



**BANDAR PUTERI JAYA & HILL PARK**  
*The happening township in Sungai Petani...*

*Simply  
The Better  
Place!*



**INTRODUCING  
OUR LATEST  
HOME...**

*Casa Lily*

**1-STOREY SEMI-DETACHED**

DEVELOPER'S LICENCE	T161-1165-2009-519
LEASING PERIOD	26/05/2006-25/01/2009
PROVING AUTHORITY	Majlis Perbandaran, Sungai Petani (K)
PRELIM PLAN NO.	80/177-486, MPSP/07/08-31/0001-2
TOTAL NO. OF UNITS	274 units
EXPECTED DATE OF COMPLETION	24 months from SPA date
NO ENCUMBRANCES	NONE
MARKETING PERMIT NO.	T161-03-1127-2007/6
LEASING PERIOD	08/06/2006-07/06/2007
NO TENURE	FREEHOLD
MINIMUM PRICE	RM 135,000
MAXIMUM PRICE	RM 328,230
DISCOUNT FOR MALAY LOSS	

**OSK HOMES...**

**Location...Quality...Pricing...Unbeatable!**



FREE  
永久地

## TYPICAL FLOOR PLAN



### RUMAH BERKEMBAR 1 TINGKAT 1-STOREY SEMI-DETACHED

單層半獨立洋樓

Land size: 40'x 80'

Built-up area: 1650 sq. ft.

### FEATURES

- 4 Bedrooms and 2 bathrooms
- Spacious master bedroom, living hall & kitchen
- 7' High bathroom tiles
- Fully tiled floors
- Air-cond, water heater & bell point ready
- Covered car porch for 2 cars

### CIRI-CIRI

- 4 Bilik tidur dan 2 bilik mandi
- Bilik tidur utama, bilik tamu & dapur yang luas
- Jubin dinding bilik mandi setinggi 7'
- Jubin lantai untuk seluruh rumah
- Punca hawa dingin, alat pemanas air & loceng pintu disediakan
- Anjung kereta tertutup untuk 2 kereta

### 特點

- 擁有4間臥室及2間浴室
- 寬闊的主人臥室、起居室及廚房
- 浴室牆鋪7尺高瓷磚
- 全間地面鋪瓷磚
- 備有冷氣、熱水器及門鈴插座
- 有蓋門廊可泊兩輛車

## SPECIFICATION

- STRUCTURE** - Reinforced Concrete Framework
- WALL** - Acotec Concrete Panel / Clay Brick
- ROOF** - Concrete Roof Tiles
- ROOF STRUCTURE** - Treated Timber Roof Trusses
- CEILING** - Asbestos Free Flat Sheet
- WINDOWS** - Bedroom - Aluminum Frame Glass Casement Window  
 - Metal Frame Fixed Glass Louvre Window  
 - Bathroom - Metal Framed Fixed Glass Louvre Window  
 - Kitchen - Metal Frame Adjustable Glass Louvre Window
- DOORS** - Main Door - Timber Flush Door  
 Living / Dining Room - Aluminum Frame Glass Sliding Door  
 - Bedroom - Timber Flush Door  
 - Bathroom - PVC Flush Door / PVC Folding Door  
 - Back Door - Timber Flush Door With G.I Sheet Externaly
- LOCK** - Quality Locksets
- WALL FINISHES** - Bathroom - 70" High Wall Ceramic Tiles  
 - Kitchen - 50" High Wall Ceramic Tiles  
 - Others - Emulsion / Gloss Paint
- FLOOR FINISHES** - Living & Dining - Ceramic Tiles  
 - Bedrooms - Ceramic Tiles  
 - Bathroom & Kitchen - Ceramic Tiles  
 - Others - Cement Render
- SANITARY INSTALLATION** - Sitting WC - 2 Nos  
 - Wash Basin - 2 Nos  
 - Shower Rose - 2 Nos  
 - Kitchen Aluminium Sink With Single Bowl Single Drainer - 1 No
- ELECTRICAL INSTALLATION** - Lighting Point - 13 Nos  
 - Wall Lighting Point - 2 Nos  
 - 13 Amp Power Point - 13 Nos  
 - Ceiling Fan Point - 4 Nos  
 - Television Point - 1 No  
 - Telephone Point - 1 No  
 - Door Bell Point - 1 No  
 - Air Cond Point - 1 No  
 - Water Heater Point - 1 No
- FENCING** - 40" High Chain Link With M.S Gate.



## STRATEGIC LOCATION

## REASONS FOR CHOOSING BANDAR PUTERI JAYA

- GREAT LOCATION
- ESTABLISHED TOWNSHIP
- PROVEN DEVELOPER
- WELL MAINTAINED ENVIRONMENT
- AMENITIES AVAILABLE

**AND COMING SOON:**  
 Primary & Secondary Schools,  
 Petrol Stations, Supermarket,  
 29 acres of Recreational Parks,  
 3 Landscaped Lakes and  
 many more!



PRIMARY & SECONDARY SCHOOLS



SUPERMARKET



PETROL STATION



POLICE STATION

For OSK BONANZA 2006 enquiries, please call:

**04-425 1818**

All art rendering and pictures contained in this brochure are artist's impressions only. The information contained herein is subject to change without notification as may be required by the relevant authorities or developer's architect and cannot be part of an offer or contract. Whilst every care is taken in providing this information, the developer cannot be held responsible for any loss or damage.

**OSK PROPERTIES SDN. BHD.** (258559-V)  
 (A subsidiary of OSK Property Holdings Bhd.)

Lot 18479 & 14215, Jalan Kuala Ketil, 08000 Sungai Petani, Kedah Darul Aman.  
 Tel: 04-425 1818 Fax: 04-425 8030

HQ: 16th Floor, Plaza OSK, Jalan Ampang, 50450 Kuala Lumpur.

Developer:

**OSK**

PROPERTY INVESTMENT & DEVELOPMENT