

**A Home Shaped by Nature**  
with 1.3 Acres of Private Linear Park

**FREEHOLD**

# A SANCTUARY THAT IS WELL *connected*

Discover a highly anticipated landmark graced with a glassy exterior that showcases geometries with subtle variations in depth. Inviting natural daylight and gentle breeze into each home, comfort is truly redefined at Sunway Flora.

**SUNWAY®**  
**FLORA**  
residences  
BUKIT JALIL



# AN ALL-ROUNDED neighbourhood

Enjoy effortless connections into the city by car or get ferried, as the public transportation network is right at your doorstep. The choice is yours when everything is truly within reach here.



## HIGHWAYS

- Bukit Jalil Highway
- Shah Alam Expressway (KESAS)
- New Pantai Expressway (NPE)
- Sungai Besi Highway
- BESRAYA Highway

## LRT STATIONS

- LRT Muhibbah - 700m
- LRT Alam Sutera - 1km
- LRT Awan Besar - 1.6km

## SHOPPING MALLS

- Pavilion Bukit Jalil - 3km
- Giant Kinrara - 3km
- Pearl Point Shopping Mall - 4km
- IOI Mall Puchong - 7km
- Mid Valley Megamall - 8km
- Sunway Pyramid - 9km

## EDUCATIONAL INSTITUTIONS

- SJK(C) Lai Meng - 2km
- International Medical University (IMU) - 4km
- Tzu Chi International School - 4km
- Asia Pacific University (APU) - 7km
- Sunway University - 8km

## RECREATIONAL FACILITIES

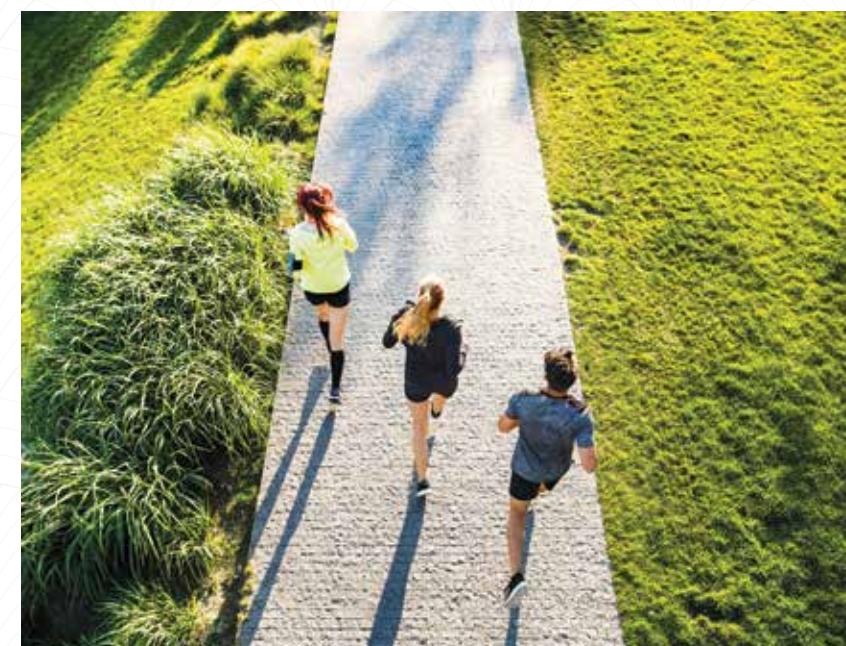
- Bukit Jalil Recreational Park - 3km
- Bukit Jalil Golf & Country Resort - 4km
- Bukit Jalil National Stadium - 5km
- Sunway Lagoon Theme Park - 8km

## HEALTHCARE

- IMU Healthcare - 4km
- Sunway Medical Centre - 7km
- Columbia Asia Hospital - 8km
- Sunway Medical Centre Velocity - 13km

## ENDLESSLY CONNECTED WITH THE CITY

Step out on foot via a covered walkway, and Muhibbah LRT station is just mere moments away taking you anywhere you want within Klang Valley and beyond.



## ENRICHING RECREATION

Let's explore the energetic side of Bukit Jalil. Known for its sports and recreational offerings, your active lifestyle will not be compromised when living here.





## FEEL AT HOME AND AT PEACE

Imagine a home with conveniences and amenities centred around you and your lifestyle. A pristine surrounding that sets to inspire and uplift the way you live every day. Sunway Flora offers you all that and more.



FREEHOLD  
RESIDENTIAL TITLE



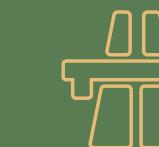
1.3 ACRES OF  
PRIVATE LINEAR PARK



700M COVERED WALKWAY  
TO MUHIBBAH LRT STATION



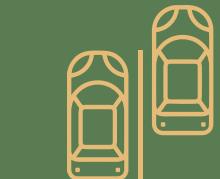
STRATEGIC LOCATION  
IN BUKIT JALIL



ACCESSIBLE TO  
MAJOR HIGHWAYS



3 & 4 BEDROOMS  
1,055 TO 1,507 SQ. FT.



2-3  
PARKING BAYS



EV CHARGING  
INFRA READY



GREENRE PLATINUM  
CERTIFIED



1KM JOGGING &  
CYCLING PATH



OVER 70 MODERN  
LIFESTYLE FACILITIES



PET-FRIENDLY  
ENVIRONMENT

# DAILY DISCOVERIES UNDER *the treetops*

## 1.3 ACRES OF PRIVATE LINEAR PARK @ GROUND FLOOR

An all-in-one activity park catering to all generations. With multiple themed areas, there are various fun-filled, healthy and energising activities for all ages and lifestyles.





## THE JOY OF BEING *outdoors*

Expansive landscaped gardens bring sunlight and shades into multiple relaxation and play nooks. Leafy foliage and cooling canopies envelop the space in greenery to provide a private sanctuary for residents to escape the busyness of urban life.



## FACILITIES PLAN



### GROUND FLOOR FACILITIES

- Tadika\*
- Mail Room
- Main Lobby
- Covered Walkway
- Guardhouse
- Management Room
- Car Wash Area
- Food & Parcel Collection Area
- Jogging & Cycling Path
- EV Charging Stations

### LEVEL 7 FACILITIES

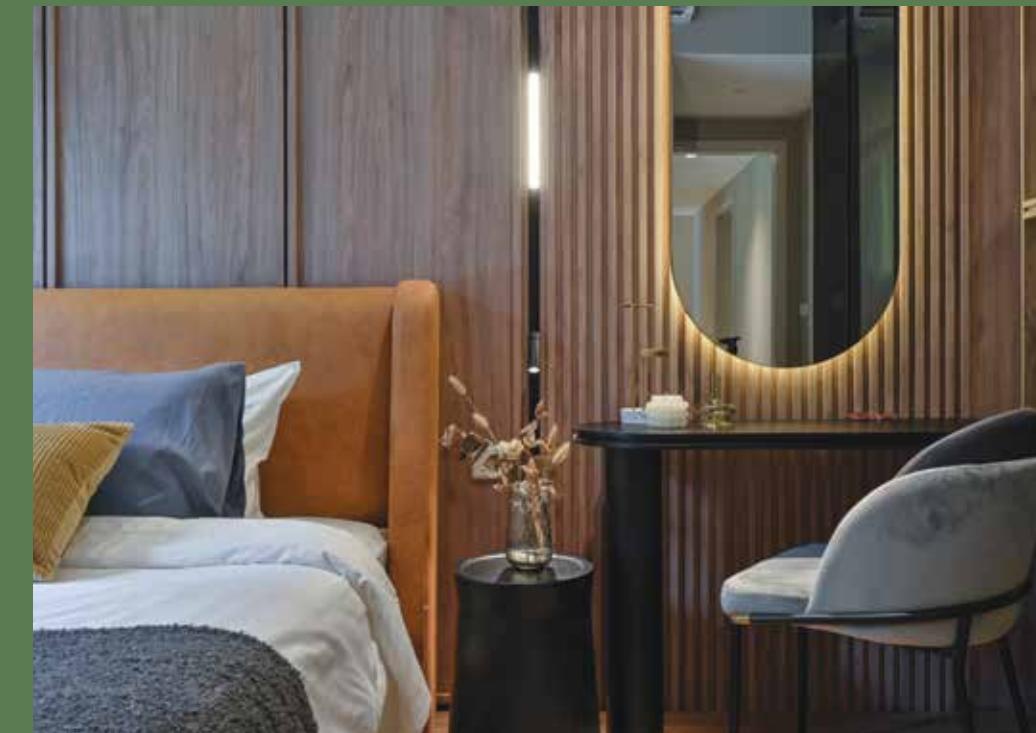
1 50m Infinity Pool	11 Kids Sound Play	21 350m Jogging Path	31 Hammock Garden
2 Jacuzzi	12 Indoor Playground	22 Pre-Function Area	32 Karaoke Rooms
3 Wet Deck	13 Kids Play Room	23 Yoga Deck	33 Gymnasium
4 Sun Deck	14 Games Room	24 Zen Garden	34 Outdoor Dining Area
5 Chess Garden	15 Reading Lounge	25 Covered Walkway	35 Exclusive Kitchen
6 Wet Chaise Lounge	16 Meeting Room	26 Changing Room	36 Function Room
7 Pool Pavilion	17 Co-Working Space	27 Meditation Lawn	37 Sensory Garden
8 Bubble Pool	18 Surau	28 Yoga Studio	38 Reading Deck
9 Outdoor Playground	19 Open Lawn	29 Panoramic Lawn	39 Maze Garden
10 Kids Water Play	20 Badminton/ Multi-Purpose Hall	30 Meditation Garden	40 Laundry*

### ROOFTOP FACILITIES

- Open Sky Lounge
- Seating Plaza
- BBQ Area

\*Disclaimer: Subject to operator.

# OVERALL SITE PLAN



# SUNWAY DESIGN AND DEVELOPMENT ARCHITECTURE (SDDA)



Guided by the principles under the comprehensive framework, known as Sunway Design & Development Architecture, Sunway Flora is committed to deliver an all-encompassing living experience for all. Aimed to promote **sustainability, innovation, health & wellness and lifestyle & new experiences**; Sunway Flora exudes something truly unique, making it a Signature Home of Sunway Property.



Efficient bedroom configuration with the flexibility of adding a working desk



Wet & dry kitchens for all units ideal for culinary occasions & entertainment of guests



Bedrooms with outward views maximising daylight & ventilation



Use of low VOC paints & adhesives for a healthy indoor environment



Keyless home access with a digital lockset



Universal accessible design



Dedicated food & parcel delivery area



Express car park ramp to multi-level parking

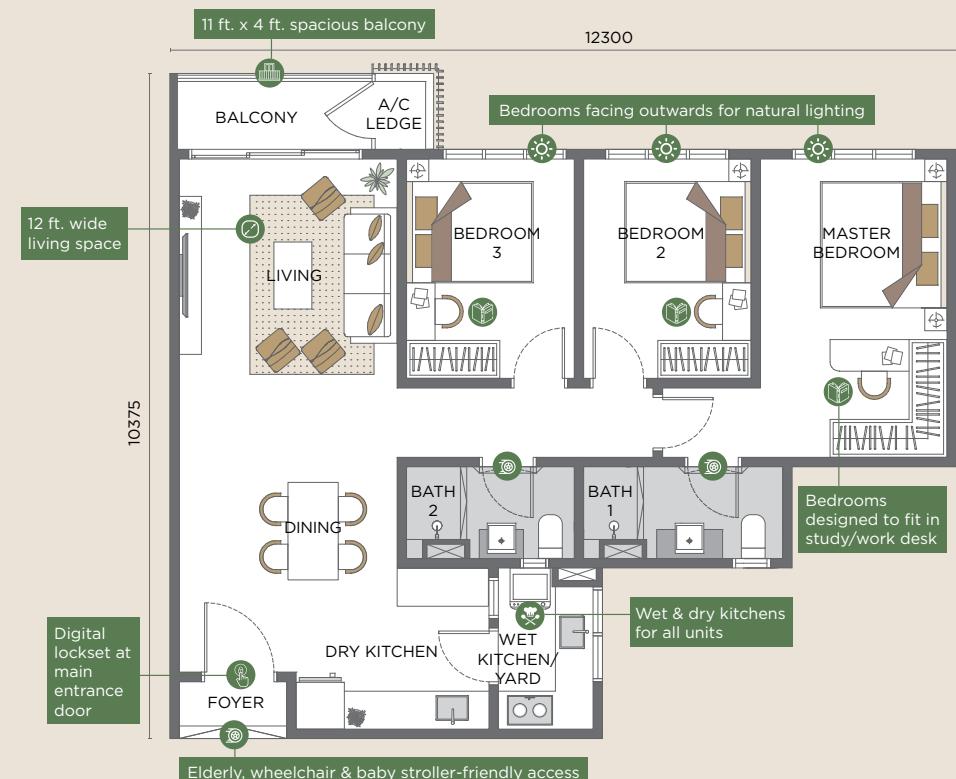
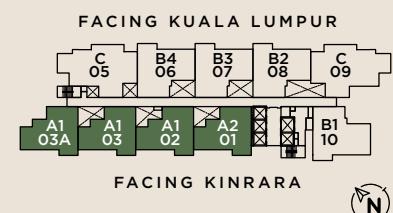


EV charging infrastructure ready

# UNIT LAYOUT PLAN

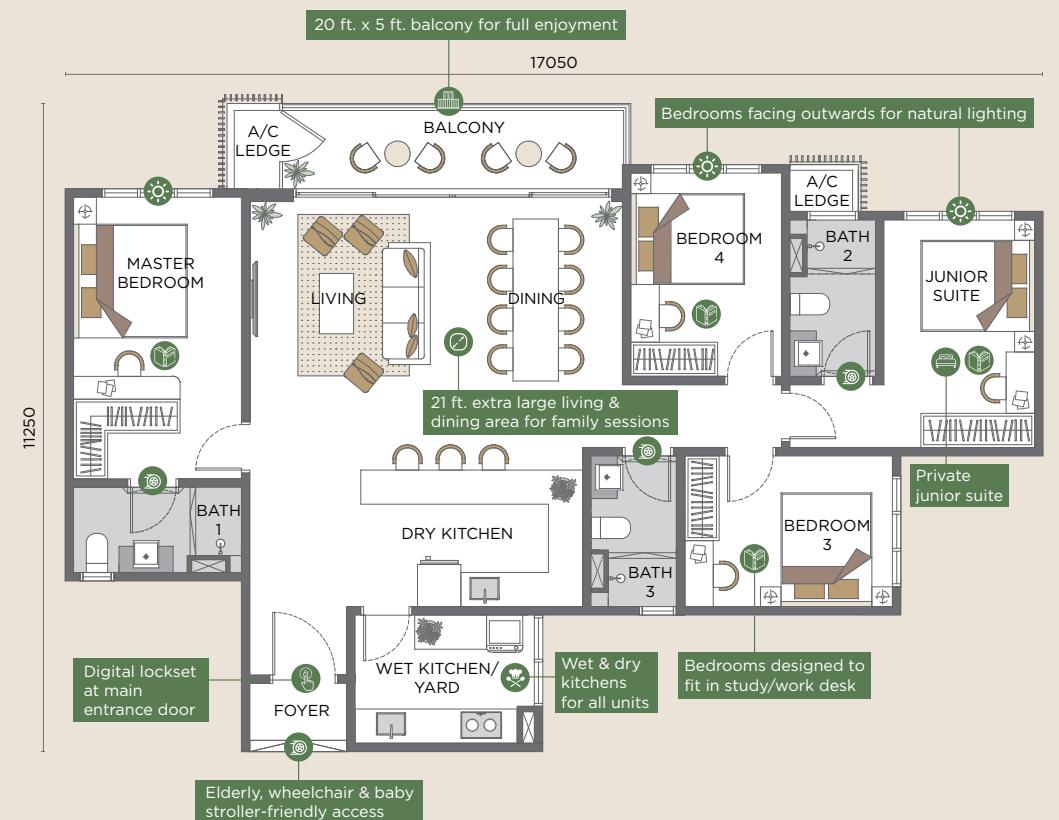
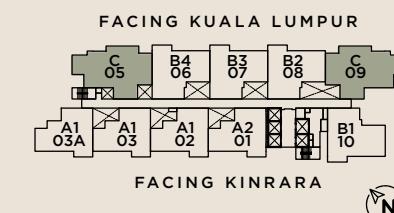
## TYPE A1

1,055 sq. ft.  
3 bedrooms  
2 bathrooms



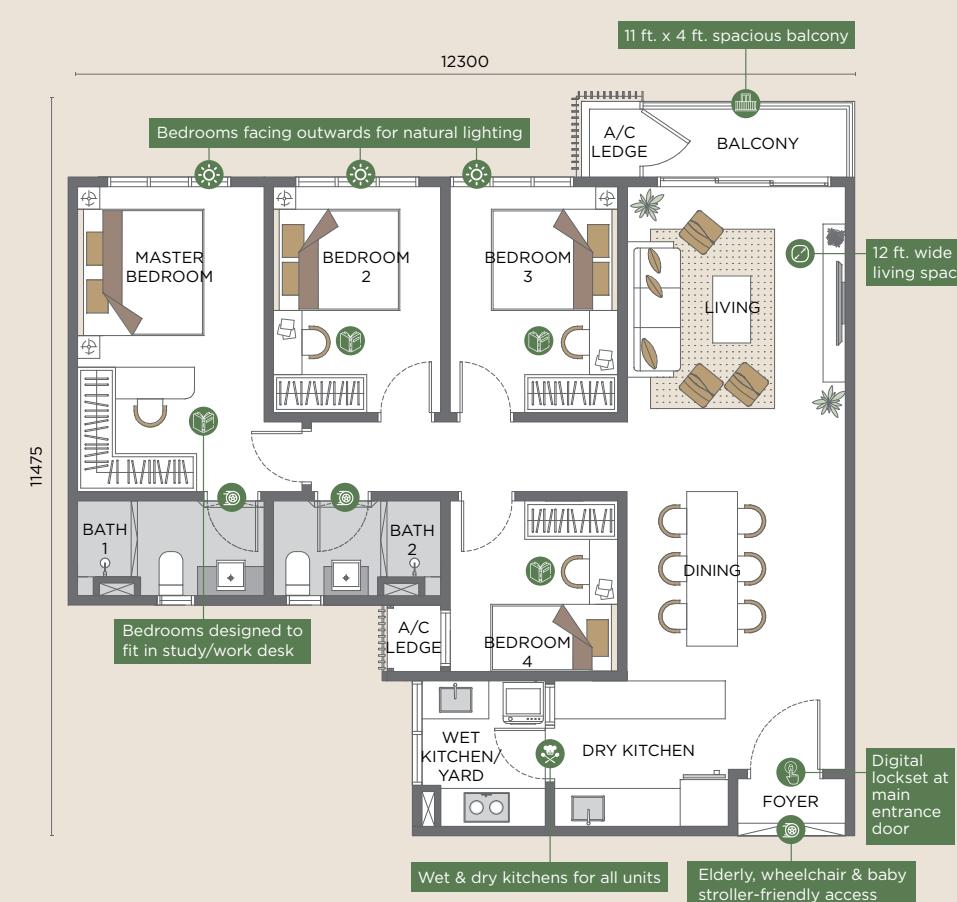
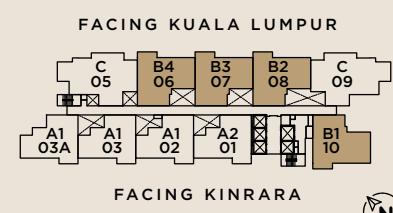
## TYPE C

1,507 sq. ft.  
4 bedrooms  
3 bathrooms



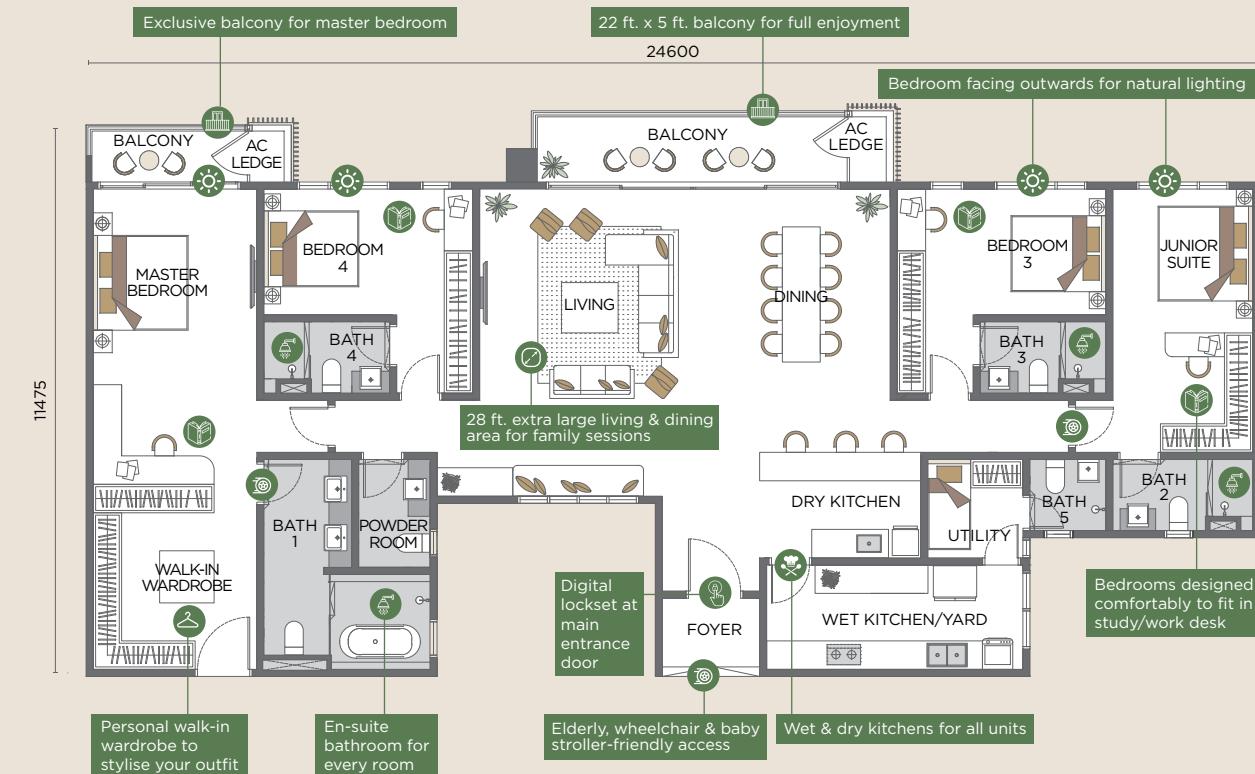
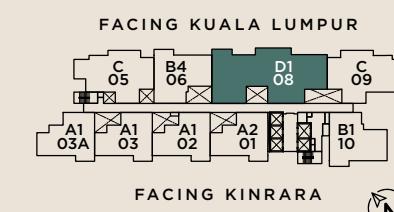
## TYPE B1

1,206 sq. ft.  
4 bedrooms  
2 bathrooms



## TYPE D1

Penthouse  
2,562 sq. ft.  
4 bedrooms  
5 bathrooms  
1 utility  
1 powder room



# SPECIFICATIONS

Structure	: Reinforced Concrete
Wall	: Reinforced Concrete Wall / Masonry Wall
Roof Covering	: Reinforced Concrete
Ceiling	: Skim Coat / Plaster Ceiling Where Applicable
<u>Doors</u>	
Main Entrance	: Fire Rated Door
Bedroom, Bathroom	: Timber Flush Door
Utility (Type D1 & D2)	: Timber Flush Door
Powder Room (Type D1 & D2)	: Timber Flush Door
Balcony	: Glass Sliding Door
Wet Kitchen / Yard	: Timber Flush Door
<u>Windows</u>	
	: Aluminium Frame Glass Window
<u>Ironmongery</u>	
	: Quality Lockset
<u>Wall Finishes</u>	
External	: Plaster / Skim Coat & Paint
Internal Wall	: Plaster / Skim Coat & Paint
Dry Kitchen	: Plaster / Skim Coat & Paint / Tiles
Wet Kitchen / Yard	: Plaster / Skim Coat & Paint / Tiles
Bathroom	: Tiles
Powder Room (Type D1 & D2)	: Tiles
<u>Floor Finishes</u>	
Foyer, Living, Dining, Balcony, Bathroom	: Tiles
Dry Kitchen, Wet Kitchen / Yard	: Tiles
Bedroom	: Laminated Floor Board
Utility (Type D1 & D2)	: Tiles
Powder Room (Type D1 & D2)	: Tiles
A/C Ledge (Type B1/B2/B3/B4/C)	: Cement Screed

Sanitary Fittings	Type A1/A2	Type B1/B2/B3/B4	Type C	Type D1/D2
Wash Hand Basin	: 2	2	3	7
Water Closet	: 2	2	3	6
Shower	: 2	2	3	5
Toilet Roll Holder	: 2	2	3	6
Hand Bidet	: 2	2	3	6
Kitchen Sink	: 1	1	1	1
Water Tap	: 5	5	6	12
Bath Tub	: -	-	-	1

Electrical Installation	Type A1/A2	Type B1/B2/B3/B4	Type C	Type D1/D2
Lighting Point	: 18	19	25	50
Fan Point With Fan Hook	: 5	6	6	7
Power Point	: 19	21	22	31
Air Conditioner Point	: 4	5	6	8
Hob Point	: 1	1	1	1
Hood Point	: 1	1	1	1
Water Heater Point	: 2	2	3	5
Bell Point	: 1	1	1	1
SMATV Point	: 1	1	1	1
Exhaust Fan Point	: -	-	-	2
Fiber Wall Socket	: 1	1	1	1

# INTRODUCING

**SUNWAY®**

**Property Pals+**  
A NEW COMMUNITY EXPERIENCE

An inclusive community experience specially put together for each and every one of you who reside in Sunway Property developments - be it owners, sub-sale owners or tenants.

## BENEFITTING



Privileges with  
**Rent+**

Rent credit programme that allows tenants who residing in Sunway Property developments to convert 25% of their monthly rental paid into rent credits.



Home Care & Management Services for our Sunway Property Pals+ members to enjoy.



Benefits with  
**Reward+**

Property purchase rebates and other forms of perks that benefit everyone - owners, sub-sale owners and tenants.

FIND OUT MORE

[propertypals.sunwayproperty.com](http://propertypals.sunwayproperty.com)

## VISIT OUR SALES GALLERY TODAY

1, Jalan Tiara 1, Taman Mutiara Bukit Jalil, 58200 Bukit Jalil, Kuala Lumpur



Sunway Flora Sales Gallery

Developer: Sunway Flora Sdn Bhd (1333603-H) • Address: The Property Gallery, Lobby Level, Menara Sunway, Jalan Lagoon Timur, Bandar Sunway, 47500 Petaling Jaya, Selangor Darul Ehsan • Type: Condominium • Developer's License: 30158/08-2027/0157(N) • Validity Period: 25 Aug 2022 till 24 Aug 2027 • Advertising Permit: 30158-1/12-2025/0436(A)-(S) • Validity Period: 21 Dec 2022 till 20 Dec 2025 • Building Plan Approval No: BPS3OSC20221452 • Approving Authority: Dewan Bandaraya Kuala Lumpur • Tenure: Freehold • Expected Date of Completion: Dec 2026 • Encumbrances: - • Total Units: Tower A - 379 units, Tower B - 369 units • Price: Tower A - RM1,080,000 (Min) - RM2,580,000 (Max), Tower B - RM1,119,000 (Min) - RM2,671,000 (Max) • Bumiputera Discount: 5% • Disclaimer: The information contained herein is subject to change without notification as may be required by relevant authorities or the developer's consultants and cannot form part of an offer or contract. Whilst every care is taken in providing this information, the owner, developer and managers cannot be held liable for variations. All illustrations and pictures are Artist's 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.

**SUNWAY FLORA SDN BHD (1333603-H)**

The Property Gallery, Lobby Level, Menara Sunway, Jalan Lagoon Timur, Bandar Sunway, 47500 Petaling Jaya, Selangor Darul Ehsan, Malaysia

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Master Community Developer