

NARA

AT SHOREA PARK

LIVING BY THE PARK



FREEHOLD



SHOREA
PARK™
PUCHONG

Nature's Tender Embrace Whispers,
Evoking a Profound Sense of Awe



Embrace Life *in* Full Bloom

Experience the essence of Living by the Park, **NARA at Shorea Park**.
Step into a world where nature meets urban living, creating a haven for families
from all kinds of life. Embrace the tranquil beauty of nature-inspired community living
as you embark on a new chapter filled with leisure, connection, and comfort.



Freehold
nature-inspired
community living



Wonderland-themed
facilities for
all ages



Unfolding the charms of
living by the park
(1-acre central park)



Functional unit
layouts with additional
storage space
(1+1 to 4 bedrooms)



Vibrant mix of
commercial convenience
& essential amenities




GreenRE
certified
development



The Enchantment of Nature's Haven



Immerse yourself in a nature-inspired haven where every detail is designed to elevate your lifestyle. From lush greenery to wonderland-themed facilities, discover a sanctuary that nurtures your well-being and kindles joyous experiences.



50m Swimming Pool

Artist's Impression Only



Botanical Trail
Artist's Impression Only

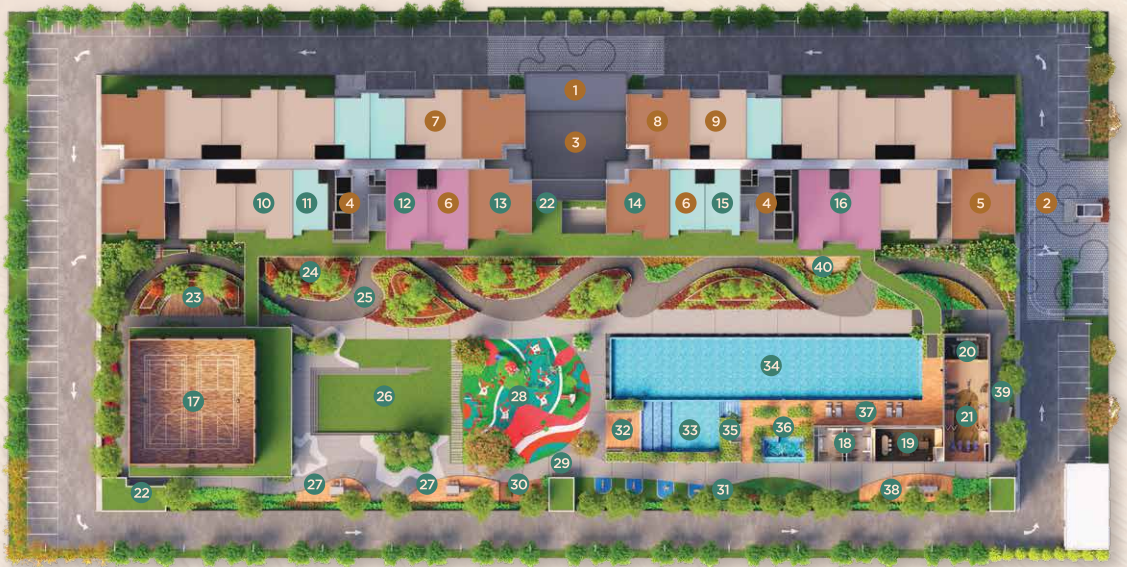


Embrace a wholesome lifestyle amidst the serene surroundings of NARA at Shorea Park, where each day brings a sense of peaceful retreat and pure bliss.



Hydrotherapy Spa
Artist's Impression Only

Facilities Podium



GROUND FLOOR

- 1 Drop Off
- 2 Guard House
- 3 Main Lobby
- 4 Lift Lobby
- 5 Bicycle Parking
- 6 Mail Room
- 7 Kindergarten
- 8 Convenience Store
- 9 Laundry

LEVEL 6

- 10 Co-Working Space
- 11 Management Office
- 12 Games Room
- 13 Kids Play Room
- 14 Cafe
- 15 Surau
- 16 Reading Room
- 17 Multipurpose Hall
(Badminton Court & Half Basketball Court)

- 18 Toilet & Changing Room
- 19 Private Function Room
- 20 Dance Room
- 21 Gymnasium
- 22 Toilet
- 23 Leisure Deck
- 24 Recycle Point
- 25 Botanical Trail

- 26 Multipurpose Lawn
- 27 BBQ Deck
- 28 Wonderland Playground
- 29 Jogging Track
- 30 Herbs Garden
- 31 Parcourse
- 32 Sun Deck
- 33 Wading Pool

- 34 50m Swimming Pool
- 35 Outdoor Shower
- 36 Hydrotherapy Spa
- 37 Pool Lounge
- 38 Serenity Deck
- 39 Flower Trail
- 40 Reading Deck

LEVEL 27

- 1 Sky Terrace

ROOFTOP

- 2 Sky Camping
- 3 Star Gazing Deck



TOWER A



TOWER B

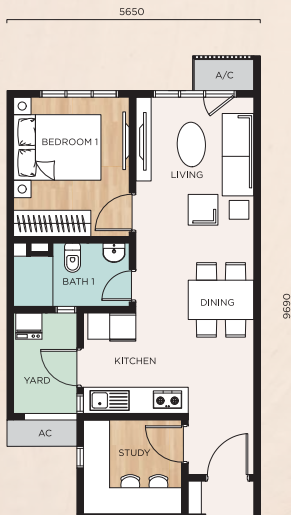


Practical Layouts

A

560 SQ.FT.

1+1 Bedrooms
1 Bathroom



B

807 SQ.FT.

2 Bedrooms
2 Bathrooms



KEY PLAN

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



TOWER A



TOWER B

C
936 SQ.FT.
 3 Bedrooms
 2 Bathrooms



D
1,055 SQ.FT.
 4 Bedrooms
 2 Bathrooms



Specifications & Finishes

STRUCTURE

Reinforced Concrete Frame

WALL

Brickwork / Reinforced Concrete / Precast Concrete Panel

ROOFING

Concrete Slab

CEILING

Skim Coat / Plaster Ceiling and Paint

WINDOW

Aluminium Framed Window

DOOR

Main Entrance	Fire Rated Door
All Bedrooms/ Study	Flush Door
All Bathrooms	Flush Door
Balcony (Type B,C&D)	Sliding Door
Kitchen	Flush Door

IRONMONGERY

Quality Locksets

WALL FINISHES

Kitchen	1.5m High Wall Tiles / Skim Coat and Paint
All Bathrooms	Wall Tiles Up to Ceiling Height
Others	Skim Coat & Paint

FLOOR FINISHES

Living Area / Dining Area	Tiles
Kitchen	Tiles
Yard	Tiles
All Bedrooms/ Study	Laminated Timber Flooring
All Bathrooms	Tiles
Balcony	Tiles
Entrance	Tiles
Others	Cement Render

SANITARY &

PLUMBING FITTINGS

	TYPE	A	B	C, C1, C2	D, D1, D2
Water Closet		1	2	2	2
Wash Basin		1	2	2	2
Kitchen Sink		1	1	1	1
Shower Head		1	2	2	2
Light point		8	10	12	13
Power Point		11	11	12	13
Fan Point		1	1	1	1
TV Point		1	1	1	1
A/C Point		3	3	4	5
Water Heater Point		1	2	2	2
Door Bell point		1	1	1	1
Fiber Wall Socket (FWS) Outlet		1	1	1	1

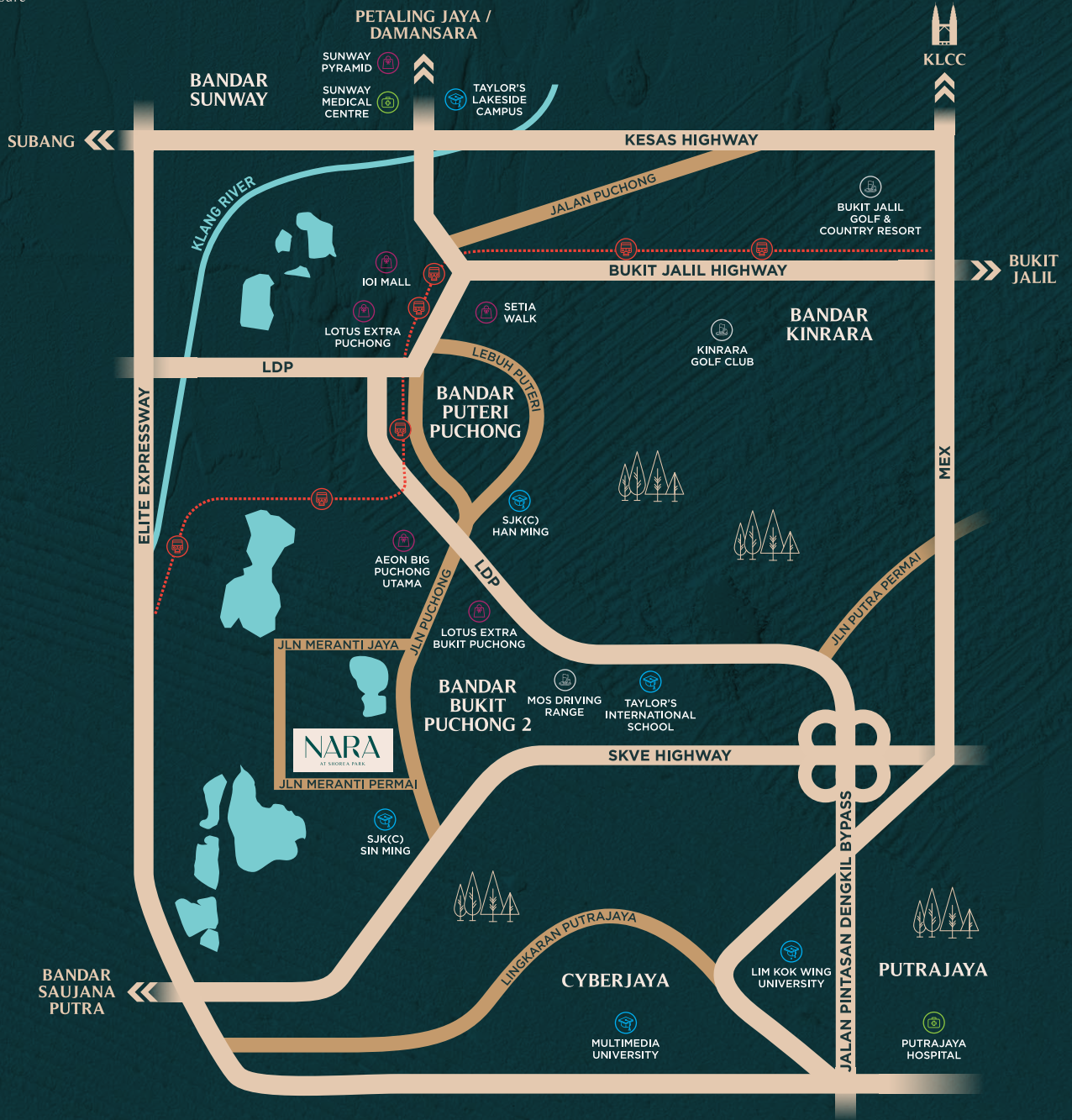
ELECTRICAL

INSTALLATION



VIBRANT CONVENIENCES
WITHIN REACH

-  LRT Line
-  Healthcare
-  Education
-  Shopping & Leisure
-  Golf Club



SHOREA PARK SALES GALLERY

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Taman Meranti Permai,
47100 Puchong, Selangor, Malaysia

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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: 10139-5/05-2027/0435(N)-(S) • Validity Period: 18/05/2024 - 17/05/2027 • Land Tenure: Freehold • Land Encumbrances: Malaysian Trustees Berhad • Approving Authority: Majlis Bandaraya Sepang • Building Plan Reference No: MPSEPA03 600-34/1/2/12 • Expected Completion: June 2028 • Restriction Interest: N/A • Type of Property: Serviced Apartment • Total No. of Units: 709 • Type A (142 Unit) | Type B (84 Unit) | Type C (279 Unit) | Type C-1 (6 Unit) | Type C-2 (2 Unit) | Type D (192 Unit) | Type D-1 (2 Unit) | Type D-2 (2 Unit) • Minimum Price: RM250,000 • Maximum Price: RM 828,400 • 10% Baniputra 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: 23/05/2024