

***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

PAVILION  
KUALA LUMPUR

MERDEKA 118

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

### 2 **SUNWAY VELOCITY HOTEL**

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

### 3 **SUNWAY MEDICAL CENTRE VELOCITY**

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

### 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



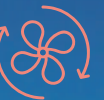
Units come with  
elderly, wheelchair &  
baby-stroller friendly  
design with ramp access



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



*\*Artist's Impression Only.*



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





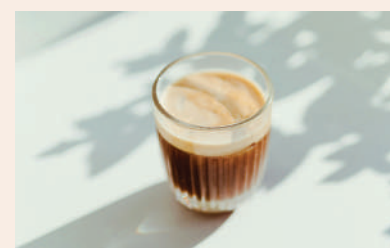
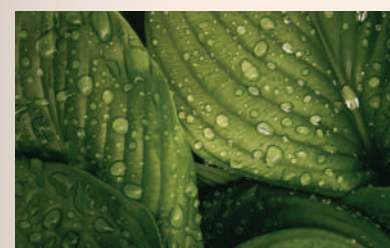
# GATHERINGS AND BARBEQUE DAYS WITH A SCENIC CITY VIEW



OUTDOOR  
FITNESS  
ZONE



OUTDOOR  
BBQ TERRACE



OPEN  
LOUNGE



HERBS  
GARDEN



*\*Artist's Impression Only.*



# FULLY FACILITATED TO COMPLEMENT YOUR LIFESTYLE

There are plenty of refined facilities within to keep residents up and about. All you need is time to be active, stay healthy or just rest and relax with family and friends.



## GROUND FLOOR

- |                     |                                |
|---------------------|--------------------------------|
| 1 Guard House       | 8 Taska                        |
| 2 Waiting Lounge    | 9 Drop Off Area                |
| 3 Lift Lobby        | 10 Courtyard Garden            |
| 4 Management Office | 11 Ev Charging Bay             |
| 5 Mail Room         | 12 Car Wash Bay                |
| 6 Main Lobby        | 13 Food & Parcel Delivery Room |
| 7 Lobby Lounge      |                                |



## LEVEL 8

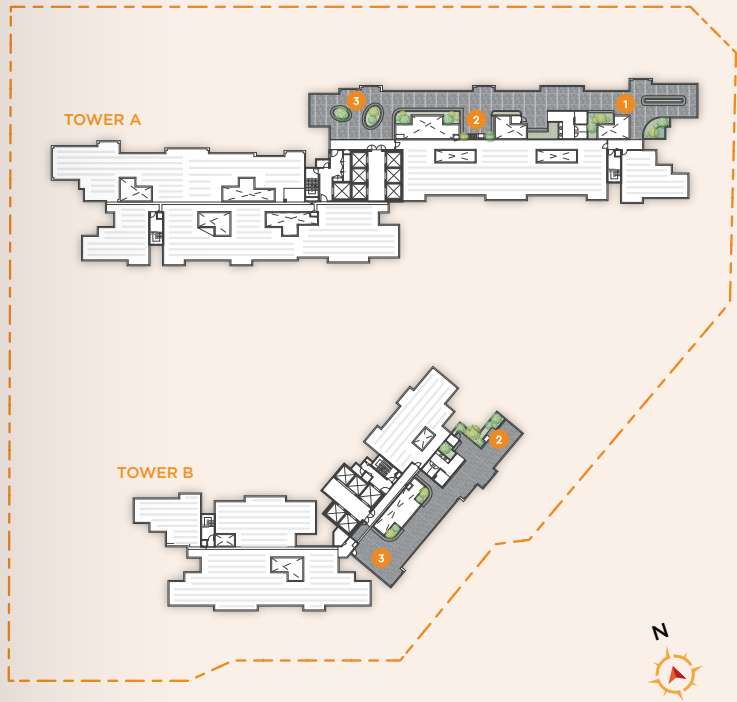
- |                        |                                       |
|------------------------|---------------------------------------|
| 1 BBQ Deck             | 20 Sun Deck                           |
| 2 Outdoor Terrace      | 21 Yoga Deck                          |
| 3 Herbs Garden         | 22 Garden Lounge                      |
| 4 Games Room           | 23 Outdoor Fitness Zone               |
| 5 Female Changing Room | 24 Reflexology Path                   |
| 6 Male Changing Room   | 25 50m Lap Pool                       |
| 7 OKU Toilet           | 26 Kids Water Play                    |
| 8 Green Oasis          | 27 Learners Pool                      |
| 9 Male Prayer Room     | 28 Multipurpose Hall/ Badminton Court |
| 10 Female Prayer Room  | 29 Function Area                      |
| 11 Kids Play Room      | 30 Hammock Garden                     |
| 12 Alfresco Lounge     | 31 Pre-function Room                  |
| 13 Utility Room        | 32 Female Toilet                      |
| 14 Lift Lobby          | 33 Male Toilet                        |
| 15 Gymnasium           | 34 Laundry*                           |
| 16 Jogging Path        | 35 Convenience Store*                 |
| 17 Outdoor Gazebo      | 36 Reading Lounge                     |
| 18 Kid's Playground    | 37 Co-working Space                   |
| 19 Outdoor Shower      |                                       |

\* subject to operator



## ROOF TOP

- 1 Viewing Deck
- 2 BBQ Area
- 3 Garden Terrace





# 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



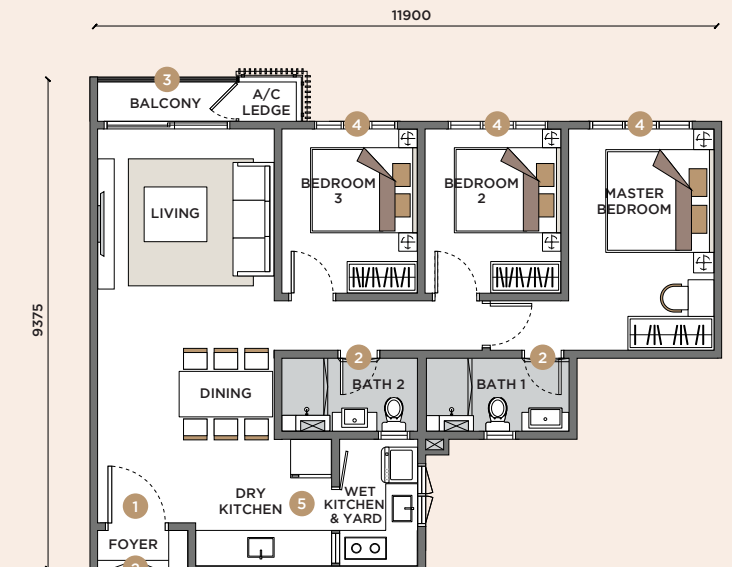
## FLOOR PLAN



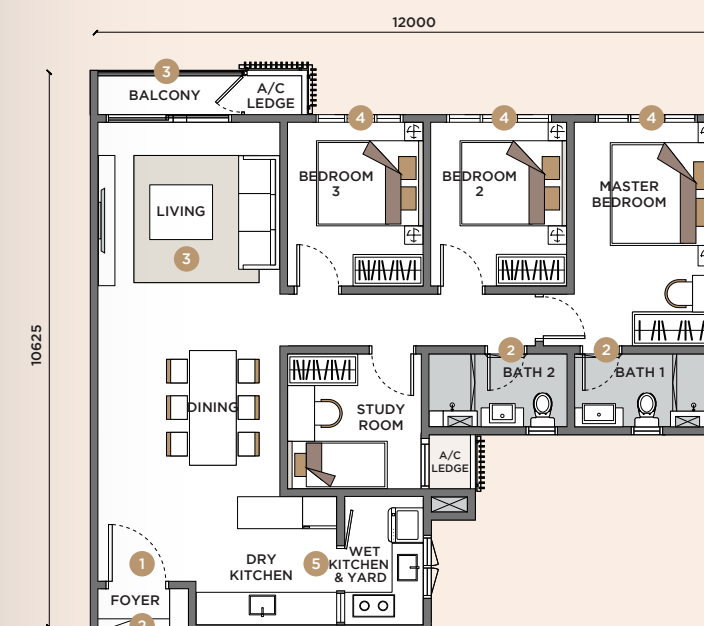
**721 sq. ft.**  
2 Bedrooms  
2 Bathrooms



**926 sq. ft.**  
3 Bedrooms  
2 Bathrooms

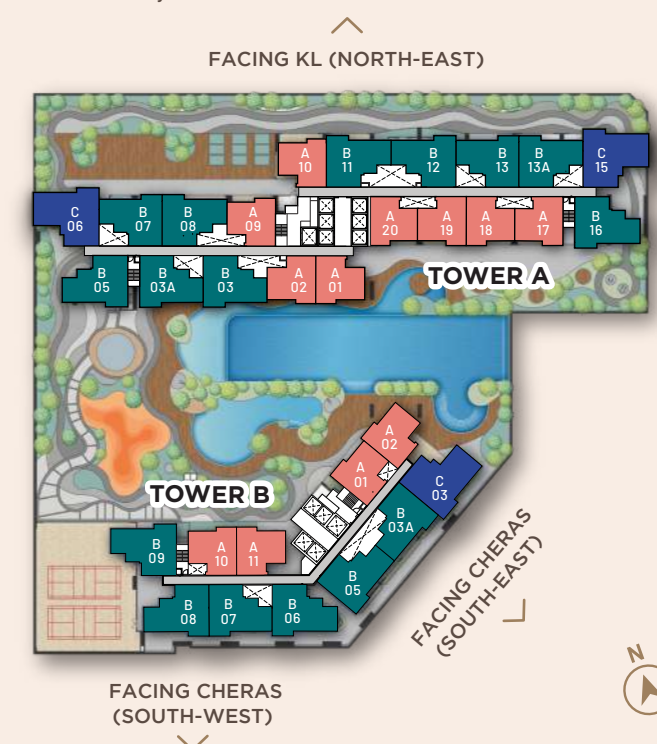


**1,076 sq. ft.**  
3+1 Bedrooms  
2 Bathrooms



### LEGEND:

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

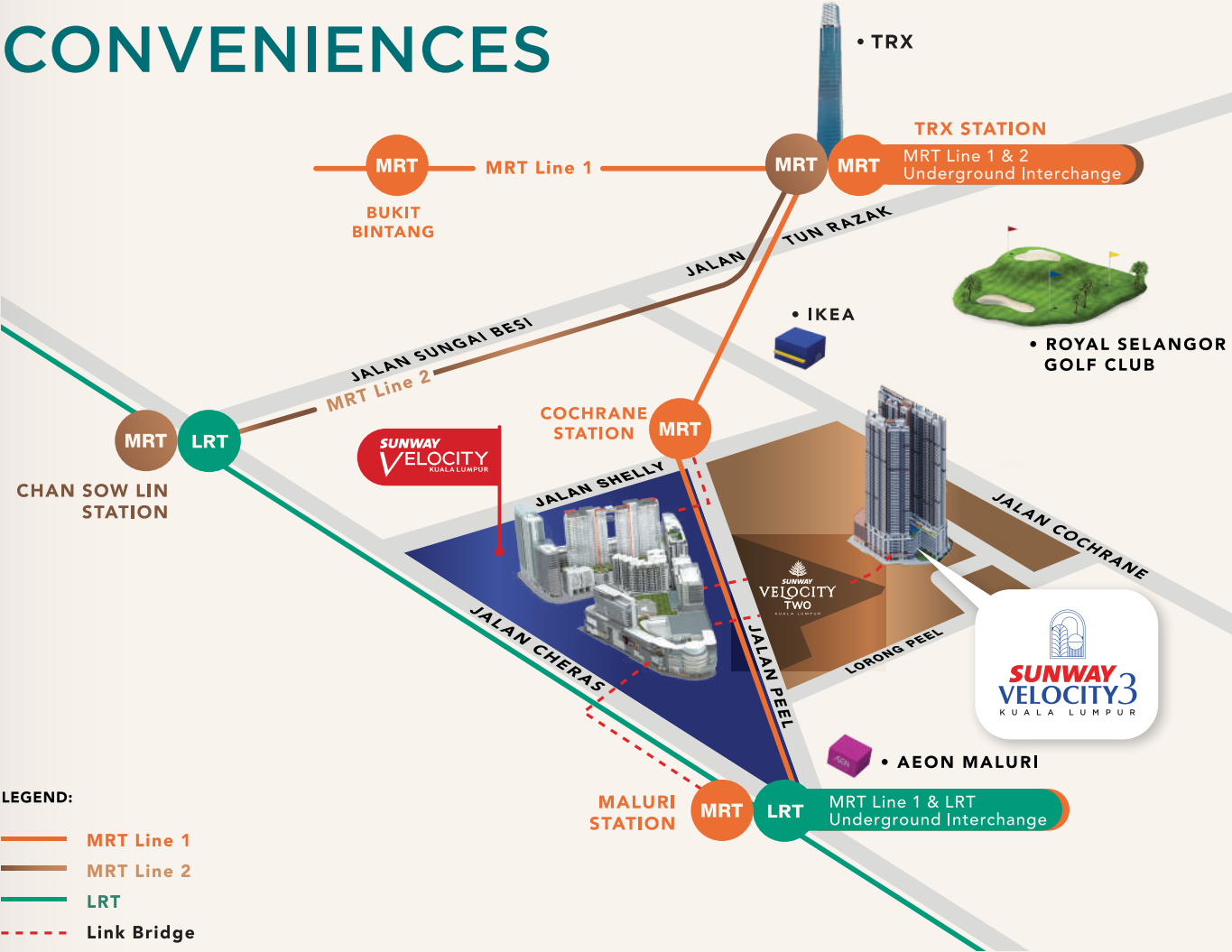




SPECIFICATION

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 FINSHES			
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



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

BUKIT BINTANG STATION

TRX STATION

COCHRANE STATION

SUNWAY VELOCITY 3 KUALA LUMPUR

MALURI STATION

KL SENTRAL STATION

KLIA

INTERCHANGE STATION TO ERL

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.