Project report: Aliva

Facts as published, each with its source. Built by Kolaboro on 23 Nov 2026 from its public data. No verdicts.

Certificate

In short

Aliva is listed as under construction in Johor Bahru, Johor, Malaysia, by Astaka Development Sdn. Bhd. The handover date on record is December 2026. A permit number is published. Transparency score: 100 of 100. 6 of 6 developer claims we tested are confirmed. Last checked 23 Nov 2026.

Key facts

Developer: Astaka Development Sdn. Bhd.
source: https://teduh.kpkt.gov.my/api/projek-swasta/30455-1

Location: Johor Bahru, Johor, Malaysia
source: https://teduh.kpkt.gov.my/api/projek-swasta/30455-1

Stage: under construction
source: https://teduh.kpkt.gov.my/api/projek-swasta/30455-1

Handover on record: December 2026
source: https://teduh.kpkt.gov.my/api/projek-swasta/30455-1

Permit or licence number: Developer licence 30455/05-2028/0132(A); Advertising and sales permit 30455-1/08-2027/0656(A)-(S)
source: https://teduh.kpkt.gov.my/api/projek-swasta/30455-1

Price from: MYR 445,000 - 781,000
source: https://teduh.kpkt.gov.my/api/projek-swasta/30455-1

Payment plan: not published

Last checked: 23 Nov 2026

Page we read: https://teduh.kpkt.gov.my/api/projek-swasta/30455-1

Transparency checklist

Transparency score: 100 of 100

[x] Developer identified by legal name: Legal name: Astaka Development Sdn. Bhd.

[?] Developer found in an official company register: Not checked

[x] Permit or licence number published: Number published: Developer licence 30455/05-2028/0132(A); Advertising and sales permit 30455-1/08-2027/0656(A)-(S)

[x] Permit confirmed by a register or independent source: Confirmed (registry)

[x] Handover date published: Published: December 2026

[?] Handover date record: Not enough dated history yet

[x] Deposit protection stated: Escrow, bank guarantee or insurance stated

[x] Address or plot location published: Precise enough for a map pin

[?] Developer website health: Developer website not checked by us

[?] Official lists screened: not screened yet

[x] Price published: Price published

https://kolaboro.com/methods/transparency-score/

Changes on record

23 Nov 2026: Now tracked by Kolaboro
https://kolaboro.com/projects/aliva-johor-bahru/

23 Nov 2026: Official register checked: Malaysia KPKT TEDUH register
https://kolaboro.com/registers/

Sources

https://teduh.kpkt.gov.my/api/projek-swasta/30455-1

This report is not advice and says nothing good or bad about the developer. Check each fact at its source before you pay.

The live page has the latest data: https://kolaboro.com/projects/aliva-johor-bahru/
Free to share under CC BY 4.0, credit Kolaboro.