DISCOVER YOUR
DREAM HOME
Aster Hill
雅轩丘

YOUR ATTAINABLE LIVING

Cocooned from the hustle and bustle of the city,
discover the modern sanctuary of Aster Hill @ Sri Petaling.
Where your dream home awaits, offering a warm and
graceful welcome to everyone in the family.

FREEHOLD

Artist's Impression

EMBRACE THE SERENITY OF HOME

Nestled amidst serene and strategic surroundings,
Aster Hill @ Sri Petaling is a tranquil enclave for you to experience
modern-day living immersed in convenience.

FREEHOLD

Multi-Tired
Security System

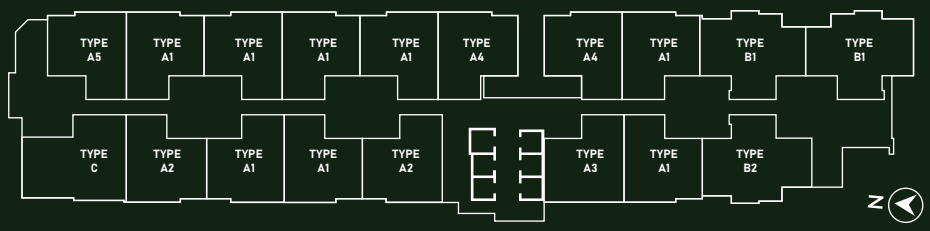
Lifestyle
Convenience

Built-up Sizes
846 sq.ft - 1077 sq.ft

Artist's Impression

FLOOR PLAN

TOWER A



TYPE A1

852 sq.ft.
3 Bedrooms
2 Bathrooms

TYPE A2

872 sq.ft
3 Bedrooms
2 Bathrooms

TYPE A3

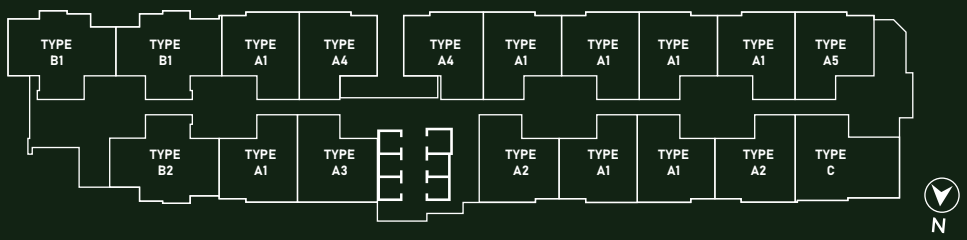
867 sq.ft
3 Bedrooms
2 Bathrooms

TYPE A4

846 sq.ft
3 Bedrooms
2 Bathrooms

FLOOR PLAN

TOWER B



TYPE A5

857 sq.ft
3 Bedrooms
2 Bathrooms

TYPE B1

1,043 sq.ft
3 Bedrooms
2 Bathrooms

TYPE B2

1,072 sq.ft
3 Bedrooms
2 Bathrooms

TYPE C

1,077 sq.ft
3 Bedrooms
2 Bathrooms

FACILITIES

- A GUARD HOUSE
- B LOBBY
- C SWIMMING POOL
- D WADING POOL
- E BARBEQUE TERRACE
- F CHILDREN PLAYGROUND
- G OUTDOOR GYM
- H REFLEXOLOGY
- I OPEN LOUNGE
- J PARKING
- K TOILET
- L MAIL ROOM
- M FUNCTION HALL
- N GYMNASIUM
- O LAUNDRY
- P KINDERGARTEN
- Q GAMES ROOM
- R READING ROOM
- S BUSINESS LOUNGE
- T MANAGEMENT OFFICE
- U FOOD/PARCEL DELIVERY
- V MEETING ROOM
- W UTILITY ROOM
- X CONTROL ROOM

Artist's Impression

SPECIFICATIONS

STRUCTURE	Reinforced Concrete
WALL	Reinforced Concrete Wall / Masonry
ROOF	Reinforced Concrete Slab
FLOOR FINISHES	
Entrance	Tiles
Living, Dining & Kitchen	Tiles
Balcony	Tiles
Bedrooms	Laminate Flooring
Bathrooms	Tiles
Yard	Tiles
WALL FINISHES	
Exterior	Paint
Interior	Skim Coat & Paint
Bathrooms	Tiles
Kitchen	Skim Coat & Paint
CEILING	
Bathrooms	Plaster Ceiling Board and Paint
Others	Skim Coat and Paint
DOORS	
Main Entrance	Fire Door to Authority/Bomba's Requirement
Balcony	Aluminum Frame Sliding Door
Others	Flush Door
IRONMONGERY	Selected Locksets
WINDOWS	Aluminium Frame Window

SANITARY FITTINGS	A1	A2	A3	A4	A5	B1	B2	C
Pedestal Water Closet c/w Bib Tap	2 nos	2 nos	2 nos	2 nos	2 nos	2 nos	2 nos	2 nos
Wash Basin c/w Tap	2 nos	2 nos	2 nos	2 nos	2 nos	2 nos	2 nos	2 nos
Handheld Shower Fitting with Mixer	2 nos	2 nos	2 nos	2 nos	2 nos	2 nos	2 nos	2 nos
Washing Machine Tap	1 no	1 no	1 no	1 no	1 no	1 no	1 no	1 no
ELECTRICAL INSTALLATION								
Lighting Point	13 nos	13 nos	13 nos	13 nos	13 nos	14 nos	14 nos	14 nos
13 Amp Switch Socket Outlet	15 nos	15 nos	15 nos	15 nos	15 nos	17 nos	17 nos	18 nos
Ceiling Fan Point with fan hook	1 no	1 no	1 no	1 no	1 no	1 no	1 no	1 no
Air-conditioning Point (c/w wiring & piping system)	4 nos	4 nos	4 nos	4 nos	4 nos	4 nos	4 nos	4 nos
Water Heater Point	1 no	1 no	1 no	1 no	1 no	2 nos	2 nos	2 nos
Electrical Distribution Board (Single Phase)	1 no	1 no	1 no	1 no	1 no	1 no	1 no	1 no
INTERNAL TELECOMMUNICATION TRUNKING AND CABLING								
SMATV Socket Outlet	1 no	1 no	1 no	1 no	1 no	1 no	1 no	1 no
Fiber Wall Socket (Internet/Telephone)	1 no	1 no	1 no	1 no	1 no	1 no	1 no	1 no

Artist's Impression

HOME IS WHERE THE HEART IS

HOME IS A FEELING OF LOVE AND PEACE

LIVE TO LOVE
LOVE TO LIVE

Taking into consideration the needs of modern homeowners and the difficulties faced in finding a decent home in a strategic location at an affordable price, UOA Group has crafted the Aster Hill Collection. This relatively new concept by UOA offers living spaces that caters to “new norm living” - innovative homes that are able to adapt and accommodate the lifestyle needs of different genarations, all at an attainable price.

THERE IS NO PLACE LIKE HOME

STRATEGICALLY CONNECTED

FOR YOUR DAILY CONVENIENCE

Aster Hill 雅轩丘

- 450 m — SJK(C) LA SALLE
- 1.8 km — NSK TRADE CITY
- 10 km — MID VALLEY MEGAMALL
- 11 km — KL CITY
- 25 km — PUTRAJAYA/ CYBERJAYA

LEGEND

- Proposed MRT Station
- LRT Line
- Proposed Road By DBKL (Under Construction)

OVER 30 YEARS OF DEVELOPING OUTSTANDING PROPERTIES

Another Prestigious Development by:

UOA GROUP
BUILDING EXCELLENCE

DEVELOPER: COSMO HOUSING DEVELOPMENT SDN BHD (1108795-W)

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Developer's Address: UOA Corporate Tower, Lobby A, Avenue 10, The Vertical, Bangsar South City, No 8, Jalan Kerinchi, 59200 Kuala Lumpur, Malaysia I Developer's License No : 19787/10-2025/1111 (A) I Validity Period : 17/10/2022 - 16/10/2025 (3 year) I Sale & Advertising Permit (Phase 1) : 19787-2/02-2026/0141 (N)-(S) I Validity Period : 17/02/2023 - 16/02/2026 I Project Type : Suite Apartments I Building Plan Approval Body : Dewan Bandaraya Kuala Lumpur I Building Plan Approval : DBKL.JKB.BP S3 OSC 2022 2235 I Total Suite Apartment Phase 1 : 575 I Total Floor Level : 32 I Total Parking Phase 1 : 1154 I Land Tenure : Freehold I Land Encumbrances: None I Interest Restrictions: None I Proposed Completion Date : February 2027 I Minimum Price Phase 1: RM 569,000 I Maximum Price (Phase 1) : RM 843,300 I 5% Discount for Bumiputera

Developer's Address: UOA Corporate Tower, Lobby A, Avenue 10, The Vertical, Bangsar South City, No 8, Jalan Kerinchi, 59200 Kuala Lumpur, Malaysia I Developer's License No : 19787/10-2025/1111 (A) I Validity Period : 17/10/2022 - 16/10/2025 (3 year) I Sale & Advertising Permit (Phase 2) : 19787-3/02-2026/0142 (N)-(S) I Validity Period : 17/02/2023 - 16/02/2026 I Project Type : Suite Apartments I Building Plan Approval Body : Dewan Bandaraya Kuala Lumpur I Building Plan Approval : DBKL.JKB.BP S3 OSC 2022 2235 I Total Suite Apartment Phase 2 : 575 I Total Floor Level : 32 I Total Parking Phase 2 : 1151 I Land Tenure : Freehold I Land Encumbrances: None I Interest Restrictions: None I Proposed Completion Date : August 2027 I Minimum Price (Phase 2) : RM 573,000 I Maximum Price (Phase 2) : RM 828,300 I 5% Discount for Bumiputera

All Information and perspectives contained in this printed material are subject to change without prior notice and cannot form part of any offer or contact. All information contained herein is correct at the time of printing and neither the developer nor its agent(s) can be held responsible for any inaccuracy. All illustration shown are artist's impressions and for reference only.