

ANYA™

AT SHOREA PARK

FREEHOLD

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REFINED SPACES . REDEFINE COMFORT

CAREFREE LIVING WITH ELEVATED *Comfort*

ANYA at Shorea Park, a 3.90-acre **FREEHOLD** vertical oasis that focuses on what matters most, the nurturing of family living.

A part of the 27.7-acre Shorea Park community and just a stone's throw away to the heart of Puchong, **ANYA at Shorea Park** stands tall with 2 towers and 750 units. Be welcomed home every day to your personal haven.



ANYA at Shorea Park
Artist's Impression Only



SPACES CRAFTED FOR MULTIGENERATIONAL *Living*

Designed with the comfort of multigenerational living in mind, **ANYA at Shorea Park** offers flexible and spacious dual-key layouts that come with multiple living spaces to foster family bonding.

The individual spaces within the unit seamlessly bring forth a life with the best of both worlds: privacy and togetherness.



FREEHOLD
NATURE-INSPIRED
COMMUNITY LIVING



FAMILY-FRIENDLY
LIFESTYLE
FACILITIES



SURROUNDED
BY THRIVING
MATURED TOWNSHIP



EASY ACCESS
TO MAJOR
HIGHWAYS



SPACIOUS &
FLEXIBLE LAYOUTS
WITH DUAL-KEY
CONCEPT



Main Lobby
Artist's Impression Only



Reading Room
Artist's Impression Only



Private Function Room
Artist's Impression Only



Co-Working Space
Artist's Impression Only

COME HOME TO
A RELAXING

Enclave

Embrace a life of calmness with your loved ones surrounded by meticulously thought-through designs where the abundance of nature-inspired green landscaping and water features be the salve for the soul after a long day.



Facilities Podium
Artist's Impression Only



Private Function & Games Room
Artist's Impression Only

GREATER *Pleasure* RIGHT OUTSIDE YOUR HOME

An environment that encourages individual growth and family bonding, thoughtfully designed to meet the unique needs and passions of each family member, inspiring wholesome activities while creating joyful experiences for the entire family.



Gymnasium & Dance Room
Artist's Impression Only



Kid's Play Room
Artist's Impression Only

FACILITIES PODIUM



GROUND FLOOR

- 1 Drop Off
- 2 Guard House
- 3 Lounge
- 4 Bike Lane
- 5 Kindergarten
- 6 Convenience Store
- 7 Laundry
- 8 Main Lobby
- 9 Lift Lobby

LEVEL 6

- 10 Surau
- 11 Co-Working Space
- 12 Management Office
- 13 Reading Room
- 14 Kid's Play Room
- 15 Courtyard

LEVEL 7

- 16 Jogging Track
- 17 Parcourse
- 18 Herb & Spice Garden
- 19 Multipurpose Lawn
- 20 Flower Bed
- 21 Garden Trail
- 22 Forest Ramble Playground
- 23 Terrace Plaza
- 24 50m Swimming Pool

- 25 Wading Pool
- 26 Hydrotherapy Spa
- 27 Pool Lounge
- 28 Sun Deck
- 29 Outdoor Shower
- 30 Outdoor BBQ Area
- 31 Activity Plaza
- 32 Garden Bridge
- 33 Multipurpose Hall
(Badminton Court & Half Basketball Court)

- 34 Private Function Room
- 35 Games Room
- 36 Dance Room
- 37 Gymnasium
- 38 Changing Room
- 39 Sauna

ROOFTOP RETREAT



LEVEL 31

- 1 Sky Terrace

LEVEL 32

- 2 Viewing Pod

LEVEL 33

- 3 Viewing Pod
- 4 Chill Out Area

ROOF GARDEN

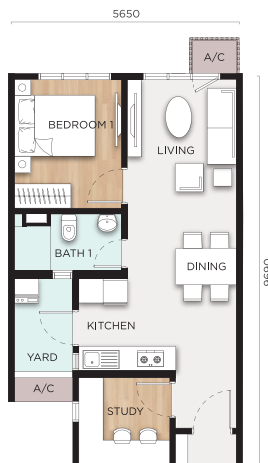
- 5 Chill Out Lounge
- 6 Yoga Deck
- 7 Meditation Deck

FLEXIBLE LAYOUTS

TYPE A

560 sq.ft.

1+1 Bedrooms
1 Bathroom



TYPE B

915 sq.ft.

3 Bedrooms
2 Bathrooms
1 Balcony



KEY PLAN

TYPE A
 TYPE B
 TYPE C
 TYPE D
 COMMON AREA



TOWER A



TOWER B



TYPE C
1,195 sq.ft.
 3 Bedrooms
 2 Bathrooms
 1 Lanai



TYPE D
1,389 sq.ft.
 4 Bedrooms
 3 Bathrooms
 2 Lanais



SPECIFICATIONS AND FINISHES

STRUCTURE	Reinforced Concrete Frame					
WALL	Reinforced Concrete / Brickwork / Precast Concrete Panel					
ROOFING	Concrete Slab					
CEILING	Skim Coat & Paint / Plaster Ceiling & Paint					
WINDOW	All Areas		Aluminium Framed Window			
DOOR	Main Entrance		Solid Core Door			
	Balcony / Lanai (Type B, C & D)		Sliding Door			
	All Bedrooms / Study		Flush Door			
	Kitchen		Flush Door			
	All Bathrooms		Flush Door			
IRONMONGERY	Quality Locksets					
WALL FINISHES	Kitchen		1.5m High Wall Tiles / Skim Coat & Paint			
	All Bathrooms		Wall Tiles Up To Ceiling Height			
	Others		Skim Coat & Paint			
FLOOR FINISHES	Living / Dining		Tiles			
	All Bedrooms / Study		Laminated Timber Flooring			
	Kitchen		Tiles			
	All Bathrooms		Tiles			
	Yard		Tiles			
	Balcony		Tiles			
	Entrance		Tiles			
	Others		Cement Render			
		TYPE	A	B	C	D
SANITARY & PLUMBING FITTINGS	Kitchen Sink		1	1	1	2
	Water Closet		1	2	2	3
	Wash Basin		1	2	2	3
	Shower Head		1	2	2	3
ELECTRICAL INSTALLATION	Light Point		8	12	12	16
	Power Point		11	12	12	16
	Fan Point		1	1	1	2
	TV Point		1	1	1	2
	A/C Point		3	4	4	5
	Water Heater Point		1	2	2	3
	Door Bell Point		1	1	1	1
	Fiber Wall Socket (FWS) Outlet		1	1	1	2