

*SUNWAY*<sup>®</sup>  
d'hill  
residences  
KOTA DAMANSARA

FOREST LIVING IN THE CITY

**KOTA DAMANSARA  
COMMUNITY  
FOREST RESERVE**



AN  
AFFORDABLE  
NATURE'S

# Enclave

Nestled within lush rainforest hills, Sunway d'hill Residences is a mixed residential development that offers the best of modern conveniences whilst achieving a perfect balance with nature.

The best of both worlds awaits you with comfortable living spaces that are perfectly aligned for unobstructed views of mesmerising forested hills and the city.



YOUR  
VERY OWN  
FOREST

## Playground

Reconnect and discover the wonders of Mother Nature in the form of Kota Damansara Community Forest Reserve's magnificent 800-acre prime rainforest. Located just a mere 100 metres across from you, the forest provides the perfect opportunity to reacquaint yourself with nature. Immerse yourself in the refreshing sight and sounds of the forest as you take relaxing walks along the forest edge.

At Sunway d'hill Residences, the forest is where you regain your paradise.



# A NATURAL STATE OF *Completeness*

Sunway d'hill Residences represent a modern enclave with full contemporary amenities and conveniences surrounded by tranquil natural greenery.



## 100m Away from Kota Damansara Community Forest Reserve

An 800-acre Virgin Rainforest For Your Enjoyment



## Strategically Located

Within Kota Damansara's Central Business District



## Ample Urban Conveniences Within Reach

Retail, Banking, Education, Golf & Polo Club And Medical Facilities



## Seamless Connectivity

Easy Access To Major Highways



## Mixed Residential Development

Retail & Dining Conveniences At Your Doorstep



## Featuring Over 30 Modern Facilities



## Practical Layout with Built-up from 829 sq ft - 1,238 sq ft

2 - 4 Bedrooms with Dry & Wet Kitchen/Yard



## Unobstructed Views

Of Mesmerising Forest Or Cityscape



## Ample Natural Light and Ventilation

With Outdoor Facing Bedroom Windows



## Express Ramp to Car Park Floors

Giving Direct Access To Your Parking Bay



## Up to 3 Car Parks



## Bicycle Parking Area



## Sustainable Green Design (GreenRE Gold)



Artist's Impression

INFINITY EDGE TRANQUIL POOL

## FAMILY

# *Leisure*

## BY THE FOREST

Sunway d'hill Residences features over 30 modern facilities for its residents. Each one is created to optimise the living experience of its discerning homeowners and set against the backdrop of glorious forested hills.



Artist's Impression

BBQ AREA



Artist's Impression

ELEVATED FITNESS STUDIO OVERLOOKING THE RAINFOREST

AN  
INVIGORATING  
OASIS OF  
*Inspiration*

A nature friendly environment awaits you at Sunway d'hill Residences. Soak up the sun at the poolside garden or simply gaze into the magnificent rainforest and beyond at the elevated viewing gazebo, you will always stay inspired with nature's embrace.



Artist's Impression

ELEVATED VIEWING GAZEBO



Artist's Impression

HERB GARDEN



Artist's Impression

CUBE GAZEBO



Artist's Impression

MIST GARDEN

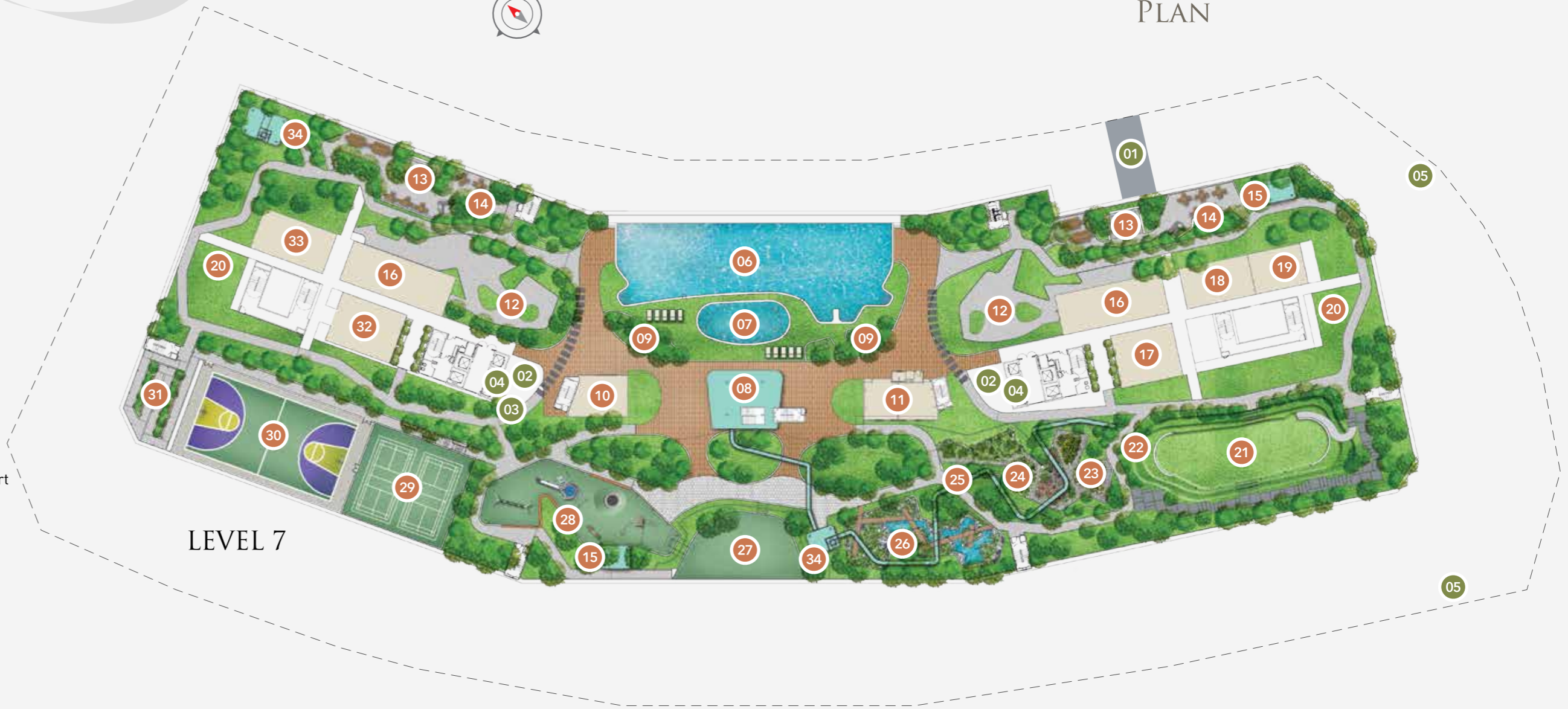
# Facilities PLAN

## GROUND FLOOR

- 01 Guardhouse/Entrance
- 02 Sitting Lounge
- 03 Management Office
- 04 Mail Room
- 05 Bicycle Rack

## LEVEL 7

- 06 Tranquil Pool
- 07 Kiddie Pool
- 08 Fitness Studio (Elevated)  
Open Lounge (Lower Deck)
- 09 Poolside Garden
- 10 Yoga/Aerobic Studio
- 11 Changing Room
- 12 Forest Lounge
- 13 BBQ Area
- 14 Party Patio
- 15 Cube Gazebo
- 16 Function Room
- 17 Games Studio
- 18 Theatre/Entertainment Room
- 19 Karaoke Room
- 20 Meandering Walkway
- 21 Leisure Garden
- 22 Picnic & Camping Ground
- 23 Reflexology Path
- 24 Herb Garden
- 25 Scenic Tree Top Walk
- 26 Mist Garden
- 27 Terrace Amphitheatre
- 28 Forest Playscape
- 29 Indoor Multiuse Hall/Badminton Court
- 30 Multi-Sport Court
- 31 Terrace Ramp & Seating
- 32 Surau
- 33 Reading Room/Co-working Space
- 34 Elevated Viewing Gazebo



LEVEL 7

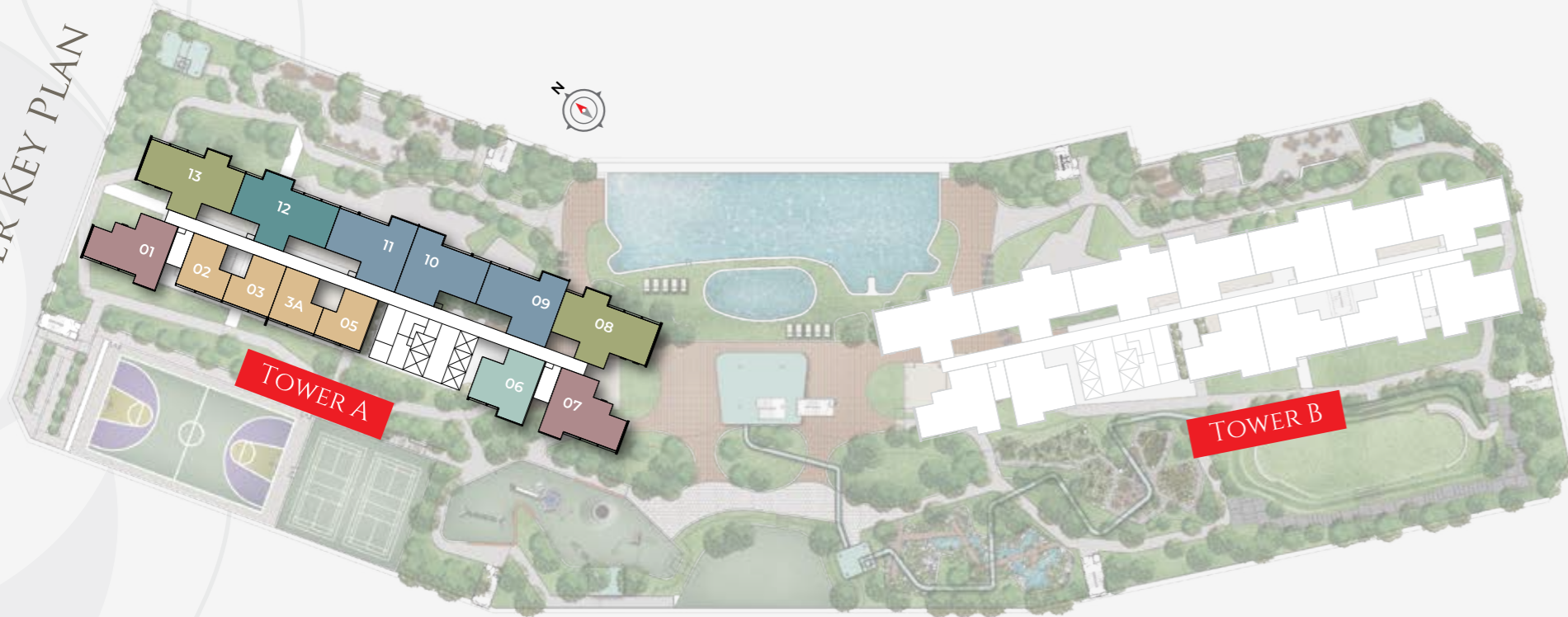
COME  
HOME TO  
NATURE'S

# Embrace

The perfect living choice for generations to come, Sunway d'hill Residences' homes truly immerse itself in nature. Each home is delicately designed to infuse natural elements such as light and air into your home to give you a more comfortable living experience.

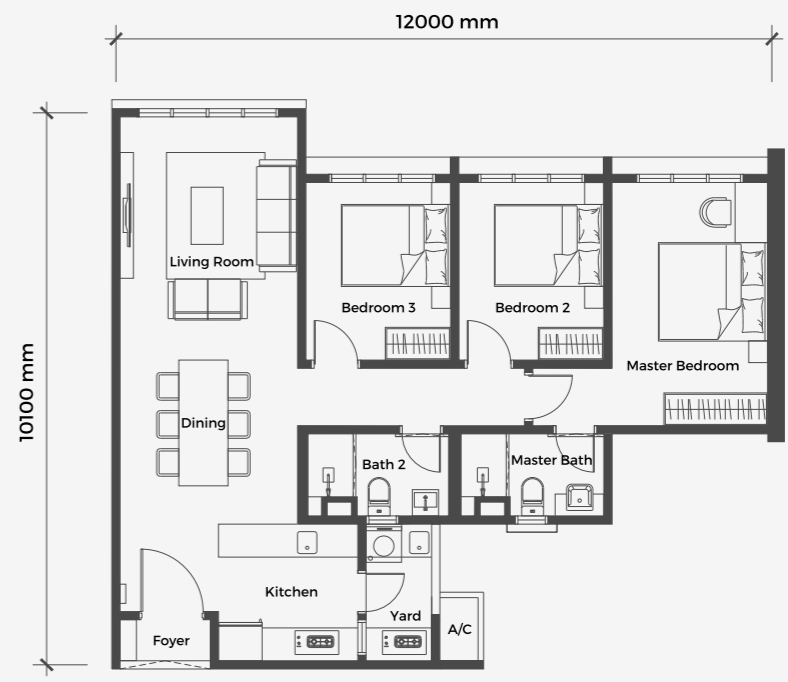
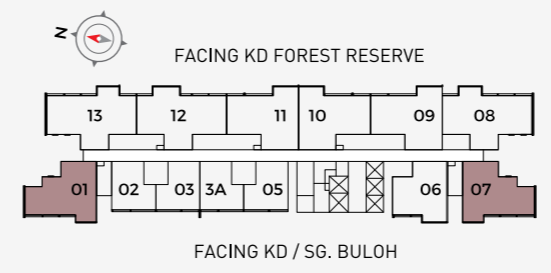


TOWER KEY PLAN



TYPE B1

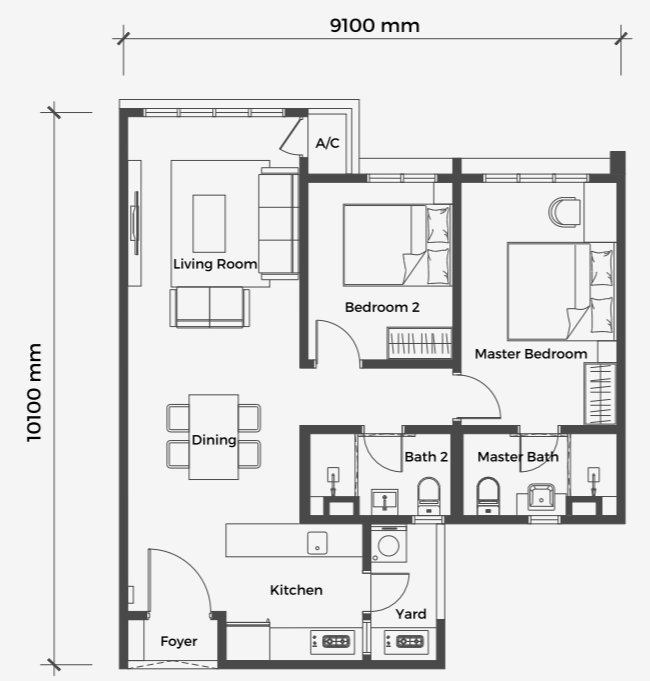
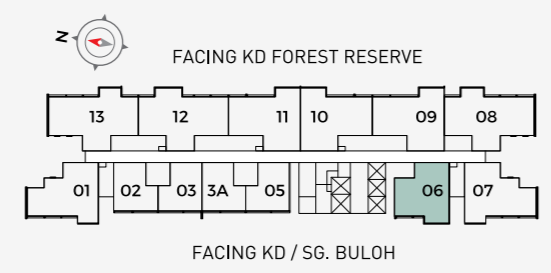
3 Bedrooms  
2 Bathrooms  
980 sq ft



TYPE A

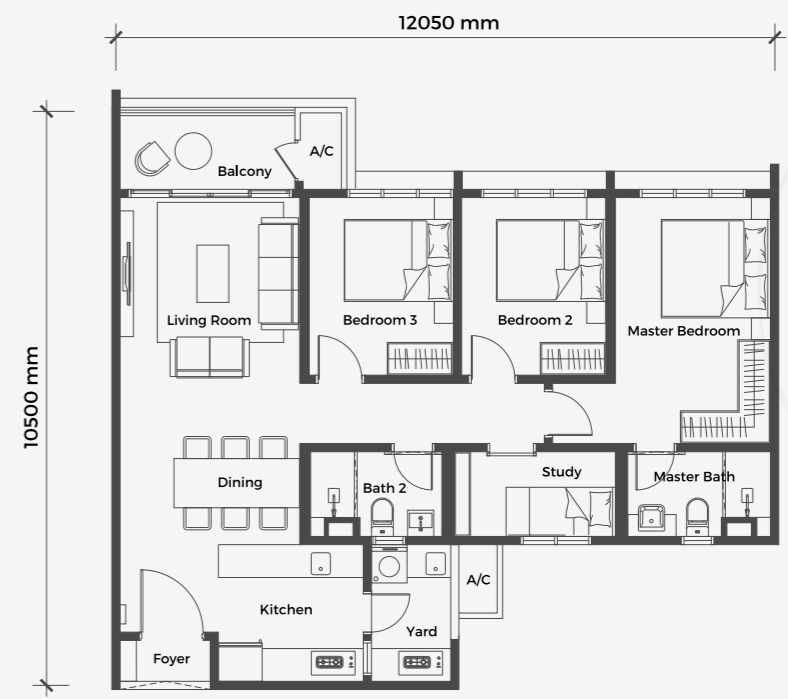
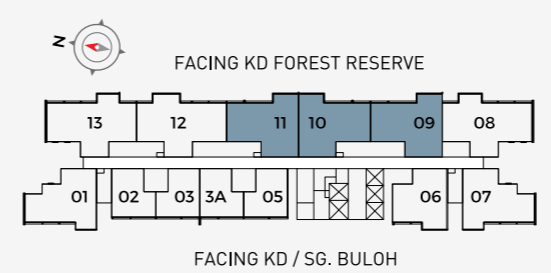
HOME BUILT  
JUST  
RIGHT FOR  
*You*

2 Bedrooms  
2 Bathrooms  
829 sq ft



TYPE C

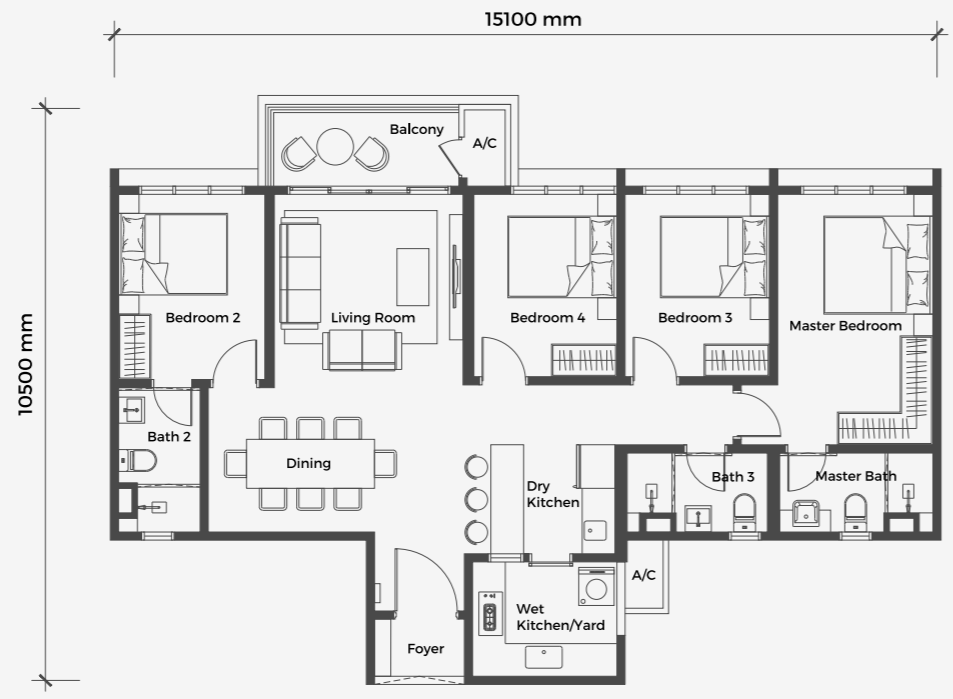
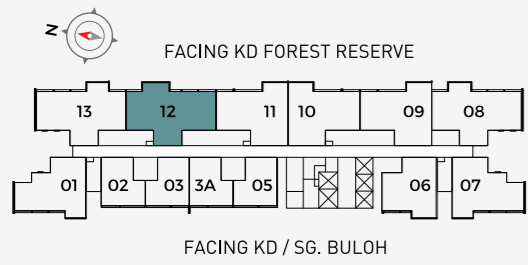
3 + 1 Bedrooms  
2 Bathrooms  
1,076 sq ft





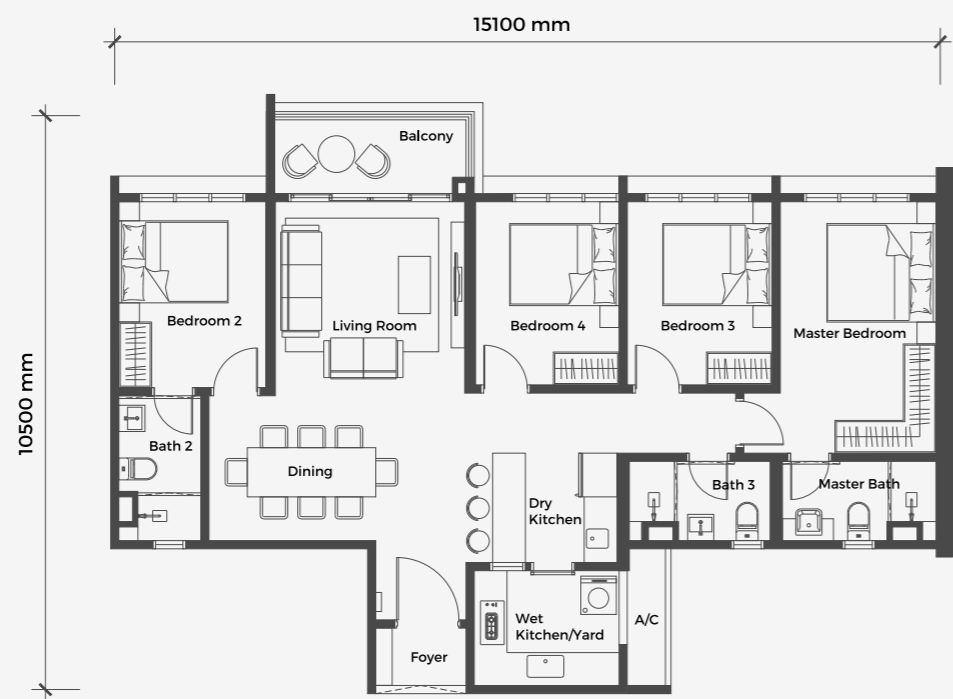
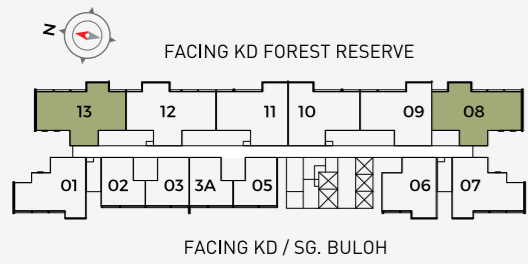
TYPE **D**

4 Bedrooms  
3 Bathrooms  
1,238 sq ft



TYPE **D1**

4 Bedrooms  
3 Bathrooms  
1,238 sq ft



## SPECIFICATIONS

STRUCTURE	Reinforced Concrete	
WALL	Brick Wall / Reinforced Concrete Wall	
ROOF	Reinforced Concrete Roof	
CEILING	Skim Coat and Plasterboard	
FLOOR FINISHES	Foyer / Living / Dining, Kitchen, Bathrooms Balcony / Patio, Yard	Tiles
	Bedrooms	Laminated Timber Flooring
	A/C Ledge	Cement Screed / Tiles
WALL FINISHES	Internal Wall	Plaster with Paint / Skim Coat with Paint
	External Wall	Plaster with Paint
	Kitchen	Plaster with Paint and / Tiles up to 1500mm height
	Bathroom	Tiles up to ceiling height
DOORS	Main Entrance Door	Fire Rated
	Bedroom, bathroom	Timber Door
	Balcony	Aluminum Framed Glass Sliding Door
	A/C Ledge	Aluminum Framed Swing Door
	Yard	Timber Door / Aluminum Framed Sliding Door
WINDOW	Aluminum Framed Glass Window	
IRONMONGERY	Quality Locksets	
SANITARY WARES & FITTINGS		

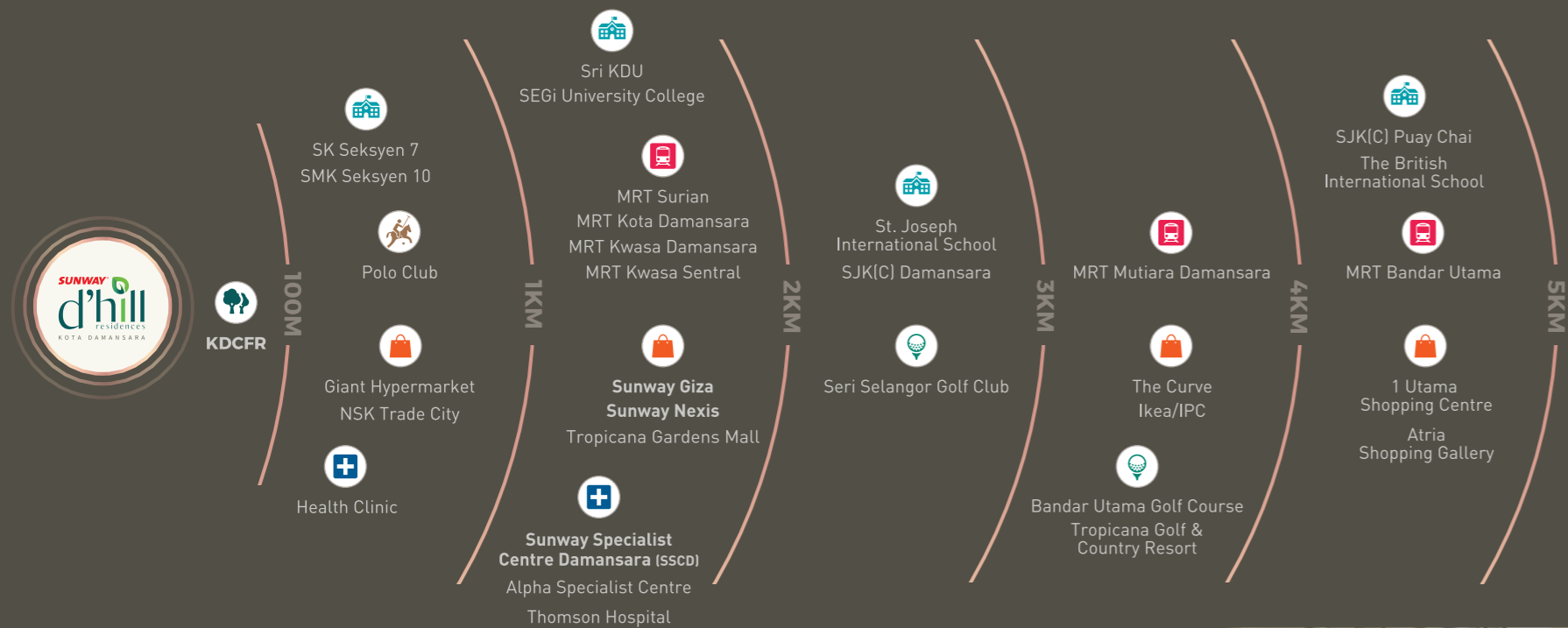
	TYPE A	TYPE B1	TYPE C	TYPE D	TYPE D1
Hand Bidet	2	2	2	3	3
Kitchen Sink and Tap	1	1	1	1	1
Shower Set	2	2	2	3	3
Toilet Roll Holder	2	2	2	3	3
Wash Basin and Tap	2	2	2	3	3
Water Closet	2	2	2	3	3
Water Tap	1	1	1	1	1

	TYPE A	TYPE B1	TYPE C	TYPE D	TYPE D1
ELECTRICAL INSTALLATIONS	Single phase power supply				
A/C Point	3	4	5	5	5
Bell Point	1	1	1	1	1
Distribution Board	1	1	1	1	1
Fan Point	4	5	6	6	6
Fiber Wall Socket	1	1	1	1	1
Hob Point	1	1	1	1	1
Hood Point	1	1	1	1	1
Lighting Point	14	17	20	21	21
Power Point	15	17	18	19	19
Smatv Point	1	1	1	1	1
Water Heater Point	2	2	2	3	3

# AMPLE URBAN Conveniences

## WITHIN REACH

Strategically located within the matured neighbourhood of Kota Damansara, you are at the centre of everything. Modern amenities, be it niceties or necessities are always a stone's throw away.



### LEGEND

- Kota Damansara Community Forest Reserve (KDCFR)
- Retail
- Golf Clubs
- Medical
- Education
- Polo Club
- Transportation Hub

The stated geographical distances are indicative only and do not represent the actual distances



## A NATURALLY STRATEGIC Location



FROM KLANG  
FROM SHAH ALAM  
FROM KUALA LUMPUR

Developer: Sunway PKNS Sdn Bhd (179182-V) • Address: The Property Gallery, Lobby Level, Menara Sunway, Jalan Lagoon Timur, Bandar Sunway, 47500 Petaling Jaya, Selangor Darul Ehsan • Type: Serviced Residence • Developer's License: 6909-23/09-2023/0663(L) • Advertising Permit: 6909-23/09-2023/0663(P) • Validity Period: 9 September 2021 – 08 September 2023 • Building Plan Approval No.: MBPJ/120100/T/P10/258/2021 • Approving Authority: Majlis Bandaraya Petaling Jaya • Tenure: Leasehold 99 years [Expiry: 22 October 2112] • Expected Date of Completion: 54 months from the date of SPA (June 2026) • Encumbrances: Public Bank Berhad • Total Units: 976 • Price: Block A: RM270,000 (Min) – RM1,173,750 (Max), Block B: RM770,843 (Min) – RM1,210,682 (Max) • Bumiputera Discount: 10% • Restriction in interest: The land shall not be transferred, leased or charged without prior approval by the State Authority.

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.

Follow Sunway Property on:    

**SUNWAY PKNS SDN BHD (179182-V)**

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