

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.*

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.

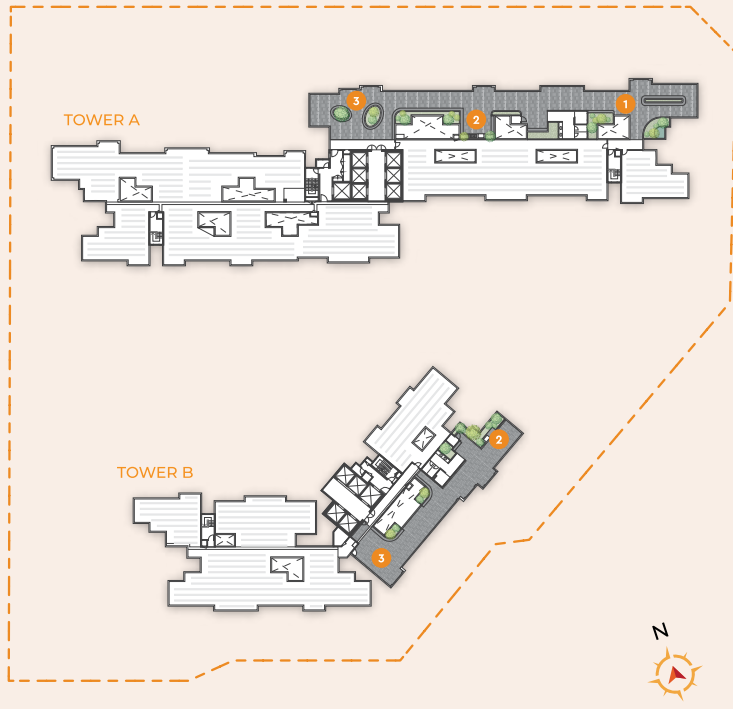


GROUND FLOOR

- | | |
|---------------------|--------------------------------|
| 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 | |



ALFRESCO
LOUNGE

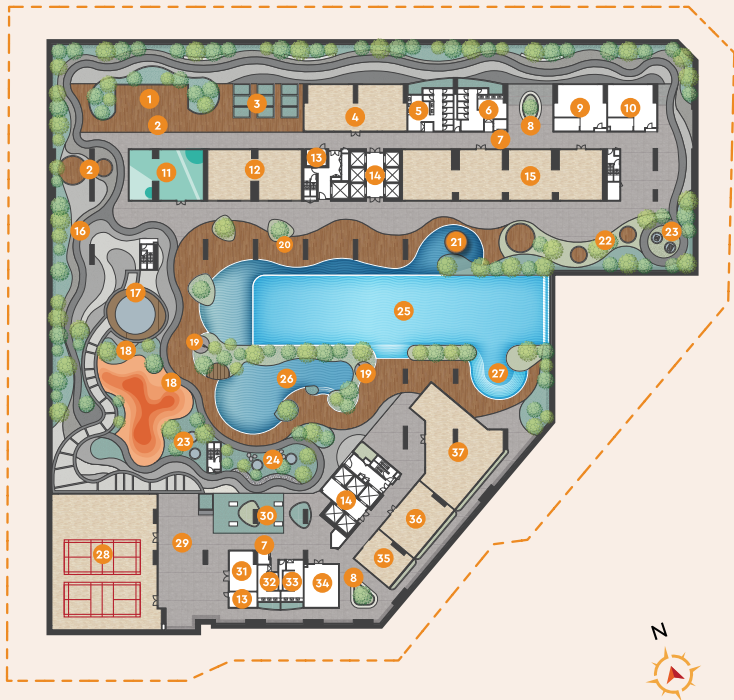


ROOF TOP

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



ROOFTOP



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



COURTYARD
GARDEN

YOUR BEST INVESTMENT IN KL



1 STATION TO TRX

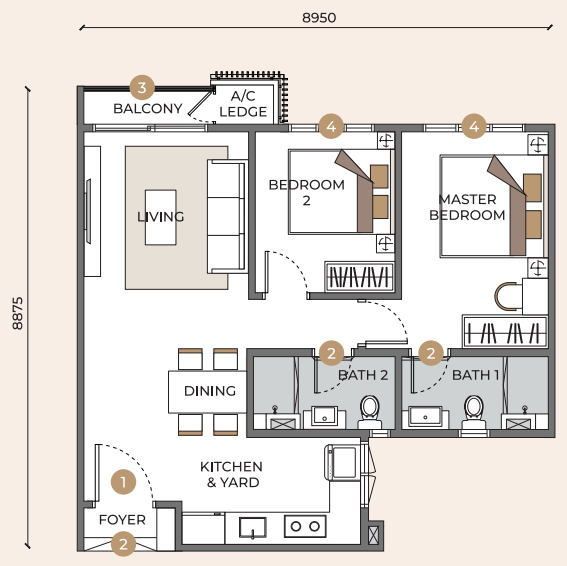
You are just one stop to Malaysia's most dynamic new financial centre that houses an abundance of professionals, expatriates, and business owners culminating in enormous investment & leasing potentials.

- 
 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

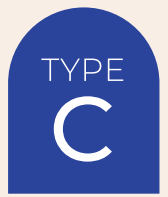
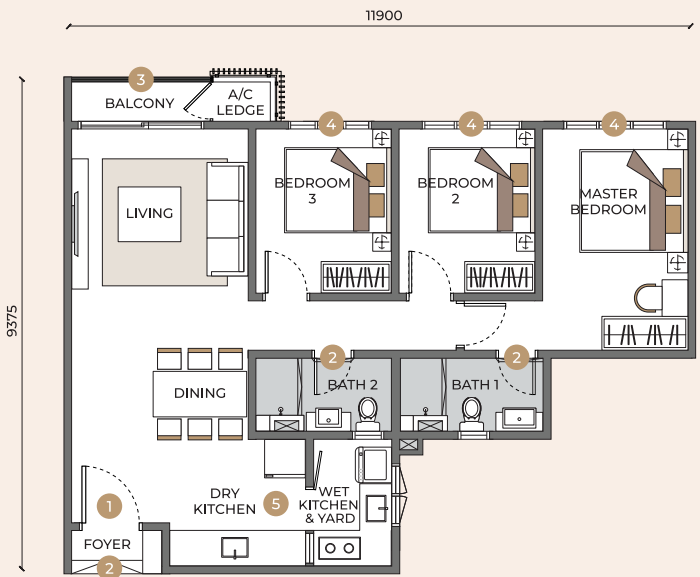
FLOOR PLAN



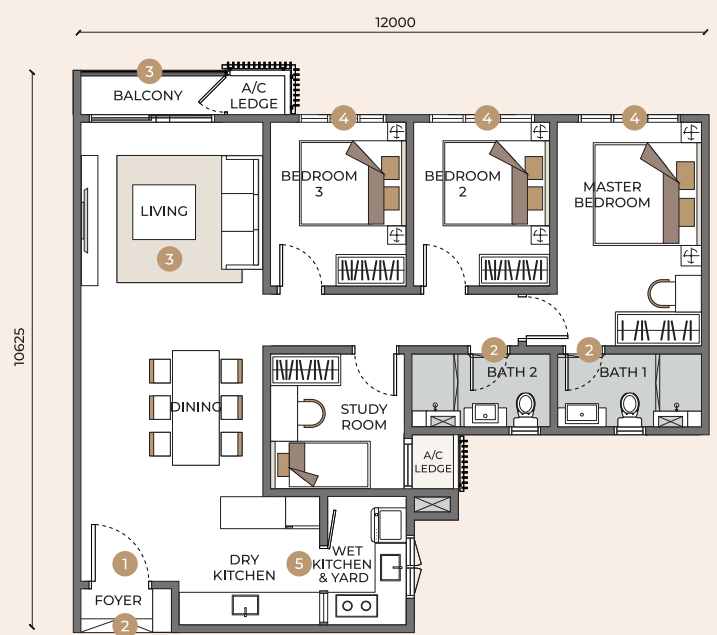
721 sq. ft.
2 Bedrooms
2 Bathrooms



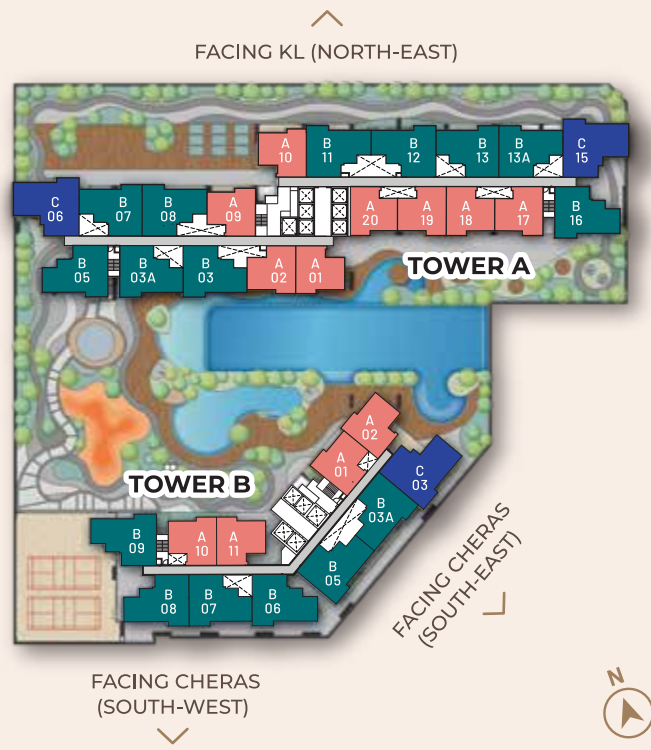
926 sq. ft.
3 Bedrooms
2 Bathrooms



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



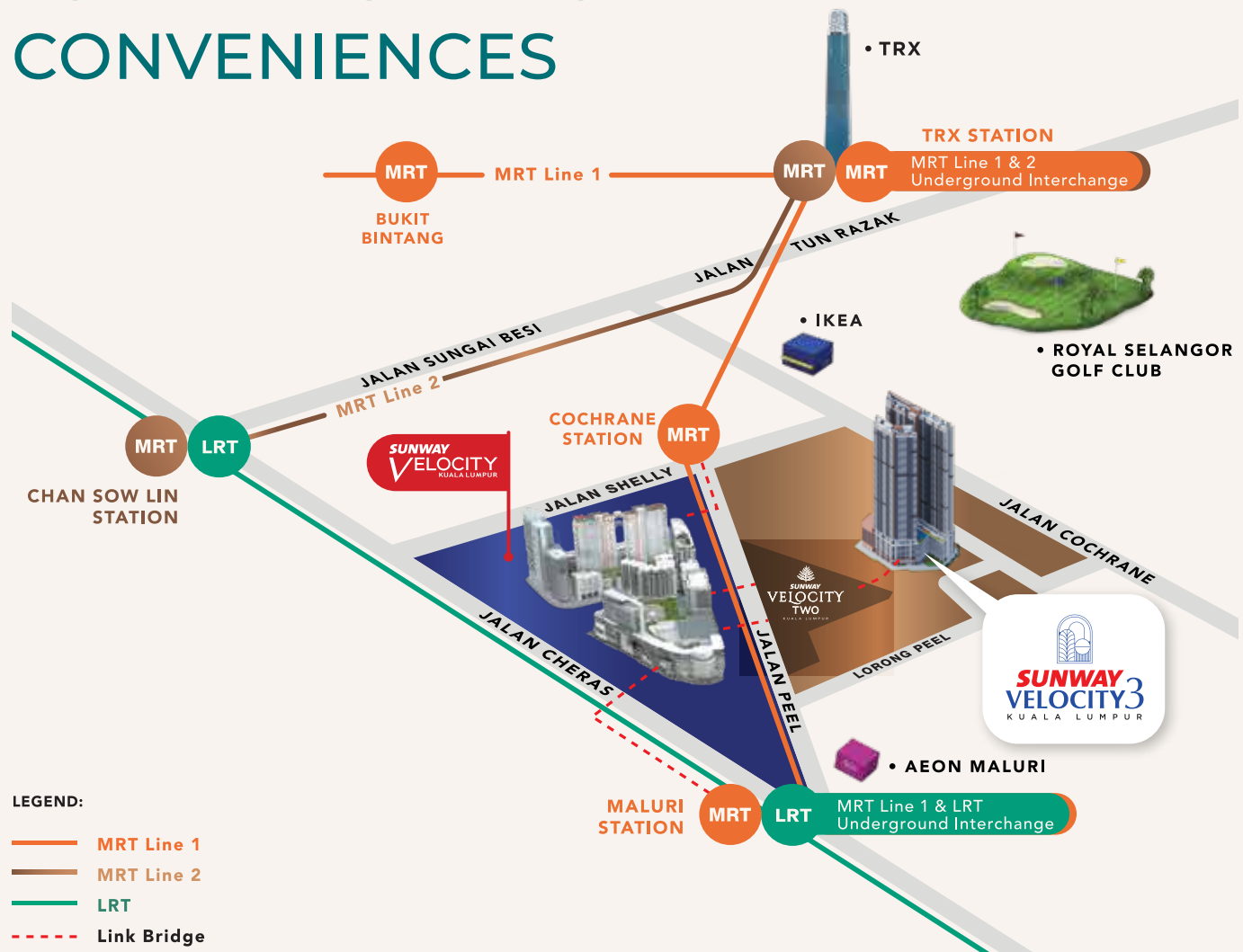
CO-LIVING READY

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



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-A) • 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(N/4S) • 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