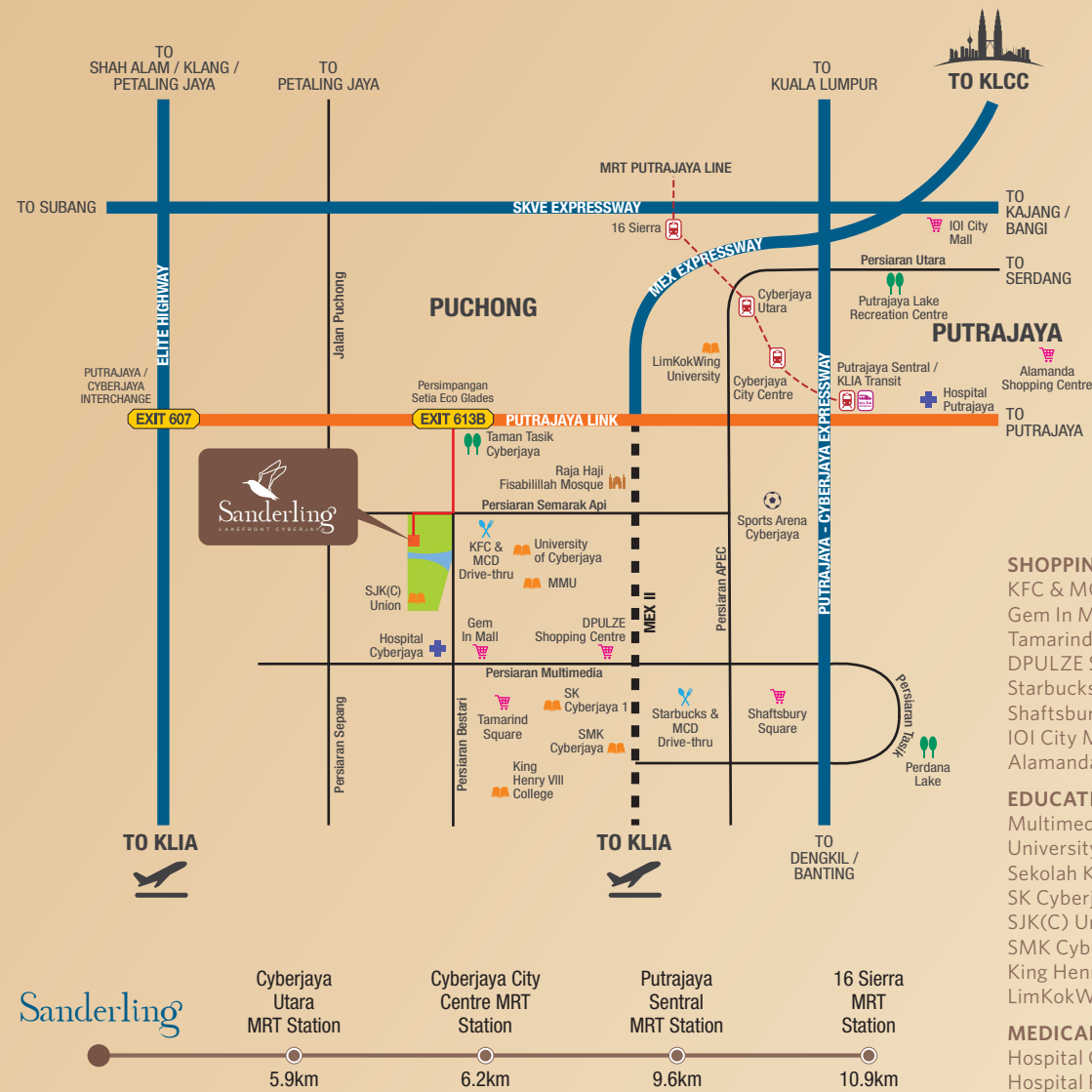


WELL-ESTABLISHED WITH COMPREHENSIVE

Connectivity

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



Category	Location	Distance (km)
SHOPPING & DRIVE-THRU	KFC & MCD Drive-thru	1.3km
	Gem In Mall Cyberjaya	2 km
	Tamarind Square	2.5 km
	DPULZE Shopping Centre	3.3 km
	Starbucks & MCD Drive-thru	4.4km
	Shaftsbury Square	5.3 km
	IOI City Mall, Putrajaya	15.1 km
Alamanda Shopping Centre	15.2 km	
EDUCATION	Multimedia University Cyberjaya	1.5km
	University of Cyberjaya (UoC)	2.4km
	Sekolah Kebangsaan Cyberjaya	2.5km
	SK Cyberjaya 1	2.5km
	SJK(C) Union, Cyberjaya	2.7km
	SMK Cyberjaya	3.1km
	King Henry VIII College	3.5km
LimKokWing University	5.5km	
MEDICAL CENTRE	Hospital Cyberjaya	2.5km
	Hospital Putrajaya	9.2km
RECREATIONAL	Taman Tasik Cyberjaya	2.7km
	Sports Arena Cyberjaya	4.9km
	Perdana Lake	5.6km
	Putrajaya Lake Recreation Centre	14.2km
PLACE OF WORSHIP	Raja Haji Fisabilillah Mosque	2km



REGISTER YOUR INTEREST WITH US TODAY!

AVALAND
an Ayaland company
www.avaland.com.my

LAKEFRONT RESIDENCE SDN. BHD. 20101005895
A subsidiary of Ayaland Berhad (881786-X)
(Formerly known as MCT Berhad)
T: +603 5115 9988 Ayaland Berhad

Avaland Show Village @ Cyberjaya
E: sanderling@avaland.com.my
W: avaland.com.my

011-1722 6060

LakeFront at Cyberjaya

The development details and information contained herein are subject to changes and shall not constitute/be treated as an offer or representation by the Developer. While every reasonable care has been taken in the provision of the information contained herein, the Developer shall not be held responsible for any inaccuracy 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 an artist's impression only and in no way a representation by the Developer as to the final product. Terms and conditions apply.

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



- IOI City Mall, Putrajaya
- Taman Botani Putrajaya
- Abdeen Academy International & Private Schools
- Kelab Tasik Putrajaya
- Cruise Tasik Putrajaya
- Alamanda Shopping Centre
- Putrajaya Hospital
- Taman Warisan Pertanian Putrajaya
- LimKokWing University
- Putra Mosque
- Cyberjaya City Centre MRT Station
- Putrajaya Central (KLIA Transit)
- Sports Arena Cyberjaya
- Intel Malaysia Design Centre
- Anjung Floria
- The Children's House Cyberjaya
- Sekolah Seri Puteri
- Cyberjaya Utara MRT Station
- Cyberjaya Investment & Services Centre
- Dell
- BMW Regional Training Centre
- Starbucks & McD Drive-thru
- Glomac Cyberjaya
- Huawei MGTC
- King Henry VIII College
- SMK Cyberjaya & SK Cyberjaya 1 (Sekolah Kluster Kecemerlangan)
- Hospital Cyberjaya
- Tamarind Square
- Multimedia University (MMU)
- University of Cyberjaya (UoC)
- KFC & McD Drive-thru
- Wisma Shell
- ELC International School
- Brainy Bunch International Islamic Montessori
- DPULZE Shopping Centre
- Taman Tasik Cyberjaya
- Raja Haji Fisabilillah Mosque
- SkyTech Tower 1 & 2
- Sky Park @ Cyberjaya
- Cyberjaya Utara MRT Station
- TM IT Complex
- NTT Data
- MEX II

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.



Artist's Impression



Artist's Impression

WIDE RANGE OF RECREATIONAL FACILITIES FOR ALL AGES



PHASE 3

LEGEND

LEVEL 1

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

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

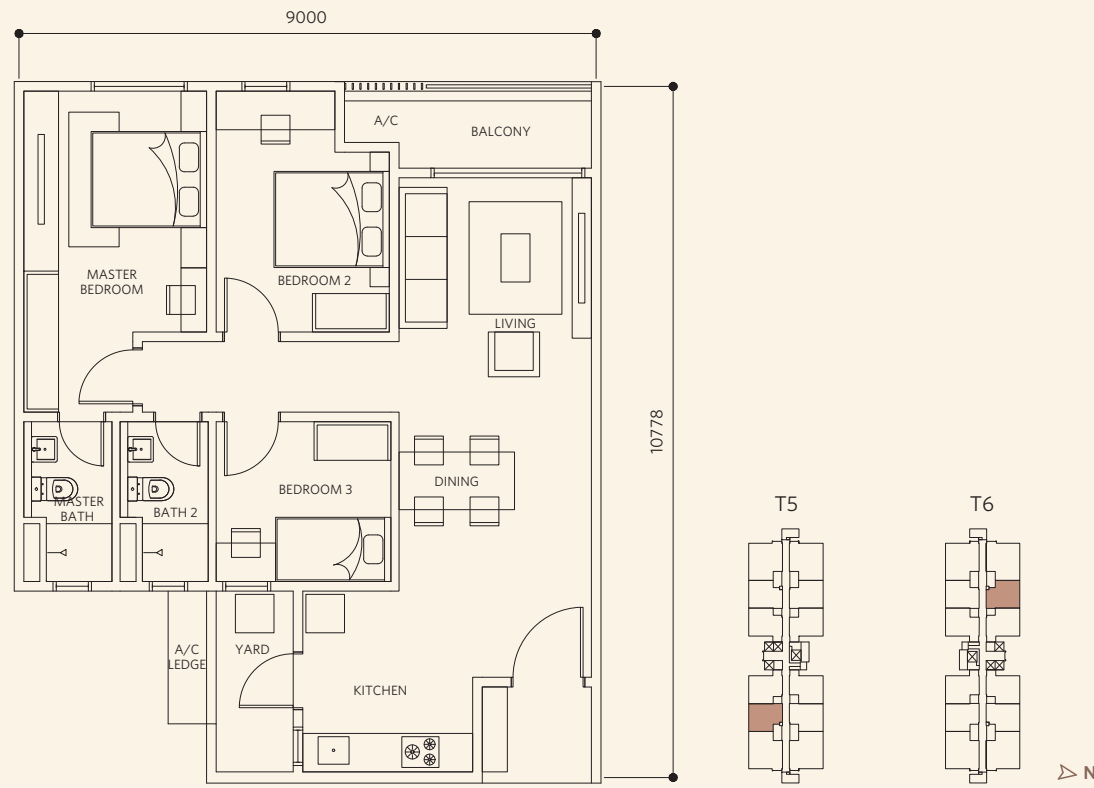
Units with North-South orientation

Units with lake view



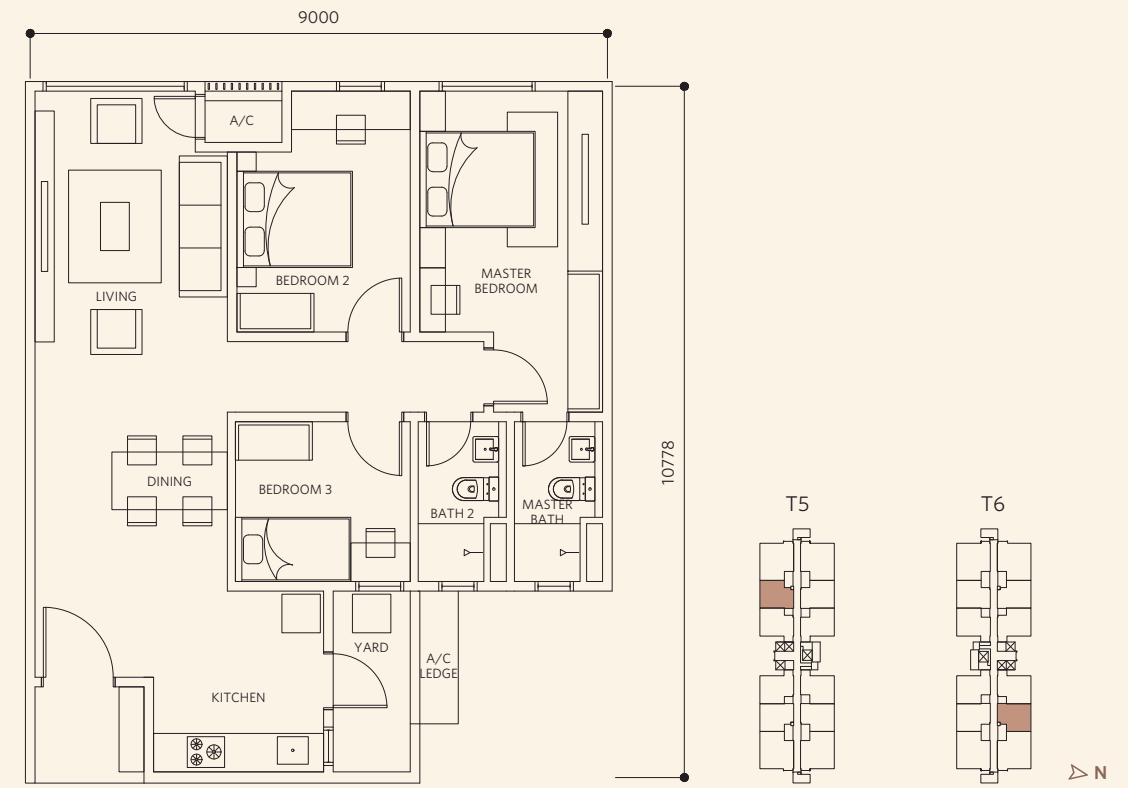
TYPE D1-1

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



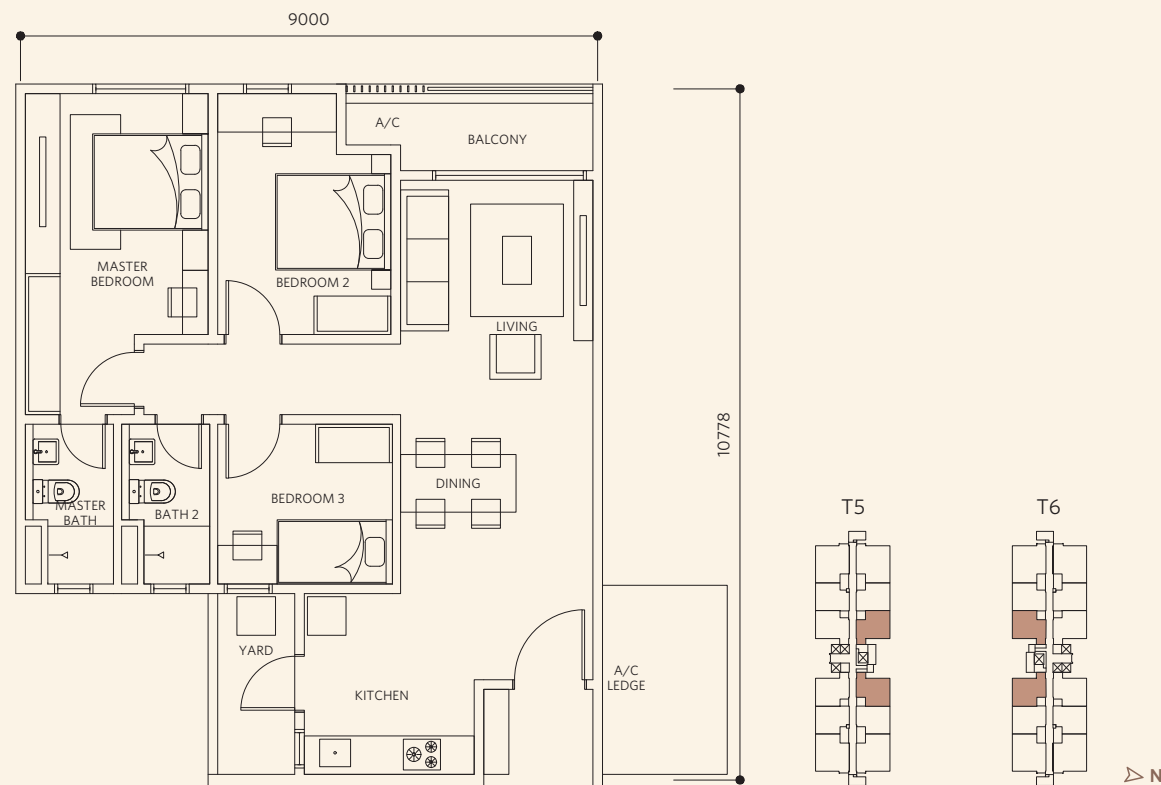
TYPE D2-1

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



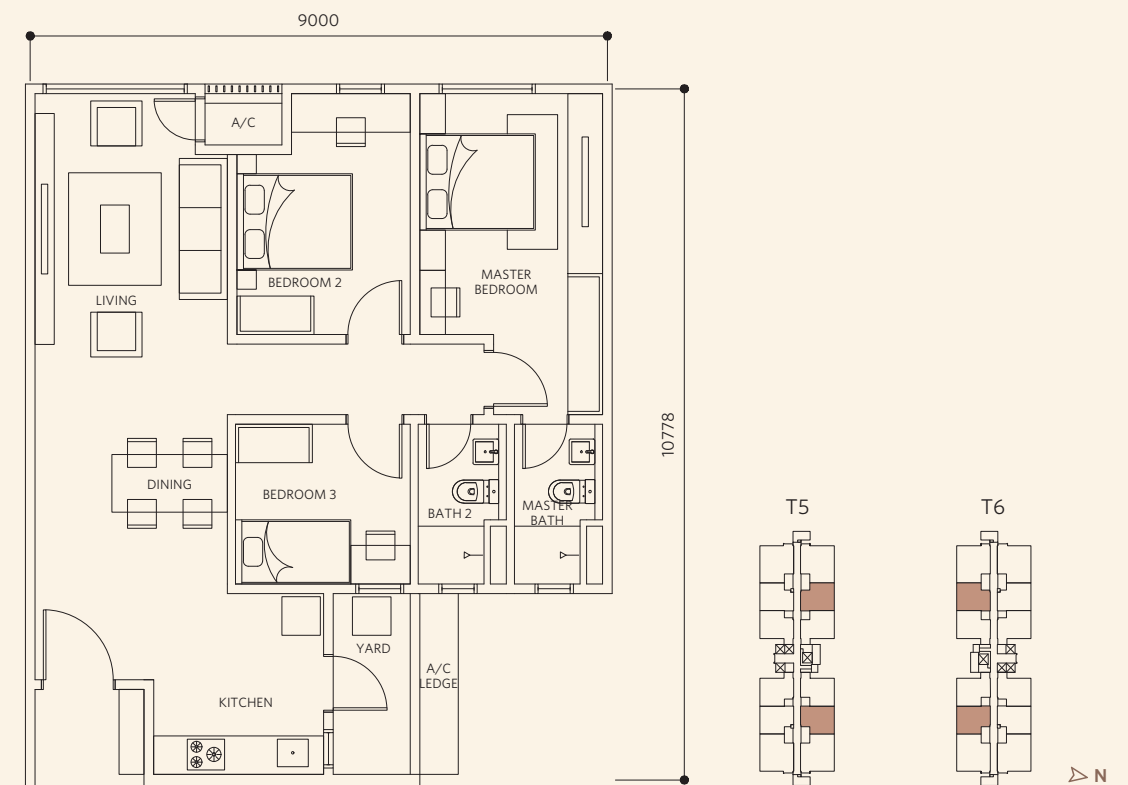
TYPE D1-3/D1A-3

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



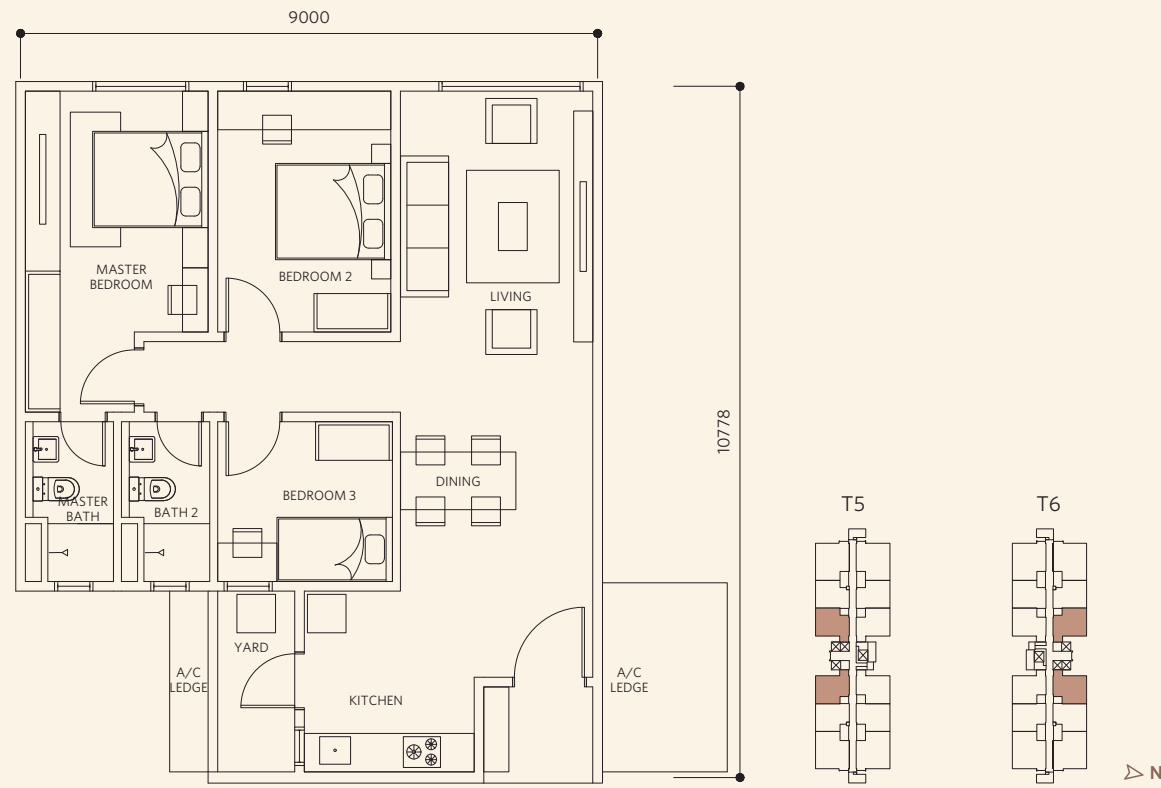
TYPE D2-2/D2A-2

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



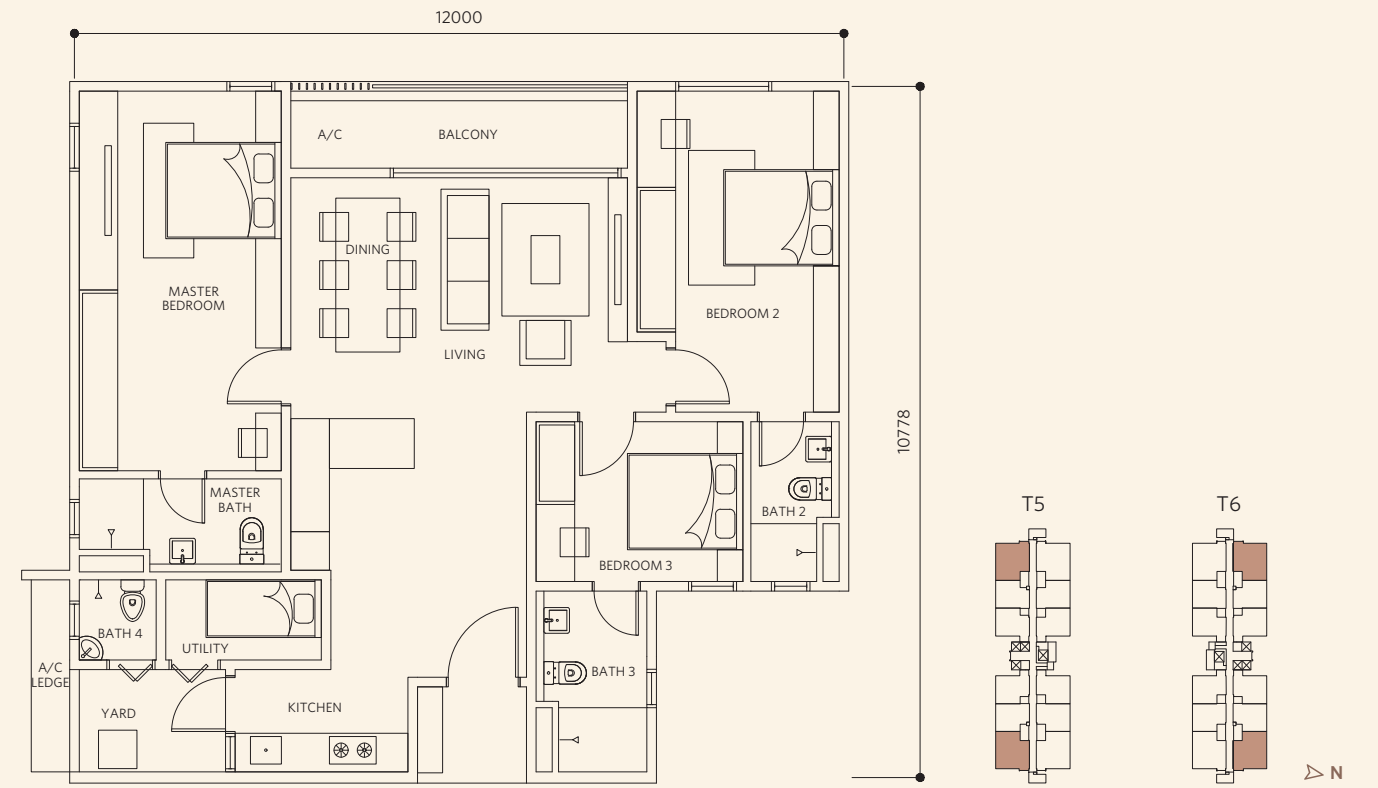
TYPE D3-3/D3A-3

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



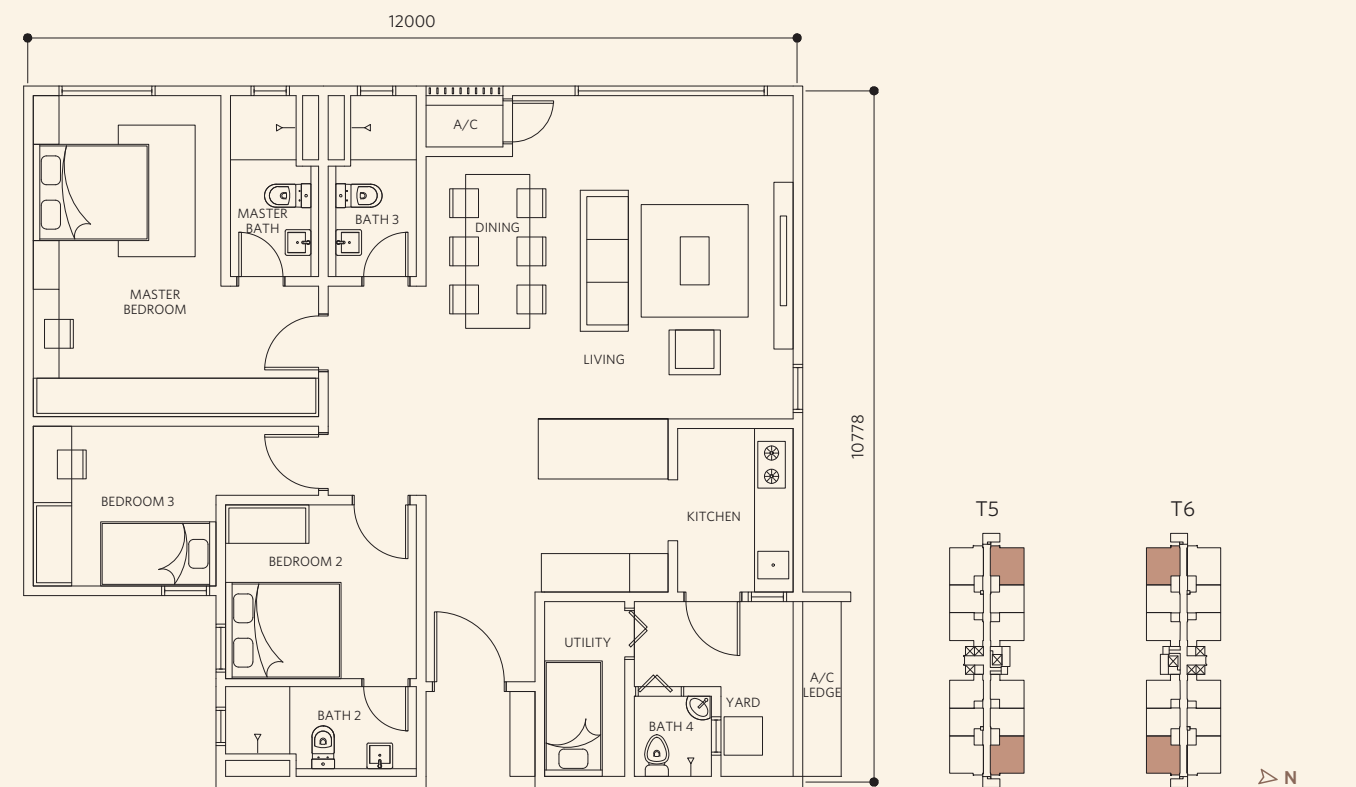
TYPE F1/F1A

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.

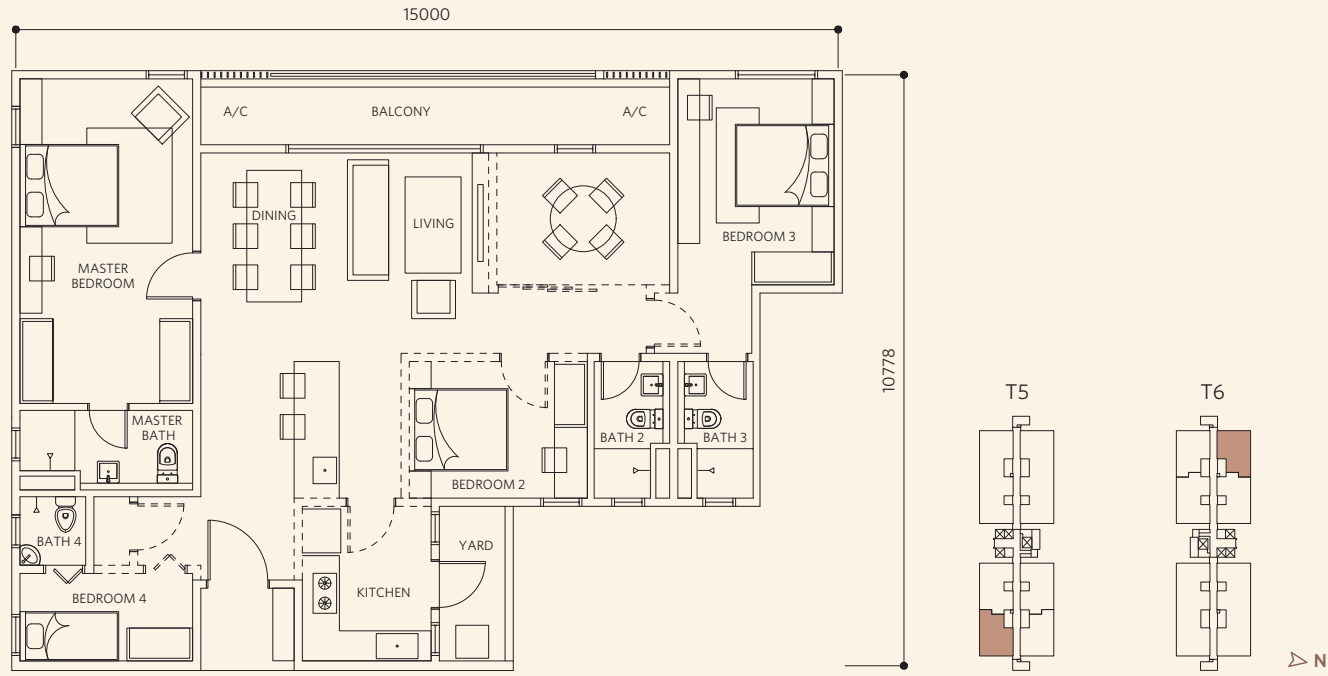


Home is where happiness dwells in the soul



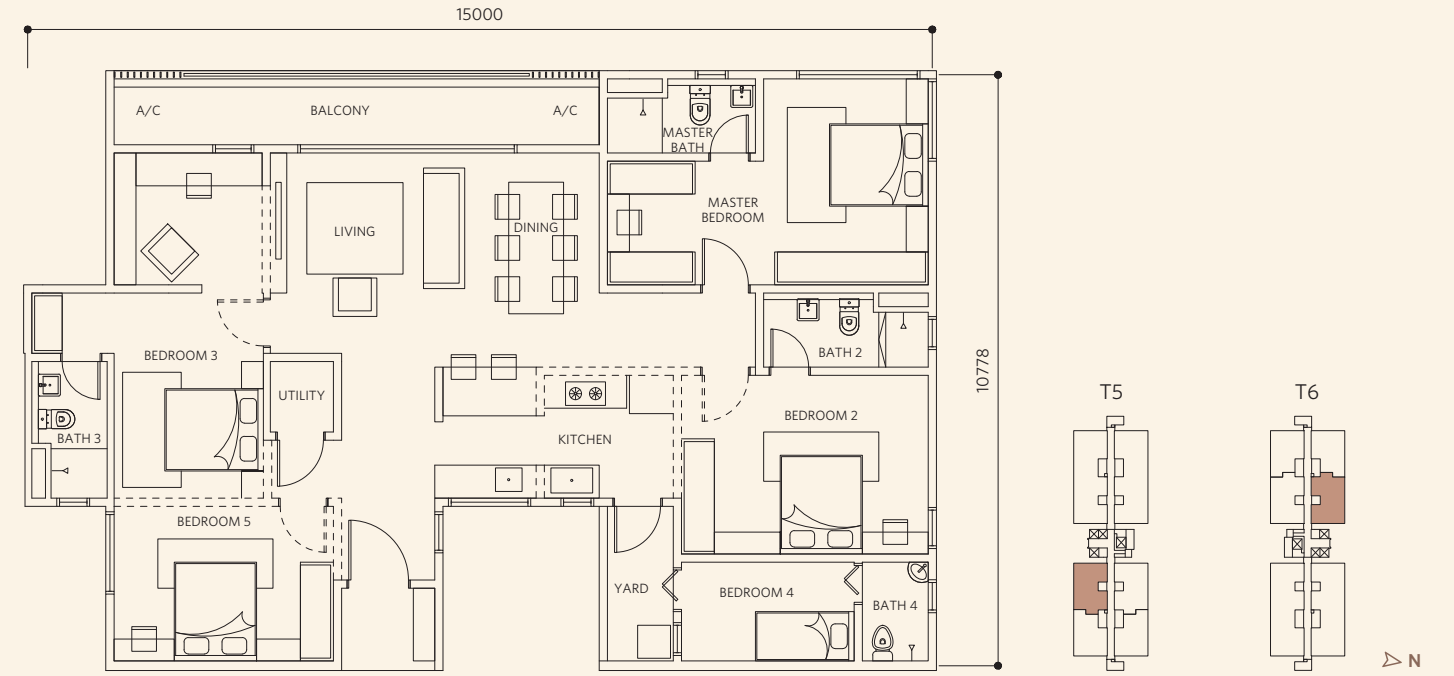
TYPE E1

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



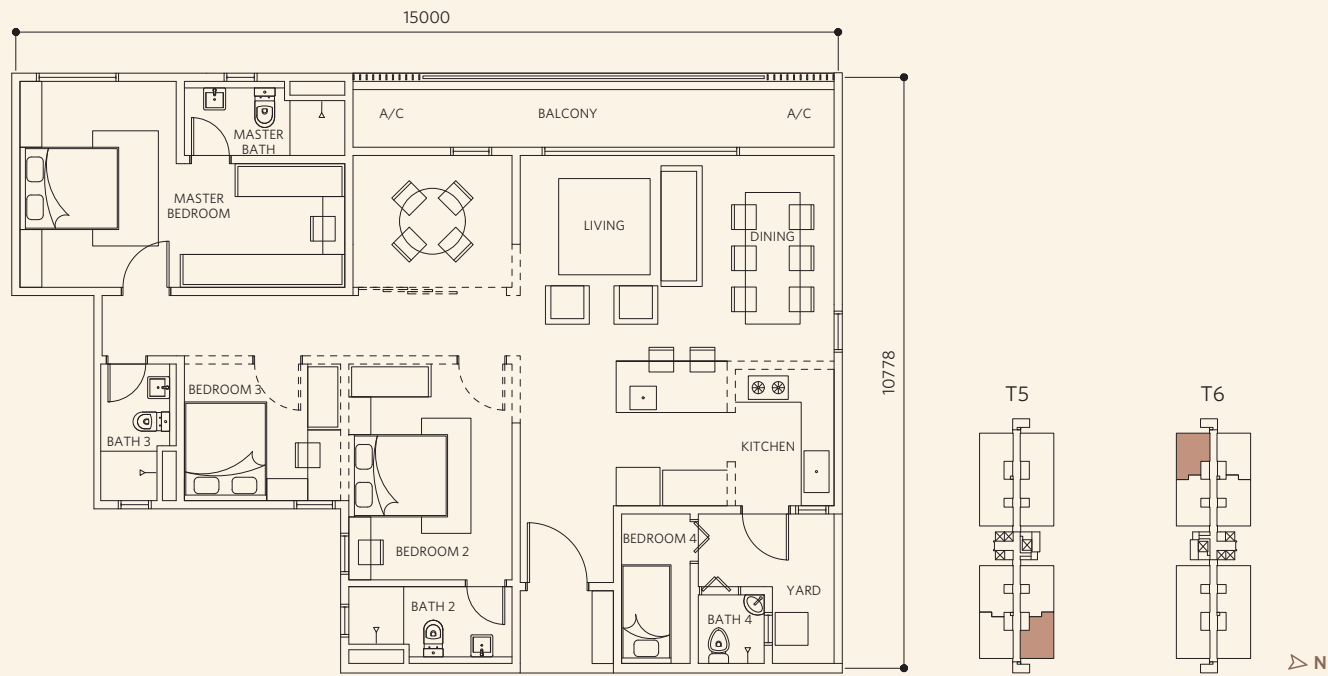
TYPE G1

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



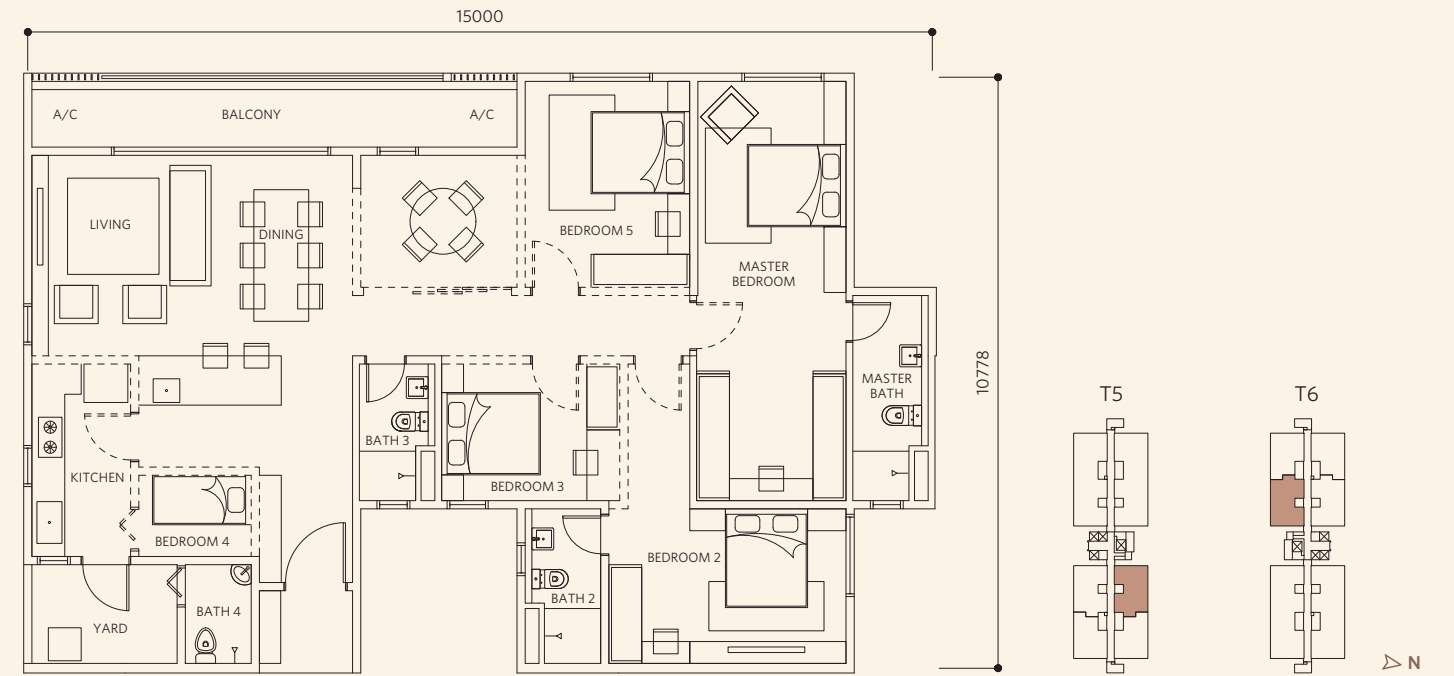
TYPE E2

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



TYPE G2

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



BRINGING YOU BUILDING EXCELLENCE



SPECIFICATIONS

STRUCTURE	Reinforced concrete															
WALL	Masonry and/or reinforced concrete															
CEILING	Plaster ceiling and/or skim coat & paint															
WINDOWS	Aluminium framed glass window															
DOORS	Timber door															
	Aluminium framed glass door															
IRONMONGERY	Quality lockset															
FLOOR FINISHES (All Type D & F)	Porcelain/ceramic tile and/or vinyl tile and/or cement render															
FLOOR FINISHES (All Type E & G)	Porcelain/ceramic tiles and/or cement render															
WALL FINISHES	Skim coat and/or plaster & paint and/or porcelain/ceramic tiles															
SANITARY & PLUMBING FITTINGS	D1-1	D1-3	D1A-3	D2-1	D2-2	D2A-2	D3-3	D3A-3	E1	E2	F1	F1A	F2	F2A	G1	G2
	Wash basin with tap	2	2	2	2	2	2	2	4	4	4	4	4	4	4	4
	Water closet	2	2	2	2	2	2	2	4	4	4	4	4	4	4	4
	Kitchen sink with tap	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Bib tap	3	3	3	3	3	3	3	5	5	5	5	5	5	5	5
	Shower rose	2	2	2	2	2	2	2	4	4	4	4	4	4	4	4
ELECTRICAL INSTALLATION	D1-1	D1-3	D1A-3	D2-1	D2-2	D2A-2	D3-3	D3A-3	E1	E2	F1	F1A	F2	F2A	G1	G2
	Lighting point	15	15	15	14	14	14	14	5	5	17	17	17	17	5	5
	Fan point with hook	4	4	4	4	4	4	4	-	-	4	4	4	4	-	-
	13A power point	14	14	14	14	14	14	14	-	-	17	17	17	17	-	-
	Air conditioner point	3	3	3	3	3	3	3	-	-	3	3	3	3	-	-
	Instant water heater point	2	2	2	2	2	2	2	3	3	3	3	3	3	3	3
	SMATV point	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Fibre wall socket	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Doorbell point with push button	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Distribution board	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

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.