



Aster Hill 雅
軒
SRI PETALING 丘

EMBRACE THE SERENITY OF HOME

Cocooned from the hustle and bustle of the city,
discover the modern sanctuary of Aster Hill Sri Petaling.
Where your dream home awaits, offering a warm and
graceful welcome to everyone in the family.

Aster Hill Sri Petaling



ARTIST IMPRESSION

GUARD HOUSE



FREEHOLD



Multi-Tiered Security System



Lifestyle Convenience



Built-up Sizes
846 sq.ft - 1077 sq.ft



Smart Living



Partially Furnished



ARTIST IMPRESSION

LOBBY



ARTIST IMPRESSION

GYMNASIUM

Well-planned Recreational Enjoyment

A myriad of recreational facilities await the enjoyment of residents. Life in perfect balance and harmony as every element is created to complement one another in this delightful sanctuary of a home.



ARTIST IMPRESSION

SWIMMING POOL



- | | | |
|------------------------------|------------------------|-------------------------------|
| A GUARD HOUSE | I OPEN LOUNGE | Q GAMES ROOM |
| B LOBBY | J PARKING | R READING ROOM |
| C SWIMMING POOL | K TOILET | S BUSINESS LOUNGE |
| D WADING POOL | L MAIL ROOM | T MANAGEMENT OFFICE |
| E BARBEQUE TERRACE | M FUNCTION HALL | U FOOD/PARCEL DELIVERY |
| F CHILDREN PLAYGROUND | N GYMNASIUM | V MEETING ROOM |
| G OUTDOOR GYM | O LAUNDRY | W UTILITY ROOM |
| H REFLEXOLOGY | P KINDERGARTEN | X CONTROL ROOM |





ARTIST IMPRESSION

OPEN LOUNGE

TYPE A1

852 sq.ft.
3 Bedrooms
2 Bathrooms



TYPE A2

872 sq.ft.
3 Bedrooms
2 Bathrooms



TYPE A3

867 sq.ft.
3 Bedrooms
2 Bathrooms



TYPE A4

846 sq.ft.
3 Bedrooms
2 Bathrooms



TYPE A5

857 sq.ft
3 Bedrooms
2 Bathrooms



TYPE B1

1,043 sq.ft
3 Bedrooms
2 Bathrooms



TYPE B2

1,072 sq.ft
3 Bedrooms
2 Bathrooms



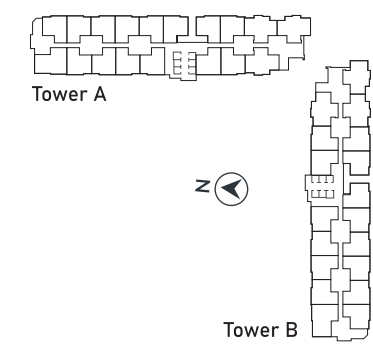
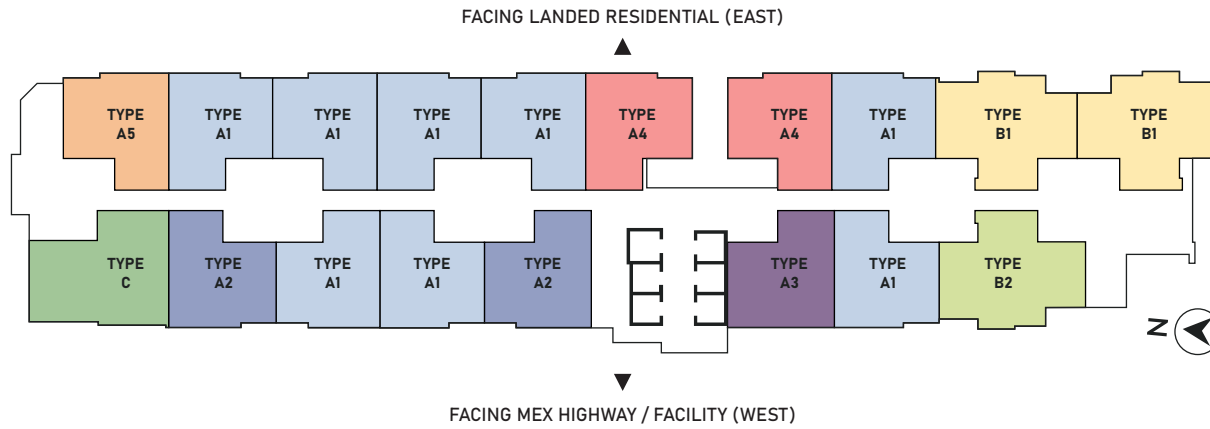
TYPE C

1,077 sq.ft
3 Bedrooms
2 Bathrooms

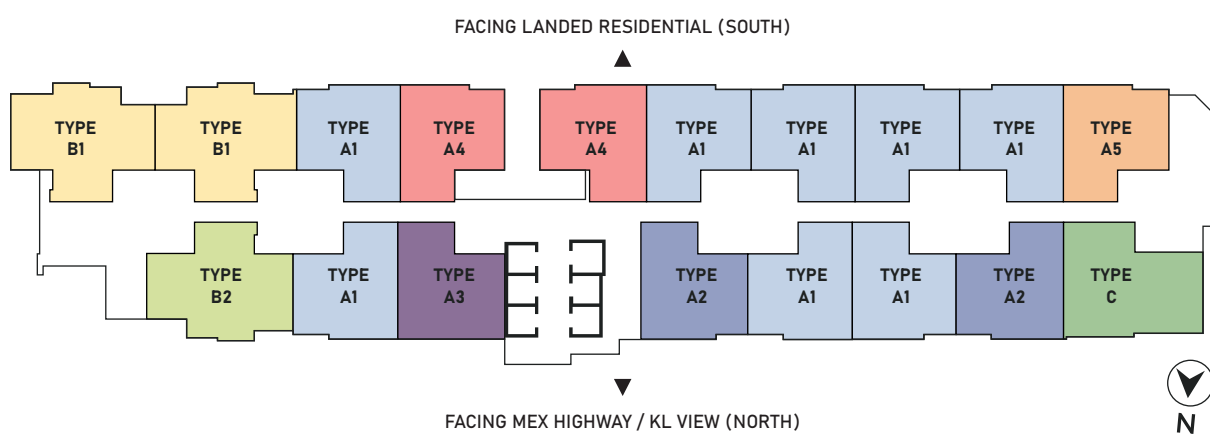





TOWER A



TOWER B



- | | | | |
|---|---------|---|---------|
|  | TYPE A1 |  | TYPE A2 |
|  | TYPE A3 |  | TYPE A4 |
|  | TYPE A5 |  | TYPE B1 |
|  | TYPE B2 |  | TYPE C |

No.	Description	Specifications (SPA)								
1	STRUCTURE	Reinforced Concrete								
2	WALL	Reinforced Concrete Wall / Masonry								
3	ROOF	Reinforced Concrete Slab								
4	FLOOR FINISHES	Tiles								
	a. Entrance	Tiles								
	b. Living, Dining & Kitchen	Tiles								
	c. Balcony	Laminate Flooring								
	d. Bedrooms	Tiles								
	e. Bathrooms	Tiles								
	f. Yard	Tiles								
5	WALL FINISHES	Paint								
	a. Exterior	Skim Coat and Paint								
	b. Interior	Tiles								
	c. Bathrooms	Skim Coat and Paint								
	d. Kitchen									
6	CEILING	Plaster Ceiling Board and Paint								
	a. Bathrooms	Skim Coat and Paint								
	b. Others									
7	DOORS	Fire Door to Authority/Bomba's Requirement								
	a. Main Entrance	Aluminium Frame Sliding Door								
	b. Balcony	Flush Door								
	c. Others									
8	IRONMONGERY	Selected Locksets								
9	WINDOWS	Aluminium Frame Window								
10	SANITARY FITTINGS	<u>UNIT TYPE</u>	A1	A2	A3	A4	A5	B1	B2	C
	a. Pedestal Water Closet c/w Bib Tap		2 nos	2 nos	2 nos	2 nos	2 nos	2 nos	2 nos	2 nos
	b. Wash Basin c/w Tap		2 nos	2 nos	2 nos	2 nos	2 nos	2 nos	2 nos	2 nos
	c. Handheld Shower Fitting with Mixer		2 nos	2 nos	2 nos	2 nos	2 nos	2 nos	2 nos	2 nos
	d. Washing Machine Tap		1 no	1 no	1 no	1 no	1 no	1 no	1 no	1 no
11	ELECTRICAL INSTALLATION									
	a. Lighting Point		13 nos	13 nos	13 nos	13 nos	13 nos	14 nos	14 nos	14 nos
	b. 13 Amp Switch Socket Outlet		15 nos	15 nos	15 nos	15 nos	15 nos	17 nos	17 nos	18 nos
	c. Ceiling Fan Point with fan hook		1 no	1 no	1 no	1 no	1 no	1 no	1 no	1 nos
	d. Air-conditioning Point (c/w wiring & piping system)		4 nos	4 nos	4 nos	4 nos	4 nos	4 nos	4 nos	4 nos
	e. Water Heater Point		1 no	1 no	1 no	1 no	1 no	2 nos	2 nos	2 nos
	f. Electrical Distribution Board (Single Phase)		1 no	1 no	1 no	1 no	1 no	1 no	1 no	1 no
12	INTERNAL TELECOMMUNICATION TRUNKING AND CABLING									
	a. SMATV Socket Outlet		1 no	1 no	1 no	1 no	1 no	1 no	1 no	1 no
	b. Fiber Wall Socket (Internet/Telephone)		1 no	1 no	1 no	1 no	1 no	1 no	1 no	1 no

ASTER HILL SRI PETALING AERIAL VIEW

SCAN TO VIEW
ASTER HILL
SRI PETALING
AERIAL VIEW



STRATEGICALLY CONNECTED

FOR YOUR DAILY CONVENIENCE

Leisure

Pavilion Bukit Jalil	7.2 km
Mid Valley Megamall	10 km

Eateries

Sri Petaling Hotspots -Jln Radin Bagus & Jln Radin Anum	2 km
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Grocery

NSK Trade City	2 km
Giant Supermarket	2 km

Healthcare

IMU Healthcare	4.5km
Taman Desa Medical Centre	5.5km

Education

SJK (C) La Salle	500 m
SMK Bandar Baru Seri Petaling	1.5 km
International Medical University	2.8 km

MRT Station

Taman Naga Emas MRT Station	3.3 km
Kuchai MRT Station	3.3 km

Sports & Recreation

Stadium Bukit Jalil	5.6 km
Bukit Jalil Golf & Country Resort	4.6 km



GIANT SUPERMARKET

DESA PETALING

SRI PETALING

BUKIT JALIL

THE DEVELOPER OVER 30 YEARS OF DEVELOPING OUTSTANDING PROPERTIES

UOA Group is one of the leading property development groups with vast experience in property development, construction, property investment and hospitality.

Founded in 1987, it was listed on the Australian Stock Exchange as United Overseas Australia Ltd. Since 1989, the group has based its headquarters and business operations in Kuala Lumpur, Malaysia.

The group achieved a monumental milestone in June 2011 with the successful listing of its development arm, UOA Development Bhd on the Malaysia Stock Exchange. It is one of the largest listed property development companies by market capitalization in Malaysia.

UOA Business Park, Shah Alam



Menara UOA Bangsar, Bangsar



VE Hotel & Residence, Bangsar South



Nexus, Bangsar South



UOA Centre I & II, Kuala Lumpur



Eastbank, Perth



Connexion Conference & Event Centre, Bangsar South



The Vertical, Bangsar South

Another Prestigious Development by:



DEVELOPER: COSMO HOUSING DEVELOPMENT SDN BHD (1108795-W)

UOA CORPORATE TOWER
Lobby A, Avenue 10, The Vertical, Bangsar South City
No. 8, Jalan Kerinchi, 59200 Kuala Lumpur, Malaysia
T: +603 2245 9188 F: +603 2245 9128 www.uoa.com.my

SINGAPORE PROPERTY GALLERY
UOA (SINGAPORE) PTE LTD
7, Temasek Boulevard
#18-02, Suntec Tower 1, Singapore 038987
T: +65 6333 9383 F: +65 6333 9332

603 2282 9993
www.uoaproperty.com

**Sales gallery and show unit,
open from 10.00am to 6.00pm daily**

Developer's Address: UOA Corporate Tower, Lobby A, Avenue 10, The Vertical, Bangsar South City, No 8, Jalan Kerinchi, 59200 Kuala Lumpur, Malaysia | Developer's License No : 19787/10-2025/1111 (A) | Validity Period : 17/10/2022 - 16/10/2025 (3 year) | Sale & Advertising Permit (Phase 1) : 19787-3/02-2026/0142 (A)-(S) | Validity Period : 17/02/2023 - 16/02/2026 | Project Type : Suite Apartments | Building Plan Approval Body : Dewan Bandaraya Kuala Lumpur | Building Plan Approval : DBKLJKB.BP S3 OSC 2022 2235 | Total Suite Apartment Phase 1 : 575 | Total Floor Level : 32 | Total Parking Phase 1 : 1154 | Land Tenure : Freehold | Land Encumbrances : None | Interest Restrictions : None | Proposed Completion Date : February 2027 | Minimum Price Phase 1 : RM 569,000 | Maximum Price (Phase 1) : RM 843,300 | 5% Discount for Bumiputera

Developer's Address: UOA Corporate Tower, Lobby A, Avenue 10, The Vertical, Bangsar South City, No 8, Jalan Kerinchi, 59200 Kuala Lumpur, Malaysia | Developer's License No : 19787/10-2025/1111 (A) | Validity Period : 17/10/2022 - 16/10/2025 (3 year) | Sale & Advertising Permit (Phase 2) : 19787-2/02-2026/0141 (A)-(S) | Validity Period : 17/02/2023 - 16/02/2026 | Project Type : Suite Apartments | Building Plan Approval Body : Dewan Bandaraya Kuala Lumpur | Building Plan Approval : DBKLJKB.BP S3 OSC 2022 2235 | Total Suite Apartment Phase 2 : 575 | Total Floor Level : 32 | Total Parking Phase 2 : 1151 | Land Tenure : Freehold | Land Encumbrances : None | Interest Restrictions : None | Proposed Completion Date : August 2027 | Minimum Price (Phase 2) : RM 573,000 | Maximum Price (Phase 2) : RM 828,300 | 5% Discount for Bumiputera

All Information and perspectives contained in this printed material are subject to change without prior notice and cannot form part of any offer or contract. All information contained herein is correct at the time of printing and neither the developer nor its agent(s) can be held responsible for any inaccuracy. All illustration shown are artist's impressions and for reference only.