

**FREEHOLD**

**SUNWAY**  
**FLORA**2  
BUKIT JALIL

A Signature Home by Sunway Property  
Thoughtfully Crafted with Sunway Design & Development Architecture



SOAR OVER  
**Your World**

EXPAND YOUR HORIZONS

Set in the thriving heart of Bukit Jalil, your new home is seamlessly connected to a world of possibilities. Explore nearby landmarks, connect with the thriving community, and enjoy a seamless blend of urban conveniences and serene landscapes.

Here, life is designed to elevate your every day, offering the perfect balance to truly soar over your world.

# Nature Living With Urban Conveniences

Experience an awe-inspiring lifestyle where nature and modern living come together seamlessly within Bukit Jalil's elite community — your sanctuary to call home.



Freehold



Retail conveniences



6-level facilities



2 to 4 bedrooms,  
764 - 1,259 sq. ft.



Covered walkway to  
Muhibbah LRT station



Pet-friendly  
spaces



Express car  
park ramp



Sunway Property +  
Aftersales Privileges



Sunway Flora  
(Phase 1)



LIVE WITHIN

# A Home Surrounded by Retail Amenities

WITH RETAIL RIGHT BELOW

As you arrive, the vibrant retail shops create a dynamic yet effortless lifestyle right below your home. Drive in further and experience the comfort and elegance of the lobby, thoughtfully designed to welcome you with a sense of grandeur.



Retail conveniences

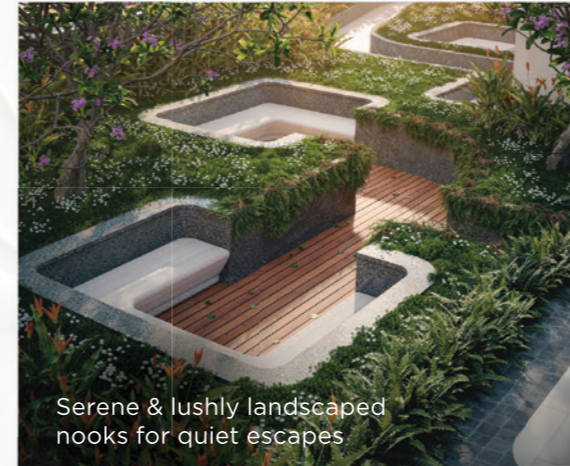
ALL YOURS

# Six Levels

OF FAMILY-FRIENDLY FACILITIES

Sunway Flora 2 is designed for comfortable family living with six levels of facilities for relaxation, fitness, and recreation. Whether unwinding in serene spaces, staying active, or nurturing your love for urban farming, every floor offers something for everyone.

Levels P3 and P4 feature pet-friendly areas where furry companions can roam and socialise, creating a warm, connected community—your perfect retreat in the city.



Serene & lushly landscaped nooks for quiet escapes



A refreshing oasis for relaxation & leisure



Thriving urban farming spaces for fresh harvests



Pet play area

Artist's Impression



MADE FOR GENERATIONS

# A Family Home

FILLED WITH LOVE & LAUGHTER



Units come with wet & dry kitchen



Balcony & foyer for all units



Digital lockset, air-conditioner, shower screen & water heater provided



Universal accessible design



Bedrooms facing outwards for natural lighting & ventilation



Spacious living space up to 20 ft. wide



## Layout Plans

^ FACING PETALING JAYA (NORTH-WEST) ^

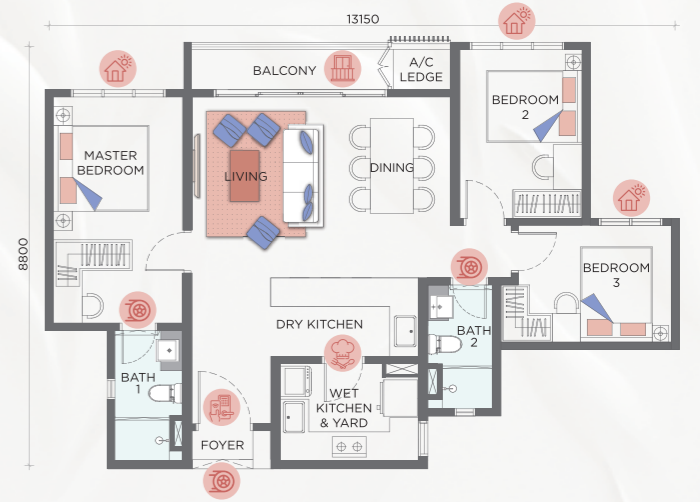


∨ FACING KINRARA (SOUTH-EAST) ∨

**TYPE A** 764 sq. ft.  
Main parcel : 764 sq. ft. (71 sqm.)  
Accessory parcel : -  
2 2



**TYPE B** 980 sq. ft.  
Main parcel : 980 sq. ft. (91 sqm.)  
Accessory parcel : -  
3 2



**TYPE C** 1,259 sq. ft.  
Main parcel : 1,238 sq. ft. (115 sqm.)  
Accessory parcel : 21 sq. ft. (2 sqm.)  
4 2



### LEGEND

- Elderly, wheelchair & baby stroller-friendly access
- Digital lockset at main entrance door
- Wet & dry kitchen are provided
- Bedrooms facing outwards for natural lighting & ventilation
- Balcony for all units
- 20 ft. wide living & dining area for family sessions

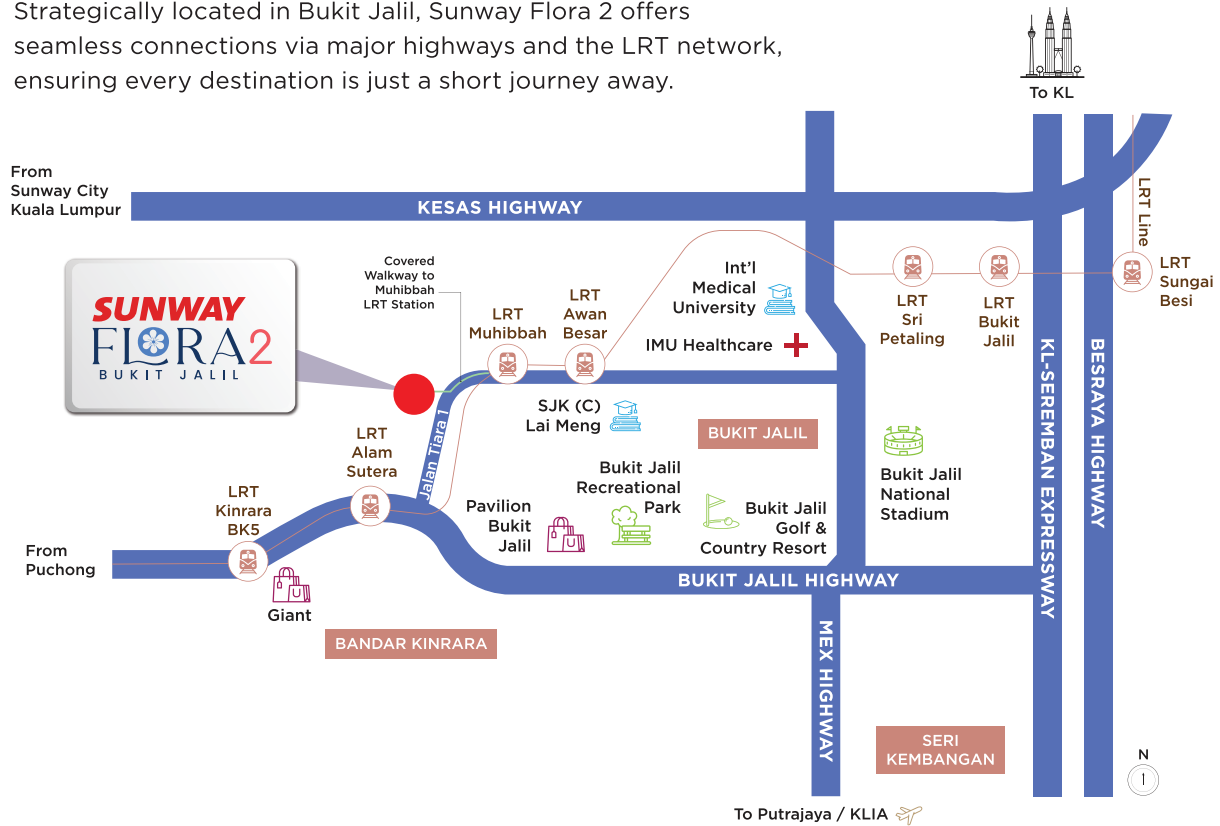


EVERYWHERE

# Roots & Routes

CONNECTED TO WHAT MATTERS MOST

Strategically located in Bukit Jalil, Sunway Flora 2 offers seamless connections via major highways and the LRT network, ensuring every destination is just a short journey away.



## HIGHWAYS

- Bukit Jalil Highway
- Shah Alam Expressway (KESAS)
- New Pantai Expressway (NPE)
- Sungai Besi Highway
- BESRAYA Highway

## LRT STATIONS

- LRT Muhibbah - 550m
- LRT Alam Sutera - 1km
- LRT Awan Besar - 1.6km

## SHOPPING MALLS

- Pavilion Bukit Jalil - 3km
- Giant Kinrara - 3km
- Pearl Point Shopping Mall - 4km
- IOI Mall Puchong - 7km
- Mid Valley Megamall - 8km
- Sunway Pyramid - 9km

## EDUCATIONAL INSTITUTIONS

- SJK (C) Lai Meng - 2km
- International Medical University (IMU) - 4km
- Tzu Chi International School - 4km
- Asia Pacific University (APU) - 7km
- Sunway University - 8km

## RECREATIONAL FACILITIES

- Bukit Jalil Recreational Park - 3km
- Bukit Jalil Golf & Country Resort - 4km
- Bukit Jalil National Stadium - 5km
- Sunway Lagoon Theme Park - 8km

## HEALTHCARE

- IMU Healthcare - 4km
- Sunway Medical Centre - 7km
- Columbia Asia Hospital - 8km
- Sunway Medical Centre Velocity - 13km

**SUNWAY FLORA SDN. BHD.** (1333603-H)

The Property Gallery, Lobby Level, Menara Sunway  
Jalan Lagoon Timur, Bandar Sunway  
47500 Petaling Jaya, Selangor Darul Ehsan  
EMAIL: sunwaypropertyms@sunway.com.my

   
**SUNWAY PROPERTY**

**1700-81-1155**  
[www.sunwayflora2.com](http://www.sunwayflora2.com)

WITH *You*  
FOR *Generations*

**SUNWAY**  
**PROPERTY**  
Master Community Developer

Developer: Sunway Flora Sdn Bhd (1333603-H) • Address: The Property Gallery, Lobby Level, Menara Sunway, Jalan Lagoon Timur, Bandar Sunway, 47500 Petaling Jaya, Selangor Darul Ehsan • Type: Service Apartment • Developer's License: 30158/08-2027/0157(A) • Validity Period: 25 Aug 2022 till 24 Aug 2027 • Advertising Permit: 30158-2/04-2028/0275(N)-S • Validity Period: 10 Apr 2025 till 9 Apr 2028 • Building Plan Approval No.: BPS3OSC20240272 • Approving Authority: Dewan Bandaraya Kuala Lumpur • Tenure: Freehold • Expected Date of Completion: April 2029 • Encumbrances: - • Total Units: Tower A - 338 units, Tower B - 348 units • Price: Tower A - RM723,600 (Min) - RM1,294,000 (Max), Tower B - RM738,000 (Min) - RM1,300,800 (Max) • Bumiputera Discount: 5% • Disclaimer: The information contained herein is subject to change without notification 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 Impression only. The items are subject to variations, modifications and substitutions as may be recommended by the Company's Consultants and/or relevant approving authorities. This advertisement has been approved by Jabatan Perumahan Negara. MAKLUMAT PEMAJUAN BOLEH DISEMAK DI PORTAL TEDUH.KPKT.GOV.MY