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LAKEFRONT RESIDENCE SDN. BHD. 201101005895
A subsidiary of Avaland Berhad (881786-X)
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Avaland Show Village @ Cyberjaya
Lakefront at Cyberjaya
E: sanderling@avaland.com.my



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 License No: 12047-4/09-2027/0867(R) • Validity Period: 24/09/2024 - 23/09/2027 • Advertising Permit No: 12047-4/09-2027/0867(N)-(S) • Validity Period: 24/09/2024 - 23/09/2027 • Approving Authority: Majlis Perbandaran Sepang • Building Plan Approval No: MP-SPG 9/CYB/96/11 JLD4 (13) • Expected Date of Completion: September 2028 • Land Encumbrance: RHB Bank Berhad • Tenure of Land: Freehold • Property Type: Condominium • Total Number of Units: 606 • Block 7 - 303 units, Selling Price: RM616,560 (Min) - RM982,560 (Max); Block 8 - 303 units, Selling Price: RM616,560 (Min) - RM1,002,960 (Max) • Discount 7% for Bumiputera •

THIS ADVERTISEMENT HAS BEEN APPROVED BY JABATAN PERUMAHAN NEGARA

Modern Lifestyle, Generational Living
FREEHOLD



A Haven In The Sky And By The Lake

As precious and significant as a nest is to a bird family, a home is more than just a roof over one's head; it is a place where families share their joy, laughter, tears, and create memories that last for generations.

Sanderling 2 embodies the essence of a timeless home here in Cyberjaya, enduring through changes in the families who live there. It is a place that celebrates multigenerational living, with purposefully designed facilities for every age. Here is where sky-high living dreams meet the comfort of a modern family home.



Rising In The Heart Of Cyberjaya

Connected via a network of roads, Sanderling 2 offers seamless access to shopping malls, multinational companies (MNCs), educational institutions, and medical centres. Its direct connectivity to the ELITE Highway makes travelling to KLIA a short 25-minute drive.

King Henry VIII College

Hospital Cyberjaya

Multimedia University (MMU)

KLIA

**Sanderling 2**
LAKEFRONT CYBERJAYA

Taman Tasik Cyberjaya

Tamarind Square

SMK Cyberjaya & SK Cyberjaya I
(Sekolah Kluster Kecemerlangan)

SIK(C) Union Cyberjaya

University of Cyberjaya (UoC)

Raja Haji Fisabilillah Mosque

DPULZE Shopping Centre

ELC International School

Brainy Bunch International Islamic Montessori

Wisma Shell

Persiaran Semarak Api

Award-Winning Township In Cyberjaya

Government
School
Reserve Land

SJK (C) Union

Sanderling I



Sanderling 1 was certified GreenRE bronze development and had won the StarProperty Real Estate Developers Awards 2024 in the Resort-Living Home and Starter Home categories. This paves the way for Sanderling 2 to become another sanctuary, promising an award-winning living environment for every generation in the community.

Avaland Show Village
@ Cyberjaya





The Allure Of Sanderling 2: Your Dream Home



STRATEGIC LOCATION

Cyberjaya is Malaysia's thriving global tech hub and home to many MNCs



4 HIGHWAYS FOR EASY ACCESSIBILITY

Namely MEX, ELITE Highway, SKVE, Putrajaya-Cyberjaya Expressway



SHORT DRIVING DISTANCE TO EVERYDAY AMENITIES

In close proximity to shopping malls, fast food chains and supermarkets



2-LEVEL CAR PARKS

Designed for easy and convenient navigation



ALL UNITS INCLUDE BALCONIES

Overlooking mesmerising views of the city skyline



GREENRE CERTIFIED DESIGNS

Sustainable designs for improved city lifestyles

Nestled In A Thriving Hub, Growing Within A Focused Community

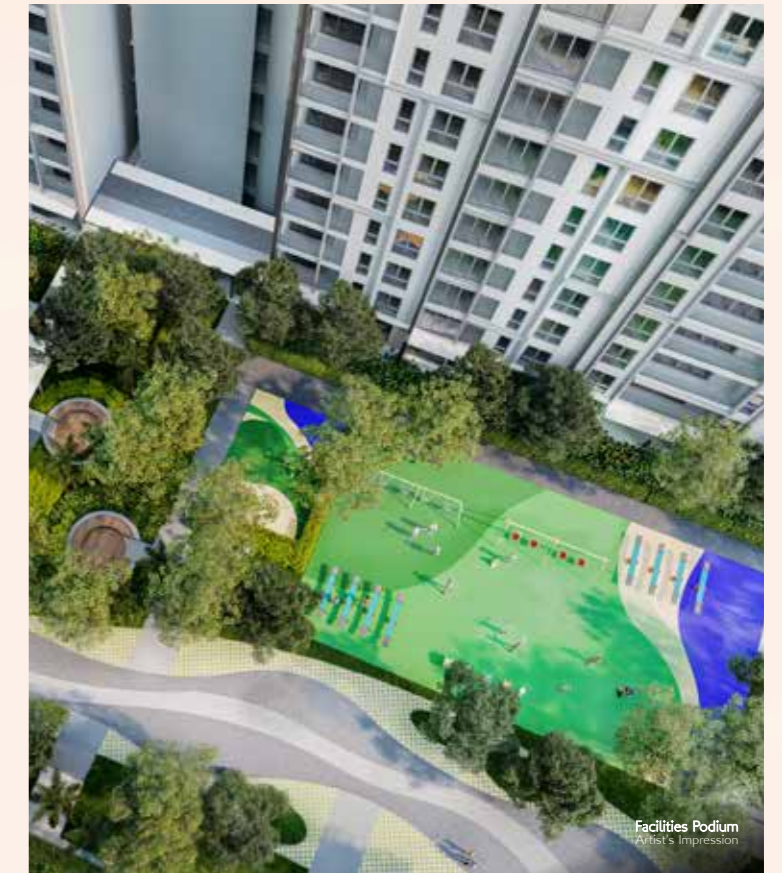
Sanderling 2 is thoughtfully designed to offer urban dwellers a more satisfying and valuable property ownership experience. With a variety of layout sizes and the largest facilities podium in Cyberjaya, these residences redefine vertical living with a humanised touch—focusing on the wellness of you and your loved ones.



Futsal Court
Artist's Impression



When we say everyday activities, they can be things as enjoyable as cooking a hearty meal together, playing with the kids, or more complex ones like working from home. But even the most complex task of the day becomes a breeze when your home is a comfortable place to be.



Facilities Podium
Artist's Impression

Every Turn Is A Surprise, And Every Activity Brings Joy



Barbecue Pit
Artist's Impression

As we grow, our living needs, and those of our loved ones, will tend to change, and a home should ideally adapt and endure these changes.

With thoughtful spatial design comes convenience, and this concept is embedded in every Sanderling 2 unit to ensure that every dweller of any age is able to perform their everyday activities with ease.



Mound Garden
Artist's Impression

Biggest Facilities Podium In Cyberjaya Spanning 600,000 sq.ft.

Your home is designed for you to live and thrive. Sanderling 2 offers the biggest facilities podium in Cyberjaya with an oasis of calm, wellness, and rejuvenation for the community.



From the herb garden to the sunken seating area and amphitheatre, this facilities podium is thoughtfully designed to be inclusive for residents of all ages, providing a place to explore, gather, and enjoy each other's company. Surrounded by lush green spaces, every turn in this podium offers a soothing sight, creating a tranquil environment for relaxation and connection.

Enhancing The Community Recreation Experience, One Facility At A Time

With such a diverse selection of facilities, residents have a myriad of activities to revel in with their families or by themselves. Each designated space for the respective facility is properly designed to create a seamless and harmonious recreational experience for the community.

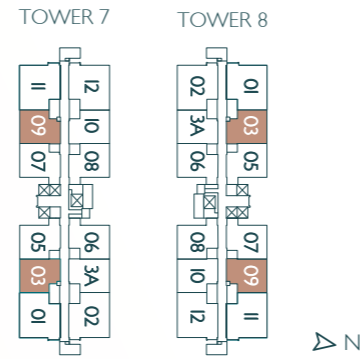
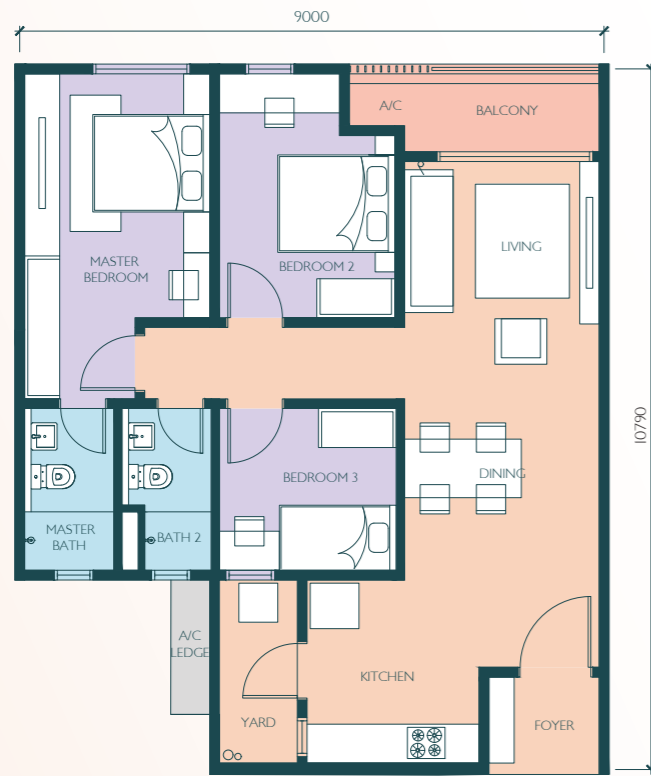


PHASE 4 FACILITIES



- | | | |
|--------------------|--------------------------|--------------------------|
| 1 Planter Garden | 7 Futsal Court | 13 Mound Garden |
| 2 Barbecue Pit | 8 Camp Zone | 14 Parcourse |
| 3 Sunken Seat | 9 Herbs Garden | 15 Half-Basketball Court |
| 4 Turf Lawn | 10 Cabana | 16 Sports Court |
| 5 Bamboo Garden | 11 Children's Playground | |
| 6 Reflexology Path | 12 Heliconia Garden | |

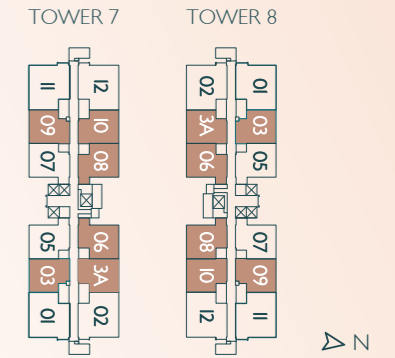
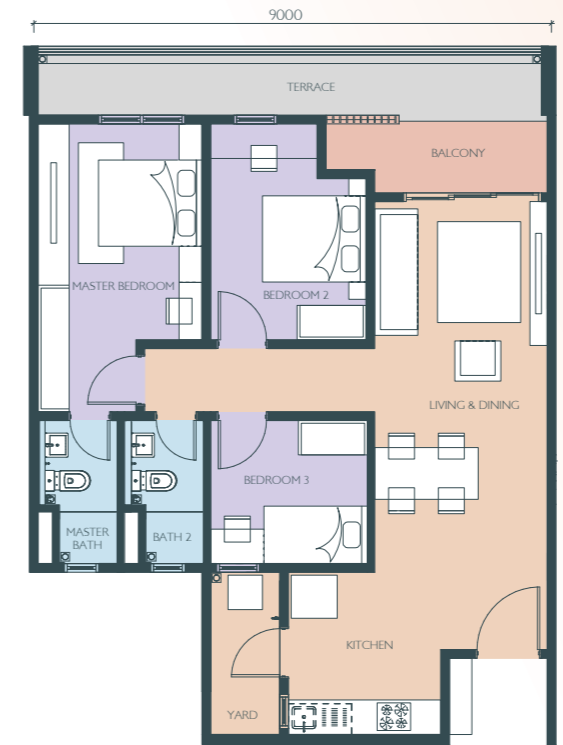
TYPE D1-1

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



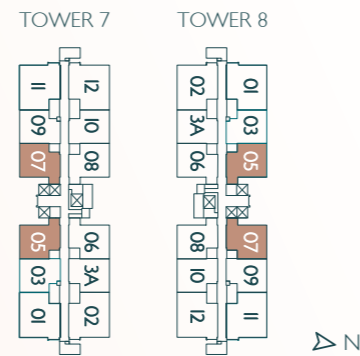
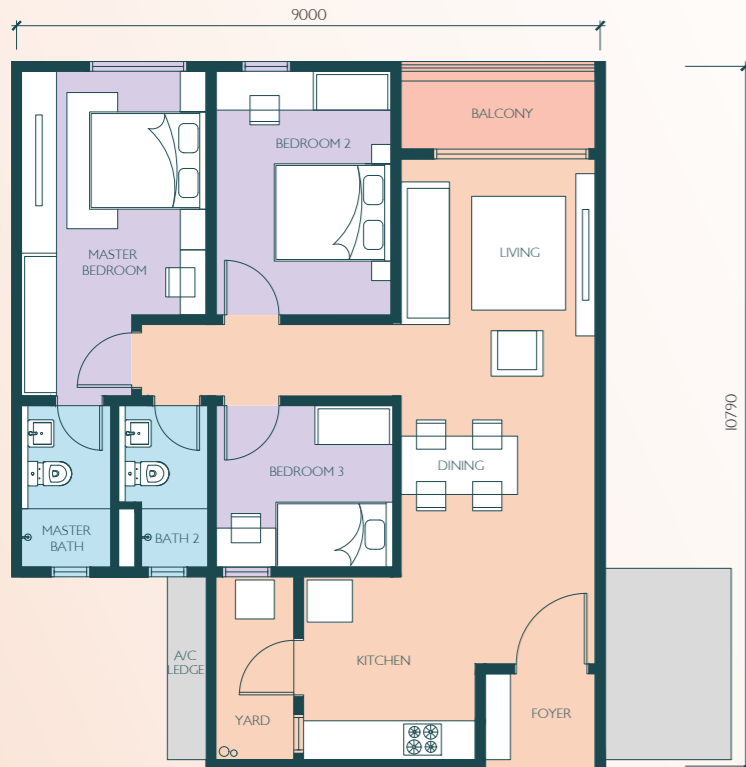
TYPE GD1

BUILT-UP: 1,076 – 1,087 SQ.FT.  3 BEDROOMS  2 BATHROOMS



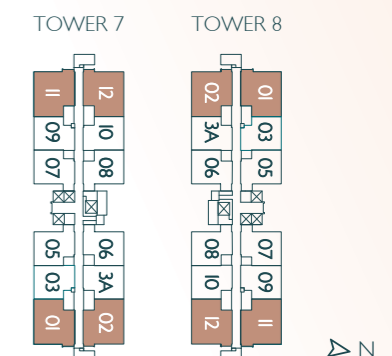
TYPE D3

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



TYPE F1

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



TYPE GF1

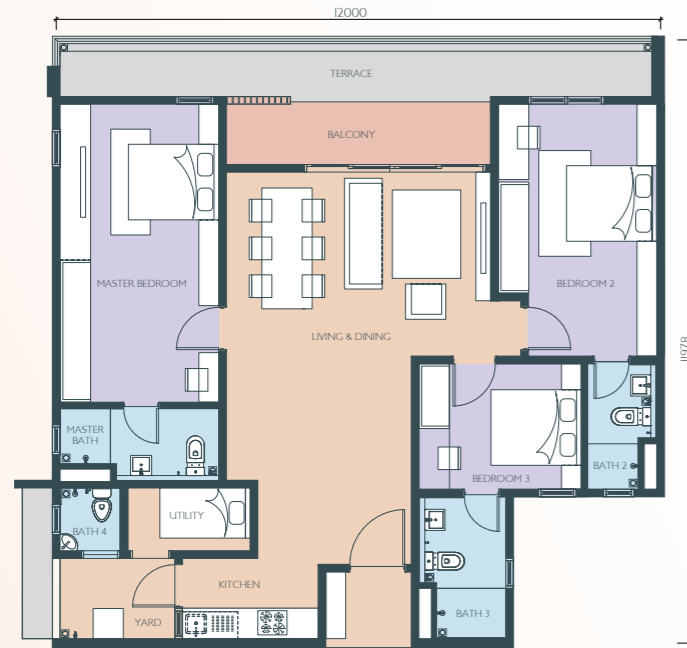
BUILT-UP: 1,475 SQ.FT.



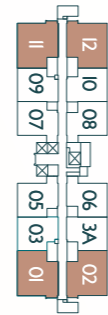
3 BEDROOMS



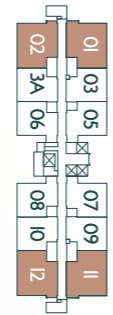
4 BATHROOMS



TOWER 7



TOWER 8



Specifications

STRUCTURE	Reinforced concrete
WALL	Masonry and/ or reinforced concrete
ROOF COVERING	Reinforced concrete slab
ROOF FRAMING	Reinforced concrete
CEILING	Plaster ceiling and/ or skim coat & paint
WINDOWS	Aluminium framed glass window
DOORS	Timber door/ aluminium framed glass door (For Type E1) Fire rated door/ timber flush door/ aluminium sliding glass door/ aluminium folding door (For Type GDI) Fire rated door/ timber flush door/ aluminium sliding glass door
IRONMONGERY	Quality lockset
FLOOR FINISHES	Tiles
WALL FINISHES	Plaster & paint, tiles for bathroom

SANITARY & PLUMBING FITTINGS	D1-1	D3	GDI	F1	GF1
Wash basin with tap	2	2	2	4	4
Water closet	2	2	2	4	4
Kitchen sink with tap	1	1	1	1	1
Bib tap	3	3	3	5	5
Shower rose	2	2	2	4	4

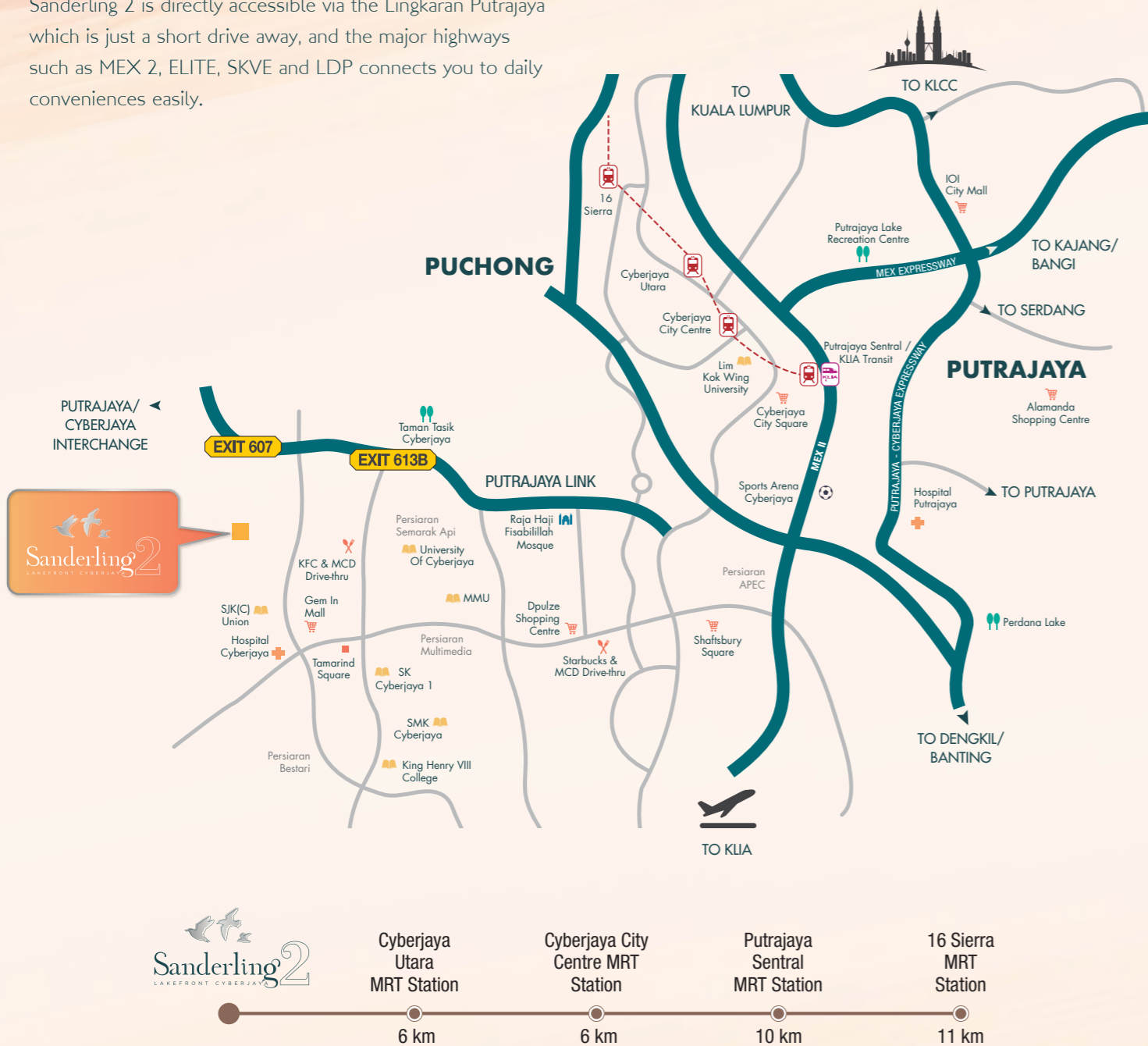
ELECTRICAL INSTALLATION	D1-1	D3	GDI	F1	GF1
Lighting point	15	15	15	17	17
Fan point with hook	4	4	4	4	4
I3A power point	14	14	14	17	17
Air conditioner point	3	3	3	3	3
Instant water heater point	2	2	2	3	3
SMATV point	1	1	1	1	1
Fibre wall socket	1	1	1	1	1
Doorbell point with push button	1	1	1	1	1
Distribution board	1	1	1	1	1



Home is where happiness dwells in the soul

Seamless Connectivity For Every Journey

Sanderling 2 is directly accessible via the Lingkar Putrajaya which is just a short drive away, and the major highways such as MEX 2, ELITE, SKVE and LDP connects you to daily conveniences easily.



SHOPPING & DRIVE-THRU

KFC & MCD Drive-thru	1 km
Gem In Mall Cyberjaya	2 km
Tamarind Square	3 km
DPULZE Shopping Centre	3 km
Starbucks & MCD Drive-thru	4 km
Shaftsbury Square	5 km
IOI City Mall, Putrajaya	15 km
Alamanda Shopping Centre	15 km

EDUCATION

Multimedia University Cyberjaya	2 km
University of Cyberjaya (UoC)	2 km
SK Cyberjaya I	3 km
SJK(C) Union, Cyberjaya	3 km
SMK Cyberjaya	3 km
King Henry VIII College	4 km
LimKokWing University	6 km

MEDICAL CENTRE

Hospital Cyberjaya	3 km
Hospital Putrajaya	9 km

RECREATIONAL

Taman Tasik Cyberjaya	3 km
Sports Arena Cyberjaya	5 km
Perdana Lake	6 km
Putrajaya Lake Recreation Centre	14 km

PLACE OF WORSHIP

Raja Haji Fisabilillah Mosque	2km
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An Excellent Team, An Award Winning Dream.



The award-winning Sanderling promotes active engagement within the lakefront community, ensuring residents feel heard, valued, and connected. Offering 606 units with essential amenities, Sanderling 2 provides the community with a balanced lifestyle in a secure environment.



Each lakefront home is managed by a dedicated Joint Management Body (JMB), which has established clear house rules and conflict resolution policies to ensure fair resource allocation and equitable treatment. In addition to enforcing regulations, the Joint Management Committee (JMC) holds monthly meetings to address concerns transparently and collaboratively, fostering a positive community atmosphere.



Through transparent communication, responsive feedback mechanisms, and collaborative community events, we aim to create an inclusive and supportive environment.

Sanderling 2 enhances community spirit across its diverse resident population through prompt action, effective feedback management, festive activities, and keeping residents informed of important matters. Supported by a team of dedicated committee members, the headquarters of Sanderling 2 manages over 3,000 residential units. The development promises modern living and is continually enhanced through landscape upgrades, improved sports facilities, energy-efficient solutions like LED lighting and solar panels, EV chargers, waste management improvements, and upgraded security with CCTV. These consistent improvements help minimise operating costs and proactively address potential equipment breakdowns through Planned Preventive Maintenance (PPM).

Our awards and recognition reflect our commitment to quality property management, crucial for enhancing property value, ensuring resident satisfaction, maintaining operational efficiency, managing risks, and fostering community cohesion.

A Celebrated Community Experience

Sanderling is a vibrant lakefront community where everyone feels valued and connected. As the third phase of the Lakefront Residence development in Cyberjaya, Sanderling features a stunning 17-acre lake and one of the largest facilities podiums in the area.

Building on this success, Sanderling 2 will further elevate communal living in Cyberjaya, fostering connections through active engagement, prompt feedback, and vibrant events. The living experience will be enhanced with lush landscapes and improved sports facilities, energy-efficient solutions such as LED lighting and solar panels, EV chargers, waste management improvements, and advanced security features.

Avaland's focus on placemaking excellence, community-first initiatives, and sustainable practices results in value creation and improved resident satisfaction, as demonstrated by our accolades.