

# LakeFront

@Cyberjaya

FREEHOLD

## FLOOR PLAN

# TYPE A1

3 Bedrooms

2 Bathrooms

Built-up : 1,390 sf



Type A (with 3 balconies) | Type A1 (with 1 balcony)  
Please refer to SPA for actual floor plan.

For more details, please call **0111-722 6060**

[www.lakefront.my](http://www.lakefront.my)

**MCT**  
BUILDING SUSTAINABLE COMMUNITIES

LakeFront Sales Gallery  
Persiaran Semarak Api, 63000 Cyberjaya

N 2°56'02.5" E 101°37'58.1"

Developer: LakeFront Residence Sdn. Bhd. (934038-V) - Address: Ground Floor, MCT Tower, One City, Jalan USJ 25/1, 47650 Subang Jaya, Selangor Darul Ehsan, Malaysia - Project: LakeFront Residence at Cyberjaya - Type: Condominium - Developer's License No: 12047-1/04-2018/01691(L) (Validity: 18/04/2017 - 17/04/2019) - Advertising & Sales Permit No: 12047-1/04-2018/01691(P) (Validity: 18/04/2017 - 17/04/2019) - Building Plan Approval No: MP-SPG-9/CYB/98/11/JLD2 - Approving Authority: Majlis Perbandaran Sepang - Tenure: Freehold - Expected Date of Completion: April 2018 - Encumbrances: Malayan Banking Berhad - Total Units: 1,212 units - Built-up: 950 sq ft (min) - 1,708 sq ft (max) - Type A: Balance 43 units RM648,640 (min) - RM1,008,960 (max) - Type B: Balance 57 units RM844,560 (min) - RM1,058,160 (max) - Type C: Balance 40 units RM844,560 (min) - RM1,010,160 (max) - Type D: Balance 62 units RM610,560 (min) - RM728,160 (max) - Type E: Balance 145 units RM601,360 (min) - RM855,760 (max) - Car park: 2 car park bay per unit - Project: LakeFront Villa at Cyberjaya - Type: Villa/Bungalow - Total Units: 110 units - Built-up: 4,643sf (min) - 7,073sf (max) - Balance 47 units RM2,737,360 (min) - RM4,800,560 (max) - Bumiputera Discount: 7%

The information contained in this material is subject to change and cannot form part of an offer or contract. All renderings are artist's impressions only. All measurements are approximate. While every reasonable care has been taken in preparing this material, the developer cannot be held responsible for any inaccuracy. All the above items are subject to variations, modifications & substitutions as may be required by the Authorities or recommended by Architect or Engineer.

# BUILDING SPECIFICATIONS

<b>STRUCTURE</b>	:	Reinforced Concrete Frame
<b>WALL</b>	:	External Wall - Masonry Wall Internal Wall - Brick Wall
<b>ROOF</b>	:	Concrete
<b>CEILING</b>	:	Plaster
<b>FLOOR FINISH</b>	:	Living & dining - Vinyl Tiles Bedrooms - Vinyl Tiles Study (Type B) - Vinyl Tiles Bathroom - Tiles Dry Kitchen - Vinyl Tiles Wet Kitchen - Tiles Yard - Tiles Balcony - Artificial Grass
<b>WALL FINISH</b>	:	External Wall - Plaster with Weather Shield Paint Internal Wall - Skim Coat with Emulsion Paint Bathrooms - Full Height Tiles with Mirror
<b>DOORS</b>	:	Main Entrance - Flush Door with Grille - 1 no. Bedrooms - Flush Door - 3 nos. Master Bathroom - Glass Swing Door - 1 no. Bathroom 1 - Flush Door - 1 no. Balcony - Glass Sliding Door - 1 no. Yard - Flush Door - 1 no.
<b>WINDOW</b>	:	Glass Panel Window

## SANITARY FITTINGS

Hand Wash Basin	2 nos.
Water Closet	2 nos.
Shower Rose	2 nos.
Bid Tap	2 nos.
Kitchen Sink	2 nos.

## ELECTRICAL FITTINGS

30A Power Distribution Board 1 no.

<b>TYPE</b>	<b>A</b>	<b>A1</b>
Lighting Point	26 nos.	23 nos.
Power Point	16 nos.	16 nos.
A/C Point	5 nos.	5 nos.
Fan Point	5 nos.	
Water Heater Point	2 nos.	
Telephone Point	1 no.	
TV Point	1 no.	
Network Point	1 no.	
Door Bell	1 no.	



BEDROOM



KITCHEN