

The logo for Sierra OSK YARRA PARK features the word "Sierra" in a large, elegant serif font. The letter "S" is stylized with a decorative flourish. Below "Sierra", the words "OSK YARRA PARK" are written in a smaller, clean, sans-serif font.

# Sierra

OSK YARRA PARK

DOUBLE STOREY SEMI-D

FREEHOLD • BANDAR PUTERI JAYA

# Luxury in Every Detail, Harmony in Every Moment.

Nestled within OSK Yarra Park, Sierra at OSK Yarra Park offers elegant Semi-D and Bungalow homes designed for space, comfort and refined living. Surrounded by greenery with secure, connected surroundings, it's a place where families grow and life unfolds gracefully.





Family-friendly Lifestyle & Green Living



11km Jogging track and bicycle lane



Flexible Layout for Generational Home



Well-landscaped Township



Guard & Perimeter Fencing Provided\*



Strategic Location Surrounded with Amenities



Dedicated Pickle Ball Courts



Outdoor Gyms



Built in CCTV & Alarm System





**Living Area**  
Artist impression only



*Assure+*

**YOUR PEACE,  
OUR PROMISE**



Complimentary  
Home Content  
Protection\*



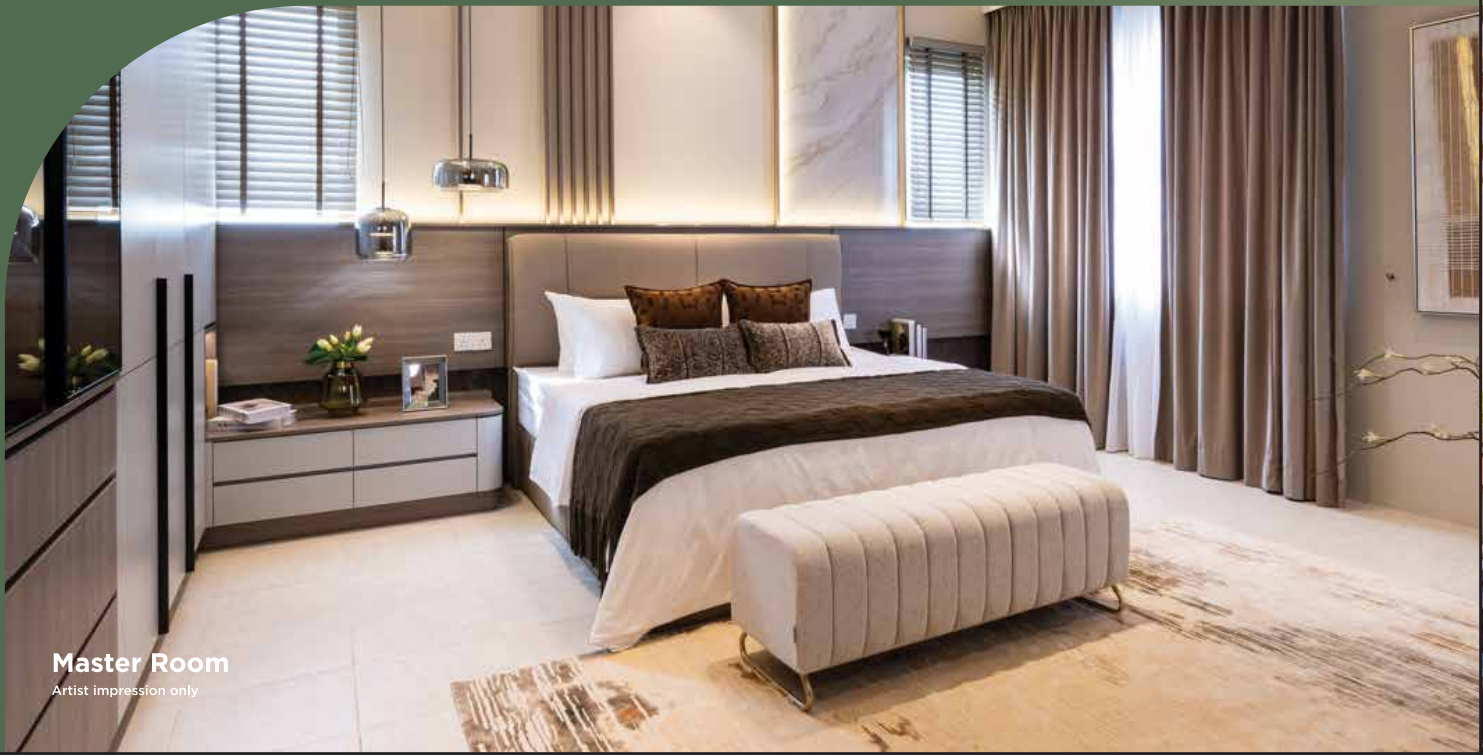
Home Content  
Coverage up to  
RM50,000\*



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 Room**  
Artist impression only

# LEGEND

S1 DOUBLE STOREY SEMI-DETACHED HOUSE  
35' x 75'

S2 DOUBLE STOREY SEMI-DETACHED HOUSE  
35' x 75'

S3 SINGLE STOREY SEMI-DETACHED HOUSE

DOUBLE STOREY BUNGALOW HOUSE



Guard House  
Artist impression only

# S1

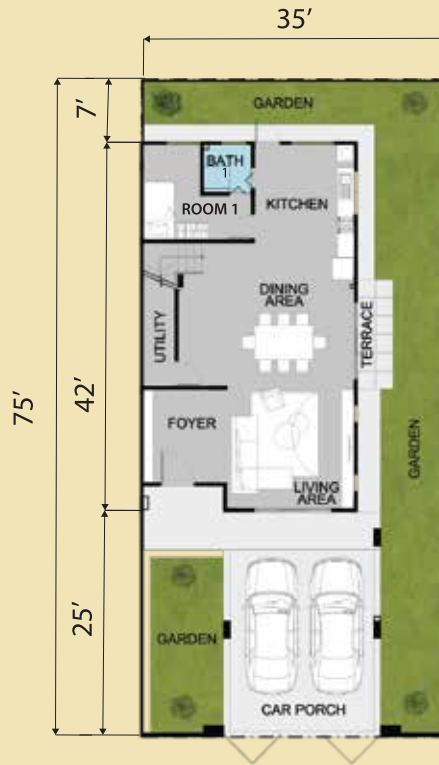
35' x 75'



5 Bedrooms



4 Bathrooms



Ground Floor Plan



1<sup>st</sup> Floor Plan

## Specifications & Finishes

<b>STRUCTURE</b>	Reinforced Concrete	
<b>WALL</b>	Acotec Concrete Panels / Bricks	
<b>ROOF</b>	Roof Tiles / Metal Deck	
<b>ROOF STRUCTURE</b>	Metal Roof Truss	
<b>CEILING</b>	Plasterglass / Board	
<b>WINDOWS</b>	Living Area	Aluminium Casement Window
	Kitchen	Aluminium Sliding Window
	Bedrooms	Aluminium Casement Window
	Family Area	Aluminium Casement Window
	Bathrooms	Aluminium Double-Blade Fixed Glass Window
<b>DOORS</b>	Main Door	Laminated Timber Door
	Dining Area	Aluminium Sliding Glass Door
	Living Area	Aluminium Sliding Glass Door
	Bedrooms	Plywood Flush Door
	Bathrooms	Plywood Flush Door/ PVC Foldable Door
	Rear Door	S1 - Plywood Flush Door with external Cemboard
	Rear Door	S2 - Timber Flush Door with external Cemboard
<b>LOCK</b>	Quality Locksets	
<b>WALL FINISHES</b>	Bathrooms	Ceiling-Height Quality Wall Tiles
	Kitchen	1.6m High Quality Wall Tiles
	Others	Emulsion Paint/ Quality Tiles

# S2

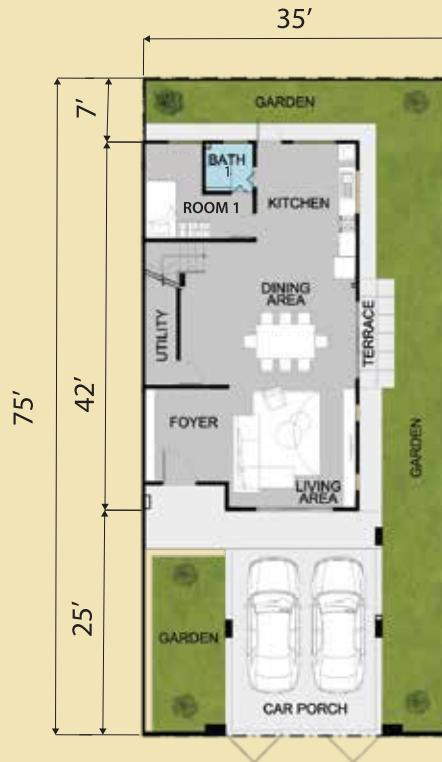
35' x 75'



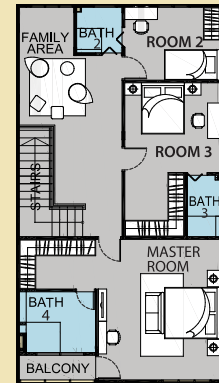
4 Bedrooms



4 Bathrooms



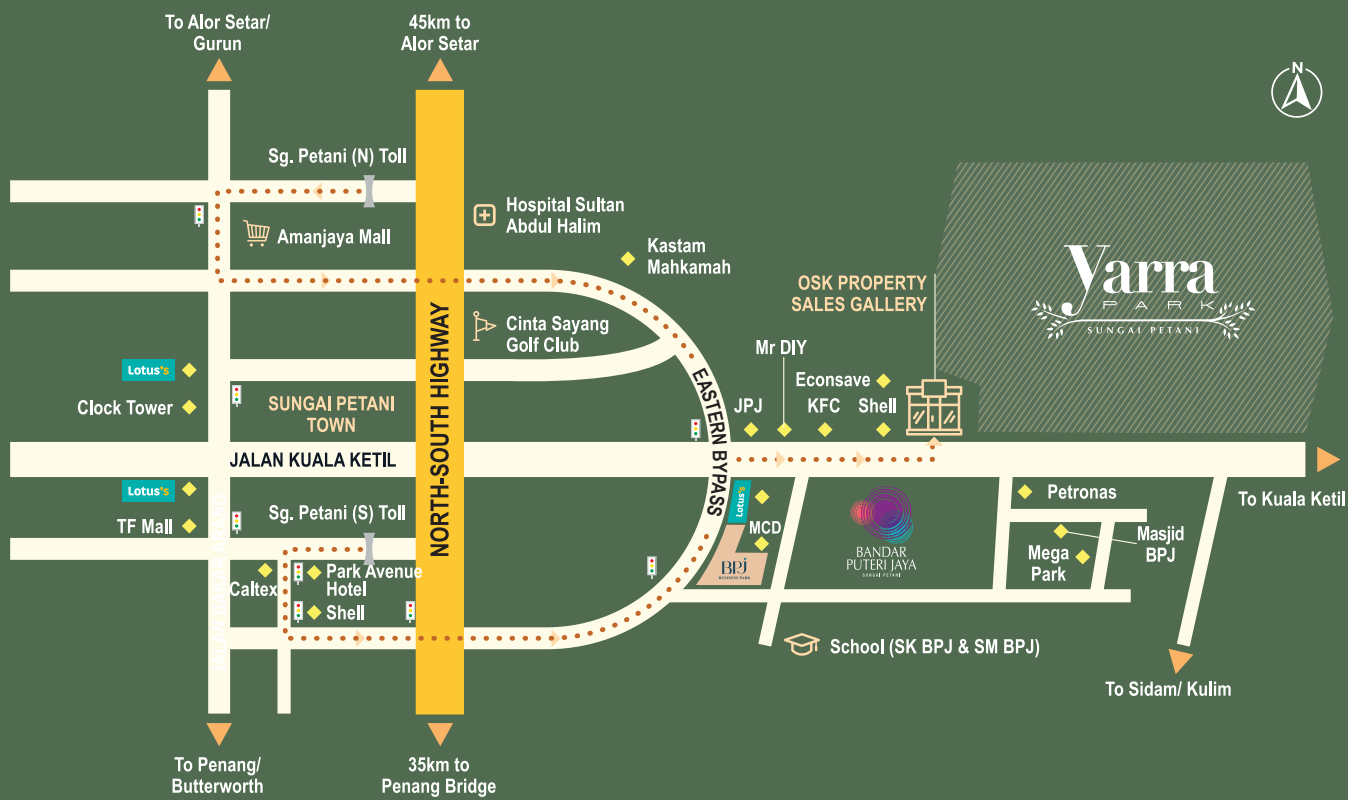
Ground Floor Plan



1<sup>st</sup> Floor Plan

<b>FLOOR FINISHES</b>	Living Area, Dining Area, Kitchen, Bedrooms,	Quality Tiles	
	Family Area, Bathrooms, Staircase		
	Others	Cement Render/ Concrete Slabs	
<b>SANITARYWARE &amp; FITTINGS</b>	Garden Tap	1	
	Washing Machine Tap	1	
	Single Bowl Kitchen Sink	1	
	Pedestal WC	4	
	Wash Basin	4	
	Shower Rose	4	
	Toilet Roll Holder	4	
	Water Tap	4	
<b>ELECTRICAL INSTALLATION</b>		DOUBLE STOREY SEMI-DETACHED HOUSE	
		S1	S2
	Light Points	28	28
	13amp Power Points	21	19
	Ceiling Fan Points	8	7
	Air-conditioning Point	1	1
	Television Point	1	1
	Fiber Optic Point	1	1
	Water Heater Points	4	4
	Doorbell Point	1	1
		1	1
	<b>WATER TANK</b>	Poly Tank	1
<b>FENCING</b>	Brick Wall / Metal Fence		
<b>GATE</b>	M.S. Gate		

# Where Location Meets Convenience



## Sierra @ OSK Yarra Park Aerial View

Artist impression only



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Making Extraordinary 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: Sierra at OSK Yarra Park - Developer's License No: 7103/11-2023/1375(A) - Validity: 10/11/2023 - 15/11/2028 - Advertising & Sales Permit No.: 7103-54/08-2027/1694(N)-L - Validity: 21/08/2025-20/08/2027 - Approving Authority: MPSPK - Building Plan No.: MPSPK/11P/15/25/2025 - CR/M: Type of Development: Double Storey Semi D and Double Storey Bungalow - Land area - S1 2,626 sf (min)-5,511sf (max), S2: 2,926 sf (min)-5,564sf (max), S3: 4,294 sf (min)-4,683 sf (max) - Gross Floor Area: S1: 2,506 sf, S2: 2506.18 sf, S3 2,506 sf - No of unit: S1: 97 units, S2: 91 units, S3: 5 units - Expected Completion Date: August 2027 - Land Encumbrances: Nil - Land Tenure: Freehold - Price: S1 - RM 825,883(min)- RM 1,024,706 (max), S2 - RM 825,883 (min)- RM 1,015,295 (max), S3 RM 898,824 (min) - RM 898,824 (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: