



SUNWAY
VELOCITY 3
KUALA LUMPUR

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

KL
TOWER

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.

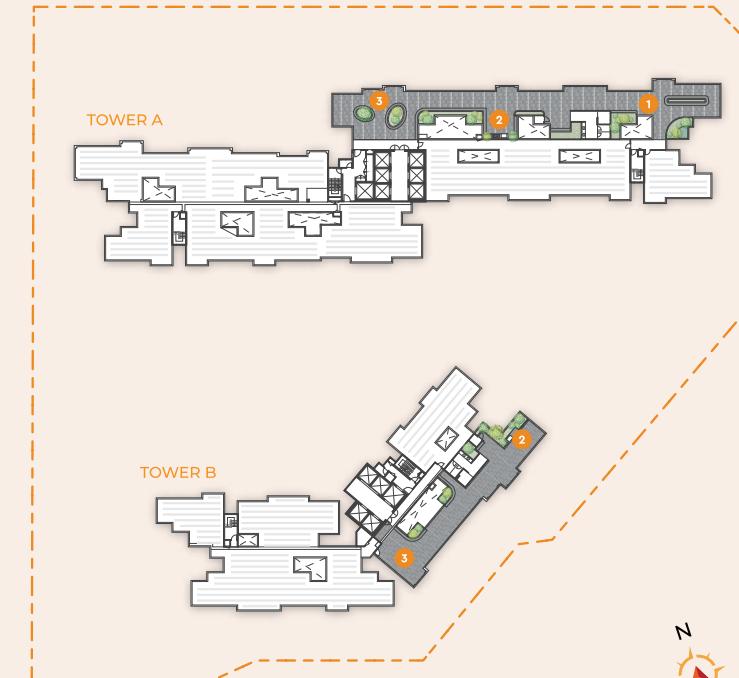
FULLY FACILITATED TO COMPLEMENT YOUR LIFESTYLE

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



ROOF TOP

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



LEVEL 8

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

* subject to operator



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



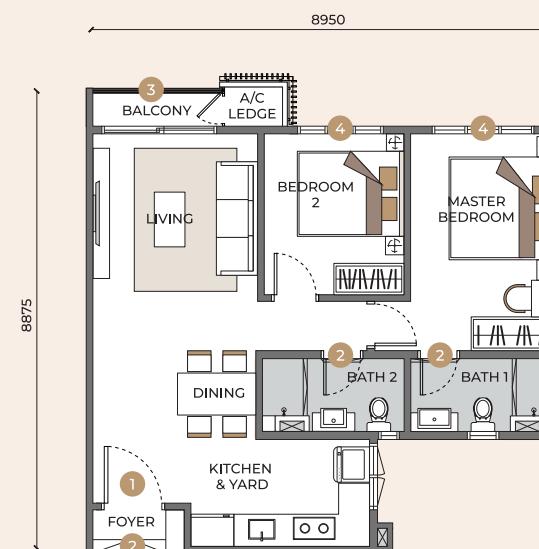
Maximize your rental return



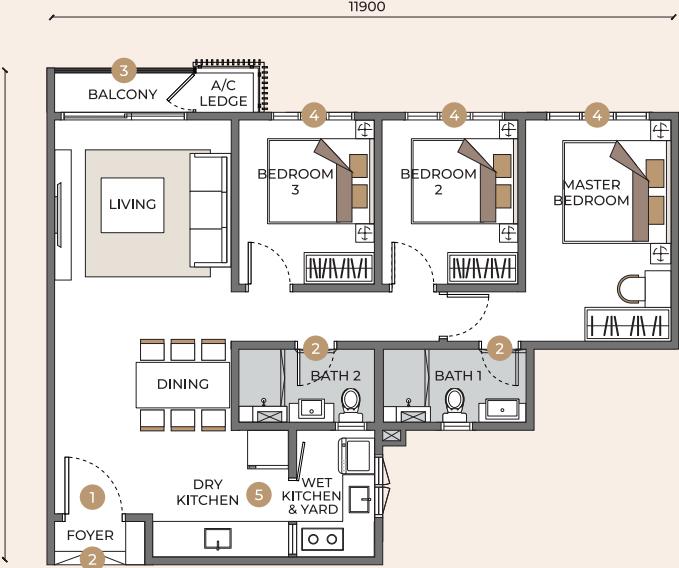
FLOOR PLAN



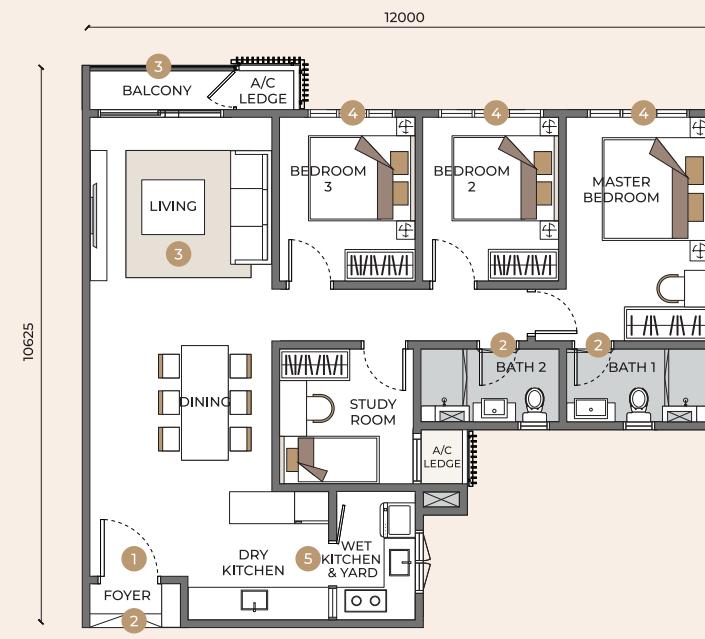
721 sq. ft.
2 Bedrooms
2 Bathrooms



926 sq. ft.
3 Bedrooms
2 Bathrooms



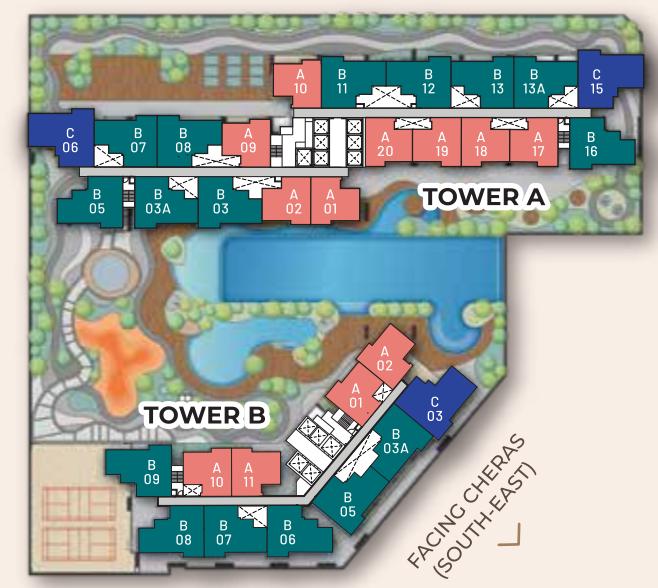
1,076 sq. ft.
3+1 Bedrooms
2 Bathrooms



LEGEND:

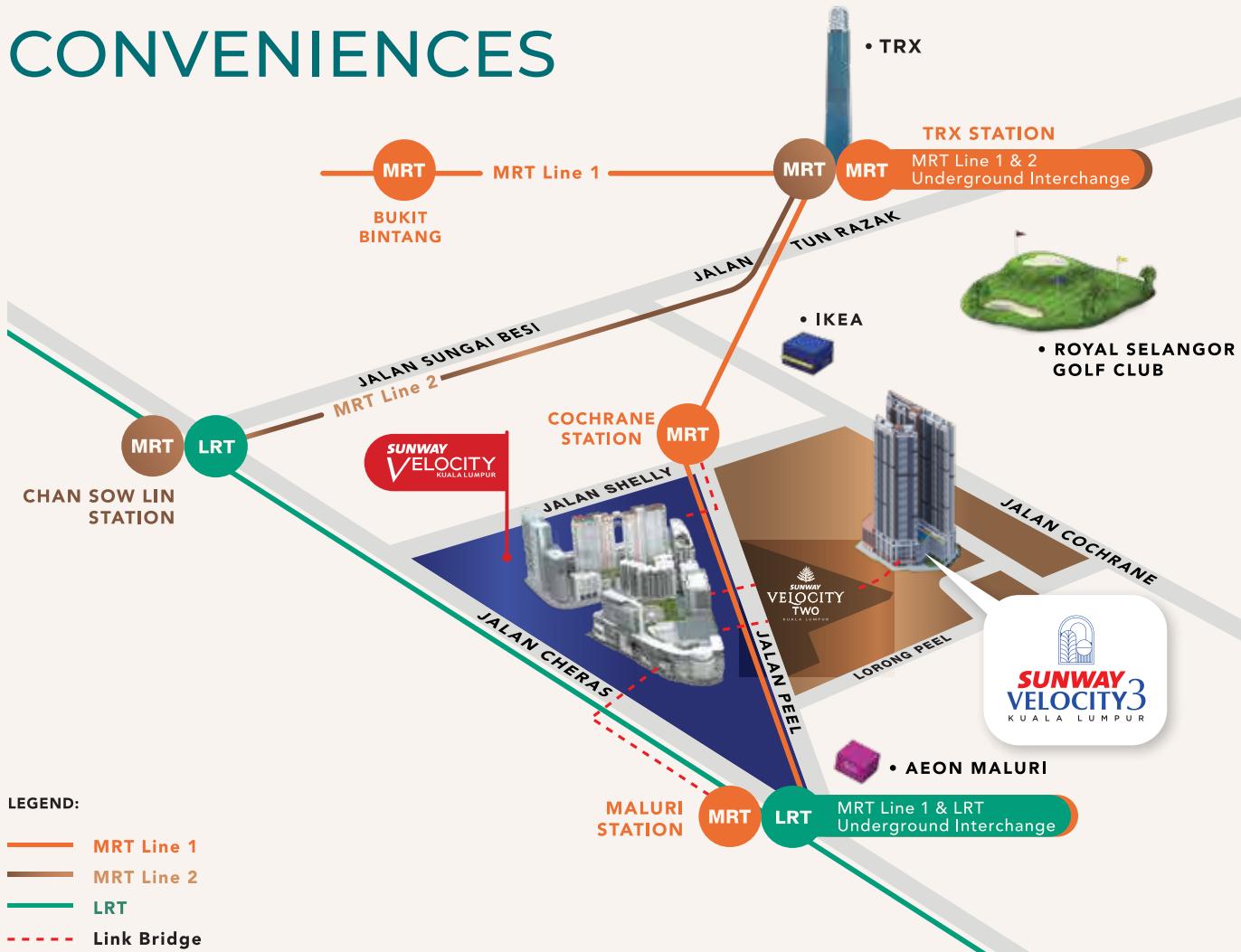
1. Digital lockset at main entrance
2. Elderly, wheel chair & baby stroller friendly access
3. All units come with balcony
4. Bedrooms facing outwards for natural lighting
5. Wet & dry kitchen

FACING KL (NORTH-EAST)



FACING CHERAS
(SOUTH-WEST)

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



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(NHS) • Validity Period: 19 Apr 2024 till 18 Apr 2027 • Building Plan Approval No: BPU305C20230103 • Approving Authority: Dewan Bandaraya Kuala Lumpur • Tenure: Leasehold (expiry 11/01/2121) • Expected Date of Completion: May 2028 • Encumbrances: • 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.

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

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SUNWAY PROPERTY

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SUNWAY PROPERTY
Master Community Developer