

SUNWAY®
MAPLE
MEADOW HOMES
— @Parkview —

*First
Freehold*

SEMI-D CONCEPT TERRACE HOMES

SUNWAY CITY
ISKANDAR PUTERI

SUNWAY CITY ISKANDAR PUTERI

2,000 Acres
OF NATURE'S
CAPITAL CITY

Discover a brand new series of freehold homes within Sunway City Iskandar Puteri, Johor. Life here offers a hub of limitless potential amidst nature's embrace with direct access to the Central Park. Enjoy convenient pedestrian access to all amenities within 2km.

Just a short drive from Singapore via Coastal Highway Southern Link (CHSL), this integrated city invites you to a world-class adventure, awaiting your discovery.



LIVE

Discover a variety of home sizes and types within this secure township.

- ♦ Sunway Citrine Residences
- ♦ Sunway Citrine Lakehomes
- ♦ Sunway Emerald Residence
- ♦ Sunway GRID Residence
- ♦ Sunway Sakura Residence
- ♦ Sunway Aviana Residence

LEARN

From early years to professional training, including primary, secondary, language, and specialised programmes all are readily available.

- ♦ SJK (C) Cheah Fah
- ♦ Sunway TES JB
- ♦ 42 Iskandar Puteri
- ♦ Sunway International School (SIS)
- ♦ Global Learning Village (Upcoming)

WORK

Being the hub of Johor's southern corridor, this township blends business innovation with vibrant city life, next to Singapore.

- ♦ Sunway Citrine Hub
- ♦ Sunway GRID Hub
- ♦ Wisma Sunway Big Box
- ♦ Sunway Boulevard 88

PLAY

This city has it all for outdoor enthusiasts - park lovers, footballers, swimmers, golfers, thrill-seekers, boat ride aficionados and more.

- ♦ X Park Sunway Iskandar
- ♦ X Park Golf Driving Range
- ♦ Horse X Park
- ♦ Sunway Big Box Retail Park
- ♦ Sunway Emerald Lake
- ♦ Sunway Circuit Iskandar Puteri (Upcoming)
- ♦ Indoor Golf & Urban Farming (Upcoming)
- ♦ Sunway Puteri Hills (Upcoming)

STAY

Experience unparalleled comfort and convenience after a day of exploration.

- ♦ Sunway Hotel Big Box
- ♦ X Chalet Sunway Iskandar
- ♦ Banjaran Mangrove Resort (Upcoming)

First Freehold

SEMI-D CONCEPT TERRACE HOMES

Nestled within the lush Central Park, Sunway Maple Residence welcomes you with grandeur. Explore living in the inaugural series of freehold terrace homes, where each residence enjoys indoor and outdoor spaces with nature and quality finishings. Well defined as a Meadow Home.

the first series



low-density
meadow homes

extra large



50 ft. main roads
for better traffic flow

mindfully built



20 ft. backlane
with landscape for better aesthetics & recreation

gated & guarded



24/7 multi-tier
security for peace of mind

automated



facial & plate recognition
for seamless access



Surrounded By Parks

UNDER THE SHADE

Treelined boulevards, landscaped nooks, enticing play areas and more are all set against a scenic backdrop, with walking distance to surrounding amenities. Everyone is invited to enjoy the outdoors every day.



scenic & paved



trails
for jogging

committed to



30% green pockets
for refreshing sceneries

multi-purpose layout



community hall
for all celebratory occasions

safe setting



playground & outdoor gym
bringing joy and wellness outdoors



Live Better

FOR ANY FAMILY SIZE

Discover the distinct allure of Meadow Homes - a harmonious fusion of terrace house practicality and semi-D luxury, meticulously designed for utmost comfort, flexibility and versatility.

eco-friendly & modern



infra ready for EV charging
for your electric car

complimentary



infra ready for solar power
for a greener environment

uniquely yours



flexible layout
customisable to enhance your comfort

just for you



10 ft. private side garden
easily convertible to suit any family lifestyle



NATURALLY LIT MASTER BEDROOM
Artist's Impression

friendly & efficient



smart home infra ready
for your comfort

enhanced for more



semi-D exterior appeal
boosting aesthetics, enhanced privacy & overall home value

multi-generational



elder-friendly
entrance & ground-level bedroom with ramp

functional & sizeable



2 master bedrooms
master & junior master bedrooms with walk-in wardrobes

ample & refreshing



natural lighting & airflow
for a more eco-conscious lifestyle



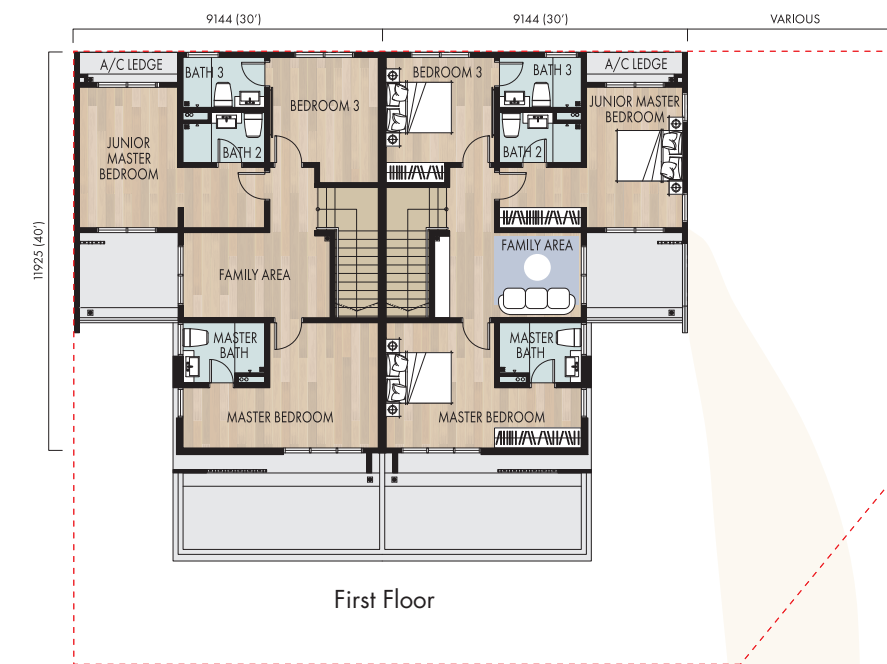
SLEEK FAÇADE
Artist's Impression



SPACIOUS LIVING & DINING
Artist's Impression



Artist's impression



Type Aura

2-Storey Terrace
Meadow Homes

30' x 60' | 2,200 sq.ft.

4 bedrooms

4 bathrooms



Artist's impression



Type Bora

2-Storey Terrace
Meadow Homes

30' x 70' - 90' | 2,585 sq.ft.

4 bedrooms

4 bathrooms



Site Plan



LEGEND

- A** Type A - AURA
30' x 60'
- B** Type B - BORA
30' x 70' - 90'
- Bumi Lot
- Pocket garden
- Children's playground
- Outdoor gym
- Main entrance with guardhouse
- Recycle centre
- Community hall
- TNB station

SUNWAY DESIGN & DEVELOPMENT ARCHITECTURE (SDDA)

As a Master Community Developer, at Sunway Property we build and deliver more than just homes: we craft spaces with heart and innovation for communities to thrive over generations. This care that we have for our communities is the reason why we are consistently co-creating for the future.

Each and every one of our developments, be it stand-alone residences to masterplanned townships, is designed and developed in accordance with our Brand DNA – the SDDA and its 4 pillars; **Sustainability, Innovation, Health & Wellness, and Lifestyle & New Experiences.**

- Dual switches for lights in the master bedroom
- Charger-friendly USB wall sockets
- Dual switches at the car porch for a well-lit entryway
- Additional power outlet for smart home features & devices
- EV charger infra-ready (Conduit only)
- Solar system infra-ready (Conduit only)

SUNWAY®
Property+

Buying a Sunway Property home is just the beginning – a world of experiences opens up to you, featuring Care+, Rent+, and Reward+, to ensure that you are supported every step of the way, by the Master Community Developer. It's more than just a home; it's a lifestyle.

Care+
Home Care Services for Your Sunway Property (Coming Soon)

Rent+
Rental Advantage for Your Sunway Property

Reward+
Privileges from Sunway Property & Partners

SPECIFICATIONS

A. STRUCTURE	: Reinforced Concrete
B. WALL	: Solid Clay Bricks / RC Wall
C. ROOF COVERING	: Metal Roof / RC Flat Roof
D. ROOF FRAMING	: Light Weight Steel Trusses & RC Flat Roof
E. CEILING	: Asbestors Free Cement Board / Plaster Ceiling & Paint / Skim Coat & Paint
F. WINDOWS	: Casement Window / Fixed Glass Panel Window / Top Hung Window / Sliding Window
G. DOORS	: Solid Door / Flush Door / Sliding Door / Fixed Louvers Door / Glass Door
H. IRONMONGERY	: Provided
I. WALL FINISHES	
Kitchen	: Tiles / Skim Coat & Paint / Bare
Bathrooms	: Tiles / Skim Coat & Paint / Bare
Other General Areas	: Tiles / Skim Coat & Paint / Bare
J. FLOOR FINISHES	
Ground Floor	
Living / Dining / Bedroom / Foyer	: Tiles
Kitchen / Bathrooms	: Tiles
Patio / Yard	: Tiles
Store / Other Areas	: Tiles
Car Porch / Driveway	: Tiles
First Floor	
Bedrooms / Family	: SPC / Laminated Timber Flooring
Staircase	: SPC / Laminated Timber Flooring
Bathrooms	: Tiles
Other Areas	: Cement Render

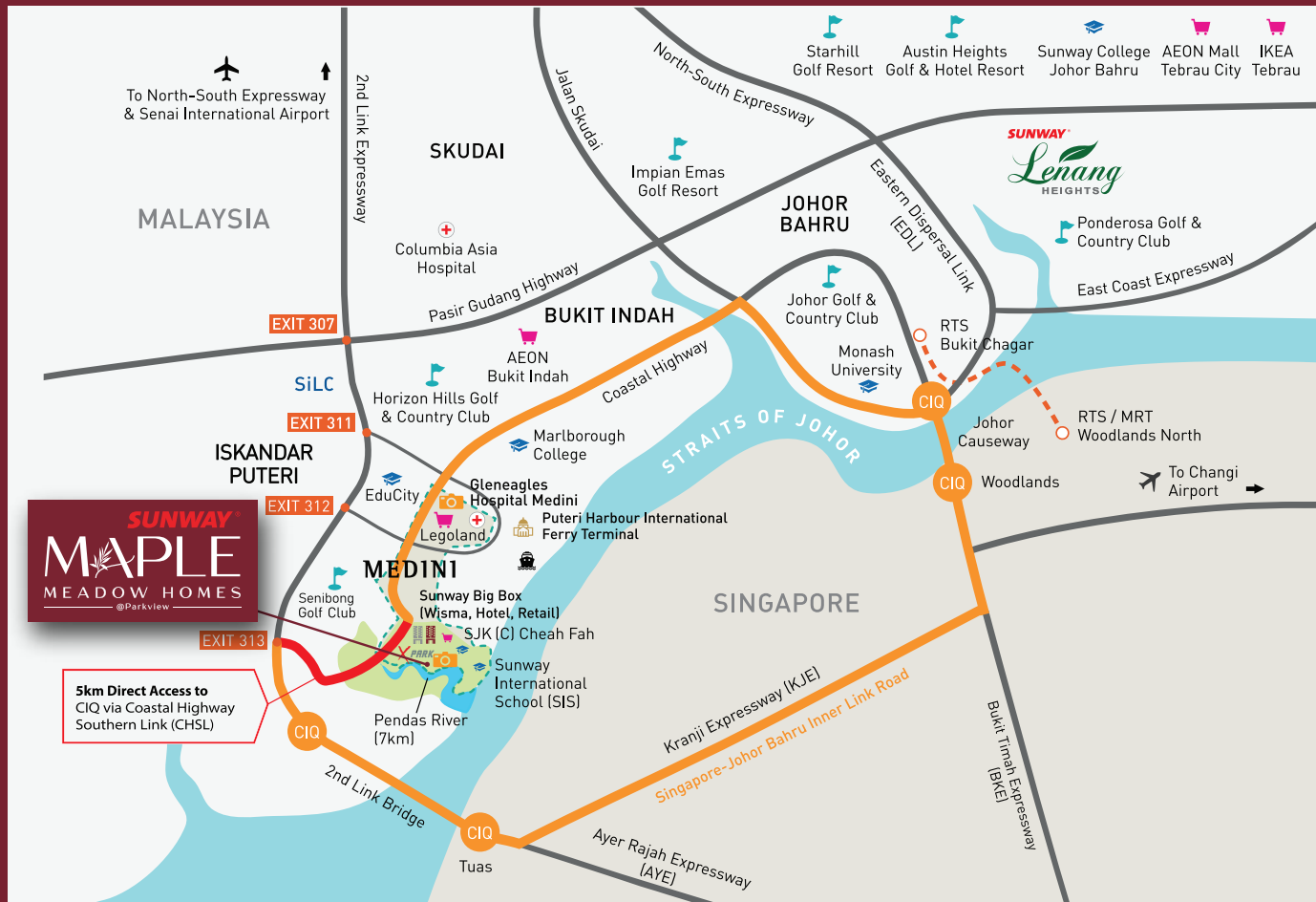
K. SANITARY AND PLUMBING FITTINGS	A	B
Kitchen Point	: 1	1
Wash Hand Basin	: 4	4
Toilet Paper Holder	: 4	4
Shower	: 4	4
Water Closet	: 4	4
L. TELEPHONE AND ELECTRICAL INSTALLATION		
Lighting Point	: 27	27
Switch Socket Outlet	: 20	20
TV Point	: 3	3
Ceiling Fan Point	: 7	7
Aircond Point	: 6	6
Doorbell Point	: 1	1
Fibre Wall Socket	: 1	1
Water Heater Point	: 4	4
Distribution Board	: 1	1
USB Port	: 3	3
M. FENCING	: Provided	
N. TURFING	: Provided	

Note: All drawings are subject to variations, modifications and substitutions as required by the relevant authorities or recommended by the architect, engineer or the developer.

One Address

ENDLESS ATTRACTIONS

Sunway City Iskandar Puteri offers everything you need within reach. This is a township where people live, learn, work, play & stay - all footsteps away. Enjoy seamless access with only 5km away to the Malaysia-Singapore 2nd Link via Coastal Highway Southern Link (CHSL) and convenient public transportation.



HIGHWAY

5 km	Coastal Highway Southern Link (CHSL)
7 km	Coastal Highway
7 km	2nd Link Expressway
18 km	Skudai Highway
23 km	Pasir Gudang Highway
26 km	Eastern Dispersal Link (EDL)
28 km	North-South Expressway
30 km	Johor-Singapore Causeway



EDUCATION

1 km	Global Learning Village (Upcoming)
1 km	SJK (C) Cheah Fah
2 km	Sunway TES JB
2 km	42 Iskandar Puteri
2 km	Sunway International School (SIS)
4 km	Raffles University
6 km	EduCity
10 km	Marlborough College Malaysia



LEISURE

1 km	X Park Sunway Iskandar
1 km	Sunway Big Box Retail Park
1 km	Sunway Hotel Big Box
2 km	Sunway Boulevard 88
2 km	Sunway Citrine Hub
2 km	Sunway Emerald Lake
6 km	Legoland Malaysia
26 km	Jurong Point, Singapore



LANDMARKS

4 km	Iskandar Malaysia Studios
4 km	Majlis Bandaraya Iskandar Puteri (MBIP)
6 km	Kota Iskandar
8 km	Puteri Harbour International Ferry Terminal
27 km	Johor Bahru City Area
30 km	Johor Premium Outlets
34 km	Senai International Airport
45 km	Marina Bay Sands, Singapore



HOSPITAL

5 km	Gleaneagles Hospital Medini
15 km	Columbia Asia Hospital

SUNWAY ISKANDAR DEVELOPMENT SDN BHD (1019469-K)
SUNWAY CITY ISKANDAR PUTERI SALES GALLERY
G-23, Sunway Big Box, Persiaran Medini 5,
Sunway City Iskandar Puteri, 79250 Iskandar Puteri, Johor.



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SUNWAY[®]
PROPERTY
Master Community Developer

Developer: Sunway Iskandar Development Sdn Bhd [1019469-K] • Developer Address: Level 16, Menara Sunway, Jalan Lagoon Timur, Bandar Sunway, 47500 Petaling, Subang Jaya, Selangor. • Development Name: Laman Sunway 6 • Development Type: Landed Residence (Double-Storey Terrace Homes) • Developer's License No.: 30747/04-2029/0089(N) • Validity Period: 23/04/2024 - 22/04/2029 • Advertising and Sales Permit No.: 30747-1/09-2027/0818(N)-S • Validity Period: 06/09/2024 - 05/09/2027 • Authority Reference No.: MBIPJB/RP/9/1/2024 • Building Plan Reference No.: MBIPJB/RP/9/1/2024(24) • Authority Approving Building Plan: Majlis Bandaraya Iskandar Puteri • Land Tenure: Freehold • Expected Completion Date: December 2027 • Total Units: 156 Units • Type A: 123 Units, RM1,464,000 (min.) - RM1,929,000 (max.) • Type B: 33 Units, RM1,566,000 (min.) - RM2,472,000 (max.) • Bumiputera Discount: 15%. The information, images, illustrations, etc. contained herein ("information") are intended to provide a general introduction only to the proposed development and should by no means be taken as part of any sales and purchase, ancillary agreements, or representation, or warranty from the Developer or its associates of the end product, implied or otherwise. All information is subject to change without notice. Images and illustrations are artist's impression only. While every reasonable care has been taken in preparing this visual, the Developer cannot be held responsible for any inaccuracies in its contents.

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