



MONET MEADOW

SUNSURIA CITY

Quality Living Crafted For You



A Township Built For **TOMORROW**



SUNSURIA CITY
THE INSPIRED SIDE OF LIFE

SMART • LIVABLE • SUSTAINABLE

Sunsuria City is a prestigious 525-acre township renowned for its world-class design centered around Xiamen University Malaysia. It offers seamless connectivity via the ERL and major highways, and is conveniently situated near Kuala Lumpur International Airport (KLIA).

Within Sunsuria City, an emphasis on high-quality education is evident with the establishment of new educational hubs. This vibrant community embodies a meticulously crafted sustainable masterplan, offering an ideal harmony in its livable surroundings.

LIVE SMARTLY

- Green Building Index (GBI)-certified developments with solar lighting and solar panels.
- Seamless connectivity within the city via dedicated pedestrian lanes, bicycle lanes, and Sunsuria buggy services.
- Safe and secure township with 24-hour guard patrols.

LIVE SUSTAINABLY

- A harmony of life and nature within the serene enclave.
- Discover the 15-acre Giverny Lake Park oasis.

LIVE HOLISTICALLY

with conveniences right at your doorstep

EDUCATION

- The city offers premium education with the presence of Xiamen University Malaysia, Concord College International School, and other renowned institutions, all conveniently located within walking distance.

MEDICAL INSTITUTE

- Sunsuria Medical Clinic.

COMMERCIAL

- Enjoy vibrant lifestyle retail experiences at Bell Avenue, Jasper Square, and Giverny Walk.



603

Lifestyle
Residences

3

Acres
Green
Sanctuary





Award-Winning Township with Comprehensive Amenities



High-Quality Education
- Adjacent to SJK(C) Sunsuria
- Xiamen University Malaysia
- Concord College International School



Close Proximity to Medical Facilities
- Sunsuria Medical Clinic



Exclusive Low-Density Freehold Residences



Scenic Park and Lake Views



Multi-Tiered Security



Made For The Modern Lifestyle

Welcome to a haven where every detail is tailored for an exceptional lifestyle experience. Immerse yourself in a family-friendly environment with resort-style facilities designed for multigenerational living. This is more than just a place to live; it's thriving!

*Artist's Impression Only



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3 Acres of Extensive Resort-Style Facilities

- 1 Kid's Pool (Water Play)
- 2 Children Playground
- 3 Open Lawn
- 4 Outdoor Fitness Area
- 5 BBQ Area
- 6 Water Feature
- 7 Infinity Swimming Pool
- 8 Pool Lounge
- 9 Gym
- 10 Multipurpose Hall
- 11 Surau
- 12 Changing Room
- 13 Outdoor Fitness Area
- 14 Half-Court Basketball
- 15 Community Room
- 16 Senior Citizen Room
- 17 Reading Room
- 18 Kindergarten Space
- 19 Laundry Space



*Artist's Impression Only



Practical Layout For Optimal Comfort

Type A

Intermediate Unit
900 sq.ft.

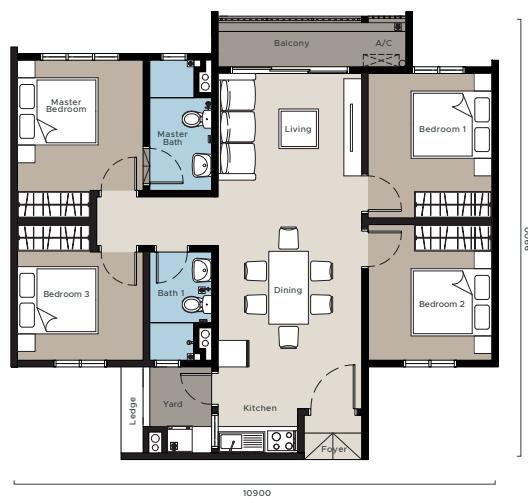
3 Bedrooms
2 Baths



Type B

Corner Unit
961 sq.ft.

4 Bedrooms
2 Baths



Specifications

STRUCTURE	Reinforced Concrete Frame
WALL	Masonry Brick / Concrete Wall
ROOF	Concrete Roof / Metal Deck Ceiling
CEILING	Skim Coat / Plaster Ceiling
WINDOW	Aluminium Framed Window
DOOR	Timber Flush Door / Fire Rated Door / Aluminium Framed Sliding Door
IRONMONGERY	Quality Lockset
FLOOR FINISHES	Cement Render / Tiles
WALL FINISHES	Paint / Tiles

TYPE	A	B
SANITARY INSTALLATION	Water Closet Wash Basin Shower Rose Wash Basin Tap Bib Tap Kitchen Sink Kitchen Sink Tap	2 2 2 2 3 1 1
ELECTRICAL INSTALLATION	Lighting Point Ceiling Fan Point Power Point Air-conditioner Point Water Heater Point Fiber Wall Socket Television Point Door Bell Point	11 3 13 4 2 1 1 1

Elevating Every Aspect of Living

Make yourself at home in Sunsuria City,
where everything you need is within reach.

Seamless Connectivity via:



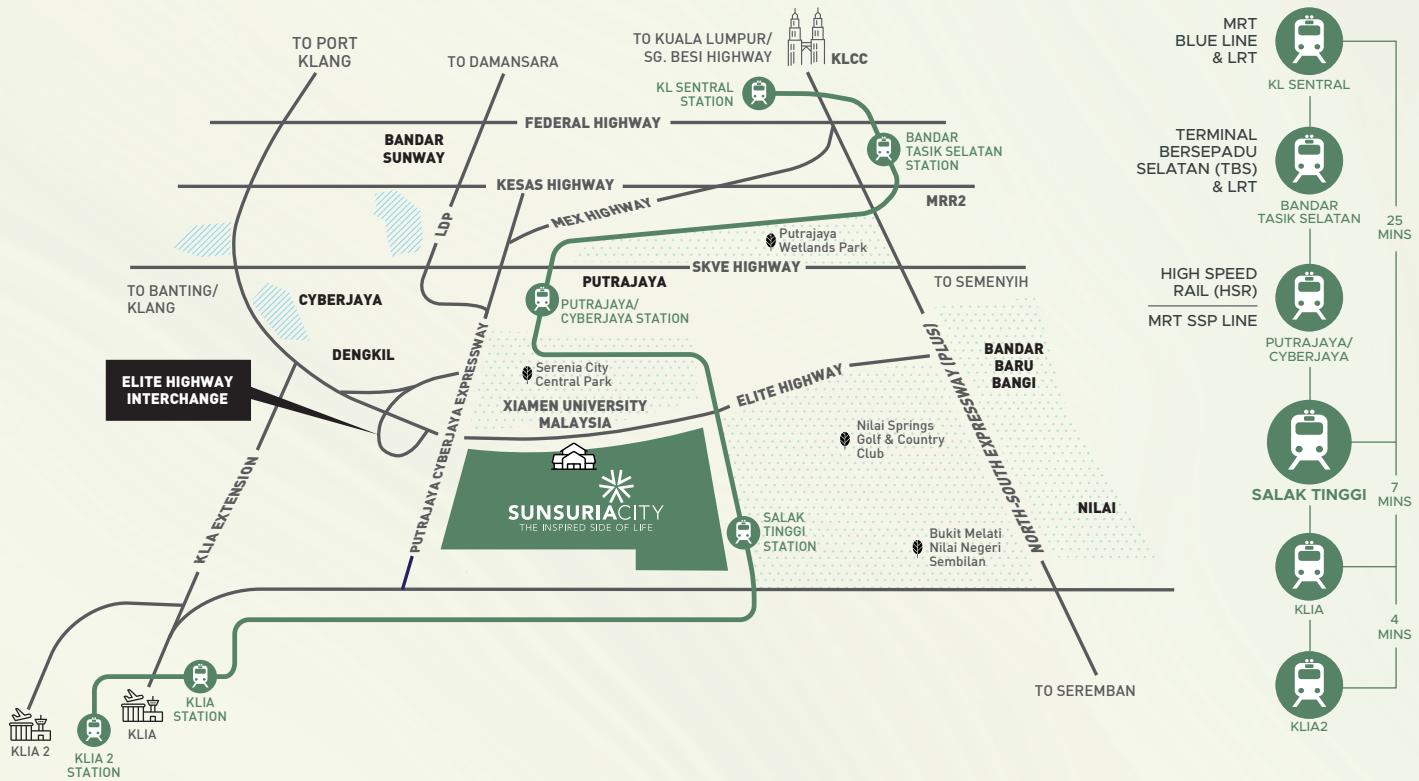
- Dedicated Pedestrian Walkway
- Bicycle Lane



- 7 mins to KLIA
- 25 mins to KL Sentral



- 4 Major Highways: SKVE, ELITE, PLUS & MEX
- Toll-free access to Putrajaya, Cyberjaya & KLIA



SUNSURIA
BUILDING TODAY CREATING TOMORROW

SUNSURIACITY
THE INSPIRED SIDE OF LIFE

SUNSURIACITY SDN. BHD.
1048895-A
Suite 8, Main Tower, Sunsuria Avenue
Persiaran Mahogani, Kota Damansara, PJU 5,
47810 Petaling Jaya, Selangor, Malaysia.

Sunsuria City
Celebration Centre

www.sunsuria.com
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Sunsuria Berhad @sunsuriaberhad

Developer: SUNSURIACITY SDN BHD. • Sunsuria Avenue, Suite 8, Main Tower, Persiaran Mahogani, Kota Damansara PJU5, 47810 Petaling Jaya, Selangor Darul Ehsan, Malaysia • Developer's License: 14579/01-2028/1522(A) • Validity: 04/01/2023 to 03/01/2028 • Advertising & Sales Permit No.: 14579-10/04-2027/0353(N)-(S) • Validity: 29/04/2024 to 28/04/2027 • Tenure: Freehold • Encumbrances: Public Bank Berhad • Building Plan Approval No: MP.Sepang 600-34/4/270(9) • Approving Authority: Sepang Municipal Council • Expected Date of Completion: Aug 2028 • Type of Residence: Residential Apartment/ Condominium • Total Units: 603 Units • Built-up Area: Type A: 900 sq. ft, Type A1: 993 sq. ft, Type A2: 900 sq. ft, Type B: 961 sq. ft • Selling Price: Block A: RM520,000 (Min) - RM627,000 (Max), Block B: RM544,000 (Min) - RM625,000 (Max), Bumiputera Discount: 7%. Restriction in interest: The land shall not be transferred, leased or charged without prior approval by the State Authority. Disclaimer: All illustration and pictures are artist impression only. The items are subject to variations, modifications, and substitutions as may be recommended by The Company's consultants and/or relevant Approving Authorities.

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA