Project report: ASA Residence

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

Certificate

In short

ASA Residence is listed as under construction in Sri Petaling, Kuala Lumpur, Kuala Lumpur, Malaysia, by Aset Kayamas Development Sdn Bhd. The handover date on record is Q4 2028. A permit number is published. Transparency score: 100 of 100, rank 1 of 120 in Kuala Lumpur. 6 of 10 developer claims we tested are confirmed. Last checked 22 Nov 2026.

Key facts

Developer: Aset Kayamas Development Sdn Bhd
source: https://rumavi.com/en/new-developments/malaysia/sri-petaling/asa-residence

Location: Sri Petaling, Kuala Lumpur, Kuala Lumpur, Malaysia
source: https://rumavi.com/en/new-developments/malaysia/sri-petaling/asa-residence

Stage: under construction
source: https://rumavi.com/en/new-developments/malaysia/sri-petaling/asa-residence

Handover on record: Q4 2028
source: https://rumavi.com/en/new-developments/malaysia/sri-petaling/asa-residence

Permit or licence number: Developer licence 30777/05-2029/0119(A); Advertising and sales permit 30777-1/09-2027/0817(A)-(S)
source: https://rumavi.com/en/new-developments/malaysia/sri-petaling/asa-residence

Price from: MYR 1,000,000 - 3,450,000
source: https://rumavi.com/en/new-developments/malaysia/sri-petaling/asa-residence

Payment plan: not published

Last checked: 22 Nov 2026

Page we read: https://rumavi.com/en/new-developments/malaysia/sri-petaling/asa-residence

Transparency checklist

Transparency score: 100 of 100. Rank 1 of 120 in Kuala Lumpur

[x] Developer identified by legal name: Legal name: Ak SP Sdn. Bhd.

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

[x] Permit or licence number published: Number published: Developer licence 30777/05-2029/0119(A); Advertising and sales permit 30777-1/09-2027/0817(A)-(S)

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

[x] Handover date published: Published: Q4 2028

[?] 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

[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

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

22 Nov 2026: Now tracked by Kolaboro
https://kolaboro.com/projects/asa-residence/

Sources

https://rumavi.com/en/new-developments/malaysia/sri-petaling/asa-residence
https://teduh.kpkt.gov.my/api/projek-swasta/30777-1

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/asa-residence/
Free to share under CC BY 4.0, credit Kolaboro.