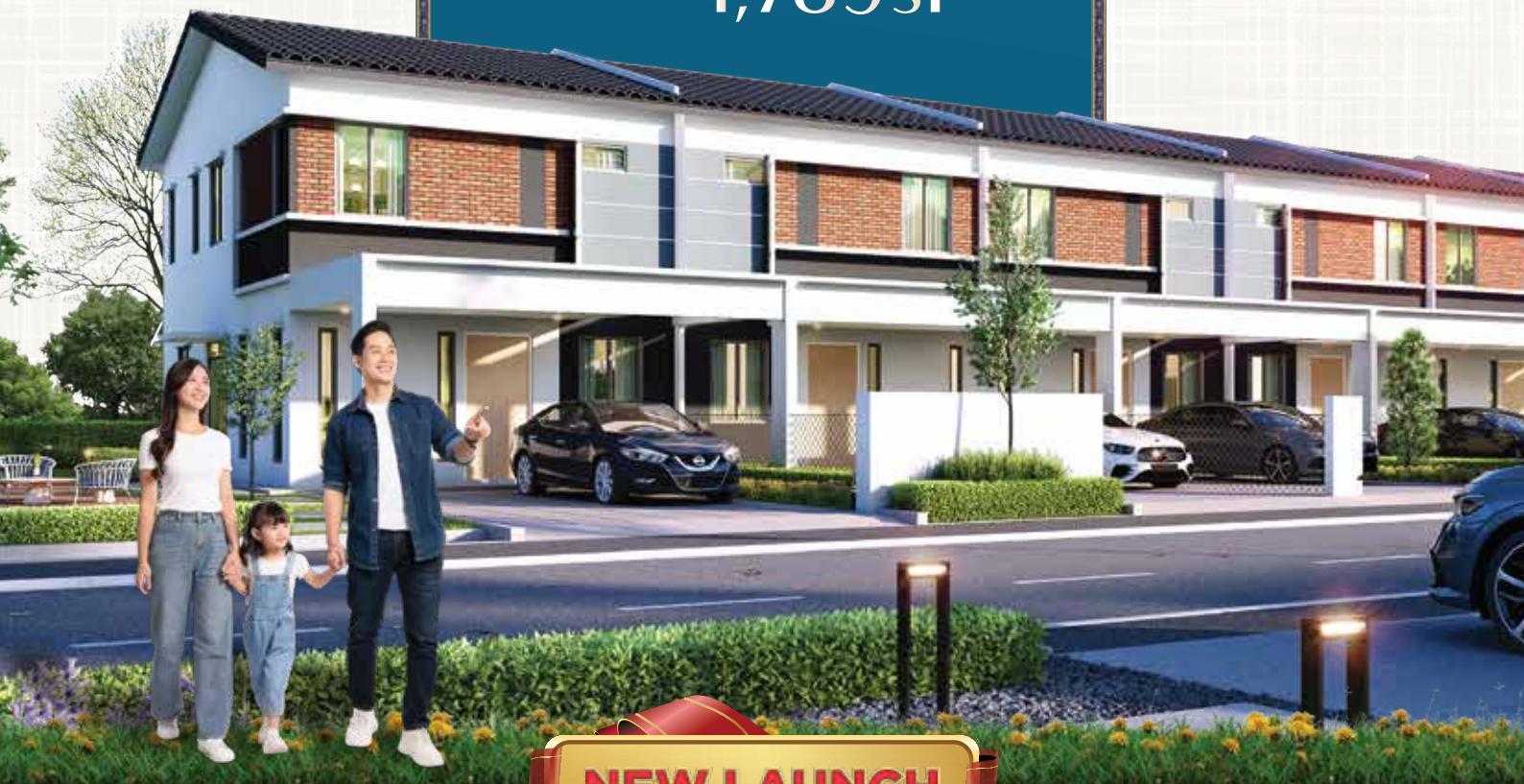




Spacious Double Storey Terrace

Built up from
1,789sf



NEW LAUNCH

FROM
RM 400K*



22' x 70'-133'



4 BEDROOMS



25 ACRE HILL PARK



11KM JOGGING TRACK & BICYCLE LANE

**BUY & WIN
BYD M6***



*Terms and Conditions Apply

WHERE FAMILIES GROW AND COMMUNITIES THRIVE



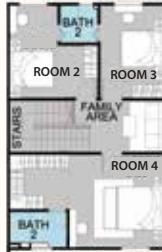
A1
GROUND FLOOR PLAN
22' x 70'



A1
1ST FLOOR PLAN

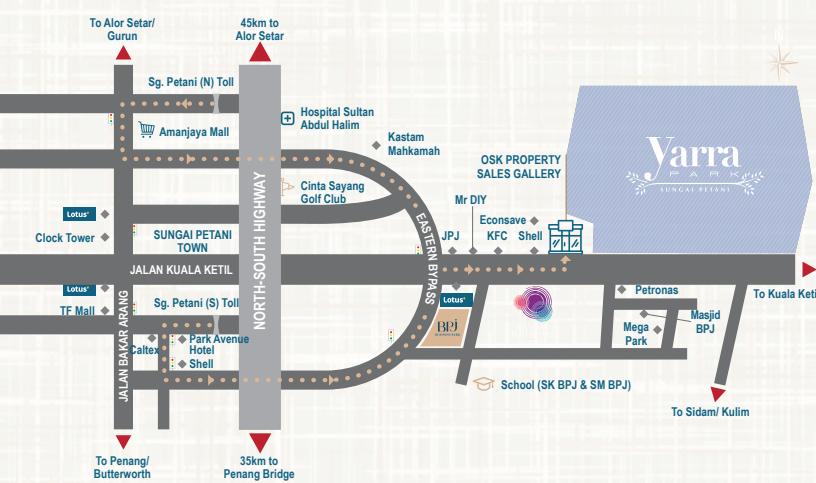


A2B
GROUND FLOOR PLAN
22' x 80'



A2B
1ST FLOOR PLAN

Where Location Meets Convenience



OSK PROPERTIES SDN. BHD.
(199301003822 / 258559-V)
1A, Jalan Puteri Heights 1/1,
Bandar Puteri Jaya,
08000 Sg. Petani, Kedah.

012-429 1818
yarrapark.com.my

Waze OSK Yarra Park Sales Gallery @ Bandar Puteri Jaya

Yarra
PARK
SUNGAI PETANI

Making Ordinary Extra Ordinary

OSK
PROPERTY

OSK Properties Sdn. Bhd. (199301003822/ 258559-V) (A subsidiary of OSK Property Holdings Bhd.) · Developer Principal Office Address: 21st Floor, Plaza Osk Jalan Ampang 50450 Wp Kuala Lumpur. Tel: 603-21771688. Fax: 603-21771687 · Development Name : Ayna at OSK Yarra Park · Developer's License No : 7103-11-2028/1375(A) · Validity: 16/11/2023 - 15/11/2028 · Advertising & Sales Permit No.: 7103-55/09-2027/0759(N)-L · Validity: 12/09/2025-11/09/2027 · Approving Authority: Majlis Perbandaran Sungai Petani · Building Plan No: MPSPK(P)B.23/2025 C RKM · Type of Development: Double Storey Terrace · Land Area: A1: 1,539 sf (min)- 4,036sf (max), A2A: 1,539 sf (min)- 5,683 sf (max), A2B: 1,732 sf (min)- 7,287 sf (max) · Gross Floor Area: A1: 1,819 sf, A2A: 1,789 sf, A2B: 1,789 sf · No of unit: A1: 123 units, A2A: 106 units, A2B: 10 units · Expected Completion Date: September 2027 · Land Encumbrances: Nil · Land Tenure: Freehold · Price: A1 : RM 549,412 (min)- RM 727,059 (max), A2A : RM 547,059 (min)- RM 794,118 (max), A2B RM 570,589 (min) - RM 883,530 (max) · 5% Discount for Malay Lot. 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.