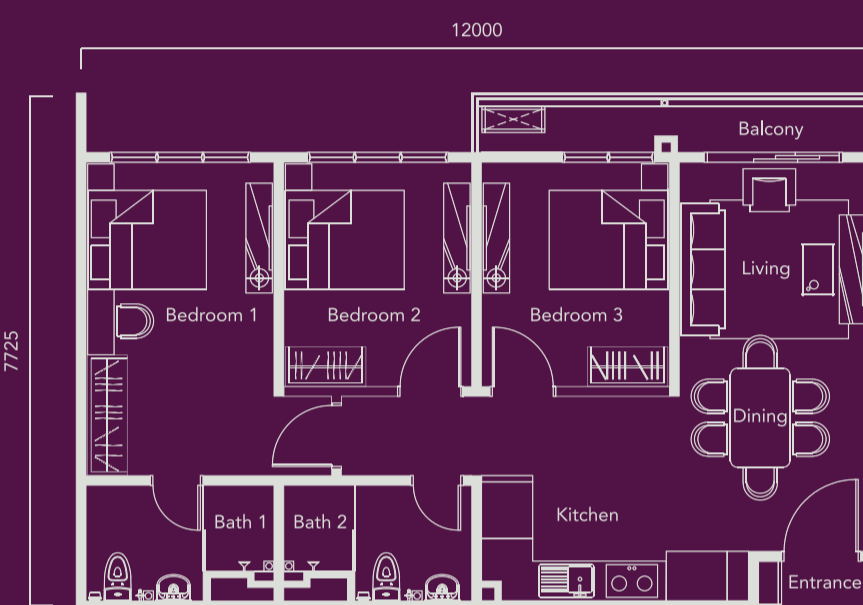




Type A0

936 SQ. FT.

3 BEDROOMS + 2 BATHROOMS
CORNER

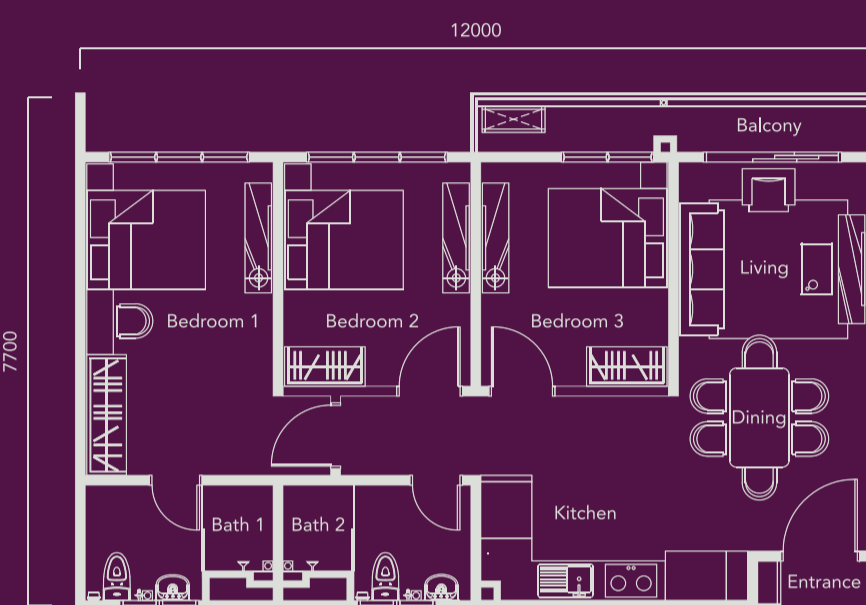


Flexible Wall

Type A2

936 SQ. FT.

3 BEDROOMS + 2 BATHROOMS
CORNER



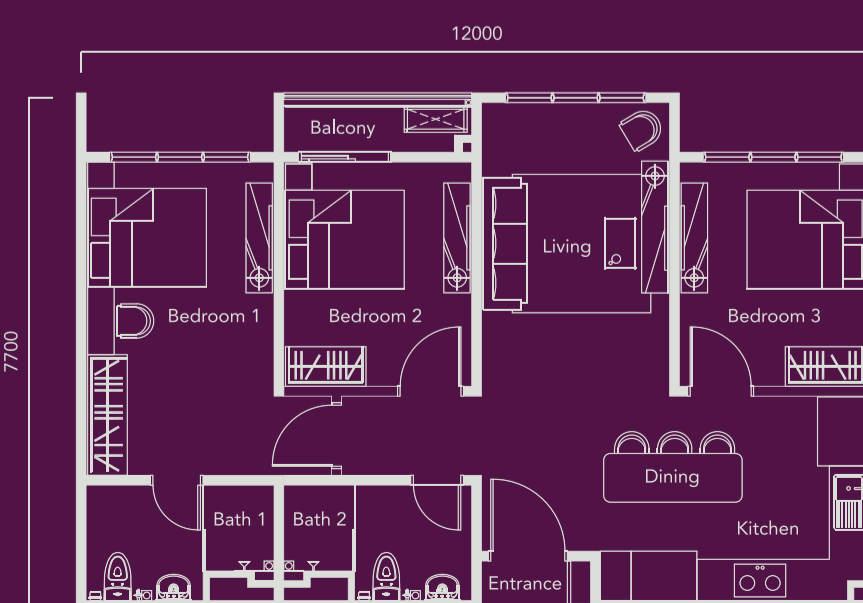
Flexible Wall



Type B

936 SQ. FT.

3 BEDROOMS + 2 BATHROOMS
INTERMEDIATE

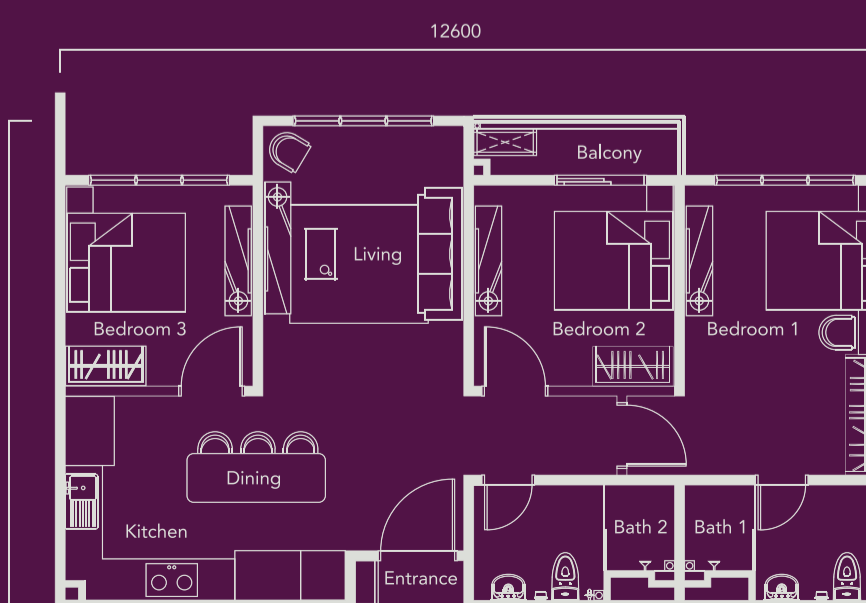
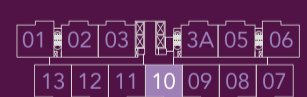


Flexible Wall

Type C

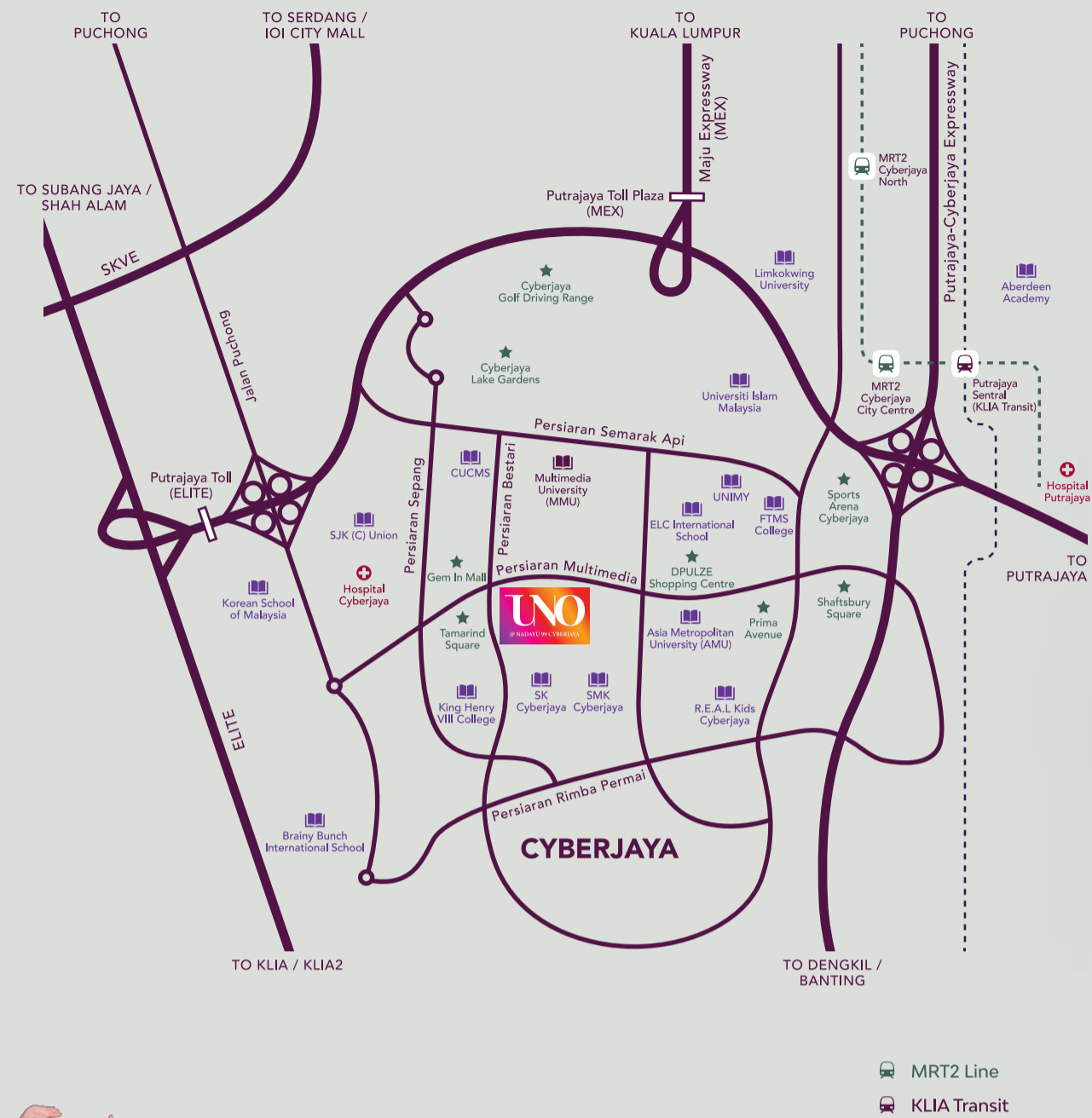
936 SQ. FT.

3 BEDROOMS + 2 BATHROOMS
LIMITED INTERMEDIATE



Flexible Wall

Connecting Us,
Connecting Places



66
There's no place like home,
no food like homecooked,
no comfort like home.

Just a Stone's Throw Away

- 9.4km ELITE Highway
- 15km Subang Jaya
- 17km MEX Expressway
- 17km LDP Expressway
- 24km Bukit Jalil
- 27km KLIA 2
- 30km KLIA
- 30km SKVE Expressway
- 34km KLCC

Happening Spots to Chill

- 1km Tamarind Square
- 1.8km Gem In Mall
- 2.7km DPULZE Shopping Centre
- 2.9km Cyberjaya Lake Gardens
- 3.9km Prima Avenue
- 4.5km Cyberjaya Golf Driving Range
- 4.6km Shaftsbury Square
- 4.6km Sports Arena Cyberjaya

Knowledge is Power

- 400m SMK Cyberjaya
- 400m SK Cyberjaya
- 1km King Henry VIII College
- 1.5km Multimedia University (MMU)
- 2.1km University of Cyberjaya (UoC)
- 2.4km SJK (C) Union
- 2.5km University Malaysia of Computer Science & Engineering (UNIMY)
- 3km R.E.A.L Kids Cyberjaya
- 3km ELC International School
- 3.7km Korean School of Malaysia
- 4.4km Brainy Bunch International School
- 7km LimKokWing University
- 7.9km Heriot-Watt University Malaysia Campus

Being located in Cyberjaya's central business district provides easy access to educational institutions and healthcare centres. With the best of retail, amenities, entertainment and dining options, your to-do list will now be: shop, shop, and shop to your heart's content!

www.unocyberjaya.com



PROMENADED

Developer:
PROMENADE WORLD SDN BHD (1354924-X)
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Pusat Perdagangan Bandar Bukit Jalil,
Persiaran Jalil 2, 57000 Kuala Lumpur.
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Sales Gallery:
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Pusat Perdagangan Bandar Bukit Jalil, Persiaran Jalil 2,
57000 Kuala Lumpur.
T (+603) 8656 1161

Developer: Promenade World Sdn Bhd (1354924-X) | Developer's License No.: 30182/09-2027/0181 (N) | Validity Period: 02/09/2022 - 01/09/2027 | Advertising & Sales Permit No.: 30182/09-2020/061 (N) | Validity Period: 17/04/2022 - 16/04/2025 | Approving Authority: Jabatan Pendaftaran Negara | Building Plan Approval No.: MBPJ/08-342/194/101 (Land Tenure: Freehold) | Land Encumbrances: Affin Islamic Bank Berhad | Expected Date of Completion: June 2026 | Type of Property: Condominium | No. of Units: 349 Units | Minimum and Maximum Price: RM 558,800 (Min) - RM 561,600 (Max) | No. of Car Park per Unit: 2 Units | Bump-up Discount: 7%

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All art renderings and photographs contained in this simplified brochure are artist's impression only. The developer reserves the right to modify any part or parts of the building prior to completion as directed or approved by the architects and/or the relevant authorities. All plans, layouts, information, and specifications are subject to change and cannot form part of an offer or contract presentation. The developer reserves the right to alter, change or vary any information contained herein without prior notification. While every care is taken in providing this information, the developer will not be held responsible for any variations. For avoidance of doubt on all plans, layouts, information, and specifications, please always refer to the Sales and Purchase Agreement.

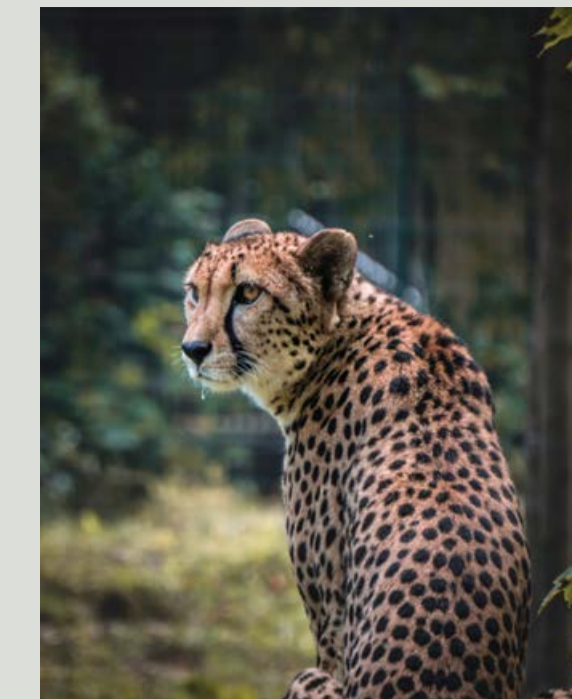
MONDAY 26 JULY · 1354924-X · 30182/09-2027/0181(N)

UNO

@ NADAYU 99 CYBERJAYA

**NATURE
CHEETAH
ON THE LOOSE**
Cheetah spotted
in Cyberjaya:
brimming with
passion and
determination,
according to
reports.

>PAGE 3



ISSUE: 99099

HOME · LIFESTYLE · SPORTS

EST 2023

NATION

Gym-goers and health fanatics discover haven. >PAGE 4



CYBERJAYA

YOUR HOME PLAYGROUND

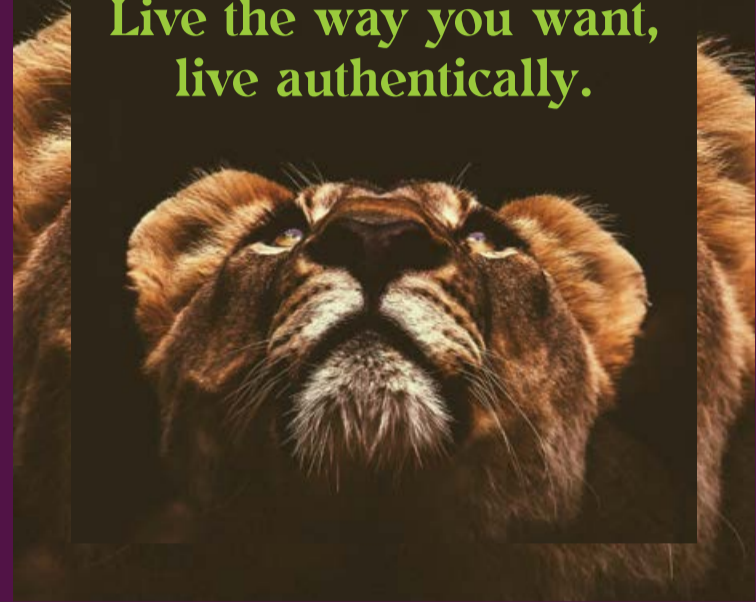
Welcome to your new haven, designed for those who are bold in the pursuit of new adventures and unafraid to live life to the fullest. Live actively and live well, and make this your ultimate playground.

>REPORTS ON PAGE 2

Each animal embodies its own unique and distinct characteristics that represent us, our spirit animal. We are more than we think we are, denoting wisdom and strength. Our home is our safe haven, our personal playground where we can be ourselves.

This is where we feel most alive, energised and renewed. This concept takes on a holistic and soulful approach to personal development and an active lifestyle.

Be free, be brave.
Live the way you want,
live authentically.



You Are In Good Hands

- Smart Guardhouse
- 16 Sports Facilities
- EV Charging Station
- 10,000 sq. ft. of Green Spaces
- Rooftop Coworking Space
- Parcel Locker
- Community Storage Space
- Community Shuttle Service



Sky Terrace

Facilities Plan



GROUND FLOOR

- 01 Security Control Room
- 02 Indoor Drop-Off
- 03 Outdoor Drop-Off
- 04 Lift Lobby
- 05 Waiting Lobby
- 06 Lobby Lounge
- 07 Mailbox
- 08 Food Drop-Off Area
- 09 Management Office
- 10 Kindergarten
- 11 Surau
- 12 Laundry
- 13 E-Parcel Locker
- 14 Locker Storage Space
- 15 Orchard Farm Garden
- 16 Community Pets Garden
- 17 417m Cycling / Jogging Track
- 18 E-Bike & E-Scooter Charging Stations
- 19 EV Charging Station
- 20 Bicycle Station
- 21 Car Wash Bay
- 22 Loading Bay
- 23 Kenduri Hall
- 24 Recycle Centre

THE PODIUM

- 01 Lift Lobby
- 02 Tennis / Volleyball Court
- 03 Futsal Court
- 04 3x3 Basketball Court
- 05 Crossfit Training
- 06 100m Sprint Track
- 07 Children's Playscape
- 08 Glamping Zone
- 09 Urban Farm
- 10 Gazebo
- 11 Bbq Corner
- 12 Garden Pantry
- 13 Halal Stove Corner
- 14 Lemang Stove Corner
- 15 Pool Deck
- 16 50m Infinity Lap Pool
- 17 Pool Shower
- 18 Indoor Community / Badminton Hall
- 19 Ping Pong Table
- 20 Children's Indoor Playground
- 21 Games Room
- 22 Toilet / Changing Room

SKY TERRACE

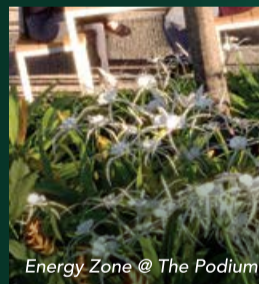
- 01 Lift Lobby
- 02 Changing Room
- 03 Uno's Sky Gym
- 04 Outdoor Yoga Deck
- 05 Dance Studio
- 06 Outdoor Sky Fitness
- 07 Indoor Coworking Space
- 08 Outdoor Coworking Space
- 09 Herbs & Spice Garden
- 10 Eco Sky Kitchen



Grand Entrance



Ascend to a healthier and more fulfilling lifestyle with our development's bicycle, e-bike, and e-scooter stations. Conveniently located and easily accessible, our well-marked routes will energise you to go the extra mile at any time.



Energy Zone @ The Podium



50m Infinity Lap Pool @ The Podium

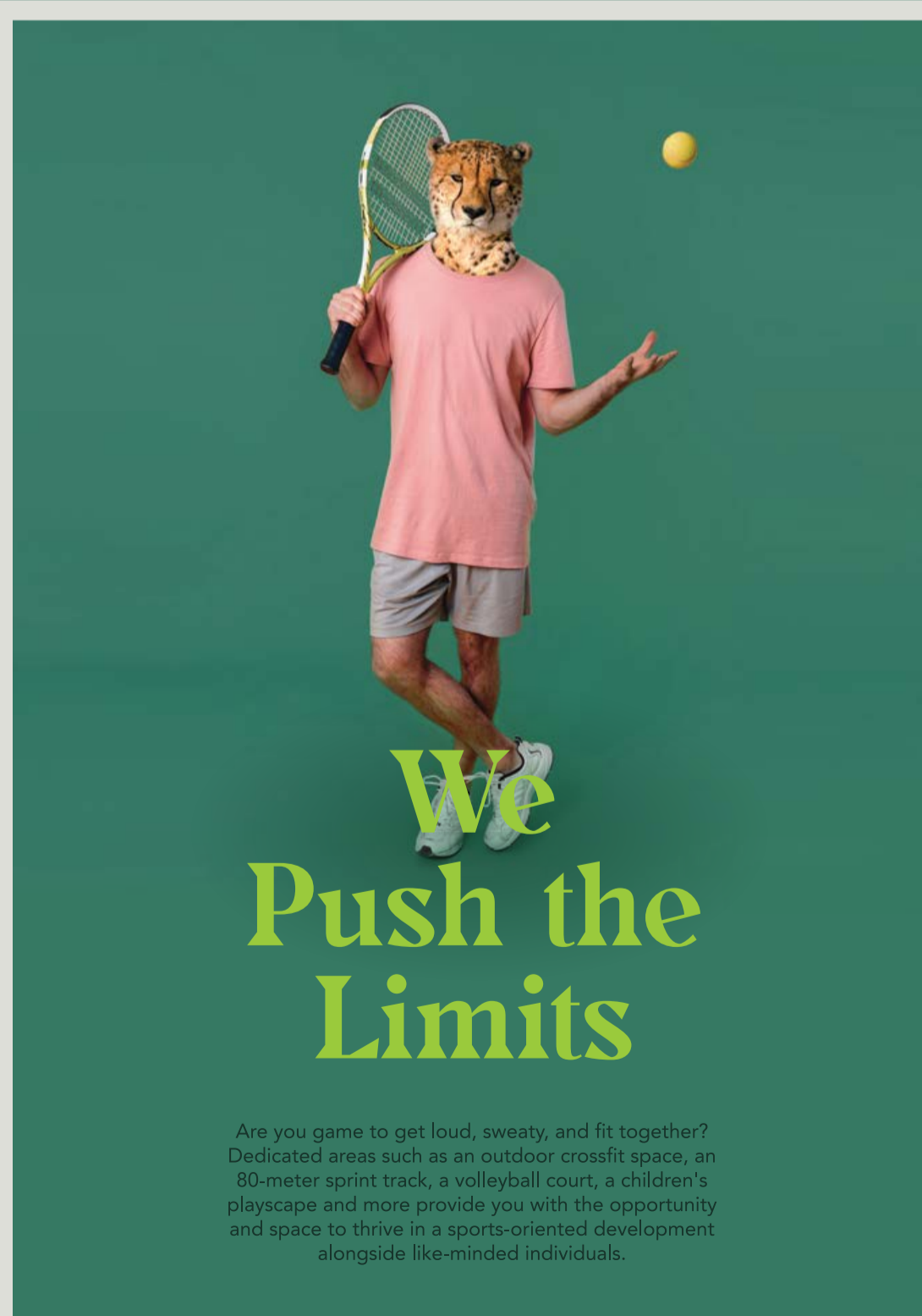
When you are supported by a community that feels like family, life is at its best. The development offers community-oriented amenities such as a *lemang* stove, a garden pantry, an indoor dance floor, and a coworking space, ensuring that there is never a dull moment here.



Community-Oriented Amenities @ The Podium

We Push the Limits

Are you game to get loud, sweaty, and fit together? Dedicated areas such as an outdoor crossfit space, an 80-meter sprint track, a volleyball court, a children's playscape and more provide you with the opportunity and space to thrive in a sports-oriented development alongside like-minded individuals.



Crossfit Training @ The Podium



The Podium



CYBERJAYA

BY PROMENADED

For the Bold, Daring, and Adventurous.