



# ***SUNWAY SQUARE***

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## **Corporate Towers**

**Marketing Kit**

# **Sunway City**

## **Malaysia's First GBI Certified Green Sustainable Township**

(800 acres)





# Malaysia's 1<sup>st</sup> Integrated Township



*Commercial – Menara Sunway & The Pinnacle Sunway*



*Retail – Sunway Pyramid*



*Healthcare – Sunway Medical Centre*



*Education – Sunway University*



*Hospitality – Sunway Resort Hotel*



*Leisure – Sunway Lagoon*



*Residential – Sunway Geo LakeResidence*

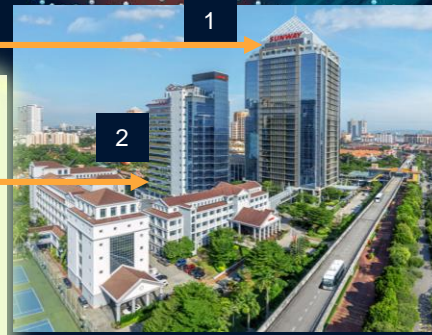
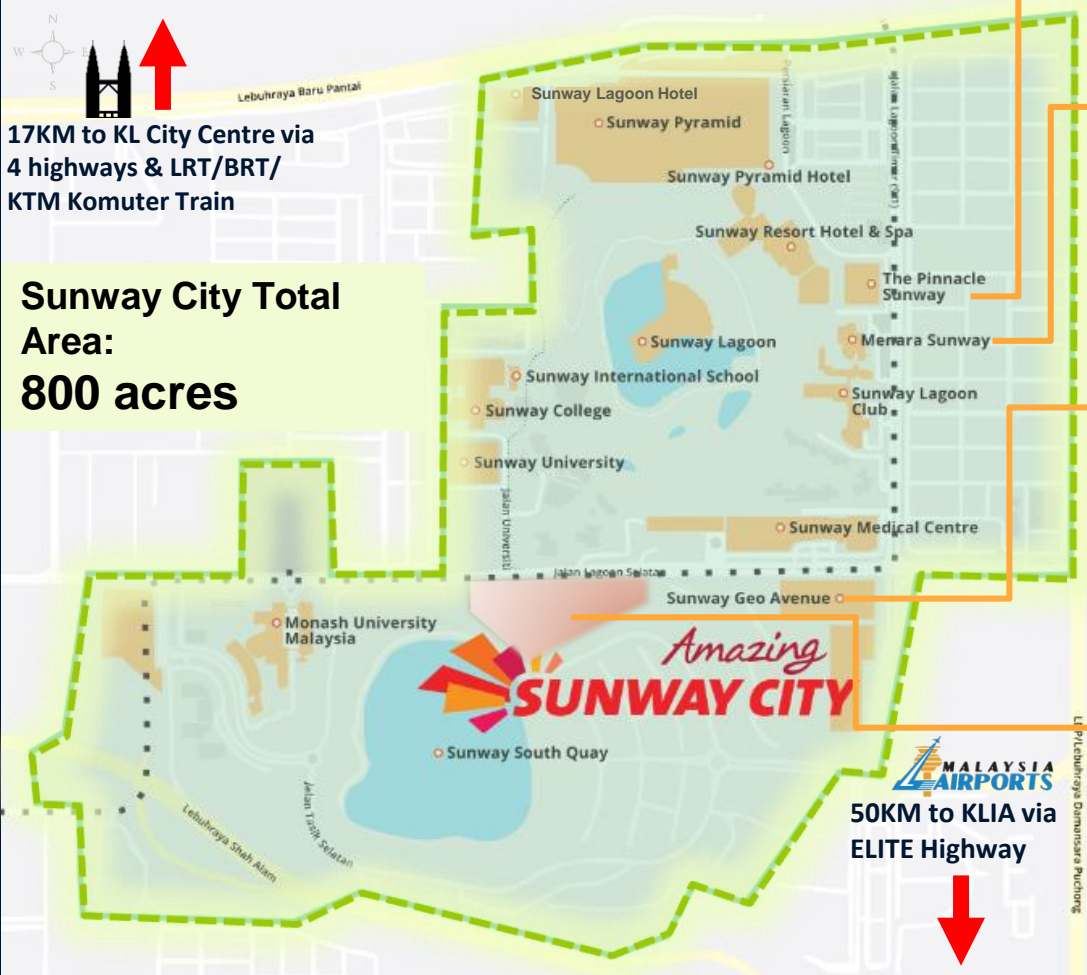


*Childcare Centre – Sunway Little Sunshine*

# SUNWAY CITY

  
17KM to KL City Centre via  
4 highways & LRT/BRT/  
KTM Komuter Train

**Sunway City Total  
Area:  
800 acres**



**1. Sunway Pinnacle**  
Total NLA: 580,534 sq. ft.

**2. Menara Sunway**  
Total NLA: 291,370 sq. ft.

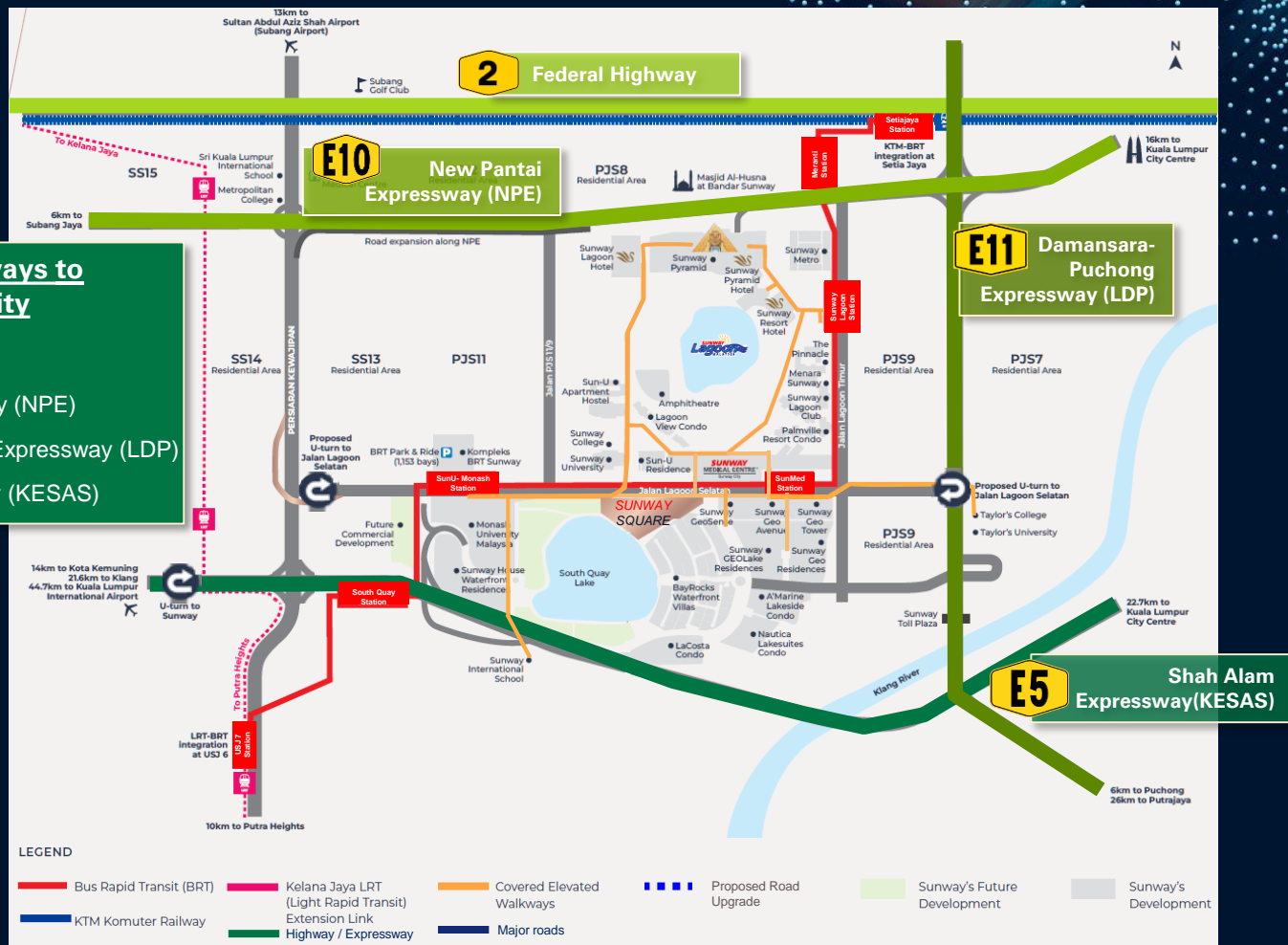
**3. Sunway GEO Tower**  
Total NLA: 180,268 sq. ft.

**Sunway Square Total Area:  
8.63 acres**

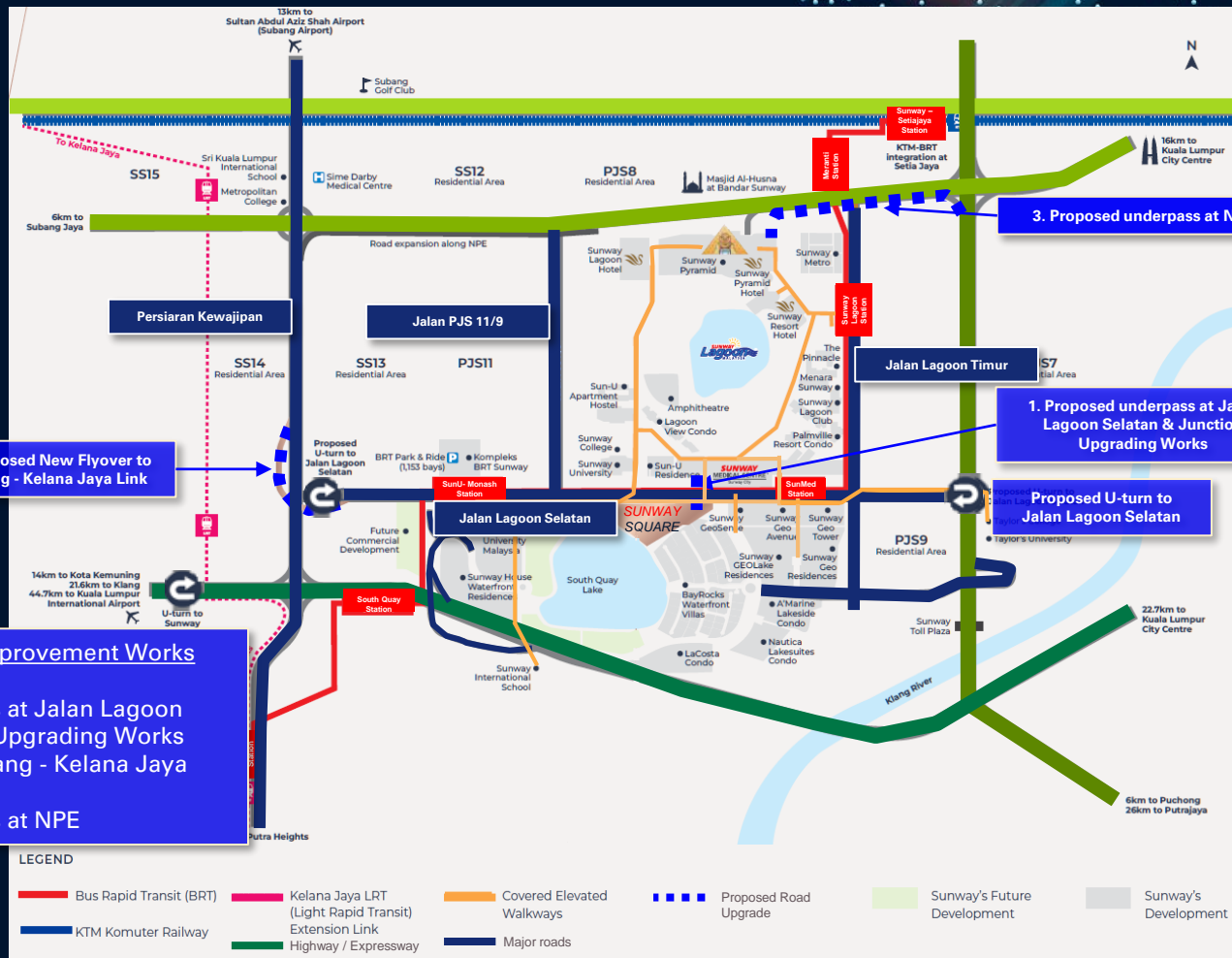


## 4 Major Highways to Sunway City

1. Federal Highway
2. New Pantai Expressway (NPE)
3. Damansara- Puchong Expressway (LDP)
4. Shah Alam Expressway (KESAS)

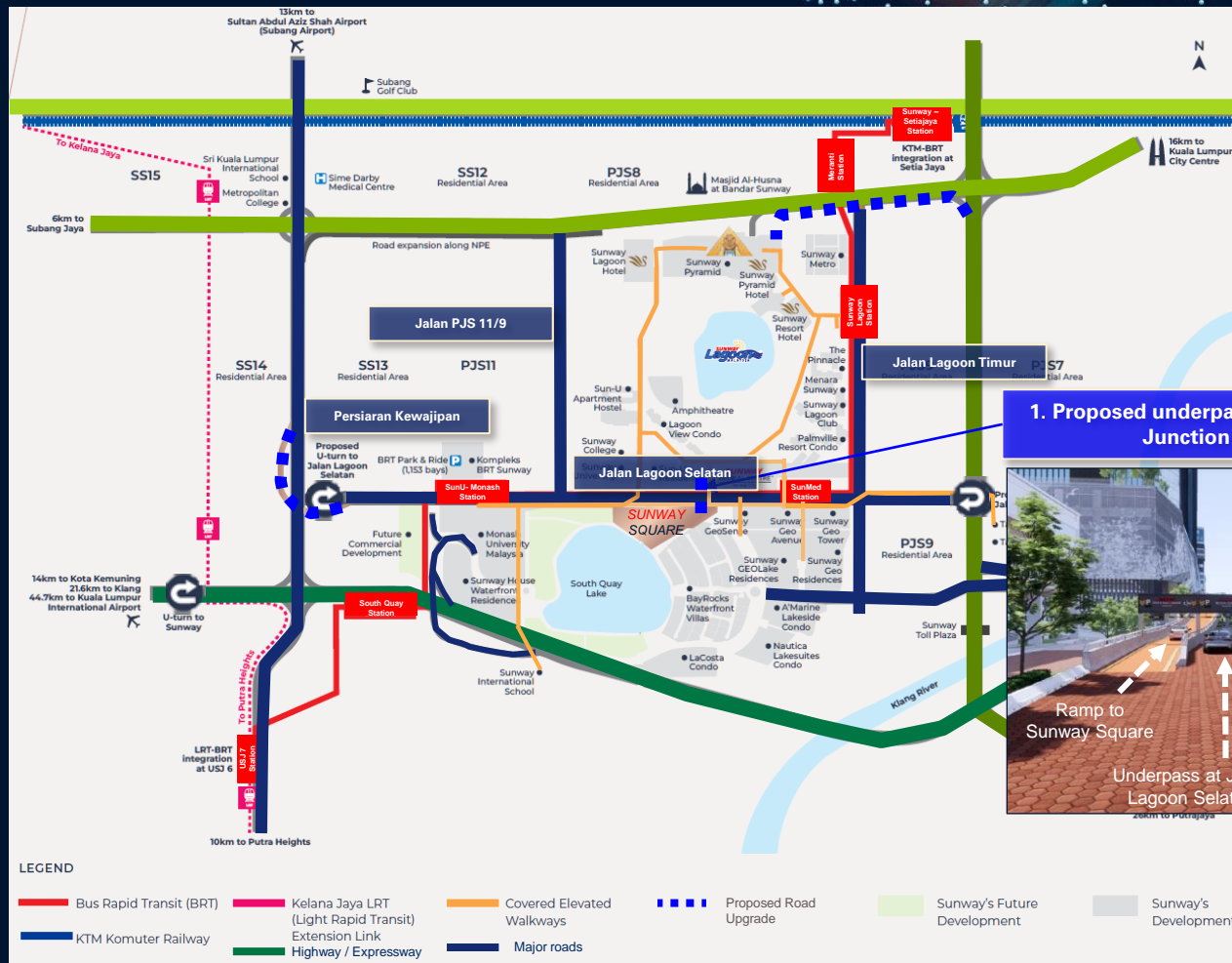


# Accessibility & Connectivity (Major Roads & Upgrades)



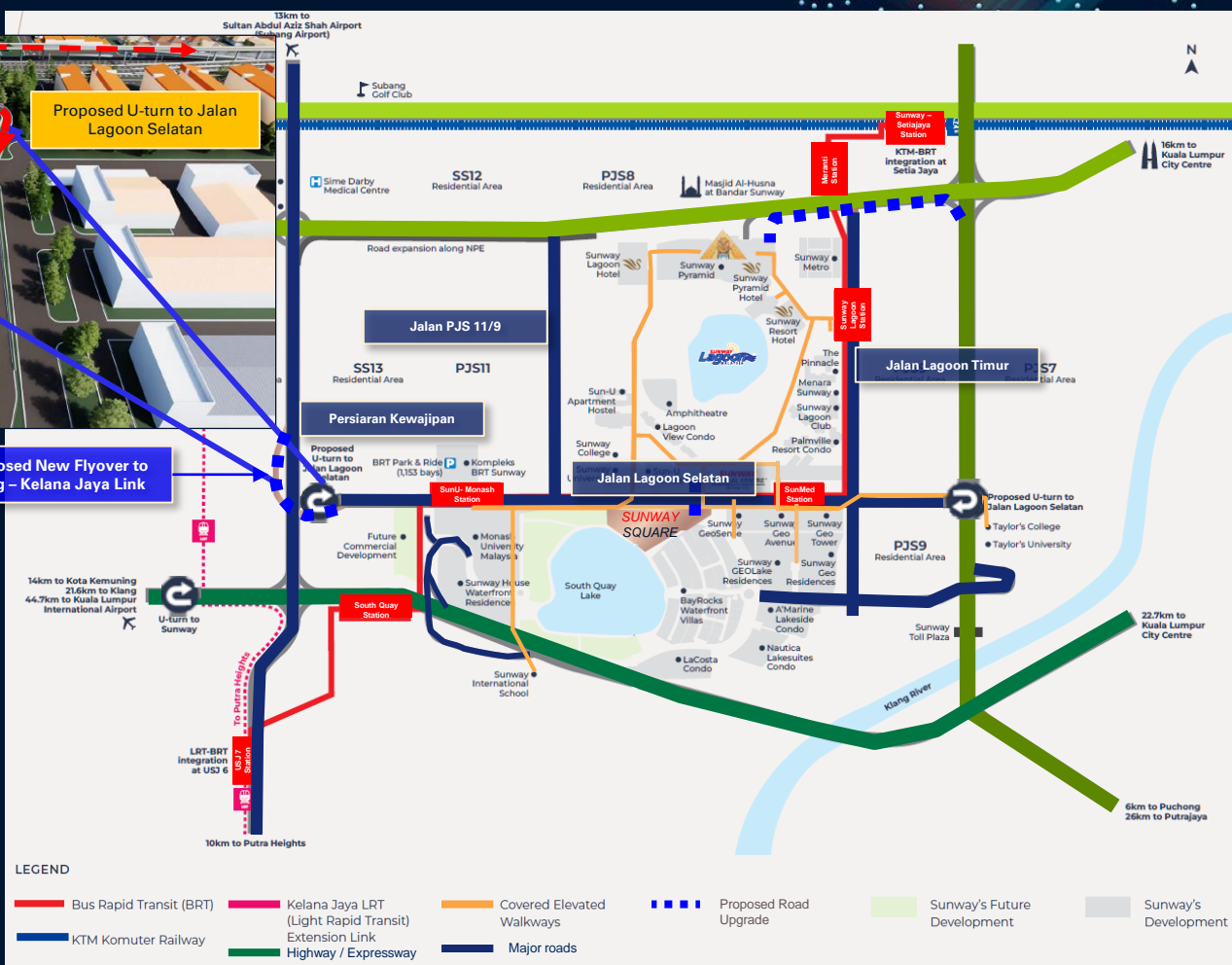


## Accessibility & Connectivity (Major Roads & Upgrades)



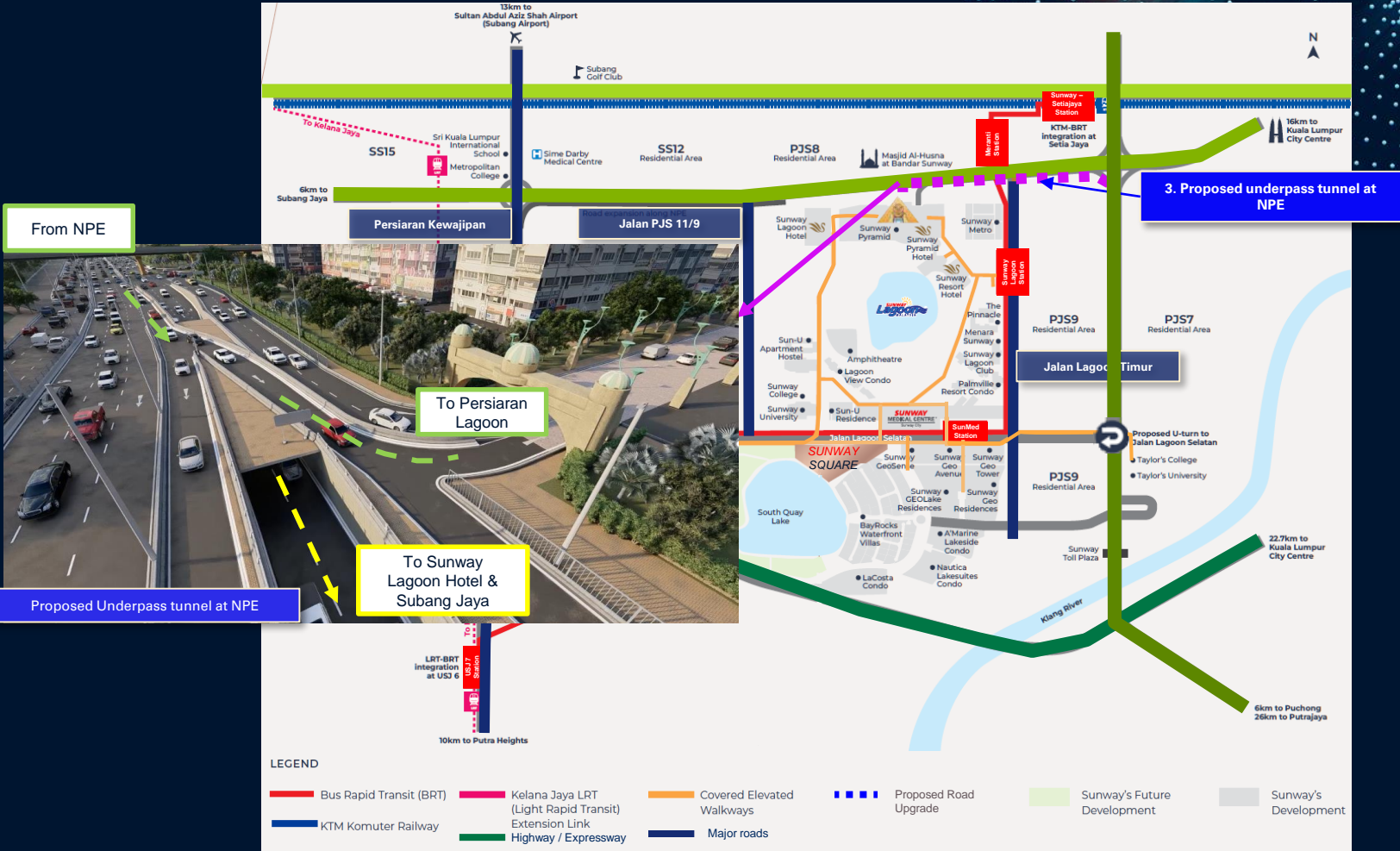
New Flyover to Subang – Kelana Jaya Link

Proposed U-turn to Jalan Lagoon Selatan





# Accessibility & Connectivity (Major Roads & Upgrades)



# Green Connectivity and Mobility in Sunway City



Electric buses operating on BRT – Sunway line



Sunway Lagoon BRT station



BRT – Sunway line



4.3km covered elevated walkway



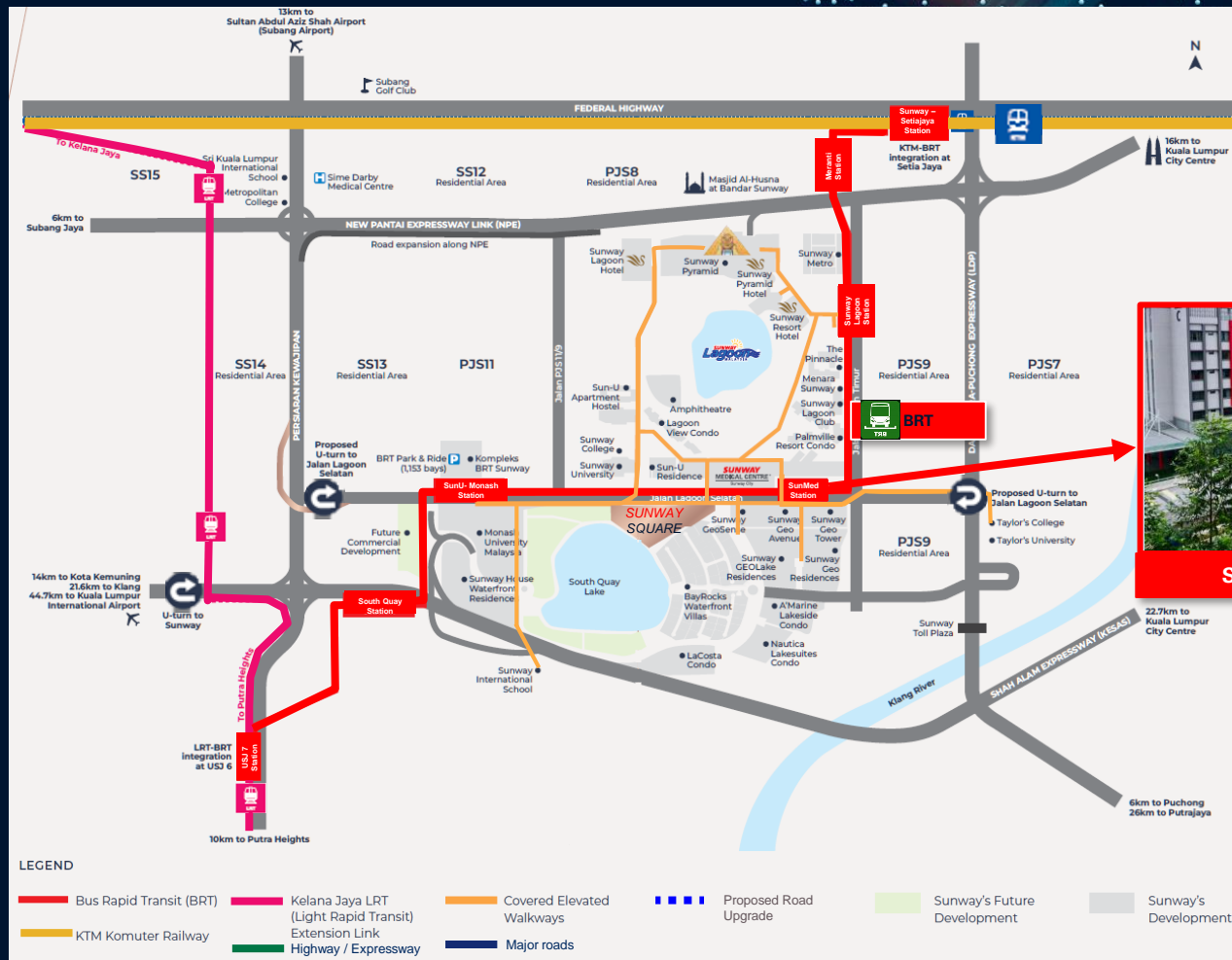
Connecting car parks between Sunway buildings



Walking lane integrated with cycle lane



## Accessibility & Connectivity (Public Transit Connectivity)



# Monthly Pass and Day Pass by rapidKL



**My50**

Starting January 2022

RAIL | BRT | BUS

**RM50 for 30 days of Unlimited Travel**  
on all Rapid KL rail & bus services

rapidKL  
by prasarana

The advertisement features a red-bordered calendar icon with the 'My50' logo. Below it, three icons represent Rail, BRT, and Bus services. The background is a light green grid with a city skyline at the bottom.



**MyCity Pass**

Discover the hidden gems of Kuala Lumpur with **MyCity Pass**

Available from 8 March 2024

Malaysian  
RM6 (1 Day) | RM15 (3 Days)

**NEW** Non-Malaysian  
RM10 (1 Day) | RM25 (3 Days)

Unlimited Rides on all Rapid KL Rail and Bus services \*

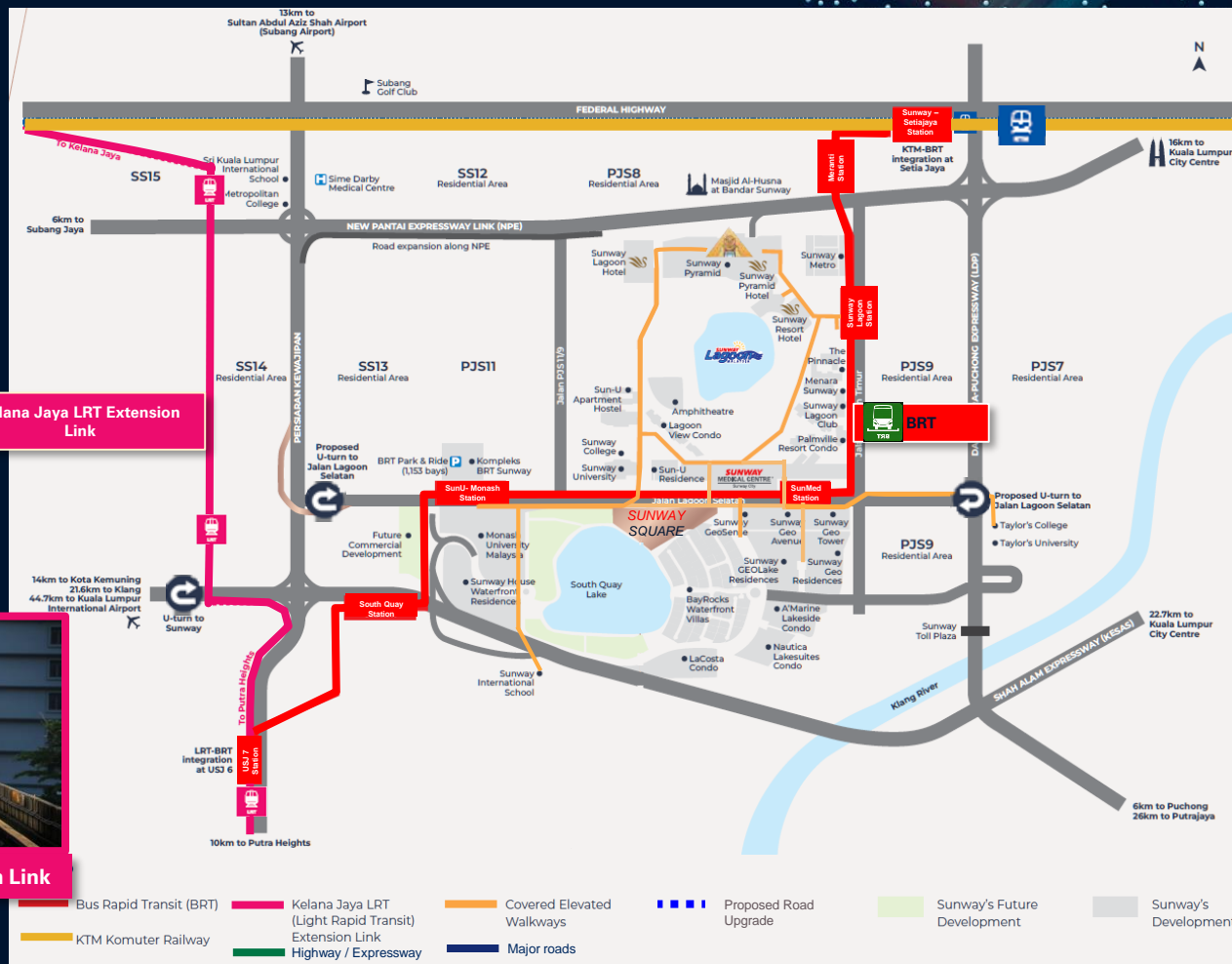
Available on MyRapid PULSE starting 11th March 2024

rapidKL  
by prasarana

The advertisement shows a collage of Kuala Lumpur landmarks including the Petronas Towers, Batu Caves, and the Sultan Abdul Aziz Museum. It highlights the 'MyCity Pass' with pricing for Malaysian and Non-Malaysian residents. A red banner indicates availability from 8 March 2024.

**Unlimited travel pass** that offers unlimited rides on **RapidKL LRT, MRT, Monorail, BRT, RapidKL bus** in Klang Valley.  
(30 days, 3 days and 1 day pass options available)

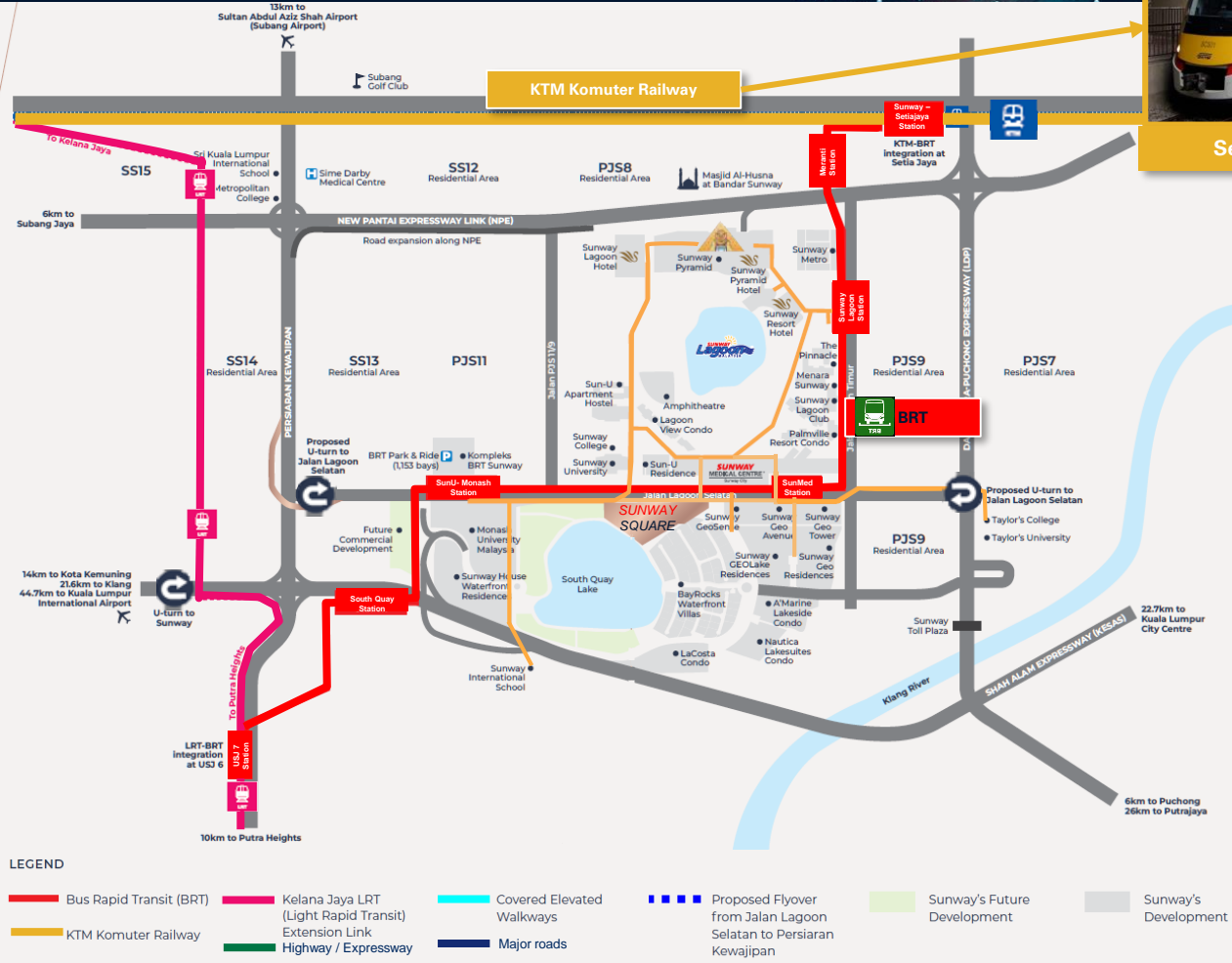




# Accessibility & Connectivity (Public Transit Connectivity)

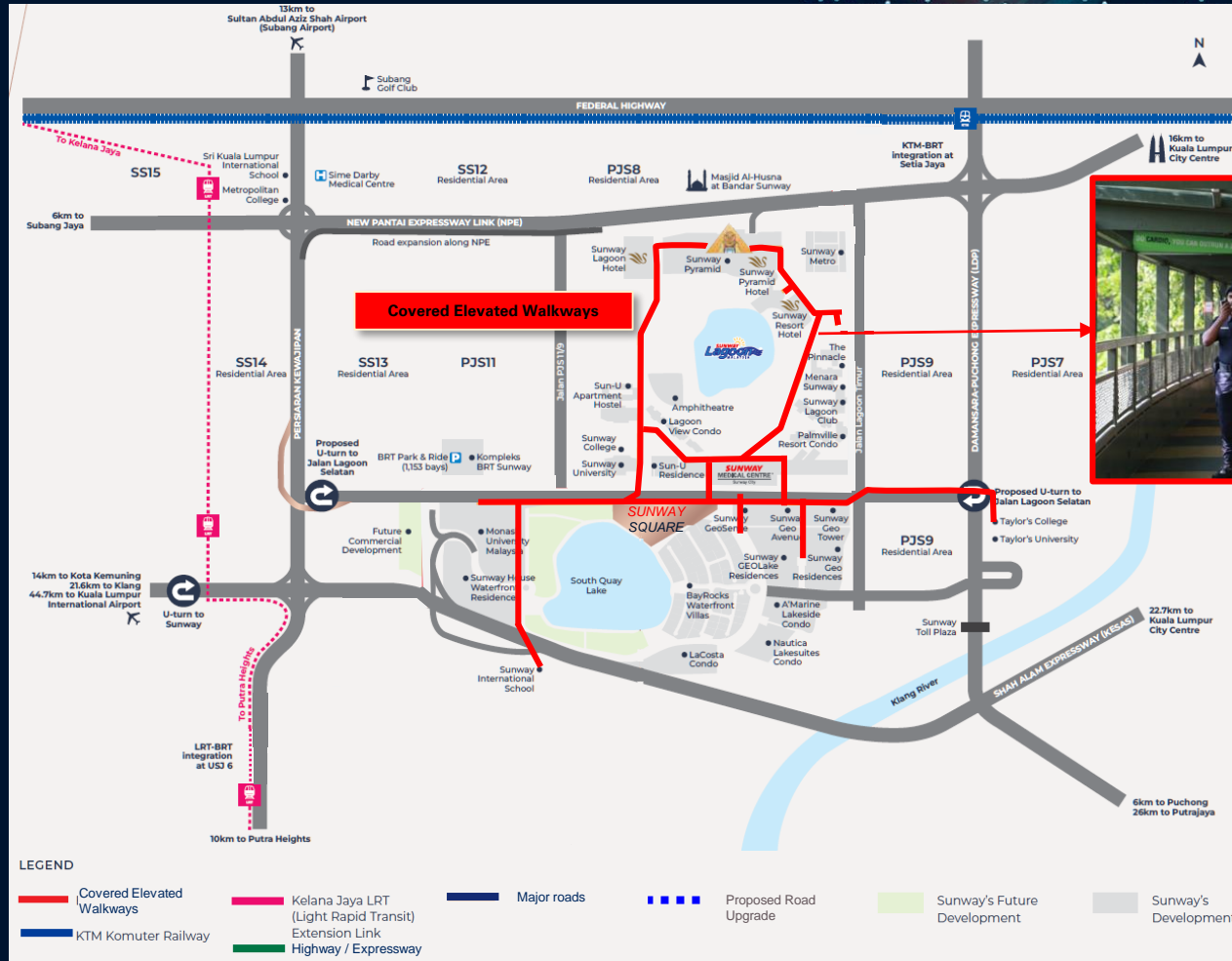


Setia-Jaya KTM Station

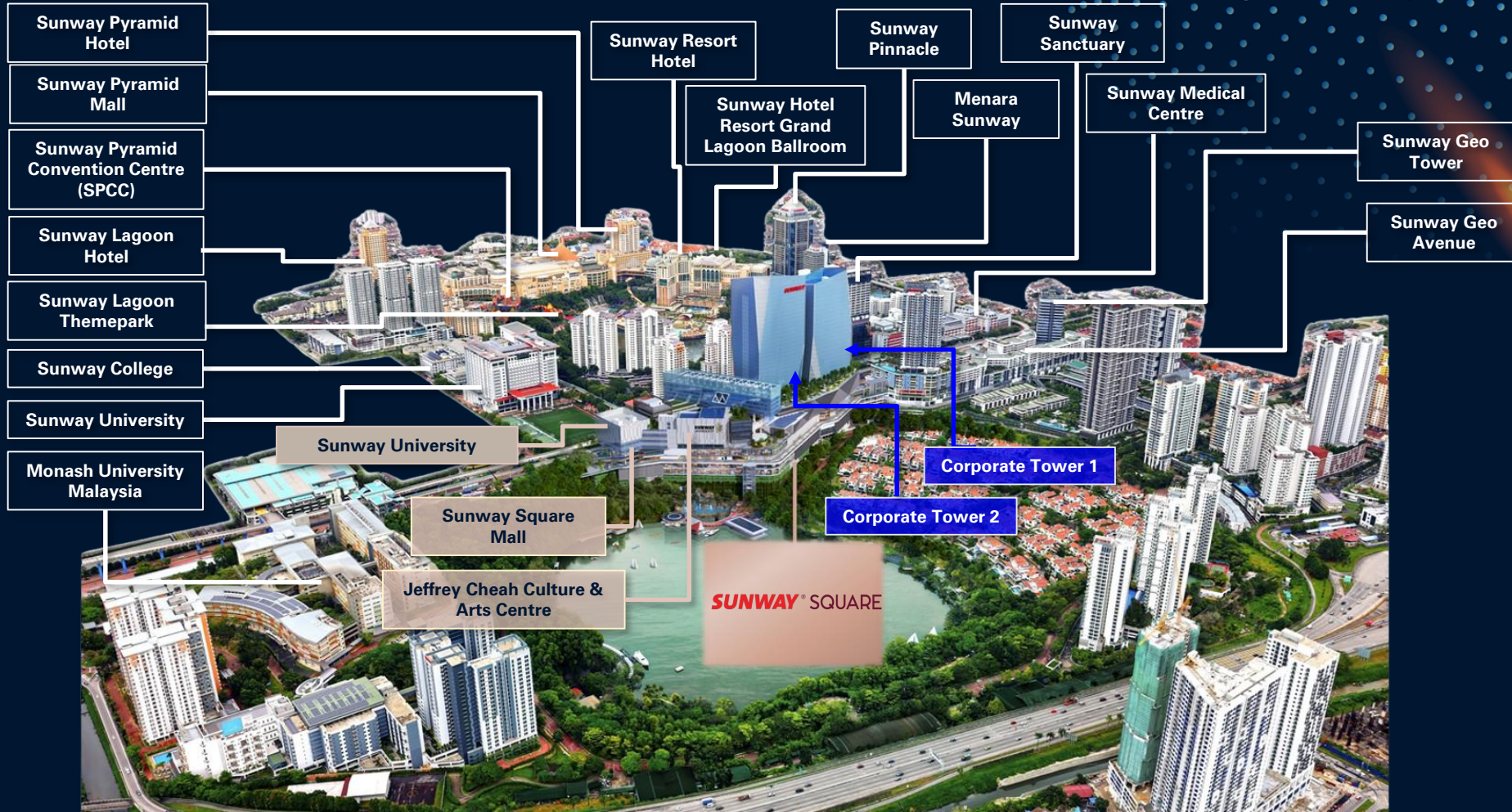




## Accessibility & Connectivity (Covered Elevated Walkways)



# Sunway City Integrated Township





A large, modern building with a blue and white facade, featuring the Sunway University logo. The building is situated behind a large waterfall and a lake. The foreground is filled with lush green trees and a body of water reflecting the building and sky. The sky is clear and blue.

A Business Address with  
**A City At Its Doorstep**

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**SUNWAY®** SQUARE

# Sunway Square Development

Corporate Tower 1

Corporate Tower 2



**Corporate Towers** · Retail Mall · Culture & Arts Centre · University

**SUNWAY**

**SUNWAY**

**SUNWAY  
UNIVERSITY**

*\*Sunway Square Corporate Towers Artist Impression*



# Sunway Square Corporate Towers – Facilities Floor



*\*Sunway Square Corporate Towers Facilities Floor Artist Impression*



# Sunway Square Corporate Towers – Indoor Facilities



Spacious 1,400 sqft

Lounge

# Sunway Square Corporate Towers – Indoor Facilities



*Board Room Setting able to fit 25 pax*

**Meeting Room**



# Sunway Square Corporate Towers – Indoor Facilities



*Classroom Setting able to fit 40 pax  
Auditorium Setting able to fit 87 pax*

**Conference Room**

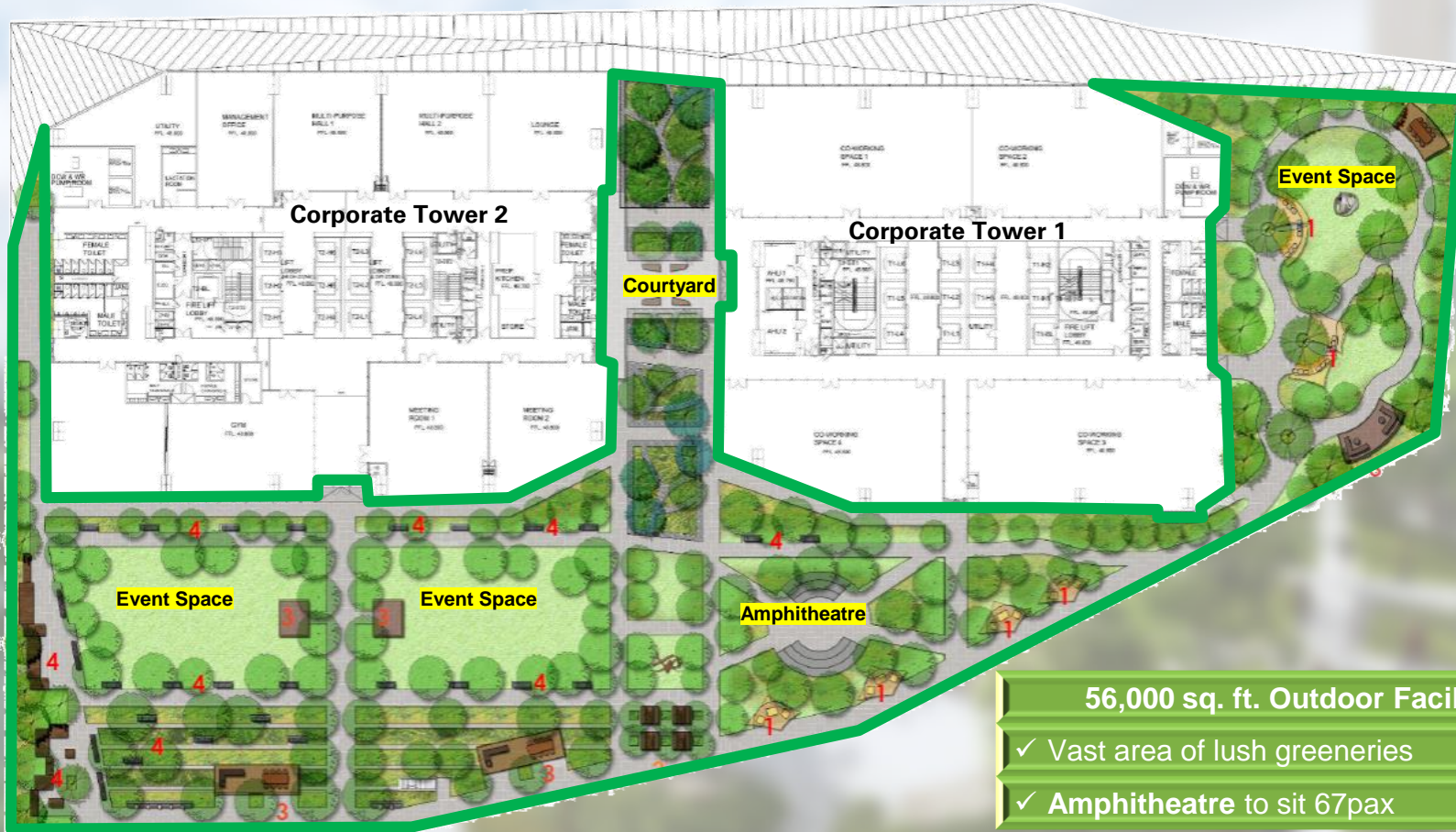
# Sunway Square Corporate Towers – Indoor Facilities



*17 equipment in total includes 4 Threadmills*



# Sunway Square Corporate Towers – Outdoor Facilities

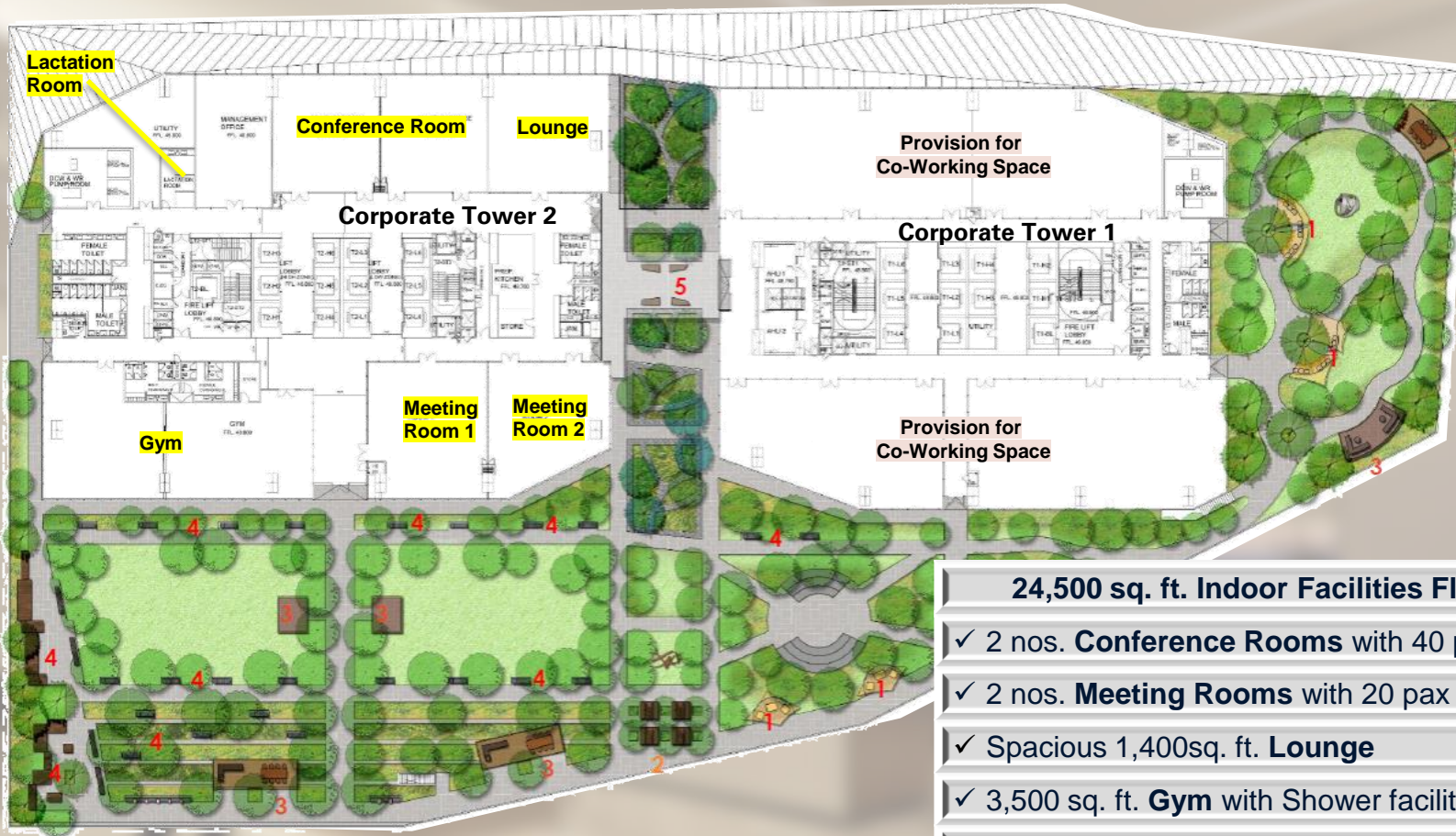


**56,000 sq. ft. Outdoor Facilities with:**

- ✓ Vast area of lush greeneries
- ✓ **Amphitheatre** to sit 67pax



# Sunway Square Corporate Towers – Indoor Facilities



**24,500 sq. ft. Indoor Facilities Floor** consist of:

- ✓ 2 nos. **Conference Rooms** with 40 pax capacity each
- ✓ 2 nos. **Meeting Rooms** with 20 pax capacity each
- ✓ Spacious 1,400sq. ft. **Lounge**
- ✓ 3,500 sq. ft. **Gym** with Shower facility
- ✓ **Lactation Room**

*\*Sunway Square Corporate Towers Facilities Floor Artist Impression*

# Sunway Square Corporate Towers – Office Layout



Double Glazing and Laminated Low-E window

2.9 m floor to ceiling height

**COLUMN-FREE**  
FLOOR PLATE

Raised Floor System with 150mm void

*\*Sunway Square Corporate Tower 2 – Office Layout Artist Impression*

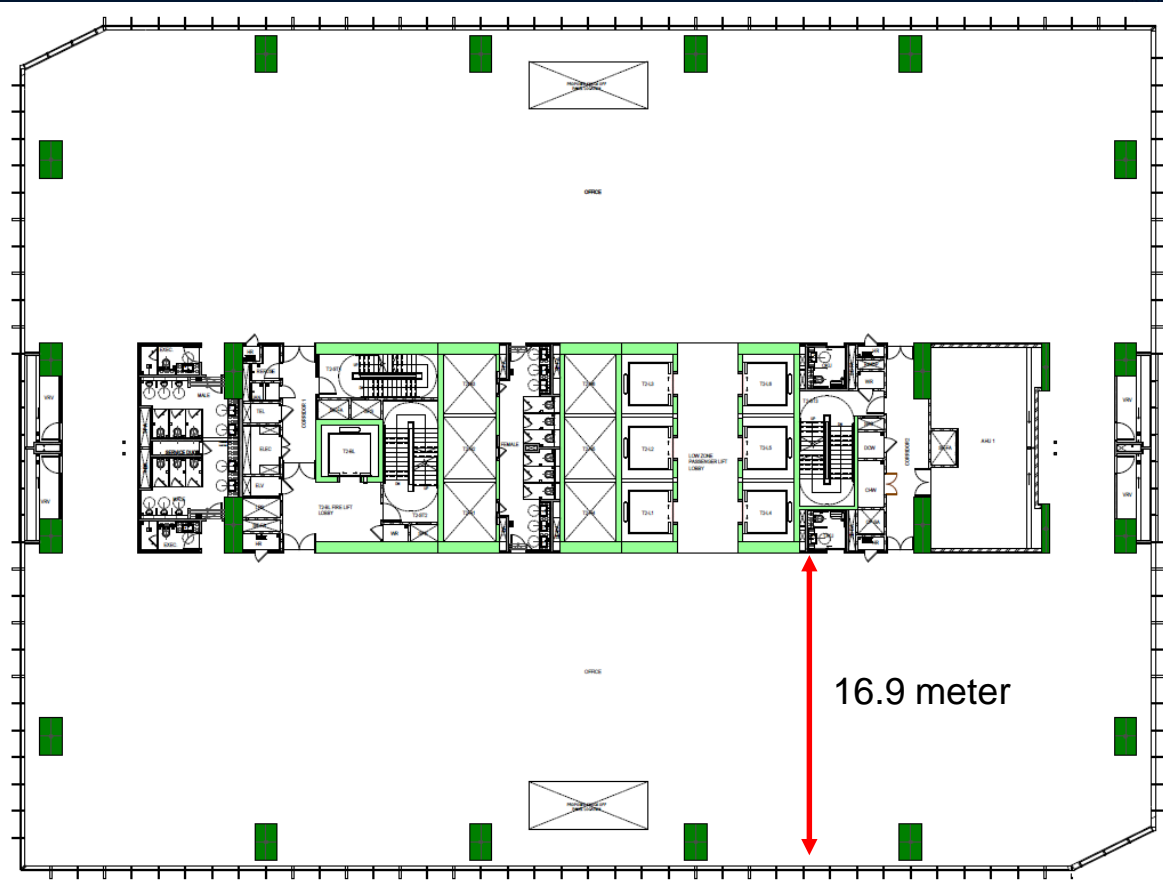


# Sunway Square Corporate Tower 2 – Typical Floor Plan



## Key Features:

- 1) Centre-core, column free floor plate.
- 2) 6 high speed lifts serving each zone.
- 3) Provision for knockoff panel for inter-floor connectivity.
- 4) Provision to sub-divide common area toilet for tenant exclusive usage for sub-divided floors.
- 5) Dedicated space for after office hours air conditioning.
- 6) 3 fire escape staircases with 1.2m per flight serving each floor.



Approximately 23,000 sq ft



# Sunway Square Corporate Towers – Future Ready, Smart and Sustainable Building



## SAFETY & SECURITY



Integrated Command Control Centre



24/7 CCTV Surveillance



24/7 Secured Turnstile



Uninterrupted Water Supply



Dual Feeder Power Supply



5G ready



Free Internet and Wi-Fi



Smart Access Control



Auxiliary Police Patrols

## SMART FEATURES



Smart Parking



Advanced Facility Management



Smart Building Management



Advanced Visitor Management System



Photosensor at Façade Perimeter



License Plate Recognition



Contactless Mobile & Card Access System



Destination Control High-Speed Lift



Advanced HVAC



Advanced Energy



Advanced Solar System



Smart Lighting

## GREEN FEATURES



Centralized District Cooling



Rooftop Garden



Air Exchange for Indoor Quality



Double Glazed & Laminated Low-E windows



Vertical Garden Wall



Low VOC Paint



Electrical Vehicle Charger



LED lighting



Solar Panel



## GREEN CITY



24% of land dedicated to greenery



Over 30,000 transplanted trees



50% of land dedicated to open spaces



Over 150 species of transplanted flora



First GBI- certified township in Malaysia



500 tones of CO2 absorbed each year

# Sunway Square Development



**SUNWAY**

**SUNWAY**

Corporate Towers · **Retail Mall** · Culture & Arts Centre · University

\*Sunway Square Corporate Towers Artist Impression

# Sunway Square – Development Plan



## SUNWAY SQUARE CORPORATE TOWER 1

NLA = 432,500 sqft  
(Typical floor @ 20,000 sqft)



## SUNWAY SQUARE CORPORATE TOWER 2

NLA = 539,000 sqft  
(Typical floor @ 23,000 sqft)



## SUNWAY SQUARE MALL

NLA = 300,000 sqft  
(4 storey retail)



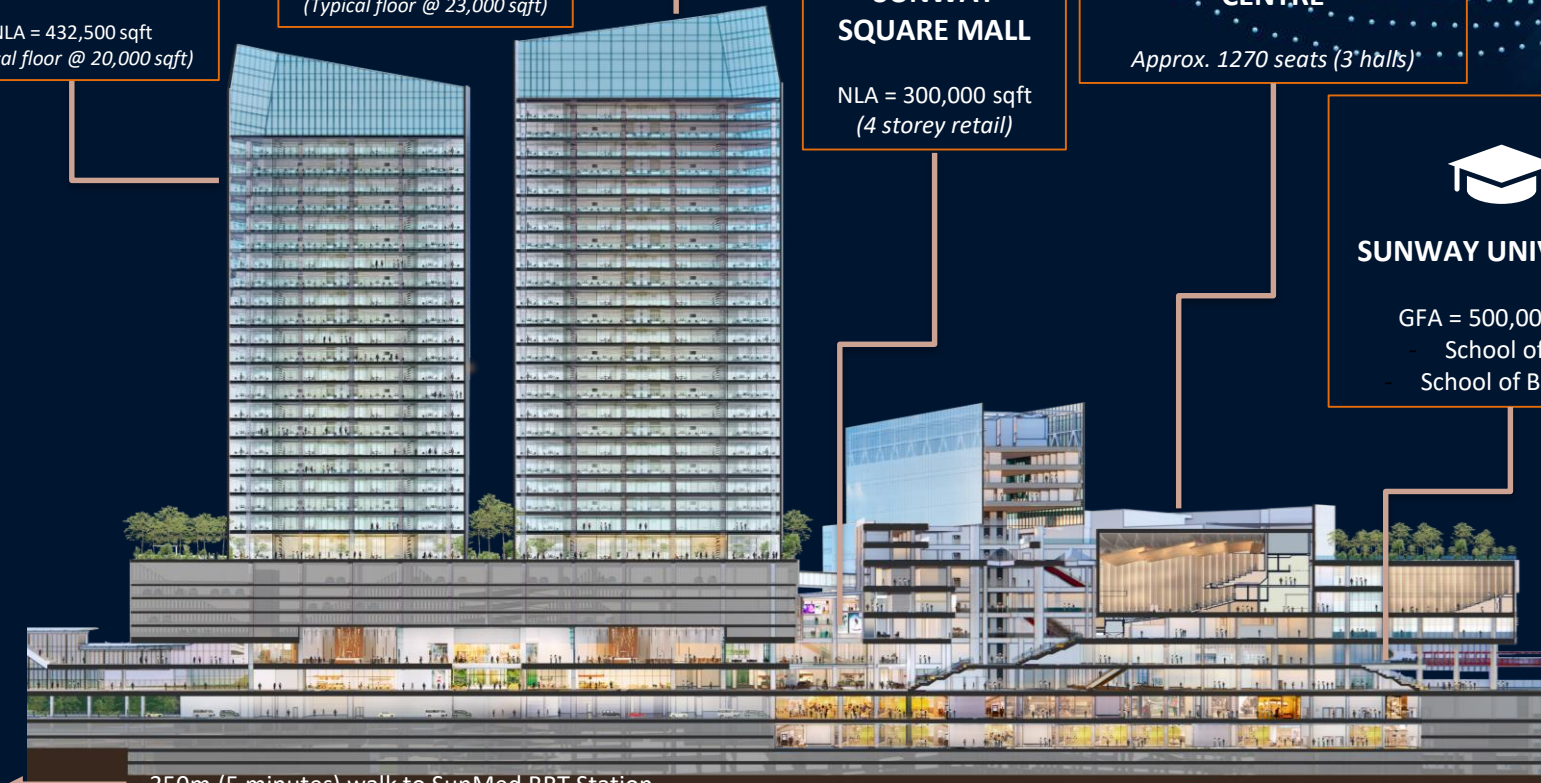
## JEFFREY CHEAH CULTURAL & ARTS CENTRE

Approx. 1270 seats (3\*halls)\*



## SUNWAY UNIVERSITY

GFA = 500,000 sqft  
– School of Arts  
– School of Business



350m (5 minutes) walk to SunMed BRT Station



# Sunway Square Mall



## GOURMET MARKET

The Gourmet Market offers wholesome, fresh food every time. A diverse selection of high quality imported and locally produced goods are catered for consumers for their daily convenience.



## EXPERIMENTAL GASTRONOMY

Discover a diverse range of fine eateries dedicated to providing an elevated unique dining experience to satiate every mood and taste for every occasion.



## INTERACTIVE LEARNING

Here, Edutainment, a lifestyle bookstore, a public library, a kids' playground, and a gym all contribute to an environment that is conducive to the learning and growth for people of all ages.



## ARTS & CULTURE

Engaging workshops for art and craft enthusiasts, as well as lifestyle exhibitions aimed at young entrepreneurs and urban fashion, are held here to foster creativity.

**Retail Space** 

**Net Lettable Area:**

300,000 sq. ft. Artisanal Mall

**Community:** 

- Artistic Personals
- Office goers
- Students
- Families
- Art enthusiasts

# Sunway Square Mall – The Perfect Experience



*\*Sunway Square Mall Artist Impression*



# Sunway Square Mall – The Perfect Experience



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# Sunway Square Mall – The Perfect Experience



*\*Sunway Square Mall Artist Impression*



# Sunway Square Development



**SUNWAY**

**SUNWAY**

Corporate Towers · Retail Mall · **Culture & Arts Centre** · University

*\*Sunway Square Corporate Towers Artist Impression*

# Jeffrey Cheah Culture & Arts Centre

Sunway City will be home to the city's first state-of-the-art Culture & Arts Centre, which will feature an annual calendar of exciting local and international dance, music, theatre, and art performances.



Equipped with a **full range of Back-of-House supporting facilities**, including rehearsal studios and workshops spaces, as well as a Media City with facilities for film and journalism productions.



Features a **digital acoustic system** that enables an array of musical arrangement from a grand cathedral format to concert hall setting.



Suitable for **large-scale performance and exhibitions** (musical concert with full philharmonic band).



Features a **full-sized fly tower with a high precision motorized fly system**, the only private performing arts centre in the country to house such system apart from Istana Budaya.

Proscenium Theatre : **1,000 seats**

Experimental Theatre : **150 seats**

Recital hall : **120 seats**





# Jeffrey Cheah Culture & Arts Centre



RIGGING –  
FLYING BAR



ORCHESTRA  
PIT LIFT



STAGE  
LIGHTING



ACTIVE  
ACOUSTIC



LED  
SCREEN



# Jeffrey Cheah Culture & Arts Centre



ORCHESTRA



CONCERT



DRAMA



MUSICAL



COMMERCIAL EVENT



# Sunway Square Development



**SUNWAY**

**SUNWAY**

Corporate Towers · Retail Mall · Culture & Arts Centre · **University**

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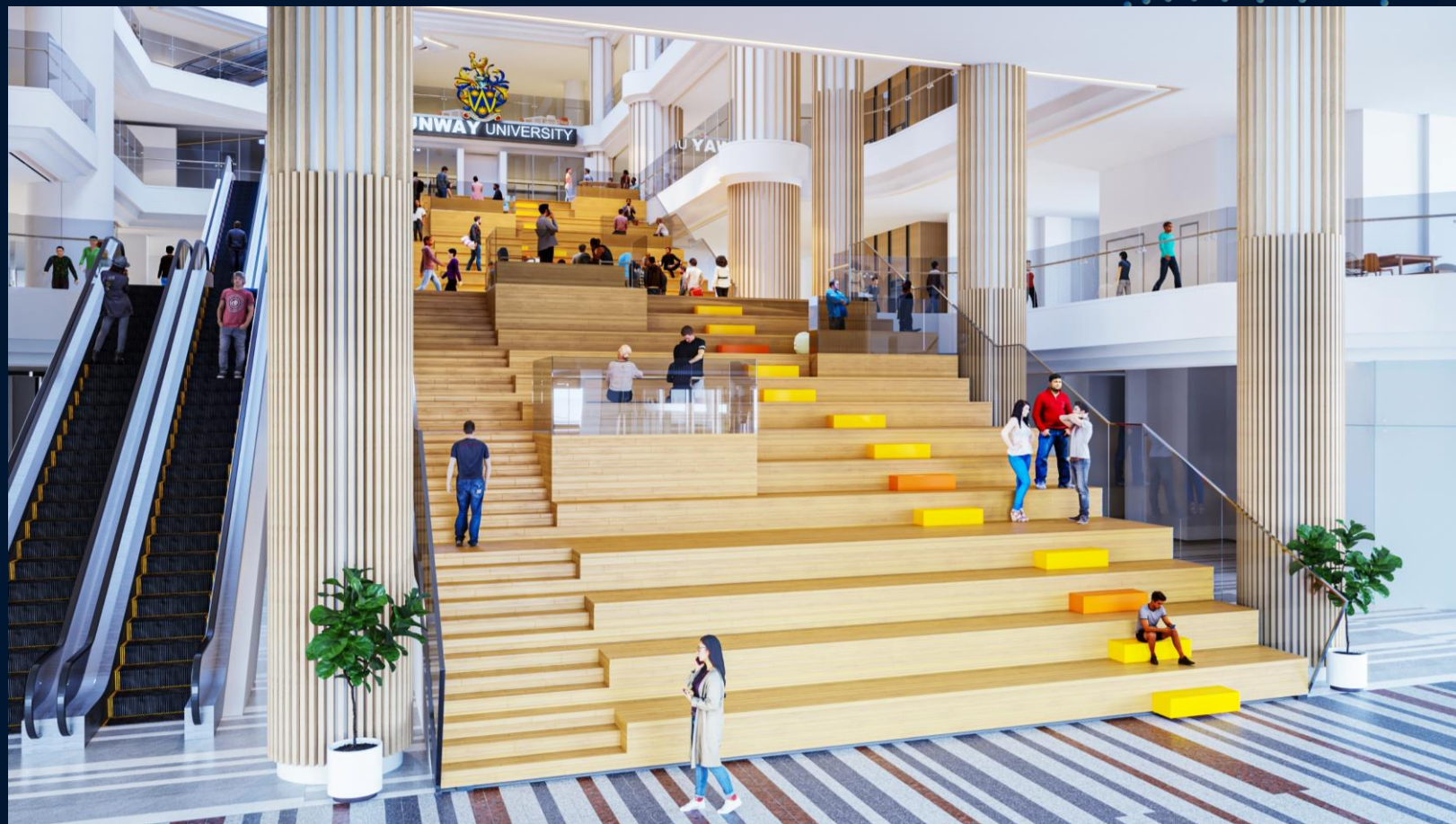


## GENERATING SUSTAINABLE HUMAN ENERGY

- Empowering cross-fertilization of industry & academia.
- School of Arts and Business











# THANK YOU

*Life* HAPPENS HERE  
@ SUNWAY

At Sunway, we build sustainable environments for communications, a testament of our passion to dare to deliver beyond.

## Leasing Enquiries

Sunway PFM Sdn Bhd

Tel: 03-5639 9297 / 9228

Email: [kevincwm@sunway.com.my](mailto:kevincwm@sunway.com.my)