

EVERYTHING
YOU NEED
IN ONE PLACE

2 & 3-STOREY
SHOP OFFICES

Queenie +6018 922 1234

MERIA

CYBERSOUTH

SERENITY BY THE SHORE.

The lush and verdant Cybersouth Island awaits, inviting everyone to connect with nature and each other amidst its peaceful beauty.

Winding nature trails lead to an iconic Lollypod or Viewing Tower that overlooks scenic panoramas of the surroundings. Kids can explore the vibrant playground, families can relax in serene picnic spots, and visitors can walk on beautiful trails that meander through tranquil greenery.





Artist's Impression Only

EVERYTHING YOU NEED IN ONE PLACE

FROM THE MOMENT YOU ARRIVE, THE WELCOMING ENTRANCE STATEMENT MAKES A LASTING IMPRESSION, AND, TOGETHER WITH THE URBAN PARK, SETS THE TONE FOR A TRULY UNIQUE MERIA EXPERIENCE.

These shop offices are surrounded by pedestrian and bicycle friendly avenues as well as ample parking, offering a seamless experience in shopping and dining, leisure and entertainment.



Artist's Impression Only



Artist's Impression Only

MERIA'S POTENTIAL BUSINESS SETTINGS:

- 3-storey:** F&B, convenience stores, fashion, banking
- 2-storey (garden-facing):** F&B, hair & beauty, fashion, healthcare, sports, electronics
- 2-storey (end row):** childcare, education, studio, offices, beauty



2- & 3-Storey
Shop Offices



Dual
Frontage*



Individual
Title



Serene
Lake-Facing**



509
Parking Spaces
for Phase 1



Pedestrian &
Bicycle Friendly



Interlinked
Communal Park

* Applicable only for Type C units

** Applicable only for Type A units



COMMERCE AND COMMUNITY IN HARMONY



AT MERIA, YOU CAN ENJOY A SEAMLESS SHOPPING, DINING, AND ENTERTAINMENT EXPERIENCE WITH AMPLE PARKING SPACES DESIGNED FOR YOUR CONVENIENCE.

Shop offices overlook views of the lake, the island or the promenade, while the interlinked communal park is a tranquil sanctuary offering a peaceful retreat. This is where you can have your morning coffee in peace, stroll with family after a weekend meal, or attend festivals and celebrations.

PHASE 1

SITE PLAN

A DEFINED DESIGN. At Meria, commercial and communal areas are well-zoned to ensure complementary functions, with a focus on accessibility via pedestrian-friendly walkways and well-connected roads that drive traffic to the site.

- TYPE **A**
3-STOREY SHOP OFFICE
INTERMEDIATE UNIT **24' x 70'** | **14 Units**
CORNER UNIT **32' x 70'** | **4 Units**
- TYPE **B**
2-STOREY SHOP OFFICE
INTERMEDIATE UNIT **24' x 70'** | **14 Units**
CORNER UNIT **32' x 70'** | **4 Units**
- TYPE **C**
2-STOREY SHOP OFFICE
INTERMEDIATE UNIT **24' x 70'** | **9 Units**
CORNER UNIT **32' x 70'** | **4 Units**

- LEGEND
1. Pontoon Bridge

2. Lollypod / Viewing Tower

3. Nature Trail

4. Park / Gathering Area

5. Playground

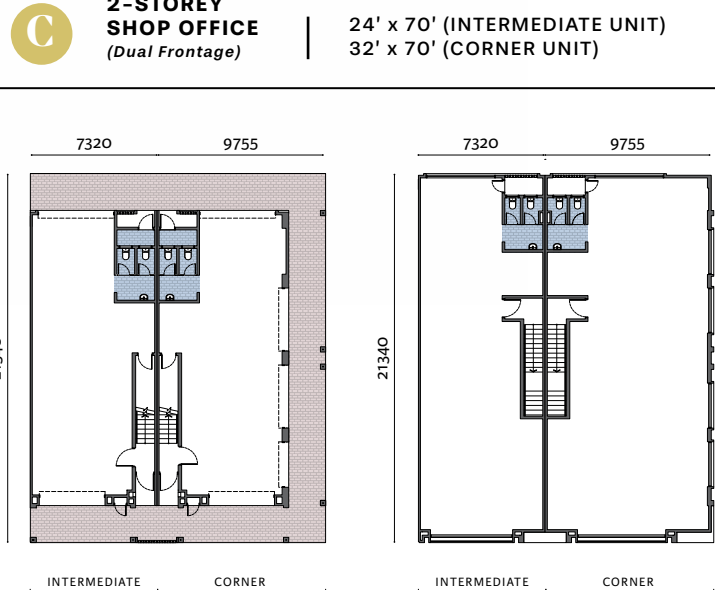
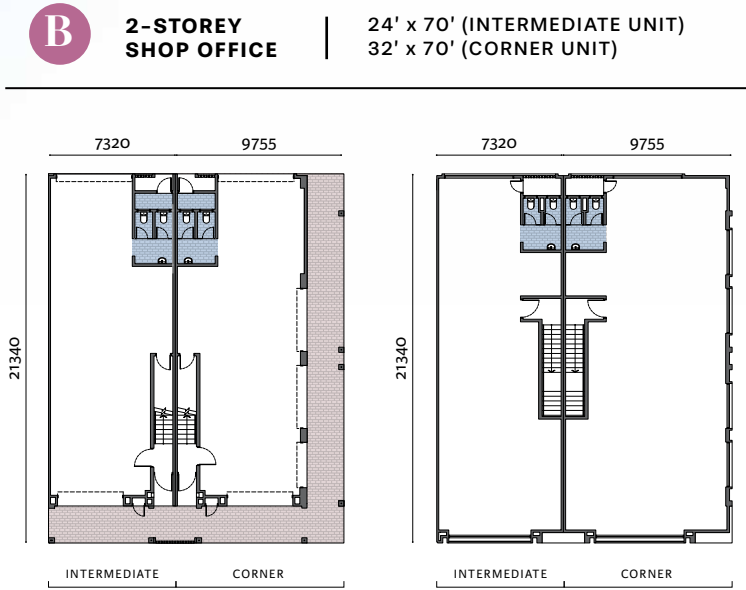
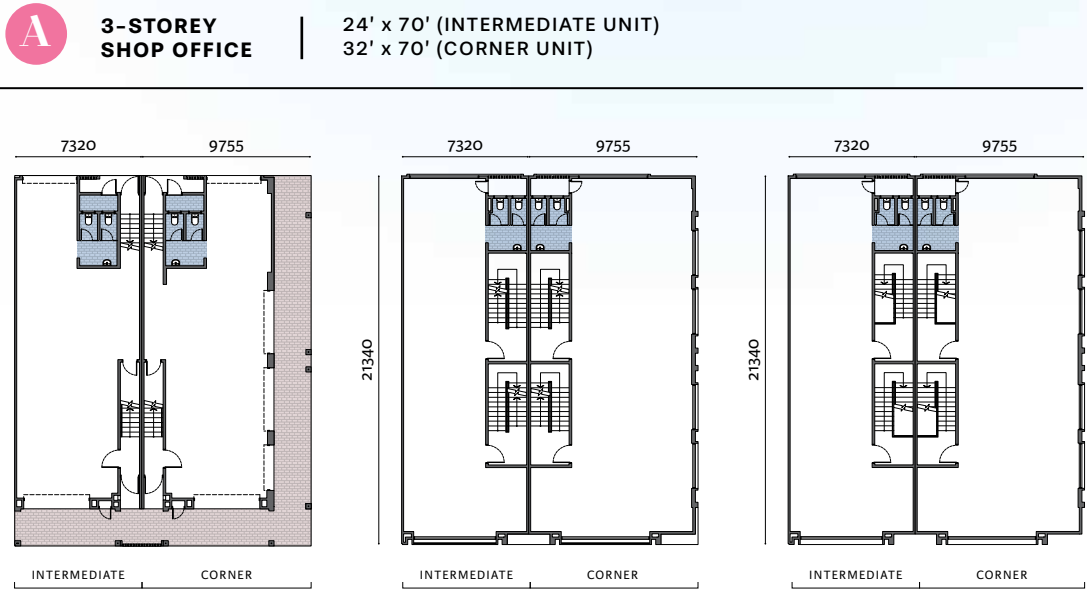
6. Gathering / Picnic Area



TYPICAL

FLOOR

PLAN



SPECIFICATIONS

SRUCTURE	Reinforced Concrete												
WALL	Brickwall / Masonry / Ventilation Block												
ROOF	Reinforced Concrete / Metal Deck Roof												
WINDOWS	Aluminium Framed Glass Window and/or Sliding Window												
DOORS	Fire-Rated Door Timber Flush Door Grill Door Roller Shutter												
IRONMONGERY	Quality Lockset												
WALL FINISHES	Tiles / Plaster and Paint												
FLOOR FINISHES	Tiles / Cement Render												
CEILING FINISHES	Plaster Ceiling and Paint / Skim Coat and Paint												
		A	A1	A2	A3	B	B1	B2	B3	C	C1	C2	C3
SANITARY / PLUMBING FITTINGS	Water Closet	6	6	6	6	4	4	4	4	4	4	4	4
	Wash Basin with Tap	3	3	3	3	2	2	2	2	2	2	2	2
	Bip Tap	7	7	7	7	5	5	5	5	5	5	5	5
ELECTRICAL INSTALLATION	DB	3	3	3	3	2	2	2	2	2	2	2	2
	Lighting Point	24	24	26	26	12	12	14	14	15	15	17	17
	Emergency Light	10	10	10	10	5	5	5	5	5	5	5	5
	Keluar Sign	7	7	7	7	4	4	4	4	4	4	4	4
	Fibre Wall Socket	3	3	3	3	2	2	2	2	2	2	2	2
	TV Point	3	3	3	3	2	2	2	2	2	2	2	2





PERFECTLY POSITIONED IN AN IDEAL LOCATION.

With seamless connectivity via five major highways, Cybersouth boasts effortless access to the city and beyond. Nearby, essential amenities including top-tier schools, dynamic retail centres, and quality healthcare facilities enrich daily life.

650K
catchment from
neighborhoods
within 10km radius

34K
catchment from
Cybersouth

8K
catchment
from MERIA
Integrated Phase

AMENITIES NEARBY



EDUCATION

SJK(C) Dengkil
SJK(C) Union
UiTM University
Xiamen University
Nilai University
Lim Kok Wing University
Multimedia University
Uniten



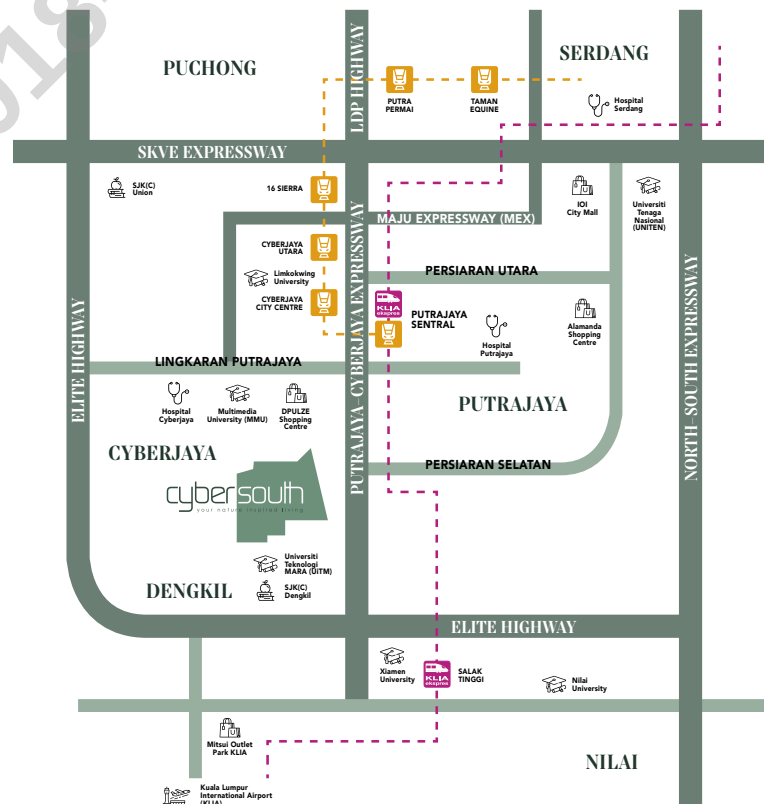
SHOPPING MALL

D'Pulze Shopping Centre
iOi City Mall
Alamanda Shopping Centre
Mitsui Outlet Park KLIA



HEALTHCARE

Putrajaya Hospital
Cyberjaya Hospital
National Cancer Institute
Serdang Hospital



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REDISCOVERING POSSIBILITIES

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Casa Boulevard Sdn Bhd
(200801029658)
Lot C-02, Level 2, SkyPark @ One City,
Jalan USJ 25/1, 47650 Subang Jaya,
Selangor Darul Ehsan.

+6011 1722 5596
www.cybersouth.my

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