

# LakeFront Homes

@ Cyberjaya

FREEHOLD

ENJOY THE BEST OF AMENITIES AND ACCESSIBILITY WITHIN A STRATEGIC LOCATION

## LOCATION MAP



REALIZE YOUR  
**DREAM LIVING**  
AT CYBERJAYA



With a wide range of ready infrastructures and communication facilities within Cyberjaya, homes here are accessible to a variety of shopping, entertainment, recreation and lifestyle hotspots, LakeFront Homes are conveniently linked to other parts of Klang Valley and beyond via major expressways such as Lingkar Putrajaya, MEX, ELITE, SKVE & LDP.

**MCT**  
BUILDING SUSTAINABLE COMMUNITIES

LakeFront Sales Gallery  
Persiaran Semarak Api,  
63000 Cyberjaya  
LAKEFRONT SALES GALLERY

For more details, please call  
**0111-722 6000**

Developer: LakeFront Residence Sdn. Bhd. (934038-V) • Address: Ground Floor, MCT Tower, One City, Jalan USJ 25/1, 47650 Subang Jaya, Selangor Darul Ehsan, Malaysia • Project: LakeFront Homes at Cyberjaya • Type: Apartment Type A2 • Developer's License No.: 12047-2/05-2020/01777(L) (Validity: 23/05/2019 - 22/05/2020) • Advertising & Sales Permit No.: 12047-2/05-2020/01777(P) (Validity: 23/05/2019 - 22/05/2020) • Building Plan Approval No.: MPPSPG.9/CYB/178/11 JLD.1 • Approving Authority: Majlis Perbandaran Sepang • Tenure: Freehold • Expected Date of Completion: Nov 2021 • Circumstances: • Total Units: 1,311 units • Built-up: 1,010 sf • Selling Price: RM450,000 (min) - RM455,000 (max) • Car park: 2 • Bumper Discount:  
The information contained in this material is subject to change and cannot form part of an offer or contract. All renderings are artist's impressions only. All measurements are approximate. While every reasonable care has been taken in preparing this material, the developer cannot be held responsible for any inaccuracy. All the above items are subject to variations, modifications & substitutions as may be required by the Authorities or recommended by Architect or Engineer.

A LAKESIDE LIVING YOU CAN TRULY CALL **HOME**

A lakeside living experience consisting of contemporary high rise homes with resort-styled facilities. This is how life should be for you & your family.



# NEARBY AMENITIES

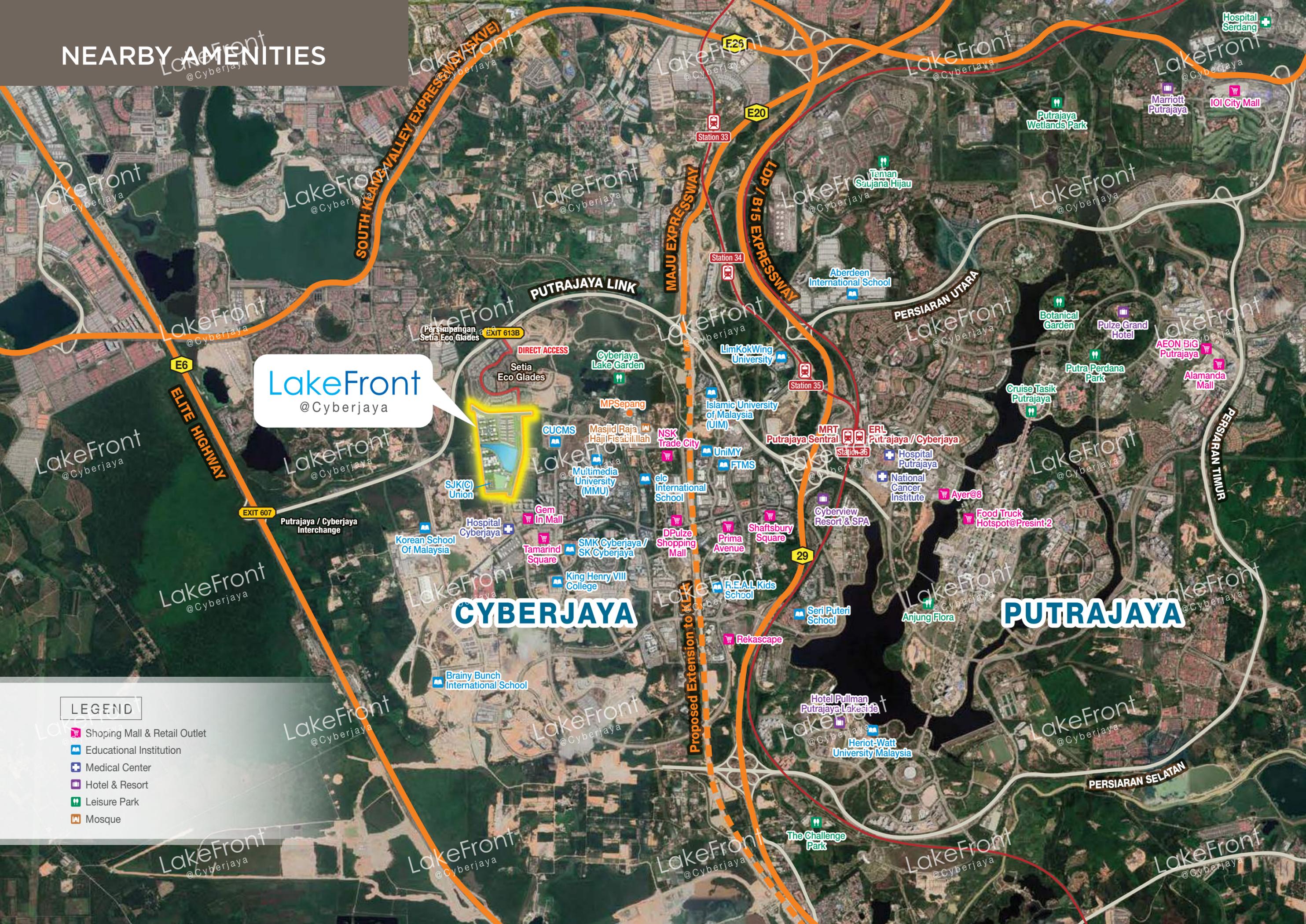
**LakeFront**  
@Cyberjaya

**CYBERJAYA**

**PUTRAJAYA**

## LEGEND

-  Shopping Mall & Retail Outlet
-  Educational Institution
-  Medical Center
-  Hotel & Resort
-  Leisure Park
-  Mosque



# FLOOR LAYOUT PLAN

# MASTER PLAN

PHASE 2 Tower 1, 2, 3

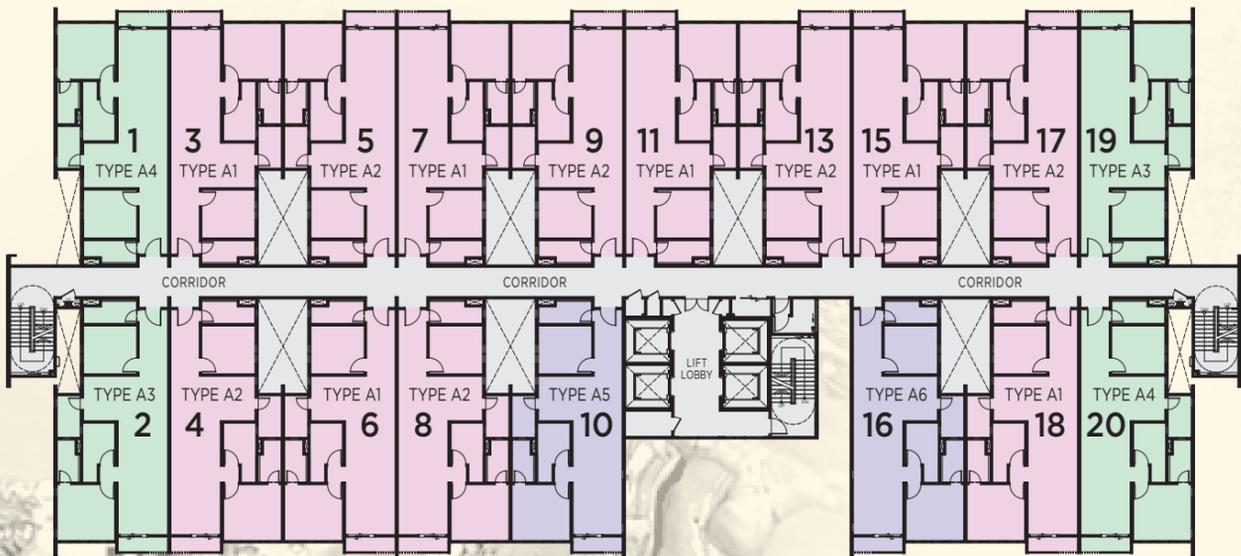
**LEGEND**

TYPE A1 & A2 (Pink)

TYPE A3 & A4 (Green)

TYPE A5 & A6 (Purple)

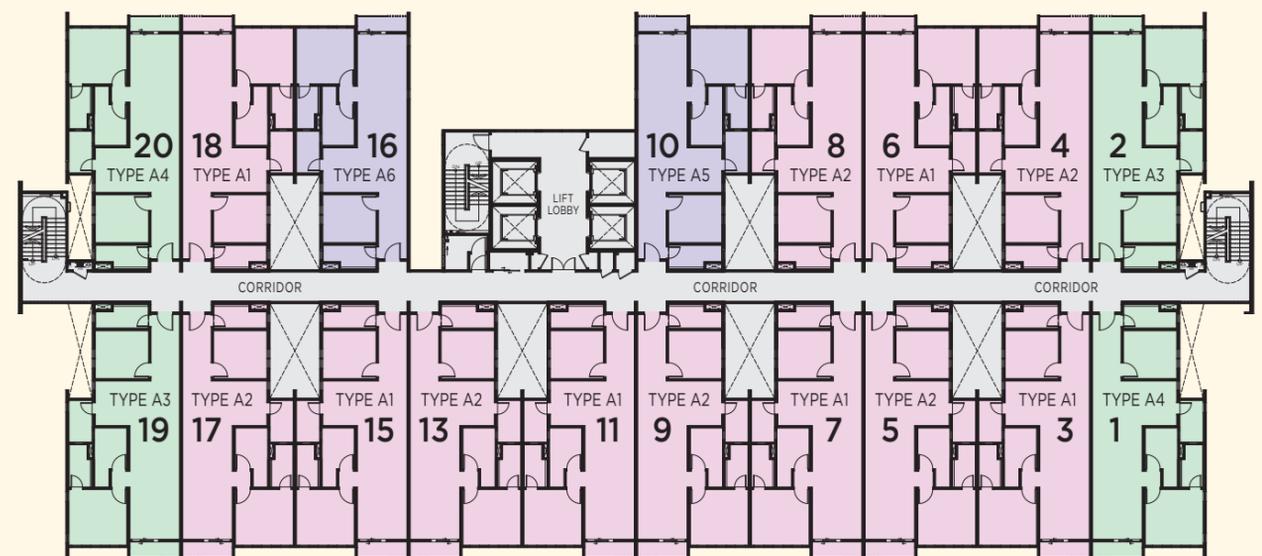
**TOWER 3**



**TOWER 1**



**TOWER 2**





## COZY GREEN LIVING

Considered as one of the most affordable homes in Cyberjaya, these modern abodes are encapsulated by lush greenery and mesmerizing views of the lake offering tranquil living away from the busy city life.



## LIVE LIFE REFRESHED

Enjoy gentle flurries of fresh air and be brighten up daily with the first rays of the sun. A resort-styled living with a shimmering lake as its backdrop, where greens greet your mornings and curated landscapes welcome your evenings.

Artist's Impression



### EXCLUSIVE CONDO FACILITIES



SECURITY  
GUARD HOUSE



BBQ  
FACILITIES



BASKETBALL  
HALF COURT



MANAGEMENT  
OFFICE



CHILDREN  
PLAYGROUND



JOGGING  
TRACK



SWIMMING  
POOL



FUTSAL  
COURT



CAR PARK  
PODIUM



Artist's Impression



## A COZY LIFESTYLE THAT IS CLOSE TO YOUR HEART AND TO EVERYTHING

In the evening, come home to a nurturing lifestyle where home extends beyond the square footage of your cozy domain. LakeFront Homes is a place where you and your family can take root and grow into. Explore the wide range of facilities made available for all ages which include a swimming pool, futsal court, basketball court (half court), jogging track and children's playground.

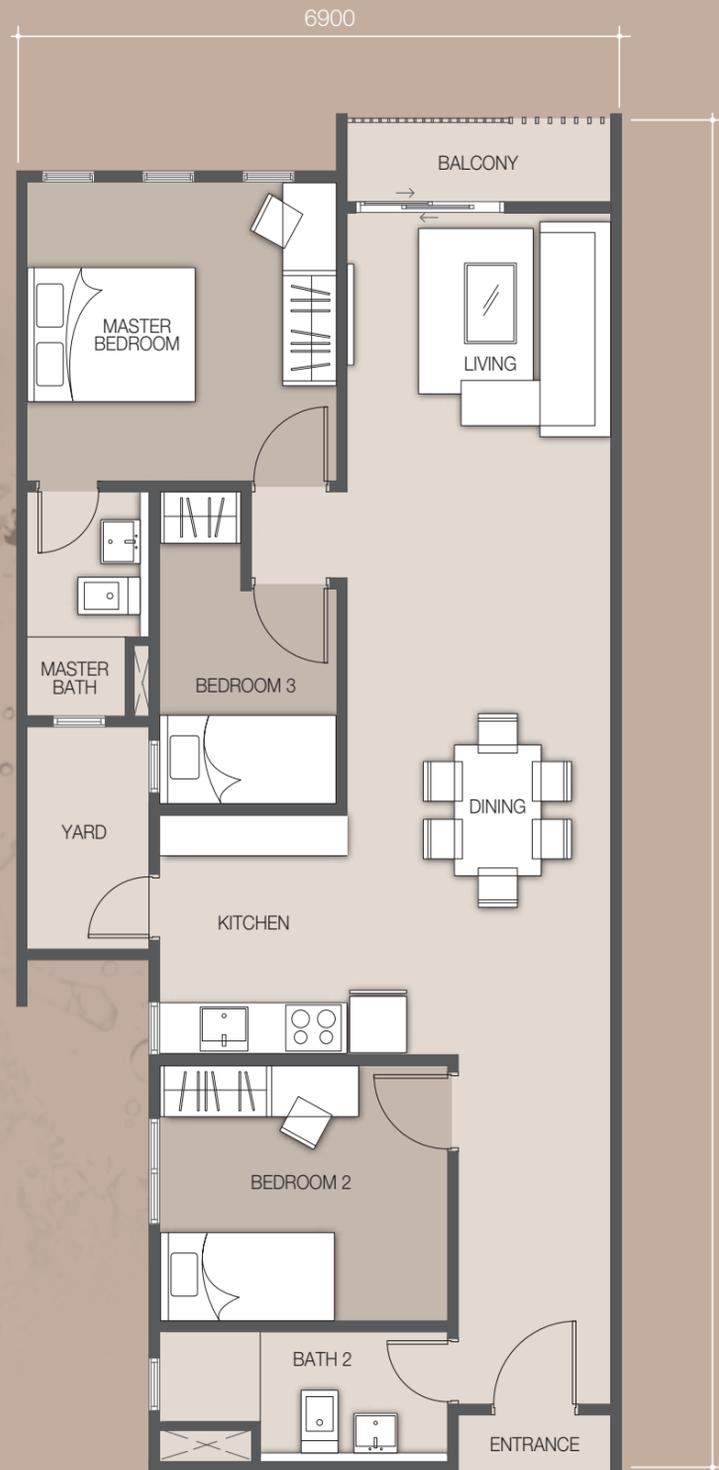
# AN ENRICHING ENVIRONMENT TO THRIVE IN

Surrounding your home is a diverse community and amenities that offers a safe and enriching environment for your family to thrive. Enjoy a host of retail convenience that is within reach and easily accessible.



# FLOOR PLAN

**TYPE A2**  
 Built-up Area 1,010 sf  
 3 Bedrooms 2 Baths



# SPECIFICATION

<b>Structure</b> Reinforced Concrete Structure		<b>Floor Finishes</b> Living/Dining - Vinyl Tiles Kitchen - Ceramic Tiles Balcony - Ceramic Tiles Bathrooms - Ceramic Tiles Yard - Ceramic Tiles Bedrooms - Vinyl Tiles	
Party Walls - Reinforced Concrete Walls - Cement Sand Brick			
<b>Roof Covering</b> Reinforced Concrete Roof Slab		<b>Sanitary And Plumbing Fittings</b>	
<b>Roof Framing</b> Reinforced Concrete Roof Slab		<b>Bathrooms</b> Shower Point 2 Wash Basin 2 Water Closet 2 Bidet 2	
General Area - Skim Coat Bathrooms - Plaster Board Ceiling			
<b>Windows</b> Aluminium Frame Top Hung Window With Fixed Glass Panel Aluminium Frame Adjustable Glass Louvers Window		<b>Kitchen</b> Sink 1 Water Tap 1	
Main Entrance - Metal Frame Timber Door Bedrooms - Metal Frame Wood Flush Door Bathrooms - Metal Frame Wood Flush Door Balcony - Aluminum Frame Glass Sliding Door Yard - Metal Frame Wood Flush Door			
<b>Ironmongery</b> Quality Lockset		<b>Yard</b> Water Tap 1	
<b>Wall Finishes</b> External Wall - Weather Coat Paint Internal Wall - Emulsion Paint Kitchen - Ceramic Tiles (1500mm High) Bathrooms - Ceramic Tiles (2100mm High)		<b>Electrical Installation</b> Lighting Point 14 Air-cond Point 3 Ceiling Fan Point 5 FWS Point 1 13A Socket Point 14 SMATV Point 1 Bell Point 1 Water Heater Point 1	
		<b>Internal Telephone Trunking And Cabling</b> Concealed	



CONTEMPORARY  
DESIGN

Actual Show Unit Photo