



AUSTRALIA



FUNCTIONAL DESIGNS

Courtyard homes that are uniquely designed surrounding courtyard gardens throughout the development

Low density, mid-rise courtyard homes, similar to properties in suburban Australia

Minimalist, sleek facade design - an individualistic expression of worldly aesthetics with a lavish approach to materiality and detail



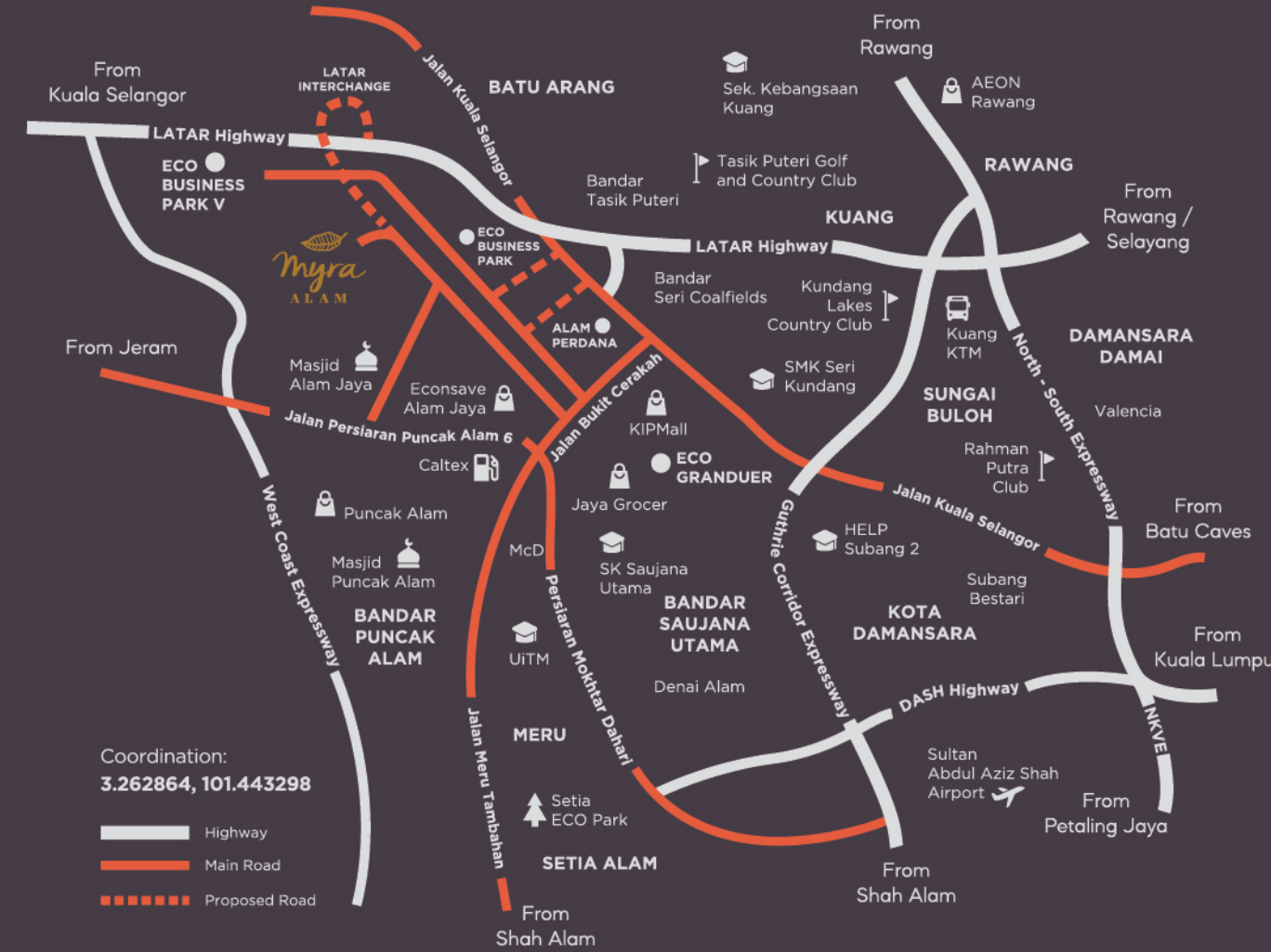
UNPARALLELED ACCESSIBILITY

Part of the "Education Town" of Bandar Puncak Alam with easy access to numerous universities and other educational institutions

Close to bustling business avenues such as Eco Business Park, healthcare centres, F&B outlets, and financial institutions

Efficiently connected to LATAR Expressway, Guthrie Corridor Expressway (GCE), DASH Highway and West Coast Expressway (WCE)

A PRIZED ADDRESS DUBBED AS THE "EDUCATION TOWN" BY THE SELANGOR GOVERNMENT



Coordination:
3.262864, 101.443298

Highway
Main Road
Proposed Road

Diversity, activity and a genuine sense of community underscore a strategic town plan for Bandar Puncak Alam's unique neighbourhoods. Considered as the 'New Damansara' and dubbed as the *Education Town* - due its close proximity to tertiary institutions such as Universiti Teknologi Mara (UiTM), Universiti Selangor and Malaysia-Japan Technical University - this thriving locale will undoubtedly be the impetus to the capital appreciation of properties in Myra Alam & beyond.



Myra Alam Sales Gallery • Open daily : 9.30 am - 5.30 pm
No.1 Block B, Jalan PPAJ 2/3, Pusat Perdagangan Alam Jaya,
Bandar Puncak Alam, 42300, Selangor Darul Ehsan



03 9212 0464
myraalam.my

Another signature collection by



Developer: OIB Properties (CY) Sdn Bhd 185446-W | Developer License No: 5534/02-2023/0201(A) | Developer License Validity Period: 23/02/2023 till 22/02/2026 | Advertising & Sales Permit No: 5534-30/05-2025/0035(N)-(S) | Advertising & Sales Permit Validity Period: 30/05/2022 - 29/05/2025 | Tenure: Leasehold 99 years until 22 February 2118 | Building Plan Approval Authorities: Majlis Perbandaran Kuala Selangor | Reference No: MPKS/280/4/12/2021-01 | Property Type: Apartment | Type A | Total Units: 52 units | Selling Price: RM 442,678 (Min) - RM 485,967 (Max) | Type B | Total Units: 161 units | Selling Price: RM 467,056 (Min) - RM 511,356 (Max) | Type C | Total Units: 147 units | Selling Price: RM 519,278 (Min) - RM 554,522 (Max) | Type D | Total Units: 4 units | Selling Price: RM 451,967 (Min) - RM 465,244 (Max) | Expected Completion Date: August 2025 | Land Encumbrances: Nil

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA

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MIRRORING THE HALLMARK THAT MAKES AUSTRALIA ONE OF THE MOST LIVEABLE CITIES IN THE WORLD



COMMUNAL WELLBEING

Located within self-sustaining neighbourhoods thriving with established and newly developed communities

Three thematic courtyard gardens and a landscaped pond, seamlessly interconnected to improve mental and communal wellness

An ecology of wholesome living where residents and nature co-exist in perfect harmony



ENRICHING LIFESTYLES

Fortified, multi-tiered security system to create a safe haven for home owners and tenants alike

A wide array of resort-inspired facilities catered to the young and young-at-heart

Multi-generational residences with flexible layout designs for differing needs and lifestyles

Parking bays are located on the same level as your home, just merely a few steps away

LIVEABILITY-INSPIRED COURTYARD HOMES

DEFINING
GREEN SANCTUARY
LIKE NO OTHER

At the heart of Alea Residence, a refined collective of courtyard gardens come together to create a refreshing inner sanctum. From the well-manicured gardens to the resort-inspired facilities.



SERENE COURTYARD

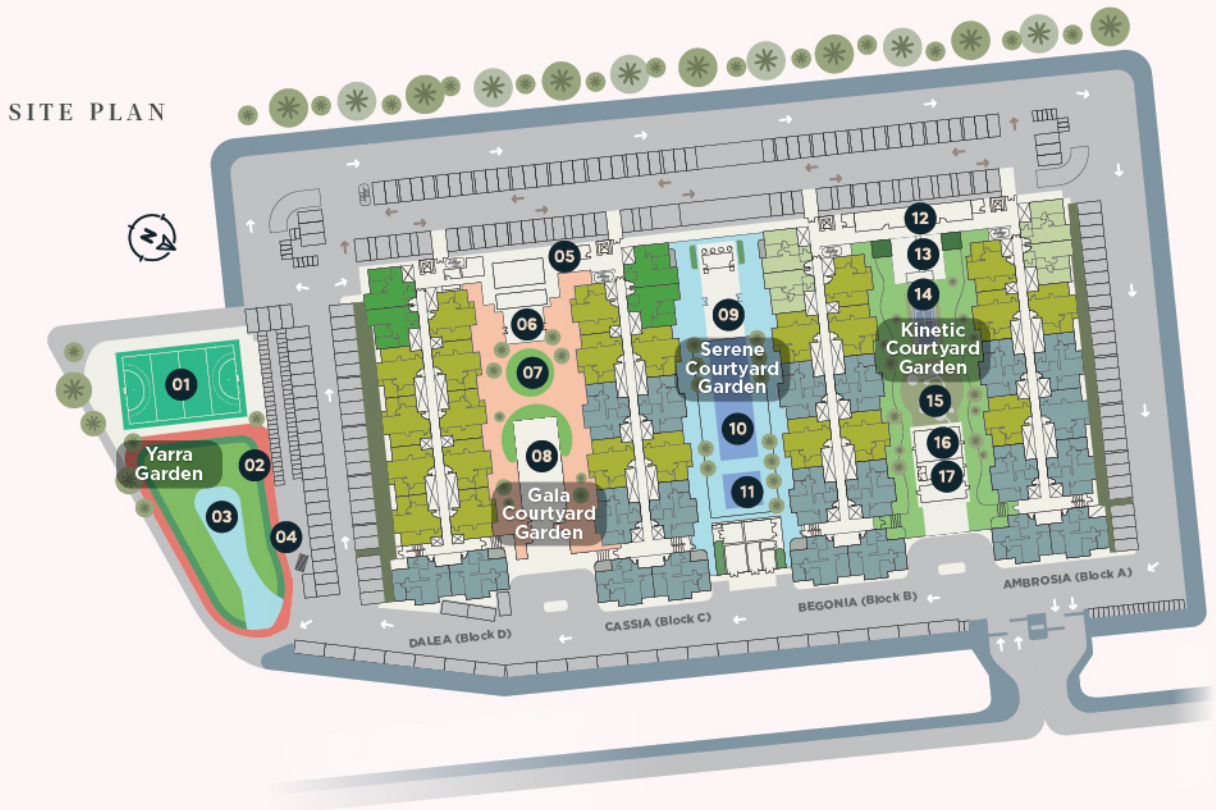


GALA COURTYARD



KINETIC COURTYARD

SITE PLAN



Legend

- Arctic Homes (Type A)

Bastion Homes (Type B)

Colossal Homes (Type C)

Universal Homes (Type D)
1. Futsal Court

2. Jogging Track

3. Landscape Pond

4. Trader's Port

5. Laundry Bar (space provision)

6. BBQ Pavillion

7. Green Halo

8. Gala Hall

9. Cymnasium

10. Swimming Pool

11. Wading Pool

12. Management Office

13. Prayer Room

14. Badminton Court

15. Playground

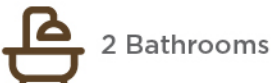
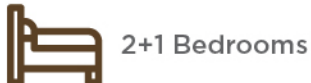
16. Daycare (space provision)

17. Reading Room (space provision)

ARCTIC HOMES

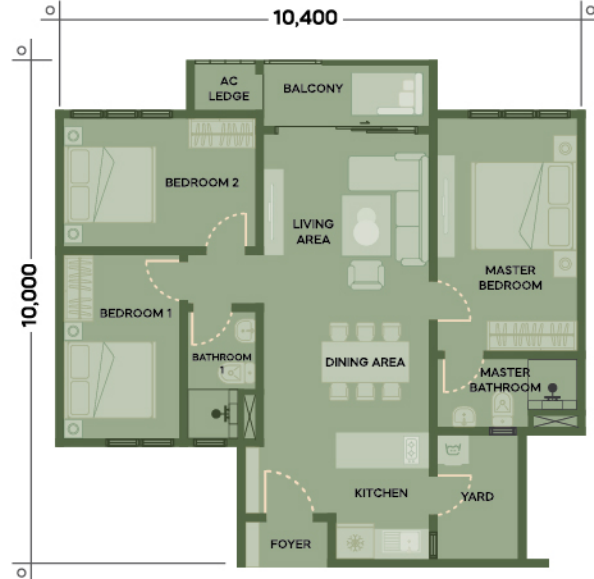


TYPE A1 (1ST - 6TH FLOOR)

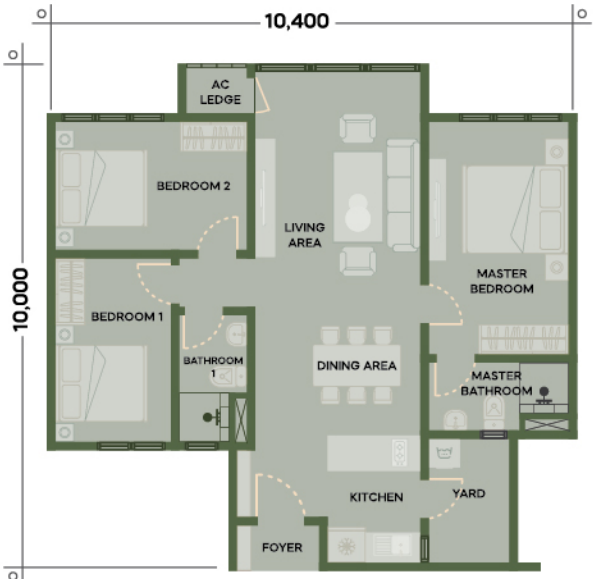


TYPE A2 (GROUND FLOOR)

BASTION HOMES

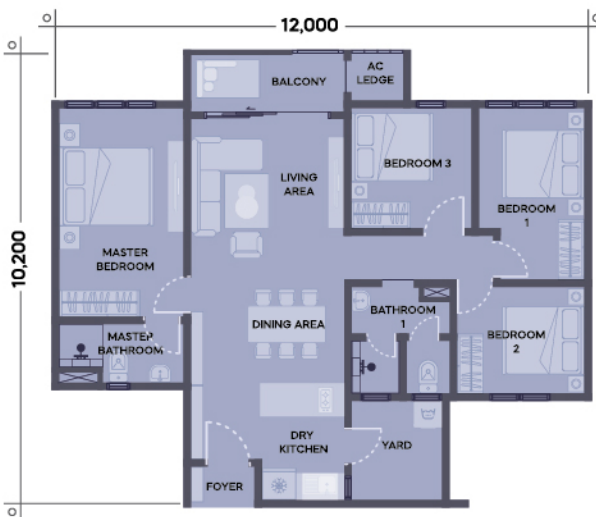


TYPE B1 (1ST - 6TH FLOOR)

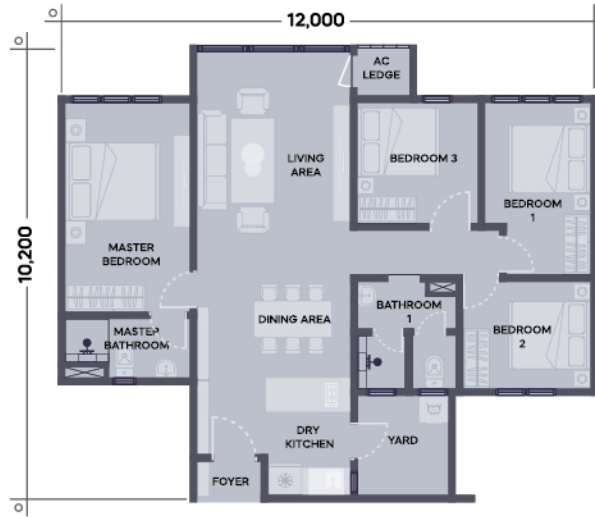
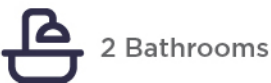


TYPE B2 (GROUND FLOOR)

COLOSSAL HOMES



TYPE C1 (1ST - 6TH FLOOR)



TYPE C2 (GROUND FLOOR)

UNIVERSAL HOMES



TYPE D



DEFINING
THE CONCEPT OF
COURTYARD HOMES

An exquisite collection of exquisite residences - capturing the essence of a courtyard house where homes are centred on a shared outdoor garden. Here, the symphony of nature and architecture harmonises, creating living spaces that seamlessly fuse with three thematic courtyard gardens.

Building
Specifications

Structure	: Reinforced Concrete Framework
Ceiling	: Plaster Ceiling & Paint / Skim Coat & Paint
Wall	: Brick Wall / RC Wall
Roofing	: Metal Deck/ RC Roof
Floor Finishes	
Balcony, Master Bath, Bath 1 and Yard	: Floor Tiles
AC Ledge	: Cement Render
All Other Areas	: Floor Tiles
Windows	: Aluminium Framed Window
Doors	: Aluminium Framed Glass Sliding Door* / Flush Door
Lockset	: Locksets for all doors
Wall Finishes	: Wall Tiles / Plaster & Paint
Unit Types	: A1/ A1-M (861 sqft) A2/ A2-M Grd Flr (861 sqft) B1/ B1-M (937 sqft) B2/ B2-M Grd Flr (937 sqft) C1/ C1-M (1,055 sqft) C2/ C2-M Grd Flr (1,055 sqft) D/ D-M (U.D.) (861 sqft)
Plumbing and Sanitary	
Wash Basin & Tap	: 2 2 2 2 2 2 2
Water Closet	: 2 2 2 2 2 2 2
Shower	: 2 2 2 2 2 2 2
Water Tap	: 2 2 2 2 2 2 2
Water Bip Tap (yard)	: 1 1 1 1 1 1 1
Kitchen Sink	: 1 1 1 1 1 1 1
Kitchen Tap	: 1 1 1 1 1 1 1
Electrical Installation	
Door Bell Point	: 1 1 1 1 1 1 1
Light Point	: 11 10 11 10 12 11 10
Fan Point	: 4 4 5 5 6 6 4
Air-Cond	: 2 2 2 2 2 2 2
Point Power Point	: 10 10 10 10 11 11 10
Fibre Wall Socket	: 1 1 1 1 1 1 1
Water Heater Point	: 2 2 2 2 2 2 2
Electrical DB	: 1 1 1 1 1 1 1

* Not applicable for Types A2, A2-M, B2, B2-M, C2, C2-M, D & D-M

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