



THE NEW PREMIUM ADDRESS IN SUNGAI PETANI







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



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



Government Agencies & Institutions

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



Your Home, Your *Choice*

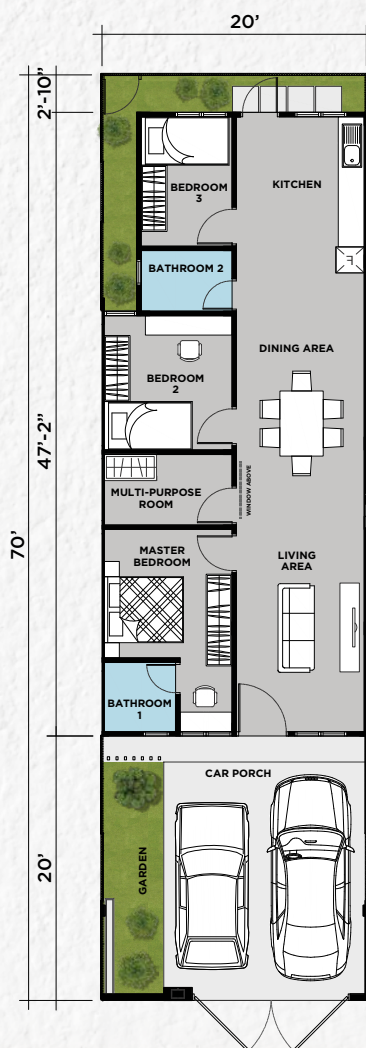
*Artist's impression only.

SINGLE STOREY TERRACE

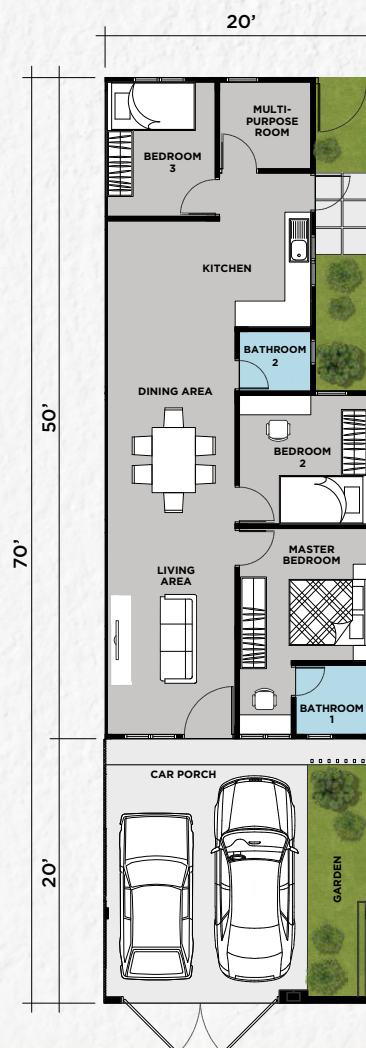
Lot Size: 20' x 70'

 3 Bedrooms

 2 Bathrooms



GROUND FLOOR
TYPE 1



GROUND FLOOR
TYPE 2

Specification



Structure

Reinforced Concrete / Acotec Wall
(SST T1 & T2)

Reinforced Concrete (DST T1)



Walls

Acotec Concrete Panels / Bricks
(SST T1 & T2)

Acotec Concrete Panels / Bricks
Feature Wall Bricks (DST T1)



Roof

Roof Tiles/ Metal Deck



Roof Structure

Metal Roof Truss



Ceiling

Plasterglass / Board



Locks

Quality Locksets



Windows

Aluminium Casement

Living Area (SST T1 & T2)
(Intermediate Corner Lot / Corner Lot / End Lot)
Kitchen | Bedrooms

Living Area | Bedrooms | Family Area (DST T1)
(Intermediate Corner Lot / Corner Lot / End Lot)

Aluminium Casement / Sliding

Kitchen (DST T1)
(Intermediate Corner Lot / Corner Lot / End Lot)

Aluminium Double-Blade
Fixed Glass

Bathrooms



Doors

Laminated Timber

Main Door (SST T1 & T2, DST T1)

Aluminium Sliding Glass

Dining Area (SST T1 & T2 - Corner Lot)
Dining Area (DST T1 - Intermediate Corner Lot / Corner Lot)
Living Area (DST T1)

Plywood Flush

Bedrooms | Bathrooms (SST T1 & T2)
Bedrooms | Utility Room (DST T1)

Plywood Flush / PVC Foldable

Bathrooms (DST T1)

Timber Flush with
External Cemboard

Rear Door (DST T1)

Plywood Flush with
External Cemboard

Rear Door (SST T1 & T2)



Gate

M.S. Gate



Wall Finishes

Ceiling-Height Quality Wall Tiles
Bathrooms

1.5m High Quality Wall Tiles

Kitchen (SST T1 & T2)

1.6m High Quality Wall Tiles

Kitchen (DST T1)

Emulsion Paint/ Acrylic Paint

Others (SST T1 & T2)

Emulsion Paint / Quality Tiles

Others (DST T1)



Floor Finishes

Quality Tiles

Living Area, Dining Area, Kitchen, Bedrooms,
Bathrooms (SST T1 & T2, DST T1)
Family Area, Staircase (DST T1)

Cement Render / Concrete Slabs

Others

Concrete Slabs

Car Porch



Tank

Poly Tank (1 no.)



Fencing

Brick Wall / Chain Link (SST T1 & T2)

Brick Wall / Metal Fence (DST T1)

Sanitaryware & Fittings

Garden Tap	- 1 no.	Pedestal WC	- 2 nos.	Toilet Roll Holder	- 2 nos.
Washing Machine Tap	- 1 no.	Wash Basin	- 2 nos.	Water Tap	- 2 nos.
Single Bowl Kitchen Sink	- 1 no.	Shower Rose	- 2 nos.		

Electrical Installation

	Intermediate Lot			Corner Lot / Intermediate Corner Lot / End Lot		
	SST T1	SST T2	DST T1	SST T1	SST T2	DST T1
Light Point	15 nos.	16 nos.	18 nos.	16 nos.	17 nos.	19 nos.
13A Power Point	12 nos.	12 nos.	14 nos.	12 nos.	12 nos.	14 nos.
Ceiling Fan Point	5 nos.	5 nos.	6 nos.	5 nos.	5 nos.	6 nos.
Air-Cond Point	2 nos.	2 nos.	2 nos.	2 nos.	2 nos.	2 nos.
Television Point	1 no.	1 no.	1 no.	1 no.	1 no.	1 no.
UNIFI Piping (Unifi Service Area)	1 no.	1 no.	1 no.	1 no.	1 no.	1 no.
Water Heater Point	2 nos.	2 nos.	3 nos.	2 nos.	2 nos.	3 nos.
Door Bell Point			1 no.			1 no.

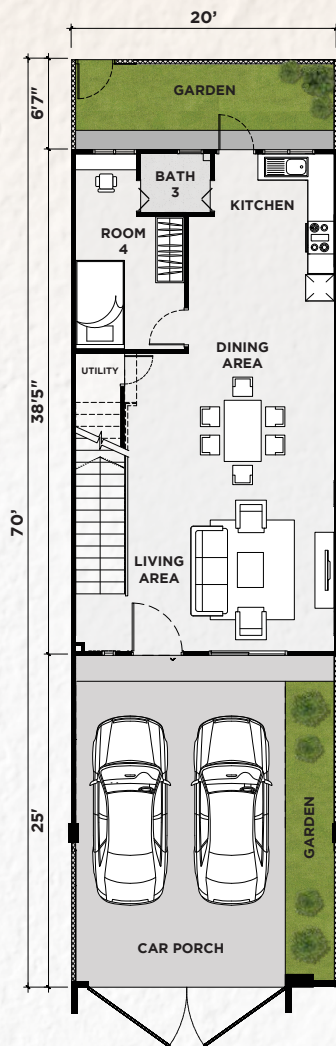


DOUBLE STOREY TERRACE

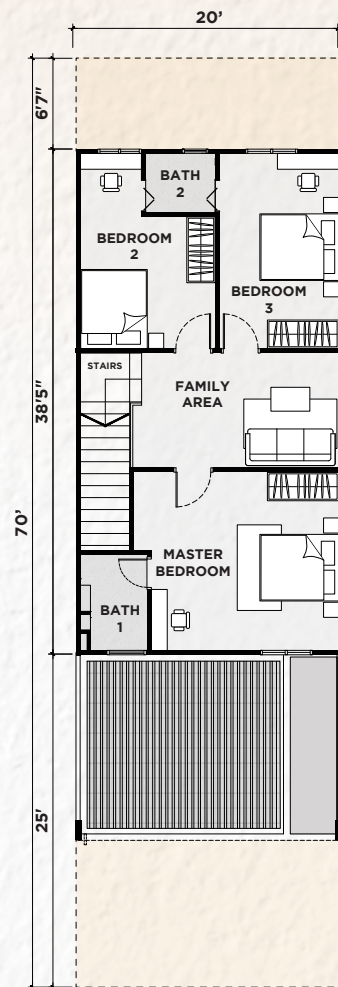
Lot Size: 20' x 70'

 4 Bedrooms

 3 Bathrooms



GROUND FLOOR



FIRST FLOOR



Two thoughtfully designed terrace homes

*Artist's impression only.

Where Life *Comes Together*

Modern homes, lush green spaces, sports and recreational facilities,
and a thriving community, all in one exceptional destination.



Well-planned
Community



574
Residential Units*



22
Commercial Lots

Why Taman Lang Aman

Enjoy panoramic views of Gunung Jerai,
a vibrant 3-acre central park, modern security features, and everyday
convenience within one thriving community.



Integrated security with
perimeter fencing
and guardhouse



CCTV-installed
homes



Well-landscaped
neighbourhood



Extended
yards



Practical
layouts



4 bedrooms and
3 bathrooms



Generous
parking space



*Artist's impression only.

OSK
PROPERTY

Making **Ordinary**
Extra **Ordinary**

**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 Amanjaya Sdn Bhd (202201025171/ 1470868-K) (A subsidiary of OSK Property Holdings Bhd) · Developer Principal Office Address: 21th Floor, Plaza OSK, Jalan Ampang, 50450 Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur. Tel: 603-21771688. Fax: 603-21771687 · Development Name: Taman Lang Aman Zone 1 Phase 2 · Developer's License No.: 30899/10-2029/0242(A) · Validity: 30/10/2024 - 29/10/2029 · Advertising & Sales Permit No.: 30899-2/06-2028/0470(N)-(L) · Validity: 25/06/2026 - 24/06/2028 · Approving Authority: MPSPK · Building Plan No.: MPSPK (IP)B.190/2024 D RKM JLD IV · Type of Development: Double Storey Terrace and Single Storey Terrace · Land area (typical unit): Double Storey Terrace Type 1: 1,541sf, Single Storey Terrace Type 1: 1,508sf, Single Storey Terrace Type 2: 1,508sf · Gross Floor Area: Double Storey Terrace Type 1: 1,974sf, Single Storey Terrace Type 1: 1,303sf, Single Storey Terrace Type 2: 1,302sf · No of unit: Double Storey Terrace Type 1: 68 units, Single Storey Terrace Type 1: 86 units, Single Storey Terrace Type 2: 79 units · Expected Completion Date: July 2028 · Land Encumbrances: Nil · Land Tenure: Freehold · Price: Double Storey Terrace Type 1: RM570,588.00 (min) – RM705,882.00 (max), Single Storey Terrace Type 1: RM482,353.00 (min) – RM627,059.00, Single Storey Terrace Type 2: RM482,353.00 (min) – RM620,000.00 (max) · 5% Discount for Malay Lot · This advertisement has been approved by National Housing Department. Information on the development and the approved advertisement can be verified at portal teduh.kpkt.gov.my. 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. The Developer makes no representations and/or warranties as to its completeness or accuracy, usefulness, timeliness of the information and in no event shall the Developer be liable for any use by any party of, for any use of, decision made, reliance on this brochure. Following from this, the Developer disclaims all liability for any inaccuracies or errors in or omissions from the information contained herein to the full extent permitted by the applicable law at the material time. Date: 4.9.2026