



KECK SENG GROUP
— Beautifully Crafted Homes —

TpR 福源園
TANJONG PUTERI RESORT

ASTER III

NEW LAUNCH

PELANCARAN BAHARU | 崭新推出

PHASE 7C [PHASE 3]
FASA 7C [FASA 3] PHASE 7C (第三期)

SINGLE-STOREY TERRACE HOMES
RUMAH TERES SATU TINGKAT 单层排屋

22' X 74' | 22' X 70'

REALIZING YOUR DREAM LIVING

MEREALISASIKAN IMPIAN HIDUP ANDA
实现您的梦想家园

TYPE A

21 UNITS

LAND AREA
Luas Tanah / 土地面积
22' X 74'

BUILT-UP AREA
Luas Binaan / 建筑面积
1,302 SQ. FT.
K.P.S. | 平方尺

MINIMUM PRICE
Harga Minima / 最低价格
RM413,100.00*

STANDARD PRICE
Harga Standard / 标准价格
RM486,000.00*

MAXIMUM PRICE
Harga Maksima / 最高价格
RM807,100.00*


3 BEDROOMS
Bilik Tidur / 卧室


2 BATHROOMS
Bilik Mandi / 浴室

TYPE B

32 UNITS

LAND AREA
Luas Tanah / 土地面积
22' X 70'

BUILT-UP AREA
Luas Binaan / 建筑面积
1,302 SQ. FT.
K.P.S. | 平方尺

MINIMUM PRICE
Harga Minima / 最低价格
RM406,300.00*

STANDARD PRICE
Harga Standard / 标准价格
RM478,000.00*

MAXIMUM PRICE
Harga Maksima / 最高价格
RM838,100.00*

*Bumiputera Price 15% Discount | Harga Bumiputera 15% Diskaun | 土著单位享有15%折扣



Artist's Impression only

FREEHOLD

LANDED

LIMITED

FLOOR PLAN

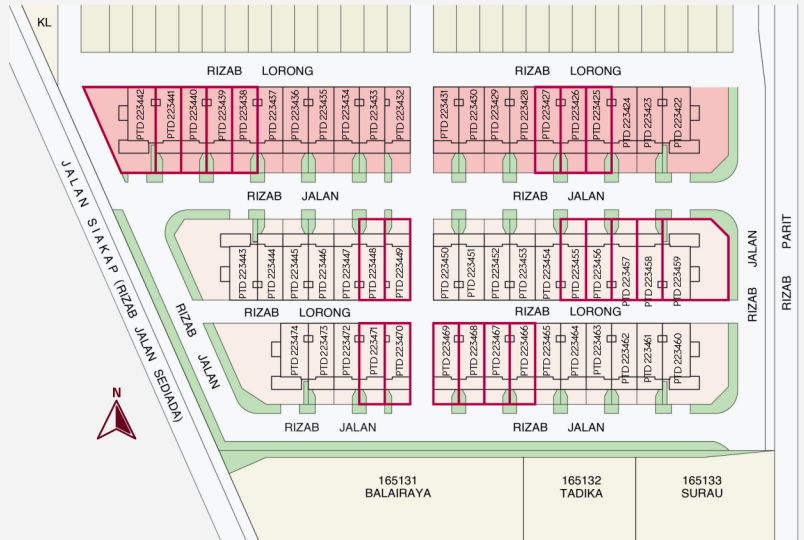
PELAN LANTAI/ 平面图



GROUND FLOOR | TINGKAT BAWAH | 底樓

SITE PLAN

PELAN TAPAK/ 总平面图



LEGEND | PETUNJUK | 传奇

TYPE A TYPE B BUMIPUTERA LOT

LOCATION PLAN

PELAN LOKASI/ 总平面图

Sekolah Menengah Kebangsaan
Tanjong Puteri | 99 Speedmart
TPRA | Mr. D.I.Y. TPRA

1.3KM

KHJ Fresh Market

2.1KM

Tanjong Puteri Golf
& Resort | Lotus's Kota
Masai

3.4KM

Hospital Penawar | UTC Pasir
Gudang | Majlis Bandaraya
Pasir Gudang [MBPG]

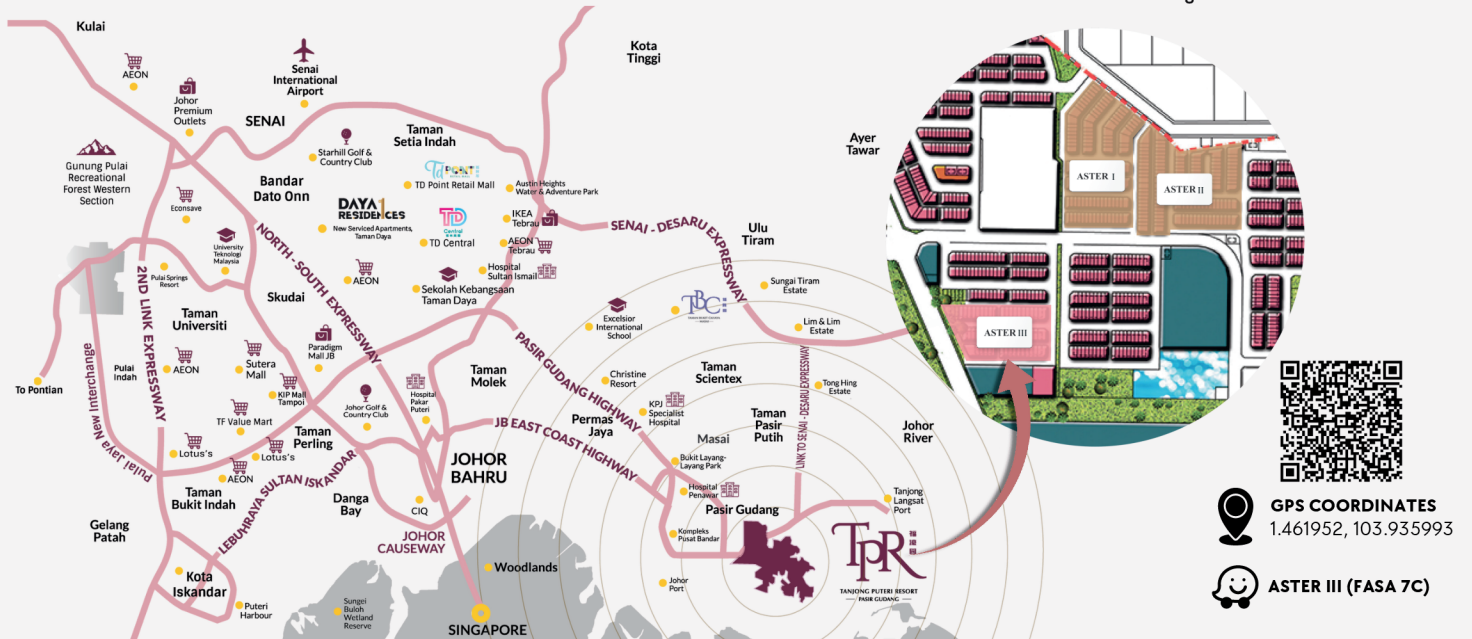
6.7KM

KPJ Pasir Gudang Specialist
Hospital | U Sentral Masai |
KIP Mall Masai | Eonsave
Pasir Gudang

8.3KM

MARA Junior Science College
| Universiti Teknologi Mara
(UiTM) Pasir Gudang | Foon
Yew High School Masai

16.8KM



GPS COORDINATES
1.461952, 103.935993

ASTER III (FASA 7C)

607 271 1011 | 6016 714 1868 | 6012 518 7181

Operation Hours: Monday - Friday: 8.30am - 5.30pm | Saturday: 8.30am - 1.00pm | Sunday: Closed

SINGLE-STOREY TERRACE HOUSE: • Developer License No.: 2823/07-2028/0929(A) • Validity Period: 13/07/2023 - 12/07/2028 • Advertising and Sales Permit No.: 2823-51/06-2027/0491(N)-(L) • Validity Period: 23/06/2025 - 22/06/2027 • Total Units: 21 Units • Approving Authority: Majlis Bandaraya Pasir Gudang • Authority Reference No.: MBPG: JBG/49/2024(4) • Land Encumbrances: N/A • Tenure: Freehold • Land Size: 22' X 74' • Built-Up Size: 1,302sq.ft. • Minimum Price: RM413,100.00 • Maximum Price: RM807,100.00 • Estimated Date of Completion: 22/06/2027 • Bumiputera Discount: 15%

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INTEREST RESTRICTIONS: The land contained in this title cannot be sold or transferred in any way to Non-Citizens/ Foreign Companies without the consent of the State Authority

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