



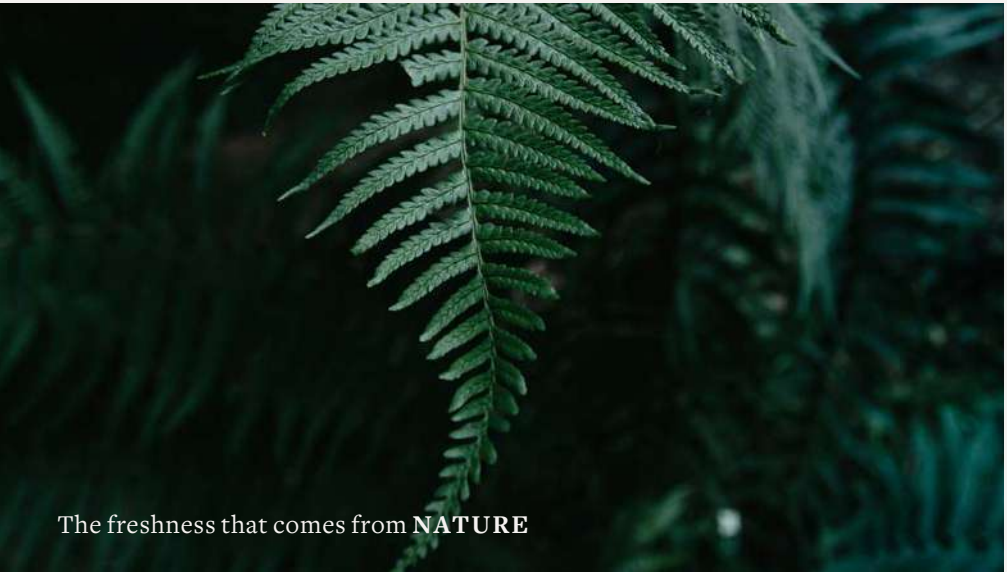
Freehold KL Address



The wonders of space and **LIGHT**



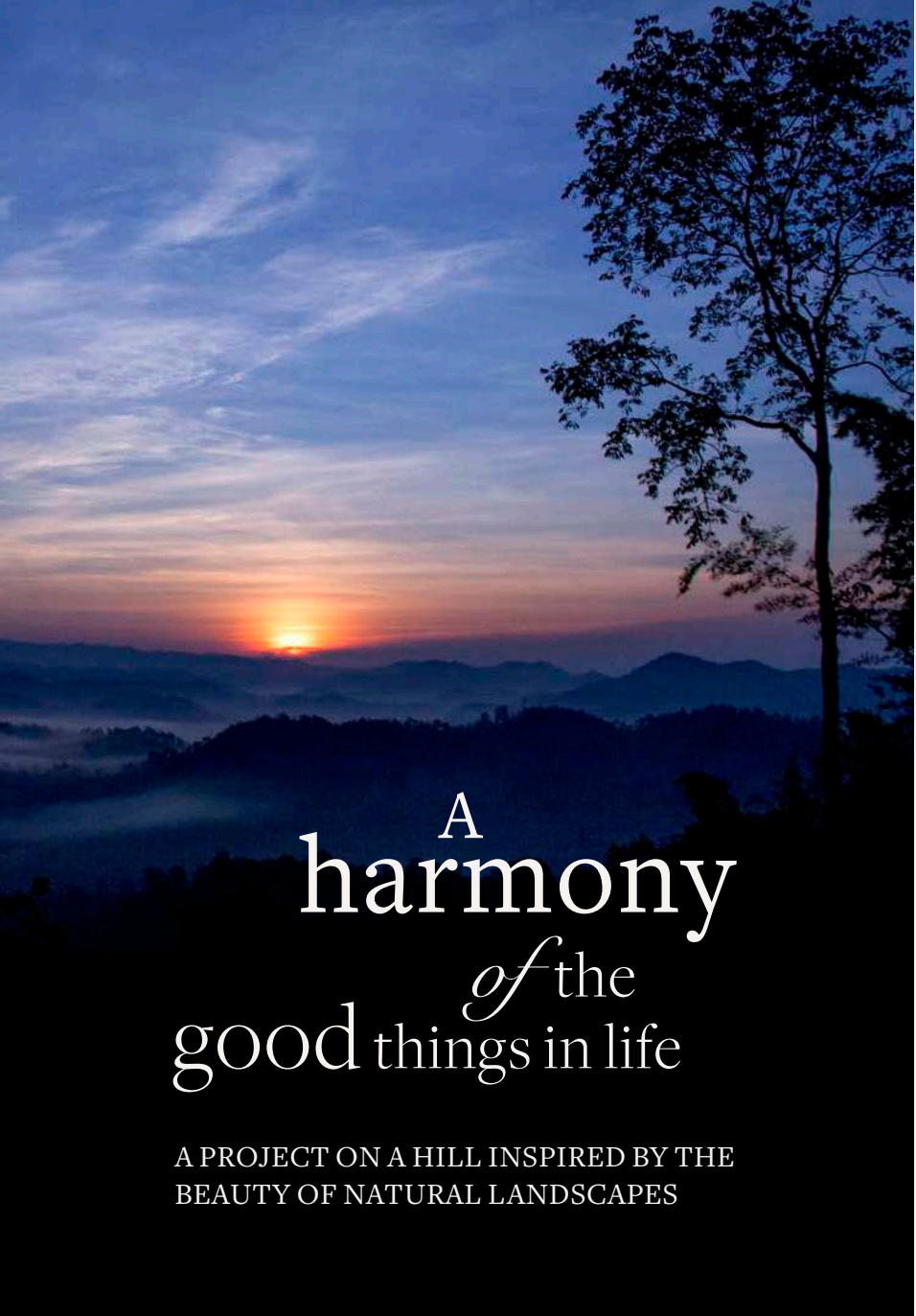
The gentle flow of crystal-clear **WATER**



The freshness that comes from **NATURE**

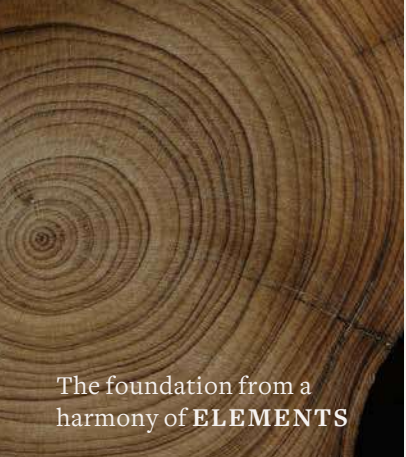


The cool and clarity in the **AIR**



A
harmony
of the
good things in life

A PROJECT ON A HILL INSPIRED BY THE
BEAUTY OF NATURAL LANDSCAPES



The foundation from a
harmony of **ELEMENTS**



A
freehold
KL city
address

A PLACE OF CONVENIENCE,
CONNECTIVITY AND EXCLUSIVITY.



Taman Mutiara
MRT Station

EkoCheras
Mall

Lotus's
Cheras

Taman Midah
MRT Station

KL City
Centre

MRR2

Jalan
Cheras



400m to EkoCheras Mall

WHERE EVERYDAY RETAIL AND ENTERTAINMENT OPTIONS ARE RIGHT AT YOUR DOORSTEP.

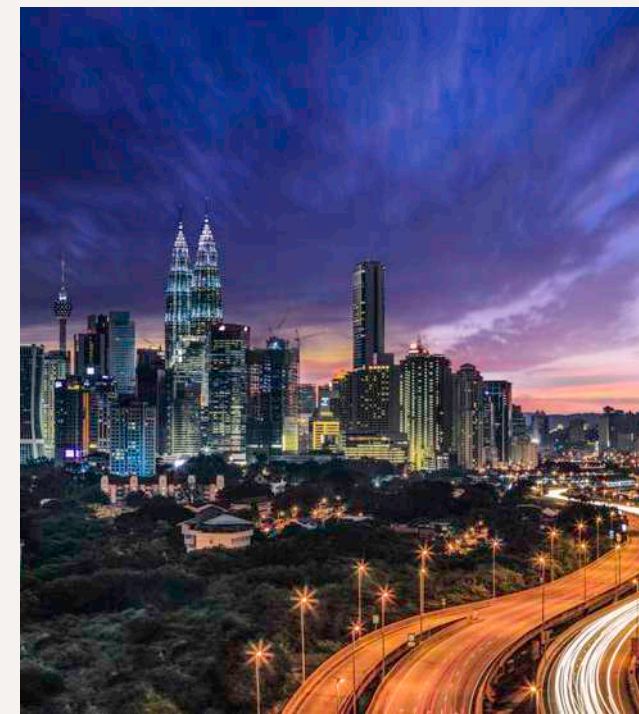
Located in a foodie haven, where a mix of old, new and fusion cuisines are just within the neighbourhood.



An array of local favourites



Delectable modern cuisines to enjoy



Easy access to major highways



800m to Taman Mutiara MRT Stations

ENJOY CONNECTIVITY AT ITS BEST

With retail, medical, education and F&B hotspots all around you.

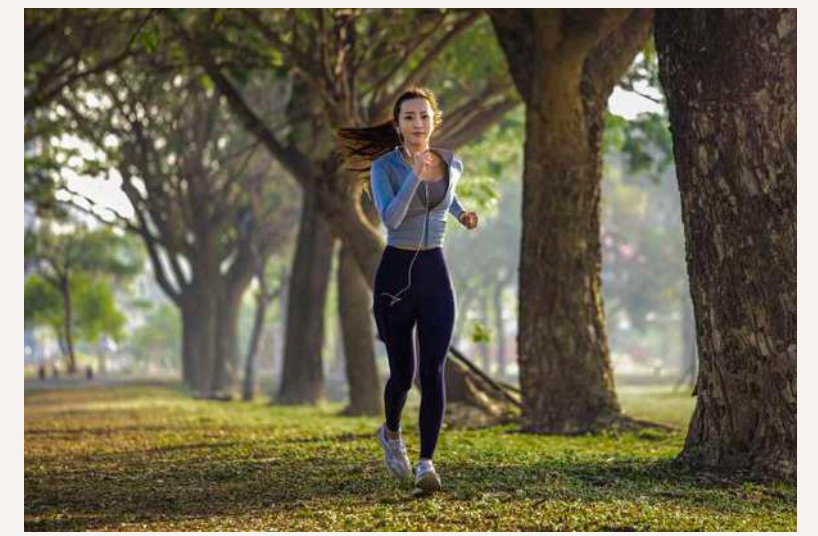
Only 10km to KL city centre or 5 MRT stops from Bukit Bintang station.



Health support for your well-being



Your pathway to a bright future



Live well with plenty of wellness-centric facilities

A continuous flow
of good energy.
An exclusive
hilltop project.



SITTING ATOP A GENTLE HILLSIDE, SUNWAY ALISHAN IS AN URBAN PARADISE CREATED TO ENHANCE THE QUALITY OF LIFE.

Its elevated location is ideal for harnessing the positive flowing energy from all sides of an excellent living environment.

Consisting of luxury 240 condo units and 15 link villas ranging from 1,216 - 1,798 sq. ft. its generous and flexible layouts come in 3 and 4 bedroom selections, made for all multi-generational lifestyles.



Artist's Impression



Opulent
grandeur *that*
beckons you into a green
sanctuary



Artist's Impression



Artist's Impression

BE GREETED BY THE ELEMENTS OF
LIGHT AND FLOWING WATER.

Your entrance combines seamless architecture
and soothing elements like a water feature and
terrace garden that all residents can enjoy as
they reach home.

Made *for*
comfort in every sense



Artist's Impression

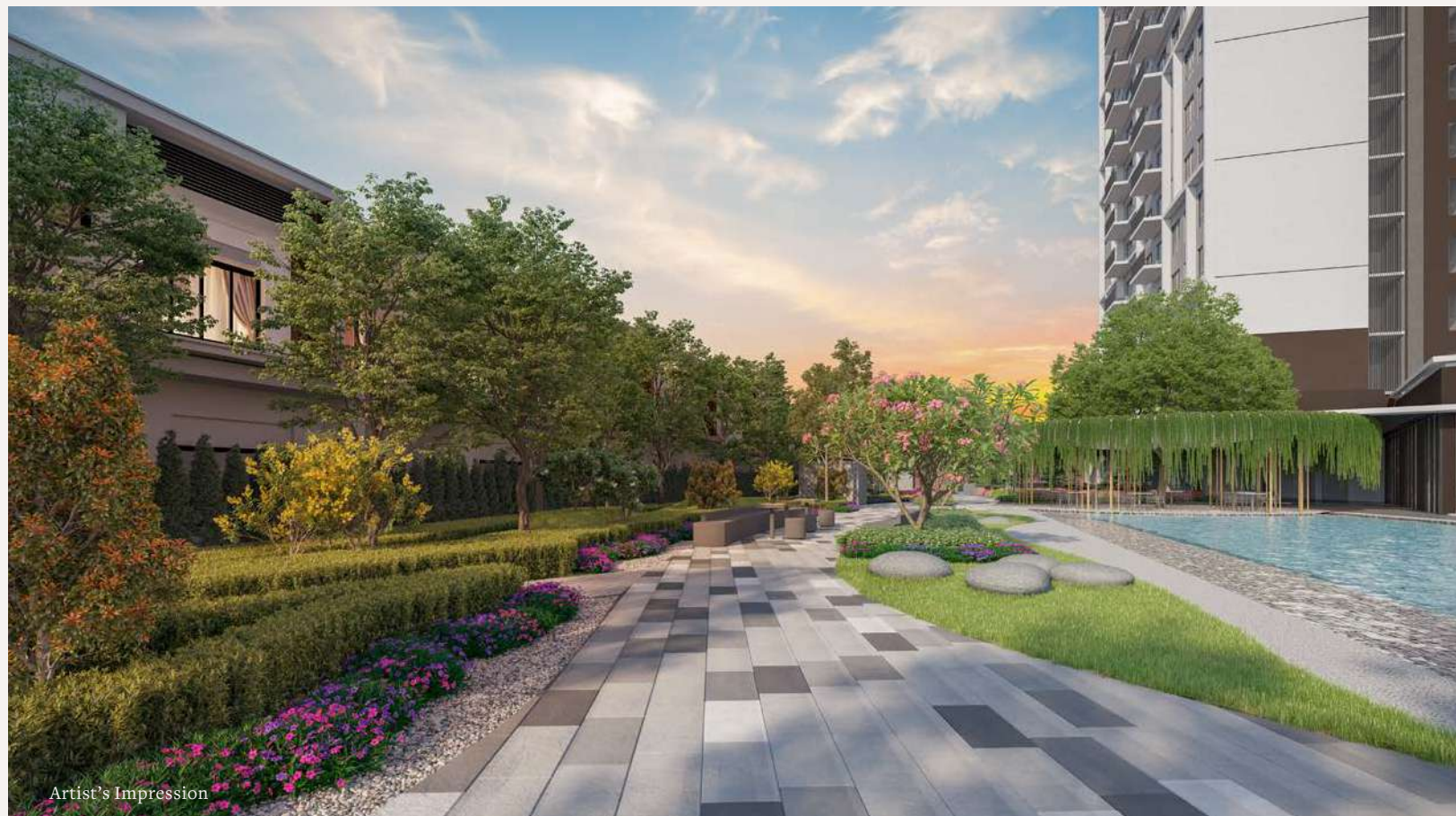
THE WIDE ENTRANCE LOBBY ALSO COMES WITH
A VISITORS' LOUNGE AREA AND A SEPARATE
DROP-OFF FOR E-HAILING SERVICES.



Expect smooth and easy days with your privacy
always well taken care of. Whether coming
or going, Sunway Alishan ensures that the right
settings are catered to your needs.



Artist's Impression



Artist's Impression

Lush and vibrant *with* nature

GENTLE UNDULATING
WALKWAYS AND THE
COLOURS OF NATURE
IN A MANICURED
LANDSCAPE PARK

The feel of forests and plantations, surrounded by pristine water bodies elevates your sense of calmness and connectedness.



Facilities *for* any kind of day

FULL LIFESTYLE
FACILITIES THAT BRING
YOUR LIFE TO BALANCE

Whether with family or for your personal quiet time, Sunway Alishan offers well-made facilities that create atmospheres to put your heart and mind at ease.



Artist's Impression



Artist's Impression

With
open areas
for family
bonding



CATERED FOR ALL AGES AND ALL TYPES

Various facilities are made differently to suit the needs of those who prefer the outdoors and those who enjoy indoor spaces.



Artist's Impression



Outdoor hardscapes made for family time are wide and refreshing, perfect for leisure strolls together at any time of the day.



Artist's Impression

Refreshing open areas and family-oriented facilities create perfect opportunities for precious moments spent outside together.



A view *of* the night skies from above

Watch the horizon of KL city as it lights up and glitters to life in the evening, as you sit atop a serene rooftop deck that keeps you secluded from the bustle.

Artist's Impression

The intricate details *that* craft out perfection

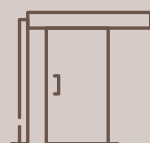
THOUGHTFUL ADDITIONS IN AND OUT THAT MAKE EVERYTHING BETTER.

FIXTURE & FITTINGS



Main Entrance of Your Unit

- Electric socket for CCTV installation purpose
- Keyless home access with digital lock



Dry & Wet Kitchen

- Sliding door will be installed in between dry & wet kitchen



Living, Dining & All Bedrooms

- Panasonic nanoe™ X air conditioning with air purifying function for better air quality



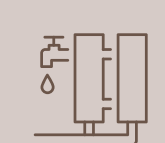
Bathrooms

- Hansgrohe shower set for all bathrooms
- Shower screen provided for all bathrooms
- Non-slip tiles for selected bathroom
- Storage-type water heater



Balcony

- Water tap and electric socket for hydroponics planting



Yard

- Built-in water filter for better water quality

Experience Sunway Property's DNA *by* Pillars



SUSTAINABILITY

- GreenRE Gold Certified
- Spacious balcony with water tap and electric socket for hydroponics planting
- Storage water heater for the bathrooms
- Recycling area provided for residents to sort their waste
- Photocell sensor and timer lighting in common corridors
- Centralised Rainwater harvesting tank to water plants in the common area.
- Usage of solar panel for common area electricity usage saving
- Use of low VOC internal paints and adhesives to minimise airborne contaminants and to provide a healthy indoor environment



INNOVATION

- EV charging isolator allocated for each unit
- Keyless home access with digital lock
- Digitalisation at your fingertips with the SPFM mobile app
- Thoughtful features such as mini ramps at the foyer, living & bathrooms to allow better wheelchair & stroller access



HEALTH & WELLNESS

- Wellness-centric facilities & amenities such as reflexology path, lap pool, jogging track, indoor gym, co-working space and multi-purpose hall with kitchen preparation room
- Ample space for multi-generational living with up to 1,798 sq. ft.
- Each unit to have at least one senior-friendly bedroom and bathroom, with wider door widths for ease of wheelchair or stroller access, and allowance in turning radius
- Detailed design with sliding door installed in between dry & wet kitchen
- Panasonic nanoe™ X air-conditioning with air purifying function for better air quality
- Built-in water filter for each unit for better water quality
- North-south orientation for thermal comfort
- All bedrooms face externally for better view, daylight & ventilation



LIFESTYLE & NEW EXPERIENCES

- Premium quality brand sanitary fittings - Hansgrohe - for all bathrooms
- Niro™ Slip-Stop Tiles in selected bathrooms
- Carpark storage area will be allocated to selected units
- Covered delivery service pavilion and e-hailing service waiting area with separate entry and monitored by CCTV
- Additional lay by parking lot provided nearby the lift lobby entrance at each level to ease loading of groceries, drop off parents/caregivers
- Enjoy new convenience and privileges from the enhanced loyalty programme, Sunway Property Pals+

FACILITIES *plan*

GROUND LEVEL

- 1 Recycling area
- 2 Management office
- 3 Resident's lay-by
- 4 Water feature
- 5 Main lobby
- 6 Main drop off area
- 7 Terrace garden
- 8 Parcourse area
- 9 Entrance guard house
- 10 Jogging track
- 11 Delivery pavilion
- 12 Service area
- 13 E-hailing lay-by

LEVEL 2

- Co-working space
- Multipurpose hall



LEVEL 3

- 1 BBQ area
- 2 Swimming Pool
- 3 Wading pool
- 4 Multipurpose hall (access from level 2)
- 5 Changing Rooms
- 6 Karaoke room
- 7 Games room
- 8 Gym room
- 9 Yoga studio
- 10 Indoor children play area
- 11 Playground

ROOFTOP LEVEL

- Rooftop deck

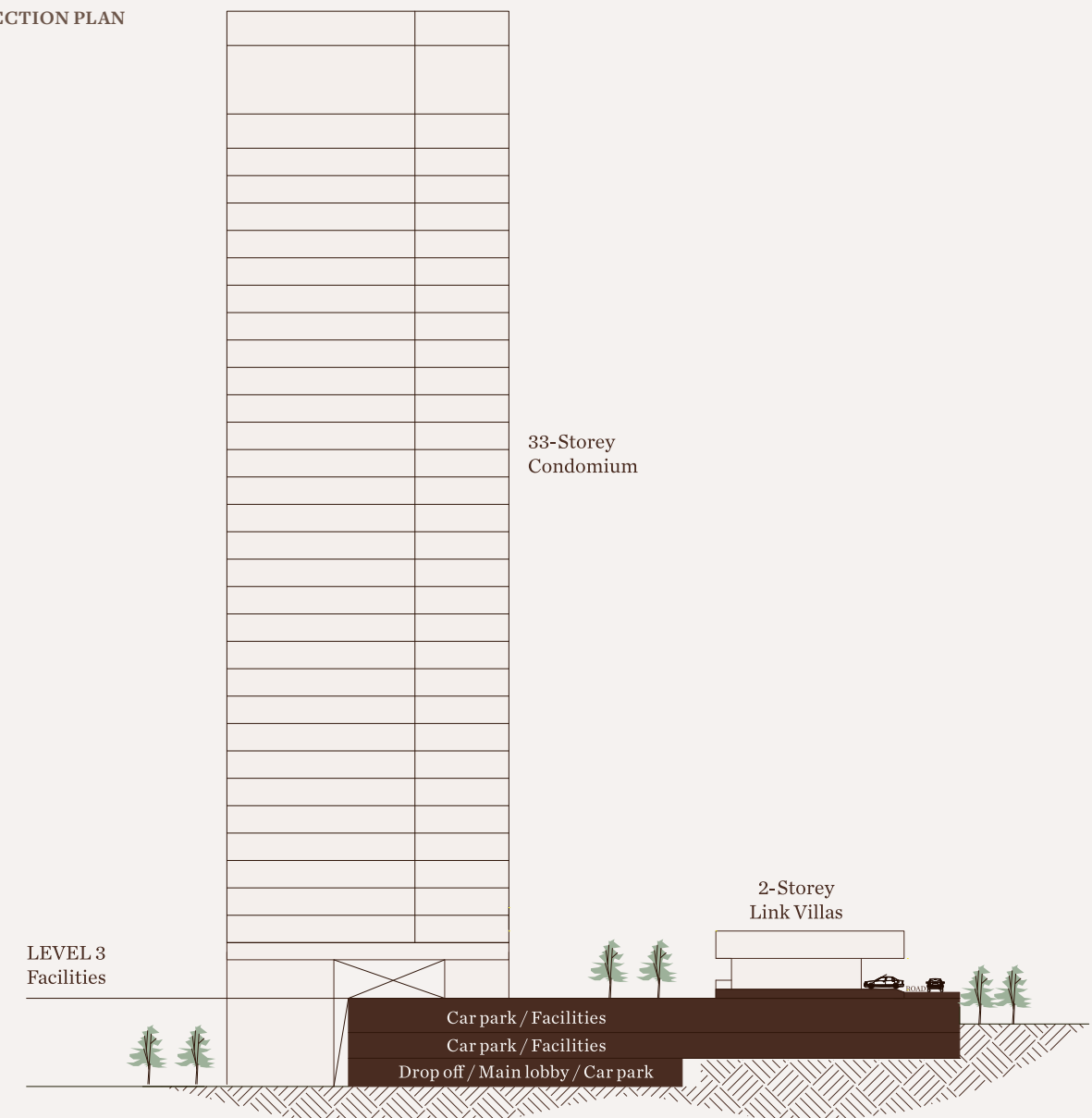


FACILITIES *plan*

SITE *plan*



SECTION PLAN



SECTION *plan*

TYPE
A1

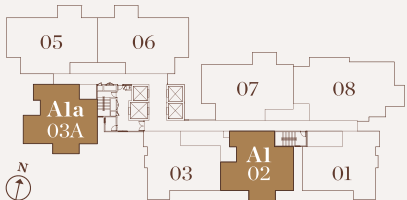
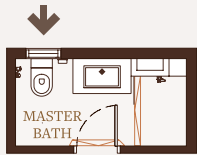
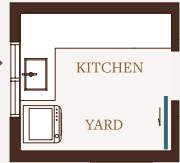
Built-up:
1,216 sq. ft.

3 Bedrooms
2 Bathrooms

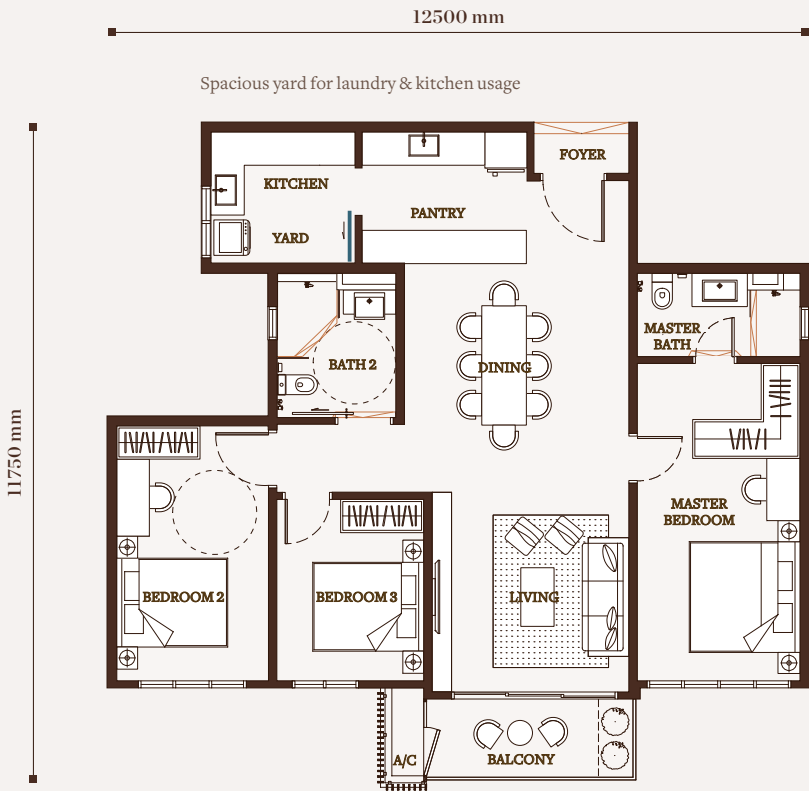
TYPE
A1a

Window placed at the master bathroom

Windows placed at the kitchen



Scan to view
Type A1 show unit VR



TYPE
B

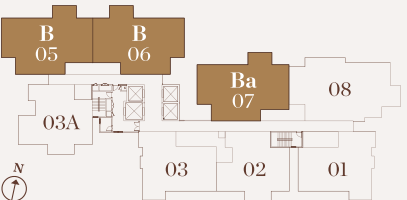
Built-up:
1,496 sq. ft.

4 Bedrooms
3 Bathrooms

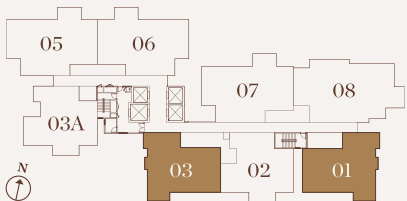
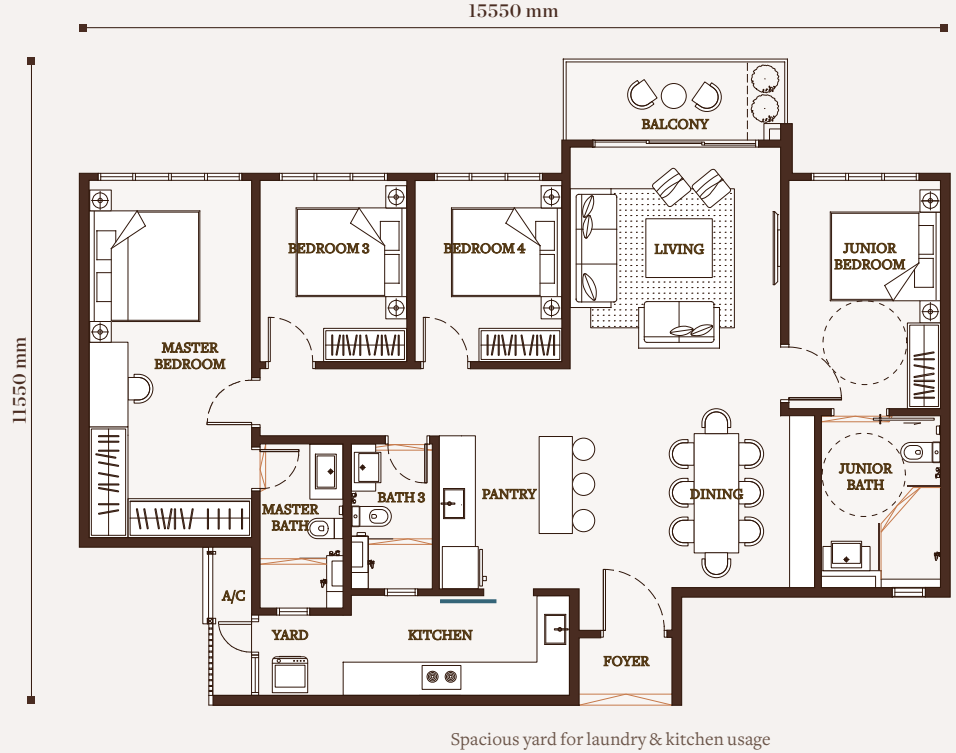
TYPE
Ba



Window placed at the junior bathroom



Scan to view
Type B show unit VR

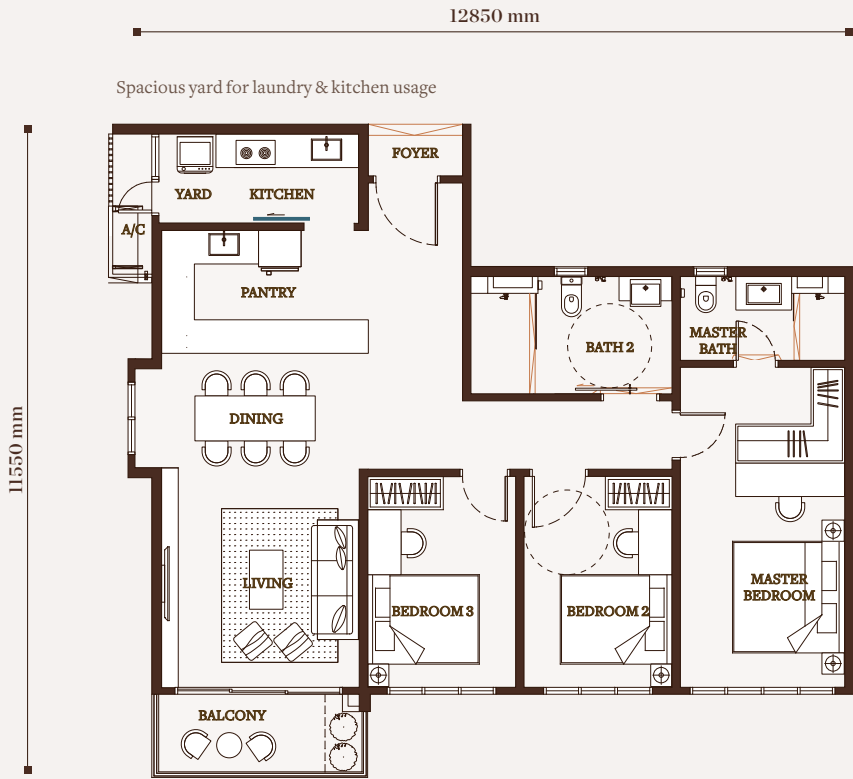


TYPE
A2

Built-up:
1,249 sq. ft.

3 Bedrooms
2 Bathrooms

Scan to view
Type A2 show unit VR

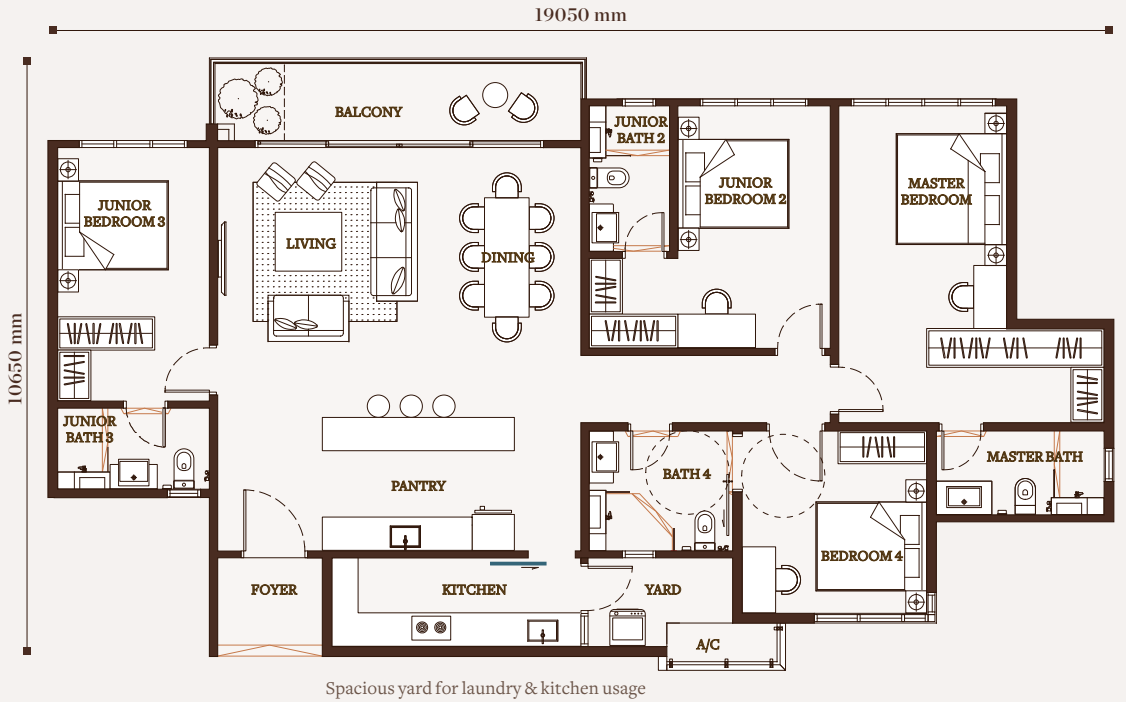


TYPE
C

Built-up:
1,798 sq. ft.

4 Bedrooms
4 Bathrooms

Scan to view
Type C show unit VR



Wheelchair turning radius

Ramp at foyer & all bathroom door entrance

Sliding door provided from pantry to kitchen

Condominium

SPECIFICATIONS

STRUCTURE	Reinforced concrete			
WALL	Reinforced concrete wall / Masonry wall			
ROOFING	Reinforced concrete			
CEILING	Skim coat/Plaster ceiling where applicable			
DOORS	Main entrance	Fire rated door		
	Bedroom	Timber door		
	Bathroom	Timber door		
	Living	Glass door		
	Kitchen	Sliding 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	Plaster/ Skim coat & paint / Tiles		
	Pantry	Plaster/ Skim coat & paint		
	Bathroom	Tiles		
FLOOR FINISHES	Living, Dining, Balcony, Bathroom	Tiles		
	Kitchen, Foyer, Yard	Tiles		
	Pantry	Tiles		
	All bedrooms	Laminated timber		
	A/C ledge	Cement screed		
	SANITARY FITTINGS	Type A1/A1a	TYPE A2	TYPE B/Ba
Hand Wash Basin	2	2	3	4
Water Closet	2	2	3	4
Shower	2	2	3	4
Toilet Roll Holder	2	2	3	4
Hand Bidet	2	2	3	4
Kitchen Sink	2	2	2	2
ELECTRICAL INSTALLATION	Type A1/A1a	TYPE A2	TYPE B/Ba	TYPE C
Lighting Point	19	19	23	27
Fan Point	5	5	6	6
Power Point	22	22	24	25
Air-conditioner Point	4	4	5	6
Hob Point	1	1	1	1
Hood Point	1	1	1	1
Oven Point	1	1	1	1
Water Heater Point	2	2	3	4
Bell Point	1	1	1	1
SMATV Point	1	1	1	1
Fibre Wall Socket	1	1	1	1
Distribution Board	1	1	1	1





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Sunway Alishan Sales Gallery

FD-08, FD-09 & FD-10 Food District First Floor,
EkoCheras Mall No.693, Batu, 5, Jalan Cheras,
56000 Cheras,.

Developer: Sunway Alishan Sdn Bhd (59422-A) • Address: Menara Sunway, Lobby Level, Jalan Lagoon Timur, Bandar Sunway, 47500 Petaling Jaya, Selangor Darul Ehsan • Type of Property: Apartment and Link Villas • Developer's License No.: 7475/04-2027/0547 (R) • Validity Period: 22 April 2007 - 21 April 2027 • Advertisement & Sales Permit No.: 7475-6/09-2025/0209(N)-(S) • Validity Period: 30 September 2022 - 29 September 2025 • Approving Authority: Dewan Bandaraya Kuala Lumpur • Building Plan Approval No.: (26) dlm. BP S2 OSC 2021 1035 • Land Tenure: Freehold • Expected date of Completion: October 2025 • Restriction in Interest: NIL • Total Units: Apartment: 240, Link Villas: 15 • Selling Price: Apartment: RM1,104,000 (Minimum) - RM1,854,000 (Maximum), Link Villas: RM2,913,000 (Minimum) - RM3,503,000 (Maximum) • Bumiputera Discount: 5%. THE ADVERTISEMENT HAS BEEN APPROVED BY JABATAN PERUMAHAN NEGARA.



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SUNWAY ALISHAN SDN. BHD.

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

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PROPERTY
Master Community Developer