

*Astana*  
Residence @ Precinct 8



# STATE-OF-THE-ART RESIDENCE

EMPHASIZING NATURE'S CHARMS

# A LIFESTYLE OF PRIDE AND PRIVILEGE

Experience the satisfaction of living in Putrajaya, a tranquil rising world-class metropolitan with beautiful lake views and nature escapes. The well-balanced inner-city surrounding provides a perfect setting for family bonding.



Actual vista of Putrajaya Lake



# BREATHTAKING ACTIVITIES AND FESTIVALS

Putrajaya residents stand to take part in variety of recreations like sailing, windsurfing and horse riding here. Spectacular international events such as the Hot Air Balloon Fiesta, Red Bull Air Race, Dragon Boat Festival and Putrajaya International Fireworks Competition are perfect for families.

Putrajaya International Hot Air Balloon Fiesta



Putrajaya International Fireworks Competition



Equestrian Park Putrajaya



International Sailing Week



Red Bull Air Race World Championship Putrajaya 2014



# EXCLUSIVITY BEGINS WITH AN AESTHETIC WELCOME

A beautiful collection of 2 1/2 - 3 1/2-storey Boutique Villas set stunningly in a secured and charming enclave by the Putrajaya Lake. Overlooking amazing blue and green panoramas, a poetry-like life is waiting to be discovered.







## GARDEN LIVING IN A CLASS OF ITS OWN

Set amidst tropical blooms, indulge in the enchanting greenery that plays host to a medley of singing birds and rustling leaves. Offering glorious lake view and capturing the best of greens surroundings, these characters define an impeccable garden and lakeside living.







## SATISFYING URBAN LIVING EXPERIENCE

Take pleasure in the many resident-exclusive facilities at the Recreational Centre, designed with a distinctive sheltered rooftop podium. The cantilevered 25-metre infinity pool with Putrajaya Lake as its backdrop serves as the perfect spot for total relaxation. The wading pool, gymnasium, function room, children's indoor play area and outdoor playground offer plenty opportunities for social interaction.



Exclusive Clubhouse





# A LIFESTYLE BEYOND EXPECTATIONS

The uppermost level makes social gathering easy and elegant. The guest suites, social lounge as well as the garden are placed together on the top floor, forming an excellent entertainment space. Spending time on the rooftop is enjoyable, especially when it overlooks spectacular lake views.



Type A



Garden on the rooftop opens up to breathtaking lake panoramas





Dining Hall - Type B1



Living Hall - Type B1

## A SYMPHONY OF STYLE & PRESTIGE

With high ceiling and generous built-ups ranging from 5,348 sf to 6,456 sf, living space indulgence is now possible. Skylight streams through the 3-meter glass windows and doors, highlighting the interior openness. Open-plan layout integrates the living, dining halls and dry kitchen, creating impression of a vast space. A private lift completes the flawless abode.



SAVOUR THE  
PERFECT MOMENTS

The grand master bedroom, along with other comfortable bedrooms ensure lots of restful nights. Furthermore, luxurious ensuite bathrooms provide relaxation with a touch of class. Unwind and immerse yourself in the perfect experience.



Master Bedroom - Type B1



Master Bathroom - Type A





TYPE  
*A*

2 1/2 - STOREY SEMI-D

5 BEDROOMS + 1 MAID'S ROOM  
6 BATHROOMS + 1 POWDER ROOM  
INDIVIDUAL LIFT

BUILT-UP : 6,456 sf  
LAND AREA : 4,416 sf (min) - 6,758 sf (max)

24 UNITS

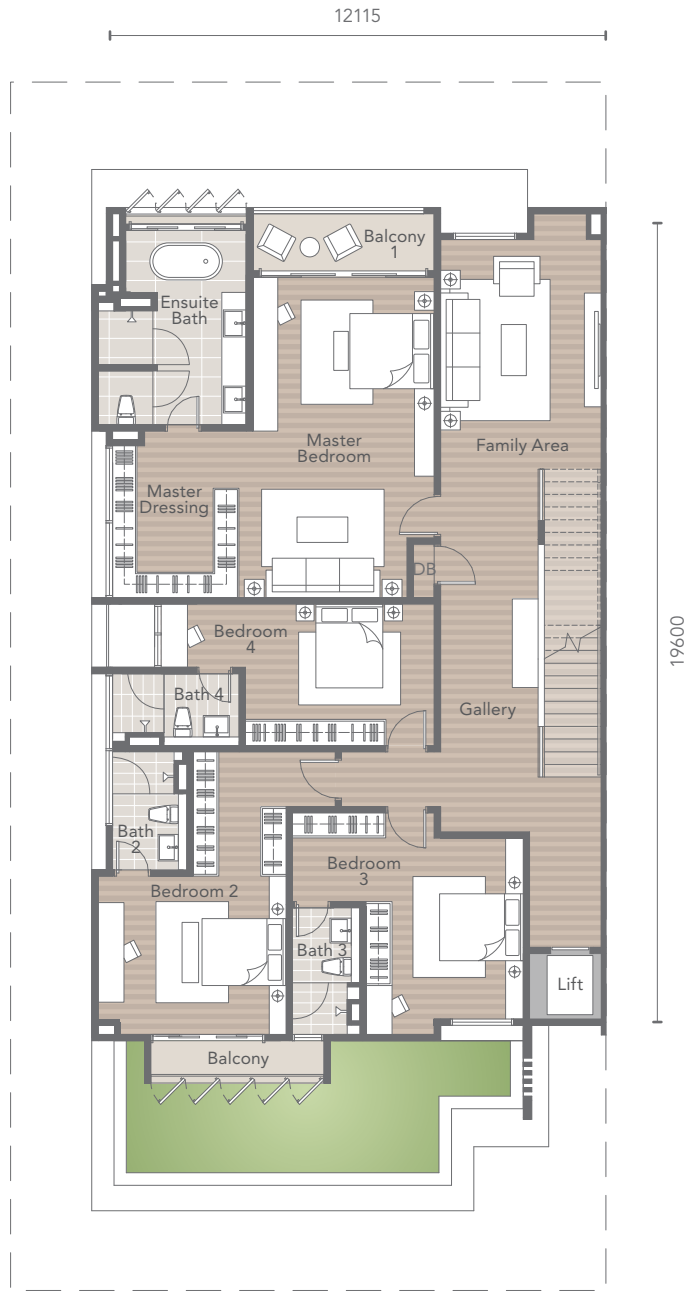




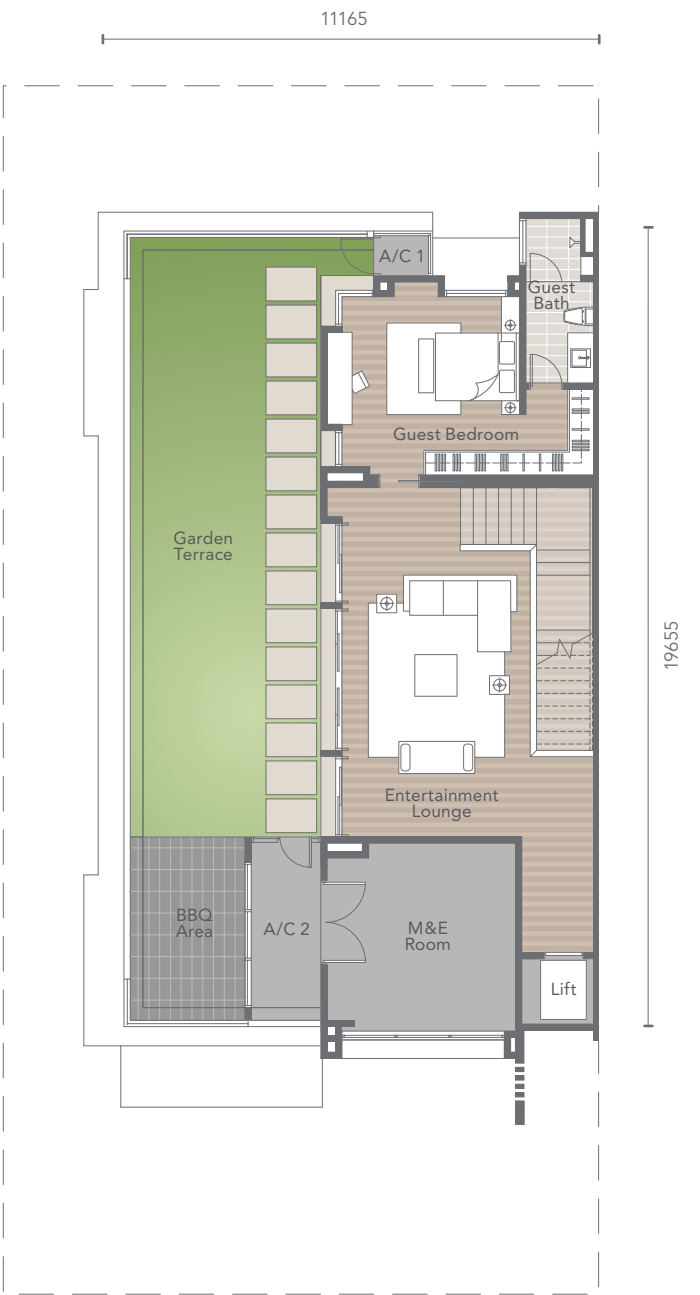
TYPE  
*A*



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

|               |                            |  |  |  |
|---------------|----------------------------|--|--|--|
| STRUCTURE     | Reinforced Concrete        |  |  |  |
| ROOF COVERING | RC Slab/Artificial Turfing |  |  |  |
| WALL          | Brickwall                  |  |  |  |

| FINISHES | GROUND FLOOR                      | FLOOR                  | WALL                  | CEILING                 |
|----------|-----------------------------------|------------------------|-----------------------|-------------------------|
|          | Car Porch                         | Tiles/Washed Aggregate | Plaster & Paint       | Composite Panel Ceiling |
|          | Entrance Terrace                  | Washed Aggregate       | Plaster & Paint       | Plaster Ceiling         |
|          | Entrance Foyer/Gallery/Lift Lobby | Tiles                  | Plaster & Paint       | Plaster Ceiling         |
|          | Living/Dining/Dry Kitchen         | Tiles                  | Plaster & Paint       | Plaster Ceiling         |
|          | DB                                | Tiles                  | Plaster & Paint       | Plaster Ceiling         |
|          | Maid's Bath                       | Tiles                  | Tiles                 | Plaster Ceiling         |
|          | Maid's Room/Dry Yard              | Tiles                  | Plaster & Paint       | Plaster Ceiling         |
|          | Wet Kitchen                       | Tiles                  | Tiles                 | Plaster Ceiling         |
|          | Garden Store                      | Cement Render          | Plaster & Paint       | Skim Coat & Paint       |
|          | Staircase                         | Solid Timber           | Plaster & Paint       | -                       |
|          | Store (Under Staircase)           | Tiles                  | Plaster & Paint       | Skim Coat & Paint       |
|          | Feature Pond                      | Tiles                  | Tiles/Plaster & Paint | Plaster Ceiling         |
|          | Powder Room                       | Tiles                  | Tiles                 | Plaster Ceiling         |
|          | A/C                               | Washed Aggregate       | Plaster & Paint       | Skim Coat & Paint       |
|          | Service Yard                      | Washed Aggregate       | Plaster & Paint       | -                       |

| FINISHES | FIRST FLOOR                    | FLOOR            | WALL            | CEILING         |
|----------|--------------------------------|------------------|-----------------|-----------------|
|          | Family Area/Lift Lobby/Gallery | Solid Timber     | Plaster & Paint | Plaster Ceiling |
|          | Master Bedroom & Dressing      | Solid Timber     | Plaster & Paint | Plaster Ceiling |
|          | DB                             | Solid Timber     | Plaster & Paint | Plaster Ceiling |
|          | Ensuite Bath                   | Tiles/Marble     | Tiles/Marble    | Plaster Ceiling |
|          | Balconies                      | Washed Aggregate | Plaster & Paint | Plaster Ceiling |
|          | Bedrooms                       | Solid Timber     | Plaster & Paint | Plaster Ceiling |
|          | Bathrooms                      | Tiles            | Tiles           | Plaster Ceiling |

| FINISHES | SECOND FLOOR     | FLOOR              | WALL            | CEILING                 |
|----------|------------------|--------------------|-----------------|-------------------------|
|          | Guest Bedroom    | Solid Timber       | Plaster & Paint | Plaster Ceiling         |
|          | Guest Bath       | Tiles              | Tiles           | Plaster Ceiling         |
|          | M&E Service Room | Cement Render      | Plaster & Paint | Skim Coat & Paint       |
|          | Garden Terrace   | Artificial Turfing | -               | Composite Panel Ceiling |
|          | A/C 1            | Cement Render      | -               | Composite Panel Ceiling |
|          | A/C 2            | Tiles              | -               | Composite Panel Ceiling |
|          | B.B.Q. Area      | Tiles              | -               | -                       |

|            |                                             |  |                              |  |
|------------|---------------------------------------------|--|------------------------------|--|
| WINDOW     | Aluminium Frame Window                      |  |                              |  |
| DOOR FRAME | Aluminium/Timber Frame                      |  |                              |  |
| DOOR       | Living/Master Bedroom/                      |  | Glass Sliding Door           |  |
|            | Entertainment Lounge/ Bedroom 2             |  |                              |  |
|            | Main Entrance Door                          |  | Decorative Solid Timber Door |  |
|            | Bedrooms/Bathrooms/Wet Kitchen/Powder Room/ |  | Solid Core Timber Door       |  |
|            | Maid's Room/Dry Yard (Internal)             |  |                              |  |
|            | Guest Bedroom                               |  | Timber Sliding Door          |  |
|            | Store (Under Staircase)/DB                  |  | Timber Louvered Door         |  |
|            | Garden Store                                |  | Aluminium Louvered Door      |  |
|            | Dry Yard (External)                         |  | Aluminium Grilled Door       |  |

|                           |                          |        |                         |                    |        |
|---------------------------|--------------------------|--------|-------------------------|--------------------|--------|
| SANITARY WARES & FITTINGS | Pedestal Water Closet    | 7 Nos  | ELECTRICAL INSTALLATION | Light Point        | 80 Nos |
|                           | Wash Hand Basin          | 8 Nos  |                         | Fan Point          | 9 Nos  |
|                           | Toilet Paper Roll Holder | 7 Nos  |                         | Power Point        | 52 Nos |
|                           | Hand Bidet               | 7 Nos  |                         | Water Heater Point | 1 No   |
|                           | Shower Rose              | 6 Nos  |                         | Air-Cond Point     | 9 Nos  |
|                           | Bath Tub                 | 1 No   |                         | SAT/TV Point       | 4 Nos  |
|                           | Tap                      | 13 Nos |                         | Telephone Point    | 3 Nos  |
|                           | Kitchen Sink             | 2 Nos  |                         | Door Bell Point    | 1 No   |



TYPE  
*B1*

3 1/2 - STOREY SEMI-D

5 BEDROOMS + 1 MAID'S ROOM  
6 BATHROOMS + 1 POWDER ROOM  
INDIVIDUAL LIFT

BUILT-UP : 5,752 sf  
LAND AREA : 3,505 sf (min) - 3,717 sf (max)

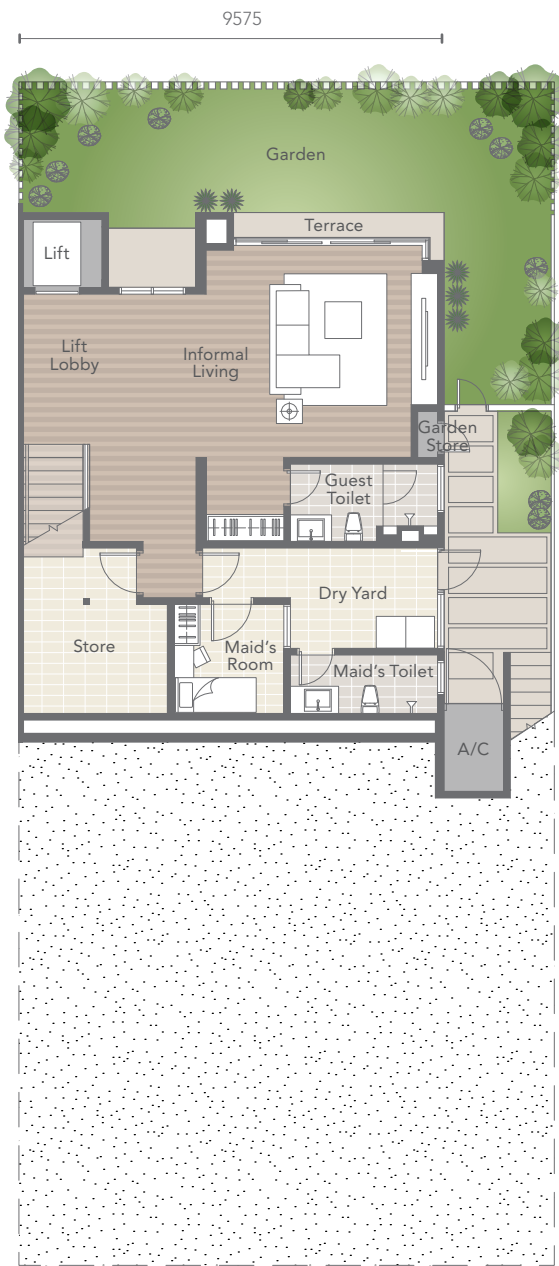
6 UNITS



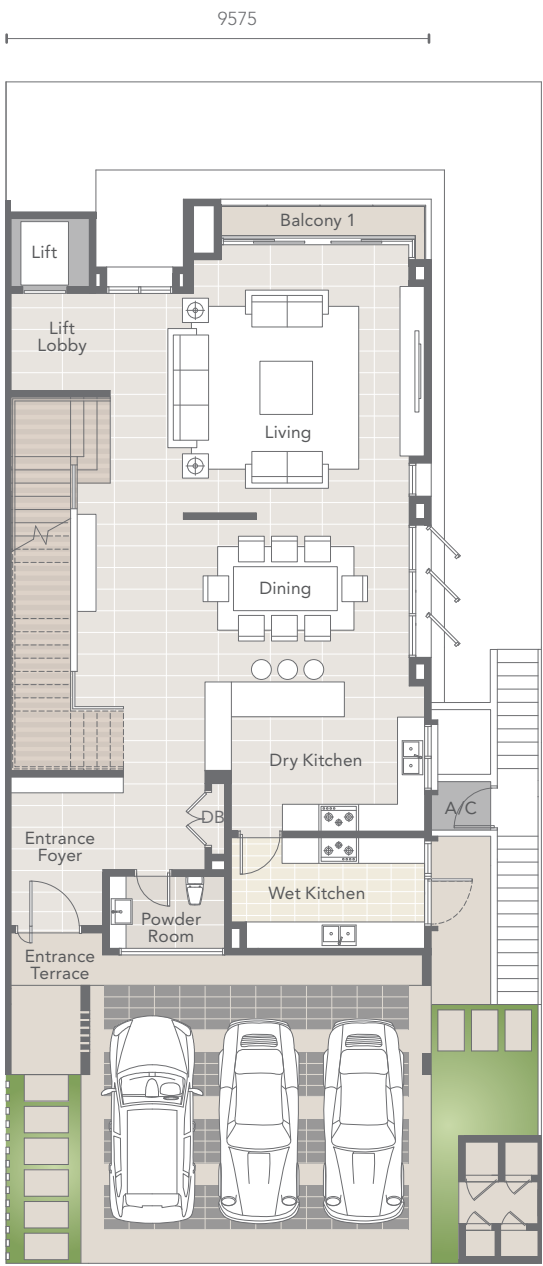


TYPE

B1



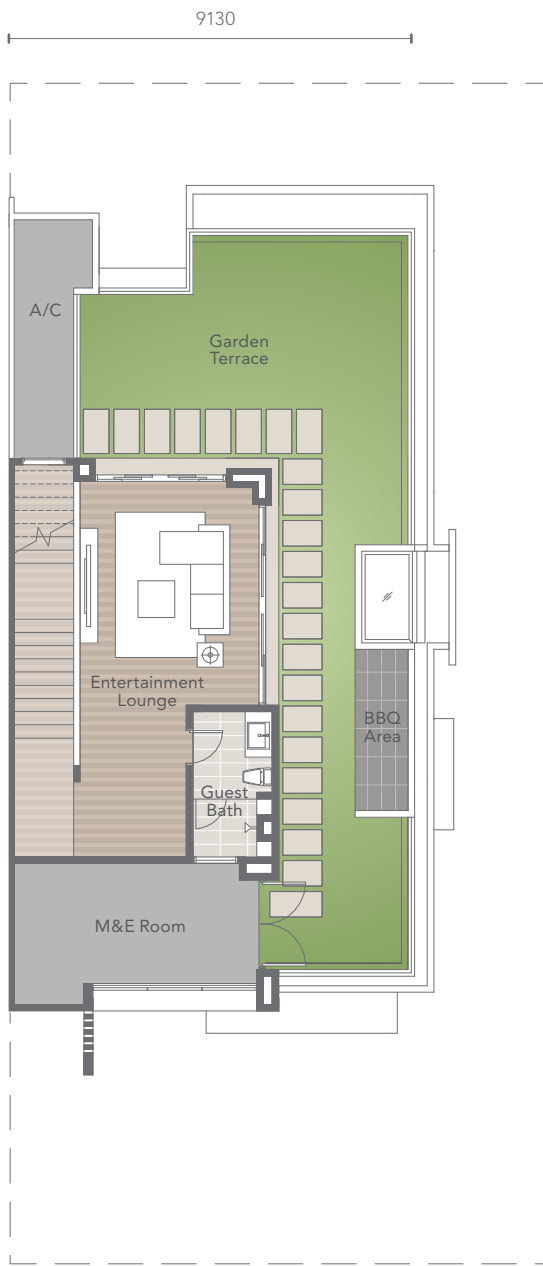
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

|               |                                      |                        |                 |                                |
|---------------|--------------------------------------|------------------------|-----------------|--------------------------------|
| STRUCTURE     | Reinforced Concrete                  |                        |                 |                                |
| ROOF COVERING | RC Slab/Artificial Turfing           |                        |                 |                                |
| WALL          | Brickwall                            |                        |                 |                                |
| FINISHES      | LOWER GROUND FLOOR                   | FLOOR                  | WALL            | CEILING                        |
|               | Staircase                            | Solid Timber           | Plaster & Paint | -                              |
|               | Store                                | Tiles                  | Plaster & Paint | Skim Coat & Paint              |
|               | Maid's Toilet                        | Tiles                  | Tiles           | Plaster Ceiling                |
|               | Maid's Room/Dry Yard                 | Tiles                  | Plaster & Paint | Plaster Ceiling                |
|               | Guest Bath 1                         | Tiles                  | Tiles           | Plaster Ceiling                |
|               | Informal Living/Lift Lobby           | Solid Timber           | Plaster & Paint | Plaster Ceiling                |
|               | Terrace                              | Washed Aggregate       | Plaster & Paint | Skim Coat & Paint              |
|               | Service Yard                         | Washed Aggregate       | Plaster & Paint | -                              |
|               | A/C                                  | Cement Render          | Plaster & Paint | -                              |
|               | Garden Store                         | Cement Render          | Plaster & Paint | Skim Coat & Paint              |
| FINISHES      | GROUND FLOOR                         | FLOOR                  | WALL            | CEILING                        |
|               | Car Porch                            | Tiles/Washed Aggregate | Plaster & Paint | Composite Panel Ceiling        |
|               | Entrance Terrace                     | Washed Aggregate       | Plaster & Paint | Plaster Ceiling                |
|               | Powder Room                          | Tiles                  | Tiles           | Plaster Ceiling                |
|               | Wet Kitchen                          | Tiles                  | Tiles           | Plaster Ceiling                |
|               | Living/Dining/Dry Kitchen/Lift Lobby | Tiles                  | Plaster & Paint | Plaster Ceiling                |
|               | Balcony 1                            | Washed Aggregate       | -               | Plaster Ceiling                |
|               | Entrance Foyer/DB                    | Tiles                  | Plaster & Paint | Plaster Ceiling                |
|               | A/C                                  | Cement Render          | Plaster & Paint | -                              |
| FINISHES      | FIRST FLOOR                          | FLOOR                  | WALL            | CEILING                        |
|               | Family Area/Lift Lobby/DB            | Solid Timber           | Plaster & Paint | Plaster Ceiling                |
|               | Master Bedroom & Dressing            | Solid Timber           | Plaster & Paint | Plaster Ceiling                |
|               | Ensuite Bath                         | Tiles/Marble           | Tiles/Marble    | Plaster Ceiling/Glass Slylight |
|               | Balconies                            | Washed Aggregate       | Plaster & Paint | Plaster Ceiling                |
|               | Bedrooms                             | Solid Timber           | Plaster & Paint | Plaster Ceiling                |
|               | Bathrooms                            | Tiles                  | Tiles           | Plaster Ceiling                |

|                           |                                                                           |                                       |                 |                         |        |
|---------------------------|---------------------------------------------------------------------------|---------------------------------------|-----------------|-------------------------|--------|
| FINISHES                  | SECOND FLOOR                                                              | FLOOR                                 | WALL            | CEILING                 |        |
|                           | Staircase                                                                 | Solid Timber                          | Plaster & Paint | -                       |        |
|                           | Entertainment Lounge                                                      | Solid Timber                          | Plaster & Paint | Plaster Ceiling         |        |
|                           | Guest Bath 2                                                              | Tiles                                 | Tiles           | Plaster Ceiling         |        |
|                           | Garden Terrace                                                            | Artificial Turfing                    | -               | Composite Panel Ceiling |        |
|                           | A/C                                                                       | Cement Render                         | Plaster & Paint | -                       |        |
|                           | B.B.Q Area                                                                | Tiles                                 | Plaster & Paint | -                       |        |
|                           | M&E Service Room                                                          | Cement Render                         | Plaster & Paint | Skim Coat & Paint       |        |
| WINDOW                    | Aluminium Frame Window                                                    |                                       |                 |                         |        |
| DOOR FRAME                | Aluminium/Timber Frame                                                    |                                       |                 |                         |        |
| DOOR                      | Living/Informal Living/Master Bedroom/<br>Entertainment Lounge/ Bedroom 3 | Glass Sliding Door                    |                 |                         |        |
|                           | Main Entrance Door                                                        | Decorative Solid Timber Door          |                 |                         |        |
|                           | Bedrooms/Bathrooms/<br>Powder Room/Maid's Room/Dry Yard (Internal)        | Solid Core Timber Door                |                 |                         |        |
|                           | Ensuite Bath                                                              | Timber Sliding Door                   |                 |                         |        |
|                           | Store (Under Staircase)/DB                                                | Timber Louvered Door                  |                 |                         |        |
|                           | Garden Store                                                              | Aluminium Louvered Door               |                 |                         |        |
|                           | Dry Yard (External)                                                       | Aluminium Grille Door                 |                 |                         |        |
|                           | Wet Kitchen                                                               | Glass Door and Solid Core Timber Door |                 |                         |        |
| SANITARY WARES & FITTINGS | Pedestal Water Closet                                                     | 7 Nos                                 | ELECTRICAL      | Light Point             | 85 Nos |
|                           | Wash Hand Basin                                                           | 8 Nos                                 | INSTALLATION    | Fan Point               | 8 Nos  |
|                           | Toilet Paper Roll Holder                                                  | 7 Nos                                 |                 | Power Point             | 47 Nos |
|                           | Hand Bidet                                                                | 7 Nos                                 |                 | Water Heater Point      | 1 No   |
|                           | Shower Rose                                                               | 6 Nos                                 |                 | Air-Cond Point          | 8 Nos  |
|                           | Bath Tub                                                                  | 1 No                                  |                 | SAT/TV Point            | 5 Nos  |
|                           | Tap                                                                       | 13 Nos                                |                 | Telephone Point         | 3 Nos  |
|                           | Kitchen Sink                                                              | 2 Nos                                 |                 | Door Bell Point         | 1 No   |



TYPE  
*B2*

3 1/2 - STOREY SEMI-D

5 BEDROOMS + 1 MAID'S ROOM  
6 BATHROOMS + 1 POWDER ROOM  
INDIVIDUAL LIFT

BUILT-UP : 5,763 sf  
LAND AREA : 3,360 sf (min) - 3,727 sf (max)

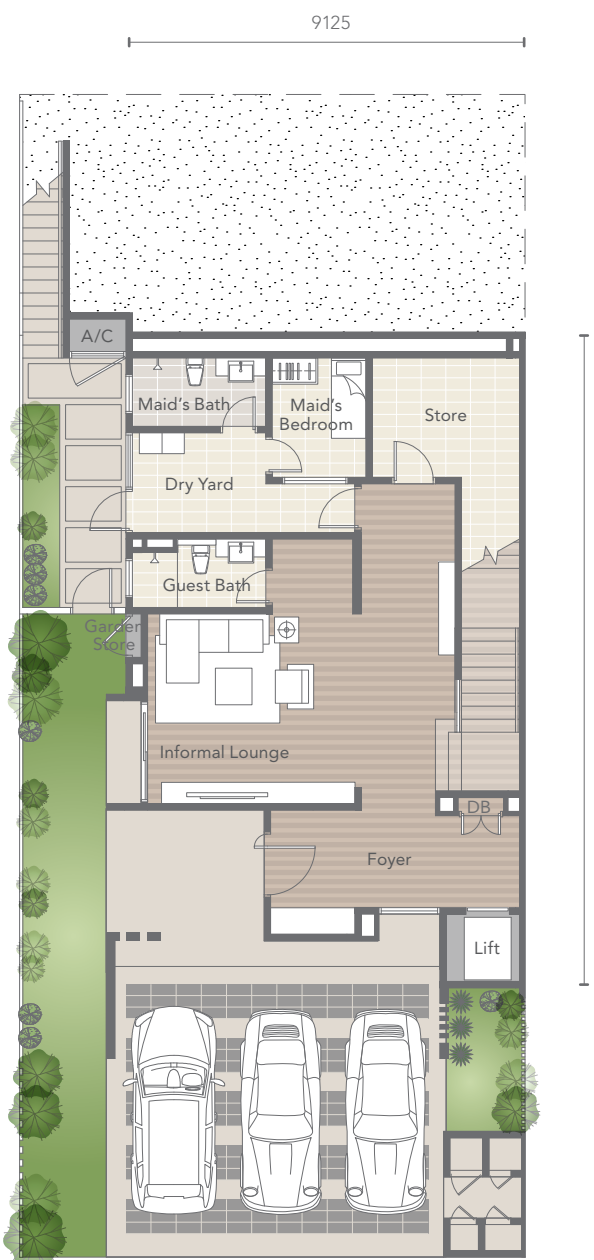
10 UNITS



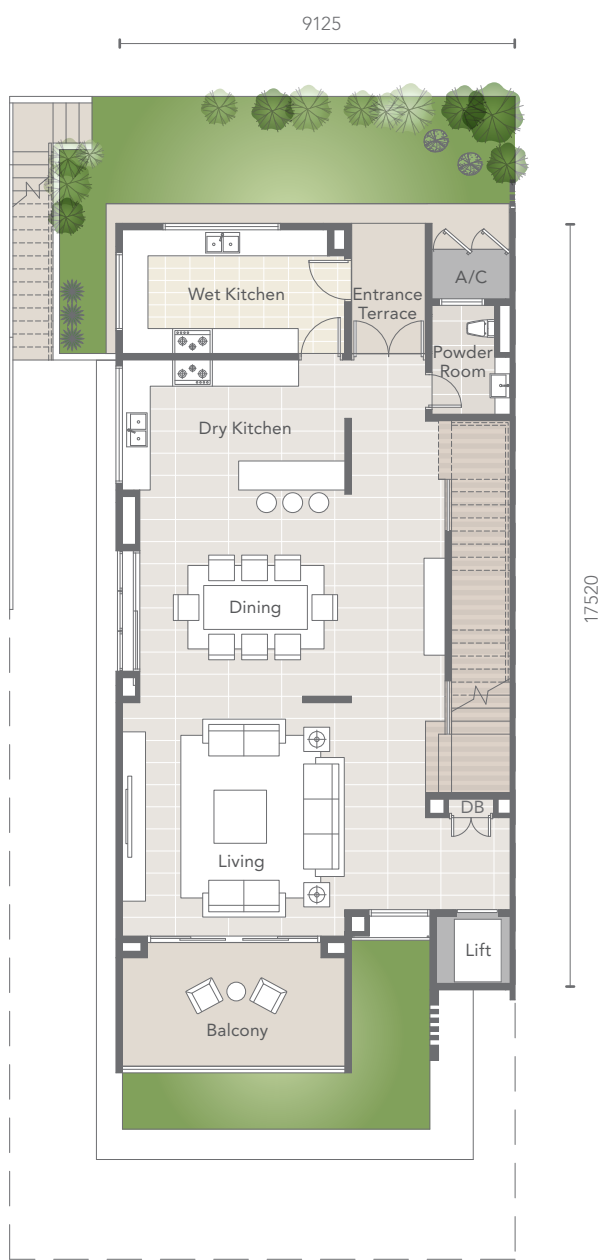


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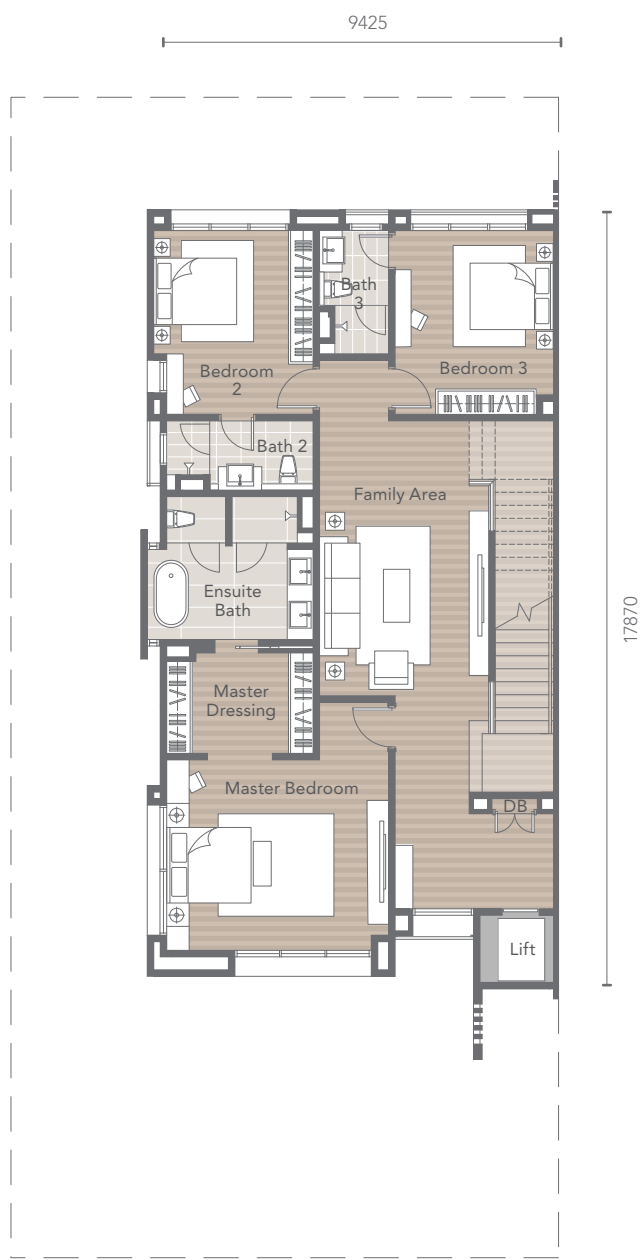
B2



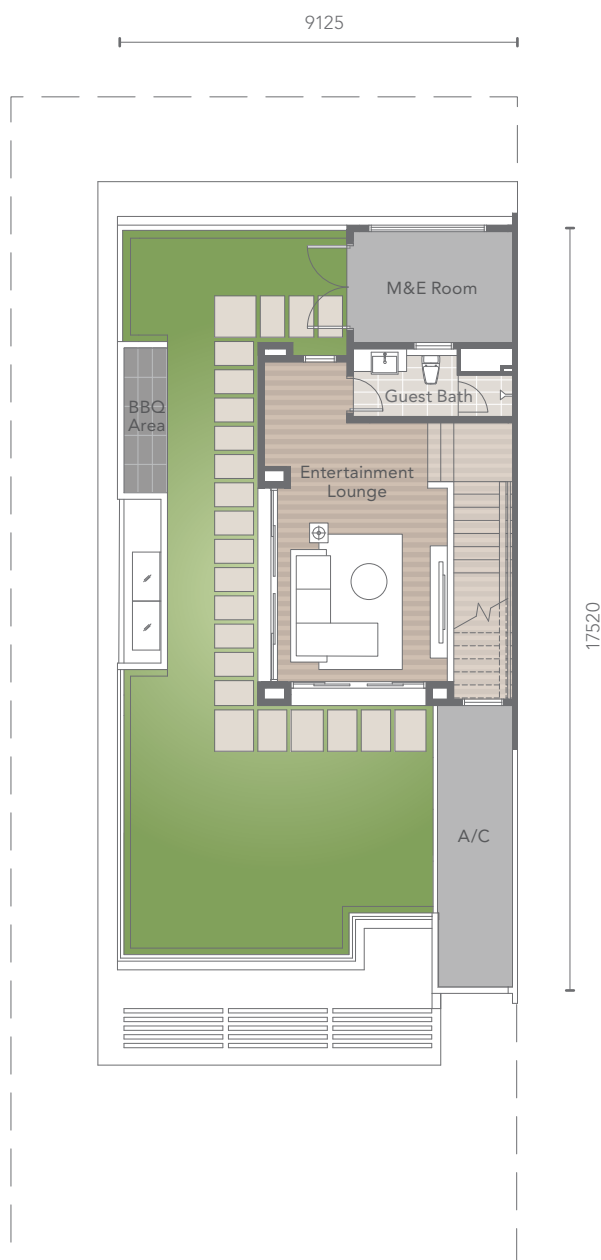
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

|               |                            |  |  |  |
|---------------|----------------------------|--|--|--|
| STRUCTURE     | Reinforced Concrete        |  |  |  |
| ROOF COVERING | RC Slab/Artificial Turfing |  |  |  |
| WALL          | Brickwall                  |  |  |  |

| FINISHES | LOWER GROUND FLOOR             | FLOOR                  | WALL            | CEILING                 |
|----------|--------------------------------|------------------------|-----------------|-------------------------|
|          | Car Porch                      | Tiles/Washed Aggregate | Plaster & Paint | Composite Panel Ceiling |
|          | Entrance Terrace               | Washed Aggregate       | Plaster & Paint | Plaster Ceiling         |
|          | Entrance Foyer/Informal Lounge | Solid Timber           | Plaster & Paint | Plaster Ceiling         |
|          | DB                             | Solid Timber           | Plaster & Paint | Plaster Ceiling         |
|          | Terrace                        | Washed Aggregate       | Plaster & Paint | Plaster Ceiling         |
|          | Garden Store                   | Cement Render          | Plaster & Paint | Skim Coat & Paint       |
|          | Staircase                      | Solid Timber           | Plaster & Paint | -                       |
|          | Store                          | Tiles                  | Plaster & Paint | Skim Coat & Paint       |
|          | Maid's Room                    | Tiles                  | Plaster & Paint | Plaster Ceiling         |
|          | Dry Yard                       | Tiles                  | Plaster & Paint | Plaster Ceiling         |
|          | Guest Bath/Maid's Bath         | Tiles                  | Tiles           | Plaster Ceiling         |
|          | A/C                            | Cement Render          | Plaster & Paint | -                       |
|          | Service Yard                   | Washed Aggregate       | Plaster & Paint | -                       |

| FINISHES | GROUND FLOOR              | FLOOR                  | WALL            | CEILING           |
|----------|---------------------------|------------------------|-----------------|-------------------|
|          | Living/Dining/Dry Kitchen | Tiles                  | Plaster & Paint | Plaster Ceiling   |
|          | Powder Room               | Tiles                  | Tiles           | Plaster Ceiling   |
|          | Wet Kitchen               | Tiles                  | Tiles           | Plaster Ceiling   |
|          | Entrance Terrace          | Washed Aggregate       | Plaster & Paint | Plaster Ceiling   |
|          | Lift Lobby                | Tiles                  | Plaster & Paint | Plaster Ceiling   |
|          | DB                        | Tiles                  | Plaster & Paint | Plaster Ceiling   |
|          | A/C                       | Washed Aggregate       | Plaster & Paint | Skim Coat & Paint |
|          | Balcony                   | Washed Aggregate/Tiles | Plaster & Paint | Plaster Ceiling   |

| FINISHES | FIRST FLOOR               | FLOOR        | WALL            | CEILING         |
|----------|---------------------------|--------------|-----------------|-----------------|
|          | Family Area/Lift Lobby    | Solid Timber | Plaster & Paint | Plaster Ceiling |
|          | Master Bedroom & Dressing | Solid Timber | Plaster & Paint | Plaster Ceiling |

|  |              |              |                 |                                |
|--|--------------|--------------|-----------------|--------------------------------|
|  | Ensuite Bath | Tiles/Marble | Tiles/Marble    | Plaster Ceiling/Glass Skylight |
|  | DB           | Solid Timber | Plaster & Paint | Plaster Ceiling                |
|  | Bedrooms     | Solid Timber | Plaster & Paint | Plaster Ceiling                |
|  | Bathrooms    | Tiles        | Tiles           | Plaster Ceiling                |

| FINISHES | SECOND FLOOR         | FLOOR              | WALL            | CEILING                 |
|----------|----------------------|--------------------|-----------------|-------------------------|
|          | Entertainment Lounge | Solid Timber       | Plaster & Paint | Plaster Ceiling         |
|          | Guest Bath           | Tiles              | Tiles           | Plaster Ceiling         |
|          | M&E Service Room     | Cement Render      | Plaster & Paint | Skim Coat & Paint       |
|          | B.B.Q Area           | Tiles              | -               | -                       |
|          | Garden Terrace       | Artificial Turfing | -               | Composite Panel Ceiling |
|          | A/C                  | Cement Render      | -               | -                       |

|            |                                                                                   |  |                              |  |
|------------|-----------------------------------------------------------------------------------|--|------------------------------|--|
| WINDOW     | Aluminium Frame Window                                                            |  |                              |  |
| DOOR FRAME | Aluminium/Timber Frame                                                            |  |                              |  |
| DOOR       | Living/Entertainment Lounge/Informal Lounge                                       |  | Glass Sliding Door           |  |
|            | Main Entrance Door                                                                |  | Decorative Solid Timber Door |  |
|            | Other Bedrooms/Wet Kitchen/Bathrooms/ Powder Room/Maid's Room/Dry Yard (Internal) |  | Solid Core Timber Door       |  |
|            | Ensuite Bath                                                                      |  | Timber Sliding Door          |  |
|            | Store (Under Staircase)/DB                                                        |  | Timber Louvered Door         |  |
|            | Garden Store                                                                      |  | Aluminium Louvered Door      |  |
|            | Dry Yard (External)                                                               |  | Aluminium Grille Door        |  |

|                           |                          |        |                         |                    |        |
|---------------------------|--------------------------|--------|-------------------------|--------------------|--------|
| SANITARY WARES & FITTINGS | Pedestal Water Closet    | 7 Nos  | ELECTRICAL INSTALLATION | Light Point        | 79 Nos |
|                           | Wash Hand Basin          | 8 Nos  |                         | Fan Point          | 8 Nos  |
|                           | Toilet Paper Roll Holder | 7 Nos  |                         | Power Point        | 48 Nos |
|                           | Hand Bidet               | 7 Nos  |                         | Water Heater Point | 1 No   |
|                           | Shower Rose              | 6 Nos  |                         | Air-Cond Point     | 8 Nos  |
|                           | Bath Tub                 | 1 No   |                         | SAT/TV Point       | 4 Nos  |
|                           | Tap                      | 13 Nos |                         | Telephone Point    | 3 Nos  |
|                           | Kitchen Sink             | 2 Nos  |                         | Door Bell Point    | 1 No   |



TYPE  
*B3*

3 - STOREY SEMI-D

5 BEDROOMS + 1 MAID'S ROOM  
6 BATHROOMS + 1 POWDER ROOM  
INDIVIDUAL LIFT

BUILT-UP : 5,348 sf  
LAND AREA : 3,654 sf (min) - 6,588 sf (max)

16 UNITS



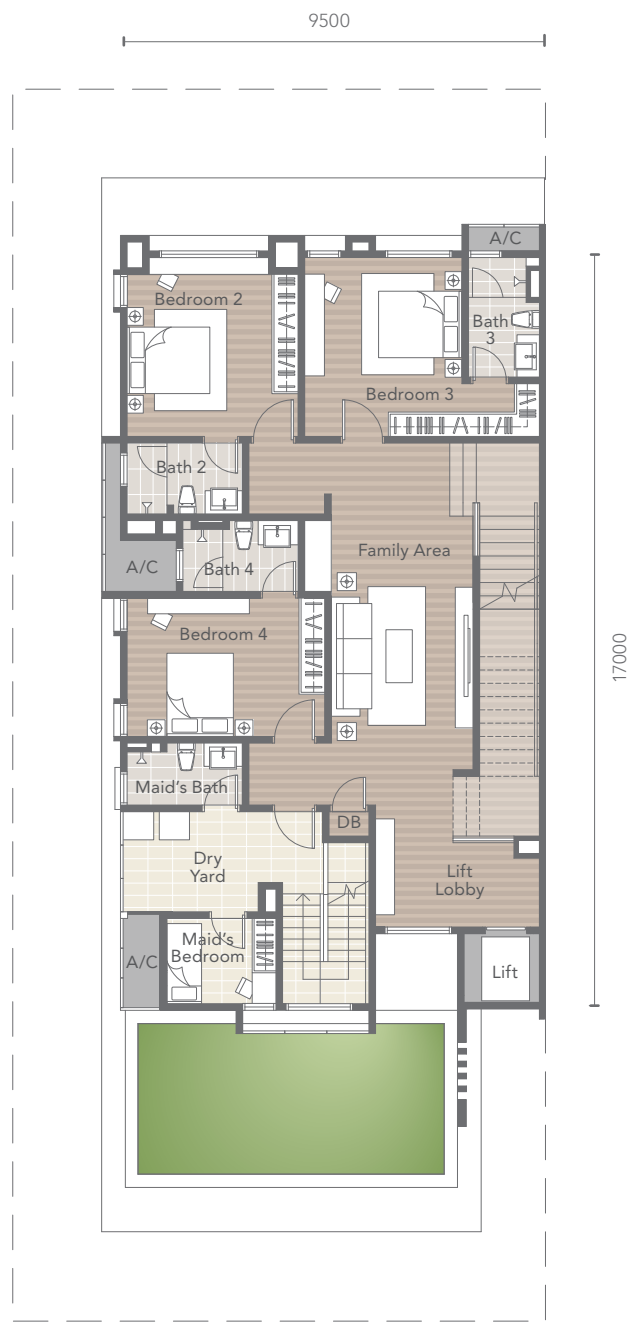


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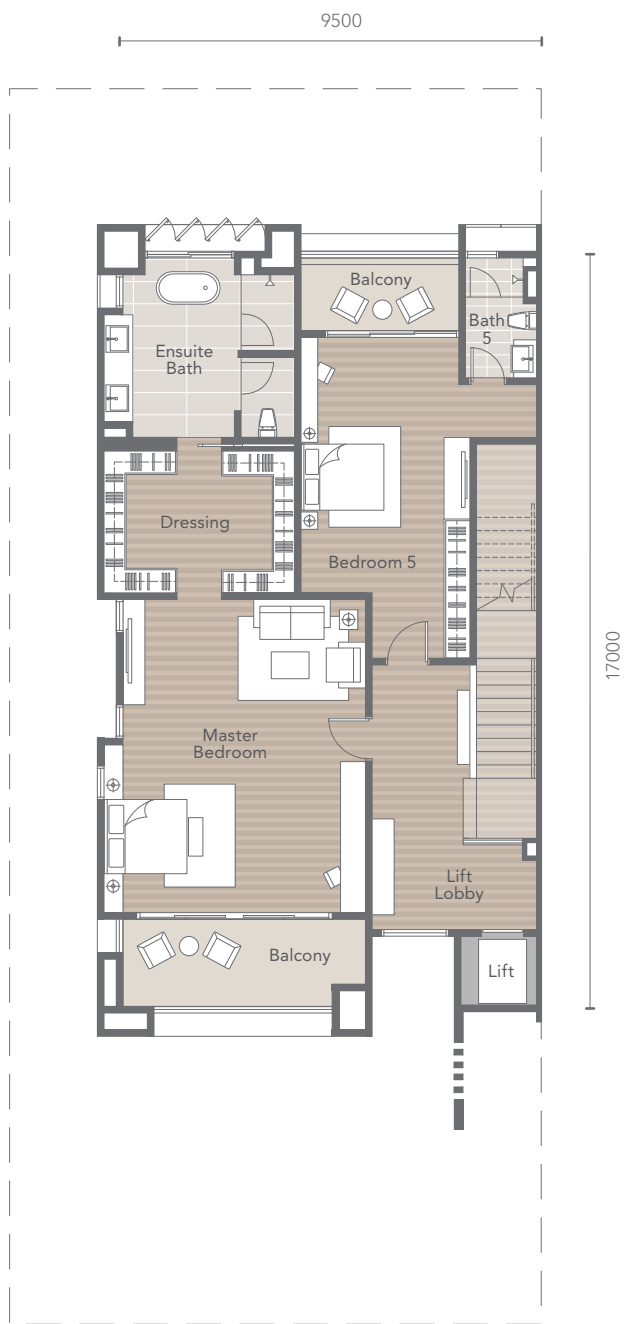
B3



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

|               |                            |  |  |  |
|---------------|----------------------------|--|--|--|
| STRUCTURE     | Reinforced Concrete        |  |  |  |
| ROOF COVERING | RC Slab/Artificial Turfing |  |  |  |
| WALL          | Brickwall                  |  |  |  |

| FINISHES | GROUND FLOOR                      | FLOOR                  | WALL            | CEILING                 |
|----------|-----------------------------------|------------------------|-----------------|-------------------------|
|          | Car Porch                         | Tiles/Washed Aggregate | Plaster & Paint | Composite Panel Ceiling |
|          | Entrance Terrace                  | Washed Aggregate       | Plaster & Paint | Plaster Ceiling         |
|          | Entrance Foyer/Lift Lobby/Gallery | Tiles                  | Plaster & Paint | Plaster Ceiling         |
|          | Staircase                         | Solid Timber           | Plaster & Paint | -                       |
|          | Wet Kitchen                       | Tiles                  | Tiles           | Plaster Ceiling         |
|          | Garden Store                      | Cement Render          | Plaster & Paint | Skim Coat & Paint       |
|          | Powder Room                       | Tiles                  | Tiles           | Plaster Ceiling         |
|          | Living/Dining/Dry Kitchen         | Tiles                  | Plaster & Paint | Plaster Ceiling         |
|          | Terrace/A/C                       | Washed Aggregate       | Plaster & Paint | Skim Coat & Paint       |
|          | Staircase At Wet Kitchen          | Tiles                  | Plaster & Paint | Plaster Ceiling         |
|          | Service Yard                      | Washed Aggregate       | Plaster & Paint | -                       |
|          | Store                             | Tiles                  | Plaster & Paint | Skim Coat & Paint       |

| FINISHES | FIRST FLOOR            | FLOOR         | WALL            | CEILING           |
|----------|------------------------|---------------|-----------------|-------------------|
|          | Family Area/Lift Lobby | Solid Timber  | Plaster & Paint | Plaster Ceiling   |
|          | Bedrooms               | Solid Timber  | Plaster & Paint | Plaster Ceiling   |
|          | Bathrooms              | Tiles         | Tiles           | Plaster Ceiling   |
|          | DB                     | Solid Timber  | Plaster & Paint | Plaster Ceiling   |
|          | Maid's Bath            | Tiles         | Tiles           | Plaster Ceiling   |
|          | Maid's Room/Dry Yard   | Tiles         | Plaster & Paint | Plaster Ceiling   |
|          | A/C                    | Cement Render | Plaster & Paint | Skim Coat & Paint |

| FINISHES | SECOND FLOOR              | FLOOR            | WALL            | CEILING                        |
|----------|---------------------------|------------------|-----------------|--------------------------------|
|          | Master Bedroom & Dressing | Solid Timber     | Plaster & Paint | Plaster Ceiling/Glass Skylight |
|          | Ensuite Bath              | Tiles/Marble     | Tiles/Marble    | Plaster Ceiling                |
|          | Lift Lobby                | Solid Timber     | Plaster & Paint | Plaster Ceiling                |
|          | Bedroom 5                 | Solid Timber     | Plaster & Paint | Plaster Ceiling                |
|          | Bath 5                    | Tiles            | Tiles           | Plaster Ceiling                |
|          | Balconies                 | Washed Aggregate | Plaster & Paint | Plaster Ceiling                |
|          | A/C                       | Cement Render    | Plaster & Paint | Skim Coat & Paint              |

| FINISHES | M&E FLOOR | FLOOR         | WALL            | CEILING           |
|----------|-----------|---------------|-----------------|-------------------|
|          | M&E Room  | Cement Render | Plaster & Paint | Skim Coat & Paint |

|            |                                                                                  |  |                              |  |
|------------|----------------------------------------------------------------------------------|--|------------------------------|--|
| WINDOW     | Aluminium Frame Window                                                           |  |                              |  |
| DOOR FRAME | Aluminium/Timber Frame                                                           |  |                              |  |
| DOOR       | Living/Master Bedroom/Bedroom 5/Dining                                           |  | Glass Sliding Door           |  |
|            | Main Entrance Door                                                               |  | Decorative Solid Timber Door |  |
|            | Other Bedrooms/Bathrooms/Powder Room/Maid's Room/Dry Yard (Internal)/Wet Kitchen |  | Solid Core Timber Door       |  |
|            | Ensuite Bath                                                                     |  | Timber Sliding Door          |  |
|            | Store (Under Staircase)/DB                                                       |  | Timber Louvered Door         |  |
|            | Garden Store                                                                     |  | Aluminium Louvered Door      |  |

|                           |                          |        |                         |                    |        |
|---------------------------|--------------------------|--------|-------------------------|--------------------|--------|
| SANITARY WARES & FITTINGS | Pedestal Water Closet    | 7 Nos  | ELECTRICAL INSTALLATION | Light Point        | 74 Nos |
|                           | Wash Hand Basin          | 8 Nos  |                         | Fan Point          | 9 Nos  |
|                           | Toilet Paper Roll Holder | 7 Nos  |                         | Power Point        | 49 Nos |
|                           | Hand Bidet               | 7 Nos  |                         | Water Heater Point | 1 No   |
|                           | Shower Rose              | 6 Nos  |                         | Air-Cond Point     | 9 Nos  |
|                           | Bath Tub                 | 1 No   |                         | SAT/TV Point       | 4 Nos  |
|                           | Tap                      | 13 Nos |                         | Telephone Point    | 3 Nos  |
|                           | Kitchen Sink             | 2 Nos  |                         | Door Bell Point    | 1 No   |



TYPE  
C

3 1/2 - STOREY SEMI-D

5 BEDROOMS + 1 MAID'S ROOM  
6 BATHROOMS + 1 POWDER ROOM  
INDIVIDUAL LIFT

BUILT-UP : 6,096 sf  
LAND AREA : 4,678 sf

1 UNIT



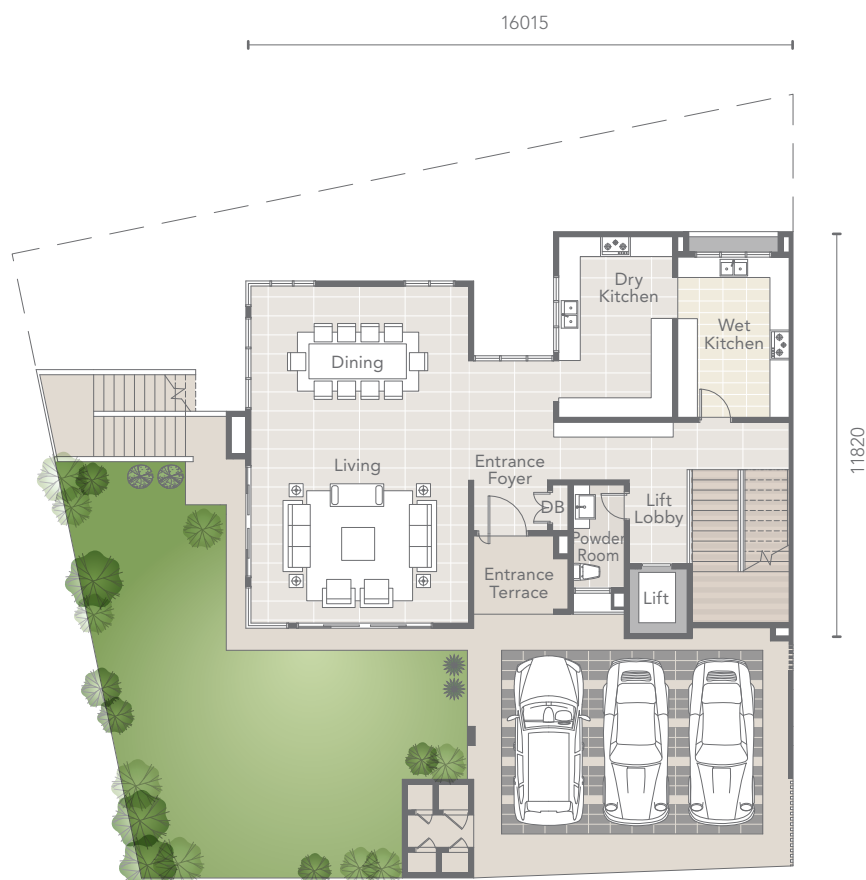


TYPE

C



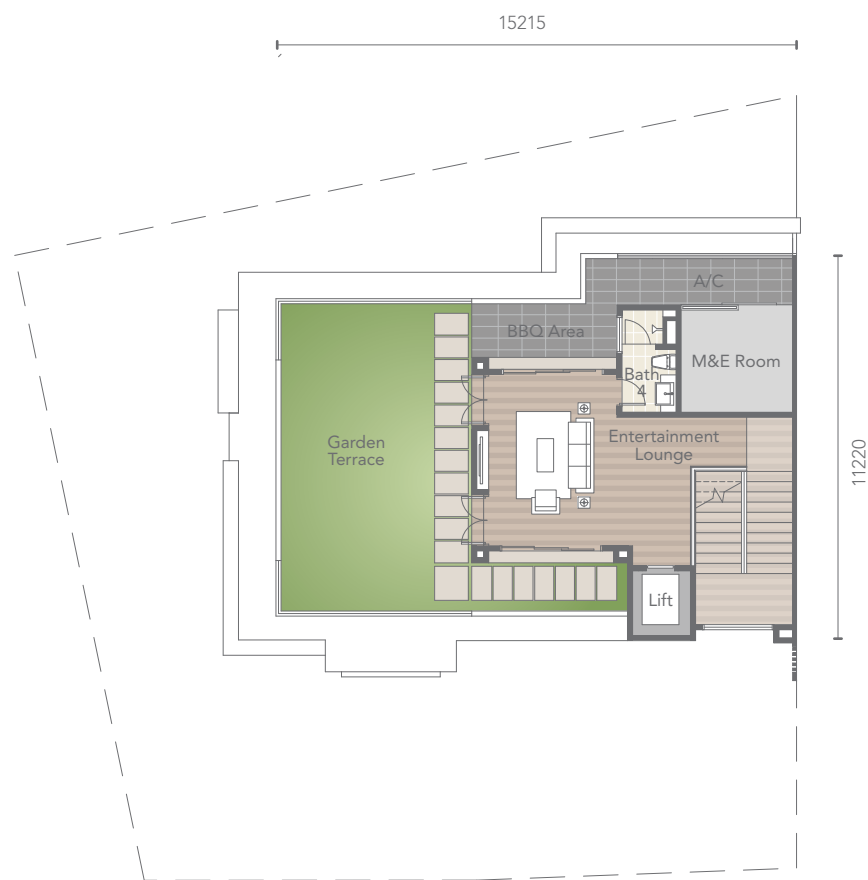
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

|               |                                 |                        |                 |                         |
|---------------|---------------------------------|------------------------|-----------------|-------------------------|
| STRUCTURE     | Reinforced Concrete             |                        |                 |                         |
| ROOF COVERING | RC Slab/Artificial Turfing      |                        |                 |                         |
| WALL          | Brickwall                       |                        |                 |                         |
| FINISHES      | LOWER GROUND FLOOR              | FLOOR                  | WALL            | CEILING                 |
|               | Staircase                       | Solid Timber           | Plaster & Paint | -                       |
|               | Store                           | Tiles                  | Plaster & Paint | Skim Coat & Paint       |
|               | Guest Bath                      | Tiles                  | Tiles           | Plaster Ceiling         |
|               | Guest Bedroom/Lounge/Lift Lobby | Solid Timber           | Plaster & Paint | Plaster Ceiling         |
|               | Terrace & A/C                   | Washed Aggregate       | Plaster & Paint | Plaster Ceiling         |
|               | Utility/Dry Yard                | Tiles                  | Plaster & Paint | Plaster Ceiling         |
|               | Maid's Bath                     | Tiles                  | Tiles           | Plaster Ceiling         |
|               | Maid's Room                     | Tiles                  | Plaster & Paint | Plaster Ceiling         |
|               | A/C & Garden Store              | Cement Render          | Plaster & Paint | Skim Coat & Paint       |
|               | Service Yard                    | Washed Aggregate       | Plaster & Paint | -                       |
| FINISHES      | GROUND FLOOR                    | FLOOR                  | WALL            | CEILING                 |
|               | Car Porch                       | Tiles/Washed Aggregate | Plaster & Paint | Composite Panel Ceiling |
|               | Entrance Terrace                | Washed Aggregate       | Plaster & Paint | Plaster Ceiling         |
|               | Entrance Foyer/Lift Lobby/DB    | Tiles                  | Plaster & Paint | Plaster Ceiling         |
|               | Powder Room                     | Tiles                  | Tiles           | Plaster Ceiling         |
|               | Living/Dining/Dry Kitchen       | Tiles                  | Plaster & Paint | Plaster Ceiling         |
|               | Wet Kitchen                     | Tiles                  | Tiles           | Plaster Ceiling         |
|               | DB                              | Tiles                  | Plaster & Paint | Plaster Ceiling         |
| FINISHES      | FIRST FLOOR                     | FLOOR                  | WALL            | CEILING                 |
|               | Family Area/Lift Lobby/DB       | Solid Timber           | Plaster & Paint | Plaster Ceiling         |
|               | Master Bedroom & Dressing       | Solid Timber           | Plaster & Paint | Plaster Ceiling         |
|               | Ensuite Bath                    | Tiles/Marble           | Tiles/Marble    | Plaster Ceiling         |
|               | Balcony                         | Washed Aggregate       | Plaster & Paint | Skim Coat & Paint       |
|               | Bedrooms                        | Solid Timber           | Plaster & Paint | Plaster Ceiling         |
|               | Bathrooms                       | Tiles                  | Tiles           | Plaster Ceiling         |

|                           |                                    |                              |                            |                         |        |
|---------------------------|------------------------------------|------------------------------|----------------------------|-------------------------|--------|
| FINISHES                  | SECOND FLOOR                       | FLOOR                        | WALL                       | CEILING                 |        |
|                           | Entertainment Lounge/Lift Lobby    | Solid Timber                 | Plaster & Paint            | Plaster Ceiling         |        |
|                           | M&E Service Room                   | Cement Render                | Plaster & Paint            | Skim Coat & Paint       |        |
|                           | Bath 4                             | Tiles                        | Tiles                      | Plaster Ceiling         |        |
|                           | B.B.Q Area/A/C                     | Tiles                        | Plaster & Paint            | -                       |        |
|                           | Garden Terrace                     | Artificial Turfing           | -                          | Composite Panel Ceiling |        |
| WINDOW                    | Aluminium Frame Window             |                              |                            |                         |        |
| DOOR FRAME                | Aluminium/Timber Frame             |                              |                            |                         |        |
| DOOR                      | Living/Master Bedroom/             | Glass Sliding Door           |                            |                         |        |
|                           | Entertainment Lounge/Guest Lounge  |                              |                            |                         |        |
|                           | Main Entrance Door                 | Decorative Solid Timber Door |                            |                         |        |
|                           | Other Bedrooms/Wet Kitchen/        | Solid Core Timber Door       |                            |                         |        |
|                           | Bathrooms/Powder Room/Maid's Room/ |                              |                            |                         |        |
|                           | Utility (Internal)                 |                              |                            |                         |        |
|                           | Store (Under Staircase)/DB         | Timber Louvered Door         |                            |                         |        |
|                           | Garden Store                       | Aluminium Louvered Door      |                            |                         |        |
|                           | Utility (External)                 | Aluminium Grille Door        |                            |                         |        |
| SANITARY WARES & FITTINGS | Pedestal Water Closet              | 7 Nos                        | ELECTRICAL<br>INSTALLATION | Light Point             | 80 Nos |
|                           | Wash Hand Basin                    | 8 Nos                        |                            | Fan Point               | 8 Nos  |
|                           | Toilet Paper Roll Holder           | 7 Nos                        |                            | Power Point             | 47 Nos |
|                           | Hand Bidet                         | 7 Nos                        |                            | Water Heater Point      | 1 No   |
|                           | Shower Rose                        | 6 Nos                        |                            | Air-Cond Point          | 8 Nos  |
|                           | Bath Tub                           | 1 No                         |                            | SAT/TV Point            | 5 Nos  |
|                           | Tap                                | 13 Nos                       |                            | Telephone Point         | 3 Nos  |
|                           | Kitchen Sink                       | 2 Nos                        |                            | Door Bell Point         | 1 No   |



TYPE  
*C1*

3 ½ - STOREY SEMI-D

5 BEDROOMS + 1 MAID'S ROOM  
6 BATHROOMS + 1 POWDER ROOM  
INDIVIDUAL LIFT

BUILT-UP : 6,082 sf  
LAND AREA : 5,177 sf

1 UNIT



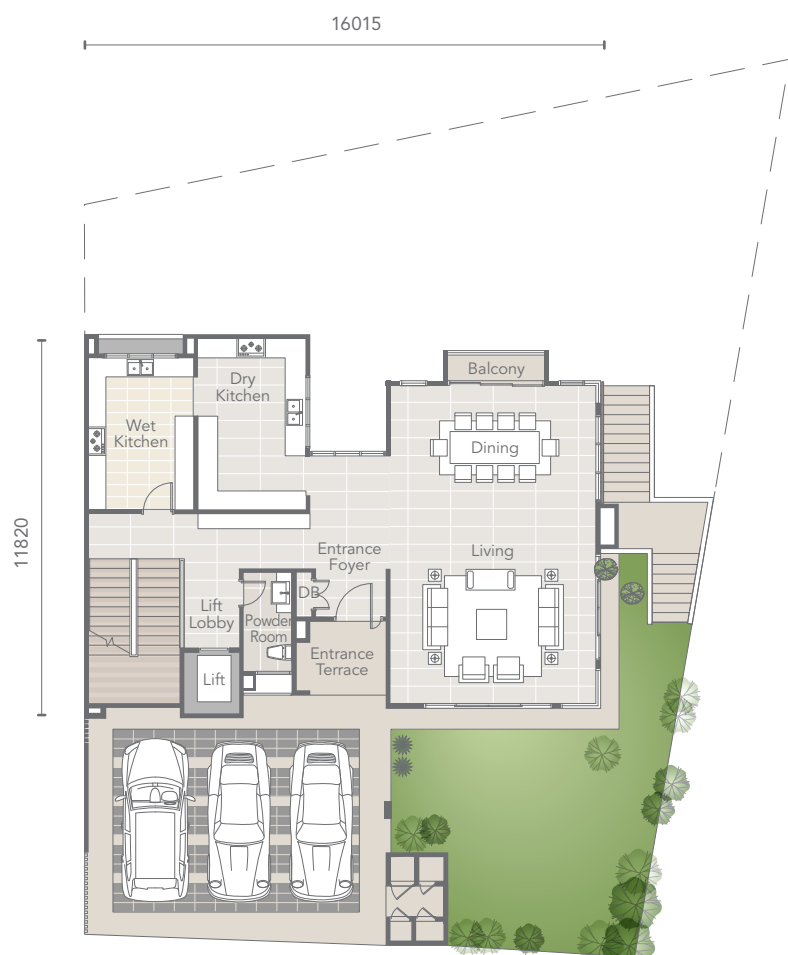


TYPE

C1



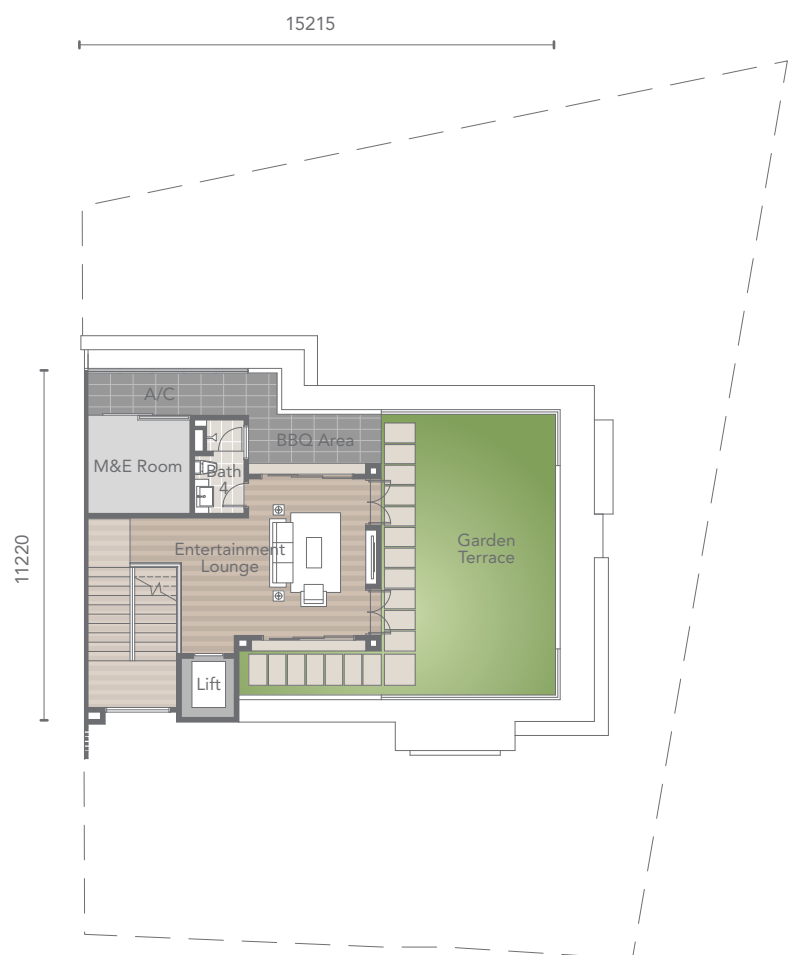
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

|               |                            |  |  |  |
|---------------|----------------------------|--|--|--|
| STRUCTURE     | Reinforced Concrete        |  |  |  |
| ROOF COVERING | RC Slab/Artificial Turfing |  |  |  |
| WALL          | Brickwall                  |  |  |  |

| FINISHES | LOWER GROUND FLOOR              | FLOOR            | WALL            | CEILING           |
|----------|---------------------------------|------------------|-----------------|-------------------|
|          | Staircase                       | Solid Timber     | Plaster & Paint | -                 |
|          | Store                           | Tiles            | Plaster & Paint | Skim Coat & Paint |
|          | Guest Bath                      | Tiles            | Tiles           | Plaster Ceiling   |
|          | Guest Bedroom/Lounge/Lift Lobby | Solid Timber     | Plaster & Paint | Plaster Ceiling   |
|          | Terrace                         | Washed Aggregate | -               | Plaster Ceiling   |
|          | Utility/Dry Yard                | Tiles            | Plaster & Paint | Plaster Ceiling   |
|          | Maid's Bath                     | Tiles            | Tiles           | Plaster Ceiling   |
|          | Maid's Room                     | Tiles            | Plaster & Paint | Plaster Ceiling   |
|          | A/C/Garden Store                | Cement Render    | Plaster & Paint | Skim Coat & Paint |
|          | Service Yard                    | Washed Aggregate | Plaster & Paint | -                 |

| FINISHES | GROUND FLOOR                 | FLOOR                  | WALL            | CEILING                 |
|----------|------------------------------|------------------------|-----------------|-------------------------|
|          | Car Porch                    | Tiles/Washed Aggregate | Plaster & Paint | Composite Panel Ceiling |
|          | Entrance Terrace             | Washed Aggregate       | Plaster & Paint | Plaster Ceiling         |
|          | Entrance Foyer/Lift Lobby/DB | Tiles                  | Plaster & Paint | Plaster Ceiling         |
|          | Powder Room                  | Tiles                  | Tiles           | Plaster Ceiling         |
|          | Living/Dining/Dry Kitchen    | Tiles                  | Plaster & Paint | Plaster Ceiling         |
|          | Wet Kitchen                  | Tiles                  | Tiles           | Plaster Ceiling         |
|          | Balcony                      | Washed Aggregate       | Plaster & Paint | Plaster Ceiling         |

| FINISHES | FIRST FLOOR               | FLOOR            | WALL            | CEILING           |
|----------|---------------------------|------------------|-----------------|-------------------|
|          | Family Area/Lift Lobby/DB | Solid Timber     | Plaster & Paint | Plaster Ceiling   |
|          | Master Bedroom & Dressing | Solid Timber     | Plaster & Paint | Plaster Ceiling   |
|          | Ensuite Bath              | Tiles/Marble     | Tiles/Marble    | Plaster Ceiling   |
|          | Balcony                   | Washed Aggregate | Plaster & Paint | Skim Coat & Paint |
|          | Bedrooms                  | Solid Timber     | Plaster & Paint | Plaster Ceiling   |
|          | Bathrooms                 | Tiles            | Tiles           | Plaster Ceiling   |

| FINISHES | SECOND FLOOR                    | FLOOR             | WALL            | CEILING                 |
|----------|---------------------------------|-------------------|-----------------|-------------------------|
|          | Entertainment Lounge/Lift Lobby | Solid Timber      | Plaster & Paint | Plaster Ceiling         |
|          | M&E Service Room                | Cement Render     | Plaster & Paint | Skim Coat & Paint       |
|          | Bath 4                          | Tiles             | Tiles           | Plaster Ceiling         |
|          | B.B.Q. Area/A/C                 | Tiles             | Plaster & Paint | -                       |
|          | Garden Terrace                  | Artificialturfing | -               | Composite Panel Ceiling |

|            |                                                                                 |                              |  |  |
|------------|---------------------------------------------------------------------------------|------------------------------|--|--|
| WINDOW     | Aluminium Frame Window                                                          |                              |  |  |
| DOOR FRAME | Aluminium/Timber Frame                                                          |                              |  |  |
| DOOR       | Living/Dining/Master Bedroom/Entertainment Lounge/Guest Lounge                  | Glass Sliding Door           |  |  |
|            | Main Entrance Door                                                              | Decorative Solid Timber Door |  |  |
|            | Other Bedrooms/Wet Kitchen/Bathrooms/Powder Room/Maid's Room/Utility (Internal) | Solid Core Timber Door       |  |  |
|            | Ensuite Bath                                                                    | Solid Core Timber Door       |  |  |
|            | Store (Under Staircase)/DB                                                      | Timber Louvered Door         |  |  |
|            | Garden Store                                                                    | Aluminium Louvered Door      |  |  |
|            | Utility (External)                                                              | Aluminum Grille Door         |  |  |

|                           |                          |        |                         |                    |        |
|---------------------------|--------------------------|--------|-------------------------|--------------------|--------|
| SANITARY WARES & FITTINGS | Pedestal Water Closet    | 7 Nos  | ELECTRICAL INSTALLATION | Light Point        | 81 Nos |
|                           | Wash Hand Basin          | 8 Nos  |                         | Fan Point          | 8 Nos  |
|                           | Toilet Paper Roll Holder | 7 Nos  |                         | Power Point        | 47 Nos |
|                           | Hand Bidet               | 7 Nos  |                         | Water Heater Point | 1 No   |
|                           | Shower Rose              | 6 Nos  |                         | Air-Cond Point     | 8 Nos  |
|                           | Bath Tub                 | 1 No   |                         | SAT/TV Point       | 5 Nos  |
|                           | Tap                      | 13 Nos |                         | Telephone Point    | 3 Nos  |
|                           | Kitchen Sink             | 2 Nos  |                         | Door Bell Point    | 1 No   |





*Astana*  
Residence @ Precinct 8

## HEART-STIRRING LAKEFRONT INDULGENCE

Soak in spectacular view of the uninterrupted lake vista which showcases the charming surroundings of Putrajaya Lake. While the green park blossoms with nature's most beautiful gifts, feel the gentle breeze brushing your skin. Breathe in the crisp cool air and relax with every exhalation.





SITE PLAN

- 1

COURTYARD ENTRANCE
- 2

CLUBHOUSE
- 3

INFINITY SWIMMING POOL
- 4

WADING POOL
- 5

GREEN WALKWAY
- TYPE A - 2½-STORY
- TYPE B1 - 3½-STORY
- TYPE B2 - 3½-STORY
- TYPE B3 - 3-STORY
- TYPE C - 3½-STORY
- TYPE C1 - 3½-STORY



# WORLD-CLASS URBAN FACILITIES & AMENITIES

Boasting world-class infrastructure and beautiful architecture, Putrajaya offers an ideal place to live, work and play. This model garden city is further enhanced with a wide range of amenities, including corporate offices, commercial centres, a convention centre, banks, a lake club, hospitals and many more.

- 1

Taman Wetlands
- 2

Nexus International School
- 3

Alamanda Shopping Centre & The Everly Putrajaya Hotel
- 4

Moroccan Pavilion Putrajaya
- 5

Putrajaya Shangri-La Hotel
- 6

Prime Minister's Office
- 7

Putra Mosque
- 8

Menara PjH
- 9

Ayer@8 Waterfront Alfresco Dining & Commercial Hub
- 10

Putrajaya Lake Club
- 11

Prime Minister's Residence
- 12

Taman Saujana Hijau
- 13

Masjid Tuanku Mizan Zainal Abidin
- 14

Taman Equestrian Putrajaya
- 15

Putrajaya International Convention Centre (PICC)
- 16

Heriot-Watt University Malaysia
- 17

Pullman Putrajaya Lakeside Hotel
- 18

Marina Putrajaya
- 19

Challenge Park Putrajaya
- 20

Watersport Complex, Putrajaya



Alamanda Shopping Centre



Nexus International School



The Everly Putrajaya Hotel



Prime Minister's Office



Menara PjH



Pullman Putrajaya Lakeside Hotel



Masjid Tuanku Mizan Zainal Abidin



Putra Mosque & Putrajaya Lake Club



Moroccan Pavilion Putrajaya



Taman Wetlands



PICC



Heriot-Watt University Malaysia



# HALLMARK OF DISTINGUISHED EXCELLENCE

Incorporated in 1995, Putrajaya Holdings Sdn Bhd is backed by Petroliam Nasional Berhad (PETRONAS), the National Heritage Fund and Khazanah Nasional Berhad, and the master developer of the entire Putrajaya city, the largest urban development project in the country. A winner of the prestigious FIABCI award and many other cityscape awards, the developer is renowned for its exemplary projects that exude elements of prestige, sustainability, innovation, aesthetics and harmony.



## PUTRAJAYA . A LIFE LIKE NO OTHER

**Telephone:** +603-8888 6633 **Fax:** +603-8881 0320 **Website:** [www.pjh.com.my](http://www.pjh.com.my)  
**Address:** Marketing Suite, Menara PJH, No. 2 Jalan Tun Abdul Razak, Precinct 2, 62100 PUTRAJAYA.



• Developer's License No.: 7479-37/05-2017/0453(L) • Validity Period: 26/05/2015 - 25/05/2017 • Advertising & Sales Permit No.: 7479-37/05-2017/0453(P) • Validity Period: 26/05/2015 - 25/05/2017 • Developer: Putrajaya Homes Sdn. Bhd. • Approving For Building Plan: Perbadanan Putrajaya • Building Plans Referral No.: PP/PET/PJAH/1B-P8/59a(1/18 to 18/18) • Tenure of Land: Freehold • Land Encumbrance: None • Development Name: Aistara Residence  
• Expected Date of Completion: May 2017 • Type A: 2 ½ - Storey Semi-D Selling Price: RM4,211,000 (Min) - RM5,086,000 (Max) No. of Units: 24 • Type B1: 3 ½ - Storey Semi-D Selling Price: RM3,670,000 (Min) - RM3,845,000 (Max) No. of Units: 6 • Type B2: 3 ½ - Storey Semi-D Selling Price: RM3,659,000 (Min) - RM3,760,000 (Max) No. of Units: 10 • Type B3: 3 - Storey Semi-D Selling Price: RM3,537,000 (Min) - RM3,889,000 (Max) No. of Units: 16 • Type C: 3 ½ - Storey Semi-D Selling Price: RM4,117,000 No. of Units: 1 • Type C1: 3 ½ - Storey Semi-D Selling Price: RM4,089,000 No. of Units: 1 • Bumiputra Discount: 10%



