



Prestigious Township Of The North



WESTFIELD | THE EXQUISITE SEMI-DEE HOMES IN AN EXCELLENT LOCATION

An exclusive fenced perimeter enclave with 3 distinctive designs to fuse space, comfort and practicality to make each home of exceptional design & quality.

Drive home along an exquisitely well landscaped and charming boulevard.

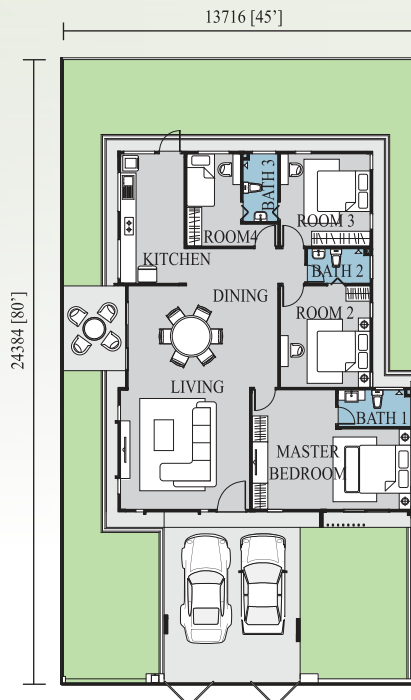


BUY & WIN
PROTON X70*

*TERMS & CONDITIONS APPLY



W1 1 STOREY SEMI-D



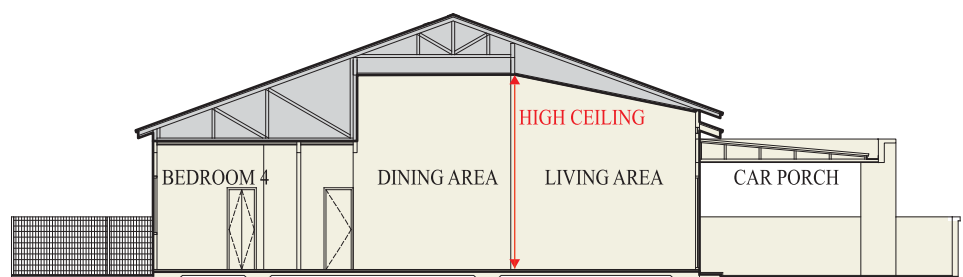
Exceptional Large Land Size : 45' x 80'

Gross Floor Area : 2,113 sf

Unique Features

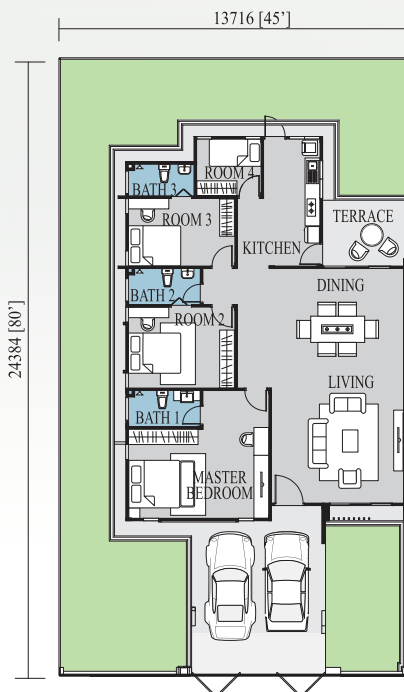
- Double volume high ceiling for improved ventilation & natural lighting
- Practical layout with 4 bedrooms & 3 bathrooms
- Master bedroom with private garden
- Living hall & dining facing garden
- Alarm system & UniFi service area

“A distinctive contemporary design offering spaciousness and a practical family layout.”





W2 1 STOREY SEMI-D



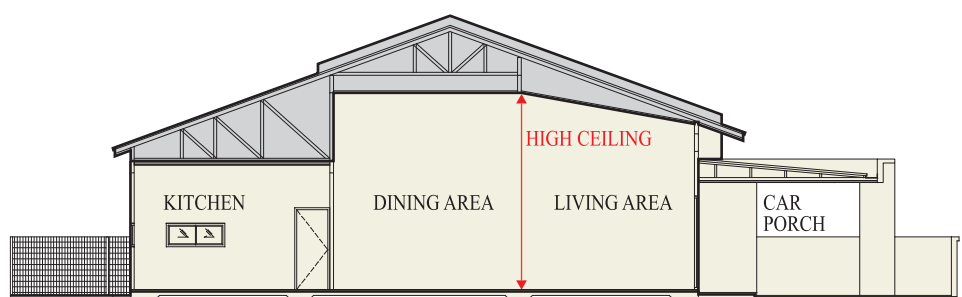
Exceptional Large Land Size : 45' x 80'

Gross Floor Area : 2,123 sf

Unique Features

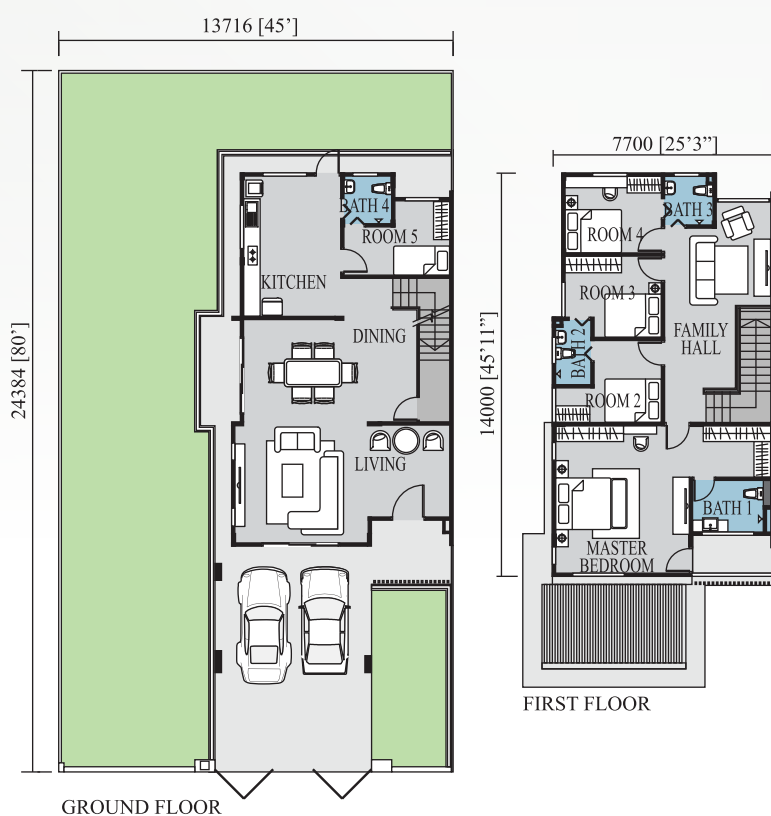
- Double volume high ceiling for improved ventilation & natural lighting
- Innovative layout with 4 bedrooms & 3 bathrooms
- Bedrooms facing garden
- Private back terrace
- Alarm system & UniFi service area

“ A distinctive innovative design linking the living, dining and back terrace for a very spacious and exquisite setting. ”





W3 2 STOREY SEMI-D



Exceptional Large Land Size : 45' x 80'

Gross Floor Area : 2,671 sf

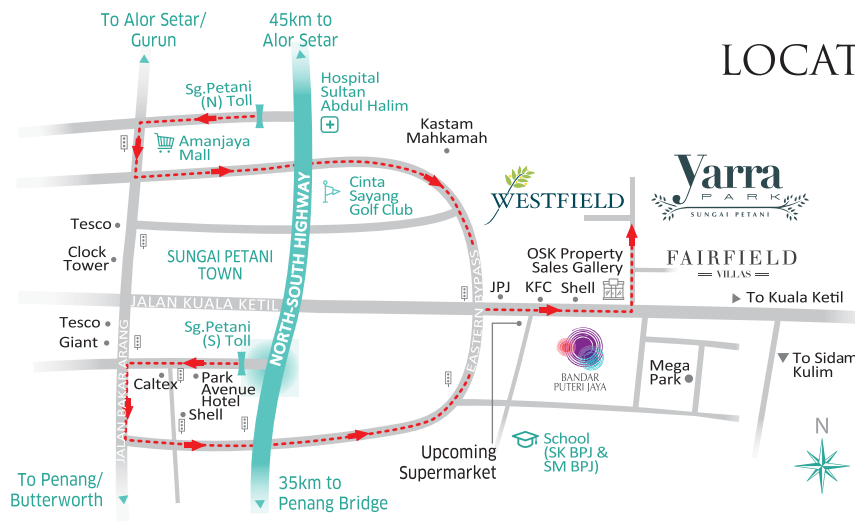
Unique Features

- High ceiling for enhance ventilation & natural lighting
- Spacious layout with 5 bedrooms & 4 bathrooms
- Big garden with total 2,000sf
- Rooms upstairs facing garden
- Alarm system & UniFi service area

“ A distinctive modern and innovative family layout with spacious family hall upstairs. ”



Yarra Park Landscaped Boulevard



MULTI-AWARD 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 PROPERTIES SDN. BHD. (258559-V)
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08000 Sg. Petani, Kedah. Waze: OSK Properties Sdn Bhd

04-4251818 | 012-4291818
westfield.yarrapark.com.my

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 4 (YARRA PARK – WESTFIELD) • Developer's License No.: 7103-32/12-2020/01132(L) • Validity: 1/1/2019 – 31/12/2020 • Advertising & Sales Permit No.: 7103-32/12-2020/01132(P) • Validity: 1/1/2019 – 31/12/2020 • Approving Authority: MPSPK • Building Plan No.: MPSPK(IP)B.20/2014.D RKM.JLD11 • Type of Development: 1-Storey Semi Detached House • Land area (typical unit): 3,600sf • Gross Floor Area: W1: 2,113sf & W2: 2,123sf • No of unit: W1-40 units & W2-40 units • Expected Completion Date: 2021 • Land Encumbrances: NIL • Land Tenure: Freehold • Price: W1 & W2: RM438,900(min) – RM900,000(max) • Development Name: Precinct 4 (YARRA PARK – WESTFIELD) • Developer's License No.: 7103-33/03-2021/0223(L) • Validity: 12/3/2019 – 11/3/2021 • Advertising & Sales Permit No.: 7103-33/03-2021/0223(P) • Validity: 12/3/2019 – 11/3/2021 • Approving Authority: MPSPK • Building Plan No.: MPSPK(IP)B.20/2014.D RKM.JLD11 • Type of Development: 2-Storey Semi Detached House • Land area (typical unit): 3,600sf • Gross Floor Area: W3 – 2,671sf • No of unit: W3 - 40 units • Expected Completion Date: 2021 • Land Encumbrances: NIL • Land Tenure: Freehold • Price: W3 RM588,900(min) – RM1,100,000(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. OSK Properties Sdn Bhd is only providing guard house and perimeter fencing at Westfield and the said structure(s) is/are subject to amendments from the Local Authority (MPSPK). The management and maintenance of the guard house and perimeter fencing including the maintenance cost is under the management of the purchasers in Westfield. Developer will not provide any security personnel or patrolling services at any time.