

SEJATI LAKESIDE

CYBERJAYA

2 and 2.5-Storey
Semi-Detached Homes

FREEHOLD

**PARAMOUNT
PROPERTY**

The People's Developer™



Stunning Views For The Ultimate Lakeside Living Experience

The award-winning homes of Sejati Lakeside return with the third phase of development. The crown jewel of this phase is a stretch of 42 semi-detached homes along the lakeside, offering stunning views for discerning tastes. These homes feature open plan living and dining spaces that open towards the lake, and are located closer to the landscaped parks for easy access.

Artist's Impression Only



Artist's Impression Only

Coveted Award-Winning Homes

The homes of Sejati Lakeside have won the StarProperty's Family-Friendly Excellence Award. Now, we'd like to introduce 2 and 2.5-storey Semi-Detached Homes to the collection, where home owners will enjoy living next to the Lakeside Promenade along the 45-acre lake.



The Gold Standard of Multi-Generational Living

The semi-detached homes of Sejati Lakeside offer larger units and even greater comfort for bigger families. Designed for every generation to live under one roof, these homes also take into consideration the needs of the elderly with mobility concerns and their caretakers.



Artist's Impression Only

The Luxury of Nature and Freedom

These semi-detached homes benefit from the lake view, natural light and better air circulation, while also featuring bedrooms with spacious lanais facing the lake. Phase 3 homes also benefit from closer proximity to the landscaped parks equipped with 19 multivarious facilities for the young & old alike.



The Masterplan

- 22' x 70'**
2-Storey Terrace Homes
- 26' x 70'**
2-Storey Superlink Homes
- 38' x 80'**
2-Storey Semi-Detached Homes
- 40' x 80'**
2.5-Storey Semi-Detached Homes

1 LAKESIDE PROMENADE

- Cantilevered Lookout Deck
- Pavilion
- Jogging Trail

2 COMMUNITY PARK

- Residential Amphitheatre
- Calisthenics Lawns / Kite Launch Pads
- Picnic Table
- Bark Playground
- Treehouse Pavilion
- Parcourse
- Pet Zone
- Badminton Court
- Log Seating Area

3 ECO GARDENS

- Fruit Orchard
- Tropical Spice Garden
- Picnic Table

4 CARDIO PARK

- Bark Playground
- Parcourse
- Basketball Court
- Log Seating Area

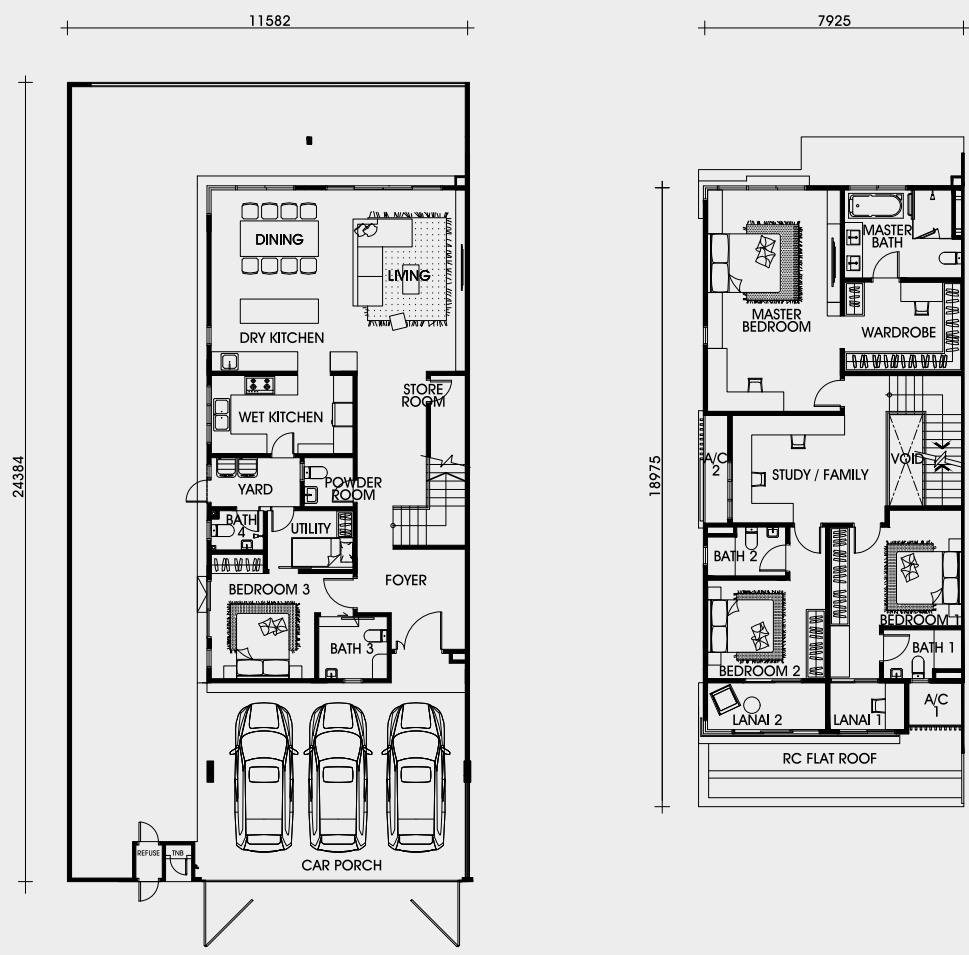


Artist's Impression Only

2-STOREY SEMI-DETACHED HOMES

FROM 38' X 80'
Built-Up Area: 3,201 sq. ft.

4 + 1 spacious bedrooms with en suite bathrooms & powder room



Ground Floor

First Floor

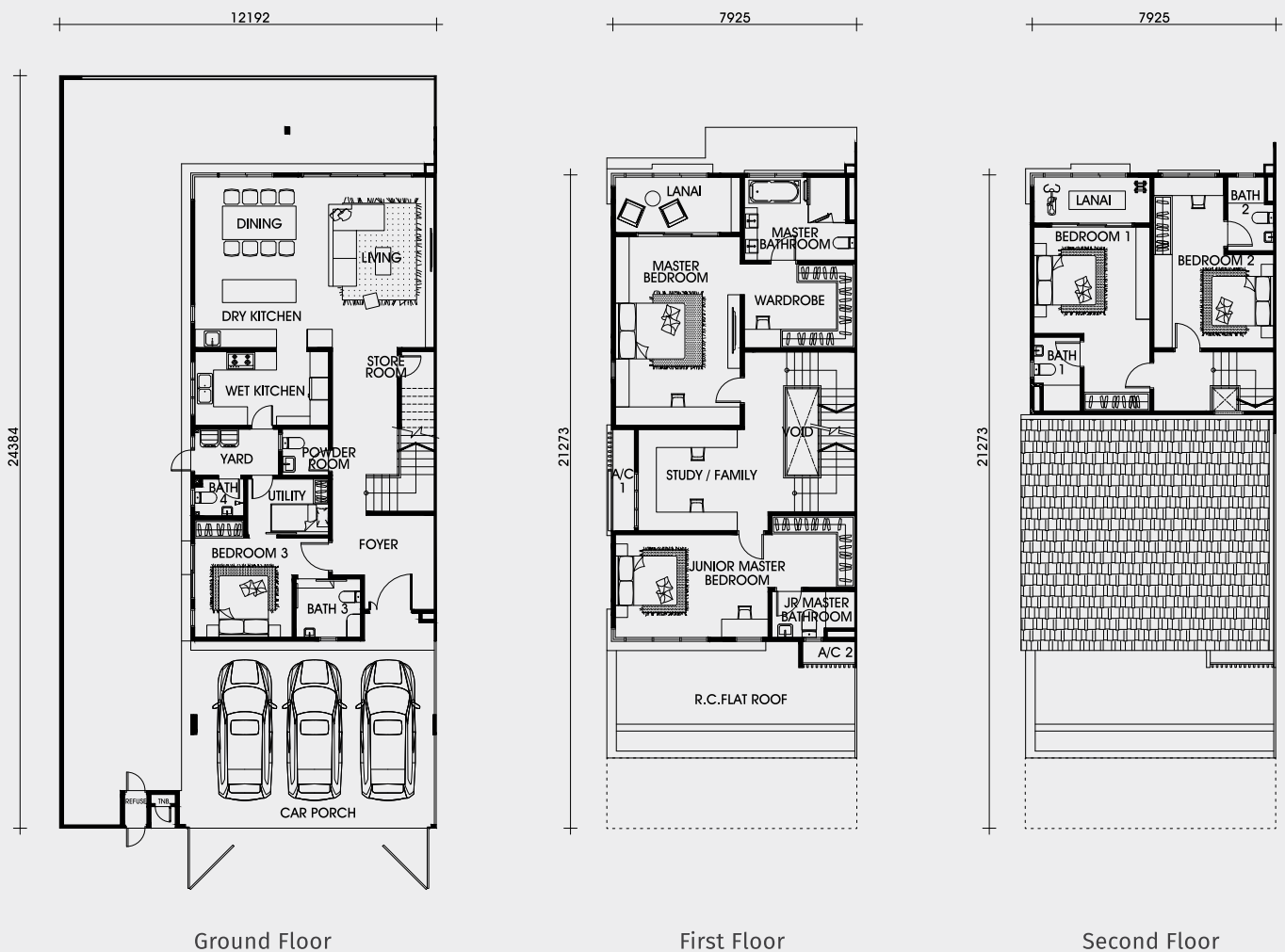


Artist's Impression Only

2.5-STOREY SEMI-DETACHED HOMES

FROM 40' X 80'
Built-Up Area: 3,810 sq. ft.

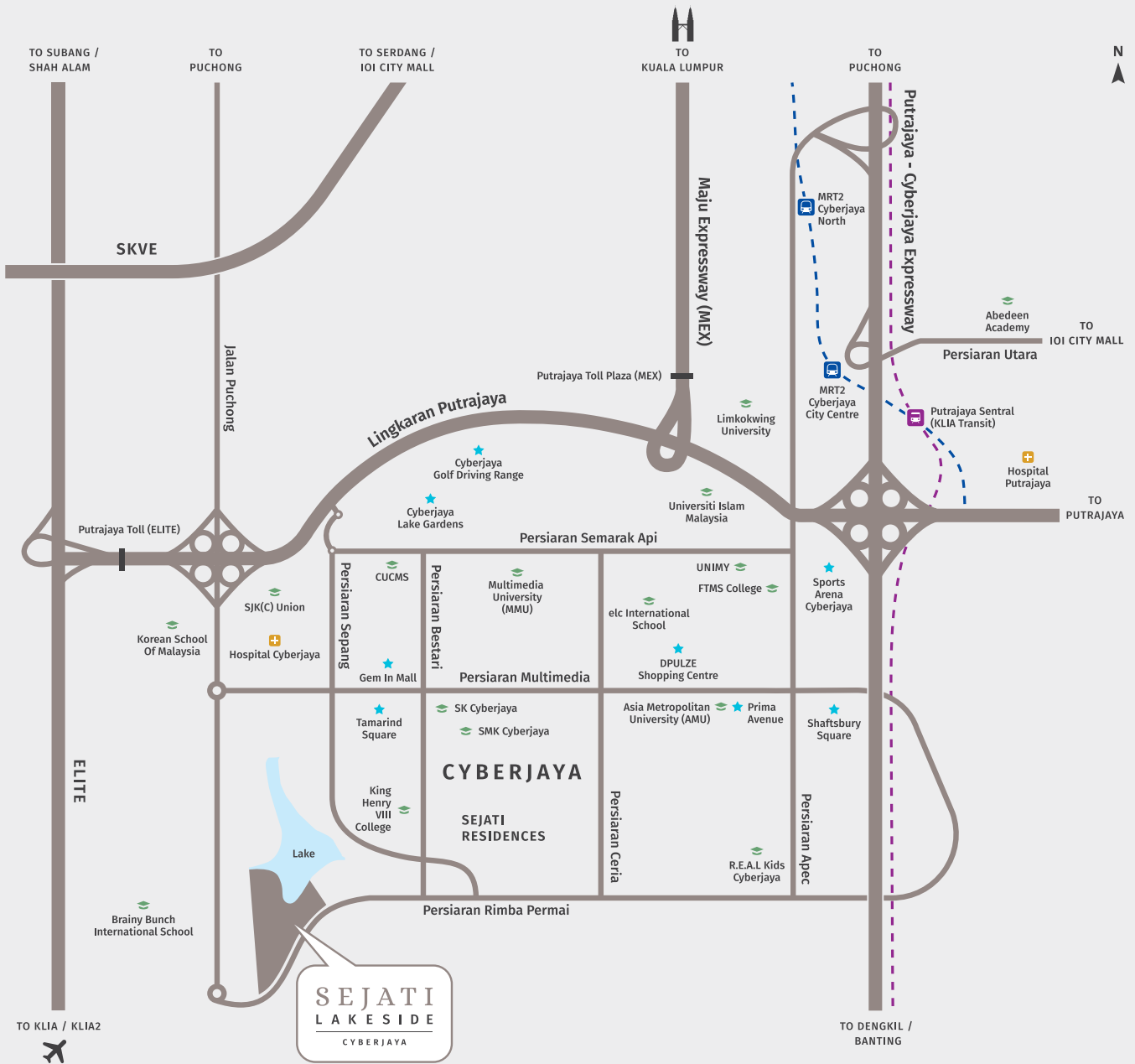
5 + 1 spacious bedrooms with en suite bathrooms & powder room



Specifications

Structure	Reinforced concrete structure			
Wall	Masonry wall			
Roof	Roof tiles / RC flat roof where applicable			
Ceiling	Skim coat and paint to the soffit of floor slab Plaster ceiling and paint to all bathrooms			
Windows	Aluminium frame window			
Doors	Main entrance	Timber door		
	All bedrooms & bathrooms, utility	Timber door		
	Yard	Mild steel door		
	Others	Aluminium frame sliding door		
Ironmongery	Quality lockset			
Wall Finishes	External wall	Skim coat and weather resistant paint		
	Internal wall	Skim coat and paint		
	All bathrooms	Ceiling height porcelain tiles		
Floor Finishes	Kitchen	1500mm height porcelain tiles / Skim coat and paint		
	Foyer, living, dining, dry kitchen, wet kitchen, bedroom 3, bathrooms, powder room, utility 1 & 2, yard	Porcelain tiles		
	Master bedroom, bedroom 1 & 2, lanai 1 & 2, study/family	Laminated flooring (2-Storey Semi-Detached Homes)		
	Master bedroom, junior master bedroom, bedroom 1 & 2, lanai, study/family	Laminated flooring (2.5-Storey Semi-Detached Homes)		
	A/C ledge	Cement render		
	Car porch	Concrete imprint		
Sanitary & Plumbing Fittings		2-Storey Semi-Detached Homes	2.5-Storey Semi-Detached Homes	
	Sitting water closet	6	7	
	Wall hung wash basin	5	6	
	Counter top wash basin	2	2	
	Shower head	2	2	
	Hand shower	3	4	
	Bathtub	1	1	
	Wash basin tap	7	8	
	Toilet roll holder	6	7	
	Kitchen tap	2	2	
	Single bowl stainless steel kitchen sink	1	1	
	Double bowl stainless steel kitchen sink	1	1	
	Washing machine bib tap	1	1	
	Garden tap	1	1	
	Electrical Installation	Lighting point	37	45
		Gate post light point	1	1
		Ceiling fan point	7	8
Wall fan point		1	1	
13A switch socket outlet		29	31	
Aircond point		6	7	
Water heater point		4	5	
Doorbell point		1	1	
TV outlet		3	3	
Fibre wall socket	1	1		
Fencing	Masonry / M.S. Railing / Security fence			

Easy Access to All Your Needs



LEGEND

- ★ LEISURE & ENTERTAINMENT
- 🎓 EDUCATION
- + MEDICAL
- KLIA TRANSIT LINE
- 🚇 UPCOMING MRT2 LINE
(Estimated completion by Jan 2023)

Paramount Property (Lakeside) Sdn. Bhd. 201701045943 (1260119-T)

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Scan for more info

Paramaju : Paramount Property (Lakeside) Sdn Bhd 201701045943 (1260119-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: 19806-3/11-2023/0799(L) Tempoh Sah: 11/11/2021 – 10/11/2023 • No. Permit Iklan & Jualan: 19806-3/11-2023/0799(P) • Tempoh Sah: 11/11/2021 – 10/11/2023 • Pihak Berkuasa Kelulusan Pelan Bangunan: Majlis Perbandaran Sepang • No. Kelulusan: MP-Sepang 600-34/2/180(9) • Bebanan Tanah: Public Investment Bank Berhad • Pegangan Tanah: Hak Milik Kekal • Tarikh Dijangka Siap: November 2023 • Jumlah Unit: 149 • Jenis Rumah: Rumah Teres 2 Tingkat (Type A) • Lot Saiz: 22' x 70' • Jumlah Unit: 10 Unit • Luas Binaan: 2,546 k.p.s – 2,584 k.p.s • Harga Minimum: RM1,268,471 • Harga Maksimum: RM1,875,765 • Jenis Rumah: Rumah Teres 2 Tingkat (Type B) • Lot Saiz: 26' x 70' • Jumlah Unit: 97 Unit • Luas Binaan: 3,003 - 3,032 k.p.s • Harga Minimum: RM1,464,118 • Harga Maksimum: RM2,389,529 • Jenis Rumah: Rumah Berkembar 2 Tingkat (Type C) • Lot Saiz: 38' x 80' • Jumlah Unit: 24 Unit • Luas Binaan: 3,201 k.p.s • Harga Minimum: RM2,161,529 • Harga Maksimum: RM2,560,706 • Jenis Rumah: Rumah Berkembar 2.5 Tingkat (Type D) • Lot Saiz: 40' x 80' • Jumlah Unit: 18 Unit • Luas Binaan: 3,810 k.p.s • Harga Minimum: RM2,461,765 • Harga Maksimum: RM3,256,471 • Diskaun untuk Bumiputera: 7% • Sekatan Kepentingan: Tanah ini boleh di pindah milik, dipajak atau digadai setelah mendapat kebenaran Pihak Berkuasa Negeri.
IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA

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