

ASTERA

2-STOREY TERRACE HOMES


ImpianHills

FREEHOLD





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.





FREEHOLD



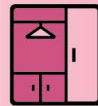
**LOW
DENSITY**



**OPEN PLAN CONCEPT
FOR LIVING & DINING**



**IDEAL FOR EVERY
GENERATION**



**EFFICIENT SPACE
PLANNING**



**10KM FROM
TMN DESA TEBRAU**



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.



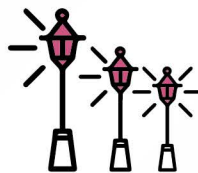
VERSATILE OPEN LAWNS

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

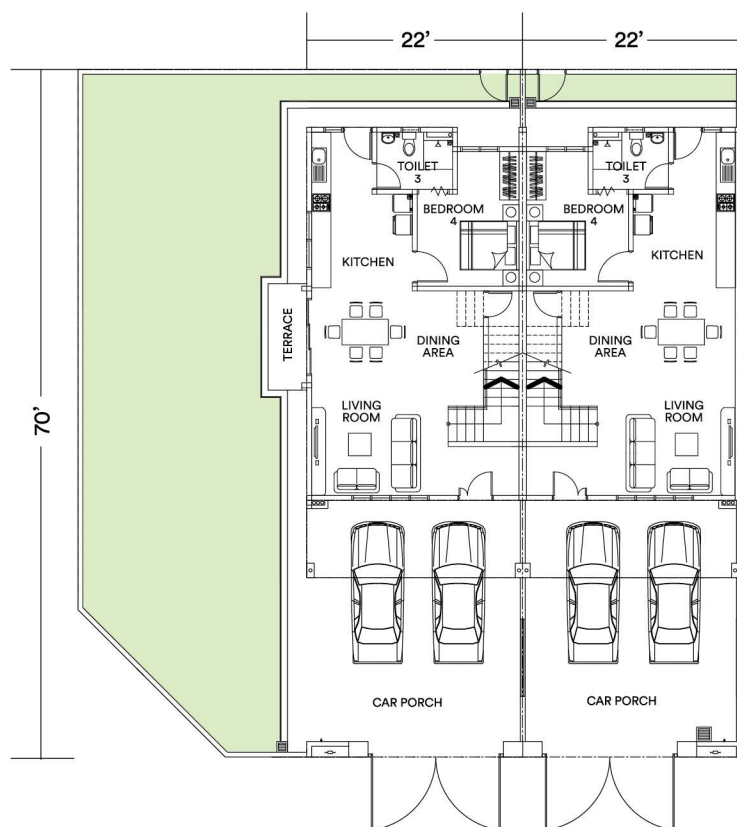
TYPE A

2-STOREY TERRACE HOMES

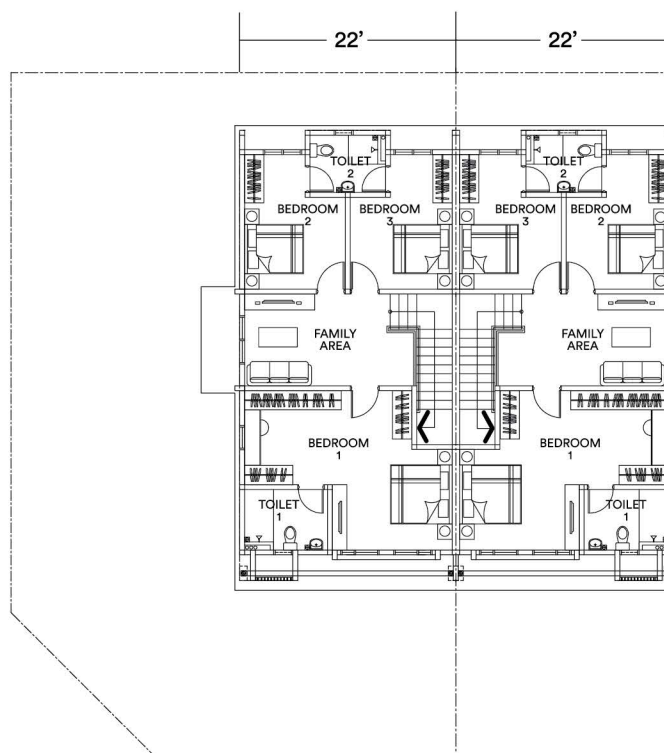
Land size:
22' x 70'

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

4  **3** 



Ground Floor



First Floor



Artist's impression only

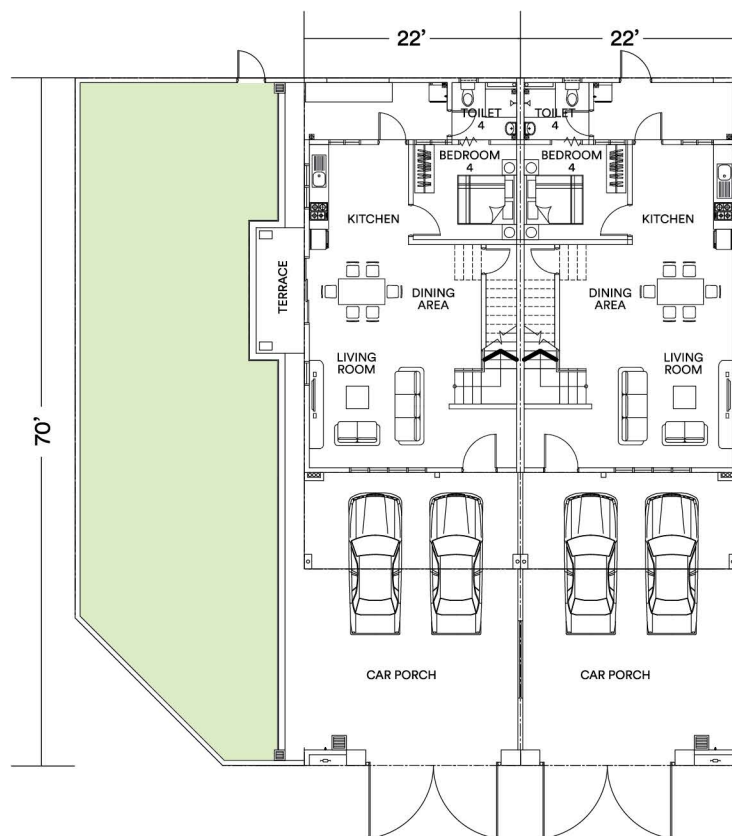
TYPE B

2-STOREY TERRACE HOMES

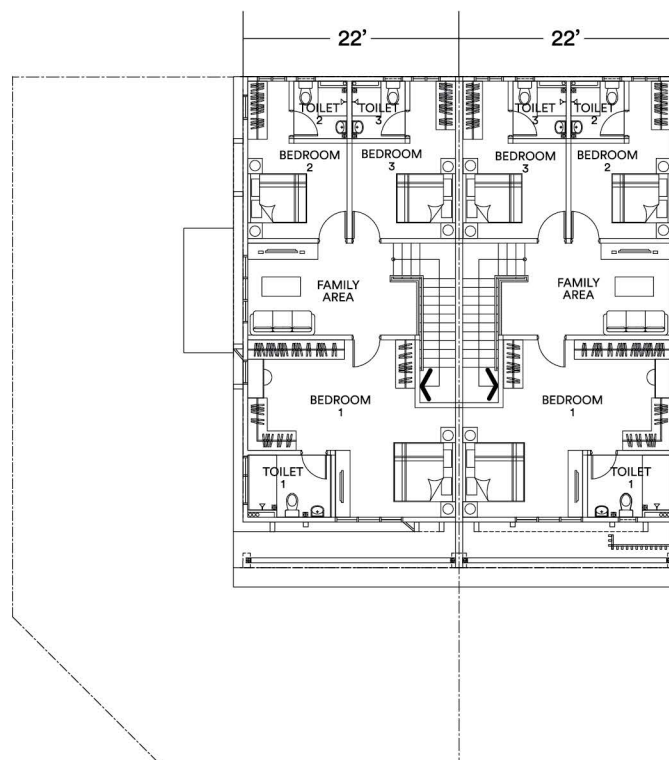
Land size:
22' x 70'

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

4  4 



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.





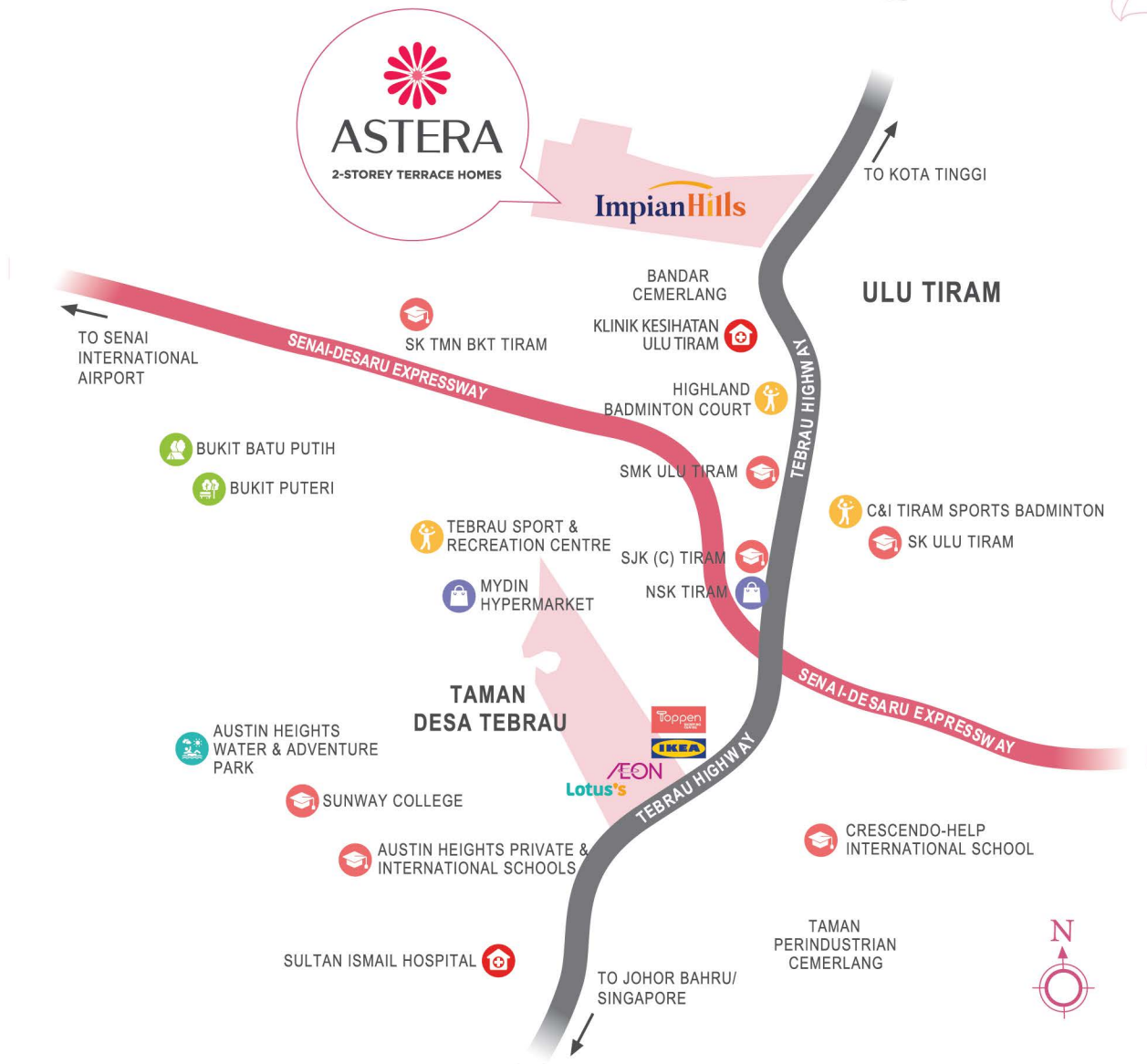
Designed to be inclusive,
invigorating & inspiring.



SPECIFICATIONS

STRUCTURE		Reinforced concrete frames		
WALL		Bricks / block / concrete		
ROOFING COVERING		Concrete roof tile RC flat roof		
ROOF STRUCTURE		Proprietary roof structure system		
CEILING		Ceiling board / skim coat		
DOORS		Selected quality door		
WINDOWS		Aluminium framed windows		
LOCKS		Selected quality lockset		
FLOOR FINISHES				
Living / dining / kitchen / family area / bedrooms		Tiles		
Bathrooms		Tiles		
Staircase		Tiles		
Car porch		Tiles		
Store room, driveway and other areas		Cement render		
WALL FINISHES		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		
FENCING		Cement sand brick wall with MS grille		
		TYPE A	TYPE B	
SANITARY FITTINGS				
Pedestal we		3 nos	4 nos	
Wash basin		3 nos	4 nos	
Shower rose		3 nos	4 nos	
Kitchen sink		1 no	1 no	
PAINTING				
External		Weather resistant paint		
Internal		Emulsion paint		
		TYPE A	TYPE B	
ELECTRICAL INSTALLATION	Intermediate/End	Corner	Intermediate/End	Corner
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
TELECOMMUNICATION				
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
- Crescendo-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



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(A)
• Tempoh Sah: 30/08/2022 - 29/08/2027 • No. Permit Iklan dan Jualan: 30170-4/08-2026/0760(A)-(L) • 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) - RM1,285,000 (maks) • Pihak Berkuasa 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%

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(2) • Lesen Pemaju: 30170/08-2027/0169(A)
• Tempoh Sah: 30/08/2022 - 29/08/2027 • No. Permit Iklan dan Jualan: 30170-5/09-2026/0871(N)-(L) • Tempoh Sah: 25/09/2024 - 24/09/2026 • Rumah Teres 2 Tingkat (Jenis A) • Jumlah unit: 25 • Harga Jualan: RM803,000 (min) - RM1,133,000 (maks)
• Jenis: Rumah Teres 2 Tingkat (Jenis B) • Jumlah unit: 83 • Harga Jualan: RM863,000 (min) - RM1,214,000 (maks) • Pihak Berkuasa Meluluskan Pelan Bangunan: Majlis Daerah Kota Tinggi • No Rujukan: MDKT/OSC/KT/2023/B22(15) • Tarikh Dijangka Siap: Mei 2027
• Bebanan Tanah: Tiada • Pegangan Tanah: Hakmilik Kekal • Diskaun Bumiputera: 15%

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Iklan ini telah diluluskan oleh Jabatan Perumahan Negara.

Maklumat pemajuan dan iklan yang diluluskan boleh disemak di portal teduh.kpkt.gov.my