

ANYA™

AT SHOREA PARK

REFINED SPACES . REDEFINE COMFORT

FREEHOLD

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.



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



SURROUNDED
BY THRIVING
MATURED TOWNSHIP



FAMILY-FRIENDLY
LIFESTYLE
FACILITIES



EASY ACCESS
TO MAJOR
HIGHWAYS



SPACIOUS &
FLEXIBLE LAYOUTS
WITH DUAL-KEY
CONCEPT





A HOME WHERE CONVENIENCES ARE *Abundant*

Weaving in elements of nature amongst a plethora of modern conveniences, **ANYA at Shorea Park** is seamlessly accessible to an established network of highways as well as unparalleled convenience for leisure, business and education, perfectly suited for the urban community.



SMK Puchong
Utama 1

SK Puchong
Utama 2

Tanming
Boulevard

Axcel
International
School

HERO Market
Puchong

Taylor's
International
School Puchong

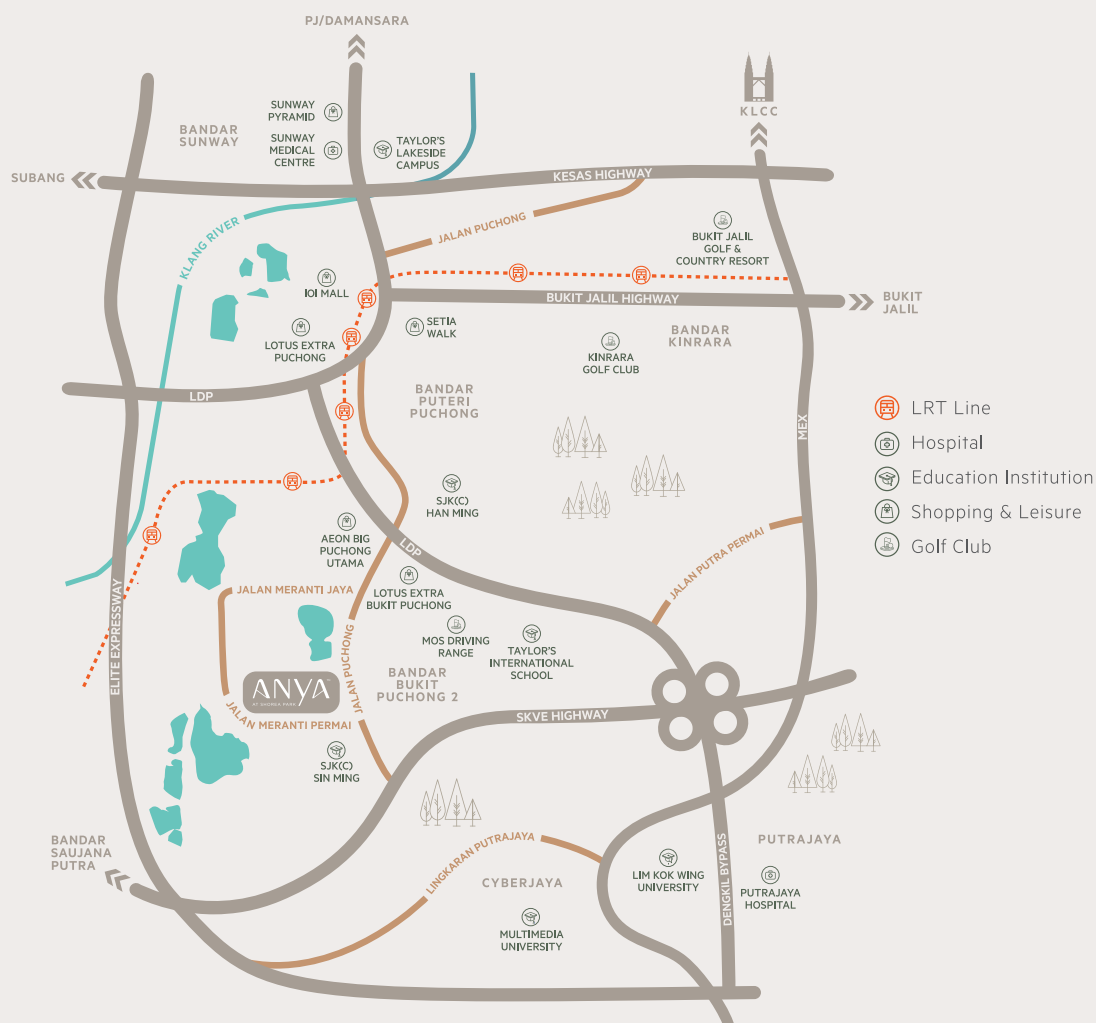
AEON BiG
Puchong Utama

Lotus Extra
Bukit
Puchong

Farm In
The City

SK
Pulau Meranti

SJK (C)
Sin Ming





Facilities Podium
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.



Level 7 Units - Direct Access to Facilities Podium
Artist's Impression Only



ENDLESS *Bliss* AT YOUR DOORSTEP

Drift away into a world of unparalleled calmness as you relax and unwind at the cosy pool lounge. Otherwise, hit the gym for a sweaty adrenaline pump. Either way, your stress melts away, and your healthy stamina is realigned, all within a verdant environment.



Hydrotherapy Spa
Artist's Impression Only

MULTI-LEVEL LIFESTYLE FACILITIES

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

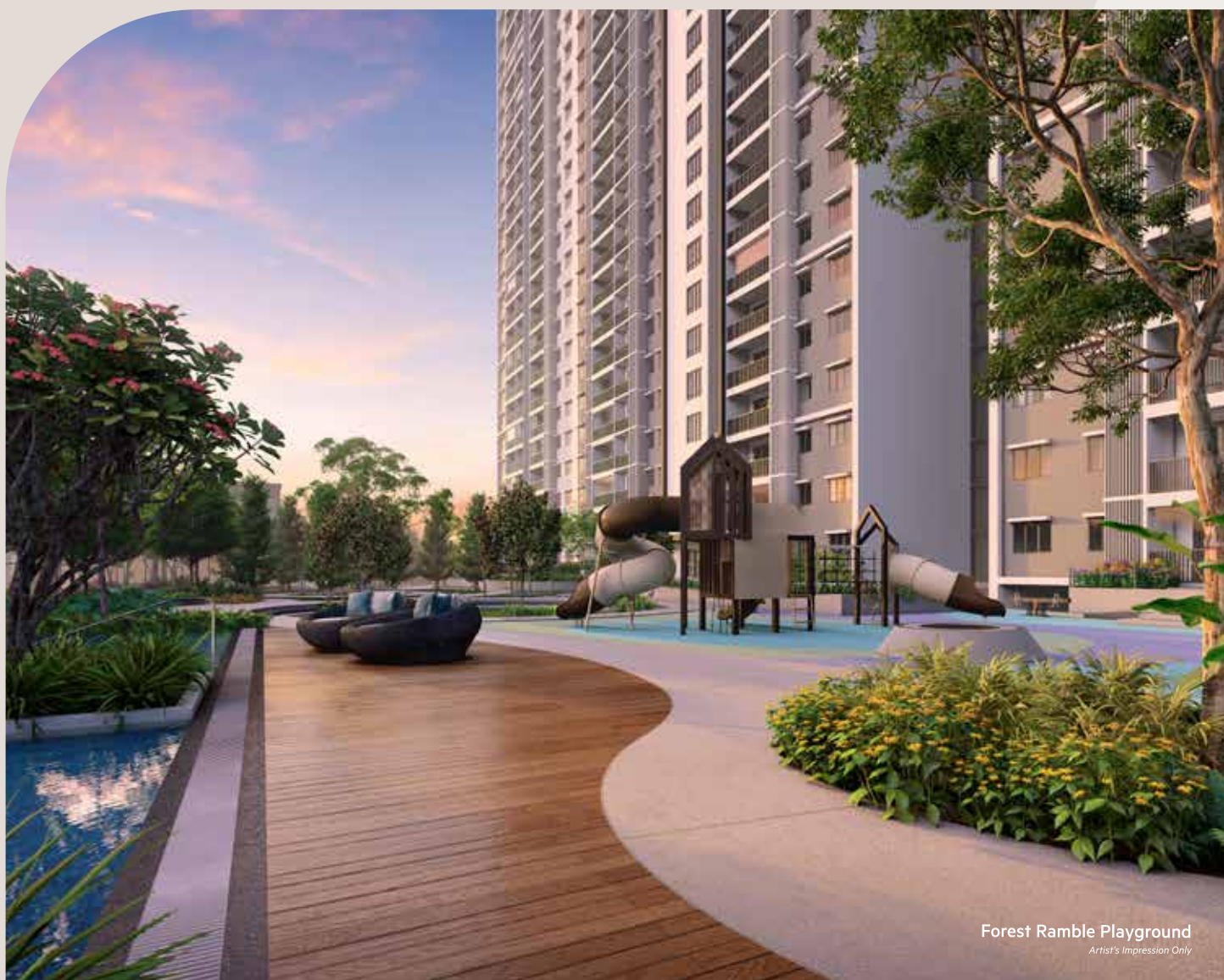


Sky Terrace
Artist's Impression Only

LIVE A LIFE OF *Inclusivity*

Be it growing children, active teens, ambitious adults or golden-agers, **ANYA at Shorea Park** fosters a sense of belonging for all ages.

Complemented with a diverse selection of wellness, fitness and lively facilities - be rest assured that there is always something for everyone in the family.



Forest Ramble Playground
Artist's Impression Only

FLEXIBLE LAYOUTS

KEY PLAN

- TYPE A
- TYPE B
- TYPE C
- TYPE D
- COMMON AREA



TOWER A



TOWER B

TYPE A | 560 sq.ft.
1+1 Bedrooms
1 Bathroom



TYPE B | 915 sq.ft.
3 Bedrooms
2 Bathrooms
1 Balcony



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

SHOREA PARK SALES GALLERY

Lot 13992, Jalan Meranti Permai,
Taman Meranti Permai,
47100 Puchong, Selangor, Malaysia

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018 311 8880
shoreapark.com.my



Shorea Park Sales Gallery

OSK
PROPERTY

Developer: Aspect Potential Sdn Bhd (20050102070B) (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: 10139-3/07-2023/0586(L) • Validity Period: 28/07/2021- 27/07/2023 • Advertising and Sales Permit No: 10139-4/07-2025/0088(N)-CS • 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: MPSepang 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 (279 Unit) | Type C (201 Unit) | Type D (120 Unit) • Minimum Price: RM250,000 • Maximum Price: RM442,950 • 10% Bumiputera Discount • This advertisement has been approved by National Housing Department • The development details and information contained herein are subject to change and shall not constitute or be treated as an offer or representation by the Developer. While every reasonable care has been taken in the provision of the information contained herein, the Developer shall not be held responsible for any inaccuracy and/or changes as may be required by the authorities and/or by consultants. The development layout and/or plans are merely approximate measurements only and the visual presentation/images are merely an artist's impression only and in no way a representation by the Developer as to the final product.