

TAMU

OSK MORI PARK

Section 13, Shah Alam

Timeless Aesthetic *of* Mediterranean Urbanity



Vibrant
Location



Mediterranean-
Inspired Facilities



Contemporary
Living Spaces

Live the Mediterranean Way

Discover a contemporary Mediterranean sanctuary where wellness, sustainability and connectivity come together. Nestled in the heart of Shah Alam, TAMU @ OSK Mori Park combines GreenRE-certified living, resort-inspired facilities and seamless Transit-Oriented Development connectivity - thoughtfully crafted for those seeking a more balanced and meaningful way of life.

Because true luxury isn't measured by excess, but by how well you live.



700m to LRT 3 Station
Shah Alam



Prime Location in
Section 13, Shah Alam

Serviced
Apartment



Retail Boulevard
at Your Doorstep



43 Mediterranean-
Inspired Facilities



Flexible Dual-Key Design
(550 – 958 sq.ft.)



Doorfront Car Park Convenience
(selected units only)

Signature Suites

Retail



Where Connectivity
Meets Lifestyle
Live . Dine . Commute

Strategically located in the heart of Section 13, Shah Alam, TAMU @ OSK Mori Park brings together seamless connectivity, vibrant lifestyle experiences and everyday conveniences within one integrated destination. Located just 700m from the upcoming LRT3 Stadium Shah Alam station, the development enjoys excellent accessibility to major highways, universities and retail hubs, offering long-term value for both homeowners and investors.



Live where everyday convenience meets natural serenity. Enjoy a vibrant retail and dining experience right at your doorstep. Stroll along beautifully landscaped walkways leading towards the LRT3 Stadium Shah Alam, while a tranquil river promenade surrounds your daily journey with nature, comfort and a refreshing sense of connection.





*Retail Boulevard
At Your Doorstep
Nature At Your Feet*



Your Everyday Mediterranean Escape

Immerse yourself in Mediterranean-inspired facilities with sunlit spaces, warm hospitality and wellness-focused experiences inspired to nurture the mind, body and soul. Every moment feels like a refreshing getaway.



The Spanish Steps
Artist's Impression



Lounger by the Pool
Artist's Impression

Level LG & G

Level LG

- 1 Signature Drop Off
- 2 Signature Lobby
- 3 Bicycle Lane
- 4 Nursery (space only)

Level G

- 5 Garden Promenade
- 6 Grand Drop Off
- 7 Grand Arch Lobby
- 8 Parcel Room
- 9 Mail Room
- 10 Management Office





Facilities Plan

A Mediterranean Retreat for Mind, Body & Soul



Level 7, 7M & 8

Level 7

- 11 Blush Meadow
- 12 Green Lawn

Level 7M

- 13 Floor Games
- 14 Hopscotch Play
- 15 Moonlight Pavilion
- 16 Camp Haven
- 17 Woodland Hop
- 18 Outdoor Fitness
- 19 Healing Garden

Level 8

- 20 Entertainment Lounge
- 21 The Long Table
- 22 Gathering Veranda
- 23 Poolside BBQ
- 24 The Spanish Steps
- 25 The Scoreboard Games Zone
- 26 Mediterranean Courtyard
- 27 Wellness Jacuzzi
- 28 Lounger by the Pool
- 29 50m Lap Pool
- 30 Kids Splash Pool
- 31 Changing Room (M/F)
- 32 Kids Adventure Zone
- 33 Piazza Lawn
- 34 Community Hall
- 35 Badminton Court

Level 9 & 43



Level 9

- 36 Musolla (M/F)
- 37 Ladies Gym Studio
- 38 The Gym
- 39 Pickleball Court

Level 43

- 40 Sky Arc Terrace
- 41 The Glasshouse
- 42 Skyline Promenade
- 43 Sky Herb Garden



Poolside BBQ
Artist's Impression



Wellness Jacuzzi
Artist's Impression



Blush Meadow
Artist's Impression



The Glasshouse
Artist's Impression

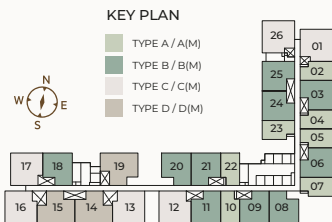


50m Lap Pool
Artist's Impression



The Long Table
Artist's Impression

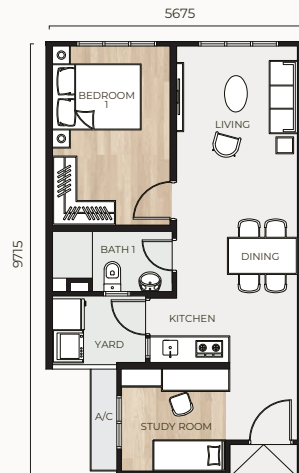
Your Dream Home Begins Here



Type A 550 sq.ft.

- 1+1 Bedrooms
- 1 Bathroom
- 1 Car Park

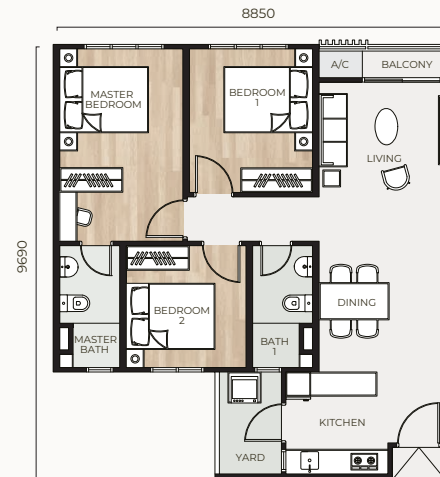
Thoughtfully Maximised with an Additional Study Room



Type B 829 sq.ft.

- 3 Bedrooms
- 2 Bathrooms
- 1 Balcony
- 2 Car Parks

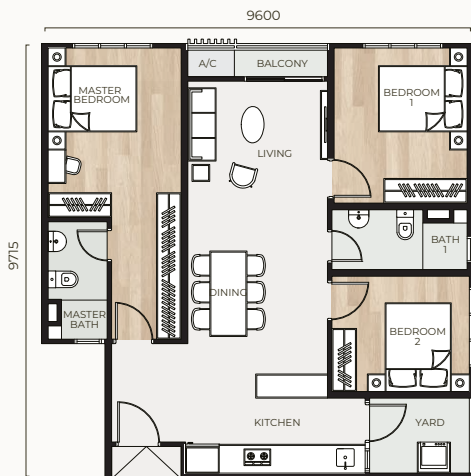
Spacious Comfort with Queen-Size Living in Every Bedroom



Type C 958 sq.ft.

- 3 Bedrooms
- 2 Bathrooms
- 1 Balcony
- 2 Car Parks

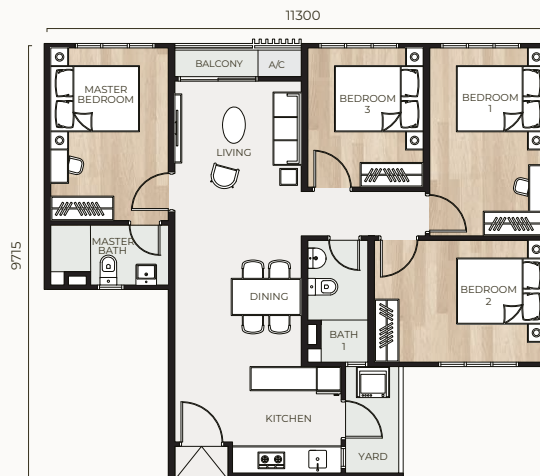
Dual Key Living Designed for Flexibility & Rental Opportunities



Type D 958 sq.ft.

- 4 Bedrooms
- 2 Bathrooms
- 1 Balcony
- 2 Car Parks

Generous Family Living with Elevated Space & Comfort



Specifications

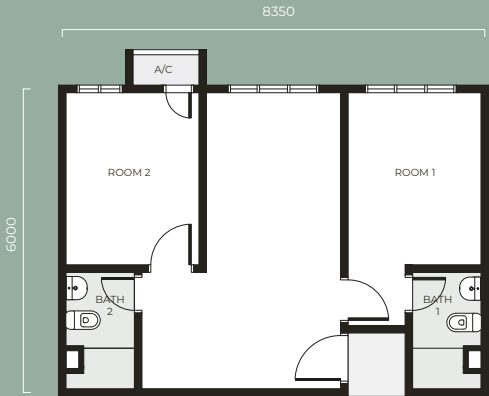
Structure	Reinforced Concrete Frame	
Roofing	Concrete Slab	
Wall	Brickwork / Reinforced Concrete / Precast Concrete Panel	
Ceiling	Skim Coat / Plaster Ceiling and Paint	
Window	Aluminium Frame Windows	
Ironmongery / Lockset	Quality Lockset	
Wall Finishes	Kitchen	1.5m High Wall Tiles / Skim Coat and Paint
	All Bathrooms	Wall Tiles Up to Ceiling Height
	Others	Skim Coat and Paint
Doors	Main Entrance	Solid Core Door
	All Bedrooms, All Bathrooms, Kitchen	Flush Door
	Balcony (Type B, C & D)	Sliding Door
Floor Finishes	Living/ Dining	Tiles
	Kitchen	Tiles
	All Bathrooms	Tiles
	Yard	Tiles
	Balcony	Tiles

Entrance		Tiles			
Study		Laminated Timber Flooring			
All Bedrooms		Laminated Timber Flooring			
A/C Ledge (Type A Only)		Cement Screed			
	TYPE	A	B	C	D
Sanitary Plumbing & Fittings	Water Closet	1	2	2	2
	Wash Basin	1	2	2	2
	Kitchen Sink	1	1	1	1
	Shower Head	1	2	2	2
Electrical Installation	Light Point	8	12	11	13
	13A Switched Socket Outlet	10	11	13	12
	Air-Conditioner Point	2	4	4	5
	Water Heater Point	1	2	2	2
	Door Bell Point	1	1	1	1
	Fibre Wall Socket	1	1	1	1
	Electrical Distribution Board	1	1	1	1
	Ceiling Fan Point	2	4	4	5

Type S1
550 sq.ft.

- 2 Rooms
- 2 Bathrooms
- 1 Car Park

- Compact in Size, Smart by Design
- Queen-size bed fitting in every bedroom
- Direct same-level car park access
- Flexible for lifestyle & business use



Type S2
926 sq.ft.

- 3 Rooms
- 2 Bathrooms
- 1 Balcony
- 2 Car Parks

- Expansive 14-ft wide balcony
- Spacious 17-ft wide living area
- Direct same-level car park access
- Flexible for lifestyle & business use



Best of Shah Alam



Sports & Recreation

1	Shah Alam Extreme Park	1.3 km
2	EV Arena Shah Alam	1.8 km
3	Stadium Shah Alam	2.2 km
4	Stadium Malawati	2.3 km
5	City Karting	2.3 km
6	Tasik D'Kayangan	2.8 km

Shopping & Leisure

1	Giant Hypermarket	750 m
2	AEON Mall Shah Alam	2.0 km
3	Lotus's Shah Alam	3.5 km
4	NU Empire Shopping Gallery	6.3 km
5	Subang Parade	6.3 km

Education

1	Management and Science University (MSU)	1.7 km
2	MSU College	2.0 km
3	Montfort Boys Town	3.5 km
4	UOW (KDU College, Glenmarie Campus)	3.5 km
5	Sri KDU International School	5.5 km
6	Dwi Emas International School	5.7 km

Golf & Country Club

1	Sultan Abdul Aziz Shah Golf & Country Club	3.1 km
2	Guthrie Golf Academy Pitch & Putt Course	4.2 km
3	Glenmarie Golf & Country Club	5.3 km
4	Saujana Golf & Country Club	9.7 km
5	Subang National Golf Club	9.8 km

Medical Centres

1	MSU Medical Centre	1.9 km
2	Avisena Specialist Hospital	5.8 km
3	Sime Darby Medical Centre	7.1 km

MORI PARK SDN. BHD.
Seksyen 13, 40150
Shah Alam, Selangor, Malaysia
OSK Mori Park Sales Gallery

018-383 8586
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OSK
PROPERTY

**Making Ordinary
Extra Ordinary**

Developer: Mori Park Sdn Bhd 201801002345 (I264358-P) (Wholly-Owned Subsidiary of OSK Property Holdings Berhad) • Address: Level 9, Plaza OSK, Jalan Ampang, 50450 Kuala Lumpur • Tel: 603 2177 1688 • Developer Licence No: 30670/01-2029/0012(A) • Validity Period: 09/01/2024 - 08/01/2029 • Advertising and Sales Permit No: 30670-3/05-2029/0384(N)-(S) • Validity Period: 26/05/2026 - 25/05/2029 • Land Tenure: Leasehold 94 Years • Tenure Expiry Date: 11 March 2120 • Land Encumbrances: Malaysian Trustees Berhad • Approving Authority: Majlis Bandaraya Shah Alam • Building Plan Reference No: MBSA/BGN/B8/600-1(PB)/SEK.13/317-2026 • Expected Date of Completion: June 2030 • Restriction of Interest: This land cannot be transferred, leased or charged except subject to consent approval from state authorities • Type of Property: Serviced Apartment • Total Units: 946 Units • Type A (1 Bedroom + 1 Study Room): 257 Units | Type B (3 Bedrooms): 368 Units | Type C (3 Bedrooms): 216 Units | Type D (4 Bedrooms): 105 Units • Minimum Price: RM250,000 • Maximum Price: RM838,800 • No. of Carpark for Each Unit: 1:2 • 10% Bumiputera Discount (For Type A (Free Pricing Unit), Type B, Type C and Type D only) 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.

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