



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

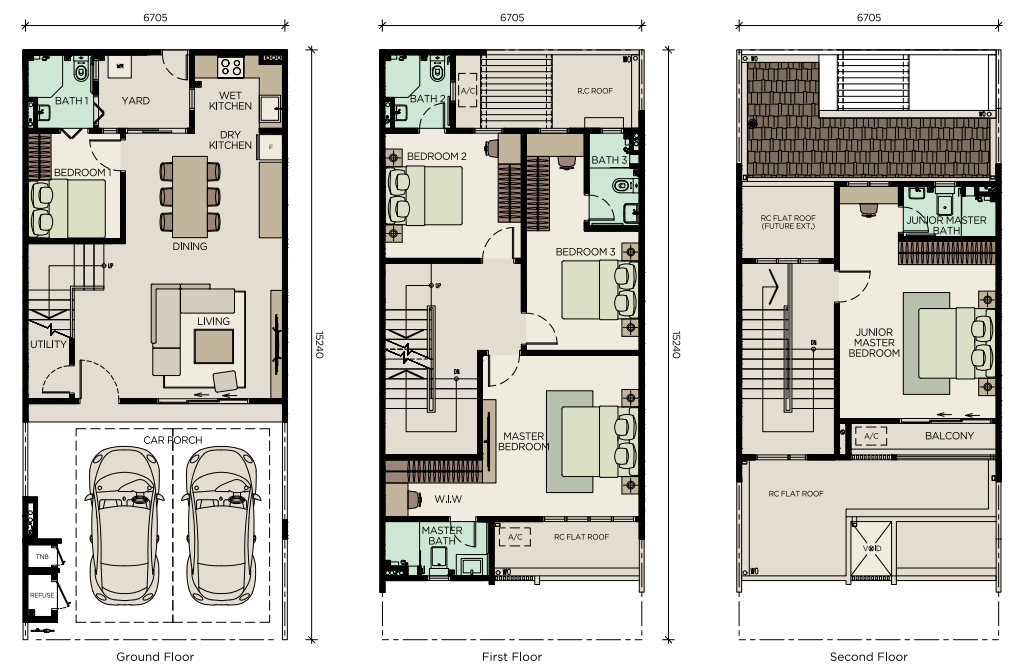




## FLOOR PLANS

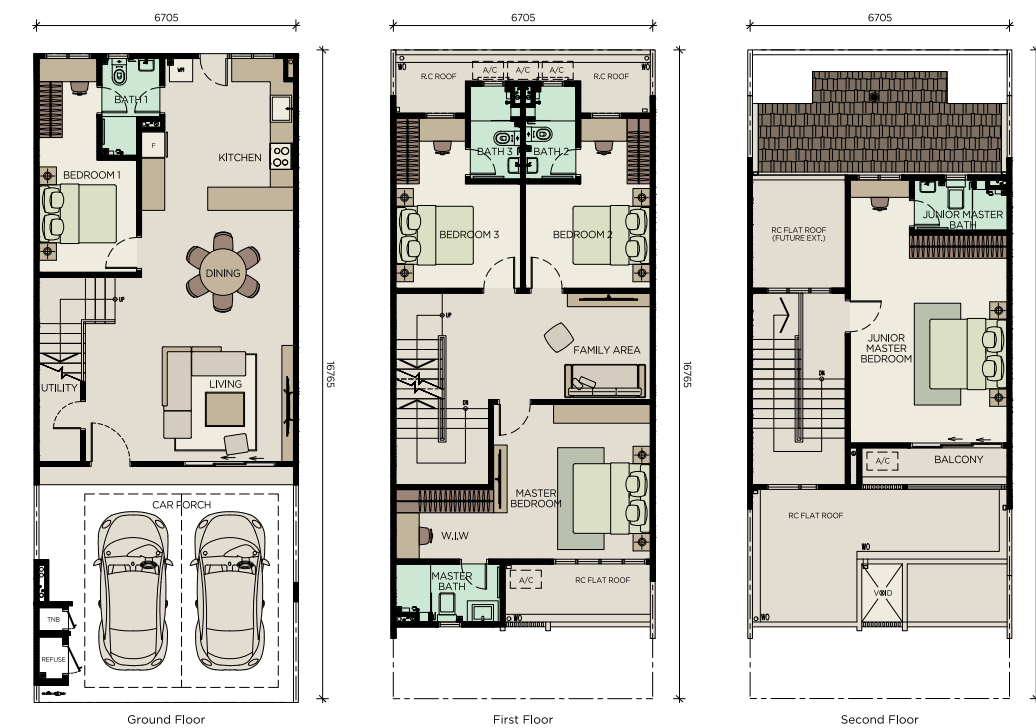
### TYPE A (Intermediate Lot) 3-Storey Park Homes 22' x 50'

- 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 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



## 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.



### 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



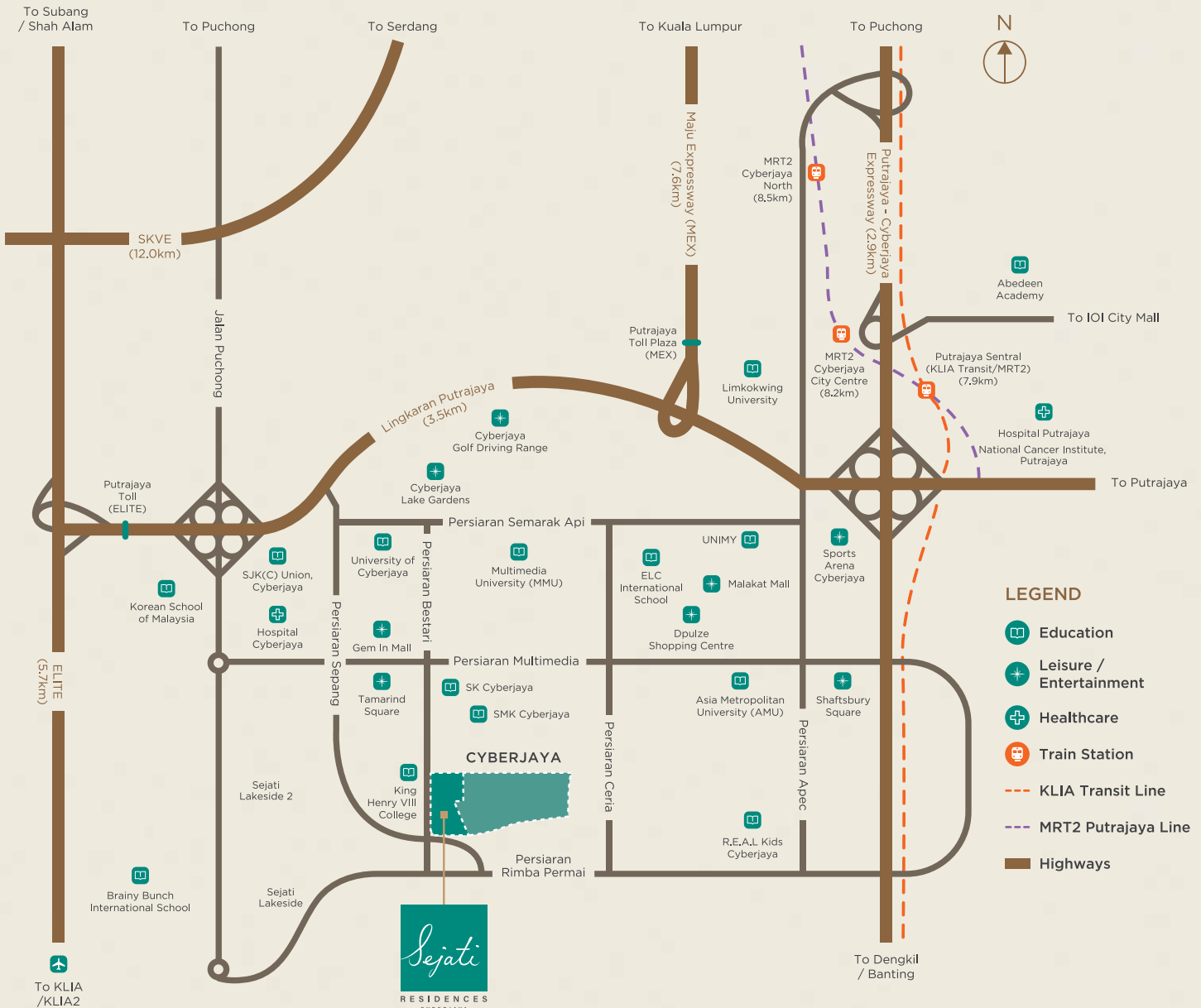
## SPECIFICATIONS

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

	Type A	Type B	Type C
<b>Sanitary &amp; Plumbing Fittings</b>			
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
<b>Electrical Installation</b>			
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
<b>Fencing</b>	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 @ Sehati Residences  
 Paramount Property (Cjaya) Sdn Bhd 201001009472 (894102-T)  
 No. 2 & 2A, Jalan Sehati 3C, Sehati Residences, Cyber 9, 63000 Cyberjaya,  
 Selangor Darul Ehsan.

**03 9212 3098**  
[paramountproperty.my](http://paramountproperty.my)

**PARAMOUNT**  
**PROPERTY**

The People's Developer™

Pemas: 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: 26/06/2024 – 25/06/2027 • Pihak Berkuasa Kelulusan Pelan Bangunan: Majlis Perbandaran Sepang • No. Kelulusan: MPSEPPANG 600-34/2/220 (11) • Bebanan Tanah: Gadaian Hong Leong Bank Berhad • Pegangan Tanah: Hak Milik Kekal • Tarikh Dijangka Siap: June 2027 • Jumlah Unit: 170 • Baki Unit: 98 Unit Rumah Teres 3 Tingkat (Type A), 16 Unit Rumah Teres 3 Tingkat (Type B) & 0 Unit Rumah Teres 3 Tingkat (Type C) • 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 kps, Rumah Teres 3 Tingkat (Type B) – 2,525 kps & Rumah Teres 3 Tingkat (Type C) – 2,854 kps • Harga Minimum & Maksimum: 123 Unit Rumah Teres 3 Tingkat – RM1,286,965 (min.) – RM1,621,845 (maks.), 35 Unit Rumah Teres 3 Tingkat – RM1,452,220 (min.) – RM1,896,465 (maks.) & 12 Unit Rumah Teres 3 Tingkat – RM1,605,860 (min.) – RM1,785,375 (maks.) • Diskaun untuk Bumiputera: 7% • Sekatan Kepentingan: Tanah ini tidak boleh dipindah milik, dipajak atau digadai melainkan dengan kebenaran daripada Pihak Berkuasa Negeri. IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA. MAKLUMAT PEMAJUAN DAN IKLAN YANG DILULUSKAN BOLEH DISEMAK DI PORTAL TEDUH.KPKT.GOV.MY