

THE ART OF LIVING IN SPACE AND LUXURY



EXCLUSIVE FREEHOLD
LOW-DENSITY RESIDENCES

# WELCOME TO SUNWAY ARTESSA

An exclusive single condominium tower with only 468 units situated on elevated land, Sunway Artessa is a freehold low-density residence designed with spacious units and exclusive facilities for your ideal lifestyle.

Space and opulence, a home to be proud of, for you and your family.





A guarded entrance provides you peace of mind and leads you into a lavish, modern grand lobby. Sunway Artessa encapsulates design and functionality for a sophisticated abode you can truly call yours.









# A BLOOMING LOCALE

## 6 STOPS TO KLCC

Via the LRT Kelana Jaya Line



#### LEGEND

- Proposed Covered Walkway from Sunway Artessa (500m) & Sunway Avila (800m)
- Proposed Pedestrian Crossing
- Existing Covered Walkway
- Setiawangsa-Pantai Expressway (SPE) / DUKE 3 (Target Completion by 2022)
- IIIII LRT Kelana Jaya Line

# Sri Rampai LRT Station To Wangsa Maju Wangsa Walk Mall ^RTESSA AVILA ↓ To KLCC

# ONLY 500M TO THE NEAREST

### LRT STATION

As illustrated in the detailed location map on the left, Sunway Artessa places itself efficiently connected to the essentials and the attractions that the city has to offer. Sunway Artessa enjoys the benefits of a safe and secure walkway that connects directly to the Sri Rampai LRT Station.

# FACING WANGSA MAJU **/BUKIT TABUR** FACING KUALA LUMPUR /FACILITIES

### FACILITIES PLAN

#### **OUTDOOR**

- 1. Olympic-length Infinity Pool
- 2. Poolside Cabana
- 3. BBQ Deck
- 4. Wading Pool
- 5. Learner's Pool
- 6. Pool Deck Lounge
- 7. Lift Lobby Drop-off
- 8. Outdoor Fitness
- 9. Jogging Track
- 10. Co-working Space and Herb Garden
- 11. Half Basketball Court
- 12. Leisure Garden
- 13. Kids Playground
- 14. Guard House
- 15. Multipurpose Hall / Indoor Badminton Court

#### **INDOOR**

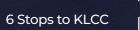
- **16.** Main Lobby Lounge
- 17. Mail Room
- 18. Gym Room
- 19. Indoor Terrace
- 20. Children's Indoor Play Area
- 21. Games Room
- 22. Changing Room
- 23. Reading Room
- 24. Management Office
- 25. Surau

# MADE FOR WHAT MATTERS











North-South orientation



Direct access to all car park floors via main driveway



Practical layouts with dry and wet kitchens



Natural lighting and ventilation for corridor and staircase



Covered walkway to Sri Rampai LRT Station (500m)



Low Density Development - 468 units only



Built-up of 1,109 - 1,303sf



All bedrooms face externally for better views, daylight and ventilation.



Sustainable green design (GreenRE Gold)



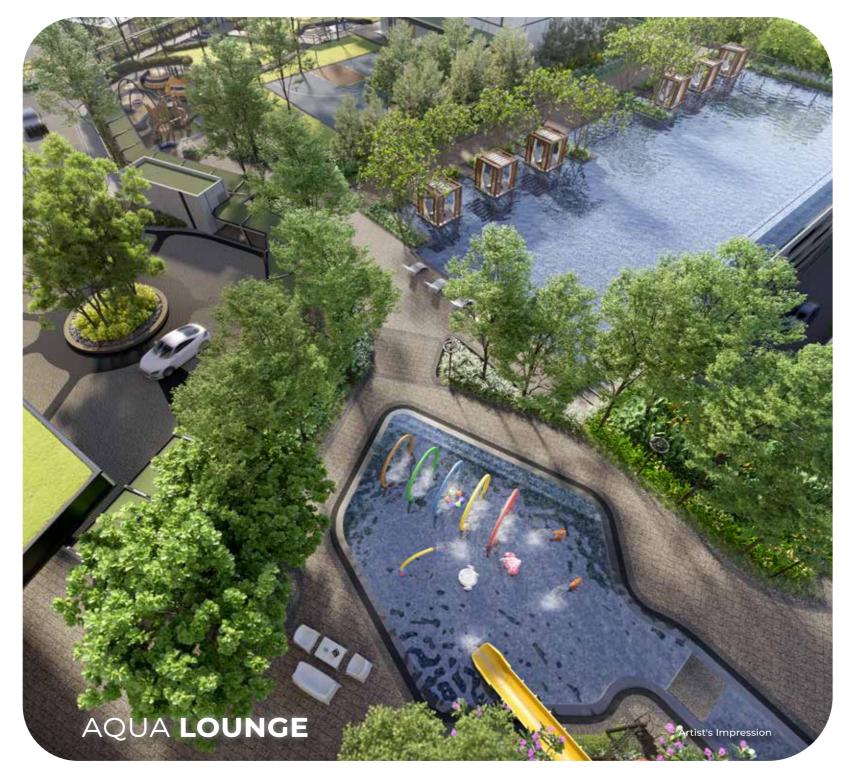
Bicycle parking



# A MOMENT FOR RECREATION

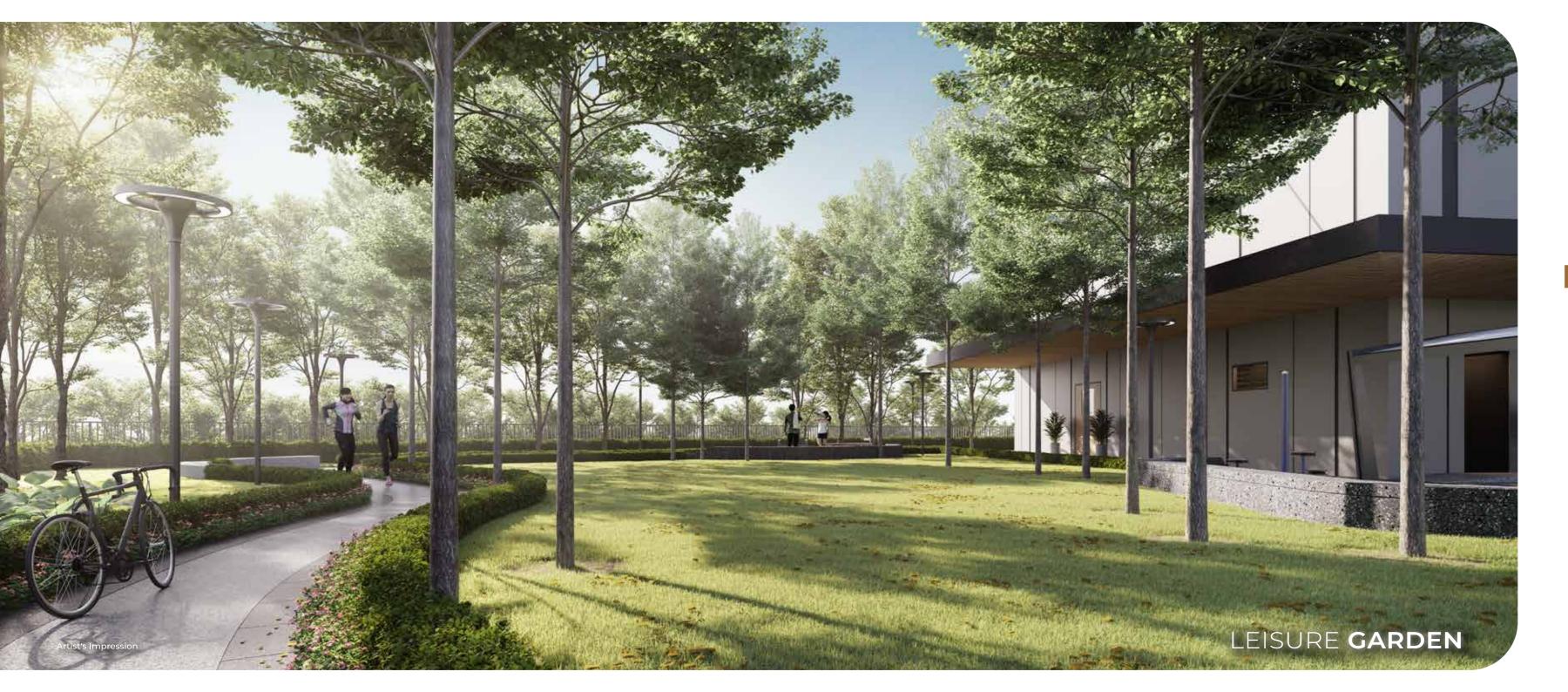
Have yourself an escape from your day-to-day at

The Leisure Club Floor. Take a dip into an Olympic-length
infinity pool, while your little ones enjoy the kids' mini
waterpark. The Leisure Club Floor ensures you get to
unwind from the comforts of your home.









# ESCAPE TO YOUR SPACIOUS PRIVATE GARDEN

Sunway Artessa's scenic 1.9-acre landscape
welcomes one and all to the outdoors.
It features a range of facilities including
a relaxing leisure garden designed
to promote a sense of well-being
and calming mindfulness.



## PLANNING AHEAD



1,109 sf 3 + 1 bedrooms, 2 bathrooms Facing Wangsa Maju / Bukit Tabur



Facing Kuala Lumpur / Facilities



3 + 1 bedrooms, 2 bathrooms Facing Wangsa Maju / Bukit Tabur



Facing Kuala Lumpur / Facilities

11900mm (39.04 ft)



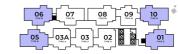
13540 mm (44.42 ft)



B

1,303 sf

4 bedrooms, 3 bathrooms Facing Wangsa Maju / Bukit Tabur



Facing Kuala Lumpur / Facilities

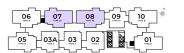
15000 mm (49.21 ft)





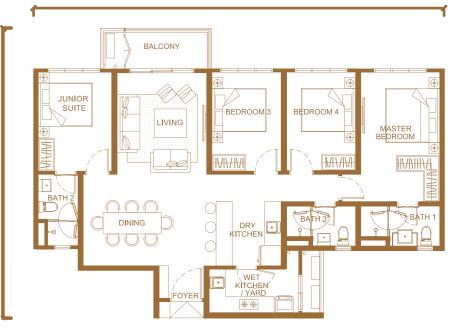
1,303 sf

4 bedrooms, 3 bathrooms Facing Wangsa Maju / Bukit Tabur



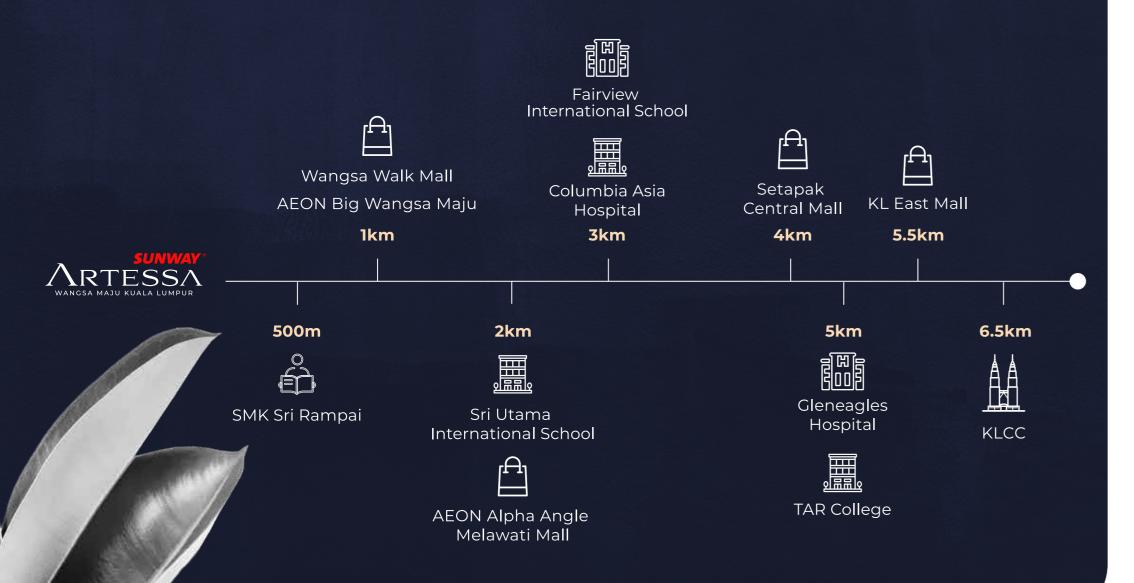
Facing Kuala Lumpur / Facilities

15000 mm (49.21 ft)



10525 mm (34.53 ft)

# DESTINATIONS AND CONVENIENCES



## SPECIFICATIONS

STRUCTURE	Reinforced concrete		
WALL	Reinforced concrete wall / masonry wall		
ROOF	Reinforced concrete		
CEILING	Paint finish / plaster ceiling where applicable		
WINDOW	Aluminium framed glass window		
DOORS	Main entrance	Timber fire rated door	
	Bedroom, bathroom	Timber flush door	
	Balcony	Aluminium framed glass sliding door	
	Wet kitchen / yard	Timber flush door	
IRONMONGERY	Quality locksets		
WALL FINISHES	Internal	Paint	
	Kitchen	Paint / tiles (up to 1500mm high)	
	Bathroom	Tiles	
FLOOR FINISHES	Living, dining, kitchen, bathroom, balcony, yard & foyer	Tiles	
	Bedroom	Laminated floor board	

ELECTRICAL INSTALLATIONS	Phase power supply		
	TYPE A & A1	TYPE B & B1	
Lighting Point	18	20	
Fan Point	6	6	
Power Point	17	19	
Air-Conditioning Unit	5	6	
HOB Point	1	1	
HOOD Point	1	1	
Water Heater Point	2	3	
Bell Point	1	1	
SMATV Point	1	1	
Fiber Wall Socket	1	1	

#### SANITARY FITTINGS

TYPE A & A1	TYPE B & B1
2	3
2	3
2	3
2	3
2	3
1	2
4	6
	2 2 2 2

#### Sunway Artessa Sales Gallery,

Jalan Seri Wangsa 1, Wangsa Maju, 53300 Kuala Lumpur.

www.sunwayartessa.com





sunwayproperty

Developer: Sunway Artessa Sdn Bhd (1228449-W) • Address: Lobby Level, Menara Sunway, Jalan Lagoon Timur, Bandar Sunway, 47500 Petaling Jaya, Selangor Darul Ehsan • Phone number: 03 5639 9000 • Type: Condominium • Developer's License: 19676-2/11-2023/0793(L) • Sales and Advertising Permit No: 19676-2/11-2023/0793(P) • Validity Period: 10/11/2021 • Building Plan Approving Authority: Dewan Bandaraya Kuala Lumpur • Tenure: Freehold • Expected Date of Completion: 48 months from SPA date (November 2025) • Encumbrances: Nil • Total Units: 468 units • Price - RM1,023,511 (Min.) - RM 1,316,918 (Max.) • Bumiputera Discount: 5%. • Disclaimer: The information contained herein is subject to change without notifications as may be required by relevant authorities or the developer's consultants and cannot form part of an offer or contract. 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 substitution as may be recommended by the Company's Consultant and/or relevant Approving Authorities.

#### SUNWAY ARTESSA SDN. BHD.

The Property Gallery, Lobby Level, Menara Sunway, Jalan Lagoon Timur, Bandar Sunway, 47500 Petaling Jaya, Selangor Darul Ehsan, Malaysia

**EMAIL:** mysunwayproperty@sunway.com.my



