

Overall Development Layout



International Award-Winning Masterpiece



Night Scene of Putrajaya Lake

MIRAGE
by the lake



Unobstructed Putrajaya Lake

MIRAGE
by the lake



Unobstructed Putrajaya Lake



Located just in-front of Mirage by the lake

Unobstructed Putrajaya Lake

MIRAGE
by the lake



Cyberjaya, Selangor, Malaysia



Image © 2011 DigitalGlobe
Disclaimer : The information contained herein is subject to change and cannot form part of an offer or contract. All renderings are artist impression only. All measurements are approximate. While every reasonable care has been taken in preparing this project brief, the developer 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 Architect or Engineer.

2°54'00.83" N 101°41'41.07" E elev 134 ft

©2010 Google™
Eye alt 15564 ft

Location Map



- 34km >> KLCC
- 17km >> Puchong
- 29km >> Petaling Jaya
- 28km >> KLIA

GPS Coordinates
Show Village :
E101°40'00.35" N2°54'50.80"



Accessibility & Amenities

Easy Accessibility: Via the following:

- (1) Lebuhraya Damansara Puchong (LDP)
- (2) North South Central Link (ELITE)
- (3) Maju Expressway (MEX)
- (4) South Klang Valley Expressway (SKVE)
- (5) Express Rail Link (ERL)

Nearby amenities:

1. Education

LimKokWing University

Multimedia University

Cyberjaya University College of Medical Sciences

Nexus International School

ELC International School

Sek Men Seri Puteri Cyberjaya

SK & SMK Cyberjaya 1

Kirkby International Collect

2. Hospitality

Sunway Medical Centre

Sime Darby Medical Centre

Columbia Asia Hospital

3. Multinational Companies

DHL, Dell, Ericson, Shell, Motorola, NTT, HSBC, BMW, IBM, HP, Fujitsu

4. Entertainment

- Palm Garden Golf Club (27 holes golf course)
- CBD Perdana, The Street Mall, Century Square, Shaftbury Square, Alamanda Shopping Mall, Aeon
- KLCC, Pavillion Shopping Mall, Bukit Bintang Malls

5. Hotel & Recreation

Cyberview Lodge Resort & Spa

Marriott Hotel, Putrajaya

Shangri-La Hotel, Putrajaya

Pullman Putrajaya Lakeside Resort

Cyberjaya Lake Garden Community Club

Sports Arena

Brief Facts

Project Name	Mirage by the Lake, Cyberjaya
Developer	Jelang Vista Sdn Bhd
Land Tenure	Freehold
Type of Development	Residential Luxury High Rise Condominium & Luxury Low Rise Villa
No. of Tower	1) 2 Blocks of High Rise Condominium 2) Garden Villas, 2-storey Link Villas, 3-storey Lake Villas
No. of Storey	1) Condominium : 6-11 stories 2) Villas : 2-3 storey
Total Units	1) Condominium : 413 units 2) Garden / Lake & Link Villas : 68 units Total Units : 481 units
Density	39.62 units / acre
Location	PT 46624, Mirage by the Lake, Jalan Sri Tasik Barat 1, Perdana Lake View West, Cyberjaya 7, 63000 Cyberjaya, Selangor
Land Area	Total 12.14 acres 9 acres for buildings 3 acres allocate for landscaping

Brief Facts

Maintenance Fees (RM)	RM0.26per sq ft + 10% of sinking fund (Estimated RM0.286 psf)
Bumi Discount Bumi Quota	7% 30%
Title Details	<p>Master Lot : PT46624 Mukim : Dengkil Daerah : Sepang State : Selangor Land Tenure : Freehold Land Owner : Jelang Vista Sdn Bhd Type of Development : Residential Acres : 12.14 Encumbrance : Public Bank Berhad</p>
List of Consultants	<p>1) Architect : Crosscape, Singapore 2) ID : Sapority Italia, Milan 3) Landscape : Seksan Design 4) Security : GDSS System Sdn Bhd 5) M & E : Zeal Perunding 6) Civil Engineering : Jurutera Perunding Primareka 7) Land Surveyor : Jurukur Cekap 8) Quantity Surveyor : QS Permas</p>
Indicative Launch Plan	<p>Condominium Block A : Mid 2011, Block B : 2012 Villas : August 2012</p>
Expected Completion Date	<p>Quarter 3, 2014 (Phase 1) Mid 2015 (Phase 2)</p>

Brief Facts

No.	Type of Property	Total Units		Built-up Area (sq.ft)
1	Block A – Standard Units	Type Ai (2 & 3A)	81	1,060
		Type A (3)	46	1,068
		Type Ax (3A)	7	1,134
		Type B (1 & 5)	71	1,496
		Total	205	
2	Block B – Standard Units	Type A2i (2 & 3A)	79	1,084
		Type A2 (3)	44	1,102
		Type A2x (3A)	7	1,126
		Type B2 (1 & 5)	78	1,361
		Total	208	
	Total Units	413		
3	Garden Villas	3		Land Area : 2,573-3,369 (TBC) Built-up : 3,120-3,467 (TBC)
4	2-storey Link & Lake Villas	39 (Phase 2)		Land Area : 1,902-4,070 Built-up : 2,466-3,428
5	3-storey Lake Villas	26 (Phase 1)		Land Area : 2,309 – 2,665 Built-up : 4,496 – 4,736
	Total Units	68		
	Grand Total Units	481		

Unobstructed Putrajaya Lake

No.	Type of Property	Type		Total Units		No. of Rooms		No. of Car Parks	Built-up Area		Indicative Selling Price (RM)
		Unit	Indication	Block A	Block B	Bed	Other		sq.m	sq.ft	
1	Condominium	Ai A2i	Corner	81	79	2	1	2	98.5 100.7	1,060 1,084	Block A – Fully Sold Block B: Min RM900,000 Max RM1,300,000
2	Condominium	A A2	Inter	46	44	2	-	2	99.2 102.4	1,068 1,102	
3	Condominium	Ax A2x	Corner	7	7	2	-	2	105.3 104.6	1,134	
4	Condominium	B B2	Corner	71	78	3	1	2	139 126.4	1,496 1,361	
5	Lake Villas (Phase 1)	Lot 43-68	-	26		4-6	1	2-3	417.66- 440.02	4,496 – 4,736	Min RM2.4mil Max RM2.6mil
6	Link & Lake Villas (Phase 2)	Lot 1-15, 19, 20-42	-	39		3-4	1	2-3	229.12 – 318.47	2,466 – 3,428	Min RM1.5mil Max RM2.0mil
7	Garden Villas (Phase 2)	Lot 16-18	-	3		TBA	TBA	2-3	-	3,120- 3,467	TBC

Facilities & Features



Facilities Plan

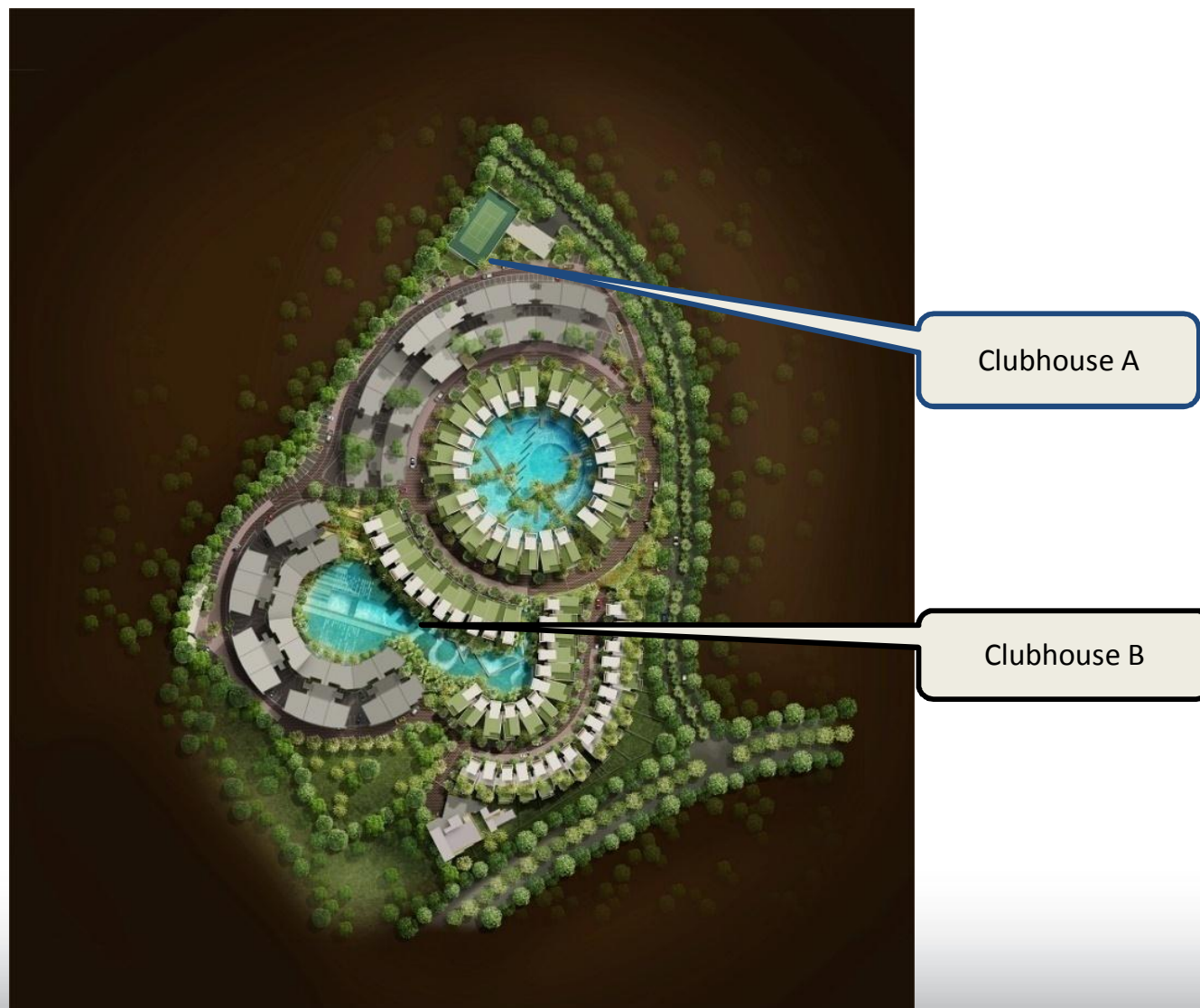
- a. SAUNA & STEAM ROOMS
- b. SALT-WATER POOL
- c. MEANDERING STREAM
- d. ELEVATED CATWALK
- e. BBQ PAVILION PIT
- f. SKY GYMNASIUM
- g. SKY GARDEN
- h. WETLANDS
- i. LAP POOL
- j. TENNIS COURT
- k. TABLE TENNIS
- l. SQUASH COURT
- m. BADMINTON COURT
- n. MULTI-PURPOSE HALL
- o. SURAU
- p. CHILDREN'S PLAYGROUND

- 1. LAKE VILLAS
- 2. CONDOMINIUMS
- 3. GARDEN VILLAS
- 4. LINK VILLAS

MAIN ENTRANCE & GUARDHOUSE

Facilities & Features

- Sauna & Steam Rooms
- Table Tennis
- Squash Court
- Badminton Court
- Tennis Court
- Sky Gymnasium
- Sky Garden
- Salt-water Pool
- Wetlands
- Elevated Catwalk
- Lap Pool & Children Pool
- BBQ Pit & Pavilion
- Multi-Purpose Hall
- Meandering stream
- Surau
- Children's Playground



Unique Concept

❖ Overview

Inspired by the loan fortress concept, Mirage by the Lake was designed to create the feeling of Living in a castle hidden in the jungle. Consisting luxurious lush villas and boutique condominiums, Complemented with one third of the land dedicated to greenery, the unique circular architectural layout, complemented With 3 central artificial lakes enraptures the senses with a strong desire of living in perfection.

❖ Water Edge Living

Nestled in a unique ecosystem where careful preservation of the natural surrounding environment, water is brought to your doorstep and at your fingertips. A wetland with salt water pool and a meandering stream within the development. Mirage by the Lake is visualized with the ultimate correlation between nature and architecture.

❖ Unique Layout

Mirage by the Lake's distinctive curvilinear arrangements sit as its signature layout. Creating a unique architectural form to the 2 condominium blocks and 68 one-of-a-kind land parcels of the villa arrangement, pure geometric forms are superimposed onto the "fan-shaped parcels", ultimately giving additional pockets of green in between each Lake Villa.

❖ Landscape

Immerse yourself in 150,000 sq.ft. of breathtaking landscapes designed by the renowned multi-award winning **Seksan Design**.

❖ Gated & Guarded Community

With a total of 481 units, Mirage by the Lake is a freehold residential haven where family, friends and neighbors can come together harmoniously. Apart from the security features provided, the landscape additionally forms a perimeter extending throughout the development, creating a secure gated and guarded community.

❖ Condominium

The nature-inspired cascading condominiums form gradual steps towards the Lake, maximizing the views from individual homes. With breathtaking views of the majestic Putrajaya Lake and Putrajaya Skyline, every unit's versatile shape caters to personal interior preferences. Large fenestrations, glass comers and matching color schemes bring nature into the house sinuously.

❖ Villas – Lake / Link / Garden

Re-created and transformed into a new luxury of water edge living, the development adopts open planning to provide maximum visual contact to all spaces. While large glass panels and sliding doors invite gardens and external wetlands into the house, every villa features pockets of green tiers for landscaping, and en-suite baths with garden nooks, giving a spacious and tropical resort feel.

Unique Features

❖ **Unobstructed Lakeview**

Perched on the highest point of Perdana Lakeview West, the cascading condominiums at Mirage by the Lake form an elevated vantage point, offering breathtaking picture perfect mornings and evenings of the 650 hectares Putrajaya Lake.

❖ **Breathing Fence**

An impressive 3-way curve form, made out of 1,002 curved perforated aluminium sheets, form the backbone shell for the stunning effect of creeping lush greenery that greets the residents everyday.

❖ **Landscaping**

One third of the land has been dedicated to greenery, with overlapping landscape features, every space is unique and at the same time, shielded from noise, heat and pollution.

❖ **Saltwater Pool**

Featuring a saltwater pool to offer a more pleasant swimming experience, swimmers in saltwater pools are less likely to suffer from irritated eyes and skin. Additionally, saltwater is also gentler on the hair and less likely to aggravate asthma and allergies.

❖ **2 Grand Clubhouses**

Located adjacent to a scenic lake, the community clubhouses of Mirage by the Lake is fully equipped with private facilities like saunas, steam rooms, squash, tennis, badminton courts, tennis tables, convenience stores and more. It is here where family, friends & neighbors come together.

❖ **Sky Gym & Sky Garden**

Situated at the rooftop, Mirage by the Lake's SkyGym and SkyGarden allow residents to enjoy the majestic Putrajaya Lakeview while working out.

❖ **Safe Community**

Mirage by the Lake gives you a safe community living experience to ensure a peace of mind to the residents.

Unique Features

❖ Design

- ✓ Modern Contemporary Design

❖ Land Tenure

- ✓ Freehold

❖ Layout

- ✓ Balconies which enable to enjoy the Lakeview

❖ Special Features

- ✓ Gated & guarded with perimeter fencing
- ✓ Exclusive security & features
- ✓ One-of-its-kind Grand Entrance statement
- ✓ Clubhouses with comprehensive facilities
- ✓ Roof top garden and gym
- ✓ Wetland with salt water pool
- ✓ Low density
- ✓ 150,000 sq.ft. of unique landscape by Seksan
- ✓ Water front resort living concept
- ✓ Located at Perdana Lake View West, the most prestigious residential enclave in Cyberjaya
- ✓ Unobstructed view of Putrajaya Lake

Grand Entrance Statement



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3-Storey Lake Villa



2-Storey Link Villa



Living Hall overlooking wetland



Lake Villa overlooking salt water pool



Overview of Lake Villa



Condo overlooking Putrajaya Lake



Condo overlooking Putrajaya Lake

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150,000 sq.ft of Landscape



Family Pool & Sunken Walkway



Swimming Pool



SkyGym

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by the lake



Unique Landscape Designed by Seksan Design

MIRAGE
by the lake



Security System by GDSS System

- ❖ 8 feet height welded mesh fence surrounding the development
- ❖ Vehicle entry/ exit lane
 - Vehicle access control system & audio intercom with face image capturer for visitor lane
 - Fixed camera at vehicle entry/exit lane
 - Barrier gate
 - Transponder for residents
 - Access card at lift lobby door (Entry level for condo only)
- ❖ Fixed CCTV camera with infrared light at perimeter fence
- ❖ Fixed camera at carpark areas
- ❖ Guard patrol
- ❖ CCTV at all lift lobbies
- ❖ Security control room with CCTV monitor
- ❖ Home intercom to guard
- ❖ Call assist button

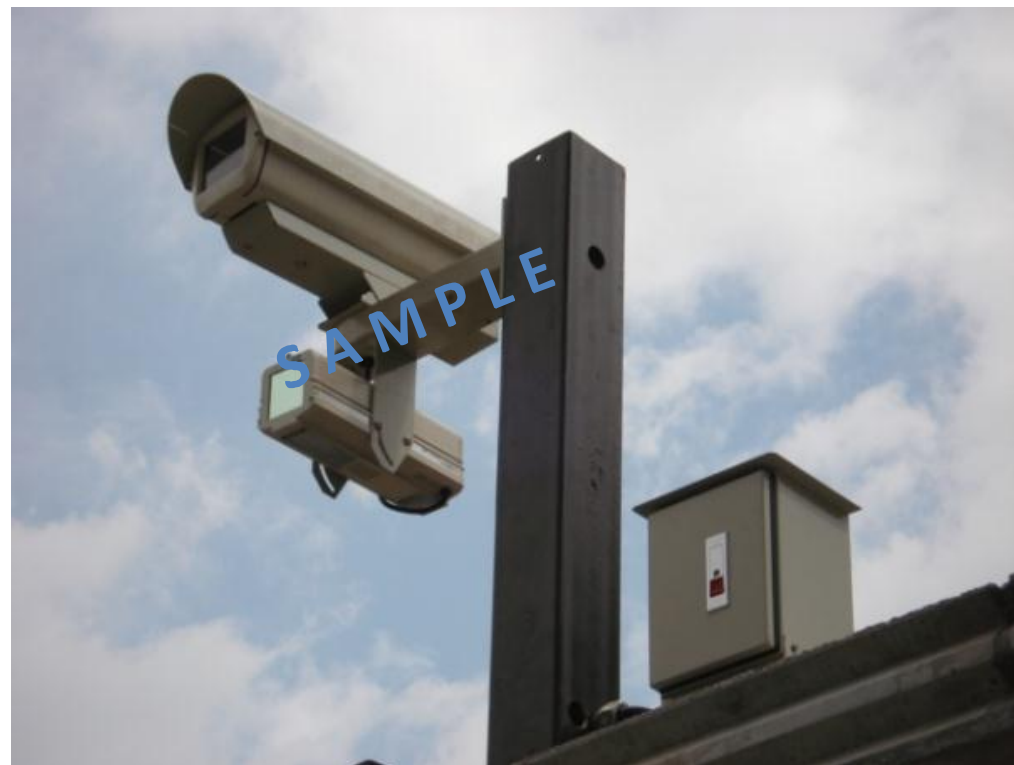
Sample of Perimeter Fencing



Sample of CCTV Camera



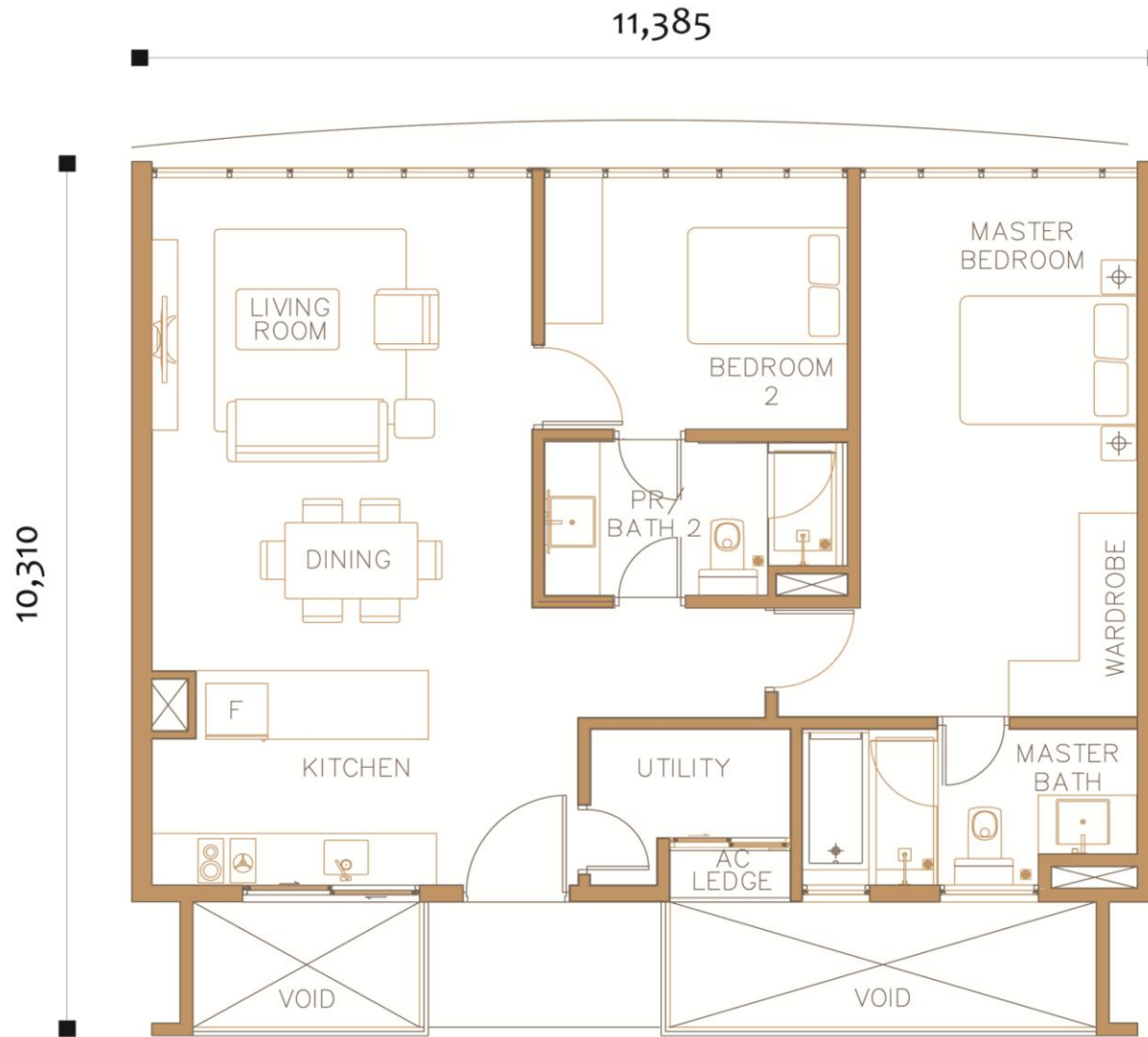
Vehicle entry/exit lane - Fixed camera



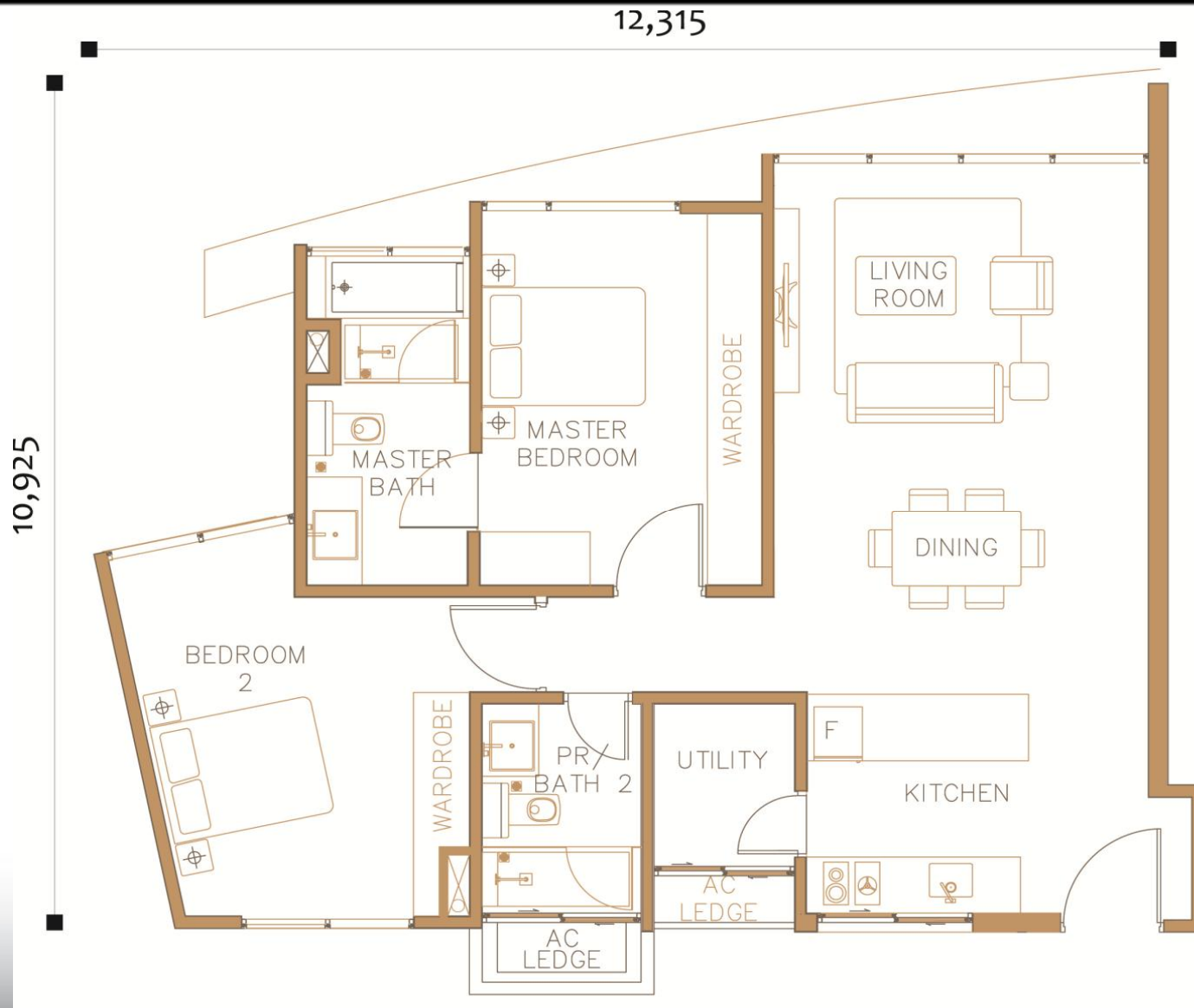
Perimeter - fixed camera with IR light

Floor Plan
Block A
Condominium

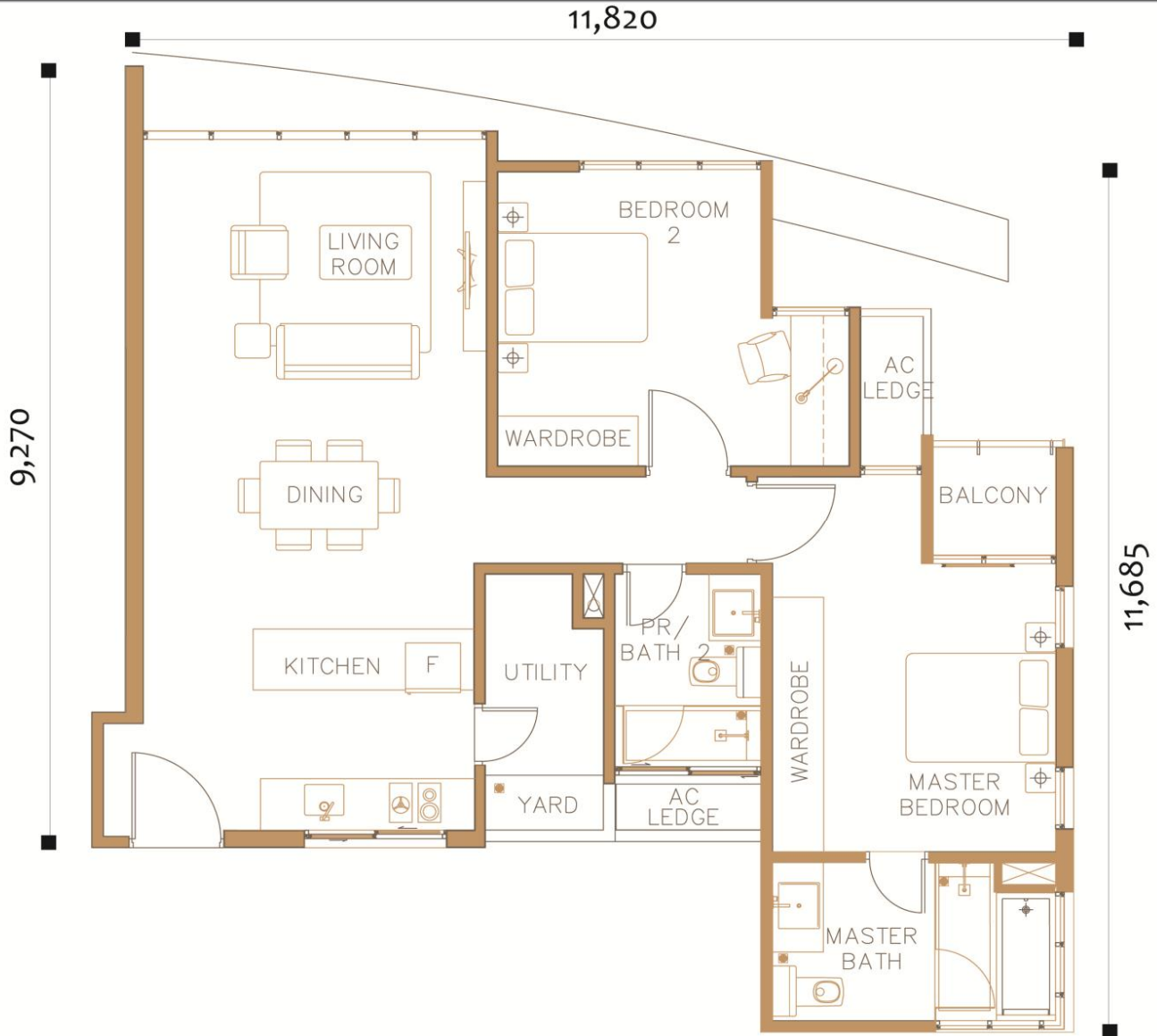
Type A
Built-up area: 1,068 sq ft/ 99.2sqm
2+1 rooms



Type A(i)
Built-up area: 1,060 sq ft/ 98.5sqm
2+1 rooms



Type A(x)
Built-up area: 1,134 sq ft/ 105.3sqm
2+1 rooms

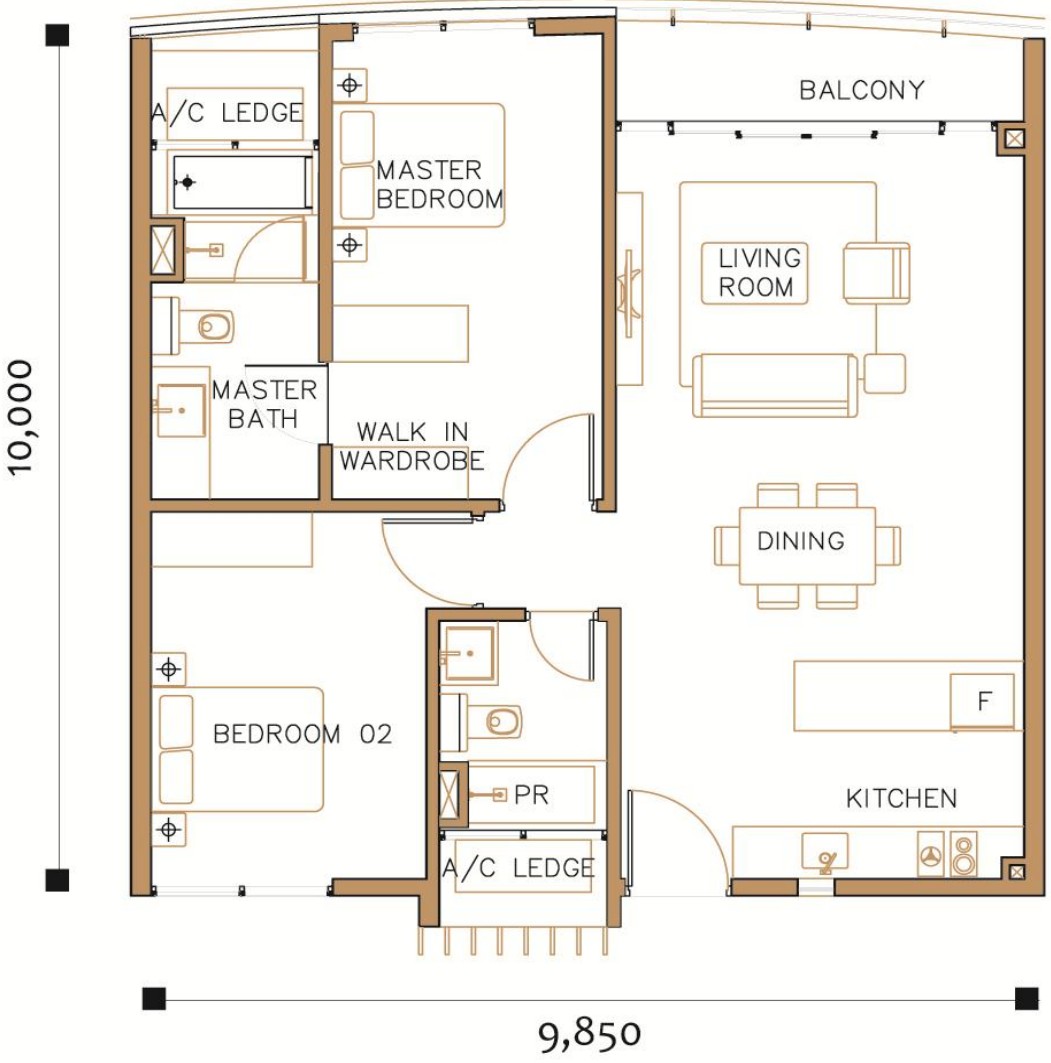


Type B
Built-up area: 1,496 sq ft/ 139.0sqm
3+1 rooms

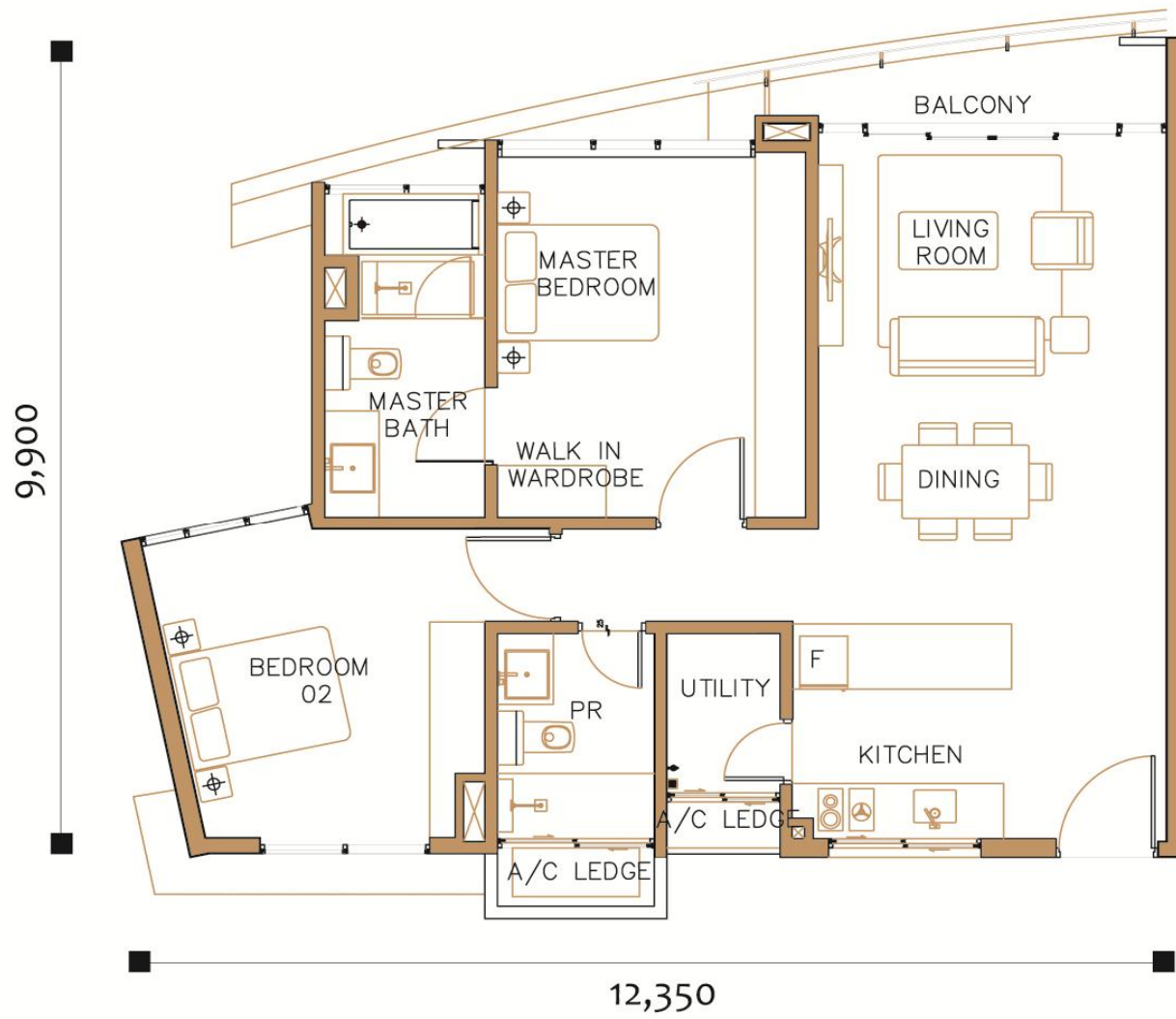


Floor Plan
Block B
Condominium

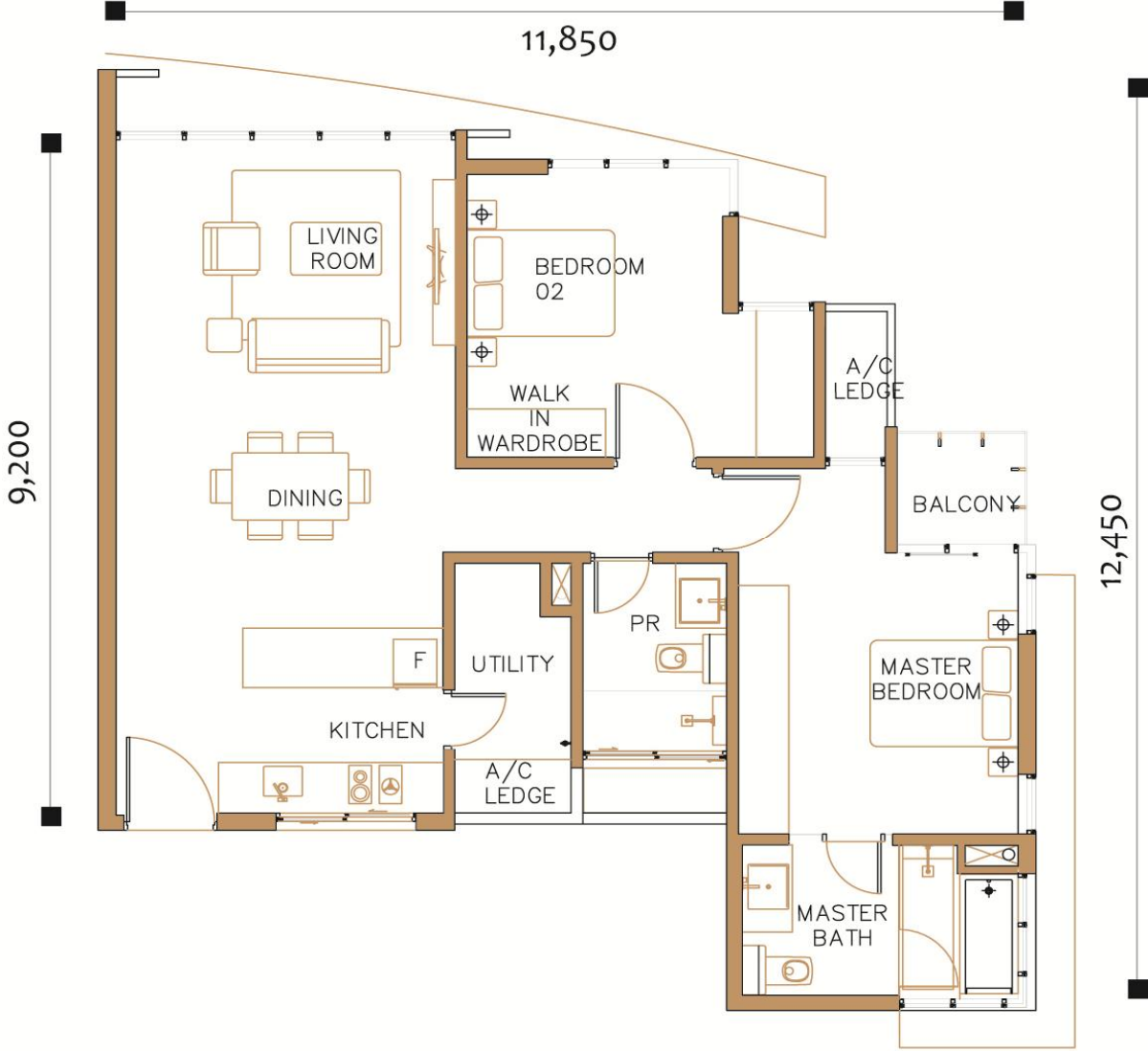
Type A2
Built-up area: 1,102 sq ft/ 102.4sqm
2 rooms



Type A2(i)
Built-up area: 1,084 sq ft/ 100.70sqm
2+1 rooms



Type A2(x)
Built-up area: 1,126 sq ft/ 104.6sqm
2+1 rooms



Type B2
Built-up area: 1,361 sq ft/ 126.4sqm
3+1 rooms



Floor Plan

Lake Villa

(Phase 1)

Type V1

Built-up area approx: 4,604sq.ft. / 427.77sq.m.

Land area approx 2,344sq.ft. / 217.8 sq.m.

4+1 rooms (Lot 60,62,64,66,68)

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by the lake



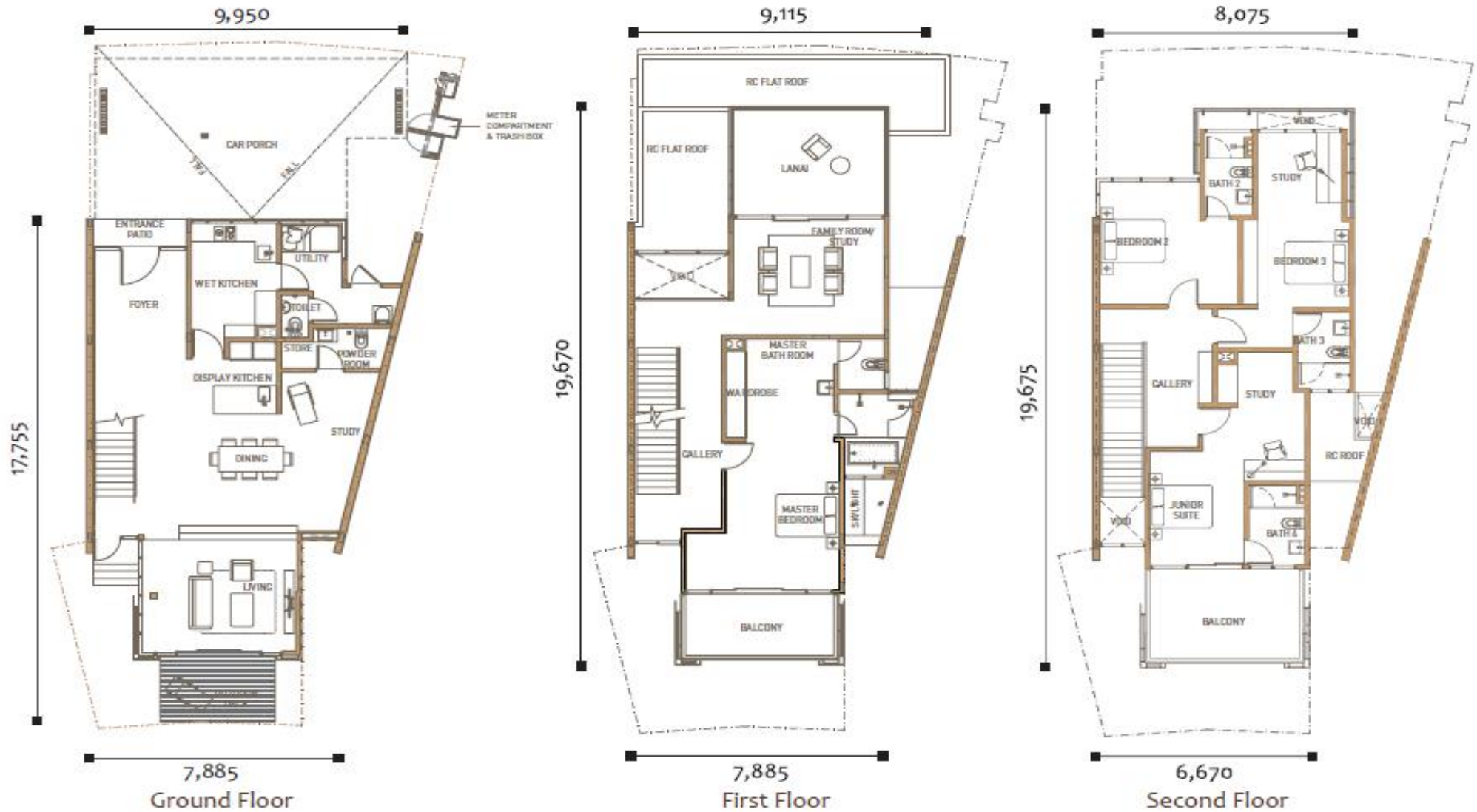
Type V2

Built-up area approx: 4,674sq.ft. / 434.23sq.m.

Land area approx 2,352sq.ft. / 219sq.m.

4+1 rooms (Lot 59,61,63,65,67,43)

MIRAGE
by the lake



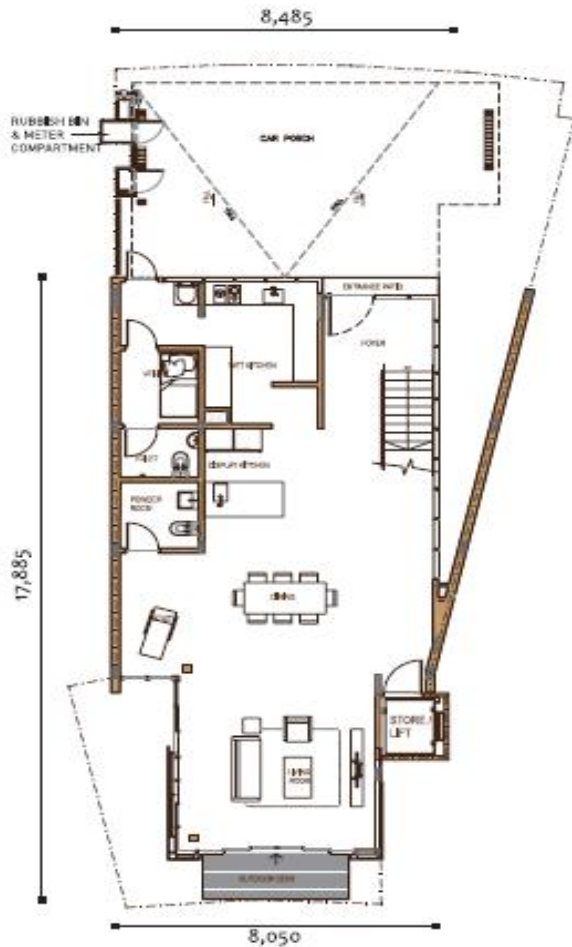
Type V1.1

Built-up area approx: 4,622sq.ft. / 429.38sq.m.

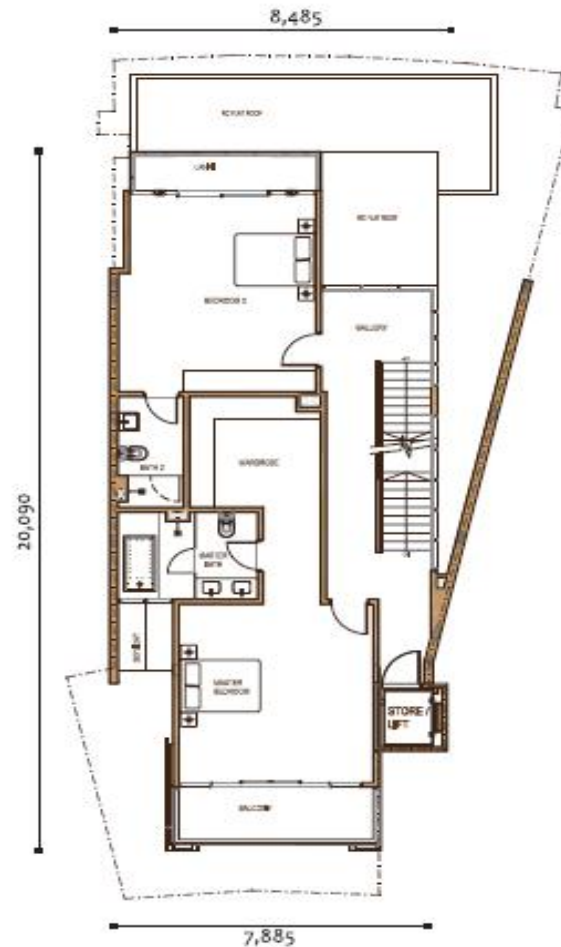
Land area approx 2,386sq.ft. / 221.68 sq.m.

5+1 rooms (for Lot 44,46,48,50,52,54,56,58)

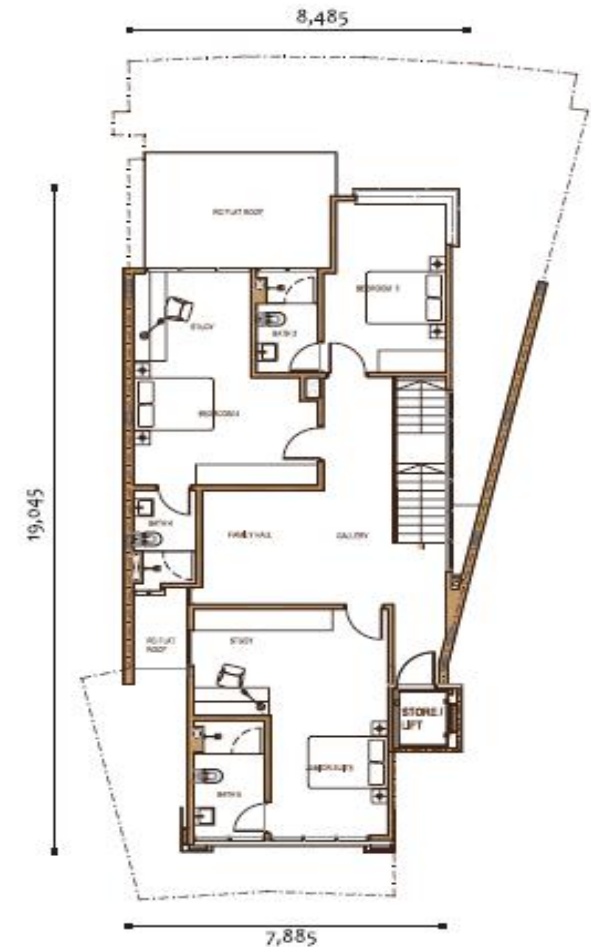
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Ground Floor



First Floor



Second Floor

Lot No : 44, 46, 48, 50*, 52, 54, 56, 58*

Type V2.1

Built-up area approx: 4,720sq.ft. / 438.48sq.m.

Land area approx 2,309sq.ft. / 214.55 sq.m.

6+1 rooms (for Lot 45,47,49,51,53,55,57)

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Lot No : 45, 47, 49, 51*, 53, 55, 57

Floor Plan

Link & Lake Villa

(Phase 2)

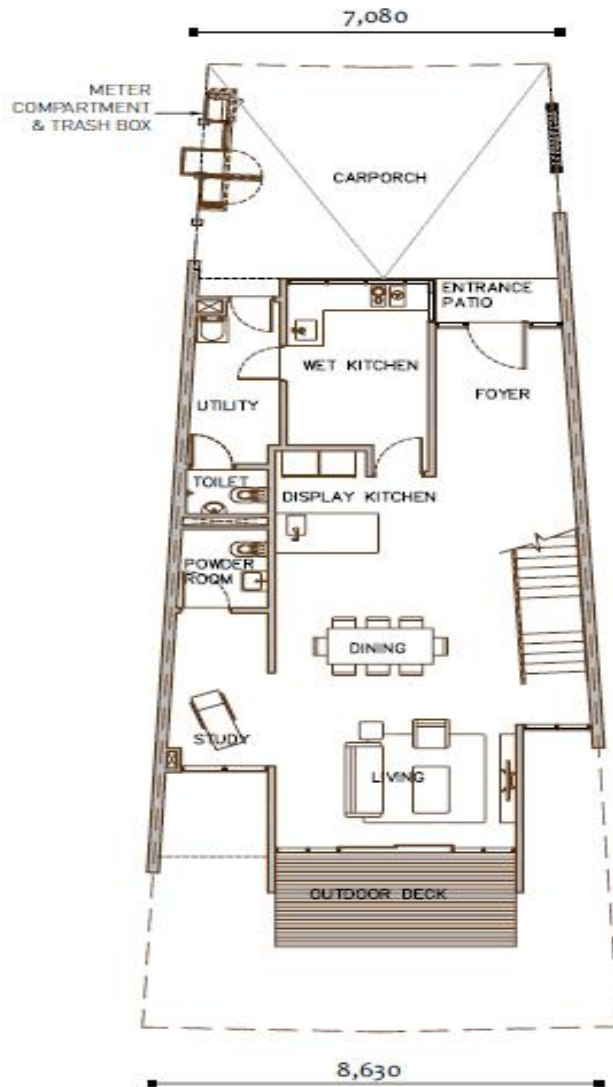
Type K1 (Link Villa)

Built-up area approx: 2,922sq.ft. / 271.44sq.m.

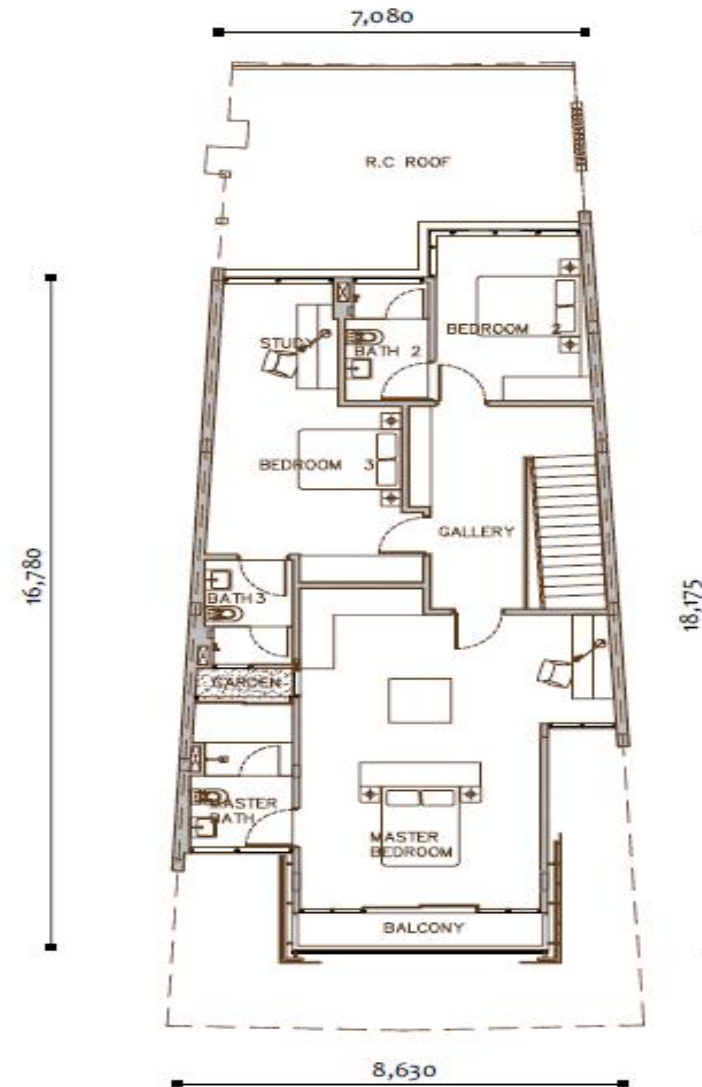
Land area approx 2,063sq.ft. / 192 sq.m.

3+1 rooms (for Lot 32-41)

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by the lake



Ground Floor



First Floor

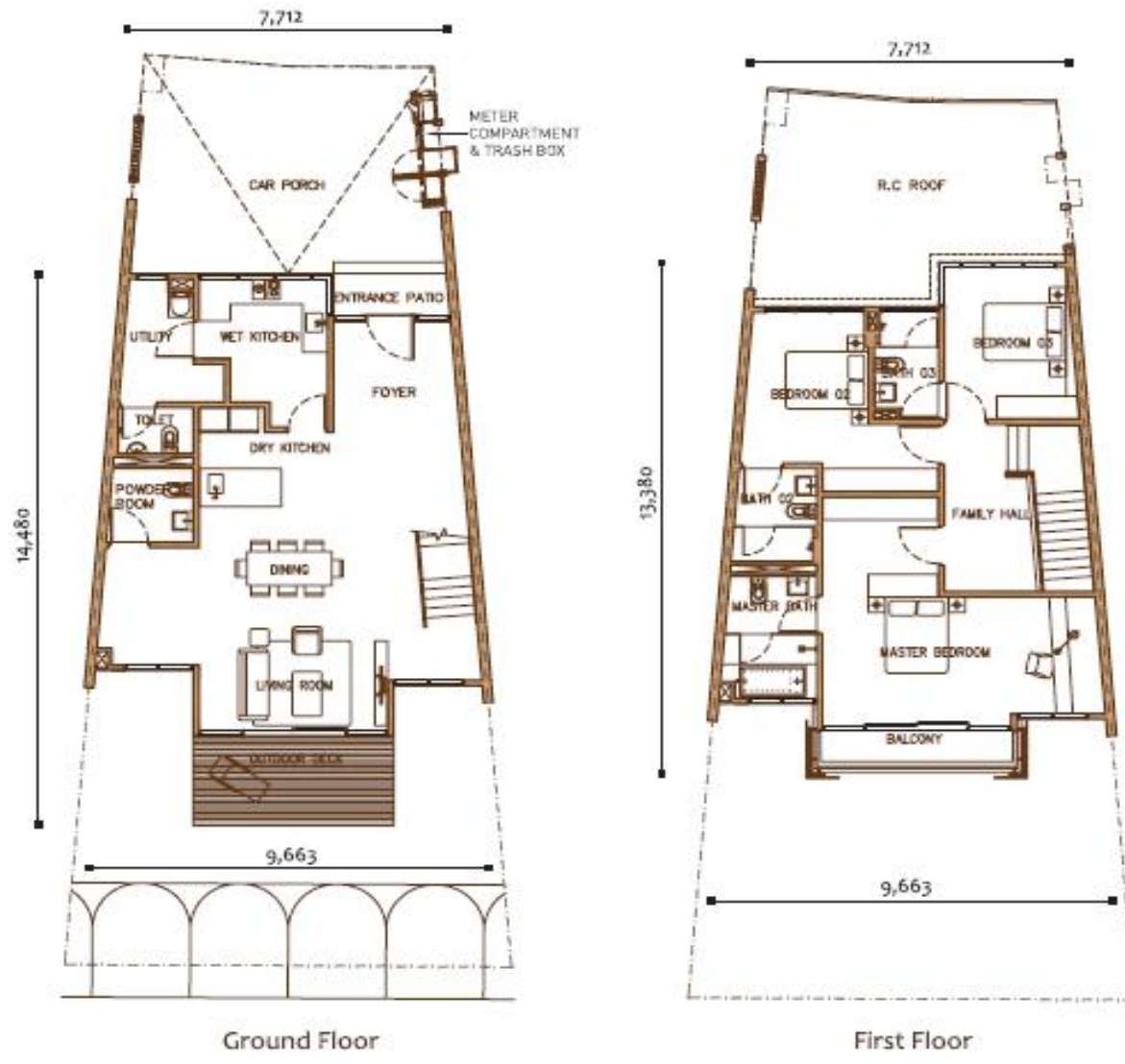
Type K3 (Link Villa)

Built-up area approx: 2,670sq.ft. / 248.04sq.m.

Land area approx 2,261sq.ft. / 210.1 sq.m.

3+1 rooms (for Lot 11-13)

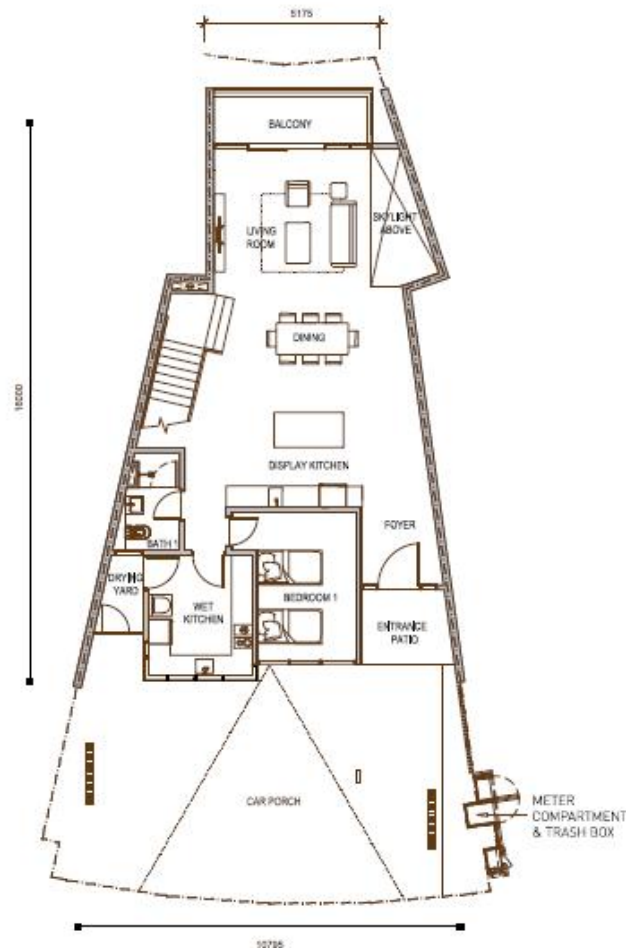
MIRAGE
by the lake



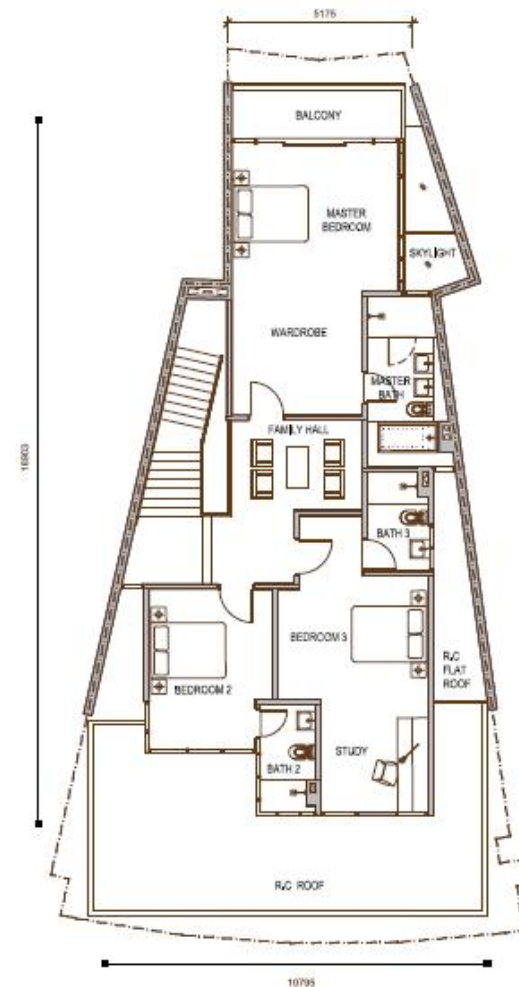
Ground Floor

First Floor

Type W1 (Lake Villa)
Built-up area approx: 3,425sq.ft. / 318.16sq.m.
Land area approx 2,231sq.ft. / 207.2 sq.m.
4 rooms (for Lot 25-31)

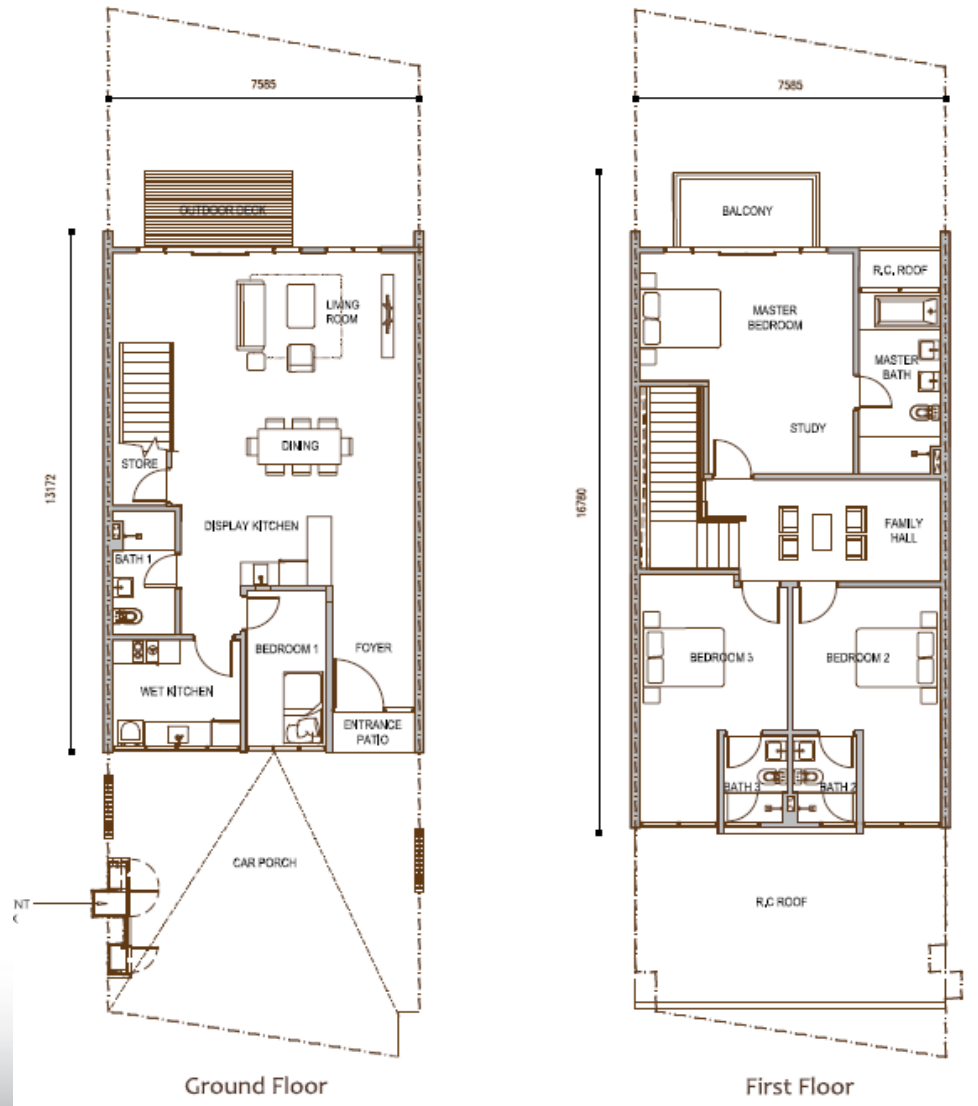


Ground Floor



First Floor

Type W4 (Lake Villa)
Built-up area approx: 2,934sq.ft. / 272.55sq.m.
Land area approx 2,067sq.ft. / 192 sq.m.
4 rooms (for Lot 20-24)

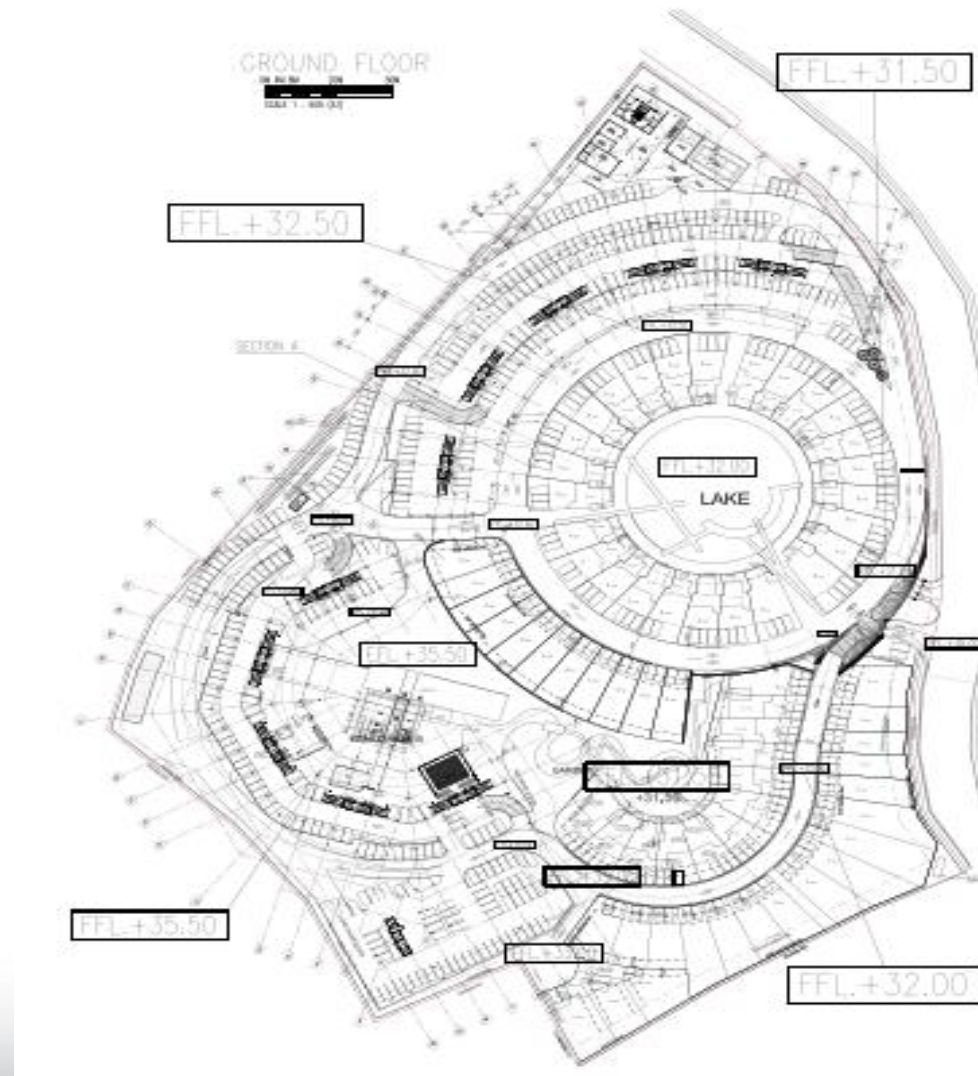


Ground Floor

First Floor

Platform Level Plan – Ground Level

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Site Progress as of May 13



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Actual Show Villa



Actual Show Villa – Living & Dining Area



Actual Show Villa – Living Area



Actual Show Villa – Living Area



Actual Show Villa – Master Bedroom



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Actual Show Villa – Family Room



Actual Show Condo



Actual Show Condo



Actual Show Condo



Actual Show Villa External Facade



Temporary Guard House



THANK YOU