



The First Mixed Development in Luyang



SHOREAⁿ ASTORIA

— The Logg —

EXECUTIVE SUITES

LEVEL 12 - LEVEL 39

(OPEN FOR SALE)





A lifestyle of luxury, style and convenience is the hallmark of Shorea n Astoria and it is a privilege you can indulge in at leisure.

It's centrally located within the Heart of Luyang where the pulse of city living is yours to enjoy. Conveniently connected to golf courses, resorts, entertainment and business hubs, enjoying the best of a modern lifestyle is so easy. And with an international airport just minutes away, planning for a business or holiday trip anywhere round the world is simply effortless.

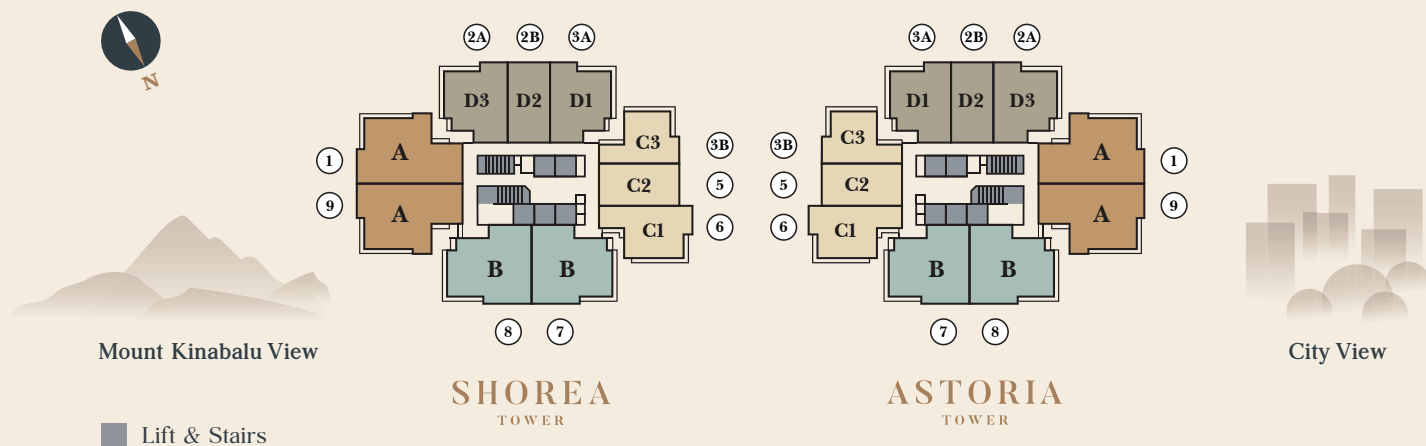
Especially selected for its burgeoning potential as a safe and prosperous neighbourhood, Shorea n Astoria is an exclusive residential address that many aspire to have. It is set within The Logg, a mixed development complex that features a Boulevard Mall and meticulously designed public and private spaces for you to relax or work.

Where Lifestyle is a Privilege.



Level 12 Facilities

	BADMINTON HALL		BBQ AREA		OUTDOOR FITNESS
	SAUNA ROOM		PODIUM GARDEN		PLAYGROUND
			GYM ROOM		LOUNGE AREA
			SWIMMING POOL		SUBUH LAWN



BUILDING STRUCTURE

Total Units	2 Block, 542 units, 53 Shoplot, 32 Commercial Units					
	Level GF — 5 : Mall & Office Space					
	Level 6 — 11 : Residential Parking					
	Level 12 — 39 : Condominium Suites					
Total Floor	Type A	: 1,313 sqft, 3R 2BR	Type C1	: 848 sqft, 2R 2BR	Type D1	: 907 sqft, 2R 2BR
	Type B	: 1,238 sqft, 3R 2BR	Type C2	: 711sqft, 2R 1BR	Type D2	: 711 sqft, 2R 1BR
			Type C3	: 681 sqft, 2R 1BR	Type D3	: 942 sqft, 2R 2BR
Units Per Floor	Level 12 : 9 units					
	Level 13 — 29 : 10 units (exclude 16, 21 & 29)					
	Level 16 & 29 : 7 units					
	Level 21 : 8 units					
Total Lifts	5					
Maintenance Fee	RM 0.38 psf (Exclusive sinking fund)					

BUILDING SPECIFICATIONS

Structure	Reinforced concrete foundation and slab
Wall	Reinforced concrete wall
Roof	Reinforced concrete roof
Windows	Aluminum frame window
Doors	Entrance/ Bedroom/ Yard/ Bathroom : Timber door & frame
Ironmongery	Balcony : Aluminium frame sliding door Standard lockset

FLOOR FINISHES

Living & Dining	Floor tiles
Guest Room/ Study Room	Laminated flooring
Kitchen/ Bathrooms/	Floor tiles
Balcony/ Yard	

WALL FINISHES

Interior	Internal paint
Exterior	Exterior paint
Kitchens & Bathrooms	Wall tiles up to plaster ceiling height

SANITARY FITTINGS

	A	B	C1	C2	C3	D1	D2	D3
Sitting WC	2	2	2	1	1	2	1	2
Wash Basin	2	2	2	1	1	2	1	2
Shower Mixer	2	2	2	1	1	2	1	2
Kitchen Sink	1	1	1	1	1	1	1	1

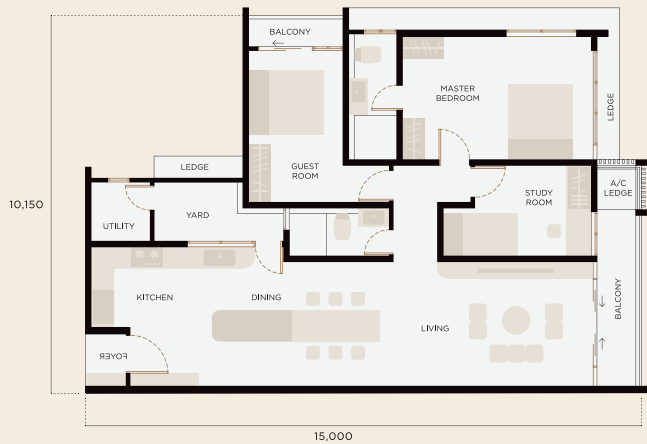
INTERNAL CEILING

Guest Room / Study Room /	Plaster ceiling with Emulsion Paint
Kitchen	
Bathrooms / Living & Dining	Reinforced concrete with Skim Coat
Balcony & Yard	

Type A
FOR FAMILY EXPANSION

BUILT-UP
1,313 sq.ft.

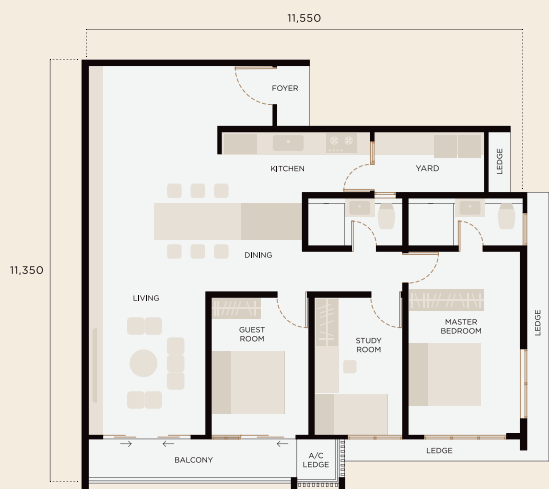
ROOM
3 Bedrooms +
2 Bathrooms



Type B
FOR THE GROWING ONES

BUILT-UP
1,238 sq.ft.

ROOM
3 Bedrooms +
2 Bathrooms

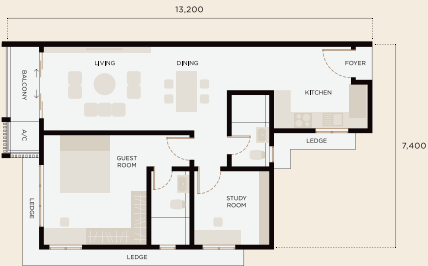


Type C1

FOR THE VALUE
SEEKERS

BUILT-UP
848 sq.ft.

ROOM
2 Bedrooms +
2 Bathrooms

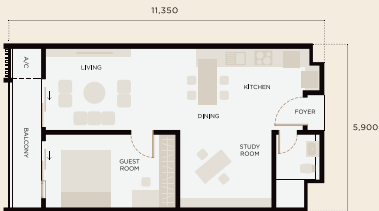


Type C2

FOR THE VALUE
SEEKERS

BUILT-UP
711 sq.ft.

ROOM
1+1 Bedrooms +
1 Bathroom

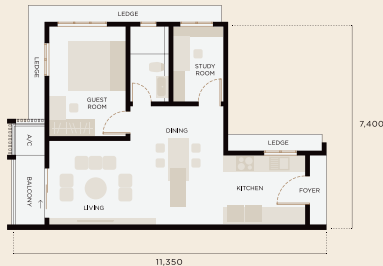


Type C3

FOR THE VALUE
SEEKERS

BUILT-UP
681 sq.ft.

ROOM
1+1 Bedrooms +
1 Bathroom

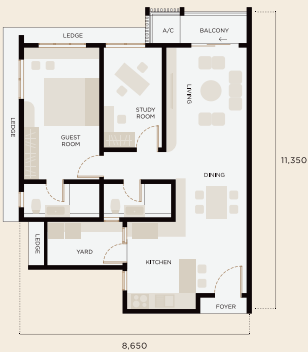


Type D1

FOR THE VERSATILE
DWELLERS

BUILT-UP
907 sq.ft.

ROOM
2 Bedrooms +
2 Bathrooms

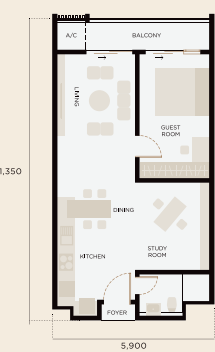


Type D2

FOR THE VERSATILE
DWELLERS

BUILT-UP
711 sq.ft.

ROOM
1+1 Bedrooms +
1 Bathroom



Type D3

FOR THE VERSATILE
DWELLERS

BUILT-UP
942 sq.ft.

ROOM
2 Bedrooms +
2 Bathrooms



The Location



VISIT US AT
**LUYANG HILLTOP
SALES GALLERY**

Opposite Foo
Phing Dim Sum

