

the Olive
SUNSURIA CITY

FREEHOLD

URBAN LIVING
AMIDST
NATURAL BEAUTY

THE FIRST RESIDENCE IN SUNSURIA CITY


SUNSURIA CITY
THE INSPIRED SIDE OF LIFE

the Olive

SUNSURIA CITY



Artist's Impression

SMART · LIVABLE · SUSTAINABLE

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

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.

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).

5²⁵ Acres of Established Township

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

6 ERL Stations

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



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.

Artist's Impression



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.

EXPERIENCE THE WORLD AT YOUR FINGERTIPS



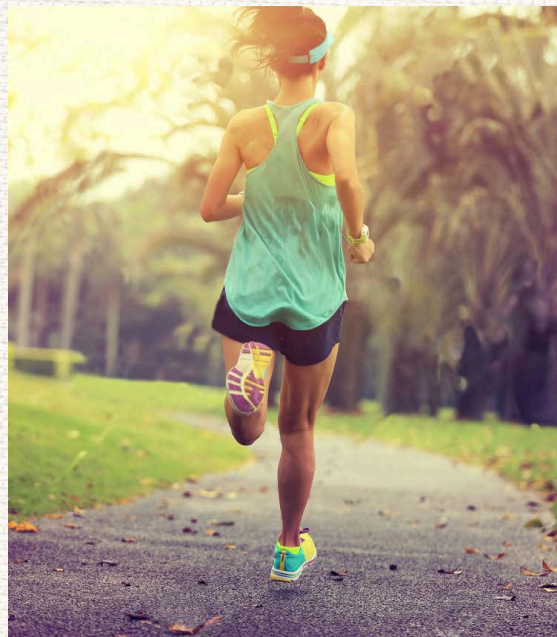
Artist's Impression



THE PERFECT HOLIDAY VIBE

FACILITIES:

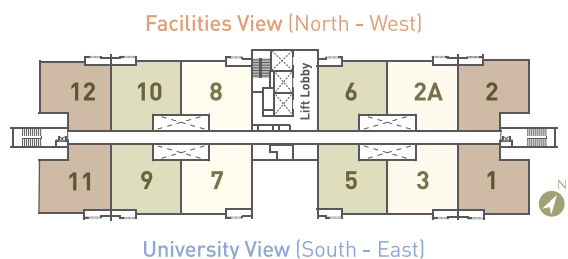
50m Lap Pool
Wading Pool
Fun Pool
Multi-purpose Hall
Gymnasium
BBQ Pit
Basketball Court
Outdoor Exercise Equipment
Outdoor Playground
Jogging Tracks
Cycling Path
Yoga Deck
Prayer Room
Jacuzzi



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.

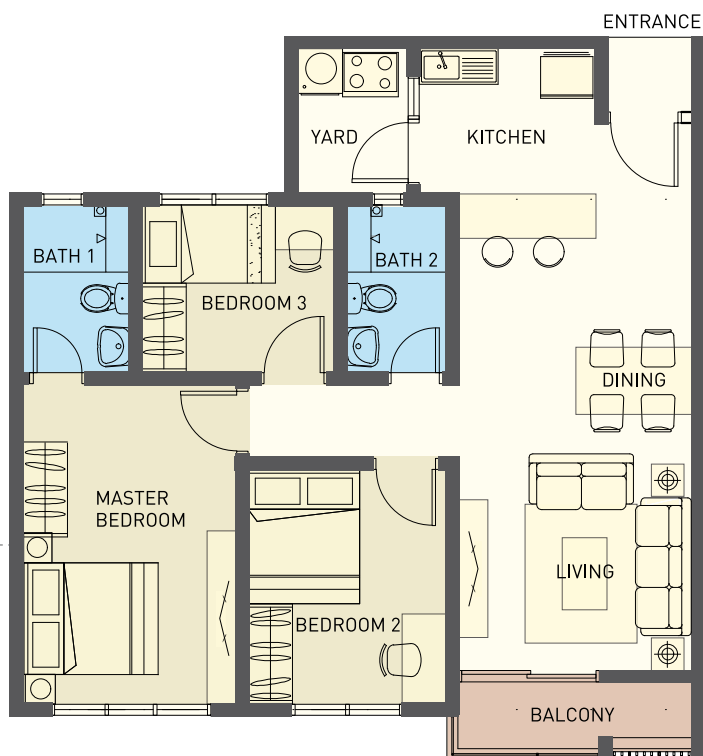


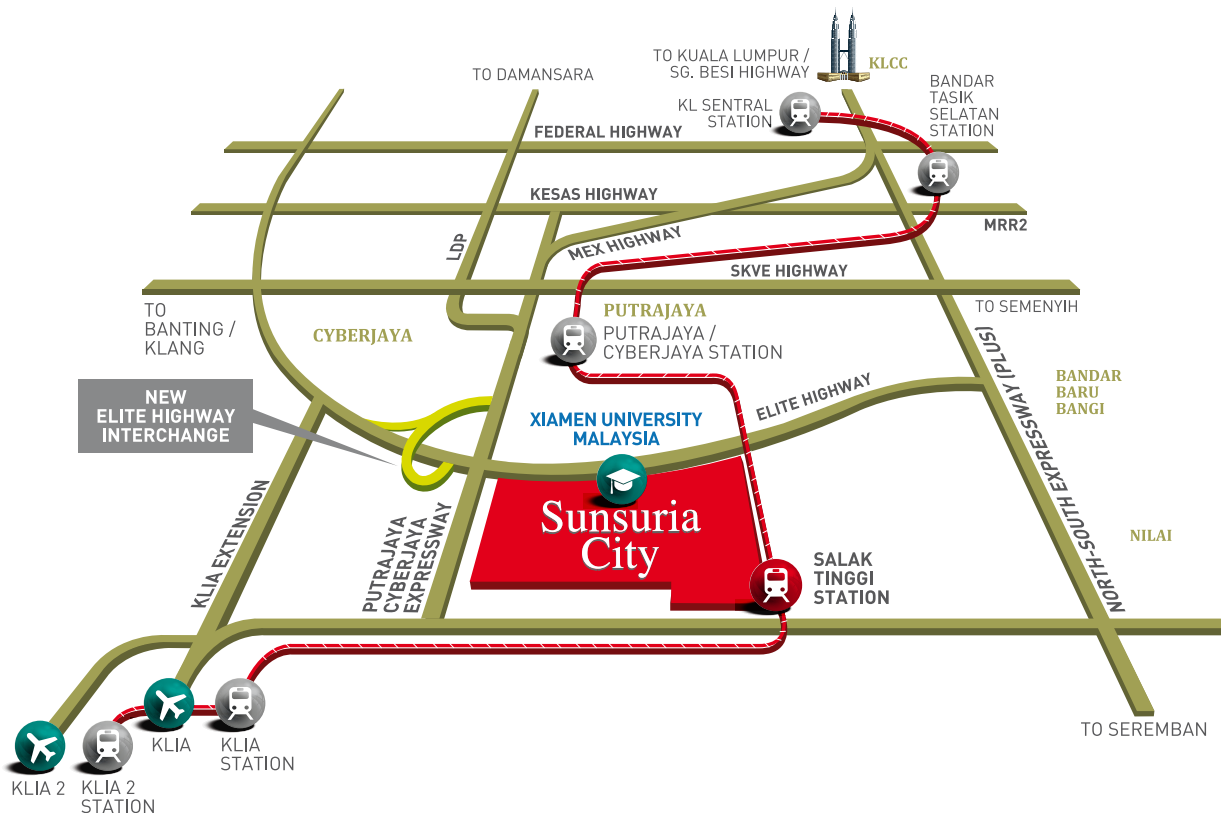
UNIT LAYOUT PLAN



TYPICAL FLOOR PLAN

Built-up Size | 818 sq. ft.
3 bedrooms & 2 bathrooms





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.

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

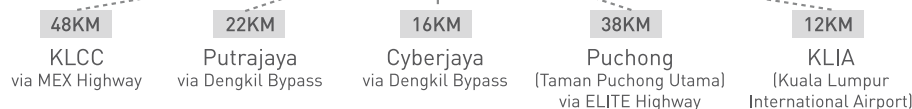
Shopping & Leisure

- Alamanda Shopping Mall
- IOI City Mall
- DPULZE Shopping Centre
- The Street Mall 2 Cyberjaya
- Sepang International Circuit (SIC)

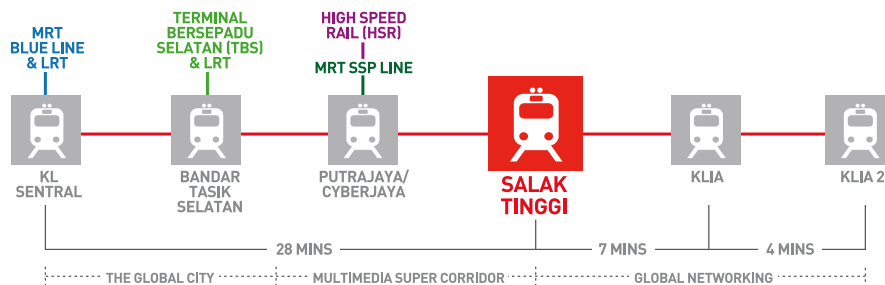
Health & Wellness

- Hospital Putrajaya
- Klinik Pergigian Pakar Putrajaya

Easy Access to Key Destinations



ERL Speed Train Route



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SUNSURIA CITY

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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: MR5PG-400-34/4/71 • 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.