

A S T R U M
— AMPANG —

SOHO
SUITES

A Vibrant Project by Setia Awan



The Desired Loft Life

Come home to a flexible duplex unit that compartmentalises space strategically with a roomy interior, ultra-comforts and extended high ceilings for ample natural light to enlighten the ambience and spark elegance.



Transit-oriented Development (TOD)

150 meters away from the Jelatek LRT Station Kelana Jaya with direct linked bridge. Live within great accessibility via the existing LRT, MRT, KLIA Express and KTM InterCity Lines and the upcoming LRT 3, MRT Lines 2 and 3, ECRL and the HSR.



5G FACIAL RECOGNITION SECURITY



TRANSIT ORIENTED DEVELOPMENT



GATED COMMUNITY



SMART GYM WITH PERSONALISED VIRTUAL CLASS



5-ACRE LANDSCAPED PODIUM WITH 62 FACILITIES



24/7 SECURITY WITH CCTV SURVEILLANCE



FREE WIFI AT COMMON AREAS



DIRECT FOOTBRIDGE TO JELATEK LRT STATION



LESS THAN 5KM FROM KL CITY CENTRE



ACCESSIBLE VIA SPE (DUKE 3), AKLEH, DUKE, JALAN AMPANG



NEAR MALLS AND INTERNATIONAL SCHOOLS



PROXIMITY TO TOP-NOTCH HEALTHCARE CENTRES



62 Facilities to Relax, Rewind & Revive

Do something new everyday with 62 facilities available. Tame your senses, evolve and enjoy a sensible connection with your best self without boundaries and limitations.



Recording Studio



Astrum Antioxidant Therapy Room



Face Recognition



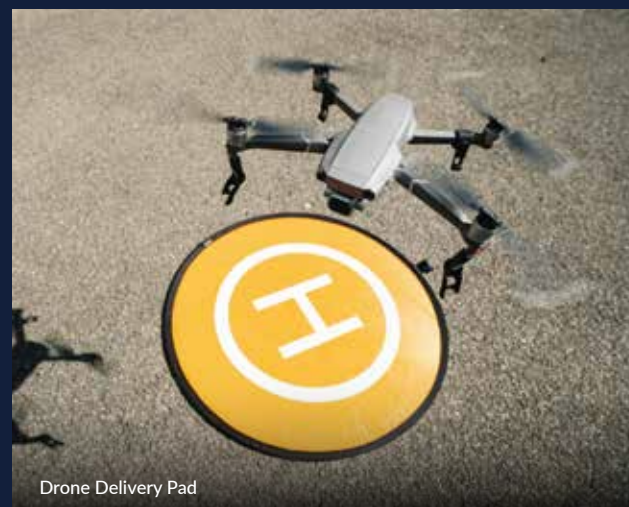
Futsal Court



Multi-Purpose Fitness Hall



Advanced Smart Gym



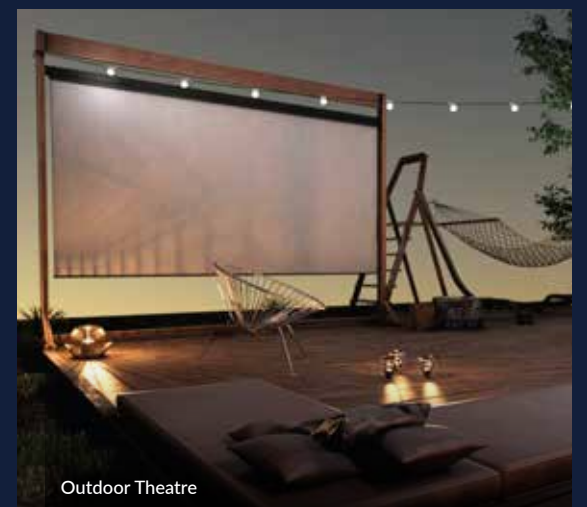
Drone Delivery Pad



Co-Working Space



Kids Pool/ Wading Pool



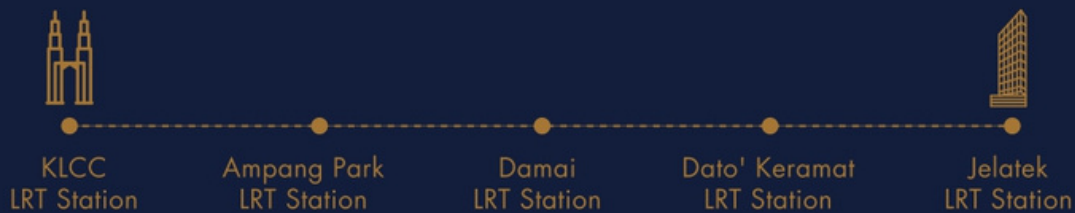
Outdoor Theatre

STAY CONNECTED KL CITY CENTRE



	150m	Jelatek LRT Station		90m	Datum Shopping Mall
	3.5km	KLCC Park		1.1km	Great Eastern Mall
	3.8km	Petronas Twin Tower		3.7km	Suria KLCC
	5.3km	Tun Razak Exchange		5.0km	Pavilion Kuala Lumpur
				5.8km	Sungei Wang Plaza
				5.8km	Berjaya Times Square

KELANA JAYA LRT ROUTE



Setia Awan
Making Dreams Possible

ASTRUM AMPANG SDN. BHD. (664153-V)
Formerly Known As Greenstone Development Sdn. Bhd.
Units 109, 110 Block G Pusat Dagangan Phileo Damansara 1 No.9 Jalan 16/11, Off Jalan Damansara 46350 Petaling Jaya, Malaysia



Astrum Ampang Gallery

018-351 2888

018-371 2888

www.astrumampang.com



Nama Pemaju: ASTRUM AMPANG • Pemaju: Astrum Ampang Sdn. Bhd. (664153-V) • Alamat: Unit 510, Block G Phileo Damansara 1, No. 9, Jalan 16/11, Off Jalan Damansara, 46350 Petaling Jaya, Selangor, Malaysia. 603 7932 2000 • No. Lesen Pemaju: 11590/07-2028/0979(R) • Tempoh Sah: 20/07/2023 - 19/07/2028 • No. Permit Jualan & Pengiklanan: 11590-3/07-2024/0976 (R/IS) • Tempoh Sah: 20/02/2023 - 19/02/2026 • Pihak Berkuasa yang Meluluskan: Majlis Perbandaran Ampang Jaya • Jenis Rumah: SOHO dan PANGSAPURI SERVIS • No. Kelulusan Pelan Bangunan: MPAJ.BS.KB.740-1/2-04(1)/2020-1 • Bebanan Tanah: Digadai kepada OCBC Bank • Tempoh Tanah: Pegangan Pajakan 99 Tahun (26 Julai 2119) • Harga Jualan: SOHO Blok A: RM250,000 (min) (maks), SOHO Blok S: RM230,000 (min) (maks), PANGSAPURI SERVIS Blok A: RM270,000 (min) (maks) • Bil Unit: SOHO Blok A: 568 unit, SOHO Blok S: 360 unit, PANGSAPURI SERVIS Blok A: 144 unit • Bil Tingkat: SOHO Blok A: 16, SOHO Blok S: 48, PANGSAPURI SERVIS BLOK A: 8 • Jumlah Unit: 2072 unit • Baki unit yang belum dijual: SOHO Blok A: 568 unit, SOHO Blok S: 990 unit, PANGSAPURI SERVIS BLOK A: 144 unit • Tarikh dijangka siap: Mei 2024 • Tanah ini tidak boleh dipindahmilik, dipajak atau digadai melainkan setelah mendapat kebenaran Pihak Berkuasa Negeri. • IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA

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