

Top Reasons

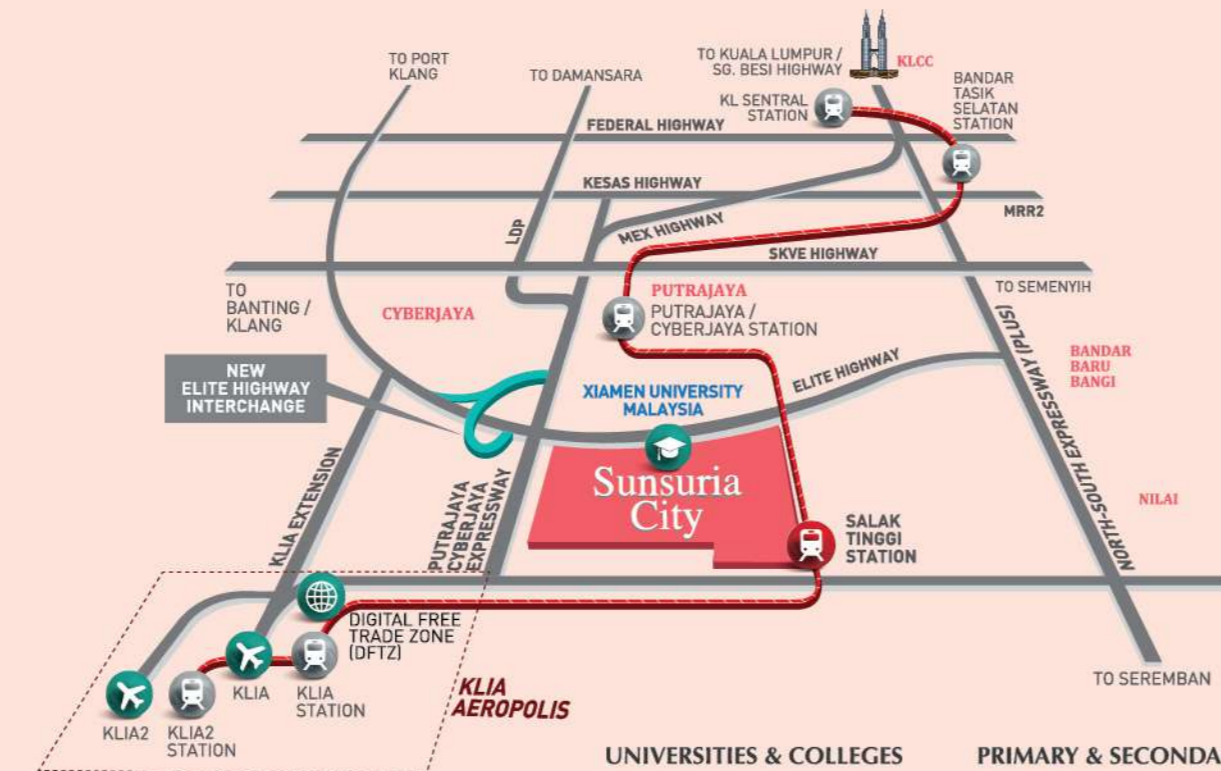
TO MAKE A HOME IN MONET RESIDENCES

- 1. BOOMING LOCATION**
Situating within Greater Kuala Lumpur with excellent connectivity to the happening hubs.
- 2. FREEHOLD TOWNSHIP**
Featuring 525 acres of integrated township, Sunsuria City is built upon the concept of Smart, Livable and Sustainable (SLS).
- 3. GATED & GUARDED SANCTUARY**
Peace-of-mind living with comprehensive security features such as CCTV surveillance system and patrolling service.
- 4. ARTISTIC RESIDENTIAL DESIGN & GARDEN**
The homes of Monet Residences are exquisitely designed with contemporary French architecture inspired by French artist, Claude Monet.
- 5. FIRST-OF-ITS-KIND GARDEN LIVING**
Welcome to the very first garden living concept of Monet Residences in Sunsuria City.
- 6. CENTRAL PARK**
Giverny Park offers refreshing outdoor delights right at your doorstep.
- 7. PROMINENT HOTSPOTS**
Surrounding essential amenities such as Xiamen University Malaysia (XMUM), Horizon Village Outlets (HVO), Korean-French Provence Village, Transit Oriented Development (TOD) and more.



Connectivity

FAR BEYOND EXPECTATIONS



CLOSE TO MAJOR CITIES

- KLIA (Kuala Lumpur International Airport) . . . 12km
- Cyberjaya16km via Dengkil Bypass
- Putrajaya22km via Dengkil Bypass
- Puchong (Taman Puchong Utama)38km via ELITE Highway
- KLCC48km via MEX Highway

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

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

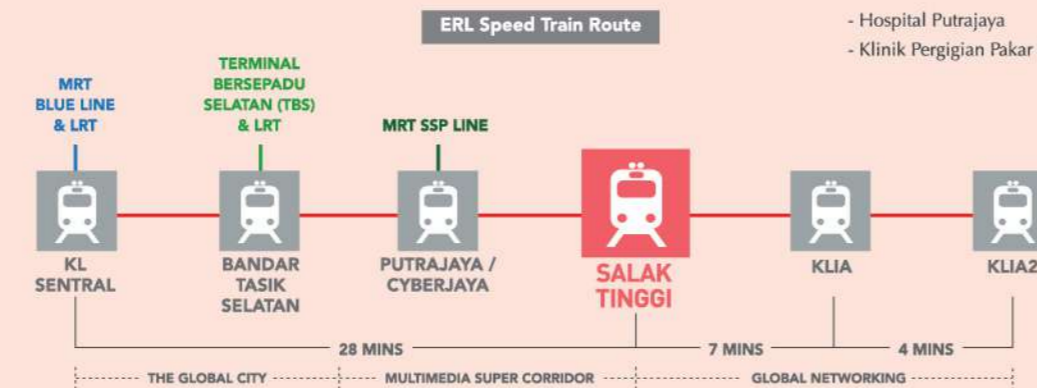
- SJK (C) Sunsuria
- SK Cyberjaya
- SMK Cyberjaya
- Sekolah Sultan Alam Shah
- SK Kota Warisan
- SMK Bandar Baru Salak Tinggi

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



SUNSURIA
Building Today Creating Tomorrow



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Developer License No.: 14579-4/10-2019/0781(I) • Validity Date: 06/10/2017 – 05/10/2019 • Advertising & Sales Permit No.: 14579-4/10-2019/0781(P) • Validity Date: 06/10/2017 – 05/10/2019 • Land Tenure: Freehold • Land Encumbrances: Charged To Public Bank Berhad • Restriction Of Interest: Nil • Building Plan No.: MP.SPG.603-34/4/92 • Authority Approving Building Plan: Majlis Perbandaran Sepang • Expected Date Of Completion: September 2020 • Total Units: 308 Units • Land Area: 1,400 sq.ft. – 4,360 sq.ft. • Bulk-Up Size: 1,719 sq.ft. – 2,122 sq.ft. • Price (Min): RM1,032,700 • Price (Max): RM2,095,800 • 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

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MONET Springtime SUNSURIA CITY

THE BEAUTY OF NEW BEGINNINGS



SUNSURIA CITY
THE INSPIRED SIDE OF LIFE

Artist's Impression

LIFE IN AN Intelligent CITY



SMART • LIVABLE • SUSTAINABLE

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 retail malls, condominiums, serviced apartments, commercial shophots, hotels, and landed residential homes, its prime location is 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
- Strategically placed SJK (C) Sunsuria within 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

ALL THINGS
beautiful
BEGIN AT HOME

Beyond the lush surroundings of a scenic living environment, another beauty awaits discovery within the 308 units of the 2-storey terrace homes of Monet Springtime. Where childhoods unfold and bonds are forged, creating contentment that endures and warms the heart of everyone in the family.

MONET
Springtime
SUNSURIA CITY



2-STOREY TERRACE HOMES

Artist's Impression



Le jardin De Fleurs (Flower Garden)
'Romance in the Garden'

- 1 Main Entrance Signage
- 2 Entrance Driveway with Decorative Pattern
- 3 Multi-purpose Court
- 4 Entrance Decorative Pavement
- 5 Flowery Garden
- 6 Romantic Walk
- 7 Backlane Garden
- 8 Open Space
 - i) Sculpture
 - ii) Open Lawn
 - iii) Childrens Playground
 - iv) Metal Trellis 4 Seaters
 - v) Potagers Garden
 - vi) Courtyard Garden
- 9 'Nook and Crannies' / Swings Garden
- 10 Courtyard Garden
- 11 Jogging Track

DESIGNED AND
DETAILED TO
Perfection



GROUND FLOOR



FIRST FLOOR

INTERMEDIATE LOT

4 Bedrooms, 4 Bathrooms, Balcony

Land Area: 20' x 70'

Built-up: 2,092 sq.ft.



GROUND FLOOR



FIRST FLOOR

END LOT

4 Bedrooms, 4 Bathrooms, Balcony

Land Area: 22' x 70'

Built-up: 2,295 sq.ft.



GROUND FLOOR



FIRST FLOOR

CORNER LOT

4 Bedrooms, 4 Bathrooms, Balcony

Land Area: 24' x 70'

Built-up: 2,608 sq.ft.

SPECIFICATIONS

a) Structure	: Reinforced Concrete Frame
b) Wall	: Masonry Wall / Lightweight Concrete Wall / Concrete Wall
c) Roof	: Concrete Roof / Roof Tiles
d) Ceiling	: Skim Coat : Plaster Ceiling
e) Window	: Aluminium Framed Window
f) Door	: Solid Timber Door / Timber Flush Door / Aluminium Frame Sliding / Swing / Folding Glass Door
g) Ironmongery	: Quality Lockset
h) Floor Finishes	: Tiles / Laminated Flooring / Concrete Imprint / Cement Render
i) Wall Finishes	: Plaster & Paint / Skim Coat / Tiles
j) Sanitary Installation	: Water Closet - 4 nos. : Wash Basin - 4 nos. : Shower Rose - 4 nos. : Kitchen Sink - 1 nos. : Water Tap - 6 nos.
k) Electrical Installation	Intermediate End Corner
Lighting Point	: 24 24 25
13 amp Power Point	: 19 19 19
SMATV Point	: 2 2 2
Air Conditioning Point	: 5 5 5
Telephone / Data Point	: 1 1 1
Ceiling Fan Point	: 7 7 7
Water Heater Point	: 4 4 4
Exhaust Fan (Bathroom)	: 3 2 2
l) Turfing	: Spot Turfing
m) Miscellaneous	: Refuse Chamber : Letter Box