

## THE PEOPLE'S DEVELOPER™

Everything that Paramount Property does is backed by its commitment to build with its customers in mind.

By engaging with its customers for feedback and keeping up with property trends, Paramount Property delivers functional and practical products that meet customers' expectations.

Today, Paramount Property is an award-winning developer with a diverse portfolio comprising townships as well as residential, commercial, retail, educational, industrial and integrated developments. It has a reputation of being **The People's Developer™**, with a track record of close to four decades for building enduring addresses in the Klang Valley, Sungai Petani and now in Penang.

# SEJATI LAKESIDE

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## CYBERJAYA

Your Ultimate Lakeside Living

Paramount Property (Lakeside) Sdn. Bhd. (1260119-7)  
No. 3 & 5, Jalan SL 2, Sejati Lakeside, Cyber 10,  
63000 Cyberjaya, Selangor Darul Ehsan

Paramount Property Gallery @ Sejati Lakeside  
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**PARAMOUNT**  
PROPERTY

Developer: Paramount Property (Lakeside) Sdn. Bhd. (1260119-7) • On-Land: Overlooking Shah Alam, 9 km from (Mach 10), Seksyen 26 Enterprise, Perimeter 111A Selangor, Seksyen 25, 40400 Shah Alam, Selangor • Tenure of Land: Freehold • Developer License No.: 19806-1/11-2021/0104921 • Validity Period: 06/11/2019 - 06/11/2021 • Advertising & Sales Permit No.: 19806-1/11-2021/0104921 • Validity Period: 05/11/2019 - 06/11/2021 • Approving Authority: Pihak Perbandaran Sepang • Reference No.: M/Sepang 689-34/2/132170 • Land Encumbrances: Public Investment Bank (PMB) • Expected Date of Completion: November 2021 • Restriction in Interest: 4/1 • Property Type: 2-Storey Terrace Homes • No. of Units: 130 (Total) • Built-up: 2,546 sq ft - 2,584 sq ft, Site: 22' x 30' • Min. Price: RM109,000, Max. Price: RM185,800 • Discount for Bumiputres: 7% • Advertisement approved by National Housing Department • The information contained in this sheet is subject to change and cannot form part of an offer or contract. All illustrations and pictures are artist's impressions only. The terms are subject to variations, modifications and substitutions as may be recommended by the company's consultants and/or relevant approving authorities.





## Welcome to Serene Lakeside Living

Sehati Lakeside is envisioned as a 41.4-acre freehold landed residential development by the lake. Lush greeneries will cover 5 acres of the estate with three landscaped parks equipped with 19 multi-various facilities for all ages forming its nucleus, promising a lifestyle that will fulfil the needs and aspirations of its residents for generations.

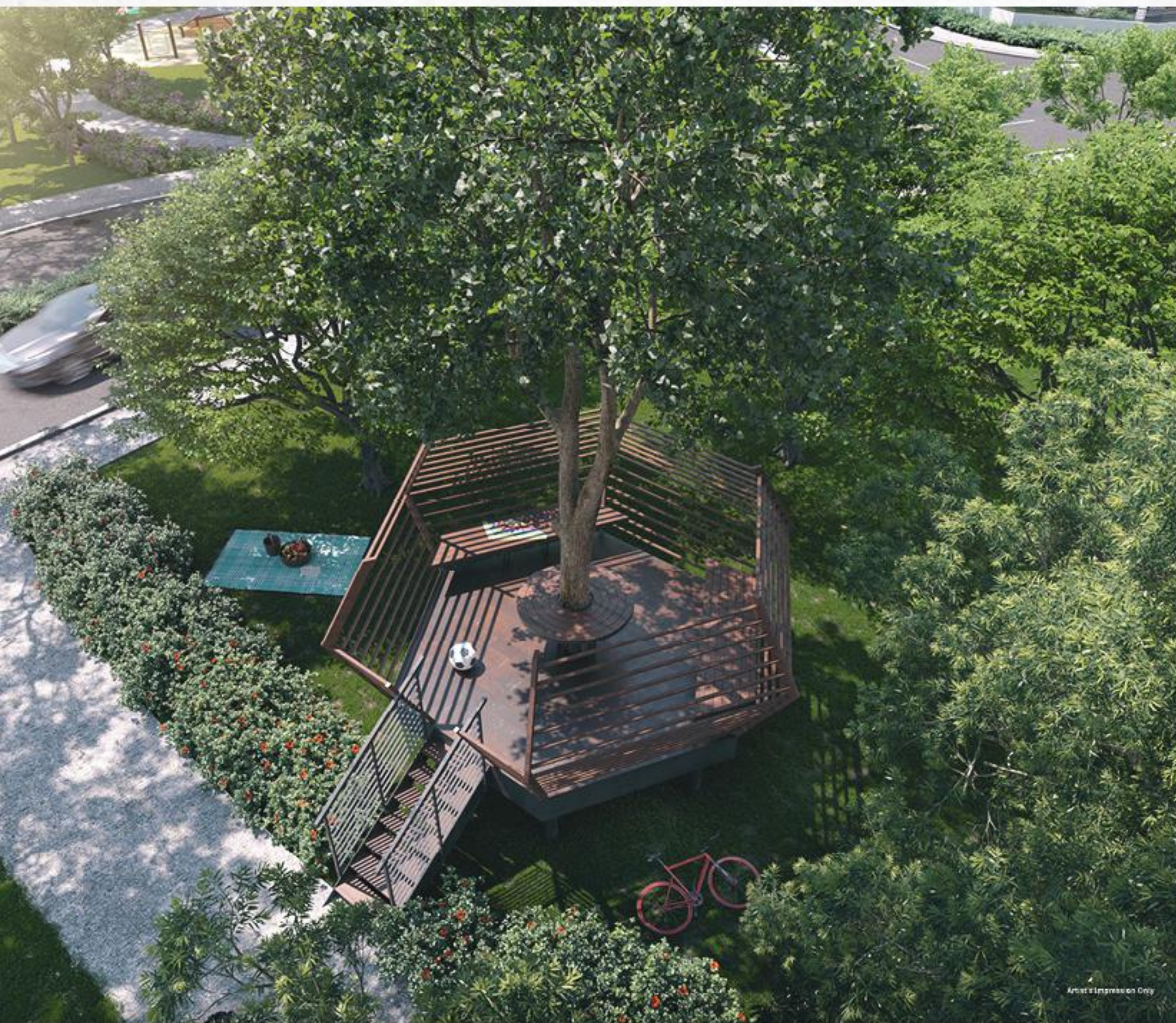




## Enjoy The Good Life

Come home to a gentle cool breeze and the rhythmic sounds of lapping water. Sejati Lakeside offers quality family time, peace of mind, and easy access to every need. Designed with your holistic wellness in mind, expect to have your mind awakened, body invigorated, and bonds rekindled.





## 19 Facilities for Family Recreation

The Community Park has several unique spaces for family recreation, including the Residential Amphitheatre, Bark Playground, Parcourse, Pet Zone and Badminton Court. The Treehouse Pavilion is where you can spend quality time together under the welcoming shade, surrounded by verdant greenery. Know that your kids have a safe place to play with the neighbours somewhere close to home.



## Unique Community Spaces

No man is an island. The ECO Gardens provide a great space to celebrate joyous occasions, with picnic tables nearby. Enjoy freshly picked fruits and vegetables from the Fruit Orchard and Tropical Spice Garden. Let the ambiance set a relaxing mood for mingling and forging close-knit relationships with the community.



Artist's Impression Only





## A Home That's Uniquely Yours

Own a freehold home with low monthly maintenance costs. Make use of the large spaces, be it indoors or outdoors. Utilise the spaces based on your imagination, with the flexibility to renovate without restrictions.

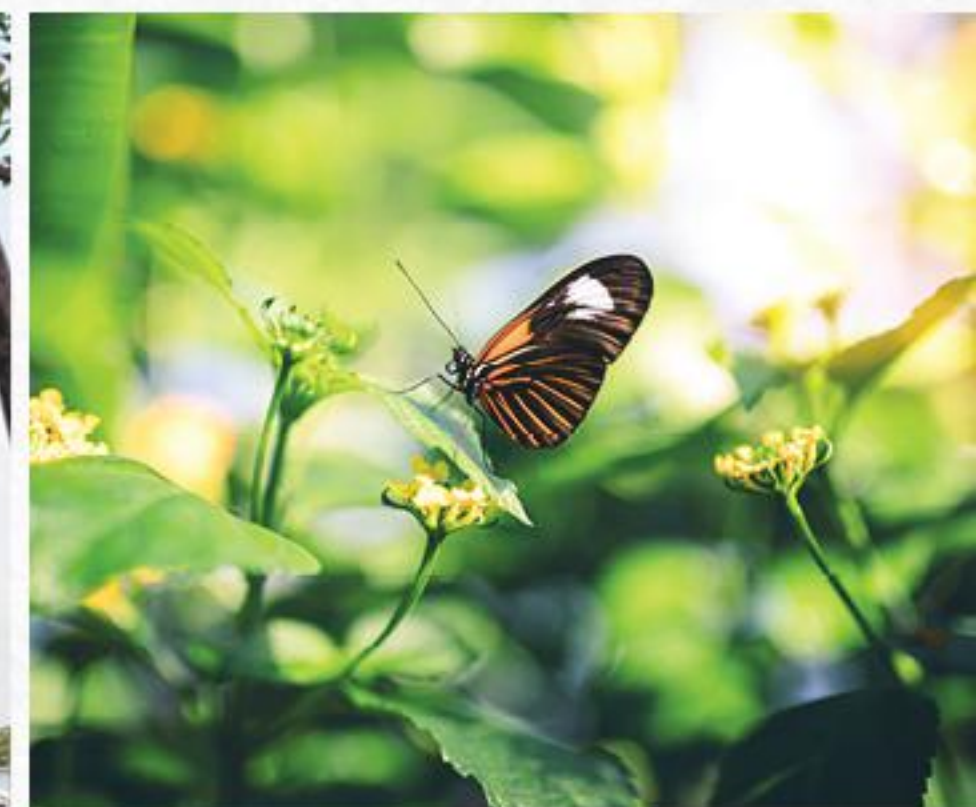




## Multi-Generational Living

Homes here in Sejati Lakeside are thoughtfully designed to fulfil every aspect of your family's needs. The maximum amount of land space is utilised so that every member of your home have a space to call their own. Our ground floor features a sizeable room for the guests or the elderly with mobility concerns. An ideal place to raise a family and keep everyone together, let Sejati Lakeside homes be your bridge between the generations.





## Designed for Safety and Sustainability

Rainwater harvesting in semi-detached homes and other aspects of each home such as natural lighting, cross ventilation, aerated taps, water-saving dual flush systems are designed with sustainability in mind. Homes here are wrapped in not just cooling greenery, but a vibrant ecosystem of flora and fauna which includes a thousand trees made up of more than 20 different species. The north-south orientation of homes also prevents excessive heat and provides a more conducive living environment.

Lead an active lifestyle in your own neighborhood with complete peace of mind. Marked walkways are flanked by low shrubs and are built alongside amply lit streets to offer a clear view.





## The Masterplan

- 22' x 70'  
2-Storey Terrace Homes
- 26' x 70'  
2-Storey Superlink Homes
- 38' x 80'  
3-Storey Semi-Detached Homes
- 40' x 80'  
3-Storey Semi-Detached Homes

## Facilities for The Young & Old Alike

### LAKESIDE PROMENADE

- 1 Cantilevered Lookout Deck
- 2 Pavilion
- 3 Jogging Trail

### COMMUNITY PARK

- 4 Residential Amphitheatre
- 5 Calisthenics Lawns / Kite Launch Pads
- 6 Choreography Walks
- 7 Bark Playground
- 8 Treehouse Pavilion
- 9 Parcourse
- 10 Pet Zone
- 11 Badminton Court
- 12 Log Seating Area

### ECO GARDENS

- 13 Fruit Orchard
- 14 Tropical Spice Garden
- 15 Picnic Table

### CARDIO PARK

- 16 Bark Playground
- 17 Parcourse
- 18 Basketball Court
- 19 Log Seating Area



# Easy Access to All Your Needs

Located within the Cyberjaya Flagship Zone, Sejati Lakeside will be a part of the fast-growing global technology hub that is constantly evolving. Fully equipped with the best infrastructure, the city links to major expressways and is served by both bus and transit systems for accessibility.



Have every need fulfilled without needing to leave the city — from retail and dining to banking and healthcare.



A great place to grow up, Cyberjaya is equipped with education institutions of every level in a variety of fields.



Local and international companies alike are flocking to Cyberjaya for its continuous innovation and IT infrastructure.

