

SUNWAY[®]
ARTESSA
WANGSA MAJU KUALA LUMPUR

THE ART OF LIVING IN SPACE AND LUXURY



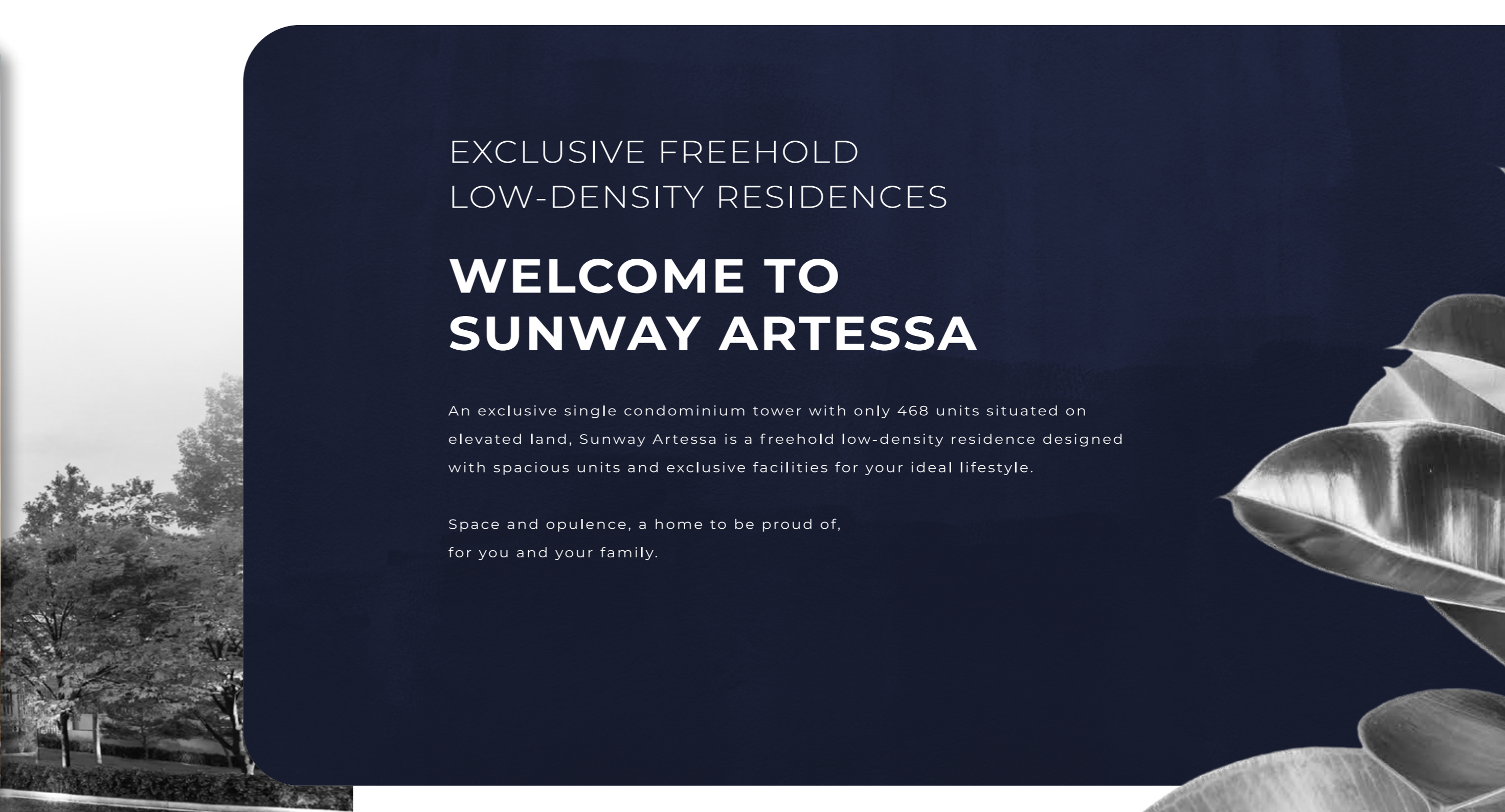
Artist's Impression

EXCLUSIVE FREEHOLD
LOW-DENSITY RESIDENCES

WELCOME TO SUNWAY ARTESSA

An exclusive single condominium tower with only 468 units situated on elevated land, Sunway Artessa is a freehold low-density residence designed with spacious units and exclusive facilities for your ideal lifestyle.

Space and opulence, a home to be proud of,
for you and your family.





A GUARDED ENTRANCE & A GRAND LOBBY

A guarded entrance provides you peace of mind and leads you into a lavish, modern grand lobby. Sunway Artessa encapsulates design and functionality for a sophisticated abode you can truly call yours.





EXCHANGE 106

MERDEKA 118

KLCC

KL TOWER

EMBEDDED INTO THE CITYSCAPE

A home from which the iconic sights of KL city beckon.

SUNWAY
ARTESSA
WANGSA MAJU KUALA LUMPUR

Artist's Impression



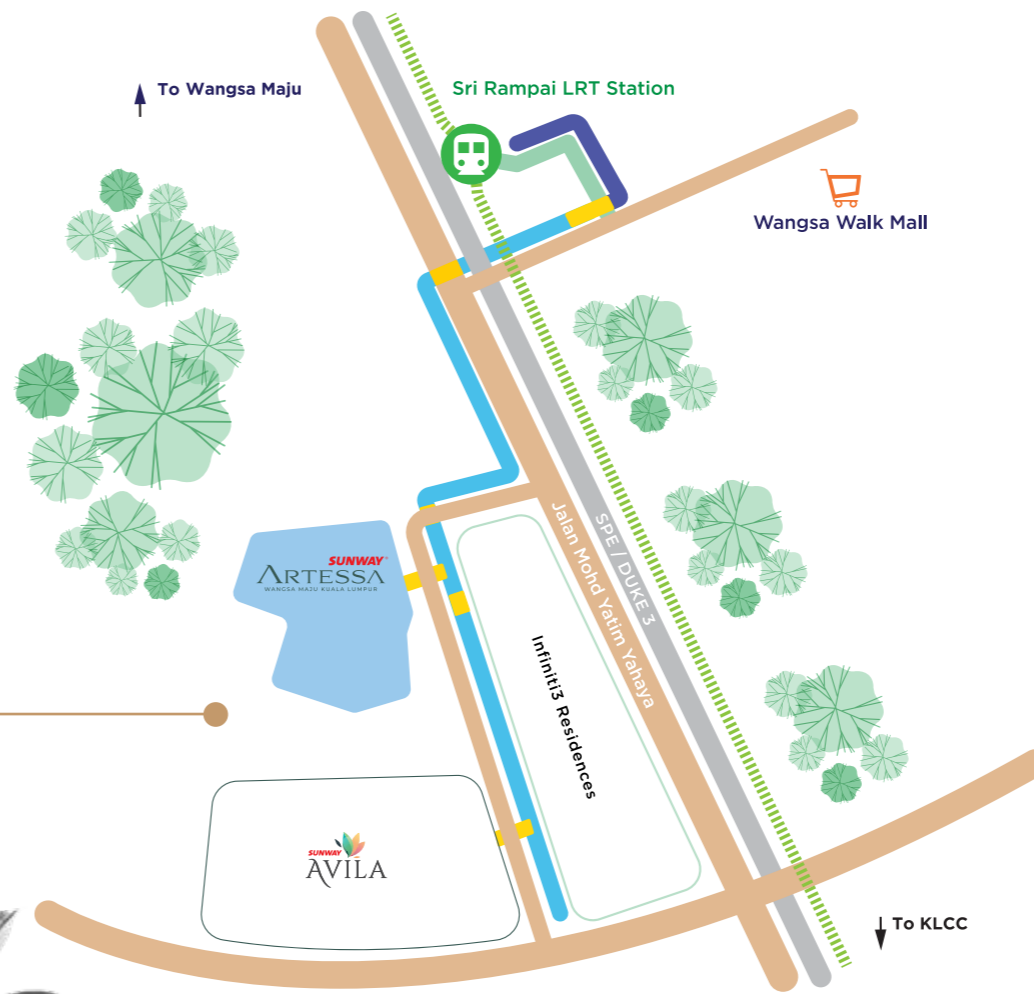
A BLOOMING LOCALE

LEGEND

- Proposed Covered Walkway from Sunway Artessa (500m) & Sunway Avila (800m)
- Proposed Pedestrian Crossing
- Existing Covered Walkway
- Setiawangsa-Pantai Expressway (SPE) / DUKE 3 (Target Completion by 2022)
- LRT Kelana Jaya Line

6 STOPS TO KLCC

Via the LRT Kelana Jaya Line



ONLY 500M TO THE NEAREST LRT STATION

As illustrated in the detailed location map on the left, Sunway Artessa places itself efficiently connected to the essentials and the attractions that the city has to offer. Sunway Artessa enjoys the benefits of a safe and secure walkway that connects directly to the Sri Rampai LRT Station.

FACING WANGSA MAJU
/BUKIT TABUR



FACING KUALA LUMPUR
/FACILITIES

FACILITIES PLAN

OUTDOOR

1. Olympic-length Infinity Pool
2. Poolside Cabana
3. BBQ Deck
4. Wading Pool
5. Learner's Pool
6. Pool Deck Lounge
7. Lift Lobby Drop-off
8. Outdoor Fitness
9. Jogging Track
10. Co-working Space and Herb Garden
11. Half Basketball Court
12. Leisure Garden
13. Kids Playground
14. Guard House
15. Multipurpose Hall / Indoor Badminton Court

INDOOR

16. Main Lobby Lounge
17. Mail Room
18. Gym Room
19. Indoor Terrace
20. Children's Indoor Play Area
21. Games Room
22. Changing Room
23. Reading Room
24. Management Office
25. Surau

MADE FOR WHAT MATTERS



KL Freehold



6.5km to KLCC



6 Stops to KLCC



North-South orientation



Direct access to all car park floors via main driveway



Practical layouts with dry and wet kitchens



Natural lighting and ventilation for corridor and staircase



Covered walkway to Sri Rampai LRT Station (500m)



Low Density Development - 468 units only



Built-up of 1,109 - 1,303sf



All bedrooms face externally for better views, daylight and ventilation.



Sustainable green design (GreenRE Gold)

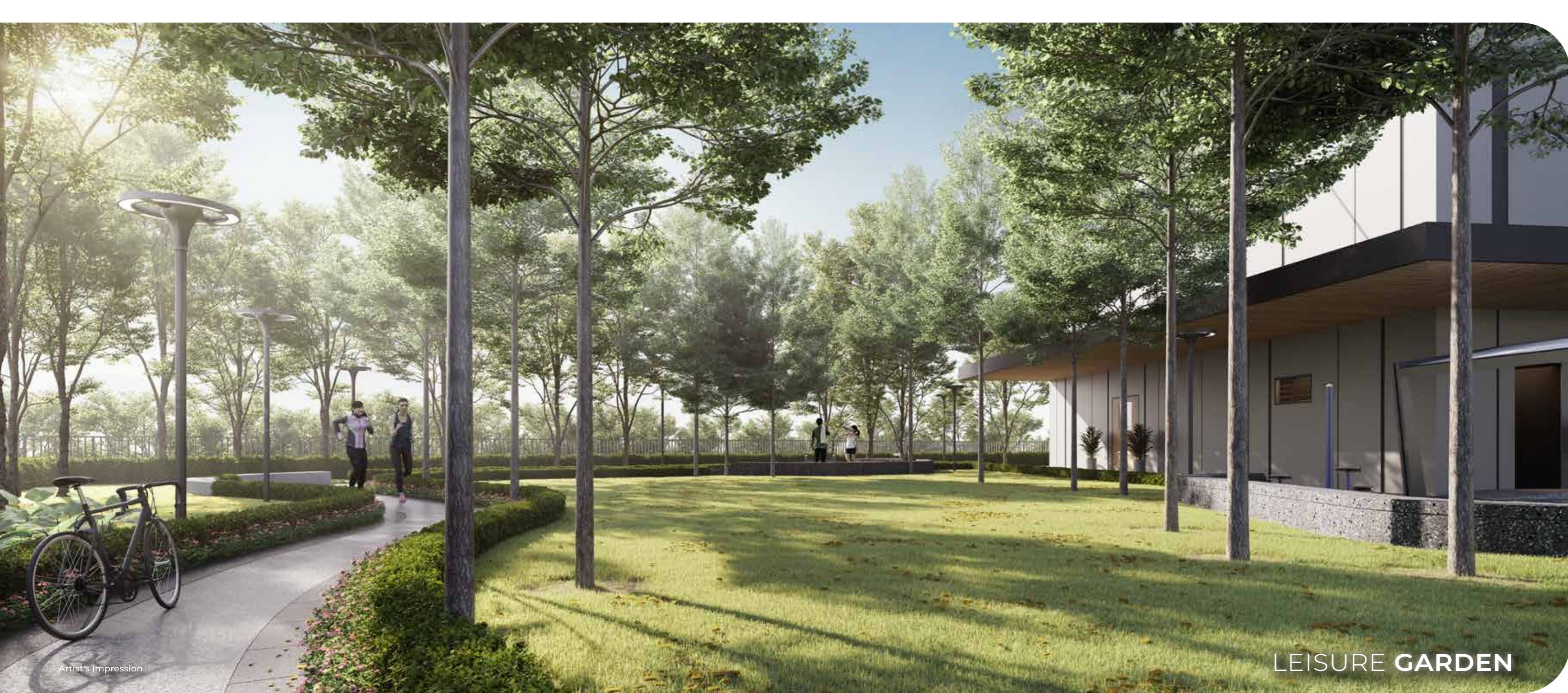


Bicycle parking area

A MOMENT FOR RECREATION

Have yourself an escape from your day-to-day at The Leisure Club Floor. Take a dip into an Olympic-length infinity pool, while your little ones enjoy the kids' mini waterpark. The Leisure Club Floor ensures you get to unwind from the comforts of your home.



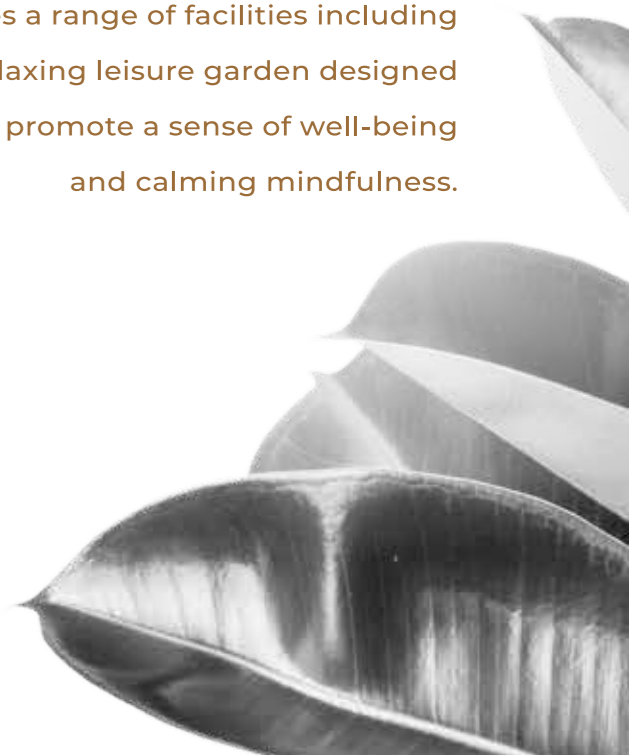


Artist's Impression

LEISURE GARDEN

ESCAPE TO YOUR SPACIOUS **PRIVATE GARDEN**

Sunway Artessa's scenic 1.9-acre landscape welcomes one and all to the outdoors. It features a range of facilities including a relaxing leisure garden designed to promote a sense of well-being and calming mindfulness.



PLANNING AHEAD

TYPE
A

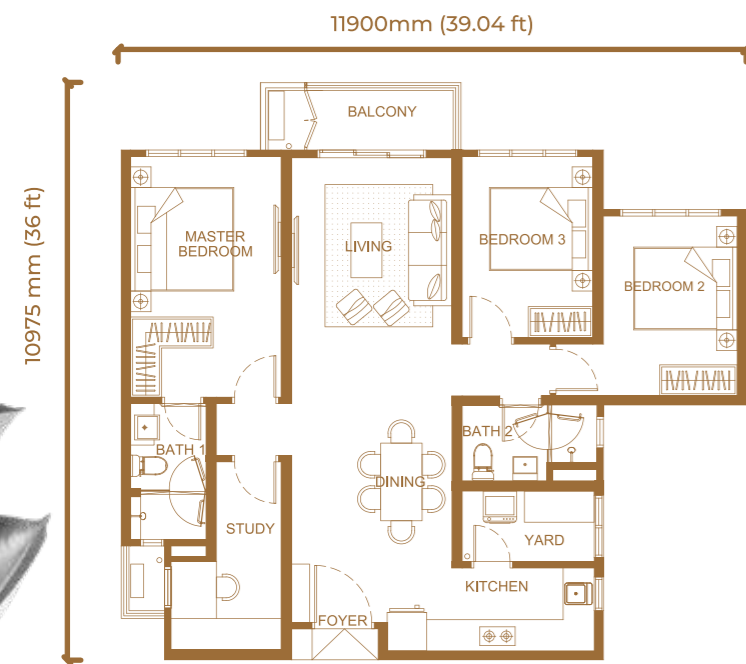
1,109 sf

3 + 1 bedrooms,
2 bathrooms

Facing Wangsa Maju / Bukit Tabur



Facing Kuala Lumpur / Facilities



TYPE
A1

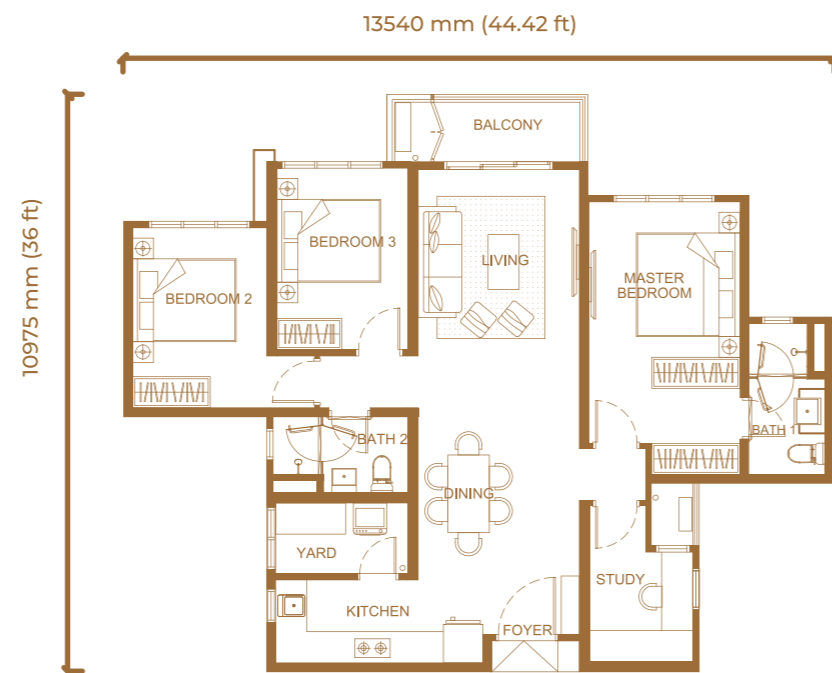
1,109 sf

3 + 1 bedrooms,
2 bathrooms

Facing Wangsa Maju / Bukit Tabur



Facing Kuala Lumpur / Facilities



TYPE
B

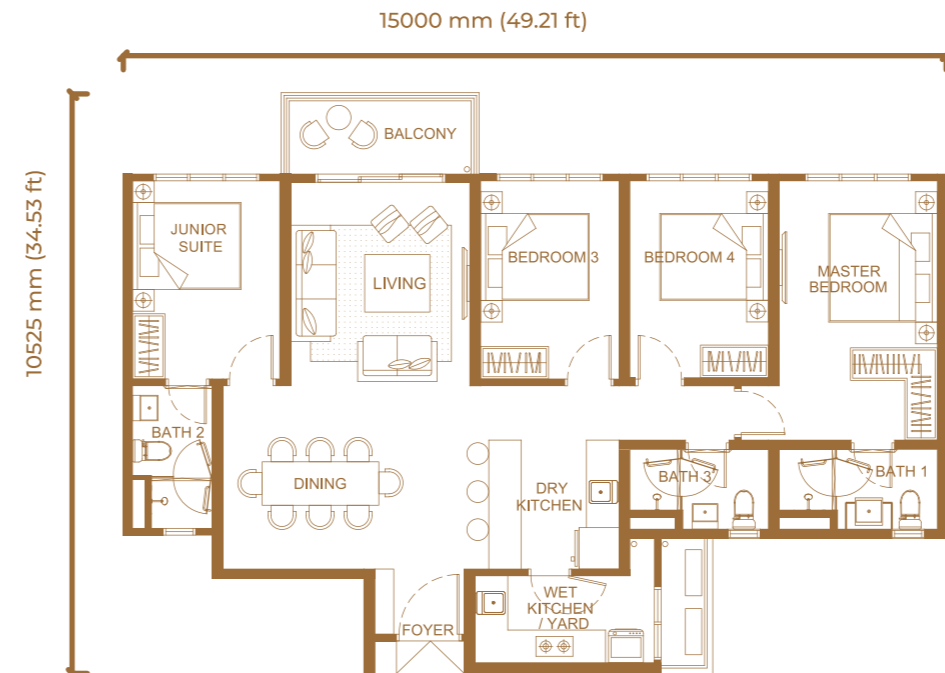
1,303 sf

4 bedrooms,
3 bathrooms

Facing Wangsa Maju / Bukit Tabur



Facing Kuala Lumpur / Facilities



TYPE
B1

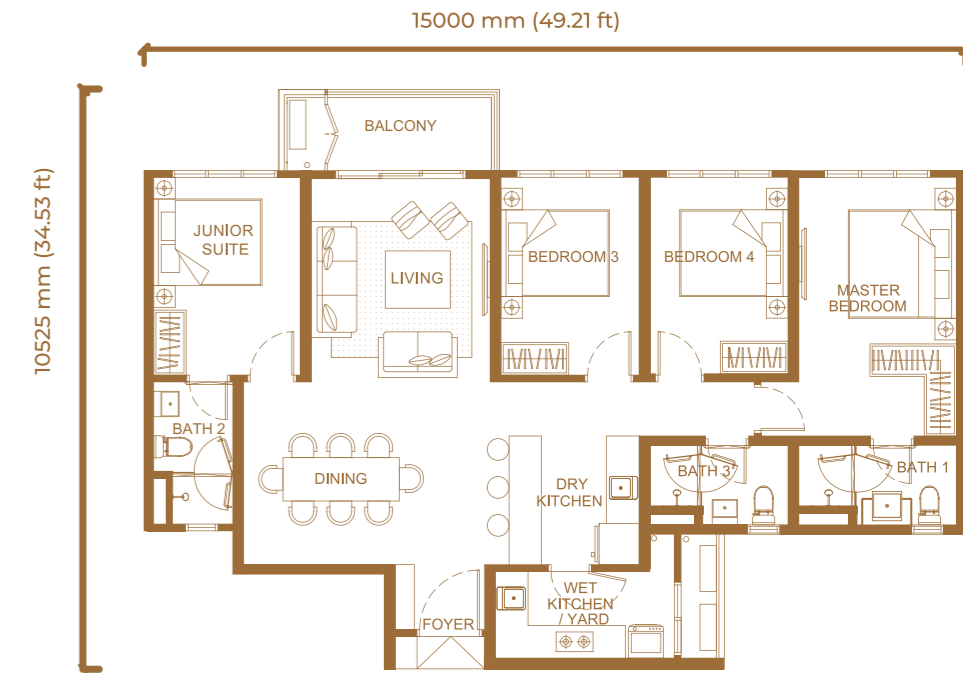
1,303 sf

4 bedrooms,
3 bathrooms

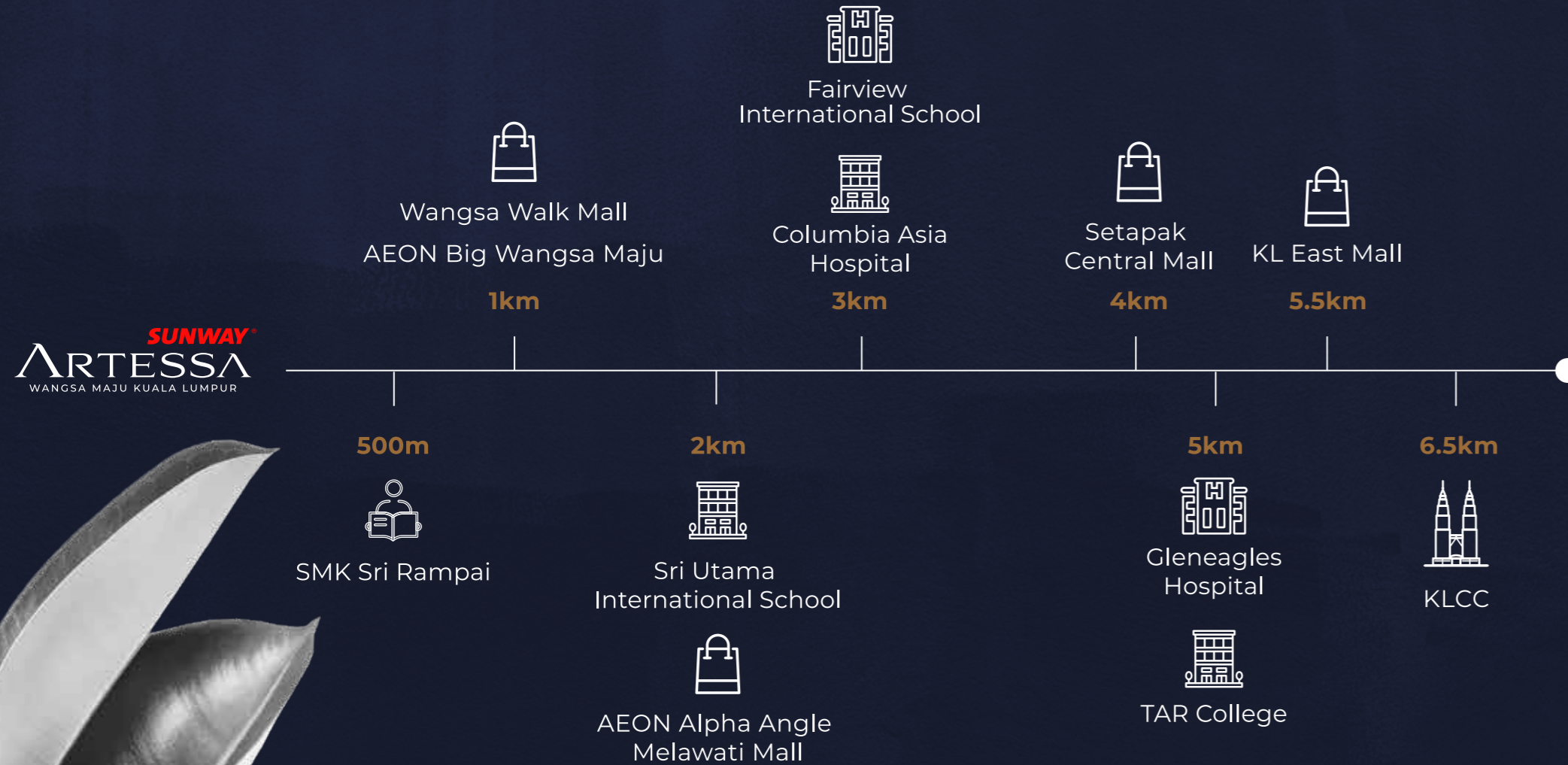
Facing Wangsa Maju / Bukit Tabur



Facing Kuala Lumpur / Facilities



DESTINATIONS AND CONVENIENCES



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

ELECTRICAL INSTALLATIONS	Phase power supply	
	TYPE A & A1	TYPE B & B1
Lighting Point	18	20
Fan Point	6	6
Power Point	17	19
Air-Conditioning Unit	5	6
HOB Point	1	1
HOOD Point	1	1
Water Heater Point	2	3
Bell Point	1	1
SMATV Point	1	1
Fiber Wall Socket	1	1

SANITARY FITTINGS		
	TYPE A & A1	TYPE B & B1
Wash Hand Basin	2	3
WC	2	3
Shower	2	3
Toilet Roll Holder	2	3
Hand Bidet	2	3
Kitchen Sink	1	2
Water Tap	4	6

Sunway Artessa Sales Gallery,
Jalan Seri Wangsa 1, Wangsa Maju, 53300 Kuala Lumpur.

www.sunwayartessa.com



[sunwayproperty](https://www.sunwayproperty.com)

Developer: Sunway Artessa Sdn Bhd (1228449-W) • Address: Lobby Level, Menara Sunway, Jalan Lagoon Timur, Bandar Sunway, 47500 Petaling Jaya, Selangor Darul Ehsan • Phone number: 03 5639 9000 • Type: Condominium • Developer's License: 19676-2/11-2023/0793(L) • Sales and Advertising Permit No: 19676-2/11-2023/0793(P) • Validity Period: 10/11/2021 - 09/11/2023 • Building Plan Approval No: BPU2OSC20201340(29) • Approving Authority: Dewan Bandaraya Kuala Lumpur • Tenure: Freehold • Expected Date of Completion: 48 months from SPA date (November 2025) • Encumbrances: Nil • Total Units: 468 units • Price - RM1,023,511 (Min.) - RM 1,316,918 (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.

SUNWAY ARTESSA SDN. BHD.

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

EMAIL: mysunwayproperty@sunway.com.my

+6017 964 0822

www.sunwayproperty.com

SUNWAY[®]
PROPERTY
Master Community Developer