

SUNWAY BAYU

SUNWAY CITY IPOH

THE FIRST FLEXI TERRACE LIVING

 Sunway Property Sales Gallery Ipoh

Sunway City (Ipoh) Sdn Bhd
R-G-01 Apartment Sunway Onsen (Sunway Onsen Suites),
Jalan Onsen 2, Sunway City, 31150 Ipoh, Perak Darul Ridzuan

1800-88-1998
www.sunwaybayu.com

Developer License No.: 7624/10-2027/0022(R) Validity Period 27/10/2022-26/10/2027 • Sales & Advertising Permit No.: 7624-20/04-2027/0295(A)-(5) Validity Period: 04/04/2024-03/04/2027 • Developer: Sunway City (Ipoh) Sdn Bhd No. 52, Jalan SCI 1/3, Dataran Sunway, Sunway City Ipoh, 31150 Ipoh, Perak, Tel. 05-5486668, Fax: 05-5486668, Email: sunwayipoh@sunway.com.my • Approving Authority: Majlis Bandaraya Ipoh • Building Plan Reference: BIL223.DUM.MBI.CSC016-A3.3.0/147628/22 • Land Tenure: 99-year Leasehold (7/May/2118) • Encumbrances: Nil • Expected Date of Completion: April 2027 • Type: Townhouse • Total Units & Sale Price: 64 TOWNHOUSE UNITS - 2-STORY (30' x 54'): RM764,000 (min.) - RM914,000 (max); 64 TOWNHOUSE UNITS - 2-STORY (30' x 54'): RM765,000 (min.) - RM916,000 (max); 4 TOWNHOUSE UNITS - 2-STORY (30' x 54'): RM919,000 (min.) - RM945,000 (max); 16 TOWNHOUSE UNITS - 2-STORY (30' x 54'): RM1,000,000 (min.) - RM1,115,000 (max.) • Bumpulure Discount: 7% • Restrictions in Interest: The land can be transferred, leased or mortgaged with the written consent of the state authorities.
THIS ADVERTISEMENT HAS BEEN APPROVED BY NATIONAL HOUSING DEVELOPMENT

SUNWAY®

THE FINAL PHASE OF LANDED HOMES

SUNWAY BAYU

SUNWAY CITY IPOH

5 KM
DIRECT ACCESS
OFF NORTH-SOUTH
EXPRESSWAY
Just 7km from downtown Ipoh

1.5
MILLION
VISITORS ANNUALLY
to Sunway City Ipoh

1 KM RADIUS
comprising all the essential
amenities such as schools,
medical centres, mall and more

260
MILLION
YEARS OLD
limestone hills as the
backdrop of the city

SUNWAY
ORGANIC GARDEN

LOST WORLD
OF TAMBUN
THEME PARK

THE BANJARAN
HOTSPRINGS
RETREAT

SUNWAY
MEDICAL
CENTRE

SUNWAY
ONSEN
SUITES

SUNWAY
GARDEN
VILLAS

UPCOMING
SUNWAY MALL

SUBWAY
& A&W
DRIVE-THRU

UPCOMING
SUNWAY
CAMPUS

MCDONALD'S
DRIVE-THRU

TF
HYPERMARKET

SUNWAY
COLLEGE
IPOH

SUNWAY
COMMERCIAL
AREA

MODERN COMMUNITY CRADLED BY NATURE

Aerial View Of Sunway City Ipoh
Artist's Impression

As the Master Community Developer, Sunway Property has always been one of the leading industry players to build innovative yet human-centric community living in the city. Here in Ipoh, the city of grand nature, Sunway Bayu at Sunway City Ipoh introduces Flexi Terrace living designed for the ever-changing modern community.

WHOLESOME COMMUNITY

Sunway City Ipoh offers the community a well-rounded living experience with all things essential just a stone's throw away. Whether it is running errands and grocery shopping at the nearest supermarket, dropping off children at renowned institutions, or getting yourselves medical attention at a prestigious healthcare centre, you can experience all these easily within the vicinity of the township.



FIABCI Malaysia Property Award 2010, Best Master Plan.

MEDICAL CENTRE

Sunway Medical Centre offers top-quality healthcare and wellness programs to promote community well-being.

EDUCATION

Sunway College Ipoh offers top-notch professional programs to all levels of its campus community.

MALL

A proposed mall envisioned to bring entertainment, leisure and elevated lifestyle experiences to the community.



Night Panorama Of Sunway City Ipoh
Artist's Impression

THE BANJARAN HOTSPRINGS RETREAT



FIABCI-Malaysia Award 2011 Best Resort The Banjaran Hotsprings Retreat



FIABCI PRIX d'Excellence Award 2012 Best Resort The Banjaran Hotsprings Retreat



Lost World Night Hotsprings

The world renowned Banjaran Hotsprings Retreat comprises 45 self-contained villas with butler service, poised in the misty realms of a natural geothermal lake.

SUNWAY LOST WORLD OF TAMBUN

Asia's only theme park featuring a natural hotspring and providing a world-class tourist destination. It is a historic site that has preserved its beauty, and oozing with entertaining qualities.



FIABCI PRIX d'Excellence Award 2015 Best Resort Lost World of Tambun



FIABCI-Malaysia Award 2014 Best Resort Lost World of Tambun

A GATEWAY TO
A LUSH HAVEN



GENTLE WELCOMES

Coming home should always feel like a breeze and here at Sunway Bayu, it is exactly that. Experience nothing short of luxe and warmth when you come home to your modern Flexi Terrace.



Private And Guarded Enclave
Artist's Impression

STRENGTH OF ENDURANCE

Dedicated jogging and cycling tracks are thoughtfully designed around the neighbourhood for you to jog or cycle with peace of mind. Let the fresh air and lush green landscapes accompany you as you enjoy your recreational activities in the park.

With open-plan layouts and convertible rooms, Sunway Bayu Flexi Terrace is the abode that stands the test of time and endures changes.



Spacious Backyard
With Lush Greenery
Artist's Impression



Wide Roads For
Better Pedestrian Safety
Artist's Impression



Beautiful Outdoors For
Spending Quality Family Time

UNDER ONE ROOF

Home to growing families and multigenerational legacies, Sunway Bayu is the new way of modern living – designed with flexibility in mind without compromising comfort.



Award-Winning
Master Developer



Largest Integrated
Township In Perak



Enriched With
Wellness-Centric
Facilities



Highly Accessible
Via Highways And
Public Transports



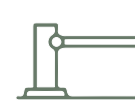
Adjacent To
260 Million Years Old
Limestone Hills



Practical Layout
With 3 To 4 Bedrooms



Auxiliary Police
And Security Team



Gated And
Guarded
Community



Low Density With
Barrier-Free Concept



Lushly Landscaped
Residential Green Park



Surrounded By
Urban Conveniences



Contemporary
Dwelling With
Green Features

Single

FROM HOME TO OFFICE AND VICE VERSA

Sunway Bayu makes the modest choice for first-time home buyers and individuals who wish to have a place of their own in a remarkable township. Not to mention, an ideal choice for a co-living experience.



HOBBIE ROOM

HOME OFFICE

Dual Family

BIGGER ROOMS AND PRIVATE SPACE

These Flexi Terraces earned their name for being flexible and especially for multigenerational families who wish to live under one roof with their own private living space for more precious bonding time.



BIGGER DINING ROOM

LIVING ROOM

Couple

GROWING DREAMS AND MEMORIES

For young couples and small families, these Flexi Terraces are great for providing you with a cosy environment while keeping you connected to all things essential.



KIDS PLAY ROOM

FITNESS ROOM

Retire

GENTLE PACE OF LIFE

With wellness-centric facilities just around the corner and the versatility of the rooms in each unit, these Flexi Terraces make a great home for living your best golden years.



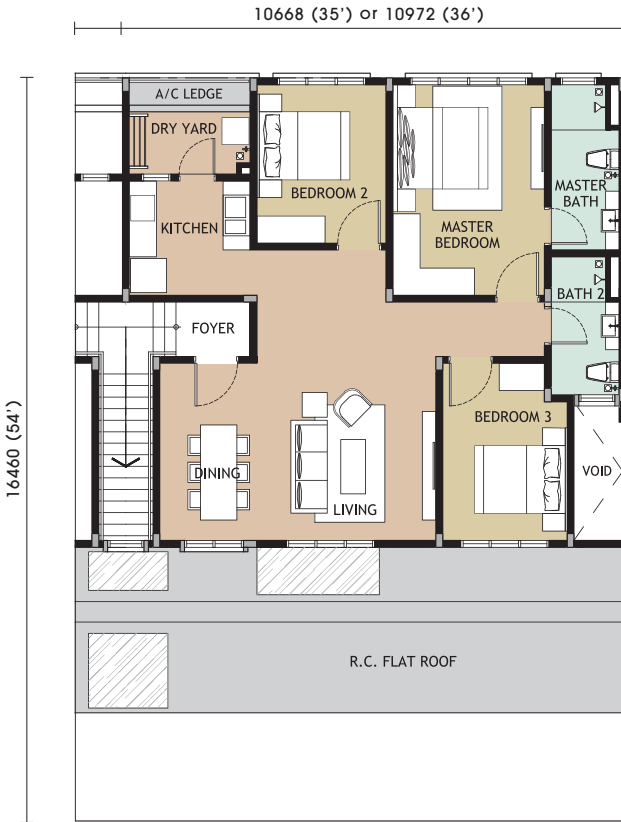
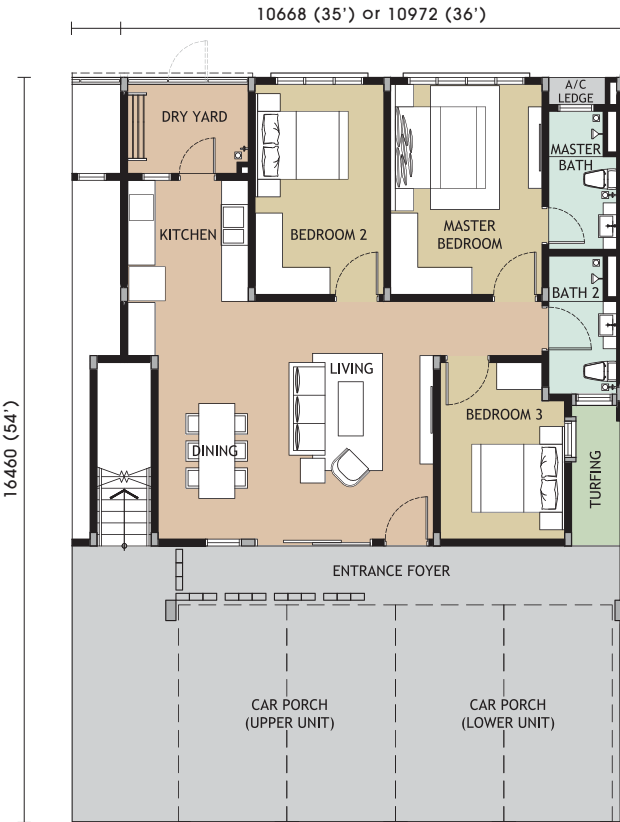
SPACIOUS BEDROOM

READING ROOM



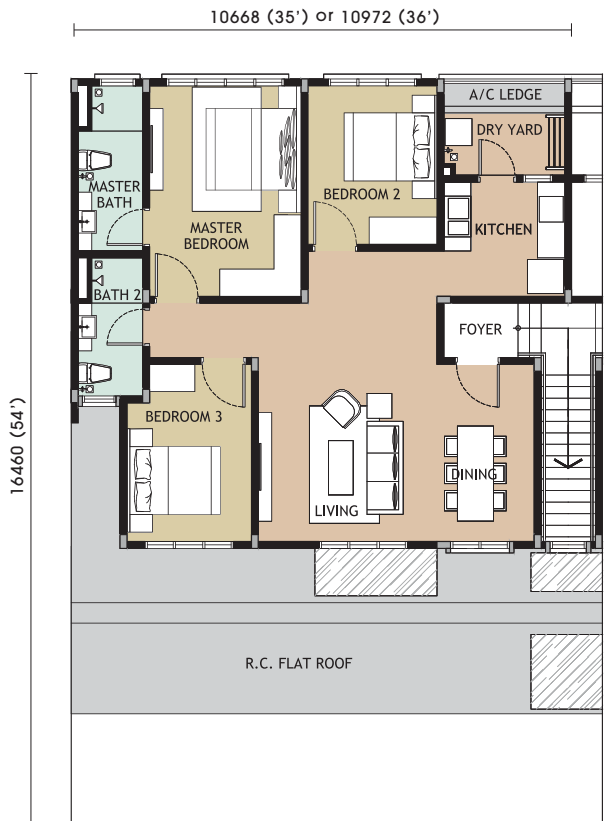
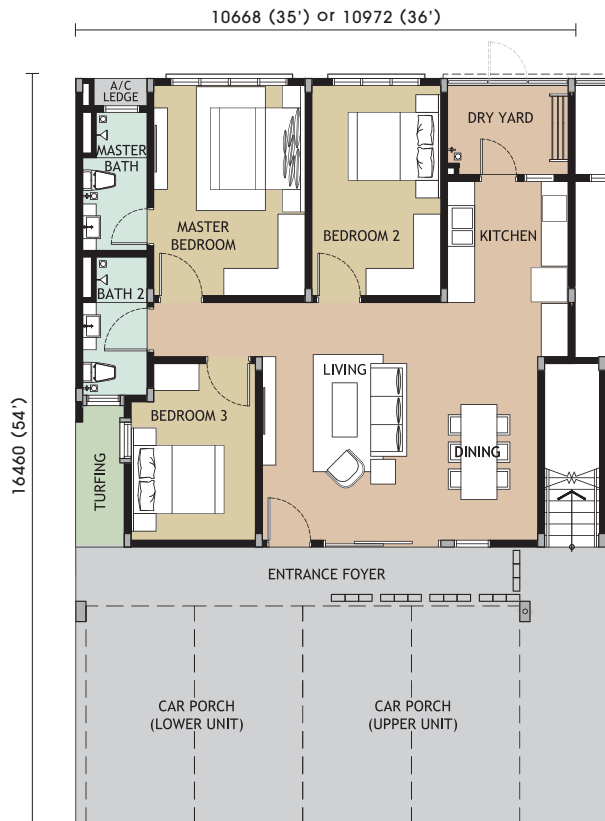
2-STOREY FLEXI TERRACE INTERMEDIATE UNITS

Land Size : 35' x 54' or 36' x 54'
Built-up : 1,044 sq.ft - 1,130 sq.ft
3 Bedrooms + 2 Bathrooms



END UNITS

Land Size : 35' x 54' or 36' x 54'
Built-up : 1,044 sq.ft - 1,130 sq.ft
3 Bedrooms + 2 Bathrooms



CORNER UNITS

Land Size : 51' x 54'
Built-up : 1,475 sq.ft - 1,485 sq.ft
3+1 Bedrooms + 2 Bathrooms



SITE PLAN



SPECIFICATIONS

(a) STRUCTURE	: Reinforced Concrete
(b) WALL	: Brick Wall
(c) ROOFING COVERING	: Metal Roof/ Reinforced Concrete Roof
(d) ROOF FRAMING	: Metal Roof Truss / Reinforced concrete
(e) CEILING	: Skim Coat/ Plasterboard
(f) WINDOWS	: Aluminum Framed Glass Window
(g) DOORS	
Main Entrance	: Timber Door
Living Room	: Aluminium Framed Glass Sliding Door
Bedrooms & Bathroom	: Timber Flush Door
Others	: Timber Flush Door/ Aluminum Framed Swing Door* (*Where Applicable)
(h) IRONMONGERIES	: Quality Lockset
(i) WALL FINISHES	
Internal/ External	: Plaster With Paint / Skim Coat With Paint* (*Where Applicable)
Kitchen	: Plaster With Paint
Bathrooms	: Tiles Up To Ceiling Height
Others	: Plaster With Paint
(j) FLOOR FINISHES	
Living/ Dining/ Kitchen/ Bathrooms	: Tiles
Kitchen	: Tiles
Bedrooms	: Laminated Timber Flooring
Bathrooms	: Tiles
Others	: Tiles/ Cement Screed

(k) SANITARY FITTINGS	Unit Type							
	Lower Units				Upper Units			
	35'	36'	38'	51'	35'	36'	38'	51'
Wash Basin	2	2	2	2	2	2	2	2
Wash Basin Tap	2	2	2	2	2	2	2	2
Water Closet	2	2	2	2	2	2	2	2
Shower	2	2	2	2	2	2	2	2
Toilet Roll Holder	2	2	2	2	2	2	2	2
Hand Bidet	2	2	2	2	2	2	2	2
Kitchen Sink	1	1	1	1	1	1	1	1
Kitchen Sink Tap	1	1	1	1	1	1	1	1
Washing Machine Tap	1	1	1	1	1	1	1	1

(l) ELECTRICAL INSTALLATION	Unit Type							
	Lower Units				Upper Units			
	35'	36'	38'	51'	35'	36'	38'	51'
Lighting Point	19	19	19	25	20	20	20	26
Lighting Point c/w Motion Sensor	1	1	1	1	1	1	1	1
Wall Light Point	1	1	1	1	N/A	N/A	N/A	N/A
Fan Point	5	5	5	6	5	5	5	6
Power Point	16	16	16	18	16	16	16	18
Isolator Point Weatherproof type	1	1	1	1	1	1	1	1
Air-Conditioner Point	4	4	4	5	4	4	4	5
Hob Point	1	1	1	1	1	1	1	1
Hood Point	1	1	1	1	1	1	1	1
Solar Heater Point	1	1	1	1	1	1	1	1
Booster Pump Point	1	1	1	1	1	1	1	1
Bell Point	1	1	1	1	1	1	1	1
SMATV Point	1	1	1	1	1	1	1	1
Fiber Wall Socket	1	1	1	1	1	1	1	1

A SUSTAINABLE MISSION PAIRED WITH SUCCESSFUL MEASURES

Sunway Design & Development Architecture (SDDA)

SUSTAINABILITY



GreenRe Silver Certificate (Sustainable Green Design)

- Low VOC paint
- Water use efficiency
- Passive heat control with North-South building orientation
- Air-cond with 5-star rating
- Sensor lighting at common area
- Solar water heater system



Recycling & waste management area

To reduce, reuse and recycle



Beautification of Canal River for public space

Long-term placemaking strategy to promote hidden natural environment



Upgrading of Jalan Tambun

To serve the expanding township for coming years

INNOVATION



Elderly, child & wheelchair-friendly

Elderly-friendly surface at unit entrance, bathrooms and shower area



EV charging infra-ready

Weather-proof isolator ready for EV charger installation in every residence's car porch



Digitalization convenience at your fingertips

Property App designed for hassle-free procedures



Online shopping delivery-friendly

Enlarged mailbox compartment for parcels

HEALTH & WELLNESS



Ample natural lighting & ventilation

Wide unit layout with ample windows for more exposure and cross ventilation



Wellness-centric facilities & amenities

Linear garden, outdoor gym, reflexology path, playground, basketball courts, communal spaces



Ample living space

Sizeable dry yard space, floor-to-floor height of 11ft



Bicycle-friendly space

Dedicated bicycle parking and cycling paths



Community farming program

Sustainable food production and consumption for the community



Private gardens for selected units

Micro-space for private gardening needs

LIFESTYLE & NEW EXPERIENCES



Integrated city conveniences

Walking distance to theme parks and more



Low-density development towards better community living

Low-rise blocks with common social spaces



Seamless connectivity

5km from NS highway slip road



Exclusive environment

Situated next to Banjaran Hot Springs



Pedestrian-friendly environment

Road pavers designed to discourage vehicles from speeding

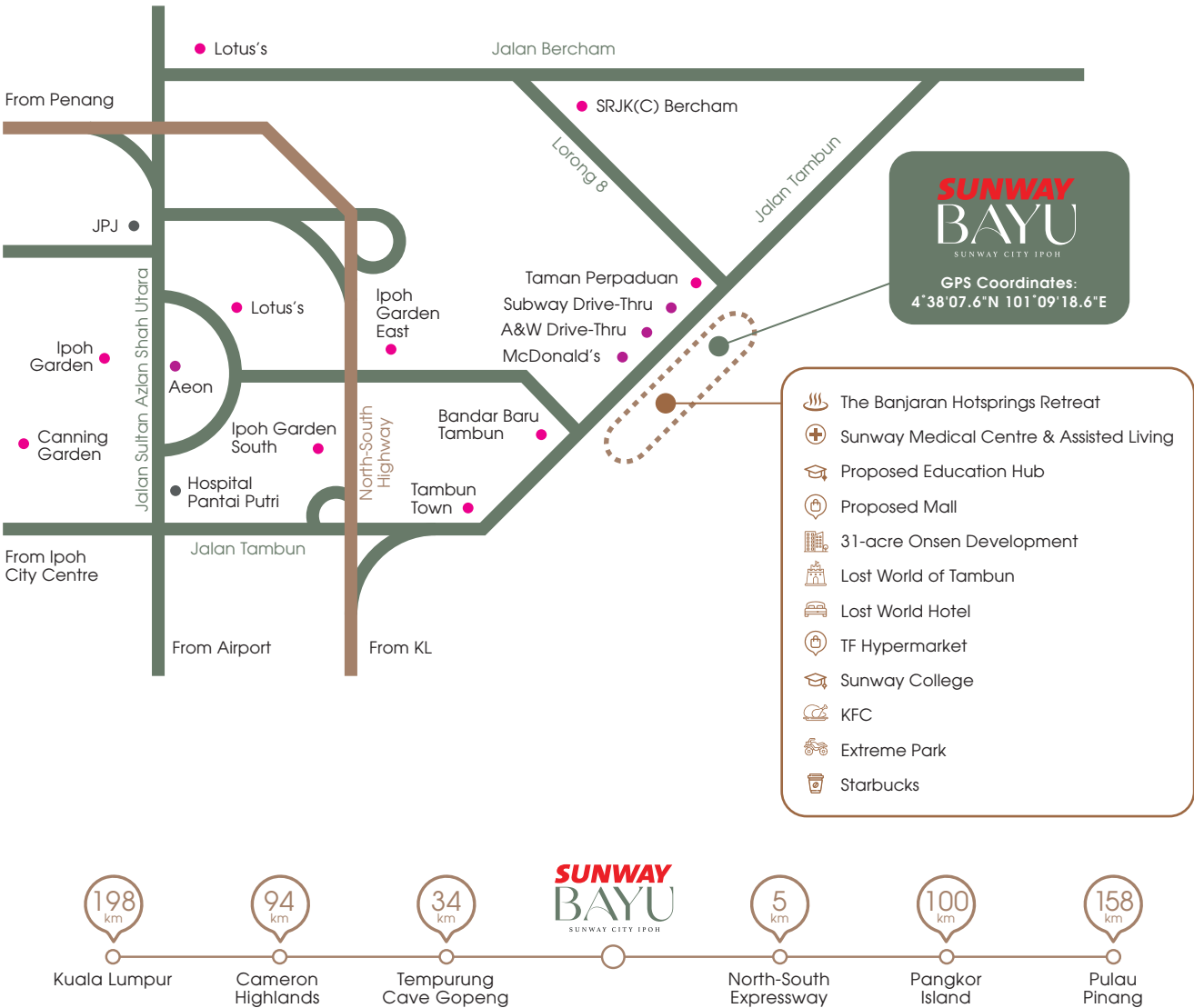


Gated & guarded neighbourhood

Visitor control, 24hr CCTV and Patrol Guard for neighbourhood's safety

A HIGHLY ACCESSIBLE LOCATION

Sunway Bayu is located within the integrated resort township in the eastern corridor of Ipoh based on Residential, Commercial, Recreation, Leisure, Hospitality, Education, Retail & Tourism offering conveniences and services for business traveller, leisure dweller, and even home maker.



Recreation & Leisure

- 800m - The Banjaran Hot Springs Retreat
- 1km - Lost World of Tambun
- 1.8km - Extreme Park (Driving range, Futsal, Badminton)
- 7km - Royal Perak Golf Club

Shopping

- 1km - Proposed Sunway Shopping Mall
- 1.5km - TF Hypermarket
- 4km - Econsave Bercham
- 7km - AEON Kinta City
- 9km - Ipoh Parade

Education

- 700m - Proposed Sunway Education Campus
- 1.5km - Sunway College Ipoh
- 10km - QUEST International University Ipoh
- 12km - Fairview International School
- 12km - Wesley Methodist School
- 13km - Seri Botani International School
- 16km - Tenby International School

Healthcare

- 500m - Sunway Medical Centre Ipoh
- 6km - Pantai Putri Hospital Ipoh
- 7km - Fatimah Hospital Ipoh
- 8km - KPJ Hospital Ipoh

F&B Chains

- 300m - A&W Drive-Thru
- 300m - Subway Drive-Thru
- 1km - McDonald's Drive-Thru
- 1.5km - KFC, Marrybrown & Pizza Hut
- 1.7km - Starbucks Drive-Thru

SUNWAY PROPERTY PALS+

An inclusive community experience specially put together for each and every one of you who reside in Sunway Property developments.

Find out more <https://propertypals.sunwayproperty.com/>



RENT+

Special privilege for owner, tenants and sub-sale owner



CARE+

Home care and management services



REWARD+

Exclusive perks and rebates for property purchases