

MONET
Garden
SUNSURIA CITY

ART OF LIVING, REIMAGINED HERE



SUNSURIACITY
THE INSPIRED SIDE OF LIFE

MONET *Residences*
SUNSURIA CITY

*More than a place to live,
my home is a work of art*

MONET
Garden
SUNSURIA CITY

MONET
Springtime
SUNSURIA CITY

MONET
Lily
SUNSURIA CITY

Giverny PARK
SUNSURIA CITY

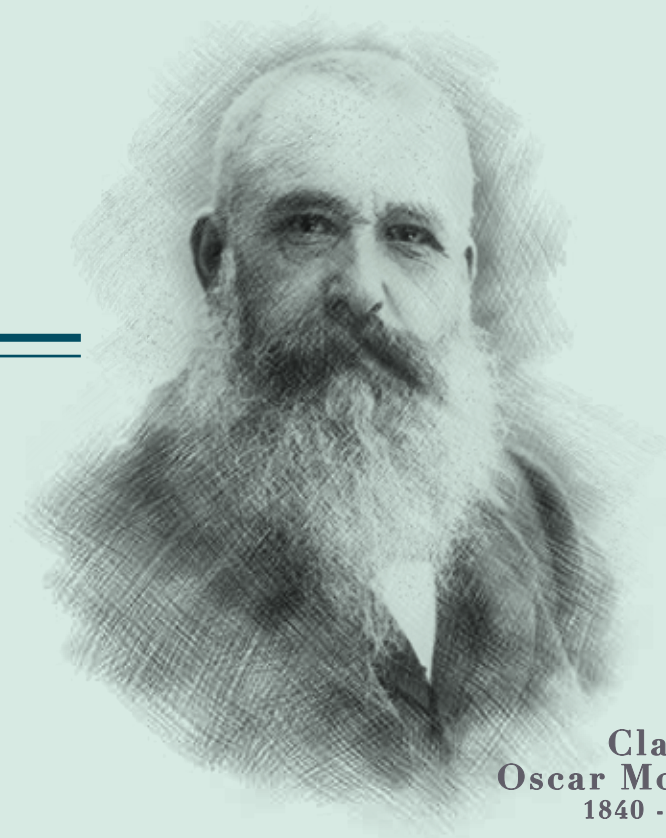
Giverny WALK
SUNSURIA CITY
COMING SOON

THE MASTER'S TOUCH ON ART, BEAUTY AND LIFE

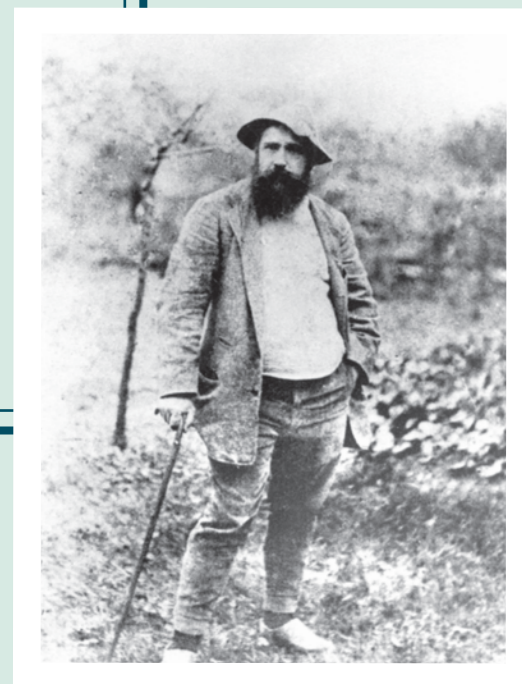
Famous for his legacy of Impressionism, Claude Monet was an artist who personally planned and planted his gardens to create painted monumental canvases of nature's glorious beauty.

Inspired by such vivid passion for plants, Monet Garden presents the pleasure of homecoming within its landed villas. Where home reimagines the art of living for your ultimate sense of contentment.

*Opening my eyes
to the beauty of nature
like no other*



**Claude
Oscar Monet**
1840 - 1926



*I would
like to paint
the way
a bird sings*

—
Claude Oscar Monet



"When I am home, the sense of belonging soothes the soul. It is something rare and precious, for which I hold dear in my heart."



LIFE IN AN INTELLIGENT CITY

Imagine life where everything you need is within easy reach.

Introducing Sunsuria City, an international lifestyle destination built around the core of Xiamen University Malaysia, and close to Horizon Village Outlets (HVO) and KLIA - all effortlessly linked by its own integrated connection to the Express Rail Link (ERL).

A transit oriented development (TOD) brings it all together by connecting the ERL station to a plethora of exciting hotspots including the highly anticipated Celebration Centre.

Featuring 525 acres of retail malls, condominiums, serviced apartments, commercial shoplots, hotels, and landed residential homes, its prime location is only the cherry on top of a perfect balance of ITC - ready infrastructure, livable environments, and a sustainable master plan.

There is truly no doubt that Sunsuria City is the township of tomorrow, built to bring you the very best of today.

RESIDENTIAL | COMMERCIAL | EDUCATION | LEISURE | NATURE

 <p>Xiamen University Malaysia in the Heart of the Township</p>	 <p>Dedicated New ELITE Highway Interchange</p>	 <p>Express Rail Link (ERL) Transit Hub Connected to KL Sentral & KLIA</p>
 <p>Close Proximity to Kuala Lumpur International Airport (KLIA)</p>	 <p>Horizon Village Outlets within the Township</p>	 <p>Large Potential Catchment of Surrounding Residents</p>



The concept of Smart, Livable and Sustainable (SLS) is the core of Sunsuria's values, which touches on every aspect of its townships and developments.

SMART

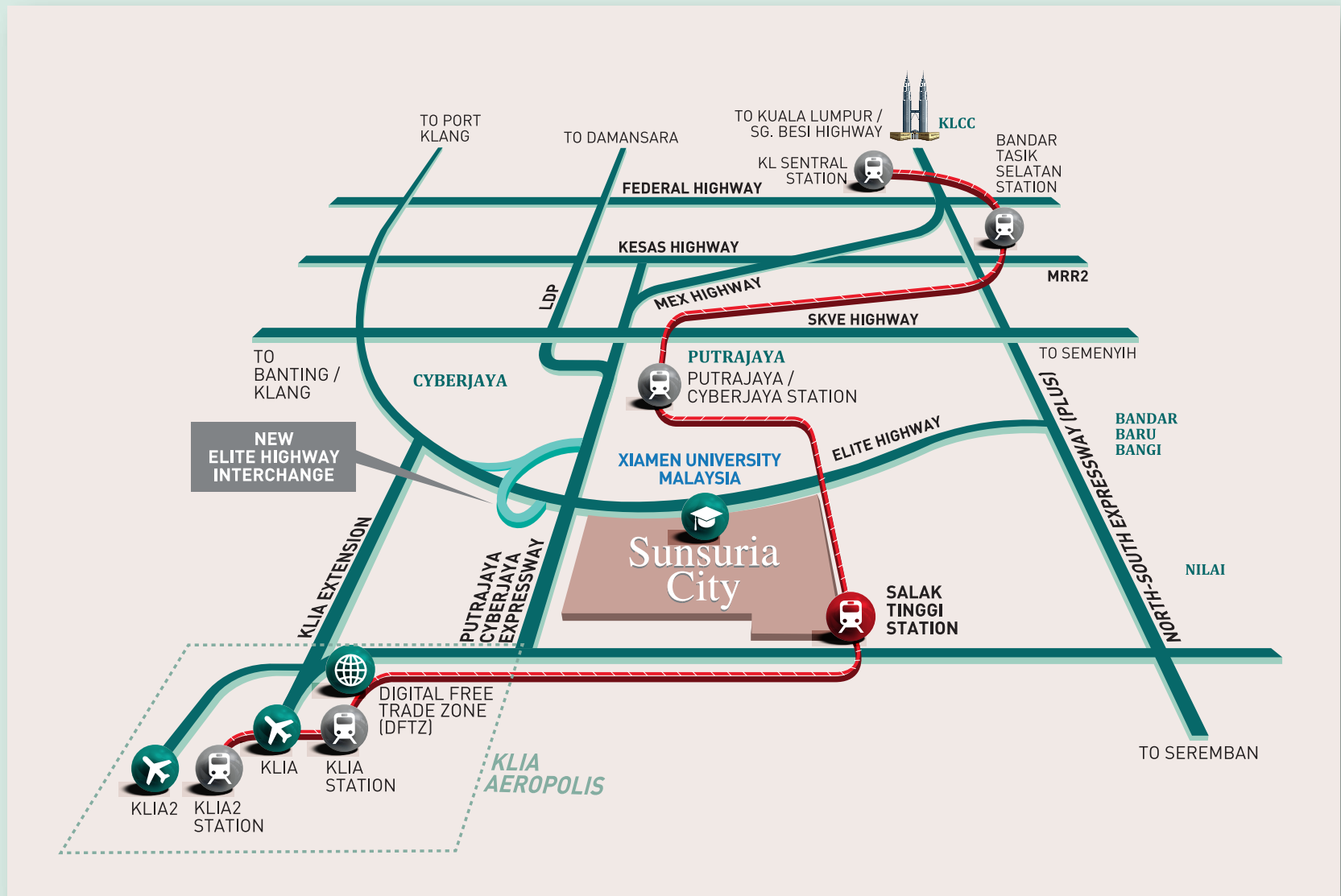
Driven by IoT – The Internet of Things, we adopt the concept of intelligent convenience, displayed through integrated super-speed broadband, smart security and other ICT-ready living solutions.

LIVABLE

The idea of an organic residence where community living is key – a lifestyle where people places come together naturally through an extensive network of bicycle paths and walkways.

SUSTAINABLE

A self - sustaining GBI compliant township that reduces energy wastage and preserves an ecosystem that benefits residents and business owners.



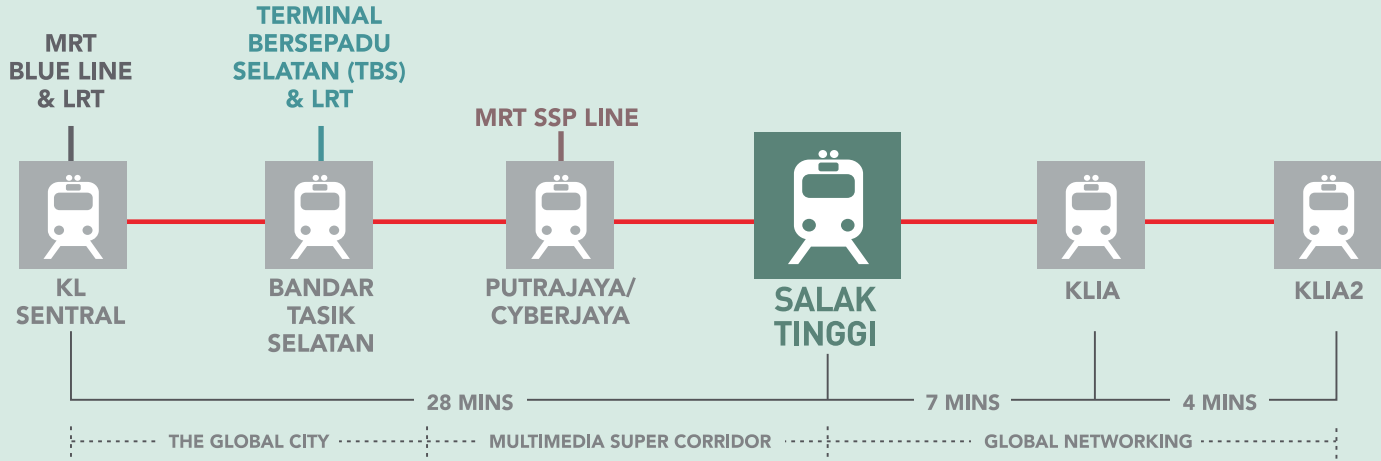
ACCESSIBILITY IN ITS PRIME

CLOSE TO MAJOR CITIES

- KLIA (Kuala Lumpur International Airport) 12km
- Cyberjaya 16km via Dengkil Bypass
- Putrajaya 22km via Dengkil Bypass
- Puchong (Taman Puchong Utama) 38km via ELITE Highway
- KLCC 48km via MEX Highway

*MRT information sourced from <http://www.mymrt.com.my/>

ERL Speed Train Route



A PROSPERING COMMUNITY

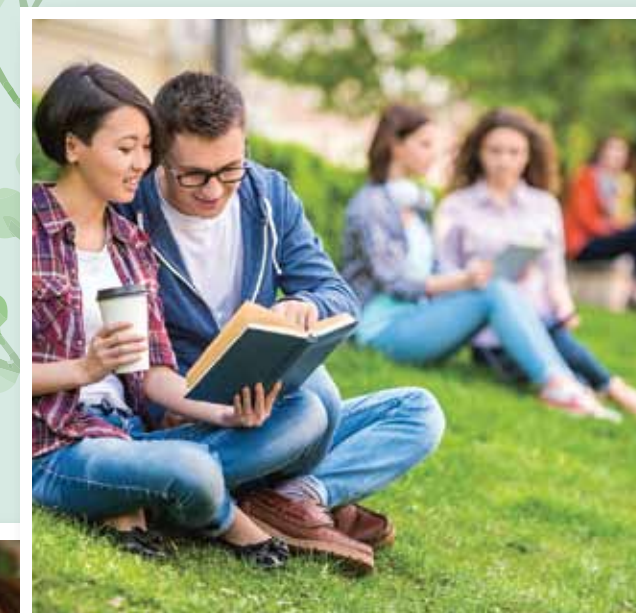


UNIVERSITIES & COLLEGES

- Xiamen University Malaysia (XMUM)
- Heriot-Watt University Malaysia
- University Malaysia of Computer Science & Engineering (UNIMY)
- Perdana University (Royal College of Surgeons In Ireland)
- Cyberjaya University College of Medical Sciences (CUCMS)
- Multimedia University (MMU)
- Limkokwing University
- Cyber Putra College (CPC)
- Kirkby International College

PRIMARY & SECONDARY SCHOOLS

- SK Cyberjaya
- SMK Cyberjaya
- Sekolah Sultan Alam Shah
- SK Kota Warisan
- SMK Bandar Baru Salak Tinggi



SHOPPING & LEISURE

- Alamanda Shopping Mall
- IOI City Mall
- DPULZE Shopping Centre
- The Street Mall 2 Cyberjaya
- Sepang International Circuit (SIC)
- Mitsui Outlet Park KLIA Sepang

HEALTH & WELLNESS

- Hospital Putrajaya
- Klinik Pergigian Pakar Putrajaya



*Where a soothing welcome blossoms
In a lush palette of sun and shade*



I've got a beautiful feeling



DISCOVER YOUR HOME WITHIN A GARDEN

The homes of Monet Garden welcome you to a beautifully lush living experience where le jardin à la française, otherwise known as the 'Garden In The French Manner' blooms in abundant beauty and the art of living is reimagined. The low density enclave with clubhouse facilities offer residents plenty of delightful choices to rest, relax and socialise with friends and fellow neighbours.

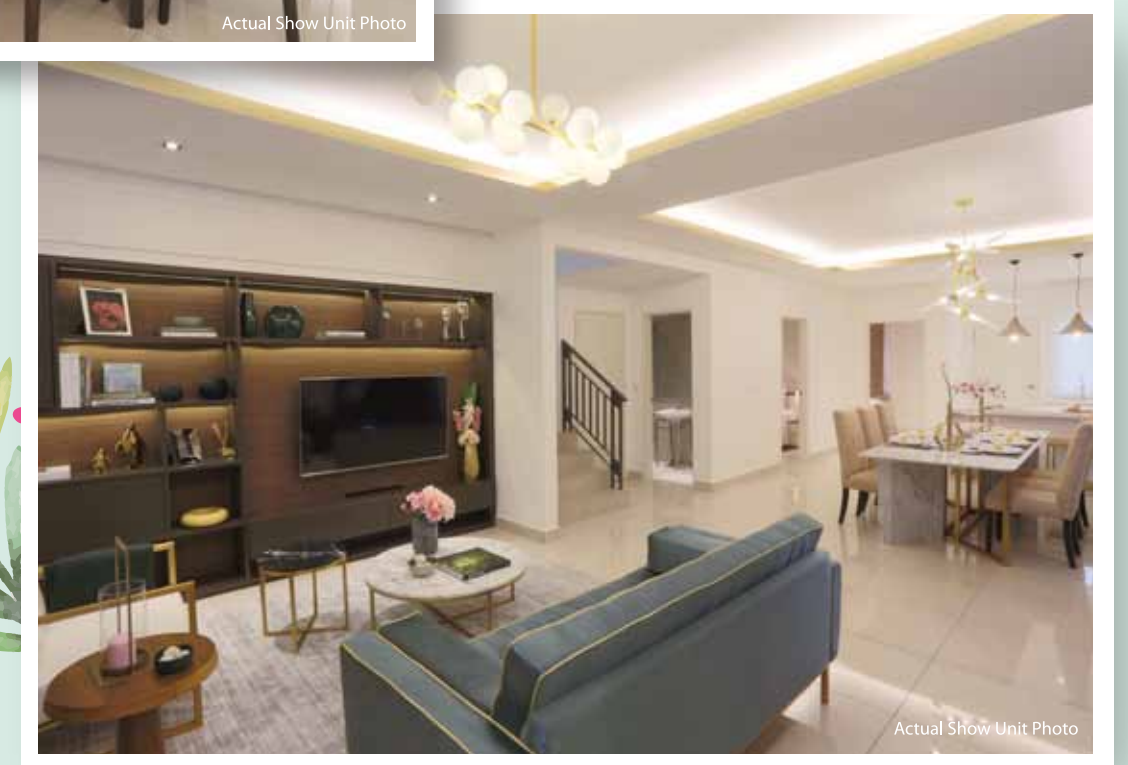
WHERE ELEGANCE SETS THE TONE



Actual Show Unit Photo



Actual Show Unit Photo



Actual Show Unit Photo

A LANDSCAPE TO ESCAPE FOR THE SENSES



Whether it's enjoying the peace and quiet as you bask in the presence of nature or working up a sweat jogging in the Giverny Park, a life of pure bliss at Monet Garden awaits your enjoyment.

Timeless French garden brilliance

The lush surrounding of Monet Garden is made all the more captivating with le jardin à la française, otherwise known as the 'Garden In The French Manner'. Immerse in a sense of symmetrical beauty that is quintessential to the French aesthetic as you stroll in the leafy shade of this brilliant garden.

As the gentle fragrance of flowers linger in the fresh air, bask in the green spaces of grandeur where French formality is exquisitely displayed through eye-pleasing straight lines of long garden beds and geometric shapes.

The French promenade, thick hedges and French orangeries planters are just a few of the many wonders that awaits your discovery here. Gain the pleasure of a refreshing new perspective when you indulge in the time to be closer to nature just as Monet intended.



DELIGHT IN PLAYFUL MOMENTS

*where movement is inspired and
moments are carefree*



Inspired by the desire to enjoy healthy and hearty living, The Clubhouse delivers a refreshing variety of facilities that invite you to rest and relax at your pace. Be it a cool dip splashing in the pool or working out at the gym, there are endless recreational moments waiting to delight your senses.



FLOOR PLAN

TYPICAL CORNER LOT (UPPER & LOWER UNIT)

UPPER UNIT

3 Bedrooms, 3 Bathrooms

Built-up
Main Parcel: 1,991 sq. ft.
Accessory Parcel: 215 sq. ft.

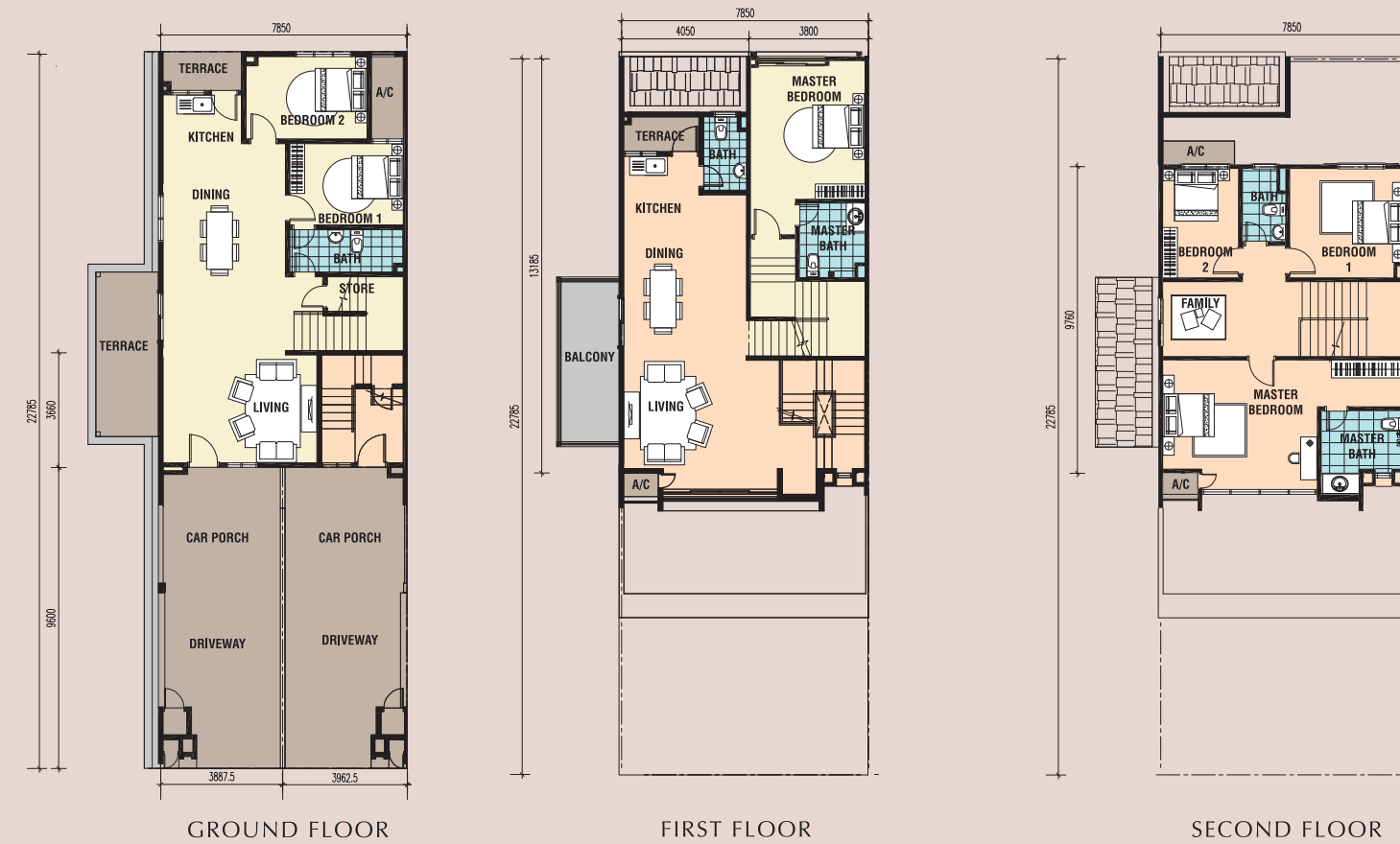
Land Area: 26' x 75'

LOWER UNIT

3 Bedrooms, 2 Bathrooms

Built-up
Main Parcel: 1,658 sq. ft.
Accessory Parcel: 248 sq. ft.

Land Area: 26' x 75'



TYPICAL INTERMEDIATE LOT (UPPER & LOWER UNIT)

UPPER UNIT

3 Bedrooms, 3 Bathrooms

Built-up
Main Parcel: 1,744 sq. ft.
Accessory Parcel: 194 sq. ft.

Land Area: 24' x 75'

LOWER UNIT

3 Bedrooms, 2 Bathrooms

Built-up
Main Parcel: 1,421 sq. ft.
Accessory Parcel: 237 sq. ft.

Land Area: 24' x 75'



TYPICAL END LOT (UPPER & LOWER UNIT)

UPPER UNIT

3 Bedrooms, 3 Bathrooms

Built-up
Main Parcel: 1,744 sq. ft.
Accessory Parcel: 194 sq. ft.

Land Area: 24' x 75'

LOWER UNIT

3 Bedrooms, 2 Bathrooms

Built-up
Main Parcel: 1,421 sq. ft.
Accessory Parcel: 237 sq. ft.

Land Area: 24' x 75'



Lower Unit Upper Unit

SPECIFICATIONS

- a) **Structure**
Reinforced Concrete Frame
- b) **Wall**
Masonry Wall / Lightweight Concrete Wall / Concrete Wall
- c) **Roof**
Concrete Roof / Roof Tiles
- d) **Ceiling**
Skim Coat Soffit / Plaster Ceiling
- e) **Window**
Aluminium Framed Window
- f) **Door**
Solid Timber Door / Timber Flush Door / Aluminium Framed Sliding Glass Door
- g) **Ironmongery**
Quality Lockset
- h) **Floor Finishes**
Tiles / Laminated Flooring / Concrete Imprint / Cement Render
- i) **Wall Finishes**
Plaster & Paint / Skim Coat & Paint / Tiles

j) Sanitary Installation

	Unit-1	Unit-2
Water Closet	2 nos.	3 nos.
Wash Basin	2 nos.	3 nos.
Shower Rose	2 nos.	2 nos.
Kitchen Sink	1 no.	1 no.
Water Tap	4 nos.	5 nos.

k) Electrical Installation

	Intermediate (RB1)		Corner (RB2)		End (RB3)	
	Unit 1	Unit 2	Unit 1	Unit 2	Unit 1	Unit 2
Lighting Point	16	22	17	23	16	22
13 Amp Power Point	15	16	15	16	15	16
15 Amp Power Point	1	1	1	1	1	1
SMATV Point	2	2	2	2	2	2
Air Conditioning Point	5	5	5	5	5	5
Fiber Wall Socket Point	1	1	1	1	1	1
Ceiling Fan Point	5	5	5	5	5	5
Water Heater Point	2	2	2	2	2	2
Exhaust Fan (Bathroom)	2	-	2	-	2	-
Booster Pump Point	1	1	1	1	1	1

- l) **Turfing**
Spot Turfing
- m) **Miscellaneous**
Refuse Chamber
Letter Box



SUNSURIA
Building Today Creating Tomorrow



Sunsuria City Sdn. Bhd. (1048895-A)
Suite 1-3A, Main Tower, Sunsuria Avenue, Persiaran Mahogani,
Kota Damansara, PJU 5, 47810 Petaling Jaya, Selangor Darul Ehsan.

Developer License No.: 14579-5/10-2019/0808(L) • Validity Date: 13/10/2017 – 12/10/2019 • Advertising & Sales Permit No.: 14579-5/10-2019/0808(P) • Validity Date: 13/10/2017 – 12/10/2019 • Land Tenure: Freehold • Land Encumbrances: Charged to Public Bank Berhad • Restriction of Interest: None • Building Plan No.: MP.SPG.600-34/4/94 • Authority Approving Building Plan: Majlis Perbandaran Sepang • Expected Date of Completion: December 2020 • 3-Storey Terrace House: 114 Units and 3-Storey Townhouse: 132 Units • Total Units: 246 Units • Land Size: 1,800 – 4,833 sq.ft. • Built-up Size: Terrace House: 3,235 – 3,736 sq.ft. and Townhouse: 1,421 – 1,991 sq.ft. • Townhouse: Min. Price: RM 715,000.00 • Max. Price: RM 1,190,200.00 • Terrace House: Min. Price: RM 2,248,050.00 • Max. Price: RM 2,836,050.00 • 7% Bumiputera Discount • 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. Actual built-up of units may vary slightly from measurements given. 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 impressions only. The items are subject to variations, modifications and substitutions as may be recommended by the Company's consultants and/or relevant Approving Authorities. Terms & conditions apply • IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA