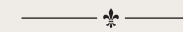


Seni SUNSURIA CITY
RESIDENCES

WHERE ARTISTIC INSPIRATION COMES ALIVE



INDULGE IN THE ART OF LIVING

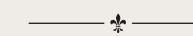


Seni Residences derives its name from the word "seni", meaning "art". It is also inspired by Sunsuria City where art, innovation and creativity are celebrated.

Welcome home to Seni Residences, where the art of living blooms for you and your family.



MODERN HOMES CRAFTED WITH BRITISH ELEGANCE



Discover a classic home with a modern facade design inspired by British architecture infused with a minimalist aesthetic. Seni Residences paints a picture of contemporary smart living within the transit-oriented development of Sunsuria City.

SMART SUSTAINABILITY AT THE CORE



Sunsuria City is a 525-acre award-winning, world-class township built around the core of Xiamen University Malaysia.

As a Transit-Oriented Development (TOD), the township is effortlessly connected by the Express Rail Link (ERL), major highways and situated close to Kuala Lumpur International Airport (KLIA).

Sunsuria City is where you will find a perfect balance of liveable environments and a sustainable masterplan.

SMART • LIVABLE • SUSTAINABLE





AN URBAN OASIS AMIDST NATURE



A convergence of urbanity and cascading greenery, Giverny Park is the epitome of modern urban living. Through meticulous spatial planning, Giverny Park offers a diverse range of experiences and recreational spaces that encourage social interactions and community living.

FACILITIES

Open Plaza

Amphitheatre

Playground

Jogging Track

Cycling Path

Multi-functional lawn

Lily pond

Feature Pavilion

WORLD-CLASS EDUCATION



Sunsuria City aims to become a renowned education hub that fosters innovation and lifelong learning opportunities for the community. With a nurturing environment, it promotes synergy among different educational institutions, providing a holistic approach to education.





A NEW BRITISH
INTERNATIONAL
SCHOOL
(Coming in September 2024)

KUALA LUMPUR
INTERNATIONAL
AIRPORT



WHERE ARTISTIC INSPIRATION COMES ALIVE



Inspired by art, innovation and creativity,
Seni Residences is an exclusive
low-density neighbourhood with only
131 terrace homes that define the art
of living for you and your family.
Revel in a sense of belonging with a
like-minded community within
a peaceful enclave.

FREEHOLD &
INDIVIDUAL TITLE

AERIAL VIEW OF SENI RESIDENCES
AND ITS SURROUNDINGS

Artist's Impression

A LUSH PALETTE OF VERDANT NATURE AND WHOLESOME LEISURE



The Central Park is the ideal place to cultivate a healthy and active lifestyle. Furthermore, with the 750m jogging track connected throughout the masterplan, residents can exercise at their own pace and convenience. From dedicated play areas to community spaces, the recreational facilities of Seni Residences provide an exciting variety of activities catered to both little ones and grown-ups.



GROWING COMMUNITY BONDS AT THE HERB GARDEN

Artist's Impression



LUSH CENTRAL PARK

Artist's Impression

 **CENTRAL PARK**
with 2 children's playgrounds

 **MULTIPURPOSE
COMMUNITY SPACE**
for picnics, social gatherings
and group exercises

 **HALF-COURT
BASKETBALL**
with terraced seatings

 **JOGGING TRACK**
connected throughout the masterplan

 **YOGA LAWN**
with open green space for
peaceful yoga sessions

 **HERB GARDEN**
where you can grow fresh herbs
at a dedicated community space

LARGER LIVING SPACES SET THE TONE FOR BLISSFUL COMFORT



With a large living space, each terrace home is carefully crafted to be versatile and multifunctional, offering a range of possibilities to customize your living spaces according to your lifestyle needs.



- Naturally lit
- Multi-functional kitchen spaces
- Ground floor with open layout concept
- Ample living and dining spaces

- Large en-suite bedrooms
- Versatile annex space
- Open spatial design with expansive terrace
- Walk-in wardrobe for storage and style

2-STOREY TERRACE HOME

4 Bedrooms + 4 Bathrooms

INTERMEDIATE 20' x 70' | 2,055 sq.ft.

CORNER 20' x 70' | 2,055 sq.ft.
22' x 70' | 2,237 sq.ft.

END 20' x 70' | 2,055 sq.ft.
24' x 70' | 2,439 sq.ft.



Artist's Impression

2.5-STOREY TERRACE HOME

4 Bedrooms + 4 Bathrooms
+ Versatile Annex

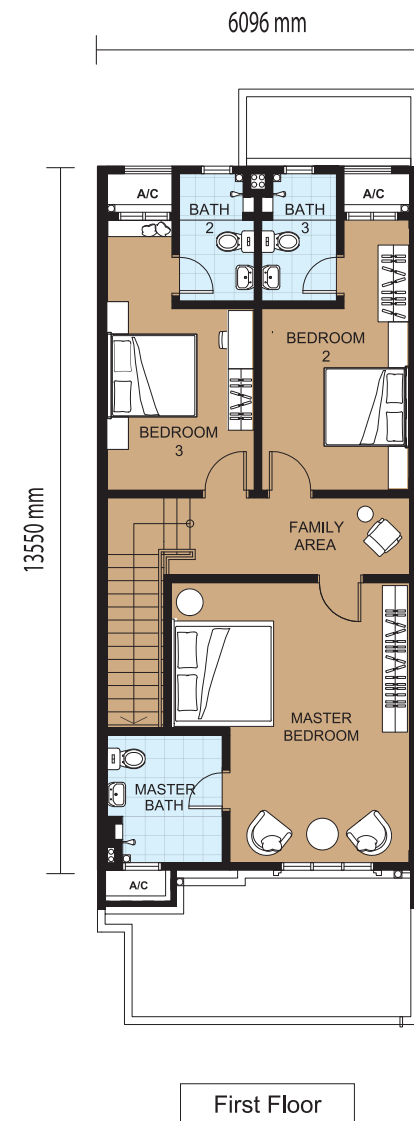
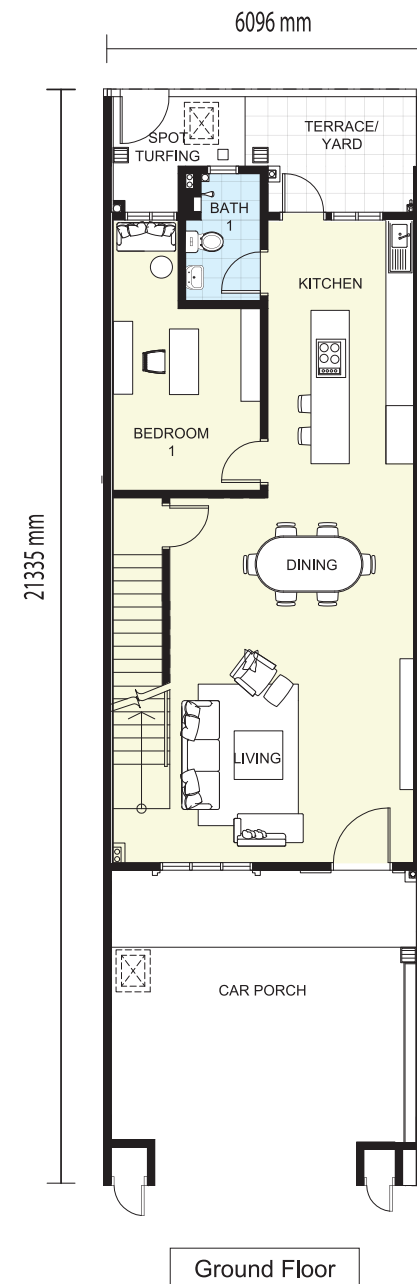
INTERMEDIATE 20' x 75' | 2,587 sq.ft.

CORNER 20' x 75' | 2,587 sq.ft.

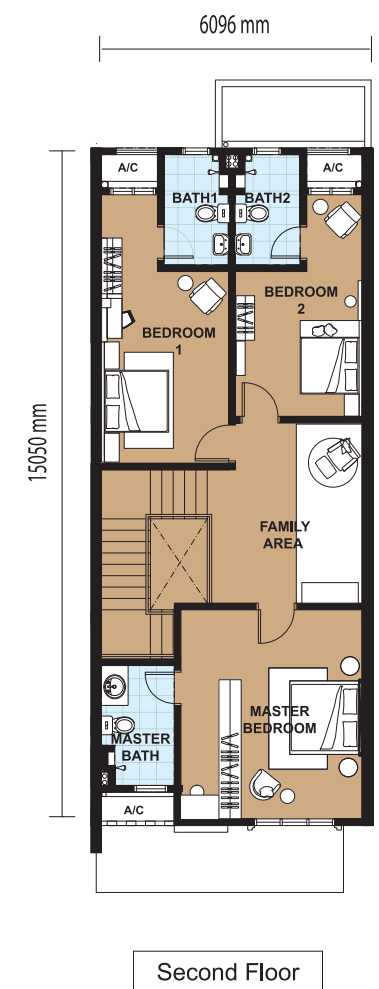
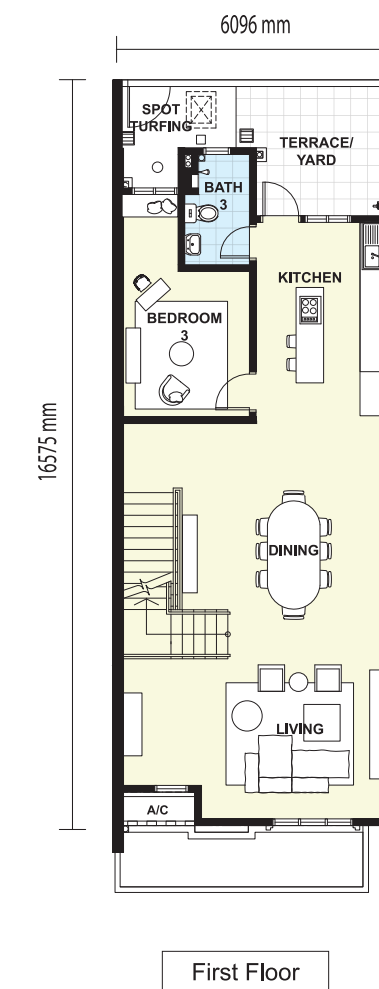
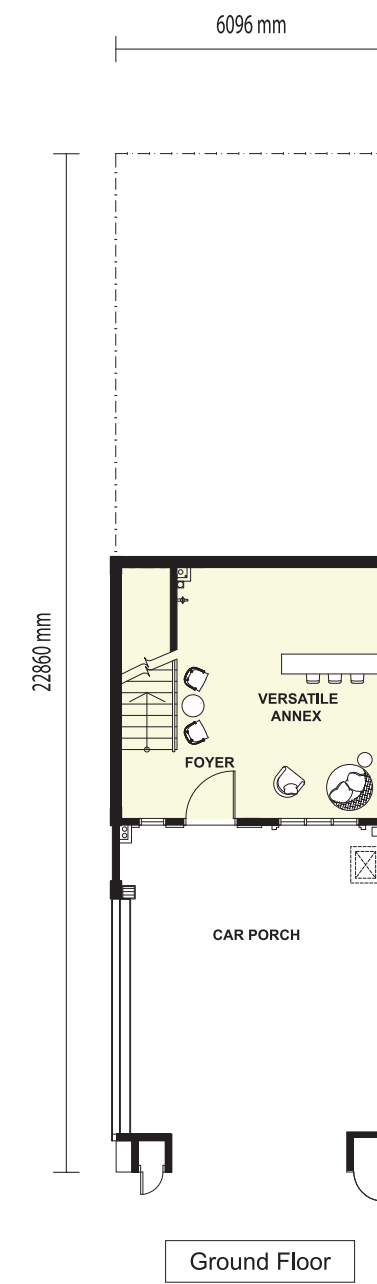
END 20' x 75' | 2,587 sq.ft.
24' x 75' | 3,087 sq.ft.



Artist's Impression



INTERMEDIATE UNIT



INTERMEDIATE UNIT

SITE PLAN



LEGEND

- 2-STOREY TERRACE HOMES
- 2.5-STOREY TERRACE HOMES
- 1 Top Park Kids Playground
- 2 Middle Park Toddler Playground
- 3 Half Basketball With Terraced Seatings
- 4 Herb Garden

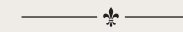
SPECIFICATIONS

STRUCTURE	Reinforced Concrete Frame					
WALL	Masonry Wall / Lightweight Concrete Wall / Reinforced Concrete Wall*					
ROOF	Concrete Roof / Roof Tiles					
CEILING	Skim Coat Soffit / Plaster Ceiling					
WINDOWS	Aluminium Framed Window					
DOORS	Solid Timber Door / Timber Flush Door / Aluminium Frame Glass Door					
IRONMONGERY	Quality Lockset					
FLOOR FINISHES	Tiles / Laminated Flooring / Concrete Imprint / Cement Render					
WALL FINISHES	Plaster / Paint / Tiles					
SANITARY INSTALLATIONS	2-STOREY			2.5-STOREY		
Water Closet	4			4		
Wash Basin	4			4		
Shower Rose	4			4		
Kitchen Sink	1			1		
Bib Tap	6			6		
ELECTRICAL INSTALLATIONS	2-STOREY			2.5-STOREY		
	Inter.	End	Corner	Inter.	End	Corner
Lighting Point	25	25	25	30	30	30
13 amp Power Point	21	21	21	24	24	24
SMATV Point	2	2	2	2	2	2
Air Conditioning Point	5	5	5	6	6	6
Fibre Wall Socket	1	1	1	1	1	1
Ceiling Fan Point	6	6	6	8	8	8
Water Heater Point	4	4	4	4	4	4
Kitchen Hood & Hob Point	2	2	2	2	2	2
TURFING	Spot Turfing					
MISCELLANEOUS	Refuse Chamber					
	Letter Box					

*Only applicable to 2.5-STOREY



THE SUNSURIA STORY



The roots of Sunsuria Group dates back to 1989, when its founder and owner, Tan Sri Datuk Ter Leong Yap, started to develop various residential, commercial, and industrial property projects within Klang Valley. Today, Sunsuria has grown into a multi-faceted and well-established property developer that has also diversified into construction, landscape & nursery, education, integrated healthcare, retail, investment holding, and other business complementary joint ventures.

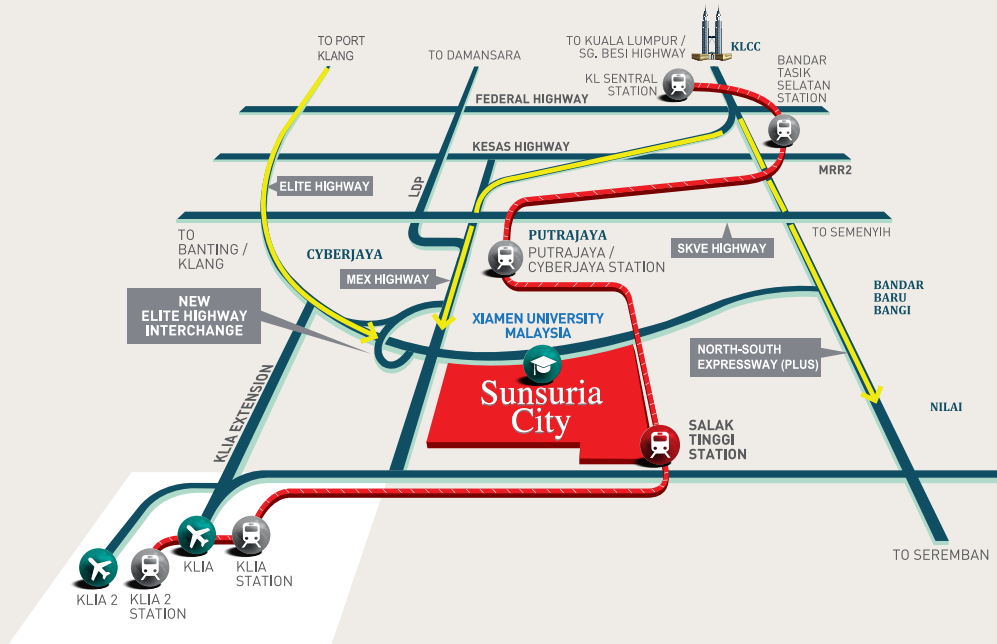
Sunsuria has embarked on a 525-acre flagship development located at Salak Tinggi, Putrajaya South with the name of "Sunsuria City". The development is designed with the guiding principles of Smart, Livable and Sustainable. It is a freehold integrated township that will become the new international landmark with Xiamen University Malaysia, the first overseas university campus from China.

Sunsuria has been growing from strength to strength, embracing new challenges as we expand our expertise. Being a community-focused, growth and value-oriented developer, Sunsuria places reliability at the core of its operations and will continue to ensure better value creation for its stakeholders, focusing especially on our customers.

Over the years, Sunsuria has gained recognition as among the leading property developers in Malaysia, such as being listed as one of the 15 Malaysian companies in the Forbes Asia's Best Under A Billion (USD) 2020, winning the Best Sustainable Township development for Sunsuria City in the ASEAN Property Developer Award 2020/2021, the Honour Award for Landscape Design (Professional Category) for Suria Residence at the Malaysia Landscape Architecture Awards 2020, CIDB QCLASSIC 2020 High Achievement, High rise Residential Development (The Olive @ Sunsuria City), The Proximity Award on Best Integrated Development – Sunsuria Forum at StarProperty 2020, The Close-To-Home Award for Sunsuria Forum, The Family-Friendly Award for Seni Residences and All-Stars Award (Top 10 Performing Developers) for Sunsuria Berhad at StarProperty Award 2023, and other notable accolades.

STRATEGIC ACCESSIBILITY UNPARALLELED CONNECTIVITY

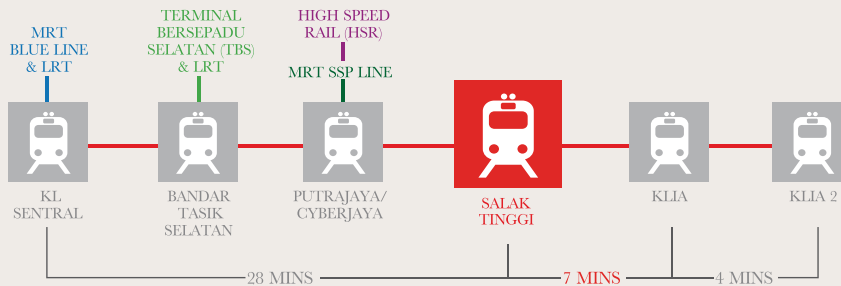
As a transit-oriented development (TOD), Sunsuria City emphasizes connectivity, integrating different modes of transportation, including the MEX and ELITE highways, to create a seamless transportation network.



EASY ACCESS TO DESTINATIONS

KLIA 12km (Kuala Lumpur International Airport) | Cyberjaya 16km via Dengkil Bypass | Putrajaya 22km via Dengkil Bypass | Subang 39km via ELITE Highway | KLCC 48km via MEX Highway | Port Klang 63km via ELITE Highway

ERL SPEED TRAIN ROUTE



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.

— CALL US TODAY —
018 - 7750 777
www.sunsuria.com

Developer License No.: 14579/01-2028/1522(R) • Validity Date: 04/01/2023 – 03/01/2028 • Advertising & Sales Permit No.: 14579-8/10-2024/0283(N)-L • Validity Date: 01/11/2022 - 31/10/2024 • Land Tenure: Freehold • Land Encumbrances: Charged to Public Bank Berhad • Restriction of Interest: None • Building Plan No.: MP/SEKANG 600-34/4/216 • Authority Approving Building Plan: Majlis Perbandaran Sepang • Expected Date of Completion: October 2024 • 2-Storey Terrace House: 76 units • 3-Storey Terrace House: 55 units • Total Units: 131 units • Land Size: 1,400 – 3,503 sq.ft. • Build-up Size – 2-Storey: 2,055 – 2,440 sq.ft. & 3-Storey: 2,587 – 3,087 sq.ft. • 2-Storey Terrace House Min. Price: RM980,400.00 • Max Price: RM1,424,600.00 • 3-Storey Terrace House Min. Price: RM1,115,200.00 • Max. Price: RM1,729,300.00 • 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.