



DOUBLE STOREY TERRACE

FREEHOLD • BANDAR PUTERI JAYA

Built for Your Dreams, Designed for Life

Discover Ayra at OSK Yarra Park — spacious double-storey terraces with flexible layouts and extended backyards. Thoughtfully designed, well-connected and close to everything you need, Ayra is where family living feels just right.





Family-friendly
Lifestyle & Green Living



11km Jogging
Track and Bicycle Lane



Flexible Layout for
Generational Home



Well-landscaped
Township



Strategic Location
Surrounded with Amenities



Dedicated
Pickle Ball Courts



Outdoor
Gyms



Living Area

Artist's impression only



Assure+

YOUR PEACE, OUR PROMISE



Complimentary
Home Content
Protection*



Home Content
Coverage up to
RM50,000*



Personal Accident
Coverage up to
RM100,000*

Your home is where every laugh, dream and memory finds its place. From quiet mornings by the window to lively gatherings with loved ones, every corner tells a story that deserves to be protected. Assure+ by OSK Property stands by you as a promise of care and security, ensuring that the things closest to your heart remain safe through life's unexpected moments.


*Terms & Conditions apply.



Master Bedroom

Artist's impression only

LEGEND

- A1** DOUBLE STOREY TERRACE:
22' x 70'
- A2A** DOUBLE STOREY TERRACE:
22' x 70' - 133'
- A2B** DOUBLE STOREY TERRACE:
22' x 80'
-  LOT MELAYU



A1

22' x 70'



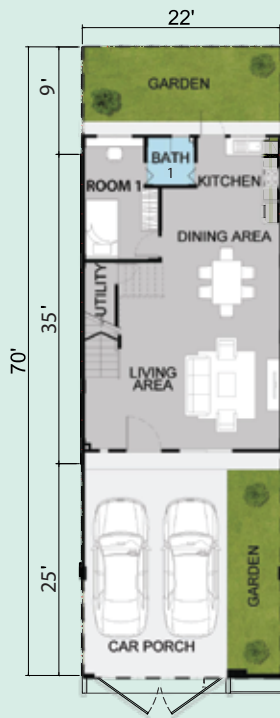
4 Bedrooms
3 Bathrooms

A2A

22' x 70' ~ 133'



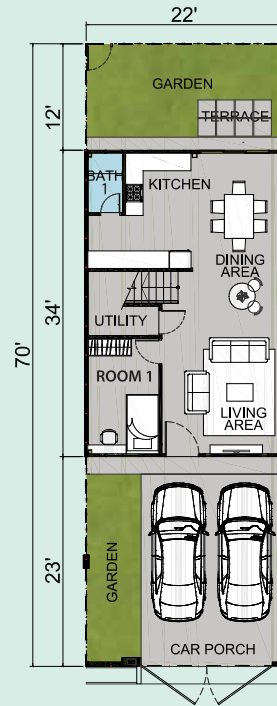
4 Bedrooms
3 Bathrooms



Ground Floor Plan



1st Floor Plan



Ground Floor Plan



1st Floor Plan

Specifications & Finishes

STRUCTURE

Reinforced Concrete

WALL

Acotec Concrete Panels / Bricks

ROOF

Roof Tiles / Metal Deck

ROOF STRUCTURE

Metal Roof Truss

CEILING

Plasterglass / Board

WINDOWS

Living Area

Aluminium Casement Window

Kitchen
(Intermediate Corner Lot / Corner Lot / End Lot)

Aluminium Casement Window /
Aluminium Sliding Window

Bedrooms

Aluminium Casement Window

Family Area

Aluminium Casement Window

(Intermediate Corner Lot / Corner Lot / End Lot)

Bathrooms

Aluminium Double-Blade Fixed Glass Window

DOORS

Main Door

Laminated Timber Door

Dining Area (Intermediate Corner Lot / Corner Lot)

Aluminium Sliding Glass Door

Living Area

Aluminium Sliding Glass Door

Bedrooms

Plywood Flush Door

Bathrooms

Plywood Flush Door/ PVC Foldable Door

Rear Door

Plywood Flush Door with external Cemboard

Utility Room

Plywood Flush Door

LOCK

Quality Locksets

WALL FINISHES

Bathrooms

Ceiling-Height Quality Wall Tiles

Kitchen

1.6m High Quality Wall Tiles

Others

Emulsion Paint/ Quality Tiles

A2B

22' x 80'



4 Bedrooms



3 Bathrooms



Ground Floor Plan



1st Floor Plan

FLOOR FINISHES	Living Area, Dining Area, Kitchen, Bedrooms, Family Area, Bathrooms, Staircase	Quality Tiles
	Others	Cement Render/ Concrete Slabs
SANITARYWARE & FITTINGS	Garden Tap	1
	Washing Machine Tap	1
	Single Bowl Kitchen Sink	1
	Pedestal WC	3
	Wash Basin	3
	Shower Rose	3
	Toilet Roll Holder	3
	Water Tap	3
ELECTRICAL INSTALLATION		Intermediate Lot / Intermediate Corner Lot / End Lot Corner Lot
	Light Point	18 19
	13amp Power Points	14 14
	Ceiling Fan Points	6 6
	Air-conditioning Point	1 1
	Television Point	1 1
	Fiber Optic Point	1 1
	Water Heater Points	3 3
	Doorbell Point	1 1
WATER TANK	Poly Tank	1
FENCING	Brick Wall / Metal Fence	
GATE	M.S. Gate	

Where Location Meets Convenience



Ayra @ OSK Yarra Park
Aerial View
Artist impression only



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@waze OSK Yarra Park Sales Gallery @ Bandar Puteri Jaya



Making **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: Ayra at OSK Yarra Park. Developer's License No: 7103/11-2028/1375(A) - Validity: 16/11/2023 - 15/11/2028. Advertising & Sales Permit No: 7403-55/09-2027/0769(A) - (L) - Validity: 12/09/2025-11/09/2027. Approving Authority: Majlis Perbandaran Sungai Petani. Building Plan No: MPSPK(IP)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. Date: