

Bringing Shops, Services & Lifestyle Closer to Home

LIMITED 22 UNITS



Ready & Growing
Population Catchment



Practical Lot Sizes
20' - 62'4" x 60'



High Visibility with
Main Road Frontage



Ample
Parking Bays



Ideal for
Owner-Operators
& Investors



Freehold
Individual Title

OSK Amanjaya Sdn. Bhd.
(202201025171 / 1470868-K)
Aman22 OSK Taman Lang Aman Show Unit
& Sales Gallery
357, Jalan Lang Aman 5,
Taman Lang Aman, Bandar Amanjaya,
08000 Sungai Petani, Kedah.

013-360 3818
tamanlangaman.com.my

OSK Taman Lang Aman Show Unit & Sales Gallery

OSK
PROPERTY

Making
Extra
Ordinary

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*Artist Impression



Shopping & Retail

1. Amanjaya Mall Sungai Petani
2. Amanjaya Walk
3. Lotus's Sungai Petani Utara
4. Uniqlo
5. TF Value Mart Sungai Lalang
6. Village Mall Sungai Petani

Institutions

7. SMK Bandar Baru Sungai Lalang
8. Kolej Vokasional Sungai Petani 2
9. SJK(C) Poi Chee
10. Regent International School
11. SK Ambangan Heights

Food & Beverage Outlets

12. Starbucks
13. KFC
14. Coffee Bean
15. Family Mart
16. McDonald's

Healthcare Facilities

17. Pantai Hospital Sungai Petani
18. Hospital Sultan Abdul Halim
19. Pantai Hospital Laguna Merbok
20. Sungai Lalang Health Clinic

Government Agencies & Institutions

21. Lembaga Hasil Dalam Negeri
22. Jabatan Kastam Diraja Malaysia
23. Balai Bomba & Penyelamat Amanjaya
24. Mahkamah Sesyen & Majistret Sungai Petani

Aman22

Amanjaya, Sungai Petani

Double Storey Commercial Shop

FREEHOLD

The One & Only Commercial Hub In OSK Taman Lang Aman

OSK Taman Lang Aman is designed as a township that rises above the ordinary. At the heart of this growing community is Aman22, a limited collection of only 22 Freehold double-storey shop offices, created to serve the everyday needs of residents and the surrounding neighbourhood.





*Artist impression



*Artist impression



Aman22

Amanjaya, Sungai Petani

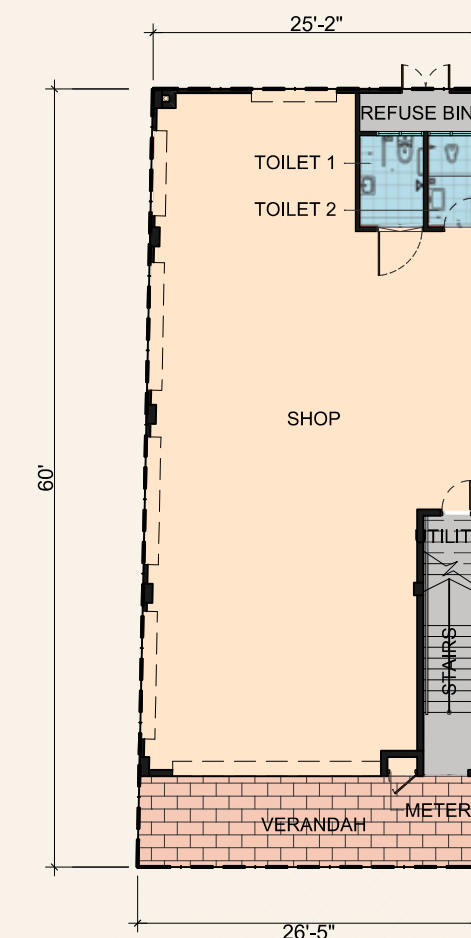
Strategically positioned within OSK Taman Lang Aman, Bandar Amanjaya, Aman22 commands high-visibility main road frontage, enhancing convenience for residents while unlocking business potential. Backed by a growing community of over 574* homes and a surrounding catchment of more than 22,000* residents, it is thoughtfully planned as a vibrant commercial destination where commerce, convenience, and community come together.

Flexi Business Layout

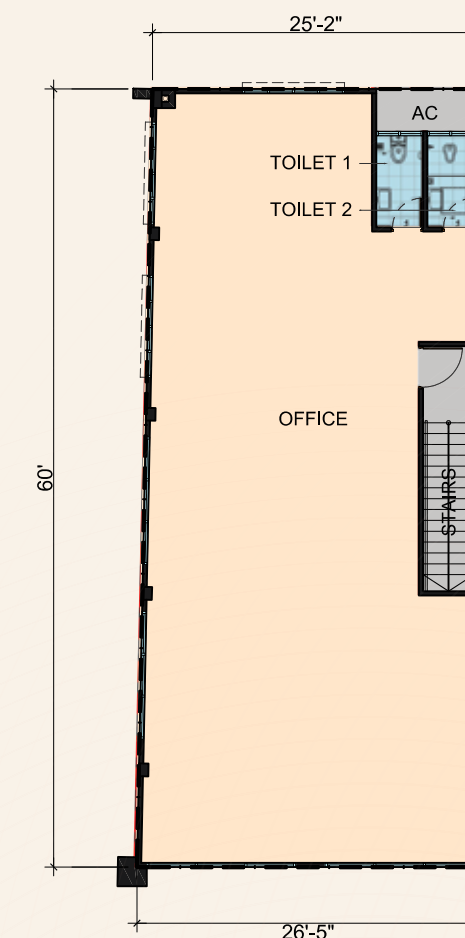


Type A

Lot Size: **26'5"-25'2" x 60'**
Total Build Up: **3,097 sq.ft.**



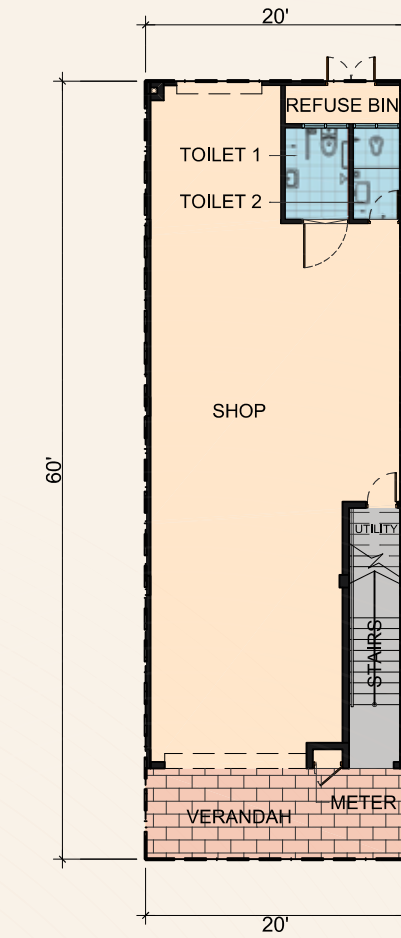
Ground Floor Plan



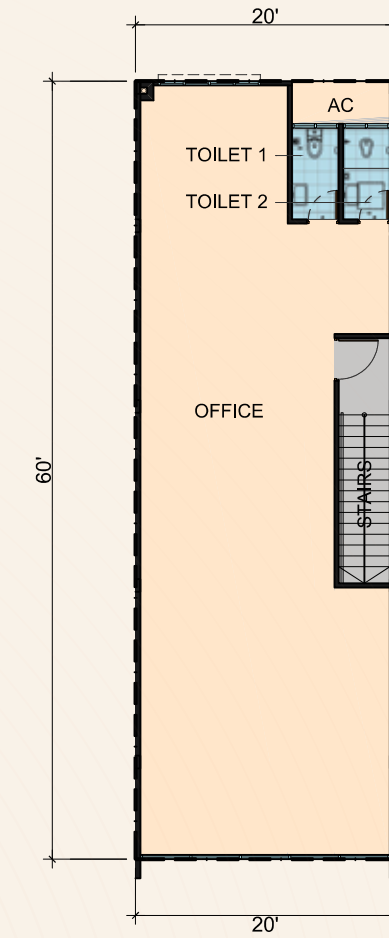
First Floor Plan

Type B

Lot Size: **20' x 60'**
Total Build Up: **2,404 sq.ft.**



Ground Floor Plan



First Floor Plan

Designed to Support Everyday Business Needs

With practical access, visible frontage and a resident-focused location, Aman22 is suitable for businesses that serve daily essentials, lifestyle services, convenience retail, F&B and professional services. Invest in the future and make a statement with this rare commercial gem, offering a lot sizes up to 20'- 62'4" x 60' and the expansive layouts ranging from 2,404 to 5,538 sq.ft

