

An aerial photograph of a beach and ocean. The top half shows a sandy beach with a thin line of white surf. The bottom half shows the ocean with a gradient from light blue to deep blue. A white border surrounds the image.

AKASA
CHERAS SOUTH

LUXURY RESORT LIVING WITHIN REACH

FREEHOLD

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**

boutique shops

**MODERN
CONVENIENCES**

offices

**FLEXIBLE
SPACES**





Gourmet Kitchen

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.



Gourmet
Kitchen



Multi-tiers
security system



Affordable
Luxury



Gymnasium



Sky Garden

FACILITIES DECK

150,000 SQ. FT.
of sprawling recreational space

LEVEL 7



LEVEL 36



LEVEL 29



LIST OF FACILITIES PROVIDED

- | | | | |
|-------------------------------|----------------------------|-------------------------|--------------------------|
| 1 Leisure Pool | 14 Lazing Deck | 1 Chill-Out Lounge | 1 Reading Corner |
| 2 Wading Pool | 15 Gymnasium | 2 Reflexology Belt | 2 Lounge Area |
| 3 Sandy Beach | 16 Martial Arts Room | 3 Moon Light Deck | 3 Kid Entertainment Zone |
| 4 Cabana | 17 Olympic-length Lap Pool | 4 Reading Pavilion | 4 TV / Audio Room |
| 5 Hammock Garden | 18 BBQ & Picnic Corner | 5 Sky Lounge | 5 Music Chamber |
| 6 Children Fun Zone | 19 Multi-Purpose Hall | 6 Gourmet Kitchen | 6 Star Gazing Deck |
| 7 Zen Garden | 20 Changing Room | 7 Private Dining Atrium | 7 Badminton Courts |
| 8 Outdoor Shower | 21 Steam Room | 8 Games Lounge | |
| 9 Chit Chat Lounge | 22 Activity Room | | |
| 10 Wifi Corner | 23 Self-operated Laundry | | |
| 11 Jogging Track | 24 Surau | | |
| 12 Reflexology Belt | 25 Open Deck | | |
| 13 Meditation & Calmness Zone | | | |

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.



Connectivity
& Easy
Accessibility



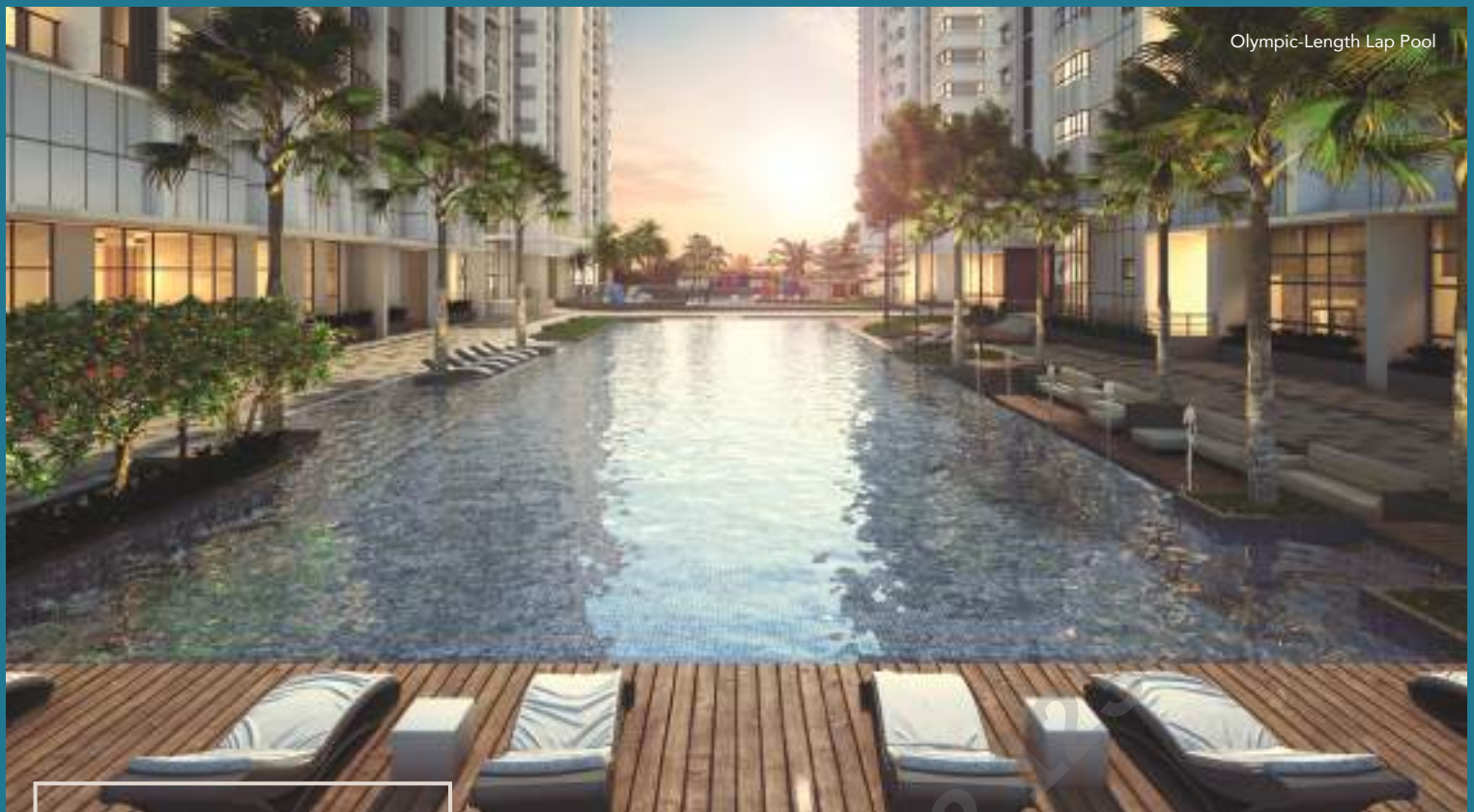
Shuttle Service
To Nearest MRT &
KTM Station



Medical &
Shopping

STRATEGIC LOCATION





Olympic-Length Lap Pool

YOUR
EVERYDAY
PARADISE



150,000 sq. ft.
Wide Of
Facilities Spaces



First Man-Made
Beach In Cheras



Olympic-Length
Lap Pool



Sandy Beach

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!

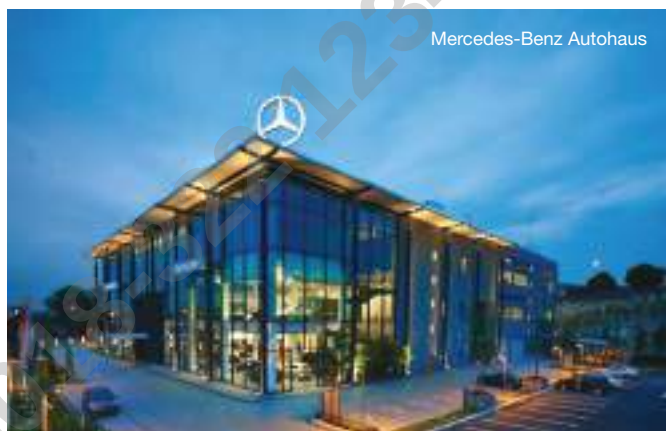
ABOUT HAP SENG

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.



Menara Hap Seng & Menara Hap Seng 2



Mercedes-Benz Autohaus



Aria Luxury Residence



Nadi Bangsar



The Horizon Residences

A Signature Development by



Creating
Value
Together

Hap Seng Land Sdn Bhd (354071-T)
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



03-8964 9992

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



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(L) • Validity: 26/01/2017-25/01/2019 • Advertising & Sales Permit no: 14619-1/01-2019/53(P) • Validity: 26/01/2017-25/01/2019 • Approving authority: Majlis Perbandaran Kajang • Ref no: Bill(15)dlm.MPKJ1/P/17/2016 Parcel 1 • Land tenure: Freehold • Land Encumbrances: N/A • Type of Development: Service Apartment • Total units: 998 • Parking Bays per unit 2 • Expected date of completion: Jan 2021 • Selling price: RM482,888 (min) - RM1,207,888(max) • Bumiputera Discount: 10%

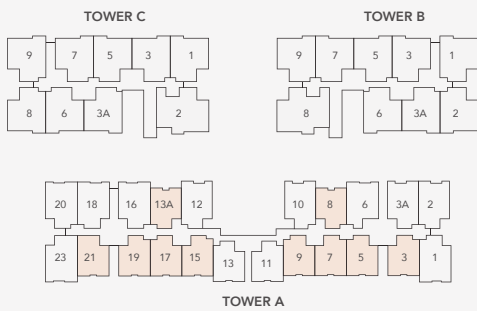
Disclaimer: While every reasonable care has been exercised in preparing this brochure, the material herein is intended as a guide only and cannot form part of the contract. All pictures are artist's impressions only. All the items are subject to variations, modifications and substitutions as may be required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

AKASA

CHERAS SOUTH

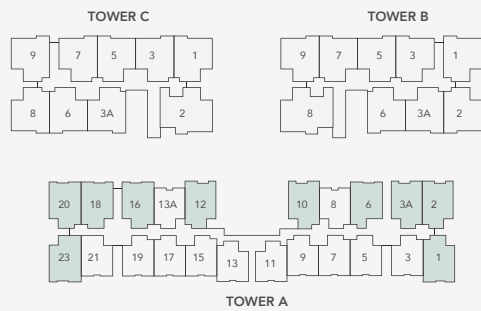
FLOOR PLANS





TYPE A

850 sq.ft. / 79 sq.m



TYPE B

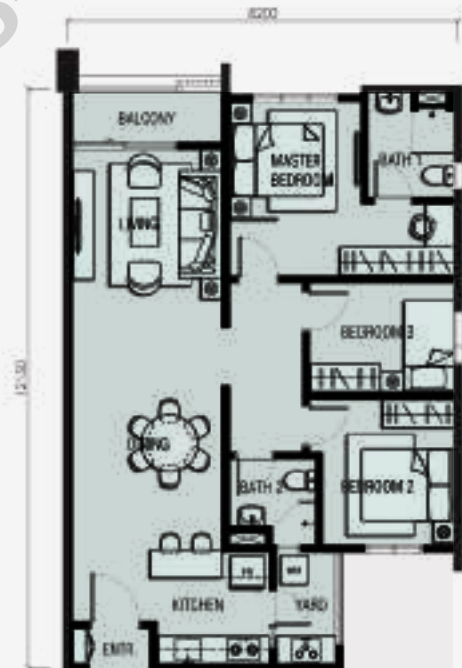
1000 sq.ft. / 93 sq.m




2
Bedrooms


2
Bathrooms

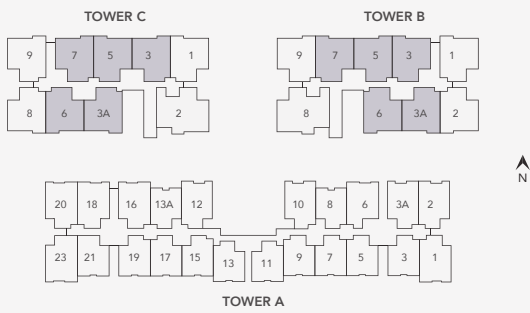

Balcony



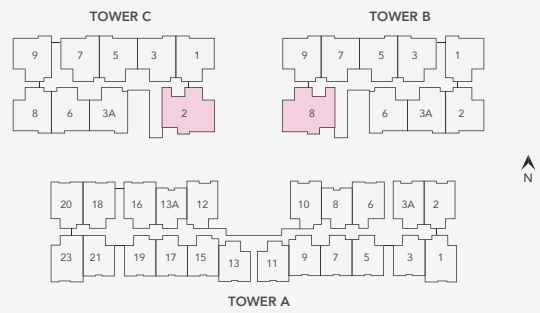

3
Bedrooms


2
Bathrooms


Balcony



TYPE C
1155 sq.ft. / 107 sq.m



TYPE D
1500 sq.ft. / 139 sq.m




3
Bedrooms


2
Bathrooms


Balcony

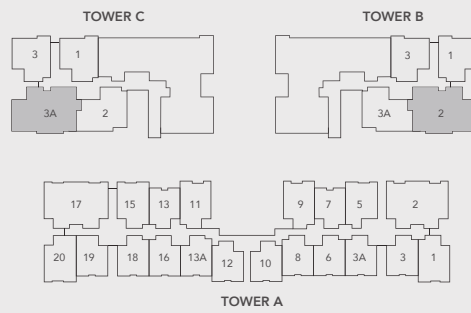



Dual Keys


4
Bedrooms

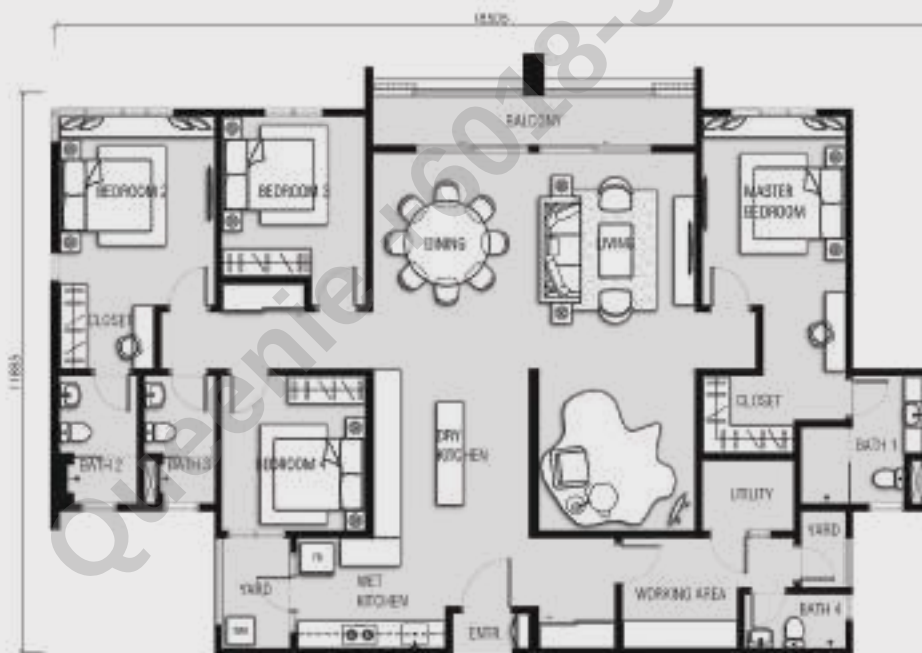

3
Bathrooms


Balcony



TYPE E

2048 sq.ft. / 190 sq.m

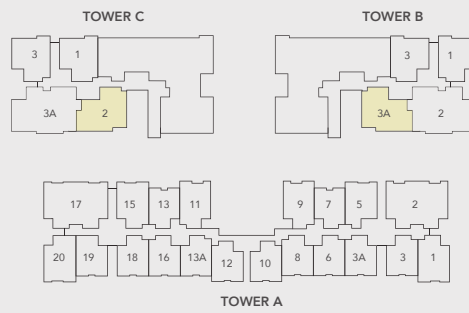



4
Bedrooms


4
Bathrooms


Working
Area


Balcony



TYPE F

1421 sq.ft. / 132 sq.m



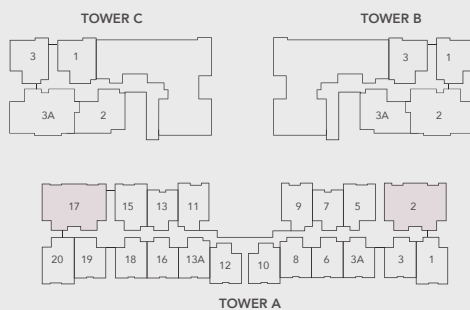
4
Bedrooms



3
Bathrooms

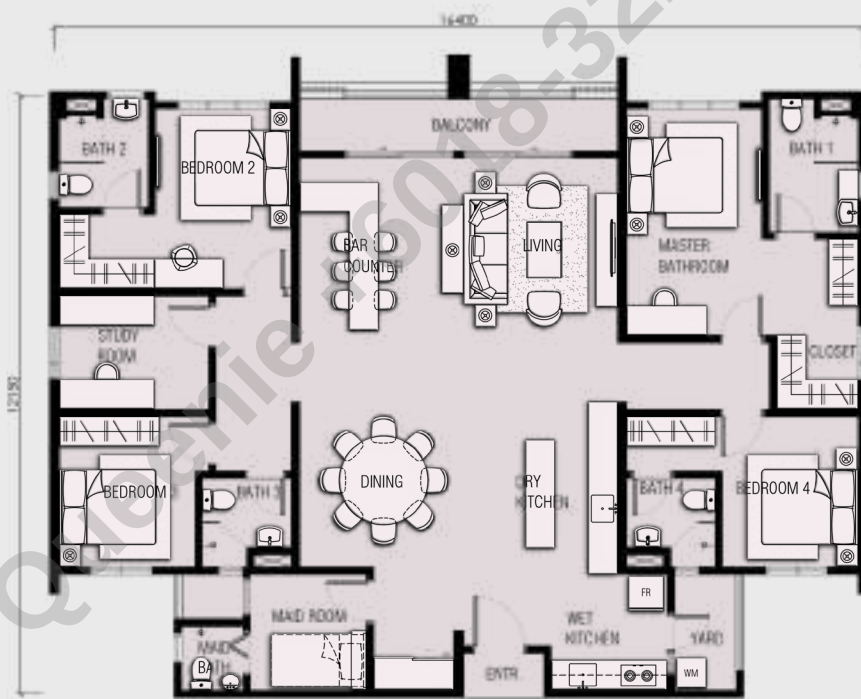


Balcony



TYPE G

2000 sq.ft. / 186 sq.m




4
Bedrooms


5
Bathrooms


Study
Room


Maid
Room


Balcony

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

Type	A	A1	B	G	AG	A2G	BG	C	C1	D	E	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

Type	TOWER A							TOWER B & C						
	A	A1	B	G	AG	A2G	BG	C	C1	D	E	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			

