



*Your Preferred Community Living*



## Sasana International School and Low Yat Group

### “A New Educational Landmark in Bandar Tasik Puteri”

Sasana International School and Low Yat Group (LYG) celebrated the groundbreaking of Sasana’s new campus at Bandar Tasik Puteri (BTP). The event, attended by students, parents, staff, and LYG representatives, unveiled the scale model of the new campus, symbolizing the beginning of an 18-month construction journey aimed at accommodating 600 students by 2026.



### BTP Sales Gallery Refurbishment

The Bandar Tasik Puteri Sales Gallery has reopened in early July, welcoming the public with a fresh, modern contemporary design. As you drive along Jalan Tasik Puteri, the striking presence of our Sales Gallery is hard to miss, leading you up a slip road to its elevated location.

Open daily from 9:30 AM to 5:30 PM, the Sales Gallery now features a sleek, open design with a bright white ceiling, enhancing the overall visitor experience. Upon arrival, guests will be promptly greeted by our reception and sales staff, who are ready to assist. The revamped layout prioritizes convenience, offering direct access to the washroom from inside the Sales Gallery.



Currently located in Green Valley, Sasana International School enrolls 400 students, offering a comprehensive Waldorf education from Early Childhood to Grade 12 with a "Head-Heart-Hands" approach. This holistic method nurtures students' intellectual, emotional, and practical skills, aligning with Sasana's values of community, service leadership, and environmental stewardship.

"The promised land with a Waldorf-inspired purpose-built campus will have a life-changing impact on our community for many years to come," highlighted Mr. Andrew Goh, General Manager of Area Property Development/Management at Rawang Lakes Sdn Bhd, a subsidiary of Low Yat Group.

The new campus will feature state-of-the-art facilities including outdoor learning areas, an auditorium for music and drama, craft workshops, and traditional subject classrooms. This expansion aims not only to accommodate the growing student population but also to foster a culture-rich community committed to environmental sustainability.

As Sasana International School continues to grow and contribute to Malaysia's educational landscape, its partnership with Low Yat Group in Bandar Tasik Puteri promises to create a nurturing environment for students and the wider community. The new campus is poised to become a beacon of educational excellence and environmental stewardship, reflecting the shared vision of both Sasana and LYG.







## Handing Over Avenue 3

In June, 25 out of 130 units of 3-storey and 5-storey corner shop offices at Avenue 3 received their Certificate of Completion and Compliance (CCC).

July marked another milestone, with 23 additional units from Phase 4 also achieving CCC. Phase 5 is on track to receive its CCC by end of 2024 or early of 2025. Looking ahead, Phases 6 and 7 are expected to achieve CCC by Q2 2025.

The 5-storey corner units, with lot sizes ranging from 22' x 75' to 54' x 79' and built-up areas from 8,025 sqft to 19,918 sqft, feature lift facilities for added convenience. These 5-storey units are available for both sale and rent.

These move-in ready shop offices are strategically located along Jalan Tasik Puteri, providing excellent visibility and accessibility. They offer prime opportunities for investors and operators. The direct access to the BTP-LATAR Interchange ensures unmatched connectivity, making Avenue 3 a top choice for businesses.

## AMAYA @ Acacia Park

### “An Emblem Of Peace & Serenity”

AMAYA @ Acacia Park is the first gated and guarded residential community with clubhouse facilities in Bandar Tasik Puteri. The 201 units in the initial phase sold out quickly, and now Amaya Series 2, with 186 units, sizes ranging from 18' x 70' to 20' x 70', featuring four bedrooms and three to four bathrooms. AMAYA Series 2 is available with the attractive HouzDeal Package, crafted to simplify the path to home ownership, further sweetening the deal, allowing buyers to turn their dream homes into reality.

One of the standout features of AMAYA @ Acacia Park is the exclusive AMAYA Clubhouse, a private residential facility that was completed ahead of schedule. This early completion allows both existing and prospective buyers to immediately experience the exceptional environment and top-notch amenities that significantly enhance the living experience. Residents have easy access to a range of fitness activities, social events, and recreational facilities, including a swimming pool, wading pool, multi-purpose hall, linear park, outdoor basketball court, playground, prayer room, and nursery.

We invite you to visit us now and witness first-hand the unparalleled living experience at AMAYA @ Acacia Park. Explore the beautifully designed homes, enjoy the luxurious clubhouse amenities, and discover why this community is the epitome of modern living in Bandar Tasik Puteri. Don't miss out on the chance to be part of this exceptional residential enclave.





# Prime Commercial Spaces

at Bandar Tasik Puteri



## NOVA PLACE

In the ever-evolving landscape of real estate, finding a prime investment opportunity that promises substantial returns and strategic advantages is paramount. Introducing Nova, the 2.5 & 3.5 Storey Prime Shop Offices at Bandar Tasik Puteri, set to launch mid-July, present an undeniably savvy investment at the epicenter of this thriving township. Spanning 4.15 acres, with only 38 exclusive commercial spaces available, these units range from 2,846 to 3,891 square feet, offering a unique blend of luxury, convenience, and potential.

One of the standout features of these prime commercial spaces is their high visibility. Strategically located with direct exposure to the main road, these units ensure that businesses can attract maximum attention from passersby. Furthermore, the proximity to an award-winning 27-hole golf course adds a touch of prestige and allure, making it an attractive destination for both business owners and customers.

Ample parking is another key feature designed to enhance the convenience for both business operators and their clientele. The dual frontage design further increases accessibility and customer flow, offering a versatile layout that can accommodate a variety of business needs. Whether it's a chic café, a healthcare center, a pharmacy, a pet shop, a premium showroom, a boutique, or a professional office, these spaces are tailored to meet diverse commercial requirements.

Being nestled next to a future premium residential enclave further enhances the attractiveness of these commercial spaces. This vibrant epicenter promises a youthful and dynamic clientele, which is perfect for businesses aiming to cater to a modern and discerning audience. The strategic location, combined with the exclusive and limited nature of these commercial units, makes this an unparalleled opportunity for savvy investors.

## Embrace Luxurious Living with Puteri Oasis' Newly Launched Bungalow Lots

The much-anticipated launch of Puteri Oasis' Bungalow Lots in mid-July marks a significant milestone in contemporary residential development. Puteri Oasis epitomizes the fusion of luxury, comfort, and convenience in the heart of Bandar Tasik Puteri. This exceptional development redefines the standards of modern living with its strategic location, comprehensive amenities, and exquisite bungalow lots now available for discerning buyers.

To explore the epitome of modern living at Puteri Oasis, prospective buyers and investors are encouraged to visit our sales galleries. The KL Sales Gallery & Rawang Sales Gallery.

For more information, interested parties can contact us at 03-6093 5188, 012-646 5188, or 012-350 2881, or visit our website at [www.btp.com.my](http://www.btp.com.my).



**PUTERI  
OASIS**





## National Day Extravaganza

Celebrate Malaysia's National Day with an exceptional offer on the Amaya Series 2. This is your golden opportunity to secure your dream home and enjoy exclusive rewards. Purchase a unit in the prestigious Amaya Series 2 this National Day month, and you could win prizes worth up to RM2,000!

Don't miss out on this extraordinary opportunity. The National Day Extravaganza campaign ends on August 31, 2024. Secure your unit now and be a part of this exclusive celebration. Remember, this offer is available for a limited time only, and terms and conditions apply.





**BUYER  
GET  
BUYER**

GET UP TO **RM9,000\***

RAWANG DOUBLE STOREY	18' x 70' - 20' x 70'	FROM RM620,000*
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\*T&C Apply

## Buyer-Get-Buyer Campaign for AMAYA Series 2

### “A Special Offer for BTP Property Purchasers”

We are thrilled to present our exclusive Buyer-Get-Buyer campaign, specifically crafted for discerning BTP property purchasers. This unparalleled offer is designed to reward our valued customers for their continued support and trust in AMAYA Series 2.

### Why Choose AMAYA Series 2?

Proven Success: Phase 1 sold out within a short period, demonstrating high demand and strong investor confidence.

#### How It Works:

By simply bringing in a new buyer to AMAYA Series 2, you can unlock substantial rewards.

#### Here's how you can benefit:

- **Introduce a Friend or Family Member:** Share the exceptional qualities of AMAYA Series 2 with your friends and family. When someone from your referral makes a successful purchase, you will be eligible for a significant reward.
- **Enjoy Up to RM9,000:** Upon the successful completion of the purchase by your referral, you will receive a reward of up to RM9,000\* as a token of our appreciation.

For more information and to participate in this campaign, please contact our sales team at 03-6093 5188.

\*Terms and conditions apply. Rewards are subject to the successful completion of the purchase by the referred buyer. Please contact our sales team for more details.



## A Golfer’s Paradise


Bandar Tasik Puteri is home to the award-winning Tasik Puteri Golf & Country Club (TPGCC), Malaysia’s top public golf course, known for its challenging holes and beautiful fairways that attract golfers of all levels.

For non-golfers, the Golfer Terrace at TPGCC offers a delightful dining experience, open daily from 6:30 AM to 8:30 PM. Enjoy Western and Asian dishes, along with their new hotpot menu starting from RM45+ per head. It’s the perfect spot for residents and visitors to savor a meal with a view.


Contact TPGCC for reservations at 017-969 4026 or 03-6034 4022 (ext: 302).



## Smooth Commutes with MRT Feeder Bus T155: Your Connection to Bandar Tasik Puteri



MRT Feeder Bus T155, operated by RapidKL, provides a seamless connection between MRT Sungai Buloh and Pinewood Court, Bandar Tasik Puteri. With 39 stops, including key locations within BTP such as Azalea Apartment, Pinewood Court Apartment, Oakwood Court Apartment, Rosewood Court Apartment, Perumahan Blok 26/27A and Lembah Hijau Commercial. This bus service operates daily from 6:00 AM to 11:30 PM. Enjoy an efficient commute with trips taking approximately 35 to 40 minutes. Stay updated on bus arrivals by downloading the PULSE mobile app. Experience convenient and smooth public transport with MRT Feeder Bus T155 today!





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.  
 BTP Sales Gallery Rawang

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

**03-6093 5188 | 012-646 5188**  
**012-350 2881 | [www.btp.com.my](http://www.btp.com.my)**

AMAYA Series 2. Developer: Rawang Lakes Sdn Bhd (198501012184(144638-KJ) • 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)(45) • Validity Period: 08/01/2024 - 07/01/2027 • Approving Authority: Majlis Perbandaran Selayang • Approved Building Plan No: B11(25)QLM MPS 3/2-1371/1784/P. B(A)JF58 • Land Tenure: Leasehold (Expire 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 • BumiPutra Discount 7%. This advertisement has been approved by The Ministry of Housing and Local Government.

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