



**SEJATI
LAKESIDE 2**

—
CYBERJAYA

WELLNESS INSPIRED
LAKESIDE LIVING

**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.



Come home to an exclusive,
safe and sustainable lakeside community
that is crafted to be truly inspiring each day.





METICULOUSLY
MASTER PLANNED WITH
FAMILY WELLNESS IN MIND



Inspired by a vision. Now made reality.
Discover a secure haven that is mindfully crafted
to inspire wellness, nurture family bonds and foster
a close-knit community. Live life to the fullest
at Sejati Lakeside 2 and savour the best of
lakeside living amidst nature's serene beauty.









Artist's impression only

- PHASE 1**
- 2-Storey Semi-Detached Park Homes
36' x 75'
-
- PHASE 2**
- 2-Storey Semi-Detached Lake Homes
36' x 80'
 - 2-Storey Semi-Detached Park Homes
36' x 75'

THE MASTER PLAN

This private enclave consists of 234 well-appointed semi-detached homes. Nestled next to a 45-acre scenic lake, these individual title residences give owners greater flexibility in terms of renovations. Master planned with 3 lush parks for residents and multi-facilities that promote wellness & safety, Sejati Lakeside 2 offers families the perfect setting for sharing life's precious moments together.

-  **LAND AREA**
32.74 acres
-  **FREEHOLD**
Landed individual title
-  **TOTAL UNITS**
234 units of 2-Storey Semi-Detached Homes
-  **LOW DENSITY**
Only 7 homes per acre





Breezy Lounge @ Community Park

Artist's impression only

WELLNESS-CENTRIC OUTDOOR LIFESTYLE

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



45-acre soothing lake with a scenic promenade



3 lush parks exclusively reserved for residents



11 facilities that promote family togetherness & wellbeing





**3 LUSH PARKS THAT
NURTURE A CLOSE-KNIT
COMMUNITY**

Experience 3 lush parks that are designed to inspire wellness as well as nurture family & community togetherness. Go for a morning run with the family or simply unwind with neighbourhood friends by the lakeside promenade after a long day.

Lakeside Promenade @ Community Park

Artist's impression only

A PRIVATE HAVEN OF WELLNESS FOR THE FAMILY

Create happy memories with the kids at the Tree Playhouse or head to the outdoor Games Zone for some thrilling sports action with friends.

- 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)



A SAFE & SUSTAINABLE NEIGHBOURHOOD

Sejati Lakeside 2 is designed to be safe & sustainable for the family. A private community that is meticulously master planned to bring total peace of mind for residents.

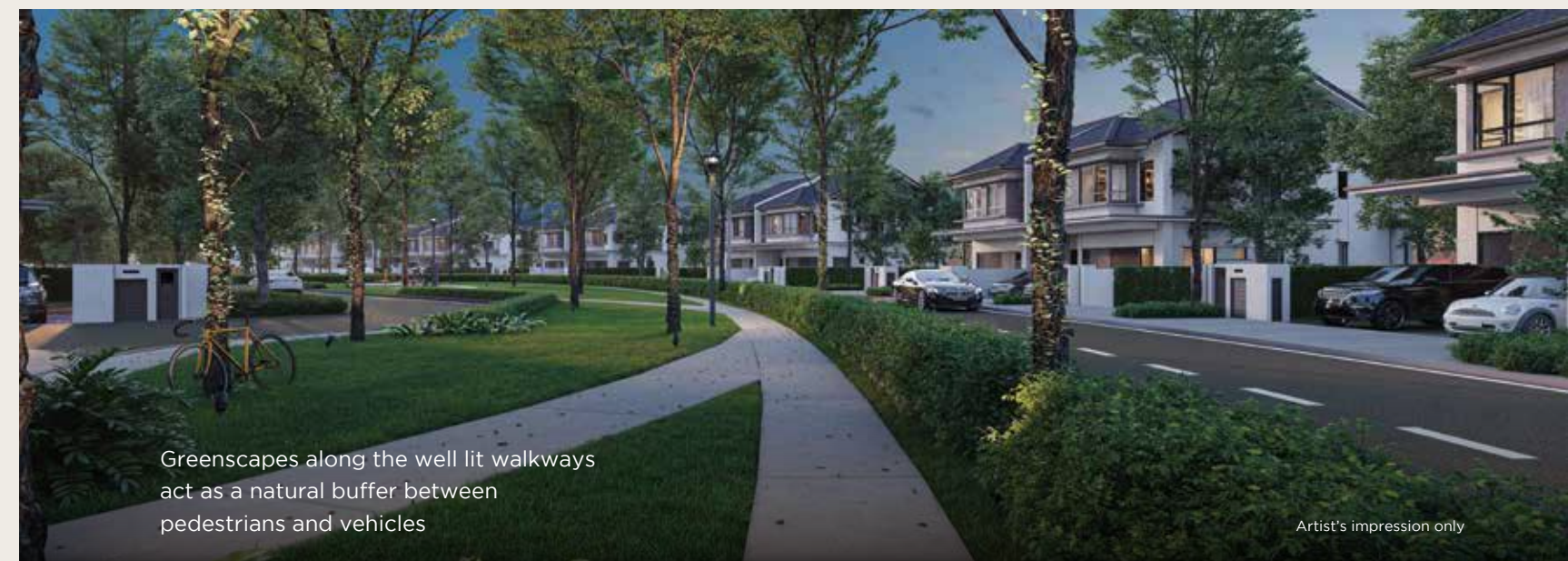
Master planned with Crime Prevention Through Environmental Design (CPTED) features to promote a safer and more secure living environment.

- Greenscapes along walkways that act as a natural buffer between pedestrians and vehicles.
- Cul-de-sac design that offers safer surroundings for families with reduced vehicular traffic.
- Well positioned lighting along streets and pedestrian walkways for enhanced safety.
- Featuring a proposed main entrance statement that enables the creation of a guarded community.



Artist's impression only

Designed with one main entrance/exit that enables the creation of a guarded community



Greenscapes along the well lit walkways act as a natural buffer between pedestrians and vehicles

Artist's impression only



Hammock Garden @ Wellness Park

Artist's impression only



A SANCTUARY OF SERENITY

Whether it's taking a leisurely walk by the soothing lakeside or a well deserved respite at the Hammock Garden, life in this sanctuary of serenity is all about enhancing your health and wellbeing.



A SUSTAINABLE HAVEN OF BIODIVERSITY



Master planned to promote a vibrant and sustainable natural eco-system



More than 500 trees and 24 species of plants cultivated



Flowering plants that enhance biodiversity by attracting birds & butterflies are carefully curated



Artist's impression only

Jogging & cycling path along the lakeside





LUSH HOMES THAT
ARE CRAFTED FOR
THE ENTIRE FAMILY



Elegantly crafted, the Lake & 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.





Central Park Roundabout

Artist's impression only

THE HOMES AT SEJATI LAKESIDE 2



**Low density enclave
with homes that offer
more flexibility**

Low density and exclusive 2-storey semi-detached residences only. These individual title homes give owners greater flexibility in terms of renovations. In addition, the monthly maintenance fees are also lower.



**Perfect for
multi-gen families**

Luxuriously spacious with versatile layouts that cater for the entire family.



**Designed with
sustainability
in mind**

The homes here are mostly north-south oriented to minimise heat from direct sunlight and have open plan layouts that promote natural lighting and ventilation. They are also equipped with rainwater harvesting tanks and water-efficient fittings.



**Total peace
of mind**

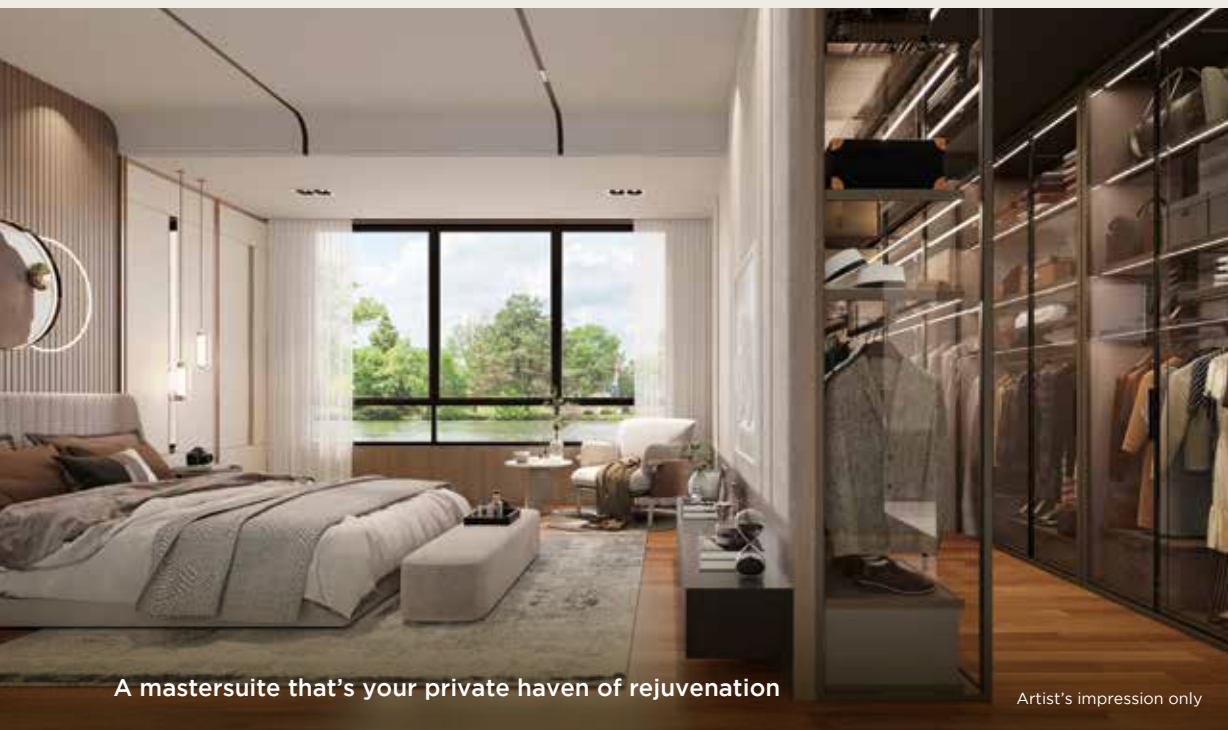
Enjoy a new home that comes with an Extended 5-Years' Defect Liability Period.

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

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.



A mastersuite that's your private haven of rejuvenation

Artist's impression only



Artist's impression only



Come home to a secret garden with soothing lake views

Artist's impression only

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.



Luxuriously spacious open plan layouts

Artist's impression only

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

A GREEN HAVEN FOR THE FAMILY

Discover a spacious home that is embraced by lush greenery. Create your very own secret garden where you can grow vegetables and herbs. When it's time for play, you can head to one of the three private neighbourhood parks that's just a breezy stroll away from home.



Your personal sanctuary with serene park views

Artist's impression only



Artist's impression only



Lush private garden where family & friends can come together

Artist's impression only

PERFECT FOR MULTI-GEN FAMILIES

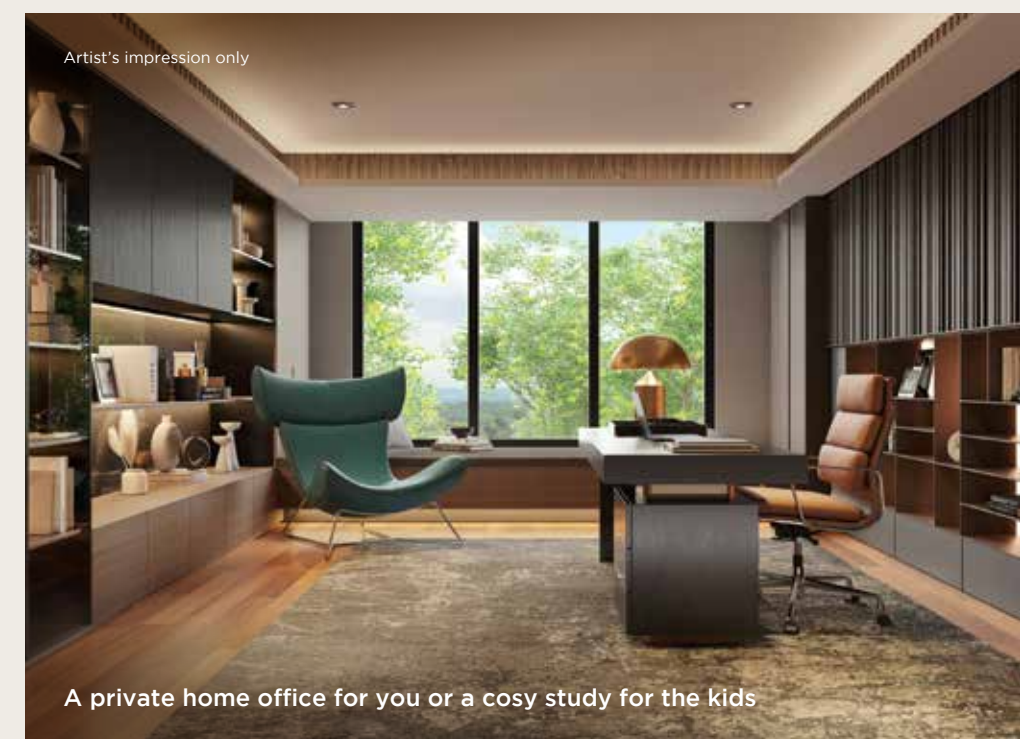
- Located close to the lush linear parks.
- Versatile living spaces that suit the different needs of family members.
- Open concept kitchen and laundry area gives you more room to work with.
- Ground floor seniors' suite with wide wheelchair-friendly walkways, a bathroom ramp and seated shower area.

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.



A private home office for you or a cosy study for the kids



Versatile living spaces that promote natural lighting & ventilation

Artist's impression only



COME HOME TO THE
MOST DESIRED ADDRESS
IN CYBERJAYA



Nestled in a prime location within the well-established city of Cyberjaya, this exclusive enclave is conveniently close to all that you love in life. From shopping, to schools, to work and even mother nature, here you'll never need to wander far to partake in life's little pleasures as well as its daily essentials.



CYBERJAYA - MALAYSIA'S PREMIER SMART CITY

Nestled in the Cyberjaya Flagship Zone (CFZ), Sejati Lakeside 2 is strategically positioned within this award-winning city of the future. With an unwavering commitment to create a sustainable living environment, Cyberjaya is set to be the first smart and low carbon city in Malaysia by 2030. Come home to Sejati Lakeside 2 and you'll be returning to the perfect setting where you can build a sustainable future for your family.

A SMART CHOICE FOR A SUSTAINABLE FUTURE



Integrated CCTV linked to the Malaysia Emergency Response Service (MERS) 999 system*



17 EV Charging stations available in malls, commercial zones and corporate office carparks*



Smart city pilot projects such as the KUMPOOL app, a smart shuttle service application that promotes carbon footprint reduction*



15 Urban mobility pilot projects that promote the use of e-scooters, bike-sharing and car-sharing services*



51% Cyberjaya retailers already cashless to-date*



179 Free Wifi access points across public spaces in Cyberjaya*

*Source: cyberview.com.my (July 2022)



Leading The Way

- The city is currently working on ensuring 5G connectivity to further elevate the smart city experience.
- Focused on energy efficiency for sustainability.
- A well-established education hub.



A Global Tech Hub

- Fast-growing global technology hub.
- World-class IT infrastructure.
- Well connected via expressways & train lines to KLIA/KLIA 2 and surrounding townships.



All Within Your Reach

Experience a thriving commercial hub where you'll be spoiled for choice when it comes to lifestyle amenities.

- Shopping malls
- Retail shops
- F&B outlets
- Banks & govt. institutions
- Recreational parks
- Healthcare providers



Built To Be Future Proof

Local and international companies alike continue to make Cyberjaya their preferred home base because of its visionary and sustainable master plan.

- Low carbon footprint
- The perfect environment to live, study, work and play.

STRATEGICALLY LOCATED



EXPRESSWAYS

- 3.4 km: Lingkar Putrajaya
- 4 km: Putrajaya-Cyberjaya Expressway
- 5.3 km: ELITE highway
- 7.6 km: MEX Highway
- 12.8 km: SKVE

MRT2 - PUTRAJAYA LINE

- 5.5 km: Cyberjaya City Centre MRT2 Station
- 6.9 km: Cyberjaya Utara MRT2 Station
- 7.4 km: Putrajaya Sentral MRT2 Station

A WELL CONNECTED PRIVATE COMMUNITY

Convenient access to a well established network of expressways and public transportation to get to all the places that you love.

APPROXIMATE DISTANCE TO



The People's Developer

Paramount Property strives to be the people's developer, creating spaces that will truly make lives better for all.

We strive to Design for Life, creating products to suit the different stages of life's journey. We place People First, from the people we build for, to those who grow with us - we make their needs our priority. We work to Uplift Communities through sustainability practices and by supporting initiatives that will leave the world a better place for many more years to come.



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.

03 2727 7501

📘 ParamountPropertyMalaysia 📷 paramountpropertymy 📺 Paramount Property Malaysia

FASA 1, Pemaju: 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: 30178-1/10-2024/0267(A)-(L) • Tempoh Sah: 28/10/2022 - 27/10/2024 • Pihak Berkuasa Kelulusan Pelan Bangunan: Majlis Perbandaran Sepang • No. Kelulusan: MPSepang 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: 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

**PARAMOUNT
PROPERTY**

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