

SUNWAY®

SUNWAY VELOCITY

- MENARA SUNWAY VISIO -



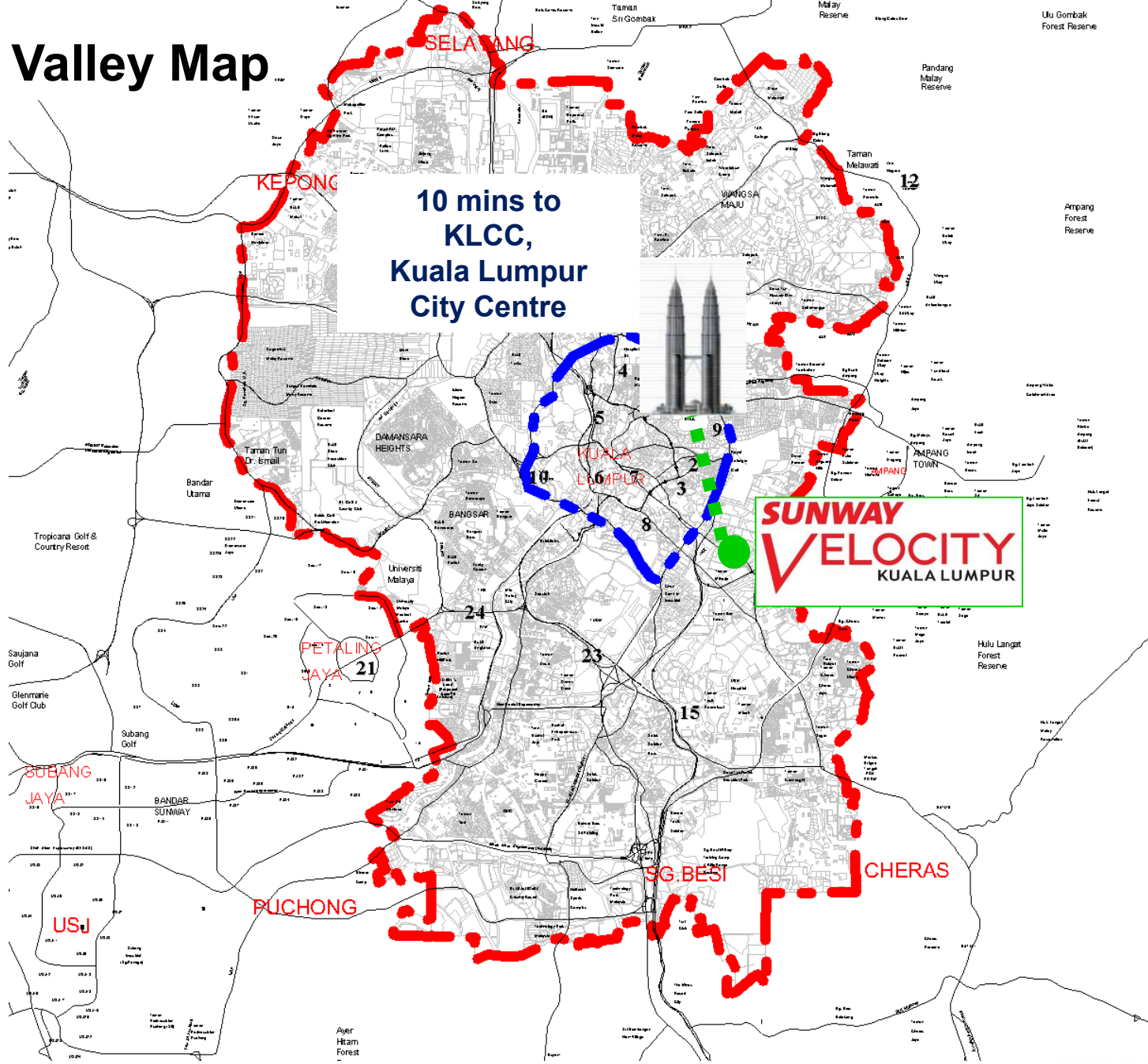
SUNWAY VELOCITY **Menara Sunway VISIO** **KUALA LUMPUR**

*Sunway Velocity unveils a brand new series of **shops & offices** designed to **fulfill your corporate demands**. Integrate your business needs within one dynamic space. You can now elevate your business appeal with a stylish address alongside the iconic Sunway Velocity. Set within the prime integrated city, it is paved to be a potential commercial hub for own business or investment choice.*

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Klang Valley Map



Overview of Sunway Velocity



Location Map and Accessibility **GPS Coordination : 3.1293145 101.723785**



- 1 Direct access to Maju Expressway via Jalan Nakhoda Yusof to KLIA & Cyberjaya.**
- 2 Connecting Jalan Cheras, Jalan Peel and Jalan Nakhoda Yusof which leads to Jalan Tun Razak/KLCC (Inner Ring Road)**
- 4 Connecting Sunway Velocity to KL City Centre and KL South, which able to access to greater KL includes KL Sentral & Petaling Jaya.**

Building Address:
Menara Sunway Visio,
Lingkar SV,
Sunway Velocity,
55100 Kuala Lumpur



Accessibility

Well linked to major roads and highways in Klang Valley (Greater KL):

- 10 minutes to Kuala Lumpur City Centre (KLCC), KL Golden Triangle
- 20 minutes to KL Fringe (Mid Valley City, Bangsar & Petaling Jaya)
- 30 minutes to Putrajaya (Federal Administration Centre) & Cyberjaya
- 40 minutes to Kuala Lumpur International Airport (KLIA)

Seamlessly link to Major Roads and Highways

MEX



NPE



DUKE 3
(Under Construction)



SMART
Tunnel



Jalan Tun
Razak



MRT Kajang Line : Quick Fact

MRT SUNGAI BULOH-KAJANG (SBK) LINE



Sources: MRT Corp

Graphics: themalaymailonline.com

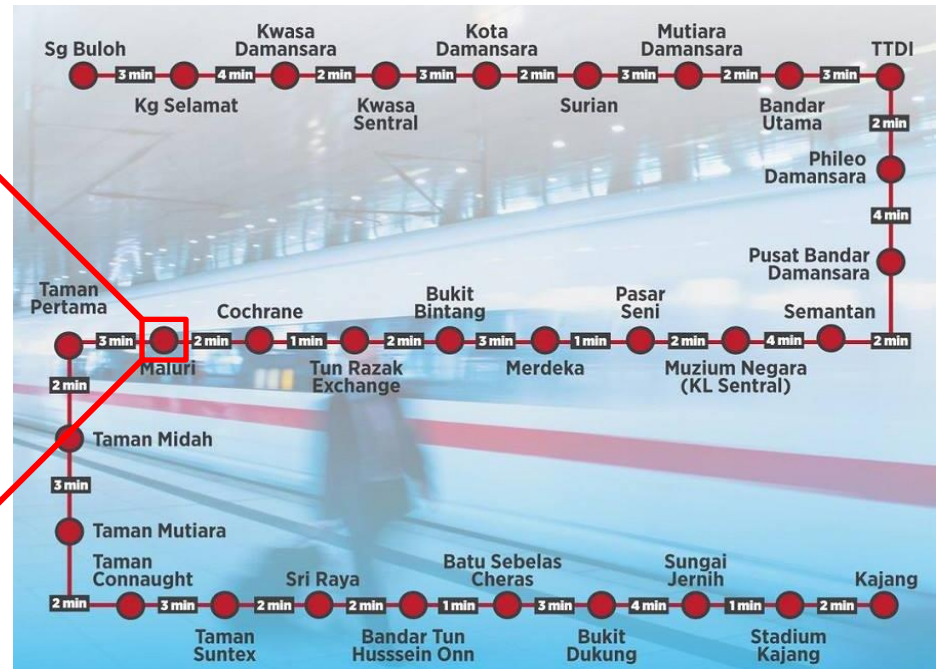
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LINK BRIDGE TO COCHRANE MRT STATION



Covered Walkway connecting V Boulevard and MRT Cochrane Station from Menara Sunway VISIO

MRT : Quick Fact



RIDING THE MRT SBK: TIME AND COST

SUNGAI BULOH

KAJANG

- Entire duration : 84 mins
- Between stops : 1-4 mins
- Train frequency : 4 mins (peak periods, weekdays)
7-15 mins (non-peak, weekends, public holidays)
- Open : 6am-midnight (daily)
- Fare : From RM1.10 to RM6.40 (cash via token)
From RM1.10 to RM5.50 (cashless via Touch N' Go)
50% discount (OKU, students, senior citizens)

Sources: MRT Corp, Prasarana

Graphics: themalaymallonline.com



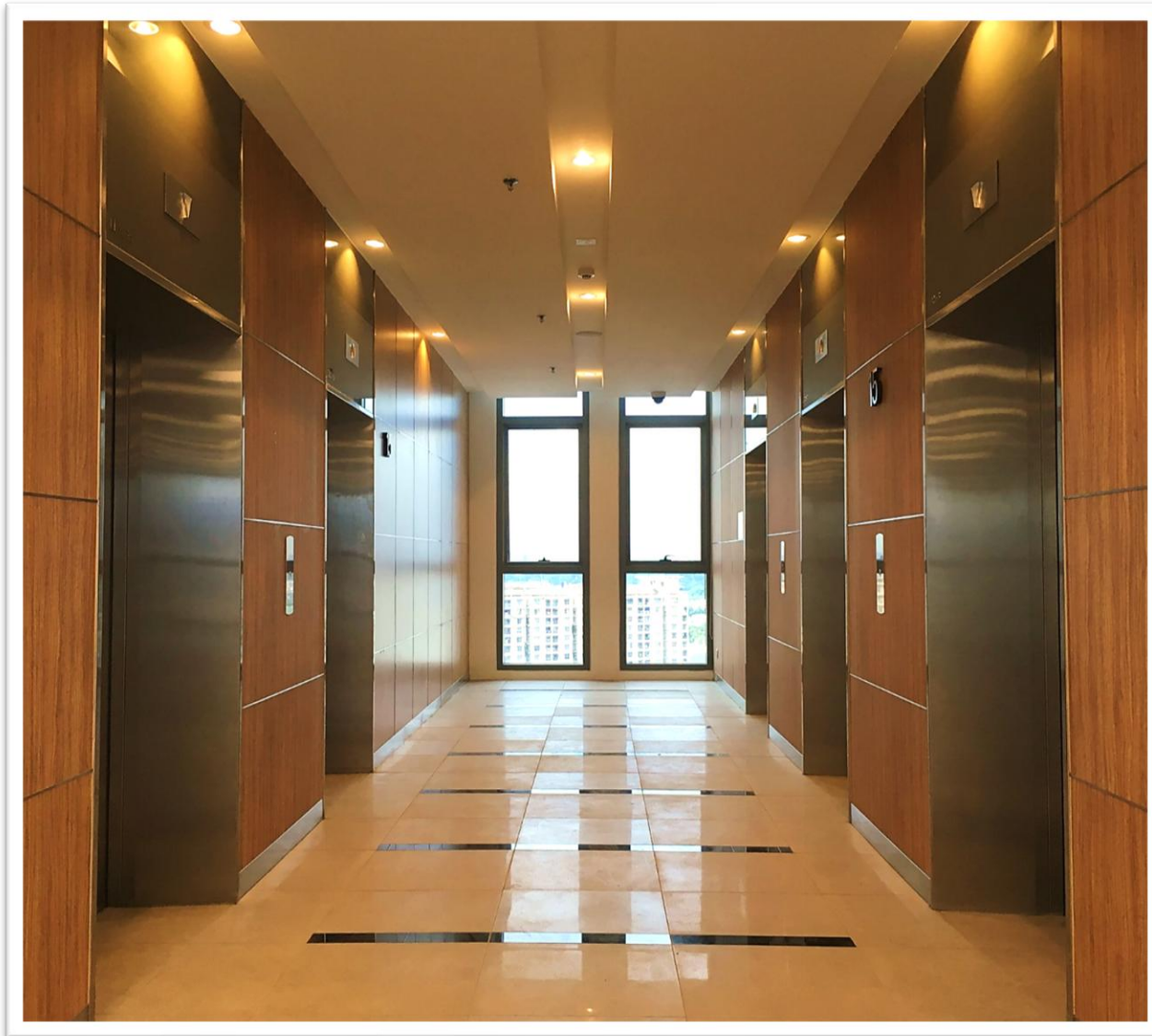
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MENARA SUNWAY VISIO

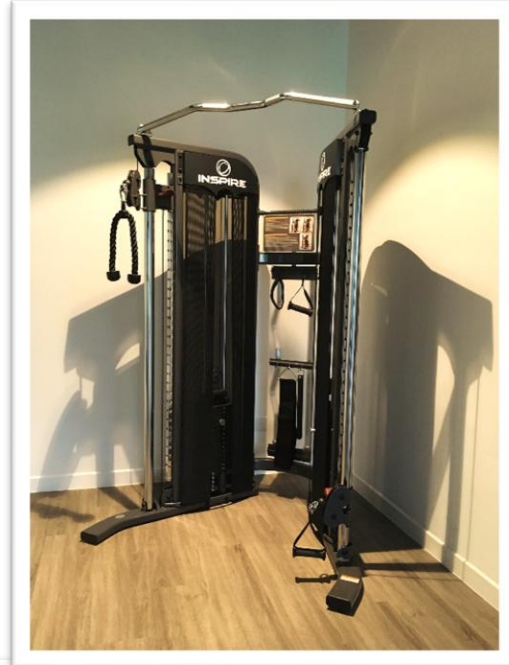
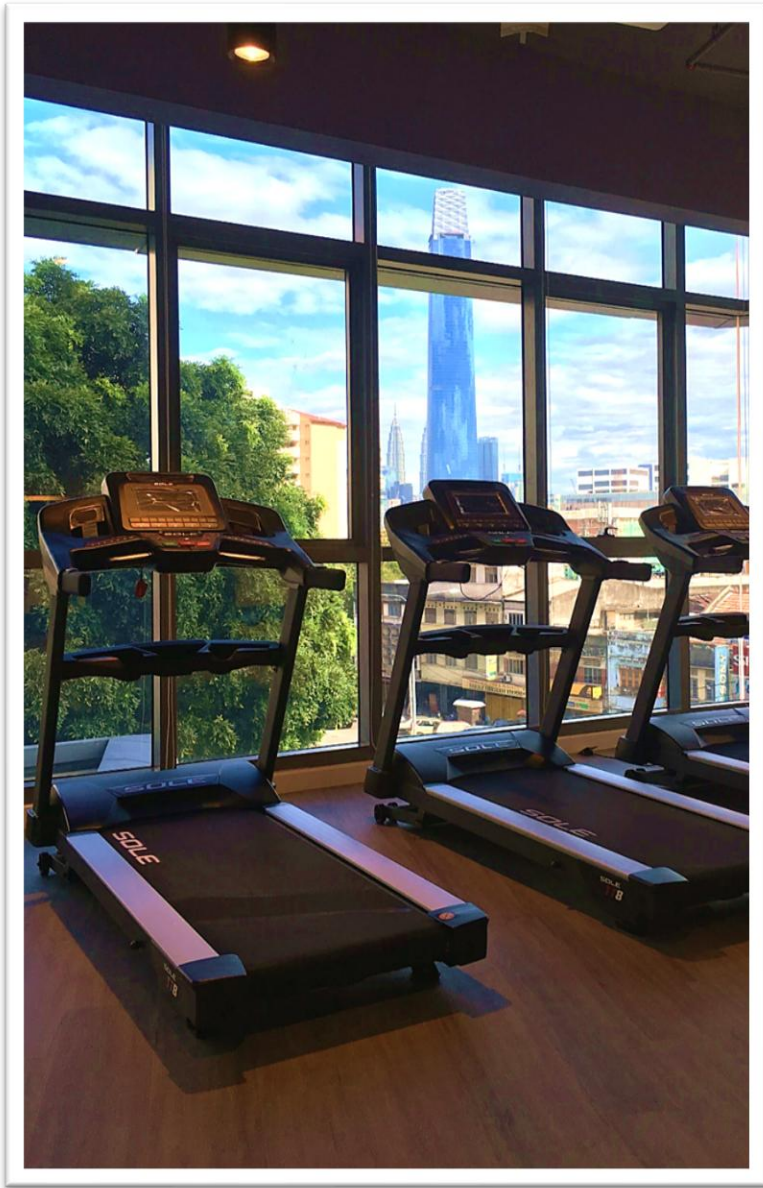
Menara Sunway VISIO – Office Lobby



Menara Sunway VISIO – Office Lift Lobby



Menara Sunway VISIO – Boutique Gym



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Menara Sunway VISIO – Meeting Room & Function Room



Townscape from Menara Sunway VISIO





Building Specification

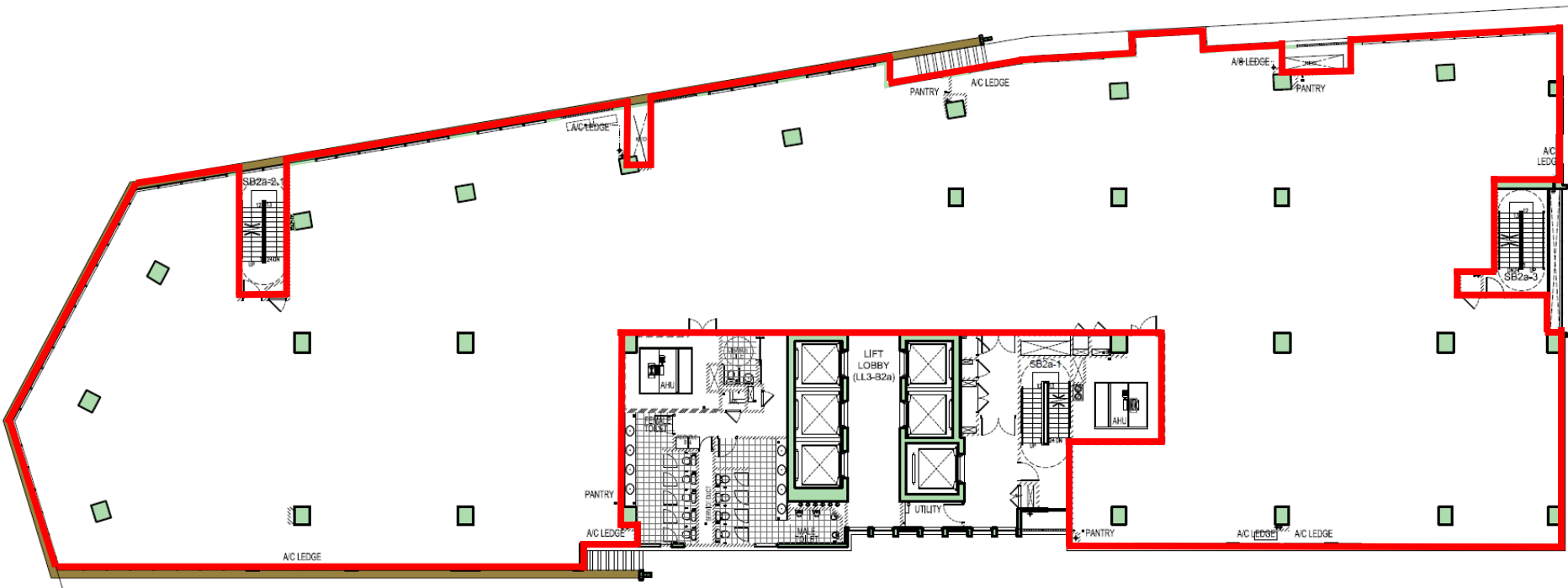
MENARA SUNWAY VISIO

Total GFA	:	302,639 sf
Total NFA	:	245,173 sf
Average NFA per floor	:	16,300 sf
Passenger lifts per floor	:	5
Lift speed	:	2.5 m/s
Passenger Lift Capacity	:	1156kg/17pax
Bomba / Service Lift	:	1
Lift speed	:	2.5 m/s
Bomba / Service Lift Capacity	:	1428kg/21pax
Floor to floor height	:	Office – 4m <u>Retail</u> Ground – 6m Level 1 & 2 – 3.7m
Provision for Air-Cond Ledge	:	Yes
Certified Green Building	:	Green R. E.

Building Specification – Menara Sunway VISIO

No.	Item	Particulars
1	Available Space	Currently Fully Tenanted
2	Asking Rental	RM5.00 per sq. ft.
3	Car park allocation	1:1,000 sq. ft.
4	Car park charges	RM180.00 per month per bay on floating bay basis
5	Space Availability	Immediate

Typical Floor Plan

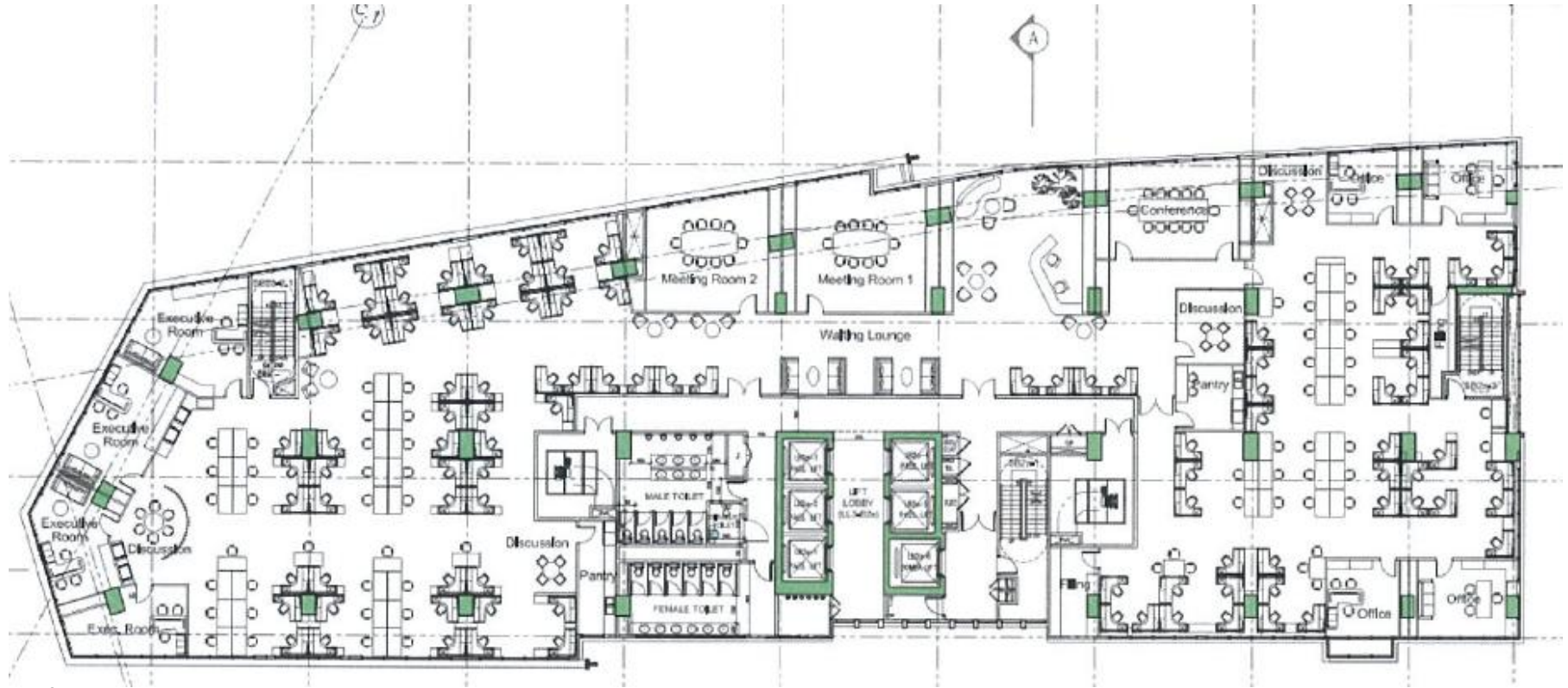


Approx. 16,076 sq. ft.

Typical Office Floor



Fitted Out Office Floor Plan



Total Occupancy : 167 pax

Office

- 159 workstations
- 1 reception
- 1 conference room
- 2 meeting rooms
- 5 discussion area
- 4 manager room
- 4 executive room
- 2 pantry
- 2 filing room

SUNWAY VELOCITY INTEGRATED DEVELOPMENT

Sunway Velocity Integrated Development

Retail Mall

- **Sunway Velocity Mall** – with a net lettable area of approximately 1,400,000 sq ft, Sunway Velocity Mall has opened its doors to the public in December 2016 and has since achieved an occupancy rate of 98%.occupancy rate.



Healthcare

- **Sunway Medical Centre @ Velocity** – Approximately 328,000 sq ft, which will be equipped with 240 beds, six ICU beds, 77 outpatient specialist clinics, six operating theatres and five delivery suites.
- Business commence in August 2019

Sunway Velocity Integrated Development

Residential

- The 3 residential towers are the perfect arrangement for modern urban living with a three-tier security system to assure owners' peace of mind while living here.



Hotel

- **Sunway Velocity Hotel** – A 4-star hotel which has opened its door in September 2017, the hotel provides a number of 351 premium rooms.

Sunway Velocity Hotel (within walking distance)



V BOULEVARD - Connecting to MRT Stations and Sunway Velocity Mall Central Atrium



Retail Shop along the V Boulevard



V Boulevard view



Sunway Velocity Mall

V BOULEVARD PANORAMA VIEW



Panorama view of the V Boulevard

Sunway's Commitment to the UN SDGs

SUSTAINABLE DEVELOPMENT GOALS



JEFFREY SACHS CENTER

on Sustainable Development

Sunway University, Malaysia

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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

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