

— EXCLUSIVE CORNER UNIT

# SKYVILLA D'ISLAND

*Your Private Sanctuary @ Puchong, Selangor*



1,151 Sqft



3 Bedrooms



2 Bathrooms



2 Car Parks

ASKING PRICE

**RM 600,000** (Nego)

✓ Fully Furnished & Ready to Move In

CY LUM

CY LUM SERVICES  
PROPERTY PROPOSAL

+60 10 363 1482

PROPERTY OVERVIEW

# At a Glance

A premium **Corner Lot** offering superior privacy, natural light, and ventilation. This modern home is fully furnished and ready for immediate occupancy.



**BUILT-UP**  
1,151 sqft



**UNIT TYPE**  
Corner Lot



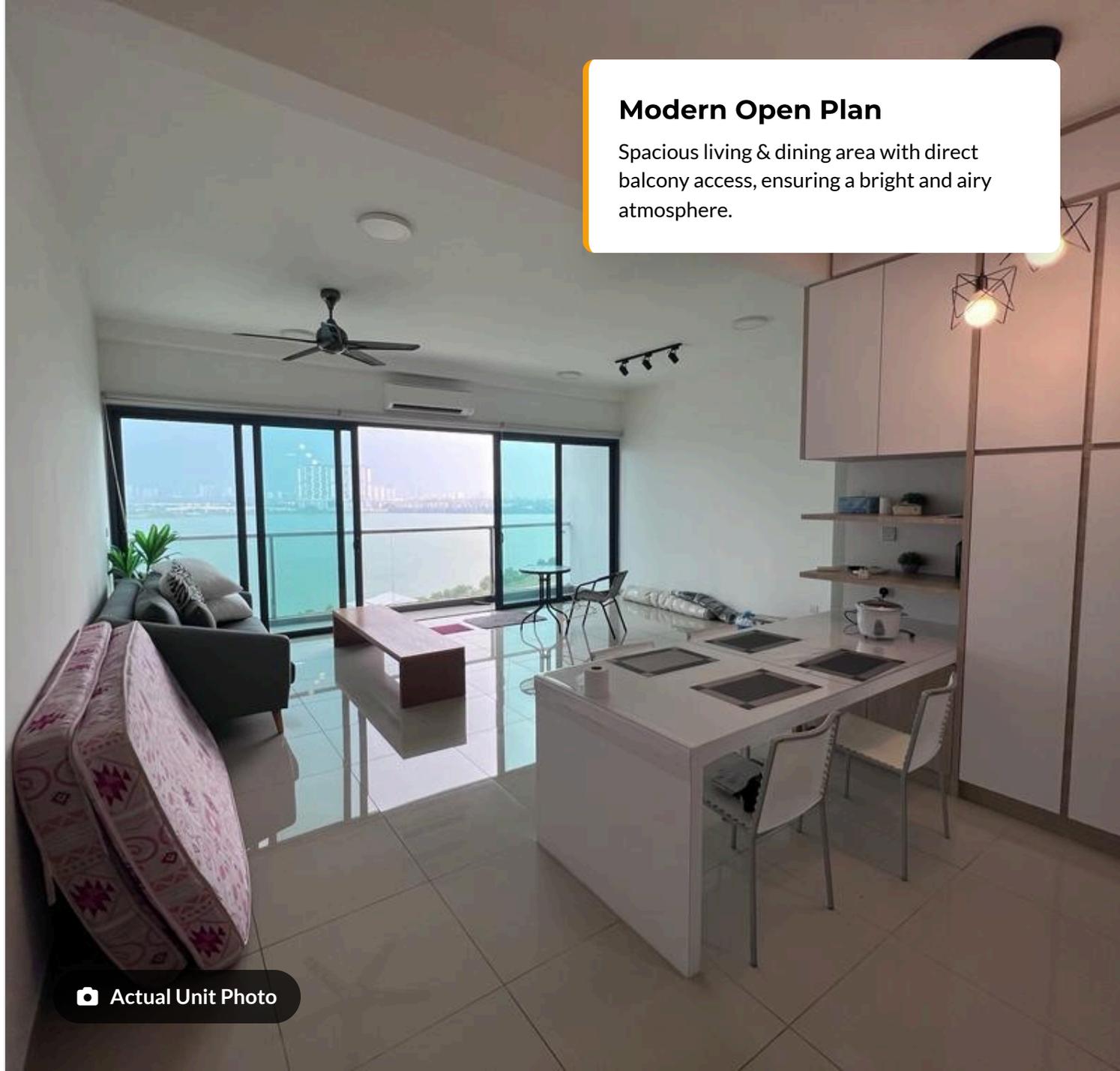
**LAYOUT**  
3 Bed | 2 Bath



**PARKING**  
2 Car Parks



**STATUS**  
Fully Furnished & Ready



## Modern Open Plan

Spacious living & dining area with direct balcony access, ensuring a bright and airy atmosphere.

 Actual Unit Photo



SKYVILLA

 SkyVilla  
D'ISLAND PUCHONG

**MASTERPLAN VIEW**

*An Exclusive Island Enclave*

LOCATION & TOWNSHIP

# Island Living In The City



## D'Island Township

Located within the prestigious lakeside township of D'Island, Puchong. A serene peninsula setting surrounded by expansive water views.



## Secure & Private

A guarded development ensuring peace of mind, featuring low-rise blocks arranged around a landscaped central deck.



## Resort-Style Living

Enjoy resort-style podium facilities right at your doorstep, blending everyday conveniences with a holiday lifestyle.



## Prime Connectivity

An established address with easy access to major highways and everyday conveniences in the mature Puchong area.

“

# *The View That Sells Itself*

Panoramic, unblocked lake vistas from your living, dining, and balcony. Wake up to sunrises, unwind with sunsets, and find your daily peace in this serene blue horizon.



## **Unobstructed Airflow**

Fresh lake breezes all day



## **Endless Horizon**

Permanent unblocked views



## **Nature Retreat**

Tranquil green surroundings

# Premium Features

Thoughtfully designed for modern family living, this corner residence combines practical layout efficiency with resort-style aesthetics.



01

## Corner Orientation

Enjoy exclusive privacy with fewer shared walls. The corner position ensures abundant natural light and superior cross-ventilation through extra side windows.



02

## Spacious Open Plan

A generous living and dining area designed for entertaining, featuring full-height glass sliding doors that seamlessly connect to the scenic balcony.



03

## 3 Comfortable Bedrooms

Well-proportioned rooms accommodating family needs. Includes a Master Suite with an attached bathroom for your personal retreat.



04

## 2 Modern Bathrooms

Fitted with quality sanitary ware and designed with a practical layout (1,151 sqft B2 Type) ensuring convenience and ease of maintenance.



05

## Wet & Dry Kitchen

Distinct culinary zones: a sleek Dry Kitchen with island for light prep and dining, plus a separate Wet Kitchen and Yard for heavy cooking.



06

## Quality Furnishings

Move-in ready with premium built-ins, contemporary lighting, custom cabinetry, and tasteful loose furniture included in the sale.

WHY CHOOSE THIS UNIT?

# Unmatched Advantages

Compared to standard units, this corner lot offers superior livability, immediate convenience, and exceptional financial value.



## Corner Privacy

Escape the "corridor effect." Being an end-lot means fewer shared walls, significantly reducing noise and increasing personal space.

- ✓ Extra Natural Light
- ✓ Better Ventilation



## Best Value

Priced to sell at RM600k (Negotiable). Market data indicates comparable corner units listing significantly higher.

Market		RM718k
Our Price		RM600k

HOT DEAL



## Turnkey Ready

Skip the renovation headache. This unit comes fully furnished with built-ins, saving you time and substantial upfront cash flow.

- ✓ No Reno Dust
- ✓ Move In Immediately



LIFE AT SKYVILLA

# Your Lifestyle Benefits



## Daily Tranquility

Wake up to serene lake views and lush greenery. A peaceful retreat from the city hustle right at your doorstep.



## Bright & Airy Spaces

As a corner unit, enjoy abundant natural light and cooling cross-breezes that create an uplifting, healthy environment.



## Entertainer's Layout

The seamless flow from the open kitchen to the spacious living area and balcony makes hosting friends and family effortless.



## Low Setup Cost

Fully furnished with quality built-ins means you save significant upfront cash and avoid renovation stress.



## Investment Value

Lakefront corner units are scarce assets. Their unique positioning supports long-term value preservation and demand.

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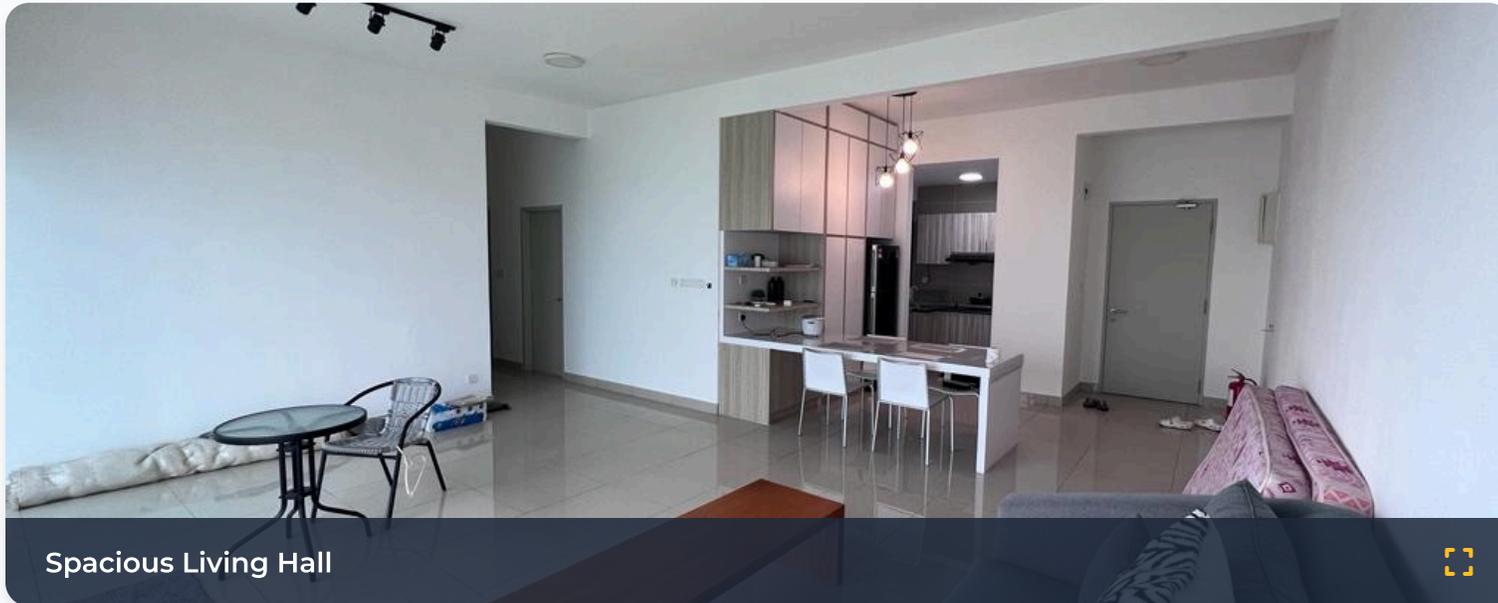
**"A home that feels like a holiday."**

Experience the perfect blend of comfort and scenery.

FUNCTIONAL & STYLISH DESIGN

# Interior Excellence

Move-In Ready Configuration



Spacious Living Hall



Modern Dry Kitchen

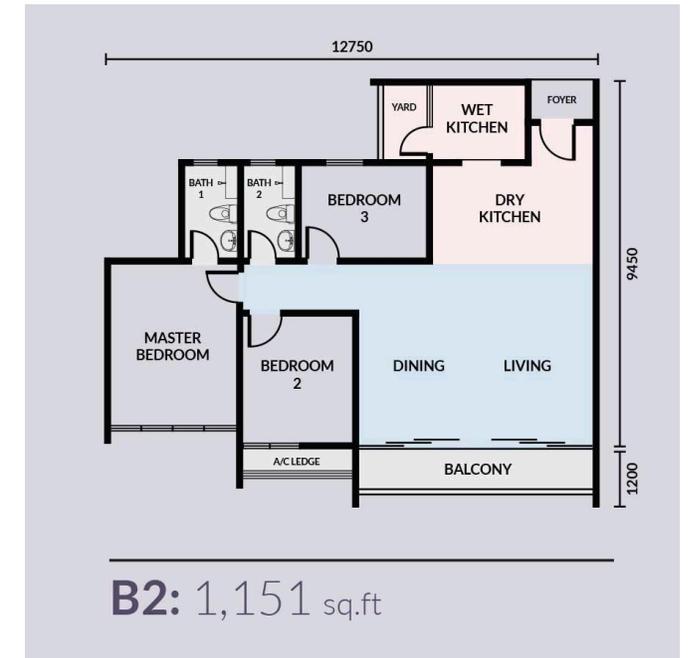


Open Plan Dining



## Type B2 Layout

Practical & Efficient



- 3 Bedrooms
- 2 Bathrooms
- Yard Area
- Foyer
- Open Living & Dining

ASKING PRICE

**RM 600k**

SkyVilla D'Island @ Puchong

 Negotiable

PROPERTY HIGHLIGHTS

- ✓ 1,151 sqft Corner Unit
- ✓ Fully Furnished
- ✓ 3 Rooms / 2 Baths / 2 Carpark

FINANCIAL OVERVIEW

# Investment Opportunity

Secure immediate equity with a purchase price significantly below comparable market listings.

## Price Comparison

Based on listing data for similar furnished corner units

Comparable Listing

RM 718,000

Our Offer

RM 600,000



### Rental Ready

Zero downtime. Furnished status attracts tenants immediately, minimizing vacancy periods.



### Value Growth

Township development & limited lakefront supply support healthy capital appreciation.



### Low Entry

Competitive per sqft pricing for a corner unit compared to surrounding new launches.



## SkyVilla D'Island

Ready to Move In • 2026

YOUR NEW CHAPTER BEGINS

# Live in Lakeview Luxury

Don't miss this rare opportunity to own a fully furnished corner residence with breathtaking privacy and space. Secure your viewing today.



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**www.cylum.co**

**BOOK YOUR PRIVATE VIEWING**

\*Terms & conditions apply. Price negotiable upon viewing.

# Market Value & Analysis

Based on Jan 2026 Market Data

## Recent Transactions

**RM 491k**

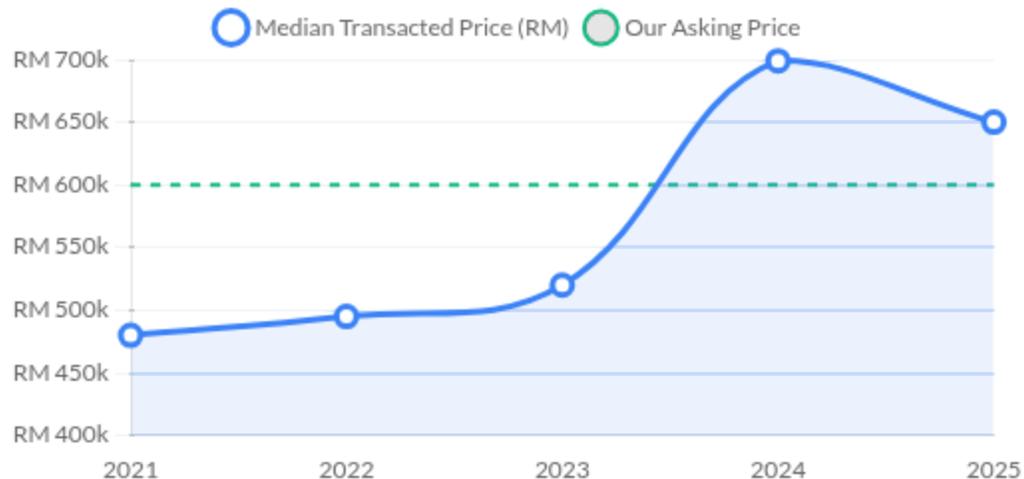
LOWEST TRANSACTED

**RM 602**

MEDIAN PSF

**RM 699k**

HIGHEST TRANSACTED



Sources: Brickz.my, iProperty, EdgeProp, PropTrendz (Data range: 2023-2025)

## Positioning Analysis

At RM600,000 (RM521 psf), this unit is positioned significantly below the median market rate of RM602 psf, offering immediate paper gain potential for a premium corner unit.

### PRICE PER SQUARE FOOT SPECTRUM



### Strategic Insight

This unit is priced ~13% below the median PSF for the area. Considering the **corner lot premium** and **full furnishing**, the effective value exceeds the asking price, positioning it as a "Below Market Value" opportunity.



BUYING FOR OWN-STAY

# Why This Home Works for You



## Move-In Ready

Fully furnished with quality cabinetry. Shift in immediately with minimal setup cost and zero renovation delays.



## Privacy & Calm

An end-lot corner unit means fewer shared walls, superior privacy, and an unblocked lake horizon for daily peace.



## Daily Wellness

Enjoy breezy balcony moments and lake views. Green podium facilities offer a mental reset without leaving home.



## Family-Friendly Flow

A spacious layout with island dining makes family meals and hosting easy. 3 bedrooms offer flexibility for kids or WFH.



## Building Equity

Stop paying rent and start building your own asset. The lakefront desirability supports long-term value resilience.



**"More than a house, it's a sanctuary."**

Peace, privacy, and pride of ownership.

# Complete Costing Analysis

RM 600,000



## Estimated Entry Cost

Cash required upfront (Estimate)

<b>Down Payment</b> 10% of Purchase Price	RM 60,000
<b>SPA Stamp Duty (MOT)</b> Tiered: 1% (100k) + 2% (400k) + 3% (100k)	RM 12,000
<b>SPA Legal Fees</b> Scale Rate ~1.25% + SST + Disbursement	~ RM 9,000
<b>Loan Stamp Duty</b> 0.5% of Loan Amount (RM540k)	RM 2,700
<b>Loan Legal Fees</b> Scale Rate + SST + Disbursement	~ RM 8,000
<b>Valuation &amp; Misc.</b> Bank Valuation Report + Utility Deposits	~ RM 2,800

### Total Cash Outlay

Excludes MRTA/MLTA Insurance

~ **RM 94,500**



## Monthly Commitment

Based on 90% Loan (RM 540k) / 35 Years

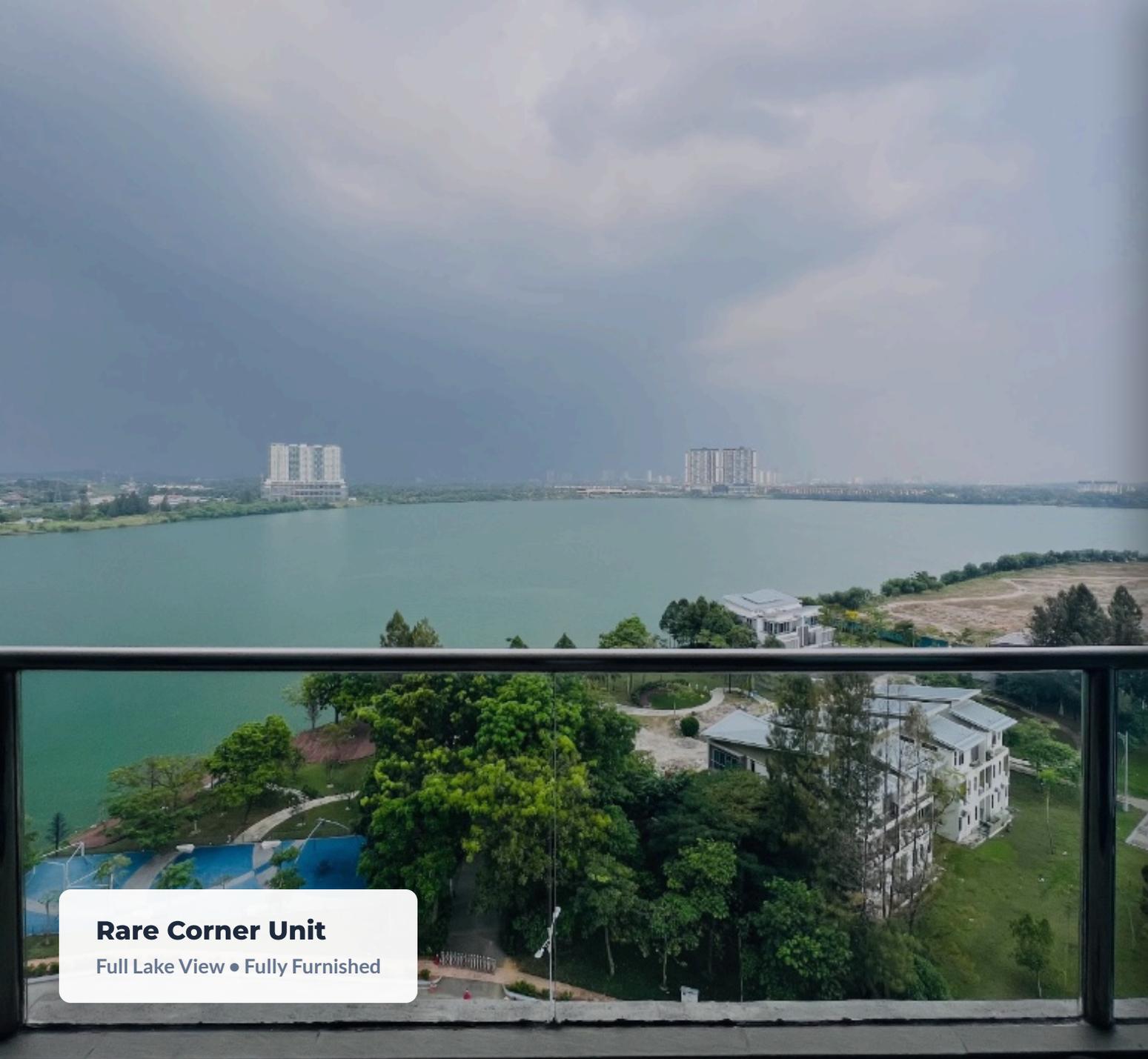
### INSTALLMENT SCENARIOS

Interest Rate 4.00%	RM 2,387
Interest Rate 4.25% <b>CURRENT AVG</b>	RM 2,470
Interest Rate 4.50%	RM 2,555
Interest Rate 5.00%	RM 2,729

Est. Installment (4.25%)	RM 2,470
Maintenance + Sinking	~ RM 380

### Total Monthly

~ **RM 2,850**



### Rare Corner Unit

Full Lake View • Fully Furnished

DON'T MISS THIS OPPORTUNITY

# Schedule Your Exclusive Viewing

Experience the tranquility in person. This high-demand corner unit offers unmatched privacy and breathtaking views. Act now to secure your sanctuary.



## CY LUM SERVICES

YOUR TRUSTED BUSINESS  
MANAGEMENT AND LEGAL  
ADMINISTRATOR SERVICE



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**BOOK APPOINTMENT TODAY**

\*Limited viewing slots available. Serious buyers only.



## OWNER'S PROPERTY

This unit is the personal asset of our company owner, ensuring a genuine, prioritized, and direct transaction.

YOUR TRUSTED BUSINESS  
MANAGEMENT & LEGAL  
ADMINISTRATOR SERVICE

- ✓ Verified Title
- ✓ Genuine Listing

### EXCLUSIVE OPPORTUNITY

# Direct from Owner

A personal sale by the company owner, offering you direct access and peace of mind.



## Direct Communication

Speak directly with the owner. Enjoy clear, unfiltered communication without intermediaries relaying messages.



## Faster Decisions

Skip the waiting game. The owner can make immediate decisions on terms, speeding up the entire process.



## Complete Knowledge

Get accurate answers instantly. The owner knows every detail of the property's history, ensuring full disclosure.



## Genuine Sale

This is a sincere sale by a motivated owner, providing you with a serious and straightforward purchasing opportunity.



## Flexible Terms

Have specific needs? The owner has the autonomy to discuss and accommodate reasonable requests directly.



## Trust & Transparency

Build confidence by dealing face-to-face with the property owner, ensuring a transparent and honest transaction.