

WHEN NATURE BECKONS
GO OUTSIDE AND PLAY
放松心情，与家人更亲近宁静的大自然

Aston Heights is located off the main road,
ensuring a private, peaceful and quiet retreat for your family.

When you need to unwind and play, more than 1 acre well
landscaped recreation park within the enclave is the perfect
place to do so with plenty of open spaces.

远离喧嚣的大道，靠近大自然，Aston Heights 社区内超过1英亩
的景观公园是一家人放松心情，休闲运动的完美场所。



THERE'S NO PLACE LIKE HOME
LEAVE YOUR WORRIES BEHIND

严谨的保安，让您高枕无忧

The safety of our residents is very important to us.
Peace of mind is a boon for our residents with a 24-hour guardhouse
with CCTV to monitor all comings and goings into the neighbourhood.

在这治安不靖的年代，Aston Heights 为您带来一个备有24小时CCTV监控
保安社区，无忧无虑的生活环境，确保居民的安全。



AN ATMOSPHERE
THAT IS LIKE OUR RESIDENTS
VIBRANT, STYLISH & PEACEFUL

时尚，安宁，充满活力的理想家园

The very undulating streets of Aston Heights is filled with character, reflecting the personality of our residents. Enclaves are designed around community, inspiring closeness with your neighbours yet still maintaining privacy. Streets are planned to be safe with low traffic areas and the beautiful landscape is a refreshing sight for tired eyes after a long day.

树木成荫，景观美化，波动起伏的街道是经过精心规划与设计，凸显出 Aston Heights 独特的布局与充满活力的格调。



FREEHOLD



WHO IS ASTON HEIGHTS?
MEET THE COMMUNITY
豪华，气派，多姿多彩的悠闲居住环境

The community of Aston Heights represents a wide spectrum of people, coming from different backgrounds but united in their love for style and passion for life.

Singles, couples, young families and families with elderly make up the tapestry of residents living here. It's a colourful lifestyle with everyone's story woven into the fabric of Aston Heights community. Live your own tale.

Aston Heights 社区的居民虽来自不同的背景，但都追求着相同的生活格调，并在这里享受同样多姿多彩的生活。



THE ART OF LIVING IN STYLE 宽敞的生活空间，奢侈的生活方式

The interiors of each home was meticulously designed to create a home environment that's ideal for the family. Practical layouts with generously large built-up areas open up the space, giving you plenty of room to live, mingle, relax and play.

However, the real crown jewel of each home are the spacious bedrooms, inclusive of two master bedrooms and attached bathrooms for some of the bedrooms. In the terrace home, one master bedroom comes with a study area and a walk-in wardrobe.

Aston Heights 房屋的设计与规划，都以舒适实用为主要概念。特大的建筑面积，创造了更宽阔的生活空间。每间房子都拥有五间卧室，包括两间特大的主卧室，而且排屋的主卧室更备有可进入的衣柜和阅读空间。另外，差不多每间卧室都有附属浴室。



3-STOREY TERRACE | 三层排屋



It really is the little details that matter. Each aspect of the home's design is focused on comfort, convenience and creating a great living experience for the owners.

Modern layouts ensure optimised living space. And even the undulating streets provide a great view of the neighbourhood. All these details add up to make a great home.



LAND AREA : 22' x 62' (TYPE A)
20' x 62' (TYPE B)

BUILT-UP AREA : 2,728 SF (TYPE A)
2,480 SF (TYPE B)



- 4 spacious bedrooms + 1 guest room • 5 bathrooms • 1 store room • Large balcony
- Spacious living and dining area • Covered car porch can accommodate 2 cars
- 4间宽敞的卧室 + 1间客人房 • 5间浴室 • 1间储藏室
- 宽大的阳台 • 宽敞的客厅及饭室 • 有盖车廊可停泊2辆车

3-STOREY SEMI-D | 三层·半独立



Stylish in design, impressive to live in. These 3-storey homes are more than a living space but the epitome of style and function with emphasis placed on comfort. Enjoy the spectacular views of the neighbourhood and lush surroundings from your front balcony.






LAND AREA : 32.5' x 69'
BUILT-UP AREA : 2,780 SF



- 5 spacious bedrooms • 5 bathrooms • 1 store room • Large balcony • Wet and dry kitchen
- Spacious living, family area and study area • Covered car porch can accommodate 2 cars
- 5 间宽敞的卧室 • 5 间浴室 • 1 间储藏室 • 宽大的阳台 • 干湿厨内
- 宽敞的客厅, 起居室及阅读室 • 有盖车廊可停泊 2 辆车

SITE PLAN

-  3-STOREY TERRACE
-  3-STOREY SEMI-D
-  3-STOREY BUNGALOW



SPECIFICATIONS

STRUCTURE	- Reinforced concrete framework
WALLS	- Cement bricks
ROOF	- Cement roof tiles
CEILING FINISHES	- Ground Floor : Skim coat
	- First Floor : Skim coat
	- Second Floor : Skim coat
WALL FINISHES	- External Wall : Quality weatherbond paint
	- Internal Wall : Quality emulsion paint
	- Kitchen : 5' height wall tiles
	- Bathroom : 7' height wall tiles
FLOOR FINISHES	- Quality ceramic tiles for internal floor
	- Cement rendered for external floor
DOORS	- Main entrance : Solid wood doors
	- Others : Timber flush door / aluminium sliding glass panel doors
	- Bathrooms : PVC door
WINDOWS	- Aluminium frame glass panel windows
LOCKSETS	- Quality locksets

5% DISCOUNT FOR BUMPUTERA • All plans, information and specifications are subject to variations, modifications and/or amendments as required by the relevant authorities or developer's consultant architect and cannot form part of an offer or contract. All drawings and illustrations contained herein are artist's impressions only. Developer's License No. 12210-1/12-2015-1775 • Validity: 28.12.2012-27.12.2015 • Advertising Permit No. 12210-1/3173-2015 (12) • Validity: 28.12.2012-27.12.2015 • Building Plan Approval no. MPSP/40/20-55/6 • Approving Authority: Majlis Perbandaran Seberang Perai • Total Units: 142 • Selling Price: RM338,000(min)-RM1,750,000(max) • Land Encumbrances: Maybank • Expected Completion: March 2015 • Tenure: Freehold

End Financier:



LOCATION MAP



CENTRALLY LOCATED FOR EXCITEMENT & EASE OF TRAVEL

闹中带静，应有所有的最佳地点

Aston Heights is situated in the heart of Bukit Mertajam, off the main roads but close to the conveniences of the town's commercial and financial center. This prime location places you near to schools, hospitals, wet markets, banks, hawkers area, the Jusco shopping mall, Taman Rimba Bukit Mertajam and the Mengkuang Dam, a popular family recreation park for picnics, bicycling and jogging.

Aston Heights 位于大山脚的心脏地带，远离嘈杂的大路，但只须步行即可到达各主要基本设施如学校，医院，巴刹，银行，食肆，商业中心等，非常方便。离购物中心，大山脚森林公园，孟光水坝等休闲地也只须几分钟车程。

