

SHAH ALAM

BAYU

@ OSK MORI PARK

Discover your path to life's essentials.
Shop, Live, Commute.



Grand Entrance Lobby
Artist's Impressions

Where Lifestyle Meets Convenience

Step into a home where every detail is thoughtfully designed for modern living, with elegance and comfort flowing seamlessly to a vibrant retail boulevard. Just one elevator ride away, you can explore exclusive boutiques, indulge in gourmet dining and enjoy a lifestyle always within reach. At Bayu @ OSK Mori Park, sophistication and convenience await at your doorstep.



Lifestyle Boulevard
Artist's Impressions



Drop Off
Artist's Impressions

Strategically Centered. Exceptionally Connected.

Bayu @ OSK Mori Park sits in the heart of **Seksyen 13, Shah Alam** – a vibrant, fast-growing hub with excellent connectivity. With direct links to major highways, the LRT network and key city amenities, including renowned educational institutions, healthcare centres and commercial hotspots – this prime address keeps you effortlessly connected to everything that matters.



700m to LRT3 Stadium
Shah Alam with a dedicated
pedestrian walkway



Seamless connectivity via
major highways such as ELITE,
GUTHRIE, NKVE, FEDERAL



Lifestyle convenience
with boutique retail options
right at your doorstep



Smart & practical layouts,
including dual-key ready
designs for flexibility



Exclusive facilities with over
32 thoughtfully curated for
leisure and wellness



Nestled in a matured
neighbourhood, surrounded
by key amenities



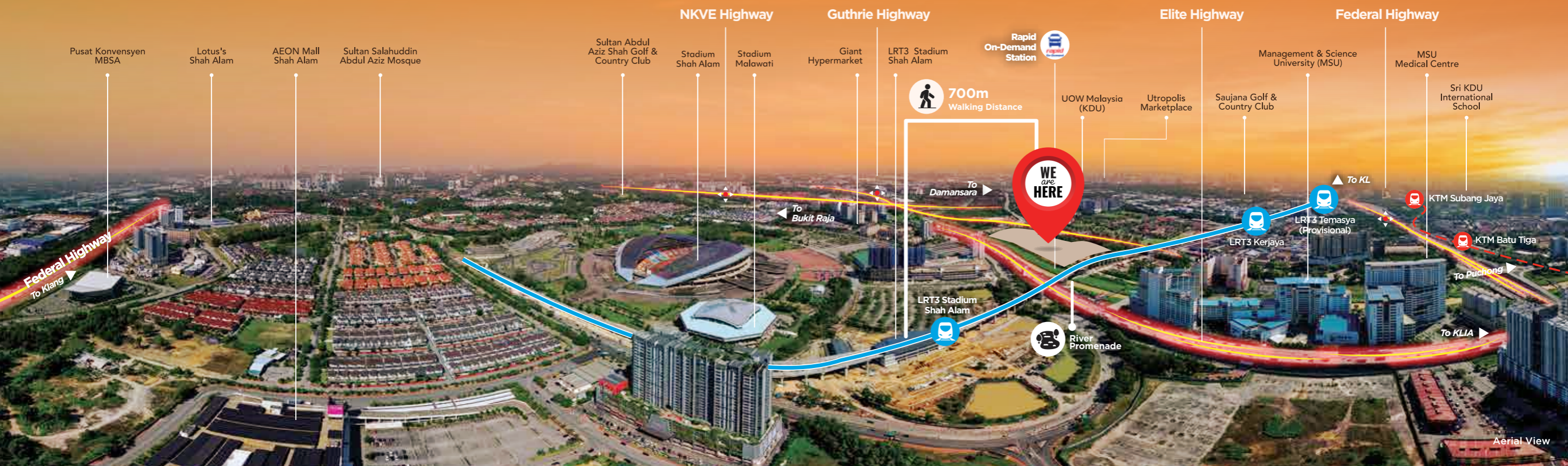
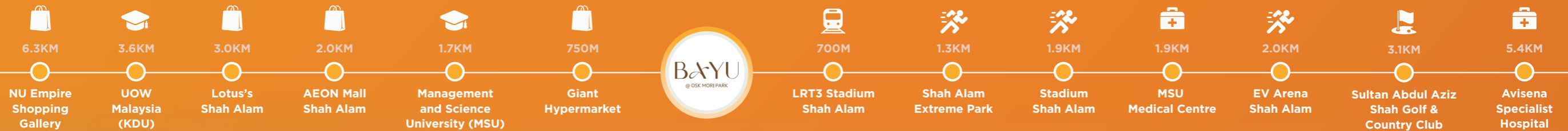


Scenic river promenade with a dedicated pedestrian bridge linking to LRT3 Stadium Shah Alam, just 700m from Bayu @ OSK Mori Park
Artistic Impressions

Shop. Live. Commute.

Bayu @ OSK Mori Park is a transit-oriented community that seamlessly blends lifestyle, business and connectivity. Anchored by the upcoming LRT3 Stadium Shah Alam Station, it brings together serviced apartments, flexi suites and lifestyle retail in a walkable environment designed for everyday convenience.

Inspired by the concept of a “park within a city,” it emphasises wellness, sustainability and flexibility for active, balanced living. A scenic river promenade with a pedestrian-friendly walkway elevates the lifestyle experience, encouraging healthier and more rejuvenating daily routines.





Ground Floor

- 1 Grand Entrance Lobby
- 2 Parcel Room
- 3 Co-Living Room

Level 8

- 4 Parcourse Station
- 5 Jogging Path
- 6 Garden Pavilion
- 7 Games Room
- 8 Changing Room
- 9 Private Dining
- 10 Reading Room
- 11 Sunken Lawn
- 12 Covered Walkway
- 13 Sunlounger Deck
- 14 50m Lap Infinity Pool
- 15 Jacuzzi
- 16 Dip Pool
- 17 Urban Farming
- 18 Sensory Playground
- 19 BBQ Pavilion
- 20 Kids Pool
- 21 Gymnasium
- 22 Multi Purpose Hall
- 23 Jenazah Room
- 24 Musolla
- 25 Seating Area



Summer Breezeway Pavilion
Artist's Impressions

Wellness and Serenity

Crafted to enhance your well-being, these facilities offer spaces for relaxation, movement and mental clarity. Thoughtfully designed to support your health and vitality, enriching your life and nurturing both body and mind.



Wellness Dome
Artist's Impressions



Podium Facilities
Artist's Impressions

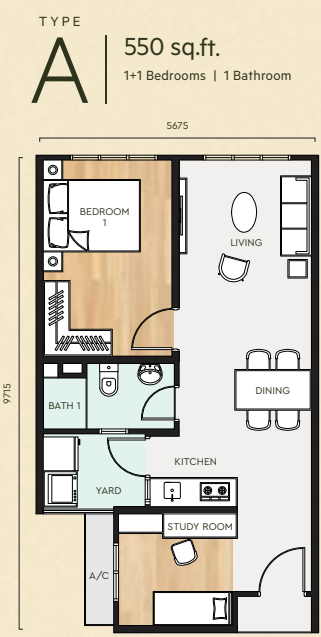
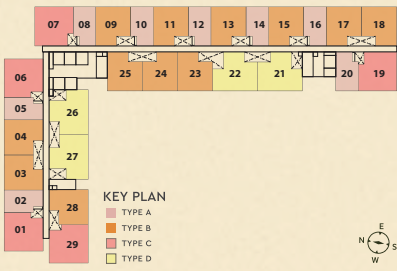


Level 9

- 26 Willow Garden
- 27 Reflexology Sensory Path
- 28 Picnic Zone
- 29 Wellness Dome
- 30 Summer Breezeway Pavilion
- 31 Rainwater Harvesting Tank
- 32 Pickleball Court

Flexible Layout

for Convenient Living



Specifications

| | | | | | |
|------------------------------|--|--|----|----|----|
| Structure | Reinforced Concrete Frame | | | | |
| Roofing | Concrete Slab | | | | |
| Wall | Brickwork / Reinforced Concrete / Precast Concrete Panel | | | | |
| Ceiling | Skim Coat / Plaster Ceiling and Paint | | | | |
| Windows | Aluminium Frame Windows | | | | |
| Doors | Main Entrance | Solid Core Door | | | |
| | All Bedrooms, All Bathrooms, Kitchen | Flush Door | | | |
| | Balcony (Type B, C and D) | Sliding Door | | | |
| Ironmongery / Lockset | Quality Lockset | | | | |
| Wall Finishes | Kitchen | 1.5m High Wall Tiles / Skim Coat and Paint | | | |
| | All Bathrooms | Wall Tiles Up to Ceiling Height | | | |
| | Others | Skim Coat and Paint | | | |
| Floor Finishes | Living/ Dining | Tiles | | | |
| | Kitchen | Tiles | | | |
| | All Bathrooms | Tiles | | | |
| | Yard | Tiles | | | |
| | Balcony | Tiles | | | |
| | Entrance | Tiles | | | |
| | Study | Laminated Timber Flooring | | | |
| | All Bedrooms | Laminated Timber Flooring | | | |
| | A/C Ledge (Type A Only) | Cement Screed | | | |
| | TYPE | A | B | C | D |
| Sanitary Plumbing & Fittings | Water Closet | 1 | 2 | 2 | 2 |
| | Wash Basin | 1 | 2 | 2 | 2 |
| | Kitchen Sink | 1 | 1 | 1 | 1 |
| | Shower Head | 1 | 2 | 2 | 2 |
| Electrical Installation | Light Point | 8 | 12 | 11 | 13 |
| | 13A Switched Socket Outlet | 10 | 11 | 13 | 12 |
| | Air-Conditioner Point | 2 | 4 | 4 | 5 |
| | Water Heater Point | 1 | 2 | 2 | 2 |
| | Door Bell Point | 1 | 1 | 1 | 1 |
| | Fibre Wall Socket | 1 | 1 | 1 | 1 |
| | Electrical Distribution Board | 1 | 1 | 1 | 1 |
| | Ceiling Fan Point | 2 | 4 | 4 | 5 |

TYPE

C

958 sq.ft.

3 Bedrooms | 2 Bathrooms | 1 Balcony



TYPE

D

958 sq.ft.

4 Bedrooms | 2 Bathrooms | 1 Balcony



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

MORI PARK SDN. BHD. 201801002345
Seksyen 13, 40150, Shah Alam, Selangor.
waze  OSK Mori Park Sales Gallery @ Shah Alam

018-3838 586
moripark.com.my

OSK
PROPERTY

Developer: Mori Park Sdn Bhd 201801002345 (1264358-P) (Wholly-Owned Subsidiary of OSK Property Holdings Berhad) • Address: Level 9, Plaza OSK, Jalan Ampang, 50450 Kuala Lumpur • Tel: 603 2177 1688 • Developer Licence No.: 30670/01-2029/0012(A) • Validity Period: 09/01/2024-08/01/2029 • Advertising and Sales Permit No.: 30670-2/04-2028/0267(N)-(S) • Validity Period: 07/04/2025 - 06/04/2028 • Land Tenure: Leasehold • Tenure Expiry Date: 11 March 2120 • Land Encumbrances: Malaysian Trustees Berhad • Approving Authority: Majlis Bandaraya Shah Alam • Building Plan Reference No.: MBSA/BGN/BB/600-3/1/111 • Expected Date of Completion: May 2029 • Restriction of Interest: This land cannot be transferred, leased or charged except subject to consent approval from state authorities • Type of Property: Serviced Apartment • Total Units: 841 Units • Type A (1 Bedroom + 1 Study Room): 232 Unit | Type B (3 Bedrooms): 348 Unit | Type C (3 Bedrooms): 145 Unit | Type D (4 Bedrooms): 116 Unit • Minimum Price: RM250,000 • Maximum Price: RM837,000 • No. of Carpark for Each Unit: 1-3 • 10% Bumiputera Discount (for Type B, Type C and Type D only) • THIS ADVERTISEMENT HAS BEEN APPROVED BY NATIONAL HOUSING DEVELOPMENT • 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: 11/11/2025