

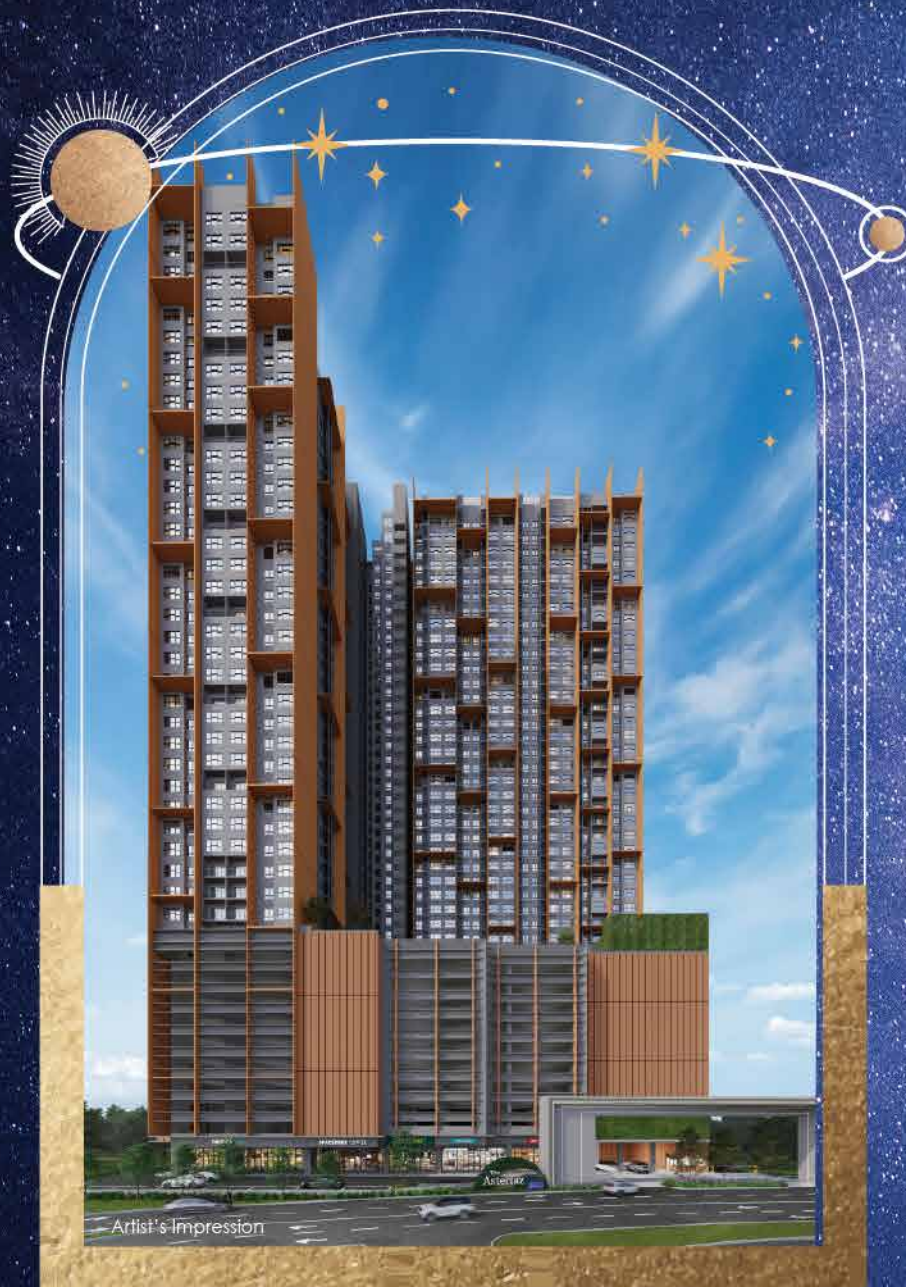
THE
ASTERIAZ
@ KEBUN TEH

Open For Registration

Serene Living, Naturally



Nestled in the serene Kebun Teh neighbourhood, Johor Bahru, this new development offers a harmonious blend of modern design and timeless beauty. Our 1 bedroom + 1 study and 3-bedrooms serviced residences are meticulously crafted for a truly exceptional living experience. Immerse yourself in the celestial theme, from the lunar-themed landscaping to the star-gazing lawn. Enjoy the tranquillity of the garden, the convenience of co-working spaces, and the community-building opportunities of our community spaces. Relax and unwind in our infinity pools, offering breathtaking views and a serene atmosphere. Experience the perfect balance of urban living and natural serenity at The Asteriaz @ Kebun Teh.



Johor Bahru's Sustainable Urban Haven

Imagine living sustainably without compromising on luxury. The Asteriaz @ Kebun Teh is designed with efficiency and eco-friendliness in mind, offering spacious homes and a wide range of amenities. Enjoy the convenience of having everything you need close by. Reduce your carbon footprint by exploring the neighbourhood on foot or by bike, thanks to the network of pathways connecting work, life, and play. The Asteriaz @ Kebun Teh is your sustainable urban oasis, offering a balanced and fulfilling lifestyle.

Embracing Celestial Harmony



ECO-RESPONSIBLE DEVELOPER

The GreenRE logo has been the hallmark symbol for buildings and townships nationwide that encourages sustainable living for residents and developer.

At EXSIM, every venture we take utilised technology in an intelligent and organic manner for the advancement of mankind.

We are also equally intensifying our efforts to create buildings with a specific character which exemplify innovative green features.

In Greek, "Asteria" translates to "star," symbolizing guidance, beauty, and wonder. Stars evoke tranquility and inspiration, casting a calming light in the night sky. Historically, they have served as navigational aids and symbols of hope, much like the moon. This metaphor aligns seamlessly with The Asteriaz's vision of being a beacon of sophisticated, peaceful living amidst the bustling cityscape.

Much like a guiding star that illuminates the path home, residents seek the comforting embrace of a sanctuary to return to. By naming the project "The Asteriaz," we create a thematic connection to celestial elegance and tranquility. The stars, alongside the moon, represent nighttime beauty and serenity, enhancing the aspiration to craft a harmonious living space.

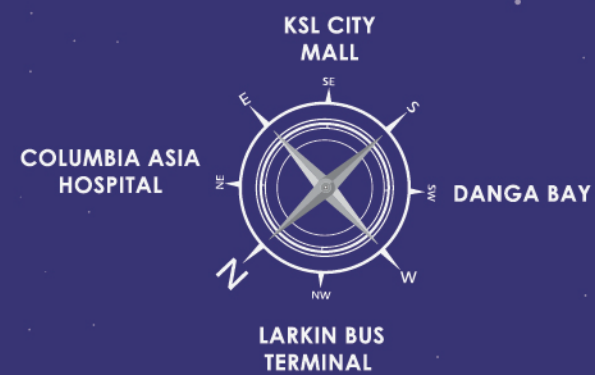
The concept of "Moonlight Symphony" further evokes serene beauty and harmonious design, inspired by the moon's gentle illumination. Integrating the theme of Asteria enriches this vision, fostering a celestial and tranquil atmosphere for the project, inviting residents to experience a true sanctuary in the heart of the city.

Floor Plan



★ Type A

★ Type B1 / B2



Unit Plans



TYPE A

(1R + 1S + 1B)

560 sq.ft. | 52 sm



TYPE B1
 (3R + 2B) (With Balcony)
 915 sq.ft. | 85 sm



TYPE B2
 (3R + 2B) (Without Balcony)
 915 sq.ft. | 85 sm



GROUND

1. Drop Off (Lower Ground)
2. Starlight Lobby (Lower Ground)
3. Cosmic Arrival

LEVEL 10

1. Galaxy Pavilion
2. Moon Bath
3. Luna Pool
4. Luna Bay
5. Cosmic Kids Pool
6. Reflex Path
7. Orbit Fit
8. Galactic Playground
9. Hoop Court
10. Cosmic Library
11. Galaxy Venue (*Pickle Ball & Badminton Court*)
12. Moon Lounge
13. Cosmic Lounge
14. Cosmic Playhouse

LEVEL 11

1. Nova Gym

LEVEL 43

1. Moon Deck
2. Herbs Garden
3. Starlit Grill
4. Eclipse Dining





Cosmic Arrival

Artist's Impression



Artist's Impression

→ Starlight Lobby



Artist's Impression



Nova Gym

Artist's Impression

Galaxy Venue
(Pickle Ball & Badminton Court)

Artist's Impression

Cosmic Playhouse



Artist's Impression

Cosmic Lounge



Luna Pool



Artist's Impression

Cosmic Kids Pool



Artist's Impression





Artist's impression

→ Moon Deck

Your Tranquil Urban Oasis



Proposed Shuttle Bus Station
The Asteriaz - RTS Link Bukit Chagar - CIQ



RTS Link Station
Bukit Chagar - Woodlands North

Kebun Teh is a peaceful neighbourhood famous for its abundant greenery, friendly community, and convenient location. Residents here have easy access to popular shopping centres like Mid Valley Southkey and KSL City Mall. In addition, there are numerous restaurants, parks, and the bustling Johor Bahru City Square nearby. With a quick 10-minute drive, you can reach the CIQ and RTS Link Bukit Chagar Station, providing seamless connectivity to Singapore. Living at The Asteriaz @ Kebun Teh means enjoying the benefits of being in the city centre with close proximity to major transportation hubs, business districts, and cultural attractions.



 EXSIM The Asteriaz Sales Gallery

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EXSIM KEBUN TEH SDN BHD 202101000935 (1401233-A)

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• Pemaju: EXSIM KEBUN TEH SDN BHD [202101000935 (1401233-A)] • No Lesen Pemaju: 31007/03-2030/0063(A) • Tempoh Sah: 26/03/2025 - 25/03/2030 • No. Permit Iklan & Jualan: 31007-1/07-2028/0577(N)-(S) • Tempoh Sah: 18/07/2025 - 17/07/2028 • Pihak berkuasa yang meluluskan: MAJLIS BANDARAYA JOHOR BAHRU • No Pelan Rujukan: MJB/U/2024/14/BGN/212/KOM(14) • Pegangan Tanah: Pajak 99 Tahun Berakhir Pada 07/06/2109 • Sekatan Kepentingan: 1. Tuanpunya tanah tidak dibenarkan menawarkan atau menjualkan unit-unit (parcel) bangunan yang akan dibina di atas tanah ini melainkan bangunan telah mula dibina mengikut pelan yang diluluskan oleh Pihak Berkuasa Negeri. 2. Petak-petak bangunan yang didirikan di atas tanah ini apabila sahaja bertukar miliknya kepada seorang Bumiputera/Syarikat Bumiputera maka tidak boleh terkemudian daripada itu dijual, dipajak atau dipindahmilik daripada apa cara sekalipun kepada orang bukan Bumiputera/Syarikat Bukan Bumiputera tanpa persetujuan Pihak Berkuasa Negeri. 3. Petak-petak bangunan yang didirikan di atas tanah ini tidak boleh dijual atau dipindahmilik dengan apa cara sekalipun kepada bukan warganegara/syarikat asing tanpa persetujuan Pihak Berkuasa Negeri. • Beban Tanah: UNITED OVERSEAS BANK (MALAYSIA) BERHAD • Tarikh Jangka Siap: Nov 2029 • Bilangan Unit: 848 Unit Pangsapuri Perkhidmatan 43 Tingkat • Harga Jualan: RM474,900.00 (Minima) – RM792,997.00 (Maksima) • 15% Bumiputera Diskaun • Jenis Pembangunan: PANGSAPURI PERKHIDMATAN

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