

SHAH ALAM

BAYU

@ MORI PARK

Discover your path to life's essentials.
Shop, Live, Commute.



Shop. Live. Commute.

Nestled in the vibrant heart of Shah Alam, BAYU @ MORI PARK seamlessly blends convenience, nature, and community. As a Transit-Oriented Development, it's a place to thrive – where effortless urban connectivity, serene surroundings, and focus on wellness are always within reach.

With an abundance of natural light and thoughtfully designed spaces, every corner of your home invites you to relax, recharge, and live well, offering the perfect balance of modern comfort and tranquil serenity.



Strategically Centered. Exceptionally Connected

Bayu @ Mori Park is strategically located in **Seksyen 13, Shah Alam**, a thriving hub within a high-growth, high-connectivity zone. With direct access to major highways, LRT networks, and key city destinations — from renowned educational institutions and healthcare centres to vibrant commercial hubs — this prime address keeps you connected to everything that matters.



Transit-Oriented Development
(Link to LRT 3)



Flexible Layout with Dual-key Design
(550 sq.ft. - 958 sq.ft.)



Retails at Your Doorstep



Wellness-focused Facilities

BAYU
@ MORI PARK



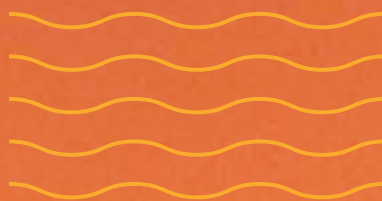


Drop-off Lobby
Artist's Impression

Lobby
Artist's Impression

Summer's Glow, City Pulse

Welcome to BAYU @ MORI PARK, where the vibrant energy of city life harmonizes with the warmth of nature's summer glow, offering a living experience that's both refreshing and soothing. Embrace the perfect blend of urban vibrancy and nature's tranquil beauty, where comfort and vitality shine in perfect balance.





Facade
Artist's Impression

Where Lifestyle Meets Convenience

Your home is perfectly connected to a vibrant retail boulevard — just one elevator ride away. Explore exclusive boutiques, savor gourmet dining, and enjoy a lifestyle that's always within reach. At Bayu @ Mori Park, convenience and sophistication are right at your doorstep.



Drop-off Lobby
Artist's Impression

Wellness and Serenity

Crafted into Every Facility

Level 8 Podium



Level 8

- 1 Parcourse Station
- 2 Jogging Path
- 3 Pocket Garden
- 4 Games Room
- 5 Changing Room
- 6 Private Dining
- 7 Reading Room

- 8 Sunken Lawn
- 9 Covered Walkway
- 10 Sunlounger Deck
- 11 50m Lap Infinity Pool
- 12 Jacuzzi
- 13 Dip Pool
- 14 Urban Farming

- 15 Sensory Playground
- 16 BBQ Pavilion
- 17 Kids Pool
- 18 Gymnasium
- 19 Multipurpose Hall
- 20 Jenazah Room
- 21 Musolla

Level 9

- 22 Pocket Garden
- 23 Yoga Zone
- 24 Open Lawn
- 25 Pickleball Court

Level 9 Podium



Flexible Layout

for Convenient Living

TYPE
A | 550 sq.ft.
1+1 Bedrooms | 1 Bathroom



TYPE
B | 829 sq.ft.
3 Bedrooms | 2 Bathrooms | 1 Balcony



TYPE
C | 958 sq.ft.
3 Bedrooms | 2 Bathrooms | 1 Balcony



TYPE
D | 958 sq.ft.
4 Bedrooms | 2 Bathrooms | 1 Balcony





Specifications

Structure	Reinforced Concrete Frame				
Roofing	Concrete Slab				
Wall	Brickwork / Reinforced Concrete / Precast Concrete Panel				
Ceiling	Skim Coat / Plaster Ceiling and Paint				
Windows	Aluminium Frame Windows				
Doors	Main Entrance	Solid Core Door			
	All Bedrooms, All Bathrooms, Kitchen	Flush Door			
	Balcony (Type B, C and D)	Sliding Door			
Ironmongery / Lockset	Quality Lockset				
Wall Finishes	Kitchen	1.5m High Wall Tiles / Skim Coat and Paint			
	All Bathrooms	Wall Tiles Up to Ceiling Height			
	Others	Skim Coat and Paint			
Floor Finishes	Living/ Dining	Tiles			
	Kitchen	Tiles			
	All Bathrooms	Tiles			
	Yard	Tiles			
	Balcony	Tiles			
	Entrance	Tiles			
	Study	Laminated Timber Flooring			
	All Bedrooms	Laminated Timber Flooring			
	A/C Ledge (Type A Only)	Cement Screed			
		TYPE	A	B	C
Sanitary Plumbing & Fittings	Water Closet	1	2	2	2
	Wash Basin	1	2	2	2
	Kitchen Sink	1	1	1	1
	Shower Head	1	2	2	2
Electrical Installation	Light Point	8	12	11	13
	13A Switched Socket Outlet	10	11	13	12
	Air-Conditioner Point	2	4	4	5
	Water Heater Point	1	2	2	2
	Door Bell Point	1	1	1	1
	Fibre Wall Socket	1	1	1	1
	Electrical Distribution Board	1	1	1	1
	Ceiling Fan Point	2	4	4	5

Live Vibrant. Stay Connected.

At Bayu @ Mori Park, vibrant living meets seamless connectivity. With retail conveniences, shopping malls, renowned educational institutions and healthcare facilities just moments away, everything you need is right at your doorstep.



Sports & Recreation

1	Shah Alam Extreme Park	1.3 km
2	EV Arena Shah Alam	1.8 km
3	Stadium Shah Alam	2.2 km
4	Stadium Malawati	2.3 km
5	City Karting	2.3 km
6	Tasik D'Kayangan	2.8 km

Shopping Mall

1	Giant Hypermarket	750 m
2	AEON Mall Shah Alam	2.0 km
3	Lotus Malaysia	3.5 km
4	NU Empire Shopping Gallery	6.3 km
5	Subang Parade	6.3 km

Education

1	Management and Science University (MSU)	1.7 km
2	MSU College	2.0 km
3	Montfort Boys Town	3.5 km
4	UOW (KDU College, Glenmarie Campus)	3.5 km
5	Sri KDU International School	5.5 km
6	Dwi Emas International School	5.7 km

Healthcare

1	MSU Medical Centre	1.9 km
2	Avisena Specialist Hospital	5.8 km
3	Sime Darby Medical Centre	7.1 km

Golf & Country Club

1	Sultan Abdul Aziz Shah Golf & Country Club	3.1 km
2	Guthrie Golf Academy Pitch & Putt Course	4.2 km
3	Glenmarie Golf and Country Club	5.3 km
4	Saujana Golf and Country Club	9.7 km
5	Subang National Golf Club	9.8 km

MORI PARK SDN. BHD.
Seksyen 13, 40150
Shah Alam, Selangor, Malaysia

018-3838 586
moripark.com.my

waze
Mori Park Sales Gallery

OSK
PROPERTY

Developer: Mori Park Sdn Bhd 201801002345 (1264358-P) (Wholly-Owned Subsidiary of OSK Property Holdings Berhad) • Address: Level 9, Plaza OSK, Jalan Ampang, 50450 Kuala Lumpur • Tel: 603 2177 1688 • Developer Licence No.: 30670/01-2029/0012(A) • Validity Period: 09/01/2024-08/01/2029 • Advertising and Sales Permit No.: 30670-2/04-2028/0267(N)-(S) • Validity Period: 07/04/2025 - 06/04/2028 • Land Tenure: Leasehold • Tenure Expiry Date: 11 March 2120 • Land Encumbrances: Malaysian Trustees Berhad • Approving Authority: Majlis Bandaraya Shah Alam • Building Plan Reference No.: MBSA/BGN/BB/600-3/1/111 • Expected Date of Completion: May 2029 • Restriction of Interest: This land cannot be transferred, leased or charged except subject to consent approval from state authorities • Type of Property: Serviced Apartment • Total Units: 841 Units • Type A (1 Bedroom + 1 Study Room): 232 Unit | Type B (3 Bedrooms): 348 Unit | Type C (3 Bedrooms): 145 Unit | Type D (4 Bedrooms): 116 Unit • Minimum Price: RM250,000 • Maximum Price: RM837,000 • No. of Carpark for Each Unit: 1-3 • 10% Bumiputera Discount (for Type B, Type C and Type D only) • THIS ADVERTISEMENT HAS BEEN APPROVED BY NATIONAL HOUSING DEVELOPMENT.

All photos, visuals, graphics, designs herein are merely the artist's impression which has been created and enhanced by graphic tools and are merely for illustration purposes only. While every reasonable care has been taken in the provision of the information contained herein, the layout plan, designs, features, specifications, descriptions, measurements, details and all other information contained herein remain subject to further updates, variations, modifications, revisions and/or changes pursuant to advice and/or requirements/directives of our consultants, architect and/or by the authorities/ governmental agencies or as necessitated pursuant to prevailing and applicable laws and regulations at the material time. The Developer makes no representations and/or warranties as to its completeness or accuracy, usefulness, timeliness of the information and in no event shall the Developer be liable for any use by any party of, for any use of, decision made, reliance on this brochure. Following from this, the Developer disclaims all liability for any inaccuracies or errors in or omissions from the information contained herein to the full extent permitted by the applicable law at the material time.