

### VIBRANT ICON, FLOURISHING GOALS

Astrum Avenue is a Transit Oriented Development and a commercial neighbourhood that brings its stakeholders, tenants and patrons added value with its strategic location in KL and innovative HOPSCA concept.

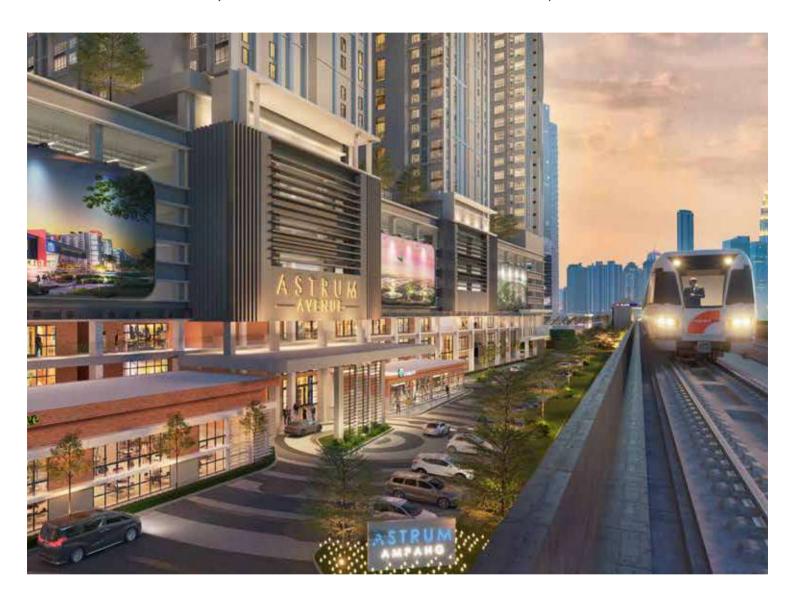
HOPSCA stands for Hotel, Office, Park, Shopping, Connectivity and Apartment – a new concept that brings people from all corners of KL together via the convenient Jelatek LRT station which links directly to the commerce square and is just 4 stations from KLCC.



### WELL-DESIGNED SPACES

Astrum Avenue is a mix of urban refinement and natural greenery where business owners and patrons will find green landscapes dotting the wide frontage of the commerce square.

8m-high ceilings invite ample natural light to grace each interior, and with the wide storefronts maximising visibility, Astrum Avenue is set to attract a constant stream of patrons.



#### KEY BENEFITS:



Transit Oriented
Development (TOD)



Strategic location



Wide main road frontage



8m - floor to floor height



Functional and versatile layouts



150m to Jelatek LRT station via direct covered link bridge



3 floors of ample parking space



Large ready catchment of 10,000 people\*

\*Estimated number with 5,228 surrounding residential units.



Matured township



Accessible via SPE (DUKE 3), AKLEH, DUKE 2, JALAN AMPANG

# VERSATILITY MEETS OPPORTUNITIES

Astrum Avenue has a wide selection of built-up sizes and layouts to fit many kinds of business natures and needs. So, whether it is an art gallery, a boutique or a café, this commerce square welcomes all to begin a business venture here.



## THRIVE IN CONNECTIVITY

With 3 floors dedicated to parking and interconnected by a covered linked bridge to and from Jelatek LRT station, this commerce square has footfall coming from various areas of KL city centre.

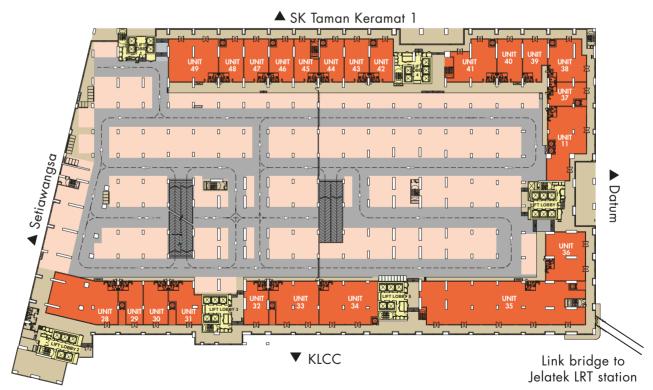


SITE PLAN

SK Taman Keramat 1

SK Taman Keramat 1

#### SECOND FLOOR



**▼** KLCC

<u>LEGEND</u>





# DELIVERING SUCCESS FOR OVER THREE DECADES

As one of Malaysia's well-established property developer, Setia Awan has been a luminary in the industry for over thirty years and is seen making great strides within several states in Malaysia.

From Perak, where its headquarters is, to Melaka, Negeri Sembilan and Kuala Lumpur, Setia Awan sticks to its principles of keeping its projects affordable, practical and functional while creating economic and job opportunities in the multiple townships.

The company's continued success is a result of believing and practising its core values-innovation, sustainability and quality-which is a kind of dedication luminaries like Setia Awan acquires.



### Setia Awan

Making Dreams Possible

# A STAR IN THE BUSINESS

Proven track record of Setia Awan's successful developments (residential, commercial and retail) across the central region of Peninsular Malaysia.



### citadines

Astrum Ampang Kuala Lumpur

Citadines Astrum Ampang Kuala Lumpur is managed by The Ascott Limited, a member of CapitaLand Investment. It is one of the leading international lodging owner-operators with properties across Asia Pacific, Central Asia, Europe, the Middle East, Africa and the USA. Its portfolio of serviced apartment coliving and hotel brands includes Ascott, The Residence, The Crest Collection, Somerset, Quest, Citadines, lyf, Preference, Vertu, Harris, Citadines Connect, Fox, Yello, Fox Lite, and POP!

Astrum Ampang welcomes Citadines to be part of the integrated development where city-goers can the local vibrancy and experiences in these hotel-facilitated serviced apartments.

### STRATEGIC CONVENIENCE

Astrum Avenue is set in a strategic location surrounded by reputable landmarks and easily accessible via DUKE and AKLEH Highway.

Just 4 LRT stations to KLCC, this commerce square sets to become the next one-stop gathering hub for leisure and business.



#### EVERYTHING IN BETWEEN KL CITY CENTRE

150n

150m Jelatek LRT Station

4

3.5km KLCC Park



3.8km Petronas Twin Tower

5.3km Tun Razak Exchange



90m Datum Shopping Mall
2.9km Great Eastern Mall

4.8km Pavilion Kuala Lumpur

4.3km Suria KLCC

6.6km Sungei Wang Plaza7.3km Berjaya Times Square



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**Astrum Ampang Gallery** 

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