



Astrum

YOUR **H.O.M.E** RIGHT IN THE CENTRE OF SHAH ALAM



WHERE
60% GREENERY,
MEETS
MODERNITY.

Feel the heartbeat of Section 14, Shah Alam, where education, commerce, leisure, hospitality, and essential services are just steps away. Seamlessly connected to life's joys and conveniences.

Astrum
SHAH ALAM



EXPERIENCE COMPLETE URBAN CONNECTIVITY



YOUR **H.O.M.E** RIGHT IN THE CENTRE OF SHAH ALAM

HARMONY

Located in
A Prime, Mature,
and Well Planned
Township



Accessibility to
9 Major
Highways

High **ROI** Growth

**Dato' Menteri
LRT Station**

Just at Your Doorstep



**Central
Nexus**

Linking to
All Amenities



OASIS

Nestled in
106 Acres
of Lush
Greenery,
Taman Tasik
Shah Alam



Closed Proximity
to Various
**Entertainment,
Leisure and
Landmarks**



MODERNISATION

Exclusive
Facilities Podium



Flexi
Layout Design

*Personalized
Interior Design
Solutions



5-tier
Security



ENCLAVE

THE
14th Avenue
SHAH ALAM

**Vibrant Eatery
Boulevard**

Central Hub

Connected to
All Your Living
Conveniences



14th Avenue

THE **14th Avenue** SHAH ALAM



Various F&B Outlets



Street Food



Co-working Office

Where vibrant retail alfresco vibes meet an eatery boulevard, fresh market finds, a lively bazaar, enticing F&B cafes, and dynamic co-working spaces — all in one vibrant destination.

*For further information, please feel free to reach out to our salesperson



Park Avenue



Baking Room



Karaoke Room

Unwind beneath the seasonal bloom of Park Avenue's Tabebuia Rosea trees – a spectacle of pink twice a year – or enjoy family time in our Baking Room and Karaoke Room.

Enhance your weekend experience with a variety of exhilarating activities at our Dynamic Multipurpose Court, or take a refreshing plunge into our Olympic-sized Lap Pool.



Futsal/Basketball/Takraw Court



Smart Gym



Children's Playground



50m Lap Pool

EXCLUSIVE FACILITIES PODIUM - ELEVATING LIFESTYLE



LEVEL 9

SPLASH PARK

- 20 Reflective Pond
- 21 Pool Deck
- 22 Children's Pool
- 23 Bubbler Pool
- 24 Poolside Pavilion
- 25 Pool Shower
- 26 Kid's Pool Slide
- 50 Sun Deck
- 51 Shallow Lounge Pool
- 52 50m Lap Pool
- 53 Jacuzzi

SPORT & TRAINING

- 35 Table Tennis Room
- 36 Pool Table Room
- 44 Futsal/Basketball/Takraw Court

SOCIALIZE & EVENT

- 02 Co-Working + Meeting Lounge
- 03 Reading/Study Room
- 04 Surau
- 05 Open Lounge
- 17 Lobby Lounge
- 37 Party Room
- 38 Baking Room
- 39 Multi-Purpose Hall
- 40 Party Terrace
- 49 BBQ Pavilion & Terrace

ENTERTAINMENT

- 08 Outdoor Movie Wall
- 46 Games Room
- 47 Dance Room
- 48 Karaoke Room

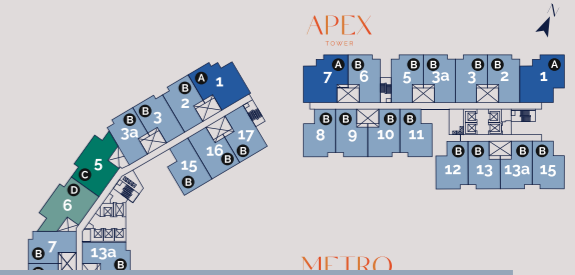
LEISURE & RECREATION

- 06 Hammock Garden
- 07 Chillax Terrace
- 27 Feature Pavilion
- 28 Garden Terrace
- 29 Children's Playground
- 30 Park Avenue
- 31 Play Lawn
- 32 Trellis with Swing
- 33 Picnic Terrace
- 34 Herbs Garden
- 41 Stepped Seating
- 42 Seating Alcove & Fire Pit
- 43 Reflexology Path
- 45 Zen Garden

REJUVENATE & FITNESS

- 01 Semi Outdoor Fitness
- 09 Smart Gym
- 10 Gym (M)
- 11 Changing Room (M)
- 12 Sauna (M)
- 13 Changing Room (F)
- 14 Sauna (F)
- 15 Anti-Oxidant Room (M)
- 16 Anti-Oxidant Room (F)
- 18 Gym (F)
- 19 Yoga & Meditation Deck

FLOOR PLANS



CREATING YOUR IDEAL HOME



Type B - Living Room



Type B - Master Room

Craft the perfect ambience in your home with our interior design solutions. Every corner whispers warmth, comfort, and belonging, making your home uniquely yours.

EXCLUSIVE FACILITIES PODIUM - ELEVATING LIFESTYLE

SPECIFICATION

STRUCTURE	Reinforced Concrete
WALL	Masonry / Reinforced Concrete
ROOF	Reinforced Concrete Roof
CEILING	Plaster Board & Paint / Skim Coat & Paint
FLOOR FINISHES	Foyer, Living, Dining, Kitchen : Selected Porcelain Tiles Yard, Balcony : Selected Porcelain Tiles All Bathrooms : Selected Porcelain Tiles All Bedrooms : Laminated Flooring and Porcelain Tiles Accessory Parcel : Cement Render Artificial Turf (Type B1, B1 (m), B2, B2 (m), B3, B3 (m))
WALL FINISHES	Selected Porcelain Tiles Plaster / Skim Coat & Paint
IRONMONGERY	Quality Lockset
DOORS	Fire Rated Door / Timber Flush Door Powder Coated Aluminium Frame Glass Door (Type B1, B1 (m), B2, B2 (m), B3, B3 (m)) Powder Coated Aluminium Frame Glass Sliding Door (Type A, A (m))
WINDOWS	Powder Coated Aluminium Frame Glass Window

SANITARY WARES AND FITTINGS

SPECIFICATION	TYPE A/A (m)	TYPE B/B (m)	TYPE B1/B1 (m)	TYPE B2/B2 (m)	TYPE B3/B3 (m)	TYPE C	TYPE D	TYPE E/E (m)	TYPE E1/E1 (m)
Water Closet	3	2	2	2	2	3	3	2	2
Wash Basin with Tap	3	2	2	2	2	3	3	2	2
Hand Bidet	3	2	2	2	2	3	3	2	2
Shower Head/ Hand Shower	3	2	2	2	2	3	3	2	2
Bib Tap	1	1	2	2	2	1	1	-	-

ELECTRICAL POINTS

SPECIFICATION	TYPE A/A (m)	TYPE B/B (m)	TYPE B1/B1 (m)	TYPE B2/B2 (m)	TYPE B3/B3 (m)	TYPE C	TYPE D	TYPE E/E (m)	TYPE E1/E1 (m)
Lighting Point	15	12	13	13	13	16	16	10	10
Power Point	16	13	13	13	13	17	17	10	10
Ceiling Fan Point	3	2	2	2	2	3	3	2	2
Doorbell Point	1	1	1	1	1	1	1	1	1
Water Heater Socket Point	3	2	2	2	2	3	3	2	2
AC Point	5	4	4	4	4	5	5	3	3
TV Point	2	1	1	1	1	2	2	1	1
Fiber Wall Socket	2	1	1	1	1	2	2	1	1

FLOOR PLANS

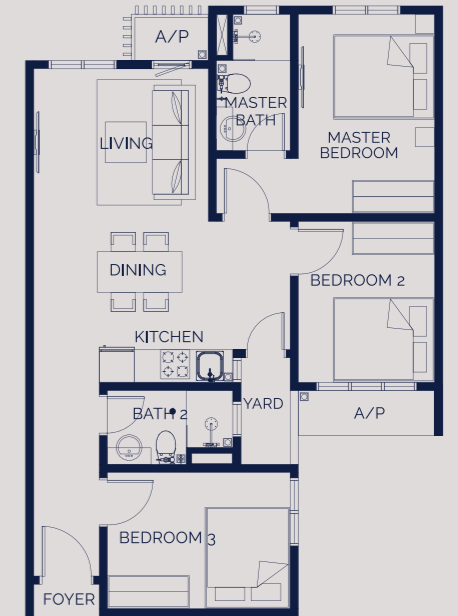
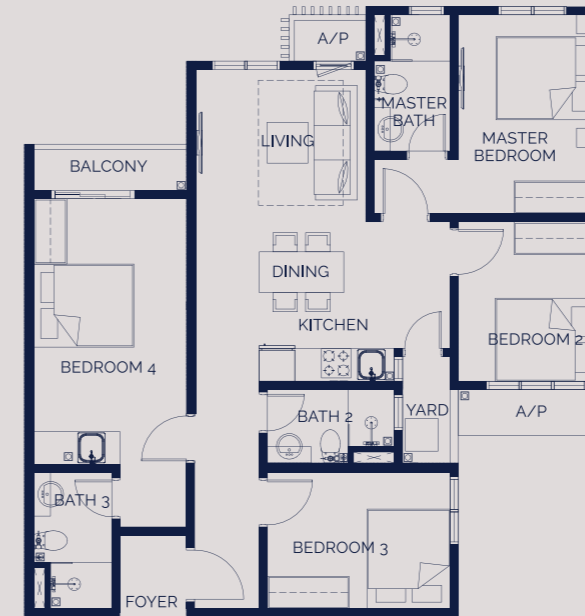


TYPE A
1054sqft | 98m²

4 Bedrooms
3 Bathrooms

TYPE B
775sqft | 72m²

3 Bedrooms
2 Bathrooms

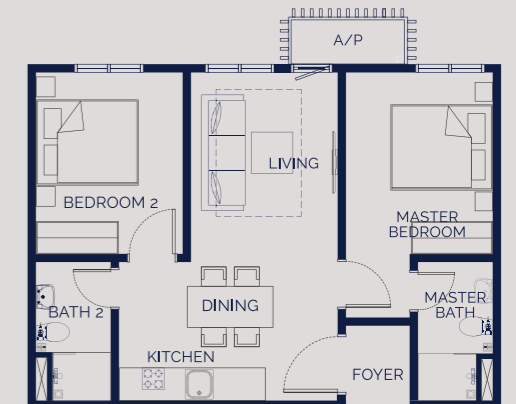
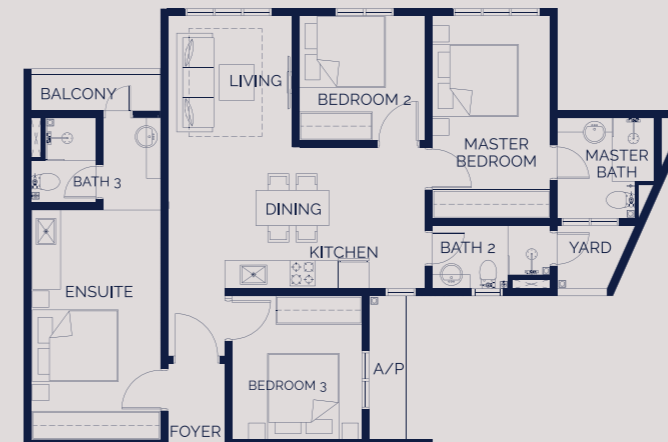


TYPE C
1054sqft | 98m²

3 Bedrooms
2 Bathrooms
1 Ensuite

TYPE E
570sqft | 53m²

2 Bedrooms
2 Bathrooms



*Built up size inclusive of accessories parcels

CENTRAL NEXUS LINKING TO ALL AMENITIES



RECREATION

Taman Tasik Shah Alam	350m
Wet World Water Park	1km
Malawati Stadium	4km
National Botanic Gardens	5.1km
Shah Alam Stadium	5.6km
Sultan Abdul Aziz Shah Golf & Country Club	7.5km

HOSPITAL

Avisena Hospital	35m
SALAM Hospital	4km
KPJ Hospital	4km
Hospital Shah Alam	5km

EDUCATION

Dwi Emas International School	400m
UITM	2km
SMK Seksyen 9	2.9km
UNISEL	4km
SMK Seksyen 18	4.3km
MSU	6km

LEISURE

SACC Mall	140m
PKNS Complex	350m
Plaza Alam Sentral	550m
Lotus's Shah Alam	4km
Aeon Mall Shah Alam	5km
i-City	7km

GOVERNMENT & FINANCIAL INSTITUTIONS

UTC	20m
BSN	200m
CIMB	200m
AFFIN Bank	280m
Maybank	400m
Wisma MBSA	600m
Bank Muamalat	600m
Bank Rakyat	1km

A DEVELOPMENT BY:

Setia Awan
Making Dreams Possible

ASTRUM SHAH ALAM SDN BHD 201901010874 (1320202A)

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ASTRUMSHAHALAM.COM

• Nama Pemajuan: ASTRUM SHAH ALAM, Pemaju: Astrum Shah Alam Sdn Bhd, (1320202-A) • Alamat: Unit 110, Block G Phileo Damansara 1, No.9, Jalan 16/11, Off Jalan Damansara, 46350 Petaling Jaya, Selangor, Malaysia, 60379322000 • No. Lesen Pemaju: 30552/09-2028/0229(A) • Tempoh Sah: 04/09/2023 - 03/09/2028 • No. Permit Jualan & Pengiklanan: 30552-1/07-2027/0629(A)-S) Tempoh Sah: 12/07/2024 - 11/07/2027 • Pihak Berkuasa yang Meluluskan: Majlis Bandaraya Shah Alam • Jenis Rumah: Pangapuri Perkhidmatan • No. Kelulusan Pelan Bangunan: MBSA/BGN/BB/600-1/PSI/SEK: 14/ 0105-2023 • Tempoh Tanah: Pegangan Pajak 99 Tahun (11 Mei 2100) • Tempoh Jangka Stap: Ogos 2028 • harga Jualan: Blok A RM270,000 (min) - RM547,200 (max) • Blok B RM 715,200 (min) - RM 951,600 (max) • Jumlah Tingkat: Blok A: 32, Blok B: 32 • Jumlah unit: Blok A: 407 Unit, Blok B: 451 Unit • Jumlah Unit: 858 unit Fasa 1 Tanah yang diberi milik ini tidak dibenarkan dipindah milik atau dipajak kecuali dengan kebenaran Pihak Berkuasa Negeri • IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA, MAKLUMAT PEMAJUAN BOLEH DISEMAK DI PORTAL TEDUH,KPKT,GOV.MY