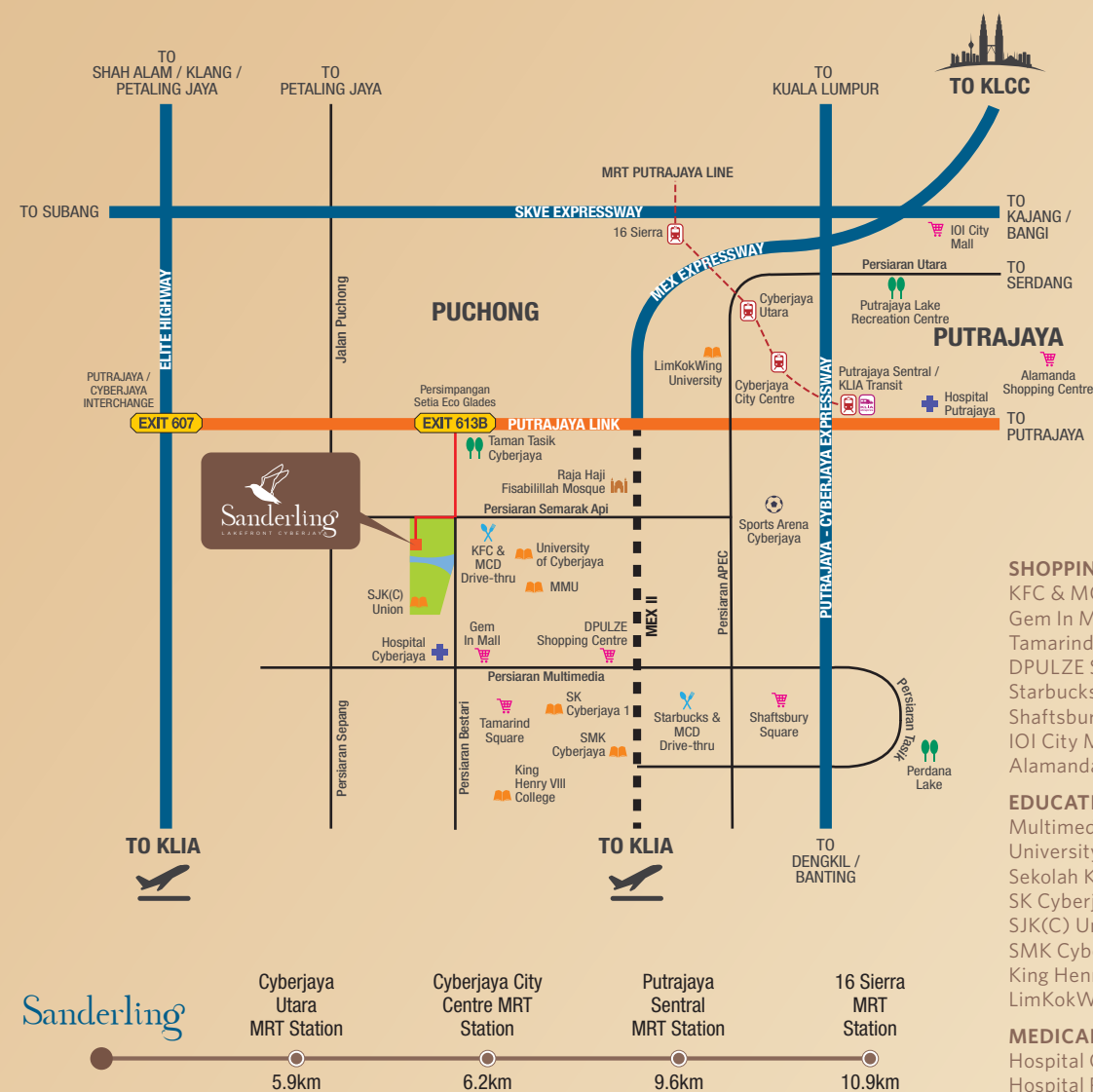


# WELL-ESTABLISHED WITH COMPREHENSIVE *Connectivity*

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
-------------------------------	-----

  
**Sanderling**  
LAKEFRONT CYBERJAYA



REGISTER YOUR INTEREST WITH US TODAY!

**AVALAND**  
an Avaland company  
www.avaland.com.my

LAKEFRONT RESIDENCE SDN. BHD. 20101005895  
A subsidiary of Avaland Berhad (881786-X)  
(Formerly known as MCT Berhad)  
T: +603 5115 9988 | Avaland 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 <b>140,000</b> population of creators and innovators	More than <b>40</b> government agencies / GLCs	More than <b>40,000</b> knowledge workers
<b>7</b> universities and colleges	Over <b>400</b> MSC status companies (including MNCs)	More than <b>26,000</b> 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

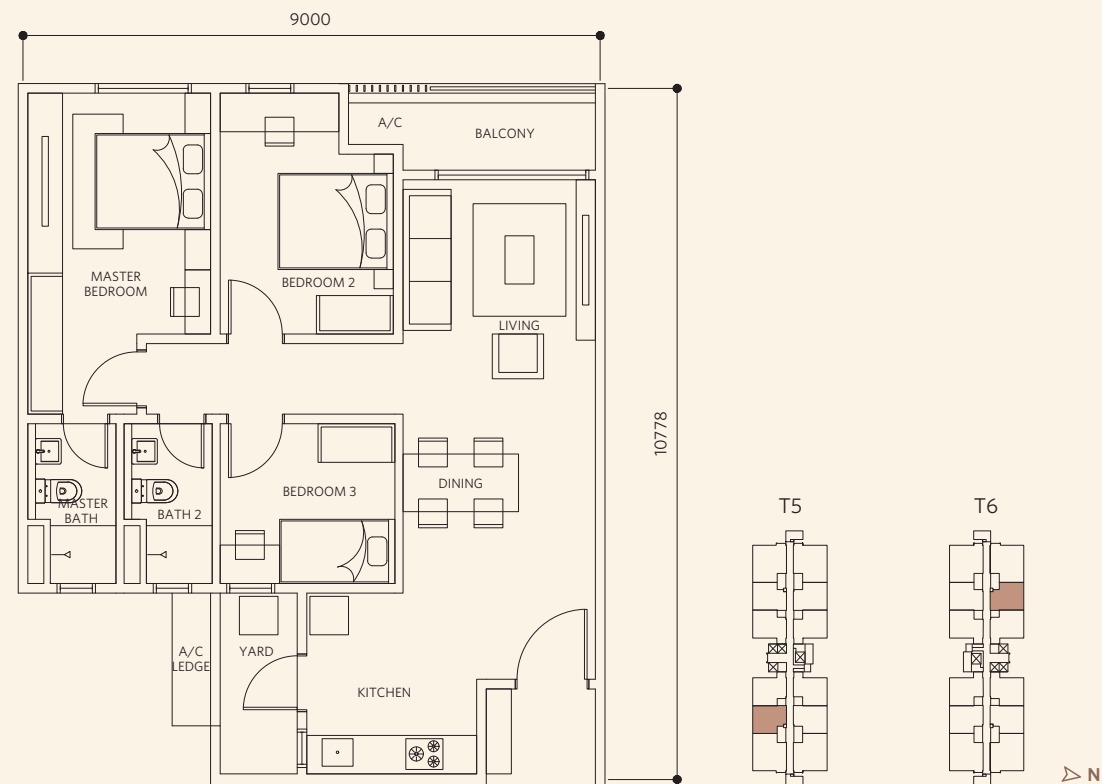
Units with North-South orientation

Units with lake view



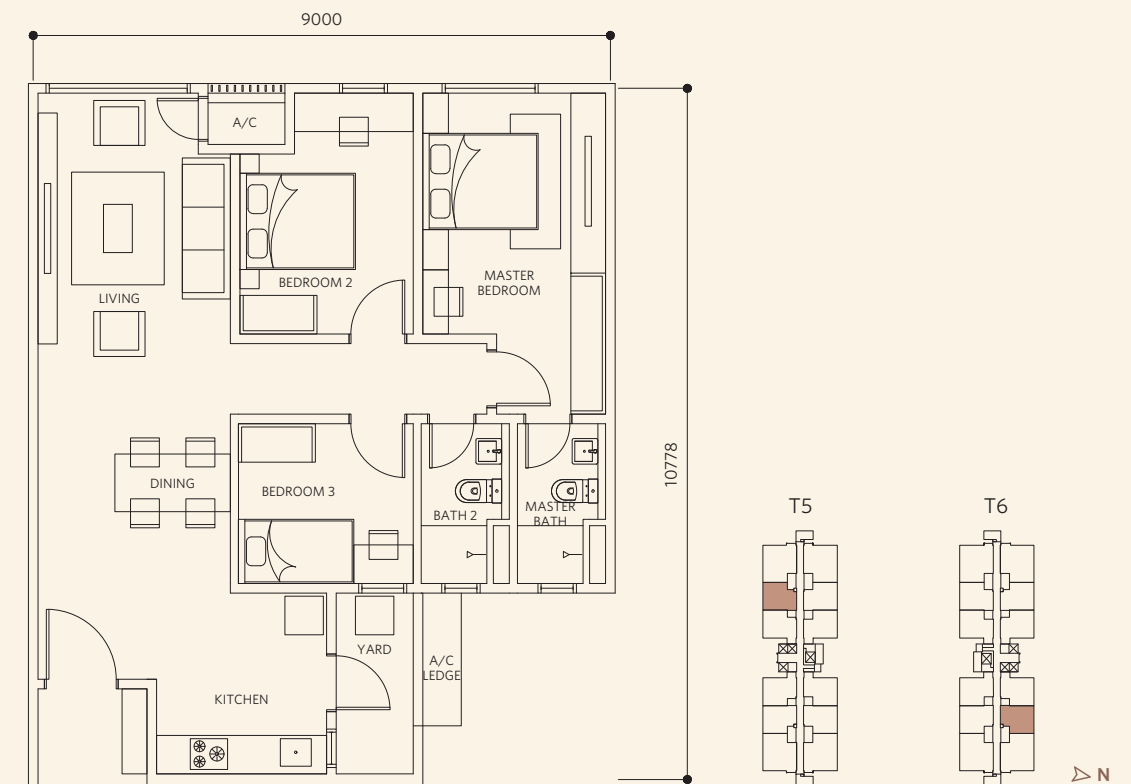
## TYPE D1-1

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



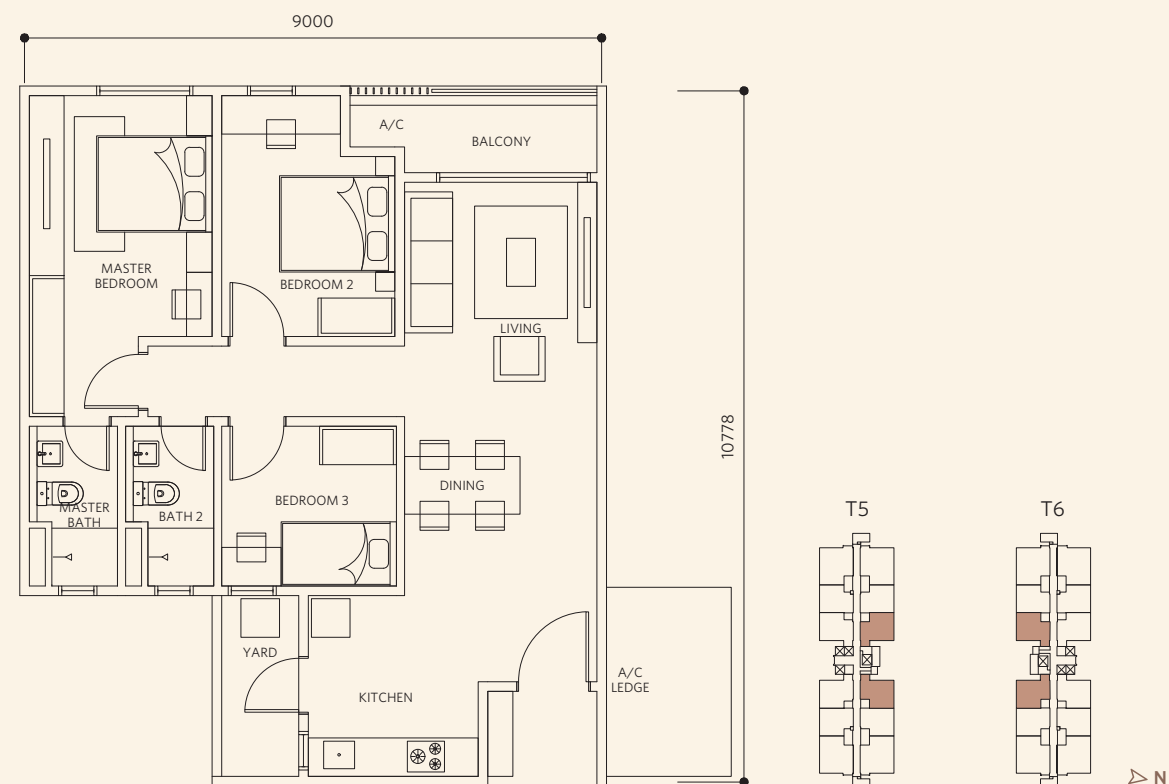
## TYPE D2-1

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



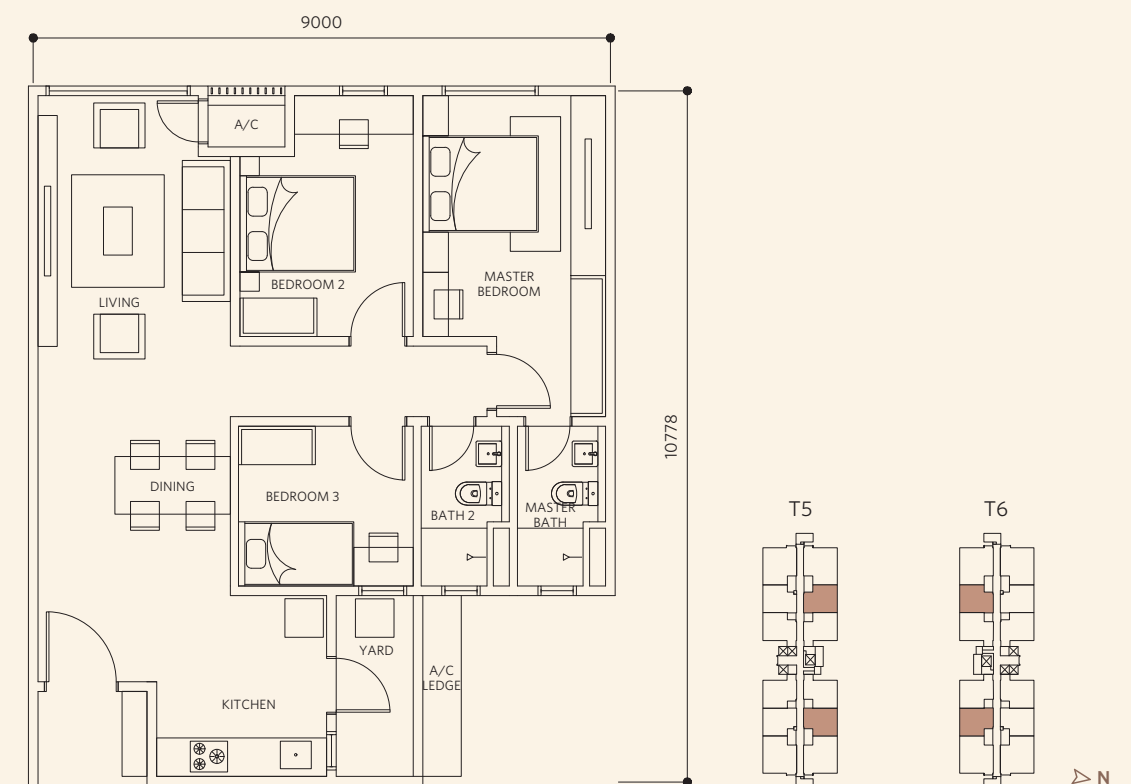
## TYPE D1-3/D1A-3

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



## TYPE D2-2/D2A-2

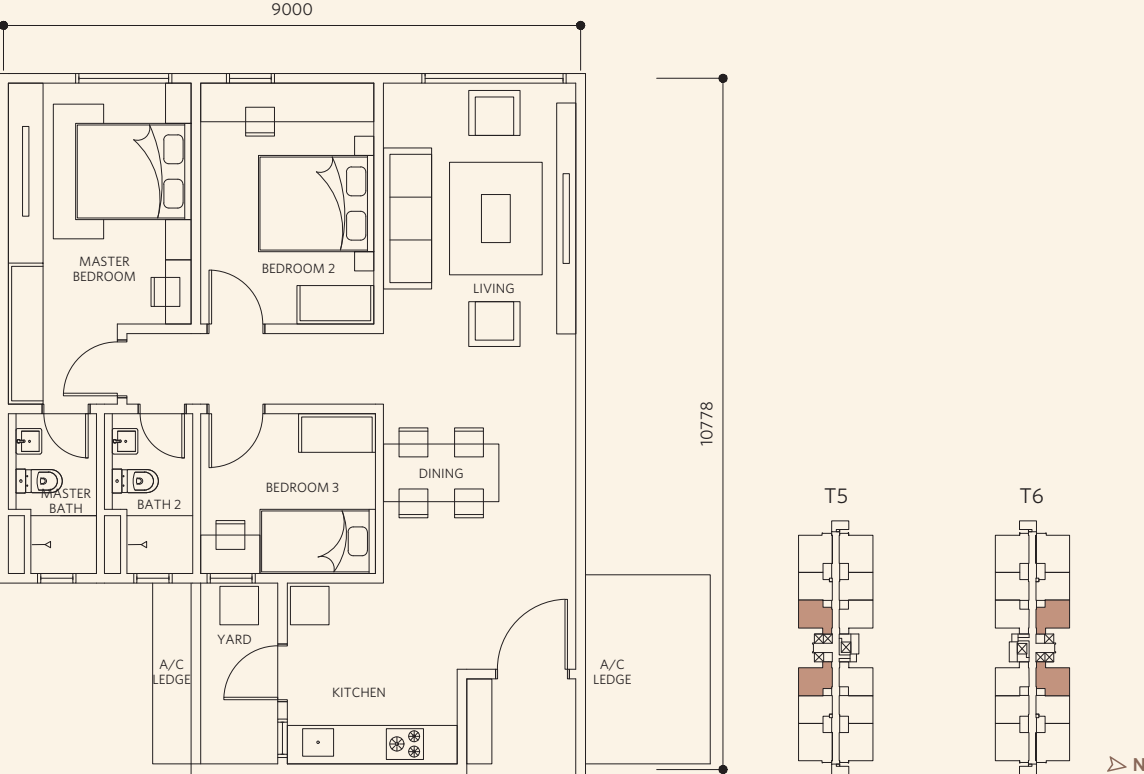
3 BEDROOMS | 2 BATHROOMS | BUILT-UP: 969 SQ.FT.





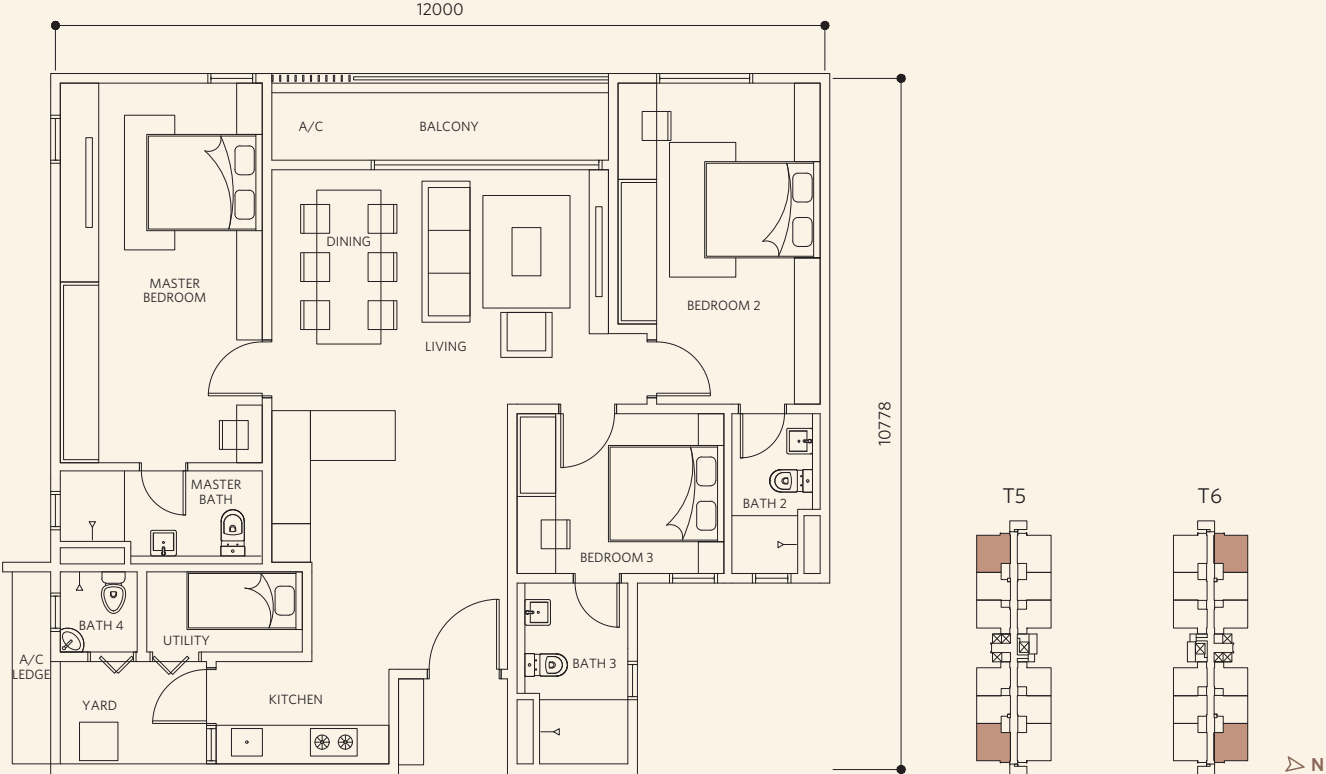
TYPE D3-3/D3A-3

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



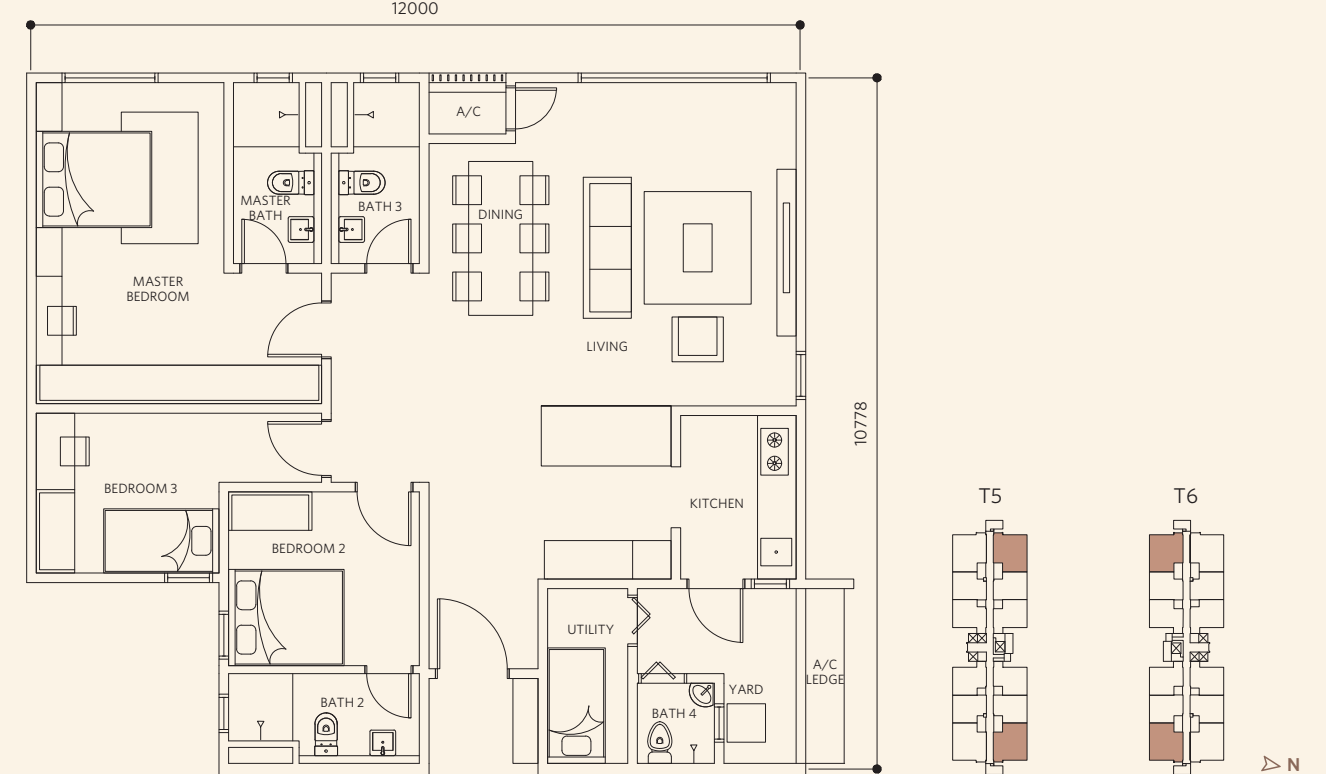
TYPE F1/F1A

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.

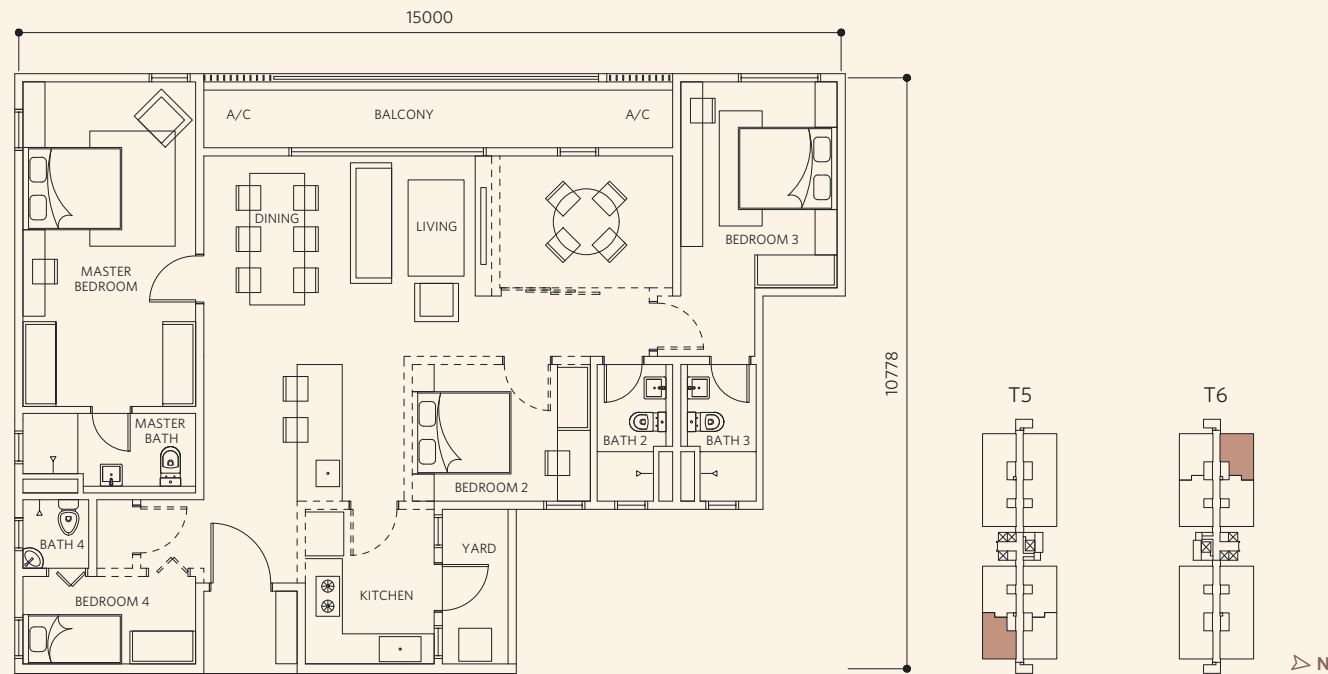


Home is where happiness dwells in the soul



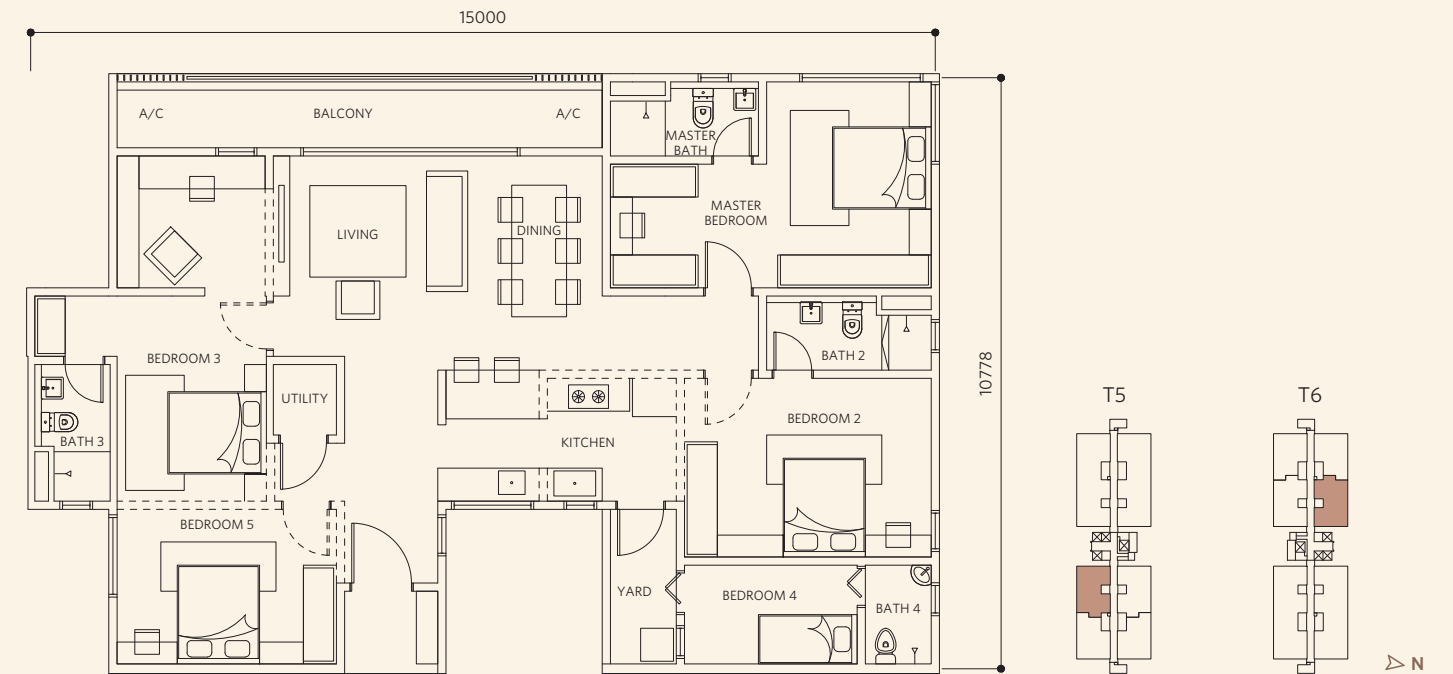
## TYPE E1

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



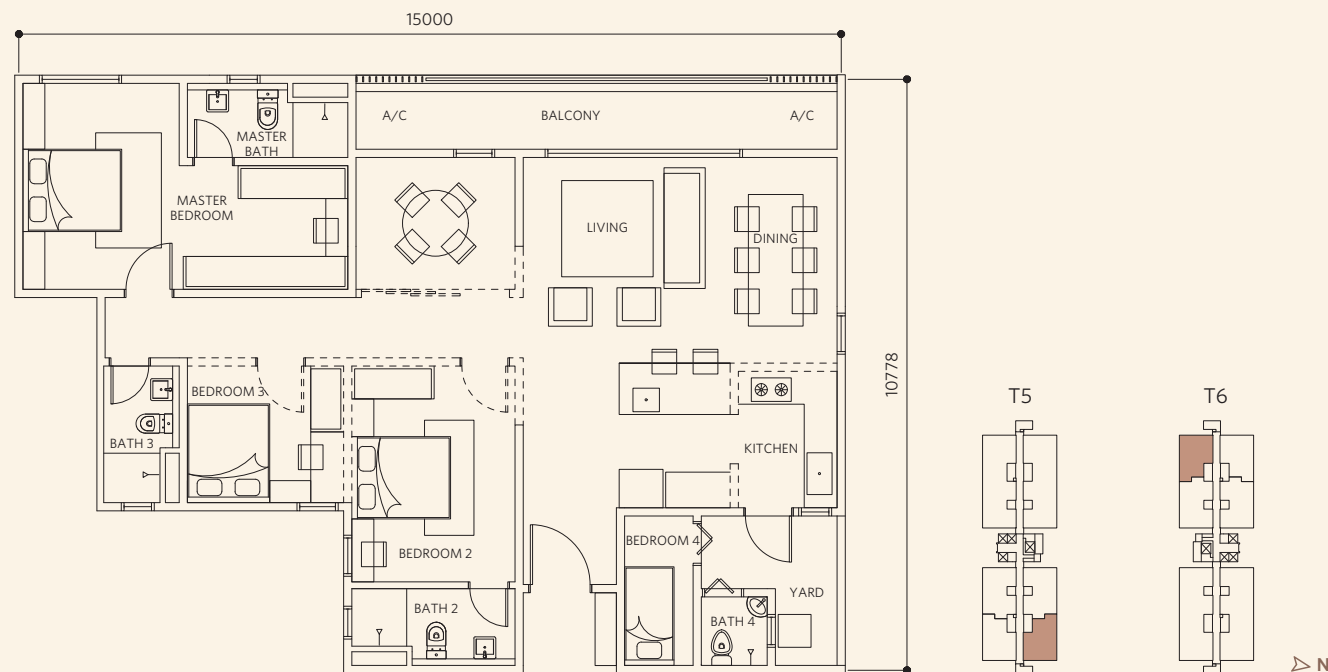
## TYPE G1

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



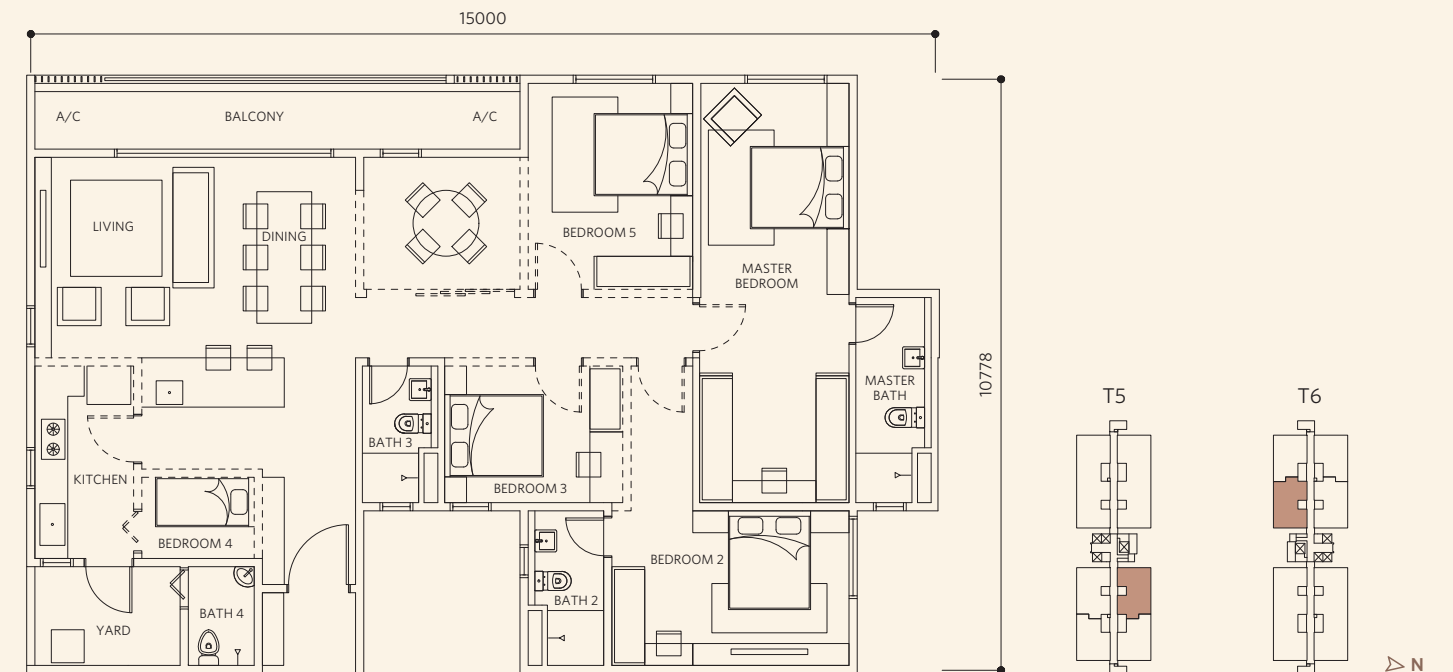
## TYPE E2

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]