

FREEHOLD

33

LIMITED UNITS ONLY



**GIVERNY WALK
SUNSURIA CITY**

2 & 3-STOREY DUAL FRONTAGE SHOPLOTS

ENCOUNTER ENRICHING EXPERIENCES
WITHIN A FRENCH-INSPIRED GARDEN LIFESTYLE


SUNSURIACITY
THE INSPIRED SIDE OF LIFE

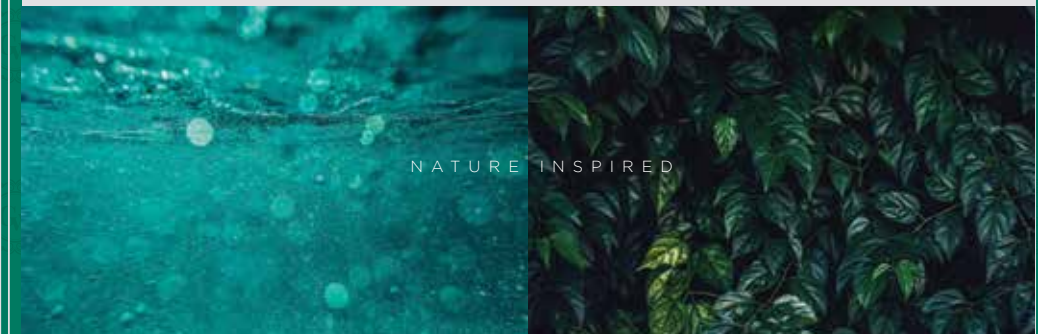
CONTEMPORARY COMMERCIAL SPACES AMID LUSH GARDEN VISTAS

Work or play? Business or pleasure? At **Giverny Walk**, the door to possibilities is open.
The best of both worlds is literally at your doorstep.



THE EXQUISITE BEAUTY OF FRENCH- INSPIRED DESIGN, ELEGANTLY TRANSLATED INTO CLASSIC SHOPLOTS

Immerse in the beautiful sights at **Giverny Walk**.
A scenic setting welcomes you with a sparkling lake nearby,
surrounded by lush greenery. Here, refined design and graceful
materials come together to offer a collection of charming
lakefronting shoplots. With distinctive vintage entrances, stylish
brick walls and dual frontages enhanced with glass and stone,
every single one of **Giverny Walk's** exclusive shoplots is given a
picturesque touch.





Sunsuria City spans across 525 acres of land and comprises a mix of commercial and residential components



Xiamen University Malaysia offering a ready catchment of student customers

READY CATCHMENT FROM ALL DIRECTIONS

STUDENT POPULATION

With **Xiamen University Malaysia** at the heart of this integrated township, the student population offers a ready catchment of potential customers. Giverny Walk caters to the students' daily and leisure needs with its variety of retail options.

A FLOURISHING TOWNSHIP WITH HIGH GROWTH POTENTIAL

Poised to be a thriving all-inclusive lifestyle destination, **Sunsuria City** offers an impressive mix of residential homes, commercial and business components as well as hotels within an integrated township. **Giverny Walk** leverages on **Sunsuria City's** well-designed masterplan, ensuring that shoplots come with the potential to grow with the opportunities available, offering excellent return of investment to its buyers.



THE MONET COMMUNITY

Thanks to its close vicinity to **Monet Residences**, **Giverny Walk** is the centre of convenience for the residents. Businesses here will benefit from the community's regular patronage.



A centre of convenience for the community of Monet Residences



Giverny Walk caters to a diverse demographic of customers from different locations

SUNSURIA CITY & SURROUNDING TOWNS

Apart from **Monet Residences**, residents from different residential developments at **Sunsuria City** are also part of the primary customers demographic for Giverny Walk. On top of this, the unique design and exclusivity of **Giverny Walk** instils a sense of novelty, serving as a strong point of attraction for potential customers from other locations beyond Sunsuria City such as Putrajaya and Cyberjaya.



Shoptots with alfresco walkways open out to the scenic views of the lake and surrounding gardens



Lake-fronting shoptots with ample parking spaces

STYLISH SELECTIONS

Everyday essentials are within easy reach. **Giverny Walk** ensures a spot-on variety of neighbourhood stores offering just the right blend of daily conveniences and leisure options. All this, enveloped by lush gardens and a panoramic lake view makes each visit a pleasant experience.



GIVERNY WALK
SUNSURIA CITY

ALFRESCO LIFESTYLE

As Monet Residences' one and only commercial hub, **Giverny Walk** is poised to be the centre of attraction. Only **33 limited** units of dual frontage shoptots are available. By incorporating dual frontages to the shops' well-designed facades, businesses enjoy excellent visibility from two sides, capturing the attention of passers-by instantly. Complemented by lush alfresco setting, these shoptots offer a touch of exclusivity that is unique to **Giverny Walk**.

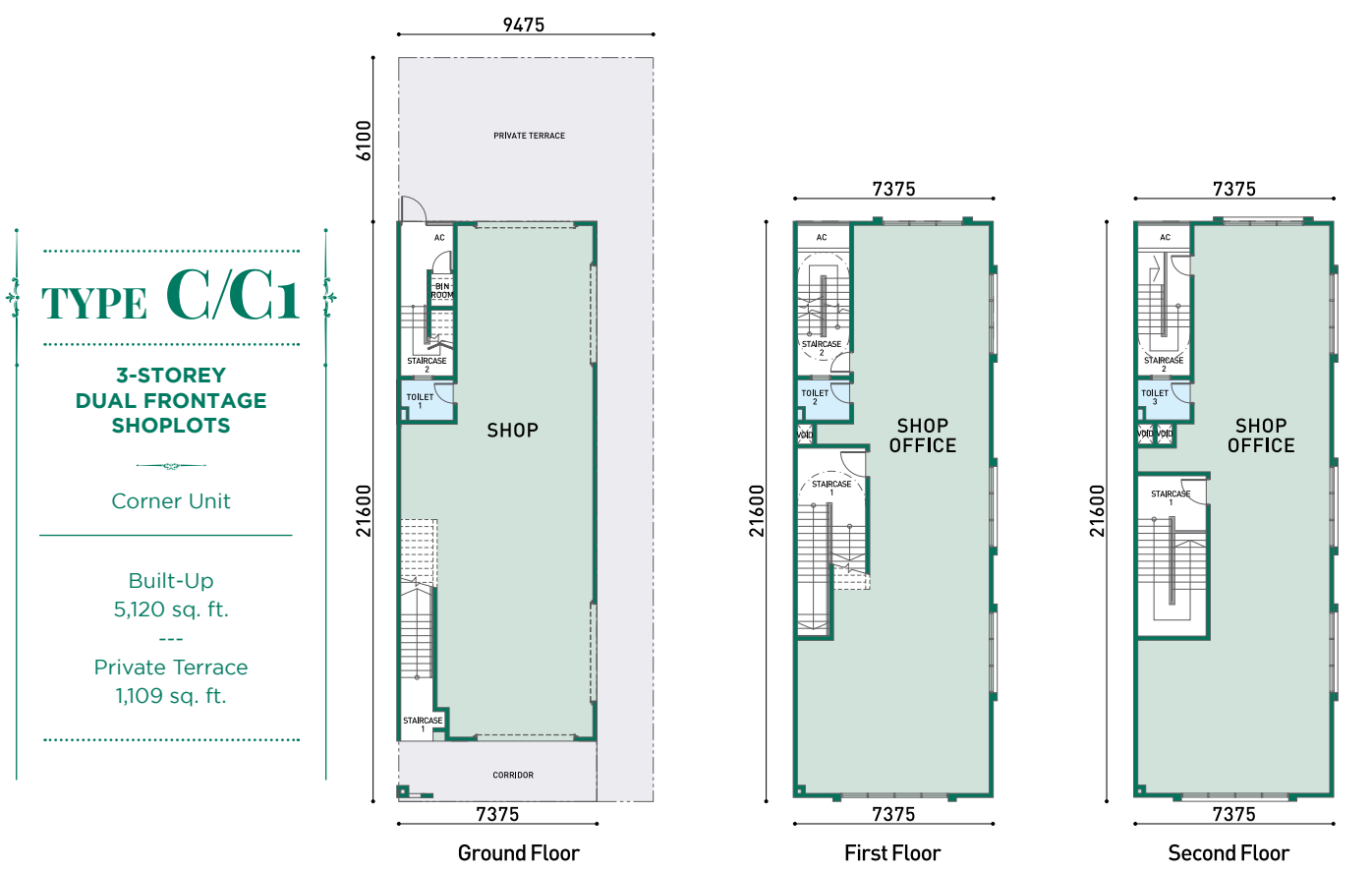


Exclusive dual frontage shoptots with alfresco setting



Giverny Walk offers a selection of chic eateries and a variety of retail stores

FLOOR PLAN



Type C & C1 are mirror image units

SPECIFICATIONS

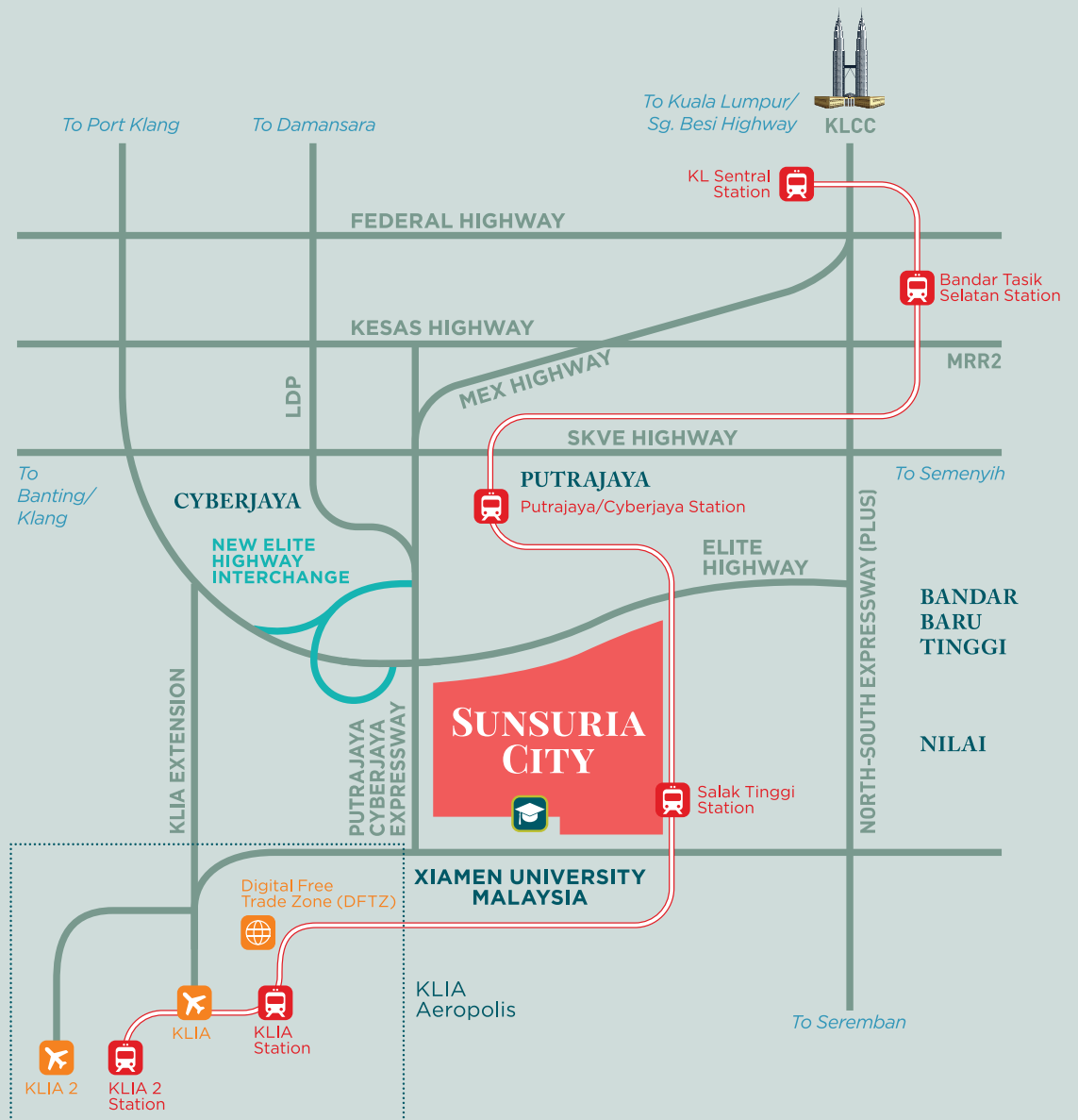
STRUCTURE	Reinforced concrete			
WALL	Masonry / Wall panel			
ROOFING	Metal deck / Reinforced concrete slab			
CEILING	Skim coat / Ceiling boards			
WINDOWS	Aluminum framed window			
DOORS	Timber flush door / Roller shutter / Grille door (for 3-storey shop)			
IRONMONGERY	Quality locksets			
WALL FINISHES	Toilet	Tiles / Plaster and paint		
	Internal / External wall	Skim coat / Plaster and paint		
	Bin room	Tiles / Plaster and paint		
FLOORING FINISHES	Private Terrace / Corridor	Cement render with border tiles		
	Shop / Office	Power float		
	AC ledge	Cement render		
	Staircase 1	Tile (to thread only)		
	Staircase 2	Nosing tiles (to thread only)		
	Toilets	Tiles		
	Bin room	Tiles		
		Type A / A1	Type B / B1	Type C / C1
SANITARY & PLUMBING FITTINGS	Tap point	2	3	3
	Wash basin	2	3	3
	Water closet	2	3	3
		Type A / A1	Type B / B1	Type C / C1
ELECTRICAL & TELEPHONE INSTALLATION	Electrical distribution board	2	3	3
	Fiber wall socket	2	3	3

AN ADDRESS THAT IMPRESSES



Close to KLIA and adjacent to Horizon Village Outlets, **Sunsuria City** comprises its own integrated connection to the Express Rail Link (ERL) which adds an extra dimension of convenience to an already impressive township.

ERL SPEED TRAIN ROUTE



SUNSURIA CITY
THE INSPIRED SIDE OF LIFE

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SUNSURIA
Building Today Creating Tomorrow

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