

ASTRUM  
— AMPANG —

SOHO  
SUITES

A Vibrant Project by Setia Awan



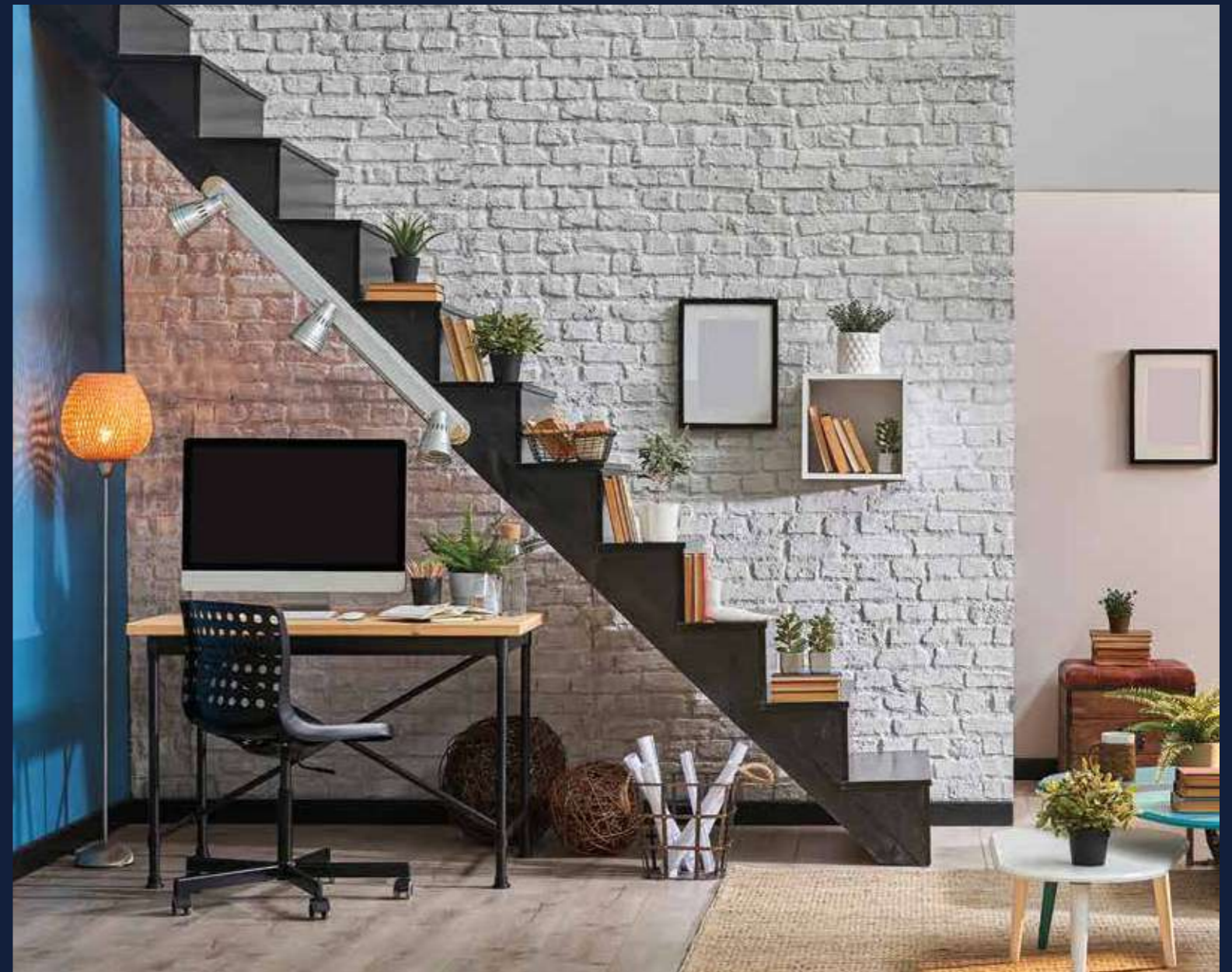
## The Desired Loft Life

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



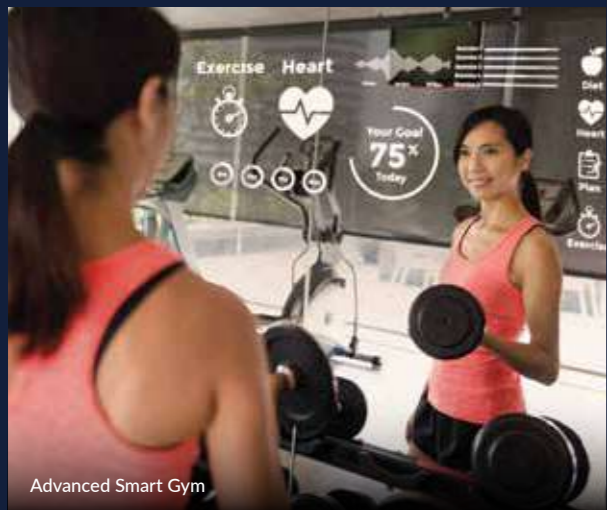
Face Recognition



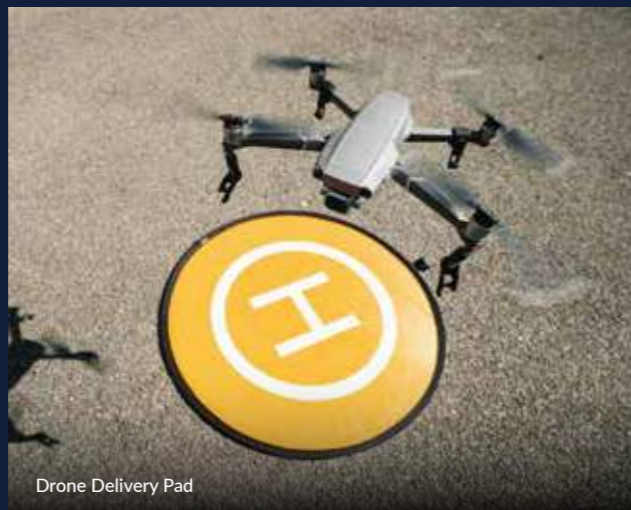
Futsal Court



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.** (864153-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](http://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 - 19/07/2029 • No. Permit Jualan & Pengiklanan: 11590-3/07-2024/0976 (R-HS) • 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: MPJ.BS.KB.740-1/2-04(1)/2020-1 • Bebanan Tanah: Digadai kepada OCBC Bank • Tempoh Tanah: Pegangan Pajak 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: 4, 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 • Tanikh 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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