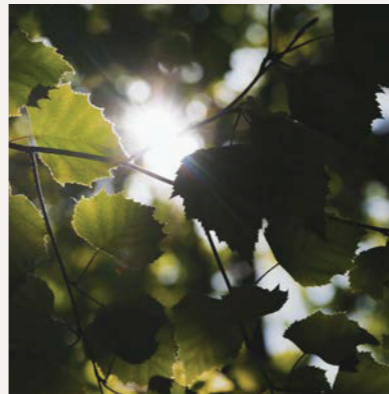


**SUNWAY**  
  
**Alishan**  
RESIDENCES  
KUALA LUMPUR

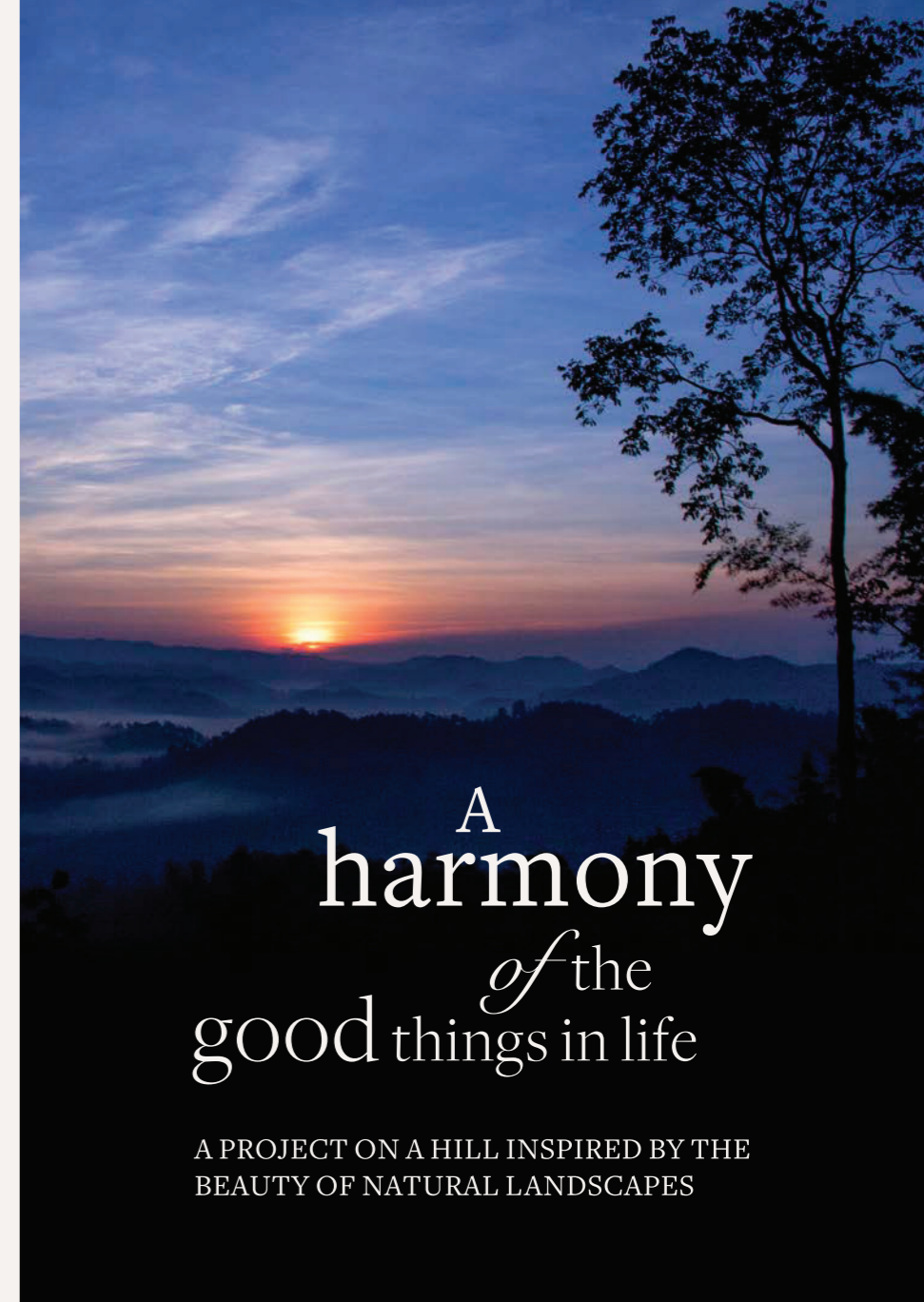
Freehold KL Address



The wonders of space and **LIGHT**

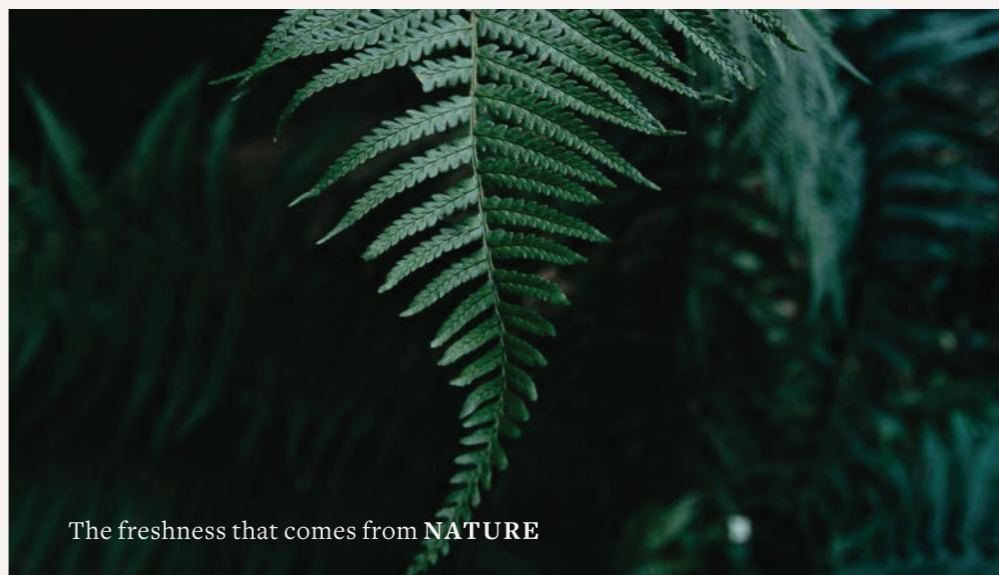


The gentle flow of crystal-clear **WATER**



# A harmony *of* the good things in life

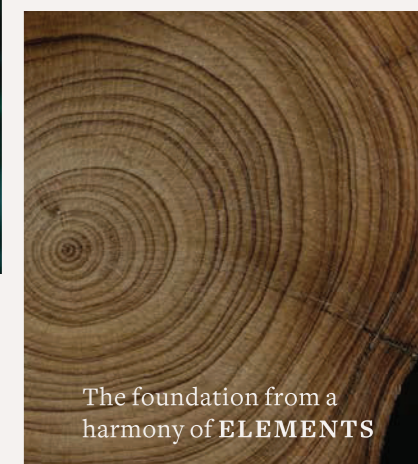
A PROJECT ON A HILL INSPIRED BY THE  
BEAUTY OF NATURAL LANDSCAPES



The freshness that comes from **NATURE**



The cool and clarity in the **AIR**



The foundation from a  
harmony of **ELEMENTS**



# A freehold KL city address

A PLACE OF CONVENIENCE,  
CONNECTIVITY AND EXCLUSIVITY.

SUNWAY  
**Alishan**  
RESIDENCES  
KUALA LUMPUR

Taman Mutiara  
MRT Station

EkoCheras  
Mall

Lotus's  
Cheras

Taman Midah  
MRT Station

KL City  
Centre

MRR2

Jalan  
Cheras



A wealth of  
accessibility &  
amenities,  
just for you

400m to EkoCheras Mall

WHERE EVERYDAY RETAIL AND ENTERTAINMENT OPTIONS ARE RIGHT AT YOUR DOORSTEP.

Located in a foodie haven, where a mix of old, new and fusion cuisines are just within the neighbourhood.



An array of local favourites



Delectable modern cuisines to enjoy



Easy access to major highways



800m to Taman Mutiara MRT Stations

ENJOY CONNECTIVITY AT ITS BEST

With retail, medical, education and F&B hotspots all around you.

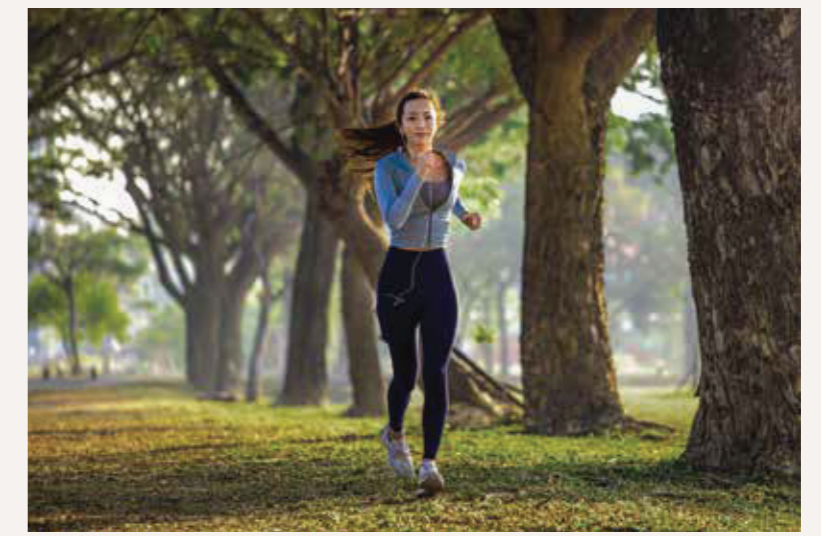
Only 10km to KL city centre or 5 MRT stops from Bukit Bintang station.



Health support for your well-being



Your pathway to a bright future



Live well with plenty of wellness-centric facilities

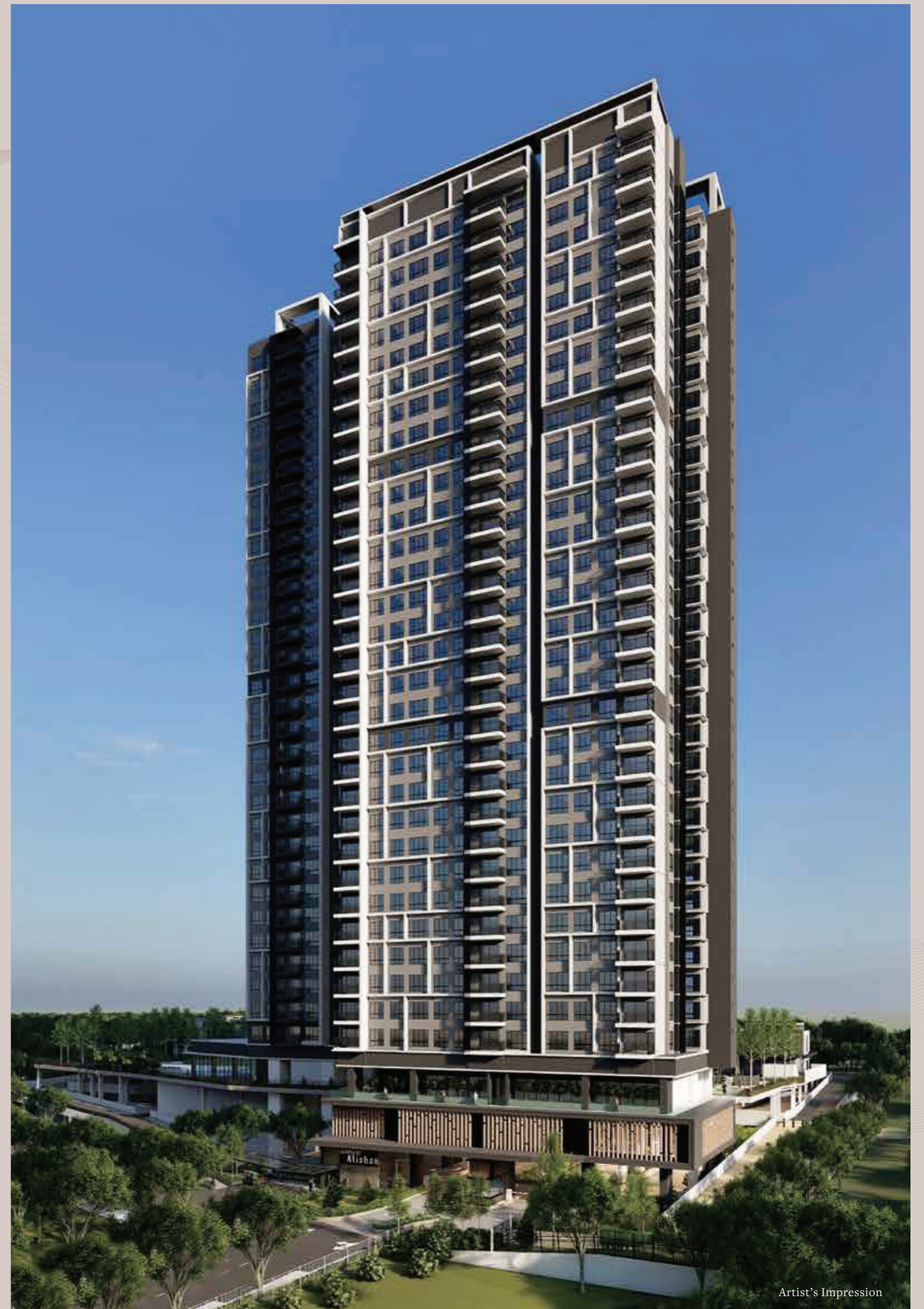
A continuous flow  
*of* good energy.  
An exclusive  
hilltop project.



SITTING ATOP A GENTLE HILLSIDE, SUNWAY ALISHAN IS AN URBAN PARADISE CREATED TO ENHANCE THE QUALITY OF LIFE.

Its elevated location is ideal for harnessing the positive flowing energy from all sides of an excellent living environment.

Consisting of luxury 240 condo units and 15 link villas ranging from 1,216 - 1,798 sq. ft. its generous and flexible layouts come in 3 and 4 bedroom selections, made for all multi-generational lifestyles.



Artist's Impression



Opulent  
**grandeur** *that*  
beckons you into a green  
**sanctuary**



Artist's Impression



Artist's Impression

BE GREETED BY THE ELEMENTS OF  
LIGHT AND FLOWING WATER.

Your entrance combines seamless architecture  
and soothing elements like a water feature and  
terrace garden that all residents can enjoy as  
they reach home.

Made *for*  
**comfort** in every sense



Expect smooth and easy days with your privacy always well taken care of. Whether coming or going, Sunway Alishan ensures that the right settings are catered to your needs.



Artist's Impression

THE WIDE ENTRANCE LOBBY ALSO COMES WITH A VISITORS' LOUNGE AREA AND A SEPARATE DROP-OFF FOR E-HAILING SERVICES.



Artist's Impression

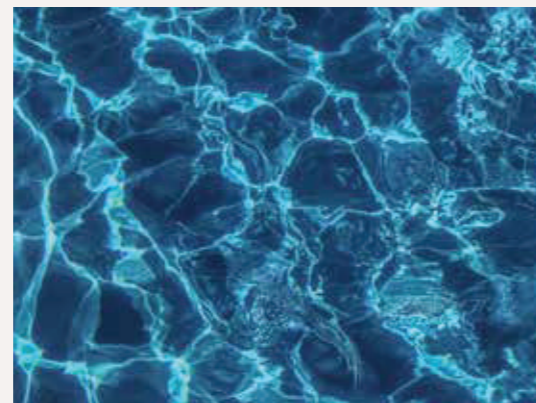
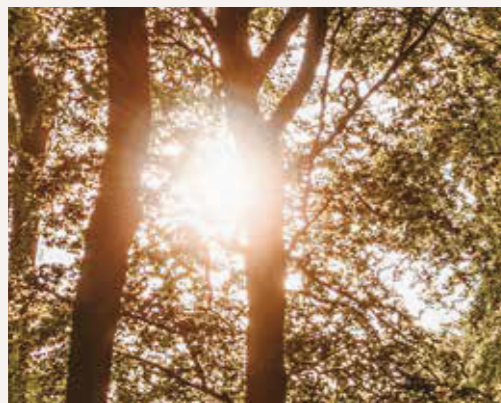


Artist's Impression

# Lush and vibrant *with* nature

GENTLE UNDULATING WALKWAYS AND THE COLOURS OF NATURE IN A MANICURED LANDSCAPE PARK

The feel of forests and plantations, surrounded by pristine water bodies elevates your sense of calmness and connectedness.

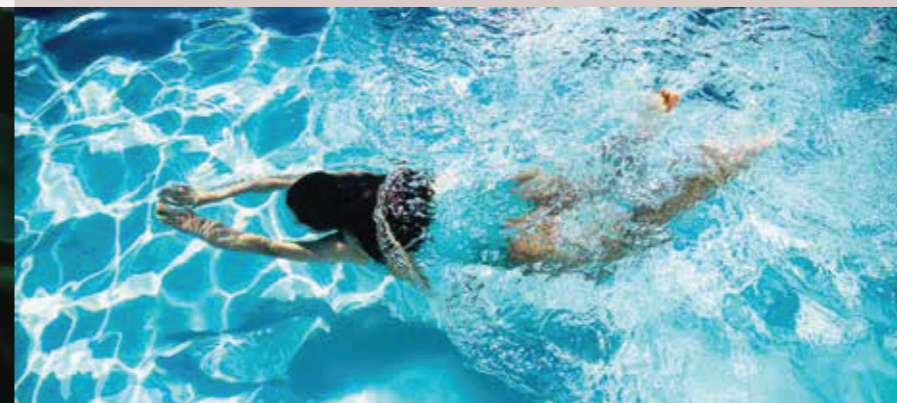


Artist's Impression

# Facilities *for* any kind of day

FULL LIFESTYLE FACILITIES THAT BRING YOUR LIFE TO BALANCE

Whether with family or for your personal quiet time, Sunway Alishan offers well-made facilities that create atmospheres to put your heart and mind at ease.







Artist's Impression

With  
**open** areas  
*for* family  
 bonding



CATERED FOR ALL AGES  
 AND ALL TYPES

Various facilities are made differently to suit the needs of those who prefer the outdoors and those who enjoy indoor spaces.



Artist's Impression



Outdoor hardscapes made for family time are wide and refreshing, perfect for leisure strolls together at any time of the day.



Artist's Impression

Refreshing open areas and family-oriented facilities create perfect opportunities for precious moments spent outside together.



# A view of the night skies from above

Watch the horizon of KL city as it lights up and glitters to life in the evening, as you sit atop a serene rooftop deck that keeps you secluded from the bustle.

# The intricate details *that* craft out perfection

THOUGHTFUL ADDITIONS IN AND OUT THAT MAKE EVERYTHING BETTER.

## FIXTURE & FITTINGS



### Main Entrance of Your Unit

- Electric socket for CCTV installation purpose
- Keyless home access with digital lock



### Dry & Wet Kitchen

- Sliding door will be installed in between dry & wet kitchen



### Living, Dining & All Bedrooms

- Panasonic nanoe™ X air conditioning with air purifying function for better air quality



### Bathrooms

- Hansgrohe shower set for all bathrooms
- Shower screen provided for all bathrooms
- Non-slip tiles for selected bathroom
- Storage-type water heater



### Balcony

- Water tap and electric socket for hydroponics planting



### Yard

- Built-in water filter for better water quality

## Experience Sunway Property's DNA *by* Pillars



### SUSTAINABILITY

- GreenRE Gold Certified
- Spacious balcony with water tap and electric socket for hydroponics planting
- Storage water heater for the bathrooms
- Recycling area provided for residents to sort their waste
- Photocell sensor and timer lighting in common corridors
- Centralised Rainwater harvesting tank to water plants in the common area.
- Usage of solar panel for common area electricity usage saving
- Use of low VOC internal paints and adhesives to minimise airborne contaminants and to provide a healthy indoor environment



### INNOVATION

- EV charging isolator allocated for each unit
- Keyless home access with digital lock
- Digitalisation at your fingertips with the SPFM mobile app
- Thoughtful features such as mini ramps at the foyer, living & bathrooms to allow better wheelchair & stroller access



### HEALTH & WELLNESS

- Wellness-centric facilities & amenities such as reflexology path, lap pool, jogging track, indoor gym, co-working space and multi-purpose hall with kitchen preparation room
- Ample space for multi-generational living with up to 1,798 sq. ft.
- Each unit to have at least one senior-friendly bedroom and bathroom, with wider door widths for ease of wheelchair or stroller access, and allowance in turning radius
- Detailed design with sliding door installed in between dry & wet kitchen
- Panasonic nanoe™ X air-conditioning with air purifying function for better air quality
- Built-in water filter for each unit for better water quality
- North-south orientation for thermal comfort
- All bedrooms face externally for better view, daylight & ventilation



### LIFESTYLE & NEW EXPERIENCES

- Premium quality brand sanitary fittings - Hansgrohe - for all bathrooms
- Niro™ Slip-Stop Tiles in selected bathrooms
- Carpark storage area will be allocated to selected units
- Covered delivery service pavilion and e-hailing service waiting area with separate entry and monitored by CCTV
- Additional lay by parking lot provided nearby the lift lobby entrance at each level to ease loading of groceries, drop off parents/caregivers
- Enjoy new convenience and privileges from the enhanced loyalty programme, Sunway Property Pals+

**GROUND LEVEL**

- 1 Recycling area
- 2 Management office
- 3 Resident's lay-by
- 4 Water feature
- 5 Main lobby
- 6 Main drop off area
- 7 Terrace garden
- 8 Parcourse area
- 9 Entrance guard house
- 10 Jogging track
- 11 Delivery pavilion
- 12 Service area
- 13 E-hailing lay-by

**LEVEL 2**

- Co-working space
- Multipurpose hall



**LEVEL 3**

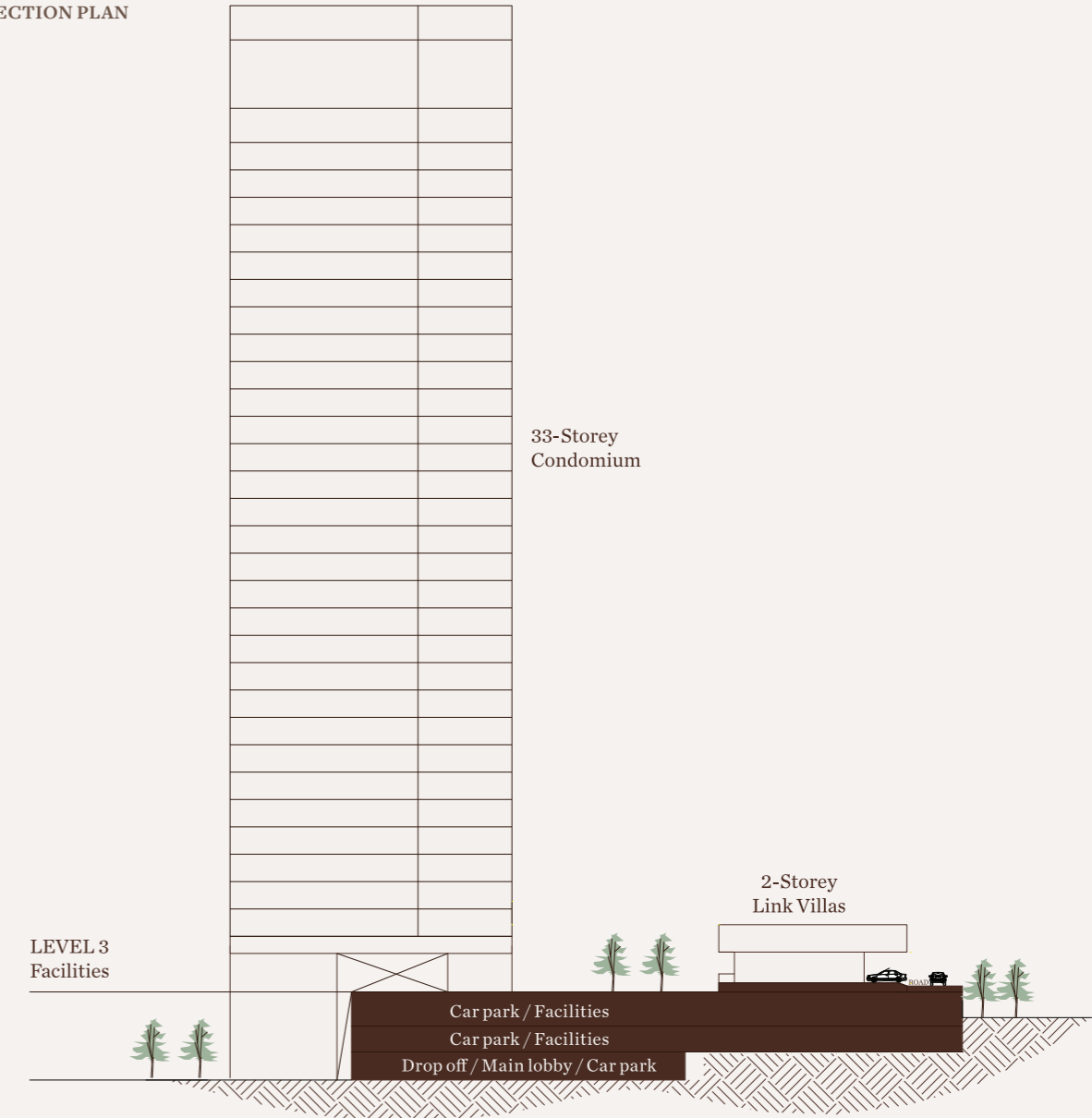
- 1 BBQ area
- 2 Swimming Pool
- 3 Wading pool
- 4 Multipurpose hall (access from level 2)
- 5 Changing Rooms
- 6 Karaoke room
- 7 Games room
- 8 Gym room
- 9 Yoga studio
- 10 Indoor children play area
- 11 Playground

**ROOFTOP LEVEL**

- Rooftop deck



**SECTION PLAN**



# TYPE A1

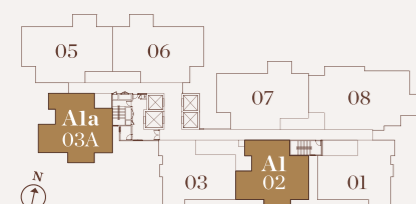
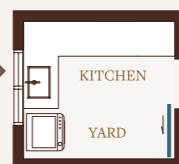
Built-up:  
**1,216 sq. ft.**  
3 Bedrooms  
2 Bathrooms

## TYPE A1a

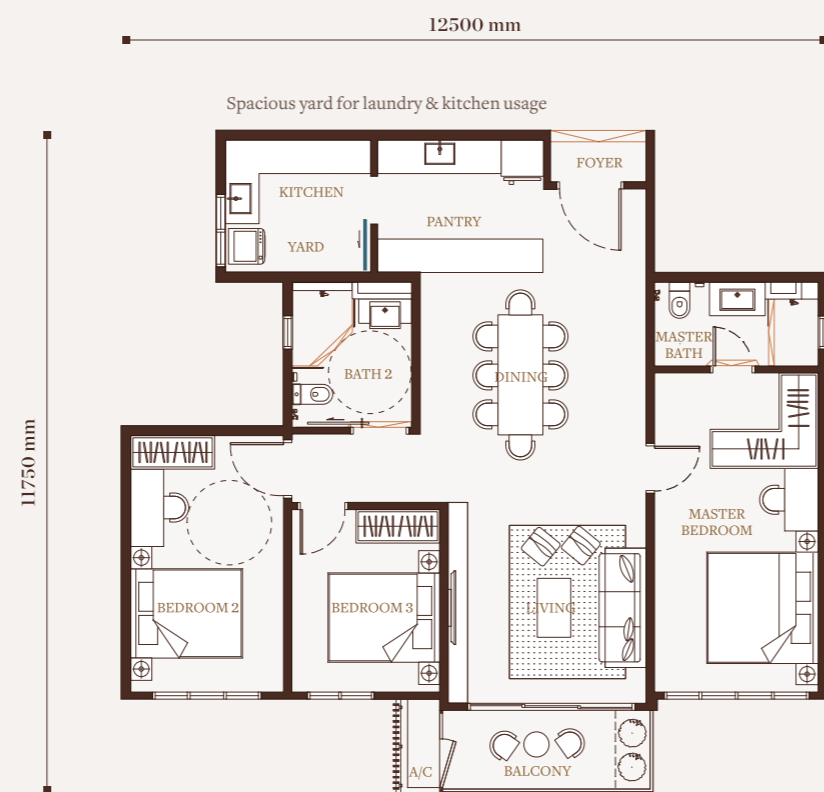
Window placed at the master bathroom



Windows placed at the kitchen



Scan to view  
Type A1 show unit VR



# TYPE B

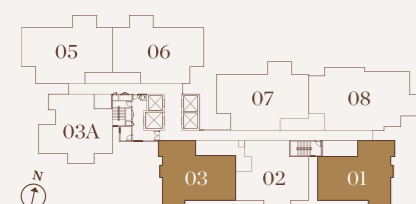
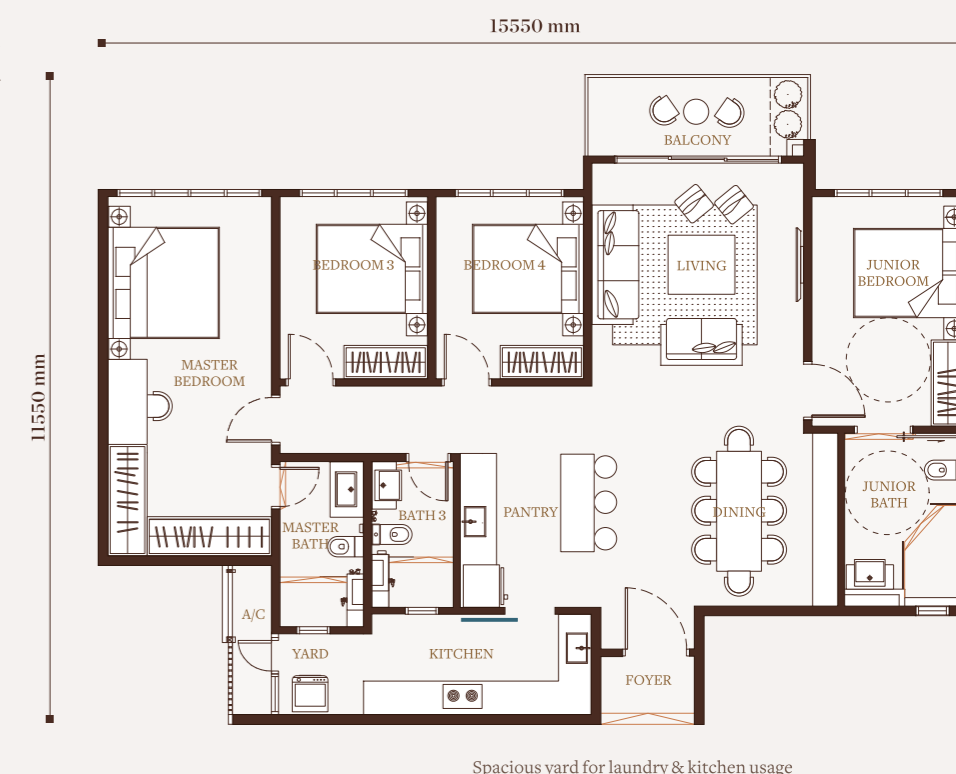
Built-up:  
**1,496 sq. ft.**  
4 Bedrooms  
3 Bathrooms

## TYPE Ba

Window placed at the junior bathroom



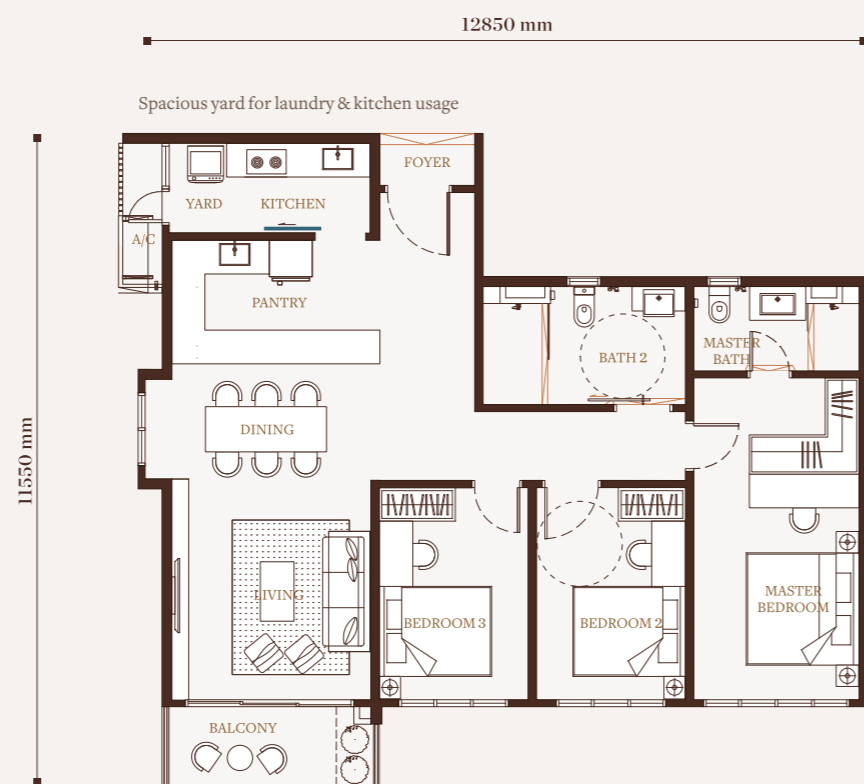
Scan to view  
Type B show unit VR



# TYPE A2

Built-up:  
**1,249 sq. ft.**  
3 Bedrooms  
2 Bathrooms

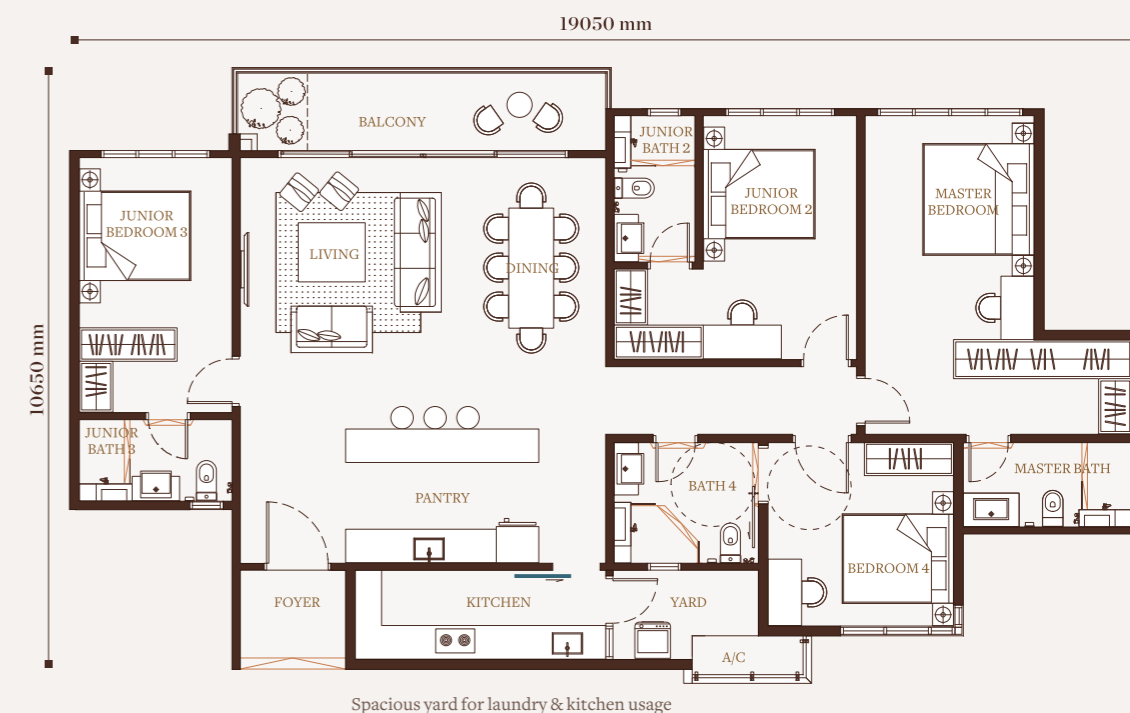
Scan to view  
Type A2 show unit VR



# TYPE C

Built-up:  
**1,798 sq. ft.**  
4 Bedrooms  
4 Bathrooms

Scan to view  
Type C show unit VR



Ramp at foyer & all bathroom door entrance

Sliding door provided from pantry to kitchen

# Condominium SPECIFICATIONS

<b>STRUCTURE</b>	Reinforced concrete			
<b>WALL</b>	Reinforced concrete wall / Masonry wall			
<b>ROOFING</b>	Reinforced concrete			
<b>CEILING</b>	Skim coat/Plaster ceiling where applicable			
<b>DOORS</b>	Main entrance	Fire rated door		
	Bedroom	Timber door		
	Bathroom	Timber door		
	Living	Glass door		
	Kitchen	Sliding door		
<b>WINDOWS</b>	Aluminium frame glass window			
<b>IRONMONGERY</b>	Selected quality lockset			
<b>WALL FINISHES</b>	External wall	Plaster/ Skim coat & paint		
	Internal wall	Plaster/ Skim coat & paint		
	Kitchen	Plaster/ Skim coat & paint / Tiles		
	Pantry	Plaster/ Skim coat & paint		
	Bathroom	Tiles		
<b>FLOOR FINISHES</b>	Living, Dining, Balcony, Bathroom	Tiles		
	Kitchen, Foyer, Yard	Tiles		
	Pantry	Tiles		
	All bedrooms	Laminated timber		
	A/C ledge	Cement screed		
<b>SANITARY FITTINGS</b>	<b>Type A1/A1a</b>	<b>TYPE A2</b>	<b>TYPE B/Ba</b>	<b>TYPE C</b>
Hand Wash Basin	2	2	3	4
Water Closet	2	2	3	4
Shower	2	2	3	4
Toilet Roll Holder	2	2	3	4
Hand Bidet	2	2	3	4
Kitchen Sink	2	2	2	2
<b>ELECTRICAL INSTALLATION</b>	<b>Type A1/A1a</b>	<b>TYPE A2</b>	<b>TYPE B/Ba</b>	<b>TYPE C</b>
Lighting Point	19	19	23	27
Fan Point	5	5	6	6
Power Point	22	22	24	25
Air-conditioner Point	4	4	5	6
Hob Point	1	1	1	1
Hood Point	1	1	1	1
Oven Point	1	1	1	1
Water Heater Point	2	2	3	4
Bell Point	1	1	1	1
SMATV Point	1	1	1	1
Fibre Wall Socket	1	1	1	1
Distribution Board	1	1	1	1



## LEGEND

- Shopping
- Education
- Healthcare
- 400m Walking Distance
- MRT Sungai Buloh Kajang Line



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## Sunway Alishan Sales Gallery

Jalan Peel, 55100 Kuala Lumpur

Developer: Sunway Alishan Sdn Bhd (159422-A) • Address: Menara Sunway, Lobby Level, Jalan Lagoon Timur, Bandar Sunway, 47500 Petaling Jaya, Selangor Darul Ehsan • Type of Property: Apartment and Link Villas • Developer's License No.: 7475/04-2027/0547 (A) • Validity Period: 22 April 2007 - 21 April 2027 • Advertisement & Sales Permit No.: 7475-6/09-2025/0209(A)-(S) • Validity Period: 30 September 2022 - 29 September 2025 • Approving Authority: Dewan Bandaraya Kuala Lumpur • Building Plan Approval No.: (26) dlm. BP S2 OSC 2021 1035 • Land Tenure: Freehold • Expected date of Completion: October 2025 • Restriction in Interest: NIL • Total Units: Apartment: 240, Link Villas: 15 • Selling Price: Apartment: RM1,104,000 (Minimum) - RM1,854,000 (Maximum), Link Villas: RM2,913,000 (Minimum) - RM3,503,000 (Maximum) • Bumiputera Discount: 5%. IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA. MAKLUMAT PEMAJUAN BOLEH DISEMAK DI PORTAL TEDUH.KPKT.GOV.MY



Follow Sunway Property on:    

**SUNWAY ALISHAN SDN. BHD.**

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

**EMAIL:** [sunwaypropertyms@sunway.com.my](mailto:sunwaypropertyms@sunway.com.my)

**1700 81 1121**  
[www.sunwayalishan.my](http://www.sunwayalishan.my)

**SUNWAY**  
**PROPERTY**  
Master Community Developer