



RESIDENCES
CYBERJAYA

DISCOVER LIMITED EDITION
HOMES THAT BRING
THE BEST OF PARK LIVING

3-STOREY PARK HOMES

PARAMOUNT
PROPERTY

The People's Developer™

PARK LIVING AT ITS FINEST IN THE HEART OF CYBERJAYA

Introducing limited edition Park Homes at Sejati Residences, Cyberjaya's most coveted award-winning address. This gated & guarded community is where the art of living meets nature's splendour. Experience pure bliss living amidst 6 lush parks with carefully curated outdoor facilities that are designed to build stronger family bonds. Comprising only 170 well-appointed 3-storey park homes, the freehold residences here are designed for inter-generational living, with spaces that bring the family closer together. With land areas ranging from 22' x 50', 22' x 55' and 22' x 70', these spacious homes offer 5 bedrooms, 5 en-suite bathrooms and have versatile layouts with seniors-friendly features.





Freehold Homes with Versatile Layouts

Spacious built-up areas ranging from 2,267 sq.ft. - 2,854 sq.ft.



Perfect for Growing Families

5 Bedrooms with 5 En-suite Bathrooms



Crafted for Inter-generational Living

Designed with seniors' and wheelchair-friendly features



A Sustainable and Smarter Choice

Smart home system and sustainability features for enhanced security and savings



A Secure Community

Gated & Guarded with 24-hours security



6 Lush Private Parks

1.5-acres of verdant parks with 7 outdoor facilities for all ages



Low-Density

Only 170 units of 3-Storey Park Homes



Prime Location in Cyberjaya

Linked via 5 expressways and 2 MRT stations to great amenities





MASTERPLANNED WITH LIFESTYLE FACILITIES FOR ALL AGES

With a 1.9km walkway that connects the entire neighbourhood and comprehensive outdoor facilities that are designed to bring families closer together, Sejati Residences offers the perfect setting where your family can truly flourish.

THE PARK HOMES

- **TYPE A - 22' x 50'**
3-Storey Park Homes
- **TYPE B - 22' x 55'**
3-Storey Park Homes
- **TYPE C - 22' x 70'**
3-Storey Park Homes

EXPERIENCE 6 PRIVATE PARKS WITH 9 MULTI-FACILITIES

- A** Park Playscape
- B** Kid's Playzone
- C** Park Pavilion
- D** Entrance/Exit with guardhouse
- E** Multipurpose Hall & Management Office
- F** Jogging Path & Walkway
- G** Reflexology Zone
- H** Chill-out Zone
- I** Outdoor Gym





Pure Joy with Park Living For The Family

- A gated & guarded private community that gives you total peace of mind.
- Masterplanned to promote an active and healthy lifestyle.
- Homes are located close to lush private parks with recreational facilities for all ages.
- 1.5-acres of park land with over 200 trees comprising 9 species.



Designed For Inter-Generational Living

- Versatile living spaces that suit the different needs of family members, complete with seniors-friendly features.
- 5 spacious bedrooms, all with ensuite bathrooms. The top floor is designed as a second master suite with an airy balcony. This space can also be utilised as a private gym, home office, music studio for the kids and more.



A Smart & Sustainable Home

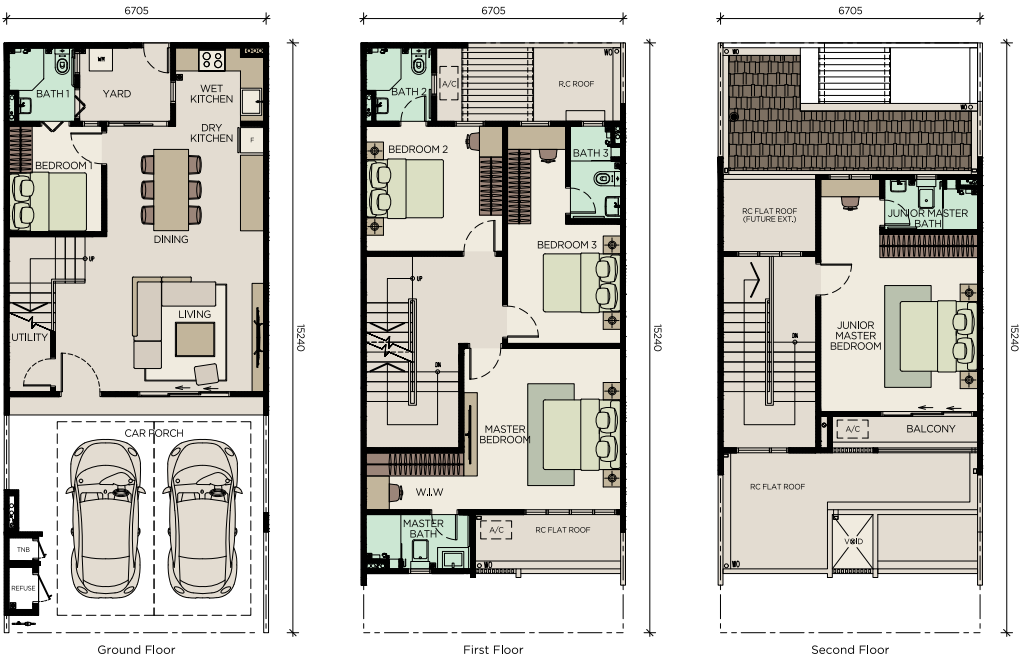
- Enjoy the convenience of a connected home with a dedicated smart home system.
- Equipped with an EV charger isolator point and ready conduit for solar PV cables.
- Comes with water efficient fittings such as aerated water taps and dual flush systems to enhance savings as well as conserve valuable resources.



FLOOR PLANS

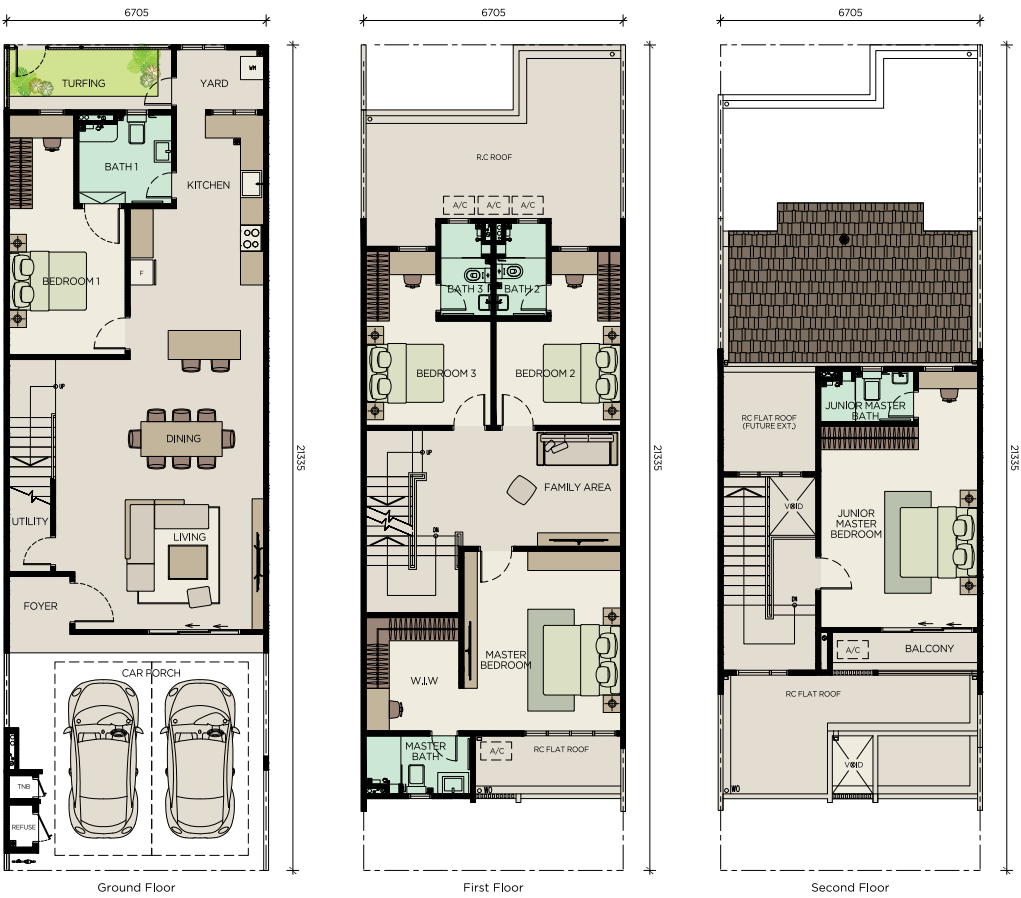
TYPE A (Intermediate Lot) 3-Storey Park Homes 22' x 50'

- Land area: 22' x 50'
- Built-up area: 2,267 sq.ft.
- 5 Bedrooms
- 5 Bathrooms
- 1 Balcony on the top floor
- Dry & wet kitchen areas



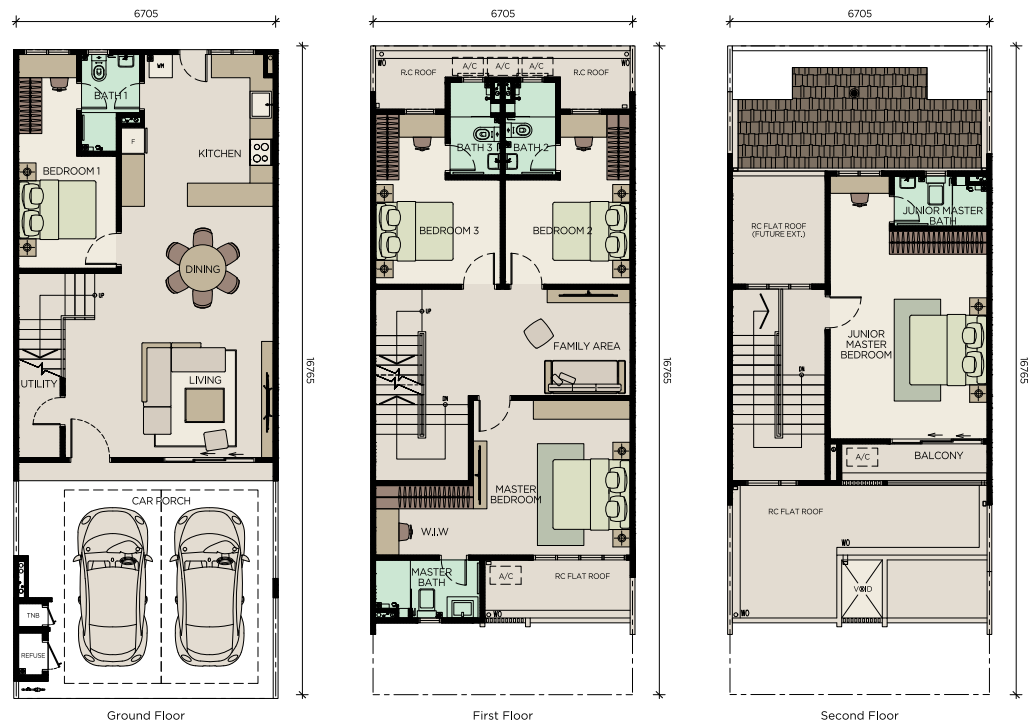
TYPE C (Intermediate Lot) 3-Storey Park Homes 22' x 70'

- Land area: 22' x 70'
- Built-up area: 2,854 sq.ft.
- 5 Bedrooms
- 5 Bathrooms
- 1 Balcony on the top floor
- Spacious Kitchen Layout



TYPE B (Intermediate Lot)
3-Storey Park Homes
22' x 55'

- Land area: 22' x 55'
- Built-up area: 2,525 sq.ft.
- 5 Bedrooms
- 5 Bathrooms
- 1 Balcony on the top floor
- Spacious Kitchen Layout



SPECIFICATIONS

Structure	: Reinforced concrete structure	
Wall	: Masonry wall / Reinforced concrete where applicable	
Roof	: Roof tiles / RC flat roof where applicable	
Ceiling	: Skim coat and paint / Plaster ceiling where applicable	
Windows	: Aluminium framed window	
Doors	: Timber door / Aluminium framed door	
Ironmongery	: Selected Lockset	
Wall Finishes	: External wall	: External Paint
	: Internal wall	: Skim coat / Plaster and paint / Tiles
Floor Finishes	: Tiles / Laminated flooring / Concrete imprint (Car Porch)	

	Type A	Type B	Type C
Sanitary & Plumbing Fittings			
Water closet	5	5	5
Wash basin with tap	5	5	5
Shower head	5	5	5
Tap	3	3	3
Kitchen sink with tap	1	1	1
Electrical Installation			
Lighting point	25	26	27
Ceiling fan point	7	8	8
13A power point	22	23	24
Aircond point	7	8	8
Water heater point	5	5	5
Doorbell point	1	1	1
TV point	2	2	2
Fibre wall socket	1	1	1
Fencing	Masonry / G.I. fence	Masonry / G.I. fence	Masonry / G.I. fence

CLOSE TO THE BEST AMENITIES IN CYBERJAYA

Experience pure elation living in the heart of Cyberjaya,
where all of life's pursuits are just a short drive or train ride away.



Easy access
to 5 highways,
2 MRT stations &
the KLIA transit line



Access to
4 recreational
parks within
4 kms



Access to
12 commercial
and shopping hubs
within 6 kms



Access to
20 educational
institutions
within 6 kms



Access to
3 great healthcare
facilities within
8 kms



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Paramount Property Gallery @ Sejati Residences
Paramount Property (Cjaya) Sdn Bhd 201001009472 (894102-T)
No. 3, Jalan SL2/9, Sejati Lakeside 2, Cyber 10, 63000 Cyberjaya,
Selangor Darul Ehsan.

03 9212 3098
paramountproperty.my

**PARAMOUNT
PROPERTY**

The People's Developer™

Pemaju : Paramount Property (Cjaya) Sdn Bhd 201001009472 (894102-T) • Co-labs Coworking Shah Alam, B-02-01 (Block B), Sekitar 26 Enterprise, Persiaran Hulu Selangor, Seksyen 26, 40400 Shah Alam, Selangor • No. Lesen Pemaju : 12293/10-2027/1170 (A) • Tempoh Sah : 18/10/2022 – 17/10/2027 • No. Permit Iklan & Jualan : 12293-8/06-2027/0575(A)-(S) • Tempoh Sah : 26/6/2024 – 25/6/2027 • Pihak Berkuasa Kelulusan Pelan Bangunan : Majlis Perbandaran Sepang • No. Kelulusan : MPSepang 600-34/2/220 (11) • Bebanan Tanah : Tidak • Pegangan Tanah : Hak Milik Kekal • Tarikh Dijangka Siap : June 2027 • Jumlah Unit : 170 • Jenis Rumah : 123 Unit Rumah Teres 3 Tingkat (Type A), 35 Unit Rumah Teres 3 Tingkat (Type B) & 12 Unit Rumah Teres 3 Tingkat (Type C) • Luas Binaan : Rumah Teres 3 Tingkat (Type A) – 2,267 k.p.s, Rumah Teres 3 Tingkat (Type B) – 2,525 k.p.s & Rumah Teres 3 Tingkat (Type C) – 2,854 k.p.s • Harga Minimum & Maksimum : 123 Unit Rumah Teres 3 Tingkat – RM1,286,965 (min) – RM1,621,845 (mak), 35 Unit Rumah Teres 3 Tingkat – RM1,452,220 (min) – RM1,896,465 (mak) & 12 Unit Rumah Teres 3 Tingkat – RM1,605,860 (min) – RM1,785,375 (mak) • Diskaun untuk Bumiputera : 7% • Sekatan Kepentingan : Tanah ini boleh dipindahterim, dipajak atau digadai setelah mendapat kebenaran Pihak Berkuasa Negeri. IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA