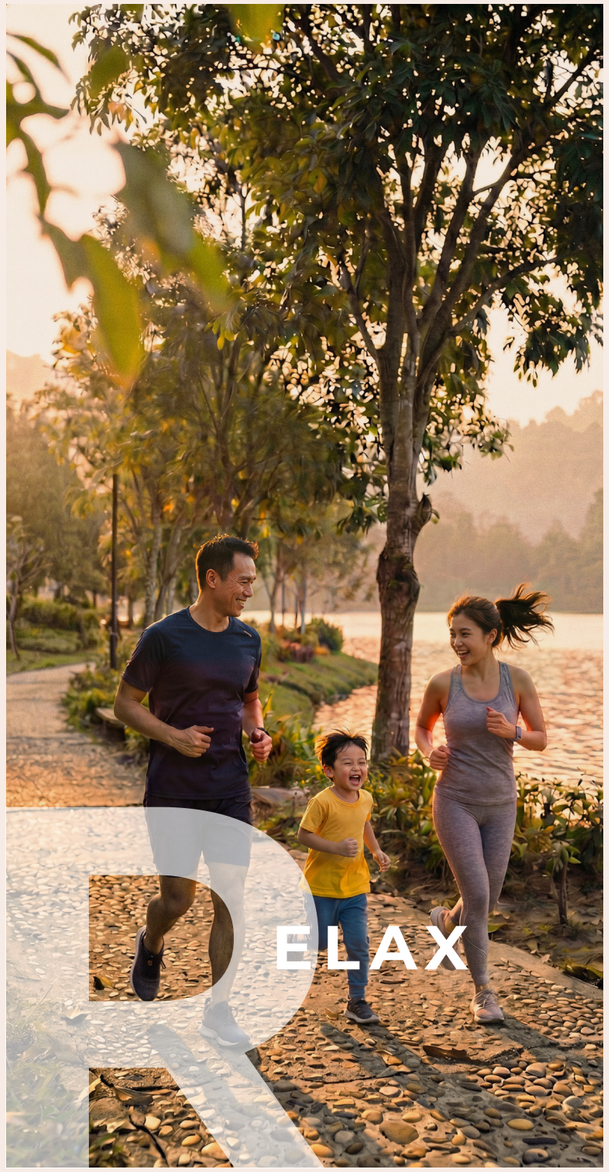
SKYRIA

@ D'ISLAND RESIDENCE PUCHONG

A LAKESIDE RHYTHM OF JOYFUL LIVING





IN A CALMING ARRIVAL HOME

A composed welcome shaped by calm, comfort and peace of mind.

IN THE RHYTHM OF EVERYDAY LIFE

Lakeside living unfolds through connection, openness and shared moments.





THE MOMENTS THAT BRING PEOPLE CLOSER

A home environment designed for warmth, ease and meaningful time together.

SkyRia's, R.I.A. philosophy reflects the way life is experienced. Relax in peace and security, Immerse in shared moments, and Appreciate the comforts of a balanced lifestyle.

A thoughtful rhythm of living by the lake, shaped by calm, connection and everyday joy.

Provisional GreenRE Certification

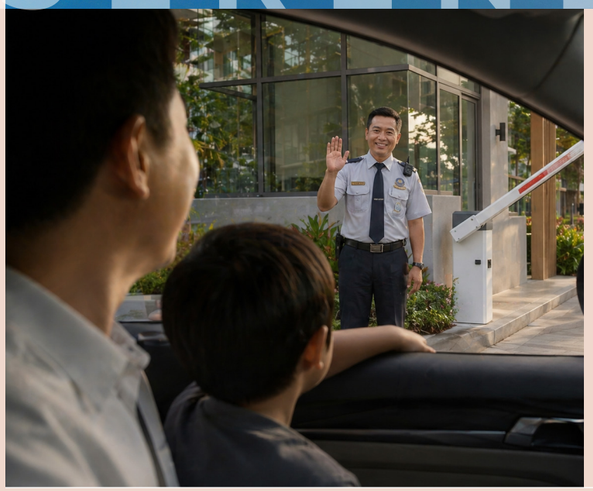
SkyRia is awarded Silver Provisional GreenRE Certification

SERENE BEGINNINGS

D'ISLAND

A thoughtfully planned lakeside township in Puchong, where over 1,000 acres of water and greenery create a rare setting for everyday living. Designed around nature, recreation and community, it offers a refreshing balance of tranquillity, connectivity and modern convenience.

Artist's impression



A WELCOMING ARRIVAL

Come home to a place where calm greets you first. A thoughtfully planned arrival and secure surroundings offer peace of mind, while the gentle lakeside setting creates a welcoming sense of comfort from the moment you arrive.



RELAX

WHERE LIFE GATHERS







A GROWING COMMUNITY

Life feels richer when experienced together.

SkyRia nurtures a warm environment where neighbours become friends, and families grow through everyday interactions and meaningful connections.

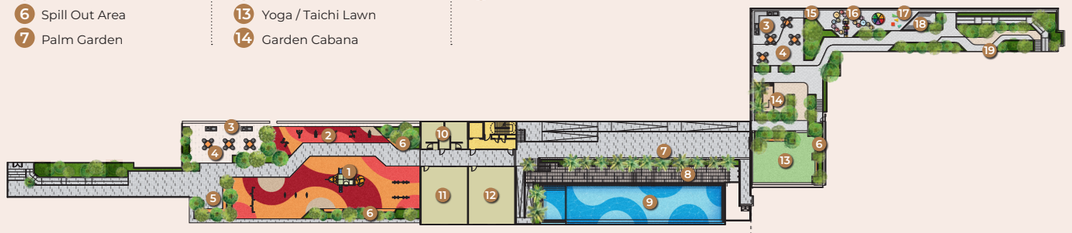
Ground Floor

1. Futsal Court
2. Sepak Takraw Court
3. Jogging Path
4. Outdoor Gathering Spot
5. Perimeter Planting
6. Prayer Room
7. Kindergarten
8. Shop
9. Management Office
10. Multipurpose Hall
11. Lift Lobby



Level 6 & 7

1. Interactive Playground
2. Outdoor Fitness Gym
3. BBQ Pit
4. Leisure Gathering Deck
5. Serenity Garden
6. Spill Out Area
7. Palm Garden
8. Pool Deck
9. Infinity Lap Pool
10. Changing Room/Toilet
11. Co-Working Space
12. Indoor Gym
13. Yoga / Taichi Lawn
14. Garden Cabana
15. Edible Garden
16. Hopscotch
17. Interactive Fun Blocks Seating
18. Reflexology Path
19. Quiet Garden Avenue



Level 6 Level 7









SPACES TO CONNECT

From play areas to shared facilities, immerse yourself in spaces designed for interaction and relaxation.

Here, daily moments unfold naturally, bringing families and communities closer by the lake.

EVERYDAY LIFE, WELL ENJOYED

SkyRia's shared spaces make daily living feel easier and more enjoyable. From quiet moments to family activities, every space allows comfort and connection to come together in harmony.



Artist's impression

16 Hopscotch

WORK. PLAY.



Artist's impression

11 Co-Working Space



Artist's impression

14 Garden Cabana

REST.

A LIFESTYLE IN BALANCE

From work and wellness to play and relaxation, SkyRia's facilities are thoughtfully planned to support every rhythm of daily life. Here, shared spaces bring comfort, connection and balance together with ease.



Actual Show Unit - Living Area

COMFORTS OF HOME

Step into a home shaped for daily living.

Thoughtfully planned layouts bring comfort and flexibility, creating a welcoming space for families to live, grow and enjoy the simple rhythms of home.



Kitchen



Master Bedroom

TYPE
B

850 sq.ft.

3 Bedrooms

2 Bathrooms

2 Car Park Bays

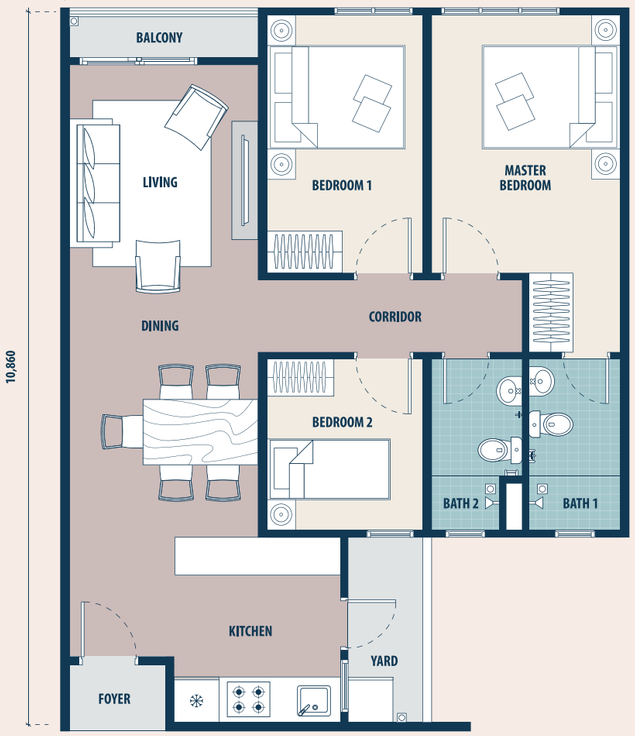
TYPE
C

900 sq.ft.

3 Bedrooms

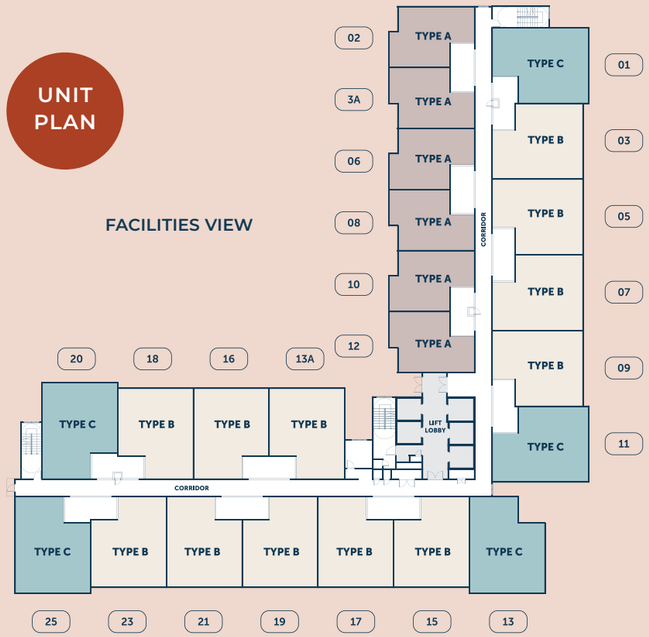
2 Bathrooms

2 Car Park Bays

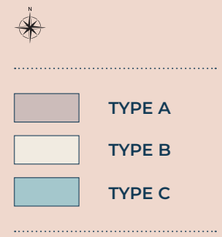


UNIT PLAN

FACILITIES VIEW



LAKE VIEW



STRUCTURE	Reinforced Concrete
WALL	Cement Sand / Block Wall / Concrete Wall / Concrete Panel
ROOF	Metal Deck / Reinforced Concrete Flat Roof
CEILING	Plaster Ceiling / Skim Coat
WINDOW	Aluminium Frame Glass Window / Metal Frame Glass Louvered Window
DOOR	Entrance Door – Fire Rated Flush Door Bathrooms / Bedrooms / Yard – Flush Door Balcony – Aluminium Frame Sliding Door (Type B & Type C only)
LOCKSET	Quality Lockset
FLOOR FINISHES	Foyer – Tiles Living & Dining – Tiles All Bedrooms – Tiles All Bathrooms – Tiles Kitchen – Tiles Yard – Tiles Balcony – Tiles (Type B & Type C only)
WALL FINISHES	External Wall – External Weather Paint Internal Wall – Emulsion Paint All Bathrooms – Wall tiles up to 1500mm height Kitchen – Wall tiles up to 1500mm height

SANITARY FITTINGS	**TYPE A**	**TYPE B**	**TYPE C**
Water Closet	2 Nos	2 Nos	2 Nos
Wash Basin	2 Nos	2 Nos	2 Nos
Shower	2 Nos	2 Nos	2 Nos
Water Tap	3 Nos	3 Nos	3 Nos
Kitchen Sink	1 No	1 No	1 No

ELECTRICAL FITTINGS	**TYPE A**	**TYPE B**	**TYPE C**
Distribution Board	1 No	1 No	1 No
Lighting Point	11 Nos	15 Nos	15 Nos
Air-Conditioner Point	2 Nos	2 Nos	2 Nos
Power Point	9 Nos	11 Nos	11 Nos
Ceiling Fan Point	3 Nos	4 Nos	4 Nos
TV Point	1 No	1 No	1 No
FWS Point	1 No	1 No	1 No
Water Heater Point	1 No	1 No	1 No

Remark: *All items stated above are subject to variations, modifications and substitution as to comply with the relevant authorities / engineers / architect and by-law as they arise.*

CONNECTED LIVING

Strategically located in Puchong, SkyRia keeps daily essentials within easy reach — from schools and healthcare to retail and key connections. Well-connected yet comfortably set apart, it offers the convenience of the city while maintaining a more relaxed living environment.



10 km	12 km	16 km	16 km
BANDAR PUCHONG JAYA	USJ / SUBANG JAYA	BANDAR SUNWAY	PETALING JAYA

EDUCATION

Primary School

SJK(C) Sin Ming	3 KM
SK Puchong Utama 1 & 2	5 KM

College & University

Binary University College	11 KM
Lim Kok Wing University	13 KM
Sunway University	16 KM
Taylor's University Lakeside Campus	16 KM

SHOPPING MALLS

Lotus's Bukit Puchong	4 KM
AEON Big Puchong Utama	5 KM
IOI Mall Puchong	13 KM
Sunway Pyramid	17 KM
Pavilion Bukit Jalil	18 KM

HEALTHCARE

Cyberjaya Hospital	9 KM
KPMC Puchong	9 KM
Columbia Asia Hospital	10 KM
Sunway Medical Centre	15 KM
Hospital Putrajaya	15 KM

RECREATIONAL

Dataran Taman Tasik Puchong Perdana Park	7 KM
Bukit Wawasan Puchong Trekking	9 KM
Taman Wawasan Recreational Park	11 KM

HIGHWAYS

LDP (Lebuhraya Damansara-Puchong)	6 KM
MEX Highway	10 KM
ELITE Highway (VIA LDP)	14 KM

LBS

林木生集团有限公司 **LBS BINA GROUP BERHAD** 200001015875
PROPERTY DEVELOPMENT & INVESTMENT HOLDINGS
HQ PLAZA SERI SETIA, LEVEL 1-4, NO.1 JALAN SS9/2, 47300 PETALING JAYA, SELANGOR DARUL EHSAN, MALAYSIA

BEST MANAGED COMPANIES MALAYSIA SOUTHEAST ASIA

011 1722 5678
building tomorrow together

Developer: Astana Modal (M) Sdn Bhd 200301001940 (604360-H), a member of LBS Bina Group Berhad | Developer's Licence No.: 11482/08-2032/0404(A) | Validity Period: 24/08/2025 - 23/08/2032 | Advertising & Sales Permit No.: 11482-12/04-2027/0317(A)-(S)-(L) | Validity Period: 17/04/2024 – 16/04/2027 | Approving Authority: Majlis Perbandaran Sepang | Building Plan Ref. No.: MPSEPANG 600-34/1/197 (11) | Land Tenure: Leasehold 99 years (Expiry Date: 20 Dec 2121) | Land Encumbrances: Nil | Expected Date of Completion: April 2028 | Property Type: Service Apartment (600 sf) | Total Units: 160 | Price: RM250,000 (Min) - RM418,000 (Max) | Property Type: Service Apartment (850 sf) | Total Units: 316 | Price: RM542,000 (Min) - RM562,000 (Max) | Property Type: Service Apartment (900 sf) | Total Units: 132 | Price: RM574,000 (Min) - RM595,000 (Max) | Restriction in interest: This land cannot be transferred, charged without the prior consent from the State Authority. Disclaimer: Whilst every reasonable care and effort has been taken, all measurements and specifications are approximate. All plans and specifications information contain herein may be subject to change as required by the Authorities/Engineer/Architect, and the Developer and/or Landowner (where applicable) shall not be held responsible for any inaccuracy. All 3D visuals are artist's impressions only. Terms and conditions apply. The advertisement has been approved by the National Housing Department.