

# A NEW BEGINNING

Utilizing the bountiful light and shaded nature creating the perfect balance to honor the dawn of a new life. Balancing the serenity and hectic lifestyle of modern days, CASA EMBUN brings the warmth of a loving sanctuary from the first step in and straight to your home. Heavenly utopia perfectly suited to re-connect with your inner-self and loved ones after a hard day at work.

- LEGENDS**
- Future (Residential)
  - Future (Commercial)
  - Completed (Residential)
  - Completed (Commercial)
  - On-going
  - Central Park

- Casa Green**  
418 Units
- Casa View**  
530 Units
- Casa Bluebell**  
264 Units
- Casa Wood**  
251 Units
- Park Place I**  
53 Units
- Casa Bayu**  
260 Units
- Casa Embun**  
787 Units



**CASA EMBUN**  
CYBERSOUTH



**LEGEND**

MRT LINE 2 - Anticipated for full operation in 2023	Proposed MEK Extension*	KLIA Transit ERL Train
<b>EDUCATION</b>	<b>HEALTHCARE</b>	
<ul style="list-style-type: none"> <li>SJK(C) Dengkil</li> <li>SJK(C) Union</li> <li>Universiti Teknologi MARA (UTM)</li> <li>Xiamen University</li> </ul>	<ul style="list-style-type: none"> <li>Putrajaya Hospital</li> <li>Cyberjaya Hospital</li> </ul>	<ul style="list-style-type: none"> <li>Multimedia University (MMU)</li> <li>LimkokWing University</li> <li>Universiti Tenaga Nasional (UNITEN)</li> </ul>
<b>SHOPPING MALL</b>		
<ul style="list-style-type: none"> <li>DPulze Shopping Centre</li> <li>IOI City Mall</li> </ul>		<ul style="list-style-type: none"> <li>Alamanda Mall</li> <li>Mitsui Outlet</li> </ul>

**MCT** ECOLAKE RESIDENCE SDN. BHD. (909896-H)  
Subsidiary MCT Bhd (20090038853)  
T: +603 5115 9998 W: mct.com.my

**Cybersouth Property Gallery**  
E: cybersouth@mct.com.my  
W: cybersouth.my

+6011-1722 5596

Developer: Ecolake Residence Sdn Bhd (20090038853) - Address: Lot 6-02, Level 2M, SkyPark @ One City, Jalan USJ 2/1, 47800 Subang Jaya, Selangor Darul Ehsan - Developer License No. 30240 (S-227102360) - Valid Period: 12/07/2022 - 10/02/2027 - Advertisement & Sales Permit No. 30240-172-2022(0477N)(L) - Valid Period: 29/12/2022 - 20/12/2023 - Land Tenure: Leasehold 99 years (Expire on 14 Nov 2043) - Land Encumbrance: 1188 Bank & Authority Approval Building Plan, 1188B Pendaftarankn Bagan B Building Plan No. 1487892-002-244(402101) - Date of Completion: December 2024 - Type: Serviced Apartment - Total No. of Units: 482 units - Built-up Area: 550 - 1,541 sq ft - Selling Price: RM 250,000 (M4) - RM 783,480 (M4x3) - Rumpunan 10% discount

THIS ADVERTISEMENT HAS BEEN APPROVED BY JABATAN PERUMAHAN NEGARA.

All plans, reports, designs, specifications and information contain herein are subject to change as required by the relevant authorities and / or the developer's architect and cannot form part of an offer or contract. Whilst every care has been taken in preparation and providing this information at the time, the vendor, proprietor, developer & its authorized employees and / or agents cannot be held liable for any inaccuracies. All illustrations, drawings, designs, sketches, models, images, photos and pictures are artist's impressions only.

The items are subject to variations, modifications, changes and substitutions as may be recommended by the company's consultant and architect and / or relevant Approving Authorities and that not be construed as part of the contract.

# CASA EMBUN

CYBERSOUTH

A NEW BEGINNING  
Serviced Apartment

OPEN FOR SALE

# PERFECT NEST FOR FAMILIES TO GROW

Celebrate life's new beginning in style. Serene yet vibrant, an elegant alliance of aesthetic and practicality that fits perfectly for a growing family.



Recreational Wading Pool



Gymnasium Overlooking Pool

# MAKING A HOME A MASTERPIECE

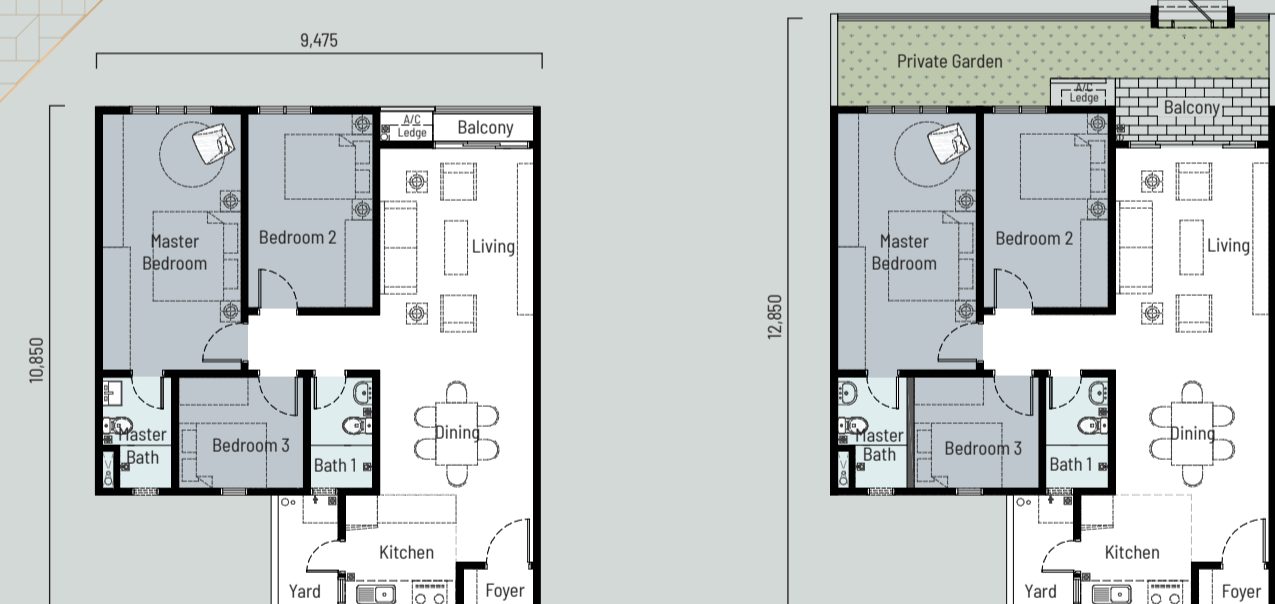


Home is where fine living is at its best. A well-designed abode, where a dip in a pool, mingling with neighbours, a short walk under the shaded path is a norm. A relaxing moment in every sense, within the soothing four walls inside and the tranquil openness of nature outside. CASA EMBUN, nestled in a well-crafted environment just for you.



Themed Playground

## FLOOR PLAN



**TYPE B** 1,000 sq. ft. 3 Bedrooms | 2 Bathrooms

**TYPE B1** 1,205 sq. ft. 3 Bedrooms | 2 Bathrooms



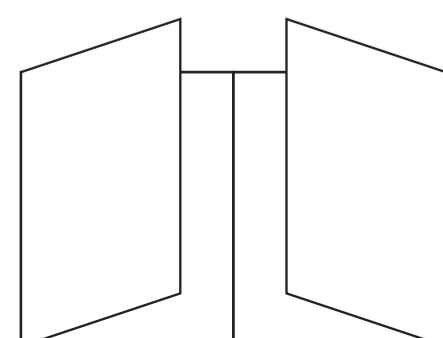
**TYPE B2** 1,541 sq. ft. 3 Bedrooms | 2 Bathrooms

**TYPE A** **ecolakeku** 550 sq. ft. 2 Bedrooms | 1 Bathroom

## SITE PLAN



- INDULGENCES FOR ALL GENERATIONS**
- A Guard House & Entrance
  - B Gym Room
  - C Recreational Swimming Pool & Wading Pool
  - D Playground
  - E Exercise Plaza & Playground 2
  - F Recreational Badminton Court / Multipurpose Hall
  - G Futsal



CasaEmbun\_Simplified Brochure  
Close size : 29.7cm (h) x 21cm (w)  
Open size : 29.7cm (h) x 84cm (w)