



A S T R A

Setapak

MahSing

At the bottom of the image, there are several large, white, fluffy clouds that appear to be rising from the bottom edge, partially obscuring the dark blue background.



AERIAL WITH KLCC VIEW



Strictly for internal circulation only

PROJECT INFORMATION (RESIDENTS)

PROJECT
M Astra @ Setapak

DEVELOPER
**Nova Century
Development Sdn Bhd**
(a wholly-owned subsidiary of
Mah Sing Group Berhad)

LOCATION
**Jalan Usahawan 5,
53300 Kuala Lumpur**

TYPE OF PROPERTY
Serviced Residence + Retail

PROJECT SIZE
5 acres

RESIDENCE PRICE
From RM 399,000
(indicative)

MAINTENANCE FEES
RM0.30 (indicative)

NO. OF TOWERS
2 Towers

NO. OF UNITS
Tower A
620 units
Tower B
806 units
Total
1,426 units + retail 24 units

NO. OF STOREYS
39 Storeys

BUILT-UP AREA
Type A
850sf (3-bedroom)
Type A1
894sf (3-bedroom w balcony)
Type B & C
1,000sf (4-bedroom)
Type B1 & C1
1,044sf (4-bedroom w balcony)

Expected APDL: July 2022
Completion: 48 months from APDL



HIGHLY ACCESSIBLE



VIA MAJOR HIGHWAYS



WALK



Giant 300m

NSK 500m

Wangsa Maju LRT



Ampang Park 6 Stops

KLCC 7 Stops

(MRT & LRT Interchanges Station)

DRIVE



KL City Centre 7km

Setiawangsa Pantai
Expressway (SPE) 1.6km

Jalan Gombak 2.1km

MRR2 2.6km

DUKE 1 & 2 3.4km

AKLEH 7.6km

Karak Highway 8.4km

Jalan Kuching 10km

Strictly for internal circulation only



Interchanges

Setiawangsa Pantai Expressway (SPE)

- | | |
|-------------------|----------------|
| 01 Taman Melati | 03 Setiawangsa |
| 02 Genting Kelang | 04 Ampang |

DUKE 2

- Y3 Jln Gombak
- Y4 Bulatan Pahang
- Y5 Sentul Paşar

DUKE 1

- P2 Greenwood
- P3 Hillview

STRATEGIC LOCATION



2.3
KM

Wangsa Maju LRT

3.3
KM

Taman Melati LRT

4
KM

Sri Rampai LRT
Integrated Transport

4.8
KM

Terminal Gombak

NEARBY
AMENITIES

PUBLIC TRANSPORT

Location



Setapak Central

TARUC

Melawati
Mall

Jln Genting Klang

Giant

NSK

Jln Kilang

Royal
Selangor

NEARBY AMENITIES



Shopping Mall

Giant Setapak – **300m**
NSK Wangsa Maju – **500m**
Setapak Central – **600m**
Aeon Big Danau Kota – **1.7km**
Alpha Angle Shopping Centre – **2.6km**
Wangsa Walk Mall – **2.2km**
Aeon Big Wangsa Maju – **2.5km**
M3 Mall – **3km**
KL East Mall – **3km**
Melawati Mall – **3.3km**

Recreation

KSL Futsal Sport Centre – **650m**
Danau Kota Lake Park – **1km**
Zoo Negara – **4.1km**
Klang Gates Quartz Ridge – **6km**
Bukit Tabur – **6km**

Public Transport

Wangsa Maju LRT – **2.1km**
Sri Rampai LRT – **4km**
Taman Melati LRT – **3.3km**
Integrated Transport Terminal Gombak – **4.8km**

Healthcare

Columbia Asia Hospital – **1.6km**
Hospital Angkatan Tentera Tuanku Mizan – **2.4km**
Gleneagles Hospital – **6.4km**
Prince Court Medical Center **7.4km**

Education

SJK(C) Wangsa Maju – **800m**
SMK Taman Seri Rampai – **1.4km**
TAR University College – **3.3km**
UTM Kuala Lumpur – **3.5km**
Fairview International School – **3.5km**

UNIQUE SELLING POINT

Whether it is for leisure, productivity, and security, or the conveniences of digital lifestyle, be a part of a community where everything fall into place.



38
Lifestyle
facilities



50m Olympic
Length Infinity
Pool



Lush landscape,
sustainable
development



Co-working spaces
to work on your
entrepreneurial
projects



Lifestyle
facilities for
all in the
family



Retail with
Drive-thru



Cantilevered
floating gym



Multi-tier Security
including
residents-only
lift lobby



Smart Community -
tenant, visitor &
maintenance system



EV
Charging
Stations



Automated Waste
Collection System
(STREAM)



38 LIFESTYLE FACILITIES

Ground Floor

THE STELLAR AVENUE

1. Covered Drop-Off Area
2. EV Charging Area
3. Waiting Contourse
4. Stellar Avenue
5. Childcare
6. Mailbox Room
7. Parcel Locker
8. Open Lawn
9. Management Office
10. Surau

Level 9

THE MASSIVE STAR

11. Star Seat
12. Star Multi Age Playground
13. Mound Play
14. Bench Area
15. Mini Plaza
16. Reflexology Trail
17. Green Lawn
18. Green Terrace
19. Herb Garden
20. Bbq Area
21. Dining Area
22. Picnic Lawn
23. Feature Swing Area

Level 9

THE BLUE SUPERNOVA

24. Olympic Length Infinity Pool
25. Jacuzzi
26. Wading Pool
27. Parent Look Out & Resting Area
28. Pool Deck
29. Sun Lounger
30. Chill Out Area
31. Outdoor Shower
32. Changing Room
33. Laundry Room
34. Games Room

Level 10

35. Multi-Purpose Hall
36. Computer Room
37. Co Working Space
38. Cantilevered Floating Gym



50M OLYMPIC LENGTH INFINITY POOL

Strictly for internal circulation only

GYM

M
ASTRA
Setapak

Strictly for internal circulation only

EQUIPPED WITH WORLD CLASS GYM FACILITIES

TO PERFECT YOUR ACTIVE LIFESTYLE

Technogym is not only the fitness brand of choice amongst leading fitness clubs and hotels, it also provides world class sports performance and solutions to over 3,000 international educational institutes, elite PGA Tour Players and the Internal Olympic Committee's Olympic House.



TECHNOGYM



CLASSIC ASSESMENT & GREENRE CERTIFICATION

M ASTRA QUALITY OF WORKMANSHIP WILL BE ASSESSED WITH CLASSIC MEASURE AND EVALUATE THE WORKMANSHIP QUALITY BASED ON CONSTRUCTION INDUSTRY STANDARD.

Enable the quality of workmanship between different projects to be objectively compared through a scoring system.

Rectification and correction carried out after the assessment won't be rescored.



“Doing Things Right
the First Time and Every Time”.

M Astra is a sustainable development with green features, hence reducing energy consumption and wastage.



Use of energy efficiency lighting (LED) at common area to optimize energy saving.



Enhance indoor air quality through cross ventilation in all rooms.



Low Volatile Organic Compound (VOC) paint and adhesive for better health of occupants.



Designs that provide good levels of daylighting for building occupants.



Rain water harvesting that lead to reduction in potable water consumption.

**LUSH LANDSCAPE
GREENERY FEATURES**



AERIAL WITH KLCC VIEW



Strictly for internal circulation only

AERIAL WITH MOUNTAIN VIEW

M
ASTRA
Setapak



Strictly for Internal Circulation only



MAJESTIC GRAND ENTRANCE

Strictly for internal circulation only



STELLAR AVENUE

Strictly for internal circulation only

FAÇADE OVERLOOKING KLCC

Strictly for internal circulation only

STAR MULTI AGE PLAYGROUND

STAR SEATS

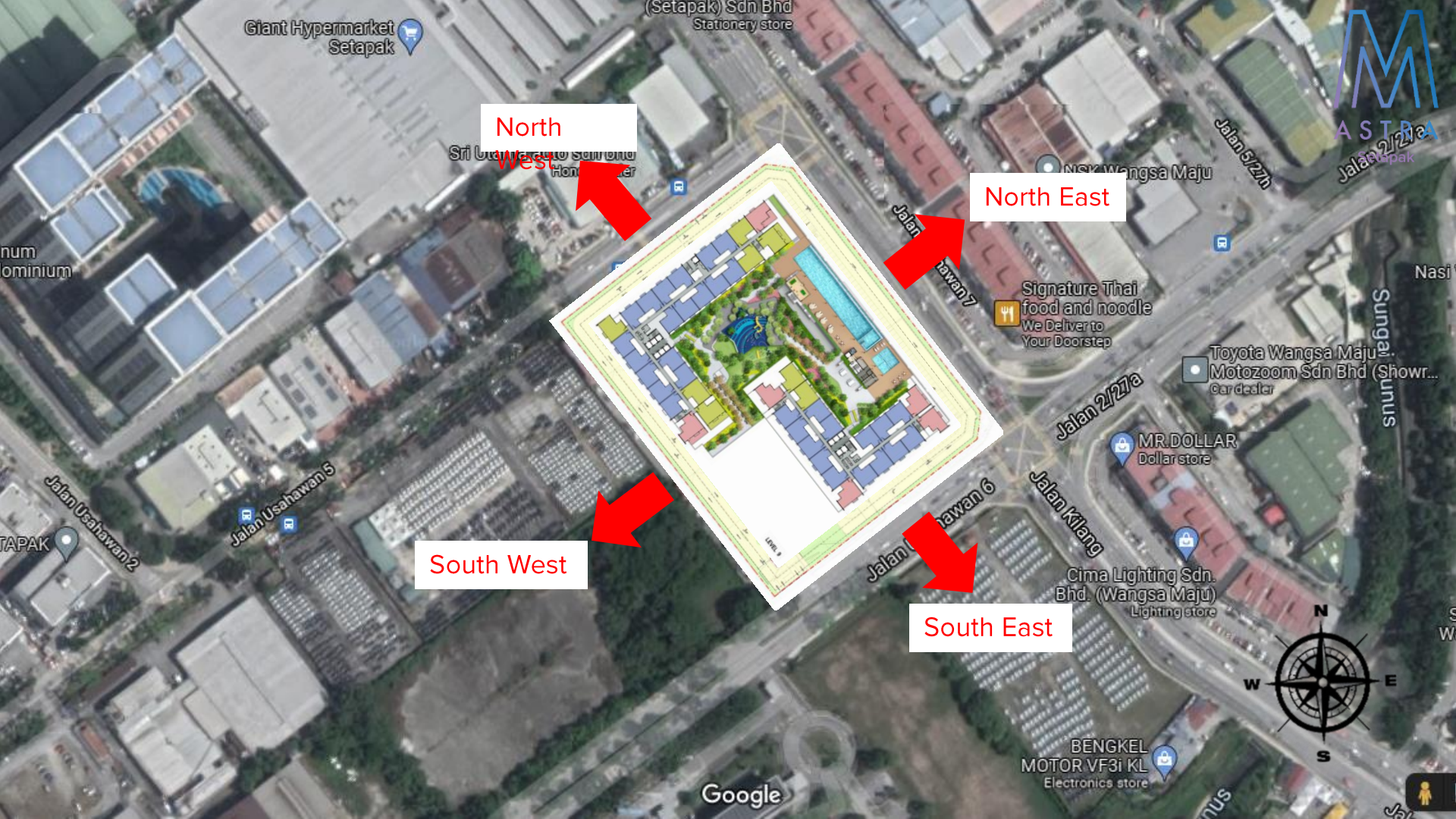
FEATURE SWING

M
ASTRA
Setapak

Strictly for internal circulation only

SHOPLOT RETAIL

Strictly for internal circulation only



North
West

North East

South West

South East



North – West View



Star Parc Point

Bukit Tabur



Elevation : Level 31 Night Time



South – West View

Tun Razak Exchange

KL Tower



LEVEL
31

LEVEL
23

LEVEL
07

Elevation : Level 31 Night Time





Tun Razak Exchange

Jalan Kilang

Elevation : Level 31 Night Time



LEVEL
31

LEVEL
23

LEVEL
07



North – East View



Bukit Tabur



Navigation icons: Home, Back, Forward, Search, and others.

LEVEL 31

LEVEL 23

LEVEL 07

Navigation icons: Home, Back, Forward, Search, and others.

Elevation : Level 31 Night Time

Home

Contact Us

Floor Layout

Jalan Kilang

Land area: 5 acres
No. of tower: 2
Residential units: 1,426
Retail: 24

Tower B (39 storeys)
26 units per floor
806 units
First Launch



Tower A (39 storeys)
20 units per floor
620 units
Second Launch



TYPE **A**
850 SQFT
3 | 2



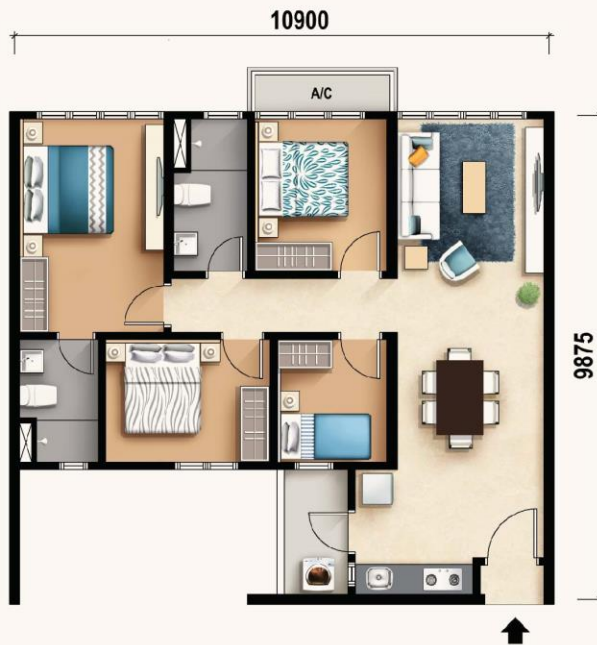
FLOOR PLAN

Strictly for internal circulation only

TYPE **A1**
894 SQFT
3 | 2
With Balcony



TYPE **B**
1,000 SQFT
4 | 2



FLOOR PLAN

Strictly for internal circulation only

TYPE **B1**
1,044 SQFT
4 | 2
With Balcony



TYPE **C**
1,000 SQFT
4 | 2



TYPE **CI**
1,044 SQFT
4 | 2

With
Balcony



FLOOR
PLAN

PRICE RANGE – TOWER B

Type	B/U (sf)	No of units	Net to purchaser (after 9% rebate)			
			Min - Max (RM)	psf	Average (RM)	psf
Type A Tandem car park (Level 9 – 29)	850	348 (43%)	419,328 – 433,888	493 – 510	426,203	501
Type A Side by side car park (Level 28 – 31)	850	66 (8%)	444,808 – 452,088	523 – 531	448,020	527
Type A1 with balcony Side by side car park (Level 32 – 39)	894	144 (18%)	468,468 – 476,658	524 – 533	472,051	528
Type B & C Side by side car park (Level 9 – 31)	1,000	180 (22%)	487,578 – 509,418	487 – 509	499,793	499
Type B & C with balcony Side by side car park (Level 32 – 39)	1,044	60 (7%)	520,338 – 533,988	498 – 511	528,239	505
Type B1 & C1 with balcony 3 car parks (Level 37 – 39)	1,044	4 (0.5%)	559,468 – 559,468	535 – 535	559,468	535
		806				

SALES PACKAGES - RESIDENTIAL



Billing Stage	Item	Bumi Purchasers		Non-Bumi Purchasers	
		Loan Payment	Cash Payment	Loan Payment	Cash Payment
	Booking Fee	RM500	RM500	RM500	RM500
	Bumi Discount	5%	5%	-	-
Stage 1	Down payment	1%	5%	1%	5%
	Rebate	8%	4%	8%	4%
	Early Bird Rebate	1%	1%	1%	1%
Stage 2(a)	Rebate	-	4%	-	4%
<ul style="list-style-type: none"> - Free legal fees & disbursement on SPA & DMC - Free legal fees, disbursement & stamp duty on Loan Agreement 					

RETAIL LAYOUT



RETAIL SALES CHART

	NORTH EAST/ MAIN ROAD, JALAN KILANG											SOUTH EAST
LEVEL 2	L2-01 2,917 sf Corner	L2-02 2,131 sf Inter	L2-03 1,076 sf Inter	L2-03A 1,076 sf Inter	L2-05 1,076 sf Inter	L2-06 764 sf Inter	L2-07 1,743 sf Inter	L2-08 1,097 sf Inter	L2-09 1,076 sf Inter	L2-10 1,916sf Inter	L2-11 2,820 sf Corner	L2-12 2,787 sf End Lot
LEVEL 1	L1-01 2,852 sf Corner & Drive Thru	L1-02 1,506 sf Inter	L1-03 958 sf Inter	L1-03A 958 sf Inter	L1-05 958 sf Inter	L1-06 656 sf Inter	L1-07 1,625 sf Inter	L1-08 979 sf Inter	L1-09 958 sf Inter	L1-10 1,711sf Inter	L1-11 3,164 sf Corner & Drive Thru	L1-12 1,237 sf End Lot

Retail Average Price :

- Intermediate unit RM 772 psf
- Corner & Drive Thru unit: RM 950 psf

SALES PACKAGES - RETAIL



Billing Stage	Item	Bumi Purchasers		Non-Bumi Purchasers	
		Loan Payment	Cash Payment	Loan Payment	Cash Payment
	Booking Fee	RM5,000	RM5,000	RM5,000	RM5,000
	Bumi Discount	5%	5%	-	-
Stage 1	Down payment	2%	5%	2%	5%
	Rebate	8%	5%	8%	5%
Stage 2(a)	Rebate	-	3%	-	3%
	Early Bird Rebate	2%	2%	2%	2%
<ul style="list-style-type: none"> - Free legal fees & disbursement on SPA & DMC - Free legal fees, disbursement & stamp duty on Loan Agreement 					

List of Panel Solicitors



Halim Hong & Quek

KS Lim & Ong

Philip Ting & Kwan

Geraldine Yeoh, Arjunan & Associates

KHAIRIN-Nisa & CO

Ong & Partners

Pretam Singh, Nor & Co

Manjit Singh Sachdev, Mohammad Radzi & Partners

List of Panel Bankers



CIMB

RHB

Maybank

HLBB

Alliance Bank

Bank Islam

List of Panel Bankers



LENDING

Maybank Launches Digital Home Financing Solution Within Its MAE App

by Fintech News Malaysia / March 3, 2022 / 0 comments

Maybank announced that it has launched its digital home financing solution “[Maybank Home2u](#)” on its MAE app that is capable of providing approvals within 10 seconds and is available to both existing and

bit.ly/3vvtE5S

List of Panel Bankers

AFFIN HOME STEP FAST/-i

Own Your Dream House with Lower Monthly Installment
for the First 5 Years

Home solution that free up your cash flow for you to own
a property while building your career or business



Margin of finance
up to 90% + 5%



Loan/ Financing
tenure up to 30 years
or age 70



No lock-in period.
No early
settlement fee



Enjoy savings on
advance payment



Applicable to both completed
& under-construction
residential properties

List of Panel Bankers

AFFIN HOME STEP FAST/i

SUITABLE for homebuyer who career just took off and planning to grow their family.



MARGIN OF FINANCING Up to 90% + 5%



TENURE Max 30 years or age 70, whichever is earlier



NO LOCK IN PERIOD No early settlement fee



PROPERTY	VALUE	Minimum
		RM200,000



INTEREST/PROFIT RATE
Completed & Under-Con as low as 2.95%p.a (Promo Rate)

List of Panel Bankers



AFFIN HOME STEP FAST/i

For Illustration Purposes

Loan Amount	Tenure	Normal Housing Loan	Affin Home Step Fast/i		Savings (First 5 years)
		Monthly Instalment	Monthly Instalment		
RM	Year	RM	(1st 5 Year from Full Drawdown)	(Thereafter 25 Years)	RM
		RM	RM	RM	
450,000	30	1,885	1,106	2,122	779
500,000	30	2,094	1,129	2,358	965
550,000	30	2,304	1,352	2,593	952
600,000	30	2,513	1,475	2,829	1,038
650,000	30	2,722	1,597	3,065	1,125
700,000	30	2,932	1,720	3,301	1,212
750,000	30	3,141	1,843	3,537	1,298
800,000	30	3,351	1,966	3,772	1,355
850,000	30	3,560	2,089	4,008	1,471
900,000	30	3,770	2,212	4,244	1,558
950,000	30	3,979	2,335	4,480	1,644
1,000,000	30	4,189	2,458	4,716	1,731

- Cheque payable to: NOVA CENTURY DEVELOPMENT SDN BHD
- Only cheque (without date) is allowed.
- Full name, IC no. & contact no. to be written down at the back of the cheque.
- We shall bank in the cheque once APDL obtained.
- Original cheque with photocopy (front & back) & purchasers' IC copies to be submitted back to Sales Gallery within 2 days. Failing to do so, unit will be released.
- No forms to be signed during Pre-launch.
- No replacement sales are allowed, all the units available shall refer back to Salesforce.



A S T R A

Setapak


Reinvent Spaces. Enhance Life.

MahSing

THE EDGE
*Top Property
Developers Awards*
2021

StarProperty
AWARDS
2021 REAL ESTATE
DEVELOPER
**STARPROPERTY
ALL-STARS AWARD**

BCI ASIA
AWARDS 2021
TOP TEN
DEVELOPERS 2021

 **M Astra Sales Gallery**
1, Jalan Wangsa Delima 1A, Pusat Bandar
Wangsa Maju, 53300 Kuala Lumpur
Opens Daily: 10AM - 6PM

03 9078 2899
m-astra.com.my

Nova Century Development Sdn Bhd (687013-M) (A wholly-owned subsidiary of Mah Sing Group Berhad) | Wisma Mah Sing, Penthouse Suite 1, No. 163 Jalan Sungai Besi, 57100 Kuala Lumpur | Tel: +603 9221 6888 | Fax: +603 9221 8999 | Laman Web: m-astra.com.my | E-mel: m-astra@mahsing.com.my
The information contained in this material is subject to change and cannot form part of an offer or contract. All renderings are artist's impressions only. All measurements are approximate. While every reasonable care has been taken in preparing this material, the developer cannot be held responsible for any inaccuracy. All the above items are subject to variations, modifications and substitutions as may be required by the Authorities or recommended by the Architect or Engineer.

For internal circulation only.