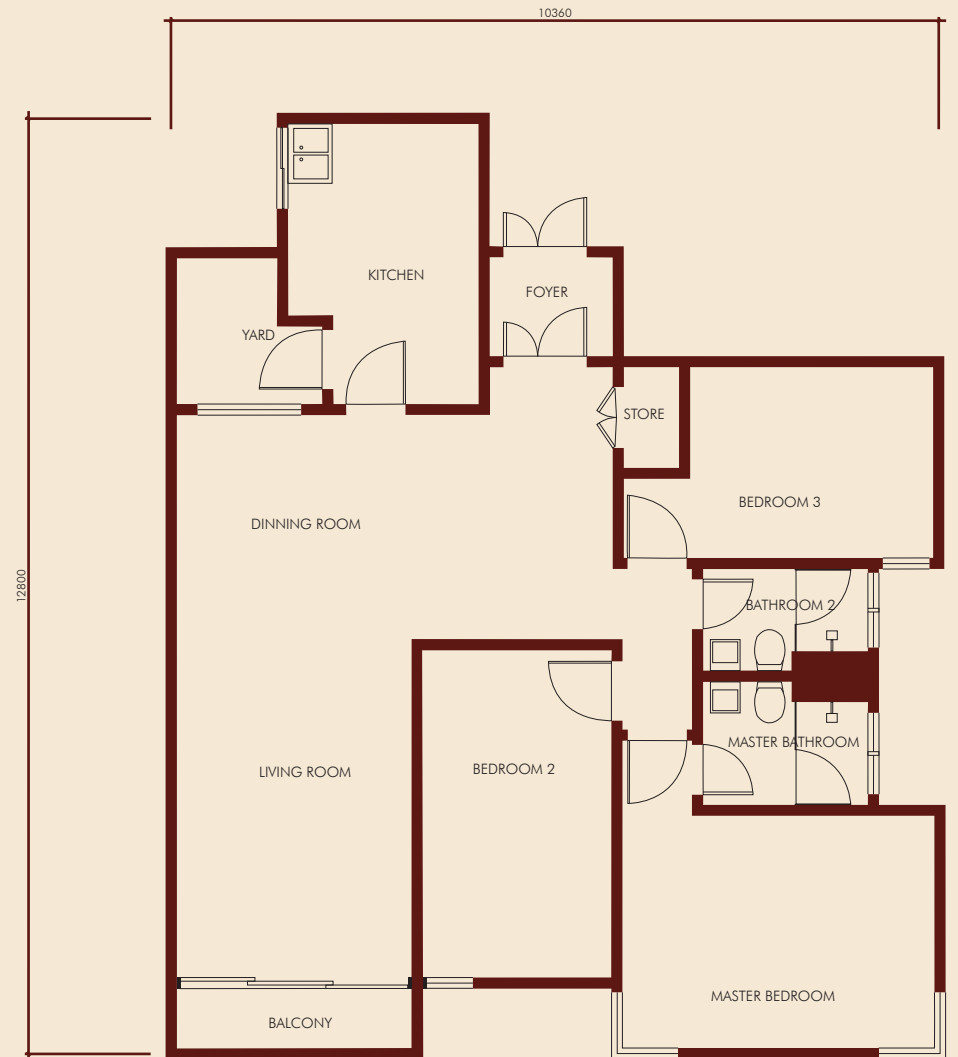


# A Hidden Oasis, Only for Those Who Seek

Nestled in a corner of Cyberia Smarthomes, Cyberjaya, is an unexpected little haven. At first glance, the area might resemble your typical 20-year-old development. However, as soon as you step foot into the unit, a spacious and well-renovated living area welcomes you. This could be surprising to some, as not many would expect such a spacious and well-maintained unit at this price point. The unit boasts a beautiful view filled with greenery and a tennis court right outside, while also being a short walk away from MMU Cyberjaya.



1,163 sqft



3 Bedrooms + 2 Bathrooms



Fully furnished

# Interiors



Living Room



Balcony







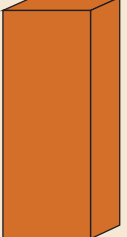
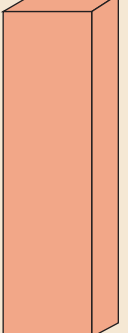
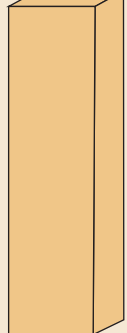


Dining Room



Master Bedroom

# Tap into the student rental market with a unit that is cost competitive, "move-in" ready and above average interior design

	Cyberia Smarthomes	The Arc	Verdi Eco-Dominiums
			
Unit Size	3 bed + 2 bath (1,163 sqft)	3 bed + 2 bath (913 sqft)	3 bed + 3 bath (1,389 sqft)
Interior	Fully furnished	Partially furnished	Unfurnished
Distance to MMU	 3 min  11 min	 4 min  13 min	 4 min  not walkable
RM/sqft	 257.95	 328.59	 330.45

# Invest in Your Home, Not Your Landlord's

Imagine this scenario...

- Students pay RM 450 for a room in Cyberia Smarthomes<sup>[1]</sup>
- 3 newly furnished rooms = RM 1,350 per month (safe estimation)
- This unit is going for RM320,000 - 10% (down payment) = RM288,000 (loan payment)
- Assuming 3.5% rental rate, 35y loan, monthly repayment required is RM 1,190<sup>[2]</sup>
- Rental income (RM 1,350) is **MORE THAN** monthly repayment (RM 1,190)

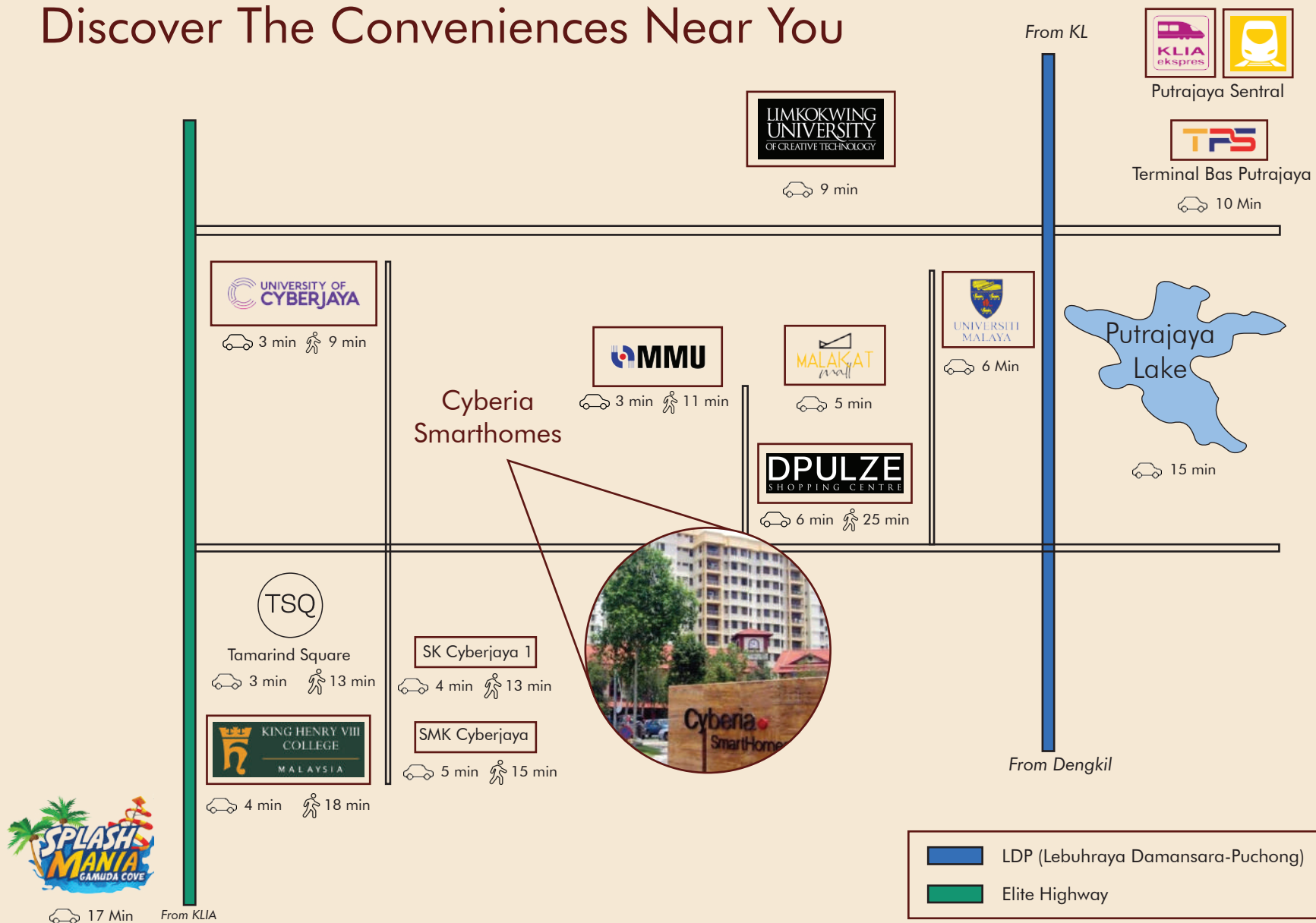
## Unlock Exceptional Potential with MLDC's Expertise!

At MLDC, we specialize in revitalizing, renovating, and reimagining spaces, ensuring they reach their full potential in terms of functionality, aesthetics, and value through our expertise and resources to swiftly and efficiently elevate the unit to a 'move-in' ready state, all while keeping costs in check. Partnering your keen eye for potential with our transformative abilities, we're offering a unique opportunity to capitalize on this undervalued asset that might not be easily identifiable due to its outside appearance.

References:

1. [https://www.ibilik.my/rooms/cyberia\\_smarthomes](https://www.ibilik.my/rooms/cyberia_smarthomes)
2. <https://www.propertyguru.com.my/mortgage/home-loan-calculator>

# Discover The Conveniences Near You



## HQ OFFICE

A-01, Garden Shoppe @ One City,  
Jalan USJ 25/1F,  
47650 Subang Jaya, Selangor.

[mldc.com.my](http://mldc.com.my)

MLDC Berhad

[mldcberhad](https://www.instagram.com/mldcberhad)

## CHAT WITH US

018-228 8618