Yarra
PARK
SUNGAI PETANI

Prestigious Township Of The North

Somerville

Exclusive Garden Villas

Unique Features

- Large land size: int. 60’ x 90’ (5,400 sqf), corner (8,998 sqf)
- 4 bedrooms & 3 bathrooms
- Generous garden space all around
- Appx. 16’ high ceiling (dining area) & sky window to enhance ventilation and natural lighting
- Big driveway for 4 cars
- Free alarm system & UniFi service area

A Dream Lifestyle Within Reach

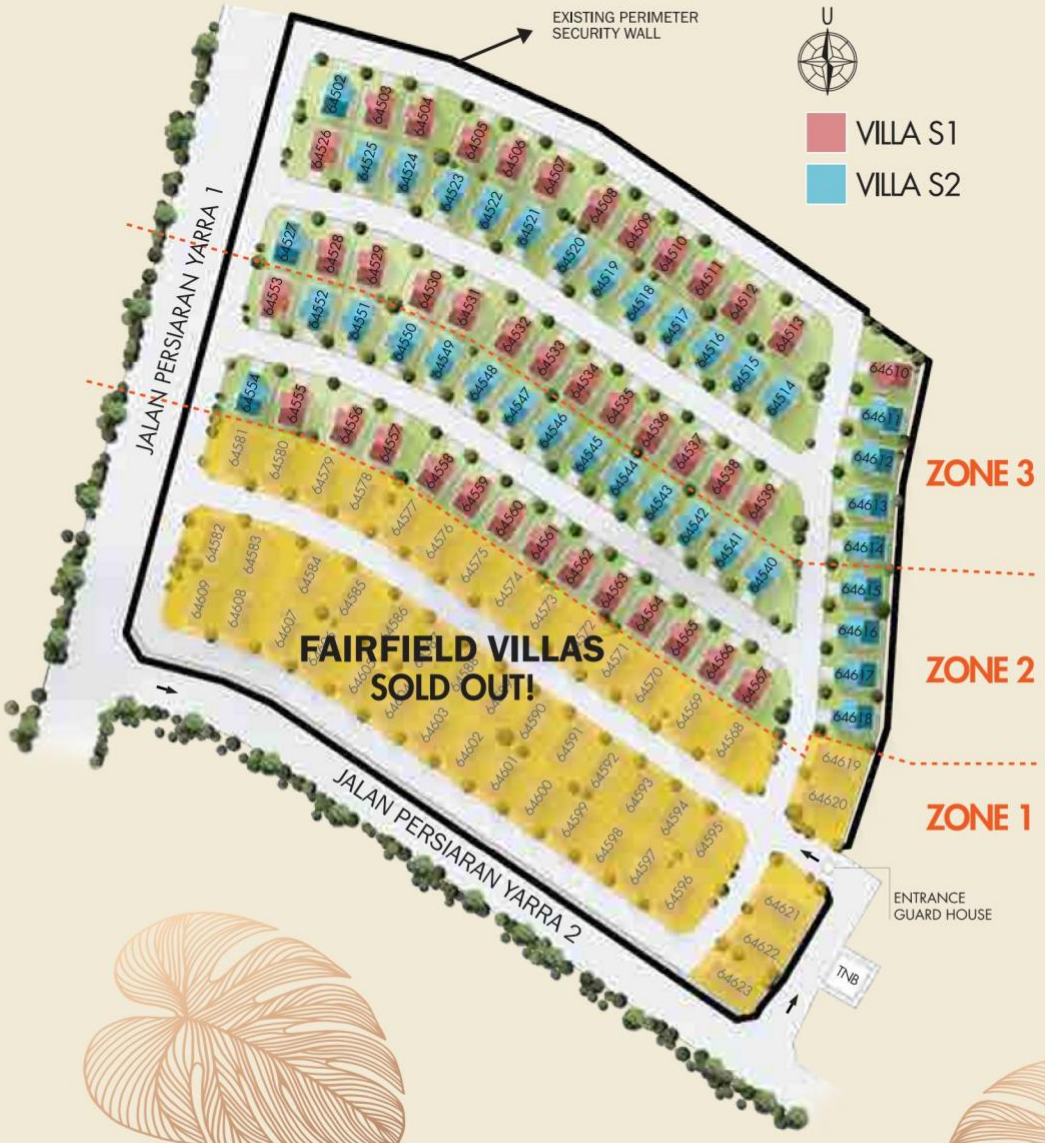
Rising as the second phase of the prominent 450-acre Yarra Park township, Somerville comprises of 75 single-storey garden villas, each with a massive 5400sf of land size designed to accentuate space and maximize living comfort. To us, design is only great when it spans in similar latitude with practicality. For that we have introduced such as sky and French windows for natural yet lukewarm morning sunlight. Each unit comes with a 16' high ceiling (dining area) that encourages excellent ventilation together with enhanced natural lighting. These are some of the wonderful features Somerville exudes, further highlighting its people-oriented architecture, allowing you the perfect setting to fall back to after a long day.

30-acre State-of-the-Art Recreational Park

VILLA S1

VILLA S2

Site Plan



Somerville

Single Storey Bungalow

Spacious Indulgence

We listen, we understand, and that is how we intend to build the house of your dreams – by keeping your loved ones in mind. Aesthetically conceptualized yet practically conceived, Somerville re-introduces life's simple touches to those who have a taste for tranquility and family sentimentality. Be delighted by some of our most awe-inspiring design. Somerville's all-encompassing family-sized villas come with generous breadth of garden space, ergonomic architecture and charming landscapes, bringing a truly unique living experience to you. Nestled strategically in the heart of Sungai Petani's modern township, you are just a stone's throw away from almost everything yet keeping a safe distance from their implications, allowing you to enjoy urban vibrancy while still be able to bask in your own exclusive enclave.

Splendour Of A Breathtaking Township

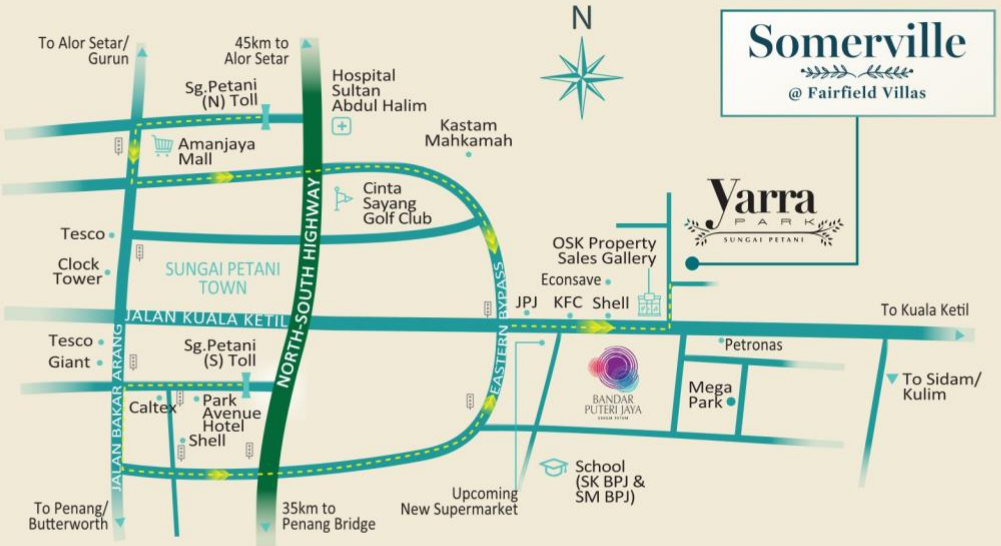
LOCATION & VICINITY

- Located at the centerpiece of the Yarra Park township
- Adjacent to Bandar Puteri Jaya, Econsave & KFC
- Near to schools, commercial outlets, clinics, petrol stations, lakes and 30-acre state-of-the-art recreational park

CONNECTIVITY & ACCESSIBILITY

- Very close to the main access road (Jalan Kuala Ketil)
- Easy access to the North-South highway

Location Map



Surrounding Amenities

- 30-acre Recreational Park
- Upcoming Supermarket
- KFC 24-hour Drive Thru
- Shell & Petronas
- Police Station
- Metro Specialist Hospital
- SMK & SK Bandar Puteri Jaya
- Commercial Squares
- Econsave & Mydin Supermarket

OSK PROPERTIES SDN. BHD. (258 559-V)
1A, Jalan Puteri Heights 1/1,
Bandar Puteri Jaya, 08000 Sg. Petani, Kedah.
waze: OSK Properties Sdn Bhd

04-425 1818
012-429 1818

A MULTI-AWARD WINNING DEVELOPER

- **WINNER** International Property Awards 2015 - 2016
- **WINNER** Asia Pacific Property Awards 2014 - 2015
- **WINNER** Best Residential Developer, Asia Award 2014
- **WINNER** Best Mixed Architecture Malaysia Awards 2012 - 2013
- Malaysia Top 10 Developer

OSK PROPERTY

OSK Properties Sdn Bhd (258559-V) (A subsidiary of OSK Property Holdings Bhd) Developer Principal Office Address: 9th Floor, Plaza OSK, Jalan Ampang, 50450 Kuala Lumpur. Tel: 603-21613322. Fax: 603-2161 8862 · Development Name: Precinct 3 (YARRA PARK – SOMERVILLE) · Developer's License No.: 7103-34/11-2021/01095(L) · Validity: 19/11/2019 – 18/11/2021 · Advertising & Sales Permit No.: 7103-34/11-2021/01095 (P) · Validity: 19/11/2019 – 18/11/2021 · Approving Authority: MPSPK · Building Plan No.: MPSPK(IP)B.19/204.D RKM · Type of Development: single storey bungalow · Land area (typical unit)- 5,400sf · Gross Floor Area: 2,009sf · No of unit: S1 - 14 units, S2 - 18 units· Expected Completion Date: 2021 · Land Encumbrances: NIL · Land Tenure: Freehold · Price: RM666,724(min) – RM901,866(max) · 5% Discount For Malay Lot · Disclaimer: This visual serves as an invitation to get response from public to preview and register only and is not to be treated as an offer for sales. This information contained herein is subject to change and cannot form part of an offer or contract. All renderings are artist's impression only. All measurements are approximate. While every reasonable care has been taken in preparing this visual, the developer cannot be held responsible for any inaccuracy. All the above items are subject to variations, modifications and substitutions as may be required by the Authorities or recommended by the Architect or Engineer.