



# LAKE POINT RESIDENCE

CYBERJAYA

FREEHOLD

Condominium | Terrace House



(fēng, wind) 風

INDULGENCE

*Gentle breeze carried by the wind, infusing a cool rejuvenating vibes for every living soul. Indulge in a lavish surroundings and savor every charming moments in the comfort of home.*



A  
PERFECT BALANCE  
OF INDULGENCE  
& WELLNESS

A perfect union of wind and water creates the upmost balance in living the good life. A location that captures the true meaning of life, attracting the colourful vibe of lifestyle, health and wealth in one amazing location. Home.

水 (shuǐ, water)  
WELLNESS

Waters of tranquility carries the wave of wellness to the surrounding abodes. A balanced modernity amidst a calming vicinity, creating the perfect nest for a family to grow and to enjoy.



GETTING AROUND



DESTINATION	km	DESTINATION	km
Hospital Cyberjaya	1.4	Putrajaya	10
Multimedia University	2.1	iOi City Mall	17
King Henry VIII College	2.7	Puchong	20
DPULZE Shopping Centre	3.3	Mitsui Outlet	24
Street Mall	3.5	Xiamen University	25
Tamarind Square Village Grocer	3.5	Shah Alam	30
S35 Cyberjaya City Centre	5	KLIA	27
Limkokwing University	7.3	KLCC	35
Putrajaya Sentral (Interchange Station)	9.3		

- MRT LINE 2
- Proposed Link Road
- KLIA Transit ERL Train

Sales Gallery:  
 Lake Point Residence  
KL City via MEX Highway

ANOTHER PROJECT BY:



TOP 250 Contractors in the world.

DEVELOPER:

**Eastern Corridor Sdn. Bhd.** (200101-T)  
Wholly owned subsidiary of Yanjian Group Malaysia Sdn. Bhd.

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\* Developer's Licence No: 13641-3/12-2020/01077(L) • Validity Period: 11/12/2018 - 10/12/2020 • Advertising Permit No: 13641-3/12-2020/01077(P) • Validity Period: 11/12/2018 - 10/12/2020 • Approved Building Plan No.: MP Sepang 600-342/69(11) • Building Plan Approving Authority: Majlis Perbandaran Sepang • Expected Date of Completion: December 2021 • Land Encumbrances: United Overseas Bank • Land Tenure: Freehold • Type of Property: Condominium • Total Units: 187 units (Type I/II-87 units, Type K/K1/K-a/K1-a/KK/KK1/KK-a/KK1-a/KK2/KK3-46 units, Type L/L1/L-a/L1-a/LL/LL1/LL-a/LL1-a/LL2/LL3-46 units, Type F/F1-4 units, Type G/G1-2 units, Type H/H1-2 units) • Selling Price: RM600,000(min) - RM1,255,760(max) [Type J/J1: RM600,000-RM667,810; Type K/K1/K-a/K1-a/KK/KK1/KK-a/KK1-a/KK2/KK3: RM676,940-RM730,290; Type L/L1/L-a/L1-a/LL/LL1/LL-a/LL1-a/LL2/LL3: RM796,180-RM831,600; Type F/F1: RM1,153,680-RM1,164,900; Type G/G1: RM1,245,310-RM1,255,760; TYPE H/H1: RM1,247,400-RM1,251,030] • 7% Bumiputra Discount • Restriction-In-Interest: This land can be transferred, leased or changed upon obtaining approval from the State Authorities.

\*All information contained in the brochure advertisement, including visuals, illustration, furniture & fittings outfit and project name are subject to change as may be required by the relevant authorities or developer's architect and without notification to you and shall not be taken as the identical representation of the actual unit that is to be or being purchase by you or part of an offer or contract. Please refer to the Sale and Purchase Agreement of the actual unit for specification and description approved by the authorities and the actual unit shall be constructed accordingly. All images are computer generated and artist impression. \*Terms & conditions apply.





HEALTH  
& WELLNESS



CONDOMINIUM  
& TERRACE HOUSE

Pick a home of your dreams, from the ones high in the sky or a modern utopia with a garden for choice. Exquisitely designed, each with a distinctive grace to fit your fancy.

THE  
RESIDENCES

RESORT-INSPIRED  
CLUBHOUSE

Chill out and relax at the resort-inspired clubhouse, a place of leisure and get-together. Complete with swimming pool, kiddies playground and much more, this is the place where community get to mingle and neighbours build their bond.







OUTSTANDING  
REASON TO CHOOSE  
LAKE POINT RESIDENCE

1



Low Density

2



Open Spaces,  
Park & Gardens

3



Resort-Inspired  
Clubhouse

4



Tranquil  
Lake

5



Short Distance to  
Shopping Mall

6



Amenities within  
2 km radius including  
School, University & Hospital

7



5 km to  
MRT SSP Line  
(S35 Cyberjaya City Centre)

8



1 km to  
Cyberjaya Hospital  
(Completion by 2020)

WHY  
BUY / INVEST  
IN CYBERJAYA?

- Government-backed IT Hub
- Malaysia's Silicon Valley
- Surrounded by prominent world renowned MNCs
- Fast growing & integrated township
- Annual exponential population growth
- Growing expat communities
- Close proximity to KLIA & Putrajaya
- Well connected via major highways such as MEX, LDP, ELITE, SKVE & Putrajaya Link
- Ongoing MRT SSP Line, expected completion by 2022

GATED & GUARDED  
PRECINCT  
WITH MULTI  
SECURITY SYSTEM:

- Card access at guard house
- Audio intercom
- Card access at lobby & lift
- Lift access to respective floor only
- Guard tour patrol
- CCTV surveillance
- Perimeter fencing with intruder prevention

