

An aerial photograph of a beach and ocean. The top portion shows a sandy beach with a thin line of white surf. Below the beach, the water is a light, rippling turquoise color, transitioning to a deeper blue at the bottom. The text 'AKASA' is centered in a large, bold, black font, with 'CHERAS SOUTH' in a smaller, spaced-out font below it. At the bottom, the tagline 'LUXURY RESORT LIVING WITHIN REACH' is written in a small, white, all-caps font.

AKASA
CHERAS SOUTH

LUXURY RESORT LIVING WITHIN REACH

FREEHOLD

A PREMIUM RESORT-STYLED INTEGRATED DEVELOPMENT

NOW DEBUTS IN CHERAS SOUTH

AKASA showcases the most exciting luxury resort living in Cheras South. Perching on an expansive tract of freehold land spanning more than 430,000 square feet, this magnificent service residence is inspired and designed to fulfil your every need and desire.

service residence

**RESORT
LIVING**

boutique shops

**MODERN
CONVENIENCES**

offices

**FLEXIBLE
SPACES**





DESIGNED
FOR
ENJOYMENT

AKASA is bringing to life the dream of owning an affordable luxury home for those who believe in luxury amenities and aspire for a high standard of living!

As the new gem of Cheras that aspires to redefine the luxury lifestyle, AKASA would like to invite you along for an unforgettable living experience and journey with us at Hap Seng Land.



Gourmet Kitchen



Multi-tiers security system



Affordable Luxury



FACILITIES DECK

150,000 SQ. FT.
of sprawling recreational space

LEVEL 7



LEVEL 36




LEVEL 29



LIST OF FACILITIES PROVIDED

- | | | | |
|-------------------------------|----------------------------|-------------------------|--------------------------|
| 1 Leisure Pool | 14 Lazing Deck | 1 Chill-Out Lounge | 1 Reading Corner |
| 2 Wading Pool | 15 Gymnasium | 2 Reflexology Belt | 2 Lounge Area |
| 3 Sandy Beach | 16 Martial Arts Room | 3 Moon Light Deck | 3 Kid Entertainment Zone |
| 4 Cabana | 17 Olympic-length Lap Pool | 4 Reading Pavilion | 4 TV / Audio Room |
| 5 Hammock Garden | 18 BBQ & Picnic Corner | 5 Sky Lounge | 5 Music Chamber |
| 6 Children Fun Zone | 19 Multi-Purpose Hall | 6 Gourmet Kitchen | 6 Star Gazing Deck |
| 7 Zen Garden | 20 Changing Room | 7 Private Dining Atrium | 7 Badminton Courts |
| 8 Outdoor Shower | 21 Steam Room | 8 Games Lounge | |
| 9 Chit Chat Lounge | 22 Activity Room | | |
| 10 Wifi Corner | 23 Self-operated Laundry | | |
| 11 Jogging Track | 24 Surau | | |
| 12 Reflexology Belt | 25 Open Deck | | |
| 13 Meditation & Calmness Zone | | | |



Well located close to the city centre, AKASA is conveniently connected to Kuala Lumpur and the Klang Valley via a network of major highways and public transportations.

Directly opposite the largest Mercedes-Benz 3S Autohaus in Malaysia, also built and owned by the Hap Seng group of companies, AKASA is nestled within a burgeoning neighbourhood complete with shopping malls and medical facilities such as AEON Cheras Selatan Shopping Centre and Columbia Asia Hospital. Nearer to home, you will be spoilt for choices by the F&B eateries in the business park. To top it off, dedicated shuttle service to nearby MRT, KTM and other public transport stations will be provided to ease your daily commute.



Connectivity
& Easy
Accessibility



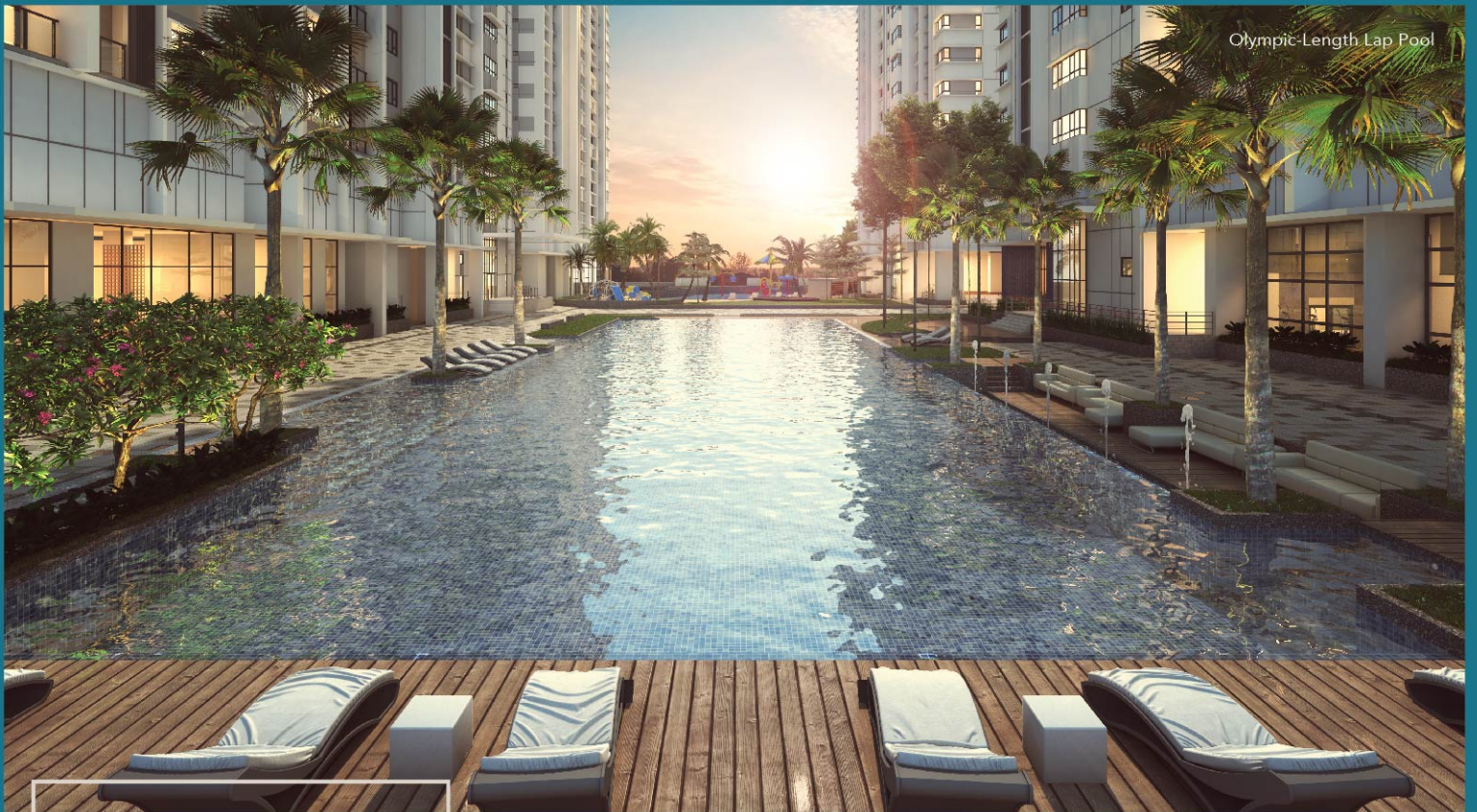
Shuttle Service
To Nearest MRT &
KTM Station



Medical &
Shopping

STRATEGIC LOCATION





Olympic-Length Lap Pool

YOUR
EVERYDAY
PARADISE



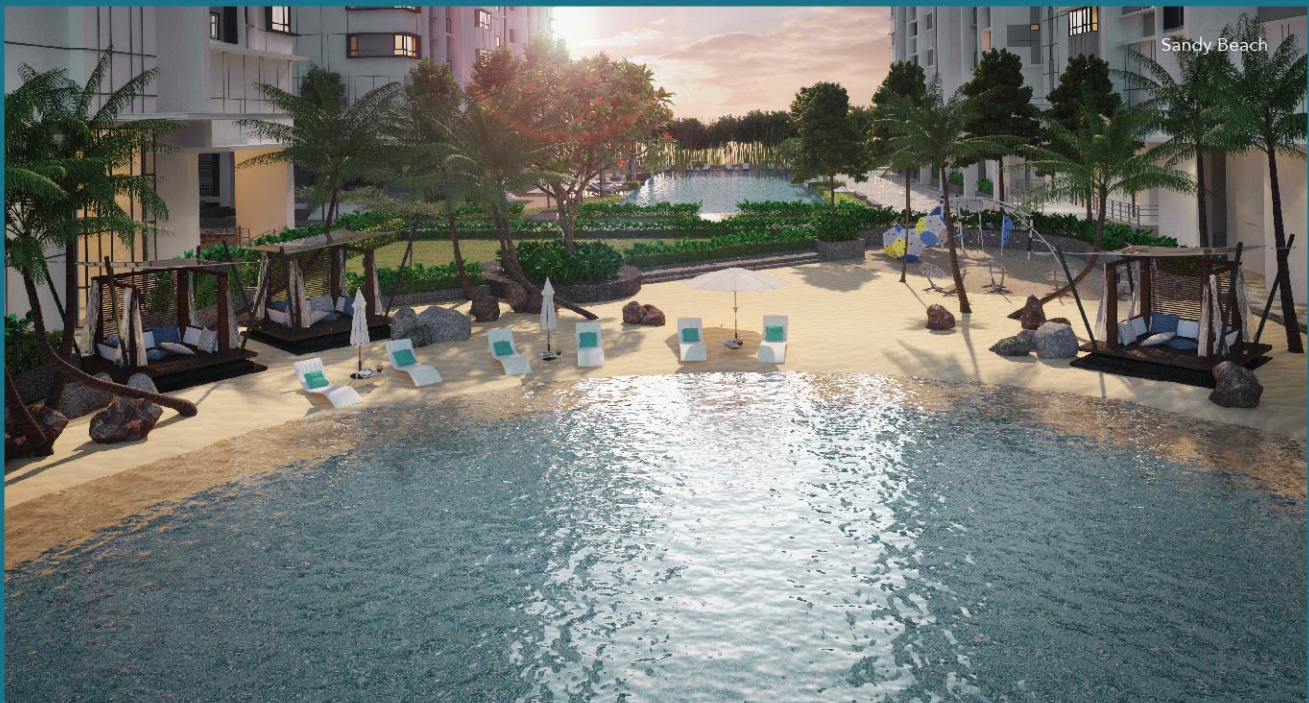
150,000 sq. ft.
Wide Of
Facilities Spaces



First Man-Made
Beach In Cheras



Olympic-Length
Lap Pool



Sandy Beach

Sprawling recreational space of approximately 150,000 square feet, AKASA brings to your doorstep every imaginable recreational facility including the first man-made beach in Cheras, Olympic-length lap pool, sports hall, outdoor pavilion, entertainment chamber, gourmet kitchen, just to name a few. What a way to decompress after a stressful day or to chill out with family and kids without leaving home!

ABOUT HAP SENG

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-
-
-
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Hap Seng Land is the property division of Hap Seng Consolidated Berhad which is ranked in the top 20s of listed companies in Malaysia by market capitalisation. With more than 50 years of track record in property development, Hap Seng Land is an award-winning property developer with a solid reputation for quality, practicality, and innovation.

Residential property developments in the Klang Valley by Hap Seng Land include Aria, a high-end service residence in KLCC and Nadi Bangsar, another prestigious service residence in Bangsar. It also owns and manages prominent investment properties such as Menara Hap Seng, Menara Hap Seng 2 and Menara Citibank.



Menara Hap Seng & Menara Hap Seng 2



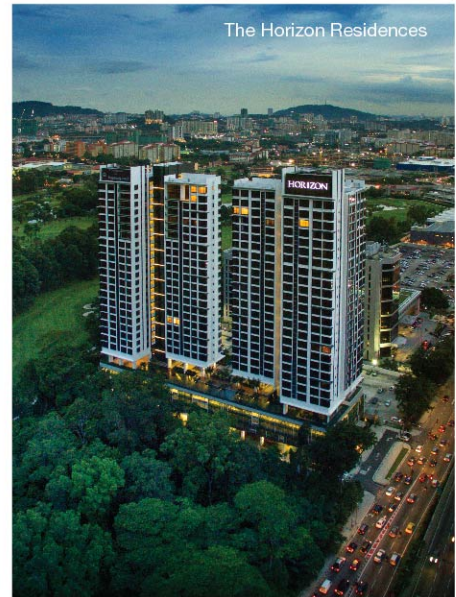
Mercedes-Benz Autohaus



Aria Luxury Residence



Nadi Bangsar



The Horizon Residences

A Signature Development by



Creating
Value
Together

Hap Seng Land Development (Balakong) Sdn Bhd (764416-H)
19th Floor, Menara Hap Seng, Letter Box no. 81,
Jalan P. Ramlee, 50250 Kuala Lumpur

T: 03-2116 9333
F: 03-2116 9300

SALES GALLERY

No. 7-1, Kompleks Komersil Akasa, Jalan Akasa,
Akasa Cheras Selatan, 43300 Seri Kembangan,
Selangor Darul Ehsan



03-8656 9199

www.akasa.com.my
www.hapsengland.com

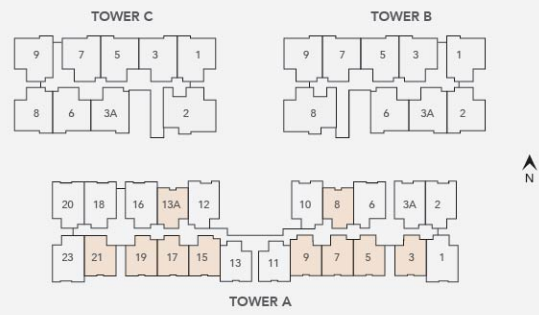


AKASA

CHERAS SOUTH

FLOOR PLANS





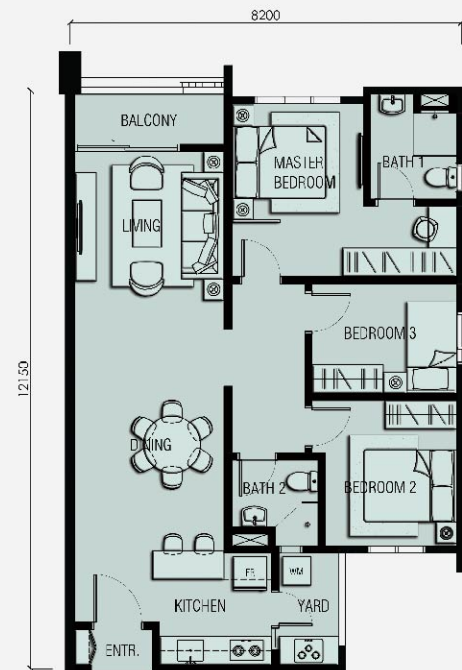
TYPE A
850 sq.ft. / 79 sq.m



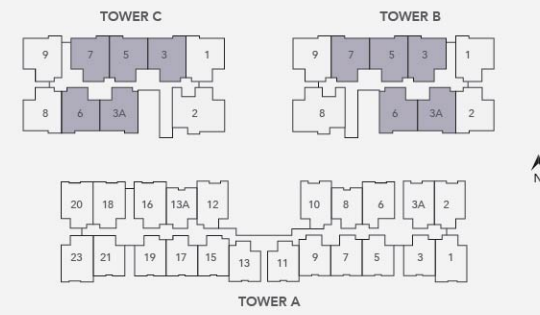
- 2
Bedrooms
- 2
Bathrooms
- Balcony



TYPE B
1000 sq.ft. / 93 sq.m



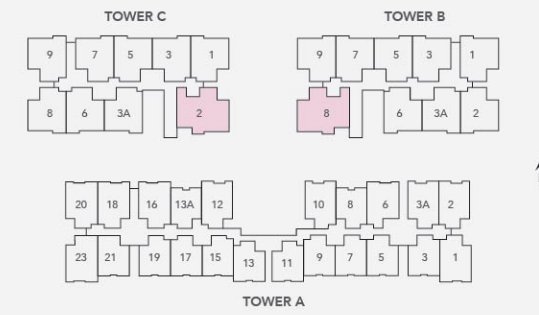
- 3
Bedrooms
- 2
Bathrooms
- Balcony



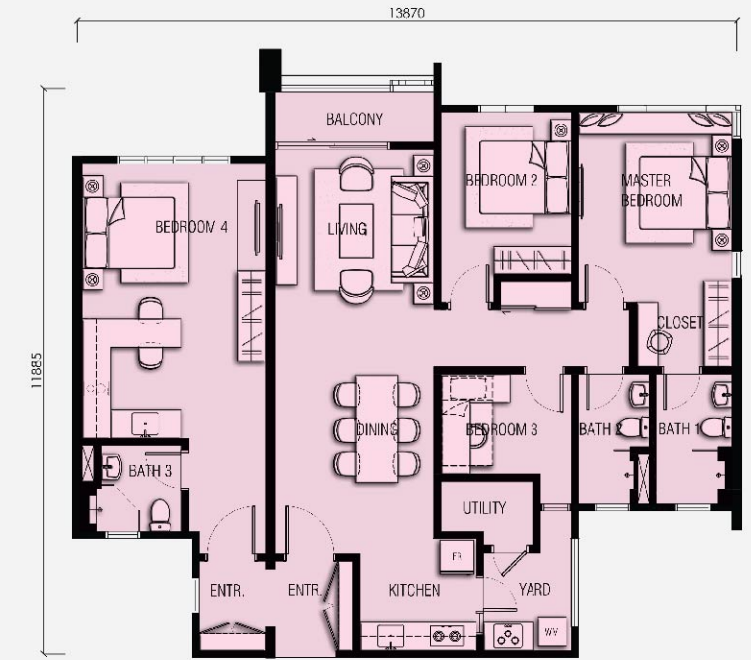
TYPE C
1155 sq.ft. / 107 sq.m



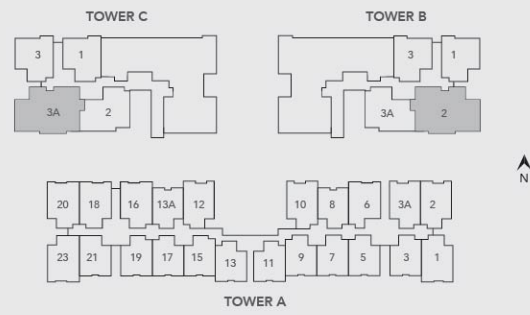
- 3
Bedrooms
- 2
Bathrooms
- Balcony



TYPE D
1500 sq.ft. / 139 sq.m

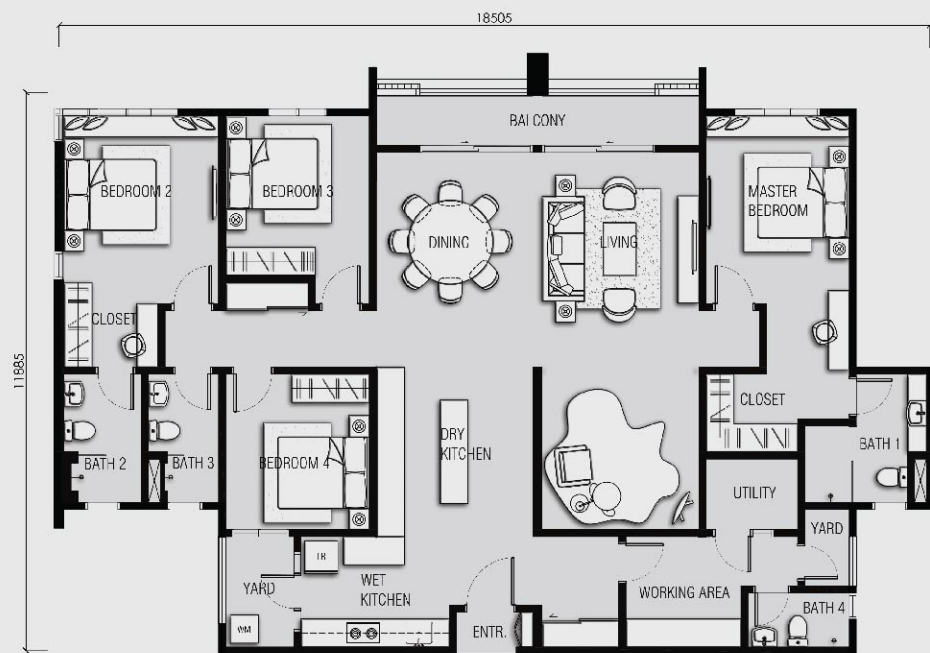






- Dual Keys
- 4
Bedrooms
- 3
Bathrooms
- Balcony

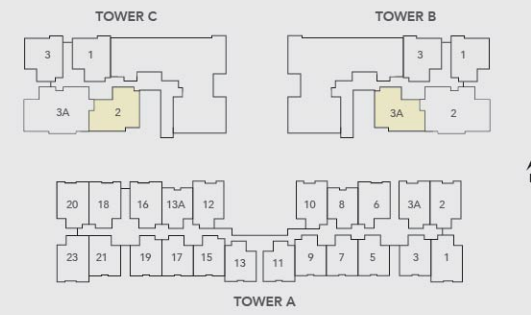


TYPE E

2048 sq.ft. / 190 sq.m



- 
4
 Bedrooms
- 
4
 Bathrooms
- 
 Working Area
- 
 Balcony

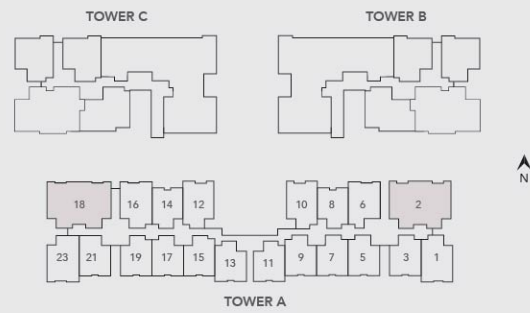


TYPE F

1421 sq.ft. / 132 sq.m

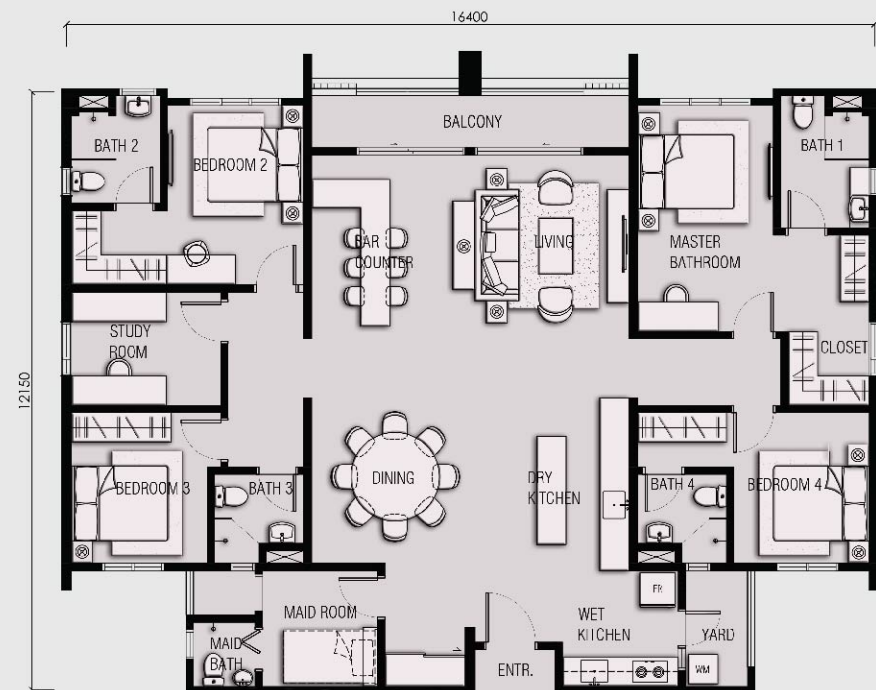







- 
4
 Bedrooms
- 
3
 Bathrooms
- 
 Balcony



TYPE G

2000 sq.ft. / 186 sq.m



- 
4
 Bedrooms
- 
5
 Bathrooms
- 
 Study Room
- 
 Maid Room
- 
 Balcony

SPECIFICATIONS

Structure	Reinforced Concrete Structure	
Wall	Brick / Block / Wall Panel*	
Roofing Covering	Metal Roof / Reinforced Concrete Slab*	
Ceiling	Skim Coat / Plaster Ceiling*	
Windows	Aluminium Frame / Glass Window	
Doors	Main Entrance - Fire Rated Door* Bedrooms / Bathrooms / Utility - Plywood Flush Door Balcony - Aluminium Frame Glass Sliding Door	
Ironmongeries	Quality Locksets	
Floor Finishes	Living / Kitchen / Dining Bedroom Bathroom Balcony Yard & Utility Other Areas Private Garden	Porcelain Tiles Timber Laminated Floor Porcelain Tiles Porcelain Tiles Homogeneous Tiles Timber Laminated Floor / Porcelain Tiles / Homogeneous Tiles* Tiles / Cerment Render / Turfing*
Wall Finishes	Internal Wall External Wall Bathroom Kitchen Fencing	Plaster & Paint / Skimcoat* Plaster & Paint Porcelain Tiles up to ceiling height* Ceramic Tiles up to 5 feet Brick / Block*

SANITARY AND PLUMBING FITTINGS

Type	A	A1	B	G	AG	A2G	BG	C	C1	D	E	F	CG	C1G
Wash Basin	2	2	2	5	2	2	2	2	2	3	4	3	2	2
Shower Rose	2	2	2	5	2	2	2	2	2	3	4	3	2	2
Water Closet	2	2	2	5	2	2	2	2	2	3	4	3	2	2
Bib Tap	2	2	2	5	2	2	2	2	2	3	4	3	2	2
Toilet Roll Holder	2	2	2	5	2	2	2	2	2	3	4	3	2	2
Kitchen Sink	1	1	1	2	1	1	1	1	1	1	2	1	1	1

ELECTRICAL INSTALLATION

Type	TOWER A							TOWER B & C						
	A	A1	B	G	AG	A2G	BG	C	C1	D	E	F	CG	C1G
Lighting Point	15	15	16	32	16	16	17	17	17	21	31	21	19	19
Power Point 13A	15	15	15	22	16	16	16	17	17	23	25	19	18	18
Power Point 15A	1	1	1	1	1	1	1	1	1	2	1	1	1	1
Ceiling Fan Point	3	3	4	6	3	3	4	4	4	5	7	5	4	4
Water Heater Point	2	2	2	4	2	2	2	2	2	3	3	3	2	2
Aircond Point	3	3	4	6	3	3	4	4	4	5	6	6	4	4
Kitchen Exhaust Fan Hood Point	1	1	1	1	1	1	1	1	1	2	1	1	1	1
Bell Point	1	1	1	1	1	1	1	1	1	2	1	1	1	1
Fibre Wall Socket	1	1	1	1	1	1	1	1	1	2	1	1	1	1
TV Point	2	2	2	3	2	2	2	2	2	3	4	2	2	2
Tel / Data Point										1	1			

