

for those seeking an
E D E N



Myra
COVE

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

1,548 sq. ft. - 2,060 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



Spending simple joys with loved ones



Cherished moments in a space filled with warmth

HOME

Is Where Family Is

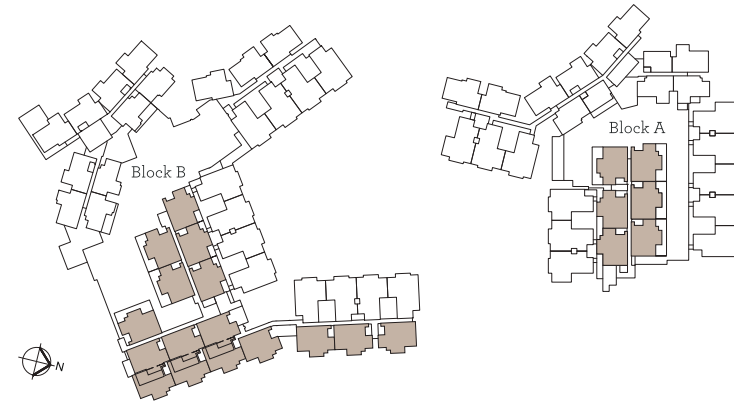
Spacious units from 1,548 sq. ft. - 2,060 sq. ft. offer more than just comfort for small to mid-sized families, but ample space for everyone to thrive - on their own and together. Return to your eden, and to the embrace of your loved ones.

Practical features also offer enhanced convenience and privacy, including car parks that are located on the same floor as the respective unit. In addition, direct access to the garden sets a tranquil scene for familial quality time at leisure.

Where new memories are born

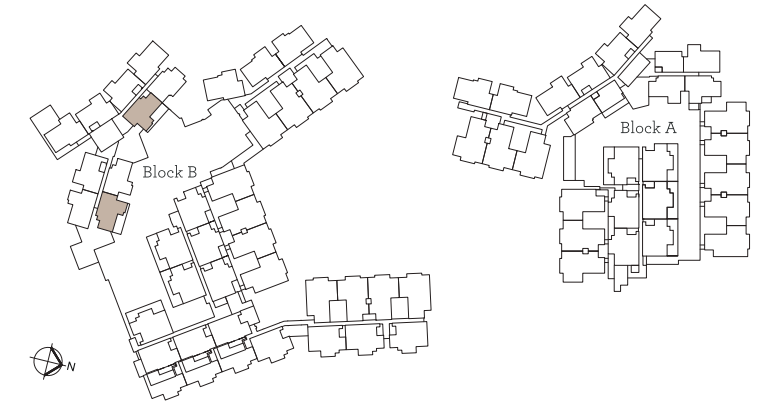


TYPE
L3



- / 3 Bedrooms
- / 2 Bathrooms
- / Built-up: 1,548 sq. ft.

TYPE
T2GA



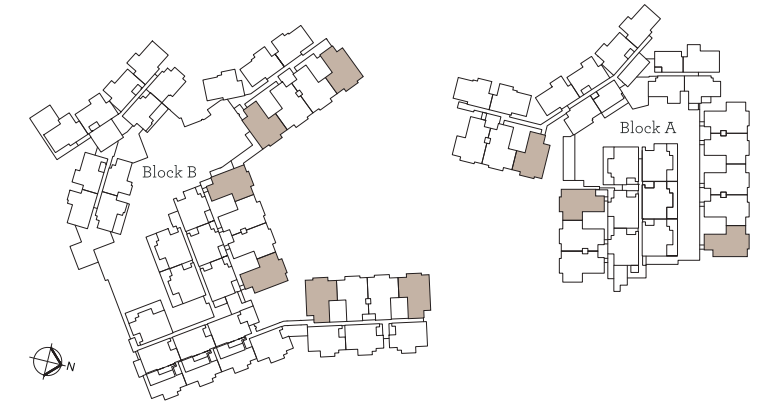
- / 3 Bedrooms
- / 2 Bathrooms
- / Built-up: 1,233 sq. ft. | Terrace: 330 sq. ft.

TYPE
L2A



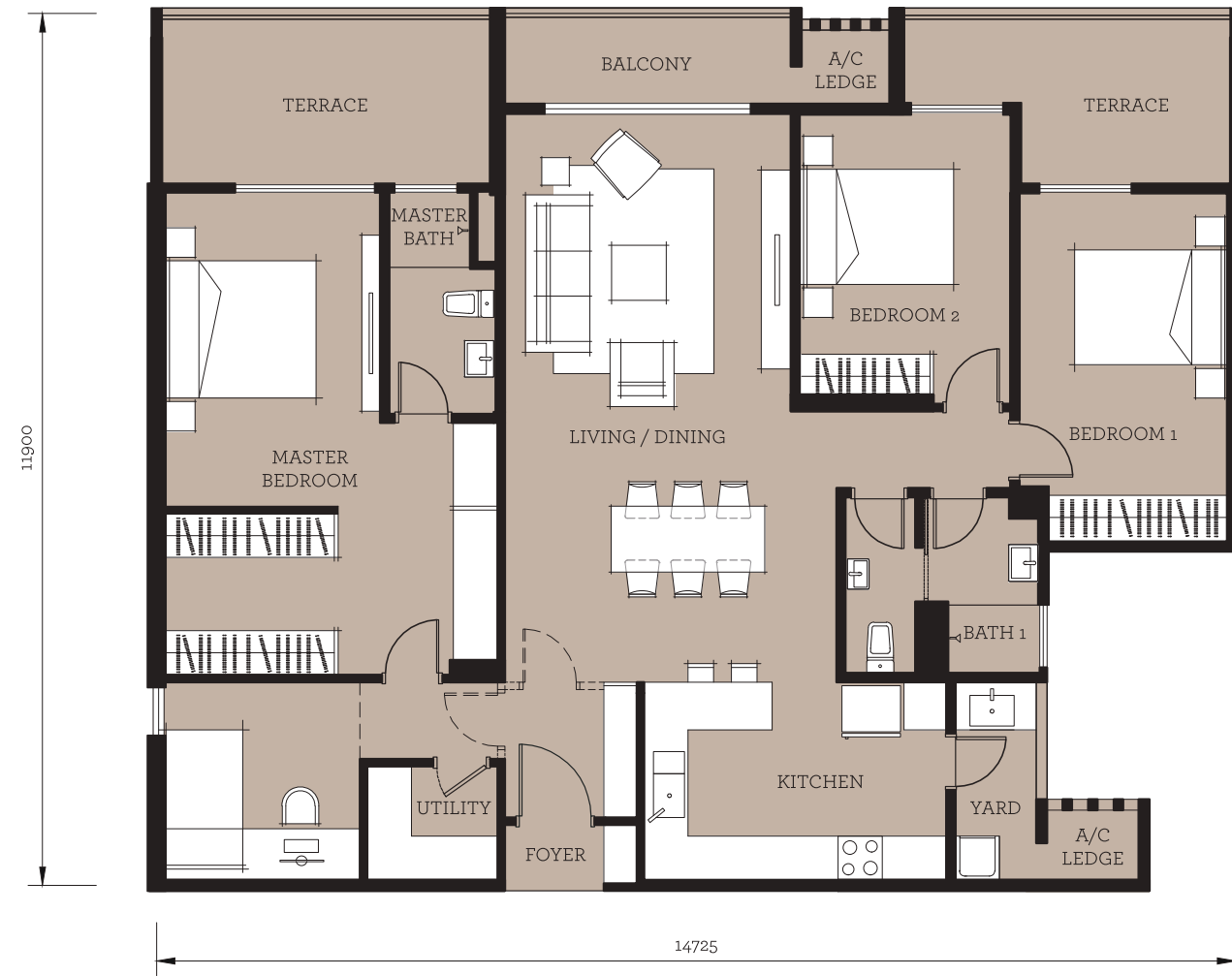
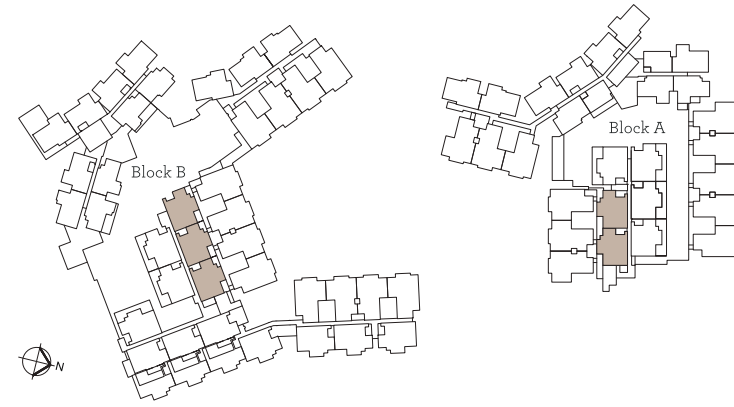
- / 3 Bedrooms
- / 2 Bathrooms
- / Built-up: 1,631 sq. ft.

TYPE
L2



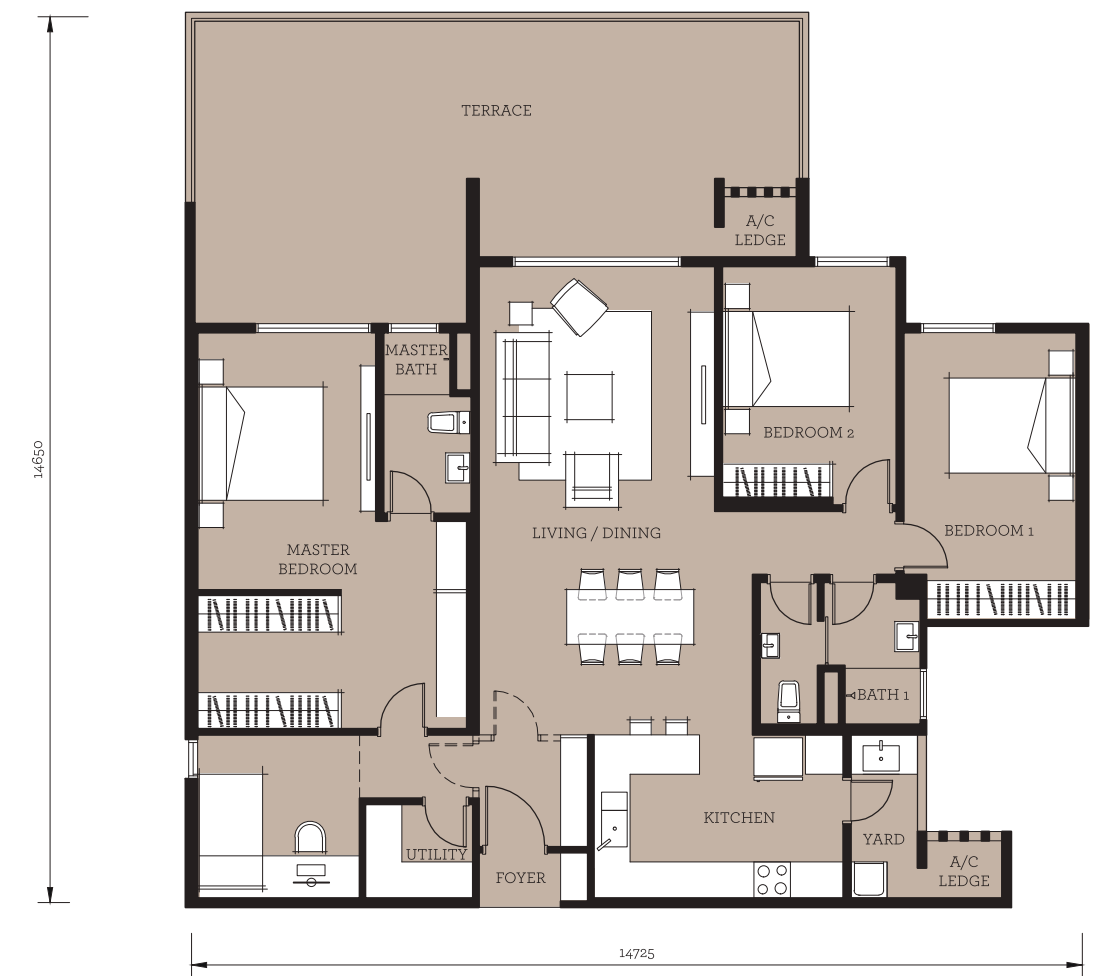
- / 3 Bedrooms
- / 2 Bathrooms
- / Built-up: 1,631 sq. ft.

TYPE
L3GA



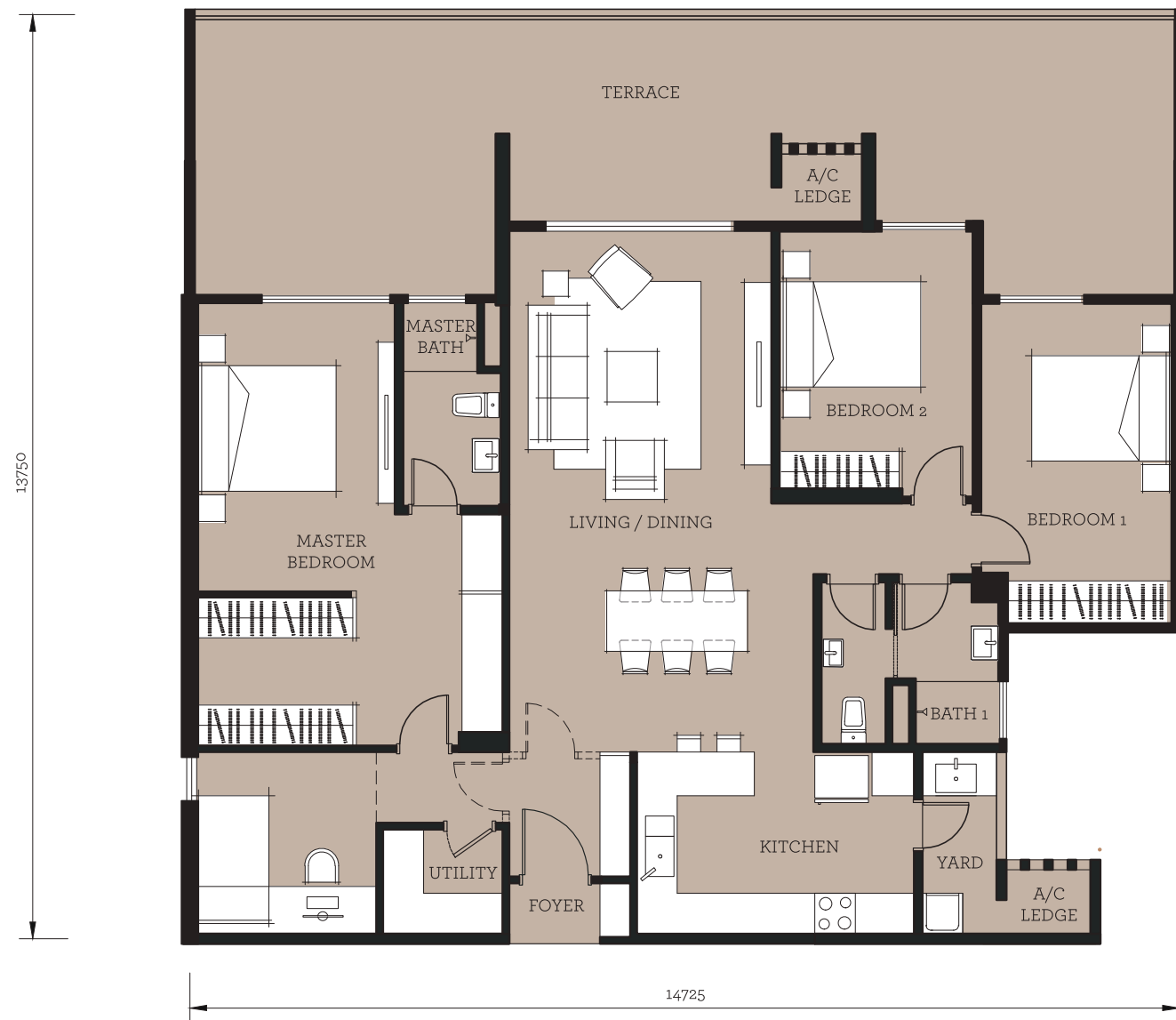
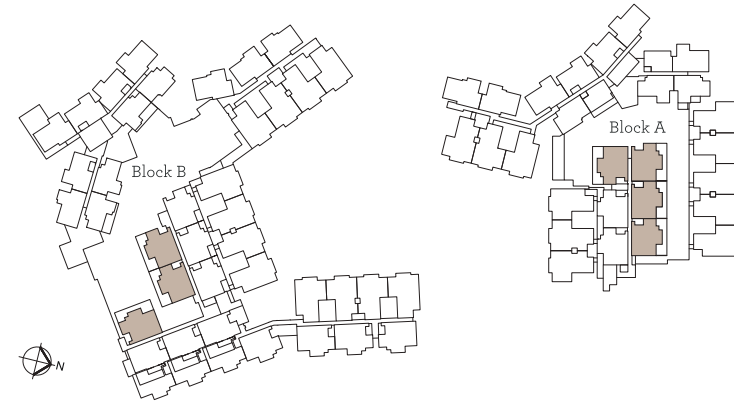
/ 3 Bedrooms
/ 2 Bathrooms
/ Built-up: 1,548 sq. ft. | Terrace: 220 sq. ft.

TYPE
L3GB



/ 3 Bedrooms
/ 2 Bathrooms
/ Built-up: 1,548 sq. ft. | Terrace: 423 sq. ft.

TYPE L3G



- / 3 Bedrooms
- / 2 Bathrooms
- / Built-up: 1,548 sq. ft. | Terrace: 512 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	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 / 2nos (T2GA)						
	Shower Head	2 nos						
ELECTRICAL INSTALLATION		PH1			PH2			
		L2 / L2A	L3	L3G / L3GA	L2 / L2A	L3	L3G / L3GA / L3GB	T2GA
	Lighting Point	18 nos	19 nos	18 nos/ 19nos	20 nos	20 nos	20 nos	18 nos
	Power Point	18 nos	17 nos	17 nos/ 18nos	19 nos	17 nos	18 nos	17 nos
	Water Heater Point	2 nos	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	1 nos
	Air Cond Point	4 nos	4 nos	4 nos	4 nos	4 nos	4 nos	4 nos
Ceiling Fan Point	4 nos	4 nos	4 nos	5 nos	5 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