

*for those who*  
E M B R A C E

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*Myra*  
COVE

A S E R E N E E N C L A V E

1,336 sq. ft. - 1,431 sq. ft.

A lakeside mixed residential enclave located in the heart of Cyberjaya, Myra Cove is where each person is free to realise their unique aspirations and enjoy quality time with loved ones, while staying connected to the vibrant city.

Expansive living spaces complete with inspiring views are a cornerstone of the fulfilling lifestyle at Myra Cove. Amenities such as an Infinity Lap Pool and a cantilevered gym encourage wellness practices, while a 4 acres private park invites moments of exploration, play, and tranquility.

*this is* **LIFE**  
*without compromise*

- / Freehold
- / Family-oriented facilities
- / Unobstructed lake views
- / Gated & Guarded





/ Intimate shared spaces for moments of togetherness

# HOME

*Is Where You Are*

Thoughtfully designed units ranging from 1,336 sq. ft. - 1,431 sq. ft. provide ample comfort for those embarking on a shared journey.

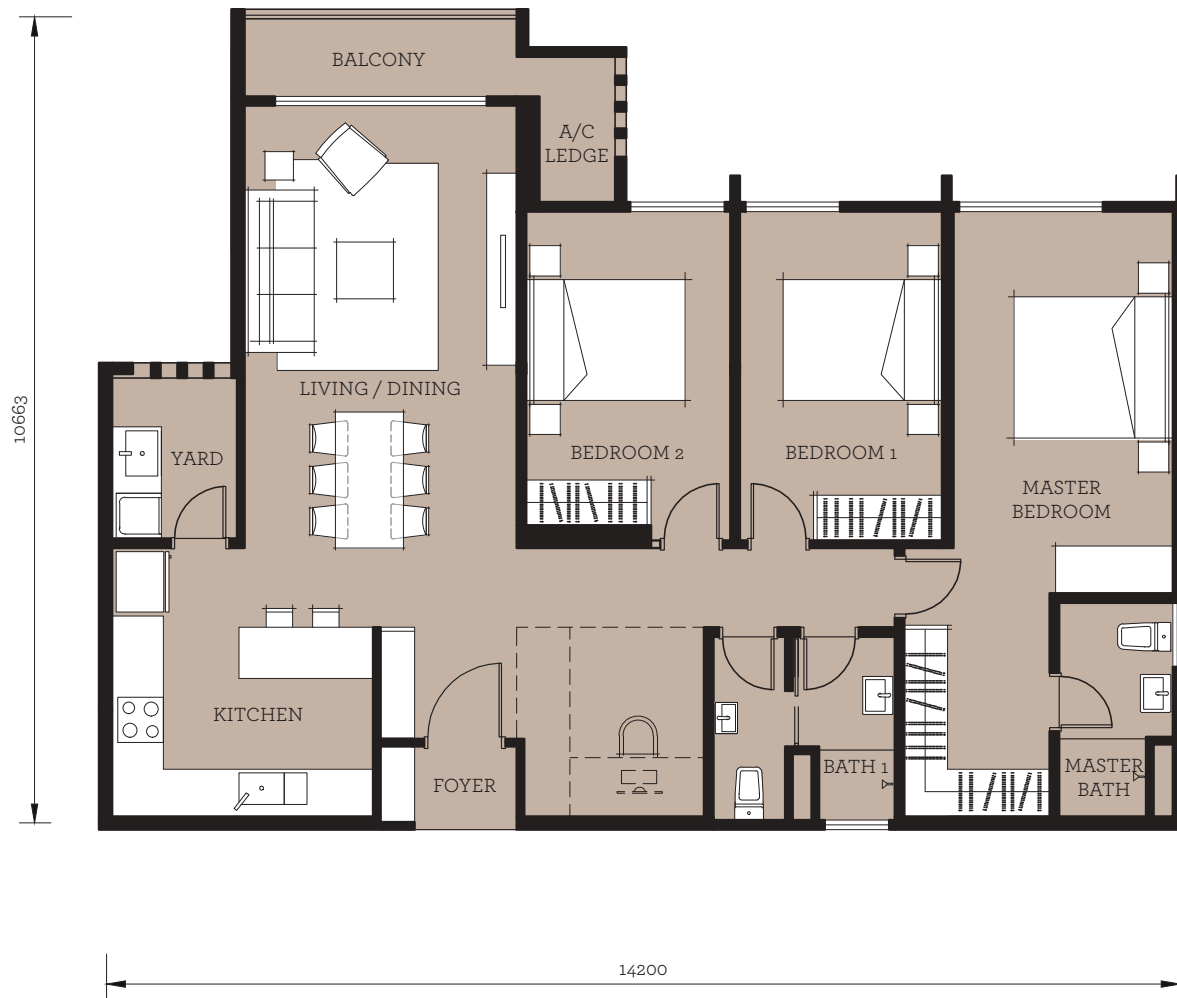
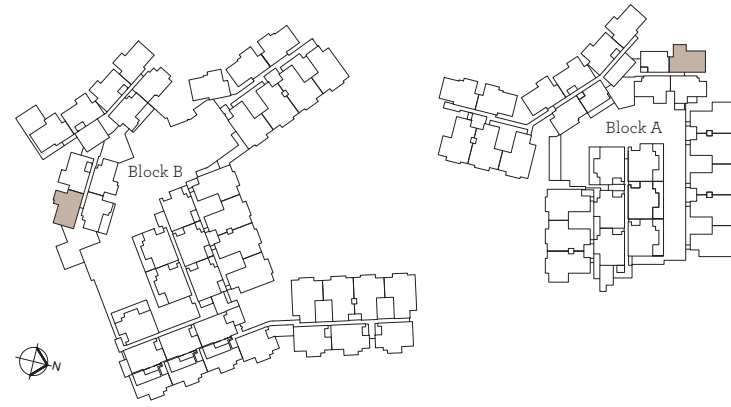
Spacious living areas are open to customisation, inviting a couple's creativity to shape their home as they embark on a new life together. Rooms get to receive a more personalised touch, becoming pocket spaces for each individual to call their own.

/ Plenty of room for precious me-time



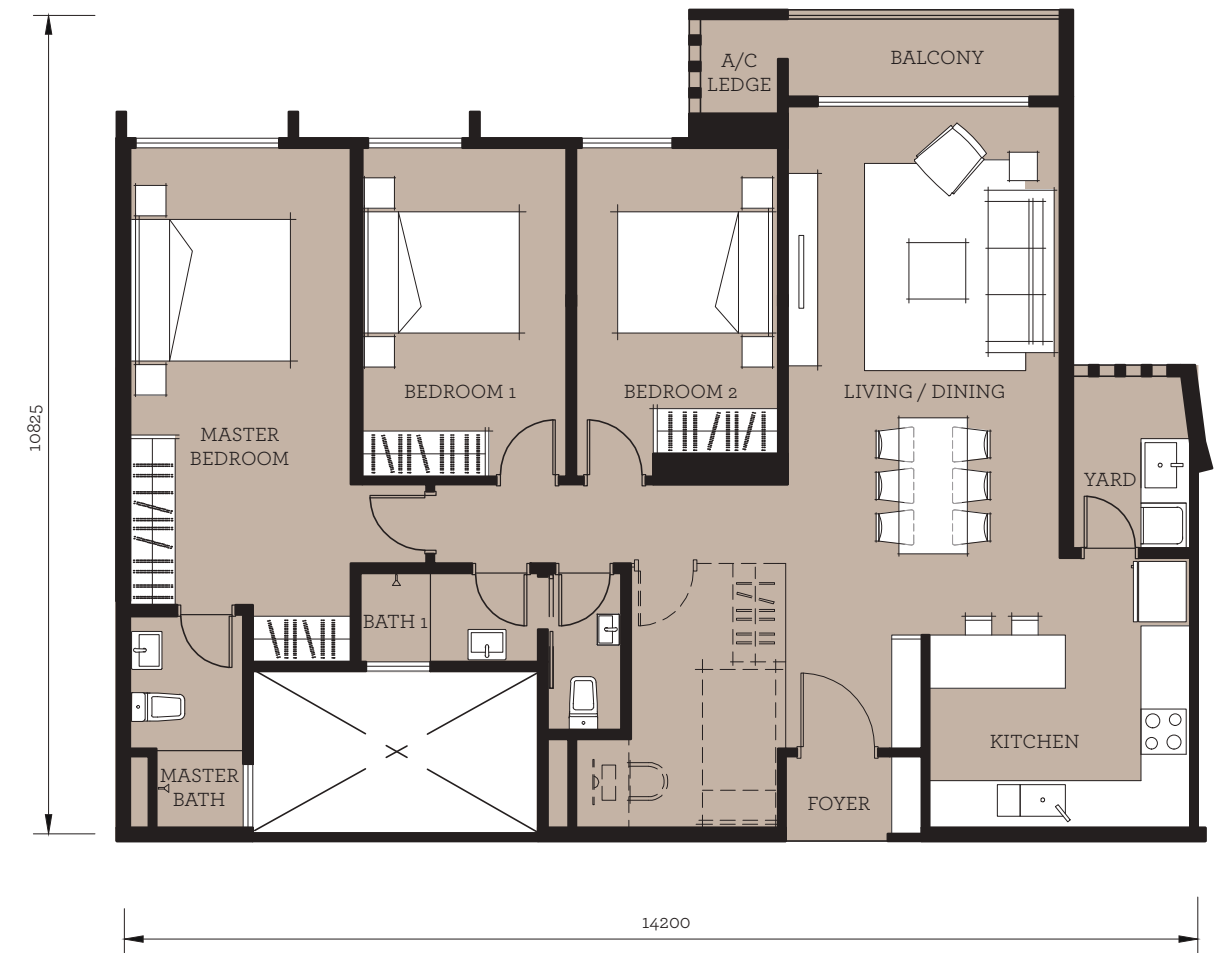
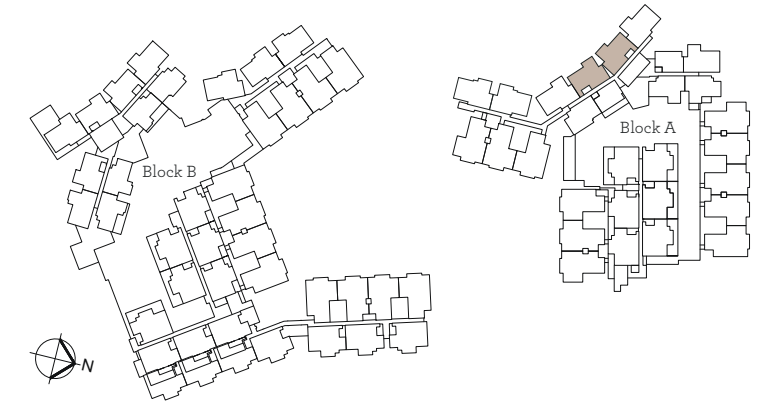
/ A place where joyous memories can be made

TYPE  
T4



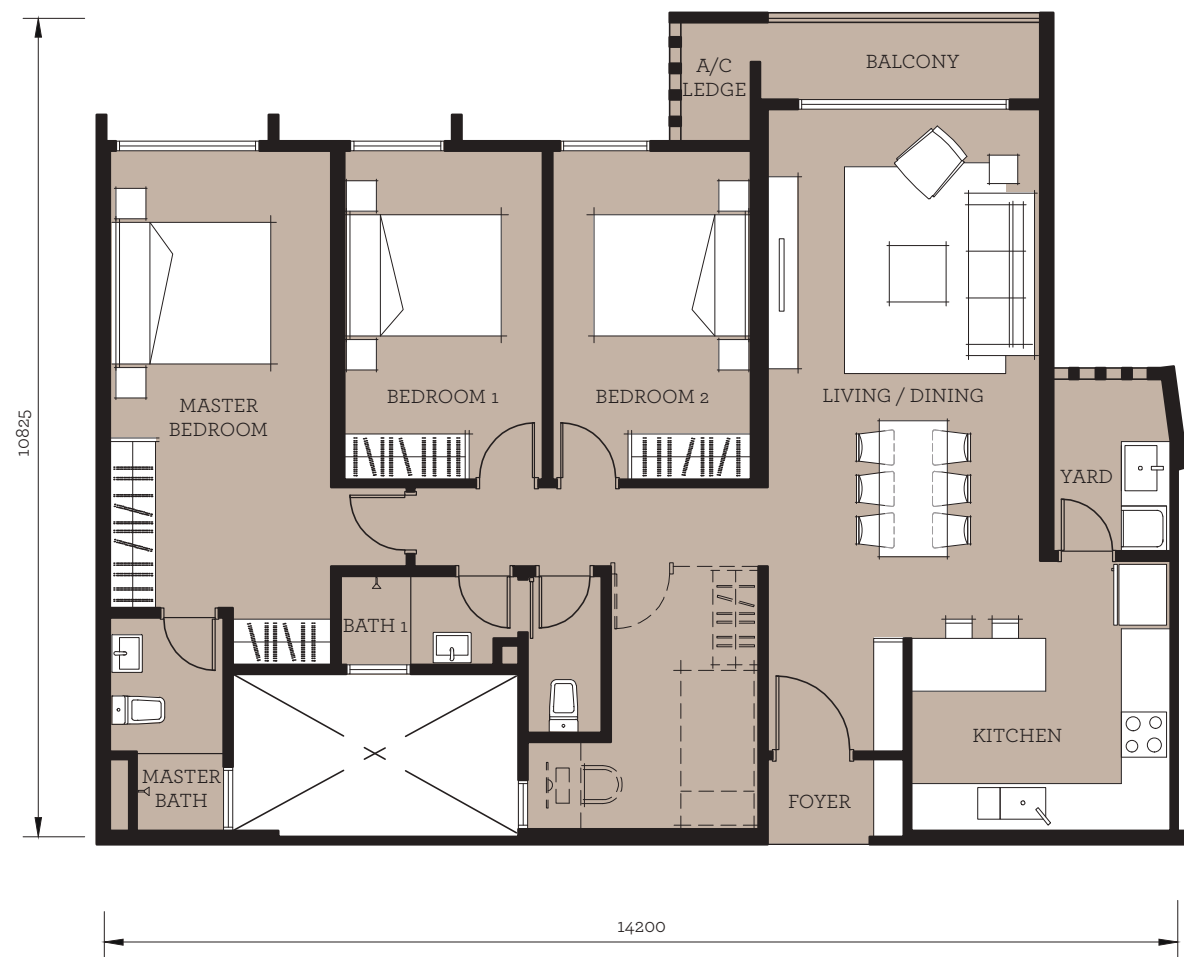
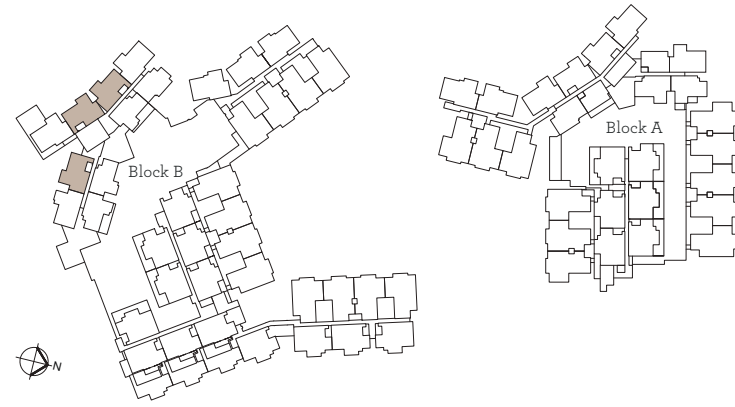
- / 3 Bedrooms
- / 2 Bathrooms
- / Built-up: 1,338 sq. ft.

TYPE  
T5



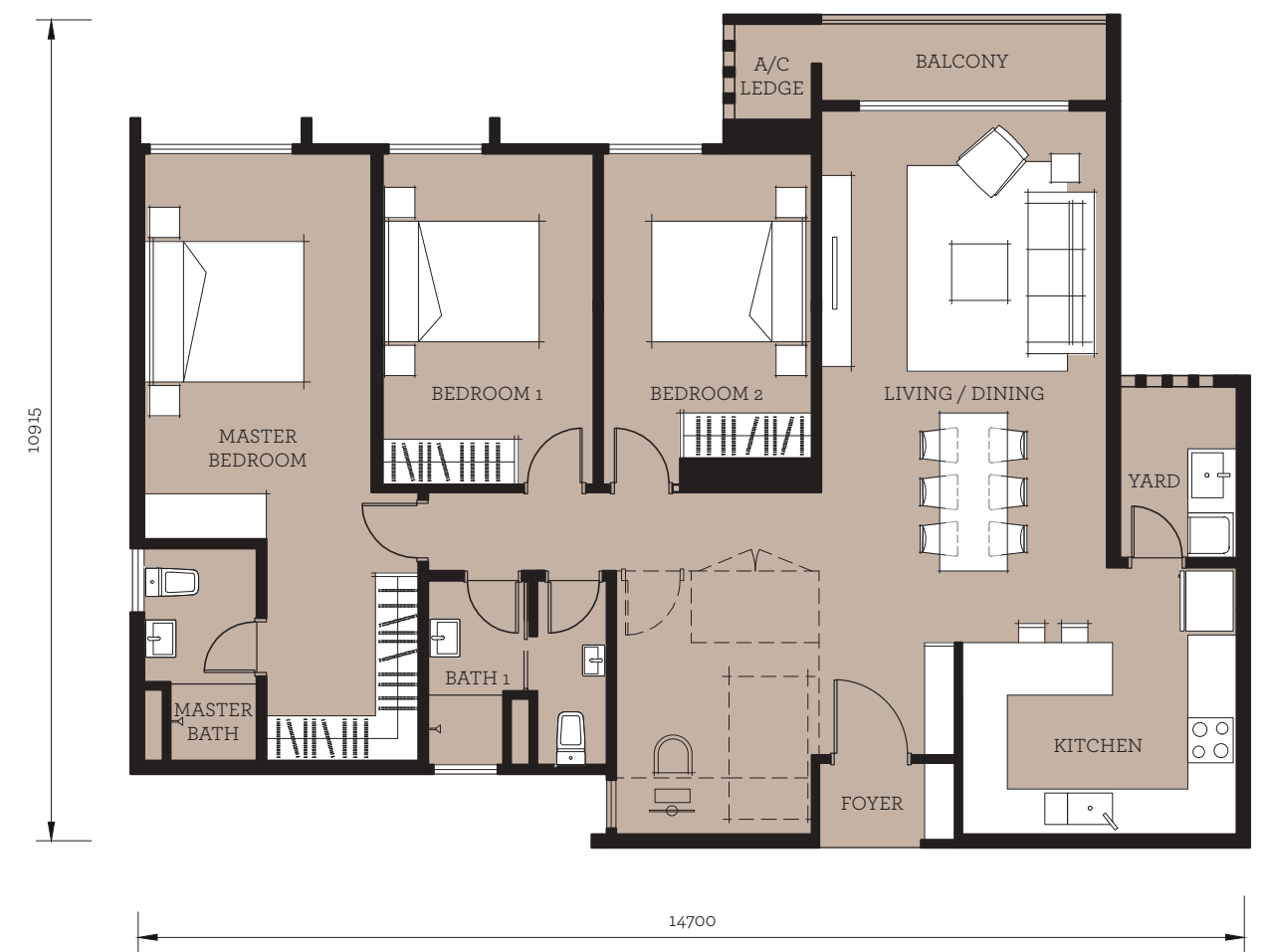
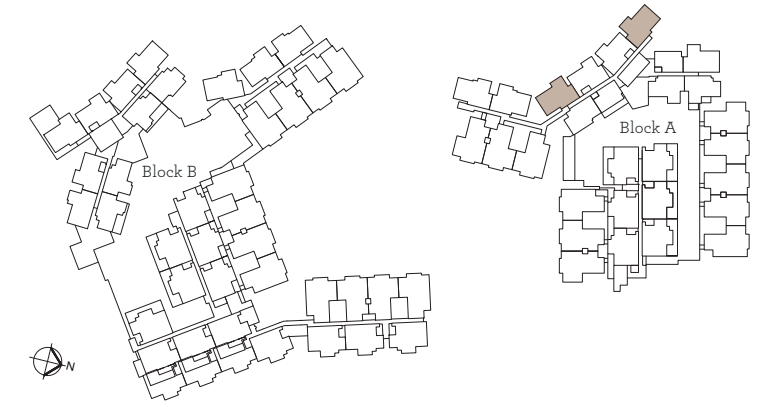
- / 3 Bedrooms
- / 2 Bathrooms
- / Built-up: 1,336 sq. ft.

TYPE  
T5A



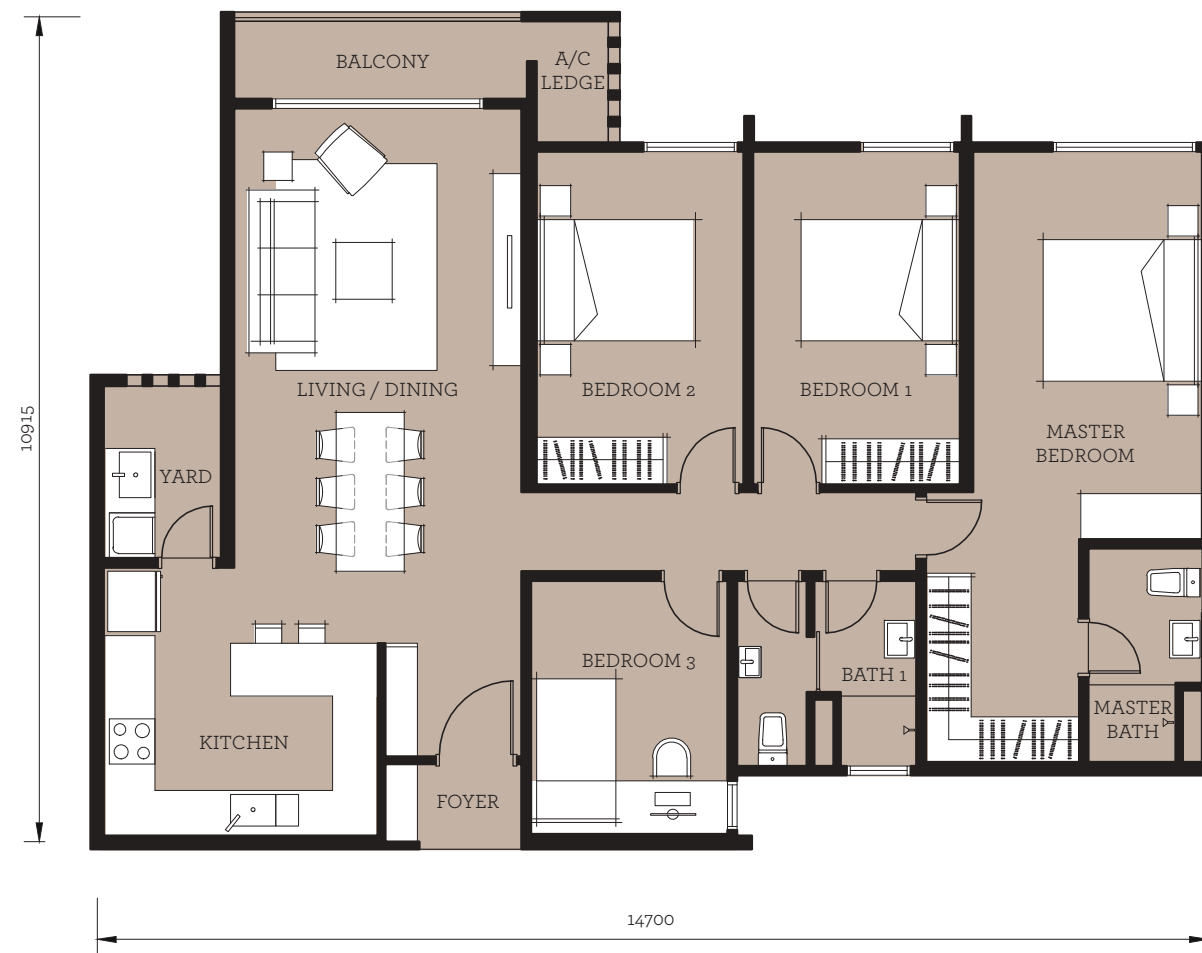
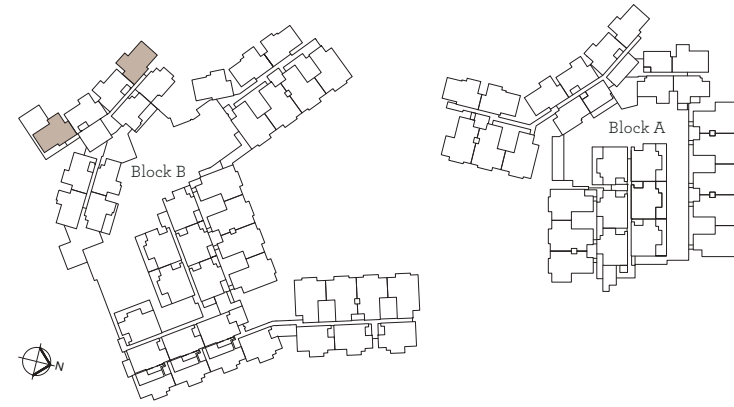
- / 3 Bedrooms
- / 2 Bathrooms
- / Built-up: 1,336 sq. ft.

TYPE  
T6



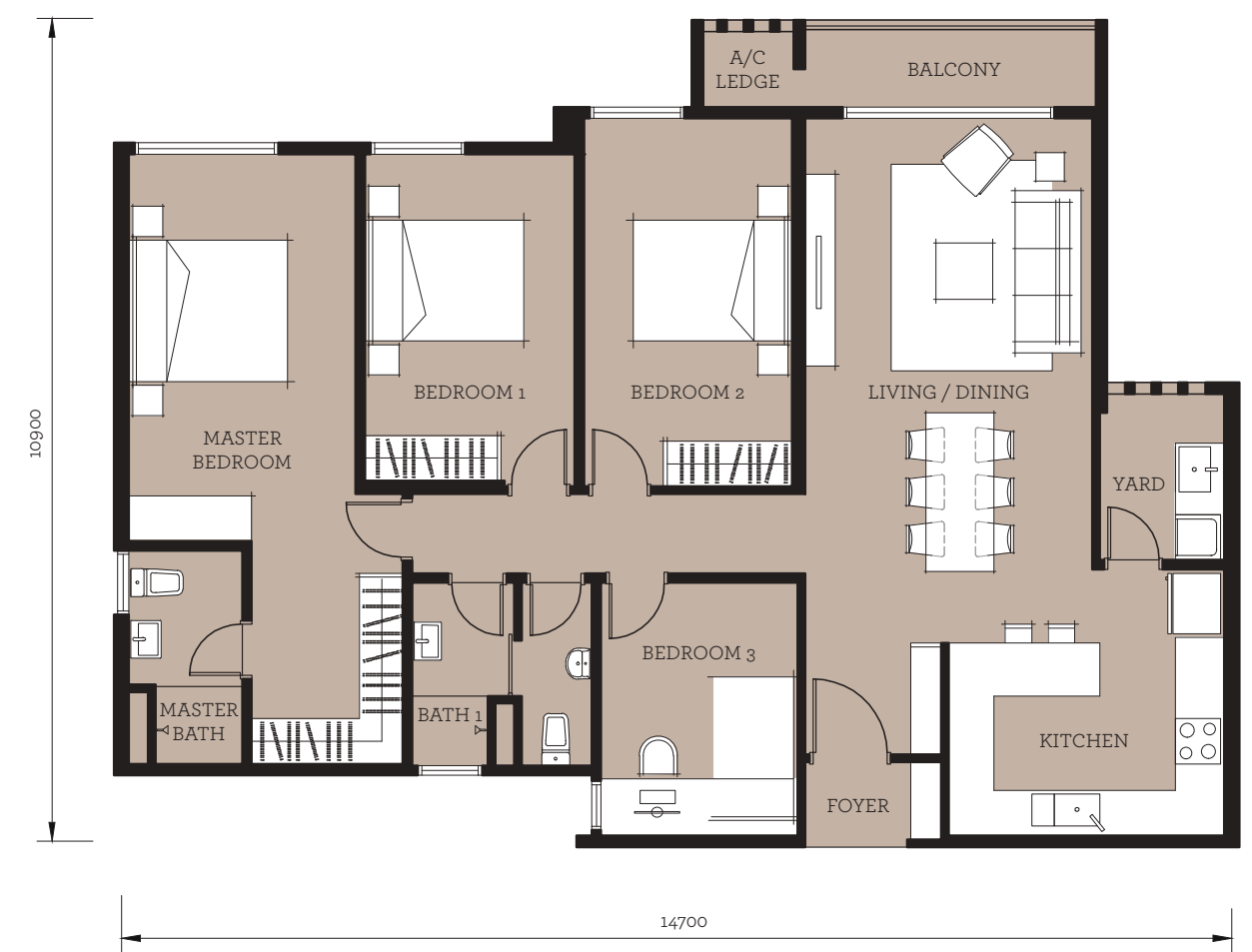
- / 3 Bedrooms
- / 2 Bathrooms
- / Built-up: 1,426 sq. ft.

TYPE  
T6A



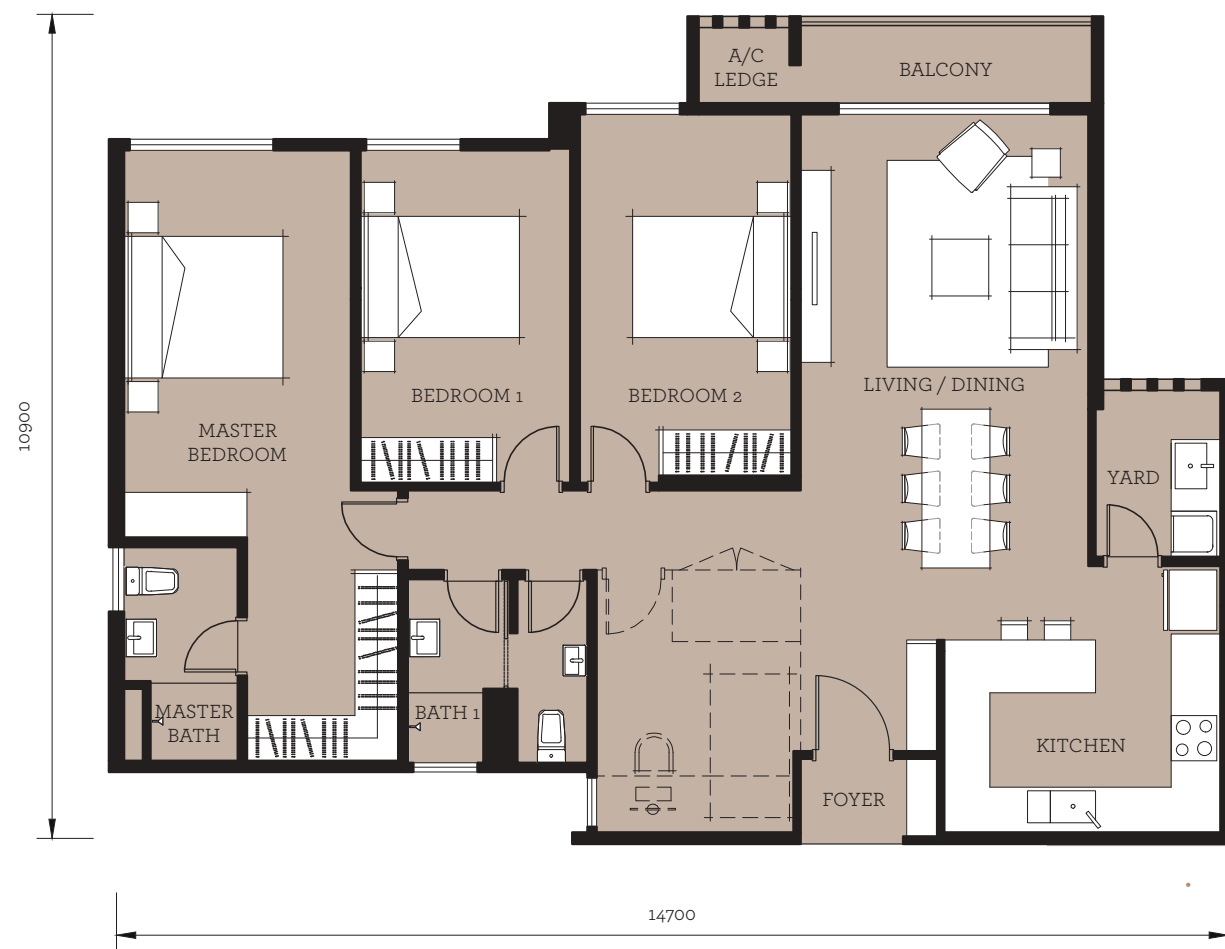
- / 4 Bedrooms
- / 2 Bathrooms
- / Built-up: 1,426 sq. ft.

TYPE  
L1A



- / 4 Bedrooms
- / 2 Bathrooms
- / Built-up: 1,431 sq. ft.

# TYPE L1



- / 3 Bedrooms
- / 2 Bathrooms
- / Built-up: 1,431 sq. ft.

## SPECIFICATIONS

STRUCTURE	Reinforced Concrete Framework						
CEILING	Plaster Ceiling and Paint / Skim Coat and Paint						
WALL	Masonry Wall / Reinforced Concrete						
ROOFING	Reinforced Concrete / Roof Tiles						
FLOOR FINISHES	Living Area	Floor Tiles					
	Dining Area	Floor Tiles					
	Kitchen	Floor Tiles					
	Bedrooms	Floor Tiles / Vinyl Flooring (PH1) / Laminated Flooring (PH2)					
	Bathrooms	Floor Tiles					
	Balcony	Floor Tiles					
	Yard	Floor Tiles					
Others	Cement Render						
WINDOWS	Aluminium Framed Window						
DOORS	Aluminium Framed Sliding Door/ Flush Door						
LOCKSETS	Locksets for all doors						
WALL FINISHES	Bathrooms	Wall Tiles / Plaster and Paint					
	Kitchen	Plaster and Paint					
	Others	Plaster and Paint					
PLUMBING AND SANITARY	Water Closet	2 nos					
	Wash Basin with Tap	3 nos					
	Shower Head	2 nos					
ELECTRICAL INSTALLATION		PH1		PH2			
		T4 / T5	T6 / L1	L1A	T4	T5A	T6A
	Lighting Point	16 nos	17 nos	19 nos	19 nos	18 nos	19 nos
	Power Point	16 nos	17 nos	17 nos	17 nos	17 nos	17 nos
	Water Heater Point	2 nos	2 nos	2 nos	2 nos	2 nos	2 nos
	Fibre Wall Socket Point	1 nos	1 nos	1 nos	1 nos	1 nos	1 nos
	Air Cond Point	4 nos	4 nos	4 nos	4 nos	4 nos	4 nos
	Ceiling Fan Point	4 nos	4 nos	6 nos	5 nos	5 nos	6 nos

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VISIT US AT

## Myra Cove Sales Gallery

Persiaran Multimedia, Cyber 7, 63000 Cyberjaya.

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Pemaju: Myra Land Sdn Bhd (1142636-T) | No Lesen : 20164/09-2026/1211(A) | Tempoh Sah laku lesen : 28/09/2023 sehingga 27/09/2026 | No Permit : 20164-2/08-2027/0735(N)-(S) | Tempoh Sah laku permit : 14/08/2024 hingga 13/08/2027 | Jenis Hakmilik : Kekal | Sekatan Kepentingan : Tanah ini tidak boleh dipindahmilik, Dipajak atau Digadai melainkan dengan kebenaran Pihak Berkuasa Negeri | Pihak Berkuasa yang Meluluskan Pelan Bangunan : Majlis Perbandaran Sepang | No Rujukan : MPSepang 600-34/2/178(10) | Jenis Rumah : Pangsapuri 31 tingkat | Blok B1 | Bilangan Unit : 268 unit | Harga : RM 740,400.00 (Min) - RM 918,000.00 (Mak) | Blok B2 | Bilangan Unit : 56 unit | Harga : RM 934,800.00 (Min) - RM 1,197,600.00 (Mak) | Blok B3 | Bilangan Unit : 46 unit | Harga : RM 958,800.00 (Min) - RM 1,074,000.00 (Mak) | Blok B4 | Bilangan Unit : 20 unit | Harga : RM 1,041,600.00 (Min) - RM 1,052,400.00 (Mak) | Blok B5 | Bilangan Unit : 31 unit | Harga : RM 928,800.00 (Min) - RM 1,045,200.00 (Mak) | Tarikh Jangka Siap : October 2028 | Bebanan (gadaian) tanah : RHB Bank Berhad.

IKLAN IN TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA