



DOUBLE STOREY TERRACE HOMES

HOME OWNER MANUAL

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Introduction

Total number of unit	182	
Building Plan Approval	MPSEPANG 600 34/1/189 (9)	
Land Tenure	Leasehold	
Restriction of Interest	This land may only be transferred, leased, or charged/mortgaged with the prior consent of the State Authority.	
Built-up area from	Type 1	1,817 sqft
	Type 2	2,099 sqft
	Type 3	2,142 sqft



Welcome Home

Dear Homeowner,

Congratulations on your recent purchase of a home.

We would like to personally welcome you to LYRA, Worldwide Cyber Valley. Owning a home is a huge investment for many and we at Worldwide Holdings Berhad take as much pride in the homes of our customers as we do our own.

“To ensure that your new living experience is comfortable and hassle-free, we have designed a Home Owner’s Manual to guide you through the process with ease.”

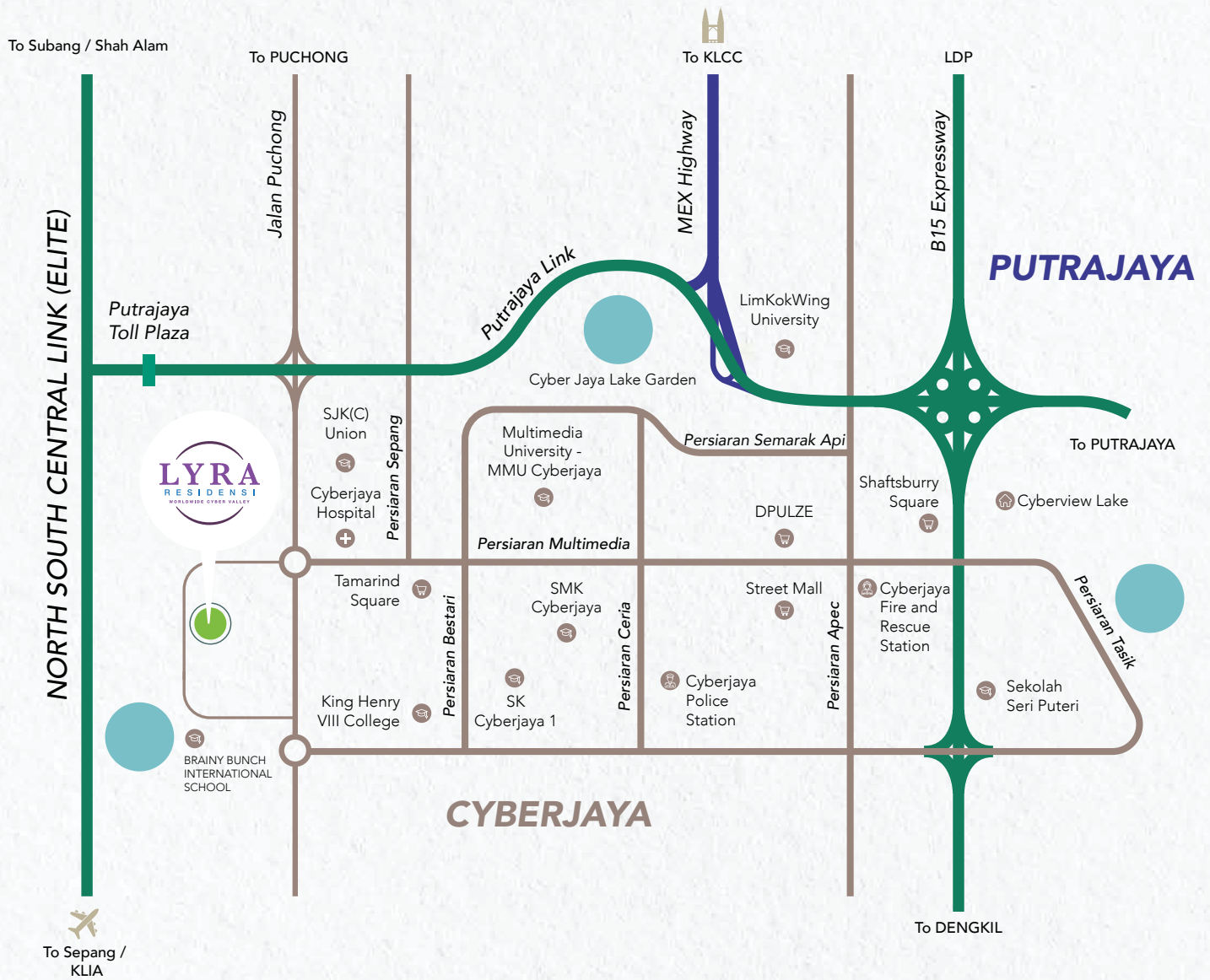
The Home Owner’s Manual contains useful information and guidelines to help you familiarise yourself with your new home. It also has some information on the facilities and amenities in the surrounding area.

On behalf of everyone at Worldwide Holdings Berhad, we wish to thank you once again for your endearing support. We are delighted to welcome you and are always ready to serve you.

Sincerely,

The Management of
Worldwide Holdings Berhad

Location Map



Excellent Connectivity & Facilities



Site Plan

Site Layout Plan

LEGENDS

DOUBLE STOREY TERRACE HOUSE		
	Type 1	Land Area: 20' x 70' 102 Units
	Type 1DF	Land Area: 20' x 70' 27 Units
	Type 2	Land Area: 20' x 85' 16 Units
	Type 3	Land Area: 20' x 85' 37 Units

	Address Number
	Lot Number
Type C 	Corner
Type A 	Intermediate
Type E 	End Lot



TYPE 1 | 20'x70'

(102 Units)



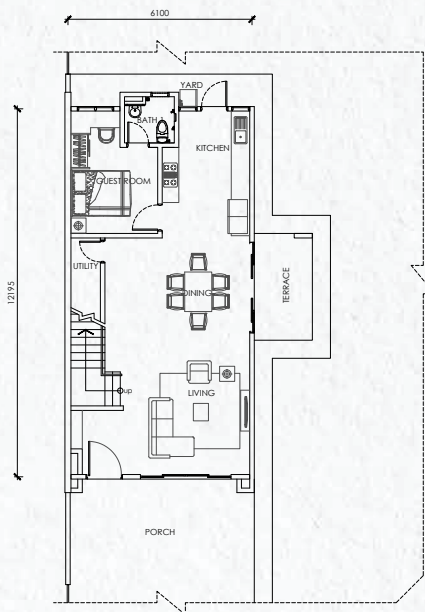
Built-up area : From 1,817 sq.ft.



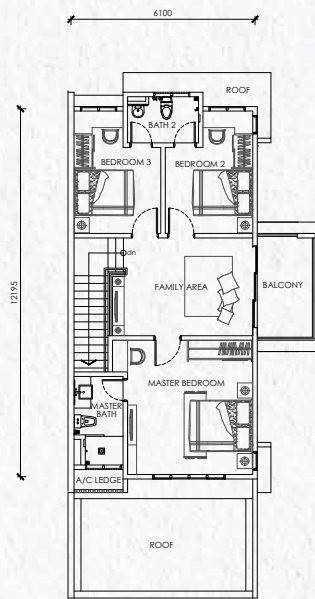
4 Bedrooms



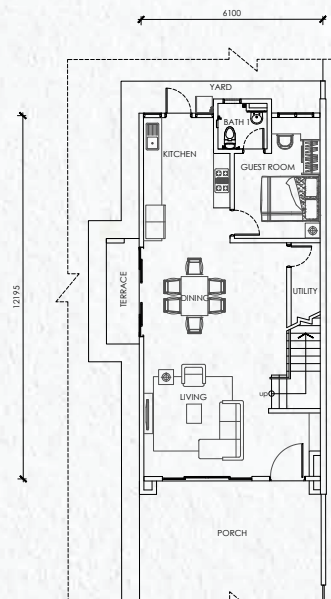
3 Bathrooms



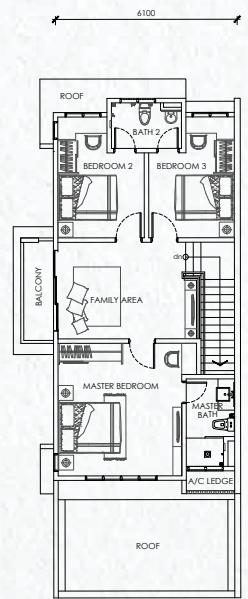
GROUND FLOOR CORNER UNIT



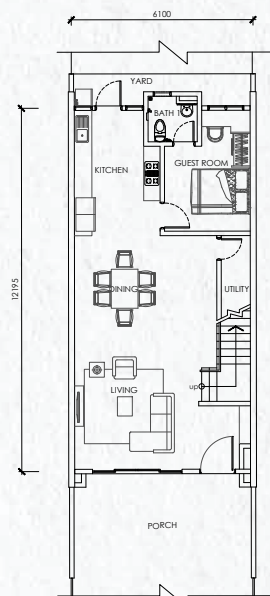
FIRST FLOOR CORNER UNIT



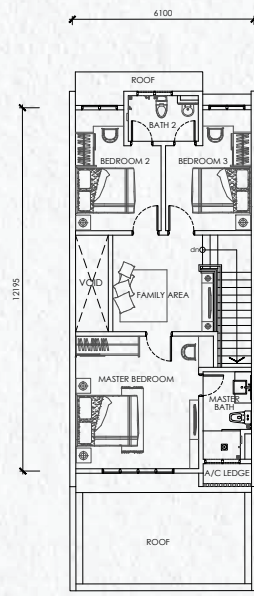
GROUND FLOOR END UNIT



FIRST FLOOR END UNIT



GROUND FLOOR INTERMEDIATE UNIT



FIRST FLOOR INTERMEDIATE UNIT

*All dimensions are in mm unless stated otherwise

TYPE 2 | 20'x85'

(16 Units)



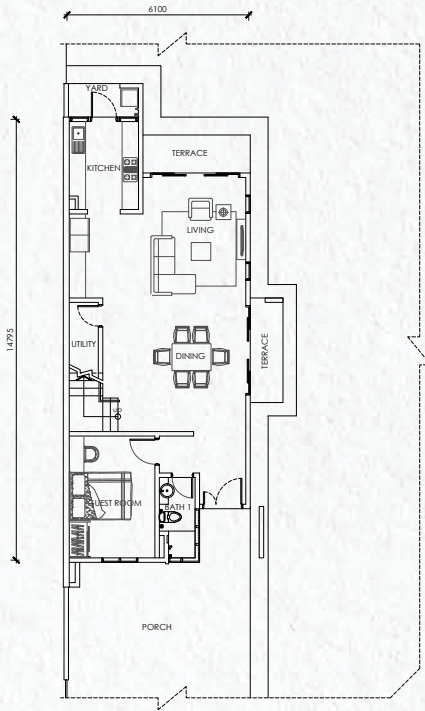
Built-up area : From **2,099 sq.ft.**



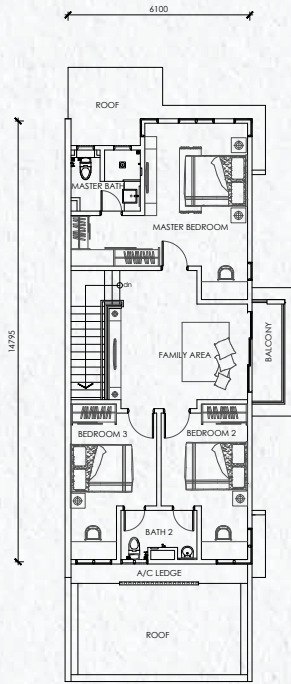
4 Bedrooms



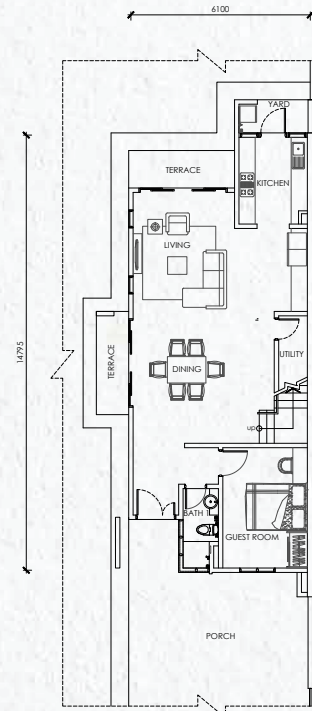
3 Bathrooms



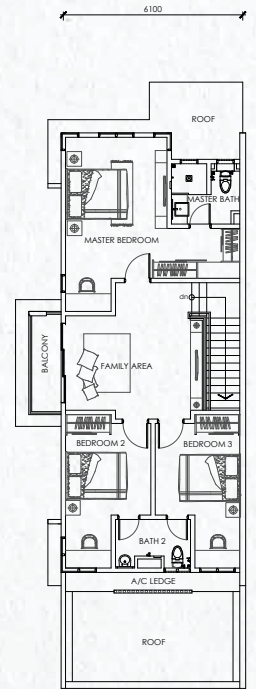
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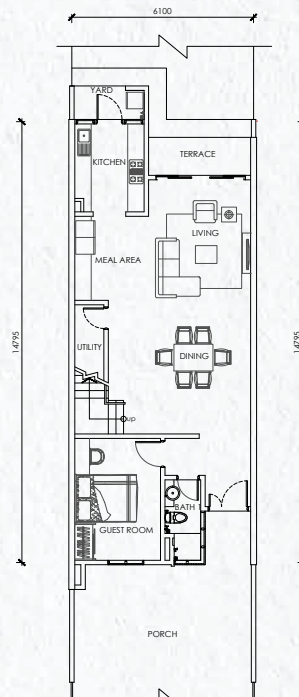
FIRST FLOOR CORNER UNIT



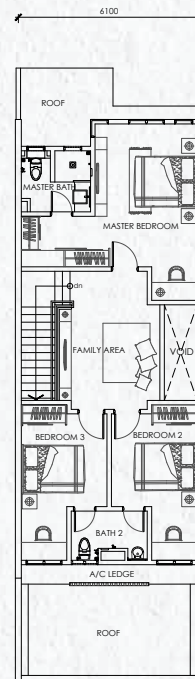
GROUND FLOOR END UNIT



FIRST FLOOR END UNIT



GROUND FLOOR INTERMEDIATE UNIT



FIRST FLOOR INTERMEDIATE UNIT

**All dimensions are in mm unless stated otherwise*

TYPE 3 | 20'x85'

(37 Units)



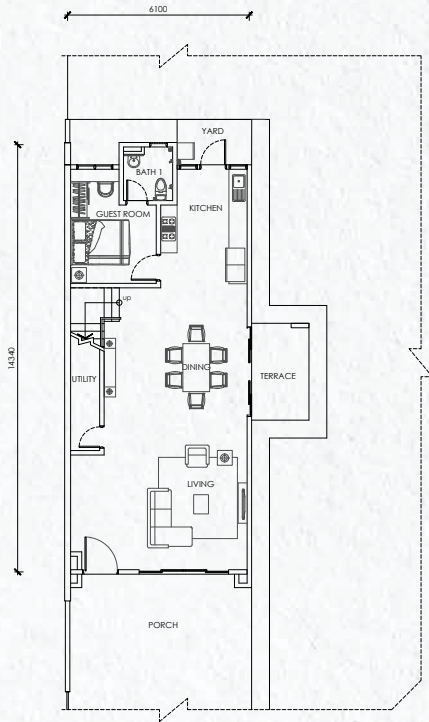
Built-up area : From 2,142 sq.ft.



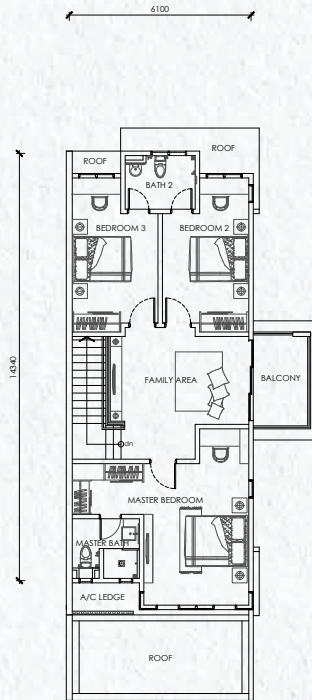
4 Bedrooms



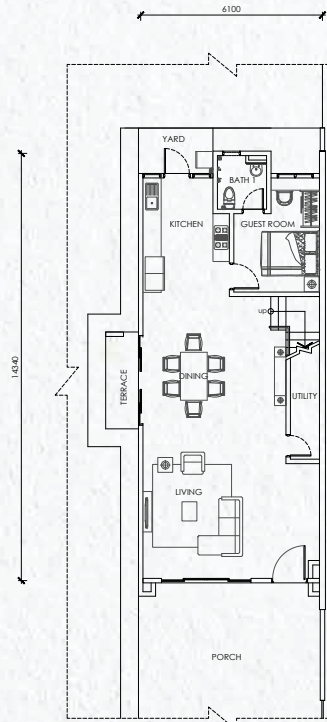
3 Bathrooms



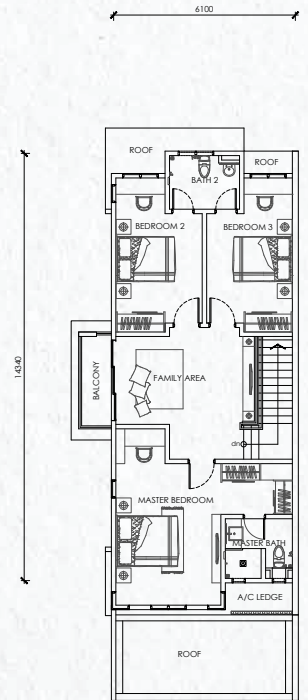
GROUND FLOOR CORNER UNIT



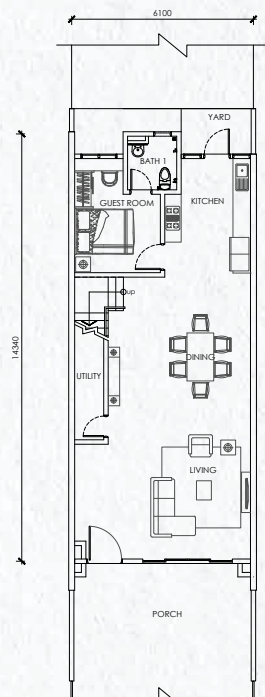
FIRST FLOOR CORNER UNIT



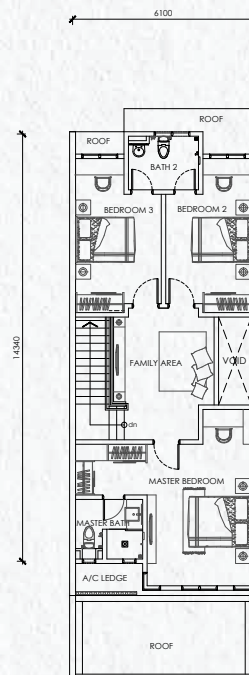
GROUND FLOOR END UNIT



FIRST FLOOR END UNIT



GROUND FLOOR INTERMEDIATE UNIT



FIRST FLOOR INTERMEDIATE UNIT

*All dimensions are in mm unless stated otherwise

Introduction To



Multi-generational Versatile Homes Enclosed by the '*LAMAN*' Concept

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

This is an urban sanctuary you call - **HOME**

Total number of unit	182
Building Plan Approval	MPSEPANG 600 34/1/ 189 (9)
Land Tenure	Leasehold
Restriction of Interest	This land may only be transferred, leased, or charged/mortgaged with the prior consent of the State Authority.

Type 1 - 1,817 sqft
Type 2 - 2,099 sqft
Type 3 - 2,142 sqft

Conceptualised to be a place for families, essential amenities are all within easy reach and the nearby educational facilities can cater for all your children's needs from pre-school all the way to university. It's all here for your total convenience.

Type 3 | 20'x85'



Schedule Of Finishes

Schedule Of Ironmongery For All Types

AREA	FLOOR	WALL	CEILING
ENTRANCE FOYER	Leo Ceramiko E40P 600mm x 600mm	Plastered and Paint.	Plastered and Paint.
LIVING AREA	Leo Ceramiko E40P 600mm x 600mm	Plastered and Paint.	Plastered and Paint.
DINING AREA	Leo Ceramiko E40P 600mm x 600mm	Plastered and Paint.	Plastered and Paint.
KITCHEN	Leo Ceramiko G9142Z 600mm x 600mm	Leo Ceramiko G039 300mm x 6900mm	Plastered and Paint.
CIRCULATION	Leo Ceramiko E40P 600mm x 600mm	Plastered and Paint.	Plastered and Paint.
MASTER BEDROOM	Inovar Laminated Timber Flooring	Plastered and Paint.	Plastered and Paint.
GUEST ROOM	Leo Ceramiko E40P 600mm x 600mm	Plastered and Paint.	Plastered and Paint.
BEDROOM 2	Inovar Laminated Timber Flooring	Plastered and Paint.	Plastered and Paint.
BEDROOM 3	Inovar Laminated Timber Flooring	Plastered and Paint.	Plastered and Paint.
YARD	Leo Ceramiko G9103Z	Plastered and Paint.	Plastered and Paint.
MASTER BATH	300mm x 600mm	Plastered and Paint.	Plastered and Paint.
BATH 1 & 2	Leo Ceramiko G9325Z 300mm x 600mm	Leo Ceramiko G9321P 300mm x 600mm	Plastered and Paint.
	Leo Ceramiko G9321Z 300mm x 600mm	Leo Ceramiko E39P 300mm x 600mm	

Schedule Of Ironmongery For Type 1 And 3

Area	Description
Main Door	Lockset – GERE ML 22042040WWH06; Stainless Steel 304 Hollow Lever Handle c/w Mortise Case & Profile Cylinder (with GML8561&GC601S) Door Stopper - GERE ML 2204DH002WWH06-M26D; Stainless Steel SUS304 Door Stopper
Bedrooms	Lockset – GERE ML 22043861WWH06; 60mm Cylindrical Knob Set – Entrance Function Door Stopper - GERE ML 2204DH002WWH06-M26D; Stainless Steel SUS304 Door Stopper
Yard Door	Lockset – GERE ML 22043861WWH06; 60mm Cylindrical Knob Set – Entrance Function
Toilet Door	Lockset – GERE ML 22043862WWH06; 60mm Cylindrical Knob Set – Privacy Function
Storage Door	Lockset – GERE ML 22043863WWH05; 60mm Cylindrical Knob Set – Passage Function

Schedule Of Ironmongery For Type 2

Area	Description
Main Door	Lockset – GERE ML 22042040WWH06; Stainless Steel 304 Hollow Lever Handle c/w Mortise Case & Profile Cylinder (with GML8561&GC601S) Bolts - GERE ML 2204FB2-6MWWH06-M26D; 6" Flush Bolts Bolts - GERE ML 2204FB2-12MWWH06-M26D; 12" Flush Bolts Dust Socket - GERE ML 2204DS003FB2-6MWWH05-M26D; Stainless Steel SUS 304 Dust Socket Mortise Lock - GERE ML 2204RP240-M26DH05; Mortise Lock Rebated Part Door Stopper - GERE ML 2204DH002WWH06-M26D; Stainless Steel SUS304 Door Stopper
Bedrooms	Lockset – GERE ML 22043861WWH06; 60mm Cylindrical Knob Set – Entrance Function Door Stopper - GERE ML 2204DH002WWH06-M26D; Stainless Steel SUS304 Door Stopper
Yard Door	Lockset – GERE ML 22043861WWH06; 60mm Cylindrical Knob Set – Entrance Function
Toilet Door	Lockset – GERE ML 22043862WWH06; 60mm Cylindrical Knob Set – Privacy Function
Storage Door	Lockset – GERE ML 22043863WWH05; 60mm Cylindrical Knob Set – Passage Function

Schedule Of Finishes

SCHEDULE OF SANITARY

NO.	DESCRIPTION	KITCHEN	YARD	MASTER BATH	BATH 1	BATH 2
1	WC JOHNSON SUISSE (MASTERBATH) OT Johnson Suisse White Vitreous China TREVISIO close couple dual outlet WC, Size: 625(L) x 365(W) x 810(H)mm, TREVISIO cistern c/w lid, TREVISIO 4.5/3L fittings, 2 nos fixing bolts c/w L stand, TREVISIO soft close seat and cover (PP), Bent outlet connector (S-trap: 200mm) c/w ORION triangle knob handle angle valve and stainless steel braided flexible hose - ½" F+F hex nuts x 12"			✓		
2	WC JOHNSON SUISSE (BATH 1 & 2) OT Johnson Suisse White Vitreous China TERNI close couple dual outlet WC, Size: 680(L) x 380(W) x 760(H)mm, TERNI cistern c/w lid, TERNI 4.5/3L fittings, 2 nos fixing bolts c/w L stand, TERNI soft close seat and cover (PP), Bent outlet connector (S-trap: 200mm) c/w triangle knob handle angle valve, stainless steel braided flexible hose - ½" F+F hex nuts x 12"				✓	✓
3	WC FITTINGS (ALL BATHROOMS) Stainless steel bidet nozzle			✓	✓	✓
	ABS chromed holder			✓	✓	✓
	Seamless PVC silver grey flexible hose ½" x ½" x 48"			✓	✓	✓
	Brass chromed ½" angle valve with lever handle and wall flange			✓	✓	✓
4	BASIN JOHNSON SUISSE (MASTERBATH) Johnson Suisse White Vitreous China Gemelli Rectangular 550 Semi-recessed Basin overall size 550mm x 480mm x 165mm,			✓		
	brass chromed fixed waste with overflow hole			✓		
	bottle trap 32mm with overflow pipe			✓		
5	BASIN JOHNSON SUISSE (BATH 1 & 2) Johnson Suisse White Vitreous China COMO wall hung basin with one centre tap hole overall size 525mm x 425mm x 200mm				✓	✓
	2 nos. of fixing bolts - 10 x 120				✓	✓
	Johnson Suisse COMO half pedestal,				✓	✓
	1 no. of COMO pedestal hanger				✓	✓
	brass chromed fixed waste with overflow hole				✓	✓
	bottle trap 32mm with overflow pipe				✓	✓
6	KITCHEN SINK ORION SUS 201 satin single bowl lay on kitchen sink with single drainer complete with 3½" PVC waste drainer overall size 1060mm x 455mm x 130mm	✓				
	Bottle trap 38mm with overflow pipe	✓				
7	BASIN TAP (ALL BATHROOMS) ORION brass chromed deck-mounted lever handle basin tap with 100mm spout an anti-splash soft-flow aerator			✓	✓	✓
	triangle knob handle angle valve			✓	✓	✓
	stainless steel braided flexible hose - ½" F+F hex nuts x 12"			✓	✓	✓
8	SHOWER ARM (MASTERBATH) ORION brass chromed ceiling shower arm Size: Ø22 x 450 mm,			✓		
	ABS chromed 8" square shower head			✓		
	ORION Brass chromed level handle 1/2" quarter turn stopcock, 200 x 140mm oval shaped flange			✓		
9	SHOWER ARM (BATH 1 & 2) ORION Brass chromed wall mounted round shower arm, Size : Ø23 x 300mm				✓	✓
	ABS chromed 10" round rain shower head, Size: Ø13 x 250mm,				✓	✓
	ORION Brass chromed level handle ½" quarter turn stopcock, 200 x 140mm oval shaped flange				✓	✓
10	BIB TAP (ALL BATHROOMS) ORION wall mounted bib tap C/W chrome extension piece size: ½" x 50mm			✓	✓	✓

Schedule Of Finishes

SCHEDULE OF SANITARY

NO.	DESCRIPTION	KITCHEN	YARD	MASTER BATH	BATH 1	BATH 2
11	BIB TAP ORION brass chromed wall mounted hose bib tap with lever handle	✓	✓			
12	KITCHEN SINK TAP ORION Brass chromed lever handle pillar sink tap with swivel spout and anti splash aerator	✓				
	triangle knob handle angle valve	✓				
	stainless steel braided flexible hose - ½" F+F hex nuts x 12"	✓				
13	FLOOR TRAP ORION Stainless steel tray with ABS holder modern floor grating with frame, tray and ABS holder (for tiles) overall size 153mm x 153mm	✓	✓	✓	✓	✓
14	PAPER HOLDER ORION surface mounted single roll toilet paper holder with lid			✓	✓	✓
15	STOPCOCK ORION brass chromed half forged cross handle ¾" stopcock with quarter-turn ceramic cartridge and wall flange	✓	✓	✓	✓	✓
16	WASHING MACHINE FLOOR TRAP ORION Stainless steel washing machine floor trap C/W PVC chrome connector for washing machine floor trap		✓			

Schedule Of Paint

NO.	LOCATION	BRAND	PAINT CODE
INTERNAL WALL / CEILING			
1	Internal Wall	NIPPON Paint	1978P – Pewter Grap Nippon Paint Weatherbond
2	External feature wall	NIPPON Paint	1001 – Brilliant White Nippon Paint Weatherbond
3	External coping	NIPPON Paint	1001 – Brilliant White Nippon Paint Weatherbond
4	Door frame/leaf	NIPPON Paint	1126 – Congo Brown Nippon Paint 9000
5	Fascia Board	NIPPON Paint	1863D - Morsels Nippon Paint 9000
6	Internal wall and ceiling	NIPPON Paint	9102 – White Nippon Paint Matex Pro Eco

Supplier Of Materials

MATERIALS / PRODUCTS	SUPPLIER / SUBCONTRACTOR COMPANY	OFFICE ADDRESS	TELEPHONE NO
Floor and wall tiles	Leo Ceramiko Sdn Bhd	No.25, Jalan Astaka U8/84A, Bukit Jelutong IParc, 40150 Shah Alam, Selangor	03-7859 9288
Metal Door Frame	Econframe Marketing Sdn Bhd	1, Jalan Sungai Rasau 27, Kawasan Perindustrian Sungai Rasau, 41300 Klang, Selangor	03-3348 7268
Door Leaf	Stanford Dor Marketing (M) Sdn Bhd	Lot 704, Batu, Lorong 13, Kampung Sungai Rambai, 42600 Jenjarom, Selangor	03-3191 7404
Ironmongeries	High Reserve Group	Kinrara Industrial Park, 2, 4, Jalan BK 1/19, Bandar Kinrara, 47100 Puchong, Selangor	03-8076 1833
Sanitary wares & Fitting	Orionis Technology (M) Sdn. Bhd.	11, Lor Teknologi C, Taman Sains Selangor, 47810 Petaling Jaya, Selangor	03-6150 8150
Aluminium Glass window	TLH Solution (M) Sdn Bhd	Jalan Kpb 3, Kawasan Perindustrian Balakong, 43300 Seri Kembangan, Selangor	03-6150 8150
Paint	ICS Spray Tiles & construction	47, Jalan BK 5/8B, Bandar Kinrara, 58200 Kuala Lumpur.	N/A

List Of Teams

Architect	Abdulmuzy Architect No.1-32a, Jalan Putra Perdana 1/1, Taman Putra Perdana, 47130 Puchong, Selangor 03-5889 4631
Quantity Surveyor	Juruukur Bahan Pertamina Sdn Bhd No.6-2, Jalan Pjs10/2, Subang Indah, 46000, Petaling Jaya 03-5613 0255
M&E Engineer	Konsultant Proses Sdn Bhd Wisma Konpro, 1, Persiaran Teknologi Subang, Subang Hi-Tech Industrial Park, 47500 Subang Jaya, Selangor Darul Ehsan 03-5633 4088
Civil & Structural Engineer	Jurutera Budiman Sendirian Berhad 73b & 75b, Jalan Ss21/37, Damansara Utama, 47400 Petaling Jaya, Selangor Darul Ehsan 03-77272515
Landscape Architect	Idris Studio Sdn Bhd Excella Business Park, Unit A-5-25th Floor, Jalan Ampang Putra, 55100 Kuala Lumpur 03-4217 8748
Main Contractor	Kitacon Sdn Bhd 24, Jalan Rengas, Taman Selatan, 41200 Klang 03-3372 4162

General Guidelines

Circular to Residents of Lyra, Worldwide Cyber Valley:-

1.	House owner is advised to inform Worldwide Holdings Berhad through our Township team of his/her intention to start the renovation works to his/her house.
2.	House owner is advised to apply for necessary approval from the authority (i.e.: Majlis Perbandaran Sepang prior to commencement of renovation works to their house.
3.	During renovation, construction materials and debris are only allowed to be placed within the house owner's premise boundary. Building materials shall not be allowed to be placed at front/back and side lanes and at outskirts of lot boundary.
4.	Ensure your renovation contractor dispose construction debris into the provided contractor's roro bins and all construction debris discarded properly to approved dumping sites away from Lyra development.
5.	No vehicle is allowed to be parked at any of the green areas to prevent any damage to the turfed areas.
6.	House owner shall not cause any damage to or destruction of any part or parts of the Common Property or the Common Facilities
7.	House owner shall not place any brooms, mops, cartons, notices, advertisements, posters, illuminations or other means of visual communication on windows, doors or passages that can be viewed or seen from the outside of the unit
8.	Iron Grilles are not installed on the windows or doors of residential units/houses. If such grilles are installed on the residential unit/house, there must be of a type that can be opened from either the outside or the inside.
9.	The storage of flammable materials under the stairs, such as kerosene, petroleum products and the like, is not permitted.
10.	If modifications or extensions are made at the back of the house, please ensure that the construction of the partition wall (party wall) can function effectively to prevent the spread of fire to the other units.

Surrounding Amenities

Religious Centre

Raja Haji Fisabilillah Mosque
Persiaran Semarak Api 63000
Cyberjaya Selangor

Masjid Cyberjaya 10
Masjid Cyberjaya 10, 63000
Cyberjaya Selangor

University

University of Cyberjaya
3410 Jalan Teknokrat 3 63000
Kuala Selangor Selangor

Multimedia University
Multimedia University Cyberjaya
63100 Cyberjaya Selangor

Shopping Centre & Hypermarkets

Shaftsburry Square
Persiaran Multimedia, Cyber 6,
63100 Cyberjaya Selangor

Tamarind Square
Persiaran Multimedia, Cyber 10,
63000 Cyberjaya, Selangor

School

SMK Cyberjaya
Persiaran Fauna 2, Zon Flagship 2,
63000 Cyberjaya Selangor

SK Cyberjaya 1
Persiaran Bestari, Zon Flagship 2,
63000 Cyberjaya Selangor

SJK(C) Union
Lot 47687, 63000 Cyberjaya Selangor

Brainy Bunch International School
and Headquarters
1 Jalan GC 1 63000 Cyberjaya Selangor

King Henry VIII College
Persiaran Bestari 63000
Cyberjaya Selangor

Important Telephone Number

Item	Address	Telephone No
Telephone	TMpoint Cyberjaya Ground Floor, TM IT Complex, 3300, Jalan Usahawan 1, 63000 Cyberjaya, Selangor, Malaysia	1300-888-123
Electricity	Tenaga Nasional Berhad (Putrajaya & Cyberjaya) Unit 4802-0-7 Jalan Perdana Off Jalan Multimedia CBD Perdana 63000, Cyberjaya, Selangor, Malaysia	03-8886 6888
Water	Pengurusan Air Selangor Wilayah Sepang 42, Jalan 2 43900 Sepang Selangor	03-8706 1154
Sewerage	Indah Water Konsortium STP-A, Persiaran Sepang, Off, Persiaran Multimedia, 63100 Cyberjaya, Selangor, Malaysia	03 - 8318 5834
Garbage Disposal	Majlis Perbandaran Sepang Persiaran Semarak Api, Cyber 1, 63200 Cyberjaya, Selangor, Malaysia	03-8319 0200
Fire & Rescue	Balai Bomba Dan Penyelamat Cyberjaya Persiaran Apec 63000 Cyberjaya Selangor	03-8318 8944
Police	Balai Polis Cyberjaya Jalan Cyber Point 5, 63000 Cyberjaya, Sepang, Selangor.	03-8318 2222

Useful Telephone Number

Item	Address	Telephone No
Developer	Worldwide Holdings Berhad Mercu Worldwide, No. 7, Persiaran Sukan, Laman Seri Business Park, Seksyen 13, 40100 Shah Alam, Selangor	03-5526 2525
Local Council	Majlis Perbandaran Sepang Persiaran Semarak Api, Cyber 1, 63200 Cyberjaya, Selangor, Malaysia	03-8319 0200
Hospital	Hospital Cyberjaya Persiaran Multimedia, Cyber 11, 63000 Cyberjaya, Selangor	03 8873 3500

Contact Us

For defects or concerns, kindly contact the below:

**Nor Kamaruzzaman
Saad**

+6012-444 5124

kamarul@whb.com.my

**Customer Care
Property**

03 5526 2510

customercareproperty@whb.com.my

Disclaimer

The Homeowner's Manual is for the owner's reference purposes only. It is not legally binding and its contents are not to be taken, read and construed as an integral part of the Sales and Purchase Agreement between the owner and Worldwide Holdings Berhad.

In the event the Owner intends to renovate the Property or carry out any such works on the Property related thereto and has obtained the approval from the relevant authorities and further relies on the information and contents contained in the Manual for such purposes, Worldwide Holdings Berhad shall not be liable to the Owner for any losses, claims, damages, costs, charges, expenses, liabilities, demands, proceedings and action which the Owner may sustain or incur, or which may be brought or established against it by any person and which in any case may arise out of or in relation to or by reasons of such reliance

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 0414
worldwideproperty.com.my



All illustration are artist's impression only. The information contained herein is subject to change without notification as may be required by the authorities 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 Bilan & Jualan : 5610 30/05 2028/0408(N) N-41 • Tempoh Sah : 13/05/2028 12/05/2028 • Pihak Berkas Yang Meluluskan Pelan Bangunan : Majlis Perbandaran Sepang No. Rujukan Pelan Bangunan : MPSEPANG 600 34/1/189 (9)
• Pegangan Tanah : Pajakan 99 tahun Tamat pada 18 Ogos 2118 • Seksyen Keperluan : Tanah ini boleh dipindah milik, dipajak atau digadai setelah mendapat kebenaran Pihak Berkas Negara • Bebanan Tanah : Trade • Mac 2028 • Lyra Residence • Rumah Teres Dua Tingkat • Jenis 1, Jumlah Unit: 102, Harga: RM996,600 (RM1,732,500) (maks.) • Jenis 1of, Jumlah Unit: 27, Harga: RM996,600 (RM1,642,300) (maks.) • Jenis 2, Jumlah Unit: 16, Harga: RM1,169,300.00 (min) RM1,652,200 (maks.) • Jenis 3, Jumlah Unit: 37, Harga: RM1,158,300 (min) RM1,870,000 maks

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA