

ANYA™

AT SHOREA PARK

FREEHOLD



REFINED SPACES . REDEFINE COMFORT

CAREFREE LIVING WITH ELEVATED *Comfort*

ANYA at Shorea Park, a 3.90-acre **FREEHOLD** vertical oasis that focuses on what matters most, the nurturing of family living.

A part of the 27.7-acre Shorea Park community and just a stone's throw away to the heart of Puchong, **ANYA at Shorea Park** stands tall with 2 towers and 750 units. Be welcomed home every day to your personal haven.



ANYA at Shorea Park
Artist's Impression Only



Entrance
Artist's Impression Only



SPACES CRAFTED FOR MULTIGENERATIONAL *Living*

Designed with the comfort of multigenerational living in mind, **ANYA at Shorea Park** offers flexible and spacious dual-key layouts that come with multiple living spaces to foster family bonding.

The individual spaces within the unit seamlessly bring forth a life with the best of both worlds: privacy and togetherness.



FREEHOLD
NATURE-INSPIRED
COMMUNITY LIVING



FAMILY-FRIENDLY
LIFESTYLE
FACILITIES



SURROUNDED
BY THRIVING
MATURED TOWNSHIP



EASY ACCESS
TO MAJOR
HIGHWAYS



SPACIOUS &
FLEXIBLE LAYOUTS
WITH DUAL-KEY
CONCEPT



Main Lobby
Artist's Impression Only



Reading Room
Artist's Impression Only



Private Function Room
Artist's Impression Only



Co-Working Space
Artist's Impression Only

COME HOME TO A RELAXING *Enclave*

Embrace a life of calmness with your loved ones surrounded by meticulously thought-through designs where the abundance of nature-inspired green landscaping and water features be the salve for the soul after a long day.



Facilities Podium
Artist's Impression Only



Private Function & Games Room
Artist's Impression Only

GREATER *Pleasure* RIGHT OUTSIDE YOUR HOME

An environment that encourages individual growth and family bonding, thoughtfully designed to meet the unique needs and passions of each family member, inspiring wholesome activities while creating joyful experiences for the entire family.



Gymnasium & Dance Room
Artist's Impression Only



Kid's Play Room
Artist's Impression Only

FACILITIES PODIUM



GROUND FLOOR

- 1 Drop Off
- 2 Guard House
- 3 Lounge
- 4 Bike Lane
- 5 Kindergarten
- 6 Convenience Store
- 7 Laundry
- 8 Main Lobby
- 9 Lift Lobby

LEVEL 6

- 10 Surau
- 11 Co-Working Space
- 12 Management Office
- 13 Reading Room
- 14 Kid's Play Room
- 15 Courtyard

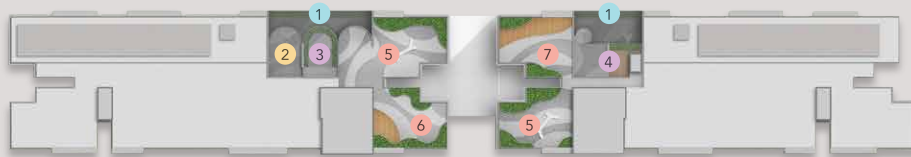
LEVEL 7

- 16 Jogging Track
- 17 Parcourse
- 18 Herb & Spice Garden
- 19 Multipurpose Lawn
- 20 Flower Bed
- 21 Garden Trail
- 22 Forest Ramble Playground
- 23 Terrace Plaza
- 24 50m Swimming Pool

- 25 Wading Pool
- 26 Hydrotherapy Spa
- 27 Pool Lounge
- 28 Sun Deck
- 29 Outdoor Shower
- 30 Outdoor BBQ Area
- 31 Activity Plaza
- 32 Garden Bridge
- 33 Multipurpose Hall
(Badminton Court & Half Basketball Court)

- 34 Private Function Room
- 35 Games Room
- 36 Dance Room
- 37 Gymnasium
- 38 Changing Room
- 39 Sauna

ROOFTOP RETREAT



LEVEL 31

- 1 Sky Terrace

LEVEL 32

- 2 Viewing Pod

LEVEL 33

- 3 Viewing Pod
- 4 Chill Out Area

ROOF GARDEN

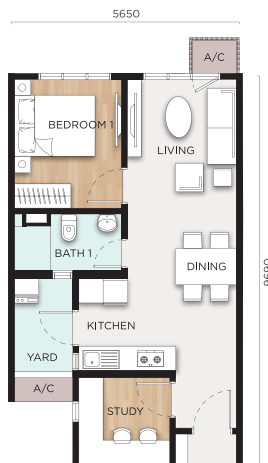
- 5 Chill Out Lounge
- 6 Yoga Deck
- 7 Meditation Deck

FLEXIBLE LAYOUTS

TYPE A

560 sq.ft.

1+1 Bedrooms
1 Bathroom



TYPE B

915 sq.ft.

3 Bedrooms
2 Bathrooms
1 Balcony



KEY PLAN

TYPE A
 TYPE B
 TYPE C
 TYPE D
 COMMON AREA



TOWER A



TOWER B



TYPE C
1,195 sq.ft.
 3 Bedrooms
 2 Bathrooms
 1 Lanai



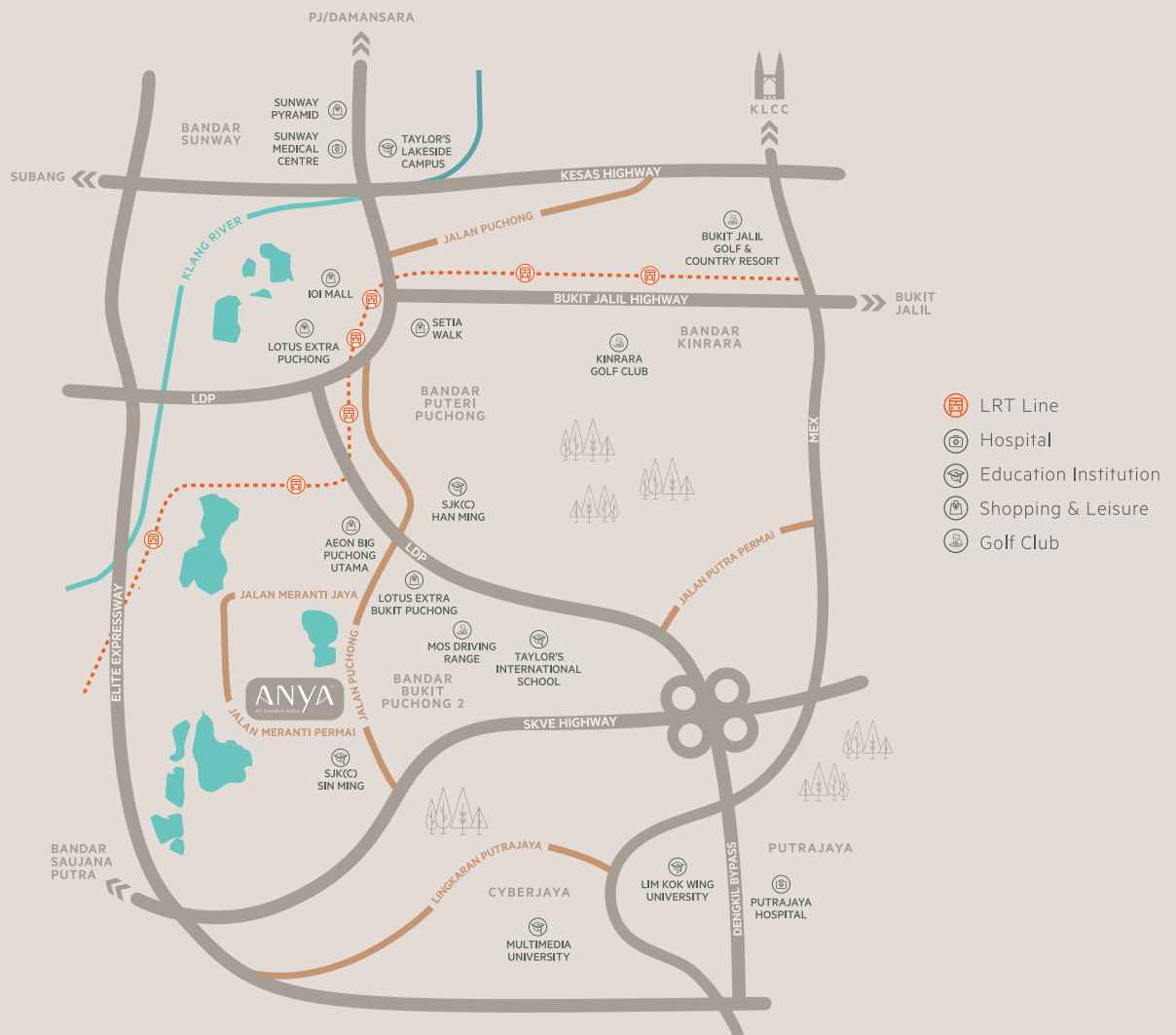
TYPE D
1,389 sq.ft.
 4 Bedrooms
 3 Bathrooms
 2 Lanais



SPECIFICATIONS AND FINISHES

| | | | | | | |
|------------------------------|--|------|--|----|----|----|
| STRUCTURE | Reinforced Concrete Frame | | | | | |
| WALL | Reinforced Concrete / Brickwork / Precast Concrete Panel | | | | | |
| ROOFING | Concrete Slab | | | | | |
| CEILING | Skim Coat & Paint / Plaster Ceiling & Paint | | | | | |
| WINDOW | All Areas | | Aluminium Framed Window | | | |
| DOOR | Main Entrance | | Solid Core Door | | | |
| | Balcony / Lanai (Type B, C & D) | | Sliding Door | | | |
| | All Bedrooms / Study | | Flush Door | | | |
| | Kitchen | | Flush Door | | | |
| | All Bathrooms | | Flush Door | | | |
| IRONMONGERY | | | Quality Locksets | | | |
| WALL FINISHES | Kitchen | | 1.5m High Wall Tiles / Skim Coat & Paint | | | |
| | All Bathrooms | | Wall Tiles Up To Ceiling Height | | | |
| | Others | | Skim Coat & Paint | | | |
| FLOOR FINISHES | Living / Dining | | Tiles | | | |
| | All Bedrooms / Study | | Laminated Timber Flooring | | | |
| | Kitchen | | Tiles | | | |
| | All Bathrooms | | Tiles | | | |
| | Yard | | Tiles | | | |
| | Balcony | | Tiles | | | |
| | Entrance | | Tiles | | | |
| | Others | | Cement Render | | | |
| | | | | | | |
| | | TYPE | A | B | C | D |
| SANITARY & PLUMBING FITTINGS | Kitchen Sink | | 1 | 1 | 1 | 2 |
| | Water Closet | | 1 | 2 | 2 | 3 |
| | Wash Basin | | 1 | 2 | 2 | 3 |
| | Shower Head | | 1 | 2 | 2 | 3 |
| ELECTRICAL INSTALLATION | Light Point | | 8 | 12 | 12 | 16 |
| | Power Point | | 11 | 12 | 12 | 16 |
| | Fan Point | | 1 | 1 | 1 | 2 |
| | TV Point | | 1 | 1 | 1 | 2 |
| | A/C Point | | 3 | 4 | 4 | 5 |
| | Water Heater Point | | 1 | 2 | 2 | 3 |
| | Door Bell Point | | 1 | 1 | 1 | 1 |
| | Fiber Wall Socket (FWS) Outlet | | 1 | 1 | 1 | 2 |

A HOME WHERE CONVENIENCES ARE *Abundant*



SHOREA PARK SALES GALLERY
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waze
Shorea Park Sales Gallery

OSK
PROPERTY

Developer: Aspect Potential Sdn Bhd (200501020708) (Wholly-Owned Subsidiary of OSK Property Holdings Berhad) • Address: Level 9, Plaza OSK, Jalan Ampang, 50450 Kuala Lumpur • Tel: 603 8090 0026 • Developer License No: 10139/07-2028/1003(A) • Validity Period: 28/07/2023 - 27/07/2028 • Advertising and Sales Permit No: 10139-4/07-2025/0088(N)-(S) • Validity Period: 20/07/2022 - 19/07/2025 • Land Tenure: Freehold • Land Encumbrances: Maybank Trustees Berhad • Approving Authority: Majlis Bandaraya Sepang • Building Plan Reference No: MP-Sepang 600-34/1/165 • Expected Completion: September 2026 • Restriction Interest: N/A • Type of Property: Serviced Apartment • Total No. of Units: 750 - Type A (150 Unit) | Type B (278 Unit) | Type C (201 Unit) | Type D (120 Unit) • Minimum Price: RM250,000 • Maximum Price: RM842,950 • 10% Bumiputera Discount (Except Type A) • This advertisement has been approved by National Housing Department • Disclaimer: 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. Date: 17/05/2024