

OSK O BAK

KUANTAN



Freehold | Seafront | Direct Beach Access

Serviced Apartment



OSK Ombak.

Where
the sea becomes home.



Some homes are defined by walls and rooms. Others are defined by light, water, and the horizon.

OSK Ombak is envisioned as a place where everyday life feels like a seaside escape, where cascading pools reflect the rhythm of the ocean, and Cycladic-inspired spaces evoke the calm elegance of Mediterranean coastal towns.

Here, mornings begin with sea breezes and golden light. Afternoons unfold across sunlit terraces and tranquil lounges. Evenings are framed by breathtaking sunsets over Balok Beach.

OSK Ombak is not just a place to live. It is a place to arrive.





Artist's impression only.

Where

Cascading Pool Meets the South China Sea



Aegean Falls is more than one pool. It is a connected sequence of water experiences, from a shallow children's play area and a 50m lap pool for adults to relaxing sun shelves in between, all linked by a beachfront promenade that leads straight onto the sand.

Families can enjoy dedicated zones for different ages. Swimmers have a 50m lap lane, while children and young parents can enjoy water play at the Blue Cove adventure cavern. Couples can sip, unwind, and relax by the dramatic cascading pool.

Here, everyone enjoys direct beach access and a beachfront promenade at Balok Beach.





Aegean Falls @ Ground Floor

Artist's impression only.

The Location





Shopping Malls

East Coast Mall	12.5km
Berjaya Megamall	12.7km
Kuantan City Mall	12.7km
Gio Mall	12.7km
Kuantan Parade	14.0km



Education

SJK (C) Kong Min	5.3km
Sekolah Kebangsaan Beserah	5.6km
SMK St. Thomas Kuantan	9.9km
SMK Sultan Abu Bakar	10.2km
Sekolah Kebangsaan Galing	10.6km
SMK Air Putih	10.6km
International School of Kuantan	13.6km



Accessibility

Major Highways

Jalan Kuantan-Kemaman	100m
Kuantan Bypass	2.8km
Lebuhraya Pantai Timur	8.2km

East Coast Rail Link (ECRL)

KotaSAS Station	8.9km
Kuantan Port City Station	10.6km



Hospital

Hospital KCDC	12.3km
Pahang Medical Centre	14.4km
KMI Kuantan Medical Centre	14.4km
Hospital Tengku Ampuan Afzan	14.4km
KPJ Pahang Specialist Hospital	14.6km
IIUM Medical Specialist Centre	15.8km



Recreation / Attractions

Bukit Pelindung Hiking Trail	9.1km
Zoo Teruntum	12.0km
Teluk Cempedak	12.3km
Royal Pahang Golf Club	12.4km
Kuantan 118	13.0km
Kuantan Art Street	13.3km
Mahkota Golf & Country Club	15.5km
Cherating Turtle Sanctuary	33.1km
Sg. Pandan Waterfall	35.4km



The Pool

Artist's impression only.

Where

Mediterranean Calm Meets The Endless Horizon



Facilities Plan

Ground Floor

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

Level 8

- 01. Viewing Meadow
- 02. Reception Terrace
- 03. Multipurpose Hall/ Pickleball Court
- 04. The Scoreboard Rooftop Play
- 05. The Play Garden Children's Playground
- 06. Santai Lounge
- 07. Jogging Track
- 08. Beannie 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



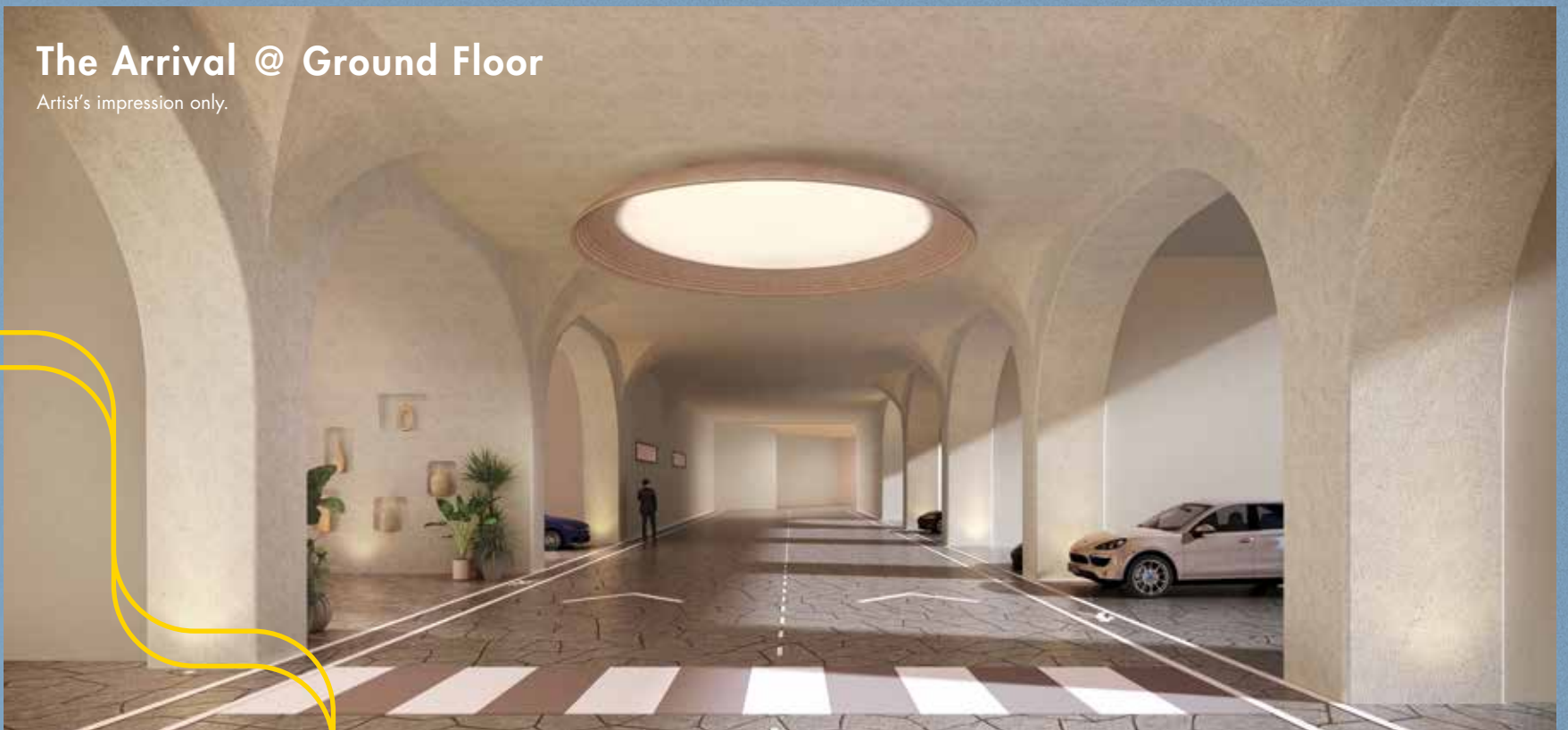


Balok Beach



The Arrival @ Ground Floor

Artist's impression only.





Lobby Reception @ Ground Floor

Artist's impression only.



Changing Room @ Ground Floor

Artist's impression only.

Where

Arrival Becomes the Start of an Experience



Arrival sets the tone for a Mediterranean-inspired escape, marking the beginning of a seamless beachfront journey.

Thoughtfully designed to balance elegance and practicality, the arrival area features three key touchpoints: a covered drop-off lobby that provides shelter from sun and rain, reception desks dedicated to resident services, and a changing room for those arriving directly from the beach or pool.



Where

Kids Enjoy a Water Park Designed Just for Them

The Blue Cove Adventure Cavern is a dedicated water play structure, with slides that lead into open water, a tunnel section for little ones to explore, and shallow zones specially designed for younger children.

Playful rock details crown the top of the cavern, because the best caves are not just supervised, they are imagined.

The Blue Cove Adventure Cavern @ Ground Floor

Artist's impression only.



Artist's impression only.



The Point Horizon Terrace @ Ground Floor

Artist's impression only.

Where

Big Occasions Meet the Beauty of the Sea



The Point is an open lawn and terrace designed for life's most memorable celebrations, from weddings and birthdays to family gatherings, all set against the calming backdrop of the sea.

Beside it, Riveria Lawn extends the experience, offering additional space for larger occasions and shared moments.

For residents, every milestone can be celebrated close to home, in a setting made for meaningful memories.





Riveria Lawn @ Level 8

Artist's impression only.

Ninja Park Obstacle Course @ Level 8

Artist's impression only.



The Play Garden @ Level 8

Artist's impression only.



Jogging Track & Wave Rider Bicycle Trail @ Level 8

Artist's impression only.



Where

The Day Starts Moving



Life at Level 8 is always in motion. At its heart is Ninja Park, an energetic space designed for fitness challenges, corporate team-building activities, weekend gatherings, birthday parties, and unforgettable celebrations.

Complete your daily routine along the scenic jogging track, while The Play Garden offers a dedicated haven where younger residents can laugh, explore, and play safely.

It is a floor designed to bring every generation together, encouraging movement, connection, and moments that turn into lasting memories.



The Vital Courtyard Gymnasium @ Level 8

Artist's impression only.



Where Sea Views Meet Every Way You Host



This sea-facing level gives residents more ways to gather, unwind, and entertain. Enjoy a casual cookout at the BBQ terrace, or host a more intimate seated dinner in the private dining room.

Both spaces look out towards the water, allowing the view to remain constant while the occasion changes.

With fitness and hosting facilities brought together on one level, it is a space designed for daily routines, casual get-togethers, and formal gatherings alike.

Terrace by the Sea BBQ Pit & Lounge @ Level 8

Artist's impression only.



The Gathering – Table by the Sea
Private Dining @ Level 8

Artist's impression only.



Where

The Deep Blue Den Takes Centre Stage

At the heart of indoor entertainment, the Deep Blue Den transforms an underwater-inspired world into an exciting games retreat for kids and teens. Complete with a pool table, darts, and arcade games, it is a vibrant space where friendly competition, laughter, and adventure come naturally.

Just next door, the Hidden Glow Karaoke Room offers adults a more private setting to unwind, celebrate, and sing the night away.

Thoughtfully designed for different generations, these spaces allow everyone to enjoy their own kind of fun, from high-energy play to an evening of music and conversation, without compromise.



The Deep Blue Den Games Room @ Level 8

Artist's impression only.





The Hidden Glow Karaoke Room @ Level 8

Artist's impression only.

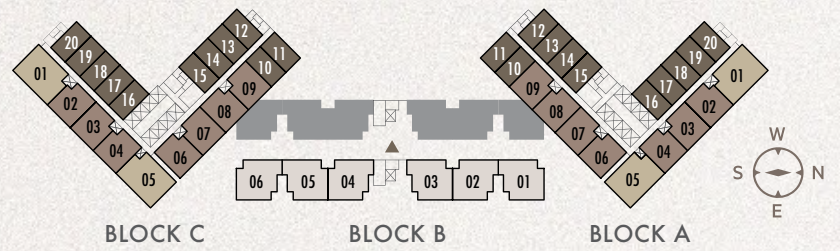


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Residence Collection

KEY PLAN

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



TYPE A 450 SQ.FT.



1 Bedroom



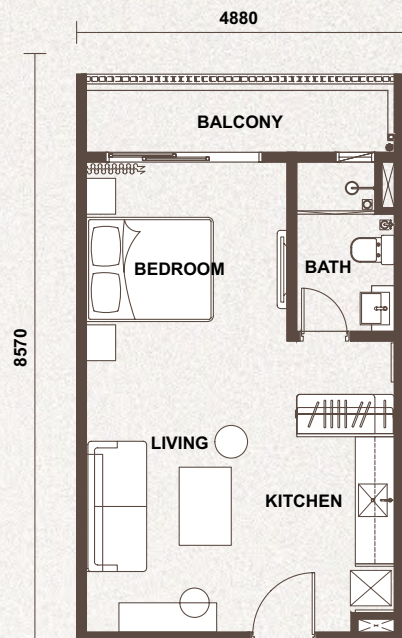
1 Bathroom



1 Car Park

Fully-Furnished

Stylish compact homes for modern coastal living.



TYPE B 678 SQ.FT.



2 Bedrooms



2 Bathrooms

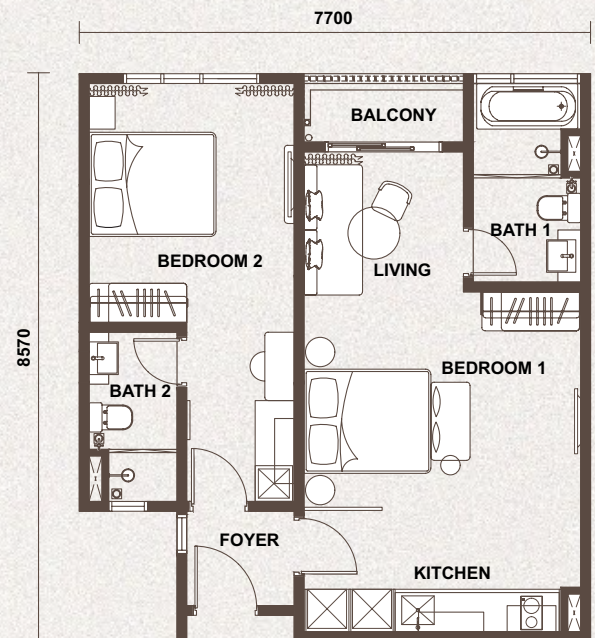


1 Car Park

Dual-Key

Fully-Furnished

Spacious layouts thoughtfully planned with sea-facing orientations, including dual-key options for flexible living or investment potential.



Artist's impression only.



Artist's impression only.

TYPE **C** 1,026 SQ.FT.



3 Bedrooms



3 Bathrooms



1 Car Park

Dual-Key

Fully-Furnished

Generous homes for families, offering elevated living with the added option of dual-key layouts for flexible stay-and-rent investment potential.

TYPE **D** 950 SQ.FT.



3 Bedrooms



2 Bathrooms

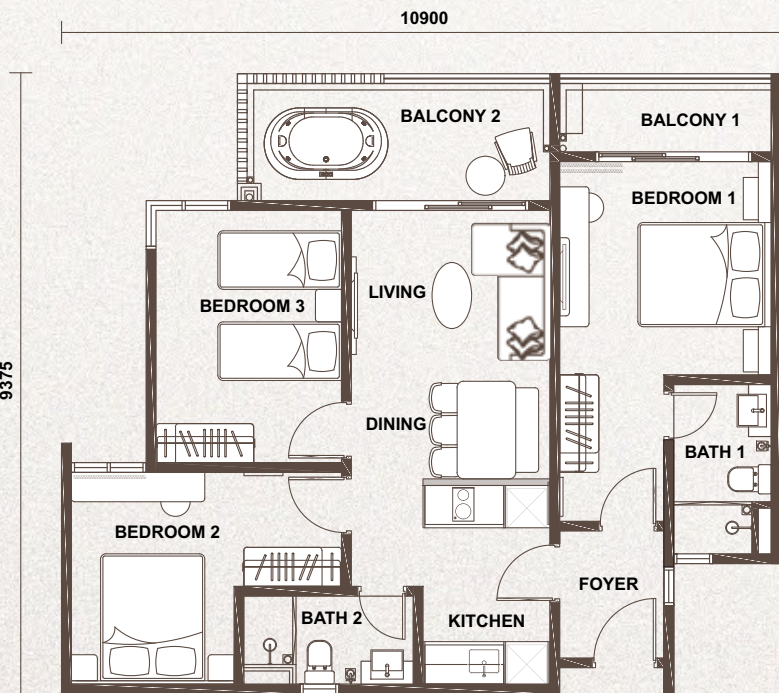
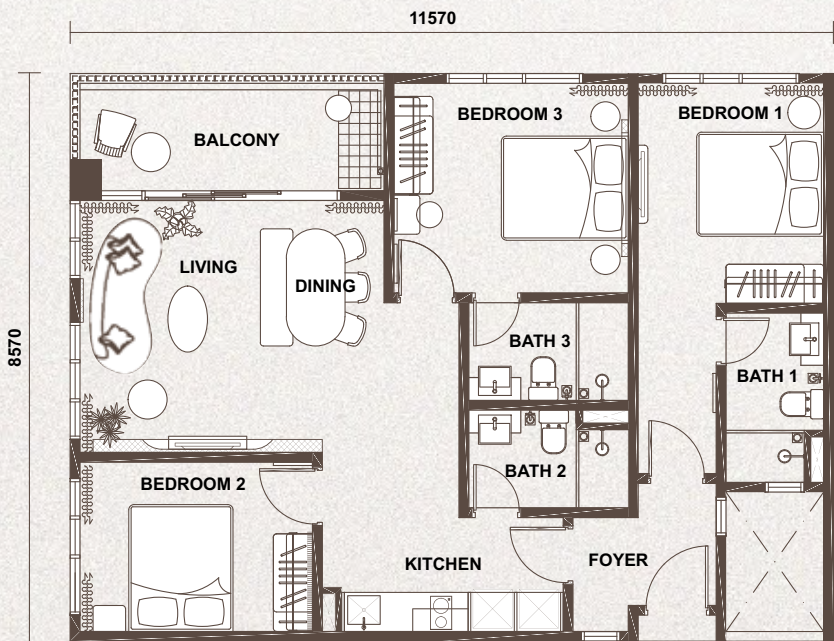


2 Car Parks

Dual-Key

Fully-Furnished

Exclusive dual-key homes featuring a private balcony jacuzzi for the ultimate coastal retreat. Ideal for short-term stays with strong potential for high occupancy. Limited units available.



Artist's impression only.



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OSK

Years of **DEVELOPMENT EXCELLENCE**

OSK Property is the property arm of the OSK Group which is a public listed company in Malaysia with an asset size over RM10 billion. OSK Property is one of Malaysia's leading property groups that has completed and delivered more than 50,000 properties across Malaysia and Australia. With a diverse portfolio that spans residential, commercial, hospitality, industrial and mixed-use developments, OSK Property is committed to delivering innovative and engaging spaces that enhances the way of life of communities.

Building Trust Since 1991

1991

Swiss Garden (Swiss-Grand) Beach Resort Kuantan

A hospitality brand owned and operated by OSK Group, established at Balok Beach, marking OSK Group's first presence in Kuantan. In 2025, the resort achieved Official 5 Star Hotel Classification by MOTAC.

2006 – 2013

Bukit Istana, Kuantan

A landmark residential development delivering 600 homes, strengthening OSK's long term roots in Kuantan.

2014

Swiss Garden Resort Residences, Kuantan

A freehold, exclusive 288 units of beachfront resort residence, extending the trusted Swiss Garden hospitality experience into premium seaside living.

2019

TimurBay Seafront Residences, Kuantan

The third phase of freehold beachfront development with 776 units, iconic for its seafront location and lifestyle offering.



SWISS-GRAND BEACH RESORT
Kuantan, Pahang



SWISS GARDEN RESORT RESIDENCES
Kuantan, Pahang



WINDMILL UPON HILLS
Genting Permai, Pahang

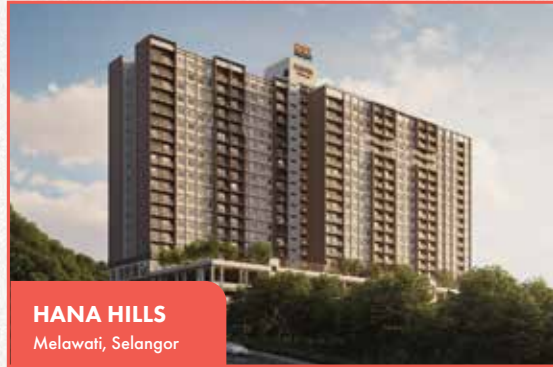


TIMURBAY
Kuantan, Pahang

Multi-Award Winning Property Developer



YOUCITY III
Cheras, Selangor



HANA HILLS
Melawati, Selangor



RYAN & MIHO
Petaling Jaya, Selangor



RUBICA
Butterworth, Penang



HARBOUR VIEW RESIDENCE
Butterworth, Penang



LEA BY THE HILLS
Melawati, Selangor



OSK MORI PARK
Shah Alam, Selangor



OSK IRINGAN BAYU
Seremban, Negeri Sembilan



SHOREA PARK
Puchong, Selangor



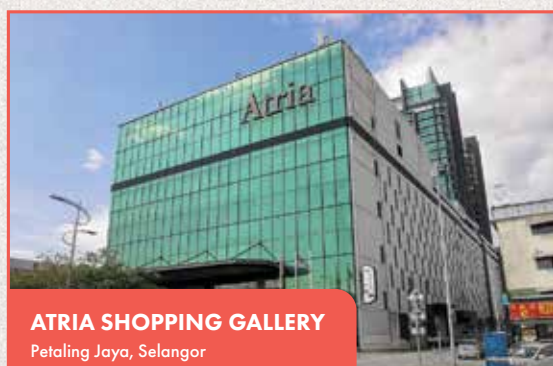
OSK YARRA PARK
Sungai Petani, Kedah



BPJ BUSINESS PARK
Sungai Petani, Kedah



TAMAN LANG AMAN
Sungai Petani, Kedah



ATRIA SHOPPING GALLERY
Petaling Jaya, Selangor



MELBOURNE SQUARE
Melbourne, Australia

OSK OMBAK Sales Gallery
A5, Lorang Haji Ahmad 4, Taman Galing,
25300 Kuantan, Pahang, Malaysia

 **OSK Ombak Sales Gallery @ Kuantan**

011-2802 8000
oskombak.com.my



Developer: PJD Sejahtera Sdn Bhd (Wholly-Owned Subsidiary OSK Property Holdings Berhad) • Address : Level 9, Plaza OSK, Jalan Ampang, 50450 Kuala Lumpur. • Tel: +603-2177 1688 • Housing Developer's License No.: 11643/07-2031/0258(A) • Validity Period: 15/07/2024 - 14/07/2031 • Advertising and Permit No: 11643-3/04-2029/0292(N)-(S) • Validity Period: 15/04/2026 - 14/04/2029 • Land Tenure: Freehold • Land Charge: Nil • Approving Local Authority: Majlis Bandaraya Kuantan • Building Plan Reference No.: (18)DLM.MBK/R/B:PB/37/2025-H • Expected Completion: October 2030 • Type of Property: Condominium and Serviced Apartment • Total Units: 658 Units (Min) RM380,000 – (Max) RM1,175,000 • Restriction Interest: Nil • 5% Bumiputra Discount. 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.