



Affordable Living

In A Modern Setting

The perfect oasis for an urban lifestyle at very affordable prices. Aesthetically designed with ample spaces, comfort, and privacy, bringing you a lifestyle that is beyond satisfaction. Enjoy the pleasures of leisurely living with an abundance of amenities that bring you closer to the essentials of daily living.

- **FREEHOLD LAND**
Your lifetime home.
- **EASY ACCESS**
Strategically located & fast access to major highways.
- **LOW DENSITY**
With just 300 units.
- **HEALTHY LIVING**
Jogging path & playground within walking distance.
- **PEACE OF MIND**
Gated & guarded with 24 hours security & access card system.



Typical Floor Plans

TYPE A (850 SQFT)



TYPE B (950 SQFT)



**SALES OFFICE
OPENS DAILY 9AM ~ 6PM**

N 2° 55' 30.8" | E 101° 39' 25.0"

General Specification For Finishes

- a) Structure : Reinforce concrete
- b) Wall : Reinforce concrete/ Cement-sand brick wall
- c) Roofing Covering : Metal deck roofing/ Reinforce concrete flat roof
- d) Roof Framing : Metal frame/ RC Frame
- e) Ceiling Finishes : Skim coating/ Plaster ceiling
- f) Windows : Aluminium framed glass window
- g) Doors : Timber flush door/
Aluminium frame sliding glass door
- h) Ironmongery : Quality lockset
- i) Wall Finishes
 - Kitchen : Ceramic tiles (1.5m Height)
 - Bathrooms : Ceramic tiles (Ceiling Height)
 - Others : Plaster with point
- j) Floor Finishes
 - Living, Dining, Kitchen, Bedrooms, Bathrooms & Yard : Ceramic tiles
 - Balcony : Ceramic tiles
 - A/C Ledge : Ceramic tiles
- k) Sanitary and Plumbing Fittings
 - Kitchen Sink & Tap : 1 no.
 - Shower Rose : 2 nos.
 - Wash Basin & Basin Tap : 2 nos.
 - Water Closet : 2 nos.
 - Bib/ Water Tap : 3 nos.
 - Soap Holder : 2 nos.
 - Paper Holder : 2 nos.

UNIT TYPE	A	B
i) Electrical Installation		
• Lighting Point	14 nos.	16 nos.
• 13A Switch Socket Point	9 nos.	10 nos.
• Air-Cond Point	1 no.	2 nos.
• 20A Water Heater Point	1 no.	2 nos.
• Ceiling Fan Point	5 nos.	
• TV Point	1 no.	
• Door Bell Point	1 no.	
m) Internal Telecommunication Trunking and Cabling		
• Cabling	Fiber Optic.	
• Internet FWS	1 no.	



A joint venture project by:



CYBERJAYA
MALAYSIA
CYBERVIEW

HILLSTRAND DEVELOPMENT SDN BHD

(200901038572 formerly known as 8817307-H)

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Developer: Hillstrand Development Sdn Bhd 200901038572 (881705-H) No. 6 & 7 (Ground Floor), Block B, Jalan GC3, Glomac, Cyberjaya, Cyber 12, 63000 Cyberjaya, Selangor • Telephone No: 03-8322 0806 • Developer License: 14014-4-07-2023/0539(1) • Validity Period: 02/07/2021-01/07/2023 • Advertising & Sales Permit: 14014-4-07-2023/0539(1) • Validity Period: 02/07/2021-01/07/2023 • Tenure: Freehold • Land Encumbrances: Nil • Approving Authority: Majlis Perbandaran Sepang • Reference No: MP-SPG-400-34/2/142(19) • Approval Date: 23 November 2020 • Property Type: Apartment • Total Unit: 300 Unit • Expected Completion: October 2024 • Selling Price: Type A, RM 318,450 (Min) - RM 370,700 (Max) Type B, RM 349,470 (Min) - RM 402,820 (Max) • Restriction in Interest: This land can be transferred, leased or charged after obtaining approval from State Authority. **KIAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA.**

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