



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

TOWER C

A NEW BENCHMARK IN LIVING
A LANDMARK OF ITS OWN

YOUR CITY PERKS CLOSE AND COUNTLESS

The advantage of integrated living is having everything within easy reach. And when everything feels this close, everyday living naturally opens up to more possibilities.

Dining, retail, wellness, healthcare, education hub, and entertainment become part of your everyday rhythm, making spontaneous plans and daily routines easier to enjoy.

Here, convenience is not something you travel for — it already surrounds you.



**SUNWAY
VELOCITY3**
KUALA LUMPUR

**SUNWAY
VELOCITY MALL**

Menara Merdeka
Maybank

IKEA

Pavilion
Kuala Lumpur

KL
Tower

TRX

KLCC

Royal Selangor
Golf Club

TOWER C

ONE HOME, MANY MOODS

Some days call for movement.
Others call for staying in.

Sunway Velocity 3 is built for both - a home that supports different routines, personalities and lifestyles within one connected urban environment.

Whether it is morning coffee runs, spontaneous dinner plans, productive workdays or quiet weekends indoors, the spaces around you adapt naturally to how you want to live.



Close to TRX, Malaysia's international financial hub anchored by MNCs (Prudential, HSBC Bank, AFFIN Bank, Huawei, and more)



Tenant catchment of 45,000 professional employees



Direct link to Sunway Velocity Mall



Direct link to MRT & LRT Stations



FROM HERE TO THE WORLD

From weekday commutes to weekend escapes and overseas adventures, life connects effortlessly from one central address.

Wherever the day takes you, every journey begins with ease at Sunway Velocity 3.



Sunway
Velocity Hotel



Sunway
Velocity Mall



Retail &
Lifestyle



Sunway Medical
Centre Velocity



Sunway College
@ Velocity



TUN RAZAK EXCHANGE (TRX)

One stop away from KL's most ambitious financial hub, home to global banks, multi-national corporations, and a growing community of professionals.

BUKIT BINTANG

Experience the energy of Kuala Lumpur's most vibrant lifestyle district, where exceptional dining, entertainment, and culture come together.



KL SENTRAL

KL's main transit hub, placing the rest of the city and beyond within easy reach.



KLIA

Whether you're travelling for business or heading to your next getaway, reaching the airport with ease and convenience is a given.

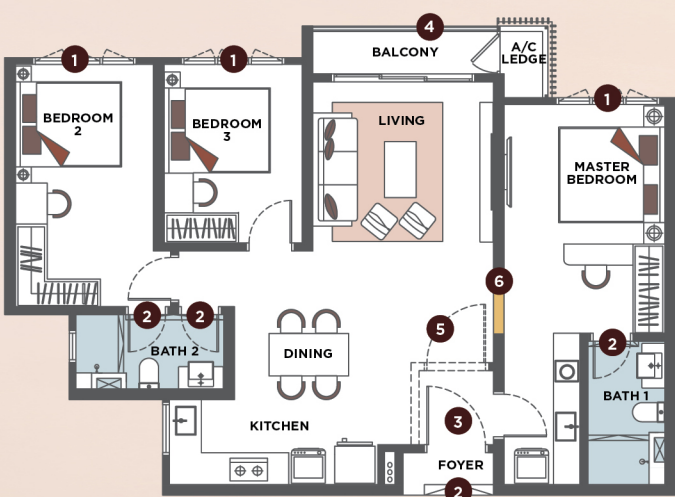


FLOOR PLANS

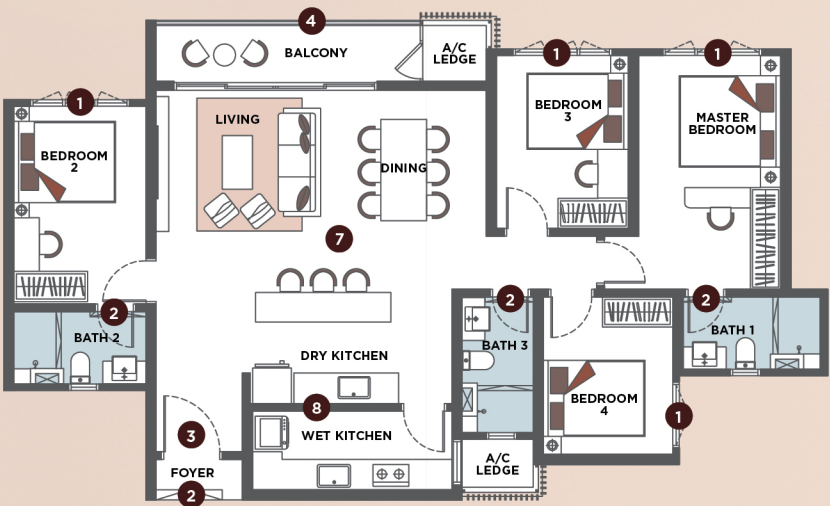
A 775 sq.ft.
Main Parcel: 775 sq.ft. (72 sqm.)
Accessory Parcel:-
2 2



B 1,012 sq.ft.
DUAL-KEY READY
Main Parcel: 1,012 sq.ft. (94 sqm.)
Accessory Parcel:-
3 2



C 1,324 sq.ft.
Main Parcel: 1,302 sq.ft. (121 sqm.)
Accessory Parcel: 22 sq.ft. (2 sqm.)
4 3



- LEGEND**
- 1. Bedrooms facing outwards for natural light
 - 2. Elderly, wheelchair & baby stroller-friendly access
 - 3. Digital lockset for keyless entry
 - 4. Balcony for all units
 - 5. Dual-key ready
 - 6. Hackable wall
 - 7. 21 ft. wide living & dining area
 - 8. Wet & dry kitchens provided



Gazebo



Garden Ramp

FACING CITY (NORTH-EAST)



FACING SUNWAY VELOCITY (SOUTH-WEST)



Pet-friendly



Outward-facing rooms
invite natural light and airflow



Co-living ready supported with
digital lockset and submeter



Dual-key
flexible layout



Wheelchair, elderly & baby
stroller-friendly ramp access



Sky Deck

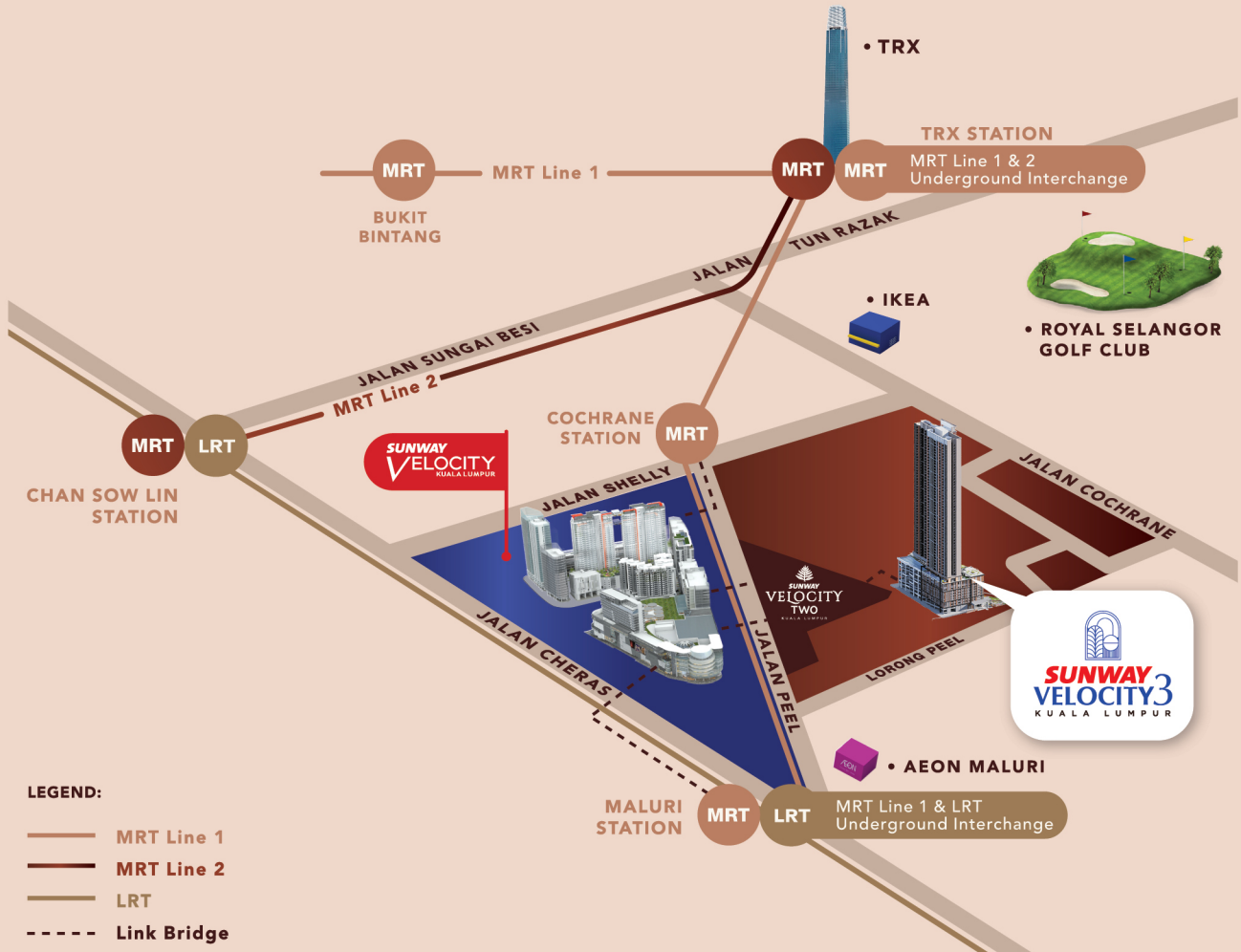


Drop Off Lobby

NEAR HERE EVERYWHERE ELSE

Living well in the city is knowing you are never far from where you want to be. Acclaimed schools, trusted healthcare and a mall worth spending your off-days in

are all part of the surrounding neighbourhood. With multiple rail connections across Kuala Lumpur, the city always feels just a few stops away.



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



SUNWAY VELOCITY THREE SDN. BHD. (1054953-V)

Lobby Level, Menara Sunway Jalan Lagoon Timur,
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SUNWAY PROPERTY

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www.sunwayvelocity3.com

**SUNWAY
PROPERTY**

Master Community Developer

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: Serviced Apartment • Developer's License: 30685/01-2029/0027(A) • Validity Period: 25 Jan 2024 till 23 Jan 2029 • Advertising Permit: 30685-2/08-2029/0631 (N)-(S) • Validity Period: 20 Aug 2026 till 19 Aug 2029 • Building Plan Approval No.: BPU3OSC20254141 • Approving Authority: Dewan Bandaraya Kuala Lumpur • Tenure: Leasehold 97 Years (expiry 29 December 2121) • Expected Date of Completion: Oct 2030 • Encumbrance: Pacific Trustee Berhad • Total Units: 701 units • Price: RM970,000 (Minimum) - RM1,729,000 (Maximum) • 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. MAKLUMAT PEMAJUAN BOLEH DISEMAK DI PORTAL TEDUH.KPKT.GOV.MY