Project report: Aspira Hills (Phases 3B and 4)

Facts as published, each with its source. Built by Kolaboro on 13 Nov 2026 from its public data. No verdicts.

In short

Aspira Hills (Phases 3B and 4) is listed as off-plan in Iskandar Puteri, Johor, Malaysia, by Nusajaya Rise Sdn Bhd. The handover date on record is August 2027. A permit number is published. Transparency score: 60 of 100. Not yet reviewed by Kolaboro (added 12 Nov 2026). Last checked 12 Nov 2026.

Key facts

Developer: Nusajaya Rise Sdn Bhd
source: https://www.uemsunrise.com/permit-and-licenses

Location: Iskandar Puteri, Johor, Malaysia
source: https://www.uemsunrise.com/permit-and-licenses

Stage: off-plan
source: https://www.uemsunrise.com/permit-and-licenses

Handover on record: August 2027
source: https://www.uemsunrise.com/permit-and-licenses

Permit or licence number: Developer License 14228/02-2029/1559(A); Advertising and Sales Permits 14228-15/10-2027/0895(N)-(L) and 14228-16/10-2027/0896(N)-(L)
source: https://www.uemsunrise.com/permit-and-licenses

Price from: MYR 1,087,500 - 1,495,000
source: https://www.uemsunrise.com/permit-and-licenses

Payment plan: not published

Last checked: 12 Nov 2026

Page we read: https://www.uemsunrise.com/permit-and-licenses

Transparency checklist

Transparency score: 60 of 100

[x] Developer identified by legal name: Legal name: Nusajaya Rise Sdn Bhd

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

[x] Permit or licence number published: Number published: Developer License 14228/02-2029/1559(A); Advertising and Sales Permits 14228-15/10-2027/0895(N)-(L) and 14228-16/10-2027/0896(N)-(L)

[o] Permit confirmed by a register or independent source: Not confirmed in a register by us

[x] Handover date published: Published: August 2027

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

[o] Deposit protection stated: No deposit protection stated in the pages we read

[o] Address or plot location published: No precise address or plot location published

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

[x] Official lists screened: sanctions lists: no match; regulator warning lists: no match

[x] Price published: Price published

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

Changes on record

12 Nov 2026: Now tracked by Kolaboro
https://kolaboro.com/projects/aspira-hills-phases-3b-and-4/

Sources

https://www.uemsunrise.com/permit-and-licenses

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/aspira-hills-phases-3b-and-4/
Free to share under CC BY 4.0, credit Kolaboro.