

OSK O BAK

KUANTAN

Freehold | Seafront | Direct Beach Access

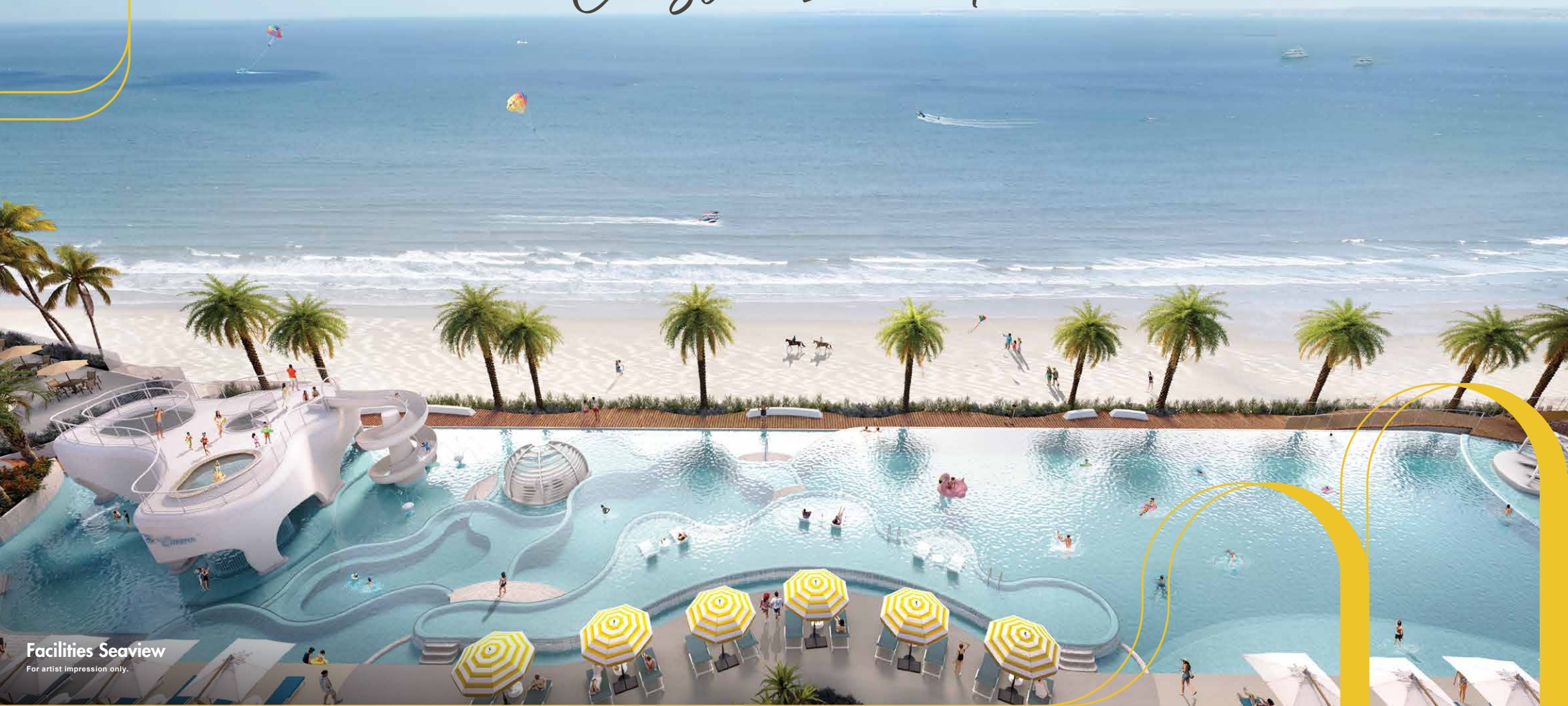
Where the Sea Sets
the Rhythm of Life



A beachfront home
shaped by golden light,
sea and the calm
of the East Coast Sanctuary.



Mediterranean Elegance,
Coastal Luxury



Facilities Seaview

For artist impression only.

Coastal Living Curated for
Every Lifestyle

Every home is designed for comfort, timeless elegance and exclusive resort-style amenities



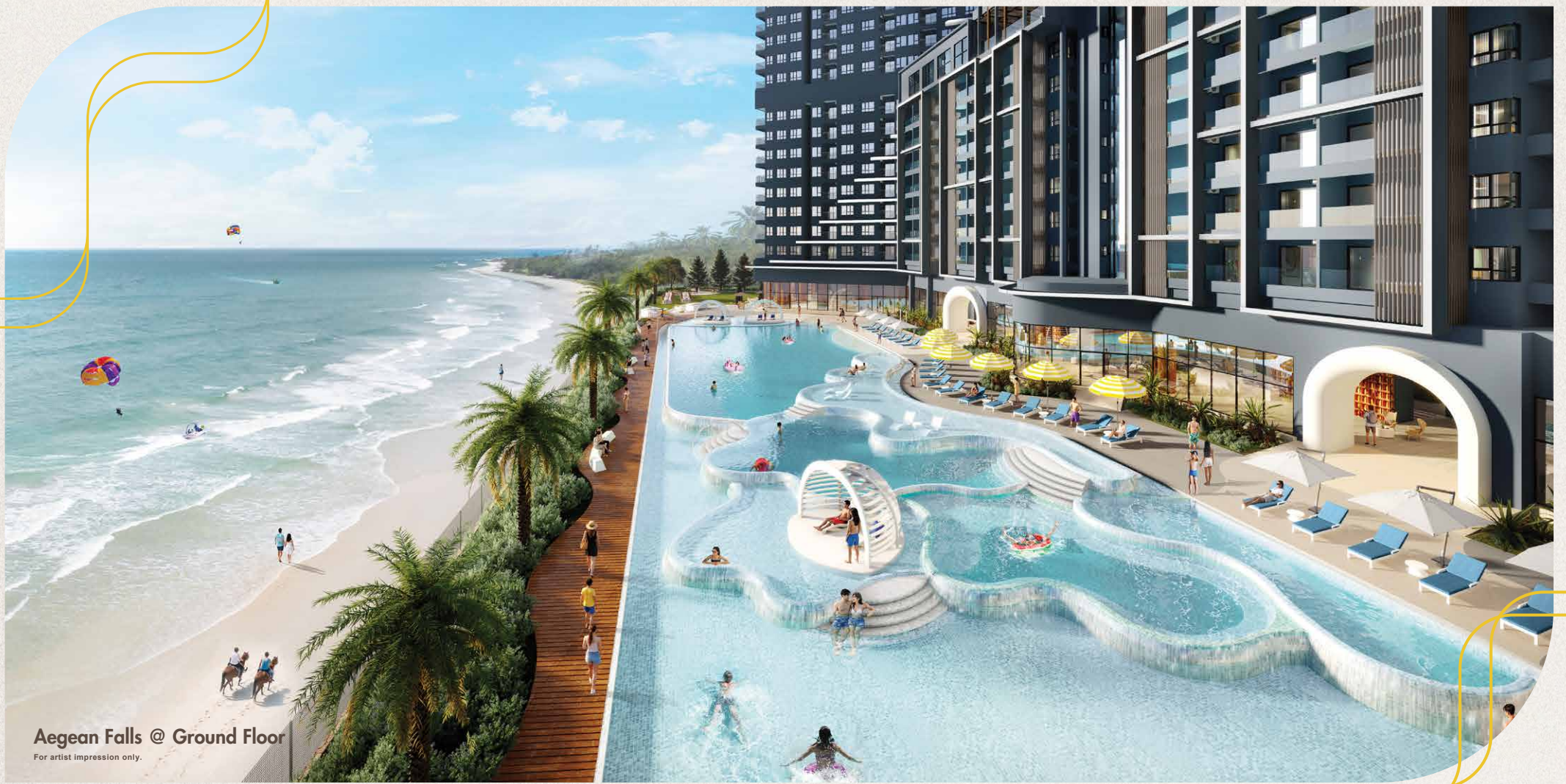
Cascading Garden @ Ground Floor

For artist impression only.



The Play Garden @ Level 8

For artist impression only.



Aegean Falls @ Ground Floor
For artist impression only.



The Arrival Lobby @ Ground Floor
For artist impression only.



The Point @ Ground Floor
For artist impression only.

Where Mediterranean
Calm Meets the Endless Horizon

Cascading pools mirror the gentle rhythm of the ocean, while Cycladic-inspired spaces unfold in sunlit layers, evoking the calm, timeless elegance of Mediterranean coastal living.



Terrace by the Sea BBQ Pit & Lounge @ Level 8
For artist impression only.

GROUND FLOOR

- | | |
|-----------------------------|------------------------|
| 01. The Blue Cove | 12. The Point |
| 02. Pool Deck | 13. Yoga Deck |
| 03. Aegean Falls | 14. Contemplation Deck |
| 04. Sunlit Promenade | 15. Ecological Trail |
| 05. The Olympia Lap Pool | 16. Observation Deck |
| 06. Lagoon Pods | 17. Sauna |
| 07. Pool Shower | 18. Toilet |
| 08. Crescent Grill BBQ Pit | 19. Kindergarten |
| 09. Rosa Flame Bon Fire Pit | 20. Mail Room |
| 10. Cascading Garden | 21. The Arrival Lobby |
| 11. Riviera Lawn | |

LEVEL 8

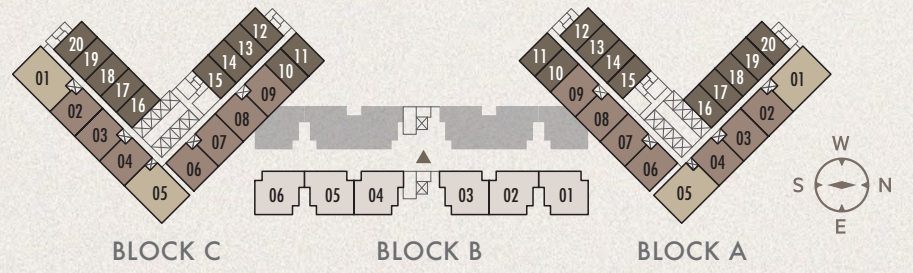
- | |
|---|
| 01. Viewing Meadow |
| 02. Reception Terrace |
| 03. Multipurpose Hall/ Pickleball Court |
| 04. The Scoreboard Roof Top Play |
| 05. The Play Garden |
| 06. Santai Lounge |
| 07. Jogging Track |
| 08. Beanie Lawn |
| 09. Wave Rider Bicycle Trail |
| 10. Chit Chat Nook |
| 11. Hidden Nook |
| 12. Cross Fitness |
| 13. Ninja Park Obstacle Course |
| 14. The Deep Blue Den Games Room |
| 15. The Hidden Glow Karaoke Room |
| 16. Table by the Sea Private Dining |
| 17. Terrace by the Sea BBQ Pit & Lounge |
| 18. The Vital Courtyard Gymnasium |
| 19. Toilet |
| 20. Surau |
| 21. Laundry |
| 22. Management Office |



Flexible Layouts

KEY PLAN

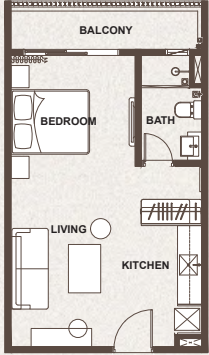
- TYPE A
- TYPE B
- TYPE C
- TYPE D



TYPE A 450 SQ.FT.

- 1 Bedroom
- 1 Bathroom

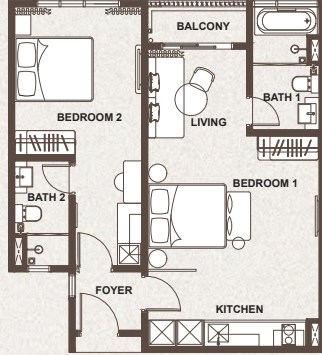
Fully-Furnished



TYPE B 678 SQ.FT.

- 2 Bedroom
- 2 Bathroom

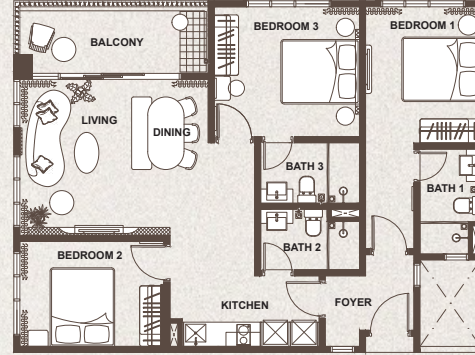
Dual-Key Fully-Furnished



TYPE C 1,026 SQ.FT.

- 3 Bedroom
- 3 Bathroom

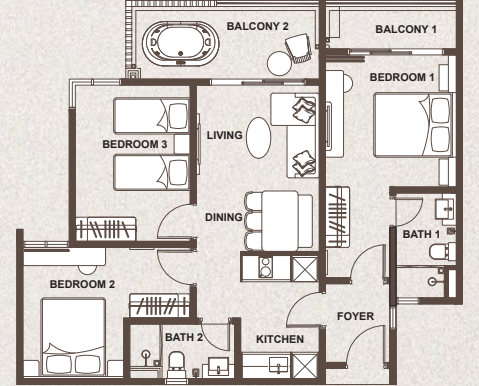
Dual-Key Fully-Furnished



TYPE D 950 SQ.FT.

- 3 Bedroom
- 2 Bathroom

Dual-Key Fully-Furnished



The Location



ECRL Railway

0 KM
Direct Access to Balok Beach

1 KM
Swiss-Grand Beach Resort

11KM
Kuantan Town

12 KM
Teluk Cempedak

16 KM
Kuantan Port, MCKIP,
Gebeng Industrial Park

17 KM
Proposed New Kuantan International Airport,
ECRL STN12 KotaSaS Station

30 KM
Cherating



Scan to be part
of our journey



OSK OMBAK SALES GALLERY
A5, Lorong Haji Ahmad 4, Taman Galing,
25300 Kuantan, Pahang
OSK Ombak Sales Gallery @ Kuantan

011-2802 8000
oskombak.com.my

OSK
PROPERTY

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

Developer Name: PJD Sejahtera Sdn Bhd • Developer's Licence No.: 11643/07-2031/0258(A) • Validity Period: 15/07/2024 - 14/07/2031 • Advertising & Sales Permit No.: 11643-3/04-2029/0292(N)-(S) • Validity Period: 15/04/2026 - 14/04/2029 • Type of Building: Apartment / Condo and Serviced Apartment • Local Authority: Majlis Bandaraya Kuantan • Total Units: 658 Units • Selling Price: (Min) RM380,000 – (Max) RM1,175,000 • Building Plan Approval: (18)DLM.MBK/R/B-PB/37/2025-H • Expected Completion Date: April 2030 • Land Tenure: Freehold • Land Encumbrance: None • 5% Bumiputera Discount • Land Restrictions: None • 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.