

MONET
Lily
SUNSURIA CITY

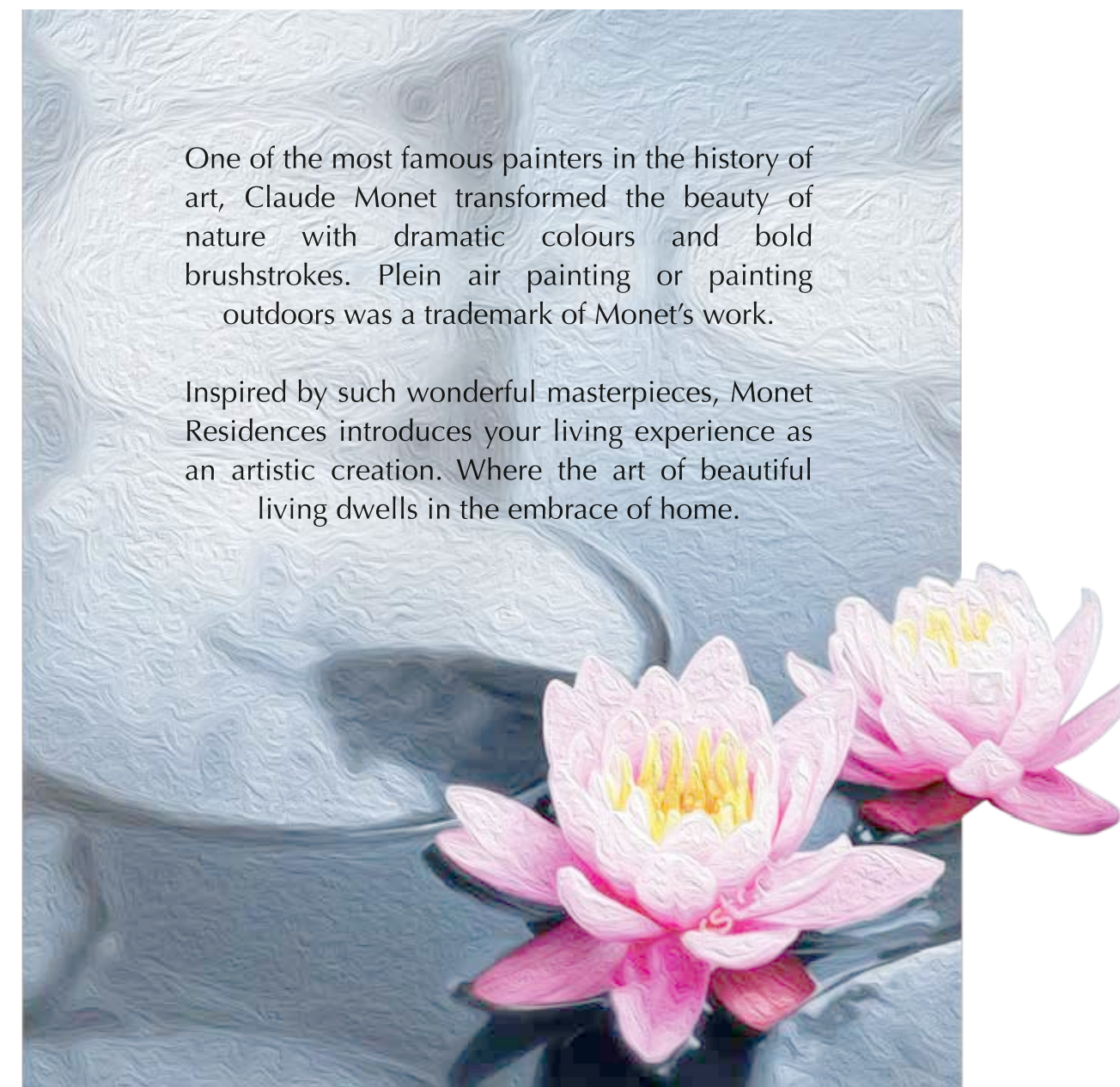
WHERE BEAUTIFUL LIFE BLOSSOMS


SUNSURIA CITY
THE INSPIRED SIDE OF LIFE

Art COMES
ALIVE HERE

One of the most famous painters in the history of art, Claude Monet transformed the beauty of nature with dramatic colours and bold brushstrokes. Plein air painting or painting outdoors was a trademark of Monet's work.

Inspired by such wonderful masterpieces, Monet Residences introduces your living experience as an artistic creation. Where the art of beautiful living dwells in the embrace of home.





SUNSURIA CITY
THE INSPIRED SIDE OF LIFE

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 shoptots, 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



Xiamen University Malaysia in the Heart of the Township



Dedicated New Elite Highway Interchange



Express Rail Link (ERL) Transit Hub Connected To KL Sentral & KLIA



Close Proximity To Kuala Lumpur International Airport (KLIA)



Horizon Village Outlets Within The Township



Large Potential Catchment of Surrounding Residents



Artist's Impression

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.

HOME AS A *Bridge*
FOR ART AND REALITY

Just like the series of Monet's notable paintings, a desirable picture of beautiful living can be found across the homes of Monet Residences. Your living spaces are exquisitely built with a contemporary French design that makes life even more idyllic for every lifestyle. Nestled within the lush serenity of Giverny Park, experience the natural splendours of home within a garden.



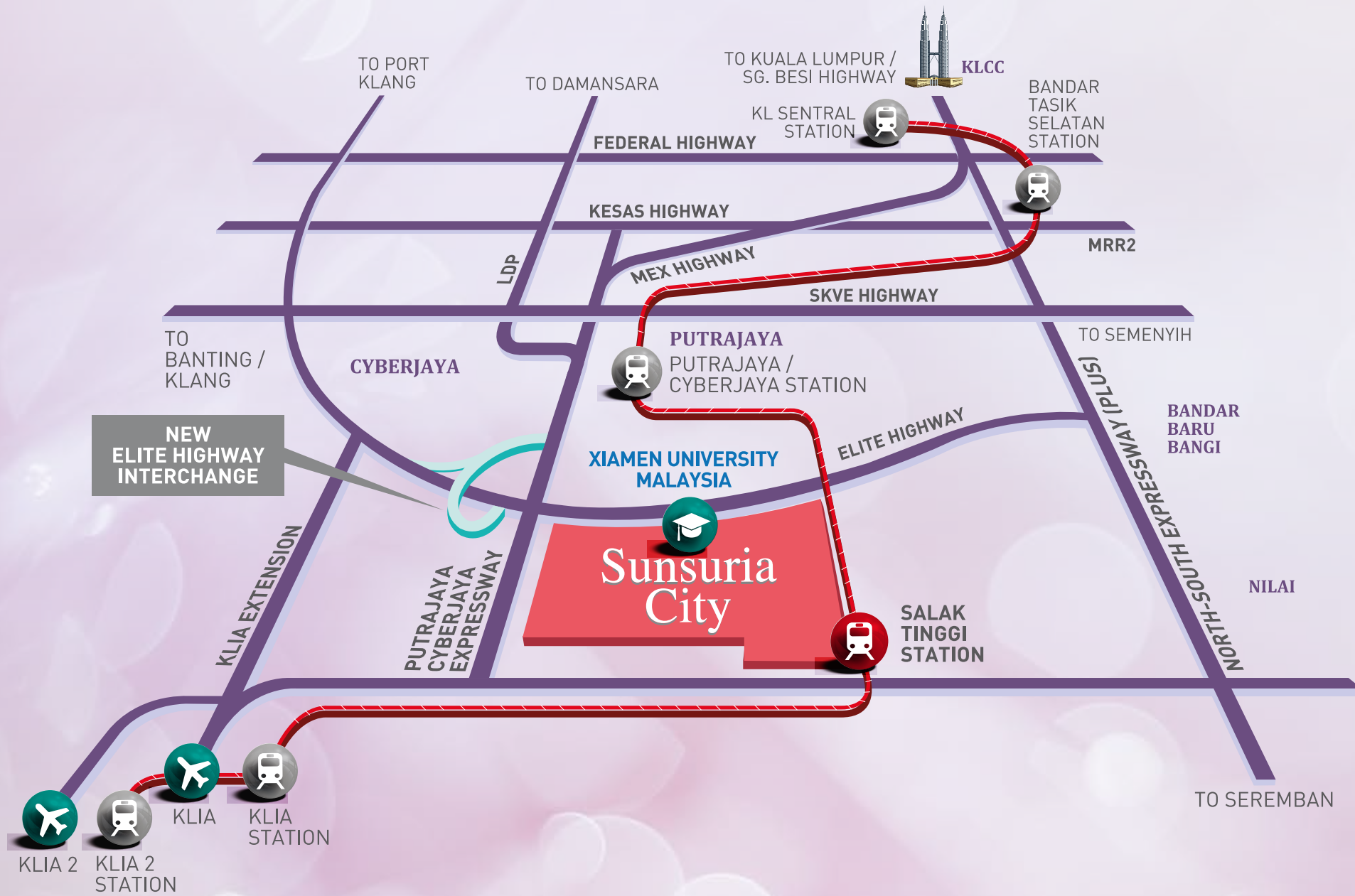
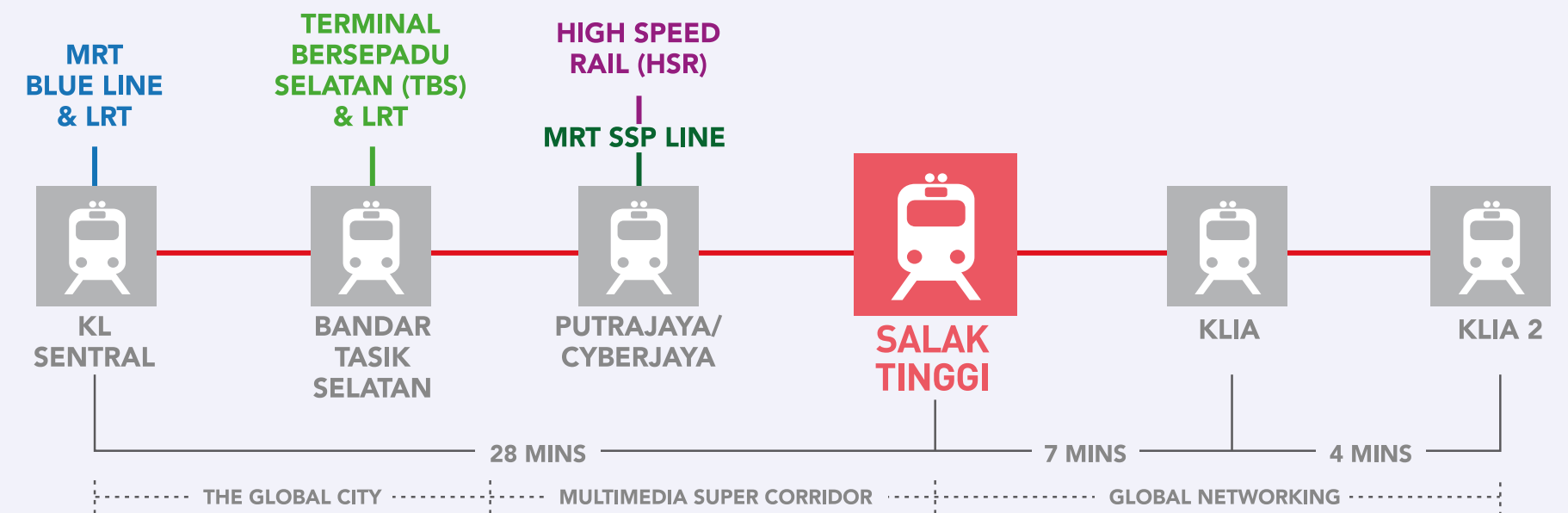
Accessibility THAT GOES THE EXTRA MILE

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

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

ERL Speed Train Route





Enlivening

EVERY LIFESTYLE
ESSENTIAL WITH EASE

Universities & Colleges

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



Primary & Secondary Schools

- Sekolah Kebangsaan Cyberjaya
- Sekolah Menengah Cyberjaya
- Sekolah Sultan Alam Shah



Shopping & Leisure

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



Health & Wellness

- Hospital Putrajaya
- Klinik Pergigian Pakar Putrajaya

YOUR NEW *Beginning* TAKES ROOT HERE

Well-planned to fulfill the versatile urban lifestyle of every age, Monet Residences is the place you will want to come home to. Here are homes for perfect beginnings, the ideal setting for a growing family and everything else you hold dear.



Top Reasons

TO MAKE A HOME IN
MONET RESIDENCES



1 BOOMING LOCATION
Situated in the vicinity of Greater KL, exciting opportunities of growth and potential are set to increase the value of living here. Strategic accessibility is assured with North-South Expressway Central Link (ELITE Highway) and Maju Expressway (MEX) as well as Express Rail Link (ERL).

2 FREEHOLD TOWNSHIP
Monet Residences is the landed residential component of Sunsuria City. Spanning across 525 acres, this bustling township establishes itself as the living embodiment of the 3 principles: Smart, Livable, Sustainable.

3 GATED & GUARDED
As a sanctuary for you and your loved ones, peace-of-mind living is safeguarded with comprehensive security features such as CCTV surveillance system and patrolling services.

4 ARTISTIC RESIDENTIAL DESIGN
Contemporary French architecture presents a home designed to please the eye and uplift the spirits.

5 FIRST-OF-ITS-KIND GARDEN LIVING
Monet Residences is the first to offer the garden living concept. Close-knit community bonding and harmony is nurtured with no fences in between the homes in addition to the car porch designed without gates.

6 CENTRAL PARK
From a leisurely stroll to staying fit with a jog or run, Giverny Park offers refreshing outdoor delights right at your doorstep.

7 PROMINENT HOTSPOTS
Discover a vibrant variety of surrounding amenities such as Xiamen University Malaysia (XMUM), Horizon Village Outlets (HVO), Korean-French Village and Transit Oriented Development (TOD).

Artist's impression



SCENES OF *Splendour*
SO GREEN AND SERENE

Monet Residences sets the tone for a fulfilling homecoming experience – one that is fluent in the language of nature to welcome you home to serenity at its most spectacular.



Blooming

CONTENTMENT
DANCING TO THE RHYTHM
OF THE BREEZE

Giverny Park welcomes you to an idyllic setting that inspires the imagination and reinvigorates the senses.

Inspired by the Impressionism aesthetic of Claude Monet, this lovingly landscaped park creates beautiful spaces of lush colours in full bloom.

The Amphitheatre and Event Plaza, Central Lake, Waterside Trellis Walk and 3G (3 Generation) Zone are just some of the captivating components of Giverny Park. Let the multitude of recreational delights here bring a breath of fresh air and satisfy your desire for pure rest and relaxation.

OUTDOOR INDULGENCE AWAITS AT
THE GARDEN OF *Senses*



Artist's impression



Enjoy a sensory experience of French-themed garden living inspired by Claude Monet when you step into the Garden Of Senses nestled in Monet Lily. The language of nature comes in the silence of serenity blooming around you, a beautiful sight to behold and cherish as the fragrance of flowers invigorates every inhale of fresh air. Take a stroll in this exceptional sensory garden and let the sunshine warm your skin on a breezy day. Tease your taste buds with the healthy flavours offered by the edible fruits and herbs grown in the garden as well.



Heartfelt

LOVE OF HOME

A beautiful place is desired by many while others make a place beautiful. At Monet Lily, discover a beautiful place to call home that you can comfortably cherish with the people you love. Where quality time spent together as a family becomes precious moments and memories held dear to the heart.



WHERE A BEAUTIFUL LIFE

Blossoms



Artist's impression

French chic

INSPIRING EVERY SPACE

As a nod to Monet's artistic origins, the French aesthetic is vividly displayed in the homes of Monet Lily. From the façade to the living spaces within, a fusion of modernism and French architecture welcomes you to an exceptional way of life amidst the 211 units of the 2-storey terrace homes here.



Artist's impression

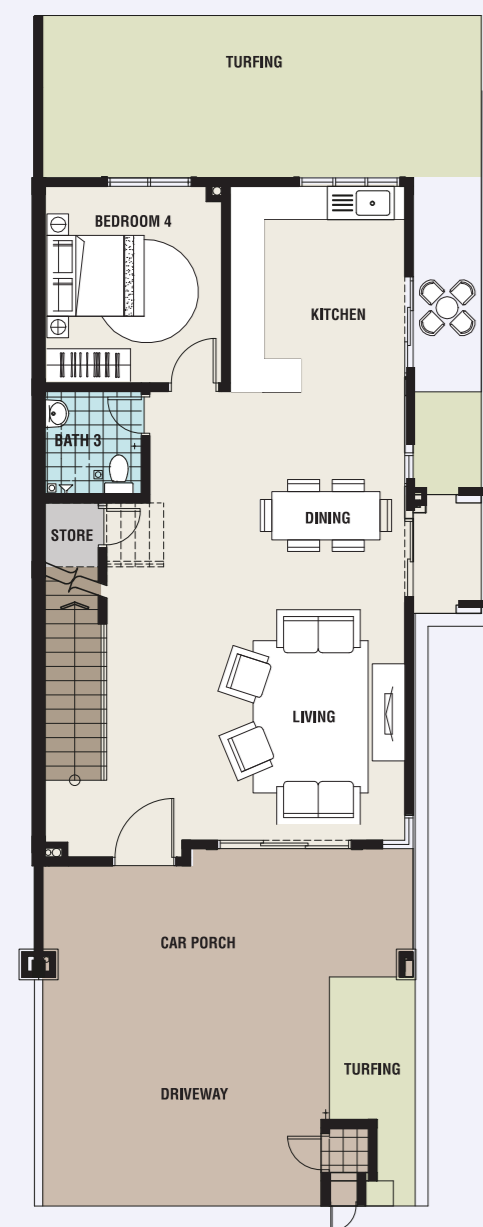


INDULGE IN A PLEASANT
STROLL AMIDST SCENIC

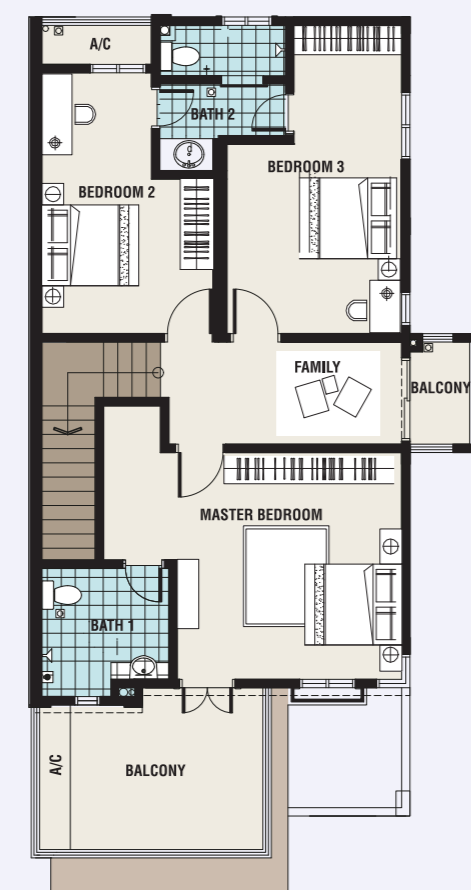
Serenity



CORNER LOT



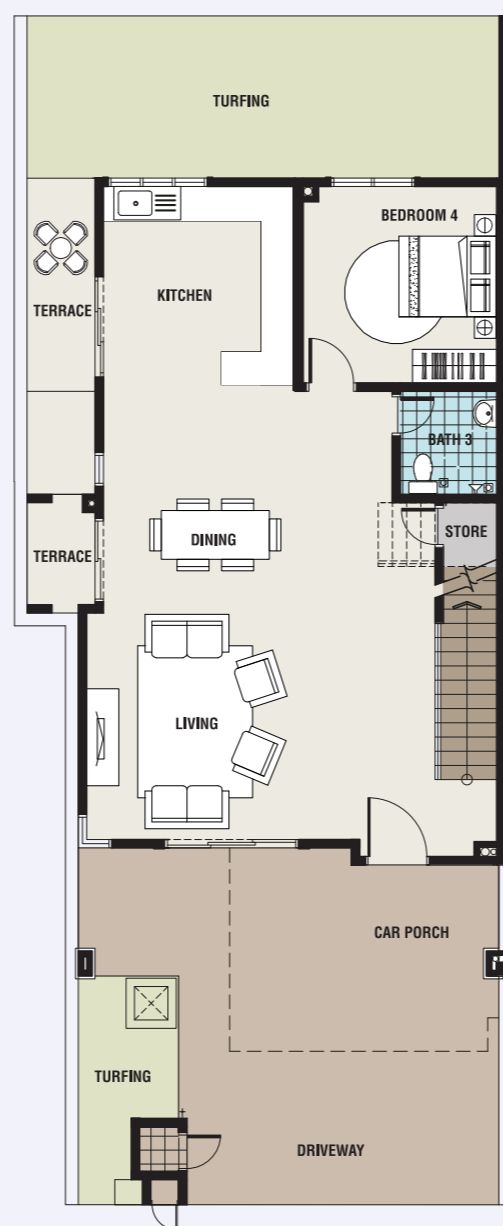
GROUND FLOOR



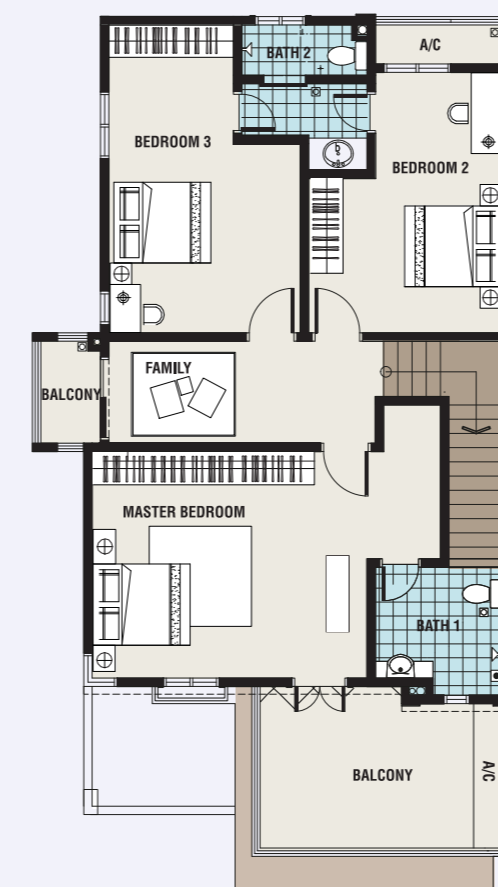
FIRST FLOOR

4 Bedrooms, 3 Bathrooms + Balcony
Land Size: 24' x 70'

END LOT



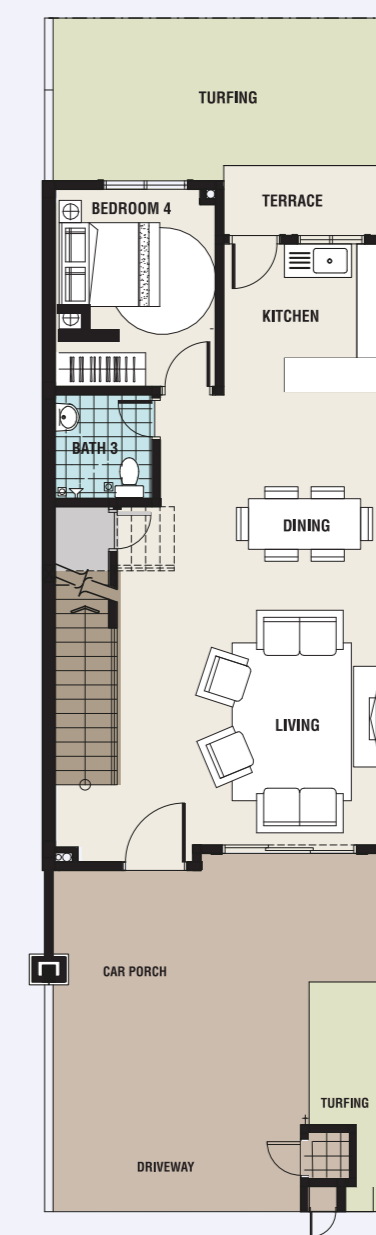
GROUND FLOOR



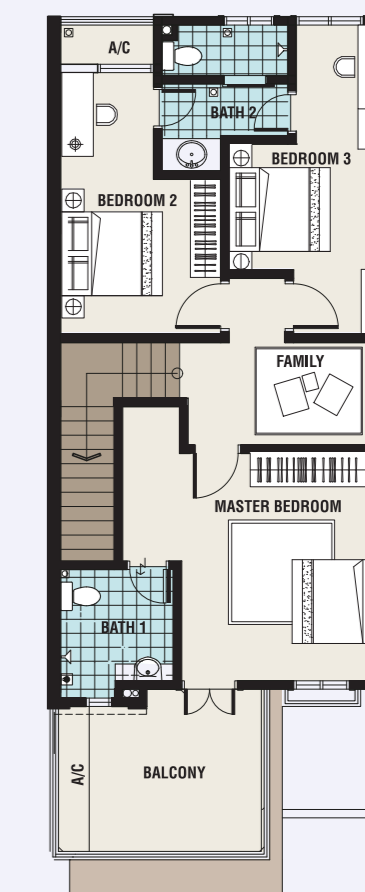
FIRST FLOOR

4 Bedrooms, 3 Bathrooms + Balcony
Land Size: 22' x 70'

INTERMEDIATE LOT



GROUND FLOOR



FIRST FLOOR

4 Bedrooms, 3 Bathrooms, Balcony
Land size: 20' x 70'

SPECIFICATION

a) Structure

Reinforced Concrete Frame

b) Wall

Masonry 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 Frame Sliding / Swing Glass Door

g) Ironmongery

Quality Lockset

h) Floor Finishes

Tiles / Laminated Flooring / Concrete Imprint / Cement Render

i) Wall Finishes

Plaster / Paint / Tiles

j) Sanitary Installation

Water Closet - 3 nos.

Wash Basin - 3 nos.

Shower Rose - 3 nos.

Kitchen Sink - 1 nos.

Water Tap - 2 nos.

k) Electrical Installation

	Intermediate (RT1)	End (RT2)	End Corner (RT2-1)	Corner (RT3)
Lighting Point	: 27	30	33	33
13 amp Power Point	: 22	22	22	22
SATV Point	: 2	2	2	2
Air Conditioning Point	: 5	5	5	5
Ceiling Fan Point	: 7	7	7	7
Water Heater Point	: 3	3	3	3
Exhaust Fan (Bathroom)	: 1	1	1	1

l) Turfing

Spot turfing

m) Miscellaneous

Refuse chamber

Letter box

When art becomes a part of living,
life is made even more beautiful at
Monet Residences.



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SUNSURIA
Building Today Creating Tomorrow

Developer License No.: 14579-3/09-2019/0670(L) • Validity Date: 07/09/2017 – 06/09/2019 • Advertising & Sales Permit No.: 14579-3/09-2019/0670(P) • Validity Date: 07/09/2017 – 06/09/2019 • Authority Approving Building Plan: Majlis Perbandaran Sepang • Building Plan No.: MP.SPG.600-34/4/93 • Land Tenure: Freehold • Land Encumbrances: Charged to Public Bank Berhad • Expected Date of Completion: October 2020 • Total Units: 211 units • Double-Storey Terrace Homes • Price (min): RM 931,200.00 • Price (max): RM 1,530,000.00 • Bumiputera Discount: 7% • 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 applied.

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