



LYRA2

RESIDENCES

WORLDWIDE CYBER VALLEY

THE NEW LANDMARK
FOR MODERN FAMILIES

2-STOREY TERRACE HOMES

WORLDWIDE
HOLDINGS

A Neighbourhood That **FULFILS ALL YOUR NEEDS**

Seamlessly connected to major highways and vibrant city hotspots, LYRA 2 offers unmatched accessibility that keeps you closer to everything that truly matters — from work and education to shopping, leisure, and family moments. Wherever life takes you, coming home is always convenient and effortless.

8

Educational
Institutions

8

Retail, Shopping
& Recreation
Amenities

2

Medical &
Healthcare
Facilities

Parks &
Open Spaces

Double
Frontage



Artist's Impression



A new chapter of **TIMELESS LIVING**

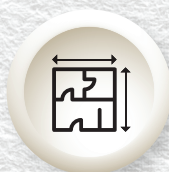
Following the remarkable success of Lyra 1, Worldwide Property proudly introduces Lyra 2 — the latest edition designed with enhanced layouts and upgraded features. This next chapter elevates serene living through thoughtfully refined spaces and improved amenities, perfectly blending modern elegance with lush, tropical surroundings. Experience an unparalleled urban sanctuary that redefines tranquility and sophistication.



Sustainable
Environment



Modern
Living



Spaciousness



Outdoor
Activities



Double
Frontage



Electric Car
Charging Point

When it comes to **PRACTICALITY**

Every detail is designed with your daily comfort in mind. From smart layouts that maximise space, to nearby conveniences and seamless connectivity, practicality is more than just a feature — it's a way of life, especially in a compact footprint that offers everything you need, efficiently.

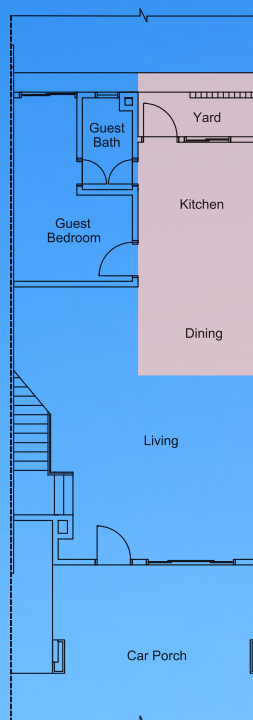


22' x 70'

4 Bedrooms | 4 Bathrooms

Built-up Area :

From 1,929 sq. ft. - 1,958 sq. ft.



Cook, dine, and unwind with a layout that opens to the backyard — inviting a seamless blend of indoor comfort and outdoor charm.



When it is about **FUNCTIONALITY**

Functionality begins with spaces that flow naturally. Thoughtfully planned layouts, versatile rooms, and practical details come together to create a home that adapts seamlessly to your everyday needs. With a longer 85-foot layout, enjoy enhanced spaciousness for more flexible living, entertaining, and family comfort.

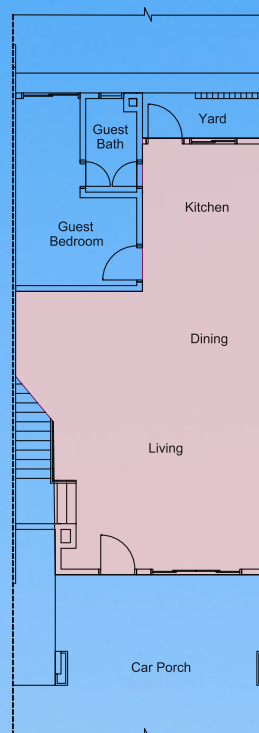


22' x 85'

4 Bedrooms | 4 Bathrooms

Built-up Area :

From 1,929 sq. ft. - 1,958 sq. ft.



An extended layout designed to accommodate the flow of modern family life — where the kitchen, dining, and living areas come together in one harmonious, open space.



TYPE 1 | 22' X 70'

Built-up Area: From 1,929 sq. ft. - 1,958 sq. ft. | Land Area: From 1,540 sq. ft. - 3,738 sq. ft.

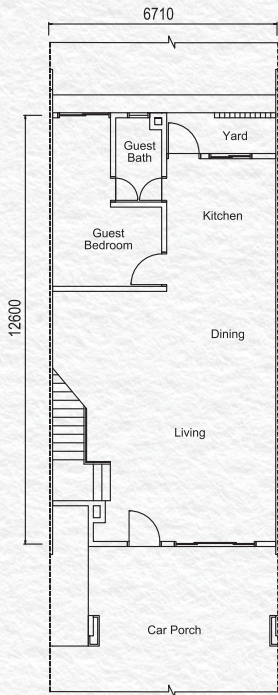


4 Bedrooms

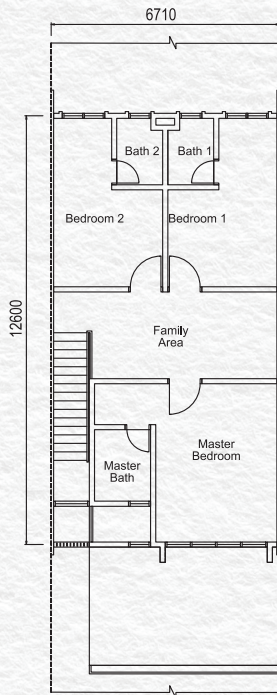


4 Bathrooms

INTERMEDIATE UNIT

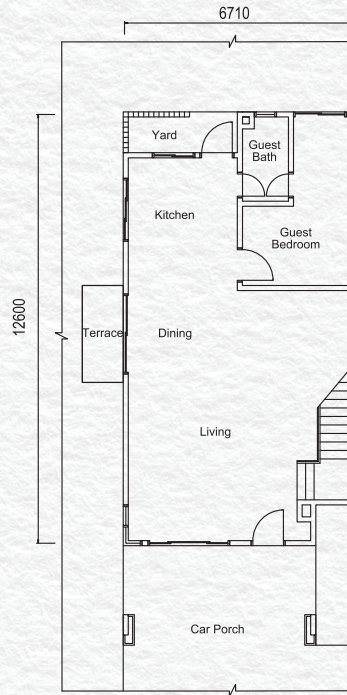


GROUND FLOOR PLAN

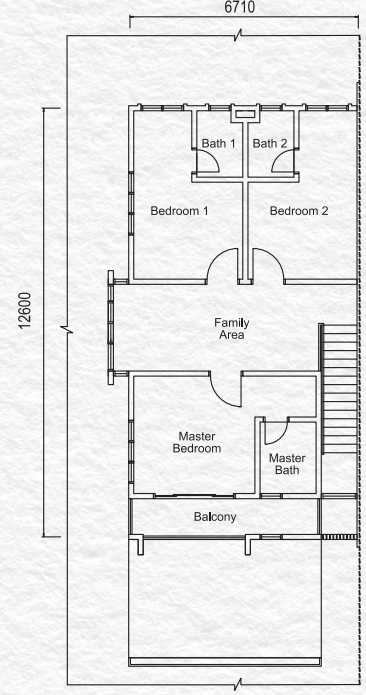


FIRST FLOOR PLAN

END UNIT

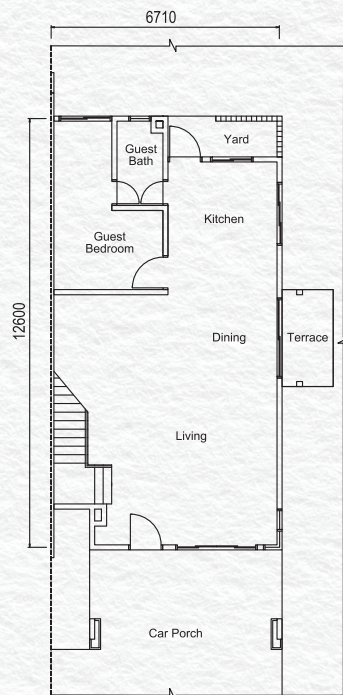


GROUND FLOOR PLAN

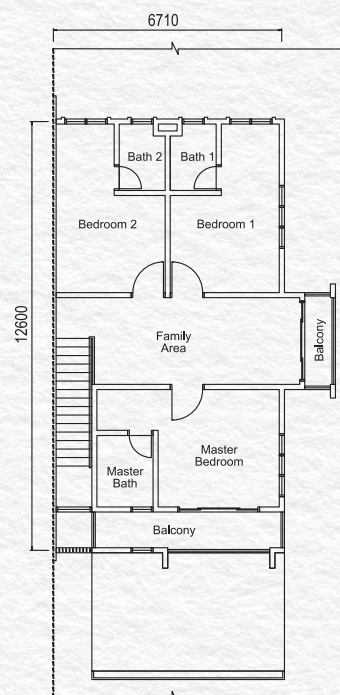


FIRST FLOOR PLAN

CORNER UNIT



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Artist's Impression

TYPE 2DF | 22' X 70'

Built-up Area: From 1,929 sq. ft. - 1,958 sq. ft. | Land Area: From 1,540 sq. ft. - 3,738 sq. ft.

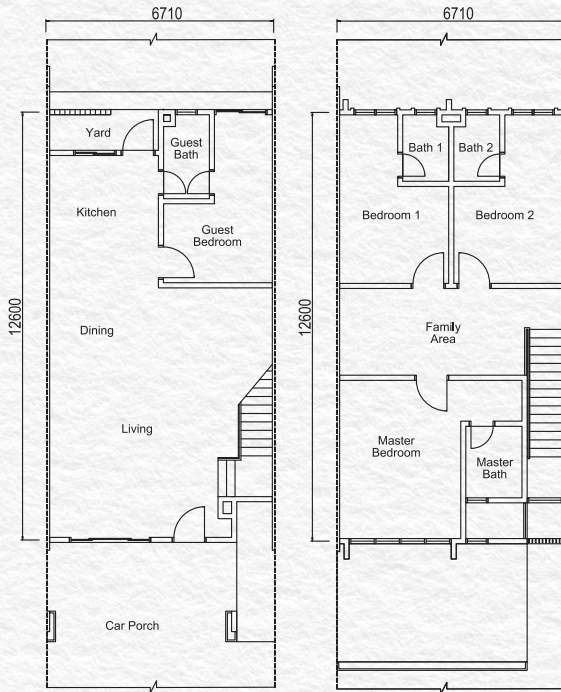


4 Bedrooms



4 Bathrooms

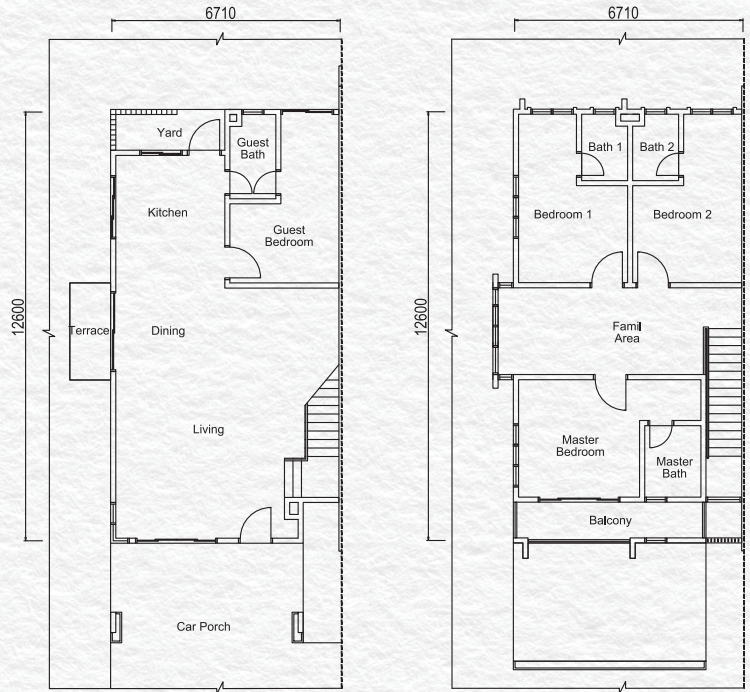
INTERMEDIATE UNIT



GROUND FLOOR PLAN

FIRST FLOOR PLAN

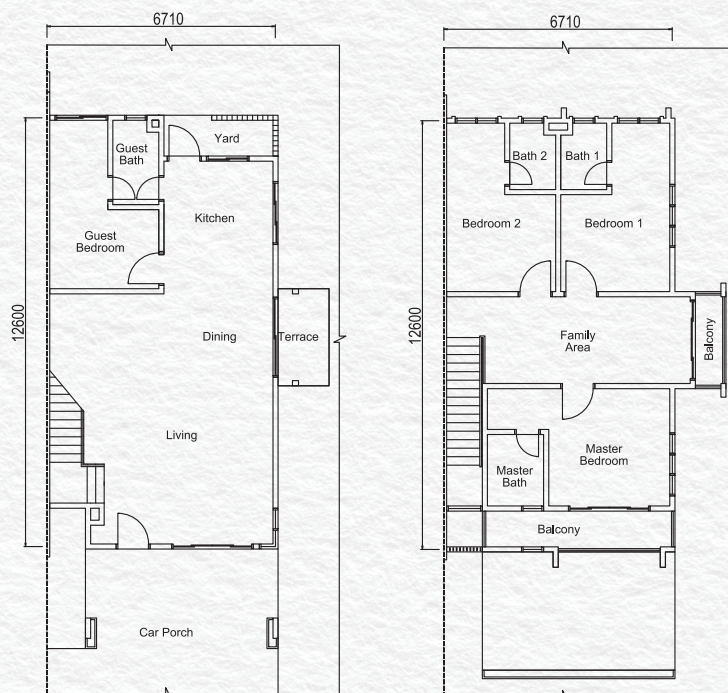
END UNIT



GROUND FLOOR PLAN

FIRST FLOOR PLAN

CORNER UNIT



GROUND FLOOR PLAN

FIRST FLOOR PLAN

TYPE 3 | 22' X 85'

Built-up Area: From 1,929 sq. ft. - 1,958 sq. ft. | Land Area: From 1,870 sq. ft. - 3,770 sq. ft.

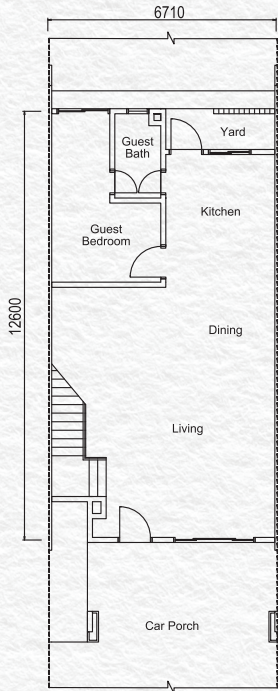


4 Bedrooms

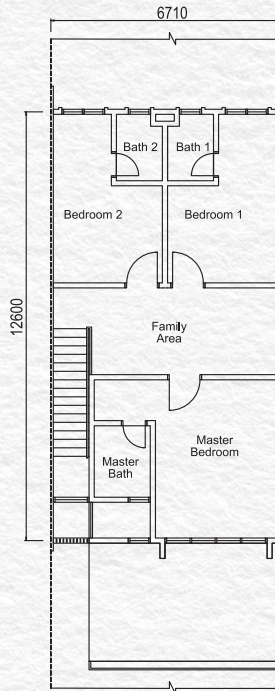


4 Bathrooms

INTERMEDIATE UNIT

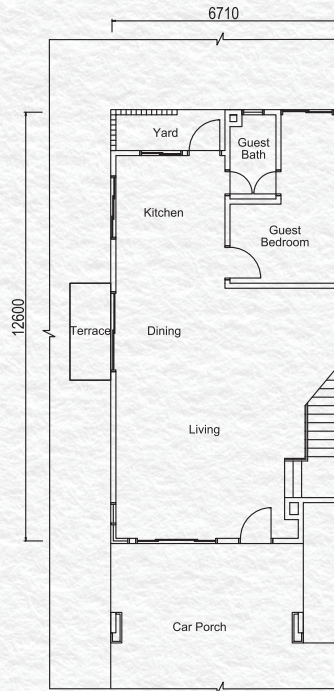


GROUND FLOOR PLAN

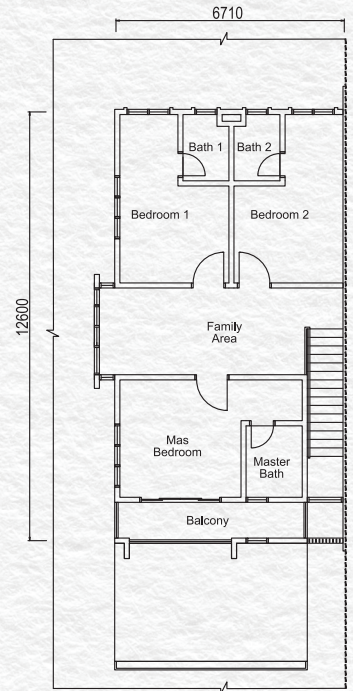


FIRST FLOOR PLAN

END UNIT

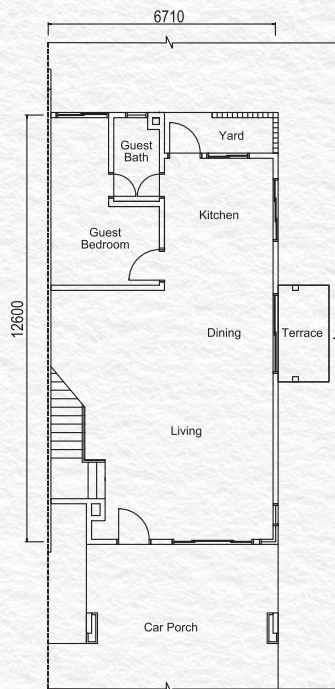


GROUND FLOOR PLAN

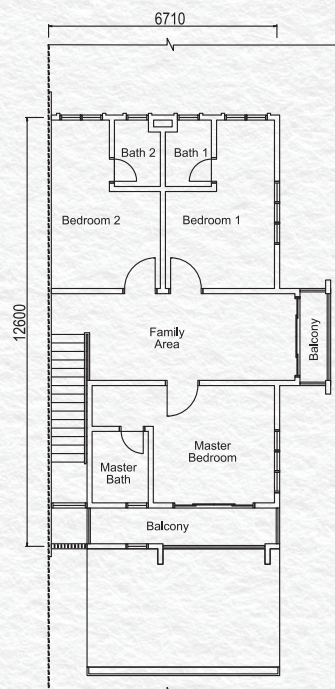


FIRST FLOOR PLAN

CORNER UNIT



GROUND FLOOR PLAN



FIRST FLOOR PLAN

TYPE 4DF | 22' X 85'

Built-up Area: From 1,929 sq. ft. - 1,958 sq. ft. | Land Area: From 1,870 sq. ft. - 3,770 sq. ft.

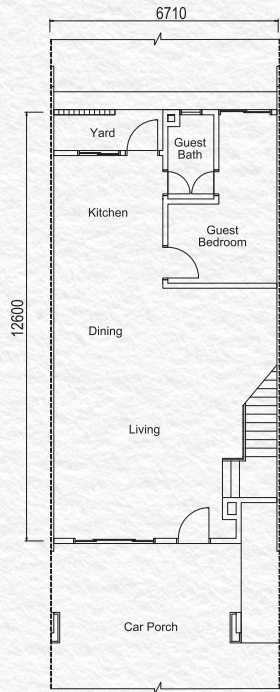


4 Bedrooms

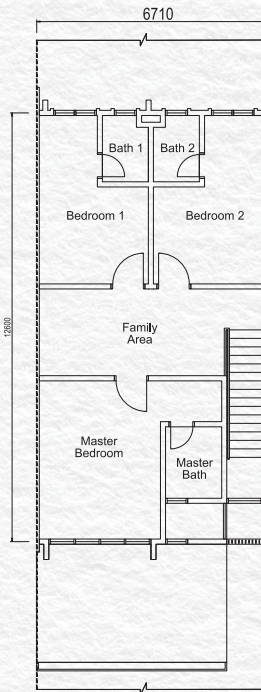


4 Bathrooms

INTERMEDIATE UNIT

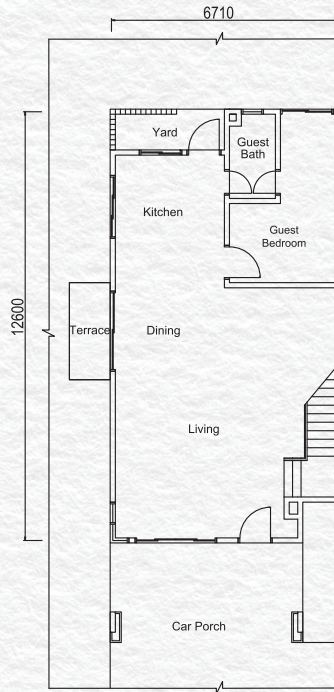


GROUND FLOOR PLAN

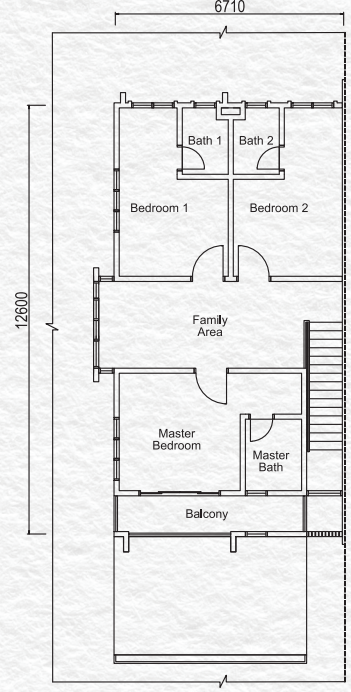


FIRST FLOOR PLAN

END UNIT

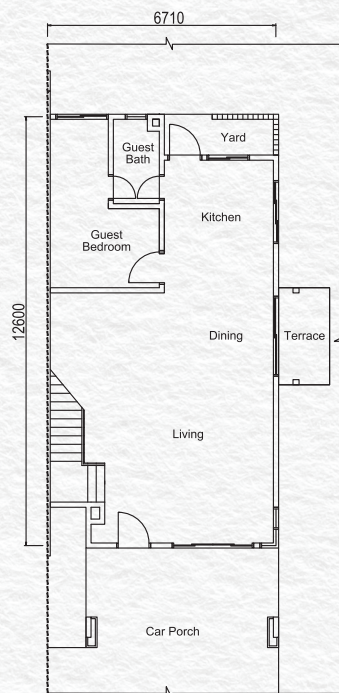


GROUND FLOOR PLAN

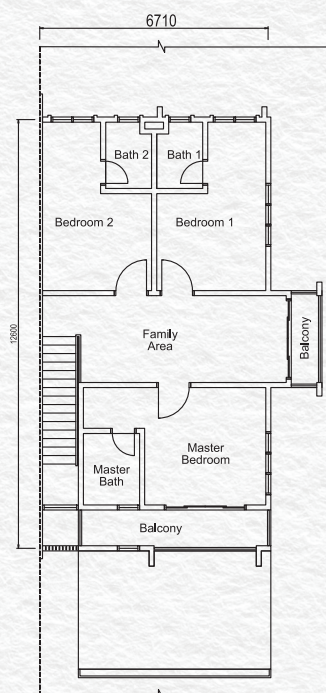


FIRST FLOOR PLAN

CORNER UNIT



GROUND FLOOR PLAN



FIRST FLOOR PLAN

SPECIFICATIONS

STRUCTURE	: Reinforced Concrete Frame
WALL	: Brickwall
ROOFING COVERING	: Roof Tiles / Metal Roof
ROOF FRAMING	: Steel Truss
CEILING	: Skim Coat / Plaster Board / Cemboard
WINDOWS	: Aluminium Frame Casement Window
DOORS	
Main Entrance Door	: Timber Door Sliding – Aluminium Frame Sliding Door
Other Doors	: Toilet – Flush Door Others – Timber Door
IRONMONGERY	: Quality Lock Set
WALL FINISHES	
Kitchen	: Tiles Up to Selected Height
Bathrooms	: Tiles Up to Selected Height
Others	: Cement Plaster with Paint Finish
FLOOR FINISHES	
Living Room	: Tiles
Dining Room	: Tiles
Kitchen	: Tiles
Bathrooms	: Tiles
Bedrooms	: Laminated Timber
Family	: Laminated Timber
Balcony	: Tiles (Applicable Unit Only)
Staircase	: Laminated Timber
Car Porch	: Concrete Imprint
Terraces/Patio	: Cement Render/Tiles
Yard	: Tiles
INTERNAL TELEPHONE	
TRUNKING & CABLING	: Concealed

SANITARY & PLUMBING FITTINGS

Water Closet	: 4
Wash Basin	: 4
Shower Head	: 4
Hand Bidet	: 4
Kitchen Sink	: 1

ELECTRICAL INSTALLATION

Light Point	: 22**/21*/19
13A Switch Socket Outlet	: 21
Ceiling/ Wall Fan Point	: 7
Air Cond Point	: 4
Water Heater Point	: 3
TV Point	: 1
Fibre Wall Socket	: 1
16A Isolator for EV Charger	: 1
Auto Gate Point	: 1
Door Bell Poin	: 1

TYPE – * For end lot unit only/ ** For corner lot unit only

SITE PLAN

Enjoy nature with the various 'laman' features that blends the landscape with a relaxing atmosphere yet offers residents functionality and practicality.



LAMAN
Sentral

LEGENDS

- Type 1 : 22' x 70'
- Type 2DF : 22' x 70'
- Type 3 : 22' x 85'
- Type 4DF : 22' x 85'
- Address Number

Where every turn leads to **CONVENIENCE**



LYRA2
RESIDENSI
WORLDWIDE CYBER VALLEY

5km

6km

10km

13km

30km

ELITE highway

MEX highway

LDP highway

SKVE highway

PLUS highway

Visit our sales gallery



Lyra Residence Sales Gallery • Weekdays : 9.00 am - 5.30 pm | Weekend: 10.00 am - 5.00 pm

A Prestigious Development by



Worldwide Holdings Berhad (6430-P)

Mercu Worldwide
No. 7, Persiaran Sukan, Laman Seri Business Park,
Seksyen 13, 40100, Shah Alam,
Selangor Darul Ehsan

03 - 9212 0415
worldwideproperty.com.my

f i YouTube WORLDWIDE PROPERTY



All illustration are artist's impression only. The information herein is subject to change without notification as may be required or developer's architect. Whilst every care has been taken in providing these information, it cannot form of an offer or contract.

Pemaju : Worldwide Holdings Berhad (6430-P), Mercu Worldwide, Laman Seri Business Park, Seksyen 13, Shah Alam, Selangor • No. Lesen Pemaju: 5610/03-2028/0465(A) • Tempoh Sah: 21/03/2028 • No. Permit Iklan & Jualan: 5610-33/08-2027/0679(NI)-(L) • Tempoh Sah: 15/08/2025 - 14/08/2027 • Pihak Berkuasa Yang Meluluskan Pelan Bangunan: Majlis Perbandaran Sepang - No. Rujukan Pelan Bangunan: MPSPang 600-34/1/235 (9) • Pegangan Tanah : Pajakan 90 tahun (Tamat pada 18 Ogos 2114) • Sekatan Kepentingan: Tanah ini boleh dipindah milik, dipajak atau digadai setelah mendapat kebenaran Pihak Berkuasa Negeri • Bebanan Tanah: Tiada • Tarikh Dijangka Slap: Jun 2027 • Lyra Residensi 2 • Rumah Teres Dua Tingkat • Harga: RM1,056,000 [min.] RM1,670,900 [maks.]

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA.
MAKLUMAT PEMAJUAN BOLEH DISEMAK DI PORTAL TEDUH.KPKT.COM.MY