



# YOUR SPACE YOUR CANVAS

Double Storey Terrace Homes



NAUTILUS 1

NAUTILUS 2

CORALLIA 3

CORALLIA 1

CORALLIA 2

BALVIA

ASTELLA

APICALIA

BUNGALOW LOT

SKYVILLA

Future Launch

SKYRIA

## A CHECKLIST OF ATTRACTIONS AT ASTELLA



Live in serenity surrounded by a 1,000-acre lake



Generous backyard offering freedom for the family



Access to Astella's nature-inspired facilities



Rare confluence of factors for urban wellbeing



Conveniently located near an upcoming proposed medical centre



Guarded Neighbourhood

### LEGEND

- Completed
- Ongoing
- Future Launch

## TOWNSHIP VIEW

Astella is a gem nestled in the midst of an award-winning island retreat with an urban charm embraced by a mesmerising thousand-acre lake.

\*Artist Impression

# EXPAND YOUR WORLD

18-FT\* OF BOUNDLESS BACKYARD POTENTIAL

Embrace a lifestyle of freedom and expression with backyards that extends your living space into a secure, tranquil haven with up to 18-ft of space. This expansive area is not merely a backyard—it's a canvas, inviting you to craft a space that mirrors your passions and lifestyle.

A mere 2-3 minute stroll from a breathtaking 1,000-acre lake, Astella resides within a time-honoured island township, celebrated for its charm and community spirit. Perfectly suited for a growing family, it offers a harmonious blend of nature's beauty and modern living, making it an ideal setting to nurture new beginnings and lasting memories.

Find your space, your canvas, at Astella @ D'Island.

*\*Exclusively for units with size 20' x 72.5'*



## UNLOCK THE POTENTIAL OF YOUR SPACE AT ASTELLA

Whether it's a fitness zone or a cozy corner for your furry friends, this space offers the freedom to craft an environment that reflects your vision. The possibilities are endless to make it truly yours.

Endless Possibilities to Transform Your Space Into a Dream Haven



Start a lush herb garden



Design an arts & crafts workspace



Install a rock-climbing wall



Set up an outdoor fitness zone



Build a BBQ pit for family cookouts



Make a pets' nook for your furry friends

### MAXIMIZING EVERY INCH: TRANSFORM ADDITIONAL AREAS WITH PURPOSE



Extra Area for Extension\*

Enjoy more space to explore your imagination

\*Artist Impression



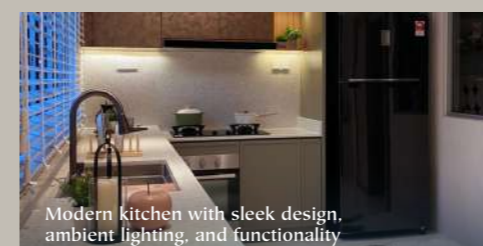
Seamlessly integrated laundry area combining style and functionality



Cozy study room with warm lighting, comfort, and organized storage



Connected with outdoor green spaces



Modern kitchen with sleek design, ambient lighting, and functionality



\*Artist Impression

# LIFESTYLE ENHANCEMENTS THAT CATER TO YOUR FAMILY'S ENRICHMENT

## LEGEND

- ① Kids Playground
- ② Pavilion
- ③ Outdoor Fitness Gym
- ④ Sensory Garden
- ⑤ Linear Garden
- ⑥ Therapeutic Lane
- ⑦ Seating Areas
- ⑧ Multipurpose Sports Court
- ⑨ Pocket Gardens
- ⑩ Forest Garden / Green Reserve
- ⑪ Walking Trail
- ⑫ Open Lawn



# SPECIFICATIONS

<b>Structure</b>	Reinforced Concrete Framework
<b>Wall</b>	Cement Sand Brick / Block Wall / Concrete Wall / Concrete Panel
<b>Roof</b>	Concrete Roof Tiles / Metal Deck
<b>Ceiling</b>	Plaster Ceiling / Skim Coat / Cement Board
<b>Window</b>	Aluminium Frame Window
<b>Door</b>	Flush Door
	Aluminium Frame Sliding Door (For Corner lot only)
<b>Locks</b>	Quality Lockset
<b>Fencing</b>	Brickwall Fencing / Galvanized Fencing

<b>Floor Finishes</b>	Car Porch & Driveway - Concrete Imprint
	Living & Dining - Tiles
	Kitchen - Tiles
	All Bathrooms - Tiles
	All Bedrooms - Tiles
	Staircase - Tiles
	Yard - Cement Render
	Others - Cement Render

<b>Wall Finishes</b>	External - Weathershield Paint
	Internal - Emulsion Paint
	Kitchen - Wall Tiles up to 1500mm Height
	All Bathrooms - Wall Tiles up to Ceiling Height

## SANITARY INSTALLATION

WC	3 nos
Wash Basin	3 nos
Shower	3 nos
Bib Tap	5 nos
Kitchen Sink	1 nos

## ELECTRICAL INSTALLATION

Distribution Board	1 no
Lighting Point	15 nos
Air-Conditioner Point	2 nos
Power Point	9 nos
Ceiling Fan Point	5 nos
TV Point	1 no
FWS Point	1 no
Water Heater Point	1 no

## NOTE:

All items stated above are subject to variations, modifications and substitution as to comply with relevant authorities / engineers / architects and by-laws as they arise.

20' X 70'

4 Bedroom 3 Bathroom



Ground Floor

First Floor

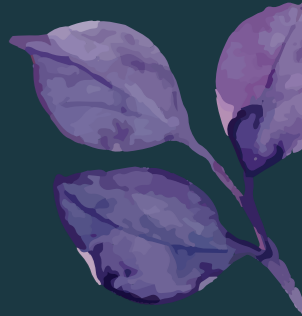
20' X 72.5'

4 Bedroom 3 Bathroom



Ground Floor

First Floor



# STRATEGICALLY LOCATED



USJ / Subang Jaya

Putrajaya

Mid Valley

KLCC

16km

19km

25km

35km



## Shopping Mall

1. Sunway Pyramid Shopping Mall
2. Summit Shopping Mall
3. IOI Mall
4. Lotus's Puchong
5. AEON Big Puchong Utama
6. Giant Hypermarket Kinrara
7. AEON Taman Equine Shopping Centre
8. Lotus's Bukit Puchong
9. Hero Market Bandar Puteri Puchong
10. Jaya Grocer, IOI Rio City
11. Pavilion Bukit Jalil

## Hotel

1. Sunway Resort
2. Summit Hotel Subang USJ
3. Pulse Grande Hotel
4. Cyberview Resort & Spa

## Medical Centre

1. Sunway Medical Centre
2. KPMC Puchong Specialist Centre
3. Columbia Asia Hospital
4. Hospital Putrajaya
5. Sime Darby Medical Centre

## Tourist Attractions

1. Sunway Lagoon Theme Park
2. Putra Bridge
3. Putra Mosque
4. Botanical Garden
5. Putra Square
6. Agriculture Heritage Park
7. Taman Saujana Hijau

## Education

1. Fairview International School
2. Monash University
3. Sunway University
4. Taylor's University Lakeside Campus
5. Segi College
6. Binary University College
7. Limkokwing University of Creative Technology
8. Multimedia University

## SHOW UNITS OPEN FOR VIEWING NOW

### VISIT OUR GALLERY

Open daily from 10am - 6pm

No 1, Jalan Utara 1, D'Island Residence, 47130 Puchong, Selangor



**Astella Show Unit**



**www.d-island.com.my**

Another project by



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Developer: Astana Modal (M) Sdn Bhd 200301001940 (604360-H) A Member of LBS Bina Group Bhd. | Developer's License No: 11482/08-2025/0624(A) | Validity Period: 24/08/2022 - 23/08/2025 | Advertising & Sales Permit No: 11482-10/06-2025/0644(A)-(L) | Validity Period: 02/06/2023-01/06/2025 | Approving Authority: Majlis Perbandaran Sepang | Building Plan Ref. No: MP SEPANG 600-34/1/181(9) | Land Tenure: Leasehold 99 years (expiry date: 20 Dec 2121) | Land Encumbrances: NIL | Expected Date of Completion: Sep 2025 | Property Type: Double Storey Terrace House (20'x70') | Total Units: 7 units | Price: RM 1,036,260 (Min) - RM 1,220,940 (Max) | Property Type: Double Storey Terrace House (20'x72.5') | Total Units: 69 units | Price: RM 1,059,060 (Min) - RM 1,366,860 (Max) | Restriction in Interest: This land cannot be transferred, charged without the prior consent from the State Authority. Disclaimer: Whilst every reasonable care and effort has been taken, all measurements and specifications are approximate. All plans and specification information contained herein may be subject to change as required by the Authorities/Engineer/Architect, and the Developer and/or Landowner (where applicable) shall not be held responsible for any inaccuracy. All 3D visuals are artist's impressions only. Terms and conditions apply. This advertisement has been approved by the National Housing Department.

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