



MONET MEADOW
SUNSURIA CITY

Quality Living Crafted For You



Giverny Park
KLIA Express Rail Link Salak Tinggi Station

Sunsuria City Celebration Centre

Xiamen University Malaysia

Concord College International School

Seni Residences

The Chapter

FT29 (PUTRAJAYA-CYBERJAYA EXPRESSWAY)

Upcoming Sekolah Jenis Kebangsaan Cina SJK(C) Sunsuria

Upcoming Public School

ELITE HIGHWAY

A Township Built For TOMORROW

Township Aerial View
Actual Photo



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.

An aerial view of a modern high-rise apartment complex. The building is a tall, multi-story structure with a mix of light and dark facades and many windows. In the foreground, there is a large, landscaped area featuring a swimming pool with a waterfall, a playground with colorful equipment, and green lawns with trees. A road with a few cars is visible at the bottom. The sky is filled with soft, colorful clouds, suggesting a sunset or sunrise.

603

Lifestyle
Residences

3

Acres
Green
Sanctuary



*Artist's Impression Only



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



*Artist's Impression Only

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!



3 Acres of Extensive *Resort-Style Facilities*

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





Unobstructed Greenery View
*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 | 2 | 2 |
| | Wash Basin | 2 | 2 |
| | Shower Rose | 2 | 2 |
| | Wash Basin Tap | 2 | 2 |
| | Bib Tap | 3 | 3 |
| | Kitchen Sink | 1 | 1 |
| | Kitchen Sink Tap | 1 | 1 |
| ELECTRICAL INSTALLATION | Lighting Point | 11 | 12 |
| | Ceiling Fan Point | 3 | 3 |
| | Power Point | 13 | 15 |
| | Air-conditioner Point | 4 | 5 |
| | Water Heater Point | 2 | 2 |
| | Fiber Wall Socket | 1 | 1 |
| | Television Point | 1 | 1 |
| | Door Bell Point | 1 | 1 |

Elevating Every Aspect of Living

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

Seamless Connectivity via:



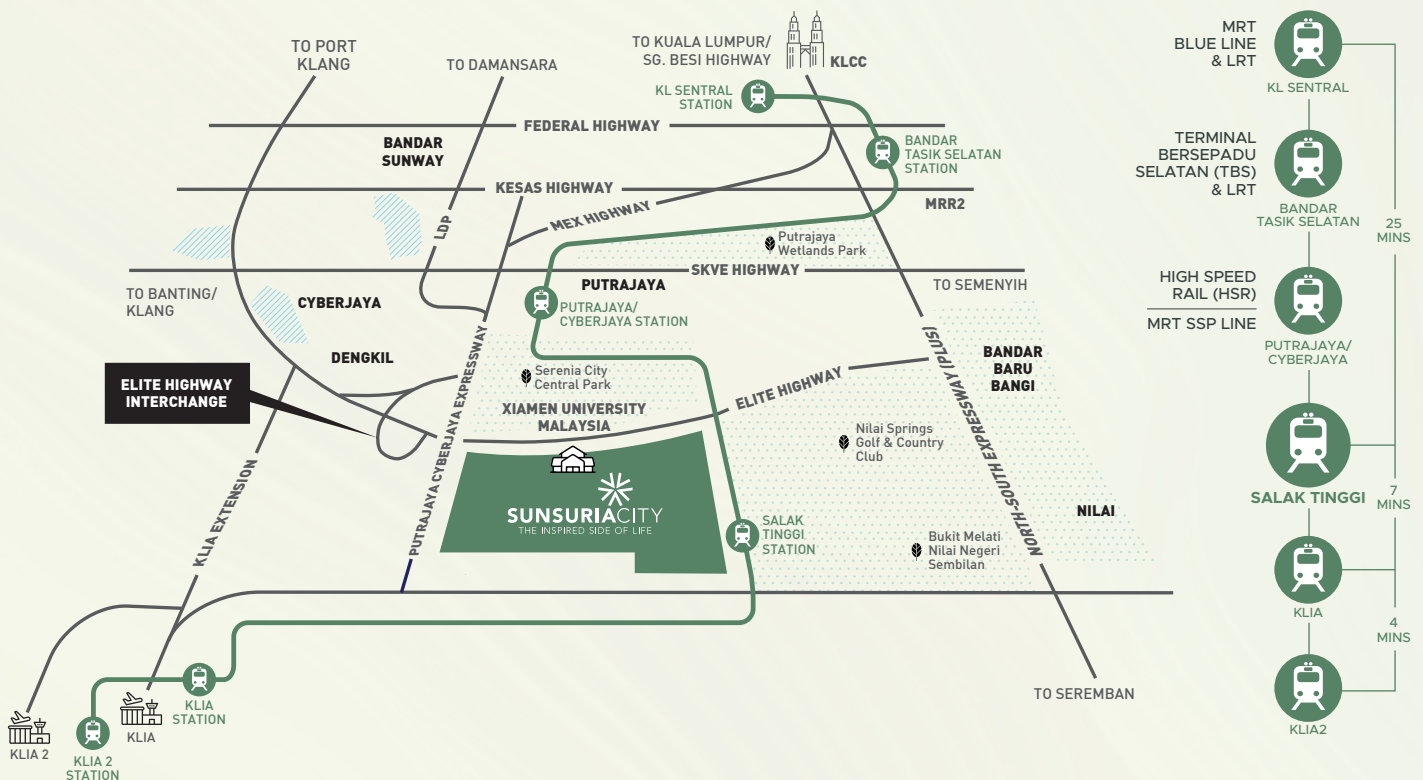
- Dedicated Pedestrian Walkway
- Bicycle Lane



- 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

SUNSURIA CITY
THE INSPIRED SIDE OF LIFE

SUNSURIA CITY 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
018 7750 777
Sunsuria Berhad @sunsuriaberhad

Developer: SUNSURIA CITY 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