



Alea
RESIDENCE

MYRA ALAM

LIVEABILITY-INSPIRED COURTYARD HOMES



MIRRORING THE HALLMARK
 THAT MAKES AUSTRALIA ONE OF THE
 MOST LIVEABLE CITIES IN THE WORLD



COMMUNAL
 WELLBEING



Located within self-sustaining neighbourhoods thriving with established and newly developed communities

Four thematic courtyard gardens seamlessly interconnected to improve mental and communal wellness

An ecology of wholesome living where residents and nature co-exist in perfect harmony



ENRICHING
 LIFESTYLES



Fortified, multi-tiered security system to create a safe haven for home owners and tenants alike

A wide array of resort-inspired facilities catered to the young and young-at-heart

Multi-generational residences with flexible layout designs for differing needs and lifestyles

Parking bays are located on the same level as your home, just merely a few steps away



Artist's Impression

AUSTRALIA



FUNCTIONAL DESIGNS



Courtyard homes that are uniquely designed surrounding courtyard gardens throughout the development

Low density, mid-rise courtyard homes, similar to properties in suburban Australia

Minimalist, sleek facade design - an individualistic expression of worldly aesthetics with a lavish approach to materiality and detail



UNPARALLELED ACCESSIBILITY



Part of the "Education Town" of Bandar Puncak Alam with easy access to numerous universities and other educational institutions

Close to bustling business avenues such as Eco Business Park, healthcare centres, F&B outlets, and financial institutions

Efficiently connected to LATAR Expressway, Guthrie Corridor Expressway (GCE), DASH Highway and West Coast Expressway (WCE)

DEFINING GREEN SANCTUARY LIKE NO OTHER



At the heart of **Alea Residence**, a refined collective of courtyard gardens come together to create a refreshing inner sanctum. From the well-manicured gardens to the resort-inspired facilities.



GALA COURTYARD



SERENE COURTYARD



KINETIC COURTYARD

SITE PLAN



Legend

■ Arctic Homes (Type A)
 ■ Bastion Homes (Type B)
 ■ Colossal Homes (Type C)
 ■ Universal Homes (Type D)

- | | | | | |
|-------------------|--|-------------------|-----------------------|---|
| 1. Futsal Court | 5. Laundry Bar
<i>(space provision)</i> | 9. Gymnasium | 12. Management Office | 15. Playground |
| 2. Jogging Track | 6. BBQ Pavillion | 10. Swimming Pool | 13. Prayer Room | 16. Daycare <i>(space provision)</i> |
| 3. Landscape Pond | 7. Green Halo | 11. Wading Pool | 14. Badminton Court | 17. Reading Room <i>(space provision)</i> |
| 4. Trader's Port | 8. Gala Hall | | | |

ARCTIC HOMES



TYPE A1 (1ST - 6TH FLOOR)



TYPE A2 (GROUND FLOOR)



861 sq. ft.



2+1 Bedrooms



2 Bathrooms

COLOSSAL HOMES



TYPE C1 (1ST - 6TH FLOOR)



TYPE C2 (GROUND FLOOR)



1,055 sq. ft.

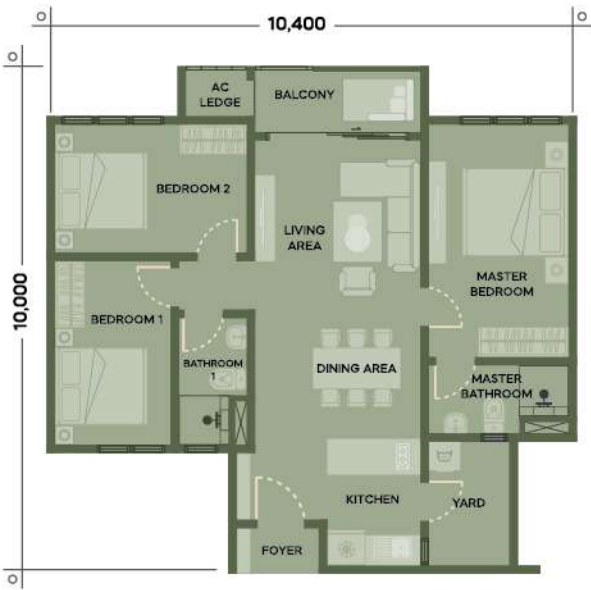


4 Bedrooms

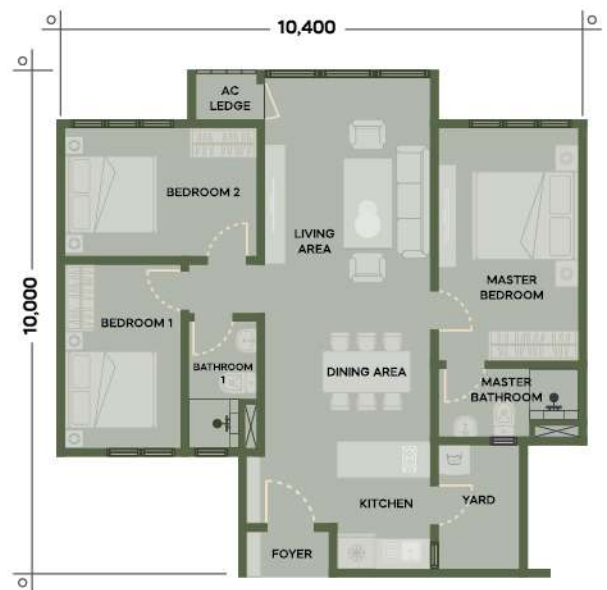


2 Bathrooms

BASTION HOMES



TYPE B1 (1ST - 6TH FLOOR)



TYPE B2 (GROUND FLOOR)



937 sq. ft.



3 Bedrooms



2 Bathrooms

UNIVERSAL HOMES



TYPE D

DEFINING THE CONCEPT OF COURTYARD HOMES



An exquisite collection of low-density residences - capturing the essence of a courtyard house where homes are centred on a shared outdoor garden. Here, the symphony of nature and architecture harmonises, creating living spaces that seamlessly fuse with four thematic courtyard gardens.



861 sq. ft.



2 Bedrooms



2 Bathrooms

Specifications

Structure	: Reinforced Concrete Framework
Ceiling	: Plaster Ceiling & Paint / Skim Coat & Paint
Wall	: Brick Wall / RC Wall
Roofing	: Metal Deck/ RC Roof
Floor Finishes	: Floor Tiles / Cement Render
Windows	: Aluminium Framed Window
Doors	: Aluminium Framed Glass Sliding Door* / Flush Door
Lockset	: Locksets for all doors
Wall Finishes	: Wall Tiles / Plaster & Paint

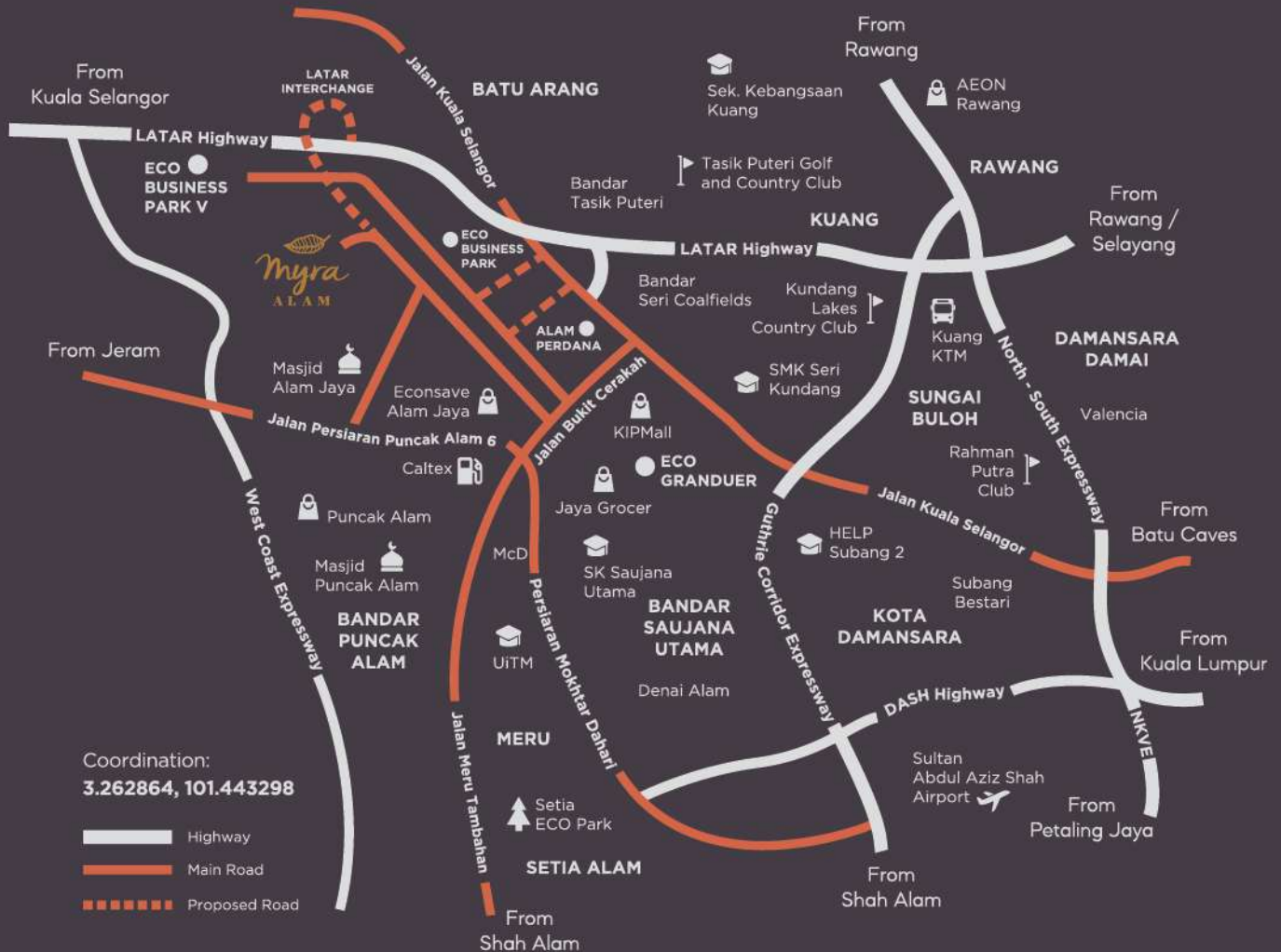
Unit Types	A1 (Arctic)	A2 (Arctic)	B1 (Bastion)	B2 (Bastion)	C1 (Colossal)	C2 (Colossal)	D (Universal)
	861 sq.ft.	861 sq.ft.	937 sq.ft.	937 sq.ft.	1,055 sq.ft.	1,055 sq.ft.	861 sq.ft.
Plumbing and Sanitary							
Wash Basin & Tap	: 2	2	2	2	2	2	2
Water Closet	: 2	2	2	2	2	2	2
Shower	: 2	2	2	2	2	2	2
Water Tap	: 2	2	2	2	2	2	2
Water Bip Tap (yard)	: 1	1	1	1	1	1	1
Kitchen Sink	: 1	1	1	1	1	1	1
Kitchen Tap	: 1	1	1	1	1	1	1

Electrical Installation							
Door Bell Point	: 1	1	1	1	1	1	1
Light Point	: 11	10	11	10	12	11	10
Fan Point	: 4	4	5	5	6	6	4
Air-Cond	: 2	2	2	2	2	2	2
Point Power Point	: 10	10	10	10	11	11	10
Fibre Wall Socket	: 1	1	1	1	1	1	1
Water Heater Point	: 2	2	2	2	2	2	2
Electrical DB	: 1	1	1	1	1	1	1

* Not applicable for Types A2, A2-M, B2, B2-M, C2, C2-M, D & D-M

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A PRIZED ADDRESS
DUBBED AS THE “EDUCATION TOWN”
BY THE SELANGOR GOVERNMENT



Diversity, activity and a genuine sense of community underscore a strategic town plan for Bandar Puncak Alam’s unique neighbourhoods. Considered as the ‘New Damansara’ and dubbed as the *Education Town* - due its close proximity to tertiary institutions such as Universiti Teknologi Mara (UiTM), Universiti Selangor and Malaysia-Japan Technical University - this thriving locale will undoubtedly be the impetus to the capital appreciation of properties in Myra Alam & beyond.



Myra Alam Sales Gallery • Open daily : 9.30 am - 5.30 pm
No.1, Block B, Jalan PPAJ 2/3, Pusat Perdagangan Alam Jaya,
Bandar Puncak Alam, 42300, Selangor Darul Ehsan



03 9212 0464
myraalam.my

Another signature collection by



Developer: OIB Properties (CV) Sdn Bhd 185446-W | Developer License No: 5534/02-2023/0201(A) | Developer License Validity Period: 23/02/2023 till 22/02/2026 | Advertising & Sales Permit No: 5534-30/05-2025/0035(N)-(S) | Advertising & Sales Permit Validity Period: 30/05/2022 - 29/05/2025 | Tenure: Leasehold 99 years until 22 February 2118 | Building Plan Approval Authorities: Majlis Perbandaran Kuala Selangor | Reference No: MPKS/280/4/12/2021-01 | Property Type: Apartment | Type A | Total Units: 52 units | Selling Price: RM 442,678 (Min) - RM 495,967 (Max) | Type B | Total Units: 161 units | Selling Price: RM 467,056 (Min) - RM 511,356 (Max) | Type C | Total Units: 147 units | Selling Price: RM 519,278 (Min) - RM 554,522 (Max) | Type D | Total Units: 4 units | Selling Price: RM 451,967 (Min) - RM 465,244 (Max) | Expected Completion Date: August 2025 | Land Encumbrances: Nil

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA

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