

L A K E S I D E

B L I S S

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P R I V A T E

O A S I S



ASTELLA



Island Retreat Urban Charm

Astella is the latest neighbourhood in the award-winning D' Island Residence – experience tranquil living embraced by thousand-acre lake just moments from the city vibes.



D' ISLAND
Residence

翠湖新城

DOUBLE-STOREY BALANCED LIVING ON THE IDYLIC D'ISLAND RESIDENCE

Nestled amidst the idyllic D' Island Residence township, the Astella exudes a charm that captures the masterplan's spirit of a well-balanced lifestyle combining urban access with enchanting serenity. Enveloped by crystalline lakes, it is a landscaped haven with plenty to experience. From lively playground, outdoor fitness gym and pavilion, to a collection of gardens and multipurpose sports court, there is something for every member of the family. Plus, enjoy the peace of mind that comes with Astella's 24-hour security, making it a comfortable and safe sanctuary to call home.



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



Access to Astella's nature-inspired facilities



Generous backyard offers freedom for the family



Rare confluence of factors for urban wellbeing



Artist's impression



Artist's impression



Artist's impression



Artist's impression

LAKE HOMES WITH AMAZING VIEWS & SPACIOUS YARD FOR SUSTAINABLE LIVING

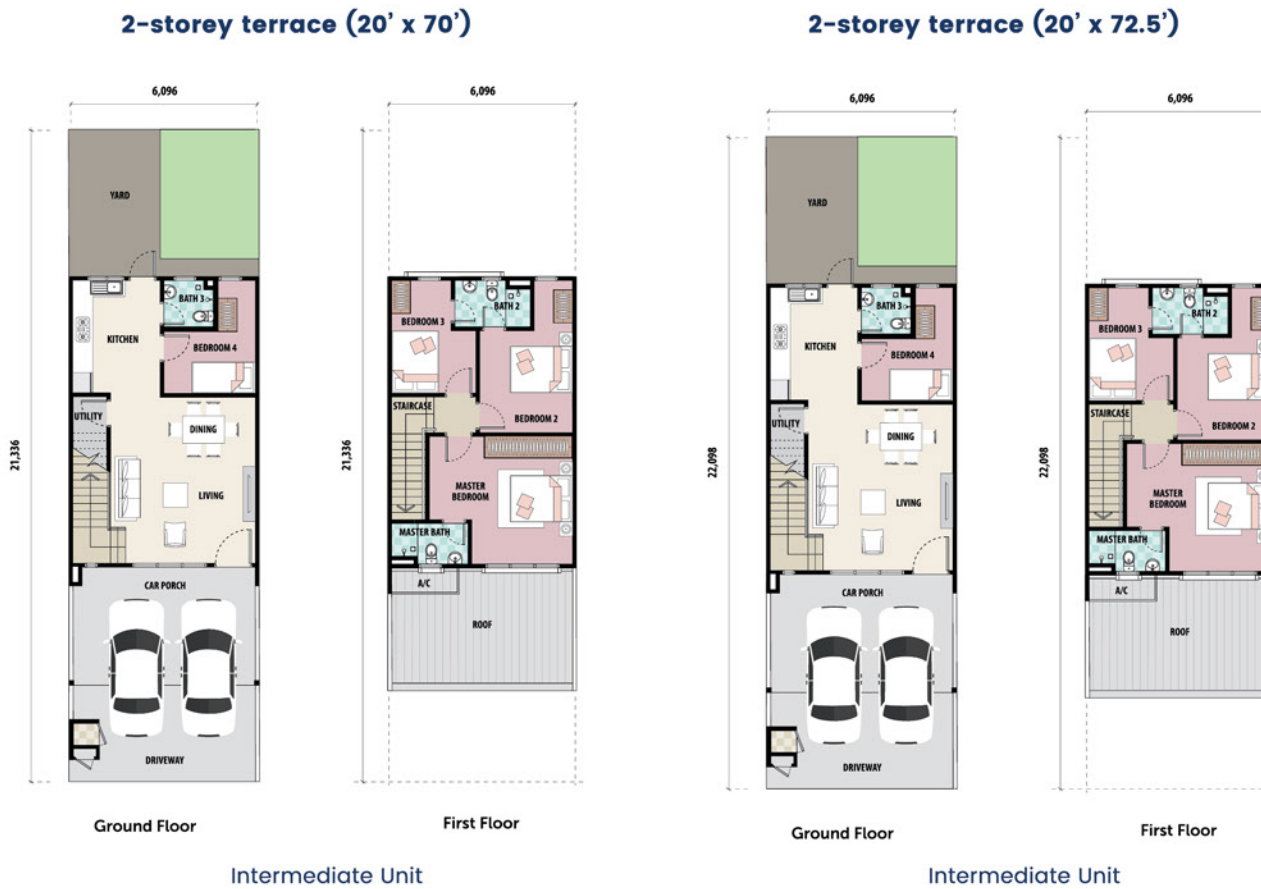
Live on the greener side of contemporary life, The Astella – limited-edition modern lake homes in an award-winning township, cradled by a breathtaking 1,000-acre lake, where each home offers ample outdoor space for the family to shape their own oasis. Lush, yet only a heartbeat away from the city's vibrant pulse. The best of both worlds are now yours to experience. Welcome home to the Astella, at D' Island Residence.



Artist's impression

All Astella units come with a spacious backyard and the corner lot units have additional side lawn. These sweeping alfresco spaces are able to give homeowners the freedom to design their own private garden for the family.

FLOOR PLANS



FACILITIES PLAN

LEGEND

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



SPECIFICATION

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

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

Wall Finishes	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 no

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 THE RELEVANT AUTHORITIES/ ENGINEERS/ ARCHITECT AND BY-LAW AS THEY ARISE.

STRATEGIC LOCATION

16km to USJ / Subang Jaya

19km to Putrajaya

25km to Mid Valley

35km to KLCC

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

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

Hotel

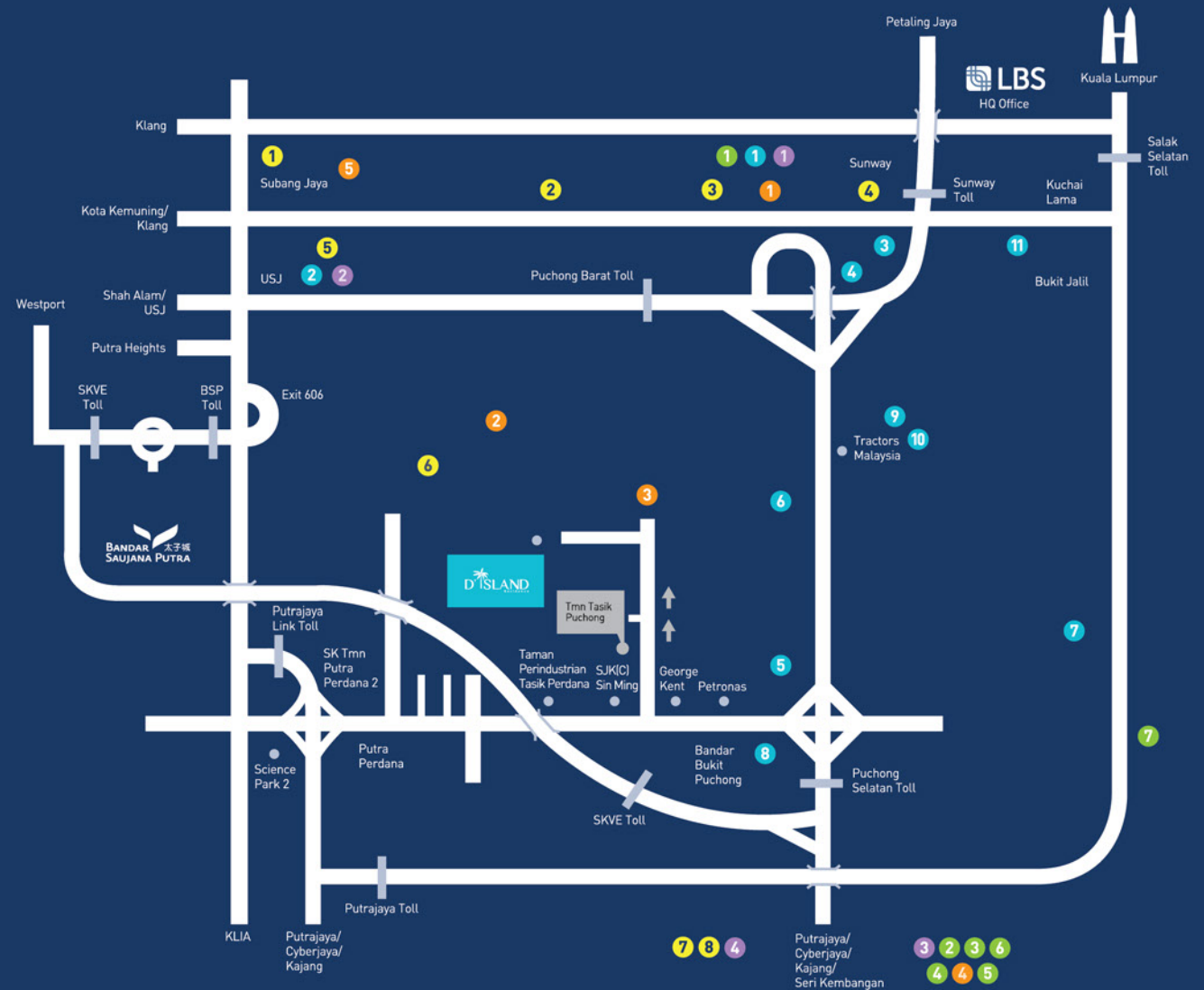
- 1 • Sunway Resort
- 2 • Summit Hotel Subang USJ
- 3 • Pulse Grande Hotel
- 4 • Cyberview Resort & Spa

Tourism Attraction

- 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

Medical Centre

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



SHOW UNITS OPEN FOR VIEWING NOW

Open daily from 10am - 6pm

VISIT OUR GALLERY

Waze: **Astella Show Unit**

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

www.d-island.com.my

Another project by



林木生集团有限公司 **LBS BINA GROUP BERHAD** 200001015875

PROPERTY DEVELOPMENT & INVESTMENT HOLDINGS

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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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