



Experience Life at Its Fullest A Vibrant Community that Inspires Everyday Living

Taman Lang Aman redefines the art of modern living. Thoughtfully designed with purposeful amenities, seamless connectivity, and a thriving community spirit, this township offers the perfect balance of convenience, comfort, and sophistication for a truly enriched lifestyle.



BICYCLE LANES

Quality Design & Space

Modern Timeless Design!

DOUBLE STOREY TERRACE TYPE 1 Lot Size: 20' x 70' | 4 Bedrooms + 3 Bathrooms



Classic
Comfort



Functional
Design



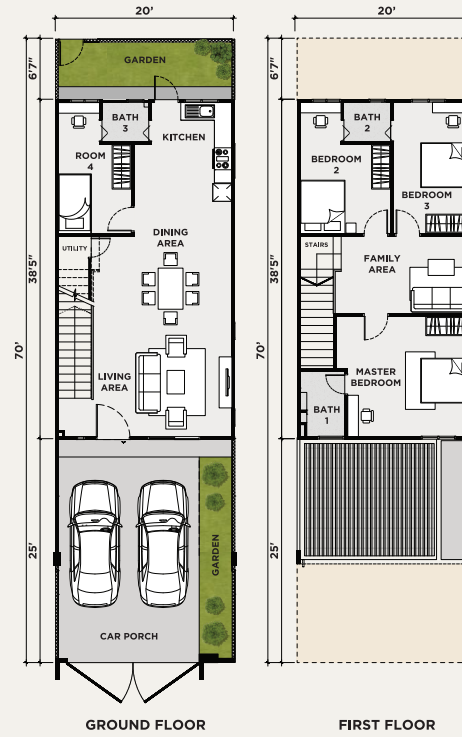
LIVING HALL



KITCHEN



BEDROOM



GROUND FLOOR

FIRST FLOOR

DOUBLE STOREY TERRACE TYPE 2 Lot Size: 20' x 110' | 4 Bedrooms + 3 Bathrooms



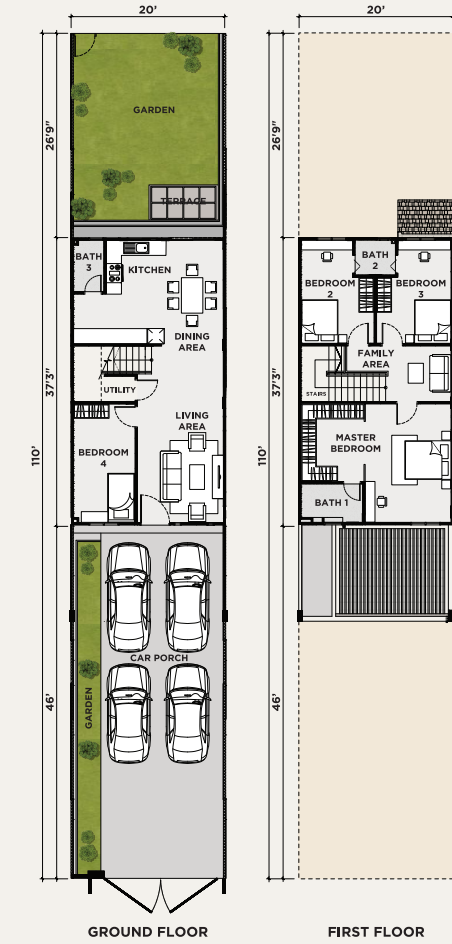
Exclusive
Space



Extended
Yards



Generous
Parking Space



GROUND FLOOR

FIRST FLOOR



MASTER BEDROOM 1



KITCHEN



BACKYARD





RECREATION AREA & CHILDREN'S PLAYGROUND



FOOTBALL FIELDS



**TAMAN
LANG AMAN**

Sustainable
Community

Almost 5 Acres of Green Space
for You & Your Family



- TOWNHOUSE AMAN**
- TOWNHOUSE MAKMUR**
- DOUBLE STOREY TERRACE TYPE 1**
- DOUBLE STOREY TERRACE TYPE 2**
- SHOP LOT**
- PHASE 1**

Choice
Location in Town!

Live Where Live Thrives
The Heart of Convenience
and Modern Living Awaits

Perfectly located in Sungai Petani, Taman Lang Aman connects you to the best of city living. Just five minutes from the North Toll and close to hotspots like Amanjaya Walk, Amanjaya Mall, top schools, and essential services, this is modern living made easy. Discover a lifestyle that's both vibrant and convenient in a thriving, mature township.



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

Education

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

Food & Beverage

12. Starbucks
13. KFC
14. McDonald's
15. Fairly Le Phenomenal

Healthcare

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

Government Agencies & Institutions

20. Lembaga Hasil Dalam Negeri
21. Jabatan Kastam Diraja Malaysia
22. Amanjaya Fire & Rescue Station
23. Sungai Petani High Session & Magistrate Court

OSK Amanjaya Sdn. Bhd.

(202201025171 / 1470868-K)
1A, Jalan Puteri Heights 1/1,
Bandar Puteri Jaya,
08000 Sg. Petani, Kedah.
OSK Properties Sdn. Bhd.



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A MULTI-AWARD WINNING DEVELOPER



**OSK
PROPERTY**

OSK Amanjaya Sdn Bhd (202201025171/ 1470868-K) (A subsidiary of OSK Property Holdings Bhd) - Developer Principal Office Address: 21st 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 1) - Developer's License No.: 30899/10-2020/0242(A) - Validity: 30/10/2024 - 29/10/2029 - Advertising & Sales Permit No.: 30899-1/12-2028/1186(N-L) - Validity: 26/12/2024 - 25/12/2028 - Approving Authority: MPSPK - Building Plan No.: MPSPK (IP)B-190/2024 D RKM - Type of Development: Double Storey Terrace - Land area (typical unit): Type 1: 1,399sf, Type 2: 2,196sf - Gross Floor Area: Type 1: 1,979sf, Type 2: 2,271sf - No of unit: Type 1: 167 units, Type 2: 30 units - Expected Completion Date: March 2027 - Land Encumbrances: Nil - Land Tenure: Freehold - Price: Type 1: RM\$66,842.00 (min) - RM\$731,848.00 (max) - Type 2: RM\$92,236.00 (min) - RM\$743,412.00 (max) - 5% Discount for Malaya Lot, 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.

**TAMAN
LANG AMAN**
BANDAR AMANJAYA

A Desired Location
in Sungai Petani

A new serene residential enclave with the majestic Gunung Jerai rising in the distance, where nature meets the eye, inspiring homes and landscapes that soothe the heart and mind.



**OSK
PROPERTY**

MULTI - AWARD WINNING DEVELOPER