



# ASTERA

2-STOREY TERRACE HOMES

  
**Impian Hills**

FREEHOLD





FREEHOLD



LOW DENSITY



OPEN PLAN CONCEPT FOR LIVING & DINING



IDEAL FOR EVERY GENERATION



FREE 2 YEARS 100Mbps HIGH SPEED INTERNET\*



10KM FROM TMN DESA TEBRAU

\*Terms & conditions apply

## Function and design in equal measures.

Live it up at **Astera** - a sanctuary where modern living seamlessly intertwines with cozy comforts amidst lush greenery. Nestled within a freehold enclave, it promises enduring value for generations to come. Embrace the serenity of its low-density layout, where your loved ones can bask in a tranquil atmosphere and nurture strong community bonds.



Artist's Impression only





# Empowering lives, enriching wellness.



**JOGGING TRACK**  
Jogging track that seamlessly integrates with lush greenery for an immersive experience in nature while staying fit.



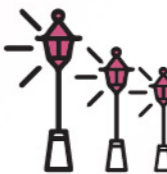
**MULTIGENERATIONAL PARK**  
Playground cater for kids whilst outdoor fitness equipment for adults and serene spots for the elderly.



**VERSATILE OPEN LAWNS**  
A dynamic hub for communal activities - from sports to picnics and cultural community events.



**WHEELCHAIR-FRIENDLY**  
An all-inclusive environment featuring ramps and specialised play equipment for individuals with mobility challenges.



**ENHANCED PARK LIGHTING**  
Illuminated recreational areas provide a serene and inviting environment for evening strolls and other activities.



**ABUNDANT RECREATIONAL SPACE**  
Meticulously landscaped park and open space.



Artist's impression only

**TYPE A**  
2-STOREY TERRACE HOMES

Land size:  
**22' x 70'**

Built-up area:  
**1,939 sq. ft.**

4 3



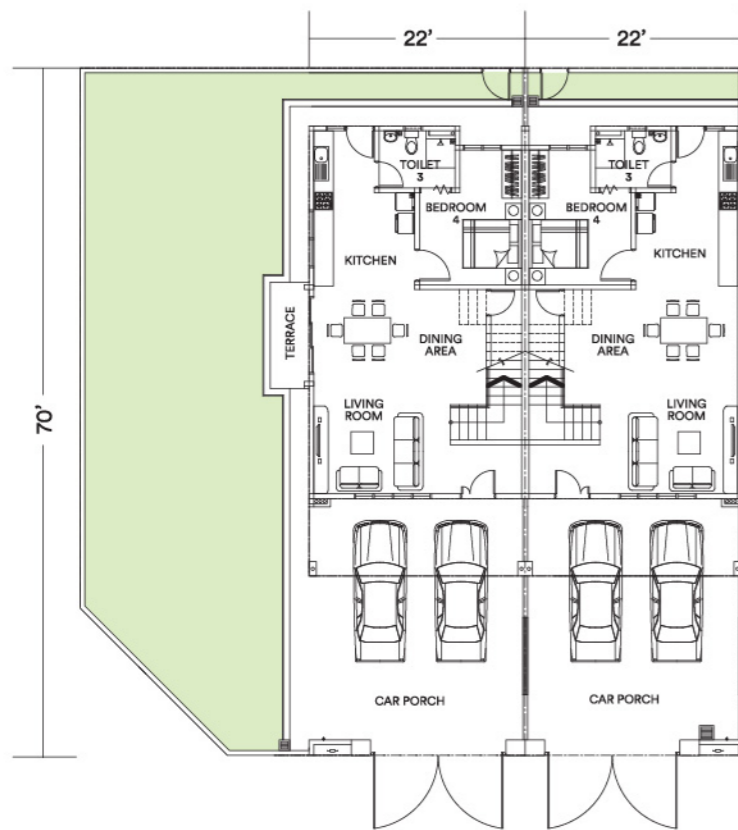
Artist's impression only

**TYPE B**  
2-STOREY TERRACE HOMES

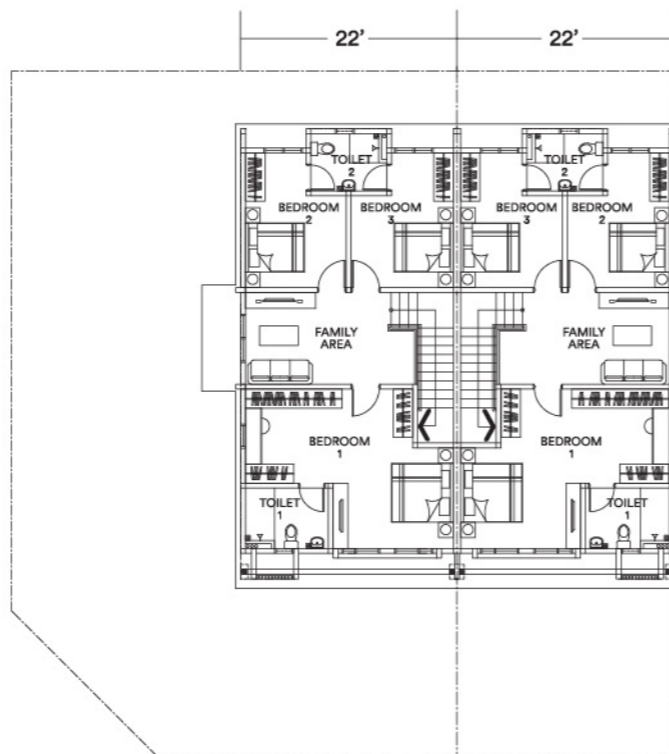
Land size:  
**22' x 70'**

Built-up area:  
**2,141 sq. ft.**

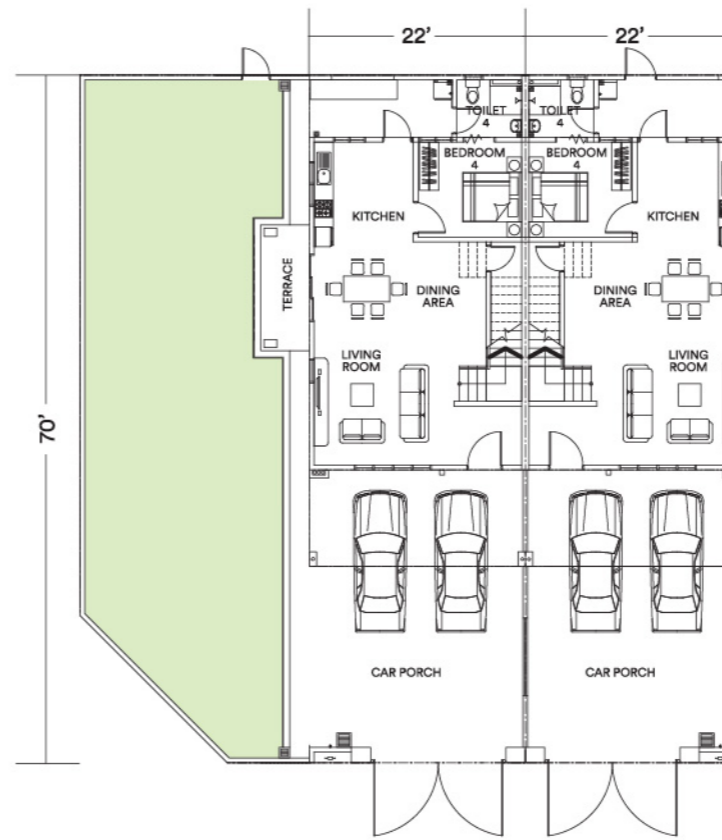
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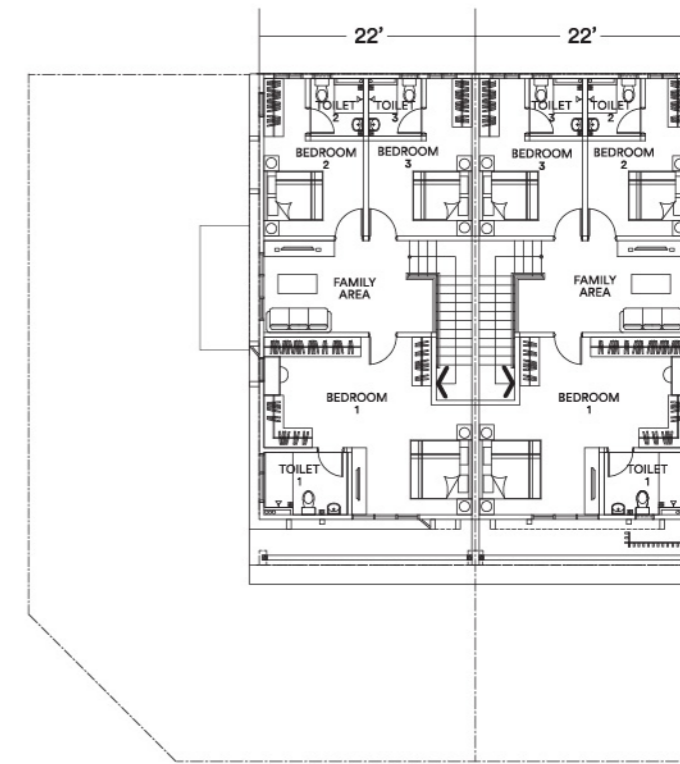
Ground Floor



First Floor



Ground Floor



First Floor

# MASTER PLAN

- PHASE 4 ASTERA 2-Storey Terrace Homes
- Future Commercial Development
- Future Residential Development



# SITE PLAN

- TYPE A 1,939 sq. ft.
- TYPE B 2,141 sq. ft.



Designed to be inclusive,  
invigorating & inspiring.



# SPECIFICATIONS

<b>STRUCTURE</b>	Reinforced concrete frames			
<b>WALL</b>	Bricks / block / concrete			
<b>ROOFING COVERING</b>	Concrete roof tile   RC flat roof			
<b>ROOF STRUCTURE</b>	Proprietary roof structure system			
<b>CEILING</b>	Ceiling board / skim coat			
<b>DOORS</b>	Selected quality door			
<b>WINDOWS</b>	Aluminium framed windows			
<b>LOCKS</b>	Selected quality lockset			
<b>FLOOR FINISHES</b>				
Living / dining / kitchen / family area / bedrooms	Tiles			
Bathrooms	Tiles			
Staircase	Tiles			
Car porch	Tiles			
Store room, driveway and other areas	Cement render			
<b>WALL FINISHES</b>				
Wet kitchen wall tiles at selected wall to 2100mm height				
Master bathroom full wall tiles to ceiling height				
Bathroom wall tiles to min. 2100mm height				
Other areas: skim, cement plaster / plaster & paint				
<b>FENCING</b>	Cement sand brick wall with MS grille			
	<b>TYPE A</b>		<b>TYPE B</b>	
<b>SANITARY FITTINGS</b>				
Pedestal we	3 nos		4 nos	
Wash basin	3 nos		4 nos	
Shower rose	3 nos		4 nos	
Kitchen sink	1 no		1 no	
<b>PAINTING</b>	Weather resistant paint			
External	Emulsion paint			
Internal				
	<b>TYPE A</b>		<b>TYPE B</b>	
<b>ELECTRICAL INSTALLATION</b>	<b>Intermediate/End</b>	<b>Corner</b>	<b>Intermediate/End</b>	<b>Corner</b>
Lighting point	25 nos	26 nos	26 nos	27 nos
13amp socket outlet	18 nos	18 nos	18 nos	18 nos
Ceiling fan point	6 nos	6 nos	6 nos	6 nos
TV socket point	1 no	1 no	1 no	1 no
Autogate power point	1 no	1 no	1 no	1 no
A/C power point	2 nos	2 nos	2 nos	2 nos
Water heater power point	3 nos	3 nos	4 nos	4 nos
Gate pillar light point	2 nos	2 nos	2 nos	2 nos
15A electric stove point	1 no	1 no	1 no	1 no
<b>TELECOMMUNICATION</b>				
Fiber wall socket	1 no	1 no	1 no	1 no

# Enjoy absolute accessibility and connectivity



### GROCERY AND SHOPPING

- IKEA Tebrau
- Toppen Tebrau
- Lotus's Desa Tebrau
- AEON Mall Tebrau City
- NSK Tiram
- Mydin Hypermarket

### EDUCATION

- SMK Ulu Tiram
- SJK (C) Tiram
- SK Ulu Tiram
- SK Taman Bukit Tiram
- Crescento-Help International School
- Sunway College
- Austin Heights Private & International School

### LEISURE & RECREATION

- Highland Badminton Court
- Tebrau Sports & Recreation Centre
- C&I Tiram Sports Badminton
- Austin Heights Water and Adventure Park
- Bukit Batu Putih
- Bukit Puteri
- Kota Tinggi Firefly Park

### HEALTHCARE

- Klinik Kesihatan Ulu Tiram
- Sultan Ismail Hospital



**PLENITUDE HILLS SDN BHD** 200201028430 (596093A)  
A Wholly-owned Subsidiary of Plenitude Berhad  
NO 1, PERSIARAN IMPIAN UTAMA, TAMAN KOTA IMPIAN,  
81800 ULU TIRAM, JOHOR DARUL TA'ZIM



**Plenitude Property**  
**plenitude.property**  
**@plenitude.berhad**

**07 355 8082**  
**IMPIANHILLS.COM.MY**



Pemaju: Plenitude Hills Sdn. Bhd. 200201028430 (596093-A) • Anak Syarikat Milik Penuh Plenitude Berhad. No. 1, Persiaran Impian Utama, Taman Kota Impian, 81800 Ulu Tiram, Johor Darul Ta'zim • Tel: 07-355 8082 • Fasa 4(1) • Lesen Pemaju: 30170/08-2027/0169(N) • Tempoh Sah: 30/08/2022 - 29/08/2027 • No. Permit Iklan dan Jualan: 30170-4/08-2026/0760(N)-(1) • Tempoh Sah: 21/08/2024 - 20/08/2026 • Jenis: Rumah Teres 2 Tingkat (Jenis A) • Jumlah unit: 104 • Harga Jualan: RM786,000 (min) - RM1,107,000 (maks) • Jenis: Rumah Teres 2 Tingkat (Jenis B) • Jumlah unit: 52 • Harga Jualan: RM845,000 (min) - RM1,283,000 (maks) • Pihak Berk kuasa Meluluskan Pelan Bangunan: Majlis Daerah Kota Tinggi • No Rujukan: MDKT/OSC/KT/2023/B22(15) • Tarikh Dijangka Siap: September 2026 • Bebanan Tanah: Tiada • Pegangan Tanah: Hakmilik Kekal • Diskaun Bumiputera: 15%.

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Iklan ini telah diluluskan oleh Jabatan Perumahan Negara.