

LUXURY RESORT LIVING WITHIN REACH



# A PREMIUM RESORT-STYLED INTEGRATED DEVELOPMENT

## NOW DEBUTS IN CHERAS SOUTH

AKASA showcases the most exciting luxury resort living in Cheras South. Perching on an expansive tract of freehold land spanning more than 430,000 square feet, this magnificent service residence is inspired and designed to fulfil your every need and desire.

service residence

## RESORT LIVING

RAKARRELII IIIIII

#### boutique shops

MODERN CONVENIENCES offices

## FLEXIBLE SPACES

and in the



# DESIGNED FOR ENJOYMENT

AKASA is bringing to life the dream of owning an affordable luxury home for those who believe in luxury amenities and aspire for a high standard of living!

As the new gem of Cheras that aspires to redefine the luxury lifestyle, AKASA would like to invite you along for an unforgettable living experience and journey with us at Hap Seng Land.



Multi-tiers security system









## 150,000 SQ. FT. of sprawling recreational space





LEVEL 36







### LIST OF FACILITIES PROVIDED

- 1 Leisure Pool 2 Wading Pool 3 Sandy Beach Cabana 4 5 Hammock Garden 6 Children Fun Zone 7 Zen Garden 8 Outdoor Shower 9 Chit Chat Lounge 10 Wifi Corner 11 Jogging Track 12 Reflexology Belt
- 13 Meditation & Calmness Zone

- 14 Lazing Deck
- 15 Gymnasium
- 16 Martial Arts Room
- 17 Olympic-length Lap Pool
- 18 BBQ & Picnic Corner
- 19 Multi-Purpose Hall
- 20 Changing Room
- 21 Steam Room
- 22 Activity Room
- 23 Self-operated Laundry
- 24 Surau 25
  - Open Deck



**Reading Corner** Lounge Area Kid Entertainment Zone TV / Audio Room Music Chamber Star Gazing Deck **Badminton Courts** 

Located just 30 minutes from the city centre, AKASA is conveniently connected to Kuala Lumpur and the Klang Valley via a network of major highways and public transportations.

Directly opposite the largest Mercedes-Benz 3S Autohaus in Malaysia, also built and owned by the Hap Seng group of companies, AKASA is nestled within a burgeoning neighbourhood complete with shopping malls and medical facilities such as AEON Cheras Selatan Shopping Centre and Columbia Asia Hospital. Nearer to home, you will be spoilt for choices by the F&B eateries in the business park. To top it off, dedicated shuttle service to nearby MRT, KTM and other public transport stations will be provided to ease your daily commute.







YOUR EVERYDAY **PARADISE** 









Sprawling recreational space of approximately 150,000 square feet, AKASA brings to your doorstep every imaginable recreational facility including the first man-made beach in Cheras, Olympic-length lap pool, sports hall, outdoor pavilion, entertainment chamber, gourmet kitchen, just to name a few. What a way to decompress after a stressful day or to chill out with family and kids without leaving home!

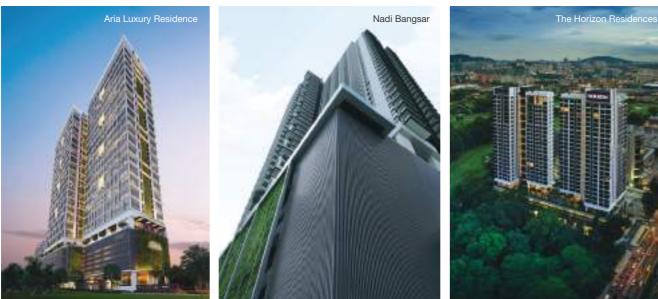
# ABOUT HAP SENG

Hap Seng Land is the property division of Hap Seng Consolidated Berhad which is ranked in the top 30s of listed companies in Malaysia by market capitalisation. With more than 50 years of track record in property development, Hap Seng Land is an award-winning property developer with a solid reputation for quality, practicality, and innovation.

Residential property developments in the Klang Valley by Hap Seng Land include Aria, a high-end service residence in KLCC and Nadi Bangsar, another prestigious service residence in Bangsar. It also owns and manages prominent investment properties such as Menara Hap Seng, Menara Hap Seng 2 and Menara Citibank.







A Signature Development by



Hap Seng Land Sdn Bhd (354071-7) 19th Floor, Menara Hap Seng, Letter Box no. 81, Jalan P. Ramlee, 50250 Kuala Lumpur

T: 03-2116 9333 F: 03-2116 9300 SALES GALLERY No. 1, Jalan Balakong, 43300 Seri Kembangan, Selangor Darul Ehsan

🚑 Akasa Sales Gallery

Developer: Hap Seng Land Development (Balakong) Sdn Bhd. (764416-H) Level 21, Menara Hap Seng, Jalan P. Ramlee, 50250 Kuala Lumpur, Malaysia. Tel: +603 2116 9333 • Developer's license no: 14619-1/01-2019/53(I) • Validity: 28/01/2017-25/01/2019 • Advertising & Sales Permit no: 14619-1/01-2019/53(P) • Validity: 28/01/2017-25/01/2019 • Approving authority: Majilis Perbandaran Kajang • Ref no: Bill (15)dim.MPKJ1/P/17/2016 Parcel 1 • Land tenure: Freehold • Land Encumbrances: NA • Type of Development: Service Apartment • Total units: 984 • Parking Bays per unit 2 • Expected date of completion: Jan 2021 • Selling price: RM482,888 (min) • RM1,207,88(max) • Burnjutera Discourt: 10%

Creating

Value Togethei

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www.akasa.com.my www.hapsengland.com

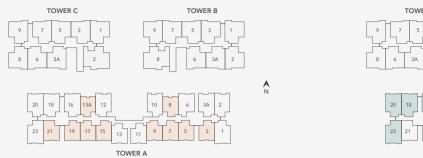
#### HAP SENG LAND

Disclaimer: While every reasonable care has been exercised in preparing this brochure, the material herein is intended as a guide only and cannot form part of the contract. All pictures are artist's impressions only. All the items are subject to variations, modifications and substitutions as may be required by the Authorities or recommended by the Architect or Engineer.



#### FLOOR PLANS





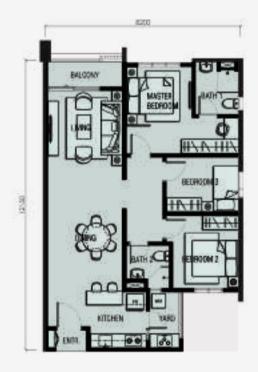


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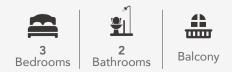


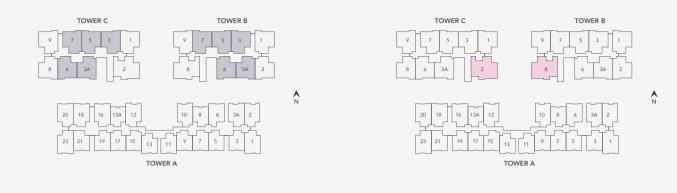










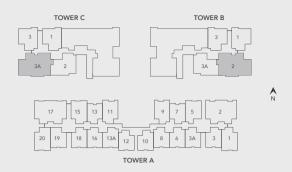


**TYPEC** 1155 sq.ft. / 107 sq.m **TYPED** 1500 sq.ft. / 139 sq.m





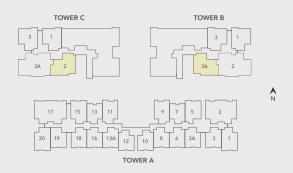








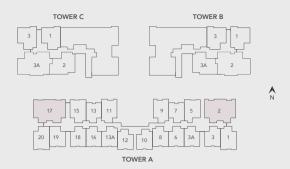




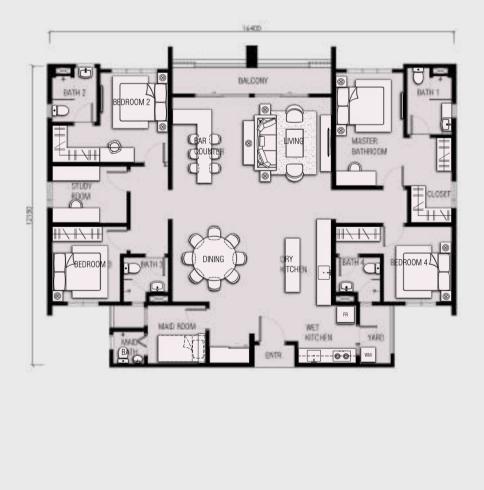








**TYPEG** 2000 sq.ft. / 186 sq.m





# **SPECIFICATIONS**

Structure	Reinforced Concrete Structure											
Wall	Brick / Block / Wall Panel*											
Roofing Covering	Metal Roof / Reinforced Concrete Slab*											
Ceiling	Skim Coat / Plaster Ceiling*											
Windows	Aluminium Frame / Glass Window											
Doors	Main Entrance - Fire Rated Door* Bedrooms / Bathrooms / Utility - Plywood Flush Door Balcony - Aluminium Frame Glass Sliding Door											
Ironmongeries	Quality Locksets											
Floor Finishes	Living / Kitchen / Dining Bedroom Bathroom Balcony Yard & Utility Other Areas Private Garden	Porcelain Tiles Timber Laminated Floor Porcelain Tiles Porcelain Tiles Homogeneous Tiles Timber Laminated Floor / Porcelain Tiles / Homogeneous Tiles* Tiles / Cerment Render / Turfing*										
Wall Finishes	Internal Wall External Wall Bathroom Kitchen Fencing	Plaster & Paint / Skimcoat* Plaster & Paint Porcelain Tiles up to ceiling height* Ceramic Tiles up to 5 feet Brick / Block*										

#### SANITARY AND PLUMBING FITTINGS

Туре	А	A1	В	G	AG	A2G	BG	С	C1	D	Е	F	CG	C1G
Wash Basin	2	2	2	5	2	2	2	2	2	3	4	3	2	2
Shower Rose	2	2	2	5	2	2	2	2	2	3	4	3	2	2
Water Closet	2	2	2	5	2	2	2	2	2	3	4	3	2	2
Bib Tap	2	2	2	5	2	2	2	2	2	3	4	3	2	2
Toilet Roll Holder	2	2	2	5	2	2	2	2	2	3	4	3	2	2
Kitchen Sink	1	1	1	2	1	1	1	1	1	1	2	1	1	1

#### ELECTRICAL INSTALLATION

	TOWER A							TOWER B & C							
Туре	Α	A1	В	G	AG	A2G	BG	с	C1	D	Е	F	CG	C1G	
Lighting Point	15	15	16	32	16	16	17	17	17	21	31	21	19	19	
Power Point 13A	15	15	15	22	16	16	16	17	17	23	25	19	18	18	
Power Point 15A	1	1	1	1	1	1	1	1	1	2	1	1	1	1	
Ceiling Fan Point	3	3	4	6	3	3	4	4	4	5	7	5	4	4	
Water Heater Point	2	2	2	4	2	2	2	2	2	3	3	3	2	2	
Aircond Point	3	3	4	6	3	3	4	4	4	5	6	6	4	4	
Kitchen Exhaust Fan Hood Point	1	1	1	1	1	1	1	1	1	2	1	1	1	1	
Bell Point	1	1	1	1	1	1	1	1	1	2	1	1	1	1	
Fibre Wall Socket	1	1	1	1	1	1	1	1	1	2	1	1	1	1	
TV Point	2	2	2	3	2	2	2	2	2	3	4	2	2	2	
Tel / Data Point										1	1				