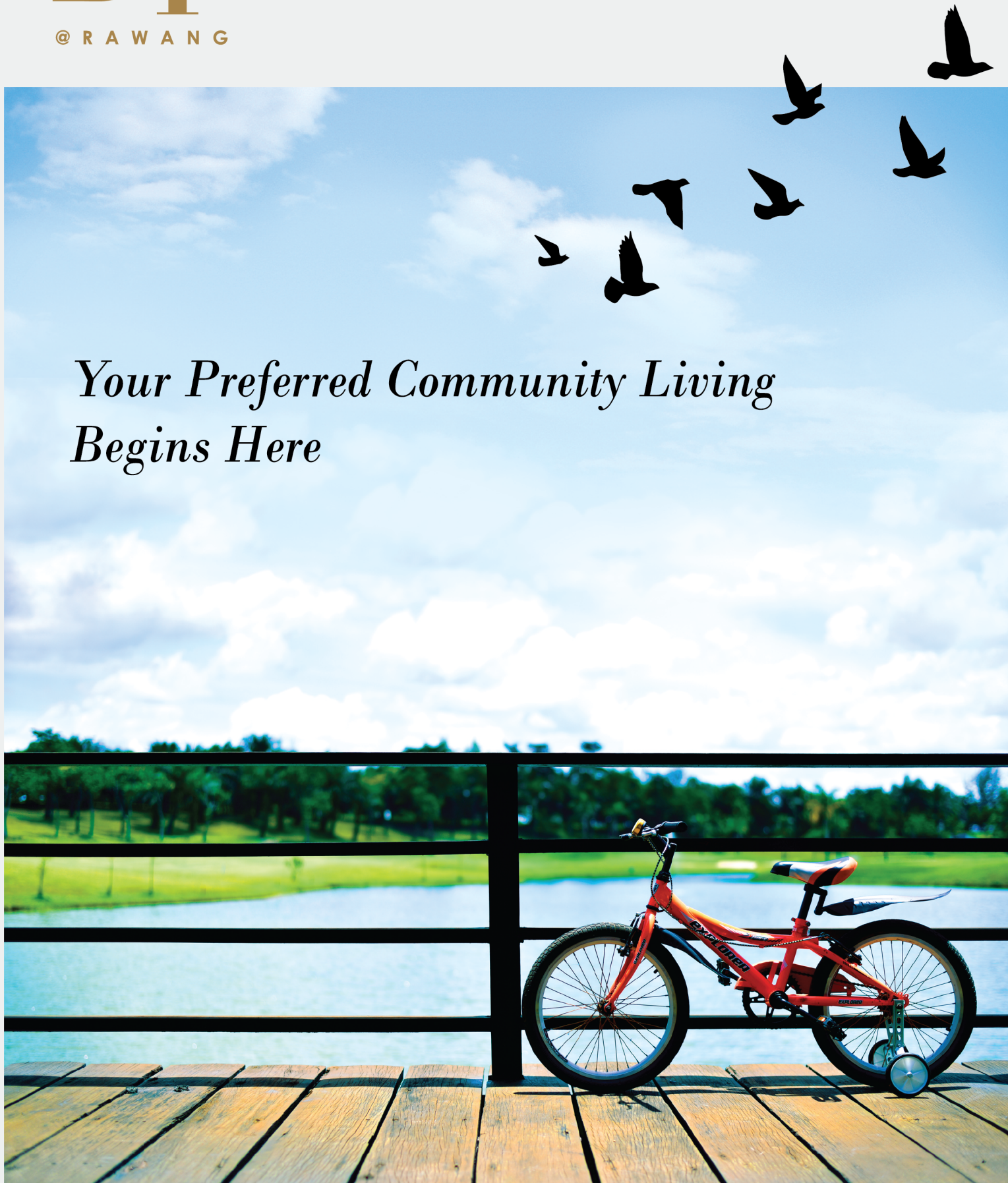




*Your Preferred Community Living
Begins Here*





Note from General Manager

Welcome to Bandar Tasik Puteri (BTP), a thriving and vibrant township that has flourished since its inception in 2000. Over the years, BTP has transformed into a diverse and dynamic community, boasting a population of more than 70,000 residents who contribute to its rich tapestry of cultures and experiences.

Despite the challenges posed during the COVID-19 pandemic, I am pleased to note that BTP has continued to thrive and grow. Our community's resilience and unity have been instrumental in overcoming obstacles and fostering a spirit of collaboration and support.

Since its establishment, BTP has undergone significant development, marked by a commitment to sustainable living practices and a strong sense of community engagement. The township has evolved into a hub of connectivity, with easy access to major highways and essential amenities, making it a desirable place to live, work, and play.

We are also excited to announce that BTP is welcoming new retail brands to the growing community, offering residents and visitors a diverse range of shopping experiences right at your doorstep. This addition further enriches the vibrant tapestry of the township, ensuring that there is something for everyone to enjoy.

Thank you for being a part of the Bandar Tasik Puteri community. Your presence and contributions make the township a truly special place. Together, let's continue to build a brighter and more inclusive future for all.

Andrew Goh,
General Manager of BTP





An artist's impression of the aerial view of Amaya Series 2

Low Yat Group is proud to introduce 2 new residential developments.

Amaya Series 2 offers modern living, green surroundings, and top-notch safety features with 186 units of 2-storey terrace houses nestled in a lush 12.52-acre parcel. The residents will benefit with a private clubhouse with facilities, natural tree canopies, interconnected back alleyways leading to the linear parks and gated and guarded security.

The second residential development, Perdana Park @ Rawang (Phase 3), is a modern apartment complex designed for young families in a serene setting across 11,398 acres. With 206 exclusive units spanning 15 level, it prioritizes ample living space and exclusivity. The development features amenities like landscaped garden, a gymnasium, a swimming pool, spaces for social gatherings that will foster a vibrant community atmosphere.



An artist's impression of the Perdana Park - Phase 3

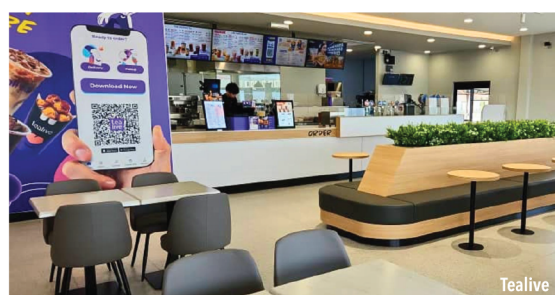
The LATAR-BTP Interchange has made commuting a convenient and the proximity to schools, market and other commercial centers adds to the urban convenience of this exceptional residential enclave.



Star Market Grand Opening



Amaya Series 2 Show House



Tealive

Commercial Development

Nestled within the bustling urban landscape of Bandar Tasik Puteri, Paradise Fair stands as the epitome of prime commercial excellence spanning 8.06 acres, offering a top-notch shopping experience. Star Market takes center stage with its grand opening on January 25, 2024, featuring festive celebrations like lion dances and four days of various activities. Star Market occupied 55,000-square-foot wholesale emporium and serves not only BTP residents but also nearby communities. The foot fall traffic is expected to be at least 12,000 to 15,000 monthly.

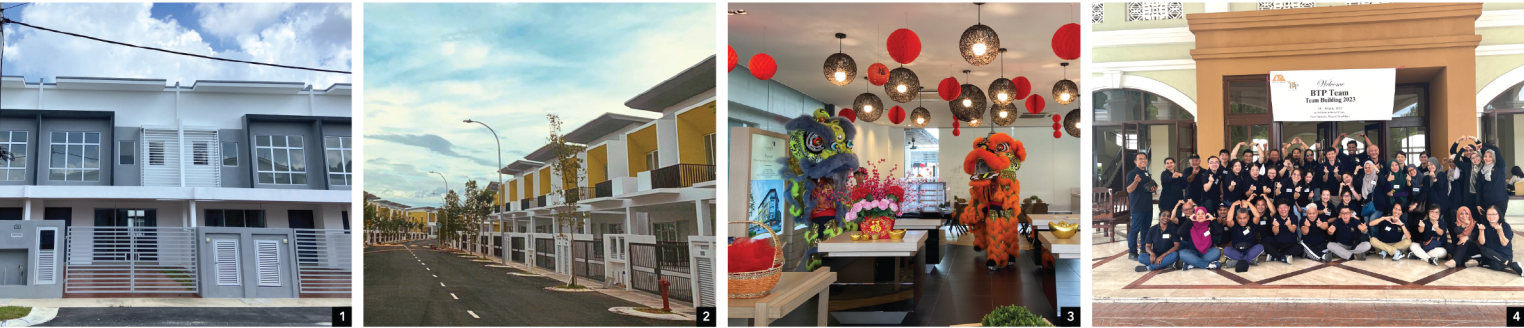
Adjacent to the Star Market, Tealive Drive-thru made its debut on March 22nd, 2024, boasting a spacious 2,469-square-foot area. To mark its inauguration, exclusive grand opening promotions were extended to residents and visitors alike, adding to the vibrant commercial atmosphere of Bandar Tasik Puteri.

Beyond its borders, Paradise Fair extended its reach to cater not only to the residents of Bandar Tasik Puteri but also to neighboring communities and among the notable tenants within Paradise Fair, My Home offers premium home appliances within its 7,900 square feet of space. Additionally, Washku Car Wash services enhance convenience, making Paradise Fair a go-to destination for shoppers from various areas.



Perdana Park Phase 3 Show House

Bulletin



1.

In a momentous occasion marking a milestone in urban living, Park Homes proudly announces the completion and issuance of the Certificate of Completion and Compliance (CCC). Set upon a sprawling expanse of land, this distinguished development comprises 151 meticulously crafted double-storey terrace houses, each measuring 22' x 75'. Offering spacious interiors spanning 1,603 square feet and these homes feature four bedrooms and three bathrooms, ensuring comfort and functionality for residents. As keys are handed over, a wave of excitement permeates the air, ushering in a new era of modern living for the proud homeowners of Park Homes.
2.

With the successful issuance of the Certificate of Completion and Compliance (CCC), Acacia Park, Phase 4B proudly presents its final collection of 101 meticulously designed double-storey terrace houses from a total development of 889 units over 88.75 acres of prime land. Each unit offers a spacious layout of 1,941 square feet featuring four bedrooms and three bathrooms. As keys are handed over to the excited homeowners, a new chapter of comfort and fulfillment begins in this vibrant community.
3.

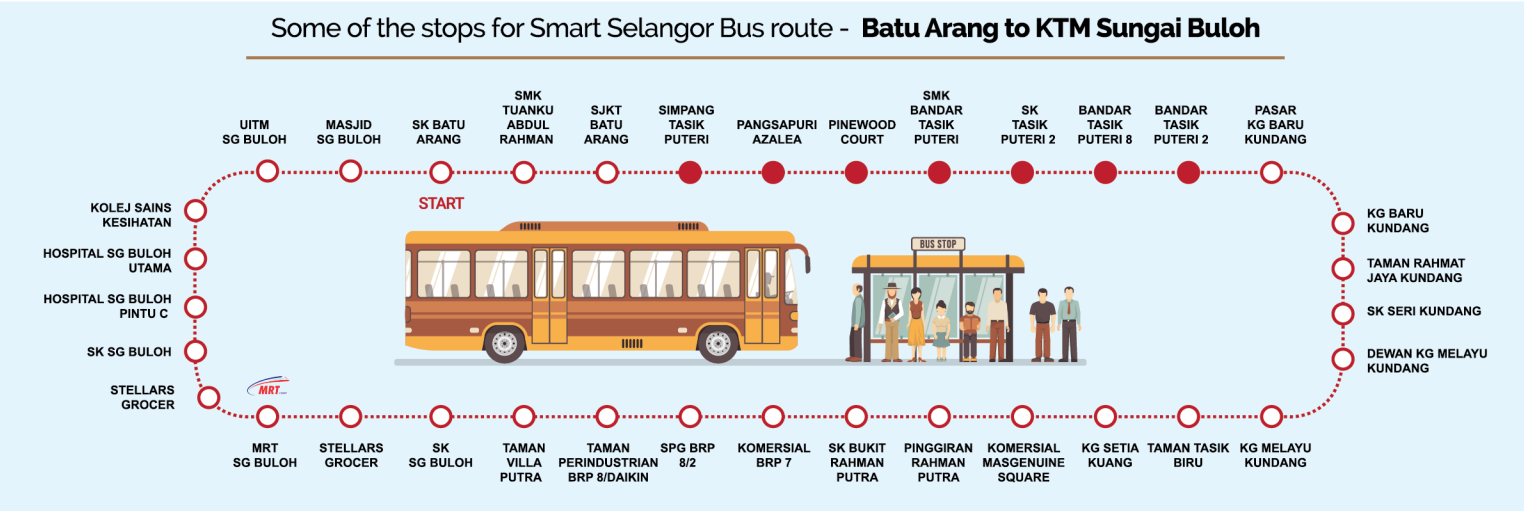
The CNY Lion Dance event at the KL Sales Gallery @ Rivercity, Jalan Ipoh, was a resounding success and marking a joyous celebration of prosperity in conjunction with the Chinese New Year festivities. The event commenced with an energetic lion dance performance, captivating the audience with its vibrant colors and excitement. The event left a lasting impression on all who attended, spreading happiness and goodwill as we embraced the opportunities and blessings of the New Year ahead.

4.

Bandar Tasik Puteri's "Effective Team Collaborators" team building program was a resounding success! Over two days at Avillion Admiral Cove, Port Dickson, 50 participants from upper management to executives engaged in activities designed to enhance cohesiveness, communication, and trust. The event strengthened bonds, fostered collaboration, and set the stage for a culture of teamwork and success at BTP.

Smart Selangor Bus MPS3 Services in Bandar Tasik Puteri (BTP)

Residents of Bandar Tasik Puteri (BTP) can enjoy convenient and smooth public transportation services through the Selangor Smart Bus MPS3 services. Starting from SK Batu Arang, the bus route passes through 7 stops in and around BTP, ensuring accessibility for residents to key locations within and beyond the township. Whether it's commuting to work, school, or leisure activities, the Selangor Smart Bus MPS3 provide a reliable transportation option for residents. Additionally, the route includes important landmarks such as MRT Sungai Buloh and Hospital Sungai Buloh, further enhancing connectivity. The bus journey culminates at the last stop, Masjid Sungai Buloh. Look out for buses with plate numbers WB6461M and WB7246P to ensure you're on the right route.



Developed by:
Rawang Lakes Sdn Bhd
(198501012184)
A member of Low Yat Group

Rawang Sales Gallery
Lot 1571, Jalan Spine, Bandar Tasik Puteri,
48020 Rawang, Selangor Darul Ehsan.

KL Sales Gallery
Lot No. G-CDF-A, Trellis between Block C & D, Rivercity,
Jalan Sultan Azlan Shah, 51200 Kuala Lumpur.

03-6093 5188 | 012-646 5188
012-350 2881 | www.btp.com.my

AMAYA Series 2. Developer: Rawang Lakes Sdn Bhd (198501012184 (144638-K)) • Developer License: 13749/01-2028/1535 • Validity Period: 30/01/2023 – 29/01/2028 • Advertising and Sales Permit No.: 13749-11/01-2027/0014(N)(S) • Validity Period: 08/01/2024 – 07/01/2027 • Approving Authority: Majlis Perbandaran Selangor • Approved Building Plan No: BIL(25)JLM MPS 3/2-1371/1784 (PBA/J)58 • Land Tenure: Leasehold (Expiry Date: 23/3/2116) Restrictions in Interest: This land cannot be transferred, leased or charged without prior approval from the State Authority. • Land Encumbrances: NIL • Type of Property: Double Storey Terrace House • Total Units: 186 units (Phase 5B) (Type RT1: 104 units & RT3: 82 units) • Built-up Area: 1,671 sq.ft (min) – 1,946 sq.ft (max) • Selling Price: RM 622,412.00 (min) – RM 1,029,300.00 (max) • Expected Completion Date: July 2027 • Bumiputera Discount 7%. This advertisement has been approved by The Ministry of Housing and Local Government.

Perdana Park Phase 3. Rawang Lakes Sdn Bhd (198501012184 (144638-K)) • Developer License: 13749/01-2028/1535 • Validity Period: 30/01/2023 – 29/01/2028 • Advertising and Sales Permit No.: 13749-10/05-2026/0580 (N)(S) • Validity Period: 23/05/2023 – 22/05/2026 • Approving Authority: Majlis Perbandaran Selangor • Building Plan References: BIL(28)dlm MPS 3/2-1371/345(PB/PIN)(A/J)F3 • Land Tenure: Leasehold 99 years Expiring on Aug 2109 • Land Encumbrances: NIL • Type of Property: Apartment • Total No. of Unit: Block 5 (103 units) & Block 6 (103 units) • Built-up Area: 850 sq.ft (min) – 950sq.ft (max) • Selling Price RM346,797 (min) – RM454,910 (max) • Expected Completion Date: Dec 2026 • Bumiputera Discount 7%. This advertisement has been approved by The Ministry of Housing and Local Government.

Disclaimer: The information contained in this newsletter is subject to change and cannot form part of an offer or contract. All renderings are artist's impressions only. While every reasonable care has been taken in preparing this advertisement, the developer cannot be held responsible for any inaccuracies. All the above items are subject to variations, modifications, and substitutions as may be required by the Authorities or recommended by the Architect or Engineer.