



the Olive
SUNSURIA CITY

PERFECT
LIFE.

PAINTED

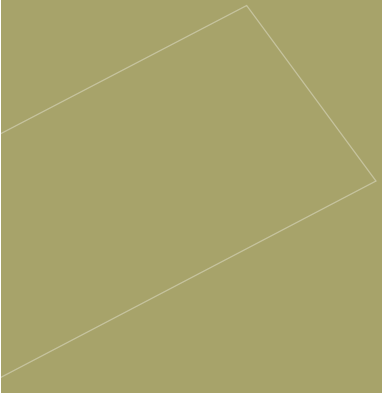


SUNSURIA CITY
THE INSPIRED SIDE OF LIFE





SUNSURIA CITY





**It takes hands to build a house,
but only hearts can build a home.**

Inspired by the Spanish Master of watercolours, Ceferí Olivé, The Olive is a resplendent piece of artwork – a peaceful high-rise residential enclave situated in Sunsuria City, an intelligent city driven by arts, knowledge and discovery.

Life in The Olive is idyllic and quaint, with beautifully-landscaped gardens and communal facilities designed to help you forge new relationships and stay in touch with nature.



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).

Featuring 525 acres of integrated township consisting of retail malls, condominiums, serviced apartments, commercial shophots, hotels and landed residential homes, its prime location is only the cherry on top of a perfect balance of ICT-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 (HVO)
within the Township



Large Potential
Catchment of
Surrounding Residents

the Olive

SUNSURIA CITY



SMART · LIVABLE · SUSTAINABLE

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

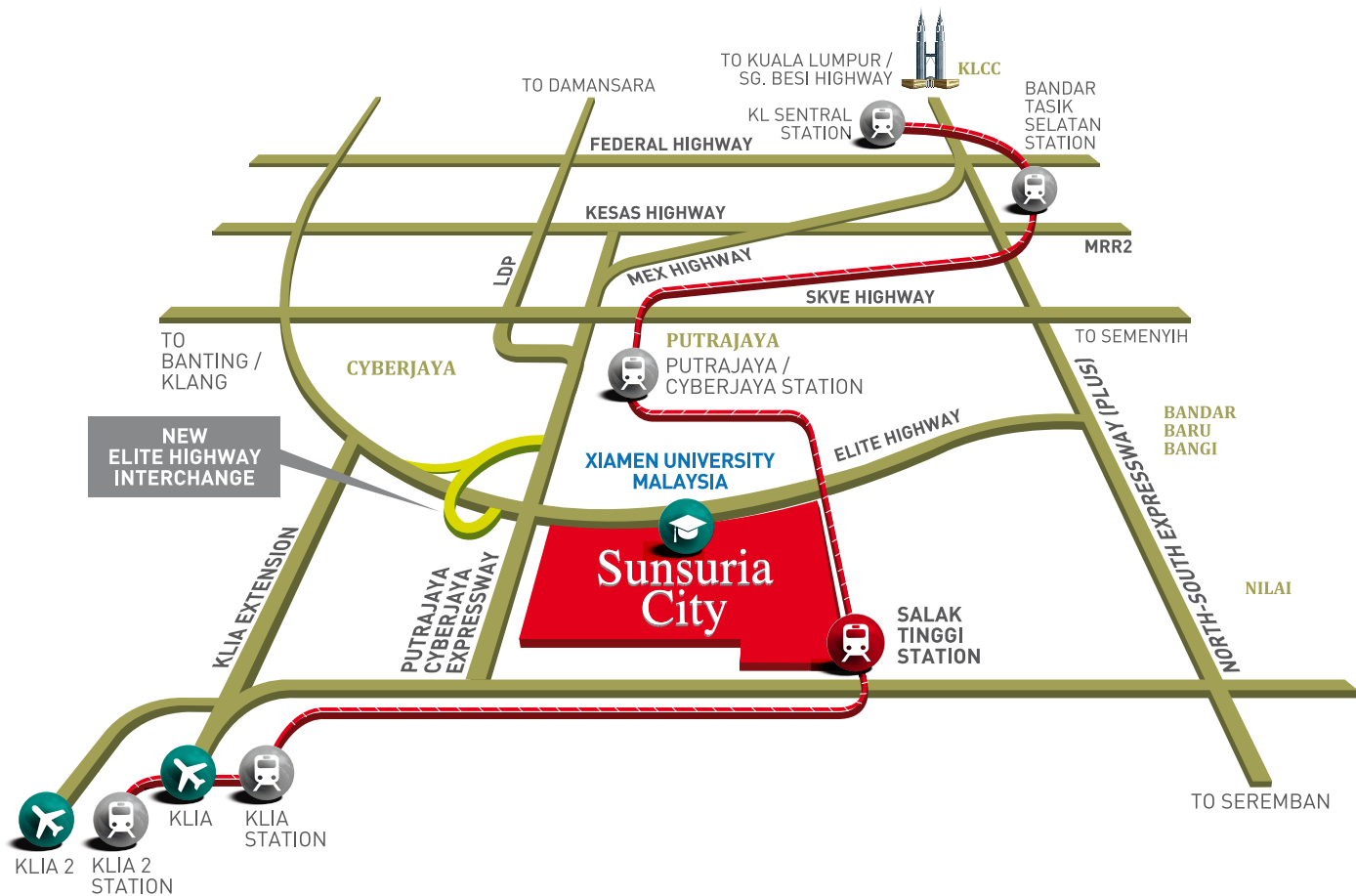
The idea of an organic residence where community living is key - a lifestyle where people and places come together naturally through an extensive network of bicycle paths and walkways.

SUSTAINABLE

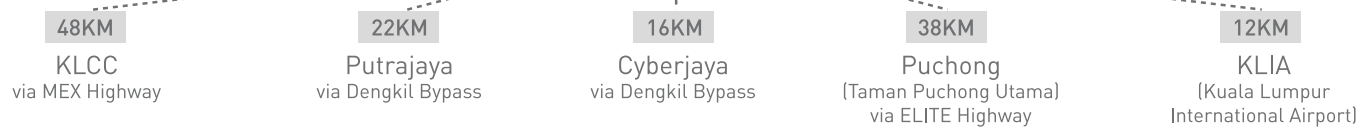
A self-sustaining GBI compliant township that reduces energy wastage and preserves an ecosystem that benefits residents and business owners.

INTELLIGENT CITY. INTERNATIONAL LANDMARK.

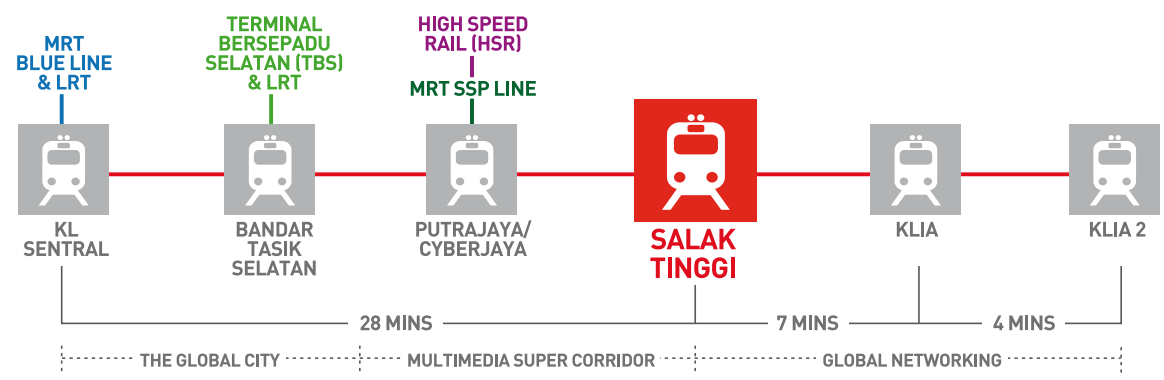
It's time to move into an artfully designed enclave with fully integrated connectivity. Here, getting around is effortless, with the Express Rail Link (ERL) that takes you to KL Sentral within 28 minutes and KLIA within 7 minutes.



Easy Access to Key Destinations



ERL Speed Train Route



From ELITE Highway/
Putrajaya-Cyberjaya Expressway
(FT29)



To KLIA

Master Township Plan



Legends

- Transit Oriented Development (TOD)
- Residential
- Mixed Commercial
- Recreational Park/
Power Reserved Park
- Water Features
- ERL Transit Route

Salak Tinggi Station
(N2.8253 E101.7131)

Amenities

Universities & Colleges

- Xiamen University Malaysia
- 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





the Olive
SUNSURIA CITY

Transit Oriented Development (TOD)

Bell Avenue

7 Reasons to call THE OLIVE Home

Come home to an unobstructed view of lush greenery and sparkling city lights. Let the gorgeous city skyline and painted gardens take your breath away and fill you with wonder, helping you unwind after a long day of work and play.

1st
Residential Development
Soaring high into the sky, The Olive is the first residential development in Sunsuria City.

2
Main Access Points

The dedicated ELITE Highway Interchange and MEX Highway connect directly to several major highways, leading you straight into the heart of the Kuala Lumpur City Centre and other town centres.

3
-Tier Security
Feel an absolute sense of security in a gated sanctuary equipped with access card sensors, a CCTV surveillance system and patrolling services.



Xiamen University Malaysia

Artist's Impression

4

Prominent Hot-spots

Enjoy easy access to 4 state-of-the-art developments: Xiamen University Malaysia, Horizon Village Outlets (HVO), the Korean-French Provence Village as well as a bustling Transit Oriented Development (TOD).

6

ERL Stations

The Express Rail Link (ERL) Transit Hub connects to KL Sentral and KLIA via 6 strategically-placed ERL stations.

5²⁵

Acres of Established Township

A bustling freehold township that embodies the 3 guiding principles of Sunsuria City: Smart, Livable, Sustainable

7

Hallmark Features

Spoil yourself with an olympic-sized lap pool, wading pool, bicycle paths, jogging tracks, outdoor playgrounds, a basketball court as well as a fully-equipped gym.



MAGNIFICENT FROM THE OUTSET

The first thing that strikes you as you approach The Olive is its magnificent entrance.

Imposing arches flank a security outpost equipped with access card sensors, filtering all those who enter and leave the premises, ensuring peace of mind in your very own gated and guarded sanctuary.



Artist's Impression



THE PERFECT HOLIDAY VIBE

Choose to hang out at the themed garden or unwind in the jacuzzi while the children splash around in the wading pool. A lap pool equipped with cabanas and a nearby BBQ pit complete the perfect holiday vibe.





Artist's Impression

FACILITIES:

50m Lap Pool

Wading Pool

Fun Pool

Multi-purpose Hall

Gymnasium

BBQ Pit

Basketball Court

Outdoor Exercise Equipment

Outdoor Playground

Jogging Tracks

Prayer Room

Cycling Path

Yoga Deck

Jacuzzi



Enjoy the great outdoors with dedicated facilities for those who like to keep fit. Driven by the concept of a livable community, jogging and cycling tracks are provided around the perimeter, so you can get your daily fix of exercise as you enjoy the beauty of the carefully crafted landscape with the rest of the community.



EXPERIENCE THE WORLD AT YOUR FINGERTIPS

Live in a neighbourhood where convenience is paramount. The Olive is situated close to an impressive array of amenities, ranging from retail, education and cultural experiences.

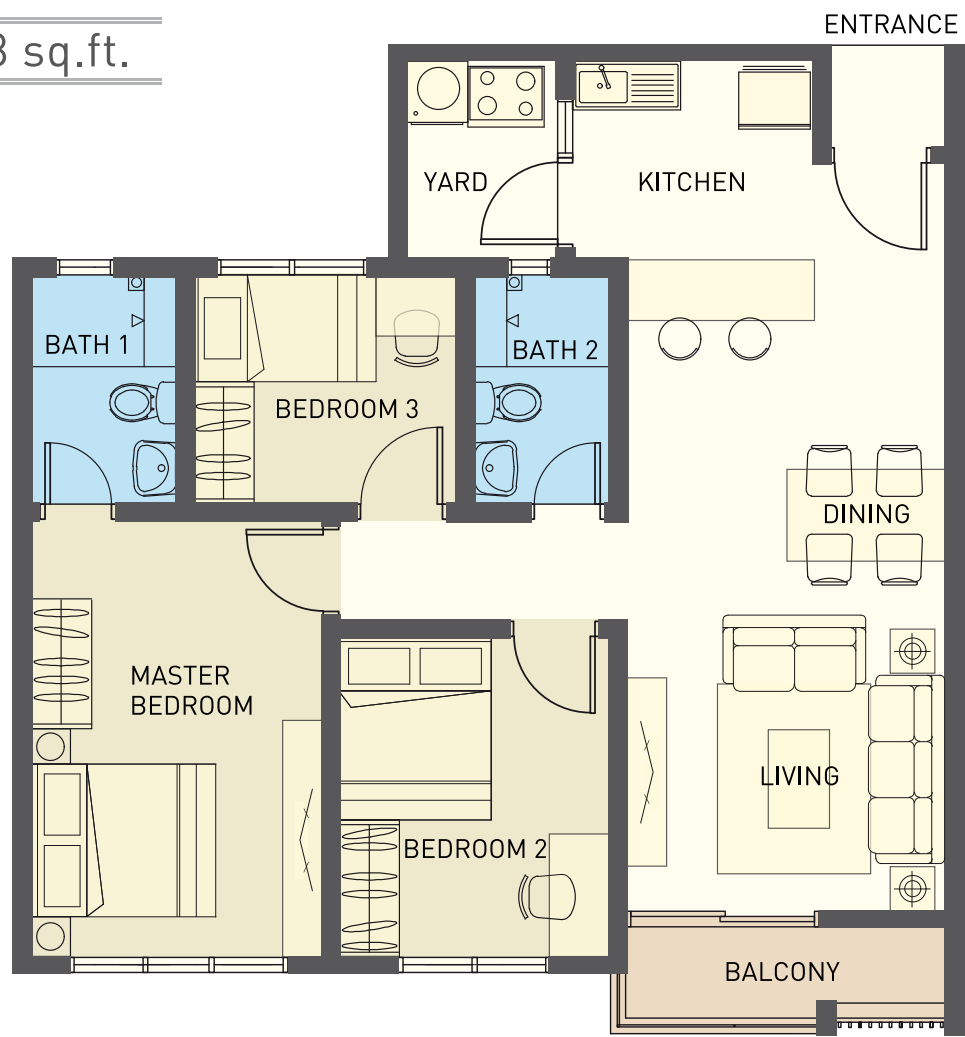
Get your shopping fix at the Horizon Village Outlets (HVO) just next door, and receive world-class education at Xiamen University Malaysia while you revel in a beautiful collaboration of cultures at the Korean-French Provence Village.



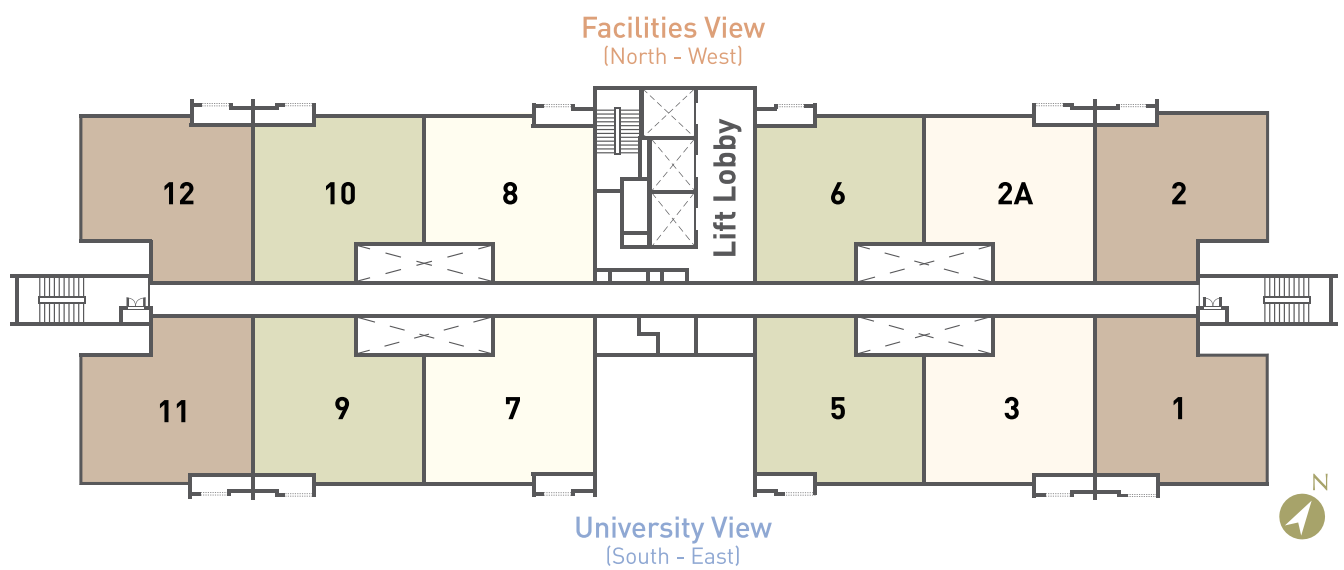
Artist's Impression

UNIT LAYOUT PLAN

818 sq.ft.



TYPICAL FLOOR PLAN



SPECIFICATIONS

Structure	Reinforced Concrete Frame
Wall	Masonry Brick / Reinforced Concrete Walls
Roof	Concrete Roof / Metal Deck Roofing
Ceiling	Skim Coat Soffit / Plaster Ceiling / Ceiling Boards
Window	Aluminium Framed Window
Door	Timber Flush Door / Fire Rated Door / Aluminium Framed Sliding Door
Ironmongery	Quality Lockset
Floor Finishes	Ceramic Tiles / Laminated Flooring / Cement Render
Wall Finishes	Weather-shield Paint / Emulsion Paint / Ceramic Tiles

Sanitary & Plumbing Fittings

Water Closet	2 nos.
Wash Basin	2 nos.
Shower Rose	2 nos.
Kitchen Sink	1 no.

Installations

Lighting Point	12
13A Power Point	9
Ceiling Fan Point	4
Air-cond Point	4
Water Heater Point	2
Doorbell	1
Electrical DB	1
Fibre Wall Socket	1
SMATV Point	1
Telephone Point	1

**Coming home to The Olive is a
dream come true; it's the one place
where you can truly be at peace with
nature and the community.**



SUNSURIA CITY

+603-6142 2727
www.sunsuria.com

SUNSURIA
Building Today Creating Tomorrow

Developer: Sunsuria City Sdn. Bhd. [1048895-A] Suite 8, Main Tower, Sunsuria Avenue, Persiaran Mahogani, Kota Damansara, PJU 5 47810 Petaling Jaya, Selangor Darul Ehsan • The Olive • Property Type: Condominium • Developer's License No: 14579-1/12-2018/0971(L)
• Validity: 21/12/2016 – 20/12/2018 • Advertising & Sales Permit No: 14579-1/12-2018/0971(P) • Validity: 21/12/2016 – 20/12/2018 • Building Plan Approval No: MP.SPG.600-34/4/71 • Approving Authority: Majlis Perbandaran Sepang • Tenure: Freehold • Land Encumbrances: Charged to Public Bank Berhad • Expected Date of Completion: 36 months from SPA (December 2019) • Total units: 663 • Total Carparks: 1,592 • Selling Price: RM 482,000 (Min) – RM 574,000 (Max) • 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 and conditions applied.