



**ASTON ACACIA**  
SERVICED APARTMENT  
BUKIT MERTA JAM

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R  
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E  
H  
O  
L  
D

RETREAT

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RELAX

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REJUVENATE

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BUKIT MERTA JAM  
THE HEART OF IT ALL

*In the heart of the community,  
in the enclave of familiar territory,  
seeds of hope are planted,  
precious dreams are harvested;  
it's a bright day ahead, full of wonderment.*







Bukit Mertajam, also popularly known by its Mandarin name as Da Shan Jiao (大山脚), is a unique laidback town that is the epitome of Penang. While being the keeper of nostalgic memories of the good old days for its long-time residents, Bukit Mertajam now thrives as a haven for those seeking exciting cultural experiences amidst a peaceful and harmonious environment and is best known for its myriad of shopping spots, eateries, and cultural fests. It is also fast emerging as the ideal place to set up home, juxtaposing beautiful historical buildings against a backdrop of modernity. Bukit Mertajam certainly has something to offer everyone.



*This is the start of better things to come, where the gentle breeze lulls you into calmness and nature's residents greet you with warmth and friendliness.*

*This is where life brings new meaning.*

THIS IS **HOME.**







## MEMORIES OF TODAY. TREASURES OF TOMORROW.

**Aston Acacia** is a modern tropical architecture that comprises 622 serviced apartments, 38 commercial units, and a 5-storey car park podium. It is equipped with superb facilities and features tasteful contemporary designs for comfortable living. Life begins where stylish comforts are part of your vibrant lifestyle.

### A DREAM ABODE CRAFTED WITH YOU IN MIND

- 24-hour Multi-tier Security
- Surrounded by Lush Greenery
- Inspiring Podium with 20 Lifestyle Facilities
- Easy Access to Lifestyle Conveniences
- Matured Neighbourhood Community
- Modern Tropical Architecture
- Best-in-class Layout for 3-generation Living
- 2 to 3 Allocated Parking Bays
- Easy Ownership with Low Downpayment





## Level 6 Facilities Podium

Always find time to recharge and feel inspired by these modern lifestyle facilities designed to suit your leisure needs and spice up your days.



### Phase 1

1. Lap Pool
2. Bubble Pool
3. Dip Pool
4. Jacuzzi
5. Tropical Deck
6. Wading Pool
7. Shower Pit
8. Kids Play Area
9. Teen Play Area
10. Herbs Garden
11. BBQ Garden
12. Multipurpose Court
13. Exercise Area
14. Outdoor Gym
15. Feature Walkway
16. Gymnasium
17. Squash Court
18. Games Room
19. Management Office
20. Surau
21. OKU Toilet
22. Male Changing Room
23. Female Changing Room
24. Fitness Room
25. Hose Reel Tank Room
26. Male Toilet & Bath
27. Female Toilet & Bath
28. Sauna

### Phase 2

29. Cascading Water Feature
30. Guest Living Area
31. Yoga Nest
32. Taichi Garden
33. Scented Garden
34. Reflexology Garden
35. Feature Walkway
36. Community Hall
37. Fun Play Room
38. Reading Lounge
39. Pantry
40. Male Toilet
41. Female Toilet
42. OKU Toilet

## Level 21 Sky Lounge Facilities

1. Terrace Box
2. Seating Area
3. Swing Garden
4. Chill Out Deck







Artist impression

## INSPIRATION. EVERYWHERE.



Artist impression

### AQUA

- Lap Pool (50m in length) • Bubble Pool
- Dip Pool • Wading Pool • Cascading Water Feature

### REJUVENATE

- Jacuzzi • Outdoor Gym
- Yoga Nest • Tropical Deck • Shower Pit



Artist impression



Artist impression

### GATHER

- Kids Play Area • Teen Play Area • BBQ Garden
- Multipurpose Court • Exercise Area • Guest Living Area

### BREEZE

- Herbs Garden • Taichi Garden • Scented Garden
- Reflexology Garden • Feature Walkway



Artist impression





## SPACE FOR EVERYONE CLOSE TO YOU

Meticulously crafted to tastefully integrate the hallmarks of exquisite comforts, this gem of a home gives you ample space to celebrate each day with loved ones. It offers best-in-class layout for multi-generational living and 2 to 3 allocated parking bays.



Actual show unit



Actual show unit



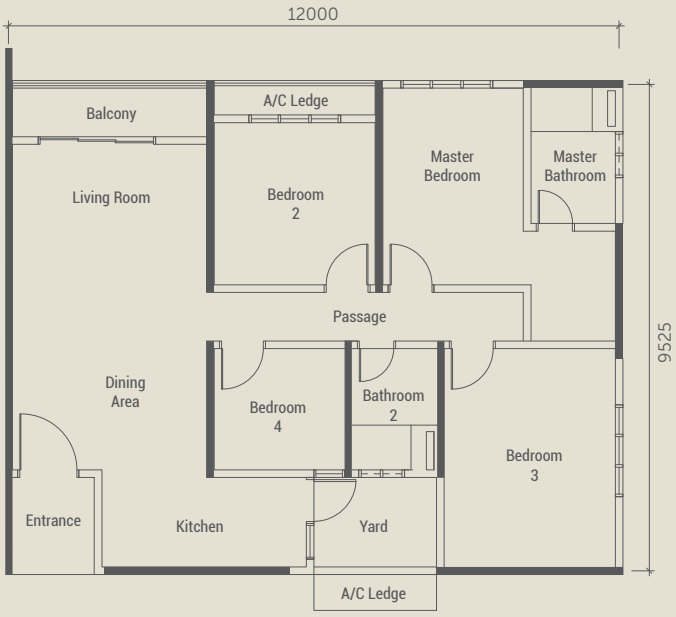
Actual show unit



# UNIT FLOOR PLAN

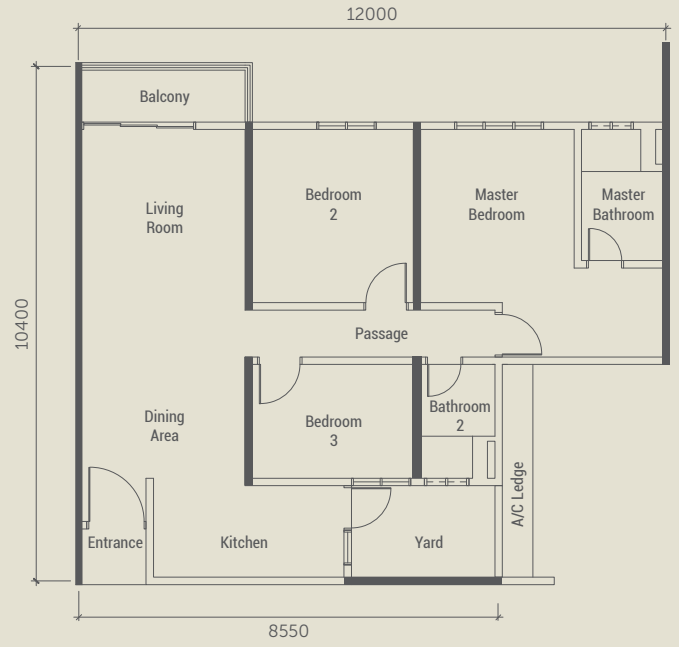
**Type A**  
1,206 sqft

4 Bedrooms  
& 2 Bathrooms



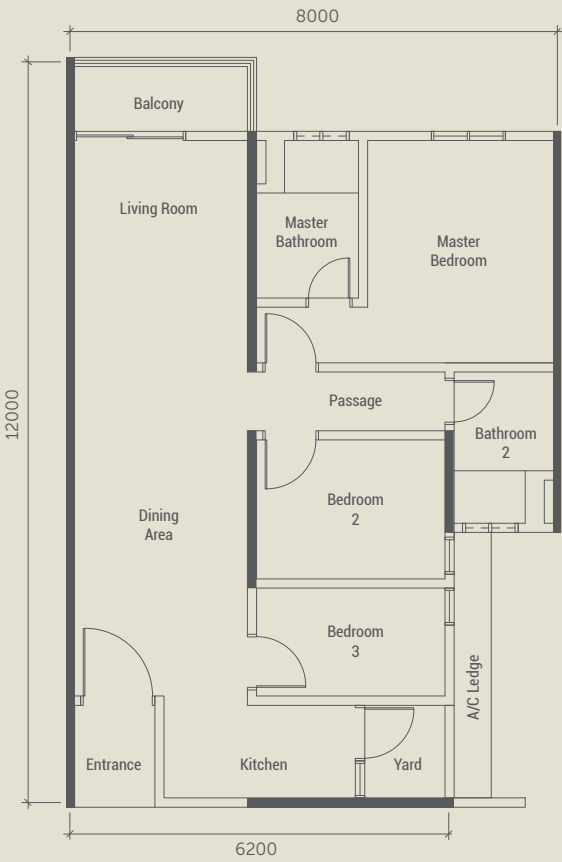
**Type B**  
1,068 sqft

3 Bedrooms  
& 2 Bathrooms



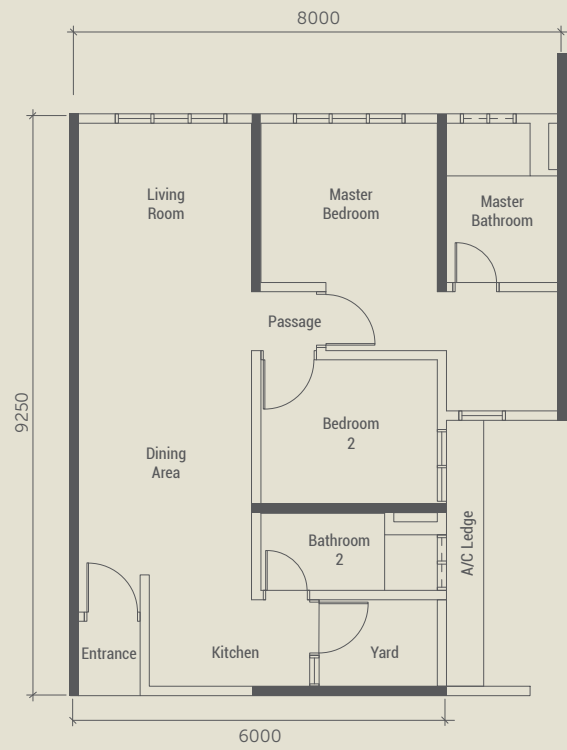
**Type C**  
883 sqft

3 Bedrooms  
& 2 Bathrooms

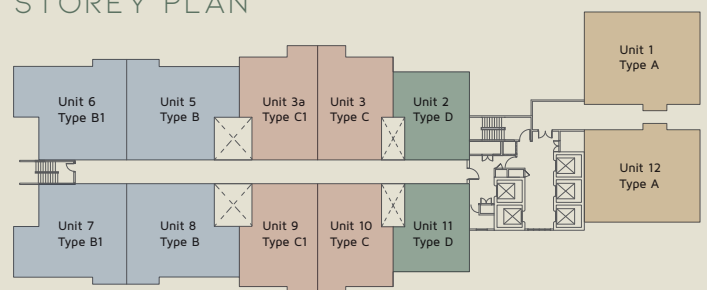


**Type D**  
701 sqft

2 Bedrooms  
& 2 Bathrooms



## STOREY PLAN



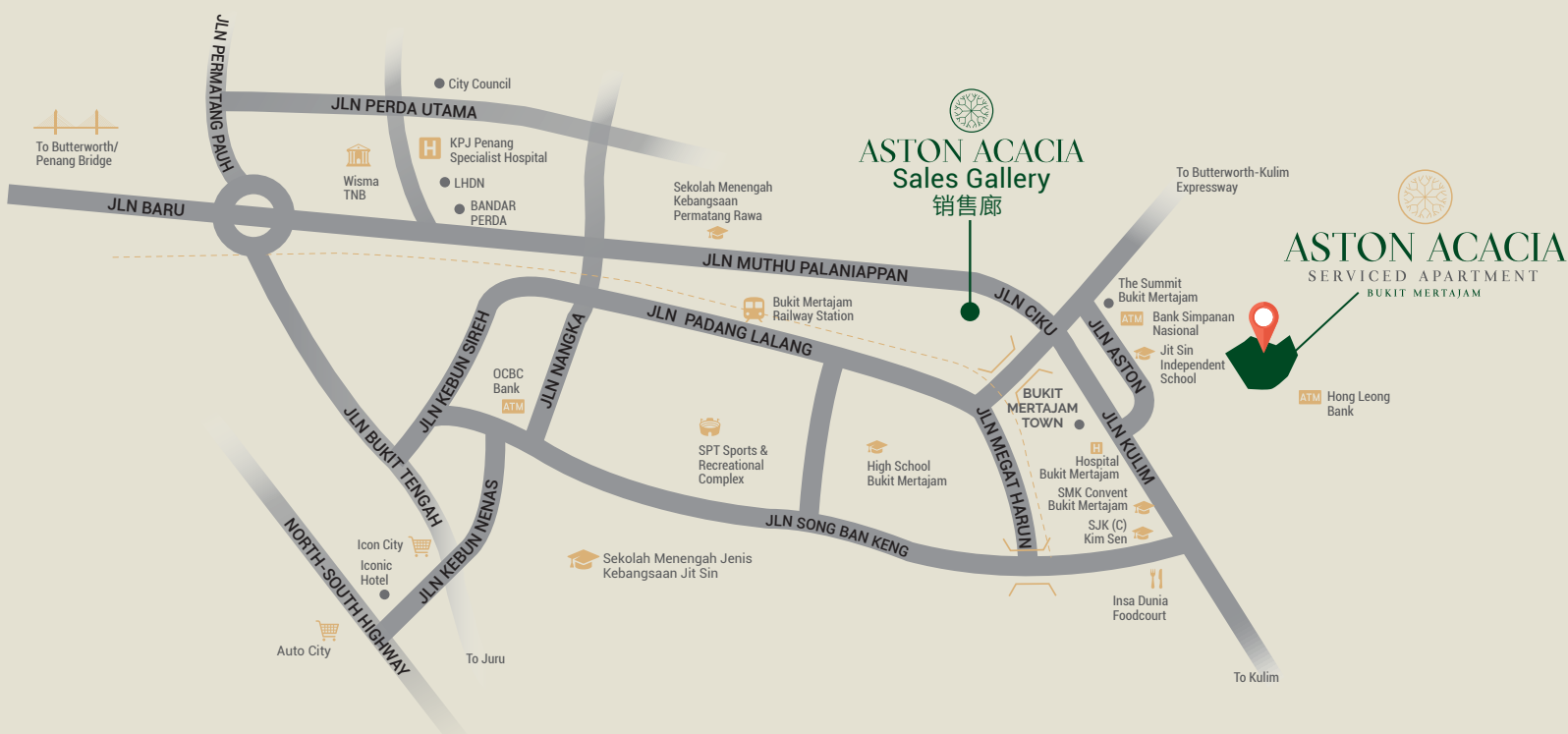
All measurements are approximate and subject to change.













Artist impression

## Location Map



 **Aston Acacia Sales Gallery**  
 GPS: 5 °22'6.4956"N  
 100 °27'23.6448"E

### Legend

- |  |   |   |
|--|---|---|
|  Educational Institutions |  Shopping            |  Railway Track |
|  Medical Facilities       |  F&B & Entertainment |   |
|  Banking                  |  Transportation      |   |





## CONNECTIVITY FOR YOUR CONVENIENCE

When convenience is what you want, convenience is what you get here at **Aston Acacia**. Its strategic location and close proximity to a myriad of amenities provides easy access to all major hotspots for the lifestyle convenience you will truly appreciate.



### Educational Zone

- 80m to Two Studio Multimedia Academy
- 300m to Jit Sin (IND) High School
- 600m to SMK Convent Bukit Mertajam
- 900m to SJK (C) Kim Sen
- 2.5km to SJK (C) Jit Sin / SMK BM
- 3km to SMK High School Bukit Mertajam
- 6km to SMK Jit Sin



### Banking

- 300m to Public Bank
- 550m to Bank Simpanan Nasional & Hong Leong Bank



### Shopping

- 1.3km to Eonsave @ Summit BM Plaza
- 1.8km to BM Wet Market
- 6.5km to Aeon Jusco Alma & Tesco Alma



### F&B and Entertainment

- 80m to food court
- 6.5km to Auto City & Icon City



### Transportation

- 100m to Express Bus Terminal Service (up North to Thailand, down South to Singapore)
- 3km to KTM & ETS train station



### Medical

- 750m to Hospital Bukit Mertajam (Government Hospital)
- 4.1km to Hospital Seberang Jaya
- 5.6km to KPJ Penang Specialist Hospital



# DIAGRAMMATIC CHART

Phase 1: Block A

Phase 2: Block B

	TYPE B1	TYPE B	TYPE C1	TYPE C	TYPE D		TYPE A
L32	32-6	32-5	32-3A	32-3	32-2	LIFT LOBBY	32-1
	32-7	32-8	32-9	32-10	32-11		32-12
L31	31-6	31-5	31-3A	31-3	31-2		31-1
	31-7	31-8	31-9	31-10	31-11		31-12
L30	30-6	30-5	30-3A	30-3	30-2		30-1
	30-7	30-8	30-9	30-10	30-11		30-12
L29	29-6	29-5	29-3A	29-3	29-2		29-1
	29-7	29-8	29-9	29-10	29-11		29-12
L28	28-6	28-5	28-3A	28-3	28-2		28-1
	28-7	28-8	28-9	28-10	28-11		28-12
L27	27-6	27-5	27-3A	27-3	27-2		27-1
	27-7	27-8	27-9	27-10	27-11		27-12
L26	26-6	26-5	26-3A	26-3	26-2	26-1	
	26-7	26-8	26-9	26-10	26-11	26-12	
L25	25-6	25-5	25-3A	25-3	25-2	25-1	
	25-7	25-8	25-9	25-10	25-11	25-12	
L23A	23A-6	23A-5	23A-3A	23A-3	23A-2	23A-1	
	23A-7	23A-8	23A-9	23A-10	23A-11	23A-12	
L23	23-6	23-5	23-3A	23-3	23-2	23-1	
	23-7	23-8	23-9	23-10	23-11	23-12	
L22	22-6	22-5	22-3A	22-3	22-2	22-1	
	22-7	22-8	22-9	22-10	22-11	22-12	
L21	21-5	21-3A	21-3	21-2	SKY LOUNGE	21-1	
	21-6	21-7	21-8	21-9	21-10	21-11	
L20	20-6	20-5	20-3A	20-3	20-2	20-1	
	20-7	20-8	20-9	20-10	20-11	20-12	
L19	19-6	19-5	19-3A	19-3	19-2	19-1	
	19-7	19-8	19-9	19-10	19-11	19-12	
L18	18-6	18-5	18-3A	18-3	18-2	18-1	
	18-7	18-8	18-9	18-10	18-11	18-12	
L17	17-6	17-5	17-3A	A-17-3	17-2	17-1	
	17-7	17-8	17-9	17-10	17-11	17-12	
L16	16-6	16-5	16-3A	16-3	16-2	16-1	
	16-7	16-8	16-9	16-10	16-11	16-12	
L15	15-6	15-5	15-3A	15-3	15-2	15-1	
	15-7	15-8	15-9	15-10	15-11	15-12	
L13A	13A-6	13A-5	13A-3A	13A-3	13A-2	13A-1	
	13A-7	13A-8	13A-9	13A-10	13A-11	13A-12	
L13	13-6	13-5	13-3A	13-3	13-2	13-1	
	13-7	13-8	13-9	13-10	13-11	13-12	
L12	12-6	12-5	12-3A	12-3	12-2	12-1	
	12-7	12-8	12-9	12-10	12-11	12-12	
L11	11-6	11-5	11-3A	11-3	11-2	11-1	
	11-7	11-8	11-9	11-10	11-11	11-12	
L10	10-6	10-5	10-3A	10-3	10-2	10-1	
	10-7	10-8	10-9	10-10	10-11	10-12	
L9	9-6	9-5	9-3A	9-3	9-2	9-1	
	9-7	9-8	9-9	9-10	9-11	9-12	
L8	8-6	8-5	8-3A	8-3	8-2	8-1	
	8-7	8-8	8-9	8-10	8-11	8-12	
L7	7-6	7-5	7-3A	7-3	7-2	7-1	
	7-7	7-8	7-9	7-10	7-11	7-12	
L6	PODIUM FACILITY DECK						
L5	CARPARK L5						CARPARK L5A
L4	CARPARK L4						CARPARK L4A
L3	CARPARK L3						CARPARK L3A
L2	SHOP OFFICE	CARPARK L2				CARPARK L2A	
L1	SHOP OFFICE	CARPARK L1				CARPARK L1A	
G	CARPARK G						M & E

	TYPE B1	TYPE B	TYPE C1	TYPE C	TYPE D		TYPE A
L32	32-6	32-5	32-3A	32-3	32-2	LIFT LOBBY	32-1
	32-7	32-8	32-9	32-10	32-11		32-12
L31	31-6	31-5	31-3A	31-3	31-2		31-1
	31-7	31-8	31-9	31-10	31-11		31-12
L30	30-6	30-5	30-3A	30-3	30-2		30-1
	30-7	30-8	30-9	30-10	30-11		30-12
L29	29-6	29-5	29-3A	29-3	29-2		29-1
	29-7	29-8	29-9	29-10	29-11		29-12
L28	28-6	28-5	28-3A	28-3	28-2		28-1
	28-7	28-8	28-9	28-10	28-11		28-12
L27	27-6	27-5	27-3A	27-3	27-2		27-1
	27-7	27-8	27-9	27-10	27-11		27-12
L26	26-6	26-5	26-3A	26-3	26-2	26-1	
	26-7	26-8	26-9	26-10	26-11	26-12	
L25	25-6	25-5	25-3A	25-3	25-2	25-1	
	25-7	25-8	25-9	25-10	25-11	25-12	
L23A	23A-6	23A-5	23A-3A	23A-3	23A-2	23A-1	
	23A-7	23A-8	23A-9	23A-10	23A-11	23A-12	
L23	23-6	23-5	23-3A	23-3	23-2	23-1	
	23-7	23-8	23-9	23-10	23-11	23-12	
L22	22-6	22-5	22-3A	22-3	22-2	22-1	
	22-7	22-8	22-9	22-10	22-11	22-12	
L21	21-5	21-3A	21-3	21-2	SKY LOUNGE	21-1	
	21-6	21-7	21-8	21-9	21-10	21-11	
L20	20-6	20-5	20-3A	20-3	20-2	20-1	
	20-7	20-8	20-9	20-10	20-11	20-12	
L19	19-6	19-5	19-3A	19-3	19-2	19-1	
	19-7	19-8	19-9	19-10	19-11	19-12	
L18	18-6	18-5	18-3A	18-3	18-2	18-1	
	18-7	18-8	18-9	18-10	18-11	18-12	
L17	17-6	17-5	17-3A	17-3	17-2	17-1	
	17-7	17-8	17-9	17-10	17-11	17-12	
L16	16-6	16-5	16-3A	16-3	16-2	16-1	
	16-7	16-8	16-9	16-10	16-11	16-12	
L15	15-6	15-5	15-3A	15-3	15-2	15-1	
	15-7	15-8	15-9	15-10	15-11	15-12	
L13A	13A-6	13A-5	13A-3A	13A-3	13A-2	13A-1	
	13A-7	13A-8	13A-9	13A-10	13A-11	13A-12	
L13	13-6	13-5	13-3A	13-3	13-2	13-1	
	13-7	13-8	13-9	13-10	13-11	13-12	
L12	12-6	12-5	12-3A	12-3	12-2	12-1	
	12-7	12-8	12-9	12-10	12-11	12-12	
L11	11-6	11-5	11-3A	11-3	11-2	11-1	
	11-7	11-8	11-9	11-10	11-11	11-12	
L10	10-6	10-5	10-3A	10-3	10-2	10-1	
	10-7	10-8	10-9	10-10	10-11	10-12	
L9	9-6	9-5	9-3A	9-3	9-2	9-1	
	9-7	9-8	9-9	9-10	9-11	9-12	
L8	8-6	8-5	8-3A	8-3	8-2	8-1	
	8-7	8-8	8-9	8-10	8-11	8-12	
L7	7-6	7-5	7-3A	7-3	7-2	7-1	
	7-7	7-8	7-9	7-10	7-11	7-12	
L6	PODIUM FACILITY DECK						
L5	CARPARK L5						CARPARK L5A
L4	CARPARK L4						CARPARK L4A
L3	CARPARK L3						CARPARK L3A
L2	SHOP OFFICE	CARPARK L2				CARPARK L2A	
L1	SHOP OFFICE	CARPARK L1				CARPARK L1A	
G	CARPARK G						M & E

# SPECIFICATIONS

a) Structure		: Reinforced concrete
b) Walls		: Reinforced concrete/lightweight block wall
c) Roof Covering		: Reinforced concrete slab/metal decking
d) Roof Framing		: Reinforced concrete
e) Ceiling		: Skim coat/Plaster Ceiling
f) Windows		: Aluminium frame casement window
		: Aluminium frame louvered window
g) Doors	: Main entrance	: Fire rated door
	: Others	: Timber flushed door
	: Balcony	: Sliding door
h) Ironmongery	: Quality lockset	
i) Wall Finishes	: External wall	: Plaster and paint
	: Internal wall	: Skim Coat/Plaster
	: Kitchen	: Quality tiles (1.5m high)
	: Bathrooms	: Quality tiles (up to ceiling height)
j) Floor Finishes	: Living/Dining/ Kitchen/Bedroom/Foyer	: Quality tiles
	: Bathroom	: Quality tiles
	: Others	: Quality tiles
	: A/C Ledge	: Cement render

## k) Sanitary and Plumbing Fittings

	TYPE A	TYPE B	TYPE C	TYPE D
<b><u>Bathroom</u></b>				
: Wash basin	2 NOS	2 NOS	2 NOS	2 NOS
: WC fitting	2 NOS	2 NOS	2 NOS	2 NOS
: Toilet paper holder	2 NOS	2 NOS	2 NOS	2 NOS
: Shower head	2 NOS	2 NOS	2 NOS	2 NOS
<b><u>Kitchen</u></b>				
: Sink	1 NOS	1 NOS	1 NOS	1 NOS

## l) Electrical Installations

	TYPE A	TYPE B	TYPE C	TYPE D
: DB	1 NOS	1 NOS	1 NOS	1 NOS
: Lighting Point	19 NOS	17 NOS	15 NOS	14 NOS
: Air Cond Point	5 NOS	4 NOS	4 NOS	3 NOS
: Ceiling Fan Point	6 NOS	5 NOS	4 NOS	4 NOS
: Fibre Wall Socket	1 NOS	1 NOS	1 NOS	1 NOS
: 13A Socket Point	20 NOS	18 NOS	17 NOS	16 NOS
: SMATV Outlet	2 NOS	2 NOS	2 NOS	2 NOS
: Bell Point	1 NOS	1 NOS	1 NOS	1 NOS
: Intercom Socket System	1 NOS	1 NOS	1 NOS	1 NOS
: Water Heater Point	2 NOS	2 NOS	2 NOS	2 NOS



OUR JOURNEY



Hua Yang Berhad was incorporated on 28 December 1978 under a private limited company, Heng Po Sdn Bhd. First project in Ipoh comprising 8 units of 4-storey shops at Jalan Gopeng, Ipoh. The project was completed in September 1981.



Acquisition of 838 acres of land in Bandar Universiti Seri Iskandar, Hua Yang's first integrated township in Perak consisting of residential and commercial units that was launched in year 2001.



The Group expanded to the Southern region with an acquisition of 477 acres of freehold land in Johor Bahru for a township development, launched in March 2001.



Hua Yang was listed on Bursa Malaysia Main Board on 29 November.



Acquisition of 17.89 acres of land in Sungai Besi to develop One South, a mixed development flagship project. The 1<sup>st</sup> phase of One South was launched at the start of 2010.



ONGOING PROJECTS



**PENANG**  
Meritus Residensi,  
Seberang Perai,  
Penang

Type	: Serviced Apartments
Total units/GDV	: 480 units/ RM206m
Unit size	: 945 to 2,046 sqft
Pricing	: From RM364,500 per unit
Type	: Retail lots
Total units/GDV	: 15 units/ RM20m
Target completion date	: July 2020



# CELEBRATE MILESTONES & ACHIEVEMENTS



2008

In October, the Group launched its first high-rise development in Klang Valley, Symphony Heights Serviced Apartments, which was successfully completed in November 2012. The Group further expands in Johor with its progressive land acquisition of 140 acres to develop Taman Pulai Hijauan, a township consisting of residential and commercial units.



2017

The Group launched its first project in Seberang Perai, Penang. Meritus Residensi, a 44-storey tower with 480 units of serviced apartments and 15 retail shops is targeted to complete in July 2020.



2015

The Group ventured into a new market by acquiring 4.9 acres of land in Bukit Mertajam, Penang. Hua Yang further strengthened its presence in Penang via the acquisitions of 9.5 acres of land in Taman Juru and 8.59 acres of land in Seberang Perai.



2010

At the beginning of 2010, the Group launched Senawang Link, an integrated commercial and industrial development project in Seremban.



**KLANG VALLEY**  
Astetica Residences,  
Seri Kembangan


Type : Serviced Apartments  
Total units/GDV : 520 units/RM317m  
Unit size : 748 to 1,154 sqft  
Pricing : From RM546,040 per unit  
Type : Retail lots  
Total units/GDV : 26 units/ RM26m  
Target completion date : July 2020



Aviary Residence @  
Puchong Horizon

Type : Serviced Apartments  
Total units/ GDV : 565 units/ RM272m  
Unit size : 753 to 1,076 sqft



 **012-580 2566**  
[www.astonacacia.com.my](http://www.astonacacia.com.my)

A Signature Lifestyle Development By

 **Huayang**  
Your dreams, made affordable®



[WWW.HUAYANG.COM.MY](http://WWW.HUAYANG.COM.MY)

Developer: Tinggian Development Sdn Bhd (68398-W) • Address: C-21, Jalan Medan Selayang 1, Medan Selayang, 68100 Batu Caves, Selangor Darul Ehsan, Malaysia • Type of Property: Serviced Apartment • Developer's License No: 4723-2/08-2022/02657 (L) • Validity Period: 29/08/2021 – 28/08/2022 • Advertising & Sales Permit No: 4723-2/08-2022/02657 (P) • Validity Period: 29/08/2021 – 28/08/2022 • Approving Authority: Majlis Perbandaran Seberang Perai • Building Approval No: MPSP/40/20-55/11 • Land Tenure: Freehold • Land Encumbrance: Malayan Banking Berhad • Expected Completion Date: Nov 2024 • Total Units: 311 unit (Phase 1) • Built-Up: 701 sqft – 1,206 sqft • Selling Price: (Min) RM292,600 (Max) RM682,500 • 5% Bumiputra Discount • Total Remaining Units: 135 • This land cannot be transferred, changed without prior consent from State Authority. This advertisement is approved by Ministry of Housing Malaysia. All art renderings and photographs contained in this circular are artist's impressions only. The Developer reserved the right to modify any part of the building prior to completion as directed or approved by the architects and/or the relevant authorities. All plans, layout, information and specifications are subject to change and cannot form part of an offer or contract.