

168mm

170mm

170mm

168mm



THE ASTAKA
 ONE BUKIT SENYUM

ONE BUKIT SENYUM

Bukit Senyum has always been business epicentre of Johor Bahru since century ago. Today, One Bukit Senyum is the home to a mixed development comprising the Astaka, signature grade-A offices, high-end retail, 5-star hotels, serviced apartment and serviced residences. The entire township GDV is RM 6 billion.

The Astaka is an iconic landmark that is well-positioned at 800 meters away from CIQ. An epitome of sophistication, The Astaka is the art of fine living crafted to the needs of a refined urbanite such as you.

MENARA MBJB

A DYNAMIC PRESENCE
in the City

Strategically located in the midst of rapidly growing Johor Bahru city, The Astaka offers unparalleled convenience. The location has excellent potential for long-term growth where living, leisure and business seamlessly converge within a bustling and vibrant metropolis. The Astaka, a home where everything you could ever desire is truly at your fingertips.

NEARBY AMENITIES :

3 mins	Bukit Chagar RTS Station	10 mins	Johor Golf & Country Club
5 mins	Hospital Sultanah Aminah	20 mins	EduCity
5 mins	KPJ Johor Specialist Hospital	30 mins	Senai International Airport
5 mins	Main shopping malls: City Square and JBCC	45 mins	Changi Airport
7 mins	JB International Ferry Terminal	45 mins	Orchard Singapore

Another Prestigious Development by:
ASTAKA HOLDINGS

PROPERTY LOCATION
 The Astaka, Astaka Boulevard, 1 Bukit Senyum, 80100 Johor Bahru, Johor, Malaysia.

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SIGNATURE GRADE-A OFFICES

5-STAR HOTEL
 SERVICED APARTMENTS
 & RESIDENCES

ENTERTAINMENT HUB

310mm



AWARD-WINNING
Development

The Astaka is an iconic development designed by one of the most highly acclaimed architecture firms. Built with uncompromising craftsmanship and impeccable detailing, The Astaka's modern facade adds a touch of elegance to its entire outlook.

Your luxurious lifestyle is at the greatest height, with thoughtful design and bespoke quality testified by internationally-recognized award authorities.

- MALAYSIA BUILDING AWARDS
TALLEST RESIDENTIAL BUILDING
- RESIDENTIAL HIGH RISE DEVELOPMENT & INTERIOR DESIGN PRIVATE RESIDENCE
- BEST LUXURY CONDO
 BEST UNIVERSAL DESIGN
 BEST CONDO IN MALAYSIA
- PROPERTY INSIGHT
 PRESTIGIOUS DEVELOPER AWARDS (PDDA) (2019)
- BEST RESIDENTIAL HIGH RISE DEVELOPMENT
 THE MOST INSPIRING NEW DEVELOPER (2018/2019)
- BEST CONDO DEVELOPMENT (MALAYSIA) &
 BEST LUXURY CONDO DEVELOPMENT (SOUTH MALAYSIA)
- PROPERTY.COM
 PEOPLE'S CHOICE AWARDS (2015)

THE TALLEST RESIDENTIAL TOWER
IN SOUTHEAST ASIA
A Masterpiece to Own

Rising majestically above the glittering skyline of Johor Bahru, The Astaka stands at a mesmerising 1,000 feet above sea level, and boasts a limited 435 units of luxury residence in Tower A (70-stories) and Tower B (65-stories). The full glass curtain wall facade giving it a modern sleek outlook and great natural sunlight. Announcing your arrival at the height of life - right here at The Astaka.



AN ENVIABLE ADDRESS
at the Intersection of Malaysia & Singapore

The Astaka is strategically positioned 800 meters from the CIQ (Customs, Immigration & Quarantine) and future RTS (Rapid Transit System linked to Singapore) Station, the intersection between Singapore and Malaysia. A rare freehold residence in the heart of Johor Bahru City with great value appreciation.



5-STAR FACILITIES
The Pinnacle of Living

Inspired by resort style living, The Astaka stands apart with a host of 5-Star private resident amenities cater to the lifestyle which provides dedicated concierge services, private cigar lounge, business lounge, lavish infinity pool, entertainment room, sky dining, live kitchen and rooftop garden at Level 66.



VOLUMINOUS LIVING SPACE
Iconic Design for the Discerning

The interior is further complemented with generously proportioned spaces and top grade marble and mahogany timber flooring, stylish cabinets, kitchen appliances from design brands such as Bosch, Haier and Gaggenau, and boasts ceiling heights of up to 3.6 metres that exude exclusivity.



FLOOR PLAN



- TYPE A2**
 2,217 sq.ft / 206 sq.m
- 3 Bedrooms
 - 1 Maid Room
 - 4 Bathrooms (En-suite)
 - 1 Powder Room
- with private lift lobby



- TYPE B**
 2,659 sq.ft / 247 sq.m
- 4 Bedrooms
 - 1 Maid Room
 - 5 Bathrooms (En-suite)
 - 1 Powder Room
- with private lift lobby

