

FOREST LIVING IN THE CITY

SUNWAY
d'hill
residences
KOTA DAMANSARA

KOTA DAMANSARA
COMMUNITY
FOREST RESERVE

SUNWAY
d'hill
residences
KOTA DAMANSARA

AN
AFFORDABLE
NATURE'S

Enclave

Nestled within lush rainforest hills, Sunway d'hill Residences is a mixed residential development that offers the best of modern conveniences whilst achieving a perfect balance with nature.

The best of both worlds awaits you with comfortable living spaces that are perfectly aligned for unobstructed views of mesmerising forested hills and the city.



YOUR
VERY OWN
FOREST

Playground

Reconnect and discover the wonders of Mother Nature in the form of Kota Damansara Community Forest Reserve's magnificent 800-acre prime rainforest. Located just a mere 100 metres across from you, the forest provides the perfect opportunity to reacquaint yourself with nature. Immerse yourself in the refreshing sight and sounds of the forest as you take relaxing walks along the forest edge.

At Sunway d'hill Residences, the forest is where you regain your paradise.



A NATURAL STATE OF *Completeness*

Sunway d'hill Residences represent a modern enclave with full contemporary amenities and conveniences surrounded by tranquil natural greenery.



100m Away from Kota Damansara Community Forest Reserve

An 800-acre Virgin Rainforest For Your Enjoyment



Strategically Located

Within Kota Damansara's Central Business District



Ample Urban Conveniences Within Reach

Retail, Banking, Education, Golf & Polo Club And Medical Facilities



Seamless Connectivity

Easy Access To Major Highways



Mixed Residential Development

Retail & Dining Conveniences At Your Doorstep



Featuring Over 30 Modern Facilities



Practical Layout with Built-up from 829 sq ft - 1,238 sq ft

2 - 4 Bedrooms with Dry & Wet Kitchen/Yard



Unobstructed Views

Of Mesmerising Forest Or Cityscape



Ample Natural Light and Ventilation

With Outdoor Facing Bedroom Windows



Express Ramp to Car Park Floors

Giving Direct Access To Your Parking Bay



Up to 3 Car Parks



Bicycle Parking Area



Sustainable Green Design (GreenRE Gold)



Artist's Impression

INFINITY EDGE TRANQUIL POOL

FAMILY

Leisure

BY THE FOREST

Sunway d'hill Residences features over 30 modern facilities for its residents. Each one is created to optimise the living experience of its discerning homeowners and set against the backdrop of glorious forested hills.



Artist's Impression

BBQ AREA



Artist's Impression

ELEVATED FITNESS STUDIO OVERLOOKING THE RAINFOREST

AN
INVIGORATING
OASIS OF
Inspiration

A nature friendly environment awaits you at Sunway d'hill Residences. Soak up the sun at the poolside garden or simply gaze into the magnificent rainforest and beyond at the elevated viewing gazebo, you will always stay inspired with nature's embrace.



Artist's Impression

ELEVATED VIEWING GAZEBO



Artist's Impression

LEISURE GARDEN



Artist's Impression

CUBE GAZEBO



Artist's Impression

MIST GARDEN

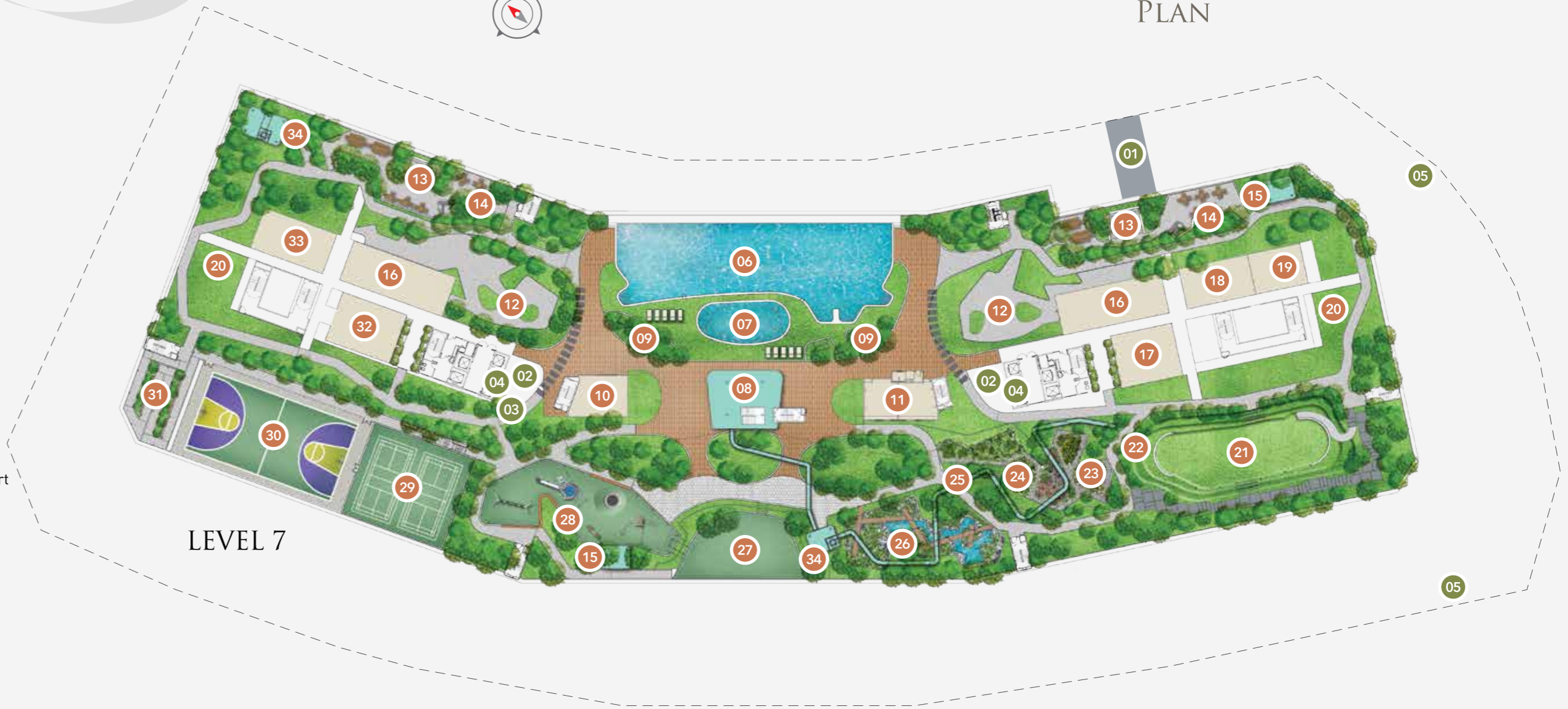
Facilities PLAN

GROUND FLOOR

- 01 Guardhouse/Entrance
- 02 Sitting Lounge
- 03 Management Office
- 04 Mail Room
- 05 Bicycle Rack

LEVEL 7

- 06 Tranquil Pool
- 07 Kiddie Pool
- 08 Fitness Studio (Elevated)
Open Lounge (Lower Deck)
- 09 Poolside Garden
- 10 Yoga/Aerobic Studio
- 11 Changing Room
- 12 Forest Lounge
- 13 BBQ Area
- 14 Party Patio
- 15 Cube Gazebo
- 16 Function Room
- 17 Games Studio
- 18 Theatre/Entertainment Room
- 19 Karaoke Room
- 20 Meandering Walkway
- 21 Leisure Garden
- 22 Picnic & Camping Ground
- 23 Reflexology Path
- 24 Herb Garden
- 25 Scenic Tree Top Walk
- 26 Mist Garden
- 27 Terrace Amphitheatre
- 28 Forest Playscape
- 29 Indoor Multiuse Hall/Badminton Court
- 30 Multi-Sport Court
- 31 Terrace Ramp & Seating
- 32 Surau
- 33 Reading Room/Co-working Space
- 34 Elevated Viewing Gazebo



LEVEL 7



Retail Conveniences

RIGHT AT YOUR DOORSTEP

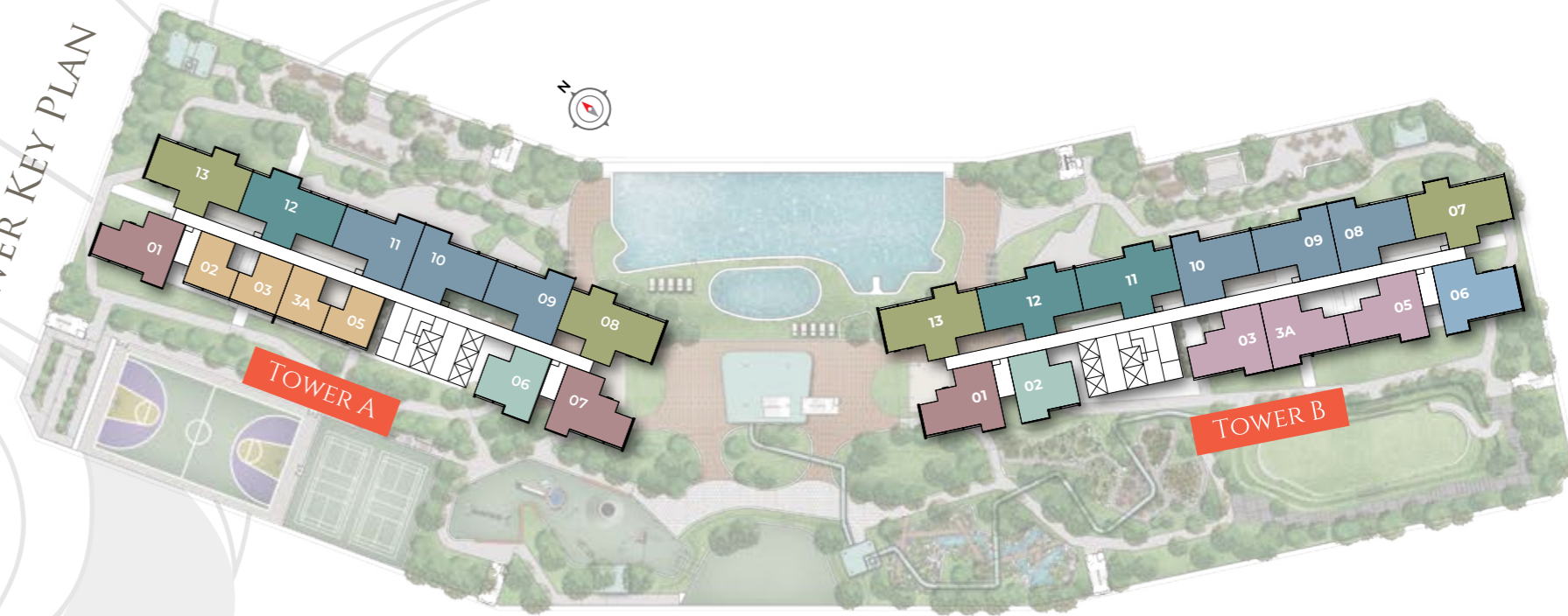
Artist's Impression



Artist's Impression

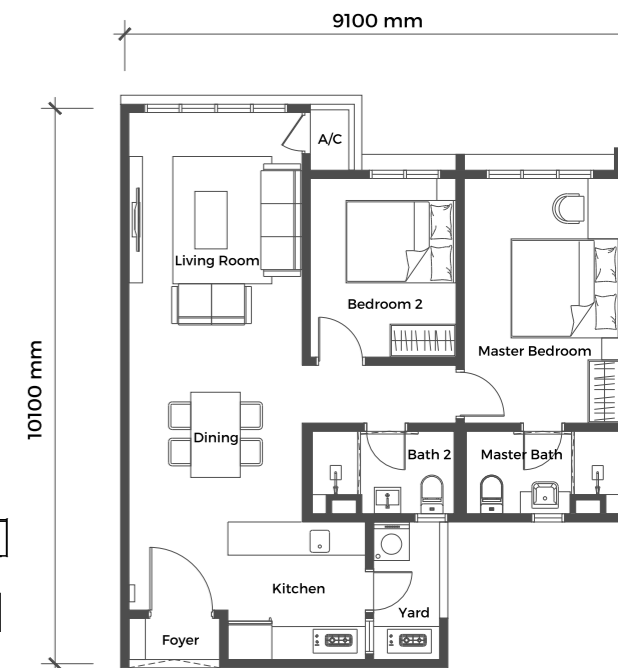
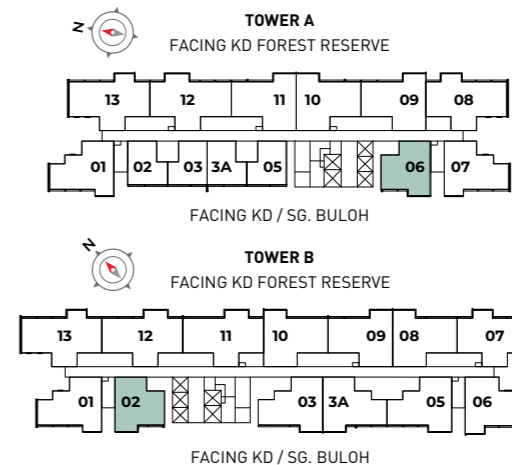
A holistic lifestyle also takes into consideration that you are connected to your community. Sunway d'hill Residences' mixed residential development will allow you to have easy access to retail stores right at your home. With over 50,000 sq.ft. of retail space catering to your daily needs as well as F&B outlets, you'll be spoiled for choice in the self-sufficient sanctuary of Sunway d'hill Residences.

TOWER KEY PLAN



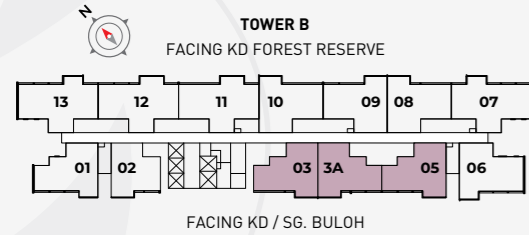
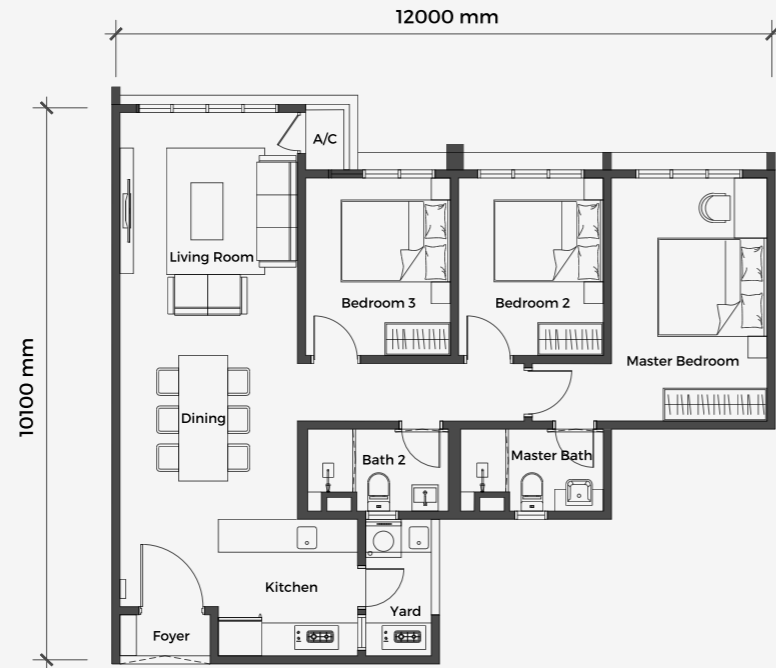
A HOME
BUILT JUST
RIGHT FOR
You

TYPE A
2 Bedrooms
2 Bathrooms
829 sq ft



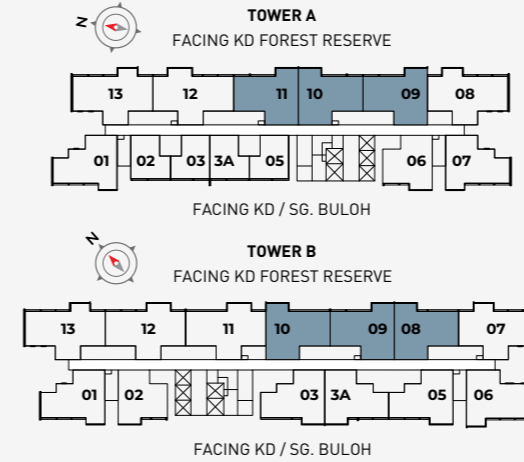
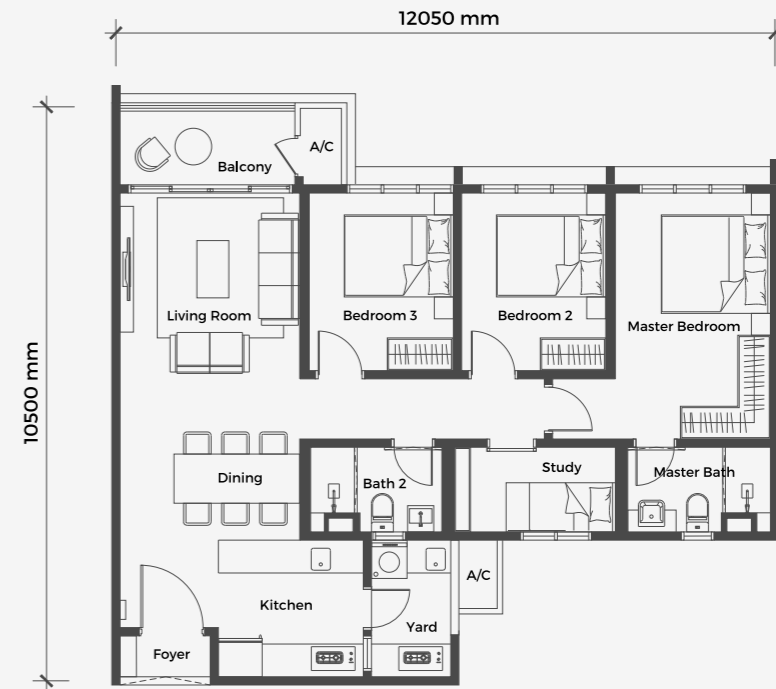
TYPE **B**

3 Bedrooms
2 Bathrooms
980 sq ft



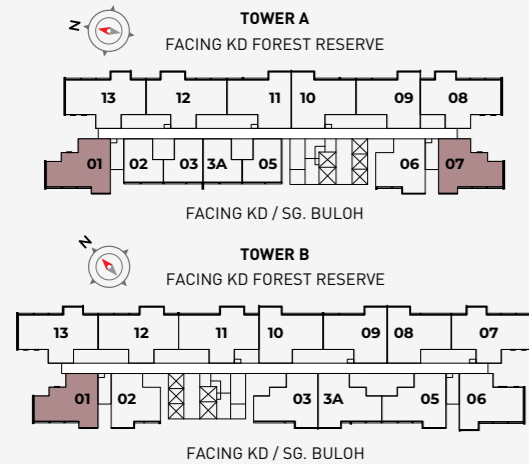
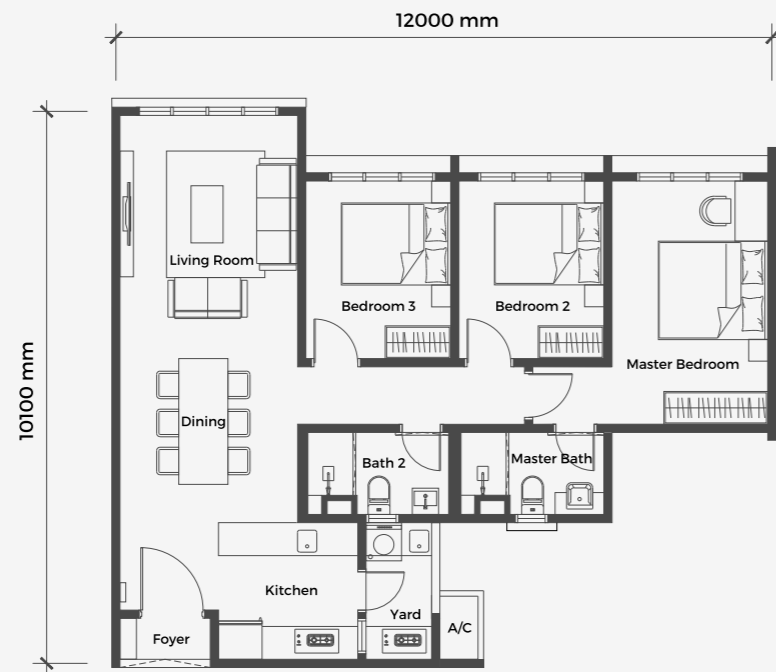
TYPE **C**

3 + 1 Bedrooms
2 Bathrooms
1,076 sq ft



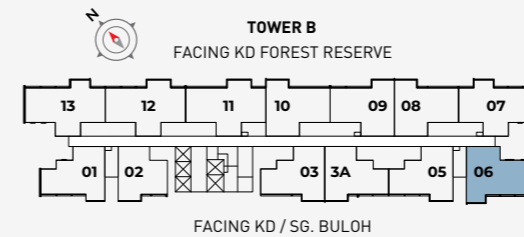
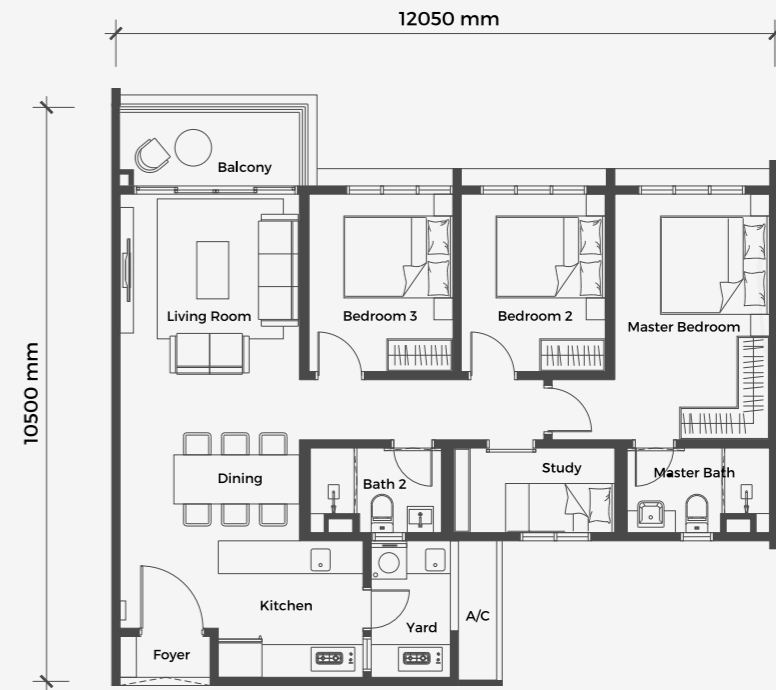
TYPE **B1**

3 Bedrooms
2 Bathrooms
980 sq ft



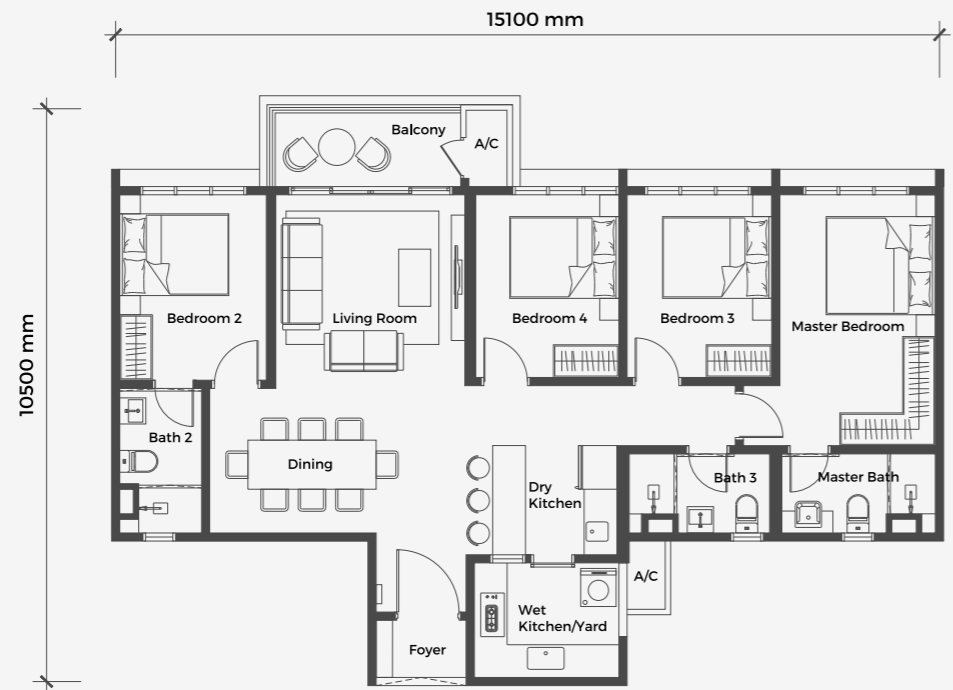
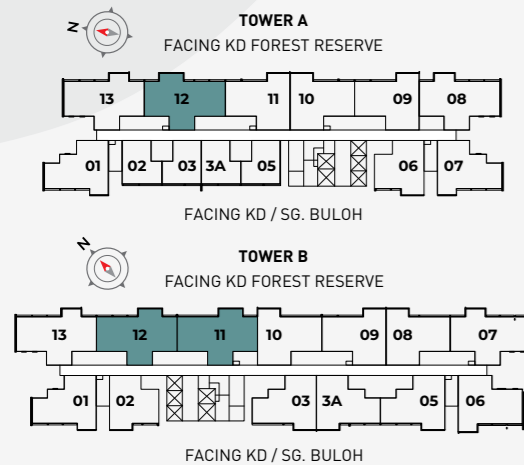
TYPE **C1**

3 + 1 Bedrooms
2 Bathrooms
1,076 sq ft



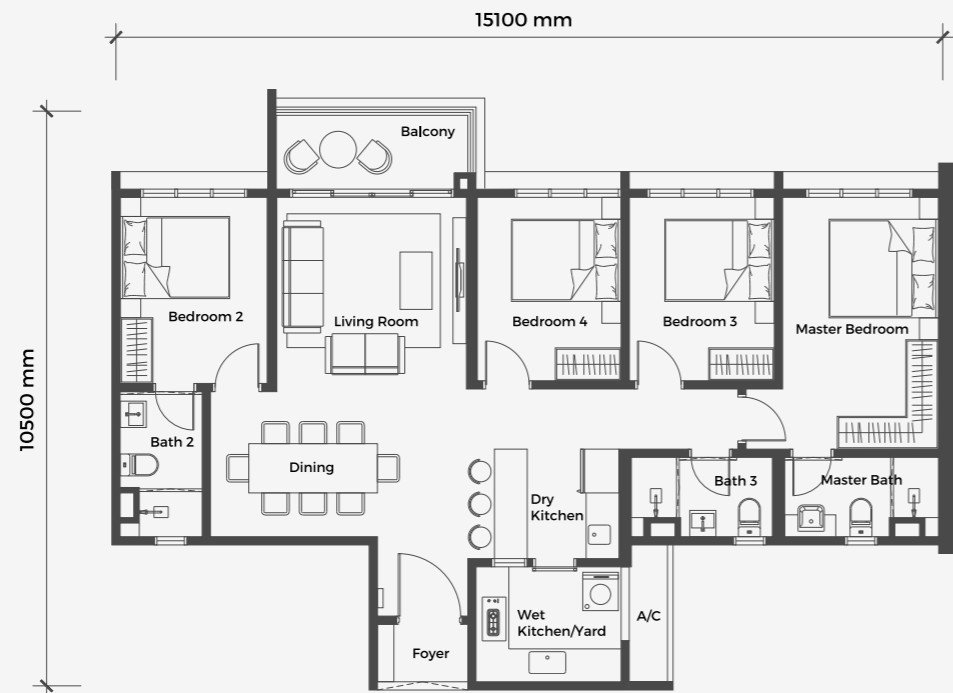
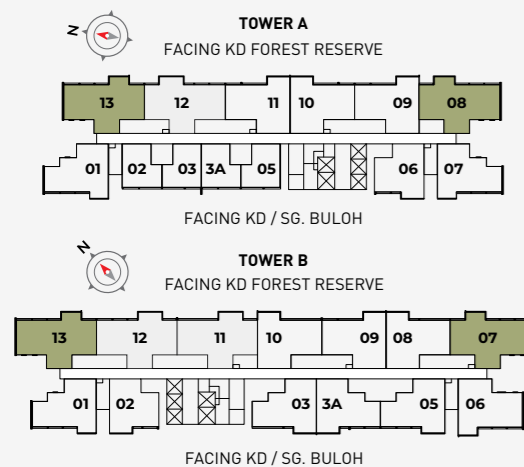
TYPE **D**

4 Bedrooms
3 Bathrooms
1,238 sq ft



TYPE **D1**

4 Bedrooms
3 Bathrooms
1,238 sq ft



SPECIFICATIONS

STRUCTURE	Reinforced Concrete		
WALL	Brick Wall / Reinforced Concrete Wall		
ROOF	Reinforced Concrete Roof		
CEILING	Skim Coat and Plasterboard		
FLOOR FINISHES	Foyer / Living / Dining, Kitchen, Bathrooms Balcony / Patio, Yard	Tiles	
	Bedrooms	Laminated Timber Flooring	
	A/C Ledge	Cement Screed / Tiles	
WALL FINISHES	Internal Wall	Plaster with Paint / Skim Coat with Paint	
	External Wall	Plaster with Paint	
	Kitchen	Plaster with Paint and / Tiles up to 1500mm height	
	Bathroom	Tiles up to ceiling height	
DOORS	Main Entrance Door	Fire Rated	
	Bedroom, bathroom	Timber Door	
	Balcony	Aluminum Framed Glass Sliding Door	
	A/C Ledge	Aluminum Framed Swing Door	
	Yard	Timber Door / Aluminum Framed Sliding Door	
WINDOW	Aluminum Framed Glass Window		
IRONMONGERY	Quality Locksets		

SANITARY WARES & FITTINGS

	TYPE A	TYPE B/B1	TYPE C/C1	TYPE D/D1
Hand Bidet	2	2	2	3
Kitchen Sink and Tap	1	1	1	1
Shower Set	2	2	2	3
Toilet Roll Holder	2	2	2	3
Wash Basin and Tap	2	2	2	3
Water Closet	2	2	2	3
Water Tap	1	1	1	1

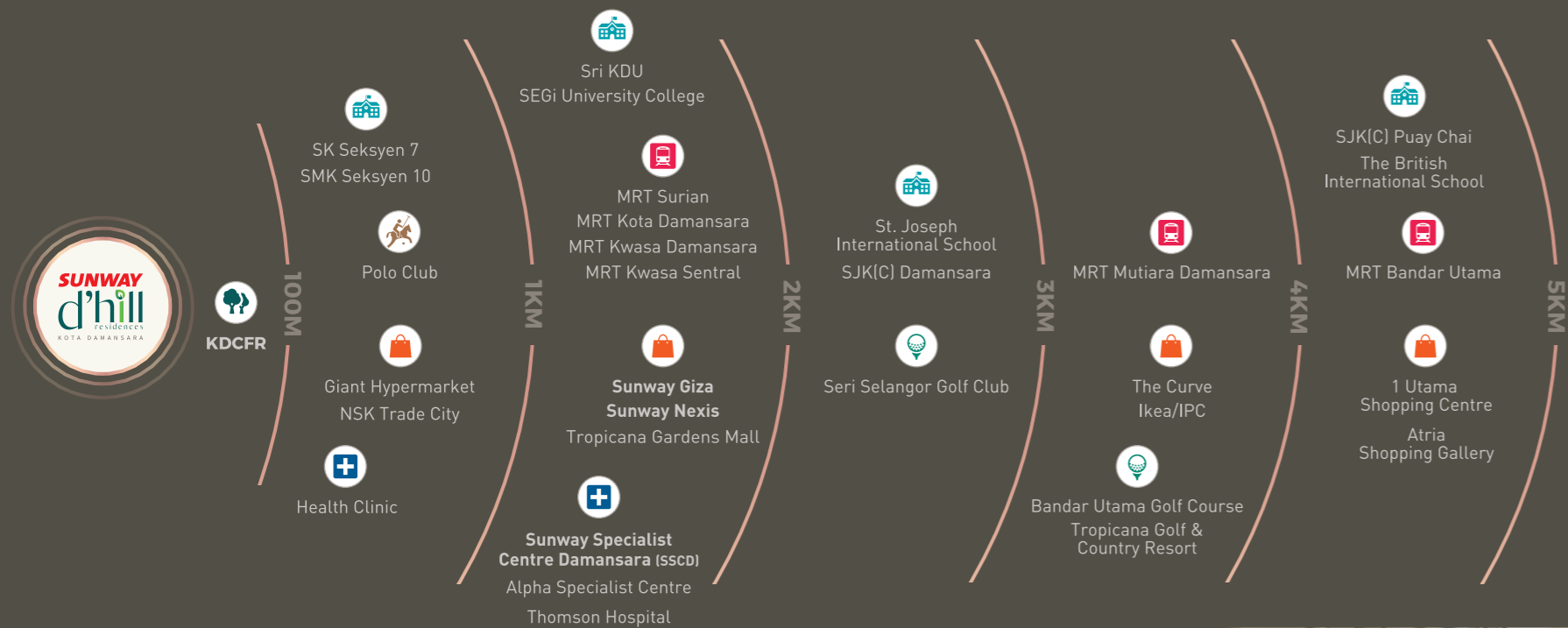
ELECTRICAL INSTALLATIONS

	TYPE A	TYPE B/B1	TYPE C/C1	TYPE D/D1
A/C Point	3	4	5	5
Bell Point	1	1	1	1
Distribution Board	1	1	1	1
Fan Point	4	5	6	6
Fiber Wall Socket	1	1	1	1
Hob Point	1	1	1	1
Hood Point	1	1	1	1
Lighting Point	14	17	20	21
Power Point	15	17	18	19
Smatv Point	1	1	1	1
Water Heater Point	2	2	2	3

AMPLE URBAN Conveniences

WITHIN REACH

Strategically located within the matured neighbourhood of Kota Damansara, you are at the centre of everything. Modern amenities, be it niceties or necessities are always a stone's throw away.



LEGEND

- Kota Damansara Community Forest Reserve (KDCFR)
- Retail
- Golf Clubs
- Medical
- Education
- Polo Club
- Transportation Hub

The stated geographical distances are indicative only and do not represent the actual distances



A NATURALLY STRATEGIC Location



Developer: Sunway PKNS Sdn Bhd (179182-V) • Address: The Property Gallery, Lobby Level, Menara Sunway, Jalan Lagoon Timur, Bandar Sunway, 47500 Petaling Jaya, Selangor Darul Ehsan • Type: Serviced Residence • Developer's License: 6909/09-2028/1129(R) • Validity Period: 9 September 2023 - 8 September 2028 • Advertising Permit: 6909-23/09-2024/1393(R)-[S] • Validity Period: 9 September 2023 - 8 September 2024 • Building Plan Approval No.: MBPJ/120100/T/P10/258/2021 • Approving Authority: Majlis Bandaraya Petaling Jaya • Tenure: Leasehold 99 years (Expiry: 22 October 2112) • Expected Date of Completion: 54 months from the date of SPA (June 2026) • Encumbrances: Public Bank Berhad • Total Units: 976 • Price: Block A: RM270,000 (Min) - RM1,173,750 (Max), Block B: RM793,750 (Min) - RM1,219,782 (Max) • Bumiputera Discount: 10% • Restriction in interest: The land shall not be transferred, leased or charged without prior approval by State Authority.

Disclaimer: The information contained herein is subject to change without notifications 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 Impressions only. The items are subject to variations, modifications and substitution as may be recommended by the Company's Consultant and/or relevant approving authorities.

Follow Sunway Property on:    

SUNWAY PKNS SDN BHD (179182-V)

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SUNWAY
PROPERTY
Master Community Developer