



A TRULY
AFFORDABLE LUXURY



Sunway Property is proud to unveil Sunway Avila Residences, an irresistible opportunity to own a luxury urban residence at affordable prices.

Located in the matured township of Wangsa Maju, this desirable address has all the qualities of a complete urban lifestyle: Elegant and practical design, top notch facilities, tasteful landscaping and conveniences of public amenities and transportation within reach.



A Desired KL Address 6.5km to KLCC

Sunway Avila is city living at its best. It fulfills the need of daily conveniences a thriving city can offer with well-connected public transportation.

The layout offers optimum combination of space, practicality and comfort catered for family needs. Amidst the luxury setting, be rejuvenated at any time with our fine choice of facilities.

KLCC

KL Tower





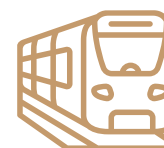
Indulge in the Olympic length Infinity Pool



Affordable Luxury



Freehold



Covered Walkway to Sri Rampai LRT Station

- 6 LRT stops to KLCC (12mins ride)
- Interchange to MRT at Pasar Seni station
- Direct line from Wangsa Maju to PJ & Subang Jaya



Strategic Location

- Located within the matured Wangsa Maju township with full amenities



Practical & Comfortable Layout

- Built up from 732 sq.ft. - 1,227 sq.ft.
- 2 - 4 bedrooms



Integrated Development with Retail Shops at your Convenience



Come Home to Elegance

A statement of entrance you will be proud of,
and be the envy of your guests.

Meticulously built on an exquisite landscaping
and tastefully finished with neo modern
architectural design, it strikes a memorable
first and a lasting impression.



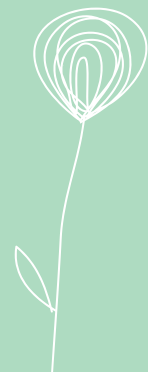
Facilities that Reinvigorate Your Senses and Spirituality

Every facility has been thoroughly planned and designed for individual and family needs. Altogether, it creates a cohesiveness that provides fun and relaxation, bringing everybody closer each day.



Where Kids Have Fun and Laughter





Sophisticated Atmosphere & Lavish Relaxation



Badminton Court /
Multipurpose Hall

Artist Impression



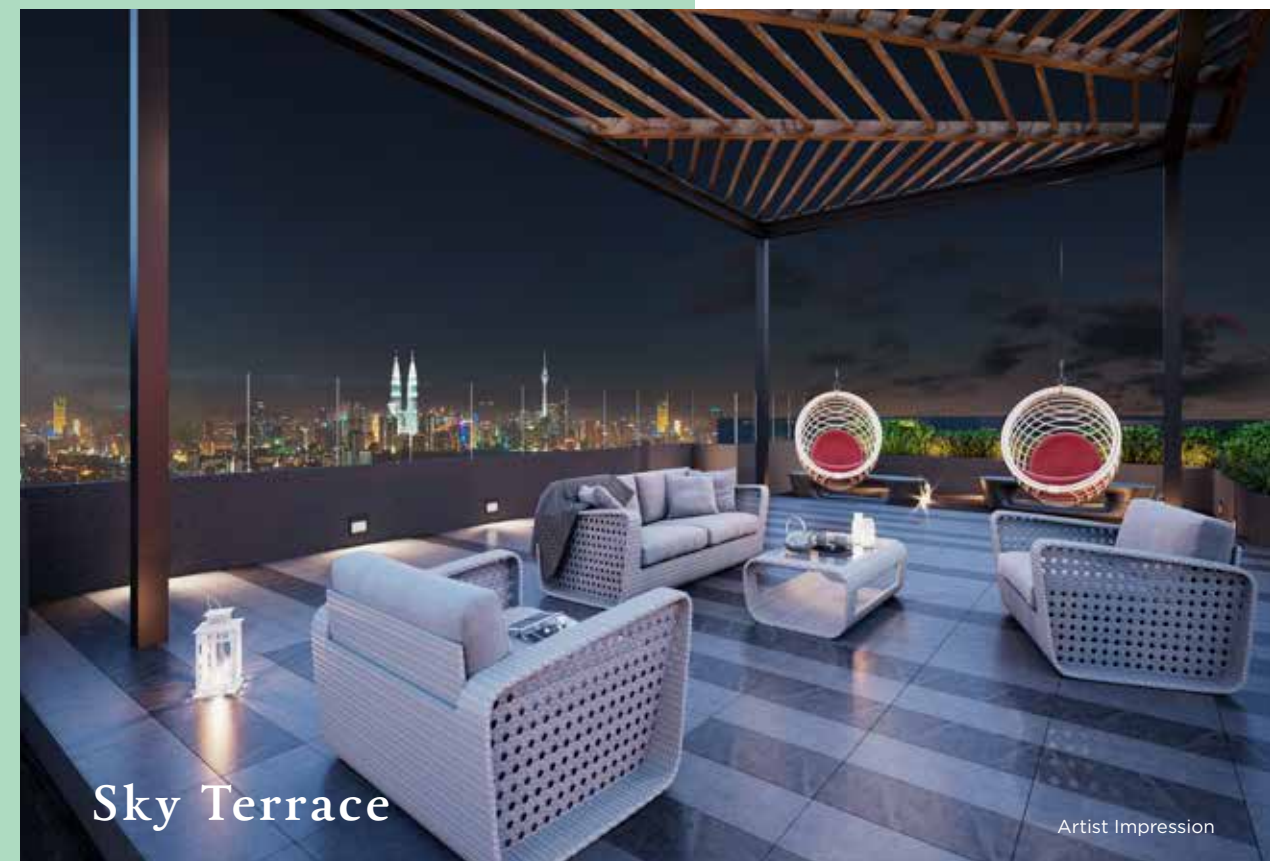
Sunken Cabana

Artist Impression



Stylish Lift Lobby

Artist Impression



Sky Terrace

Artist Impression



Retail Shops



Integrated Retail Shops

Nothing beats the ease of convenience at your door step. Fulfill your shopping needs conveniently with quick access to the spacious retail outlets.

Average build up size : 1,485sq.ft. (41ft length x 28ft width)



Facilities Plan



LEVEL P2

- 01 Guard House
- 02 Drop Off Area with Water Feature
- 03 Grand Staircase

LEVEL 6

- 04 Chill Out Area
- 05 Yoga Deck
- 06 Outdoor Fitness
- 07 Outdoor Fitness
- 08 Games Room
- 09 Yoga Room
- 10 Surau

- 11 Changing Rooms
- 12 Gym
- 13 Poolside Cabana
- 14 Pool Deck Lounge
- 15 Olympic Length Infinity Pool
- 16 Reflexology Path
- 17 Kids Water Play Area
- 18 Sunken Cabana
- 19 Jogging Track
- 20 Management Office
- 21 In-pool Loungers

- 22 Kids Playground
- 23 Function Room
- 24 Lounge
- 25 Half Basketball Court
- 26 Multipurpose Hall/Indoor Badminton Court
- 27 BBQ Deck

LEVEL P1

- 28 Lift Lobby Drop Off

LEVEL 44 (ROOFTOP)

- 29 Rooftop Sky Terrace



LEVEL 44 (ROOFTOP TERRACE)

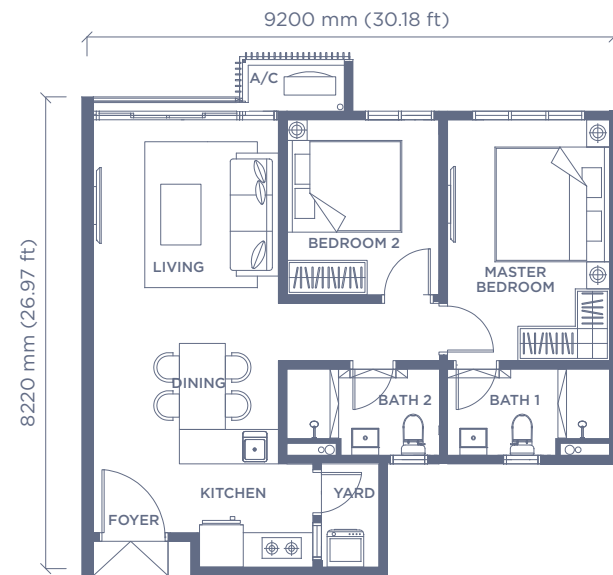
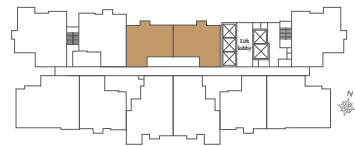


Practical Layout

Type

A

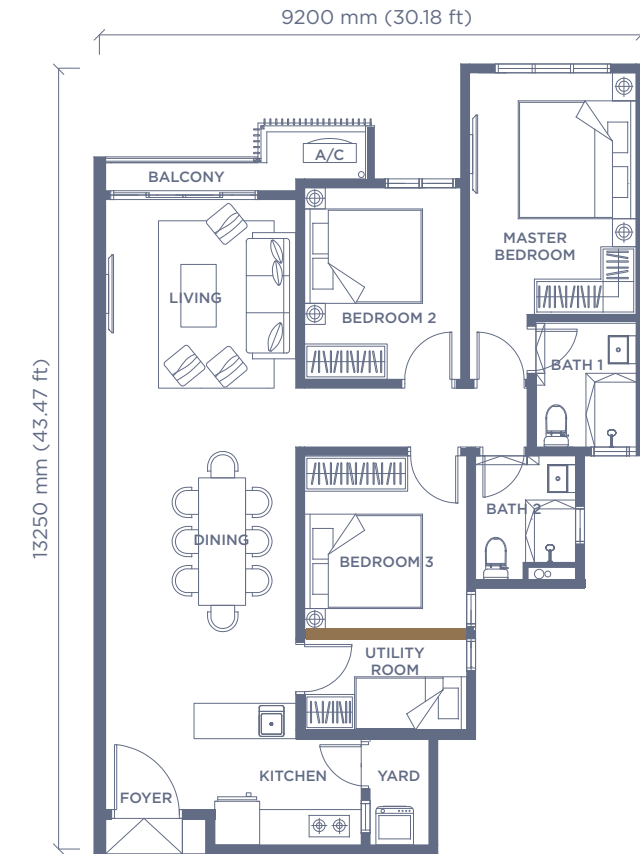
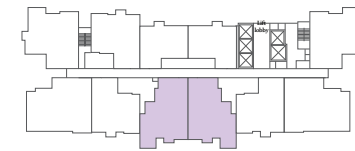
2 Bedrooms
2 Bathrooms
732 SQ.FT.



Type

C

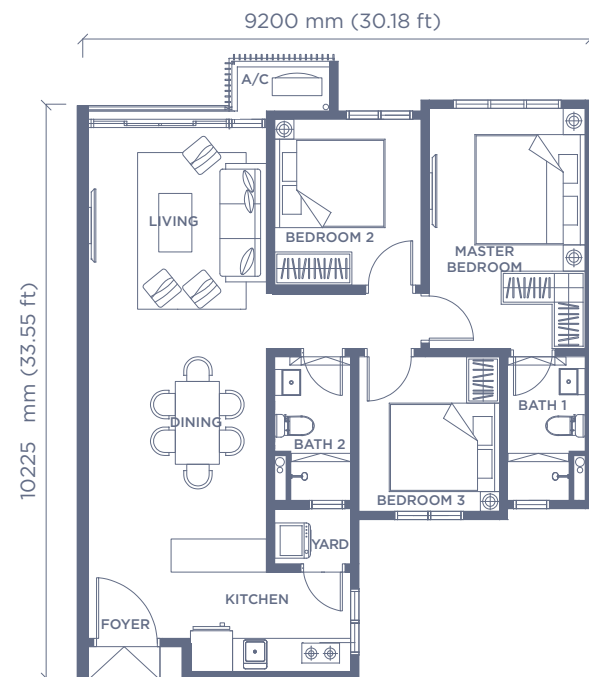
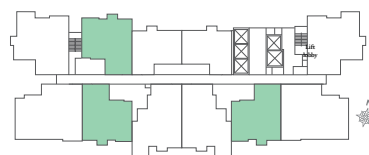
3+1 Bedrooms
2 Bathrooms
1,033 SQ.FT.



Type

B

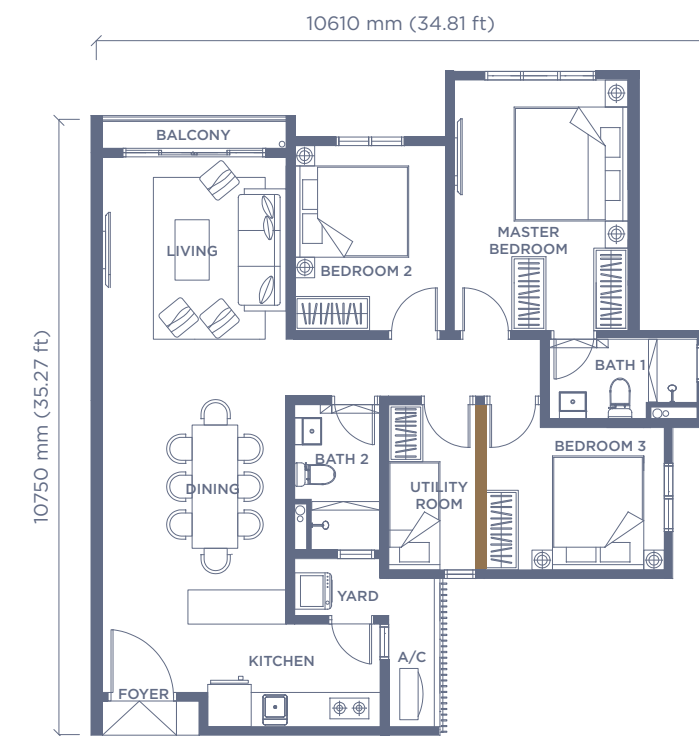
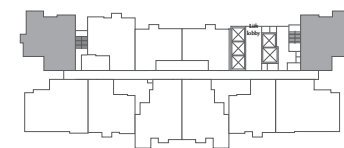
3 Bedrooms
2 Bathrooms
904 SQ.FT.



Type

D

3+1 Bedrooms
2 Bathrooms
1,044 SQ.FT.



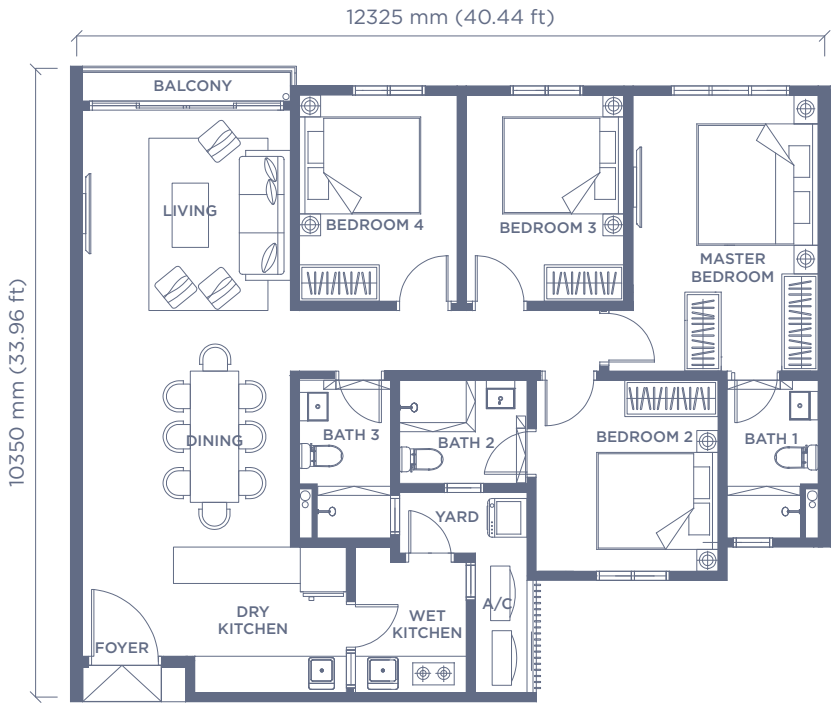
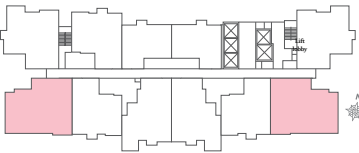
Breakable wall



Type

E

4 Bedrooms
3 Bathrooms
1,227 SQ.FT.



Tower Key Plan



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			
SANITARY FITTINGS					
	TYPE A	TYPE B	TYPE C	TYPE D	TYPE E
Wash Hand Basin	2	2	2	2	3
WC	2	2	2	2	3
Shower	2	2	2	2	3
Toilet Roll Holder	2	2	2	2	3
Hand Bidet	2	2	2	2	3
Kitchen Sink	1	1	1	1	2
Water Tap	4	4	4	4	6
ELECTRICAL INSTALLATIONS					
	Apartment single phase power supply				
	TYPE A	TYPE B	TYPE C	TYPE D	TYPE E
Lighting Point	12	15	17	17	21
Fan Point	4	5	6	6	6
Power Point	13	15	16	16	17
Air-Conditioning Unit	3	4	4	4	5
HOB Point	1	1	1	1	1
HOOD Point	1	1	1	1	1
Water Heater Point	2	2	2	2	3
Bell Point	1	1	1	1	1
SMATV Point	1	1	1	1	1
Fiber Wall Socket	1	1	1	1	1
Intercom	1	1	1	1	1



IN THE HEART
OF IT ALL

Covered walkway to LRT Station



LRT Kelana Jaya Line

Setiawangsa-Pantai Expressway (SPE) Ready at 2020

Shopping

- Wangsa Walk Mall 1KM
- Aeon Big Wangsa Maju 1KM
- Aeon Alpha Angle 2KM
- Setapak Central Mall 3KM
- Melawati Mall 4KM

Education

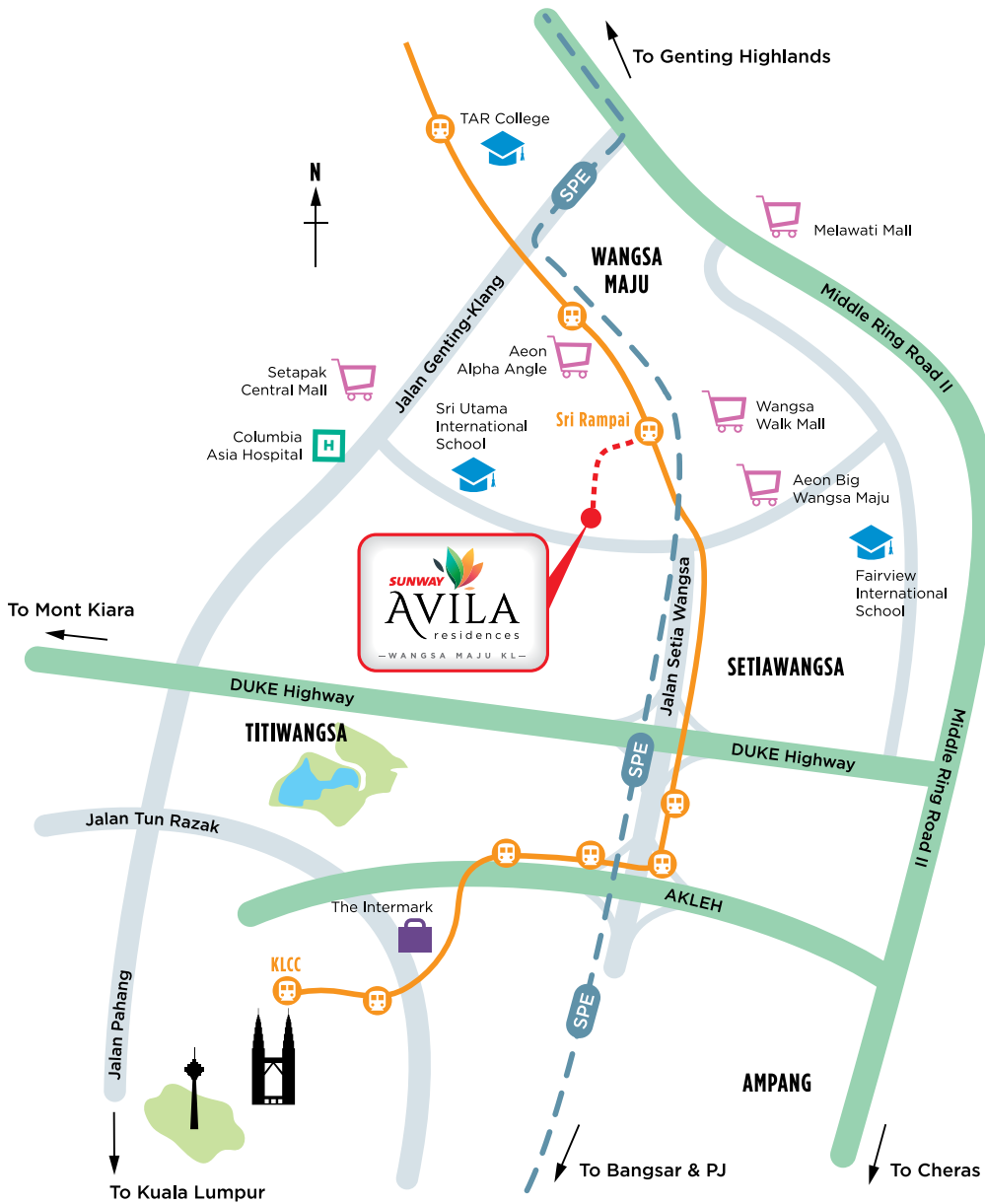
- SMK Taman Sri Rampai 800M
- Sri Utama International School 2KM
- Fairview International School 3KM
- TAR College 4KM

Hospital

- Columbia Asia Hospital 3KM
- Gleneagle Hospital 4KM

LRT

- Sri Rampai LRT Sttation 800M



 **017-964 0822** 
www.sunwayavila.com



Sunway Avila Sales Gallery

Sunway Avila Sales Gallery,
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Developer: Sunway Avila Sdn Bhd (1228449-W) • Address: The Property Gallery, Lobby Level, Menara Sunway, Jalan Lagoon Timur, Bandar Sunway, 47500 Petaling Jaya, Selangor Darul Ehsan • Type: Serviced Residence • Developer's License: 19676-1/05-2021/0449(L) • Validity Period: 11 May 2019 to 10 May 2021 • Advertising Permit: 19676-1/05-2021/0449(R) • Building Plan Approval No.: BPU2OSC20182036 • Approving Authority: Dewan Bandaraya Kuala Lumpur • Tenure: Freehold • Expected Date of Completion: 48 months from SPA date (May 2023) • Encumbrances: Sunway Treasury Sdn Bhd • Total Units: 810 • Price: Block A - RM 653,000 (Min.) - RM 1,086,000 (Max.) Block B - RM686,000 (Min.) - RM1,141,000 (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.

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