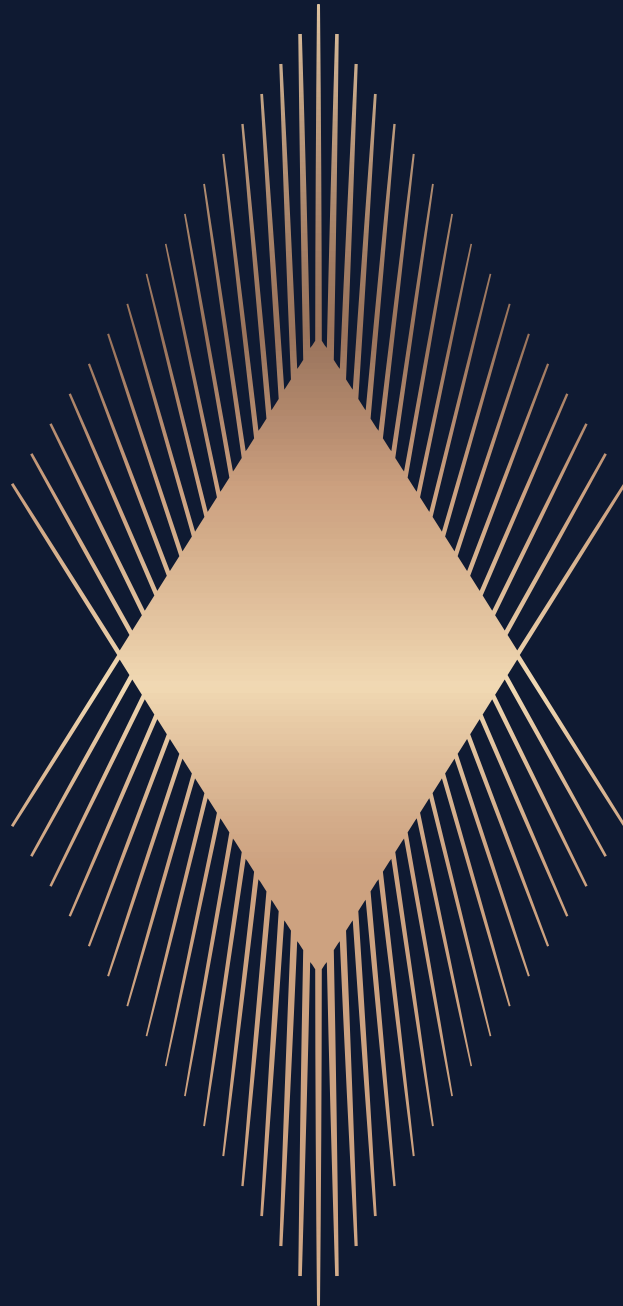


REKINDLE LIFE' S LIGHT



SERVICED
APARTMENT



ASTRUM
— AMPANG —

AFFLUENT LIFESTYLE ABSOLUTE PRACTICALITY



Live a lifestyle of luxury in Astrum Ampang Serviced Apartment, winner of the ASEAN Property Developer Awards 2021/2022. Elevate your living experiences in a unique home located strategically within Kuala Lumpur. All travel needs are also made easy with the Jelatek LRT station at a mere distance of 150m that can be conveniently accessed via a proposed linked bridge.

Suria KLCC
3.7 km

Ampang Park
3.0km

Damai
1.7km

Dato'
Keramat
800m

Jelatek
Public City Park
150m

Jelatek LRT
Covered Link
Bridge (Proposed)
150m

Artist's Impression Only.

PERFECTLY LOCATED IN THE HEART OF KUALA LUMPUR

Astrum Ampang Serviced Apartment is developed as a Transit-Oriented Development with the Jelatek LRT Station conveniently just around the corner. It offers one of the best accessibilities within the city centre. From popular shopping landmarks to attentive medical centres, everything is simply within reach.



150M
PROPOSED LINKED
BRIDGE TO JELATEK
LRT STATION

3.7KM
TO SURIA
KLCC

PROXIMITY TO
TOP-NOTCH
HEALTHCARE
CENTRES



Shopping Mall

- 150m - Datum Jelatek Mall
- 1.2km - Great Eastern Mall
- 2.3km - Giant Supermarket Setiawangsa
- 3.5km - AEON AU2 Mall Setiawangsa
- 3.8km - The LINC KL
- 3.7km - Suria KLCC
- 5.1km - Tun Razak Exchange
- 5.6km - Pavillion KL

Education

- 210m - Sri Al-Amin Private School
- 1.0km - SK Taman Keramat 1
- 2.0km - Geomatika University College
- 2.0km - Sayfol International School
- 3.8km - EtonHouse Malaysia

Healthcare

- 1.4km - Gleneagles Intan Medical Centre
- 2.3km - HSC Medical Centre
- 3.2km - KPJ Ampang Puteri Specialist
- 4.0km - Prince Court Medical Centre

Recreation

- 350m - Datuk Keramat Sports Complex
- 150m - Jelatek Public City Park
- 2.1km - Royal Selangor Polo Club
- 2.7km - Ampang Hilir Lake Garden



INTELLIGENT FEATURES AND SPACES

Immerse in a world of smart features with cutting-edge technologies and enjoy ultimate convenience with a complimentary WiFi at common areas.



5-ACRE LANDSCAPE
PODIUM WITH
PREMIUM FACILITIES

24/7 SECURITY
WITH CCTV
SURVEILLANCE

5G FACIAL
RECOGNITION
SECURITY

INDULGE AND UNWIND WITH OVER 62 PREMIUM FACILITIES

Elevate your wellbeing with over 62 hotel grade facilities. This includes a milky way swimming pool, anti-oxidant room, children's playground, jogging track, glittery jacuzzi, gymnasium, BBQ pavilion, open theatre, and more.



Artist's Impression Only.

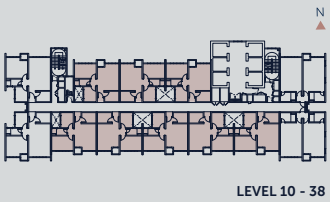
FUNCTIONAL DESIGN FOR YOUR STYLE STATEMENT

For your highest comfort, each unit is designed with spacious and flexible areas that allows you to engrave your home with personal touches.



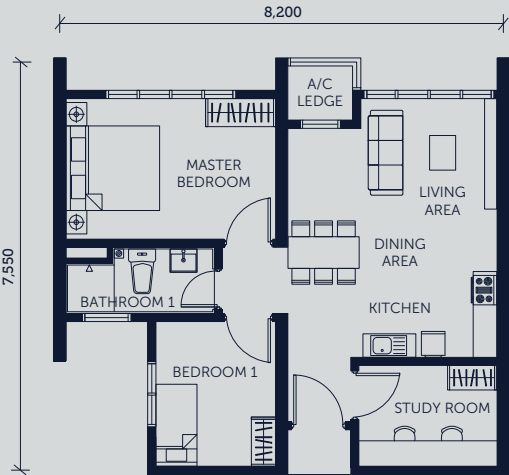
TYPE A

570 sq.ft.
2+1 1



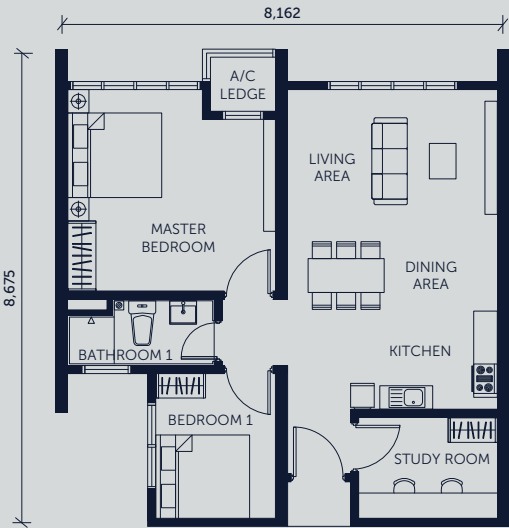
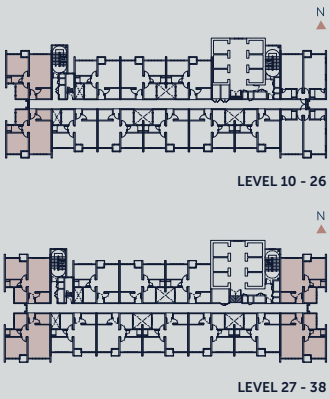
FLOOR PLAN

Carefully considered interior layouts



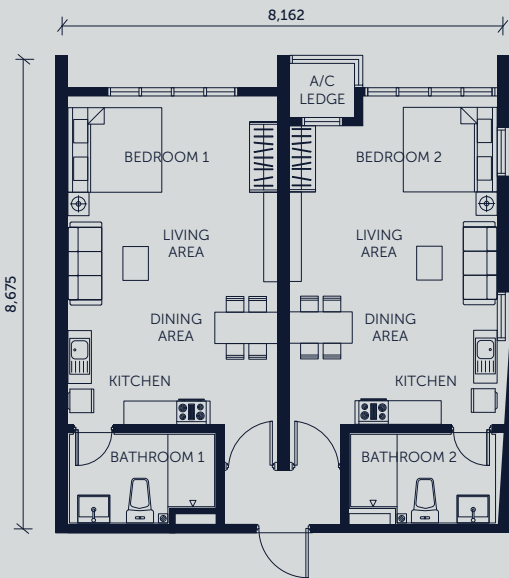
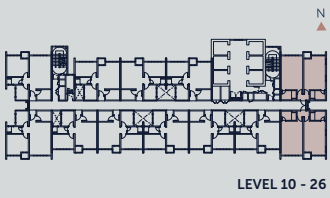
TYPE A-c

668 sq.ft.
2+1 1



TYPE C-c

718 sq.ft.
2 2



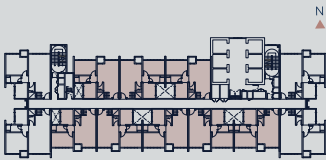
FLOOR PLAN

Carefully considered interior layouts

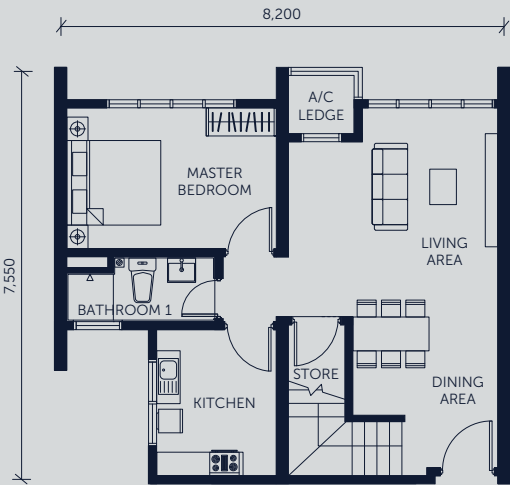
TYPE B

879 sq.ft.

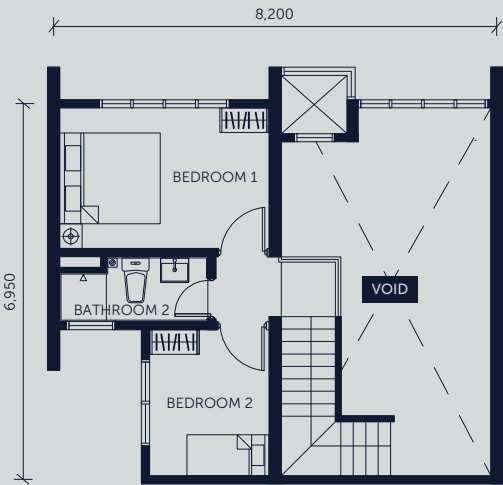
3 2



LEVEL 39 - 49



LOWER FLOOR

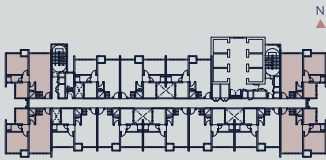


UPPER FLOOR

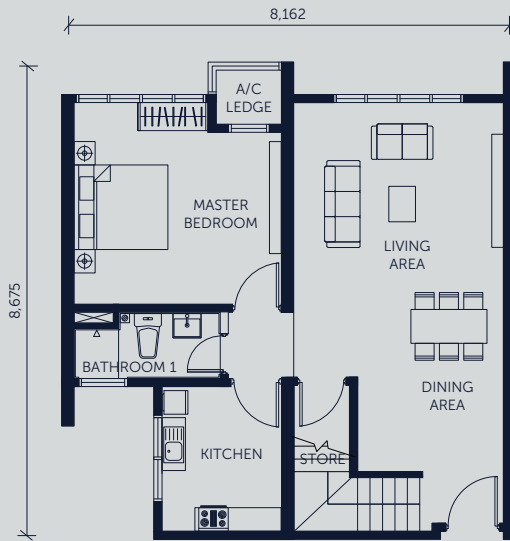
TYPE B-c

1,030 sq.ft.

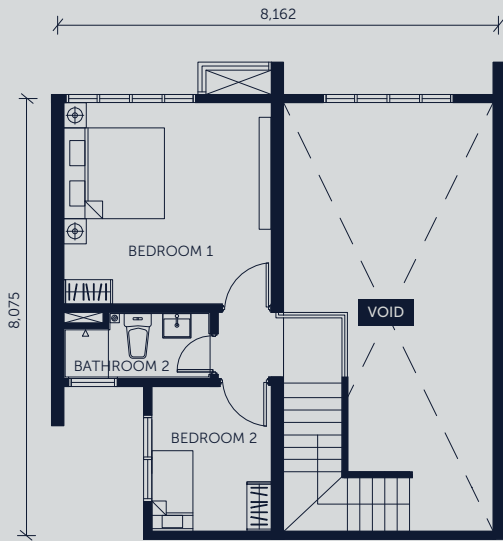
3 2



LEVEL 39 - 49



LOWER FLOOR



UPPER FLOOR

SPECIFICATIONS
SERVICED APARTMENT

		TYPE A, A-c, B, B-c, C-c		
STRUCTURE		Reinforced concrete frame		
WALL		Reinforced concrete wall or brickwork or light weight block (where applicable)		
ROOF COVERING		Reinforced concrete slab		
CEILING FINISHES		Skim coat and paint or plaster board and paint (where applicable)		
WINDOW		Generally aluminium frame glass window		
FLOOR FINISHES	Living	Porcelain tiles		
	Dining	Porcelain tiles		
	Kitchen	Porcelain tiles		
	Foyer	Porcelain tiles		
	Bathroom	Porcelain tiles		
	A/C Ledge	Cement render		
WALL FINISHES	Bathroom	Porcelain tiles up to ceiling height		
	Kitchen	Porcelain tiles up to 1.5m height		
	Others	Skim coat and paint or plaster and paint (where applicable)		
DOORS	Main Entrance	Fire rated timber door		
	Others	Timber door		
IRONMONGERY	Locks	Quality lockset		
SANITARY INSTALLATION		Quality sanitary wares and fittings		
		TYPE A, A-c	TYPE B, B-c	TYPE C-c
ELECTRICAL INSTALLATION	Lighting Point	8 Nos.	12 Nos.	7 Nos.
	SSO	7 Nos.	7 Nos.	8 Nos.
	Fan Point	2 Nos.	3 Nos.	2 Nos.
	A/C Point	3 Nos.	4 Nos.	2 Nos.
	Heater Point	1 No.	2 Nos.	2 Nos.
	SMATV Point	1 No.	1 No.	1 No.
	Fibre Wall Socket	1 No.	1 No.	1 No.
	Door Bell and Chime Point	1 No.	1 No.	1 No.

Setia Awan

Making Dreams Possible

ASTRUM AMPANG SDN. BHD. (864153-V)
Formerly Known As Greenstone Development Sdn. Bhd.
Units 109, 110 Block G Pusat Dagangan Phileo
Damansara 1 No.9 Jalan 16/11, Melalui
Jalan Damansara 46350 Petaling Jaya, Malaysia



Astrum Ampang Gallery

018-371 2888
www.astrumampang.com



Nama Pemajuan: ASTRUM AMPANG • Pemaju: Astrum Ampang Sdn. Bhd. (864153-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)-(S) • 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.740-1/2-041/2020-1 • Bobatan Tanah: Digadaiakan 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: 1360 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

Disclaimer: All information contained herein is subject to change without notification as may be required by the relevant authorities or developer's architect and cannot form part of an offer or contract. All illustration and pictures are artist's impression only. The items are subject to variations, modifications and substitutions as may be recommended by the Company's Architect and/or relevant Approving Authorities.