

RESIDENSI

ASA

SRI PETALING

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Pemaju :
AK SP SDN. BHD.
No Pendaftaran: 201601027123 (1198062-W)
Lot 33545, Batu 5, Jalan Klang Lama, 58000 Kuala Lumpur
F: +603 7972 0505 E: info@aksp.com.my

+603 7989 9888
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RESIDENSI ASA • No. Lesen Pemaju: 30777/05-2029/0119(N) • Tempoh Sah Lesen : 27/05/2024 – 26/05/2029 • Tarikh Dijangka Siap: JULAI 2027 • Pihak Berkuasa Yang Meluluskan: Dewan Bandaraya Kuala Lumpur • No. Rujukan Pelan Bangunan: DBKLJKB.BP S3 OSC 2024 0761(15) • No. Permit Iklan & Jualan: XXXXXXXX • Tempoh Sah Permit: XXXXXXXX • Hakmilik Tanah: Pajak 99 Tahun • Tarikh Luput Pajak: 29 April 2117 • Bebanan Tanah Dicagarkan kepada: Tiada • Sekatan Kepentingan: Tiada • Perihal Rumah Tempat Tinggal : Kondominium • Jumlah Unit : 324 unit, (Blok A: 162 unit, Blok B: 162 unit) • Bil. Tingkat Blok A: 34 tingkat, Blok B: 34 tingkat • Jenis & Petak Aksesori (Blok A (Jenis A/A1 – 164mps, 2 parkir/ 3 parkir) (Jenis B – 250mps, 4 parkir) (Jenis C – 232mps, 4 parkir) (Jenis D – 235mps, 4 parkir) (Jenis F/F1 – 290mps, 4 parkir) (Jenis G – 437mps, 5 parkir) (Jenis H – 492mps, 6 parkir), Blok B (Jenis B1 – 250mps, 4 parkir) (Jenis C1 – 232mps, 4 parkir) (Jenis D1 – 235mps, 4 parkir), (Jenis E/E1 – 155mps, 2 parkir), (Jenis G1 – 437mps, 5 parkir), (Jenis H1 – 492mps, 6 parkir), (Jenis I – 333mps, 5 parkir)) • Harga Jualan: Blok A (min: RM1,279,000.00 – max:RM3,844,00.00), Blok B (min: RM1,240,000.00 – max:RM3,688,000.00) • Dimajukan oleh: AK SP SDN. BHD • Alamat Pemaju: Lot 33545 Batu 5 Jalan Klang Lama 58000 Kuala Lumpur • No. Tel:03-7989 9888 • Emel: info@aksp.com.my *IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA





JENIS A

1,762 kps | 164 mps

3 Bilik Tidur 4 Bilik Mandi 1 Utiliti 1 Bilik Solek



JENIS A1

1,762 kps | 164 mps

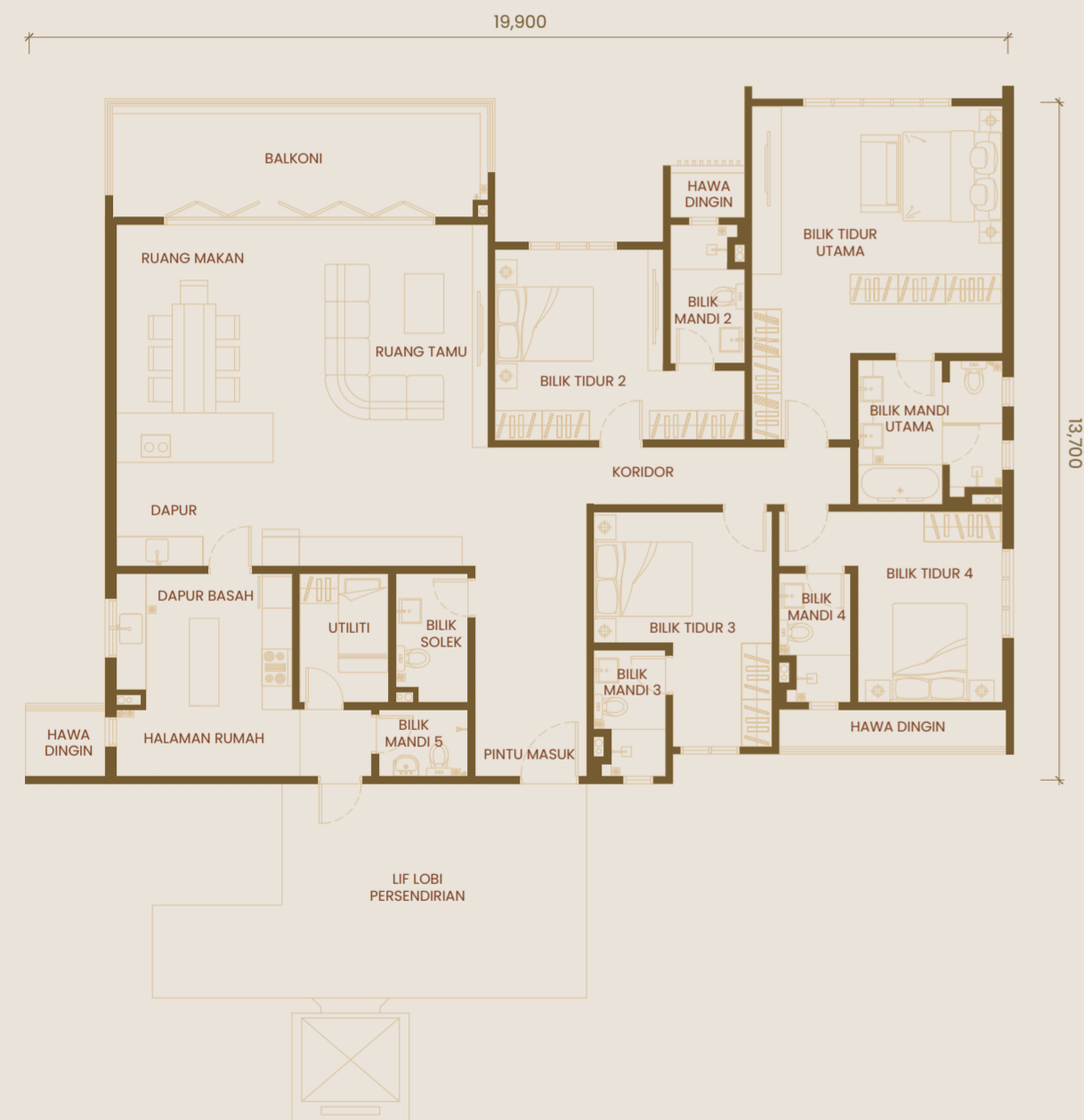
3 Bilik Tidur 4 Bilik Mandi 1 Utiliti 1 Bilik Solek



JENIS D / D1

2,526 kps | 235 mps

4 Bilik Tidur 5 Bilik Mandi 1 Utiliti 1 Bilik Solek



JENIS E

1,673 kps | 155 mps

3 Bilik Tidur 4 Bilik Mandi 1 Utiliti 1 Bilik Solek



JENIS F

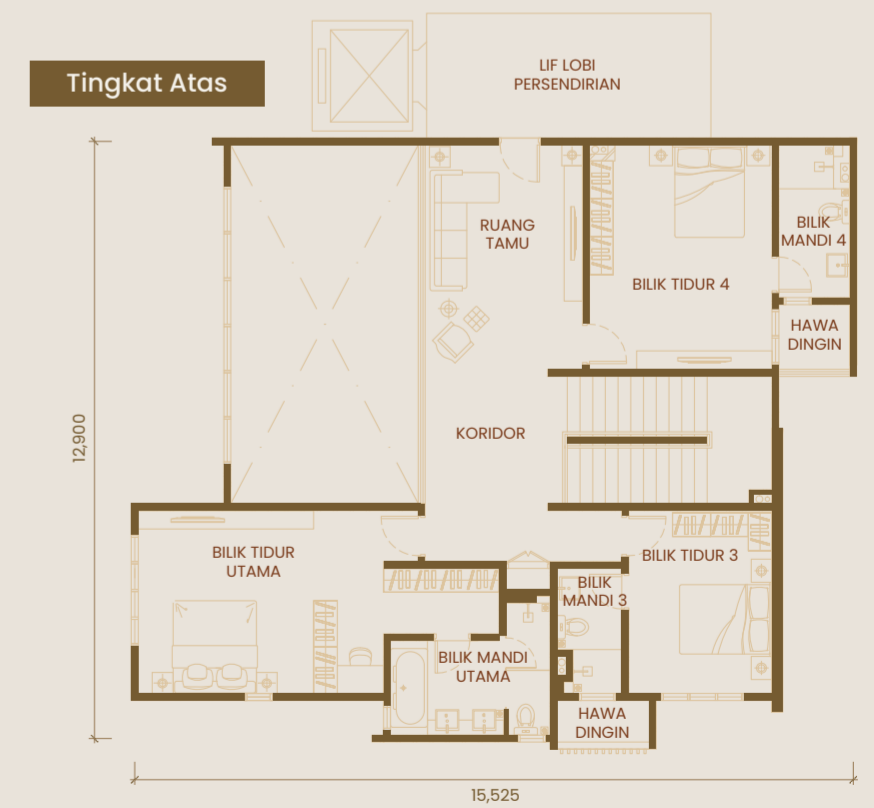
3,116 kps | 290 mps

5 Bilik Tidur 6 Bilik Mandi 1 Utiliti 1 Bilik Solek 1 Stor

JENIS E1

1,673 kps | 155 mps

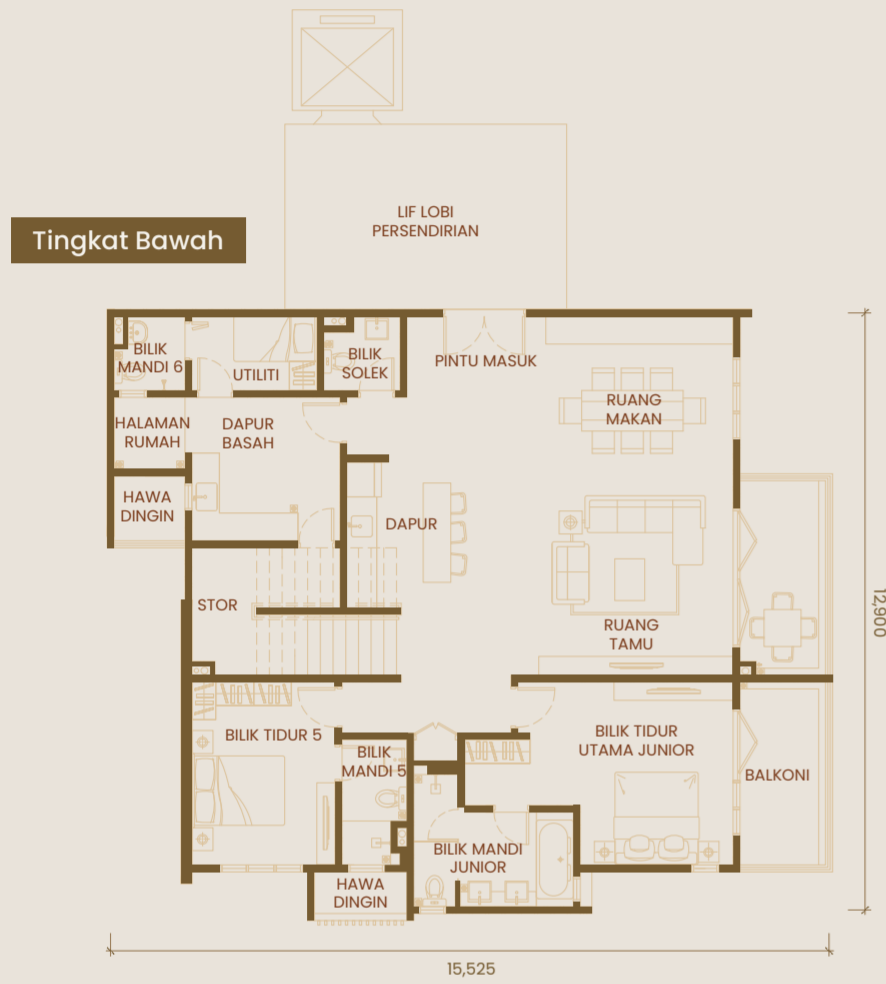
3 Bilik Tidur 4 Bilik Mandi 1 Utiliti 1 Bilik Solek



JENIS F1

3,116 kps | 290 mps

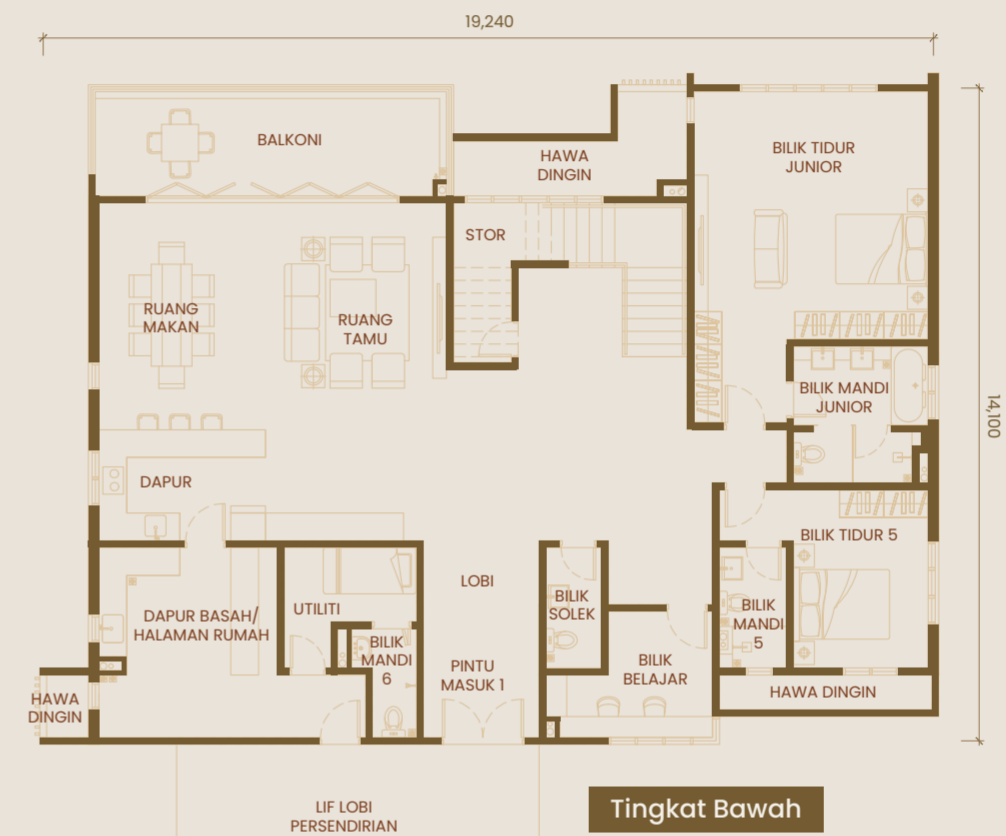
5 Bilik Tidur 6 Bilik Mandi 1 Utiliti 1 Bilik Solek 1 Stor



JENIS G

4,702 kps | 437 mps

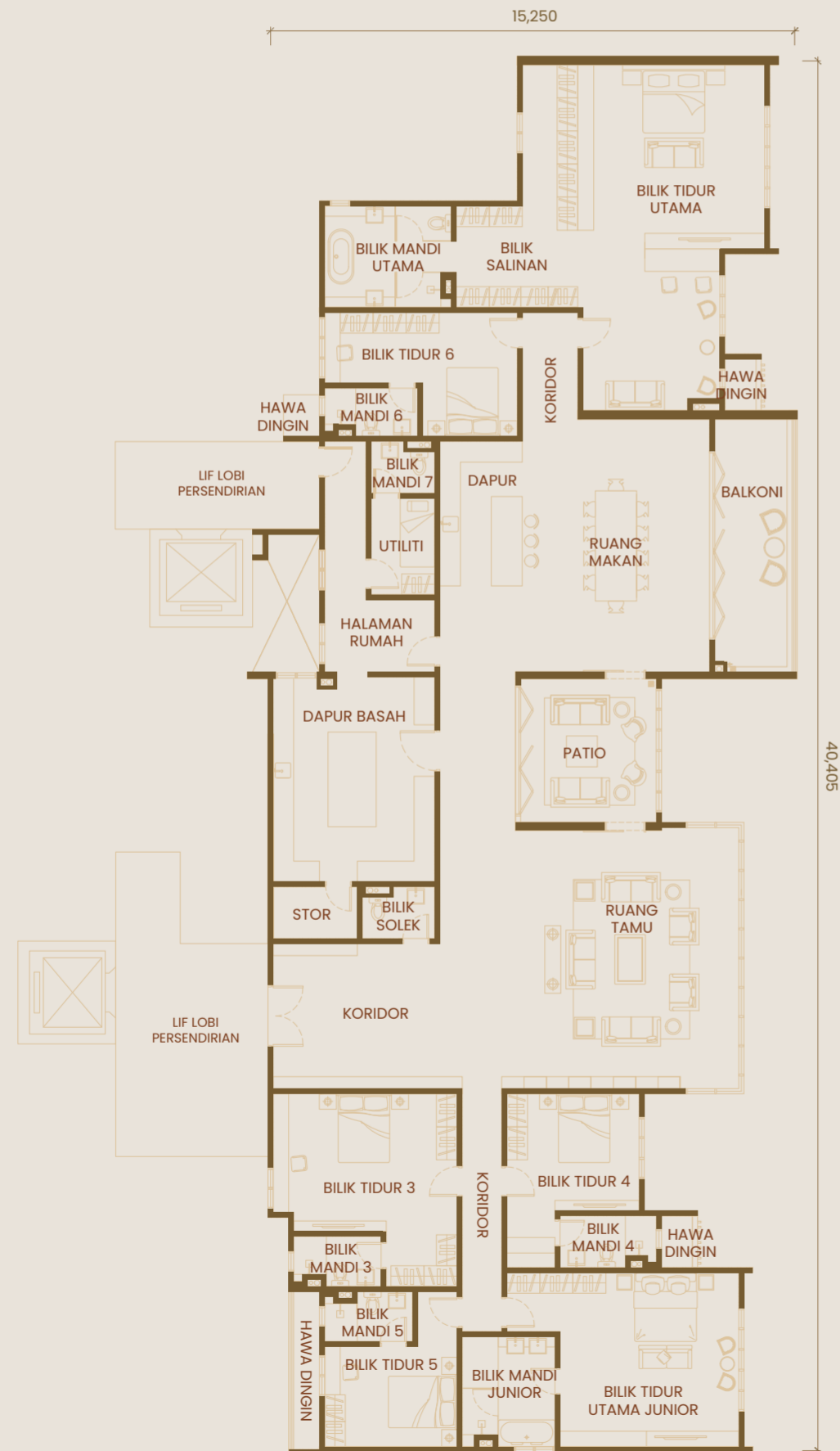
5 Bilik Tidur 6 Bilik Mandi 1 Utiliti 1 Bilik Solek 1 Stor 1 Bilik Belajar



JENIS H / H1

5,297 kps | 492 mps

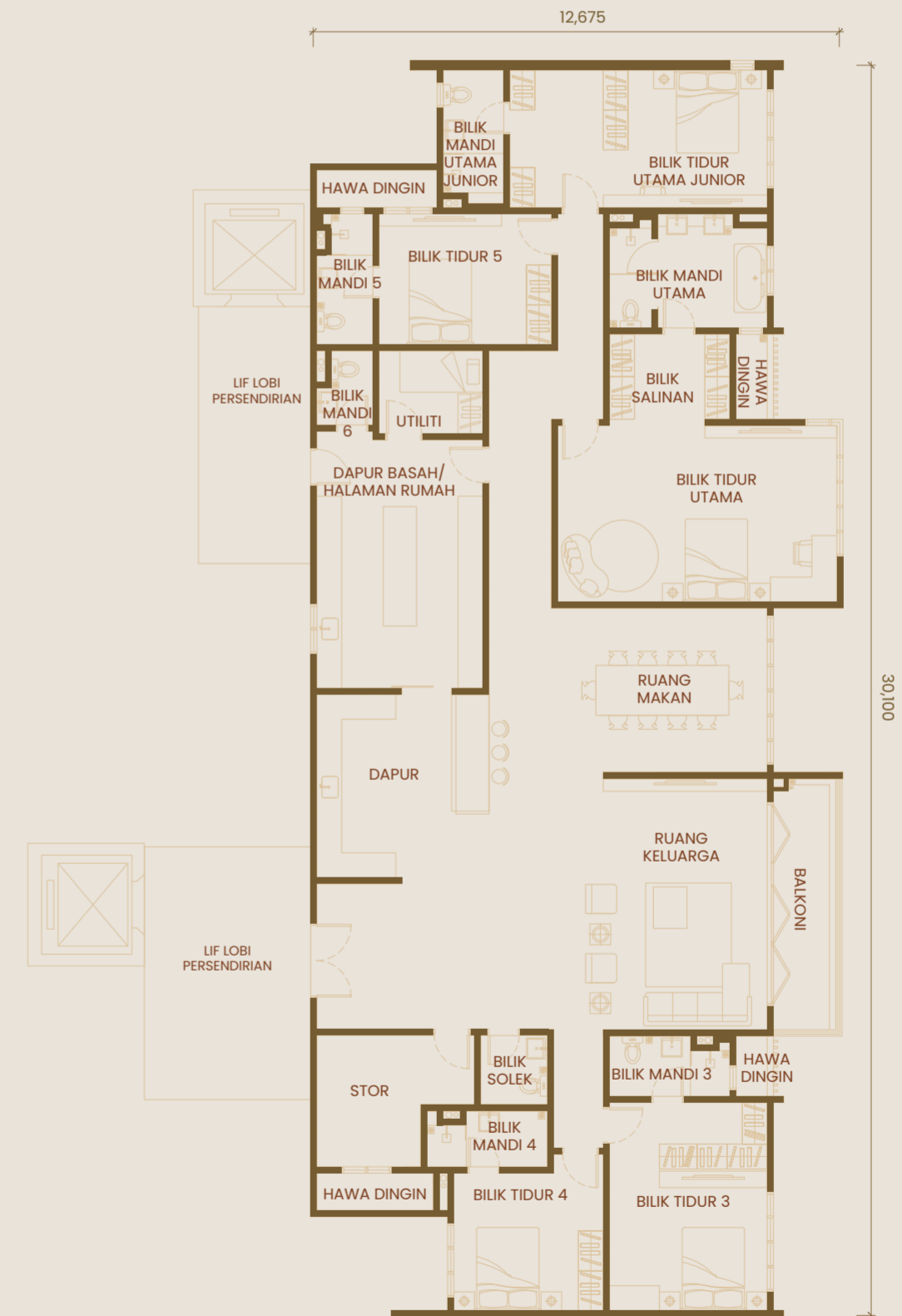
6 Bilik Tidur 7 Bilik Mandi 1 Utiliti 1 Bilik Solek 1 Stor



JENIS I

3,586 kps | 333 mps

5 Bilik Tidur 6 Bilik Mandi 1 Utiliti 1 Bilik Solek 1 Stor



Spesifikasi

STRUKTUR

Konkrit Bertetulang

DINDING

Dinding Struktur Konkrit Bertetulang/
Batu Bata

BUMBUNG

Bumbung Rata Konkrit Bertetulang

SILING

Lapisan Skim Dan Cat/Papan Siling

KEMASAN LANTAI

Bilik Tidur : Vinil Berwarna Kayu
Ruang Tamu/Dapur/
Ruang Makan : Jubin Porselin
Bilik Mandi/Bilik Solek : Jubin Porselin
Balkoni/Utility/
Halaman Rumah : Jubin Porselin
Stor : Jubin Porselin
Hawa Dingin : Render Simen

TINGKAP

Tingkap Rangkaian Aluminium

NOTA: Semua barang yang disebutkan di atas adalah tertakluk kepada variasi, pengubahsuaian, dan penggantian seperti yang disyorkan oleh Arkitek dan/atau Pihak Berkuasa yang berkaitan yang memberi kelulusan. Keluasan binaan, pelan susun atur, dan spesifikasi adalah tertakluk kepada perubahan.

PERALATAN SANITARI

Barangan	A/AI	B/BI	C/CI	D/DI	E/EI	F/FI	G/GI	H/HI	I
Besen Cuci Tangan	6	7	7	7	6	9	9	10	8
Pili Besen	6	7	7	7	6	9	9	10	8
Bekas Simpanan Air	5	6	6	6	5	7	7	8	7
Kepala Pancuran	4	5	5	5	4	6	6	7	6
Tab Mandi	1	1	1	1	1	2	2	2	1
Bib Tap	5	6	6	6	5	7	7	8	7
Pemegang Kertas Tandas	5	6	6	6	5	7	7	8	7
Sinki Dapur	2	2	2	2	2	2	2	2	2
Paip Sinki Dapur	2	2	2	2	2	2	2	2	2
Paip Laman	1	1	1	1	1	1	1	1	1
Paip Balkoni	1	1	1	1	1	2	1	1	1

KEMASAN DINDING

Kemasan Dinding (Luaran) : Plaster dan Cat
Kemasan Dinding (Dalaman) : Lapisan Sementara dan Cat/
Plaster dan Cat
Dapur Basah/Dapur : Jubin Tembikar
Setinggi 1500mm
Dapur : Jubin Tembikar
Setinggi 1500mm
Bilik Mandi/Bilik Solek : Jubin Porselin Sehingga Siling

PINTU

Pintu Masuk Utama : Pintu Rintangan Api
Bilik Tidur : Pintu
Bilik Mandi : Pintu Kayu
Balkoni : Pintu Lipat Rangka Aluminium
Patio (Jenis H/H1) : Pintu Lipat Rangka Aluminium dan
Pintu Geser Kerangka Aluminium

KELENGKAPAN BESI LOGAM

Pintu Masuk Utama : Set Kunci Digital
Bilik Tidur : Set Kunci Berkualiti
Bilik Mandi : Set Kunci Berkualiti
Balkoni : Set Kunci Berkualiti
Patio (Jenis H/H1) : Set Kunci Berkualiti

Barangan	A/AI	B/BI	C/CI	D/DI	E/EI	F/FI	G/GI	H/HI	I
Papan Agihan	1	1	1	1	1	1	1	1	1
Poin Lampu	35	45	44	45	33	57	76	90	70
13A Mata Kuasa Soket	24	27	27	26	22	34	41	44	40
Mata Kuasa Hawa Dingin	5	6	6	6	5	6	9	10	7
Mata Kuasa Pemanas Air	4	5	5	5	4	6	6	8	6
Poin SMATV	1	1	1	1	1	1	1	1	1
Dinding Fiber Bersoket	1	1	1	1	1	1	1	1	1
Poin Kipas	6	7	7	7	6	7	9	12	11
Poin Loceng Pintu	1	1	1	1	1	1	1	1	1





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Developer :
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Registration No: 201601027123 (1198062-W)
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F: +603 7972 0505 E: info@aksp.com.my

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RESIDENSI ASA • Developer's License No.: 30777/05-2029/0119(N) • Validity Period: 27/05/2024 – 26/05/2029 • Expected of Completion: JULY 2027 • Approval Authority: Dewan Bandaraya Kuala Lumpur • Building Plan Approval No.: DBKL.JKB.BP S3 OSC 2024 0761(15) • Sales Permit No.: XXXXXXXX • Validity Period: XXXXXXXX • Tenure of Land: 99 Years Leasehold (29 April 2117) • Encumbrances: NIL • Restriction-in-Interest: NIL • Type of Residential: Condominium • Total No. of Units: 324 units, (Block A: 162 units, Block B: 162 units) • No. of Storey : Block A: 34 storey, Block B: 34 storey • Type & Accessories Parcel : (Block A (Type A/A1 – 164sqm, 2 carparks, 3 carparks) (Type B – 250sqm, 4 carparks) (Type C – 232sqm, 4 carparks) (Type D – 235sqm, 4 carparks) (Type F/F1 – 290sqm, 4 carparks) (Type G – 437sqm, 5 carparks) (Type H – 492sqm, 6 carparks), Block B (Type B1 – 250sqm, 4 carparks) (Type C1 – 232sqm, 4 carparks) (Type D1 – 235sqm, 4 carparks), (Type E/E1 – 155sqm, 2 carparks), (Type G1 – 437sqm, 5 carparks), (Type H1 – 492sqm, 6 carparks), (Type I – 333sqm, 5 carparks)) • Selling Price : Block A (min:RM1,279,000 – max:RM3,844,00.00), Block B (min:RM1,240,000.00 – max:RM3,688,000.00) • 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





Type A

1,762 sqft | 164 sqm

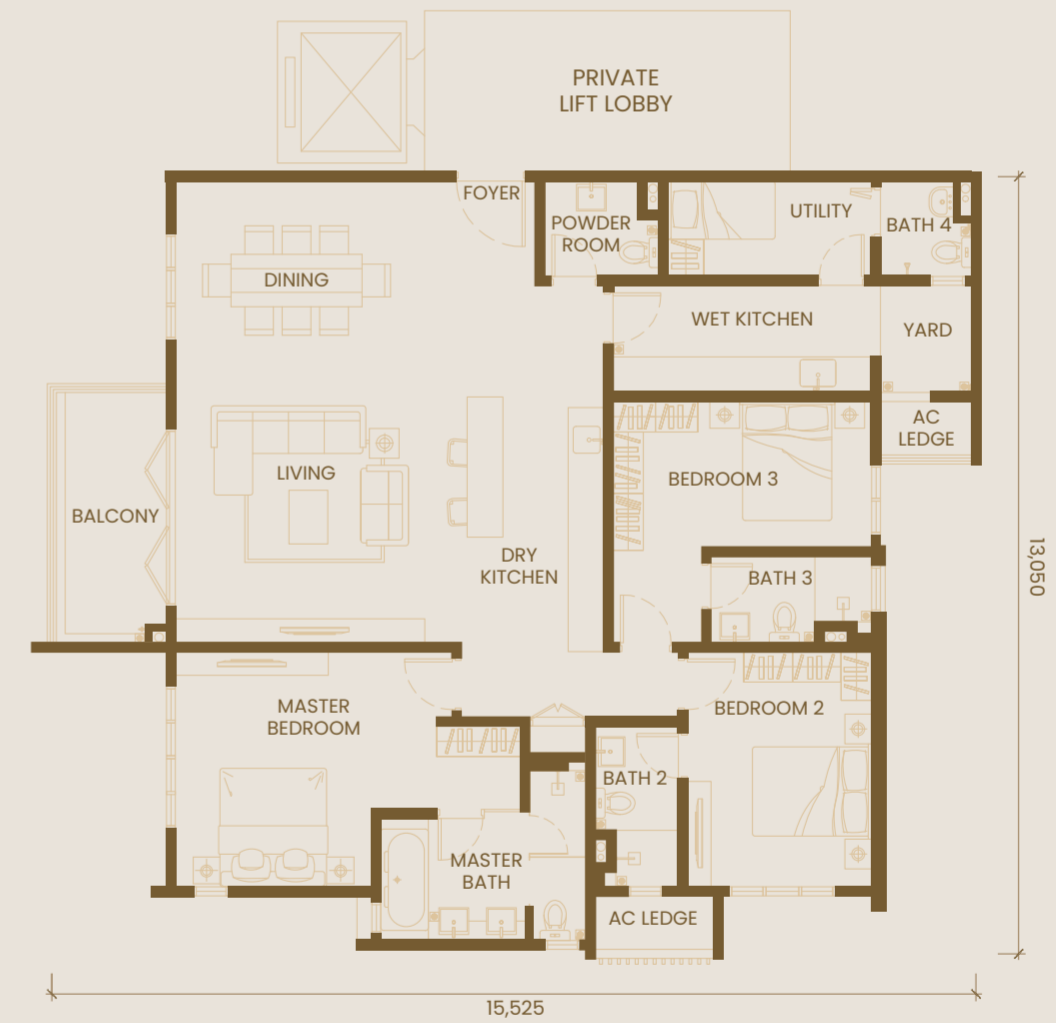
3 Bedrooms 4 Bathrooms 1 Utility 1 Powder Room



Type A1

1,762 sqft | 164 sqm

3 Bedrooms 4 Bathrooms 1 Utility 1 Powder Room



Type B / B1

2,689 sqft | 250 sqm

4 Bedrooms 5 Bathrooms 1 Utility 1 Powder Room



Type C / C1

2,496 sqft | 232 sqm

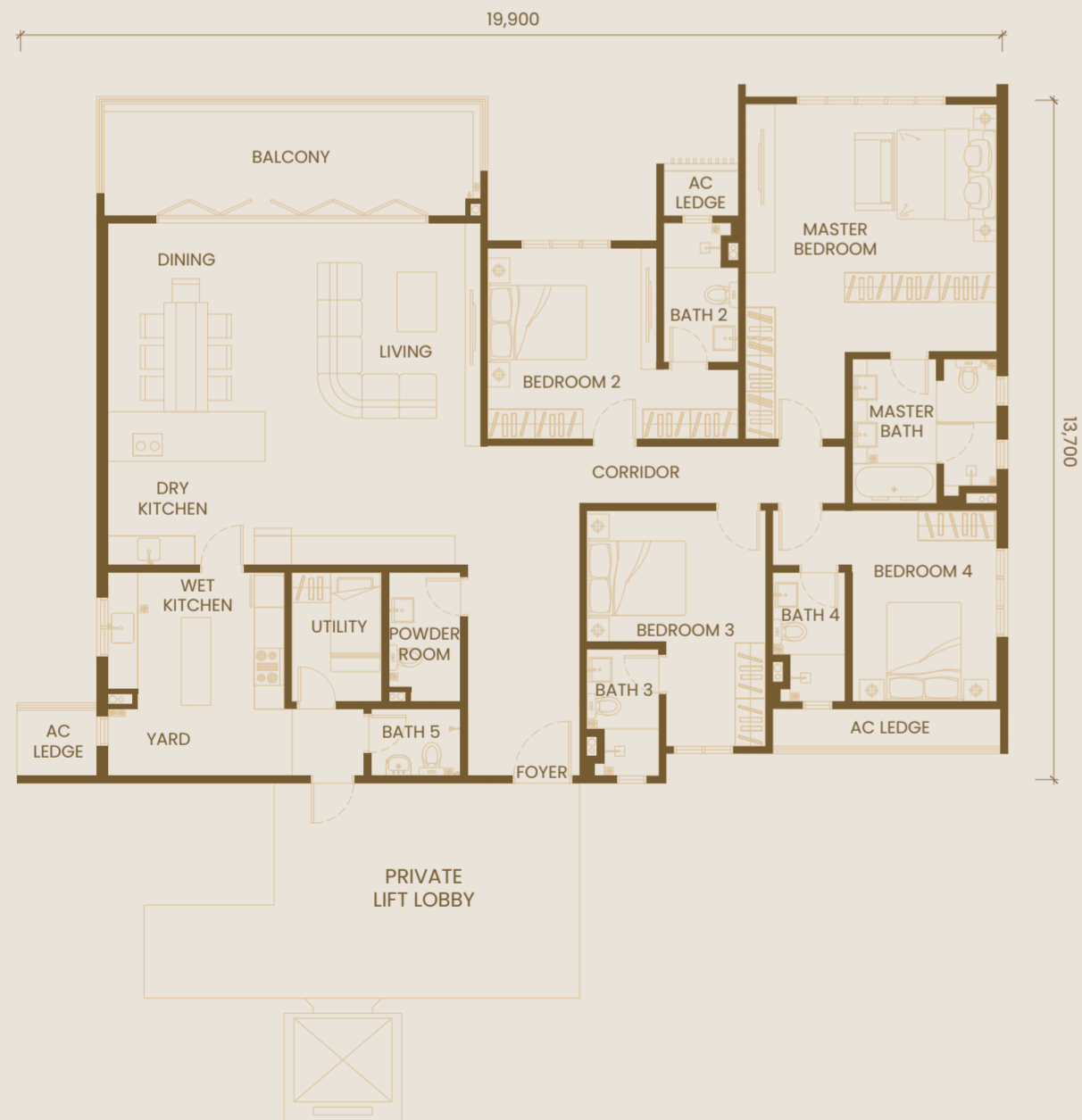
4 Bedrooms 5 Bathrooms 1 Utility 1 Powder Room



Type D / D1

2,526 sqft | 235 sqm

4 Bedrooms 5 Bathrooms 1 Utility 1 Powder Room



Type E

1,673 sqft | 155 sqm

3 Bedrooms 4 Bathrooms 1 Utility 1 Powder Room



Type E1

1,673 sqft | 155 sqm

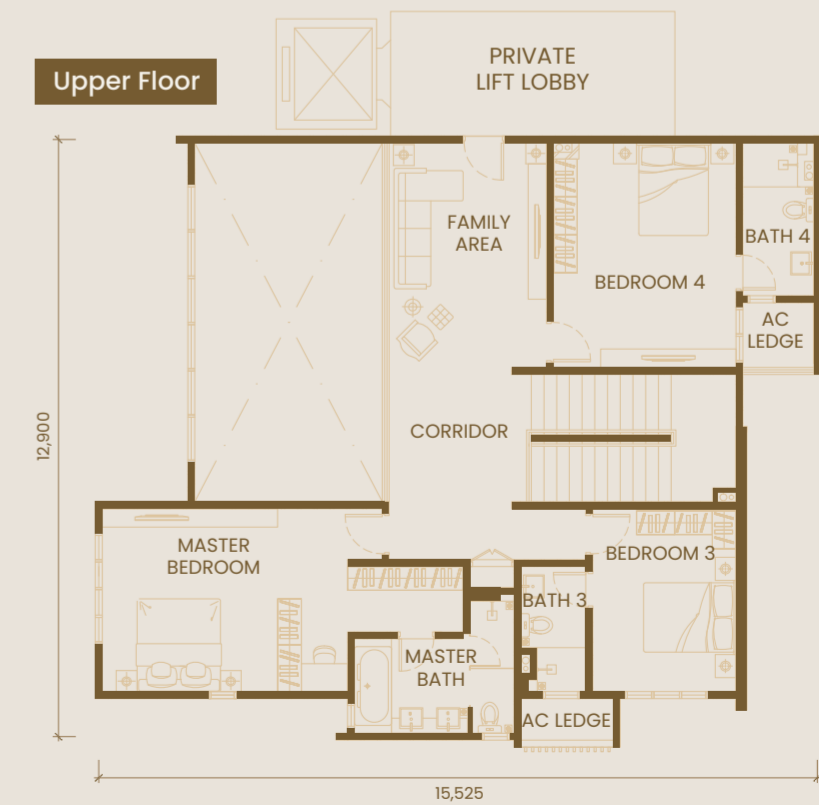
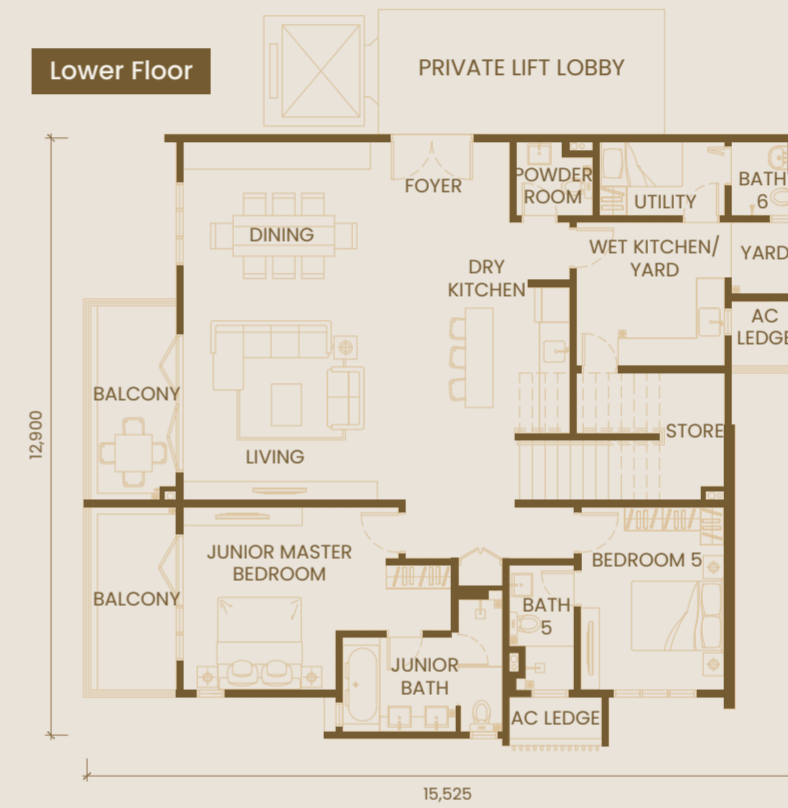
3 Bedrooms 4 Bathrooms 1 Utility 1 Powder Room



Type F

3,116 sqft | 290 sqm

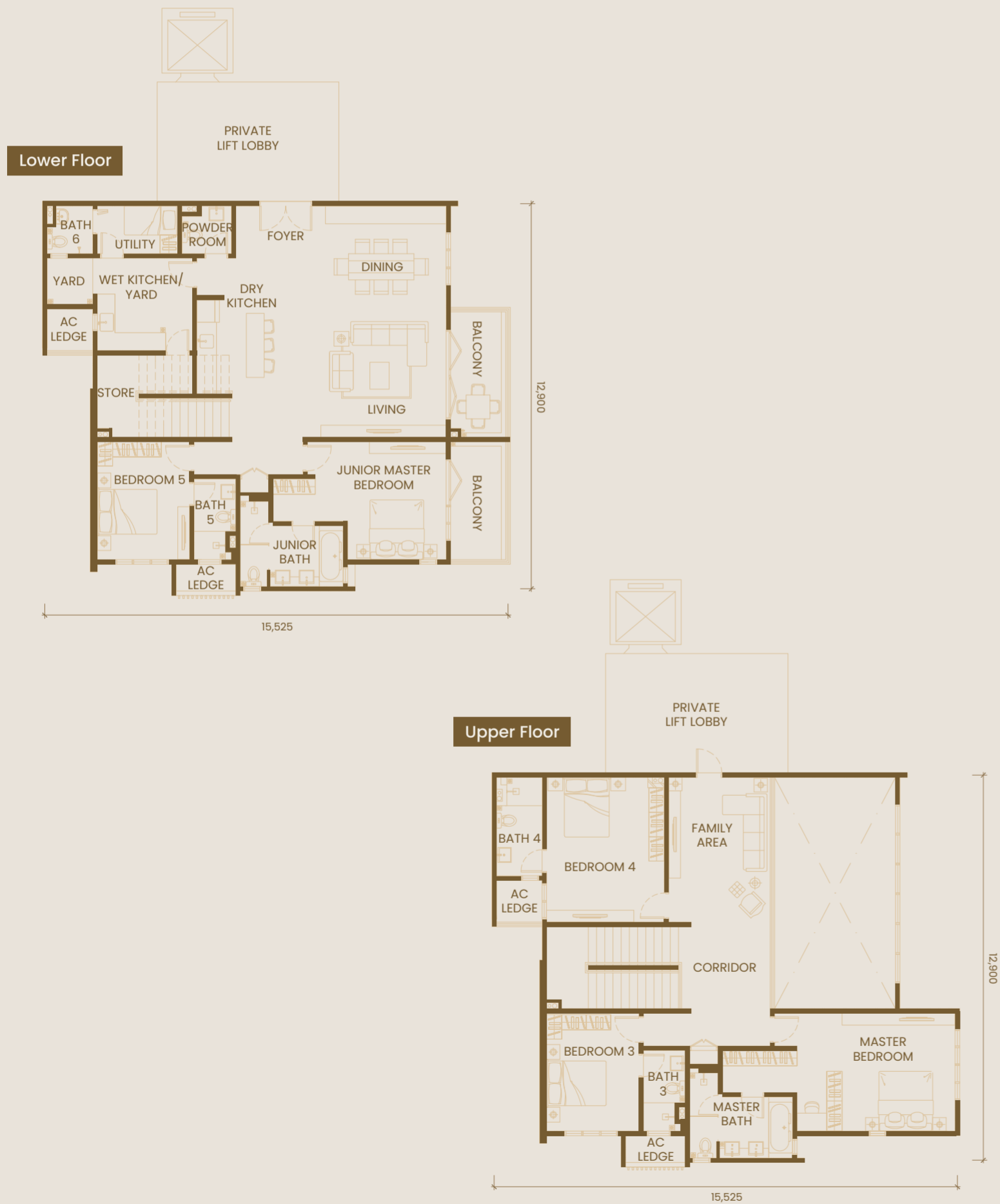
5 Bedrooms 6 Bathrooms 1 Utility 1 Powder Room 1 Storeroom



Type F1

3,116 sqft | 290 sqm

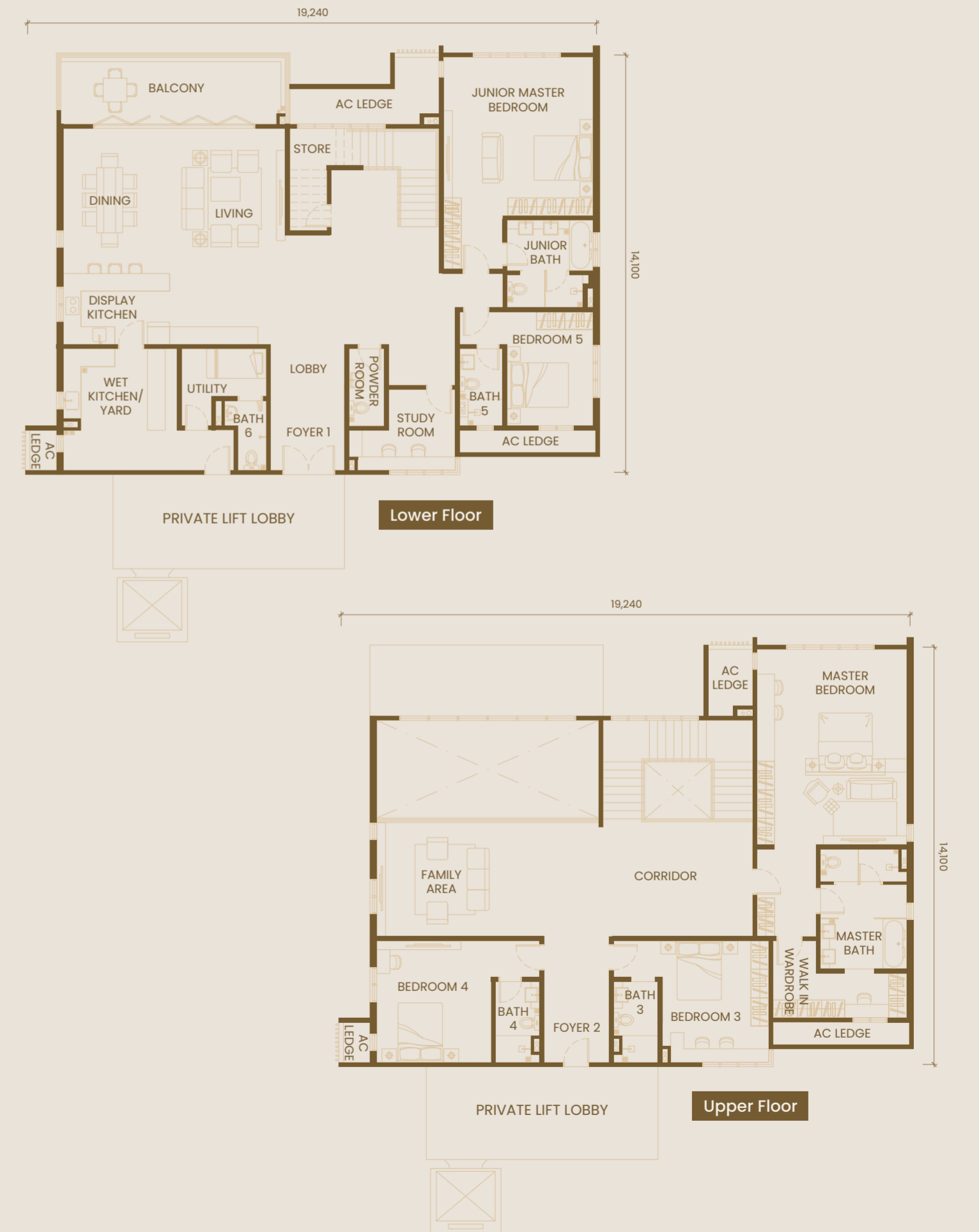
5 Bedrooms 6 Bathrooms 1 Utility 1 Powder Room 1 Storeroom



Type G

4,702 sqft | 437 sqm

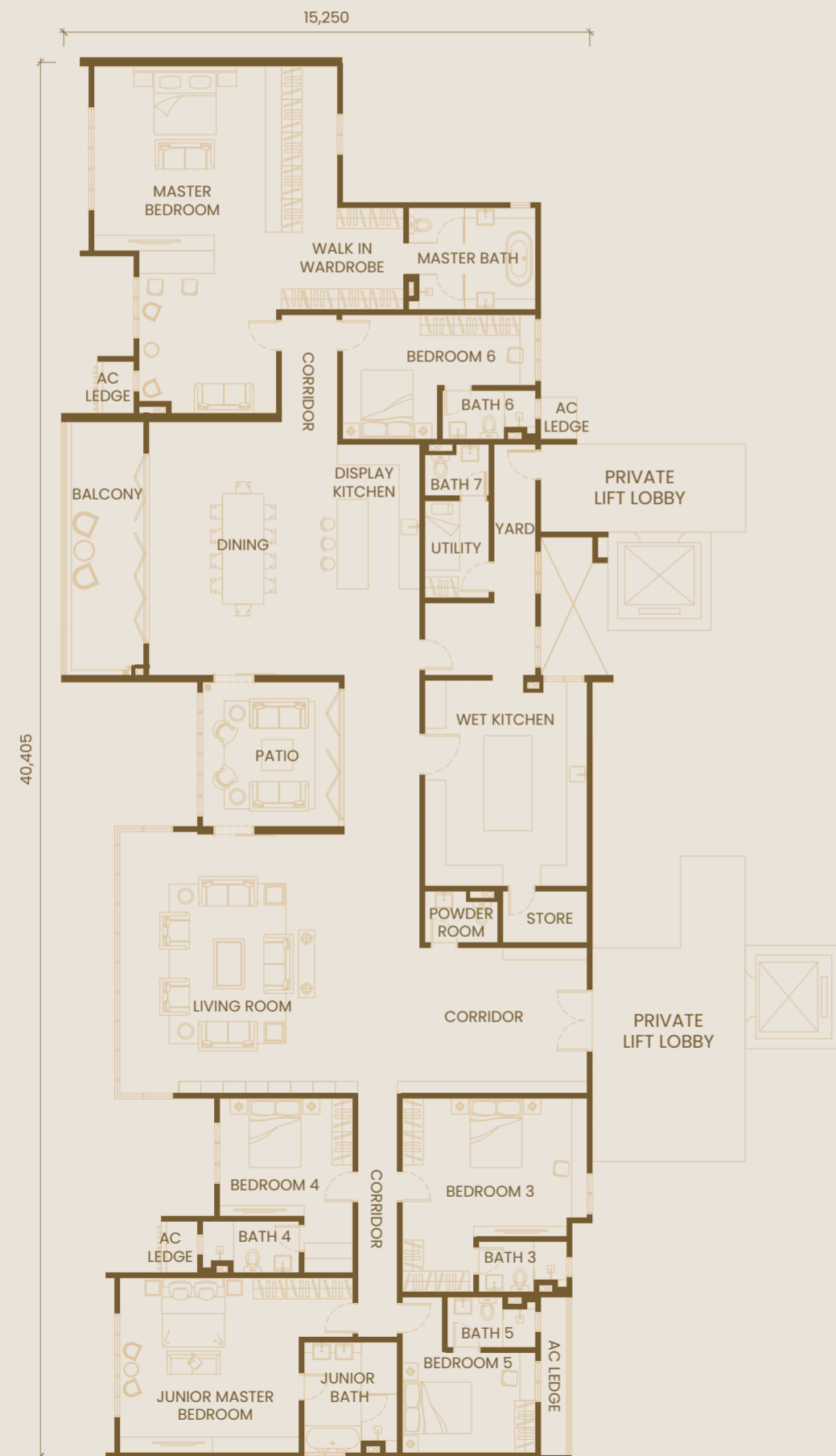
5 Bedrooms 6 Bathrooms 1 Utility 1 Powder Room 1 Storeroom 1 Study Room



Type H / H1

5,297 sqft | 492 sqm

6 Bedrooms 7 Bathrooms 1 Utility 1 Powder Room 1 Storeroom



Type I

3,586 sqft | 333 sqm

5 Bedrooms 6 Bathrooms 1 Utility 1 Powder Room 1 Storeroom



Specifications

STRUCTURE

Reinforced Concrete

WALL

Reinforced Concrete Wall/Masonry

ROOF

Reinforced Concrete Flat Roof

CEILING

Skim Coat/Ceiling board and Finished with Paint

FLOOR FINISHES

Bedroom : Timber Toned Vinyl

Living/Dining/Kitchen /Dry Kitchen/Display Kitchen : Porcelain Tiles

Bathroom/Powder Room : Porcelain Tiles

Balcony/Utility/Yard : Porcelain Tiles

Store : Porcelain Tiles

Air-cond Ledge : Cement Render

WINDOWS

Aluminium Frame Windows

WALL FINISHES

External Wall : Plaster & Paint

Internal Wall : Skim Coat & Paint/
Plaster & Paint

Dry Kitchen/ Display Kitchen : Porcelain Tiles up to
1500mm Height

Kitchen : Porcelain Tiles up to
1500mm Height

Bathroom/Powder Room : Porcelain Tiles up to
Ceiling Height

DOORS

Main Entrance : Fire-Rated Door

Bedroom : Door

Bathroom : Timber Door

Balcony : Aluminium Frame Folding Door

Patio (Type H/HI) : Aluminium Frame Folding Door &
Aluminium Frame Sliding Door

IRONMONGERIES

Main Entrance : Digital Lockset

Bedroom : Quality Lockset

Bathroom : Quality Lockset

Balcony : Quality Lockset

Patio (Type H/HI) : Quality Lockset

NOTE: All items mentioned above are subject to variation, modification and substitution as may be recommend by Architects and/or the relevant approving Authorities. Built-up, layout plan and specifications are subject to change.

SANITARYWARE

Item	A/A1	B/B1	C/C1	D/D1	E/E1	F/F1	G/G1	H/H1	I
Wash Basin	6	7	7	7	6	9	9	10	8
Basin Tap	6	7	7	7	6	9	9	10	8
Water Closet	5	6	6	6	5	7	7	8	7
Shower Head	4	5	5	5	4	6	6	7	6
Bath Tub	1	1	1	1	1	2	2	2	1
Bib Tap	5	6	6	6	5	7	7	8	7
Toilet Paper Holder	5	6	6	6	5	7	7	8	7
Kitchen Sink	2	2	2	2	2	2	2	2	2
Kitchen Sink Tap	2	2	2	2	2	2	2	2	2
Yard Tap	1	1	1	1	1	1	1	1	1
Balcony Tap	1	1	1	1	1	2	1	1	1

Item	A/A1	B/B1	C/C1	D/D1	E/E1	F/F1	G/G1	H/H1	I
Distribution Board	1	1	1	1	1	1	1	1	1
Lighting Point	35	45	44	45	33	57	76	90	70
13A Switch Socket Outlet	24	27	27	26	22	34	41	44	40
Air Conditioner Point	5	6	6	6	5	6	9	10	7
Water Heater Point	4	5	5	5	4	6	6	8	6
SMATV Point	1	1	1	1	1	1	1	1	1
Fibre Wall Socket Outlet	1	1	1	1	1	1	1	1	1
Fan Point	6	7	7	7	6	7	9	12	11
Door Bell Point	1	1	1	1	1	1	1	1	1

