

for those seeking an
E D E N



Myra
C O V E

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



/ Spend simple joys with loved ones



/ Cherished moments in
a space filled with warmth



HOME

Is Where Family Is

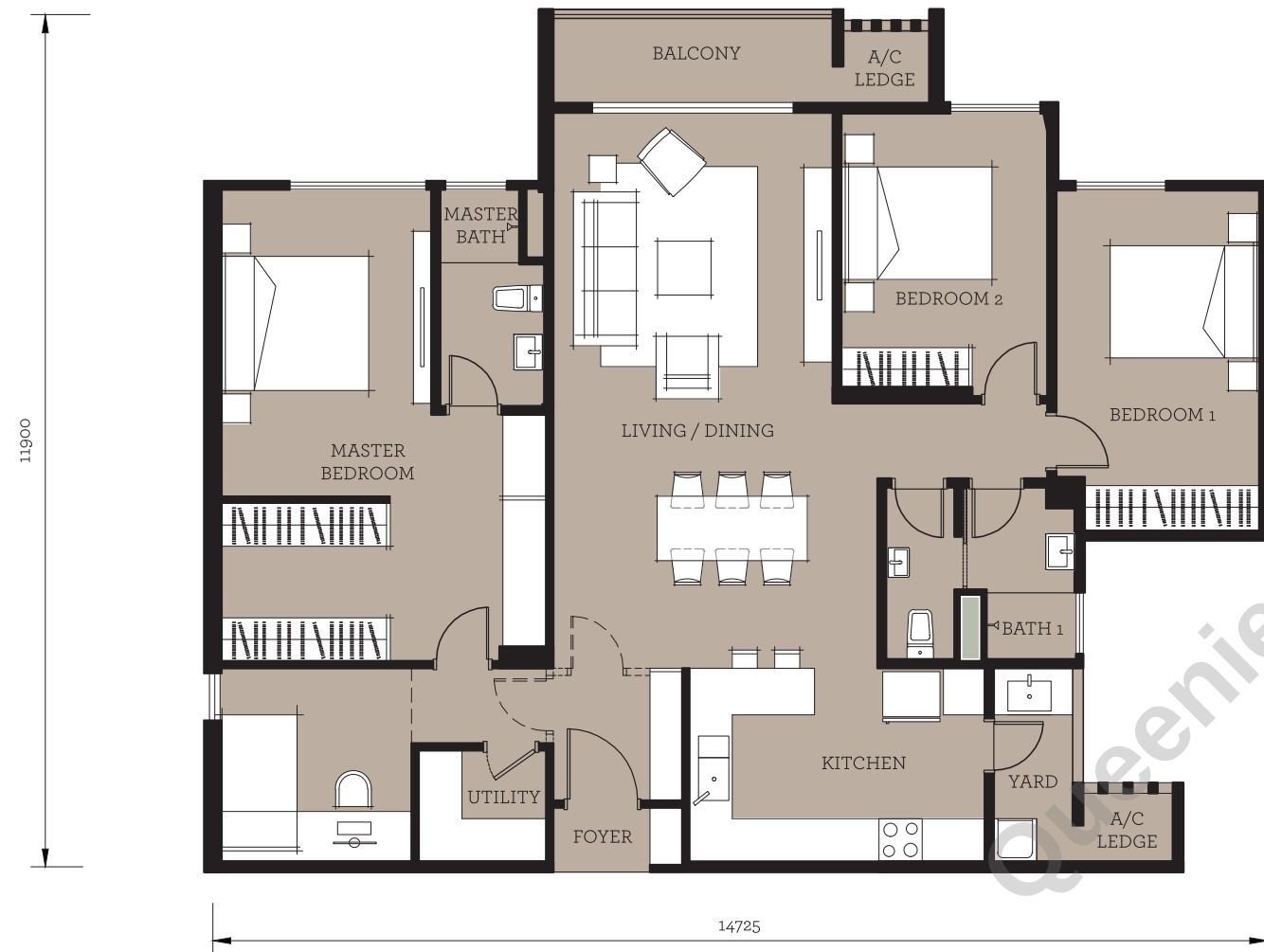
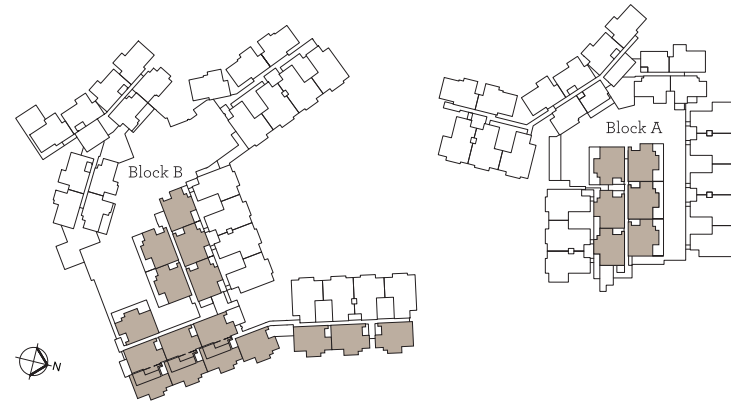
Spacious units from 1,548 sq. ft. - 2,060 sq. ft. offer more than just comfort for small to mid-sized families, but ample space for everyone to thrive - on their own and together. Return to your eden, and to the embrace of your loved ones.

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

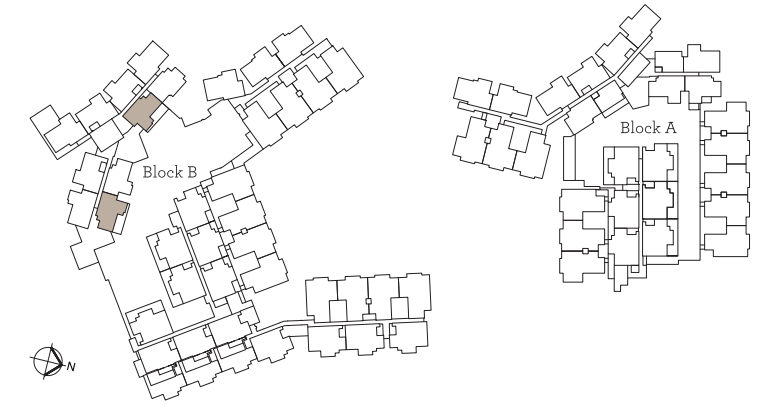


TYPE L3



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

TYPE T2GA



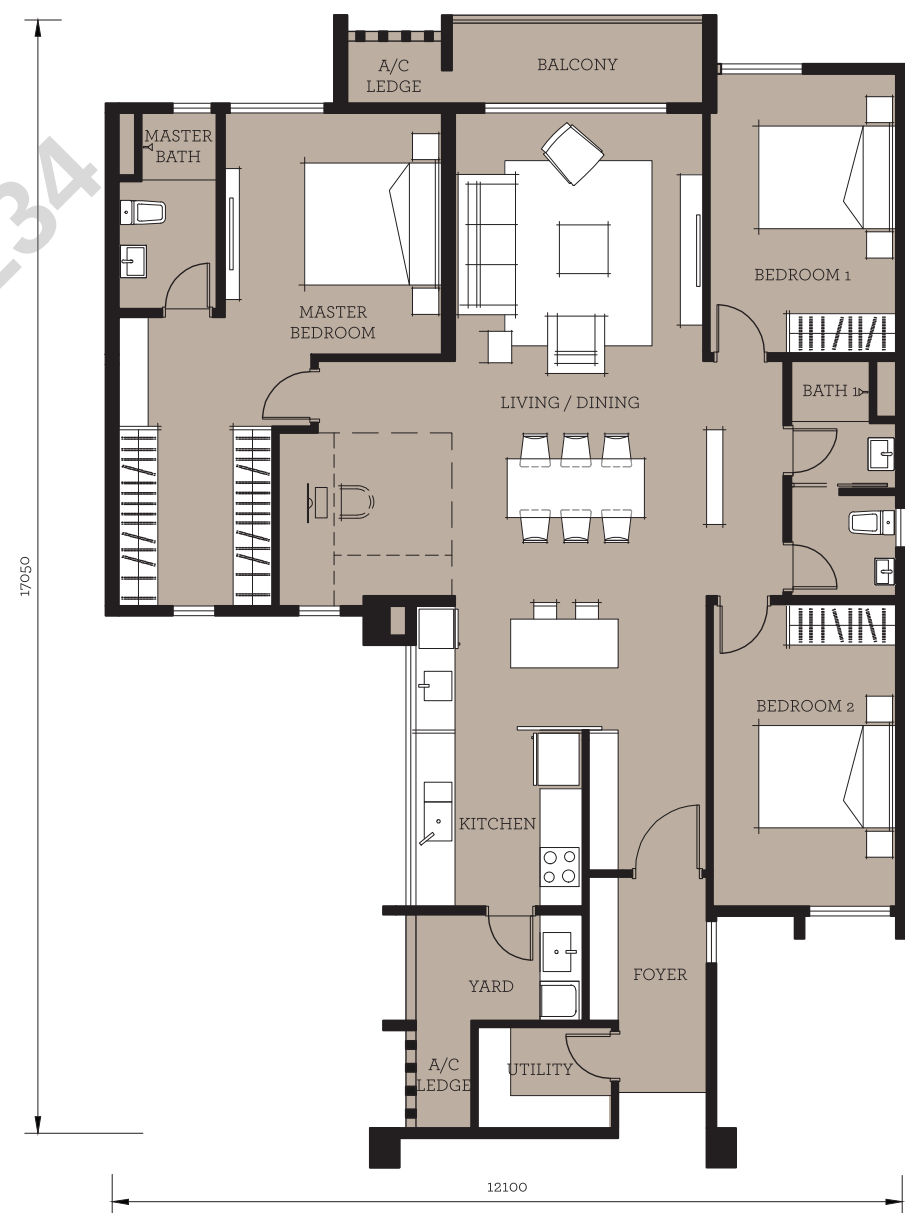
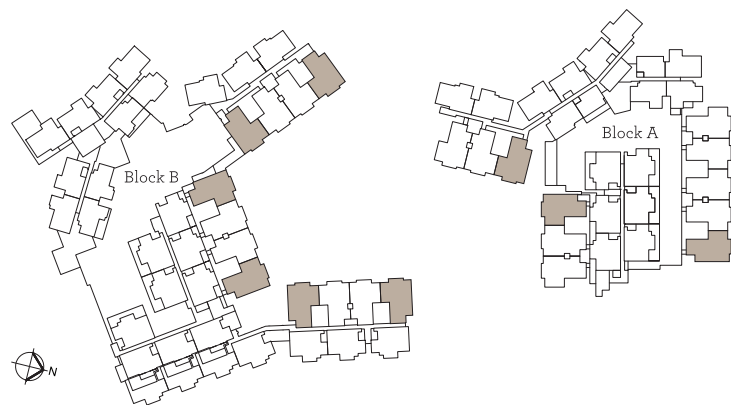
/ 3 Bedrooms
/ 2 Bathrooms
/ Built-up: 1,233 sq. ft. | Terrace: 330 sq. ft.

TYPE
L2A



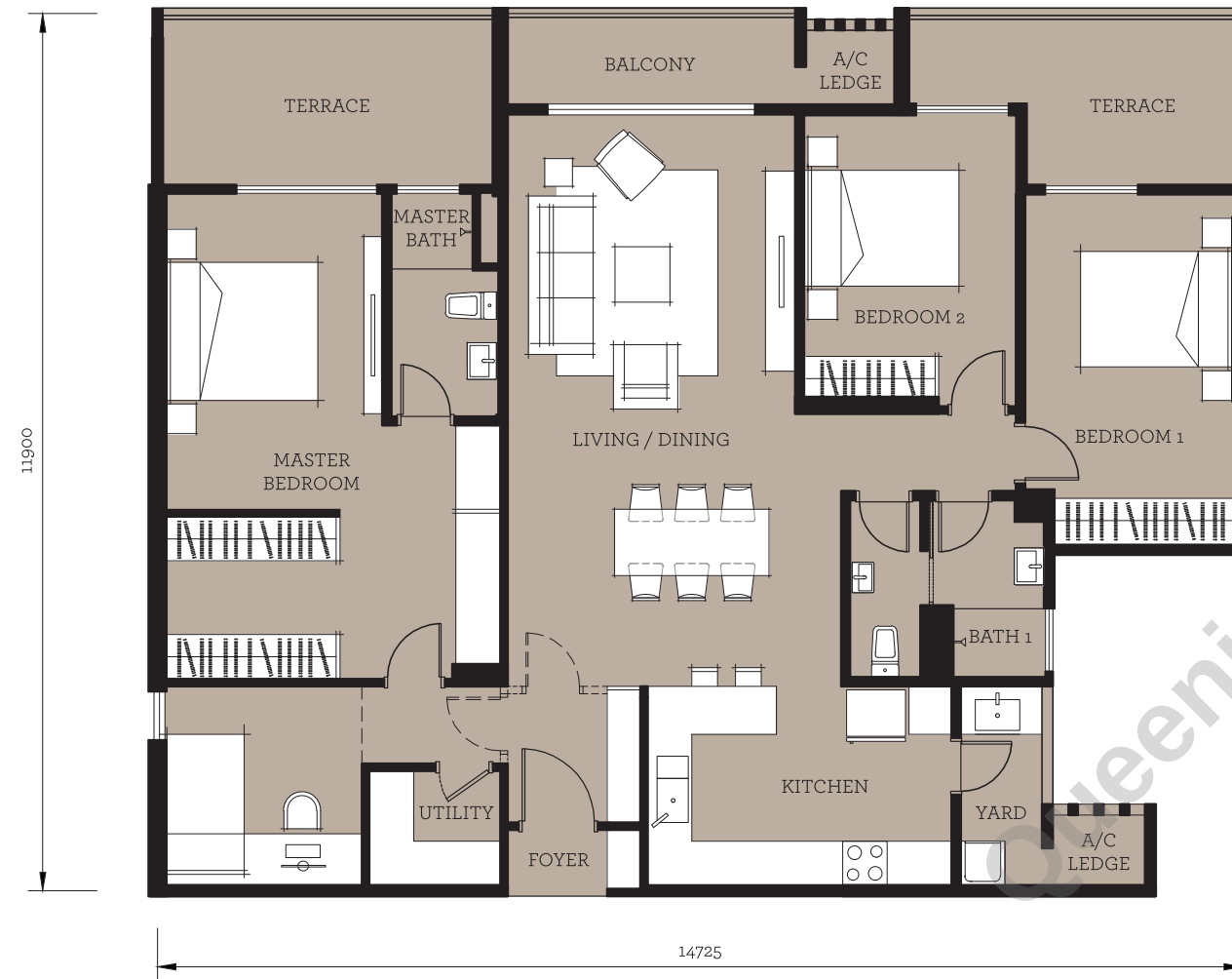
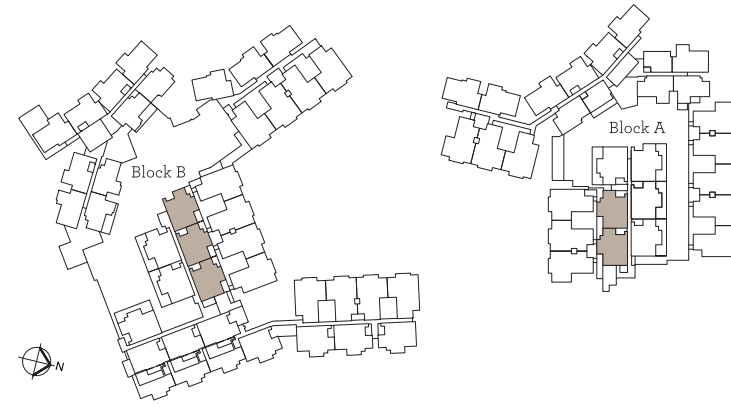
/ 3 Bedrooms
/ 2 Bathrooms
/ Built-up: 1,631 sq. ft.

TYPE
L2



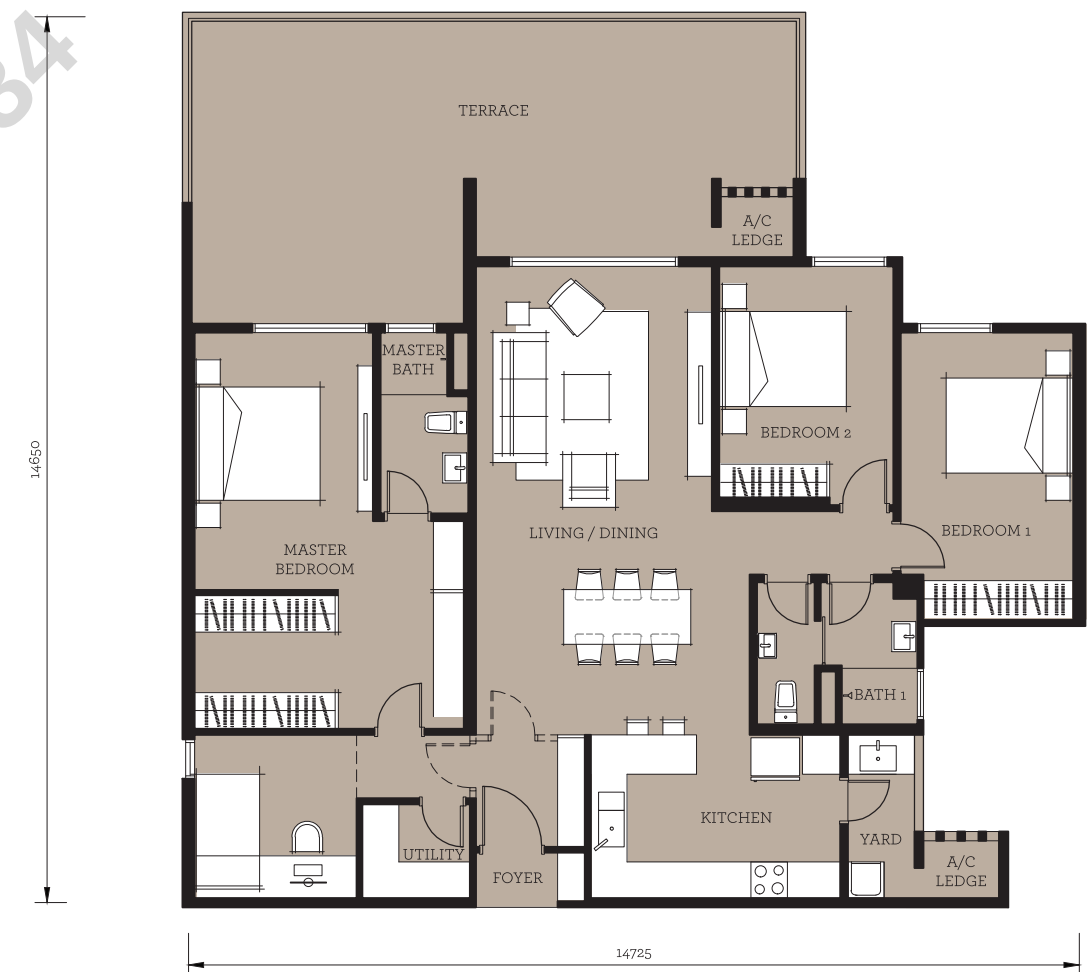
/ 3 Bedrooms
/ 2 Bathrooms
/ Built-up: 1,631 sq. ft.

TYPE L3GA



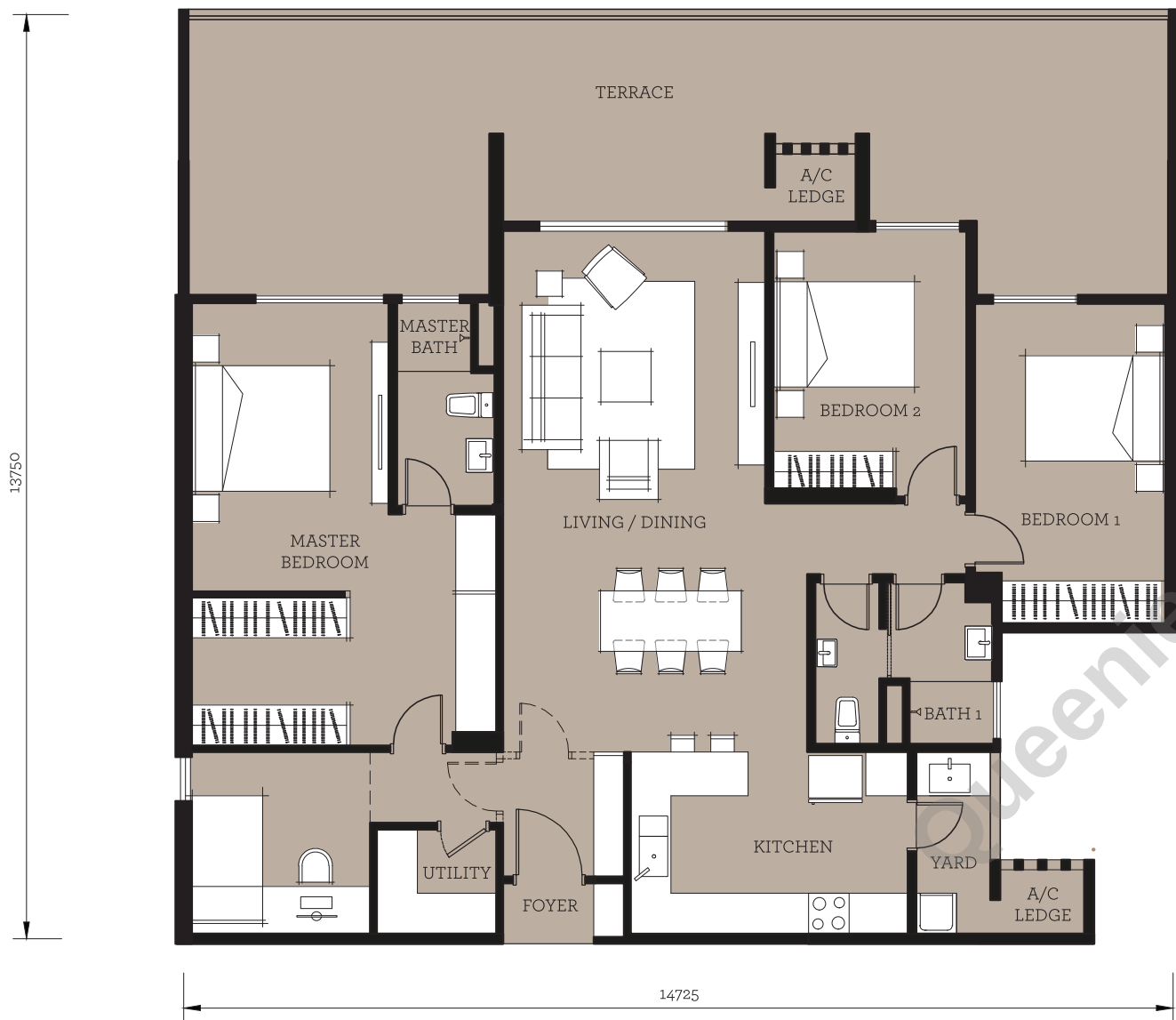
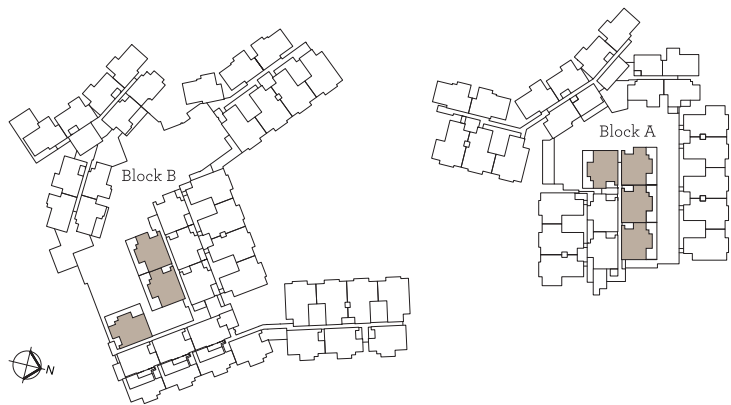
/ 3 Bedrooms
/ 2 Bathrooms
/ Built-up: 1,548 sq. ft. | Terrace: 220 sq. ft.

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

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Developer: Myra Land Sdn Bhd (1142636T) | Developer License No.: 20164/09-2026/1211(R) | Validity Period: 28/09/2023 - 27/09/2026 | Advertising & Sales Permit No.: 20164-1/09-2024/1443(R)-(S) | Validity Period: 28/09/2023 - 27/09/2024 |
Tenure: Freehold | Building Plan Approving Authorities: Majlis Perbandaran Sepang | Ref No.: 600-34/2/173(12) | Condominium No. of Units: 279 | Selling Price: RM521,300 (Min.) - RM1,112,300 (Max.) | Expected Completion Date: April 2026 |
Land Encumbrances: RHB Bank Berhad