

*Where lights
guide you
home*

*and
life shines
brightest*

RESIDENSI
ASTREA
MONT'KIARA



Ahli Kumpulan UEM Group

*Come home to
a blissful enclave
among the stars*

Star Inspired: Just like the warm and gentle starlight in the dark night sky, Astrea is a cosy place you can proudly call home. Take pleasure in an ambience that can truly inspire its inhabitants to slow down and be mindful about the little things around that will bring happiness.

Mont'Kiara

the city
of stars

Astrea crafts a lifestyle of desire, illuminated by low density exclusivity and luxury within one of the city's most sought after addresses in Mont'Kiara. Well-connected to Kuala Lumpur, Petaling Jaya and Damansara via various expressways and key access routes, the neighbourhood features an ideal balance of tranquil green spaces as well as vibrant conveniences and amenities for daily living.



Accessible from Jalan Kiara 5, Astrea sits within walking distance to F&B spots, grocery, shops, international schools and other conveniences.

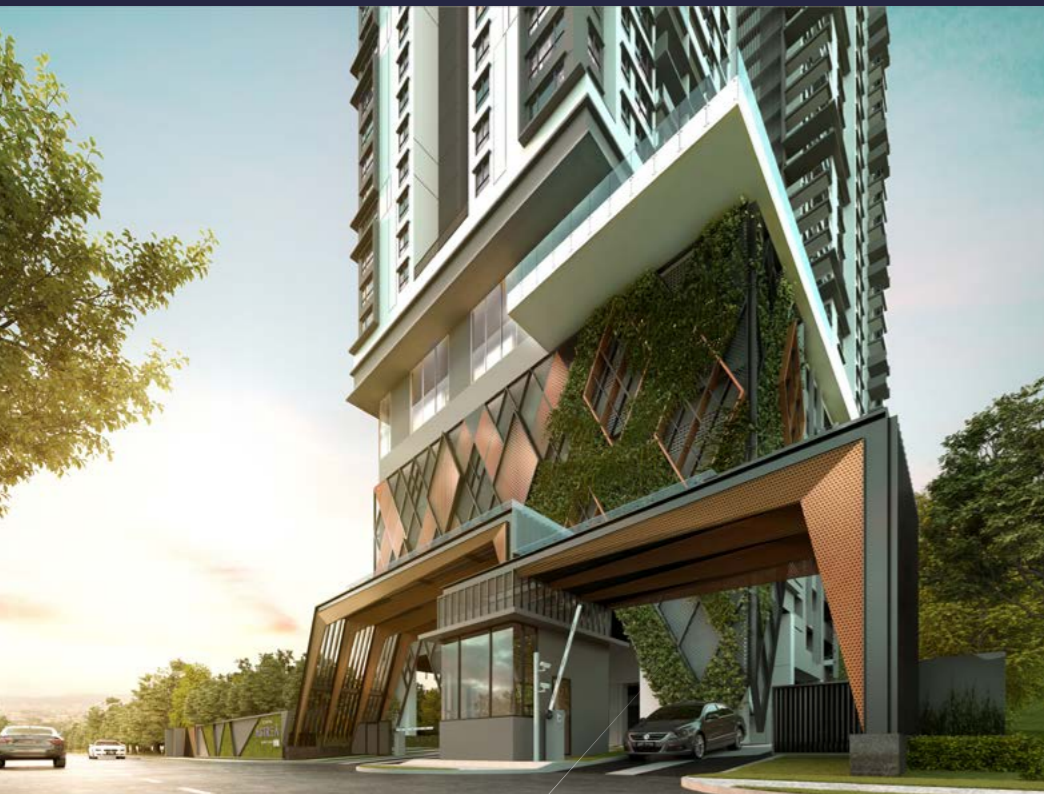


Shine

bright

stand

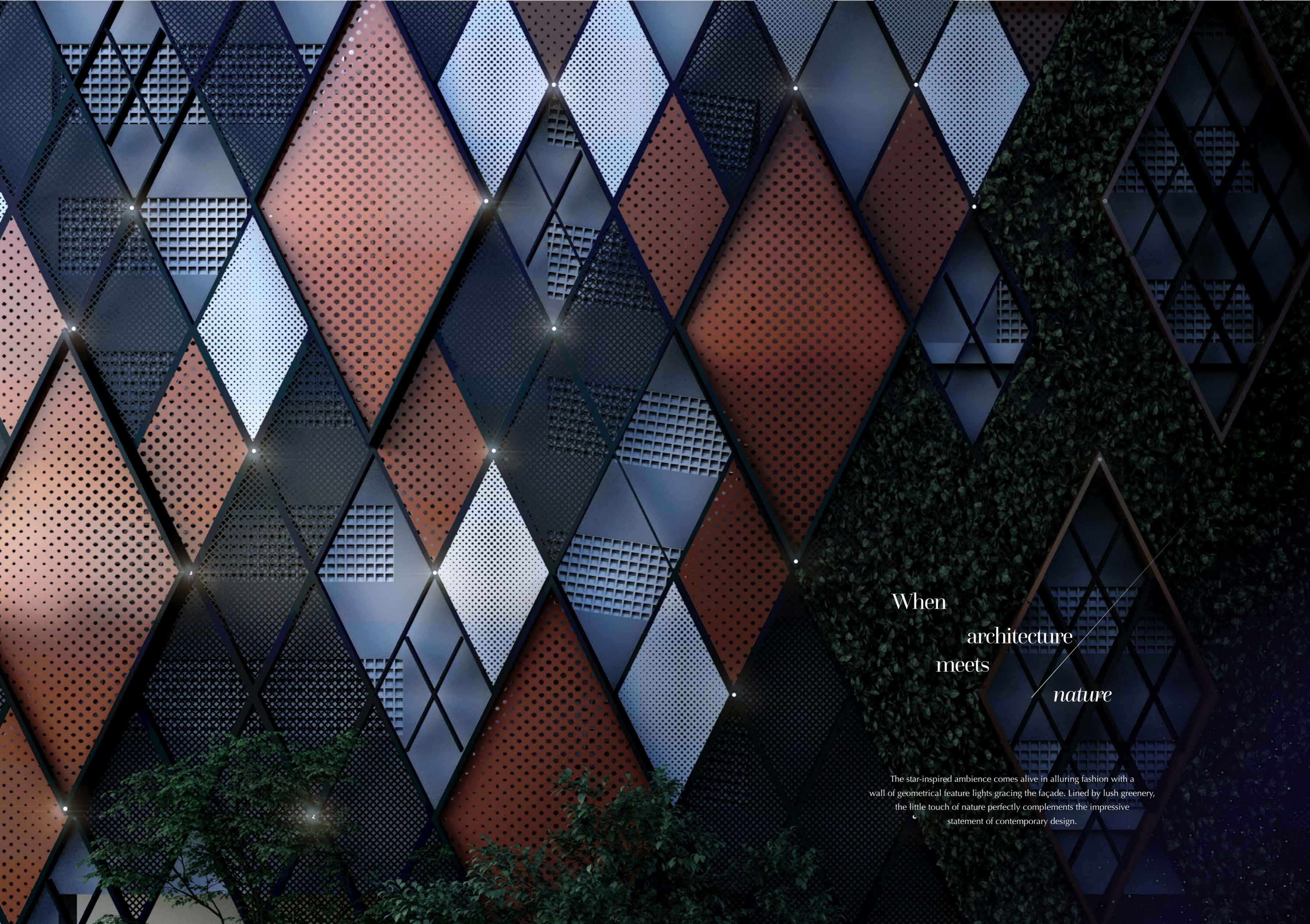
proud



*Stellar
Creation*

Like the evening star which beckons to all near and far, Astrea stands proud as a glittering icon of the Mont'Kiara skyline. Created with visionary architecture and crafted with care and prudence, here indeed a star is born.





When
architecture
meets
nature

The star-inspired ambience comes alive in alluring fashion with a wall of geometrical feature lights gracing the façade. Lined by lush greenery, the little touch of nature perfectly complements the impressive statement of contemporary design.

The
grandeur
of
a welcome



ARRIVAL PLAZA

Entering
the
Calm

Come home greeted by the atmospheric starlit lobby, stylishly designed to calm your senses and prepare you for another blissful night at Astrea.



RESIDENTS' LOBBY LOUNGE

An
enchanted
moment
of
bliss

From dawn to dusk, as the sun makes way for the stars, a calming beauty sets the tone for your personal space of indulgence. Slow down, unwind and find your place amidst the stirring city night view and myriad of recreation amenities.

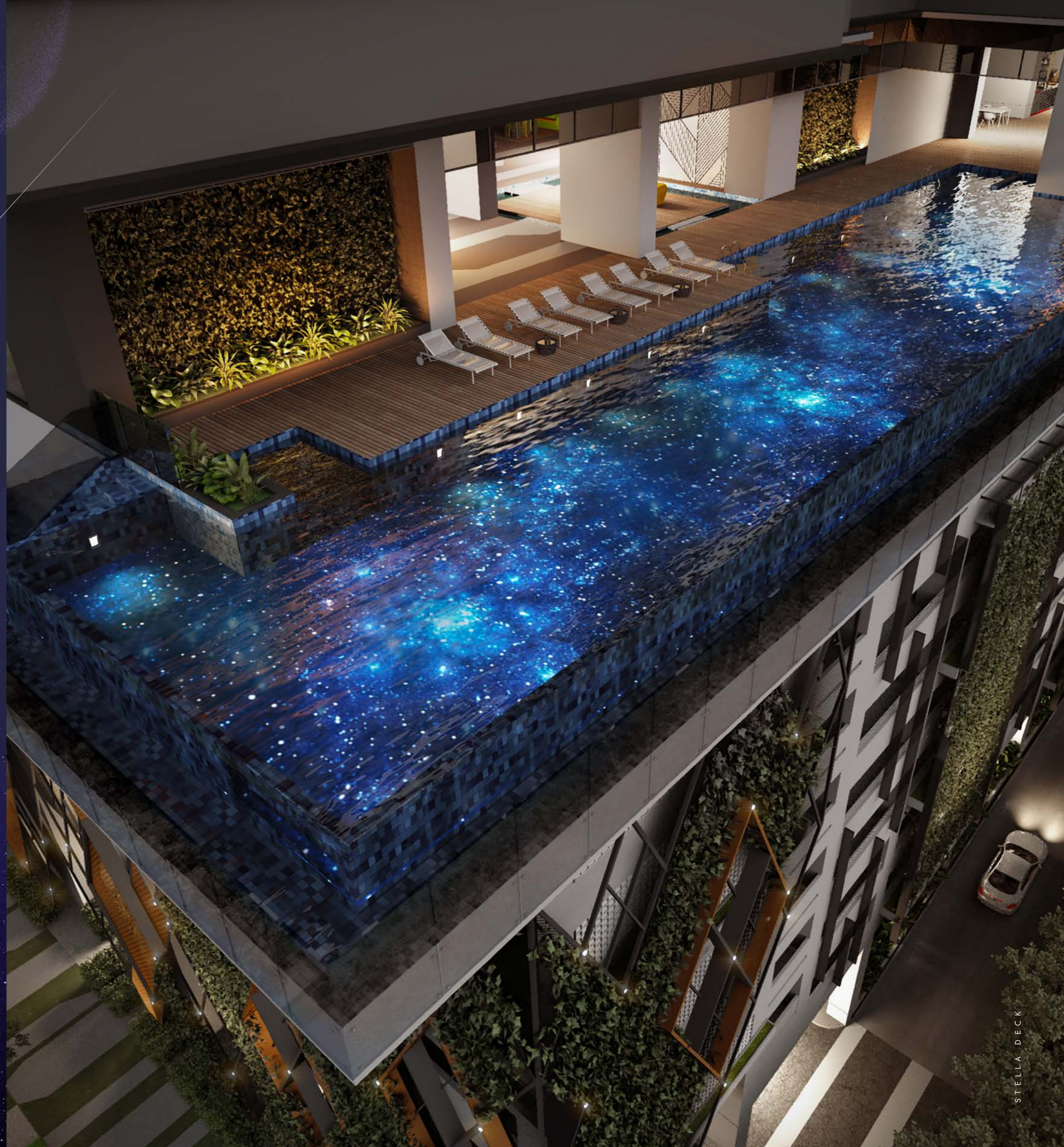
Create magical
memories
of Love



SPLASH PLAYGROUND

Stella Deck 8th Floor

Great Family Fun. At Astrea, fun and relaxation are never far from home. Spend quality time with loved ones at the Stella Deck, filled with a myriad of activities for recreation and leisure. Every second spent here is an opportunity for the creation of a life-long cherished memory.



STELLA DECK

Take
life
to
new
heights

Astral Deck

36th Floor

Senses Elevated. The air tastes sweeter at this height. With your back laid on the grassy lawn, feel the cool breeze gently blowing on your face and watch the night stars gazing back at you. The busy city fades into a blur of lights and distanced whispers. All's right with the world.



Stella Deck
8th Floor

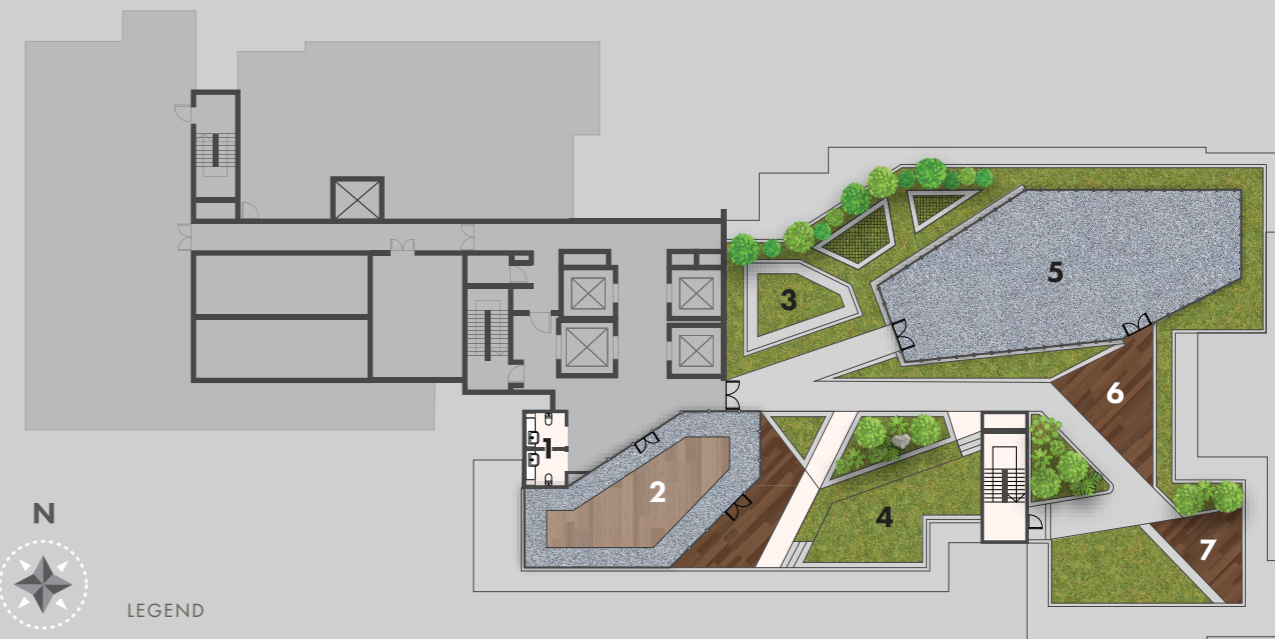


LEGEND

- | | | |
|-----------------------------|----------------------|------------------------|
| 1 — Basketball/Tennis Court | 7 — Seating Area | 13 — Pavilion |
| 2 — Splash Playground | 8 — Jacuzzi | 14 — Lounge |
| 3 — Toilet/Changing Room | 9 — Picnic Lawn | 15 — Starlit Pool |
| 4 — Dry Playland | 10 — BBQ Pavilion | 16 — Pre-function Area |
| 5 — Kids' Play Pool | 11 — Reflective Pool | 17 — Pool Deck |
| 6 — Pool Shower | 12 — Seating Area | 18 — Gastro Pavilion |

A nurturing space designed for blissful living. Immerse in carefree family fun during the daytime, spend the evening working up a sweat with your favourite sports activities, and retreat into personal moments of relaxation as the night beckons.

Astral Deck
36th Floor



LEGEND

- | | |
|------------------------|--------------------|
| 1 — Toilet | 5 — Sky Gym |
| 2 — Sky Lounge | 6 — Yoga Deck |
| 3 — Sunken Seating Pod | 7 — Landscape Deck |
| 4 — Landscape Terrace | |



Dwell
in the
luxury
of space



With built-up sizes ranging from 1,364 sq.ft. to 1,859 sq.ft., Astrea's units fit seamlessly into a wide range of family needs. Essential amenities such as kitchen cabinet, hood, hob, and air conditioning to ensure move-in convenience to kick-start your dream home.

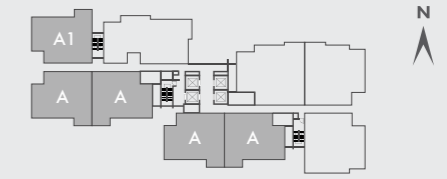


Discover
true
comfort

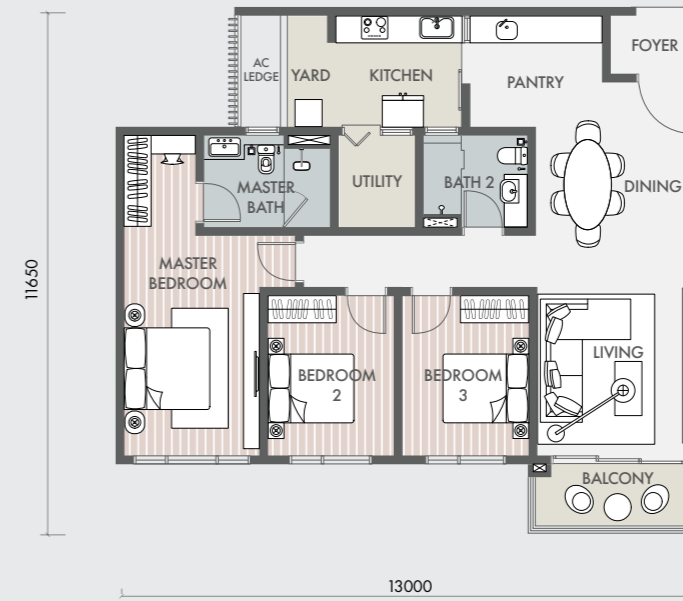
Blissful Living. With only a total of 240 units, Astrea is a low dense exclusive residential only for the limited few. Bedrooms are positioned with external views, ensuring that you wake up or sleep to the city's glorious panorama.

Typical
Floor
Plans

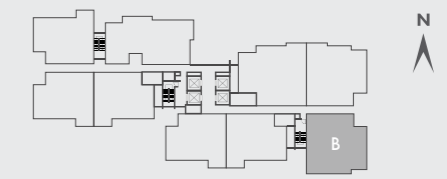
Type A/A1
1,364 sqft



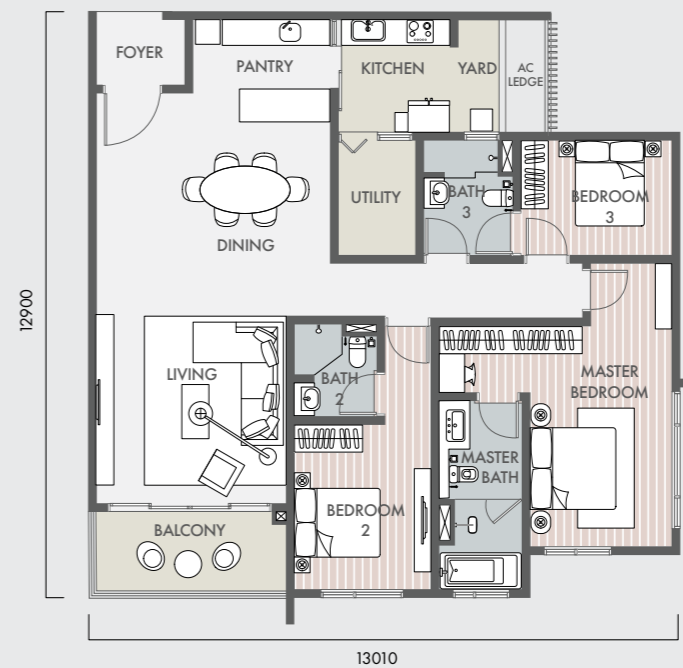
3 Bedrooms + 1 Utility
2 Bathrooms



Type B
1,656 sqft

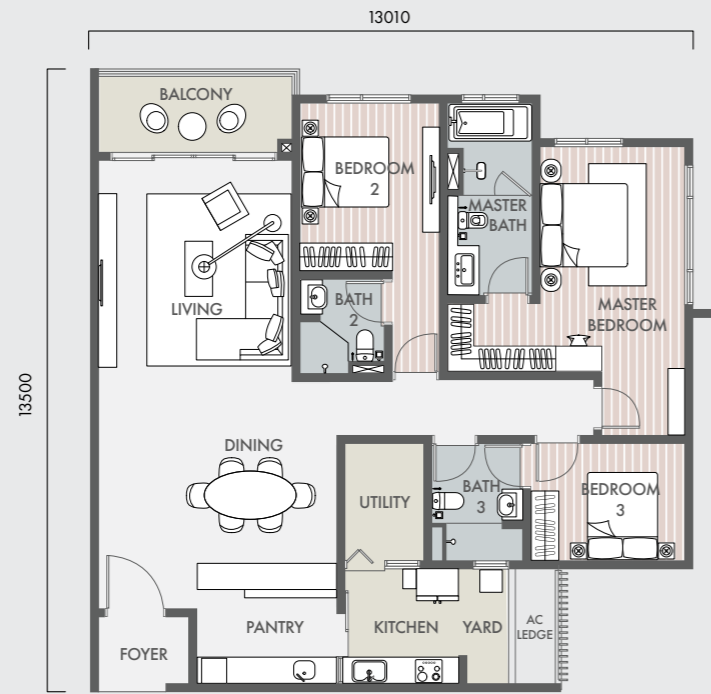
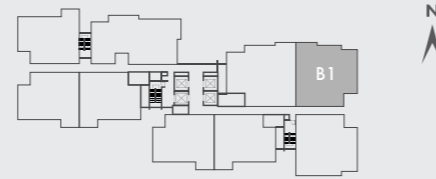


3 Bedrooms + 1 Utility
3 Bathrooms



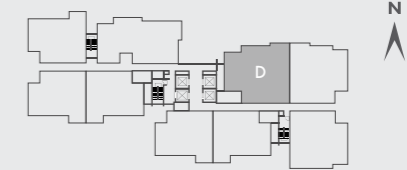
Type B1
1,685 SQFT

3 Bedrooms + 1 Utility
3 Bathrooms



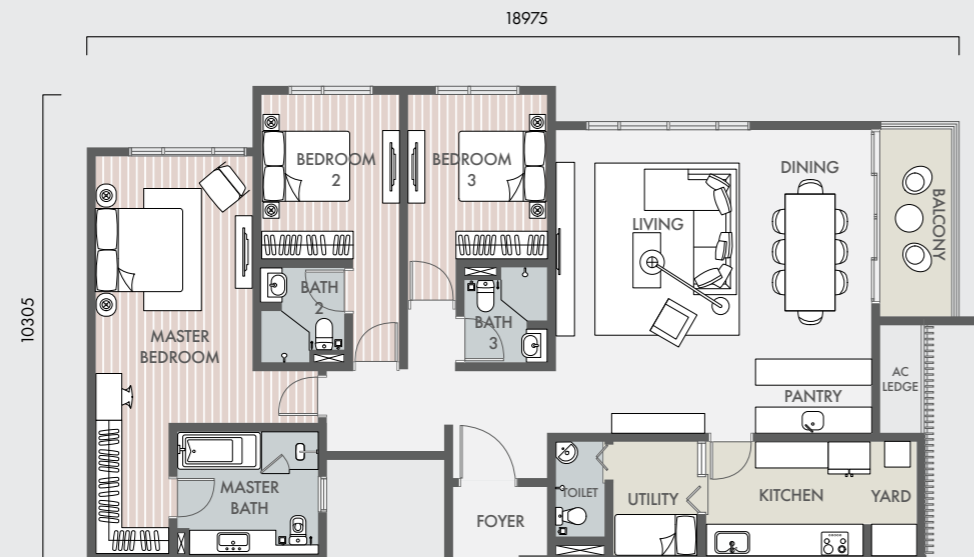
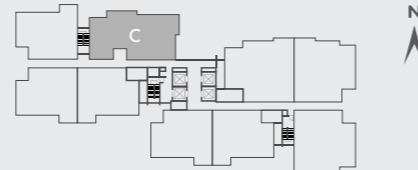
Type D
1,859 SQFT

3 Bedrooms + 1 Utility
3 Bathrooms + 1 Toilet



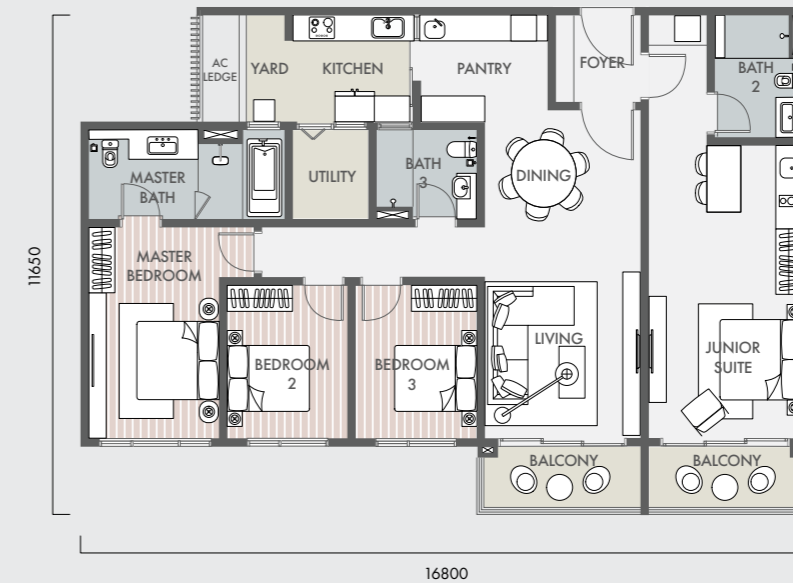
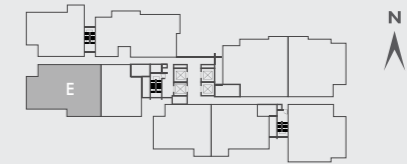
Type C
1,828 SQFT

3 Bedrooms + 1 Utility
3 Bathrooms + 1 Toilet



Type E
1,840 SQFT

Dual-Key
4 Bedrooms + 1 Utility
3 Bathrooms

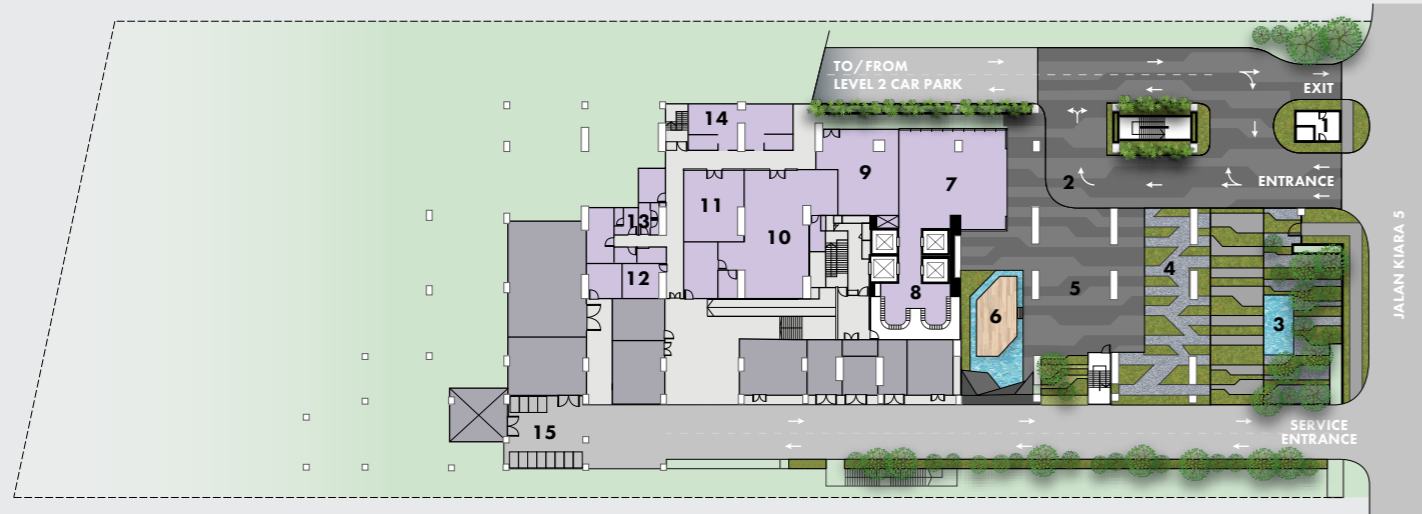


A
sense
of
calm

WAITING LOUNGE

Take a stroll, sit and marvel at large open public spaces catered for communal interaction and personal contemplation. Breathed by atmospheric lights, sleek surfaces and graceful details, the stage is set for endless captivation.

Ground Floor

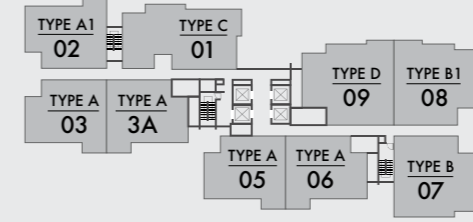


LEGEND

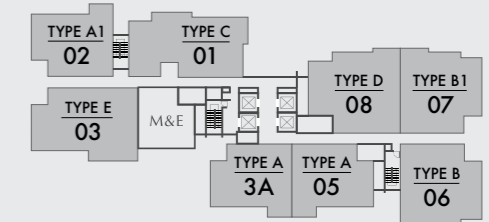
- | | | |
|--------------------|-----------------------------|----------------------|
| 1 — Guard Pavilion | 6 — Waiting Pavilion | 11 — Shop* |
| 2 — Arrival Plaza | 7 — Residents' Lobby Lounge | 12 — Laundry* |
| 3 — Water Feature | 8 — Mail Room | 13 — Common Toilet |
| 4 — Garden | 9 — Nursery* | 14 — Surau |
| 5 — Waiting Lounge | 10 — Management Office | 15 — Motorcycle Park |

*Subject to fit out and operation by Joint Management Body or Management Corporation upon it's formation.

Storey Plan

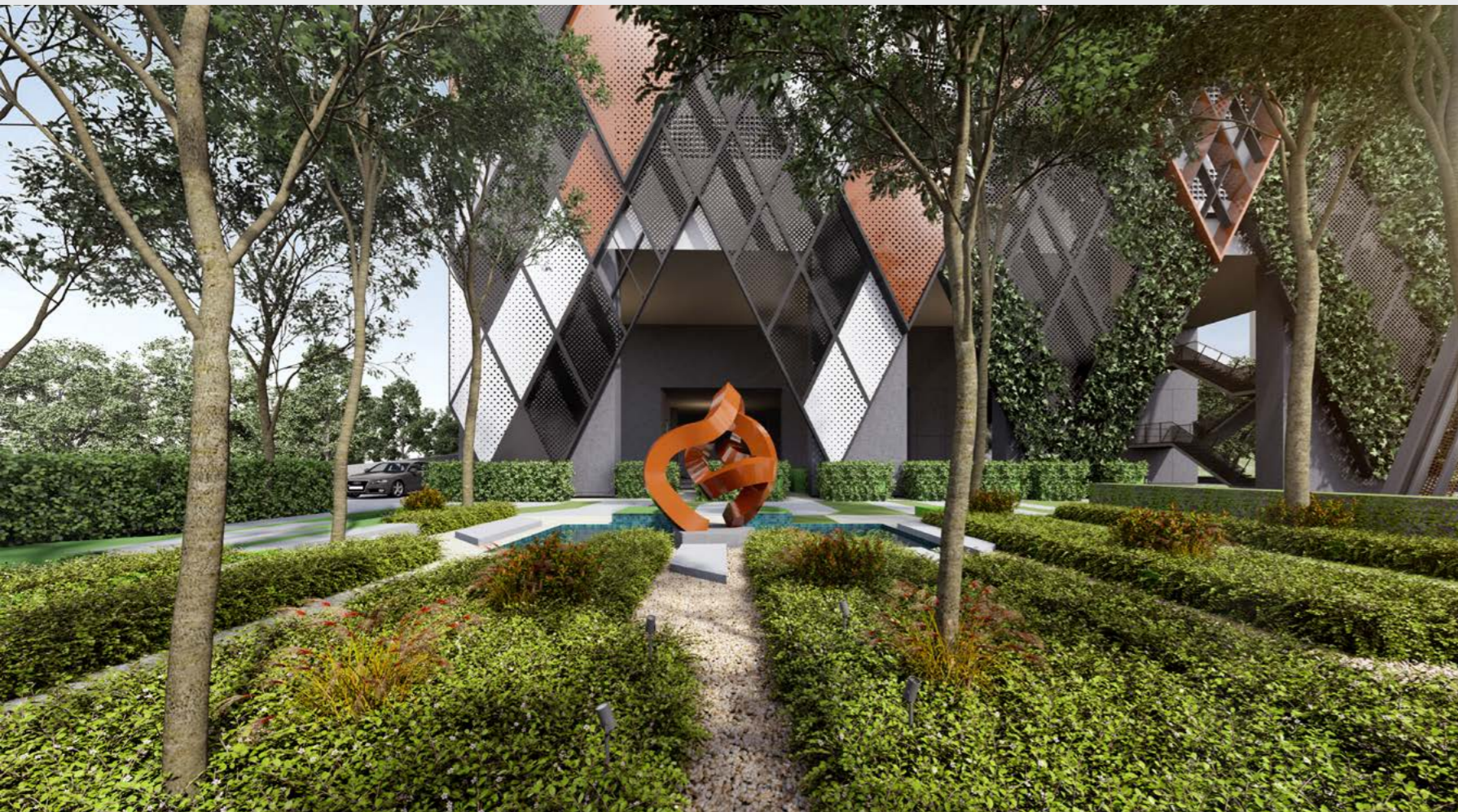


9th- 13th, 17th-35th Floor



13A- 16th Floor

North View		South View					North View		
Type C	Type A1	Type A / E	Type A	Type A	Type A	Type B	Type B1	Type D	
Astral Deck									36 th Floor
C 35-01 1,828	A1 35-02 1,364	A 35-03 1,364	A 35-03A 1,364	A 35-05 1,364	A 35-06 1,364	B 35-07 1,685	B1 35-08 1,685	D 35-09 1,859	35 th Floor
C 33A-01 1,828	A1 33A-02 1,364	A 33A-03 1,364	A 33A-03A 1,364	A 33A-05 1,364	A 33A-06 1,364	B 33A-07 1,685	B1 33A-08 1,685	D 33A-09 1,859	33A Floor
C 33-01 1,828	A1 33-02 1,364	A 33-03 1,364	A 33-03A 1,364	A 33-05 1,364	A 33-06 1,364	B 33-07 1,685	B1 33-08 1,685	D 33-09 1,859	33 rd Floor
C 32-01 1,828	A1 32-02 1,364	A 32-03 1,364	A 32-03A 1,364	A 32-05 1,364	A 32-06 1,364	B 32-07 1,685	B1 32-08 1,685	D 32-09 1,859	32 nd Floor
C 31-01 1,828	A1 31-02 1,364	A 31-03 1,364	A 31-03A 1,364	A 31-05 1,364	A 31-06 1,364	B 31-07 1,685	B1 31-08 1,685	D 31-09 1,859	31 st Floor
C 30-01 1,828	A1 30-02 1,364	A 30-03 1,364	A 30-03A 1,364	A 30-05 1,364	A 30-06 1,364	B 30-07 1,685	B1 30-08 1,685	D 30-09 1,859	30 th Floor
C 29-01 1,828	A1 29-02 1,364	A 29-03 1,364	A 29-03A 1,364	A 29-05 1,364	A 29-06 1,364	B 29-07 1,685	B1 29-08 1,685	D 29-09 1,859	29 th Floor
C 28-01 1,828	A1 28-02 1,364	A 28-03 1,364	A 28-03A 1,364	A 28-05 1,364	A 28-06 1,364	B 28-07 1,685	B1 28-08 1,685	D 28-09 1,859	28 th Floor
C 27-01 1,828	A1 27-02 1,364	A 27-03 1,364	A 27-03A 1,364	A 27-05 1,364	A 27-06 1,364	B 27-07 1,685	B1 27-08 1,685	D 27-09 1,859	27 th Floor
C 26-01 1,828	A1 26-02 1,364	A 26-03 1,364	A 26-03A 1,364	A 26-05 1,364	A 26-06 1,364	B 26-07 1,685	B1 26-08 1,685	D 26-09 1,859	26 th Floor
C 25-01 1,828	A1 25-02 1,364	A 25-03 1,364	A 25-03A 1,364	A 25-05 1,364	A 25-06 1,364	B 25-07 1,685	B1 25-08 1,685	D 25-09 1,859	25 th Floor
C 23A-01 1,828	A1 23A-02 1,364	A 23A-03 1,364	A 23A-03A 1,364	A 23A-05 1,364	A 23A-06 1,364	B 23A-07 1,685	B1 23A-08 1,685	D 23A-09 1,859	23A Floor
C 23-01 1,828	A1 23-02 1,364	A 23-03 1,364	A 23-03A 1,364	A 23-05 1,364	A 23-06 1,364	B 23-07 1,685	B1 23-08 1,685	D 23-09 1,859	23 rd Floor
C 22-01 1,828	A1 22-02 1,364	A 22-03 1,364	A 22-03A 1,364	A 22-05 1,364	A 22-06 1,364	B 22-07 1,685	B1 22-08 1,685	D 22-09 1,859	22 nd Floor
C 21-01 1,828	A1 21-02 1,364	A 21-03 1,364	A 21-03A 1,364	A 21-05 1,364	A 21-06 1,364	B 21-07 1,685	B1 21-08 1,685	D 21-09 1,859	21 st Floor
C 20-01 1,828	A1 20-02 1,364	A 20-03 1,364	A 20-03A 1,364	A 20-05 1,364	A 20-06 1,364	B 20-07 1,685	B1 20-08 1,685	D 20-09 1,859	20 th Floor
C 19-01 1,828	A1 19-02 1,364	A 19-03 1,364	A 19-03A 1,364	A 19-05 1,364	A 19-06 1,364	B 19-07 1,685	B1 19-08 1,685	D 19-09 1,859	19 th Floor
C 18-01 1,828	A1 18-02 1,364	A 18-03 1,364	A 18-03A 1,364	A 18-05 1,364	A 18-06 1,364	B 18-07 1,685	B1 18-08 1,685	D 18-09 1,859	18 th Floor
C 17-01 1,828	A1 17-02 1,364	A 17-03 1,364	A 17-03A 1,364	A 17-05 1,364	A 17-06 1,364	B 17-07 1,685	B1 17-08 1,685	D 17-09 1,859	17 th Floor
C 16-01 1,828	A1 16-02 1,364	E 16-03 1,840	M&E	A 16-03A 1,364	A 16-05 1,364	B 16-06 1,685	B1 16-07 1,685	D 16-08 1,859	16 th Floor
C 15-01 1,828	A1 15-02 1,364	E 15-03 1,840	M&E	A 15-03A 1,364	A 15-05 1,364	B 15-06 1,685	B1 15-07 1,685	D 15-08 1,859	15 th Floor
C 13A-01 1,828	A1 13A-02 1,364	E 13A-03 1,840	M&E	A 13A-03A 1,364	A 13A-05 1,364	B 13A-06 1,685	B1 13A-07 1,685	D 13A-08 1,859	13A Floor
C 13-01 1,828	A1 13-02 1,364	A 13-03 1,364	A 13-03A 1,364	A 13-05 1,364	A 13-06 1,364	B 13-07 1,685	B1 13-08 1,685	D 13-09 1,859	13 th Floor
C 12-01 1,828	A1 12-02 1,364	A 12-03 1,364	A 12-03A 1,364	A 12-05 1,364	A 12-06 1,364	B 12-07 1,685	B1 12-08 1,685	D 12-09 1,859	12 th Floor
C 11-01 1,828	A1 11-02 1,364	A 11-03 1,364	A 11-03A 1,364	A 11-05 1,364	A 11-06 1,364	B 11-07 1,685	B1 11-08 1,685	D 11-09 1,859	11 th Floor
C 10-01 1,828	A1 10-02 1,364	A 10-03 1,364	A 10-03A 1,364	A 10-05 1,364	A 10-06 1,364	B 10-07 1,685	B1 10-08 1,685	D 10-09 1,859	10 th Floor
C 09-01 1,828	A1 09-02 1,364	A 09-03 1,364	A 09-03A 1,364	A 09-05 1,364	A 09-06 1,364	B 09-07 1,685	B1 09-08 1,685	D 09-09 1,859	9 th Floor
M&E Service Transfer Zone									
Stella Deck									8 th Floor
Car Park									7 th Floor
Car Park									6 th Floor
Car Park									5 th Floor
Car Park									4 th Floor
Car Park									3 rd Floor
Car Park									2 nd Floor
Car Park									1 st Floor
Nursery, Surau, M&E, Maintenance Rooms, Shop, Management Office, Mail Room									G Floor
M&E									Sub-Basement



Building Specification

STRUCTURE	Reinforce concrete	ROOFING	Reinforce concrete flat roof
WALLS	Reinforce concrete / brickwall/ masonry where applicable	CEILING	Generally skim coat / plaster board / ceiling board where applicable
WINDOWS	Aluminium / metal framed glass / adjustable glass louvers /metal louvered screens / frameless glass where applicable		
DOORS	Main Entrance	Fire rated door	
	Others	Timber flush door / aluminium sliding door with glass panels / folding door where applicable	
IRONMONGERY	Quality lock set		
FLOOR FINISHES	Selected tiles to living, dining, pantry, bathrooms, kitchen, utility room, balcony, yard, junior suite (Type E), study (Type C) and where applicable		
	Engineered timber flooring to bedrooms		
WALL FINISHES	Internal	Skim coat / plaster and paint	
	Kitchen	Selected tiles / skim coat and paint where applicable up to ceiling height. No tiles behind kitchen cabinet	
	All Bathrooms	Selected tiles up to ceiling height. No tiles behind mirrors.	

ELECTRICAL INSTALLATION	Type A/A1	Type B/B1	Type C	Type D	Type E
Lighting point	19	25	26	28	28
Ceiling fan point	5	5	5	5	6
Wall fan point	0	0	1	1	0
13A Switched socket outlet	23	25	28	28	32
15A Switched socket outlet	1	1	1	1	1
Air-conditioning unit *	5	5	5	5	6
Exhaust hood point	1	1	1	1	2
Hob point	1	1	1	1	2
Washing machine point	1	1	1	1	2
Storage water heater unit	2	3	3	3	3
Door bell point	1	1	1	1	1
Distribution board	1	1	1	1	2
Fiber wall socket	1	1	1	1	2
Intercom set	1	1	1	1	2
TV point	2	2	2	2	3

* - Indicates number of air-conditioning unit blower only.
 - Blower can be of wall mounted and/or ducted type.
 - Air-conditioning compressor units shall be either of single split unit and/or multi split unit.
 - Air-conditioning units are not provided in the kitchen, bathrooms, utility rooms and balconies within the parcel.

SANITARY SCHEDULE		Type A/A1	Type B/B1	Type C	Type D	Type E
MASTER BATHROOM	Hand basin with vanity top c/w mixer tap	•	•	•	•	•
	Water closet c/w hand bidet	•	•	•	•	•
	Bath tub c/w mixer tap	Nil	•	•	•	•
	Shower c/w mixer tap	•	•	•	•	•
BATHROOM 2	Hand basin c/w mixer tap	•	•	•	•	•
	Water closet c/w hand bidet	•	•	•	•	•
	Shower c/w mixer tap	•	•	•	•	•
BATHROOM 3	Hand basin c/w mixer tap	Nil	•	•	•	•
	Water closet c/w hand bidet	Nil	•	•	•	•
	Shower c/w mixer tap	Nil	•	•	•	•
PANTRY	Pantry sink with tap	•	•	•	•	•
	Pantry sink with tap at Junior Suite	Nil	Nil	Nil	Nil	•
KITCHEN	Kitchen sink with tap	•	•	•	•	•
YARD	Bib tap for washing machine	•	•	•	•	•
TOILET	Hand basin c/w basin tap	Nil	Nil	•	•	Nil
	Water closet	Nil	Nil	•	•	Nil
	Shower with stop valve	Nil	Nil	•	•	Nil
	Bib Tap	Nil	Nil	•	•	Nil

CRIME PREVENTION AND SECURITY FEATURES

Vehicle entrance with guardhouse, segregated entrance for residents and service vehicles and boom gates monitored by CCTV cameras

Multi-storey car park levels monitored by CCTV cameras

Intercom system from residential units to guardhouse

Visitor control management system at guardhouse

Round the clock manned guardhouse, security control and patrolling

Guard tour system

Perimeter intruder detection system linked to a computerized alarm handling system and monitored by CCTV cameras around perimeter fencing

Dedicated floor access control system in lift cars and monitored by CCTV cameras

Genset power supply to essential security system

Arrival Plaza and Residents' Lobby Lounge are monitored by CCTV cameras





RAYA TRADITION, KAMPONG STYLE OPEN HOUSE



MID-AUTUMN FESTIVAL 2018



ACTIVITIES FOR CHILDREN - ART CLASS

Reimagining *community-centred* living

Driven by a strong passion and commitment towards building and enriching community living in Mont'Kiara, UEM Sunrise has continually spearheaded numerous programs and amenities for residents. These include a free shuttle bus service around the area, and also buses connecting directly to the KL Sentral transportation hub.

In addition, UEM Sunrise Fun Zone Community Centre was established to house community-oriented programs for all ages such as children activities, language classes, dance and cooking workshops, sports tournaments and so on.

Astrea residents will also enjoy professional property management services by UEM Sunrise's very own award-winning property management SCM Property Services Sdn Bhd, which offers all-in-one property management services from building management, maintenance security, renovation management to tenancy management, for a holistic and fulfilling living experience.



A member of UEM Group

UEM Sunrise Berhad ("UEM Sunrise" or the "Company") is a public-listed company and one of Malaysia's leading property developers. It is the flagship company for township and property development businesses of UEM Group Berhad ("UEM Group") and Khazanah Nasional Berhad ("Khazanah"). UEM Group is wholly-owned by Khazanah, the strategic investment fund of the Government of Malaysia.



SOLARIS PARQ, DUTAMAS



ESTUARI GARDENS, PUTERI HARBOUR

The Company has core competencies in macro township development; high-rise residential, commercial, retail and integrated developments; as well as property management and project & construction services.

In Malaysia, UEM Sunrise is the master developer of Iskandar Puteri, one of the five flagship zones of Iskandar Malaysia and is currently undertaking the development of the area into a regional city. Upon completion, Iskandar Puteri will become the largest fully integrated urban development in Southeast Asia that will provide significant investment, financial and business opportunities to the economic growth and development of the region.

Gerbang Nusajaya, the second phase development of Iskandar Puteri is a 4,551-acre project which features various developments including Nusajaya Tech Park, Fastrackcity, Melia Residences and Denai Nusantara. Gerbang Nusajaya will be developed over a period of 25 years and will include components such as lifestyle & retail parks, campus offices & industrial parks as well as residential precincts.

In the Central Region of Malaysia, UEM Sunrise is renowned for its award-winning and up-market high-rise residential, commercial and mixed-use developments largely in the affluent Mont'Kiara international enclave, featuring projects such as 28 Mont'Kiara, Arcoris Mont'Kiara, Residensi22 Mont'Kiara, Residensi Sefina Mont'Kiara and Solaris Parq. The Company is responsible for introducing the concept of creative retails in Solaris Dutamas, known as Publika.

UEM Sunrise is also developing a 448-acre integrated township of Serene Heights in Bangi that offers life simple pleasures within a nature-inspired environment. This is in addition to Symphony Hills, an exclusive residential in Cyberjaya. Other projects in the Central Region by UEM Sunrise are located in the Kuala Lumpur City Centre with two joint-ventures in Shah Alam and Seremban.

Internationally, UEM Sunrise's presence extends into Vancouver, Canada via its 4.8-acre completed mixed-use development, Quintet at Minoru Boulevard City. In Melbourne, Australia, its 92-storey Aurora Melbourne Central is the tallest development in the Central Business District, while the inspiring 42-storey Conservatory located on Mackenzie Street boasts panoramic views over the historic UNESCO World Heritage-listed Royal Exhibition Building and Carlton Gardens. UEM Sunrise's latest launch, Mayfair, located on the prestigious St Kilda Road, heralds ultra-luxurious living with an emphasis on bespoke experiences. In Durban, South Africa, the Company has 30 acres of joint venture beachfront mix development land.

UEM Sunrise is the appointed Project Manager, responsible for development and marketing management of the mega mixed-use developments of Marina One and DUO in Singapore, developed by M+S Pte. Ltd ("M+S"). M+S is jointly-owned by Khazanah and Temasek Holdings Pte Ltd.

Please visit our website at www.uemsunrise.com

Drawing inspiration from the wonder and calmness of a star-filled sky, Astrea invites you into a space of discovery and excitement every day. Set your heart on building a home with those you love most.

*Come
home
to
Astrea*



ASTREAMONTKIARA.COM

SHOW GALLERIES

**UEM Sunrise
Showcase**

No. 21, Jalan Kiara
Mont' Kiara 50480
Kuala Lumpur
Malaysia

10am To 5pm

**UEM Sunrise Property Showcase
@ Publika**

Lot 19 & 20, Level G2,
Publika Shopping Gallery
Solaris Dutamas, No 1 Jalan Dutamas 1
50480 Kuala Lumpur, Malaysia

10am To 10pm

Developer:
Milik Harta Sdn Bhd (4541000)
Level U2, Block C5, Solaris Dutamas,
No.01 Jalan Dutamas1,
50480 Kuala Lumpur

FOR MORE INFORMATION
1800 888 008
uemsunrise.com



fb.com/uemsunrise



instagram.com/uem_sunrise

Building communities of the future
with you and for you.



A member of UEM Group

• DEVELOPER'S LICENSE NO. : 8296-5/09-2020/0826(L) • VALIDITY PERIOD: 19/9/2018 - 18/9/2020 • ADVERTISING & SALES PERMIT NO. : 8296-5/09-2020/0826(P) • VALIDITY PERIOD: 19/9/2018 - 18/9/2020 • APPROVING AUTHORITY: DEWAN BANDARAYA KUALA LUMPUR • BUILDING PLAN APPROVAL NO. : (22)DLM. 8P T2 OSC 2017 3366 • EXPECTED DATE OF COMPLETION: MARCH 2023 • TENURE OF LAND: FREEHOLD • LAND ENCUMBRANCES: NON • TOTAL NO. OF UNITS: 240 • TYPE OF PROPERTY : 37 STOREY RESIDENTIAL TOWER • AUTHORITY APPROVED SELLING PRICE : RM 1,157,800 (MIN) RM 1,891,520 (MAX) • ALL INFORMATION CONTAINED HEREIN (INCLUDING SPECIFICATIONS, PLAN MEASUREMENTS AND ILLUSTRATIONS) ARE SUBJECT TO AMENDMENTS, VARIATIONS AND MODIFICATIONS WITHOUT NOTIFICATION AS MAY BE REQUIRED BY THE RELEVANT AUTHORITIES OR DEVELOPER'S CONSULTANTS AND IS NOT INTENDED TO FORM AND CANNOT FORM PART OF AN OFFER AND CONTRACT. WHILST EVERY REASONABLE CARE HAS BEEN TAKEN IN PREPARING THIS INFORMATION, THE DEVELOPER CANNOT BE HELD LIABLE FOR ANY VARIATION OR INACCURACY.