



Artist's Impression

where tranquillity is a state of mind

Elegant double-storey townhouse with a stunning lakeside view.



peaceful yet accessible

Situated in a prime part of Puchong, The Lake Residence gives you an ideal combination of privacy and accessibility. KLIA, Subang, and other major townships are all within easy reach, while an upcoming new highway promises a smooth ride to the Kuala Lumpur city center within minutes.

Show unit open for viewing from 9am – 6pm daily

011-1233 0566 | 011-1233 0655
011-1233 0577 | 019-263 6699



ANOTHER PROJECT BY



林木生集团有限公司
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Developer: Astana Modal (M) Sdn Bhd (604360-H) (A Member of LBS Bina Group Bhd) • Developer's License No.: 11482-3/06 – 2014/734. Validity Period: 14-06-2011 to 13-06-2014 • Advertising & Sales Permit No.: 11482-3/1290/2012(06). Validity Period: 17-06-2011 to 16-06-2012 • Approving Authority: Majlis Perbandaran Sepang • Building Plan Ref. No.: MPSPG9/D/448/1010 • Land Tenure: Leasehold 99 years (expiry date: 11-10-2109) • Land Encumbrances: Charged to Bank Kerjasama Rakyat Malaysia Berhad. Expected Date of Completion: June 2014 • Total Units: 299 units • Minimum Price: RM380,000 • Maximum Price: RM430,700 • Restriction in interest: This land title cannot be transferred or changed without prior consent from the State Authority.

The information contained in this insert is subject to change without notification as may be required by the relevant authorities or recommended by the Architects or Engineer and cannot form part of an offer or contract. All renderings are artist's impression only. All measurements are approximate. Whilst every reasonable care has been taken in providing this information, the developer, owner and managers cannot be held responsible for any inaccuracy. All the above items are subject to variations, modifications and substitutions as may be required by the Authorities or recommended by the Architects or Engineer.



from **RM306,807***

* After 7% Bumiputra Discount



Artist's Impression

peaceful environment quality lifestyle easy access



The Easier Way to Own a Home

with LBS Hassle Free Home Ownership Programme**



**Terms & Conditions Apply

your favourite place in the world...

...should be your home. That's why every aspect of The Lake Residence has been thoughtfully designed with your comfort in mind. Ample space for you and your family, modern finishings, and the exquisite surroundings will always remind you that there really is no place like home.

Specification

Structure	Reinforced Concrete Frame
Wall	Cement Sand Bricks / RC Wall
Roofing	Concrete Tile Roofing / RC Flat Roof
Ceiling	Ceiling Panel / Skim Coat To R.C Slab
Window	Aluminium Frame Casement Window Metal Frame Adjustable Glass Louvre Window Aluminium Frame Top Hung Window
Door	Main Entrance : Metal Frame Solid Core Door Others : Aluminium Frame Sliding Glass Door Metal Frame Honey Comb Core Door
Lock	Quality Lockset

Floor Finishes

Bedroom / Utility / Bathroom	Ceramic Tiles
Living / Dining	Ceramic Tiles
Kitchen	Ceramic Tiles
Yard	Cement Render
Balcony	Ceramic Tiles
Staircase	Ceramic Tiles
Car Porch / Driveway / Terrace	Concrete Imprint
Refuse Chamber	Ceramic Tiles

Wall Finishes

Bathroom	Ceramic Tiles To Ceiling Height
Kitchen	Ceramic Tiles To Ceiling Height
Internal Wall	Plastered and Paint / Skim Coat and Paint
External Wall	Plastered and Paint / Skim Coat and Paint

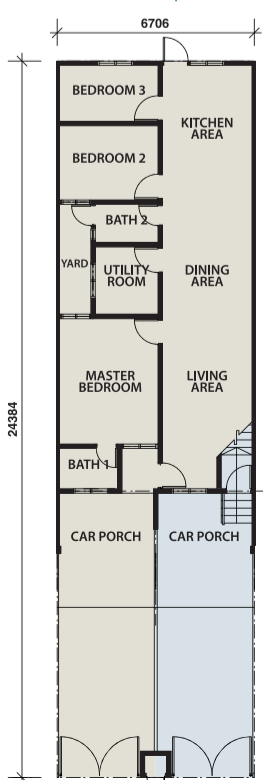
Sanitary Fittings

Wash Basin	2 Nos
Water Closet	2 Nos
Tap	4 Nos
Washing Machine Tap	1 No

Electrical Installation

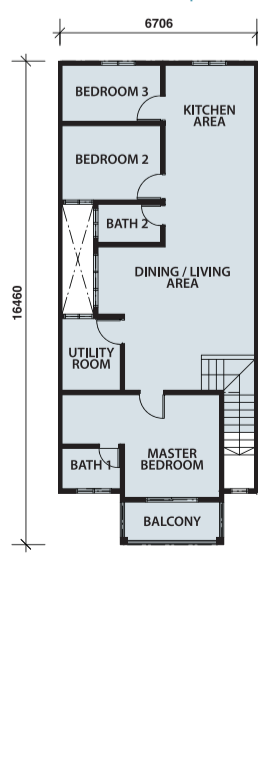
	TYPE A Intermediate	TYPE B Intermediate
Lighting Point	14 Nos	14 Nos
13 amp Power Point	10 Nos	11 Nos
Ceiling Fan Point	1 No	1 No
Telephone Point	1 No	1 No

Gross Built-up Area : 1,390 sq. ft



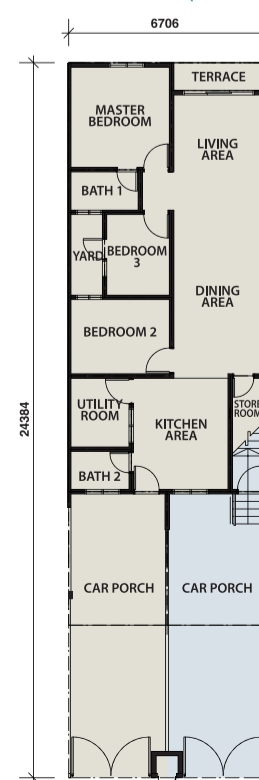
Lower Unit

Gross Built-up Area : 1,397 sq. ft



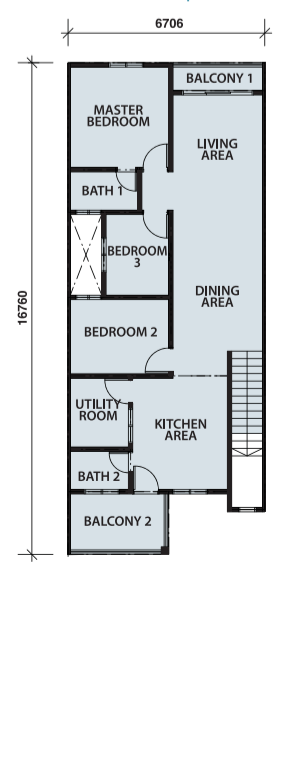
Upper Unit

Gross Built-up Area : 1,390 sq. ft



Lower Unit

Gross Built-up Area : 1,421 sq. ft



Upper Unit

Type A

Type B