

for those who
EXPRESS



Myra
COVE

A SERENE ENCLAVE

877 sq. ft. - 1,333 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





Freedom to shape your daily routine



A home for our treasures and prized collections

A Home, *Uniquely Yours*

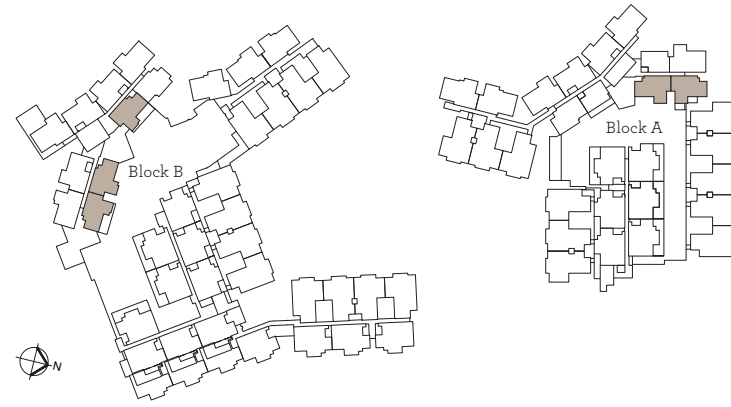
Return to a space that's made just for you, where every corner reveals your unique journey in life.

Built up from 877 sq. ft. - 1,333 sq. ft., transform a unit into your own personal haven that's tailored to your needs and aspirations. Turn the living area into the perfect stage for hosting, dedicate a room just for treasured collections, or designate a place for a private home office - the possibilities are endless.

Spaces to call your own

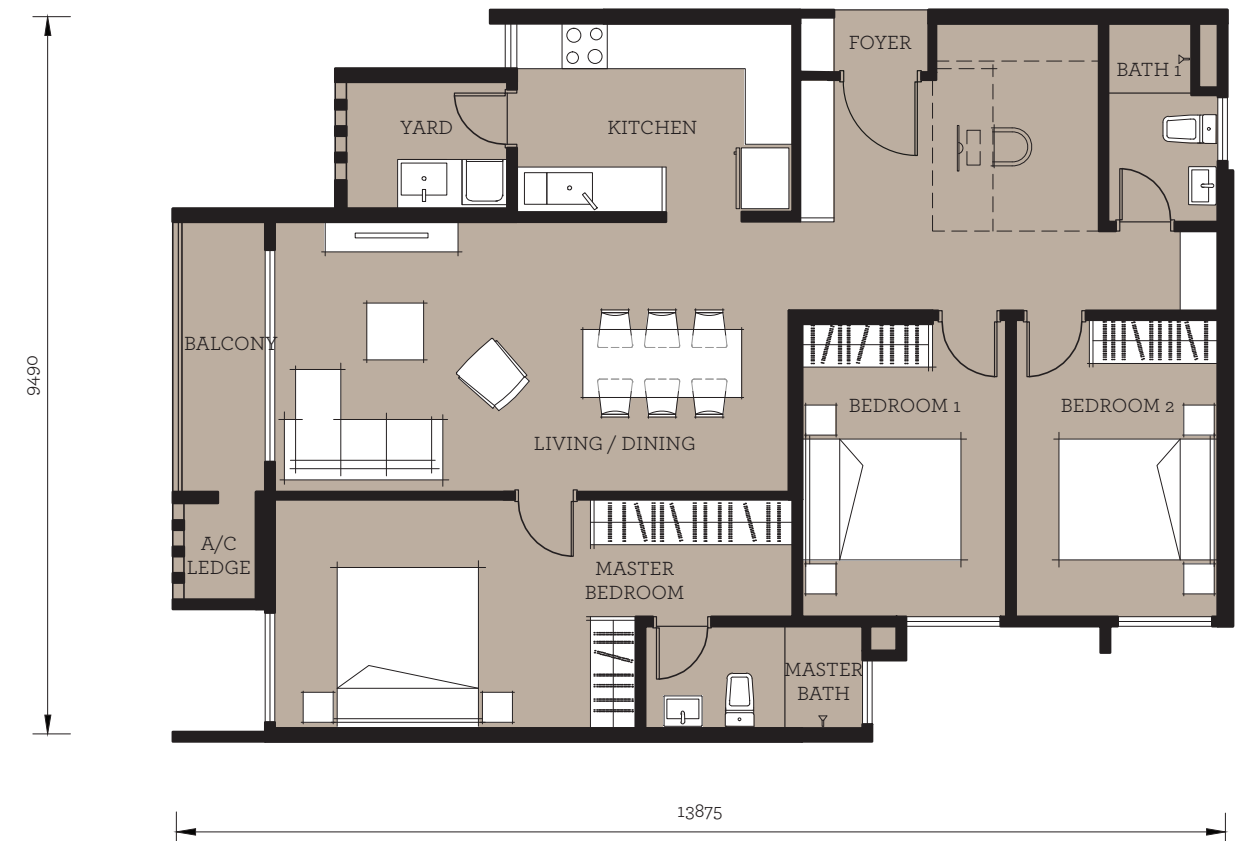
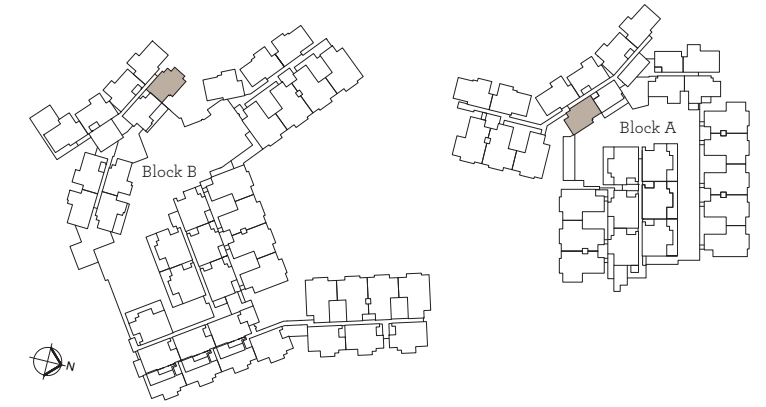


TYPE T2



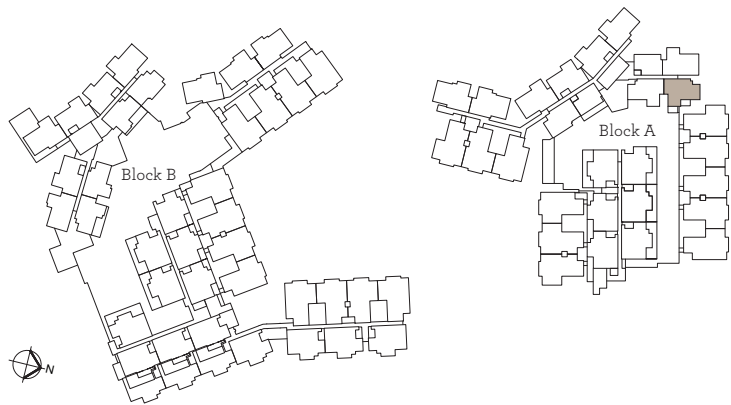
/ 3 Bedrooms
/ 2 Bathrooms
/ Built-up: 1,233 sq. ft.

TYPE T3



/ 3 Bedrooms
/ 2 Bathrooms
/ Built-up: 1,237 sq. ft.

TYPE
T2G



/ 3 Bedrooms
/ 2 Bathrooms
/ Built-up: 1,233 sq. ft. | Terrace: 100 sq. ft.

SPECIFICATIONS

STRUCTURE	Reinforced Concrete Framework					
CEILING	Plaster Ceiling and Paint / Skim Coat and Paint					
WALL	Masonry Wall / Reinforced Concrete					
ROOFING	Reinforced Concrete					
FLOOR FINISHES	Living Area	Floor Tiles				
	Dining Area	Floor Tiles				
	Kitchen	Floor Tiles				
	Bedrooms	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	2 nos				
	Shower Head	2 nos				
ELECTRICAL INSTALLATION	PH1			PH2		
		T1 / T1G	T2 / T2G	T3	T2	T3
	Lighting Point	14 nos	17 nos	16 nos	18 nos	17 nos
	Power Point	13 nos	16 nos	16 nos	17 nos	17 nos
	Water Heater Point	2 nos	2 nos	2 nos	2 nos	2 nos
	Fibre Wall Socket Point	1 nos	1 nos	1 nos	1 nos	1 nos
	Air Cond Point	3 nos	4 nos	4 nos	4 nos	4 nos
	Ceiling Fan Point	3 nos	4 nos	4 nos	5 nos	5 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