

THE
ASTAKA
ONE BUKIT SENYUM

ABOVE ALL

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SIGNATURE GRADE-A OFFICES

5-STAR HOTEL
—
SERVICED APARTMENTS
& RESIDENCES

ENTERTAINMENT HUB

MENARA MBBJ

Bukit Senyum has always been business epicentre of Johor Bahru since century ago. Today, One Bukit Senyum is the home to a mixed development comprising the Astaka, signature grade-A offices, high-end retail, 5-star hotels, serviced apartment and serviced residences. The entire township GDV is RM 6 billion.

The Astaka is an iconic landmark that is well-positioned at 800 meters away from CIQ. An epitome of sophistication, The Astaka is the art of fine living crafted to the needs of a refine urbanite such as you.

AWARD-WINNING *Development*

The Astaka is an iconic development designed by one of the most highly acclaimed architecture firms. Built with uncompromising craftsmanship and impeccable detailing, The Astaka's modern facade adds a touch of elegance to its entire outlook.

Your luxurious lifestyle is at the greatest height, with thoughtful design and bespoke quality testified by internationally-recognised award authorities.



TALLEST RESIDENTIAL BUILDING



RESIDENTIAL HIGH RISE
DEVELOPMENT & INTERIOR DESIGN
PRIVATE RESIDENCE



BEST LUXURY CONDO
BEST UNIVERSAL DESIGN
BEST CONDO IN MALAYSIA



PROPERTY INSIGHT
PRESTIGIOUS DEVELOPER AWARDS
(PIPDA) (2019)



BEST RESIDENTIAL
HIGH RISE DEVELOPMENT
&
THE MOST INSPIRING NEW DEVELOPER
(2018/2019)



BEST CONDO DEVELOPMENT
(MALAYSIA) &
BEST LUXURY CONDO DEVELOPMENT
(SOUTH MALAYSIA)



IPROPERTY.COM
PEOPLE'S CHOICE AWARDS
(2015)

THE TALLEST RESIDENTIAL TOWER IN SOUTHEAST ASIA

A Masterpiece to Own

Rising majestically above the glittering skyline of Johor Bahru, The Astaka stands at a mesmerising 1,000 feet above sea level, and boasts a limited 435 units of luxury residence in Tower A (70-storeys) and Tower B (65-storeys). The full glass curtain wall facade giving it a modern sleek outlook and great natural sunlight. Announcing your arrival at the height of life – right here at The Astaka.



AN ENVIABLE ADDRESS

at the Intersection of Malaysia & Singapore

The Astaka is strategically positioned 800 meters from the CIQ (Customs, Immigration & Quarantine) and future RTS (Rapid Transit System linked to Singapore) Station, the intersection between Singapore and Malaysia. A rare freehold residence in the heart of Johor Bahru City with great value appreciation.



5-STAR FACILITIES

The Pinnacle of Living

Inspired by resort-style living, The Astaka stands apart with a host of 5-Star private resident amenities cater to the lifestyle which provides dedicated concierge service, private cigar lounge, business lounge, lavish infinity pool, entertainment room, sky dining, live kitchen and rooftop garden at Level 66.



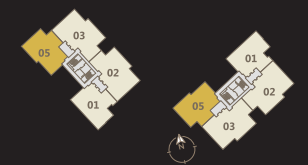
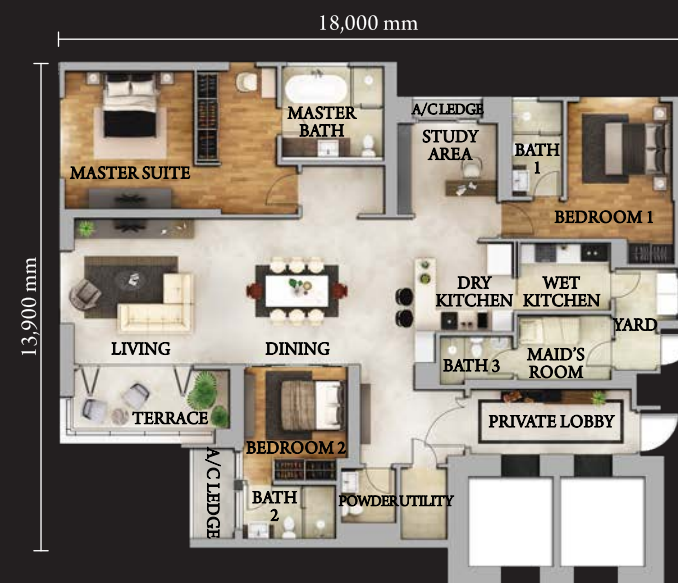
VOLUMINOUS LIVING SPACE

Iconic Design for the Discerning

The interior is further complemented with generously proportioned spaces and top grade marble and mahogany timber floorings, stylish cabinets, kitchen appliances from designer brands such as Bosch, Hansgrohe and Gaggenau, and boasts ceiling heights of up to 3.6 metres that exude exclusivity.



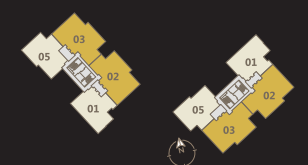
FLOOR PLAN



TYPE **A2**
2,217 sq.ft / 206 sq.m

- 3 Bedrooms
- 1 Maid Room
- 4 Bathrooms (En-suite)
- 1 Powder Room

 with private lift lobby



TYPE **B**
2,659 sq.ft / 247 sq.m

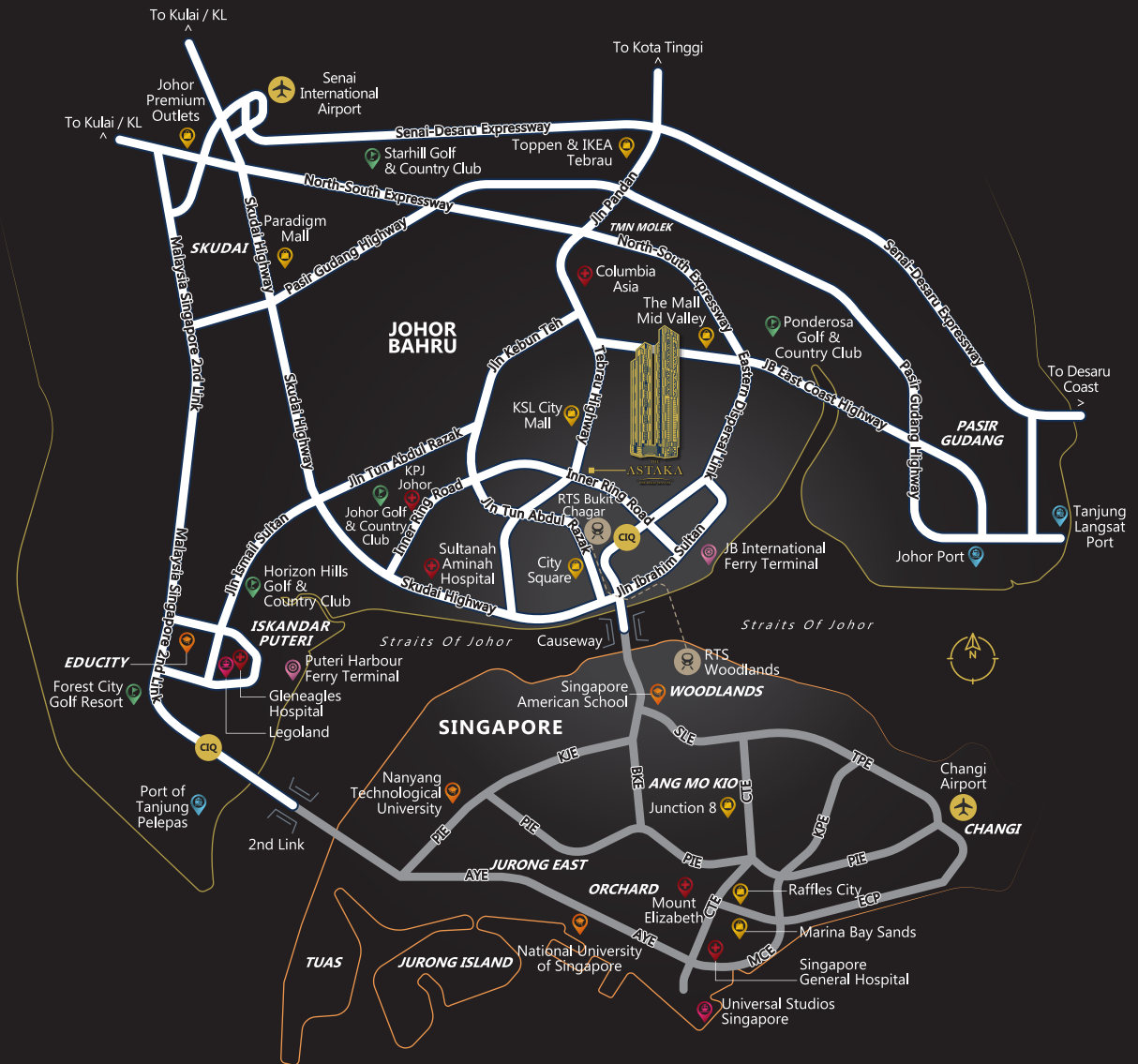
- 4 Bedrooms
- 1 Maid Room
- 5 Bathrooms (En-suite)
- 1 Powder Room

 with private lift lobby

A DYNAMIC PRESENCE

in the City

Strategically located in the midst of rapidly growing Johor Bahru city, The Astaka offers unparalleled convenience. The location has excellent potential for long-term growth where living, leisure and business seamlessly converge within a bustling and vibrant metropolis. The Astaka, a home where everything you could ever desire is truly at your fingertips.



NEARBY AMENITIES :

3 mins	Bukit Chagar RTS Station	10 mins	Johor Golf & Country Club
5 mins	Hospital Sultanah Aminah & KPJ Johor Specialist Hospital	20 mins	EduCity
5 mins	Main shopping malls: City Square and JBCC	30 mins	Senai International Airport
7 mins	JB International Ferry Terminal	45 mins	Changi Airport
		45 mins	Orchard Singapore

Another Prestigious Development by:



PROPERTY LOCATION

The Astaka, Astaka Boulevard, 1 Bukit Senyum, 80300 Johor Bahru, Johor, Malaysia.

For Enquiries:

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