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# 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.: MBJB/U/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.



MANOR & LAVIE

Phase 1A

Clubhouse

Phase 1B1

Recreation  
Park

Sales Gallery





# 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



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 tranquillizing 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

Car Porch that  
Fits Up to 6 Cars

North-South  
Orientation

## 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.





# MANOR

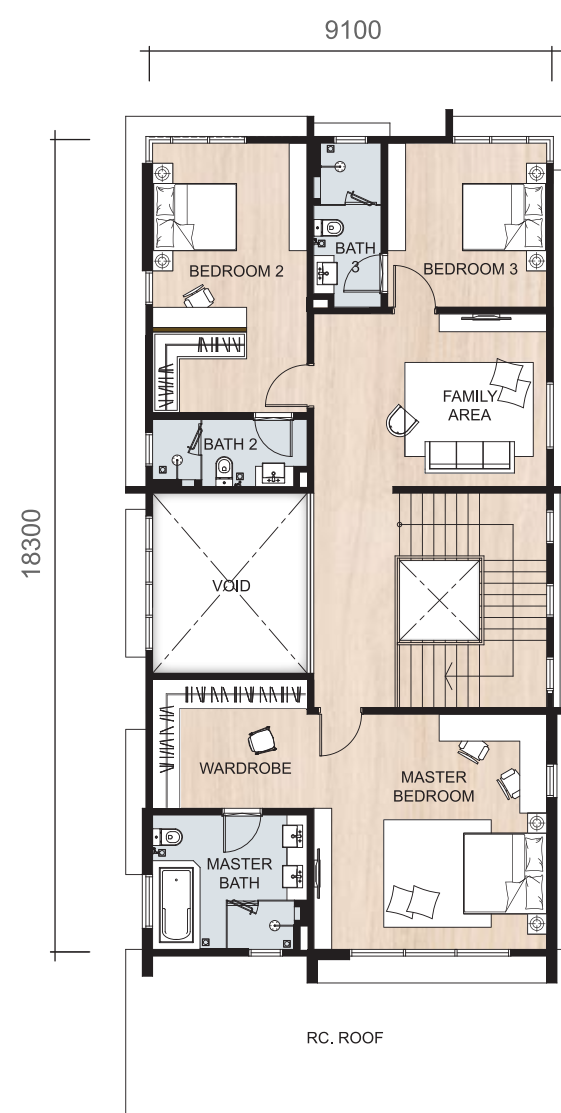
## 2-STOREY BUNGALOW

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

<b>Structure</b>	: Reinforced Concrete Frame	
<b>Wall</b>	: Brick Wall / Reinforced Concrete Wall	
<b>Roofing</b>	: Metal Roof & RC Flat Roof	
<b>Ceiling</b>	: 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
<b>Window</b>	: Powder Coated Aluminium Framed Window / with Tinted Glass	
<b>Doors</b>	: 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
<b>Locks</b>	: Quality Lock Set	
<b>Wall Finishes</b>	: 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
<b>Floor Finishes</b>	: 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

<b>Miscellaneous</b>	: Fencing	: Galvanized Wire Mesh & Brick Wall with Plaster & Paint
	: Refuse Chamber	: Internal Tile Finish
	: Electrical / Water Meter Chamber	: Plaster & Paint
<b>Sanitary Installation</b>	: 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
<b>Electrical Installation</b>	: 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
<b>Additional Features</b>	: 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



Artist Impression Only.

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.

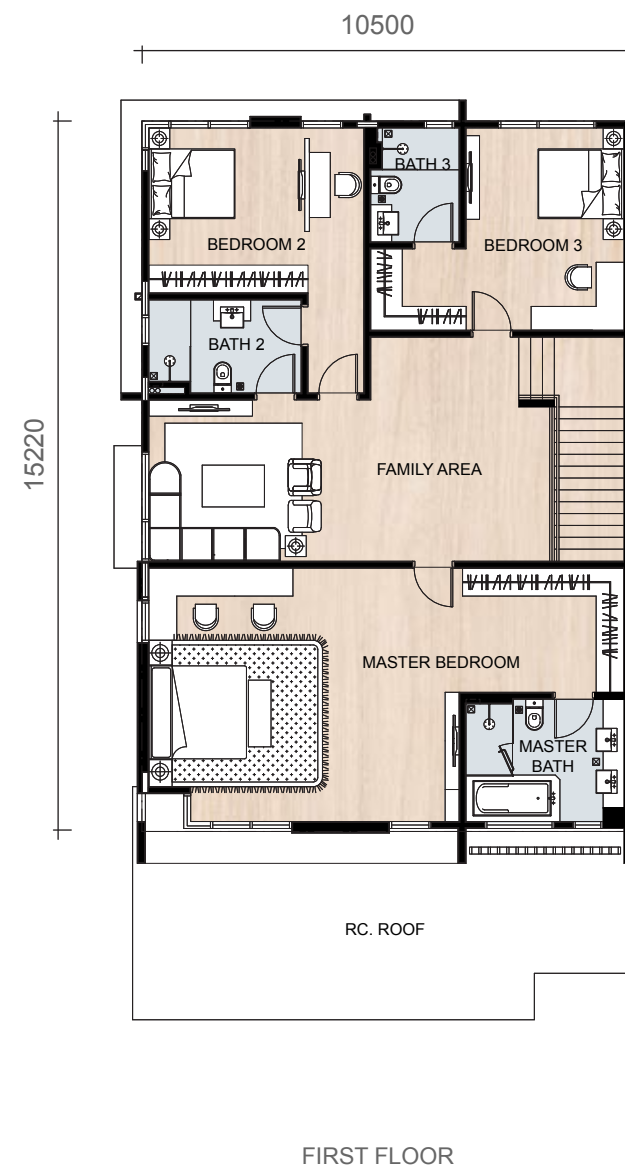
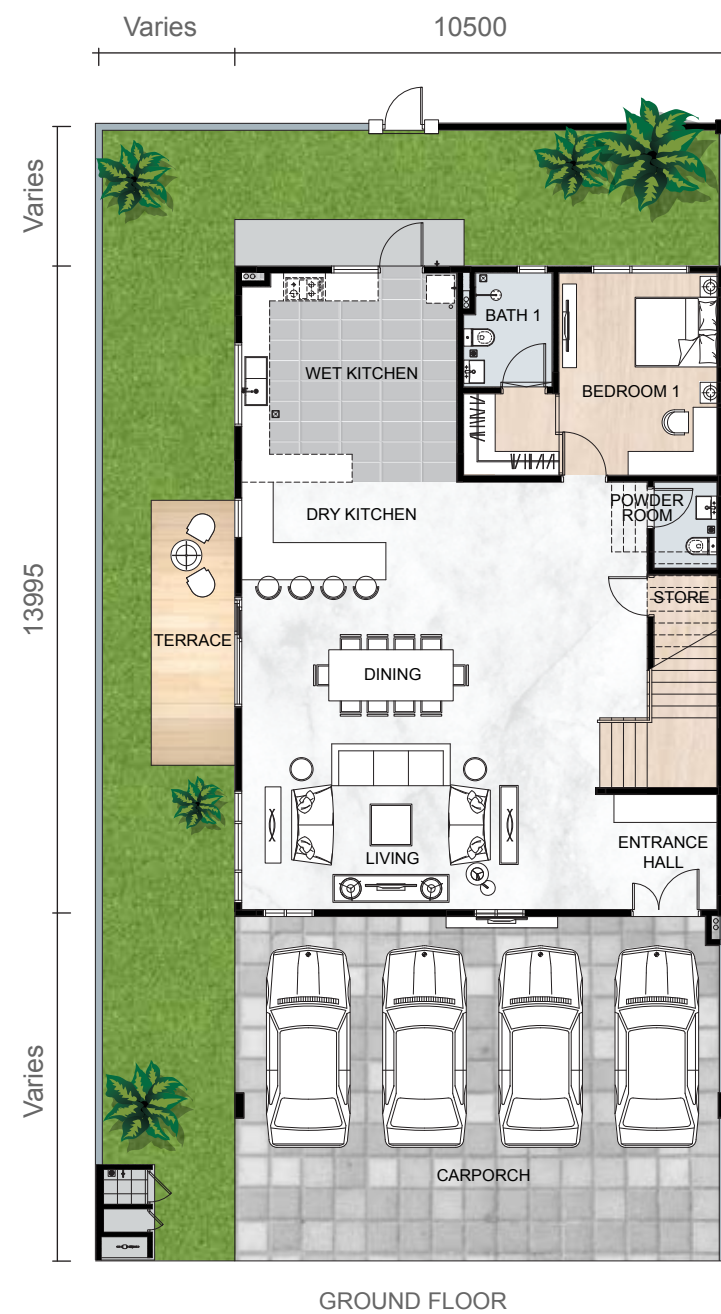


# LAVIE

2-STOREY SEMI-DETACHED

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

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



## Specifications

<b>Structure</b>	: Reinforced Concrete Frame	
<b>Wall</b>	: Brick Wall / Reinforced Concrete Wall	
<b>Roofing</b>	: Metal Roof & RC Flat Roof	
<b>Ceiling</b>	: 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
<b>Window</b>	: Aluminium Framed Window	
<b>Doors</b>	: 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
<b>Locks</b>	: Quality Lock Set	
<b>Wall Finishes</b>	: 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
<b>Floor Finishes</b>	: 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

<b>Miscellaneous</b>	: Fencing	: Galvanized Wire Mesh & Brick Wall with Plaster & Paint
	: Refuse Chamber	: Internal Tile Finish
	: Electrical / Water Meter Chamber	: Plaster & Paint
<b>Sanitary Installation</b>	: 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
<b>Electrical Installation</b>	: 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
<b>Additional Features</b>	: 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.