

An aerial photograph of a coastal region, likely in Freehold, New Jersey. The image shows a winding road that curves along the edge of a body of water, possibly a bay or a large pond. The land is a mix of green, suggesting vegetation, and light brown/tan areas, possibly sand or cleared land. The water is a light blue-grey color. The overall scene is serene and natural.

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.

A VIBRANT RETAIL COMMUNITY

Be surrounded by urban conveniences filled with a fine selection of cafés and restaurants, specialty retailers, full-line supermarkets and many more.





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



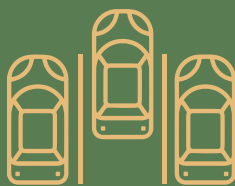
STRATEGIC LOCATION
IN BUKIT JALIL



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



NATURE-
LOVING
interior

Each layout reflects spaciousness, functionality and comfort. Designed to bring the outdoors in, you are invited to have a close connection with nature every day.

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

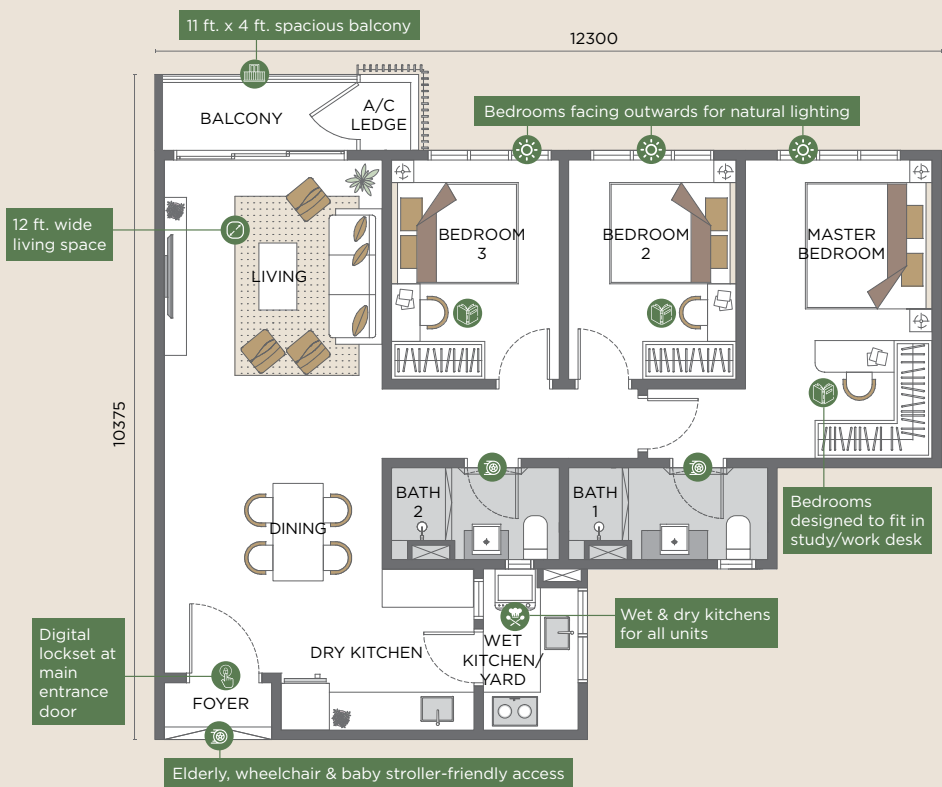
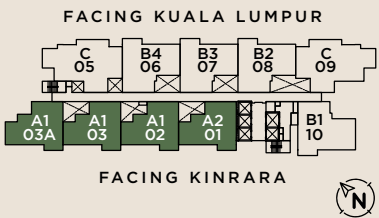


EV charging infrastructure ready

UNIT LAYOUT PLAN

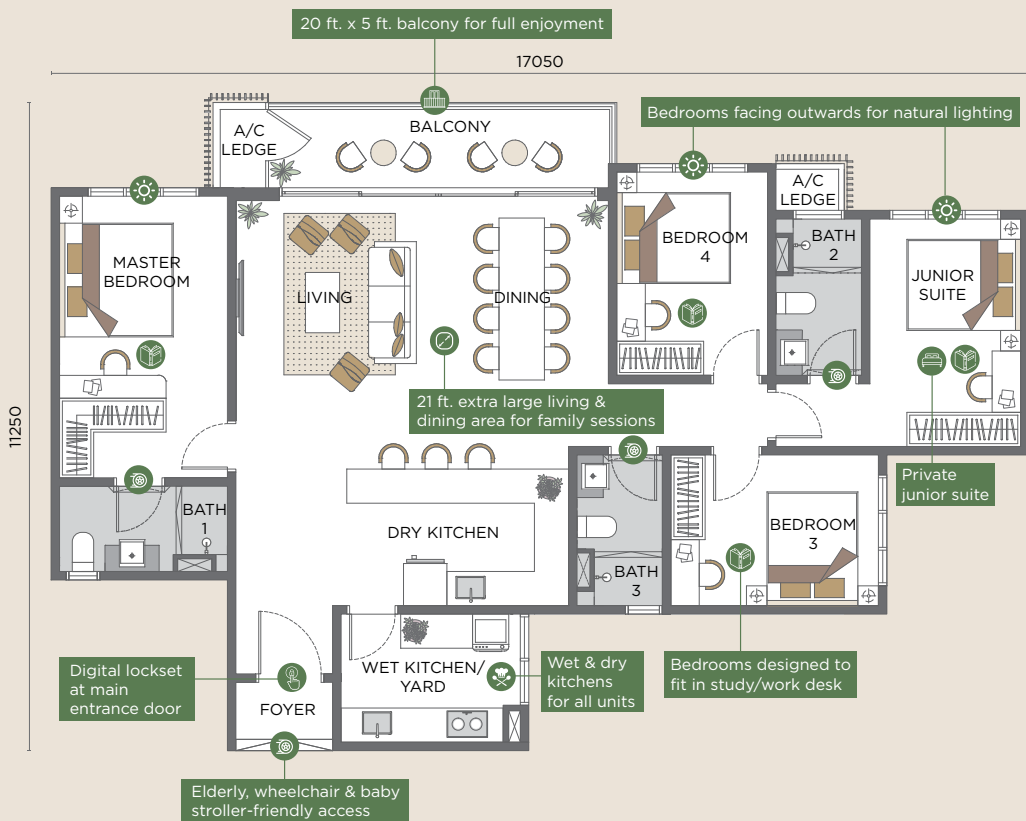
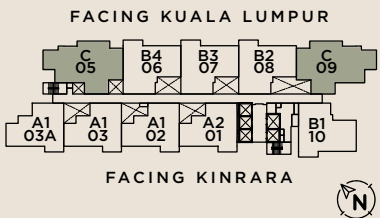
TYPE A1

1,055 sq. ft.
3 bedrooms
2 bathrooms



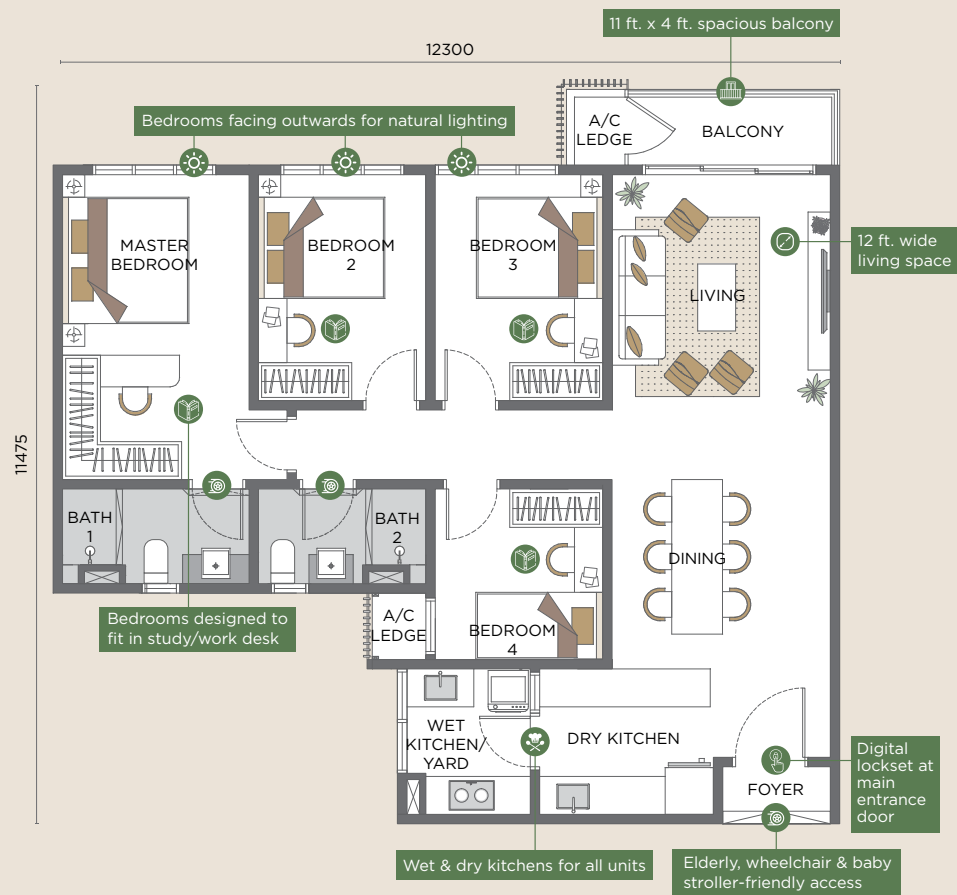
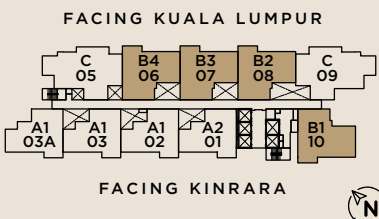
TYPE C

1,507 sq. ft.
4 bedrooms
3 bathrooms



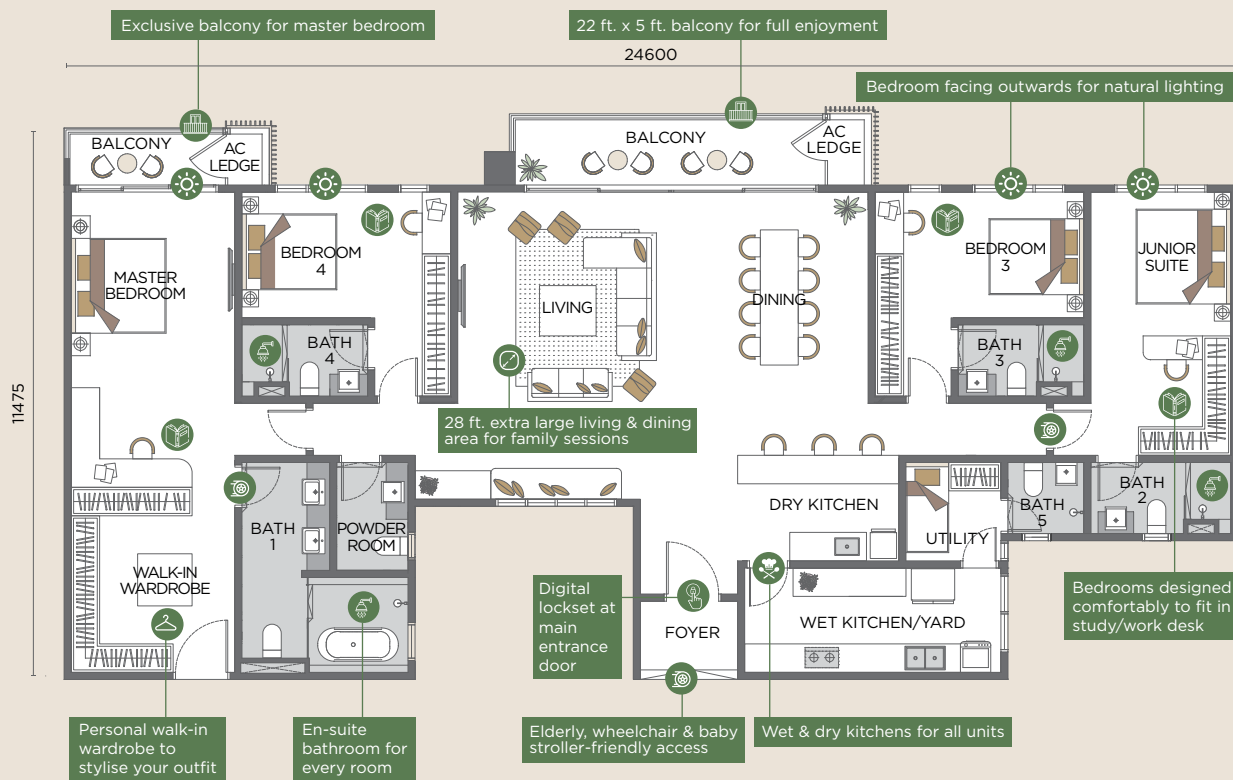
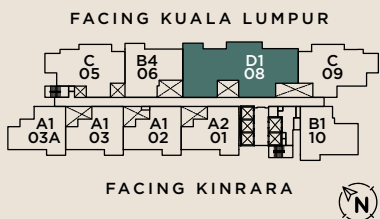
TYPE B1

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
Doors	
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
Windows	
Windows	: Aluminium Frame Glass Window
Ironmongery	: Quality Lockset
Wall Finishes	
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
Floor Finishes	
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



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



Owners



Sub-sale Owners



Tenants



25% of your rent
is given back as rebates

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.

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

Sunway
hotel-trained
cleaners





**Rebates,
exclusive invites and
benefits**
for you and your family

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

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

FAX: (+603) 5639 9955 **EMAIL:** sunwaypropertyms@sunway.com.my

1700-81-1155
www.sunwayflora.com

SUNWAY[®]
PROPERTY
Master Community Developer