



Echoing the Evergreen
Way of Living



DOUBLE STOREY TERRACE HOMES

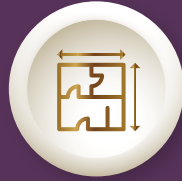
Experience Life Amidst Nature With Multiple Recreational Facilities



Sustainable
Environments



Modern
Living



Spaciousness



Outdoor
Activities



Flexible
Space



Artist's impression

A Neighbourhood That Fulfils All Your Needs



Integrated Green Masterplan

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.

8 Educational Institutions

8 Retail ,Shopping & Recreation Amenities

2 Medical & Healthcare Facilities

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.

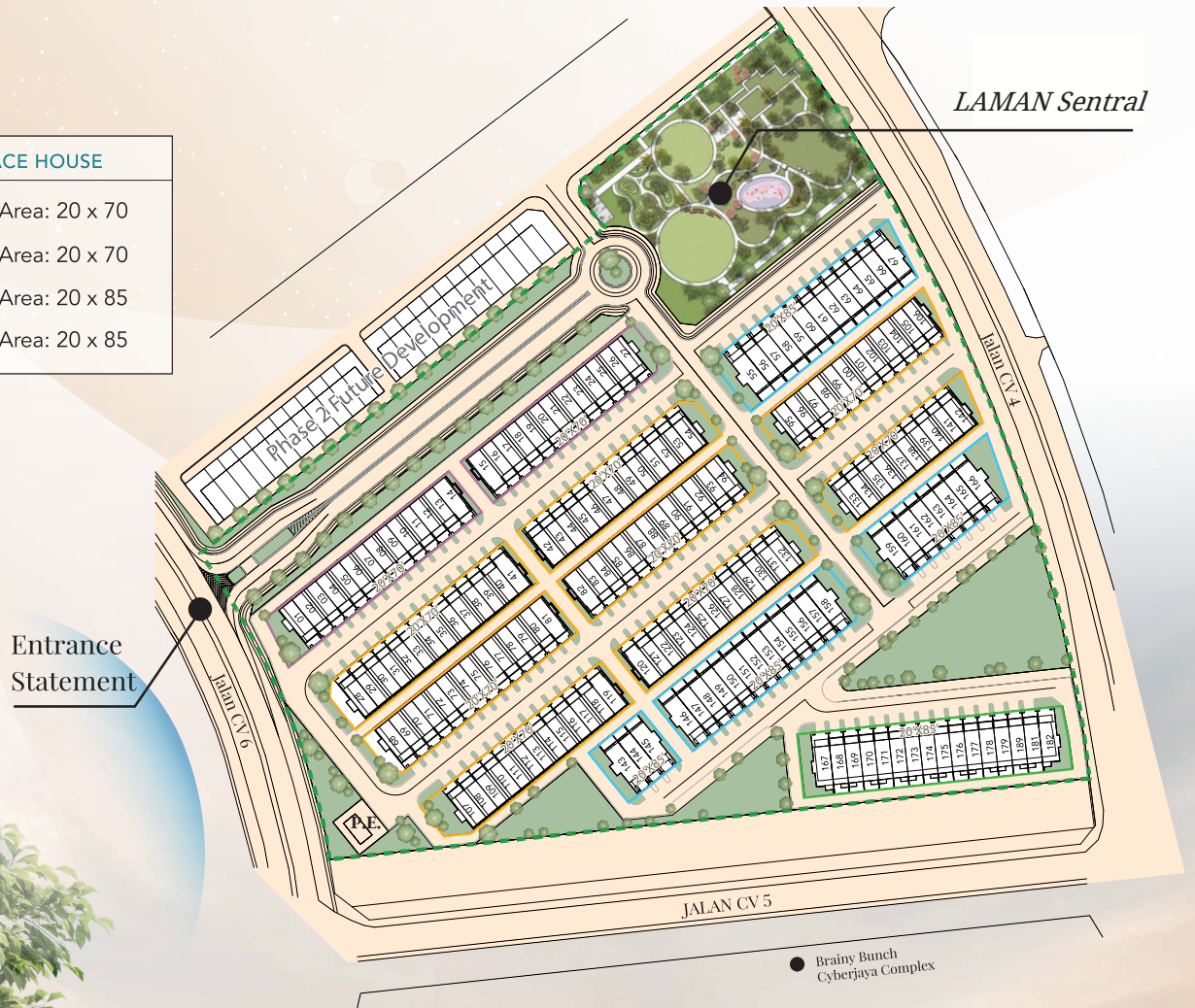
This is an urban sanctuary you call - HOME

Site Layout Plan

LEGENDS

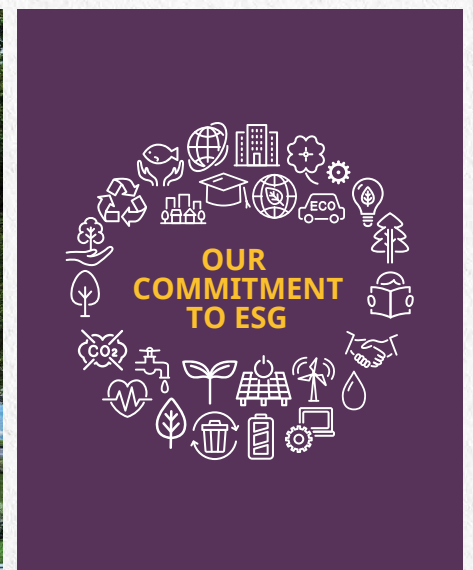
DOUBLE STOREY TERRACE HOUSE

Type 1	Land Area: 20 x 70
Type 1DF	Land Area: 20 x 70
Type 2	Land Area: 20 x 85
Type 3	Land Area: 20 x 85



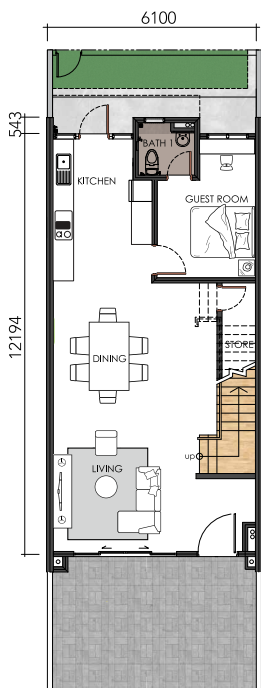
Type 1 | 20'x70'



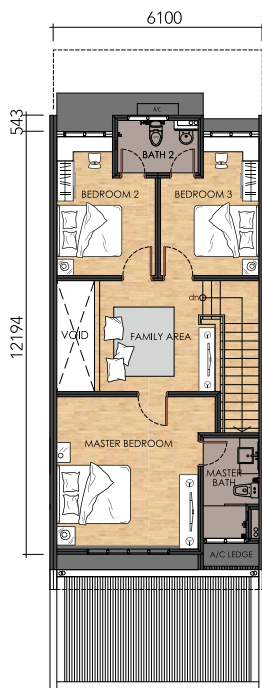


The spacious backyard is ready for future extension
as your family grows





Ground Floor (Intermediate Unit)



First Floor (Intermediate Unit)

TYPE 1(102 Units) / TYPE 1DF (27 Units) | 20'x70'

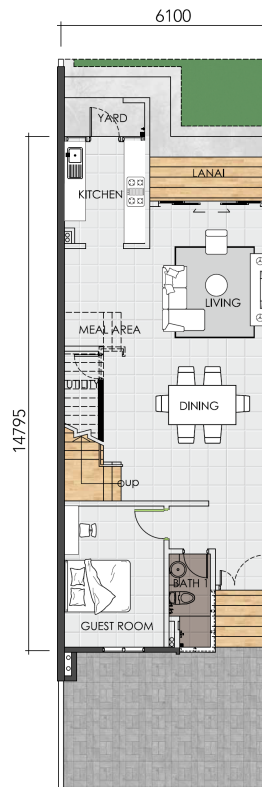
Built-up area : 4 Bedrooms 3 Bathrooms
1,817 sq.ft.

Unique Features:

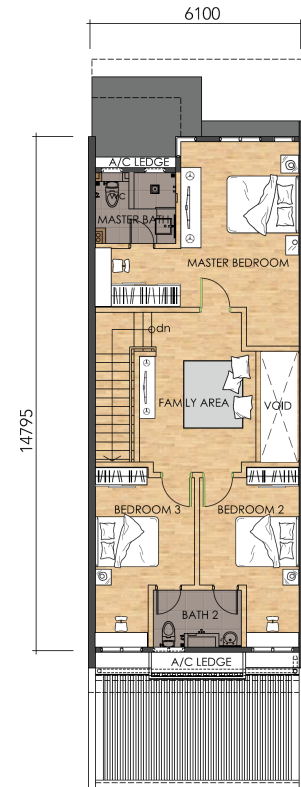
The practical and flexible home that you need.

Design features

- Double frontage facade design (Type 1DF)
- Open concept
- Practical & functional layout



Ground Floor (Intermediate Unit)



First Floor (Intermediate Unit)

TYPE 2 (16 Units) | 20'X85'

Built-up area : 4 Bedrooms 3 Bathrooms
2,099 sq.ft.

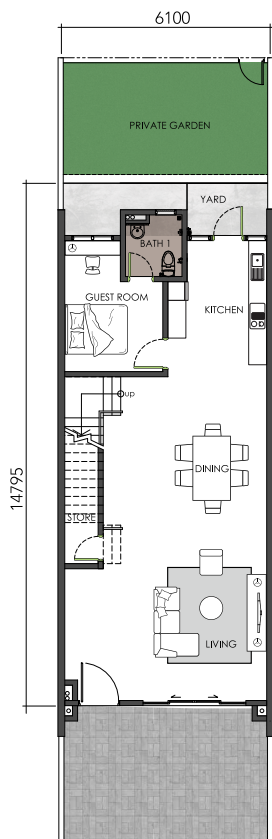
Unique Features:

Features a lanai that overlooks a private garden and connected to the living room.

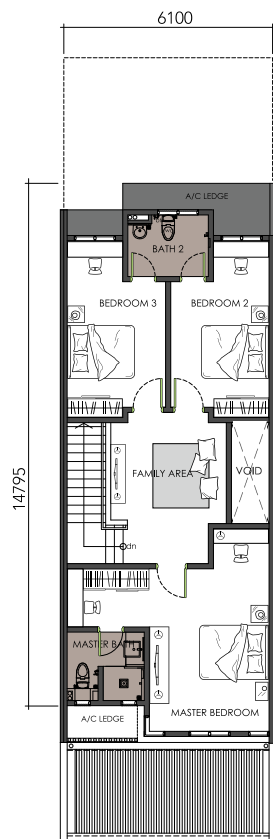
It is the perfect sight for you to lay back and enjoy the serene garden living concept. Nevertheless, this limited unit offers a sustainable way of life as it accommodates all multi-generational families, while ensuring the home to be livable indefinitely.

Design features

- Spacious & open concept.
- Private garden with *lanai*.
- Spacious bedrooms with study / home office corner (new norm feature).
- Living room & master bedroom facing private garden.
- Larger dining area.
- Natural sunlight & good ventilation.
- All units facing north-south.



Ground Floor (Intermediate Unit)



First Floor (Intermediate Unit)

TYPE 3 | 20'X85' (37 Units)

Built-up area : 4 Bedrooms 3 Bathrooms
2,283 sq.ft.

Unique Features:

Spacious design for optimal comfort, with extra flexibility for interior and furniture arrangement. An ideal home for multi-generational living, while offering ample space for everyone to enjoy.

Design features

- Spacious & open concept.
- Larger master bedroom.
- Spacious bedroom with study / home office corner (new norm feature).
- Private garden.
- Natural sunlight & good ventilation.

**All dimensions are in mm unless stated otherwise*

SPECIFICATION

Structure	: Reinforced Concrete	
Wall	: Brickwall	
Roof Covering	: Concrete Tiles Roof / Transparent Roof Tiles / Metal Deck Roof	
Roof Framing	: Lightweight Steel Trusses / Reinforced Concrete	
Ceiling	: Skim Coat / Plaster Ceiling	
Window	: Glass Window with Powder Coated Aluminium Frame	
Doors	: Main Entrance	: Solid Timber Door with Metal Frame
	: Others	: Aluminium Frame Sliding Door
		: Flush Door with Metal Frame
Ironmongery	: Lockset with Accecories	
Wall Finishes	: General	: Plaster & Paint
	: Bathrooms	: Wall Tiles up to Ceiling Heights
	: Kitchen	: Wall Tiles up to 1500 mm Heights
Floor Finishes	: Living, Dining & Kitchen	: Tiles
	: Guest Room	: Tiles
	: Master Bedroom, Bedroom 2 & Bedroom 3	: Laminated Floor
	: Family Area	: Laminated Floor
	: Terrace / Yard	: Tiles
	: Balcony	: Tiles
	: Bathrooms	: Tiles
	: Store / Utility	: Tiles
	: Car Porch / Driveway	: Concrete Imprint
Sanitary Fitting	: Kitchen	: Sink and Tap
	: Bathroom	: Sanitary Wares & Fitting Provided
	: Car porch & Yard	: Tap

[illegible]



Unparalleled Location with Excellent Connectivity & Facilities



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 0414

worldwideproperty.com.my



WORLDWIDE PROPERTY



Classic Anugerah 2022



DIGITAL TRANSFORMATION AWARDS 2022



BEST COMPANIES TO WORK FOR IN ASIA 2022

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 Kanan & Jualan : 5610-30/05-2026/0408(NGL) • Tempoh Sah : 13/05/2024 - 12/05/2026 • Pihak Berkasa Yang Meluluskan Pelan Bangunan : Majlis Perbandaran Sepang • No. Rujukan Pelan Bangunan : MPSEPANG 600-34/1/189 (9) • Pegangan Tanah : Pajak 99 tahun (Terat pada 18 Ogos 2114) • Sekatan Kepertingan : Tanah ini boleh dipindah
milik, dipajak atau digadai setelah mendapat kebenaran Pihak Berkasa Negeri • Bebanan Tanah : Tada • Tarikh Dijangka Siap Mac 2026 • Resident Lyra • Rumah Teres Dua Tingkat •
Jenis 1, Jumlah Unit : 102, Harga : RM996,500 (maks) • Jenis 1b, Jumlah Unit : 27, Harga : RM996,500 (maks) • Jenis 1c, Jumlah Unit : 27, Harga : RM996,500 (maks) •
Jenis 2, Jumlah Unit : 16, Harga : RM1,169,300.00 (maks) • Jenis 3, Jumlah Unit : 37, Harga : RM1,652,200 (maks) • Jenis 3, Jumlah Unit : 37, Harga : RM1,158,300 (maks) • Jenis 3, Jumlah Unit : 37, Harga : RM1,870,000 (maks)

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA