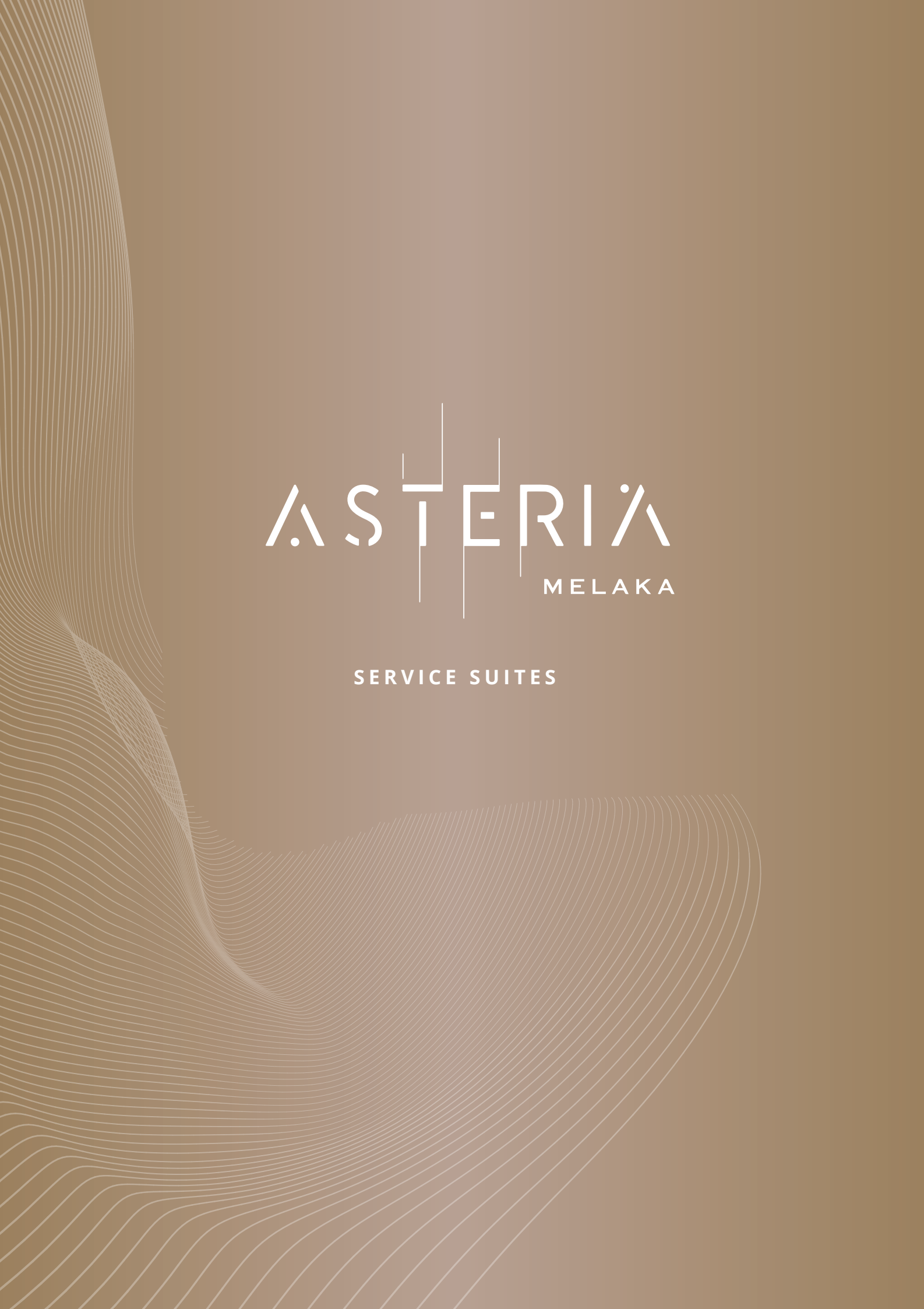




ASTERIA

MELAKA

SERVICE SUITES



WHERE LIVING IS A VACATION

Escape to the heart of vibrant Melaka, a contemporary 44-storey service suites where relaxation meets modern convenience. With 306 residential units integrated with retail outlets and a connected 16-storey hotel, Asteria Melaka serves the life vacation home concept right in the charming historic city.

Whether you want to nest, invest, or simply unwind, Asteria brings resort-inspired living to Melaka's cultural epicenter. Staying at Asteria Melaka puts you in the heart of the action and adventure. You are just steps away from the beautiful historic sites, shopping, dining, and nightlife that Melaka is known for.

度假式生活空间

远离尘嚣，直抵马六甲这魅力古城！Asteria Melaka矗立于马六甲核心区域，以其44层的现代建筑风貌，融合了休闲与便捷，打造出一个宜居宜游的居住空间。Asteria Melaka拥有306个住宅单位，楼下也规划了店铺与零售空间、还有一栋16层高的酒店直通相连，诠释了生活即度假的居家概念。

无论您是想要安家、投资，还是仅仅想要放松身心，Asteria Melaka都能带给您度假般的居住体验。入住这里您不仅能沉浸于马六甲悠久而深厚的历史文化之中，也能感受到城市的无限精彩。从探访古老的历史遗址，到观光各大购物商场；从品尝地道的美食佳肴，到体验丰富的夜生活，一切仅在咫尺之遥。



畅享生活便捷圈

SEAMLESSLY CONNECTED

Experience ultimate convenience with retail shops right at your doorstep. With dedicated retail spaces spanning ground floor & first floor, it caters for all your daily necessities.

From dining to relaxation, gathering spaces to entertainment, a variety of shops and services make enjoying life's moments easier than ever. Asteria Melaka brings business and leisure together in one vibrant destination.

底楼与一楼紧密相连的店铺区域，巧妙融合了商业与休闲元素，营造出一个繁华的生活汇聚地。这里不仅覆盖了您日常生活的多元需求，还提供了丰富的餐饮选择和舒适的休闲空间。

无论是品味地道美食、享受悠闲的午后时光，还是与亲友欢聚一堂、畅享娱乐，底楼店铺都近在咫尺，为您的生活增添无限色彩，尽享便捷与舒适。





LIVING ROOM



STUDIO UNIT



BEDROOM



DINING ROOM



ASTERIA MELAKA LOBBY

- Hotel like reception at lift lobby welcoming you home
电梯大厅设有酒店式接待处，欢迎您回家

- Ready hassle-free move in condition with luggage only
仅需携带行李即可轻松入住
- What you see is what you get, complementary from developer
您所看到的，通通送给您!
- Sole professional service suites operator appointed to serve you better
指定专业套房服务运营商独立管理，致力于为您提供更好的服务

STUDIO UNIT

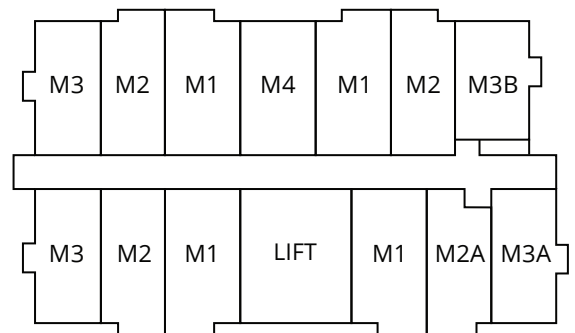
TYPE M1

Built-up | 592 sq.ft.

Balcony | 1 Bathroom

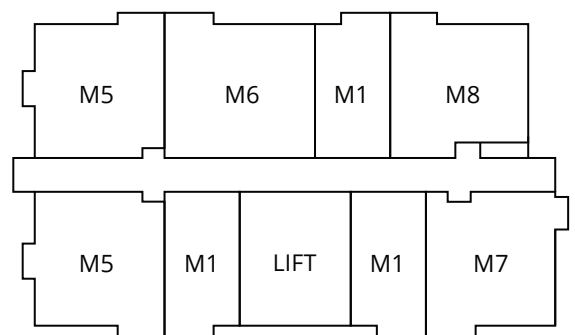


LEVEL 10 - 20



CITY VIEW

LEVEL 21 - 44



CITY VIEW

Type M2 Built-up | 517 sq.ft.

Type M2a Built-up | 484 sq.ft.

Type M3 Built-up | 484 sq.ft.

Type M3a Built-up | 484 sq.ft.

Type M3b Built-up | 474 sq.ft.

Type M4 Built-up | 560 sq.ft.

• Balcony | 1 Bathroom

• Balcony | 1 Bathroom

• 1 Bathroom

• 1 Bathroom

• 1 Bathroom

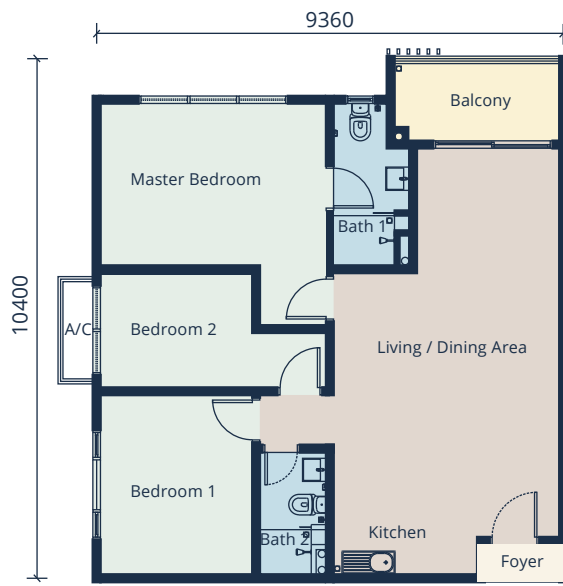
• Balcony | 1 Bathroom

TYPICAL UNIT

TYPE M5

Built-up | 1,001 sq.ft.

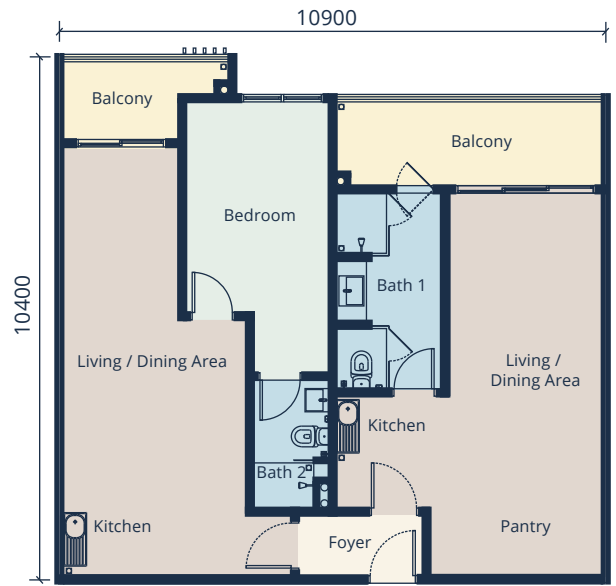
Balcony | 3 Rooms | 2 Bathrooms



TYPE M6

Built-up | 1,152 sq.ft.

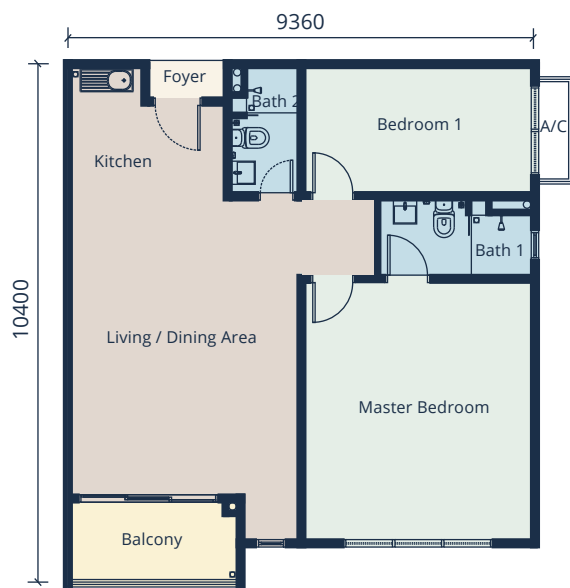
Balcony | Dual Key | 2 Bathrooms



TYPE M7

Built-up | 1,001 sq.ft.

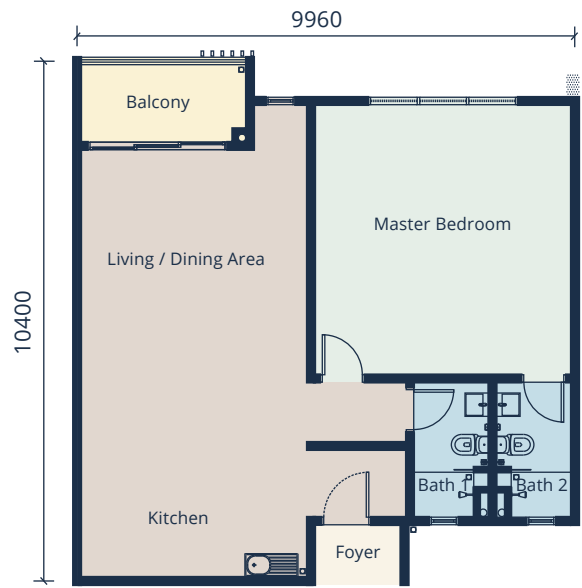
Balcony | 2 Rooms | 2 Bathrooms



TYPE M8

Built-up | 990 sq.ft.

Balcony | 1 Room | 2 Bathrooms





- Gymnasium 健身房
- Outdoor Fitness 户外健身区
- Yoga Studio 瑜珈馆
- Games Room 游戏室
- Hammock Lounge 吊床休憩区
- Chill Out Lounge 休闲区
- Barbeque Area BBQ烤肉区
- Swimming Pool 游泳池
- Wading Pool 浅水池
- Sauna 桑拿
- Kids Playground 儿童游乐场
- Function Hall 多功能室
- Reading Room 阅览室
- Prayer Room 祈祷室

Structure	Reinforced Concrete
Wall	Reinforced Concrete / Masonry
Roofing Covering	Reinforced Concrete Roof Slab
Roof Framing	Reinforced Concrete Roof Beam
Ceiling	Concrete with Skim Coat / Plaster Ceiling Board & Paint (where applicable)
Windows	Aluminium Framed Glass Window
Doors	Main Entrance - Fire Rated Door Bedroom & Bathroom - Timber Flush Door Balcony - Aluminium Framed Glass Sliding Door
Ironmongery	Selected Quality Lockset
Wall finishes	Internal - Skim Coat and Painted Bathroom - Tiles to Ceiling Height
Floor finishes	Living, Dining & Bedroom - SPC Flooring Bathroom & Balcony - Tiles

[illegible]



Strategically situated with high visibility from the main thoroughfare and direct access to the coastal bridge. Located conveniently in Kota Syahbandar, encircled by Melaka's historical points of interest and UNESCO World Heritage sites.



欲知更多详情，欢迎参观我们的销售展厅
VISIT OUR SALES GALLERY FOR MORE INFO

ASTERIA MELAKA SALES GALLERY (LEVEL 1)
 Jalan KBS 11A, Kota Syahbandar, 75200 Melaka

或拨打销售专线：
OR CALL US NOW:

+6013 - 865 7678



Another prestigious project by AGB

Developer: Axteria Eco Sdn. Bhd. Co. No. 201101034651 (962784-H)

A MEMBER OF AXTERIA GROUP BERHAD

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· Developer's Licence No.: 30535/08-2028/0212(A) · Validity Date : 17/08/2023 - 16/08/2028 · Advertising & Sales Permit No.: 30535-1/05-2027/0440(N)-(S) · Validity Date : 20/05/2023 - 19/05/2027
 · Approving Authority : Majlis Bandaraya Melaka Bersejarah · Building Plan Approval No. : MBMB/JKB.03030/05/2013 (128) · Land Tenure : 92 years Leasehold · Expiring Date : 28/12/2103
 · Land Encumbrance : United Overseas Bank (Malaysia) Berhad · Expected Date of Completion : 31/12/2024 · Total Units : 306 · Min Price : RM294,162.00 · Max Price : RM987,043.00

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA