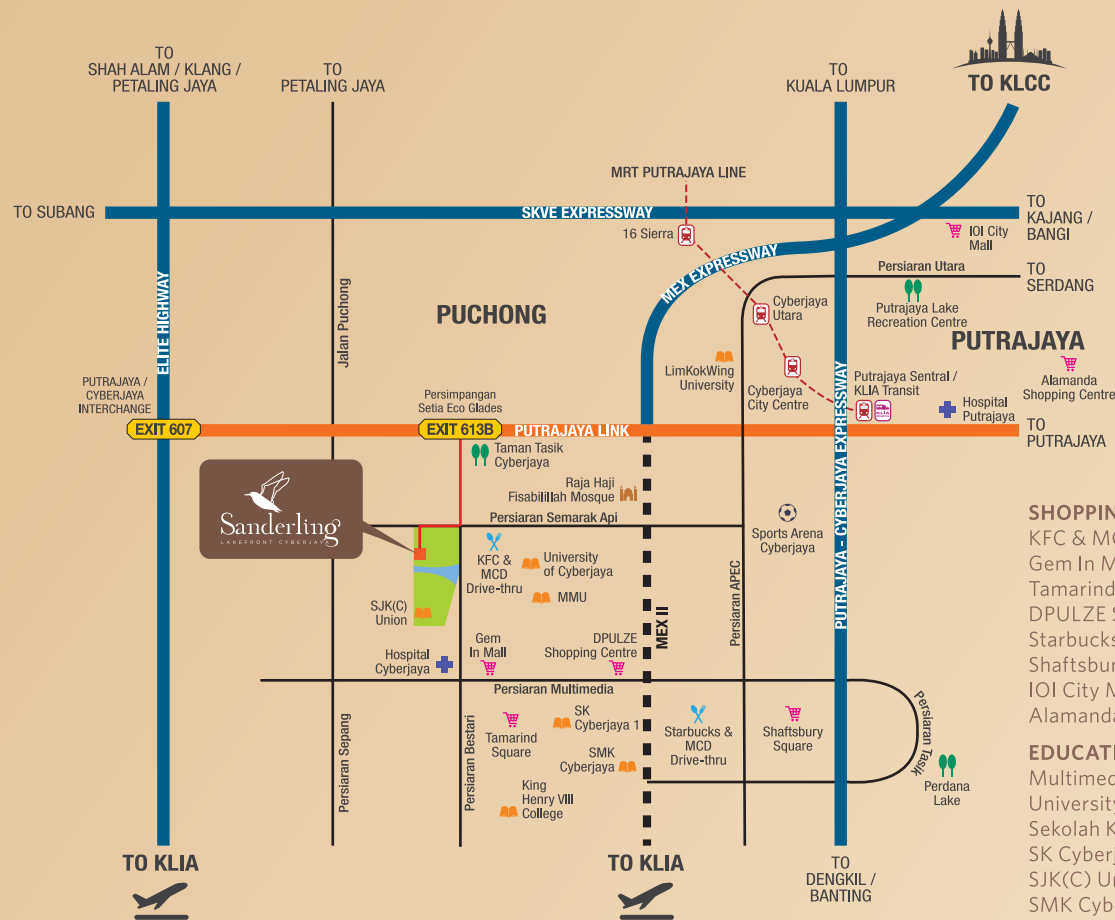


WELL-ESTABLISHED WITH COMPREHENSIVE

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.



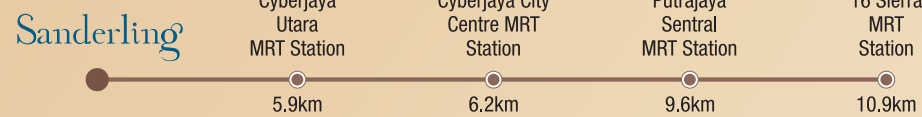
SHOPPING & DRIVE-THRU	
KFC & MCD Drive-thru	1.3km
Gem In Mall Cyberjaya	2 km
Tamarind Square	2.5 km
DPULZE Shopping Centre	3.3 km
Starbucks & MCD Drive-thru	4.4km
Shaftsbury Square	5.3 km
IOI City Mall, Putrajaya	15.1 km
Alamanda Shopping Centre	15.2 km

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!

+6011 1722 6060



Lakefront Residence Sdn Bhd 201101005895 (934038-V)
A subsidiary of MCT BHD, 200901038653 (881786-X)
Lot C-02, Level 2, SkyPark @ One City, Jalan USJ 25/1,
47650 Subang Jaya, Selangor Darul Ehsan, Malaysia.
Tel: +603-5115 9988 Fax: +603-5115 9995

📍 LakeFront Show Village
✉️ sanderling@mct.com.my
📱 Lakefront at Cyberjaya



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.: 12047-3/09-2025/0161(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 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 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.

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

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



PHASE 3

LEGEND

LEVEL 1

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

LEVEL CP 1

- Gym Room

LEVEL CP 2

- Badminton Court

LEVEL 27

- Multipurpose Hall
- Pool



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

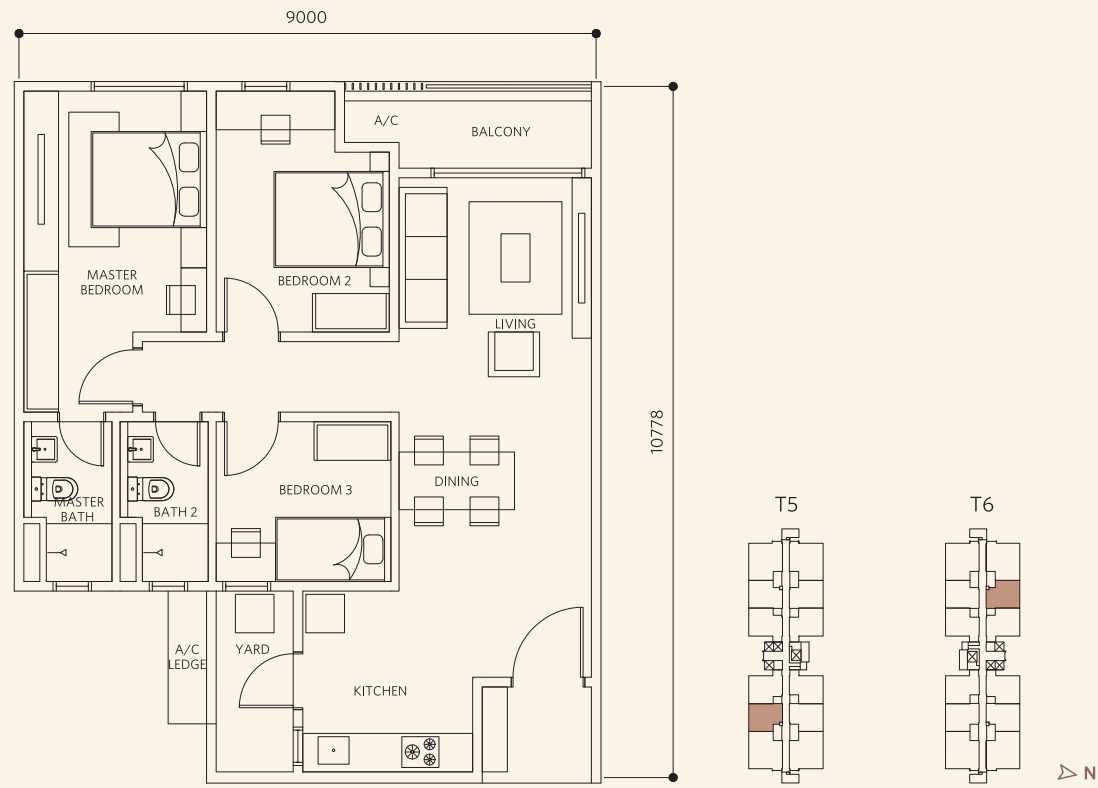
Units with North-South orientation

Units with lake view



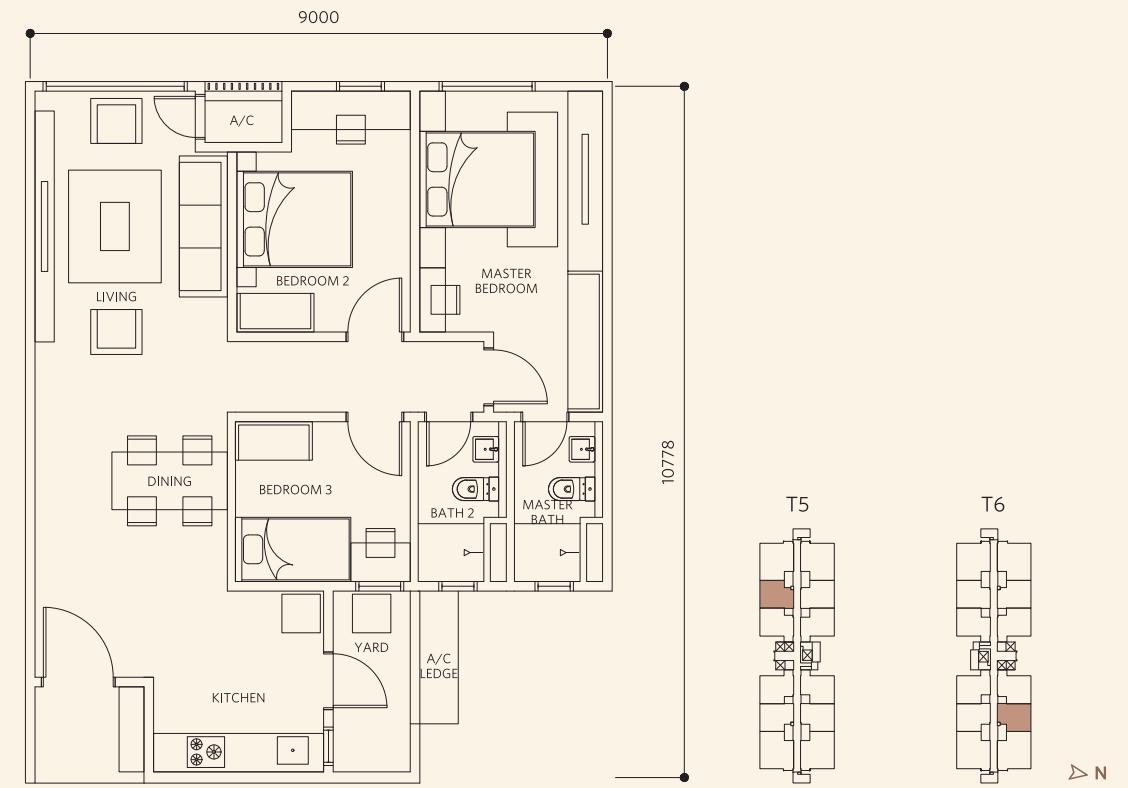
TYPE D1-1

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



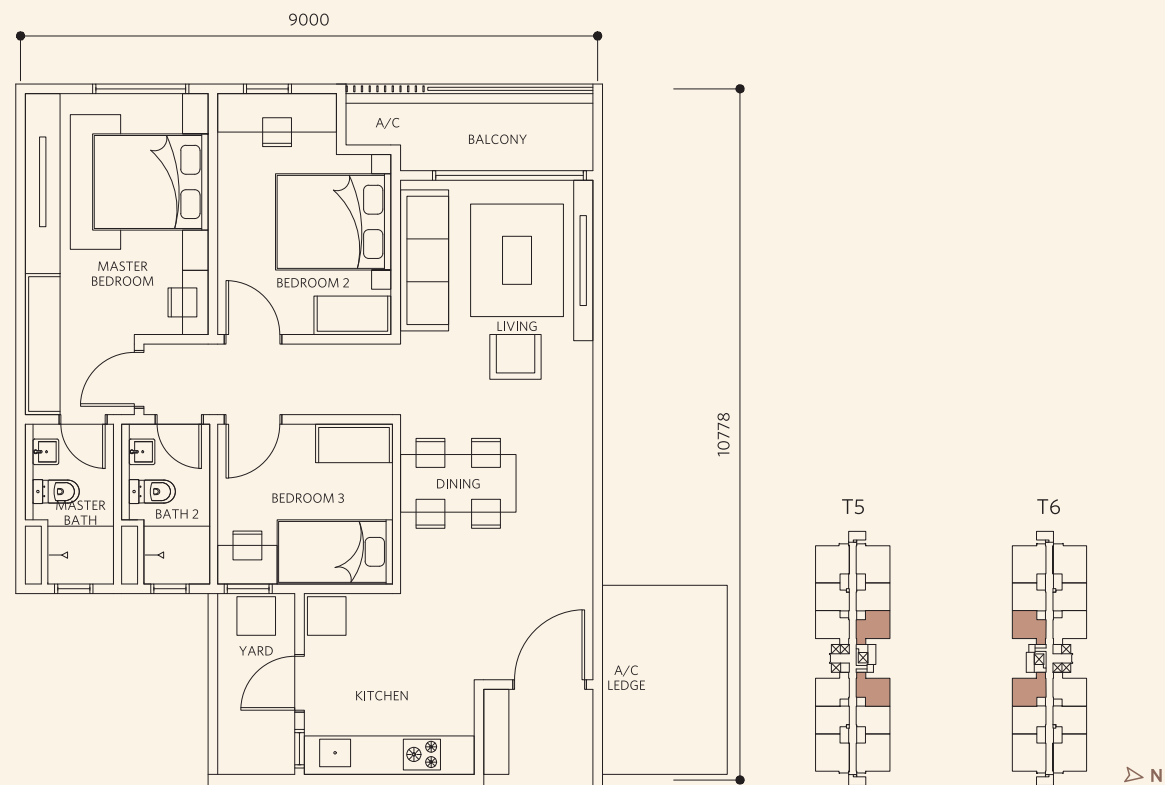
TYPE D2-1

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



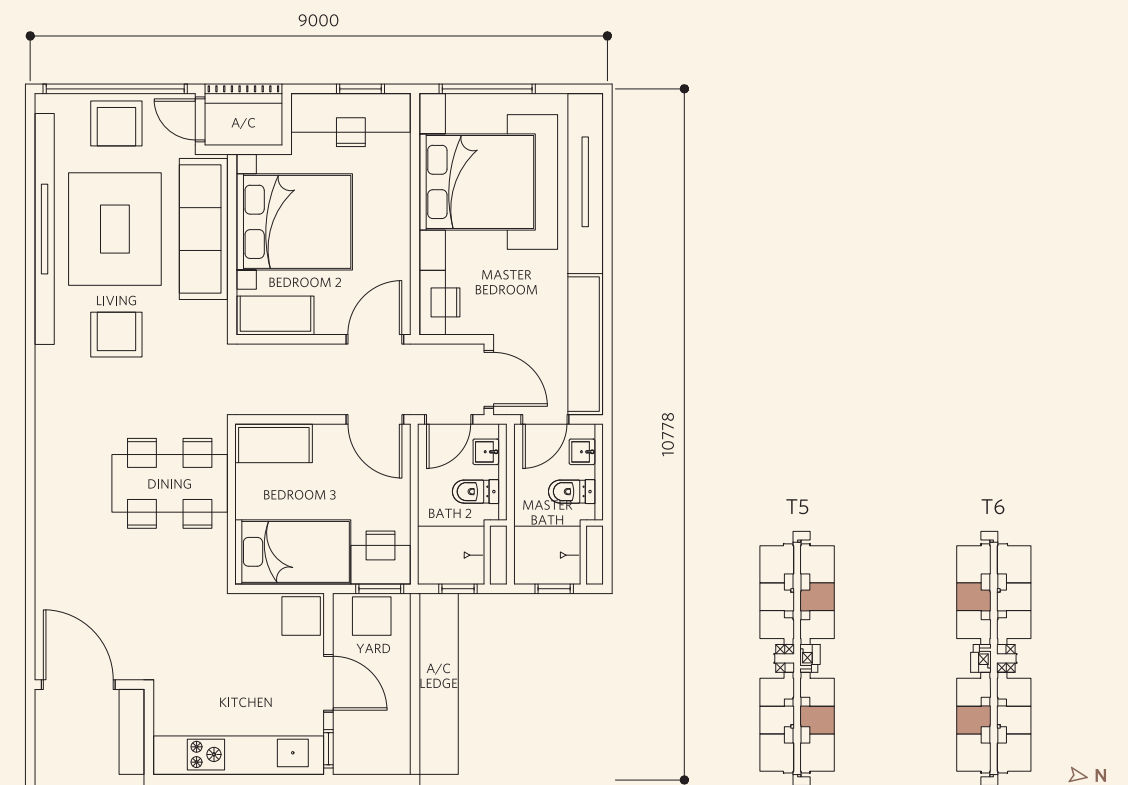
TYPE D1-3/D1A-3

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



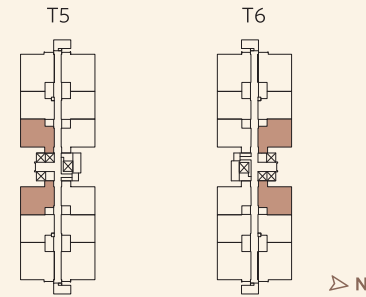
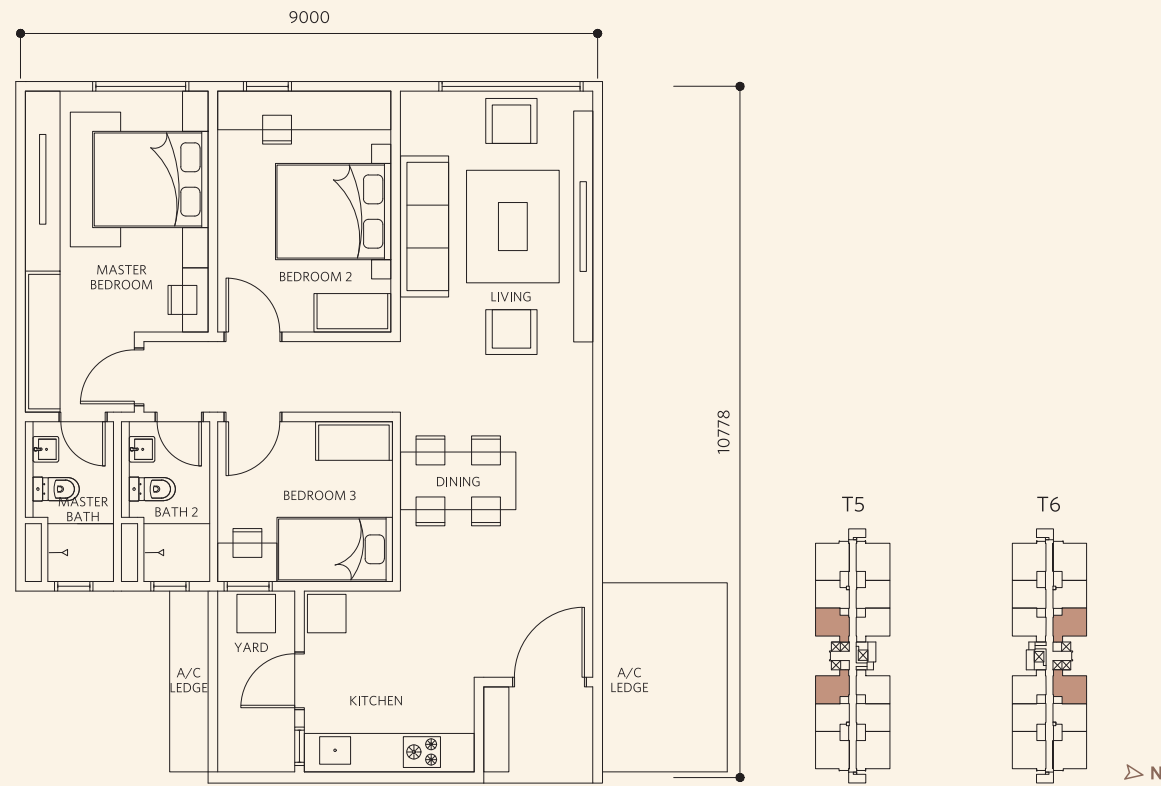
TYPE D2-2/D2A-2

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



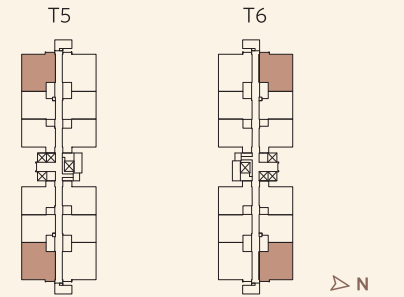
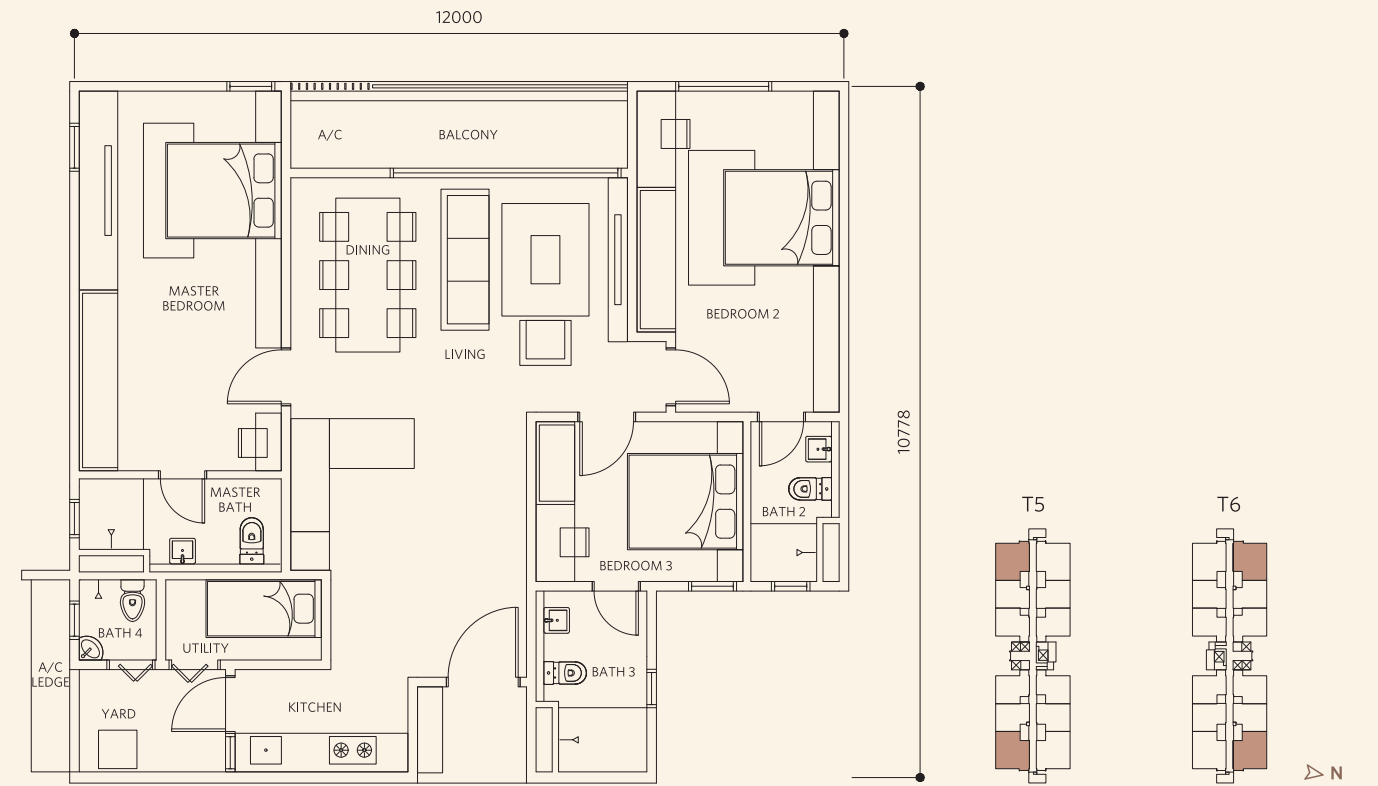
TYPE D3-3/D3A-3

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



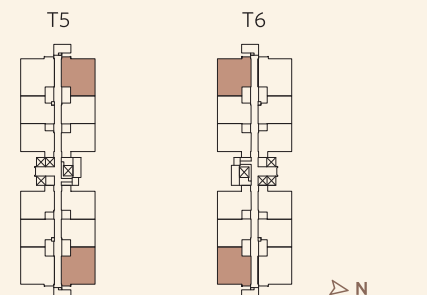
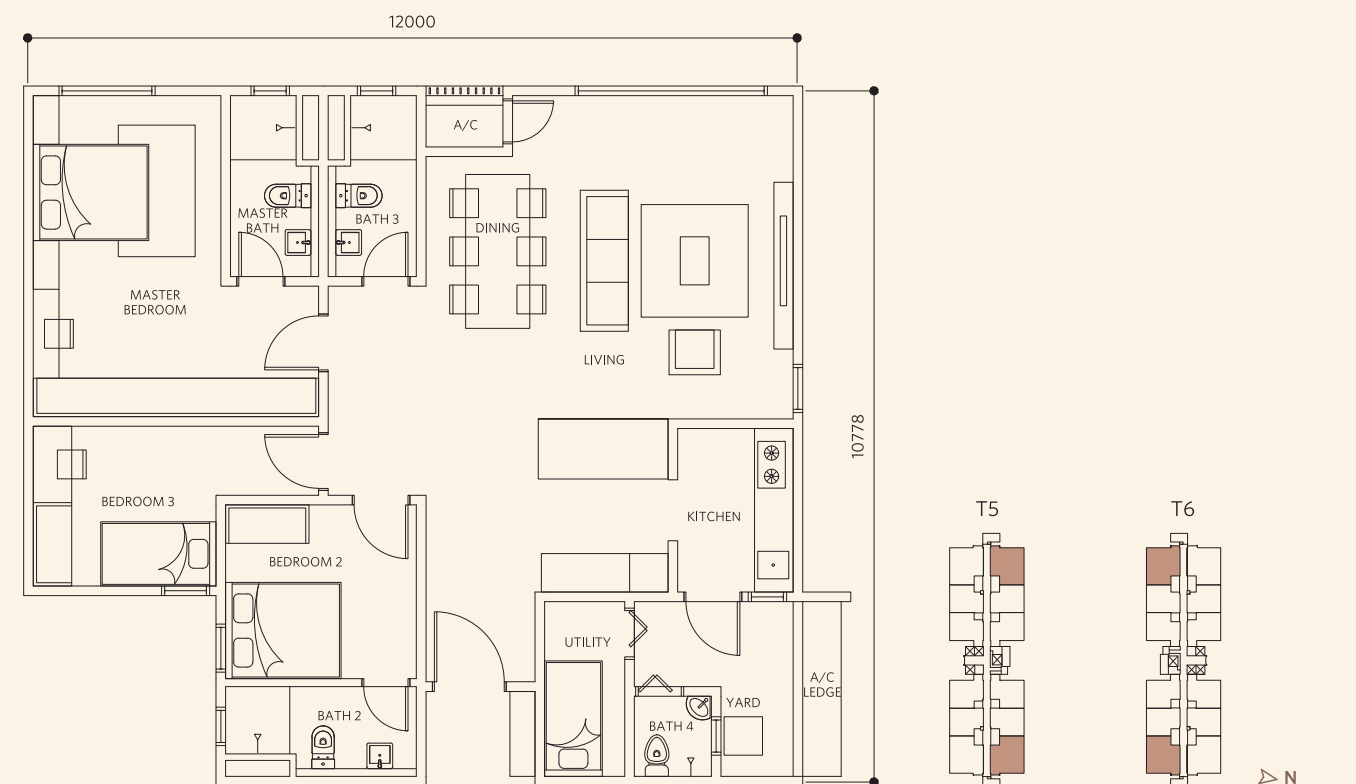
TYPE F1/F1A

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.

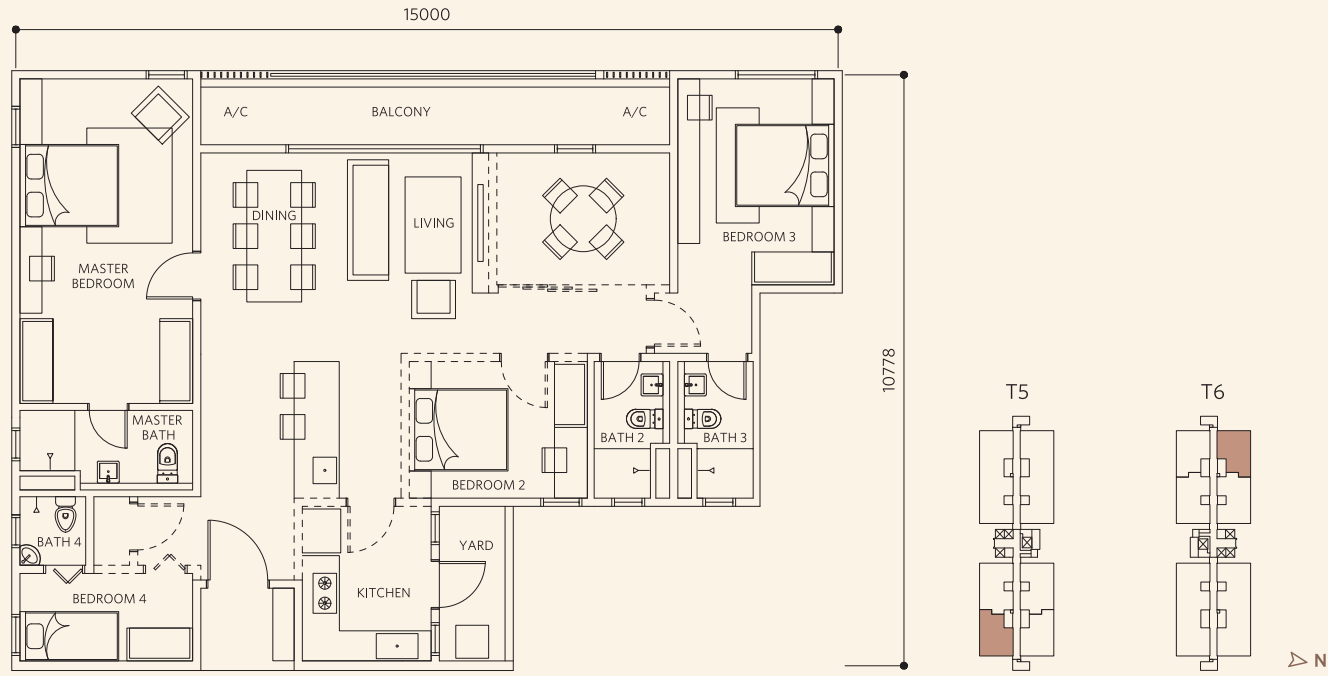


Home is where happiness dwells in the soul



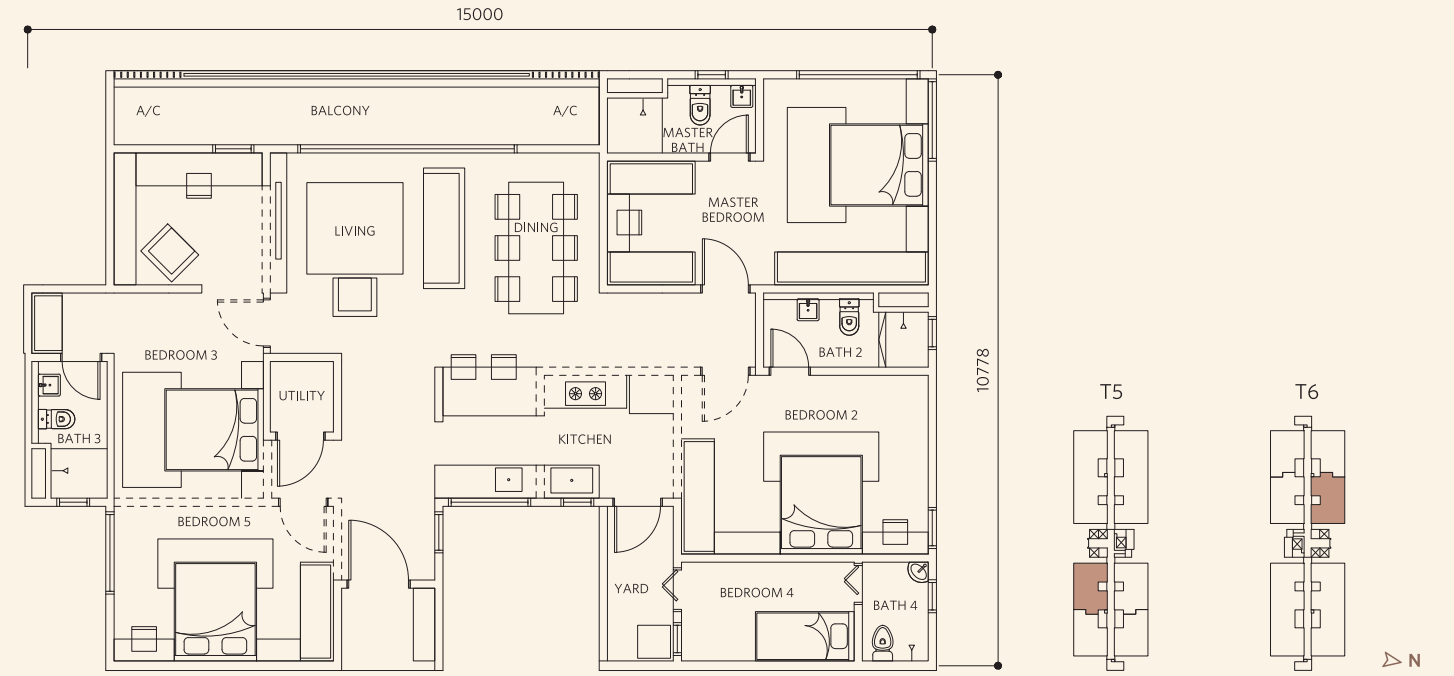
TYPE E1

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



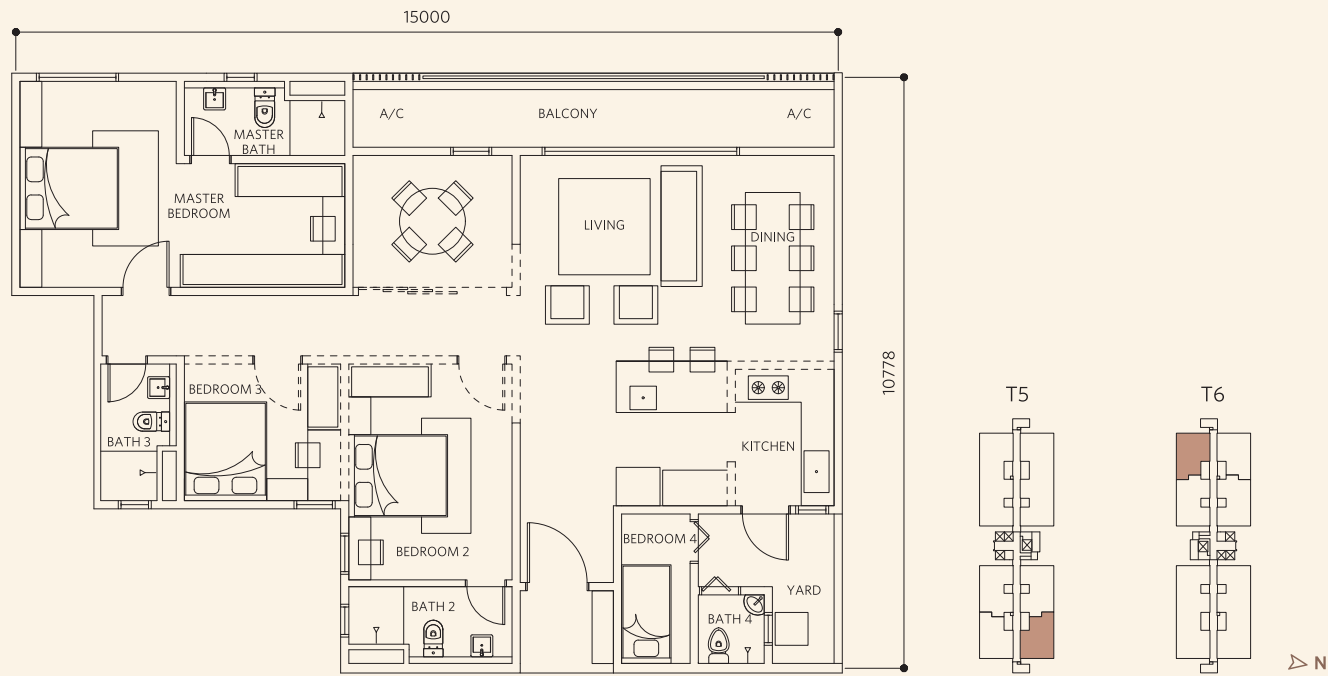
TYPE G1

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



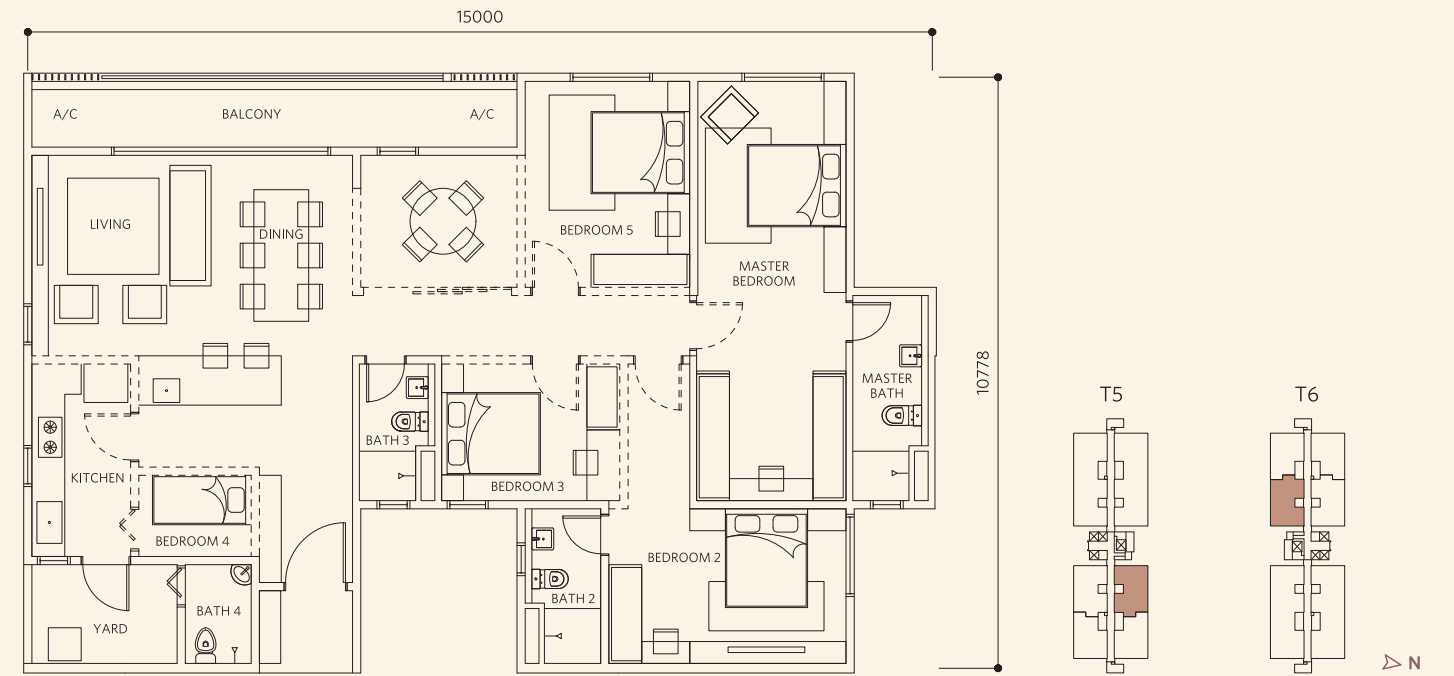
TYPE E2

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	2	4	4	4	4	4	4	4	4
Water closet	2	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	1
Bib tap	3	3	3	3	3	3	3	3	5	5	5	5	5	5	5	5
Shower rose	2	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	14	5	5	17	17	17	17	5	5
Fan point with hook	4	4	4	4	4	4	4	4	-	-	4	4	4	4	-	-
13A power point	14	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	3	-	-
Instant water heater point	2	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	1
Fibre wall socket	1	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	1
Distribution board	1	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.



MCT and its group of companies ("Group") are a real estate company that is fast emerging as a leading property developer in Malaysia.

Established in 1999 as Modular Construction Technology Sdn. Bhd. as a construction and property developer, MCT was listed on the Main Market of Bursa Malaysia Securities Berhad (Bursa Securities) on 6 April 2015.

In February 2018, MCT became a subsidiary of Ayala Land Incorporated, the biggest property group in the Philippines, increase its indirect stake in MCT Berhad to 66.2% making it the majority shareholder.

The company kicked off our project portfolio in Cyberjaya, namely LakeFront Homes, LakeFront Villa and LakeFront Residences as well as our maiden township, Cybersouth in Dengkil.

We have since grown over the years and expanded our development footprint in the Klang Valley as we ventured into the new growth centres in Petaling Jaya and Subang Jaya. We launched Aetas Damansara in December 2020 and Alira @ Tropicana Metropark the following year in 2021.