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SUNWAY[®]
Lenang
HEIGHTS

MANOR & LAVIE

BUNGALOW & SEMI D

Sunway City (JB) Sdn Bhd (896512-M)
Sunway Lenang Sales Gallery:
Persiaran Lenang Utama, Sunway Bukit Lenang,
81100 Johor Bahru.

+607-289 2259

www.sunwayproperty.com
www.sunwayproperty.com/sunwaylenangheights

SUNWAY[®]
PROPERTY
Master Community Developer

Developer Name: SUNWAY CITY (JB) SDN. BHD. (896512-M) • Address: Lobby Level, Menara Sunway, Jalan Lagoon Timur, Bandar Sunway, 46150 Petaling Jaya, Selangor. • Development Type: Landed Resident • Developer License No.: 13096/12-2027/0041(A) • Validity Period: 23/12/2022 - 22/12/2027 • Advertising and Sales Permit No.: 13096-4/11-2026/1219(N)-(S) • Validity Period: 07/11/2023 - 06/11/2026 • Land Charge: N/A • Expected Date of Completion: 36 months from Sales & Purchase Agreement (OCT 2026) • Authority Reference No.: MB/JBU/2016/14/BGN/67(73) • Approving Authority: Majlis Bandaraya Johor Bahru • Tenure: Freehold • Total units: 42 Units • Total Bungalow : 36 units • Price: RM 3,042,000 (min.) – RM 4,280,880 (max.) • Total 2-storey Semi-D: 6 units • Price: RM 2,682,000 (min.) – RM 3,000,000 (max.) • Bumiputra Discount: 15%

The information contained in this material is subject to change and cannot form part of an offer or contract. All renderings are artist's impression only. All the above items are subject to variations, modifications and substitutions as may be required by the Authorities or recommended by the Architect or Engineer.



"TREE OF LIFE" A Century of Memories

The Pachira Spp (cotton tree) also known as 'The Tree of Life', is a century-old tree that is the centerpiece for Sunway Lenang Heights. With time, it has become a part of Sunway Lenang Height's history and a treasure trove for many generations.

This was all made possible with the excellent preservation initiated by TAN SRI DATO' SERI SIR DR. JEFFREY CHEAH KBE AO, Founder and Chairman, Sunway Group.

MANOR & LAVIE

The Symbol of Pride and Dream

Exclusive abode secluded within the deep serenity of a freehold land. It is the final piece of this prestigious development, offering 36 bungalows and 6 semi-detached homes with irresistible charm. MANOR & LAVIE, only in the enclave of Sunway Lenang Heights.





MASTER LOUIS LOH

President of the Malaysian
Feng Shui & Bazi Association

Feng Shui Consultant
of Sunway Lenang Heights



North-south Orientation

It welcomes the
prosperous energy
in Period Nine
Feng Shui (九运).



Near The Mouth of Sungai Tebrau

Leading to the major
source of water known as
Wealth Qi for the entire
JB region.



Dynamic & Static Water

Nearby lake and river
that draw in wealth &
wisdom to create a
domain of the elite.



Century-old Tree

Brimmed with natural energy
and preserved as 'Tree of Life'
that represents longevity and
health within this energetically
charged land.



Symmetry Design

It adheres to Feng Shui
principles that ensure
symmetry design without
any missing corners.



Harmonised with The Theory

Each room within the bungalow
is in accordance to the "峦头"
theory in Feng Shui.



Unique phenomenon at Sungai Tebrau forms
"celestial animal protecting water gateway"
that symbolises the guarding & accumulation
of wealth.



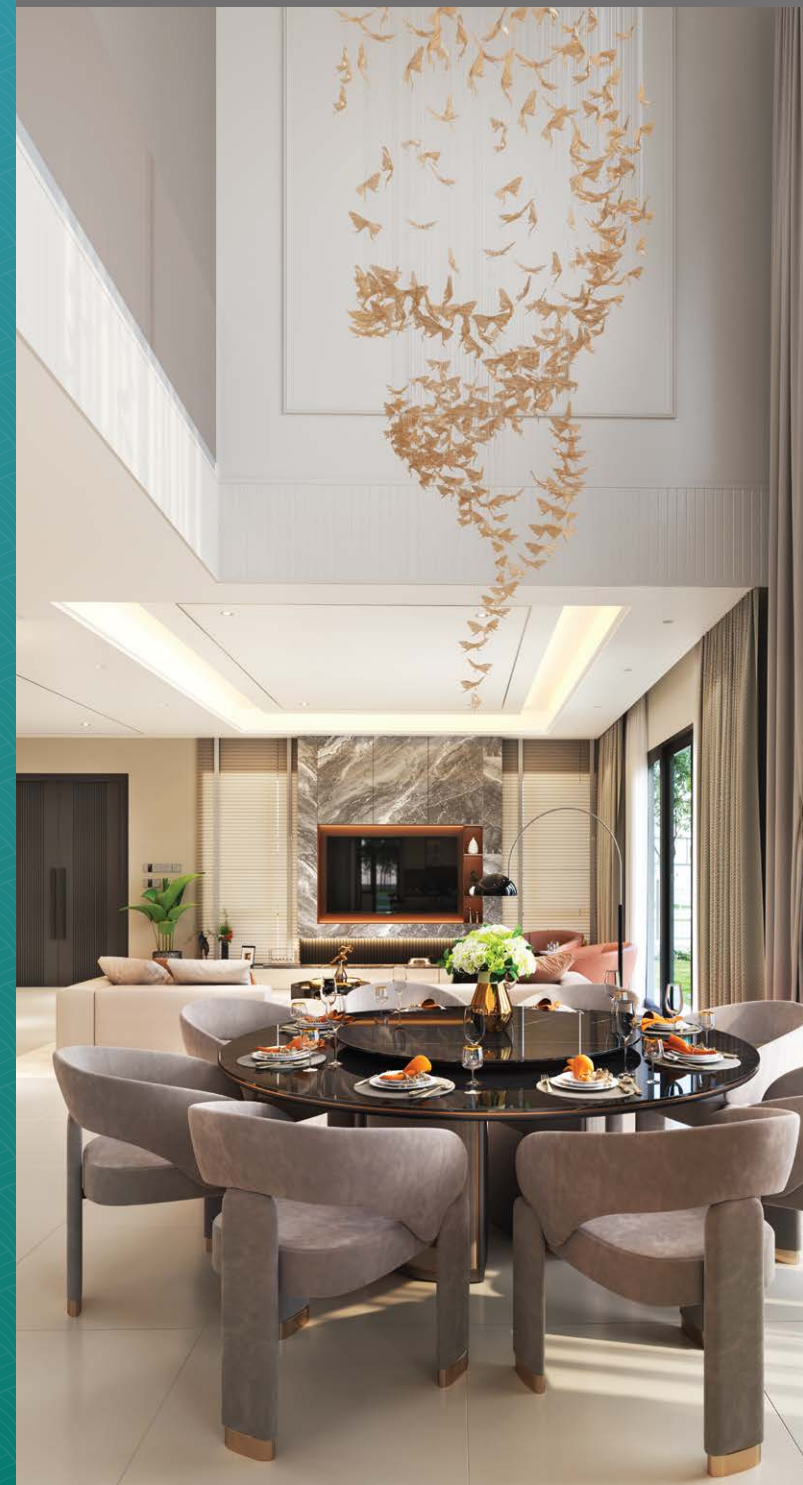
The multiple roundabouts are the epitome
of Feng Shui pattern that creates continuous
circulation of auspicious energy.



High ceiling with excellent ventilation
in every area facilitate a better flow
of energy.



Tall glass windows provide an ample
natural sunlight, welcoming more
prosperous energy.



Artist Impression Only.



Artist Impression Only.

Domain of The Affluent and Elite

Each finery and design of MANOR Sunway Lenang Heights are meticulously advised by the Feng Shui consultant, Master Louis Loh. The greatness and prosperity stretch from the interior to the very edge of every bungalow for decades to come.



Artist Impression Only.

Unwind At The
38,000 sq.ft.
Private Clubhouse



Gymnasium



Infinity Pool



Aqua Play



Tennis Court



Gymnasium



Games Room



Pavilion



Cycling Track



Outdoor Gym



Function Hall



Basketball Court



Fitness Centre



Sauna



Sauna Room



Basketball Court

Lifestyle Indulgence
at Your Convenience

Sunway Lenang Heights boasts high standard of satisfaction when it comes to your lifestyle choices. Here at this private clubhouse, you and your loved ones may discover myriads of facilities to stay fit, healthy, and happy. Make time in the evening afterwork for a quick workout session or enjoy splashing fun with the kids over the Aqua Play.



Aqua Play



Welcome Home to The Verdant Landscape

Covered with 60% of greenery, coming home every day is like stepping into nature's sanctuary. Imagine a peaceful morning run and tranquilizing moments just before sunset as you drive past the iconic beauty of 'The Tree of Life'. Stroll along with a peace of mind within this pedestrian and bicycle-friendly neighbourhood while relishing true bliss of life.

Security Features

- Gated & guarded with 24-hour patrolling
- Single entry & exit point
- Perimeter CCTV with motion detectors
- RFID vehicle access control system



MASTER PLAN



□ Bumi Lot

MANOR 2-STOREY BUNGALOW

- 2-STOREY BUNGALOW
65' X 120'
- 2-STOREY BUNGALOW
65' X 105'
- 2-STOREY BUNGALOW
60' X 105'

- 2-STOREY BUNGALOW
55' X 90'
- 2-STOREY BUNGALOW
85' X 95'

*Lot size may vary.

LAVIE 2-STOREY SEMI-DETACHED

- 2-STOREY SEMI-DETACHED
45' X 95'

MANOR

2-STOREY BUNGALOW

Exclusive & Limited
Bungalow Units

Up To:
65' X 120'

Built-up Area:
3,800 sq.ft.

4+1 Bedrooms
6 Bathrooms

24 ft. High Double
Volume Ceiling

Spacious Land Area for
Gathering or Gardening

Up to 27 ft. Spacious
Private Back Garden

North-South
Orientation

Car Porch that
Fits Up to 6 Cars



Artist Impression Only

Lavish Honour That You Deserve

A home made for comfort and beyond. It is a master creation of timeless beauty and surreal aesthetic that transcend your lifestyle for the better. Revel in MANOR's unparalleled features, where spaciousness and flexibility is designed perfectly to imbue with your life.



Artist Impression Only

MANOR

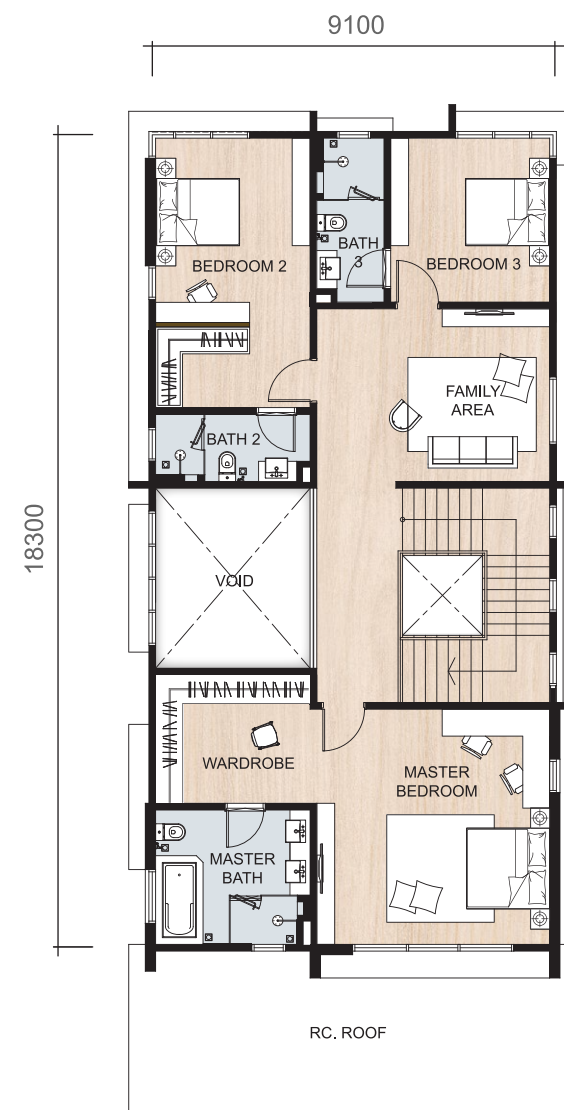
2-STOREY BUNGALOW

Land Size : 55' x 90' / 85' x 95' / 60' x 105' / 65' x 105' / 65' x 120'

Built-up Area: 3,800 sq.ft. 4+1 Bedrooms 6 Bathrooms



GROUND FLOOR



FIRST FLOOR



Artist Impression Only

Specifications

Structure	: Reinforced Concrete Frame		
Wall	: Brick Wall / Reinforced Concrete Wall		
Roofing	: Metal Roof & RC Flat Roof		
Ceiling	: Car Porch	: Plaster Ceiling	
	: Master Bedroom & Bedrooms	: Plaster Ceiling	
	: Living, Dining, Family & Entrance	: Plaster Ceiling	
	: Master Bath, Bathrooms & Powder Room	: Plaster Ceiling	
	: Wet Kitchen & Dry Kitchen	: Plaster Ceiling	
	: Others	: Plaster Ceiling / Skim Coat	
Window	: Powder Coated Aluminium Framed Window / with Tinted Glass		
Doors	: Main Entrance	: Decorative Timber Door	
	: Master Bedroom & Bedrooms	: Timber Door	
	: Master Bath, Bathrooms & Powder Room	: Timber Door	
	: Others	: Powder Coated Aluminium with Glass / Swing / Sliding	
Locks	: Quality Lock Set		
Wall Finishes	: Wet Kitchen	: Wall Tiles / Plaster & Paint	
	: Master Bath, Bathrooms & Powder Room	: Wall Tiles	
	: Other Internal Walls	: Plaster & Paint	
	: External Walls	: Plaster & Paint	
	: Above Ceiling	: Bare Finish	
Floor Finishes	: Entrance, Living & Dining	: Floor Tiles	
	: Wet Kitchen	: Floor Tiles	
	: Bedroom 1 & Utility	: Floor Tiles	
	: Master Bath, Bathrooms & Powder Room	: Floor Tiles	
	: Master Bedroom, other Bedrooms, Family Area & Staircase	: Stone Polymer Composite Flooring	
	: Car Porch	: Concrete Imprint	

Miscellaneous	: Fencing	: Galvanized Wire Mesh & Brick Wall with Plaster & Paint
	: Refuse Chamber	: Internal Tile Finish
	: Electrical / Water Meter Chamber	: Plaster & Paint
Sanitary Installation	: Wash Basin	- 7 nos
	: Wash Basin Tap	- 7 nos
	: Bathtub	- 1 no
	: Water Closet	- 6 nos
	: Shower Rose	- 7 nos
	: Toilet Roll Holder	- 6 nos
	: Hand Bidet	- 6 nos
	: Bip Tap	- 3 nos
	: Garden Tap	- 1 no
Electrical Installation	: Light Point	- 36 nos
	: Fan Point	- 7 nos
	: Air-cond Point	- 7 nos
	: Power Point	- 28 nos
	: Tv Point	- 4 nos
	: Data Point	- 2 nos
	: Door Bell	- 1 no
Additional Features	: Shower Screen	
	: Water Booster Pump	
	: Air Conditioning-Piping Only without Fitting	
	: Solar Water Heater	

Note : The Developer shall, at its own cost and expense, install or construct all of the items listed above in accordance with the description set out save for the item or items marked with *which may be deleted if not applicable.

LAVIE

2-STOREY SEMI-DETACHED

45' X 95' | Built-up Area: 3,783 sq.ft. | 4 Bedrooms 5 Bathrooms

Spacious Side Garden

Fits min. 6 Cars

Ample Lighting & Excellent Ventilation

Modern Facade Design

Exclusive & Limited Semi-Detached Units

13 ft. Backyard for Family Activities



Crafted to Realize Your Dream

Cherish the notion of family and joy with this elegant home. Here, you may find love and harmony with one another within a home that patronises both privacy and intimacy.

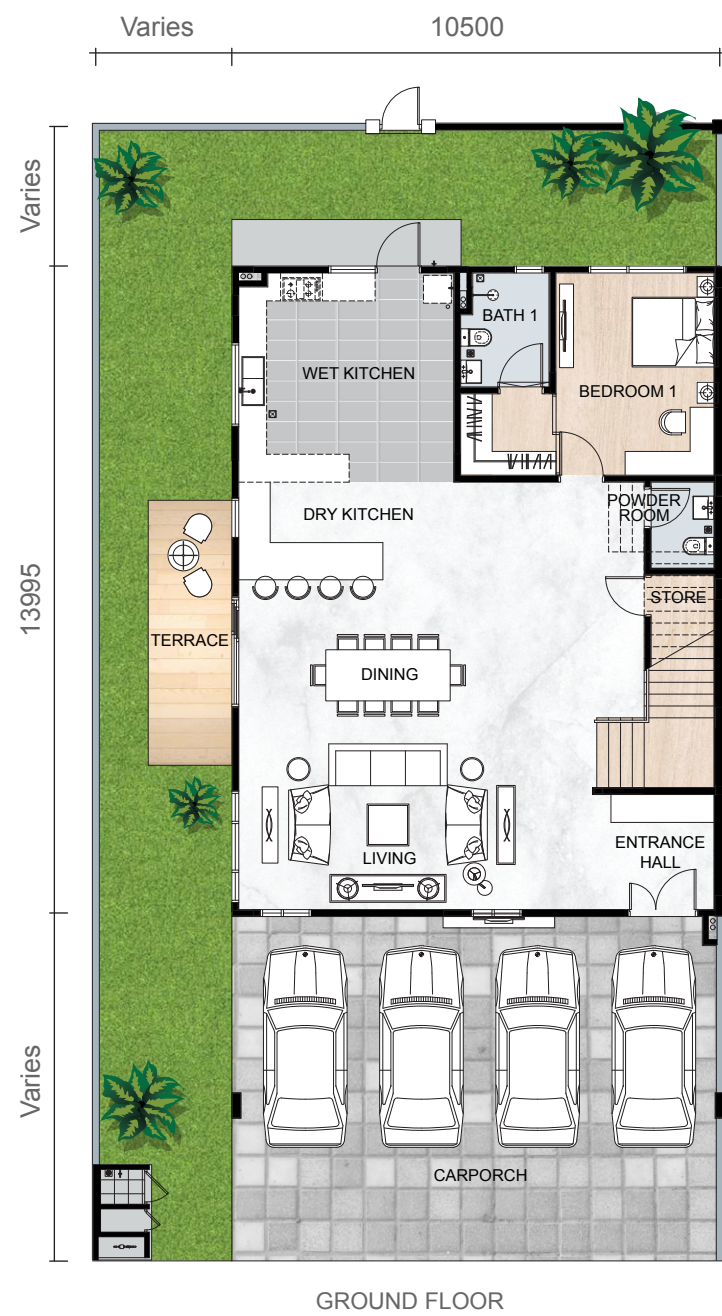
Artist Impression Only

LAVIE

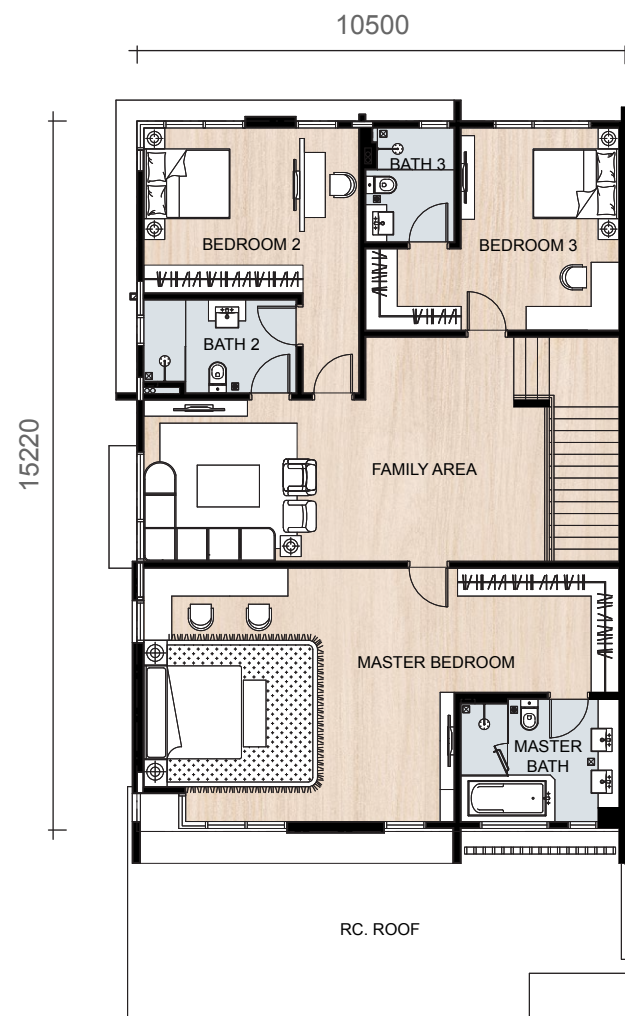
2-STOREY SEMI-DETACHED

Land Size : 45' x 95' / 55' x 95'

Built-up Area: 3,783 sq.ft. 4 Bedrooms 5 Bathrooms



GROUND FLOOR



FIRST FLOOR



Artist Impression Only

Specifications

Structure :	Reinforced Concrete Frame		
Wall :	Brick Wall / Reinforced Concrete Wall		
Roofing :	Metal Roof & RC Flat Roof		
Ceiling :	Car Porch	: Plaster Ceiling	
	Store	: Skim Coat	
	Master Bedroom & Bedrooms	: Plaster Ceiling	
	Living, Dining, Family & Entrance	: Plaster Ceiling	
	Master Bath, Bathrooms & Powder Room	: Plaster Ceiling	
	Wet Kitchen & Dry Kitchen	: Plaster Ceiling	
	Others	: Plaster Ceiling / Skim Coat	
Window :	Aluminium Framed Window		
Doors :	Main Entrance	: Decorative Timber Door	
	Master Bedroom & Bedrooms	: Timber Door	
	Master Bath, Bathrooms & Powder Room	: Timber Door	
	Store	: Timber Door	
	Others	: Aluminium Frame Swing / Sliding Door with Glass	
Locks :	Quality Lock Set		
Wall Finishes :	Wet Kitchen	: Wall Tiles / Plaster & Paint	
	Master Bath, Bathrooms & Powder Room	: Wall Tiles	
	Other Internal Walls	: Plaster & Paint	
	External Walls	: Plaster & Paint	
	Above Ceiling	: Bare Finish	
Floor Finishes :	Entrance, Living & Dining	: Floor Tiles	
	Wet Kitchen	: Floor Tiles	
	Bedroom 1	: Floor Tiles	
	Master Bath, other Bathrooms & Powder Room	: Floor Tiles	
	Master Bedroom, other Bedrooms & Family Area	: Stone Polymer Composite Flooring	
	Car Porch & Driveway	: Concrete Imprint	
	Store	: Floor Tiles	
Miscellaneous :	Fencing	: Galvanized Wire Mesh & Brick Wall with Plaster & Paint	
		: Refuse Chamber	: Internal Tile Finish
		: Electrical / Water Meter Chamber	: Plaster & Paint
Sanitary Installation :	Wash Basin	- 6 nos	
	Wash Basin Tap	- 6 nos	
	Bathtub	- 1 no	
	Water Closet	- 5 nos	
	Shower Rose	- 6 nos	
	Toilet Roll Holder	- 5 nos	
	Hand Bidet	- 5 nos	
	Bip Tap	- 3 nos	
	Garden Tap	- 1 no	
Electrical Installation :	Light Point	- 36 nos	
	Fan Point	- 7 nos	
	Air-cond Point	- 7 nos	
	Power Point	- 31 nos	
	Tv Point	- 4 nos	
	Data Point	- 2 nos	
	Door Bell	- 1 no	
	Water Heater Point	- 4 nos	
Additional Features :	Shower Screen		
	Water Booster Pump		
	Air Conditioning-Piping Only without Fitting		
	Water Heater Fittings		

Note : The Developer shall, at its own cost and expense, install or construct all of the items listed above in accordance with the description set out save for the item or items marked with *which may be deleted if not applicable.



Nearby Amenities

LEISURE	
Ponderosa Golf & Country Club	2km
Daiman 18 Golf Club	5km
Austin Hills Country Club	11km
Permas Jaya Golf Club	11km

EDUCATION	
SMK Taman Molek	3km
SJK (C) Chien Chi	7km
SJK (C) Foon Yew 1	8km
SJK (C) Foon Yew 5	10km
Sunway College	11km

CONVENIENCES	
NSK Pandan	5km
Lotus's Plentong	5km
AEON Tebrau City	7km
IKEA & Toppen Tebrau	7km
Mid Valley	8km
JB City Square	13km

MEDICAL	
Hospital Sultan Ismail	9km
Kempas Medical Centre	10km
KPJ Bandar Dato' Onn	11km
Regency Specialist Hospital	13km
Hospital Sultanah Aminah	14km

TRANSPORTATION	
Bukit Cagar RTS Station	12km
Senai International Airport	26km

*The above mentioned is based on the driving distance shown in Google Map.

Convenience Only A Stone's Throw Away



EDUCATION



LEISURE



Here at Sunway Lenang Heights, all that you need in life is just within minutes of drive. Residing next to Taman Molek, it is well-equipped with a myriad of daily essentials such as leisure hotspots, shopping malls, financial services, medical and education institutions.

Not only that, the distance to Singapore's Customs, Immigration and Quarantine (CIQ) centre is only 13 kilometres away, making your commute so much easier.