

MUTIARA LAKE

PUCHONG

THE BEST LAKEFRONT LIVING IN PUCHONG

Come Home to Serenity

Reimagine multigenerational homes at Mutiara Lake Puchong, a 34-storey lakefront condominium that offers tranquil, fulfilled living for all. Nestled in a serene yet strategic address, this modern residence invites you to start each day with scenic views and peaceful bliss.

MUTIARA LAKE PUCHONG

LRT Station
IOI Puchong Jaya

IOI Mall
Puchong

LDP

Lotus's
Puchong

LRT Station
Pusat Bandar
Puchong

Bukit Wawasan

Modern Comforts
Meet Lakeside Calm



Spacious layouts for multigenerational living
1,022 - 1,345 sq.ft.



Low density
526 units



Strategically located
in Puchong Town Centre



Walking distance to
Pusat Bandar Puchong
LRT station (1km)



Shuttle service
to LRT station and
Pavilion Bukit Jalil



Residential-titled
condominium



Over 28
family-oriented
facilities



**Provisional
GreenRE Certification**
Residential Category



The swimming pool faces the lakeside,
promising serene views at sunrise and sunset.

Designed
For Families,
Made For Living

Make each quality time count with the family-oriented facilities at Mutiara Lake Puchong. From dedicated green areas for outdoor camping to thoughtfully crafted wellness zones, there's a vibrant space to forge deeper bonds with every member of the family.



21ft width spacious living & dining space.



Every return home greets you with warmth, ease, and a familiar sense of comfort.

Facilities Plan

Level 1



- | | | | |
|-----------------------------|------------------------|----------------------|--------------------|
| 1 Main Entrance Guard House | 6 Co-working Space | 11 Laundromat | 16 Reading Lounge |
| 2 Drop-off Pavilion | 7 Meditation Room | 12 Management Office | 17 Surau |
| 3 Lounge | 8 Parcel Delivery Area | 13 Games Room | 18 Landscape |
| 4 Convenience Shop | 9 Mail Room | 14 Communal Space | 19 Visitor Parking |
| 5 Kindergarten | 10 Lift Lobby | 15 Outdoor Fitness | 20 Podium Car Park |

Level 7



- | | | |
|-------------------------|---------------------------------------|------------------|
| 1 Lift Lobby | 6 Fitness Station | 11 Yoga Deck |
| 2 Kid's Pool | 7 Camp Site | 12 Gym |
| 3 Family Pool | 8 BBQ Pit | 13 Pool Lounge |
| 4 Playground | 9 Multipurpose Hall/ Badminton Court | 14 Swimming Pool |
| 5 Half Basketball Court | 10 Steam Bath/ Changing Room/ Toilets | 15 Jacuzzi |

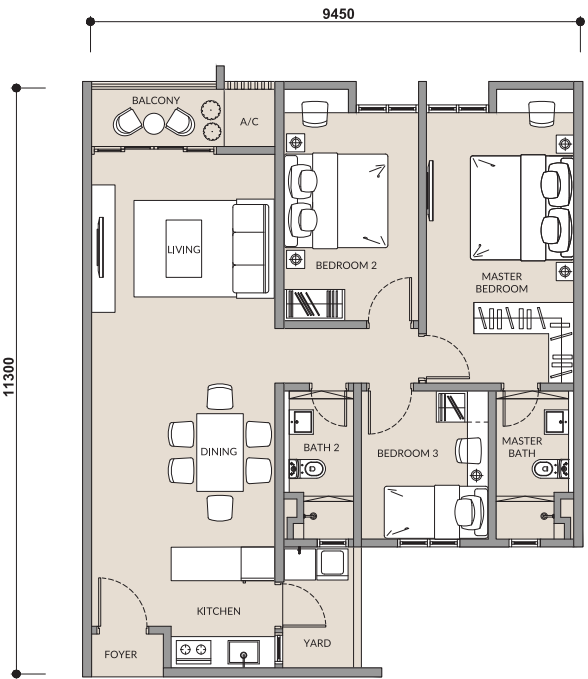
Type A1

With balcony

1,022 sq.ft.

(95 sq.m.)

3 Bedrooms 2 Baths 2 Car Parks



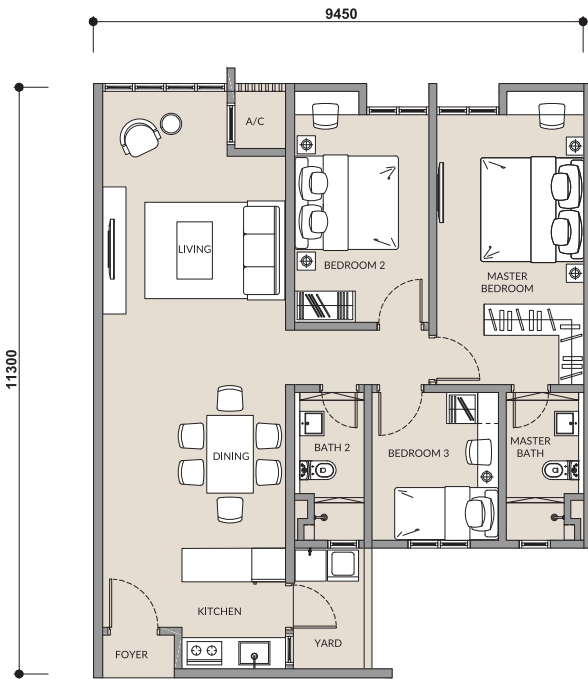
Type A4

Without balcony

1,022 sq.ft.

(95 sq.m.)

3 Bedrooms 2 Baths 2 Car Parks



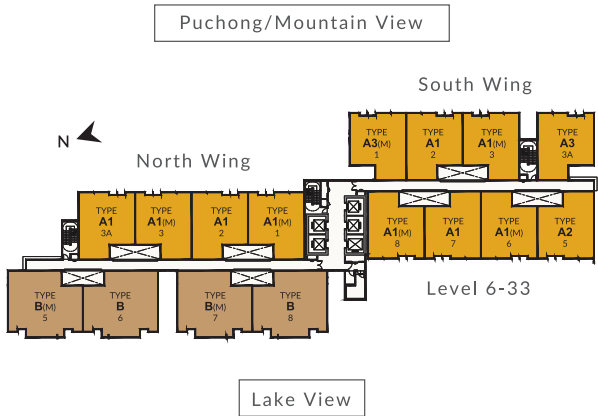
Type B

With balcony

1,345 sq.ft.

(125 sq.m.)

4 Bedrooms 3 Baths 3 Car Parks



Type A1/A2 : Level 2-33A

Type A3 : Level 6-33A

Type A4/A5 : Level 2-5

Type B : Level 2-33

Sky Villa: Level 33A

Strategically Located

in Puchong Town Centre



SHOPPING

Lotus's Puchong	- 1.4km
SetiaWalk Mall	- 2.4km
IOI Mall Puchong	- 3.4km
Sunway Pyramid	- 7.4km
Pavilion Bukit Jalil	- 9.2km

MEDICAL CENTRE

KPMC Puchong Specialist Centre	- 2.4km
Columbia Asia Hospital Puchong	- 2.4km
Sunway Medical Centre	- 6.0km

SCHOOL

SJK (C) Poi Min	- 2.5km
SJK (C) Kheng Chee	- 4.3km
Binary University	- 4.6km
SJK (C) Shin Cheng (Harcroft)	- 5.3km
Sunway University	- 6.8km
Monash University	- 7.0km
Taylor's University Lakeside Campus	- 8.3km

RECREATIONAL

Taman Wawasan Recreational Park	- 3.6km
Sunway Lagoon	- 7.1km

PUBLIC TRANSPORT

LRT Pusat Bandar Puchong	- 1.0km
LRT Taman Perindustrian Puchong	- 1.4km



Mutiara Lake Sales Gallery

No. 9,11,13 & 15, Jalan TMP 11, Taman Mutiara Puchong,
47160 Puchong, Selangor Darul Ehsan.

Open daily | 10:00am – 6:00pm

1700 82 5300
mutiarylake.com.my

Developer: Interpile (M) Sdn Bhd 198301001322 (96555-X) • Address: Level 18 & 19, Pavilion Tower, No.75, Jalan Raja Chulan, 50200, Kuala Lumpur, Malaysia. • Developer License: 8950/08-2028/0301(A) • Validity: 06/08/2009 – 05/08/2028 • Advertising & Sales Permit No: 8950-4/03-2029/0237(N)-(S) • Validity: 27/03/2026 – 26/03/2029 • Approving Authority: Majlis Bandaraya Subang Jaya (MBSJ) • Building Plan Approval No: MPSJ.BGN.BP5.600-1/10/4/16 (18) • Land Encumbrances: RHB Bank Berhad • Land Tenure: Leasehold 99 years (Expiring 2 January 2123) • Type of Property: Condominium • No. of Unit: 526 units • Project Name: Pangsapuri Mutiara Tasik • Built-Up Area: Type A: 1,022 sq.ft. (396 units), Type B: 1,345 sq.ft. (128 units), Type C: 2,664sq.ft. (2 units) • Selling Price: (Min) RM636,000.00 – (Max) RM1,592,800.00 • Car park: 2-4 per unit • Bumiputera Discount: 7% • Expected Date of Completion: November 2029 • Sekatan-sekatan Kepentingan: Tanah Ini Tidak Boleh Dipindah Milik, Dipajak, Dicagar Atau Digadai Melainkan Dengan Kebenaran Pihak Berkuasa Negeri. IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA. MAKLUMAT PEMAJUAN DAN IKLAN YANG DILULUSKAN BOLEH DISEMAK DI PORTAL TEDUH.KPKT.GOV.MY



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