



SUNSURIA CITY
THE INSPIRED SIDE OF LIFE

**TANGERINE
SUITES**
SUNSURIA CITY

—  —
HERITAGE UNDER
ONE ROOF

— **FREEHOLD** —

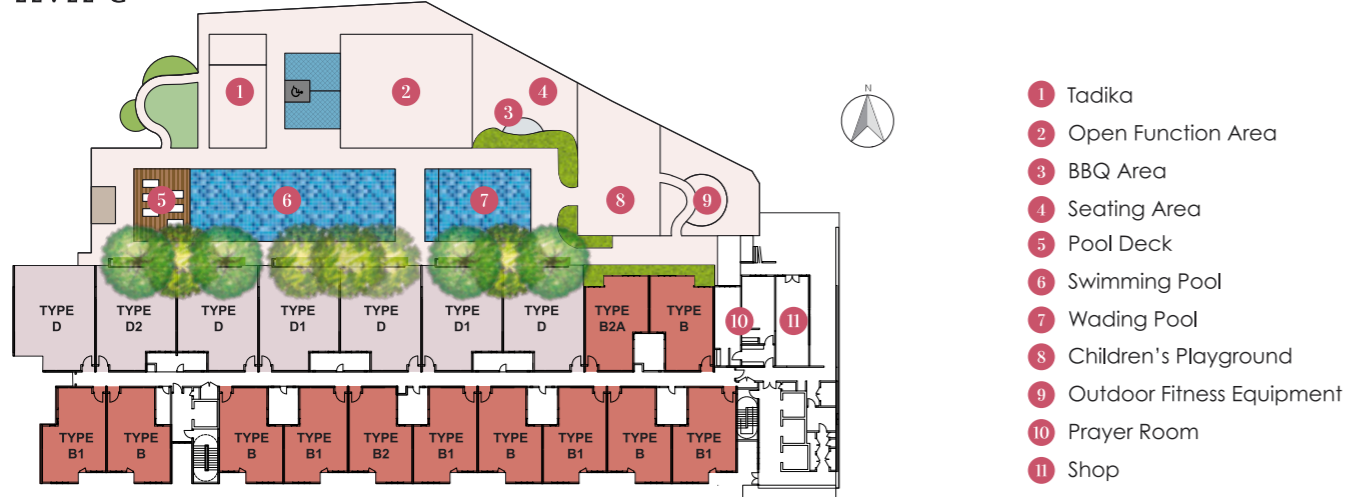
NEIGHBOURHOOD OF WELLNESS

As a modern abode, Tangerine Suites has an array of residential facilities for the old and young to relish in. From relaxing strolls to casual BBQ gatherings, savour the extensive living lifestyle right here at Tangerine Suites.

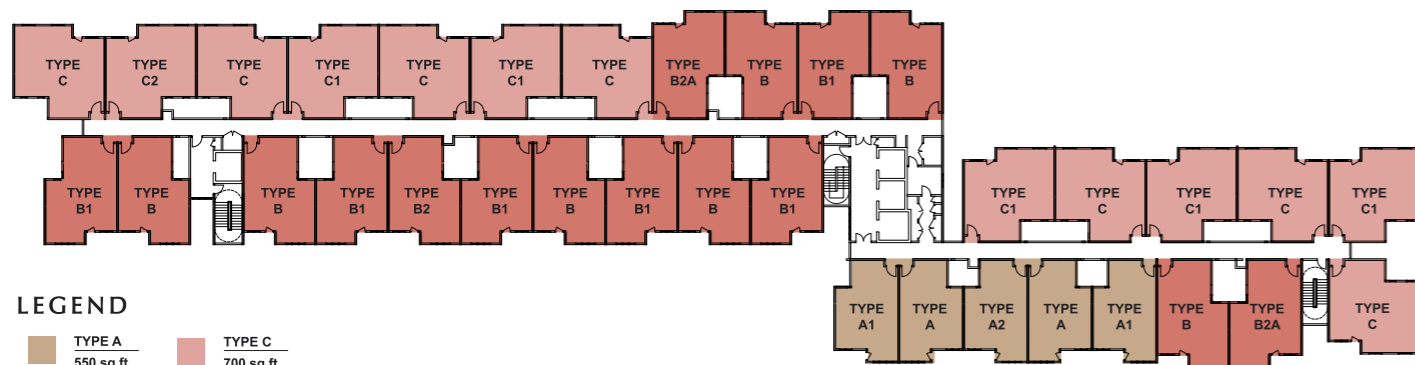


FACILITY PLAN

LEVEL G



TYPICAL LEVEL



LEGEND

- TYPE A 550 sq.ft.
- TYPE B 635 sq.ft.
- TYPE C 700 sq.ft.
- TYPE D 936 sq.ft.

MAKING DREAM HOMES COME TRUE

Introducing Tangerine Suites, where the thought of owning a home is no longer a dream but a reality. Located within the expanse of Sunsuria City and tagged with an affordable price, Tangerine Suites comprises multi-facility serviced apartment units that nurture the well-being of the community.



Premium shopping haven at Horizon Village Outlets



ERL transit hub linked to KL Sentral & KLIA



Freehold address within a smart township



Strategically located in close proximity to KLIA Aeropolis



Making homes affordable for all



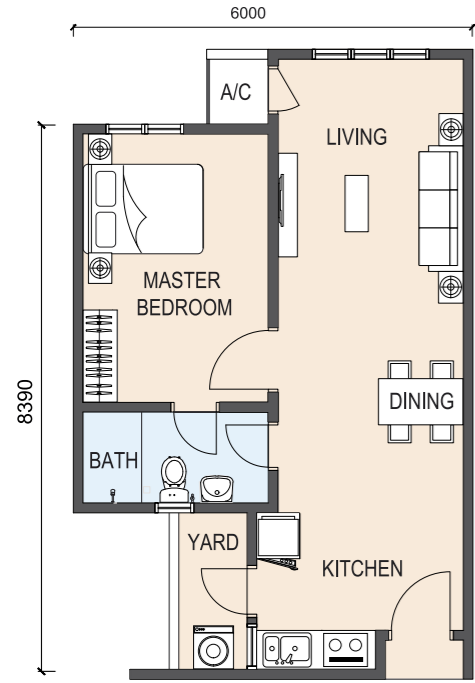
Short distance to Xiamen University Malaysia



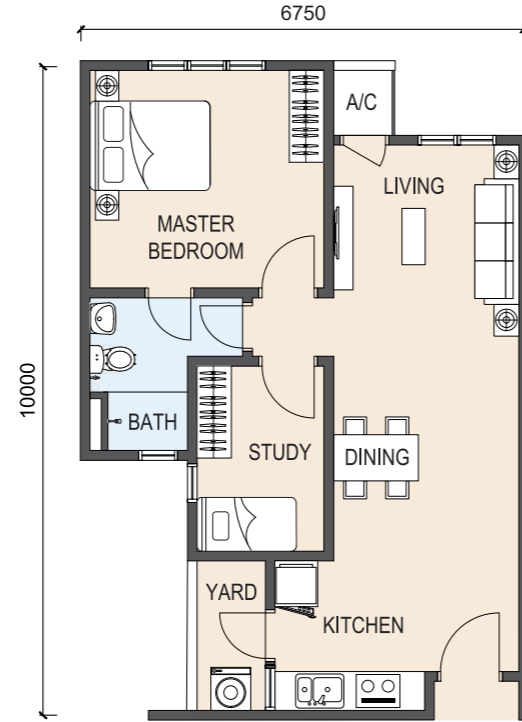
Exclusive gated & guarded lifestyle



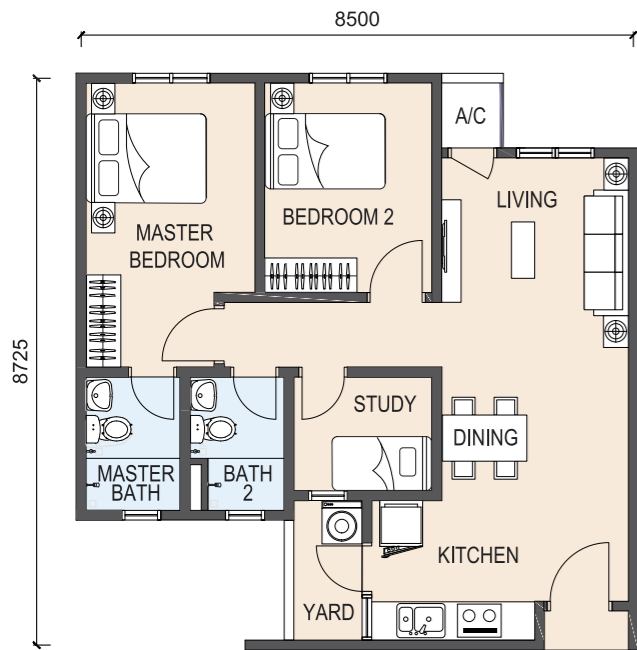
FLOOR PLAN



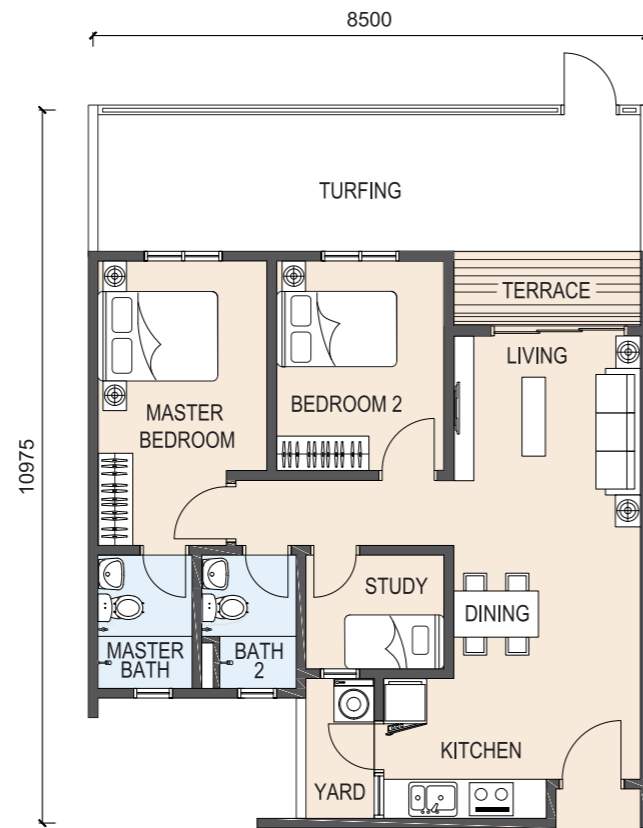
TYPE A 550 sq.ft. 1 ROOM
1 BATH



TYPE B 635 sq.ft. 1+1 ROOM
1 BATH

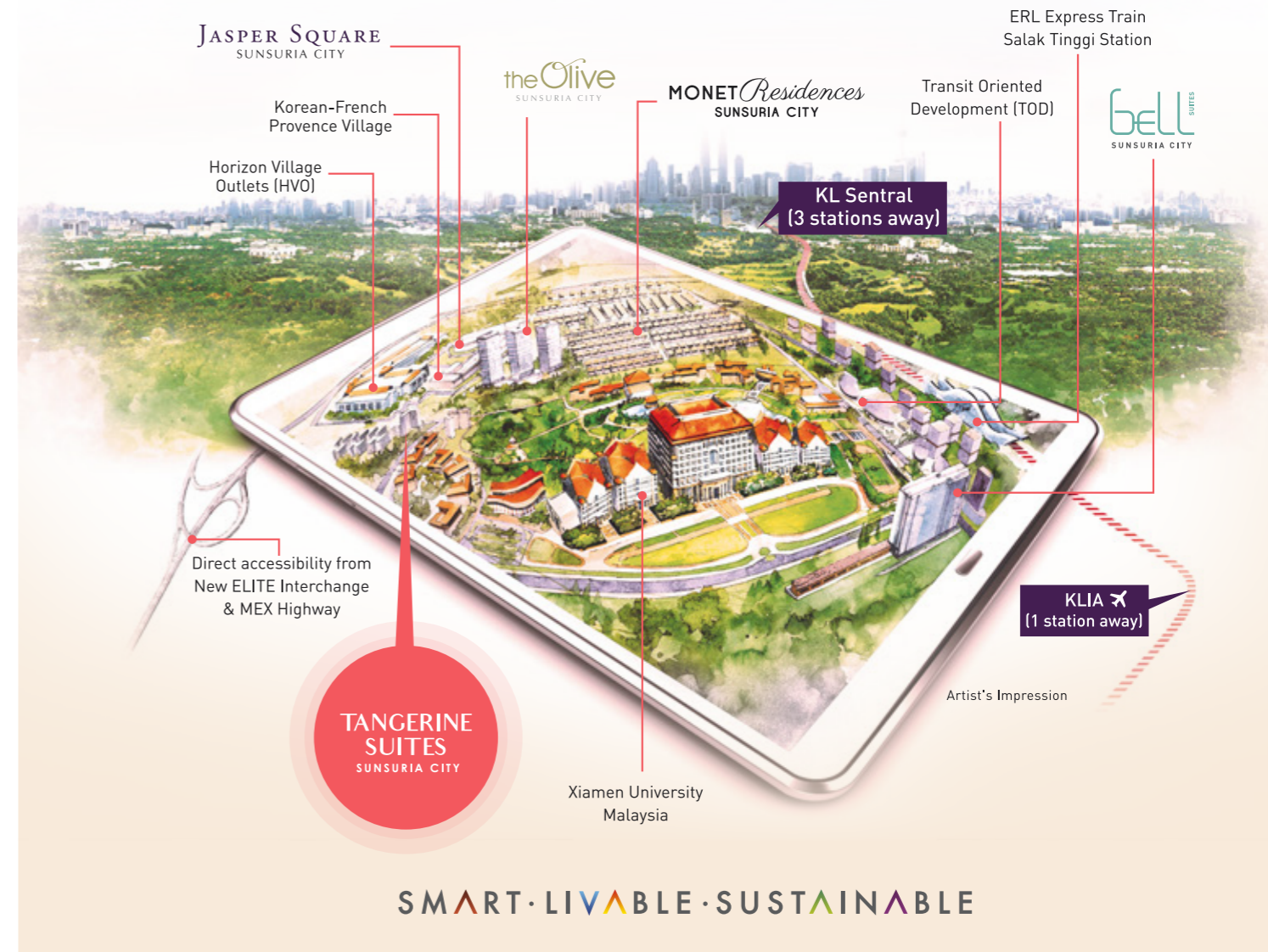


TYPE C 700 sq.ft. 2+1 ROOM
2 BATHS



TYPE D 936 sq.ft. 2+1 ROOM
2 BATHS

INTEGRATED TOWNSHIP OF OPPORTUNITIES



SPECIFICATIONS

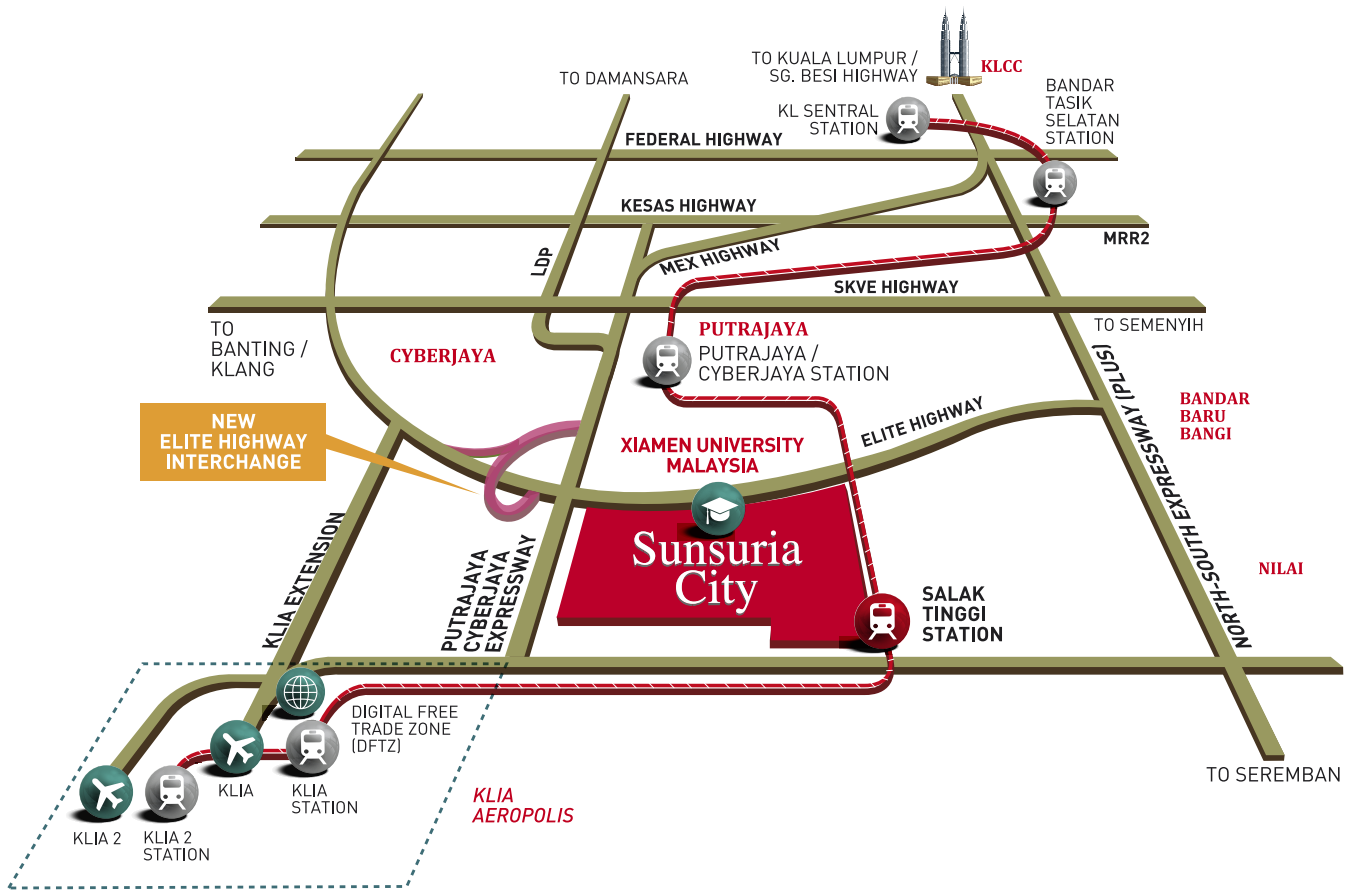
STRUCTURE	Reinforced Concrete	
WALL	Masonry Wall / Lightweight Concrete Panel / Concrete Wall / Lightweight Block	
ROOF	Reinforced Concrete / Metal Deck Roof	
CEILING	Ceiling Board / Skim Coat	
WINDOWS	Aluminium Frame Window	
DOORS	Main Entrance	- Solid Door
	Others	- Timber Flush Door / Aluminium Frame Sliding Door (Where Applicable)
IRONMONGERIES	Quality Locksets	
WALL FINISHES	Kitchen	- Tiles up to 1500mm Height (Where Applicable)
	All Bathrooms	- Tiles up to 1500mm Height
	External Walls	- Plaster & Paint
	Internal Walls	- Skim Coat / Plaster & Paint
FLOOR FINISHES	Living / Dining / Kitchen / Foyer	- Tiles
	All Bedrooms	- Tiles
	All Bathrooms	- Tiles
	Yard	- Tiles
	A / C Ledge	- Cement Render
	Terrace	- Tiles (Where Applicable)

SANITARY WARES AND FITTINGS:

	A / A1 / A2	B / B1 / B2 / B2a	C / C1 / C2	D / D1 / D2
Water Closet	1	1	2	2
Wash Basin	1	1	2	2
Basin Tap	1	1	2	2
Bib Tap	1	1	2	2
Kitchen Sink	1	1	1	1
Kitchen Sink Tap	1	1	1	1
Shower Head	1	1	2	2

ELECTRICAL INSTALLATION:

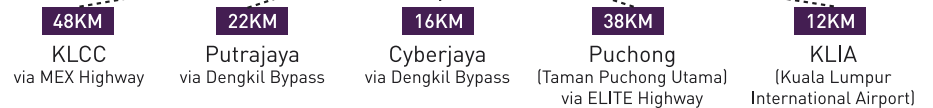
	A / A1 / A2	B / B1 / B2 / B2a	C / C1 / C2	D / D1 / D2
Lighting Point	6	7	10	11
Ceiling Fan Point	2	2	2	2
13A Switch Socket Outlet	9	10	11	11
Water Heater Point	1	1	2	2
Air Conditioning Power Point With Drain Pipe	2	2	3	3
Fibre Wall Socket	1	1	1	1
SMATV Point	1	1	1	1
Distribution Board	1	1	1	1



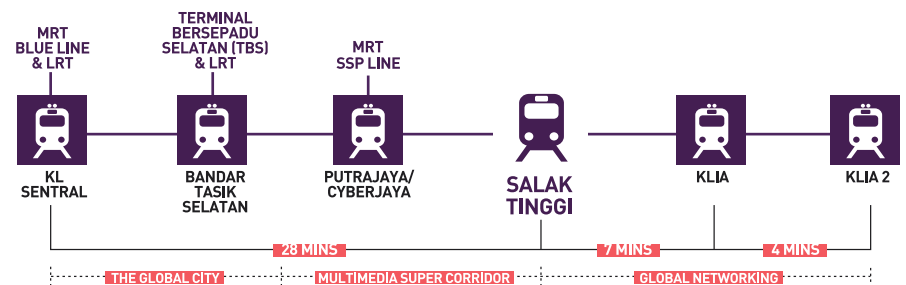
THE EXCLUSIVE ADDRESS

Nestled in the new exclusive land of Sunsuria City, Tangerine Suites is within a close radius to a myriad of amenities such as tertiary education institutes, malls and even the city centre. Weaved by the all-new ERL Transit Train, every back-and-forth journey home is a whole lot easier.

Easy Access to Key Destinations



ERL Speed Train Route



SUNSURIA
Building Today Creating Tomorrow



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Developer: Sunsuria City Sdn. Bhd. [1048895-A] Suite 8, Main Tower, Sunsuria Avenue, Persiaran Mahogany, Kota Damansara, PJU 5 47810 Petaling Jaya, Selangor Darul Ehsan • Developer's License No.: 14579-7/04-2021/0320 (L)
• Validity Period: 09/04/2019-08/04/2021 • Advertising & Sales Permit No.: 14579-7/04-2021/0320 (P) • Validity Period: 09/04/2019-08/04/2021 • Land Tenure: Freehold • Land Encumbrances: Charged to Public Bank Berhad • Restriction of Interest: Nil • Building Plan No.: MPSPG.600-34/4/135 • Authority Approving Building Plan: Majlis Perbandaran Sepang • Construction Period: 45 months • Expected Date of Completion: January 2023 • Type of Units: Serviced Apartment: 663 Units and Affordable Units: 115 Units • Total Units: 778 Units • Built-up Size: Serviced Apartment: 635-936 sq. ft. & Affordable Units: 550 sq. ft. • Total Car Park Units: 1,565 • Serviced Apartment: Min Price: RM358,600.00 • Max price: RM455,400.00 • Affordable Units: Min Price: RM250,000.00 • Max price: RM250,000.00 • 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