

# LBS SKYLAKE

RESIDENCE @ PUCHONG

*Nature & Nurture*

— CREATED IN PERFECT HARMONY



Artist's Impression





Sky Deck



Artist's Impression

Take a dip and cool off the day in the pool.



Artist's Impression

Enlighten your senses at this shimmering starlight garden.



Artist's Impression

A dedicated and secured drop-off zone for your convenience.



Enjoy a fulfilling lakeside living specially designed so you could embrace nature, with facilities that nurture wellness and bonding within your family, while melting away the stress of life. With easy accessibility and ready connectivity, LBS SkyLake Residence serviced apartment is a prime growth area in Klang Valley's Southern Corridor, built by an established, reputable and trustworthy developer.

**+ Embrace Nature**

To reconnect the mind and soul with nature's beauty

**+ Nurture Wellness**

For a healthier and wholesome body

**+ Embrace Leisure**

To relax and melt away the stress of life

**+ Embrace The Outdoors**

For a fulfilling recreational experience

**+ Nurture Bonds**

To create moments that will bring family together



A game room for you to relax and have fun.



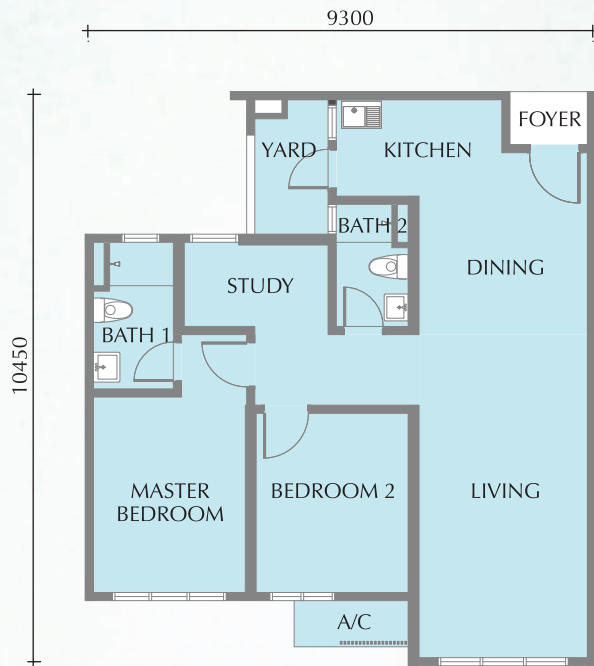
Well-equipped gym for a fit and active lifestyle.



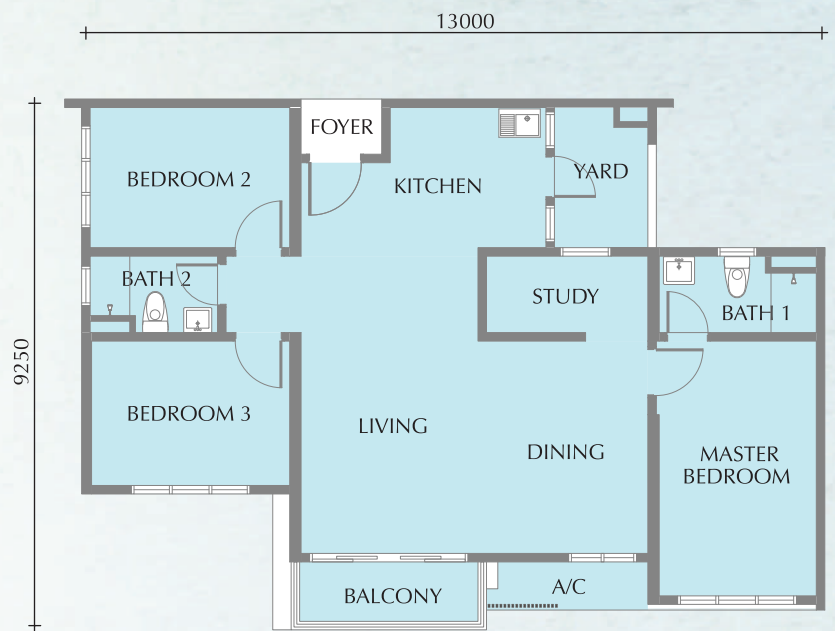
A good book is a good companion in this charming reading room.



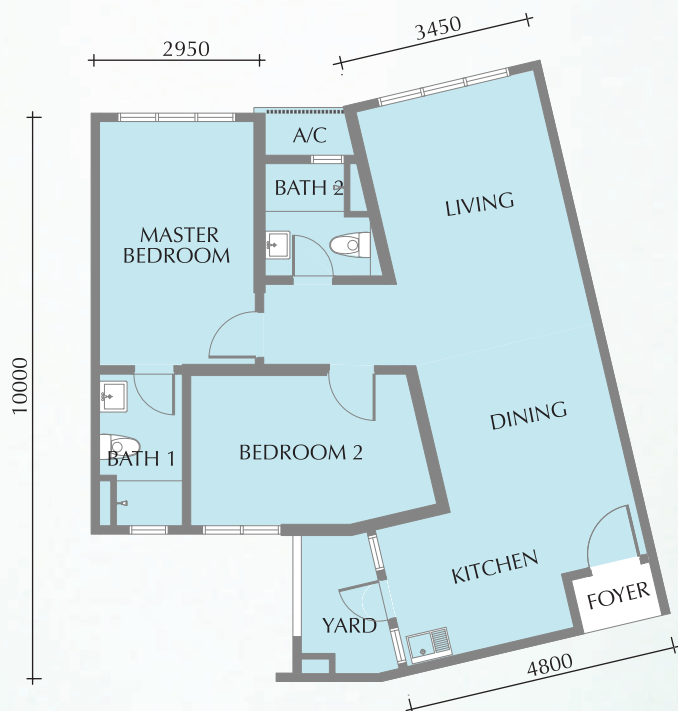
# Floor PLANS



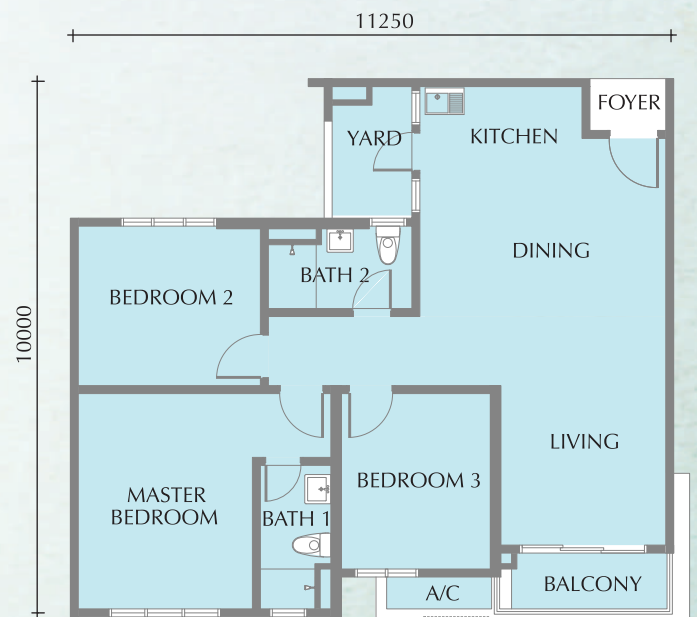
**Type A • 883 sq. ft.**



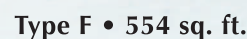
**Type B • 1,060 sq. ft.**



**Type C • 871 sq. ft.**



**Type D • 1,050 sq. ft.**

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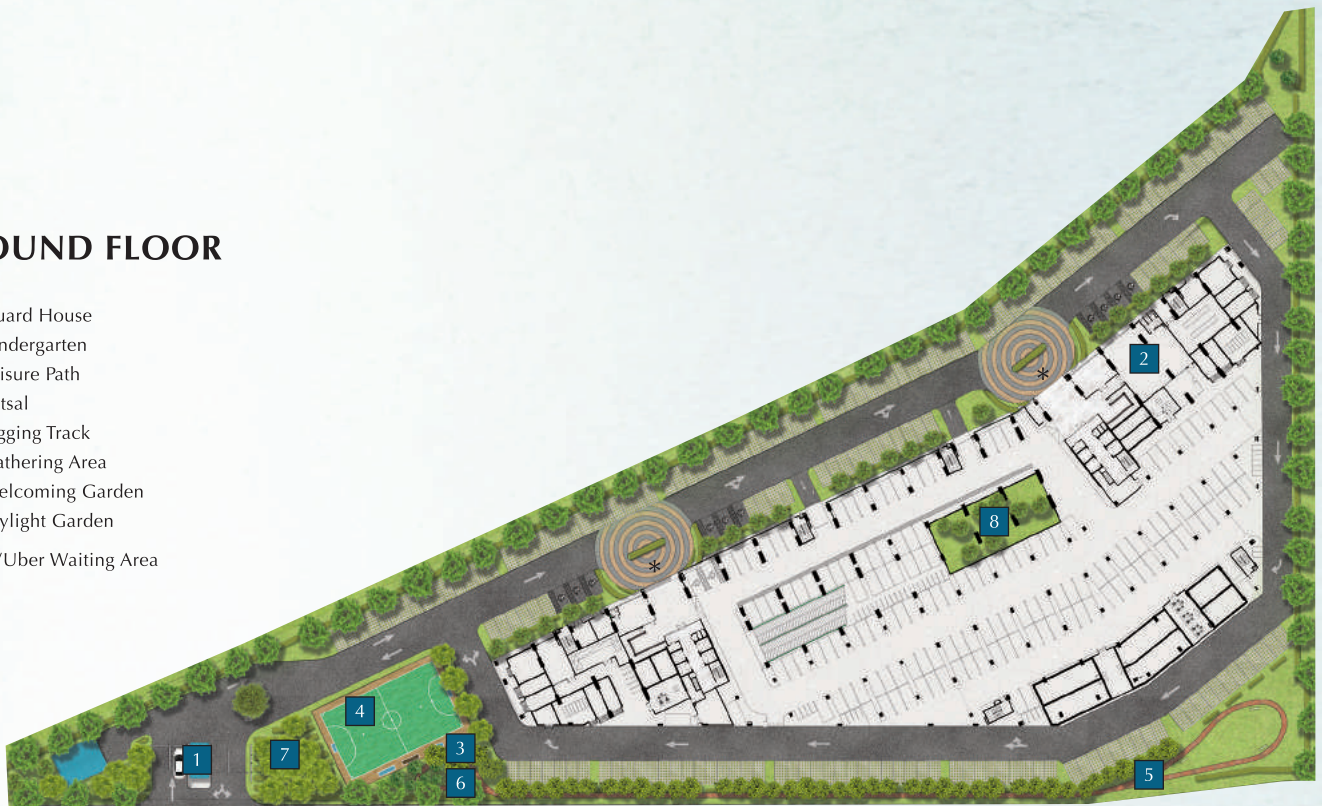
# Facilities

## SITE PLANS

### GROUND FLOOR

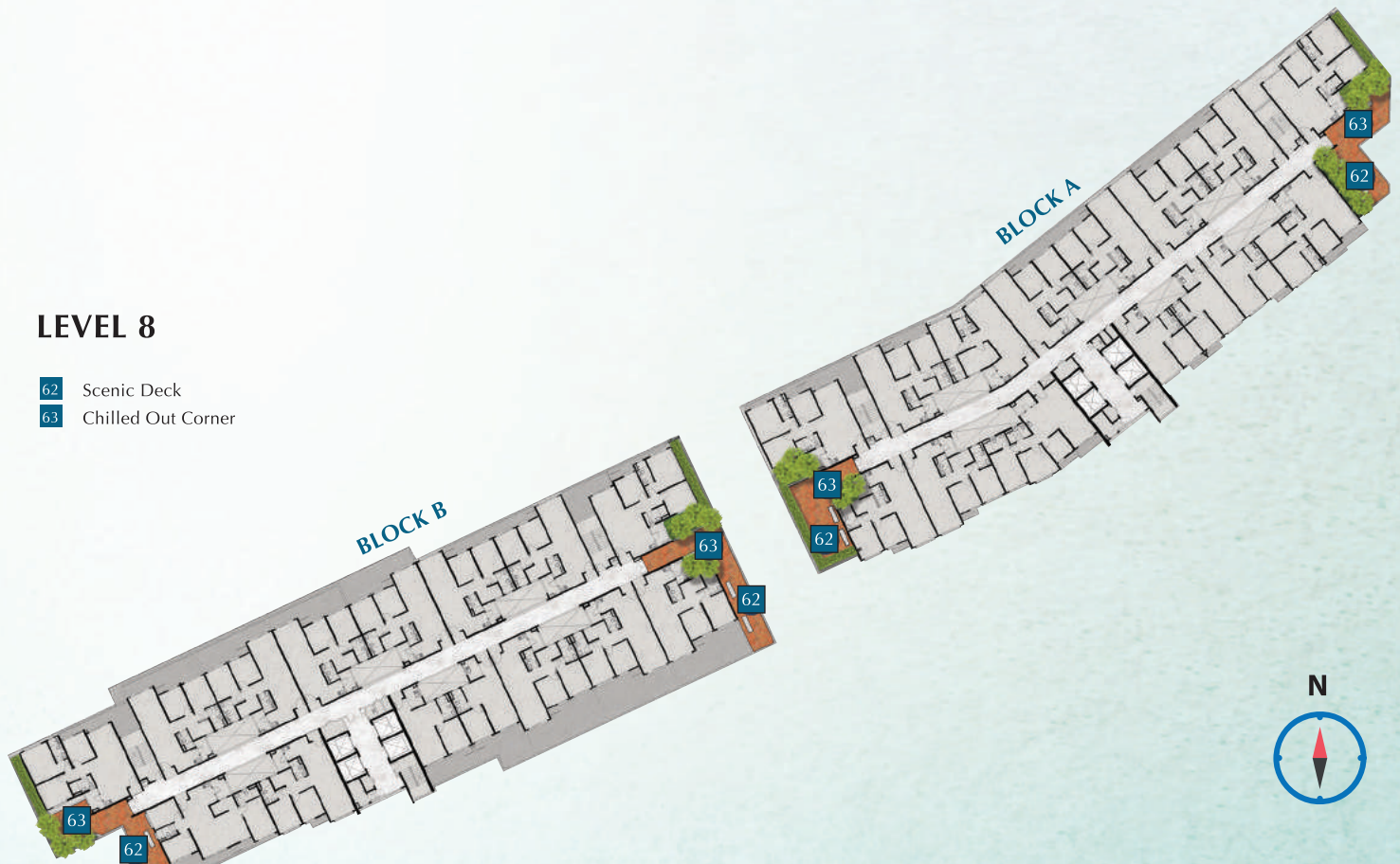
- 1 Guard House
- 2 Kindergarten
- 3 Leisure Path
- 4 Futsal
- 5 Jogging Track
- 6 Gathering Area
- 7 Welcoming Garden
- 8 Skylight Garden

\* Grab/Uber Waiting Area



### LEVEL 8

- 62 Scenic Deck
- 63 Chilled Out Corner





# LEVEL 7 (PODIUM)

- |    |                       |    |                          |    |                 |
|----|-----------------------|----|--------------------------|----|-----------------|
| 9  | Pocket Garden         | 29 | Dart                     | 49 | Aqua Gym        |
| 10 | Meditation Room       | 30 | Air Hockey               | 50 | Swimming Pool   |
| 11 | Adult Fitness Station | 31 | Table Tennis             | 51 | Shower Point    |
| 12 | Yoga Deck             | 32 | Kids' Bowling            | 52 | Pool Lounge     |
| 13 | Kids' Gym             | 33 | Kids' Pool Table         | 53 | Shelter         |
| 14 | Dancing Studio        | 34 | Adult Pool Table         | 54 | Jacuzzi         |
| 15 | TV Room               | 35 | Hopscotch                | 55 | Open Lawn       |
| 16 | Reading Room          | 36 | Signature Tree Concourse | 56 | Maze Garden     |
| 17 | Seating Area          | 37 | Viewing Deck             | 57 | Lighting Garden |
| 18 | Prayer Room           | 38 | Hammock Garden           | 58 | BBQ Garden      |
| 19 | Management Office     | 39 | Wifi Corner              | 59 | BBQ Forest      |
| 20 | Security Room         | 40 | Half Court Basketball    | 60 | Fragrant Garden |
| 21 | MC Meeting Room       | 41 | Silver Station           | 61 | Picnic Lawn     |
| 22 | Technical Room        | 42 | Reflexology Path         |    |                 |
| 23 | Multipurpose Hall     | 43 | Adventure Playground     |    |                 |
| 24 | Sauna                 | 44 | Children Playground      |    |                 |
| 25 | Changing Room         | 45 | Play Mound               |    |                 |
| 26 | Café                  | 46 | Water Playground         |    |                 |
| 27 | Gymnasium             | 47 | Kids' Pool               |    |                 |
| 28 | Foosball              | 48 | Basketball Pool          |    |                 |



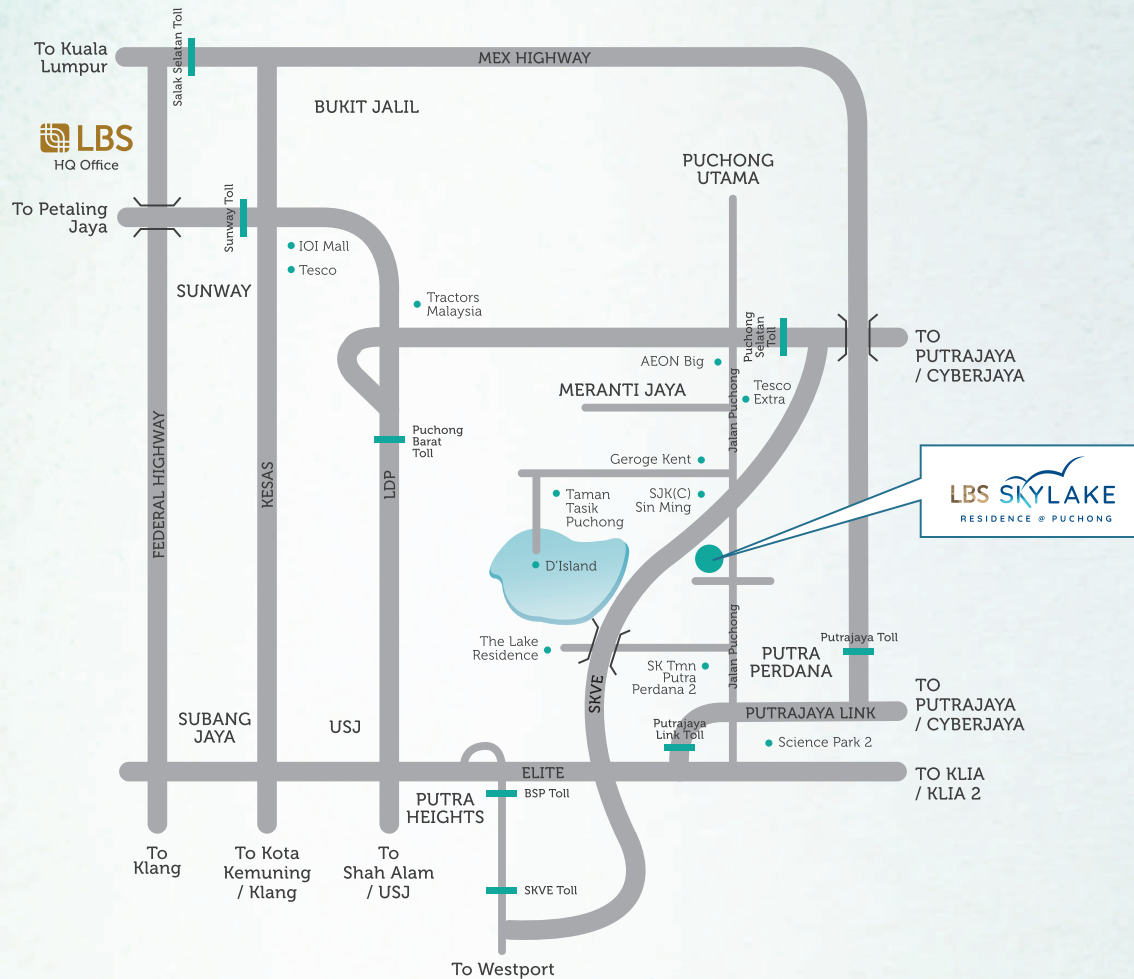
# ROOFTOP GARDEN

- |    |                     |
|----|---------------------|
| 64 | Taichi Deck         |
| 65 | BBQ Garden          |
| 66 | Sky Deck            |
| 67 | Mini Playground     |
| 68 | Sky Basketball      |
| 69 | Outdoor Gym Station |
| 70 | Herbs Garden        |



# Enhanced

## WITH CONNECTIVITY



- + A property with a lakeside living lifestyle
- + Easy accessibility and ready connectivity makes this an ideal location
- + Large catchment area within Malaysia's largest municipality
- + Abundance of commercial, educational, healthcare and shopping hubs nearby
- + Prime growth area in the Klang Valley's Southern Corridor
- + Built by an established, reputable and trustworthy developer

**SHOW UNIT OPEN DAILY FOR VIEWING I 9am to 6pm**



Skylake Residence Show Gallery

GPS Coordinate:  
**2.948634, 101.616031**

**CALL NOW**  
**1700 81 8998**

林木生集团有限公司 LBS BINA GROUP BERHAD 518482-H PROPERTY DEVELOPMENT & INVESTMENT HOLDINGS  
HQ PLAZA SERI SETIA, LEVEL 1-4 NO.1 JALAN SS9/2, 47300 PETALING JAYA, SELANGOR DARUL EHSAN, MALAYSIA.

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Developer: Astana Modal (M) Sdn Bhd (604360-H) | Developer's License No.: 11482-9/08-2019/0623(L) | Validity Period: 18/08/2017 – 17/08/2019 | Advertising & Sales Permit No.: 11482-9/08-2019/0623(P) | Validity Period: 18/08/2017 – 17/08/2019 | Approving Authority: Majlis Perbandaran Sepang | Building Plan Ref. No.: MP.SPG.600-34/1/85 | Land Tenure: Leasehold 99 Years (Expiry Date: 20 October 2115) | Land Encumbrances: Charged to Malaysia Building Society Berhad (MBSB) | Expected Date of Completion: August 2021 | Total Units: 746 units | Price: RM250,000 (Min) – RM747,900 (Max) | Restriction in Interest: This land can be transferred or charged with the prior consent from the state authority. Disclaimer: Whilst every reasonable care and effort has been taken, all measurements and specifications are approximate. All plans and specification information contained herein may be subject to change as required by the authorities/engineer/architect, and the developer and/or landowner (where applicable) shall not be held responsible for any inaccuracy. All 3D visuals are Artist's Impression Only. Terms and conditions apply.