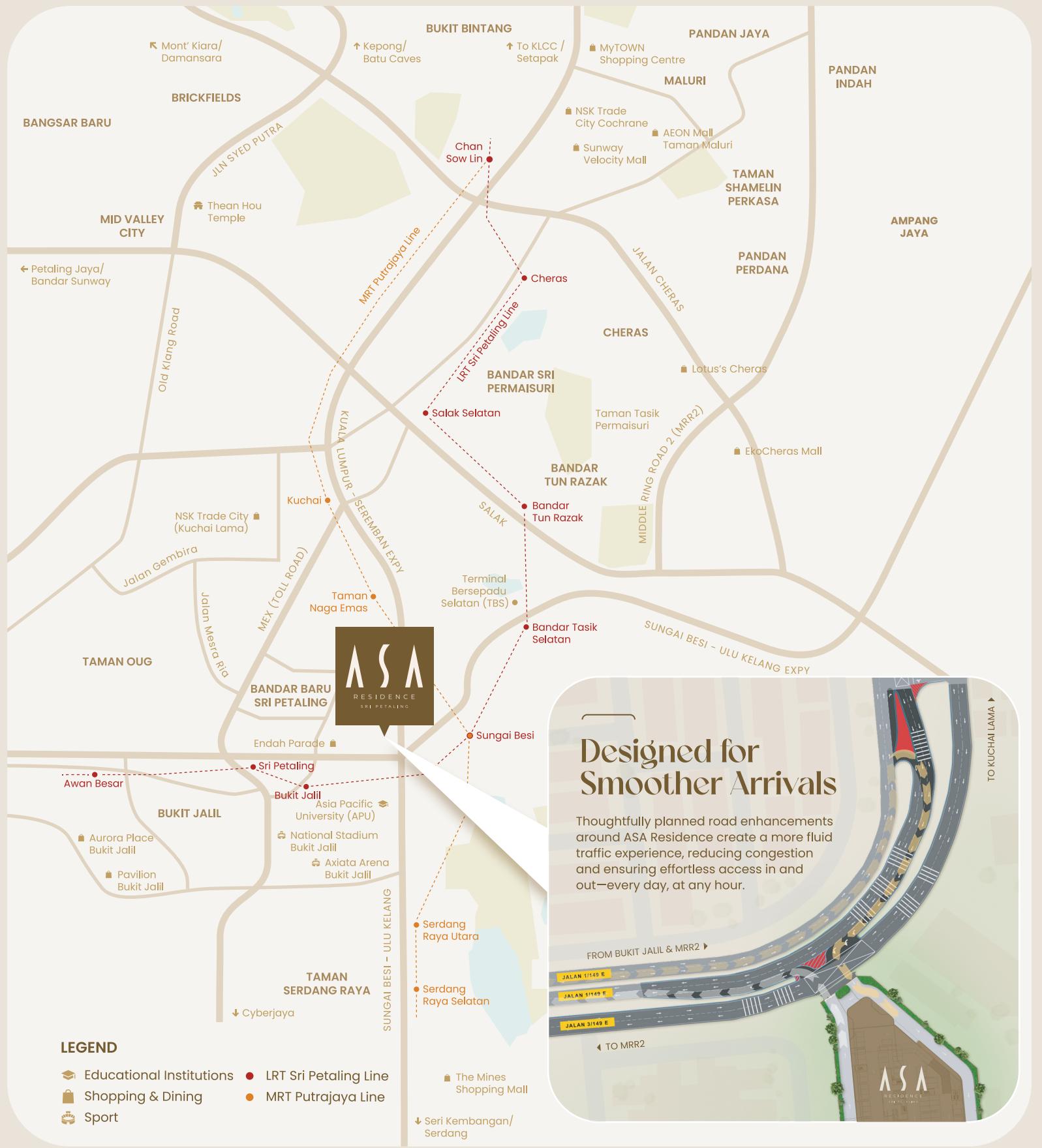




Morning Bliss Moments At The Ground Floor Lift Lobby

As the sun rises and fills the space with warm, natural light, the lobby becomes a serene haven for residents awaiting their drivers. This inviting area serves as a perfect spot to relax with a cup of coffee, catch up on messages, or simply enjoy the peaceful atmosphere.



Developer:
AK SP SDN. BHD.
Registration no: 201601027123 (1198062-W)
Lot 33545, Batu 5, Jalan Klang Lama, 58200 Kuala Lumpur.
Tel. No.: +603-7989 9888 Email: info@aksp.com.my

RESIDENCE ASA - Developer's License No: 30777/05-2028/018(A) - Validity Period: 27/05/2024 - 26/05/2029 - Expected of Completion: 48 Months From the SPA Date - Approval Authority: Dewan Bandaraya Kuala Lumpur - Building Plan Approval No: DBKLJKRBP 53 OSC 2025 223 (7) - Sales Permit No: 30777/05-2027/0817(A)-(5) - Validity Period: 06/09/2024 - 06/09/2027 - Tenure of Land: 99 Years Leasehold (20 January 2018 & 29 April 2017) - Encumbrances: Nil - Restriction-in-Interest: Nil - Type of Residential Condominium - Total No. of Units: 324 units, (Block A: 162 units, Block B: 162 units, Block C: 162 units, Block D: 162 units, No. of Storey - Block A: 34 storey, Block B: 34 storey - Type & Accessories Parcel: (Block A & Type A1/A1 - 164sqm, 3 carports) (Type B - 250sqm, 4 carports) (Type C - 233sqm, 4 carports) (Type D1 - 235sqm, 4 carports) (Type D2 - 235sqm, 4 carports) (Type E1 - 442sqm, 5 carports) (Type E2 - 493sqm, 6 carports) (Type F1 - 493sqm, 6 carports) (Type G - 442sqm, 5 carports) (Type H - 493sqm, 6 carports) (Type I - 235sqm, 4 carports) - Selling Price: (Block A (min:RM4,844,000.00) - max:RM4,888,000.00) - developed by AK SP SDN. BHD - Developer Address: Lot 33545 Batu 5, Jalan Klang Lama 58000 Kuala Lumpur - Tel Num 03-7989 9888 - Email: info@aksp.com.my *THIS ADVERTISEMENT HAS BEEN APPROVED BY THE NATIONAL HOUSING DEPARTMENT, THE APPROVED DEVELOPMENT INFORMATION AND ADVERTISEMENT CAN BE CHECKED ON THE TEDIU PORTAL AT TEDIU.KPKT.GOV.MY*

asaresidence.com



ASA RESIDENCE SRI PETALING

Exclusive & Elite Features



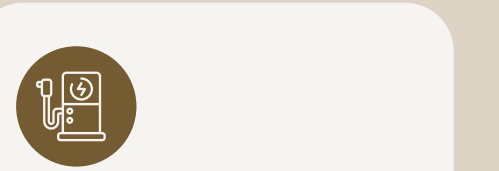
Private Lift Lobby for Every Unit

Each unit features a private lift lobby, ensuring enhanced privacy and direct access—a unique advantage for discerning residents.



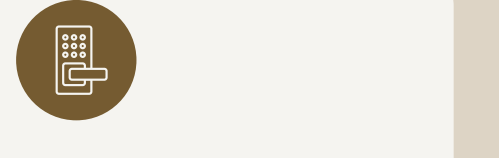
Food Parcel Delivery-Friendly

Benefit from the ease of food parcel delivery via a delivery robot, adding convenience to your daily routine.



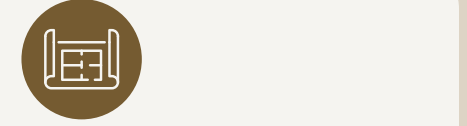
EV Charging Stations

Provision of 12 EV charging stations ensures that residents with electric vehicles are well accommodated.



Main Door with Digital Lock

Each unit features a main door with a digital lock for enhanced security and ease of access.



Exclusive Low-Density Living

With only 5 units per floor and a total of 324 units across 2 blocks, ASA Residence offers a rare, peaceful environment amidst the urban hustle.



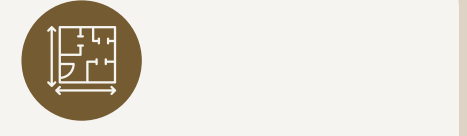
Security with Guard Dog Protection

Multi-tier security system, with advanced technology and 24/7 surveillance, ensures residents' safety and provides unparalleled peace of mind.



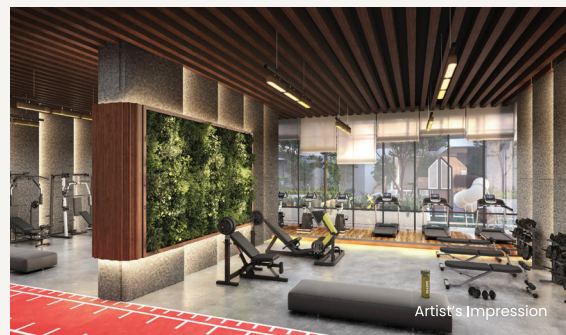
13A Switch Socket Outlet at Allocated Car Park

A 13amp switch socket outlet is provided at allocated car park spaces for added convenience to residents with specific power needs.



Spacious Built-Up Area

Ranging from 1,668 to 5,307 square feet, these expansive units provide ample room for growing families, while large balconies extend living.



Level 9

Facilities Floor



- | | | | |
|---------------------------------|--------------------------|------------------------|----------------------------|
| 1. Function Hall 1 (Space Only) | 8. Kid's Pool | 14. Management Office | 20. Forest Lounge |
| 2. Pre-Function (Space Only) | 9. Spill Out Deck | 15. Chill Out Deck | 21. Hidden Garden |
| 3. Prep Room (Space Only) | 10. Cafe (Space Only) | 16. BBQ Deck | 22. Secret Garden/BBQ Deck |
| 4. Reflective Pool | 11. Laundry (Space Only) | 17. Reflexology Garden | 23. Linear Garden |
| 5. Swimming Pool | 12. Sauna M/F | 18. Gym | 24. Relaxing Deck |
| 6. Shallow Pool | 13. Washroom M/F | 19. Playground | 25. Serenity Deck |
| 7. Pool Lounge | | | |



Level 8

Facilities Floor

- Multi-purpose Hall / Pickleball / Badminton Court



Level 10

Facilities Floor

- Function Hall 2 / Games Room
- Spill Out Deck
- Indoor Party Area (Space Only)
- Feature Pavilion
- Activity Room / Yoga Deck
- Games Room / Golf Simulator
- Theatre
- Private Function Room (Space Only)
- Kid's Indoor Play Area
- Kid's Outdoor
- Outdoor Area
- Golf Putting
- Washroom M/F

43

Exceptional Facilities, One Vibrant Lifestyle

Every day offers a new opportunity to unwind and savour life's finest pleasures. With a total of 43 unique facilities, including a 50-metre Olympic-length pool, cosy lounges, lush gardens, a BBQ deck, and a gym, life at ASA Residences sets a new standard of leisure.



A Refined Retreat in the Heart of A Vibrant City

Type B1

2,691 sqft | 250 sqm
(Built-up Area)
280 sqft | 26 sqm
(Private Lift Lobby)

4 Bedrooms 5 Bathrooms 1 Utility 1 Powder Room



Type A

1,765 sqft | 164 sqm
(Built-up Area)
280 sqft | 26 sqm
(Private Lift Lobby)

3 Bedrooms 4 Bathrooms 1 Utility 1 Powder Room



Type C

2,508 sqft | 233 sqm
(Built-up Area)
172 sqft | 16 sqm
(Private Lift Lobby)

4 Bedrooms 5 Bathrooms 1 Utility 1 Powder Room



Designed with large families in mind, ASA Residence's spacious layout offers an abundance of room to live and grow.

Type D1

2,530 sqft | 235 sqm
(Built-up Area)
377 sqft | 35 sqm
(Private Lift Lobby)

4 Bedrooms 5 Bathrooms 1 Utility 1 Powder Room



Type E

1,668 sqft | 155 sqm
(Built-up Area)
280 sqft | 26 sqm
(Private Lift Lobby)

3 Bedrooms 4 Bathrooms 1 Utility 1 Powder Room

