



**SEJATI
LAKESIDE 2**

—
CYBERJAYA

2-STOREY
SEMI-DETACHED PARK HOMES
36' x 75'

FREEHOLD

**PARAMOUNT
PROPERTY**

The People's Developer™



IMMERSE INTO WELLNESS INSPIRED LAKESIDE LIVING

Discover Cyberjaya's most desirable residential address. Recognised as the 'Best Family-Friendly Landed Development' at the StarProperty Awards, 2023, Sejati Lakeside 2 is designed to inspire wellness, nurture family bonds and foster a close-knit community. At Sejati Lakeside 2, you'll find more than just well-appointed freehold, semi-detached homes. Here, you'll discover a wellness-centric lifestyle where you are always close to all that you love in life - family, work, community, play and even nature's serenity. Come home to an exclusive, safe and sustainable lakeside community that is crafted to be truly inspiring each day.



Artist's impression only



Artist's impression only



Artist's impression only

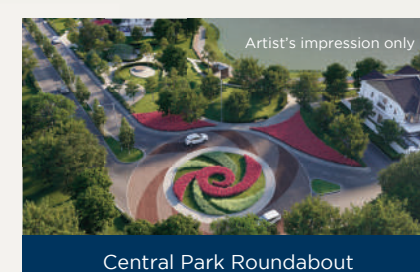


Artist's impression only

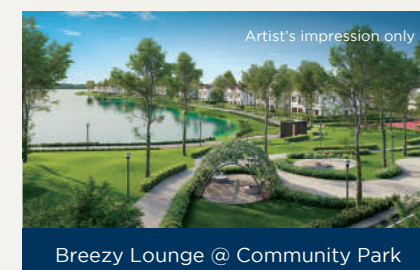
A PRIVATE HAVEN OF WELLNESS FOR THE FAMILY

Sejati Lakeside 2 features multi-facilities that promote healthy lakeside living for the family in an exclusive and private enclave.

- A** Lakeside promenade / Jogging track
- B** Cycling trail
- C** Walkway
- D** Scented Path
- E** Breezy Lounge
- F** Hill and Dale
- G** Panorama Pavilion
- H** Parcourse (10 facilities)
- I** Games Zone (Badminton)
- J** Hammock Garden
- K** Tree Playhouse (Kids' playground)



Central Park Roundabout



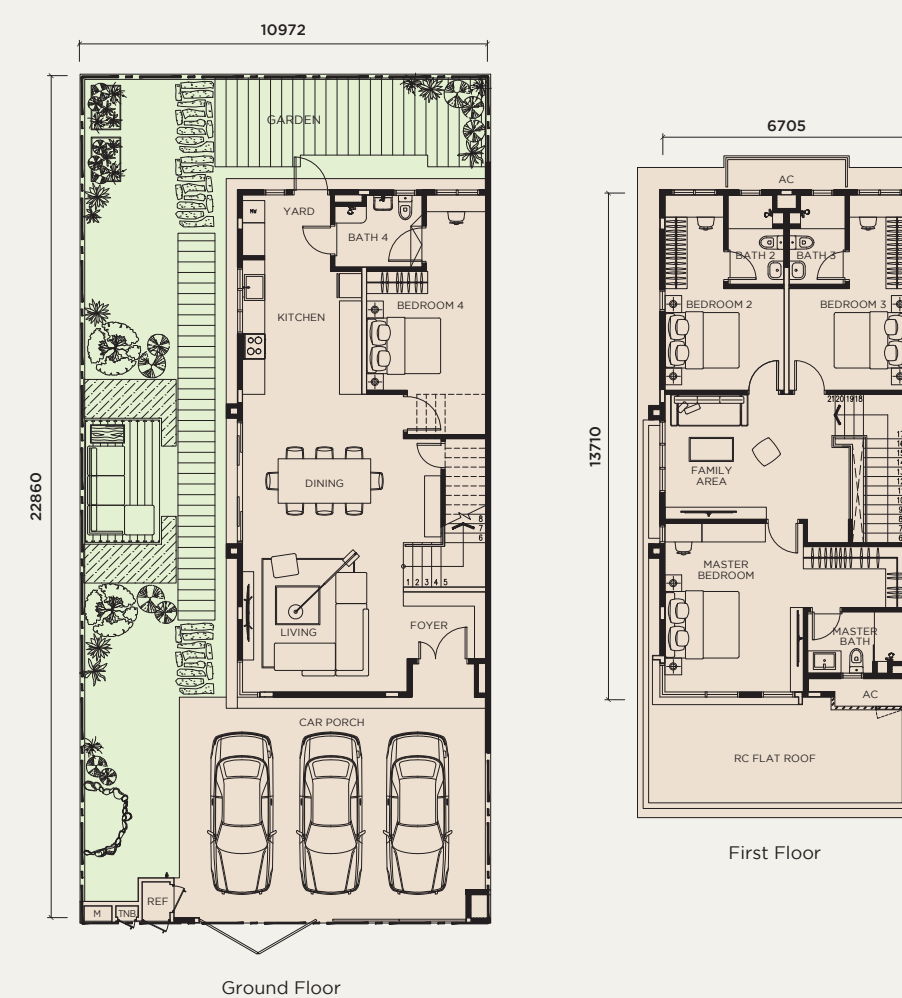
Breezy Lounge @ Community Park



Tree Playhouse @ Active Park



Hammock Garden @ Wellness Park



LUSH HOMES THAT ARE CRAFTED FOR THE ENTIRE FAMILY

Elegantly crafted, the Park Homes here are a perfect balance of practical versatility and stylish sophistication. Come home to sustainable & luxuriously spacious residences with living areas that suit the different needs of each member of the family. A forever home that's truly designed for multi-generational living.

Freehold 2-Storey Semi-Detached Park Homes

- Land Area: 36' X 75'
- Built-Up Area: 2,407 sq.ft.
- Minimum of 14ft. extra land
- 4 Spacious Bedrooms
- 4 En Suite Bathrooms

Perfect for Multi-Gen Families

- Located close to the lush linear parks.
- Versatile living spaces that suit the different needs of family members.
- Open concept kitchen and laundry area gives you more room to work with.
- Ground floor seniors' suite with wide wheelchair-friendly walkways, a bathroom ramp and seated shower area.

Modern & Sustainable

- Column-free car porch that fits 3 cars.
- Minimum 14ft. of extra land for your secret garden.
- Homes are mostly north-south oriented to minimise heat from direct sunlight.
- Open plan layouts that promote natural lighting and ventilation.
- Equipped with rainwater harvesting tanks and water-efficient fittings.

Individual Title Homes

- More flexibility in terms of renovation and comes with an Extended 5-Years' Defect Liability Period for greater peace of mind.



Artist's impression only



Artist's impression only



SPECIFICATIONS

Structure	: Reinforced Concrete Structure
Wall	: Reinforced Concrete / Masonry Wall where applicable / Wall Panels where applicable (only for Phase 2)
Roof Covering	: Roof Tiles / Reinforced Concrete Slab where applicable
Roof Framing	: Metal Frame / Reinforced Concrete where applicable
Ceiling	: Skim Coat / Plaster Ceiling where applicable
Windows	: Aluminium Framed Glass Window
Doors	
Main Entrance	: Timber Door
All Bedrooms / Bathrooms / Utility	: Timber Door
Others	: Aluminium Framed Glass Sliding Door
Ironmongery	: Selected Lockset
Wall Finishes	
External Wall	: Skim Coat and Weather Resistant Paint
Internal Wall	: Skim Coat and Paint
All Bathrooms	: Porcelain Tiles up to Ceiling Height
Kitchen	: Ceramic Tiles up to 1500mm Height

Floor Finishes	
Living / Dining / Kitchen / Yard	: Porcelain Tiles
Bedroom 4	: Porcelain Tiles
Other Bedrooms / Family	: Laminated Floor
All Bathrooms	: Porcelain Tiles
Car Porch	: Concrete Imprint

Sanitary & Plumbing Fittings

Water Closet	: 4
Water Basin	: 4
Shower Head	: 4
Tap	: 11
Kitchen Sink	: 1

Electrical Installation

Lighting Point	: 28
Power Point 13A	: 21
Gate Post Light Point	: 2
Ceiling Fan Point	: 7
Water Heater Point	: 4
Aircond Point	: 6
Bell Point	: 1
Fibre Wall Socket	: 1
TV Point	: 2
Tel/ Data Point	: 1

Fencing	: Masonry Wall
----------------	----------------

Turfing	: Spot Turfing where applicable
----------------	---------------------------------

WELL CONNECTED TO ALL THAT YOU LOVE

Convenient access to a well established network of expressways and the MRT 2 Putrajaya Line.



EXPRESSWAYS



MRT2 - PUTRAJAYA LINE



Scan to visit our website

Paramount Property Gallery @ Sehati Lakeside 2
Utopolis Sdn Bhd 201201026826 (1011316-M)
 No 1 & 3, Jalan SL2/9, Sehati Lakeside 2, Cyber 10, 63000 Cyberjaya, Selangor Darul Ehsan.

03 2727 7501

ParamountPropertyMalaysia | paramountpropertymy | Paramount Property Malaysia

PARAMOUNT PROPERTY

The People's Developer™

FASA 1. Pemaju: Utopolis Sdn. Bhd. 201201026826 (1011316-M) • Co-labs Coworking Shah Alam, B-02-01 (Blok B), Sekitar26 Enterprise, Persiaran Hulu Selangor, Seksyen 26, 40400 Shah Alam, Selangor. • No. Lesen Pemaju: 30178/08-2027/0177(A) • Tempoh Sah: 01/09/2022 - 31/08/2027 • No. Permit Iklan dan Jualan: 30178-1/10-2024/0267(A)-(L) • Tempoh Sah: 28/10/2022 - 27/10/2024 • Pihak Berkuasa Kelulusan Pelan Bangunan: Majlis Perbandaran Sepang • No. Kelulusan: MP-Sepang 600-34/2/195(13) • Bebanan Tanah: Gadaian (Public Investment Bank Berhad) • Pegangan Tanah: Hak Milik Kekal • Tarikh Dijangka Siap: Oktober 2024 • Jenis Rumah: Rumah Berkembar 2 Tingkat (Type A) • Jumlah Unit: 122 • Luas Binaan: 2,407 k.p.s • Harga Minimum: RM1,746,353 • Harga Maksimum: RM2,762,941 • Diskaun untuk Bumiputera: 7% • Sekatan Kepentingan: Tanah ini boleh dipindah milik, dipajak atau digadai setelah mendapat kebenaran Pihak Berkuasa Negeri.

FASA 2. Pemaju: Utopolis Sdn. Bhd. 201201026826 (1011316-M) • Co-labs Coworking Shah Alam, B-02-01 (Blok B), Sekitar26 Enterprise, Persiaran Hulu Selangor, Seksyen 26, 40400 Shah Alam, Selangor. • No. Lesen Pemaju: 30178/08-2027/0177(A) • Tempoh Sah: 01/09/2022 - 31/08/2027 • No. Permit Iklan dan Jualan: 30178-2/06-2025/0709(A)-(L) • Tempoh Sah: 16/06/2023 - 15/06/2025 • Pihak Berkuasa Kelulusan Pelan Bangunan: Majlis Perbandaran Sepang • No. Kelulusan: MP-Sepang 600-34/2/202(T1) • Bebanan Tanah: Gadaian (Public Investment Bank Berhad) • Pegangan Tanah: Hak Milik Kekal • Tarikh Dijangka Siap: Jun 2025 • Jenis Rumah: Rumah Berkembar 2 Tingkat • Jumlah Unit: 112 • Jenis Rumah: 30 Unit Rumah Berkembar 2 Tingkat (Type A) & 82 Unit Rumah Berkembar 2 Tingkat (Type B) • Luas Binaan: Rumah Berkembar 2 Tingkat (Type A) - 2,407 k.p.s & Rumah Berkembar 2 Tingkat (Type B) - 3,059 k.p.s • Harga Minimum & Maksimum: Rumah Berkembar 2 Tingkat (Type A) - RM1,775,412 (min) - RM2,163,176 (mak) & Rumah Berkembar 2 Tingkat (Type B) - RM1,883,412 (min) - RM2,450,353 (mak) • Diskaun untuk Bumiputera: 7% • Sekatan Kepentingan: Tanah ini boleh dipindah milik, dipajak atau digadai setelah mendapat kebenaran Pihak Berkuasa Negeri.

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA