

**SUNWAY**  
**VELOCITY3**  
K U A L A L U M P U R

SMART LIVING IN KL  
YOU CAN OWN!



Stay Connected in this Co-Living Ready Residence  
where conveniences are all within reach



**Connected**  
to MRT & LRT Stations



**Conveniences**  
at your doorstep



**Co-Living**  
ready

# LIVE & THRIVE IN KL'S TOP INTEGRATED CITY

Experience a new frontier of innovation with the much-anticipated unveiling of Sunway Velocity 3, a modern oasis and exciting smart living landmark in the heart of KL.



**SUNWAY**  
**VELOCITY3**  
KUALA LUMPUR

**SUNWAY**  
**VELOCITY**  
KUALA LUMPUR

MERDEKA 118

PAVILION  
KUALA LUMPUR

KL  
TOWER

IKEA

TRX

KLCC

ROYAL SELANGOR  
GOLF CLUB



# BE A PART OF **SUNWAY VELOCITY** KUALA LUMPUR

# A LIFESTYLE HOME WITH MANY EXCITEMENTS

Thoughtfully designed and boasting incredible connectivity, built for sustainable living in the heart of the city.

## 1 **SUNWAY VELOCITY MALL**

Fully tenanted lifestyle mall with entertainment and eatery choices

## 3 **SUNWAY MEDICAL CENTRE VELOCITY**

All your medical, health, and wellness needs taken care of

## 2 **SUNWAY VELOCITY HOTEL**

Experience modern comforts in our premium rooms, directly accessible from Sunway Velocity Mall

## 4 **SUNWAY COLLEGE @ VELOCITY**

Offers a wide range of professional courses

## 5 **2-ACRE CENTRAL PARK**

Relax amidst lush greenery and a soothing environment



Direct link to Sunway Velocity Mall



Direct link to MRT & LRT Stations



Units come with elderly, wheelchair & baby-stroller friendly design with ramp access



Express ramp to multi-level parking



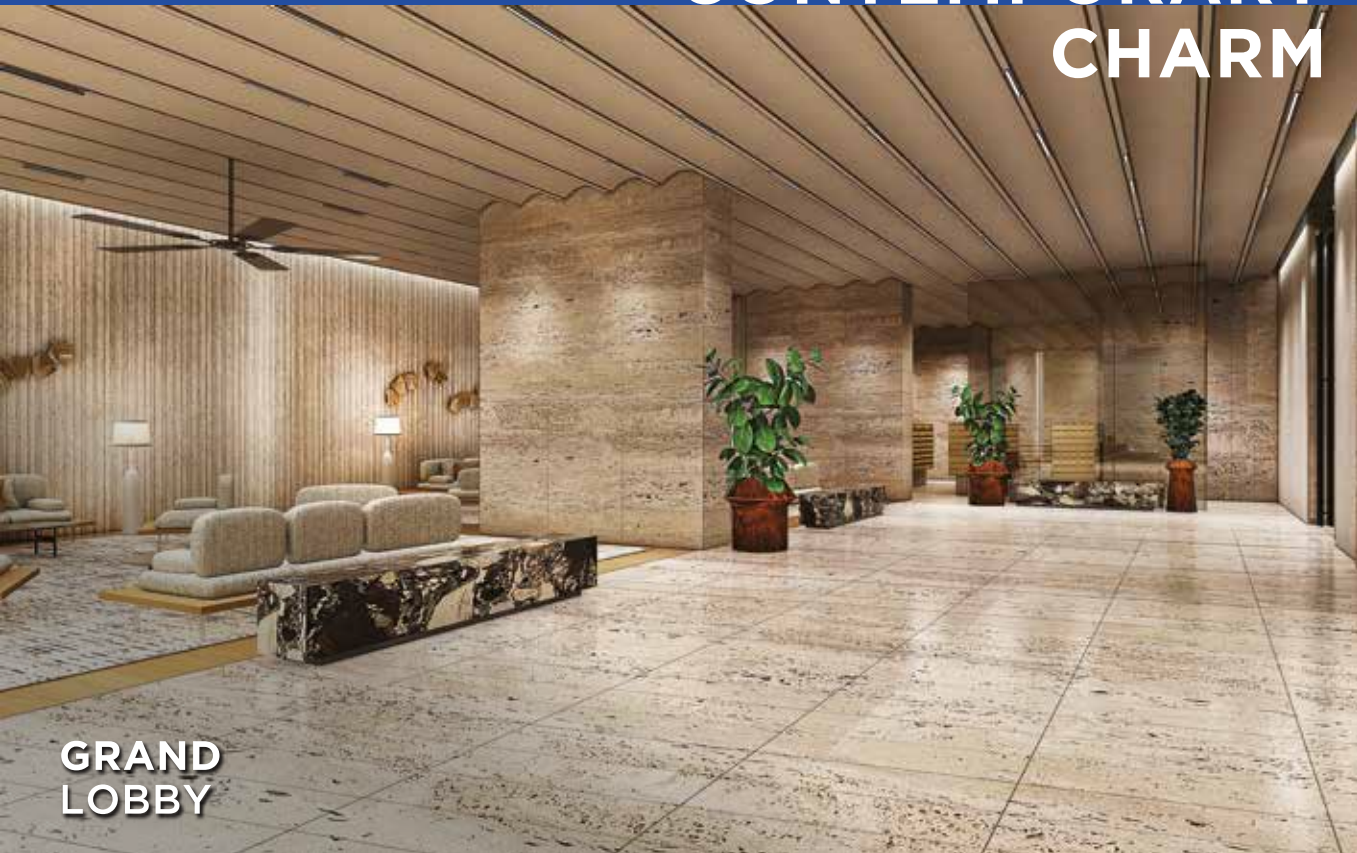
2 to 3+1 bedrooms with built-ups from 721 - 1,076 sq. ft.



All bedrooms facing outwards for natural lighting & ventilation



EMBRACE  
FAMILY LIFE IN  
CONTEMPORARY  
CHARM



GRAND  
LOBBY



A PLACE OF  
WONDER AND  
RELAXATION



KIDS PLAY  
ROOM

SPACES FOR  
CASUAL  
FUN AND  
INTERACTION



LIFT  
LOBBY



\*Artist's Impression Only.



GYM



GAMES  
ROOM



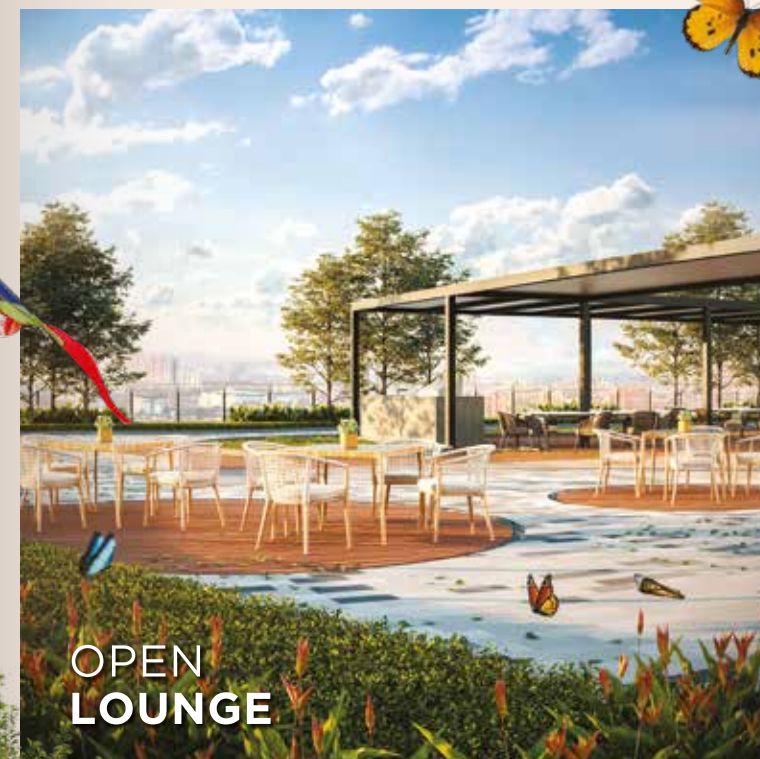
# GATHERINGS AND BARBEQUE DAYS WITH A SCENIC CITY VIEW



OUTDOOR  
FITNESS  
ZONE



OUTDOOR  
BBQ TERRACE



OPEN  
LOUNGE



HERBS  
GARDEN



*\*Artist's Impression Only.*

# YOUR BEST INVESTMENT IN KL



## 1 STATION TO TRX

You are just one stop to Malaysia's most dynamic new financial centre that houses an abundance of professionals, expatriates, and business owners culminating in enormous investment & leasing potentials.



TRX station is the *KL's largest MRT station* connected to MRT Kajang & Putrajaya lines



Malaysia's international financial hub with multinational names such as *Prudential, HSBC Bank, AFFIN Bank, Huawei & more*



Potential tenant pool of **45,000** professional employees

## CO-LIVING READY

With our co-living ready feature, rental management is now a breeze. Maximize your investment potential!



Digital lockset for keyless entry



Sub-meter ready for every room to better monitor energy usage



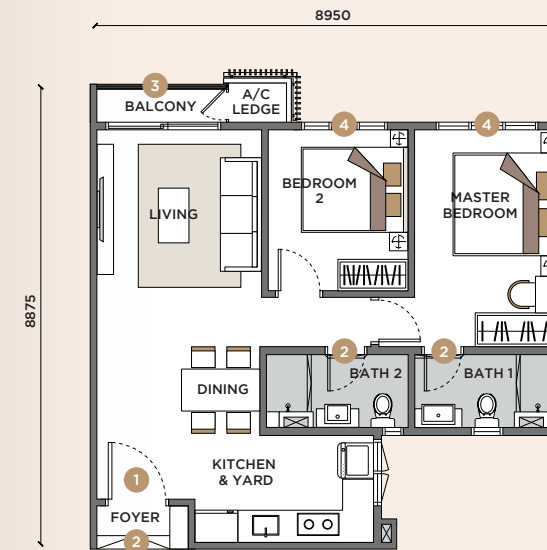
Maximize your rental return



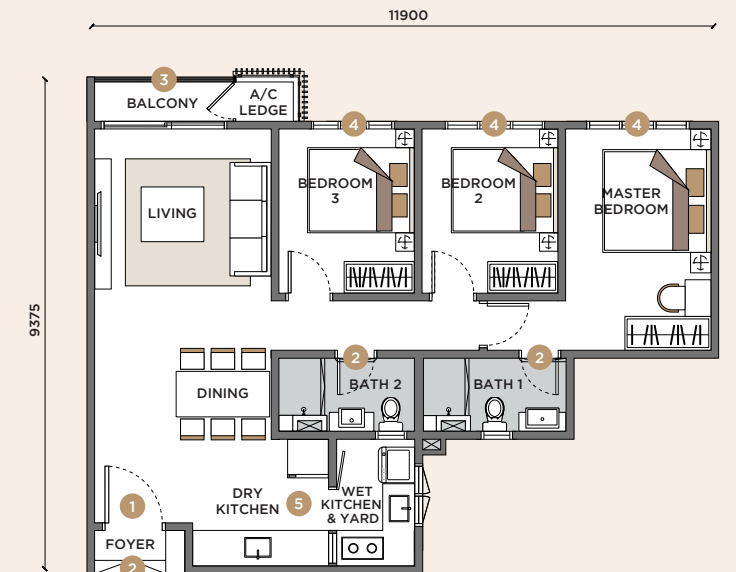
## FLOOR PLAN



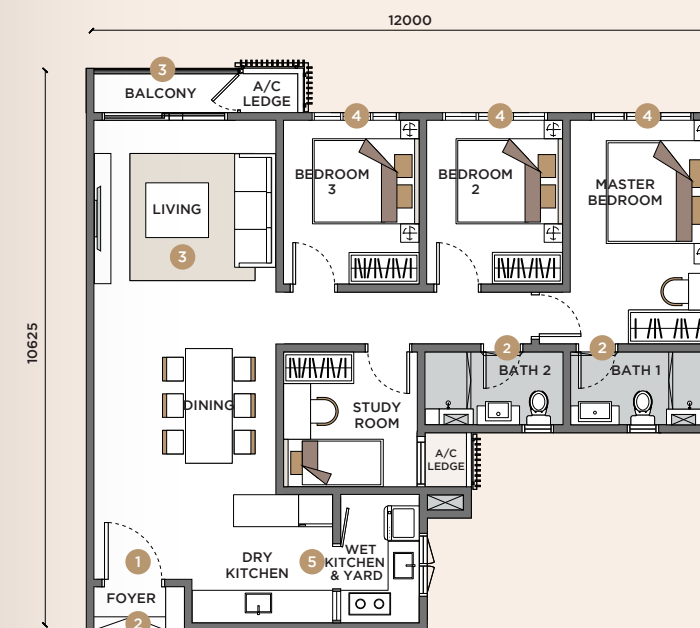
721 sq. ft.  
2 Bedrooms  
2 Bathrooms



926 sq. ft.  
3 Bedrooms  
2 Bathrooms

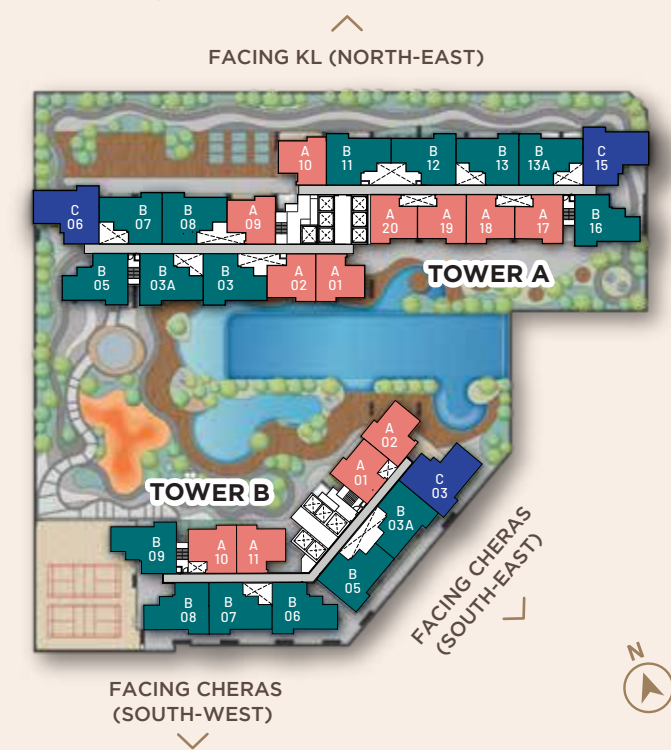


1,076 sq. ft.  
3+1 Bedrooms  
2 Bathrooms



### LEGEND:

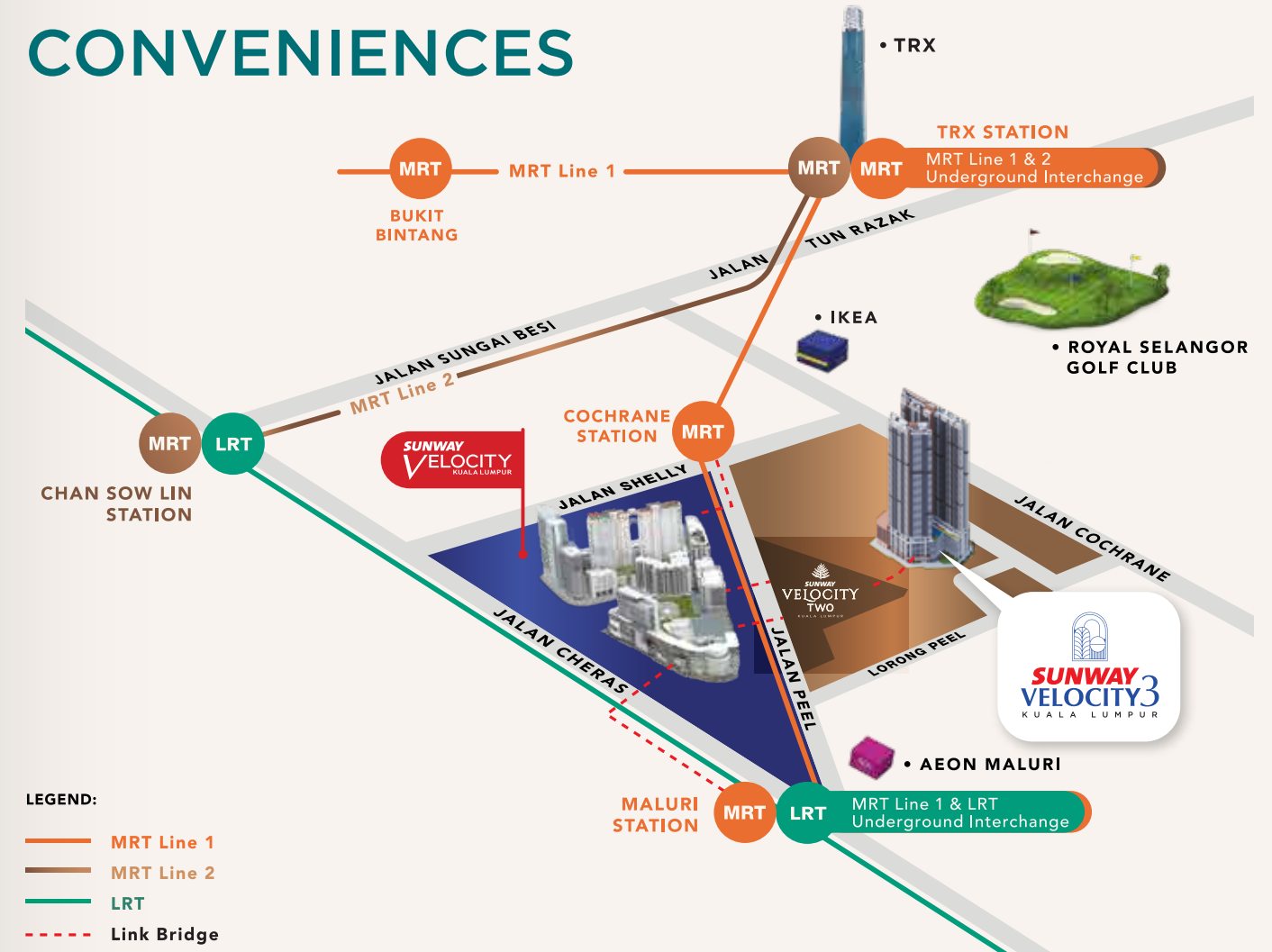
- Digital lockset at main entrance
- Elderly, wheel chair & baby stroller friendly access
- All units come with balcony
- Bedrooms facing outwards for natural lighting
- Wet & dry kitchen



# SPECIFICATION

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	Timber Flush Door		
Bathroom	Timber Flush Door		
Balcony	Aluminium Frame Glass Sliding Door		
Pantry, Wet Kitchen & Yard (Type B & C)	Aluminium Frame Glass Swing Door		
WINDOWS	Aluminium Frame Glass Window		
IRONMONGERY	Selected Quality Lockset		
WALL FINISHES			
External Wall	Plaster / Skim Coat & Paint		
Internal Wall	Plaster / Skim Coat & Paint		
Kitchen & Yard (Type A)	Plaster / Skim Coat & Paint / Tiles		
Pantry, Wet Kitchen & Yard (Type B & C)	Plaster / Skim Coat & Paint / Tiles		
Bathroom	Tiles		
FLOOR FINISHES			
Living, Dining, Bathroom, Balcony, Foyer	Tiles		
Kitchen & Yard (Type A)	Tiles		
Pantry, Wet Kitchen & Yard (Type B & C)	Tiles		
All Bedrooms	Laminated Floor Board		
A/C Ledge	Cement Screed		
SANITARY FITTINGS			
	TYPE A	TYPE B	TYPE C
Wash Hand Basin	2 Nos.	2 Nos.	2 Nos.
Water Closet	2 Nos.	2 Nos.	2 Nos.
Shower	2 Nos.	2 Nos.	2 Nos.
Toilet Roll Holder	2 Nos.	2 Nos.	2 Nos.
Hand Bidet	2 Nos.	2 Nos.	2 Nos.
Kitchen Sink	1 No.	2 Nos.	2 Nos.
ELECTRICAL FITTINGS			
	TYPE A	TYPE B	TYPE C
Lighthing Point	15 Nos.	18 Nos.	22 Nos.
Fan Point	4 Nos.	5 Nos.	6 Nos.
Power Point	16 Nos.	19 Nos.	20 Nos.
Air Conditioner Point	3 Nos.	4 Nos.	5 Nos.
Hob Point	1 No.	1 No.	1 No.
Hood Point	1 No.	1 No.	1 No.
Water Heater Point	2 Nos.	2 Nos.	2 Nos.
Bell Point	1 No.	1 No.	1 No.
Sat Point	1 No.	1 No.	1 No.
Fiber Wall Socket	1 No.	1 No.	1 No.
Distribution Board	1 No.	1 No.	1 No.

# CONNECTS YOU TO THE WORLD OF CONVENIENCES



**LEGEND:**

- MRT Line 1
- MRT Line 2
- LRT
- Link Bridge

**Shopping**

- 350m Sunway Velocity Mall
- 1km IKEA / MyTown
- 2km TRX
- 3km Berjaya Times Square
- 4km Pavilion Kuala Lumpur
- 5km KLCC

**Healthcare**

- 1km Sunway Medical Centre Velocity
- 3km Prince Court Medical Centre
- 5km Tung Shin Hospital
- 6km Gleneagles Hospital KL
- 7km Cardiac Vascular Sentral KL

**Education**

- 350m Sunway College @ Velocity
- 2km Taylor's International School KL
- 4km Tsun Jin High School
- 4km INTI International College KL
- 6km Alice Smith School
- 6km Kuen Cheng High School



Developer: Sunway Velocity Three Sdn Bhd (1054953-V) • Address: The Property Gallery, Lobby Level, Menara Sunway, Jalan Lagoon Timur, Bandar Sunway, 47500 Petaling Jaya, Selangor Darul Ehsan • Type: Service Apartment • Developer's License: 30685/01-2029/0027(A) • Validity Period: 24 Jan 2024 till 23 Jan 2029 • Advertising Permit: 30685-1/04-2027/0328(A)-(S) • Validity Period: 19 Apr 2024 till 18 Apr 2027 • Building Plan Approval No: BPU30SC20230103 • Approving Authority: Dewan Bandaraya Kuala Lumpur • Tenure: Leasehold (expiry 11/01/2121) • Expected Date of Completion: May 2028 • Encumbrances: Pacific Trustees Berhad • Total Units: Tower A - 1036 units, Tower B - 568 units • Price: Tower A - RM774,000 (Min) - RM1,279,000 (Max), Tower B - RM761,000 (Min) - RM1,230,000 (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. This advertisement has been approved by Jabatan Perumahan Negara.