

The logo for Sunway Flora Residences Bukit Jalil is centered on the page. It features the word "SUNWAY" in a bold, red, italicized sans-serif font with a registered trademark symbol. Below it, the word "FLORA" is written in a large, green, sans-serif font, with a small leaf icon integrated into the letter 'A'. Underneath "FLORA", the word "residences" is written in a smaller, green, lowercase sans-serif font. At the bottom of the logo, "BUKIT JALIL" is written in a green, uppercase sans-serif font.

SUNWAY[®]
FLORA
residences
BUKIT JALIL

A Home Shaped by Nature
with 1.3 Acres of Private Linear Park

FREEHOLD



FEEL AT HOME AND AT PEACE

Imagine a home with conveniences and amenities centered around you and your lifestyle. A pristine surrounding that sets to inspire and uplift the way you live every day. Sunway Flora offers you that and more.



**FREEHOLD
RESIDENTIAL TITLE**



**1.3 ACRES OF PRIVATE
LINEAR PARK**



**700m COVERED
WALKWAY TO
MUHIBBAH LRT
STATION**



**FACILITIES
FOR ALL AGES**

3 levels of facilities with a 50m infinity pool, jacuzzi, mini skate park, rooftop deck and more.



**PET-FRIENDLY
ENVIRONMENT**



**AMPLE NATURAL LIGHT
& VENTILATION**

Bedrooms facing outwards enjoy a continuous breeze and natural lighting.



**FUNCTIONAL
LAYOUTS**

3 & 4 bedrooms with built-ups from 1,055 to 1,507 sq. ft., comes with wet & dry kitchens.



**2-3
PARKING BAYS**



**EV CHARGING
INFRA READY**



**EXPRESS RAMP TO
MULTI-LEVEL PARKING**



**UNIVERSAL
ACCESSIBLE DESIGN**

Elderly, wheelchair and baby stroller-friendly design with ramp access.



**PARCEL &
FOOD DELIVERY
AREA**



**GREENRE
PLATINUM
CERTIFIED**



Chess Garden



50m Infinity Pool

THE JOY OF BEING *outdoors*

Expansive landscaped gardens bring sunlight and shades into multiple relaxation and play nooks. Leafy foliage and cooling canopies envelop the space in greenery to provide a private sanctuary for residents to escape the busyness of urban life.



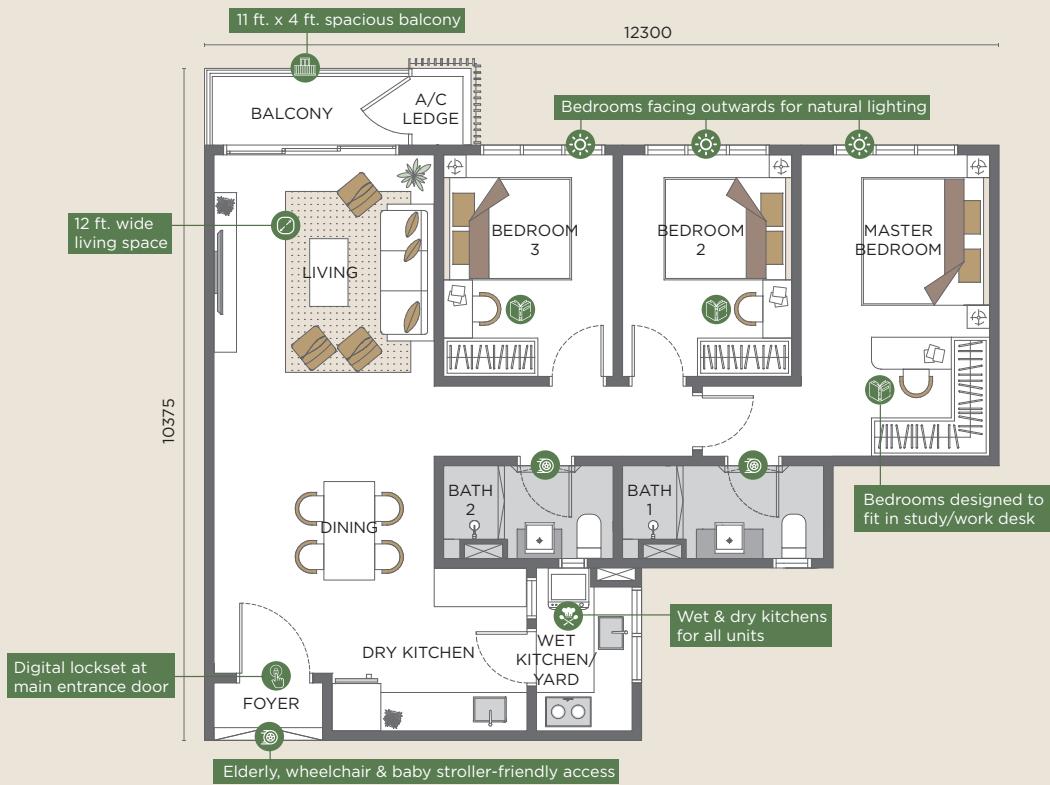
The Play-Hive

UNIT LAYOUT PLAN

TYPE

A1

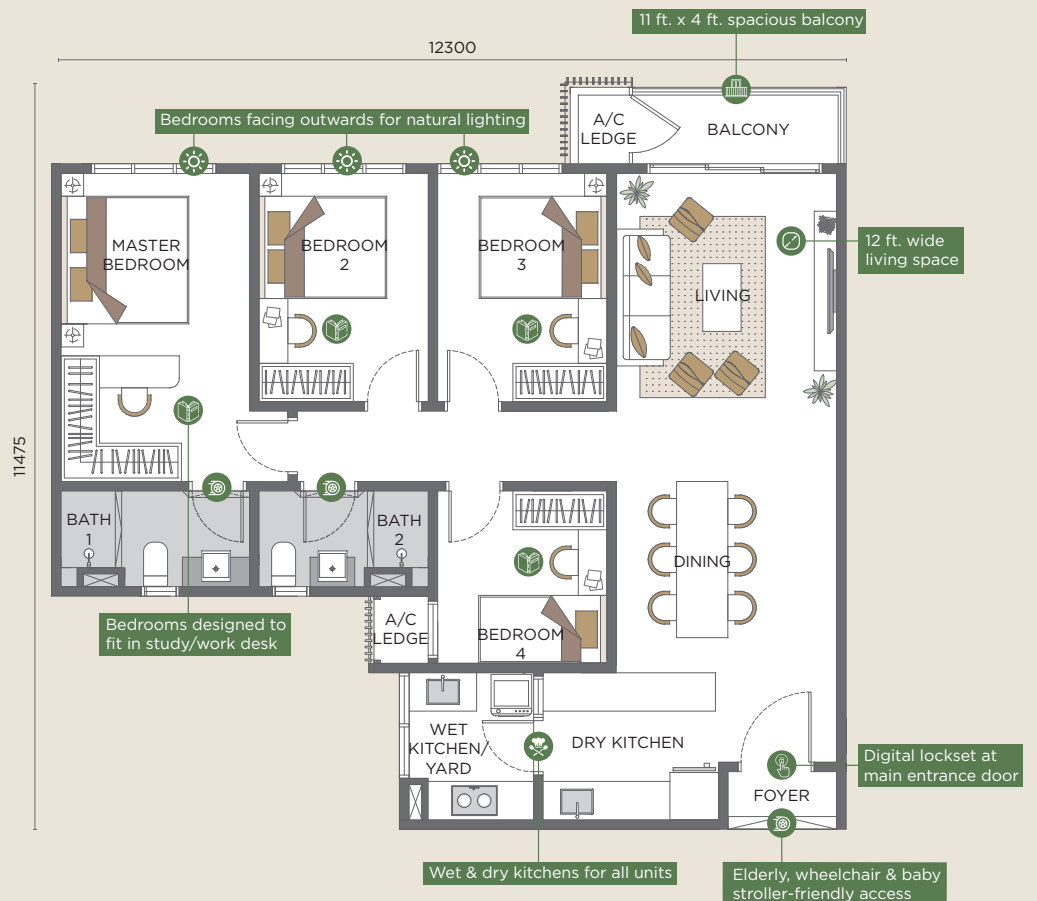
1,055 sq. ft.
3 bedrooms
2 bathrooms



TYPE

B1

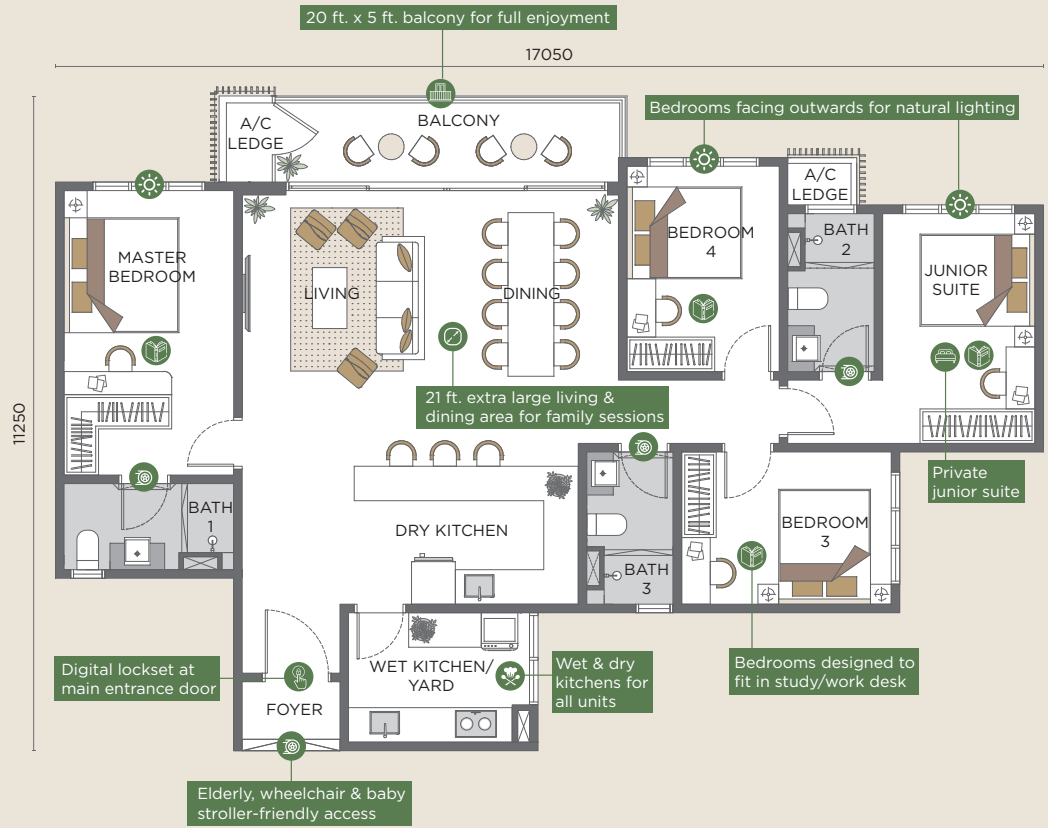
1,206 sq. ft.
4 bedrooms
2 bathrooms



TYPE



1,507 sq. ft.
4 bedrooms
3 bathrooms



TYPICAL FLOOR PLAN

FACING KUALA LUMPUR





AN ALL-ROUNDED *neighbourhood*

HIGHWAYS

- Bukit Jalil Highway
- Shah Alam Expressway (KESAS)
- New Pantai Expressway (NPE)
- Sungai Besi Highway
- BESRAYA Highway

LRT STATIONS

- LRT Muhibbah - 700m
- LRT Alam Sutera - 1km
- LRT Awan Besar - 1.6km

RECREATIONAL FACILITIES

- Bukit Jalil Recreational Park - 3km
- Bukit Jalil Golf & Country Resort - 4km
- Bukit Jalil National Stadium - 5km
- Sunway Lagoon Theme Park - 8km

SHOPPING MALLS

- Pavilion Bukit Jalil - 3km
- Giant Kinrara - 3km
- Pearl Point Shopping Mall - 4km
- IOI Mall Puchong - 7km
- Mid Valley Megamall - 8km
- Sunway Pyramid - 9km

EDUCATIONAL INSTITUTIONS

- SJK(C) Lai Meng - 2km
- International Medical University (IMU) - 4km
- Tzu Chi International School - 4km
- Asia Pacific University (APU) - 7km
- Sunway University - 8km

HEALTHCARE

- IMU Healthcare - 4km
- Sunway Medical Centre - 7km
- Columbia Asia Hospital - 8km
- Sunway Medical Centre Velocity - 13km

VISIT OUR SALES GALLERY TODAY

1, Jalan Tiara 1, Taman Mutiara Bukit Jalil, 58200 Bukit Jalil, Kuala Lumpur

Sunway Flora Sales Gallery

Developer: Sunway Flora Sdn Bhd (1333603-W) • Address: The Property Gallery, Lobby Level, Menara Sunway, Jalan Lagoon Timur, Bandar Sunway, 47500 Petaling Jaya, Selangor Darul Ehsan • Type: Condominium • Developer's License: 30158/08-2027/0157(N) • Validity Period: 25 Aug 2022 till 24 Aug 2027 • Advertising Permit: 30158-1/12-2025/0436(N)-(S) • Validity Period: 21 Dec 2022 till 20 Dec 2025 • Building Plan Approval No: BPS3OSC20211358 • Approving Authority: Dewan Bandaraya Kuala Lumpur • Tenure: Freehold • Expected Date of Completion: Dec 2025 • Encumbrances: - • Total Units: Tower A - 379 units, Tower B - 369 units • Price: Tower A - RM1,080,000 (Min) - RM1,557,000 (Max), Tower B - RM1,119,000 (Min) - RM1,612,000 (Max) • Bumiputera Discount: 5% • Disclaimer: 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. 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 Impression only. The items are subject to variations, modifications and substitutions as may be recommended by the Company's Consultants and/or relevant approving authorities.

SUNWAY FLORA SDN BHD (1333603-W)

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SUNWAY
PROPERTY
Master Community Developer