



Avalon

CYBERSOUTH

BALINESE INSPIRED
2-STOREY HOMES

A NEW CHAPTER BEGINS.
YOUR SPACE TO LIVE, CONNECT
AND REDISCOVER SERENITY.

Avalon
CYBERSOUTH

HARMONY IN
GREEN AND BLUE

Nestled beside the tranquil The Island@Cybersouth, Avalon is a distinguished residential enclave with a density of just 13 homes per acre.

Offering refined living amid lush landscaping, Avalon blends exclusivity with the warmth of a friendly, familiar hometown, presenting an elegant sanctuary where everyday life feels like a peaceful retreat.



Artist's Impression

A GRAND
WELCOME TO A
CURATED HAVEN

With direct access from Jalan Cybersouth 2, Avalon offers seamless connectivity while maintaining a sense of exclusivity, safeguarded by 2.4m-high perimeter fencing. Security features include boom gates, CCTV, and card access, all complemented by wide access lanes for smooth, easy arrivals.



Grand
Entrance

YOUR SANCTUARY
BEGINS

A tree-lined driveway sets the tone,
an elegant prelude to the serenity that lies within.
Thoughtfully curated landscaping creates a
welcoming atmosphere, while spacious roads
ensure ease of movement and a sense of openness.





**Laman Linear -
Type A**

Artist's Impression

PATHS FOR WELLBEING

Defined by thoughtful connectivity, Avalon features 1.5m-wide pedestrian walkways and 2.9 kilometres of jogging track that link parks, communal spaces, and recreational facilities, offering a lifestyle where wellness and neighbourly connection come naturally with every step.

NATURE WOVEN INTO
EVERYDAY LIFE



Artist's Impression

Here, life flows effortlessly back to nature. Limited lake-view homes overlook serene waters, while lush greenery surrounds every corner of the precinct. Even the back lanes are reimagined as landscaped jogging tracks, blending wellness, beauty, and smart design into everyday living.



**Garden Dining –
Type B & C**

Artist's Impression



NATURALLY AT EASE

Kampung
BBQ

Artist's Impression



A LIVING TAPESTRY OF PARKS

Spanning 24.84 acres of prime land, Avalon devotes 3.49 acres to communal green spaces, including a Central Park, pocket parks and linear parks, where nature, community, and smart design thrive. A multifunctional sunken lawn doubles as a recreational space and temporary rainwater retention pond, helping to reduce flood risk.





Artist's Impression

THOUGHTFULLY DESIGNED FOR EVERY GENERATION

Avalon presents a range of modern tropical Balinese-inspired floor plans that balance beauty with practicality. Each home includes a spacious ground-floor bedroom with an attached bathroom for accessibility and mobility, supporting multigenerational living.



Limited
Lakefront Units



Elderly-Friendly
Layout



Direct Access to
Central Park



2.9km Perimeter
Jogging Track

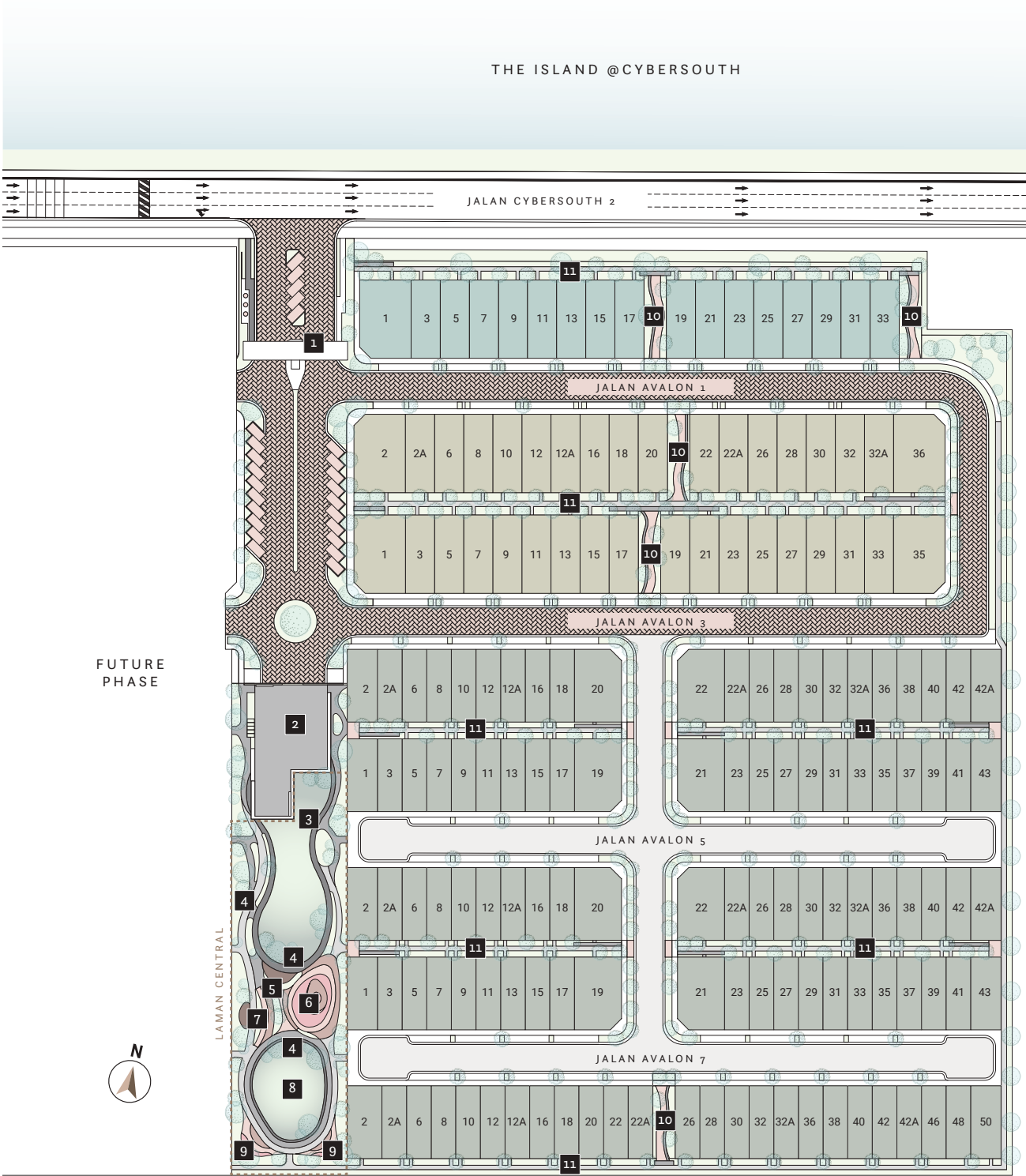


Hometown City
Lifestyle



EV Charging Isolator
for Type B & C

SITE PLAN



- 1 Guardhouse
- 2 Clubhouse
- 3 Laman Lawn
- 4 Pavilion
- 5 Kampung BBQ
- 6 Pondok-Pondok Play

- 7 Meditation Deck
- 8 Dry Pond
- 9 Laman Energy
- 10 Laman Pocket
- 11 Laman Linear



**LINK
HOMES**

TYPE A

22' x 65'
2,004 - 2,038 sq.ft.



**LAKEFRONT
HOMES**

TYPE B

26' x 70'
2,421 - 2,454 sq.ft.



**GARDEN
HOMES**

TYPE C

26' x 70'
2,390 - 2,424 sq.ft.

A

LINK HOMES

TYPE A

22' x 65'
2,004 - 2,038 sq.ft.



4



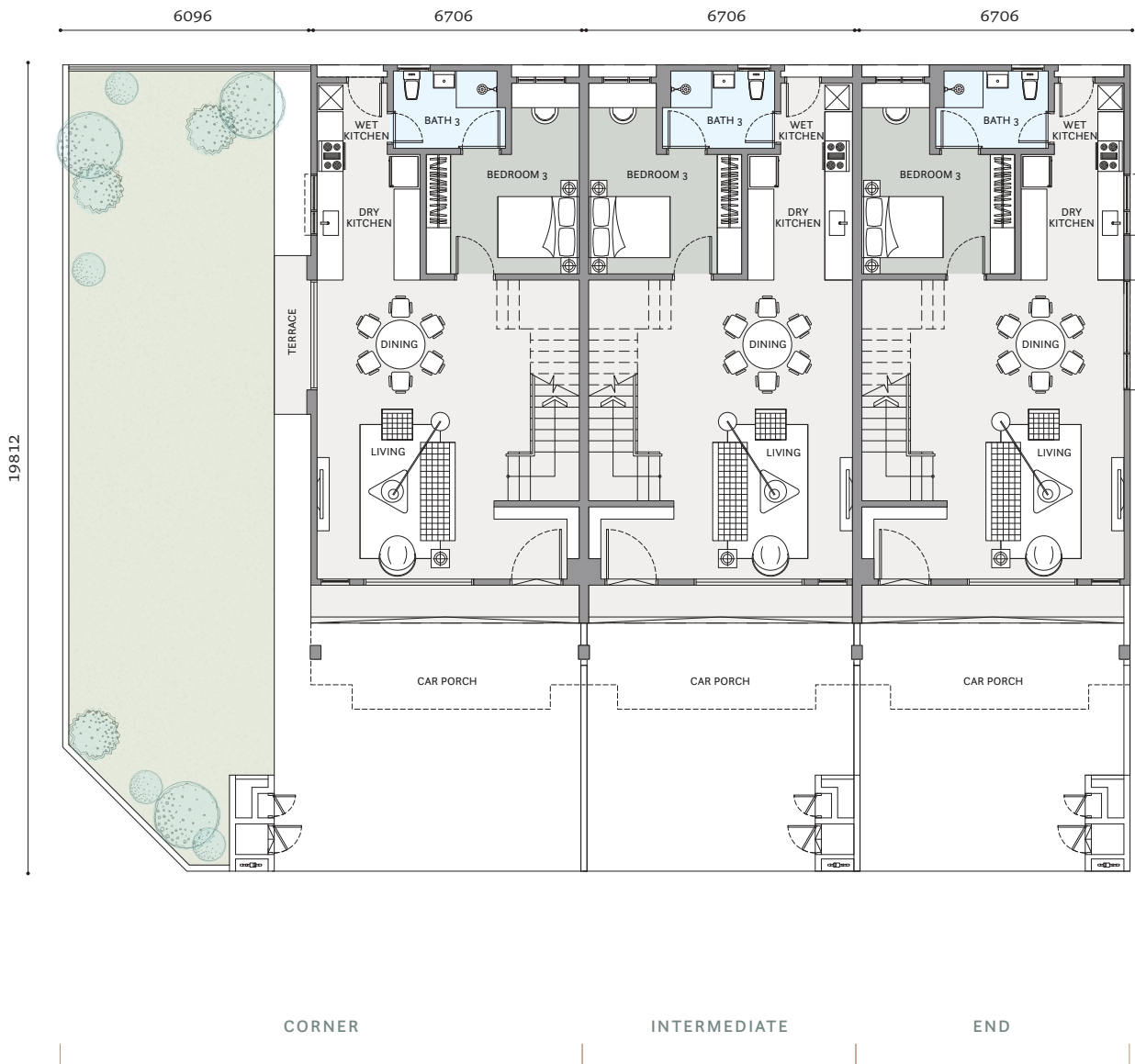
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- Fully extended unit with spacious wet and dry kitchen
- Elderly-friendly layout
- Cul-de-sac with enhanced privacy



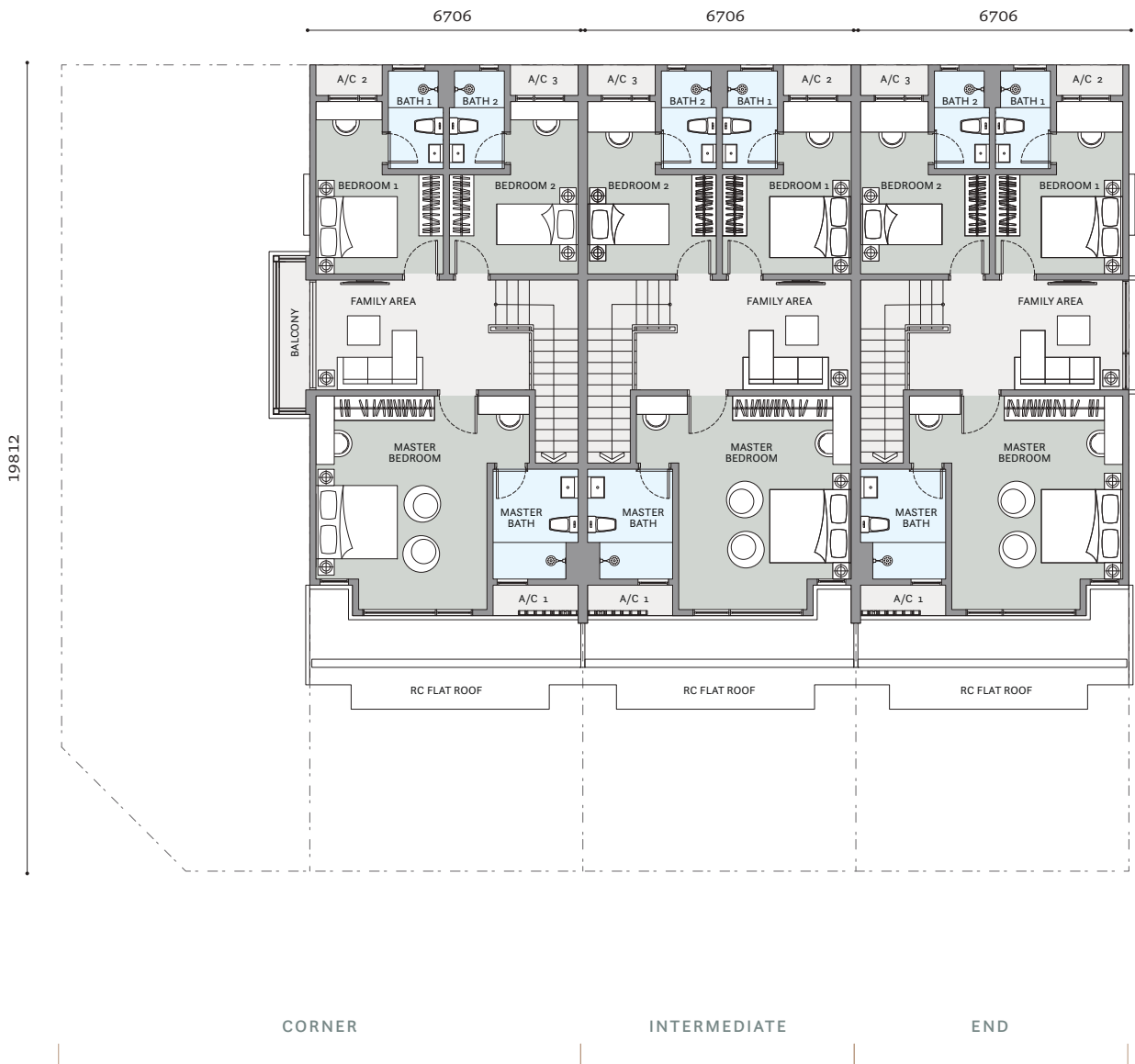
Artist's Impression

TYPE A LINK HOMES



GROUND FLOOR

TYPE A LINK HOMES



FIRST FLOOR

B

LAKEFRONT HOMES

TYPE B

26' x 70'
2,421 - 2,454 sq.ft.



4

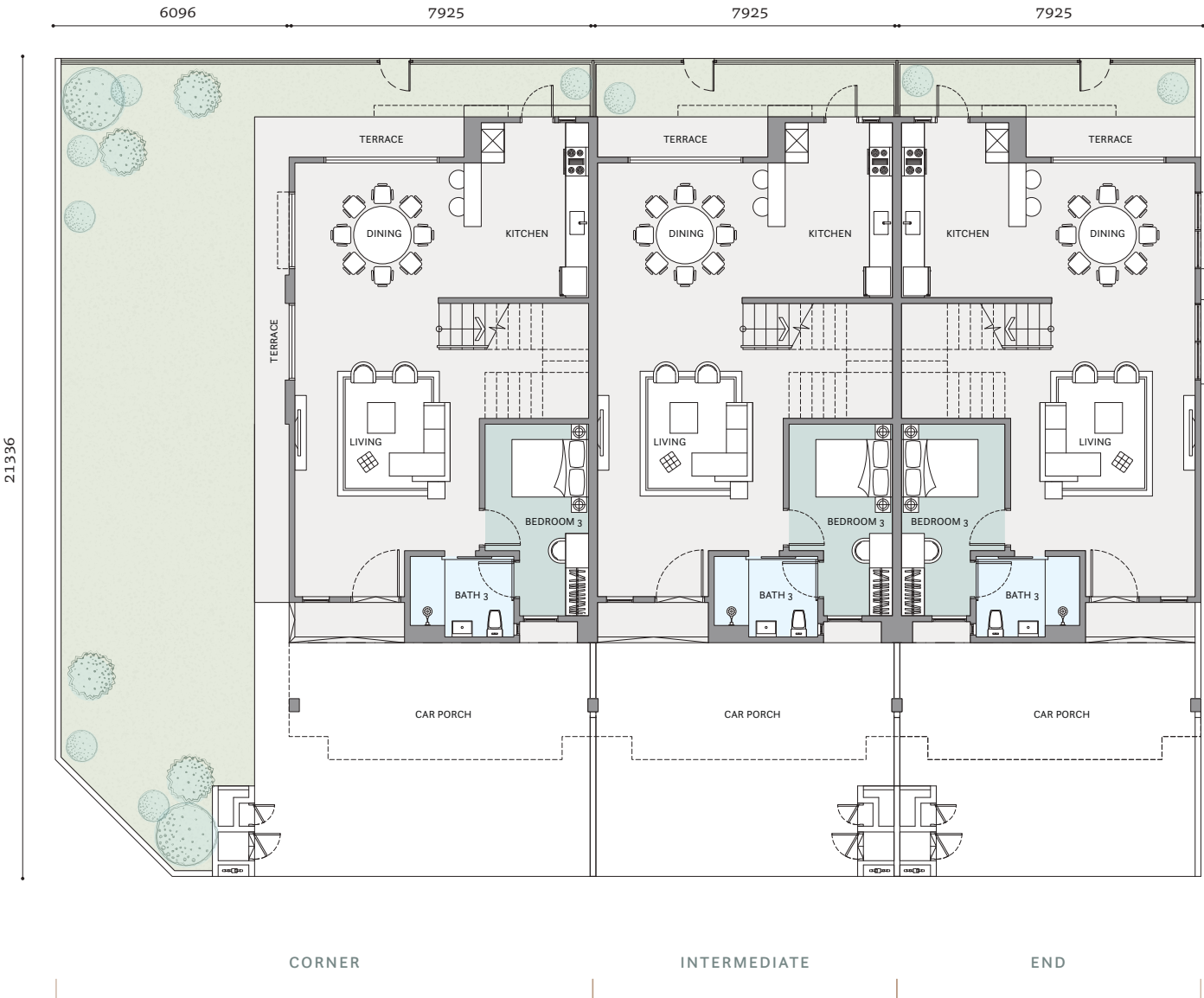


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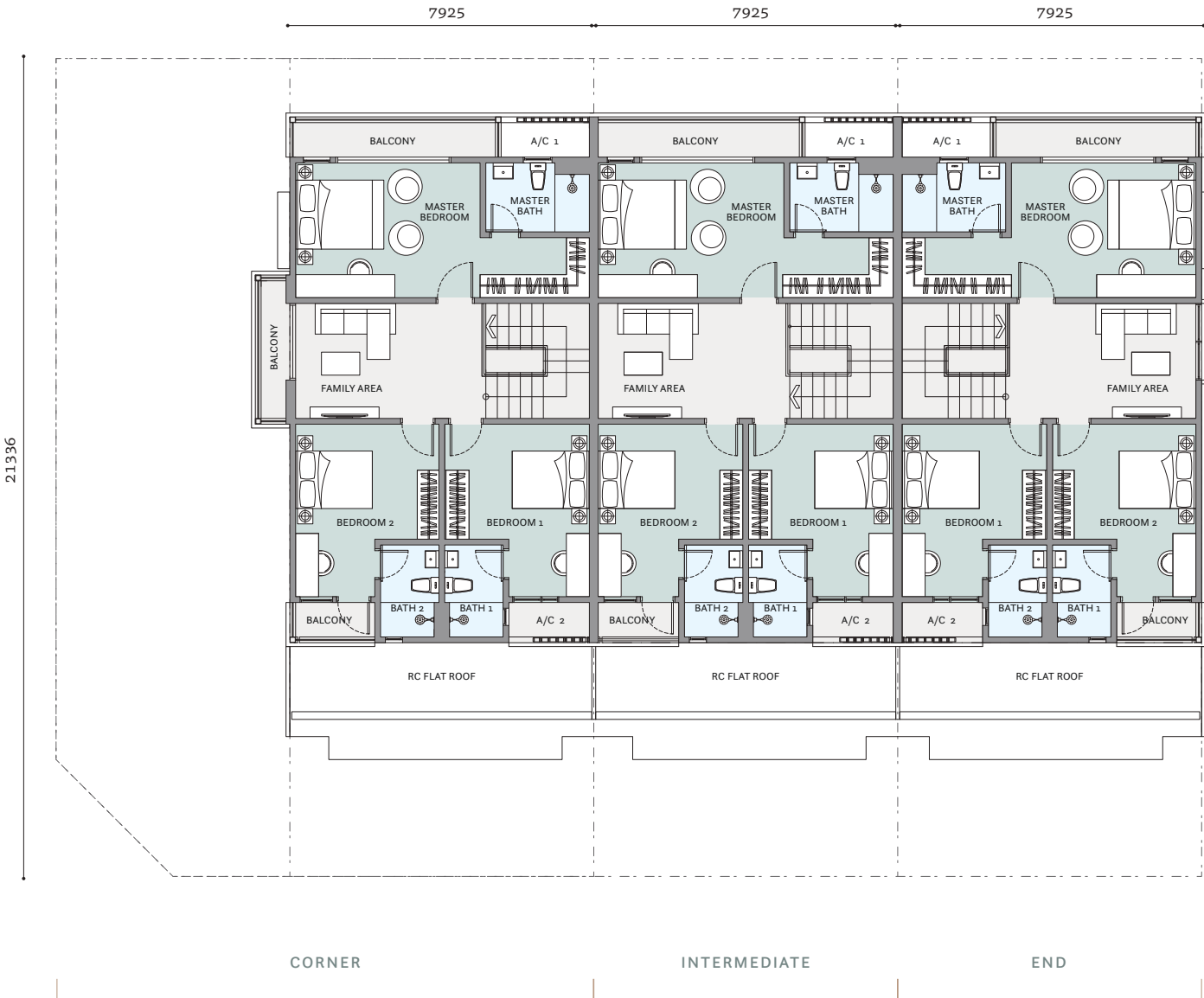
- Limited and exclusive homes with stunning lake views
- Master bedroom balconies open to serene waterscapes
- Elderly-friendly layout
- Flexible attic space above family hall for expansion of living space
- Three phase power system with EV charging isolator
- Extendable outdoor space for alfresco dining and lifestyle



Artist's Impression



GROUND FLOOR



FIRST FLOOR

C

GARDEN HOMES

TYPE C

26' x 70'
2,390 - 2,424 sq.ft.



4

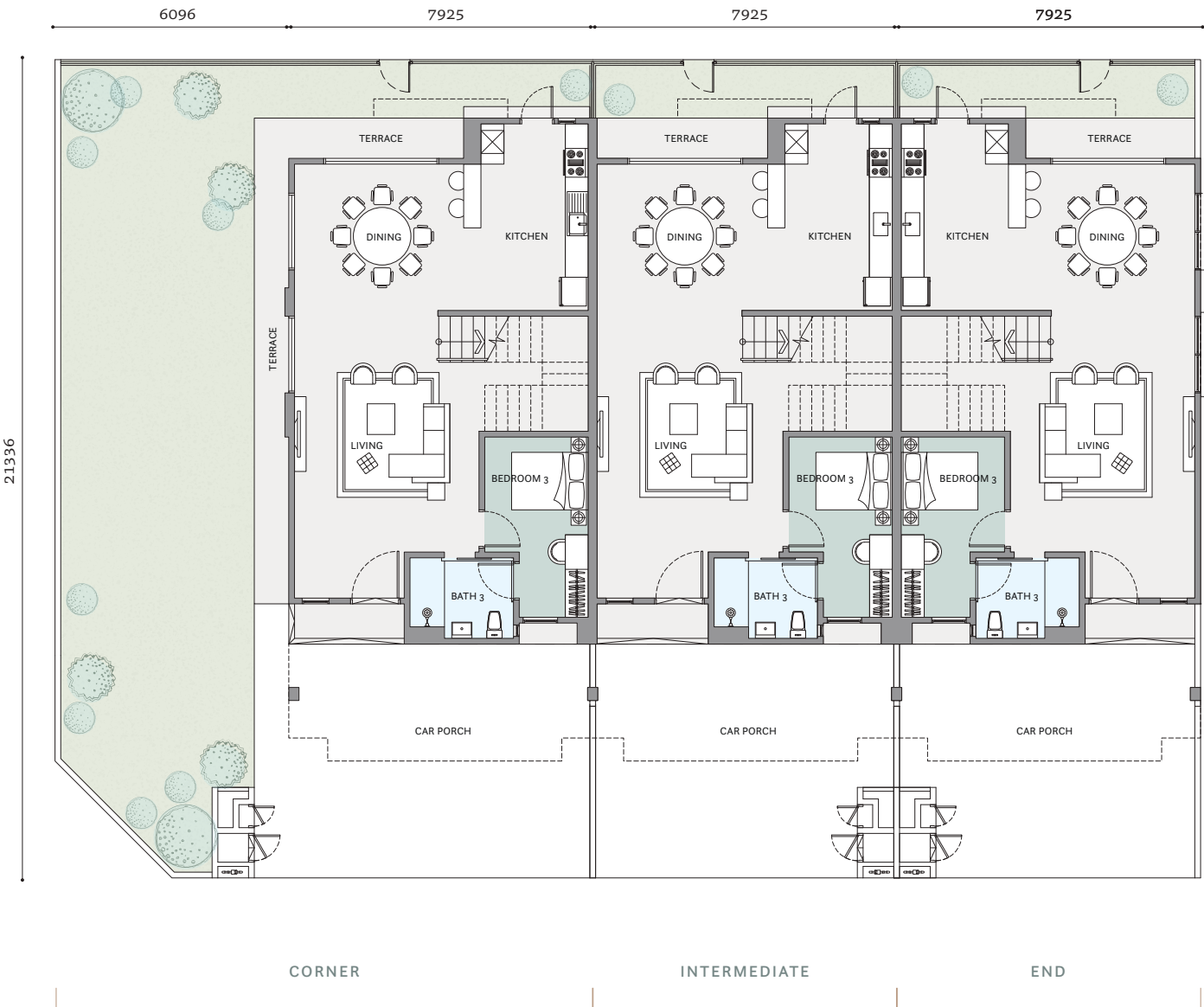


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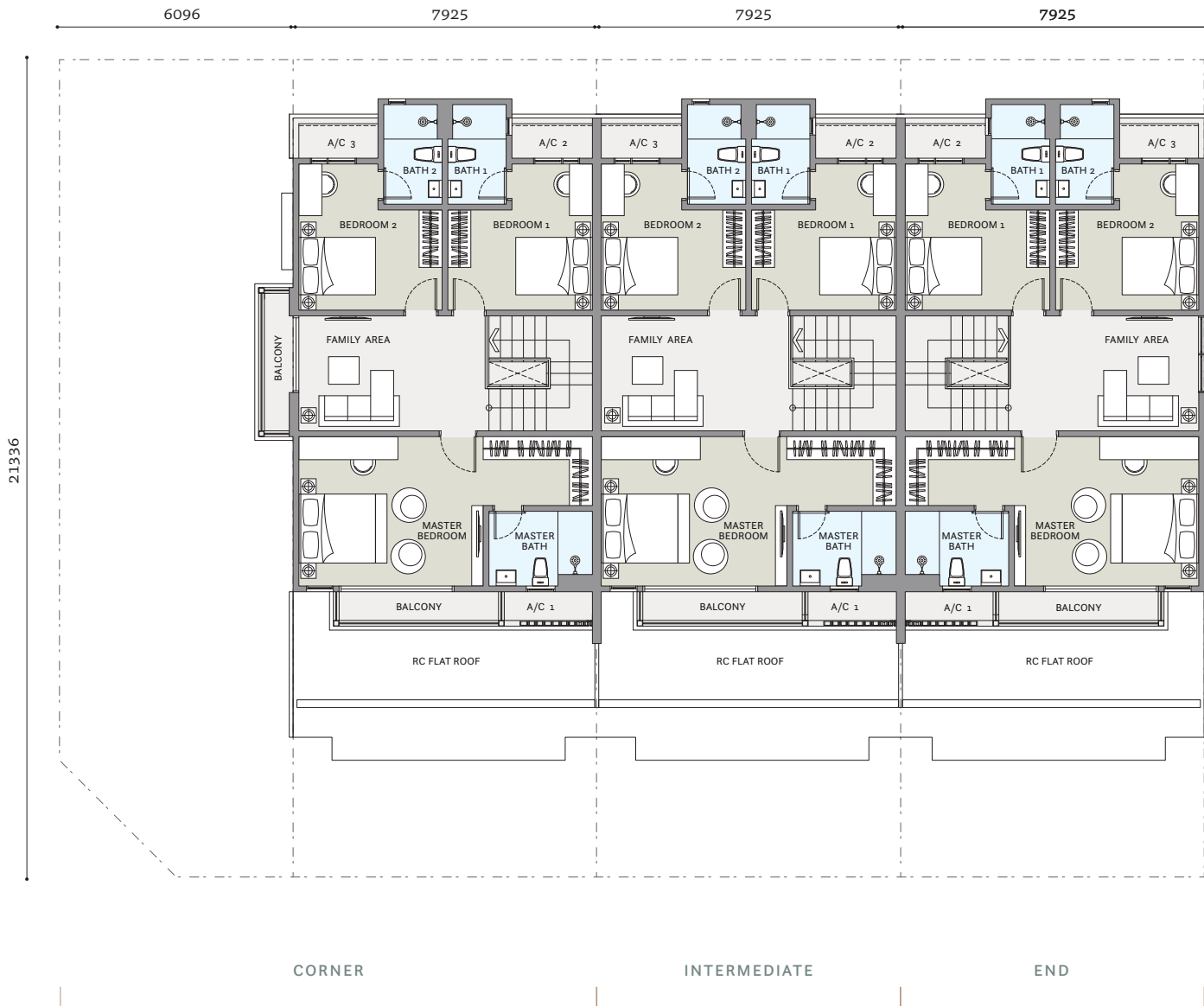
- Dedicated linear park and pocket parks with therapeutic and aromatic garden
- Elderly-friendly layout
- Flexible attic space above family hall for expansion of living space
- Three phase power system with EV charging isolator
- Extendable outdoor space for alfresco dining and lifestyle



Artist's Impression



GROUND FLOOR



FIRST FLOOR

SPECIFICATIONS

STRUCTURE	Reinforced Concrete
WALLS	Reinforced Concrete Wall and/or Masonry Wall
ROOFING COVERING	Concrete Roof Tiles & RC Flat Roof
ROOFING FRAMING	Steel Frame
CEILING	Plaster Ceiling & Paint and/or Skim Coat & Paint
WINDOWS	Aluminium Framed Glass Window
DOORS	Timber Door and/or Aluminium Framed Glass Door
IRONMONGERY	Quality Locksets
FLOOR FINISHES	Tiles and/or Laminated Floor and/or Concrete Imprint and/or Cement Render
WALL FINISHES	Plaster and Paint and/or Skim Coat and Paint and/or Tiles and/or Tiles up to 1500mm height
FENCING	Masonry Wall and/or Galvanised Iron Fencing

TYPE	A/A(M), A2/A2(M) A2a/A2a(M)	A1/A1(M)	B/B(M) B2/B2(M)	B1(M)	C/C(M) C2/C2(M)	C1/C1(M)
SANITARY INSTALLATION						
Shower Head	4	4	4	4	4	4
Wash Basin with Tap	4	4	4	4	4	4
Water Closet	4	4	4	4	4	4
Water Tap	6	6	7	7	7	7
Toilet Roll Holder	4	4	4	4	4	4
Kitchen Sink with Tap	1	1	1	1	1	1
ELECTRICAL INSTALLATION						
Light Point	27	29	30	32	29	31
Fan Point	7	7	7	7	7	7
Power Point	26	26	26	26	26	26
Air Cond Point	6	6	6	6	6	6
SMATV Point	1	1	1	1	1	1
Door Bell Point	1	1	1	1	1	1
Water Heater Point	4	4	4	4	4	4
DB Box	1	1	1	1	1	1
Fiber Wall Socket	1	1	1	1	1	1



Type C - Dining Area

Actual Show Unit



AN AWARD-WINNING DEVELOPMENT

Avalon has been awarded the prestigious Asia Pacific Property Awards (APPA) 2025/26 in the Interior Show Home category, recognising its exceptional approach to design innovation, craftsmanship and thematic storytelling. Celebrated for its Balinese-inspired interiors, the show home blends Balinese serenity featuring natural materials and artisanal details. This accolade affirms Avalon’s ability to translate regional design influences into locally resonant, experience-driven spaces, setting new standards for balanced and refined living.



Type A - Living Room

Actual Show Unit



In this thoughtfully planned township, life is enriched by simple joys where nature thrives at every turn and each corner invites you to reconnect with the calming rhythms of nature.



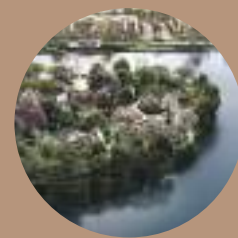
Residential
Our homes embody the essence of community living, fostering a sense of belonging and connection.



Commercial
The vibrant commercial hub welcomes you to gather and enjoy the conveniences of urban living.



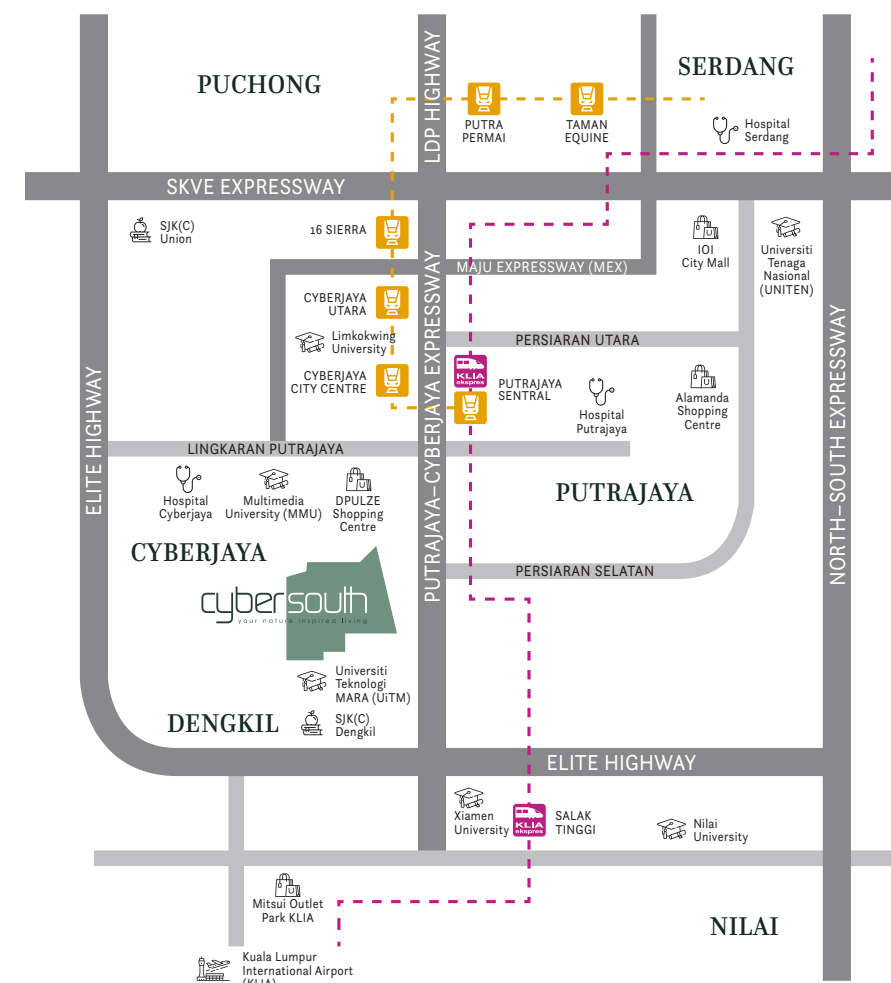
Recreation
Spaces that invite connection, encourage movement, and nurture a vibrant community spirit.



The Island
A lush, peaceful haven featuring nature trails, scenic views, and family-friendly spaces.

PERFECTLY POSITIONED IN AN IDEAL LOCATION

With seamless connectivity via five major highways, Cybersouth boasts effortless access to the city and beyond. Nearby, essential amenities including top-tier schools, dynamic retail centres, and quality healthcare facilities enrich daily life.



650,000
catchment from
neighbourhoods
within 10km radius

34,000
catchment from
Cybersouth

8,000
catchment
from MERIA
Integrated Phase

AMENITIES NEARBY



EDUCATION
SJK(C) Dengkil
SJK(C) Union
UiTM University
Xiamen University
Nilai University
Lim Kok Wing University
Multimedia University
Uniten



SHOPPING MALL
D'Pulze Shopping Centre
iOi City Mall
Alamanda Shopping Centre
Mitsui Outlet Park KLIA



HEALTHCARE
Putrajaya Hospital
Cyberjaya Hospital
National Cancer Institute
Serdang Hospital



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cybersouth
your nature inspired living

Cybersouth Cybersouth Avaland Show Village @ Cybersouth



PEMAJU : Ecolake Residence Sdn. Bhd. (201001025781) • Alamat: Lot C-02, Level 2, Skypark@One City, Jalan USJ 25/1, 47650 Subang Jaya, Selangor Darul Ehsan • NO. LESEN PEMAJU : 30240/10-2027/0239(A) • TEMPOH SAH LESEN: 12/10/2022 – 11/10/2027 • NO. PERMIT IKLAN DAN JUALAN: 30240-3/07-2028/0539(N)-(S) • TEMPOH SAH PERMIT IKLAN DAN JUALAN: 07/07/2025 – 06/07/2028 • PIHAK BERKUASA : Majlis Perbandaran Sepang • KELULUSAN PELAN BANGUNAN : MPSEPANG 600-34/4/316(?) • JANGKA SIAP: Julai 2028 • JENIS KEDIAMAN : 113 unit Rumah Teres 2 Tingkat Strata Jenis A • HARGA JUALAN : RM 1,004,750.00 (Minima) - RM 1,473,500.00 (Maksima) • 17 unit Rumah Teres 2 Tingkat Strata Jenis B • HARGA JUALAN : RM 1,363,500.00 (Minima) - RM 1,856,000.00 (Maksima) • 36 unit Rumah Teres 2 Tingkat Strata Jenis C • HARGA JUALAN : RM 1,177,250.00 (Minima) - RM 1,683,500.00 (Maksima) • PEGANGAN TANAH : Pajakan 82 Tahun (Tempoh Berakhir Pada 14 November 2104) • Diskaun Bumiputera: 7% • Sekatan-Sekatan Kepentingan : Tanah ini tidak boleh dipindah milik, dipajak atau digadai melainkan setelah mendapat kebenaran Pihak Berkuasa Negeri.

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA.

MAKLUMAT PEMAJUAN DAN IKLAN YANG DILULUSKAN BOLEH DISEMAK DI PORTAL TEDUH.KPKT.GOV.MY

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cybersouth
your nature inspired living

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REDISCOVERING POSSIBILITIES

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