



ASTERA

2-STOREY TERRACE HOMES

**ImpianHills**

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

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



Artist's impression only



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



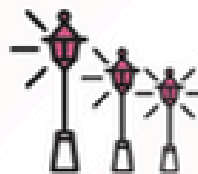
MULTIGENERATIONAL PARK
Playground cater for kids whilst outdoor tness equipment for adults and serene spots for the elderly.



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

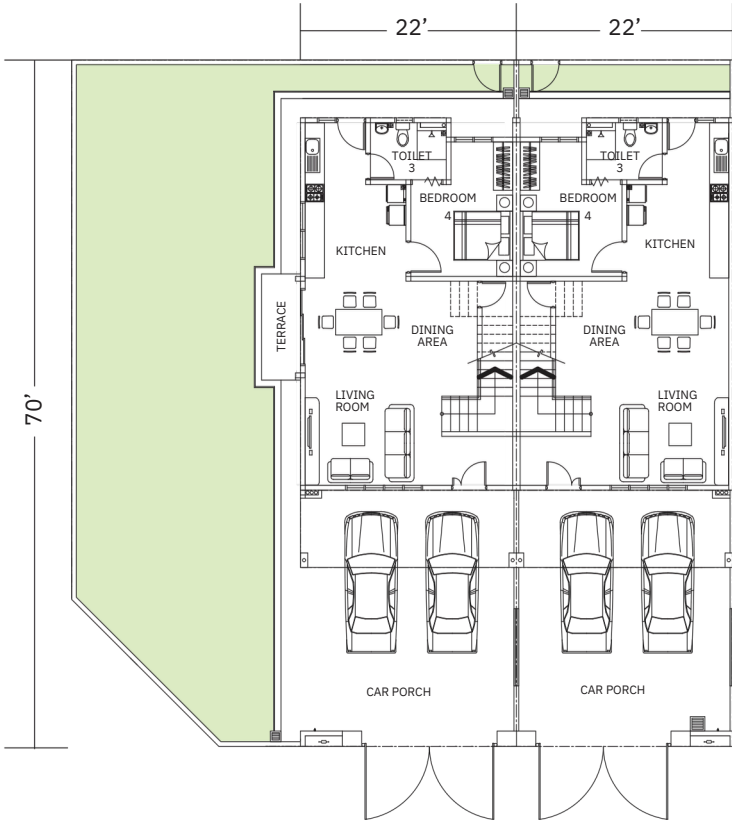
TYPE A

2-STOREY TERRACE HOMES

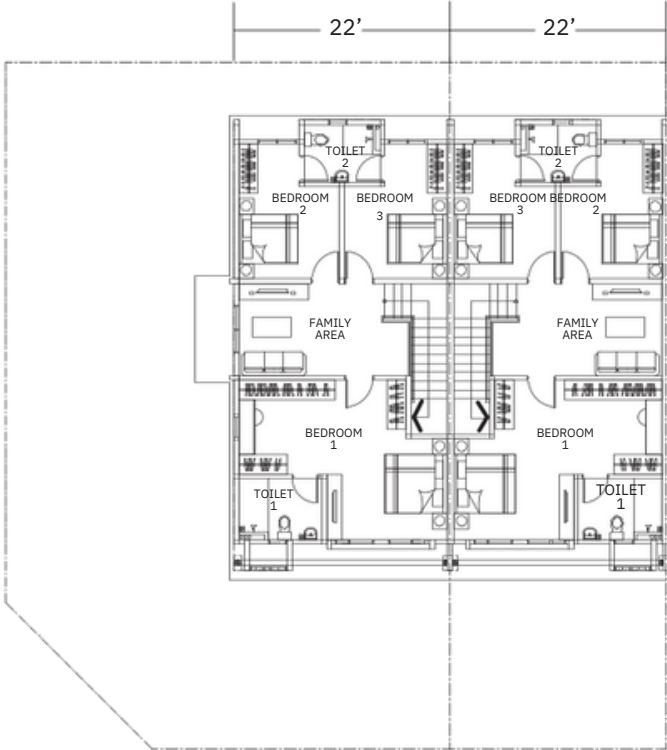
Land size:
22' x 70'

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

4 3



Ground Floor



First Floor



Artist's impression only

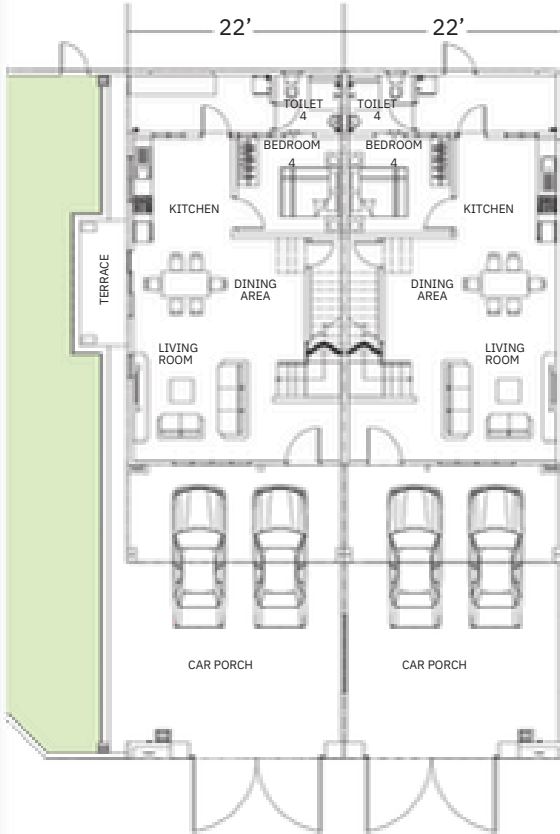
TYPE B

2-STOREY TERRACE HOMES

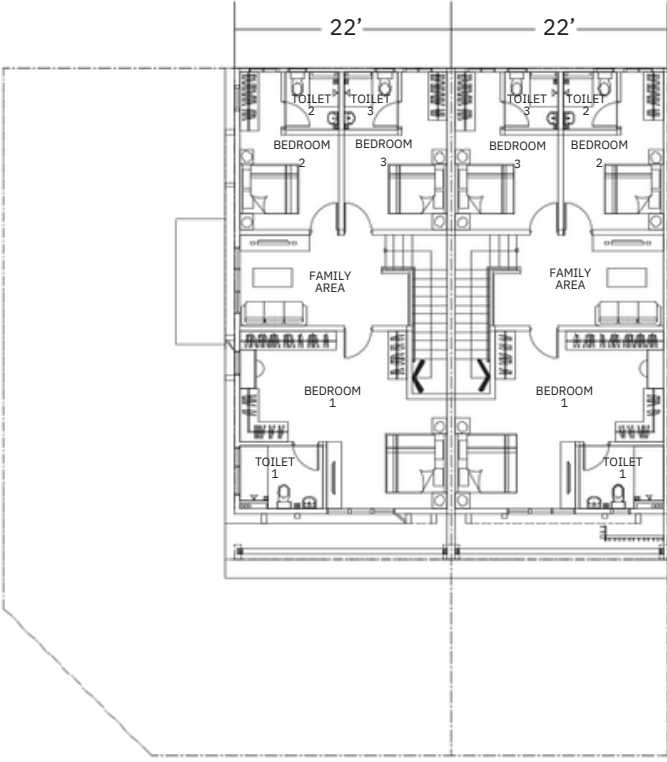
Land size:
22' x 70'

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

4 4



Ground Floor



First Floor



SPECIFICATIONS

| | | | | |
|--|---|---------------------|------------------|-------------------|
| STRUCTURE | Reinforced concrete frames | | | |
| WALL | Bricks / block / concrete | | | |
| ROOFING COVERING | Concrete roof tile / rc at 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 Tiles Tiles Tiles Cement render | | | |
| Bathrooms | Wet kitchen wall tiles at selected wall to 2100mm | | | |
| Staircase | height | | | |
| Car porch | Master bathroom full wall tiles to ceiling height | | | |
| Store room, driveway and other areas | Bathroom wall tiles to min. 2100mm height | | | |
| WALL FINISHES | Other areas: skim, cement plaster / plaster & paint | | | |
| | Cement sand brick wall with MS grille | | | |
| FENCING | | | | |
| | 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/Endwith land | Intermediate/End | Corner/Endwith la |
| 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 |



GROCERY AND SHOPPING

- IKEATebrau
- 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

- HighlandBukit Purnama Court
- Tebrau Sports & Recreation Centre
- C&I Tiram Sports Badminton
- Austin Heights Water and Adventure Park
- Bukit Purnama Park
- Bukit Purnama Park
- Kota Tinggi Golf & Country Club

HEALTHCARE

- Klinik KesihatanUlu 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



Developer : 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
Tel : 07-355 8082 • Type : Two Storey Terrace Homes • Developer License: 30170/08-2027/0169(N) • Validity Period : 30/08/2022 - 29/08/2027 • Advertising & Sales Permit No.: 30170-1/11-2024/0373(N)-(L)
Validity Period : 30/11/2022 - 29/11/2024 • Approving Authority : Majlis Daerah Kota Tinggi • Reference No.: MDKT/OSC/KT/2021/B13(18) • Expected Completion Date : November 2024 • Land Encumbrances : NIL
Land Tenure : Freehold • Selling Price : Two Storey Terrace House (Type A): RM556,667 (min) - RM1,001,111 (max) • Two Storey Terrace House (Type B): RM694,444 (min) - RM1,020,000 (max)
Unit: Type A - 73 units, Type B - 70 units • Bumiputera Discount : 15%. IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA.

'All plans, information and specifications contained herein are subject to variations, modifications and/or amendments as required by the relevant authorities or developer's consultant/architect and cannot form part of an offer or contract. Renderings and illustrations herein are artists' impressions only and all measurements are approximate subject to final survey. While every reasonable care has been taken in preparing this leaflet, the developer, its agent or representative cannot be held responsible for any inaccuracies or changes.'