



**SEJATI
LAKESIDE 2**

—
CYBERJAYA

2-STOREY
SEMI-DETACHED LAKE HOMES
36' x 80'

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

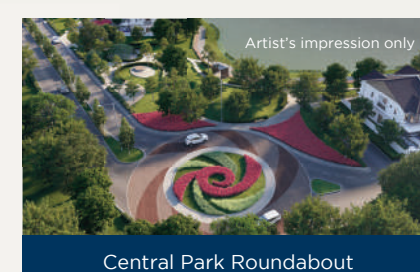


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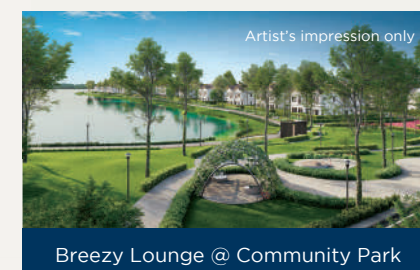
A PRIVATE HAVEN OF WELLNESS FOR THE FAMILY

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



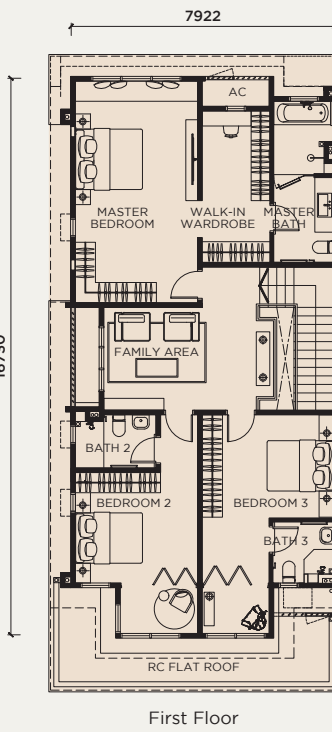
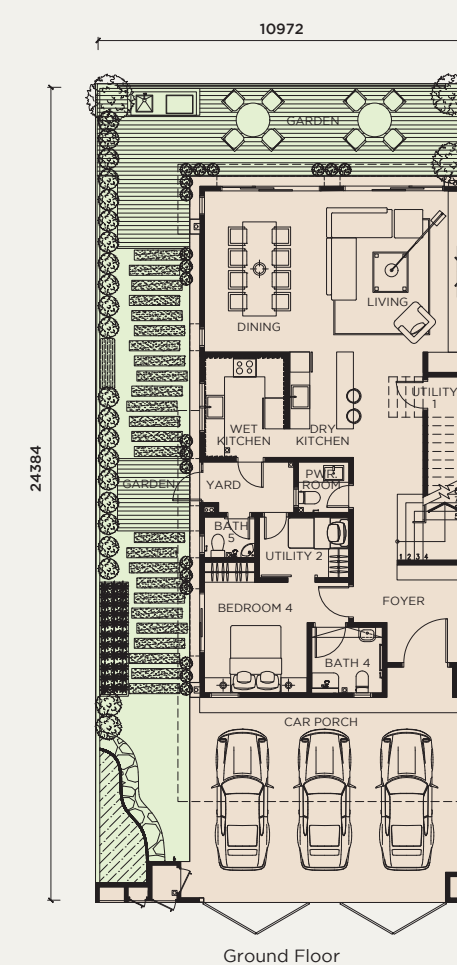
Breezy Lounge @ Community Park



Tree Playhouse @ Active Park



Hammock Garden @ Wellness Park



LAKESIDE LUXURY AT ITS FINEST

Live in sheer luxury in a stylish home that's perfect for larger families. Experience living & dining areas with breathtaking waterfront views and a private garden that's next to a 45-acre scenic lake.

Freehold 2-Storey Semi-Detached Lake Homes

- 📏** Land Area: 36' X 80'
- 🏠** Built-Up Area: 3,059 sq.ft.
- 🏡** Minimum of 10ft. extra land
- 🛏** 4 Spacious Bedrooms with En Suite Bathrooms & 1 Utility Room
- 🚿** 1 Bathroom
- 🛁** 1 Powder Room

Perfect for Multi-Gen Families

- Homes with a private garden that is right next to a 45-acre scenic lake.
- Living & dining areas that feature breathtaking waterfront views.
- Luxuriously spacious with 2 dedicated kitchen areas that's perfect for larger families.
- Spacious ground floor seniors' suite with wide wheelchair-friendly walkways, an adjoining helper's room, bathroom ramp and seated shower area.

Modern & Sustainable

- Column-free car porch that fits 3 cars comfortably creates a spacious entrance.
- Minimum 10ft. of extra land for you to create a stylish terrace or nurture your very own vegetable garden.
- A selection of Lake Homes are 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.



SPECIFICATIONS

Structure	: Reinforced Concrete Structure
Wall	: Reinforced Concrete / Masonry Wall / Wall Panels where applicable
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 1 & 2	: Timber Door
Lanai	: Folding 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
Dry & Wet Kitchen	: Ceramic Tiles up to 1500mm Height

Floor Finishes	
Living / Dining / Dry & Wet Kitchen	: Porcelain Tiles
Bedroom 4 / Utility 1 & 2 / Yard	: Porcelain Tiles
Other Bedrooms / Family	: Laminated Floor
All Bathrooms / Powder Room	: Porcelain Tiles
Car Porch	: Concrete Imprint
Sanitary & Plumbing Fittings	
Water Closet	: 6
Water Basin	: 6
Shower Head	: 5
Bath Tub	: 1
Tap	: 17
Kitchen Sink	: 2
Electrical Installation	
Lighting Point	: 39
Power Point 13A	: 30
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.



- LEGEND**
- Education
 - Leisure / Entertainment
 - Healthcare
 - Train Station
 - KLIA Transit Line
 - MRT2 Putrajaya Line

EXPRESSWAYS



MRT 2 - PUTRAJAYA LINE



Scan to visit our website

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

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PARAMOUNT PROPERTY

The People's Developer™

Permohonan: Utropolis 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: MPSEpang 600-34/2/202(11) • 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