

SEJATI LAKESIDE

CYBERJAYA

2-Storey Terrace Homes
22' x 70'
FREEHOLD





Enjoy The Good Life

Sejati Lakeside is envisioned as a 41.4-acre freehold landed residential development by the lake. Lush greeneries will cover 5 acres of the estate with three landscaped parks equipped with 19 multi-various facilities for all ages forming its nucleus, promising a lifestyle that will fulfil the needs and aspirations of its residents for generations.



Artist's Impression Only



19 Facilities for Family Recreation

The Community Park has several unique spaces for family recreation. Know that your kids have a safe place to play with the neighbours somewhere close to home.



Multi-Generational Living

Our ground floor features a sizeable room for the guests or the elderly with mobility concerns. An ideal place to raise a family and keep everyone together, let Sejati Lakeside homes be your bridge between the generations.



A Home That's Uniquely Yours

Own a freehold home with low monthly maintenance costs. Make use of the large spaces, be it indoors or outdoors. Utilise the spaces based on your imagination, with the flexibility to renovate without restrictions.

The Masterplan

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

Facilities for The Young & Old Alike

- 1 LAKESIDE PROMENADE**
 - Cantilevered Lookout Deck
 - Pavilion
 - Jogging Trail
- 2 COMMUNITY PARK**
 - Residential Amphitheatre
 - Calisthenics Lawns / Kite Launch Pads
 - Choreography Walks
 - 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



Phase 1 & 2 Site Plan

22' x 70' | 2-Storey Terrace Homes



Homes of Sejati Lakeside

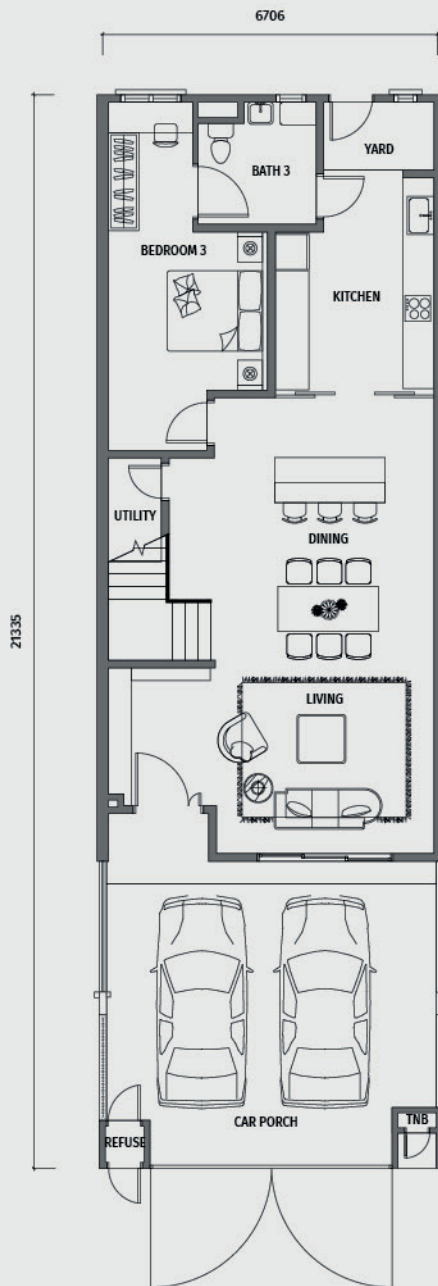
2-STOREY TERRACE HOMES

INTERMEDIATE LOT
22' X 70'
Built-Up Area: 2,546 sq. ft.

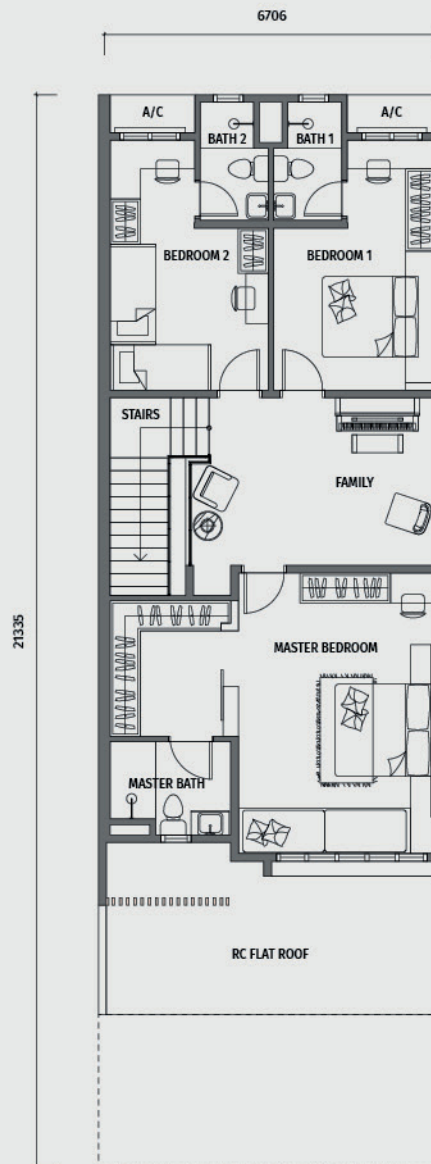
CORNER / END LOT
FROM 27' X 70'
Built-Up Area: 2,584 sq. ft.

4 spacious bedrooms

4 en suite bathrooms



Ground Floor



First Floor

Standard Intermediate



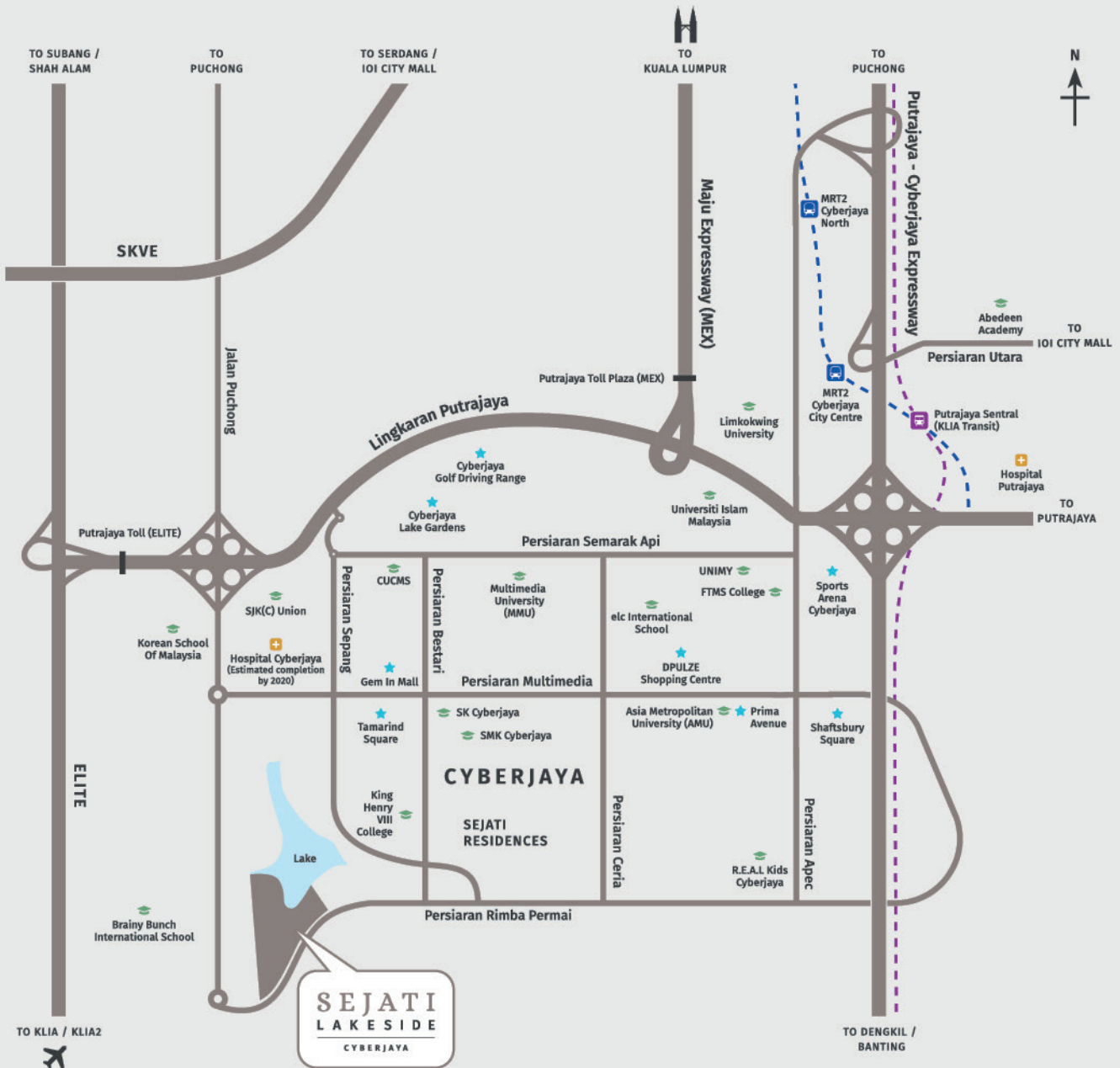
Artist's Impression Only

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 to all bathrooms		
Windows	Aluminium frame window		
Doors	Main entrance All bedrooms & bathrooms, utility Yard Others	Timber door Timber door Mild steel door Aluminium frame sliding door	
Ironmongery	Quality lockset		
Wall Finishes	External wall Internal wall All bathrooms Kitchen	Plaster and weather resistant paint Plaster and paint Ceiling height ceramic tiles 1500mm height ceramic tiles / plaster and paint	
Floor Finishes	Foyer, living, dining, kitchen, bedroom 3, bathrooms, yard Master bedroom, bedroom 1 & 2, family area	Porcelain tiles Porcelain tiles (Phase 1)/ Laminated flooring (Phase 2) Cement render Concrete imprint	
Sanitary & Plumbing Fitting	A/C ledge Car Porch Sitting water closet Wall hung wash basin Counter top wash basin Shower head Wash basin tap	4 Toilet roll holder 3 Kitchen tap 1 Single bowl stainless steel kitchen sink 4 Washing machine bib tap 4 Garden tap	4 1 1 1 1
Electrical Installation	Lighting point Gate post light point Ceiling fan point 13A switch socket outlet Aircond point	27 Water heater point 1 Doorbell point 7 TV outlet 20 Fibre wall socket	4 1 2 1
Fencing	Masonry / M.S. Railing		

Easy Access to All Your Needs

Located within the Cyberjaya Flagship Zone, Sejati Lakeside will be a part of the fast-growing global technology hub that is constantly evolving. Fully equipped with the best infrastructure, the city links to major expressways and is served by both bus and transit systems for accessibility.



LEGEND

- ★ LEISURE & ENTERTAINMENT
- 🎓 EDUCATION
- + MEDICAL
- KLIA TRANSIT LINE
- 🚇 UPCOMING MRT2 LINE (Estimated completion by 2022)

SEJATI
LAKESIDE
CYBERJAYA

KLIA Transit
Putrajaya Sentral

7.6km

SEJATI
LAKESIDE
CYBERJAYA

MRT2 Cyberjaya City Centre
(Estimated completion by 2022)

7.9km

MRT2 Cyberjaya North
(Estimated completion by 2022)

8.2km

THE PEOPLE'S DEVELOPER


Everything that Paramount Property does is backed by its commitment to build with its customers in mind.


By engaging with its customers for feedback and keeping up with property trends, Paramount Property delivers functional and practical products that meet customers' expectations.

Today, Paramount Property is an award-winning developer with a diverse portfolio comprising townships as well as residential, commercial, retail, educational, industrial and integrated developments. It has a reputation of being **The People's Developer**, with a track record of close to four decades for building enduring addresses in the Klang Valley, Sungai Petani and now in Penang.

Paramount Property (Lakeside) Sdn. Bhd. (1260119-T)
No. 3 & 5, Jalan SL 2, Sejati Lakeside, Cyber 10,
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Pemaju: Paramount Property (Lakeside) Sdn Bhd (1260119-T) • Co-labs Coworking Shah Alam, B-02-01 (Block B), Sekitar26 Enterprise, Persiaran Hulu Selangor, Seksyen 26, 40400 Shah Alam, Selangor • Pegangan Tanah: Hak Milik Kekal • No. Lesen Pemaju: 19806-1/11-2021/01049(L) • Tempoh Sah: 09/11/2019 – 08/11/2021 • No. Permit Iklan & Jualan: 19806-1/11-2021/01049(P) • Tempoh Sah: 09/11/2019 – 08/11/2021 • Pihak Berkuasa Kelulusan Pelan Bangunan: Majlis Perbandaran Sepang • No. Kelulusan: MPSebang 600-34/2/132(17) • Bebanan Tanah: Public Investment Bank Berhad • Tarikh Dijangka Siap: November 2021 • Jenis Rumah: Rumah Teres 2 Tingkat • Jumlah Unit: 130 Unit • Luas Binaan: 2,546 k.p.s – 2,584 k.p.s, Saiz: 22' x 70' • Harga Minimum: RM1,091,882, Harga Maksimum: RM1,815,882 • Diskaun untuk Bumiputera: 7% • Sekatan Kepentingan: Tanah ini boleh dipindahmilik, dipajak atau digadai setelah mendapat kebenaran Pihak Berkuasa Negeri. IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA.

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