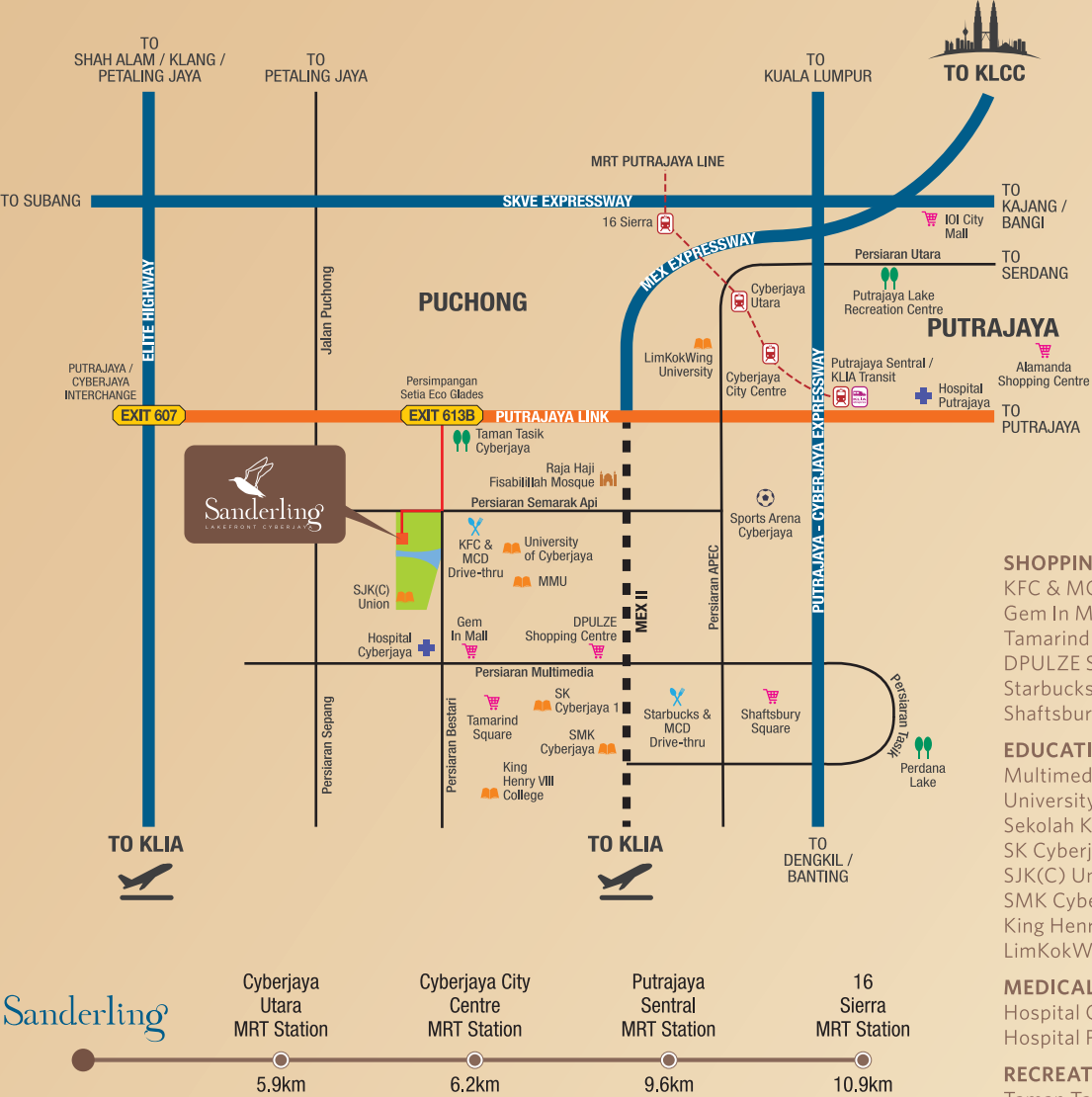


WELL-ESTABLISHED
WITH COMPREHENSIVE
Connectivity

Residents can enjoy the privilege of direct accessibility with the Lingkaran Putrajaya located just a stone's throw away from Sanderling. Everyday conveniences are easily accessible via MEX, ELITE, SKVE and LDP.



CALL US TO FIND OUT MORE!

AVALAND
an Ayaland company

REDISCOVERING POSSIBILITIES

Lakefront Residence Sdn. Bhd.
201101005895
A wholly owned subsidiary of Avaland Berhad
www.avaland.com.my

+6011 1722 6060

Avaland Show Village @ Cyberjaya
W: sanderling.my

In Compliance with



Accolades



Developer: Lakefront Residence Sdn. Bhd. (Company No. 201101005895) • Address: Lot C-02, Level 2, SkyPark @ One City, Jalan USJ 25/1, 47650 Subang Jaya, Selangor Darul Ehsan, Malaysia. • Developer's License No.: 12047 / 08-2027 0728(R) • Validity Period: 30/08/2022 - 29/08/2027 • Advertising & Sales Permit No.: 12047-3/09-2025/0151(N)-S • Validity Period: 09/09/2022 - 08/09/2025 • Land Tenure: Freehold • Land Encumbrance: Alliance Bank Malaysia Berhad • Authority Approval Building Plan: Majlis Perbandaran Sepang • Building Plan No.: MP.SPG 9/CYB/96/11 JLD3(12) • Expected Date of Completion: September 2025 • Type of Property: Condominium • Total Units: 606 units • Block 5 - 303 units, Selling Price: From RM488,800 (Min.) - RM836,800 (Max.) • Block 6 - 303 units, Selling Price: From RM488,800 (Min.) - RM820,800 (Max.) • Bumiputera Discount: 7%. THIS ADVERTISEMENT HAS BEEN APPROVED BY JABATAN PERUMAHAN NEGARA.
Disclaimer: The development details shall not be held responsible for any inaccuracies and/or changes as may be required by the authorities and/or by consultants. The development layout and/or plans are merely approximate measurements only and the visual presentation/images are merely artist's impressions only and in no way a representation by the Developer as to the final product. Terms and conditions apply.

Sanderling
LAKEFRONT CYBERJAYA



Surrounded

BY ESSENTIAL AMENITIES

Sanderling is strategically connected in Cyberjaya with plenty of surrounding amenities such as shopping malls, multinational companies (MNCs), educational institutions and medical centres.



QUICK INTRODUCTION TO CYBERJAYA

Located 35km from Kuala Lumpur, Cyberjaya is a global technology hub on the rise. Home to more than 900 companies, of which more than 40 are global and regional multinationals; Cyberjaya is also designed to create a vibrant ecosystem for entrepreneurs and small to medium enterprises.

More than **140,000**
population of creators
and innovators

More than **40**
government agencies /
GLCs

More than **40,000**
knowledge workers

7 universities
and colleges

Over **400** MSC status
companies
(including MNCs)

More than **26,000**
student population

Source: Official website of Cyberview



MODERN LAKESIDE LIVING
WITHIN CYBERJAYA'S
Vertical
LIVING COMMUNITY

Welcome home to your vertical living community at Sanderling.
Where living by the lake is enhanced by comprehensive amenities,
plenty of recreational facilities and stylish residences.

Freehold

2 towers with 606 units

Located next to serene lake

15-acre Facilities Podium



YOUR *leisure lifestyle* EXPERIENCE

Embrace leisure and let its relaxing touch soothe the mind, body and soul.
Amidst the lush landscape of resort-style facilities, take the time to indulge your
senses and enjoy a pampering experience.



WIDE RANGE OF RECREATIONAL FACILITIES FOR ALL AGES



LEGEND

LEVEL 1

- | | |
|-------------------------|---------------------------|
| 1 Amphitheatre | 8 Tropical Garden Retreat |
| 2 Par Course | 9 Reflexology Walkway |
| 3 Seating Area | 10 Heliconia Garden |
| 4 Skyscape Hammock Seat | 11 Children's Playground |
| 5 Feature Gazebo | 12 Herb Garden |
| 6 Event Lawn | 13 Covered Walkway |
| 7 Sunken Seating | |

LEVEL CP 1

- Lakeside Gymnasium

LEVEL CP 2

- Badminton Court

LEVEL 27

- Multipurpose Hall
- Swimming Pools



Artist's Impression

CHARM OF A *close-knit* COMMUNITY

Daily peace-of-mind living is assured with multi-tier security features. Furthermore, the meticulous planning of interconnected facilities creates a relaxing living environment that nurtures and nourishes neighbourliness among residents.

DISCOVER ULTIMATE PEACE-OF-MIND LIVING

Multi-tier security system

Thematic landscape

Interconnectivity and pedestrian-friendly

Rooftop facilities



Serene

LAKESIDE LIVING

Discover a life of rippling pleasures with the serenity of lakeside living. Where enjoyment of views by the lake is enhanced with home specially designed with comfort and practicality in mind.



COMFORTABLE & PRACTICAL LIVING SPACES

Built-up from 958 sq.ft. - 1,711 sq.ft.

3 and 3+1 bedrooms for selection

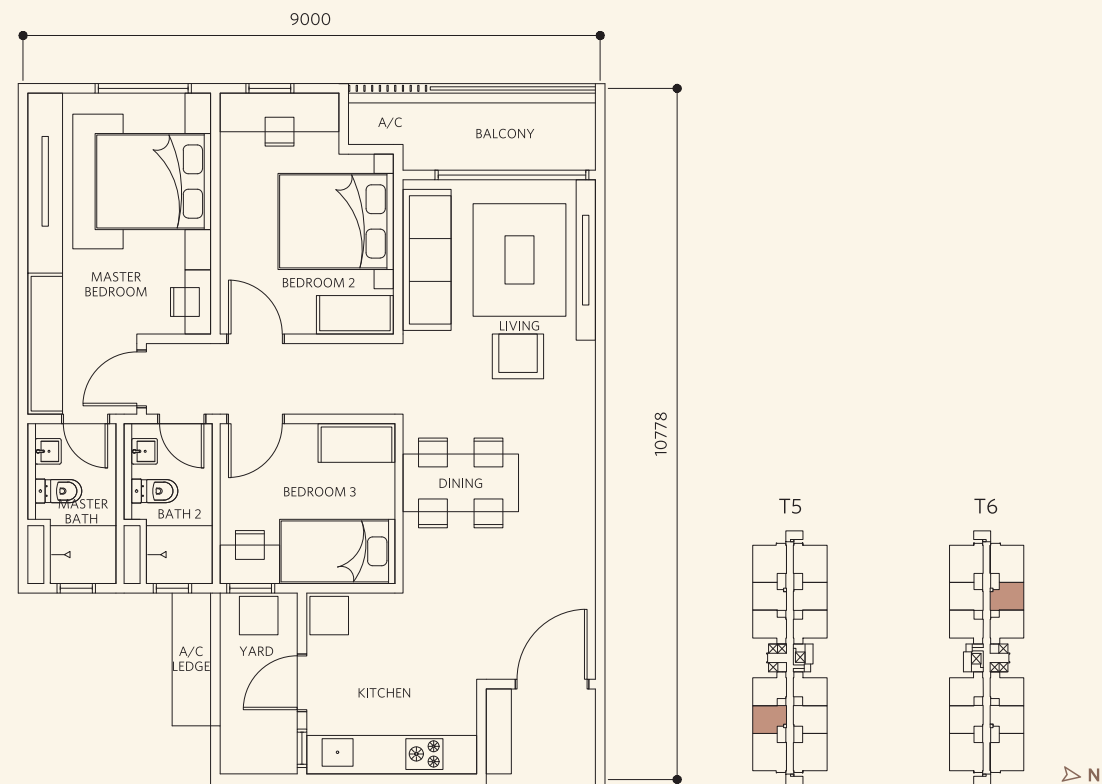
Units with North-South orientation

Units with lake view



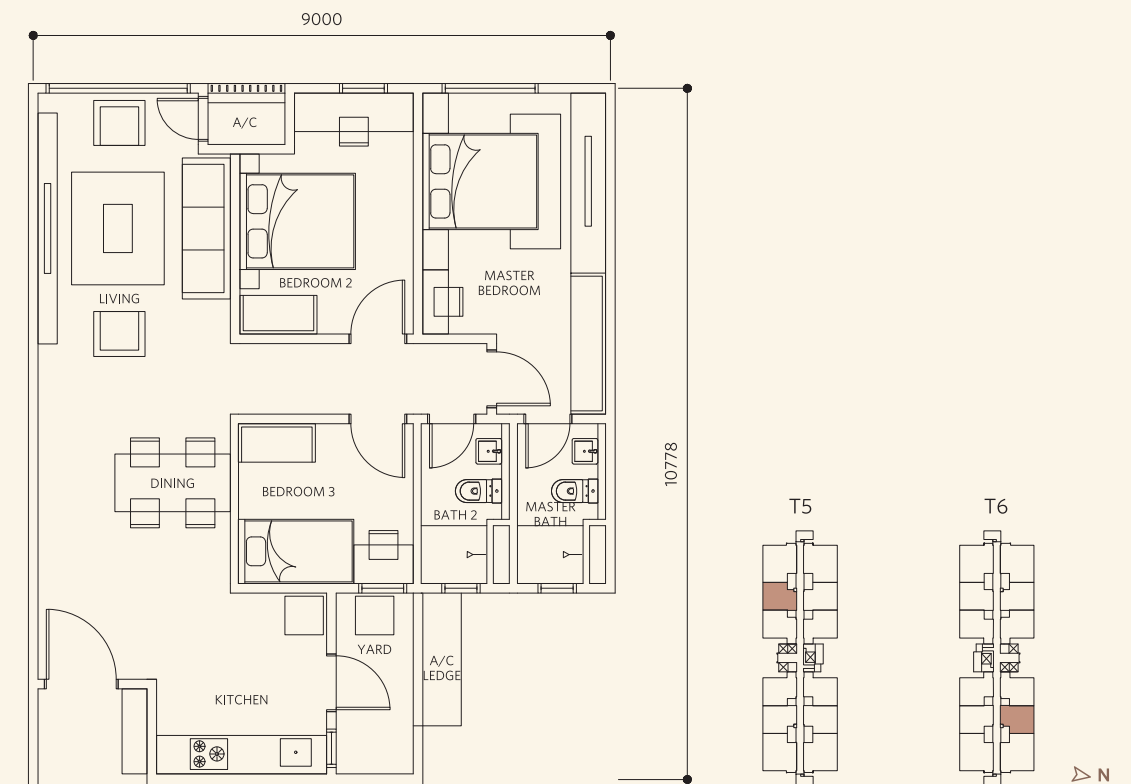
TYPE D1-1

3 BEDROOMS | 2 BATHROOMS | BUILT-UP: 958 SQ.FT.



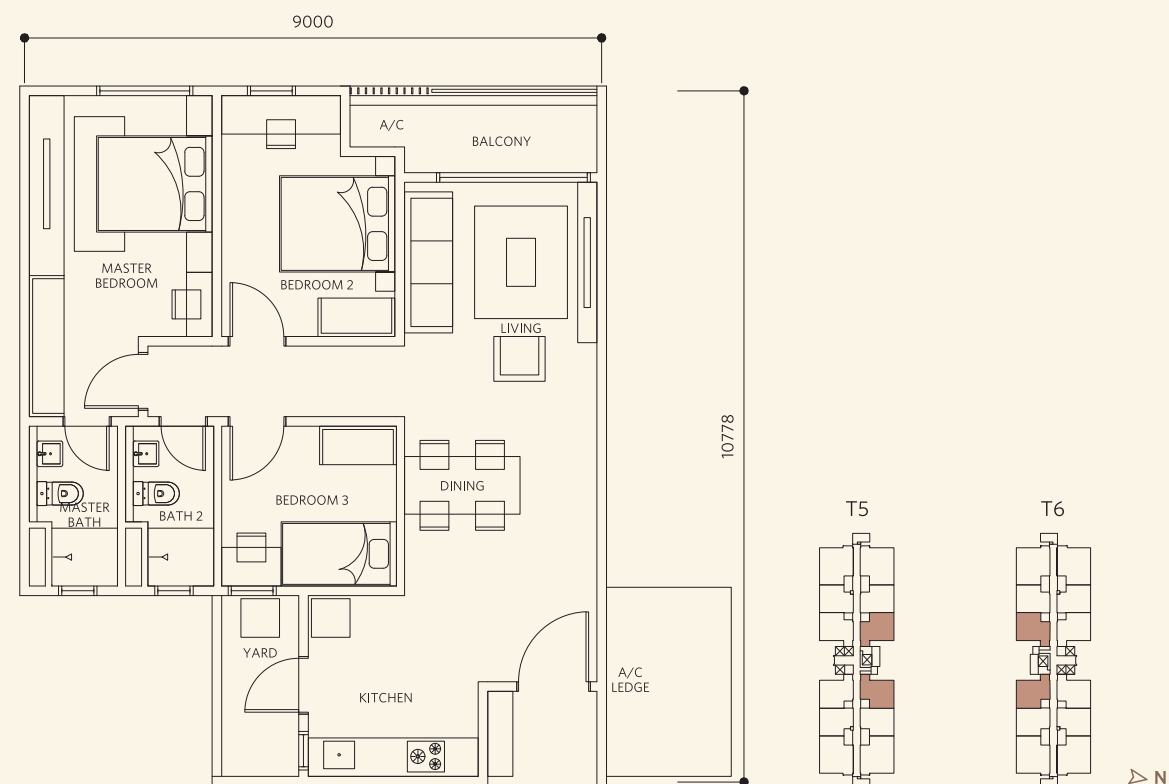
TYPE D2-1

3 BEDROOMS | 2 BATHROOMS | BUILT-UP: 958 SQ.FT.



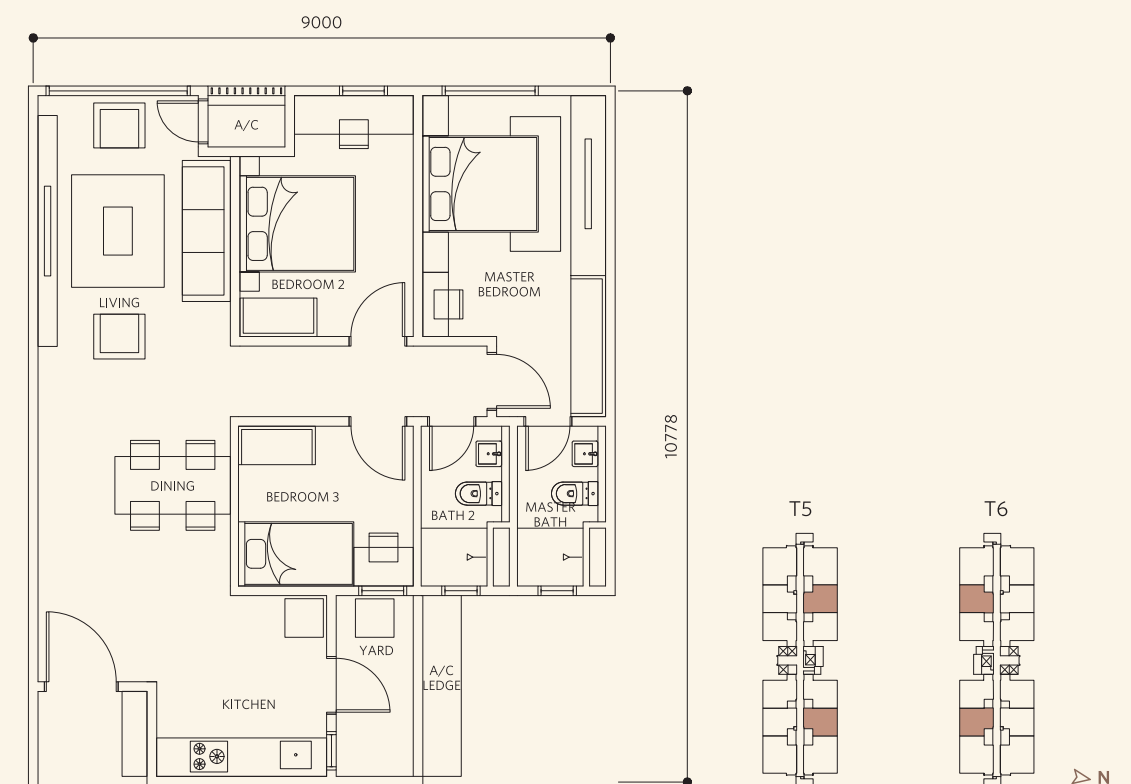
TYPE D1-3/D1A-3

3 BEDROOMS | 2 BATHROOMS | BUILT-UP: 1,022 SQ.FT.



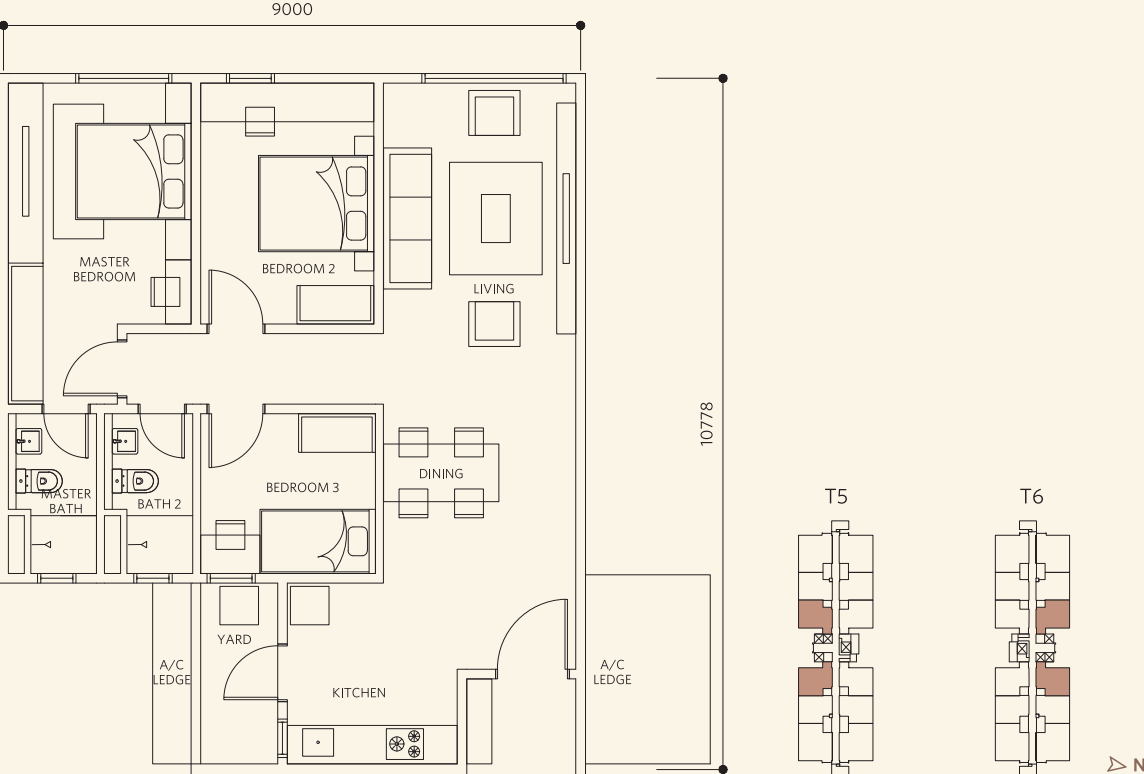
TYPE D2-2/D2A-2

3 BEDROOMS | 2 BATHROOMS | BUILT-UP: 969 SQ.FT.



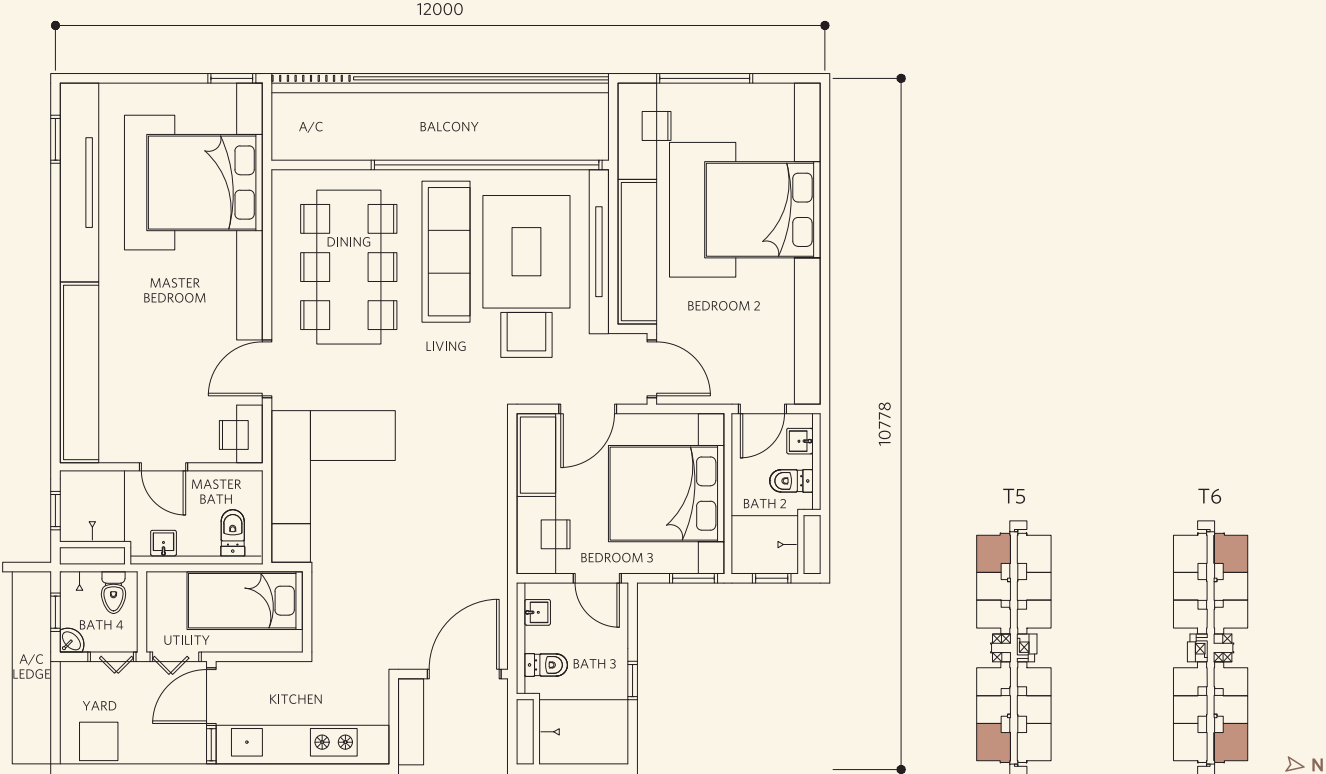
TYPE D3-3/D3A-3

3 BEDROOMS | 2 BATHROOMS | BUILT-UP: 1,044 SQ.FT.



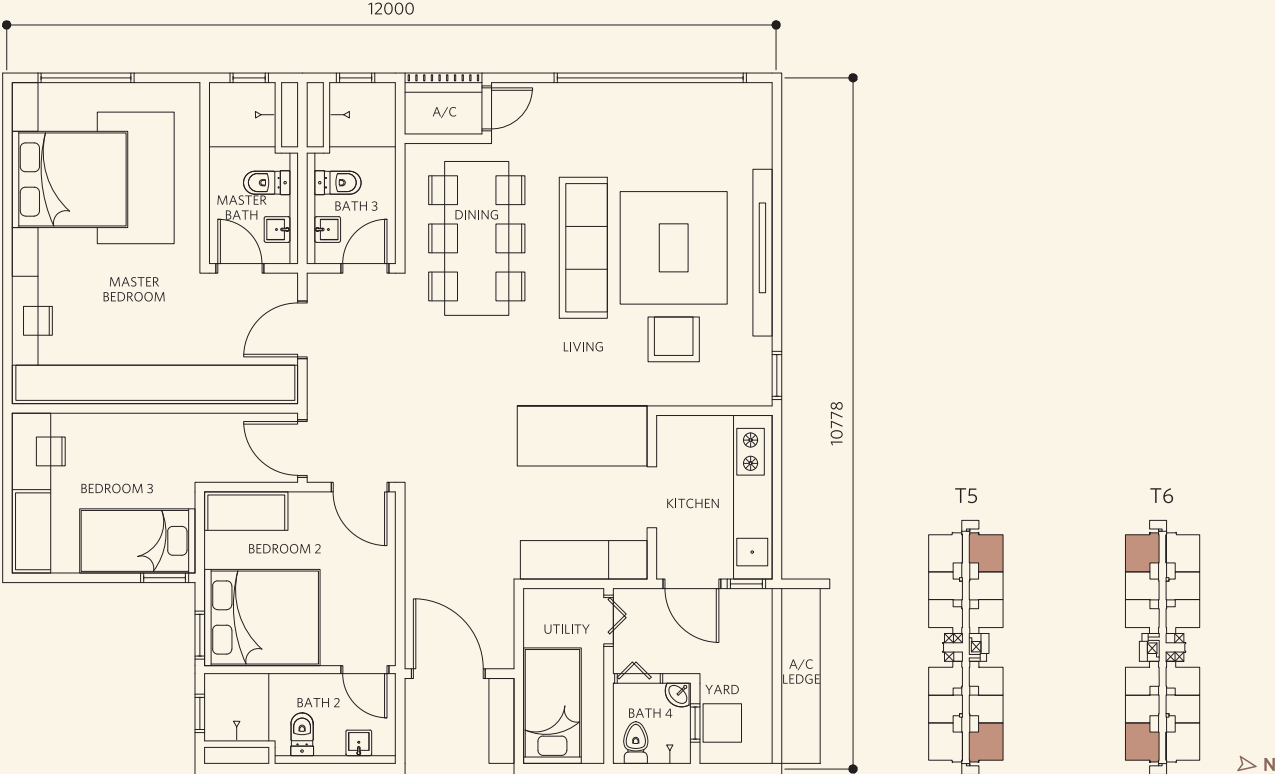
TYPE F1/F1A

3+1 BEDROOMS | 4 BATHROOMS | BUILT-UP: 1,324 SQ.FT.



TYPE F2/F2A

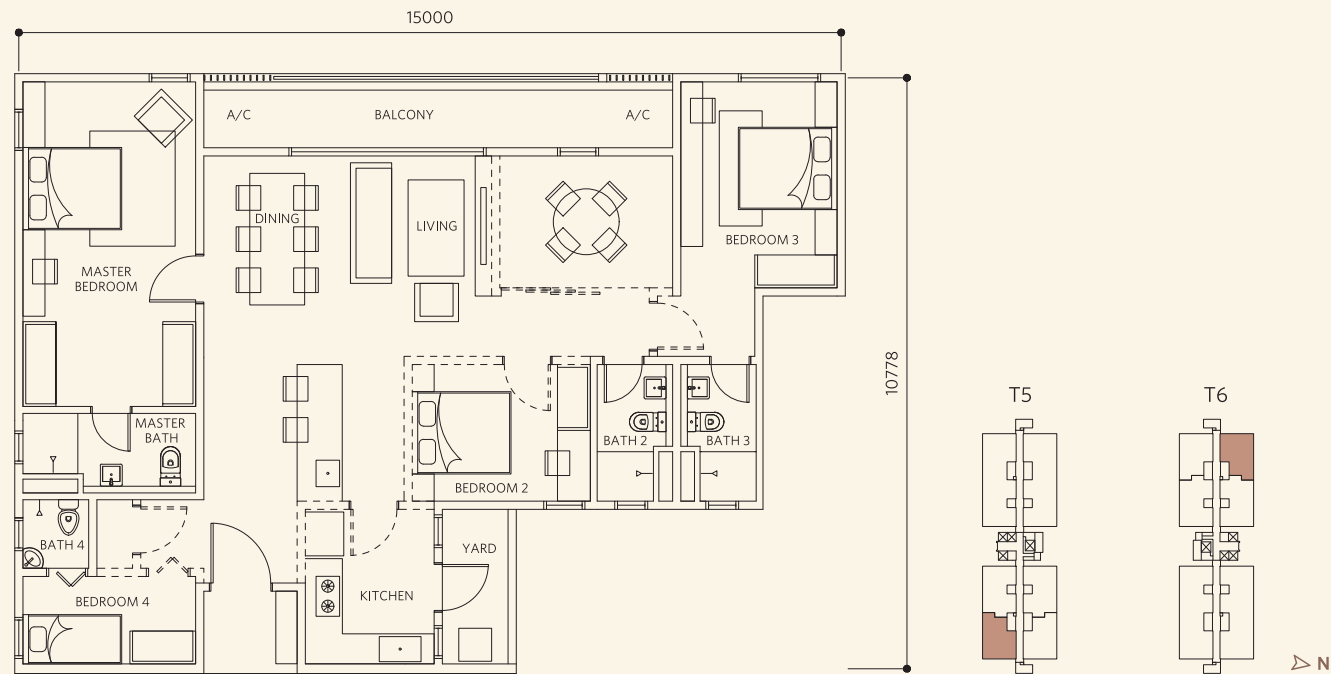
3+1 BEDROOMS | 4 BATHROOMS | BUILT-UP: 1,324 SQ.FT.



Home is where happiness dwells in the soul

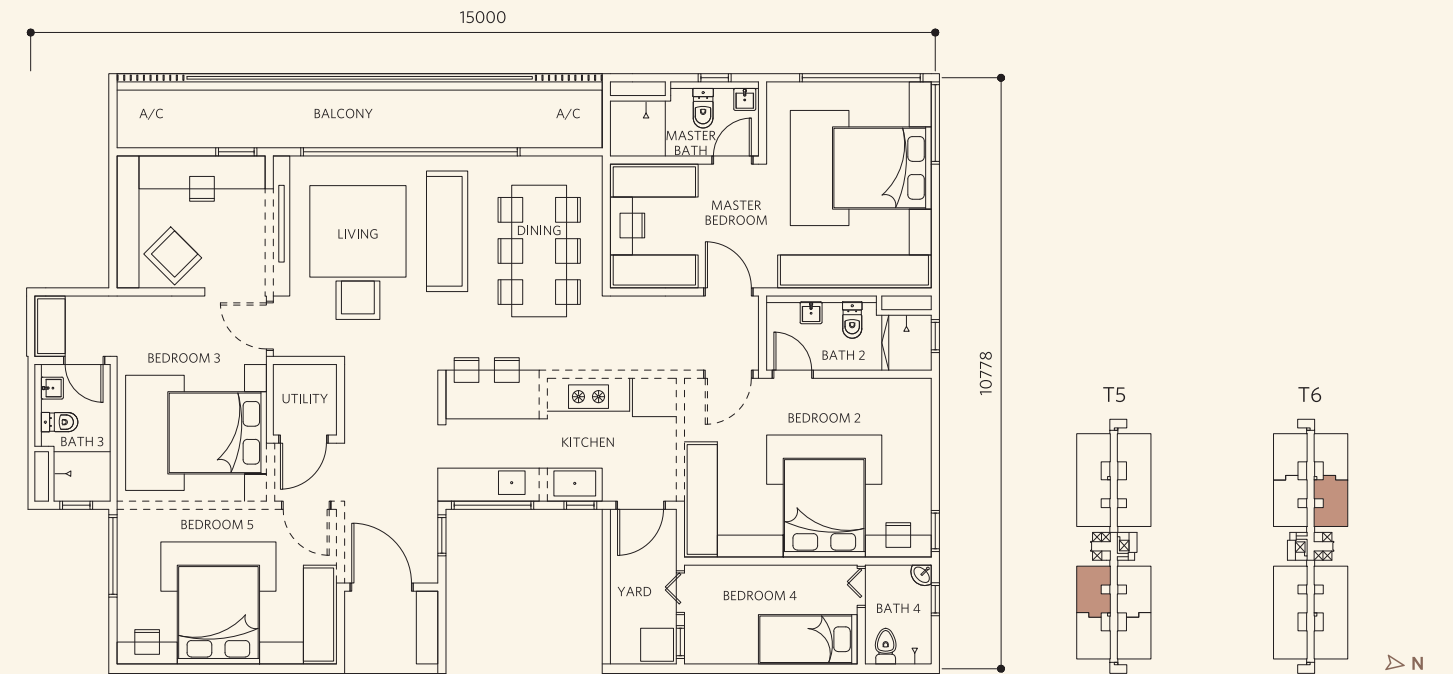
TYPE E1

DESIGNER SUITE | BUILT-UP: 1,485 SQ.FT.



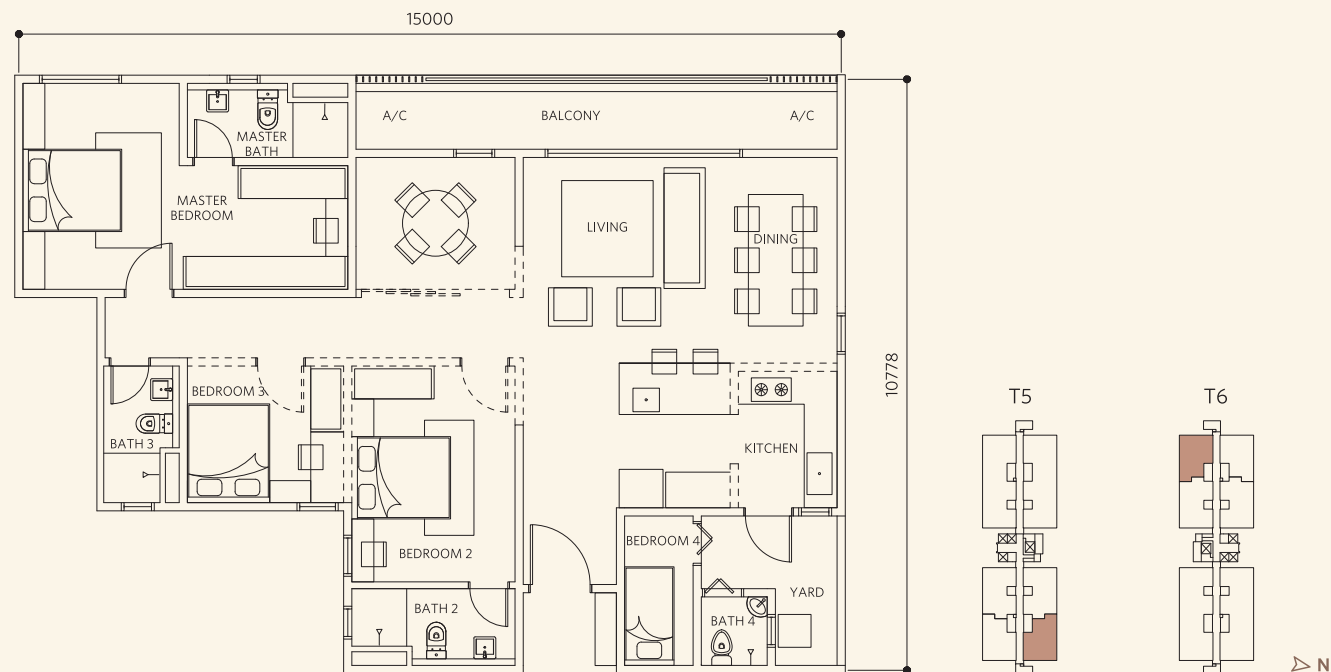
TYPE G1

DESIGNER SUITE | BUILT-UP: 1,711 SQ.FT.



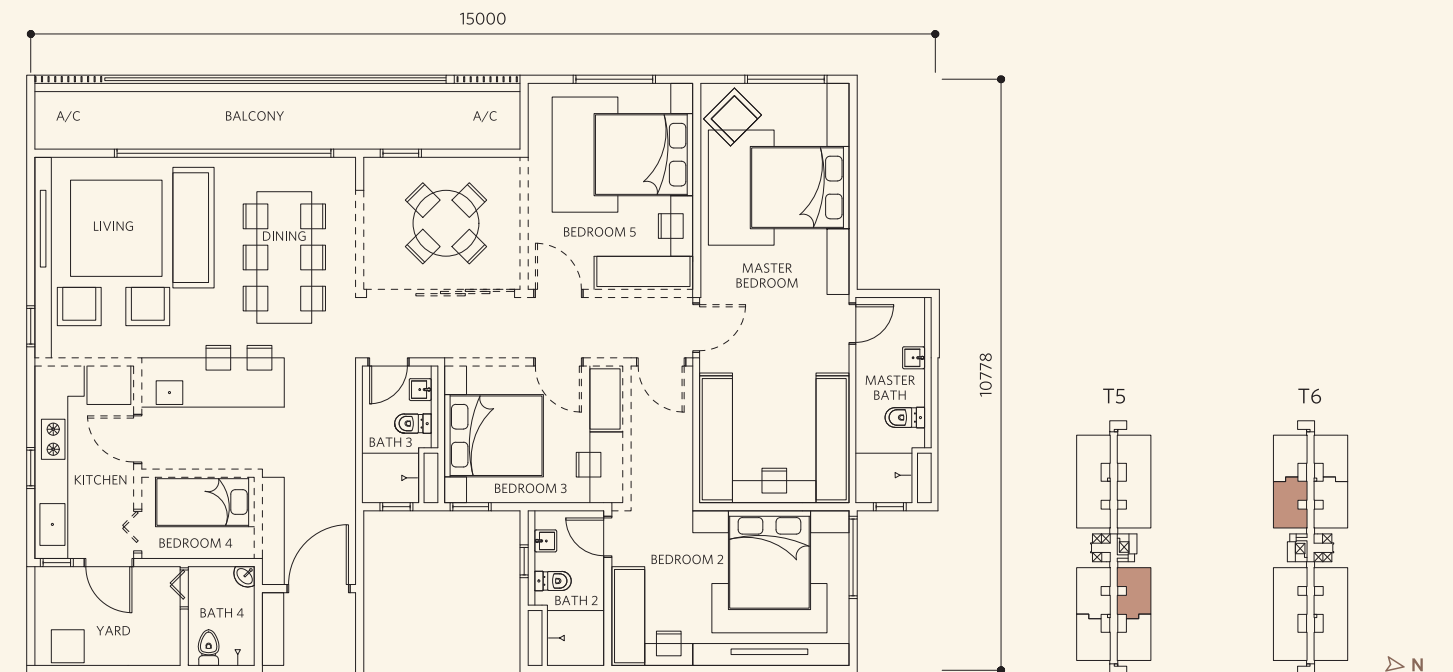
TYPE E2

DESIGNER SUITE | BUILT-UP: 1,485 SQ.FT.



TYPE G2

DESIGNER SUITE | BUILT-UP: 1,711 SQ.FT.

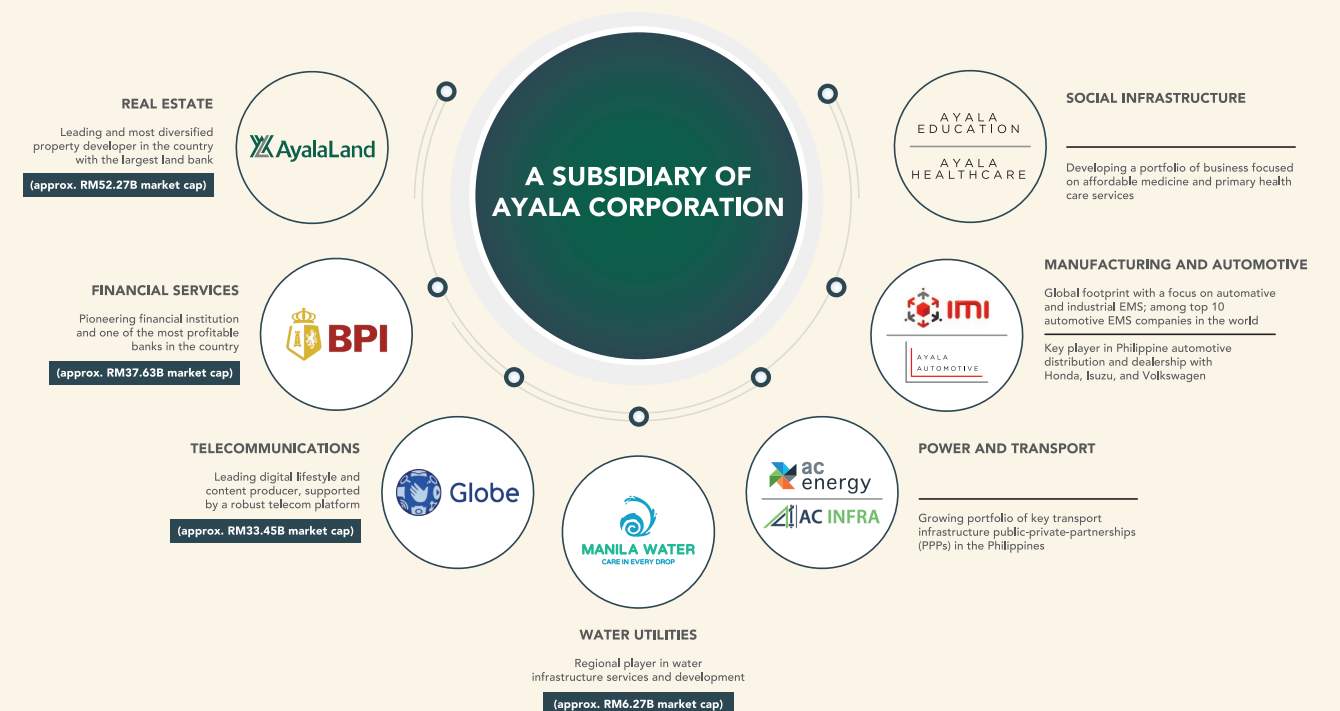


BRINGING YOU
BUILDING EXCELLENCE



Ayala Land, Inc. (ALI) is the largest real estate firm in the Philippines. It is a subsidiary of Ayala Corporation. It began as a division of Ayala Corporation until it was spun off and incorporated in 1988. It became publicly listed in the Philippine Stock Exchange (PSE: ALI) in 1991.

Its core businesses are in strategic landbank management, residential development, shopping centres, corporate businesses, and hotels & resorts. Support businesses are in construction and property management. In April 2018, ALI bought a majority stake in MCT Bhd.



Listed on the Main Market of Bursa Malaysia Securities Berhad since 6 April 2015, Avaland Berhad (formerly known as MCT Berhad) and its group of companies are fast emerging to be one of the leading property developers in Malaysia.

Avaland's developments include Cybersouth, a township covering over 400 acres in Dengkil as well as various high-rise developments at Cyberjaya, Petaling Jaya and Subang Jaya.

In February 2018, Avaland became a subsidiary of Ayala Land Inc. and has since expanded its product offerings to luxury residences, with its development of Aetas Damansara in Petaling Jaya as well as its resort living residences, Alira Subang Jaya.

Avaland has also actively expanded its land bank with the acquisition of a 4.02-acre land at Bangi in 2022, while making its first foray in Kuala Lumpur with the acquisition of a 1.57-acre land in Seputeh and a 3.9-acre land in Taman Desa in 2023.

Avaland holds strong to its vision of being an Innovative & Timeless Value Creator. Its brand purpose of 'Rediscovering Possibilities' is about bringing a positive change by creating communities and enhancing lives for generations where people enjoy a complete lifestyle experience.

SPECIFICATIONS

[illegible]