

***SUNWAY***®

**V OFFICE  
SUNWAY VELOCITY**

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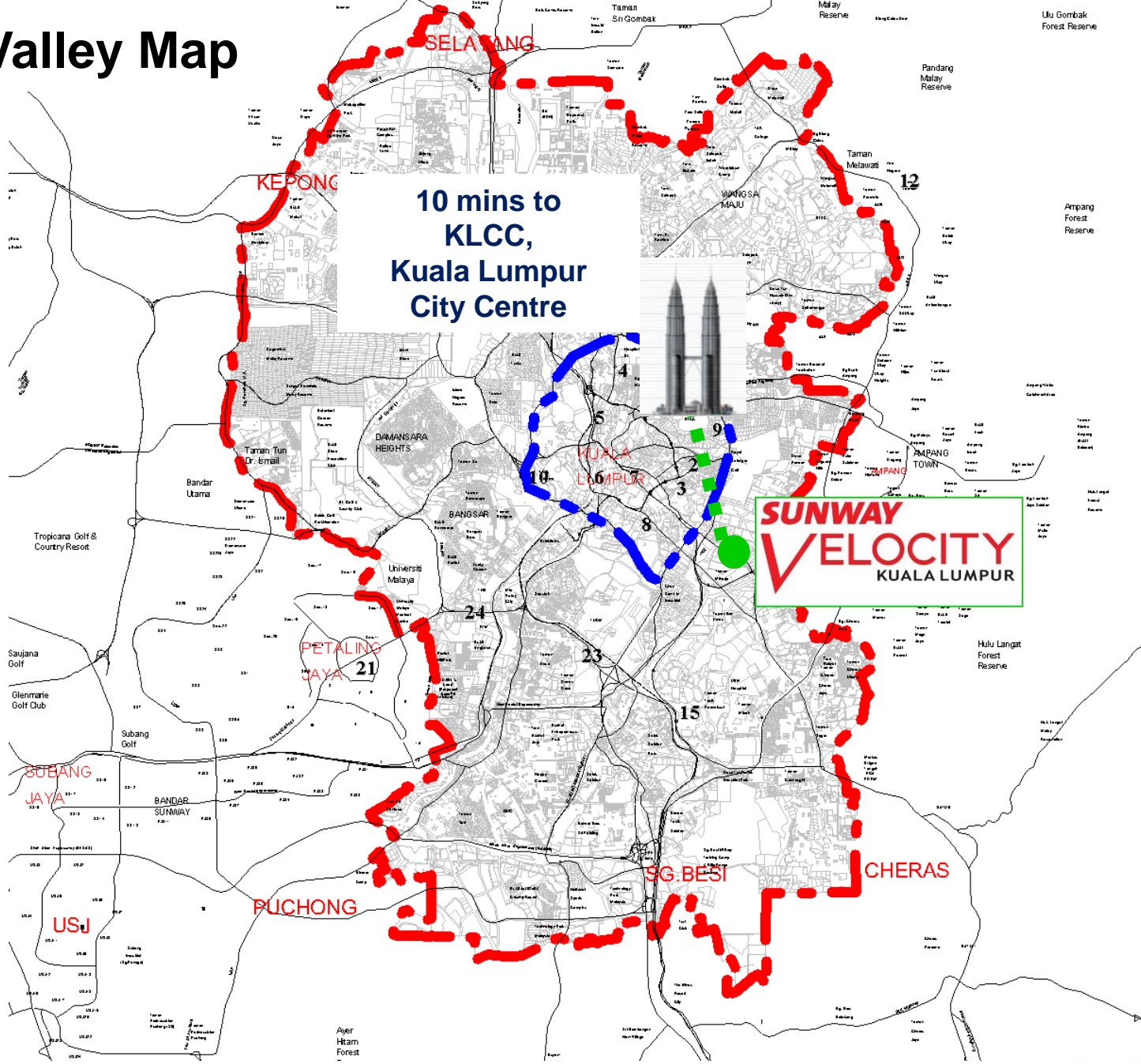
# **SUNWAY VELOCITY**

## **V OFFICE**

### **KUALA LUMPUR**

**SUNWAY**<sup>®</sup>

# Klang Valley Map



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# Overview of Sunway Velocity



## Sunway Velocity Medical Centre

(equipped with 240 beds, six ICU beds, 77 outpatient specialist clinics, six operating theatres and five delivery suites)

## Sunway Velocity Hotel

(Equipped with 351 premium rooms)

V Residence Suite

V Residence 2

V Residence 3

Menara Sunway VISIO

Cochrane MRT station

V Office

## Sunway Velocity Mall

(Approx. 1 million sq. ft. with 98% occupancy rate)

# 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



# V OFFICE - Connectivity

- Direct link to 2 underground MRT stations  
Cochrane MRT station (200m)  
Maluri MRT & LRT Interchange station (200m)
- 1 MRT station away from the International Financial District (Tun Razak Exchange/TRX)
- 2 MRT stations away from Bukit Bintang & KL Golden Triangle.
- Direct underpass tunnel built by Sunway connecting Jalan Cheras into the development basement carpark to ensure smooth traffic flow.
- Excellent accessibility to major roads and highways - Jalan Loke Yew, Jalan Pudu, Jalan Tun Razak, SMART Tunnel, KL-Seremban Highway, NPE & Maju Expressway.

# V Office - Unique Features

- Direct connectivity to 2 MRT stations (Cochrane & Maluri) via V Boulevard.
- Modern & flexible layout to cater variety business needs.
- Direct connectivity to Velocity Mall Central Atrium via level 5.
- Security counter and Turnstile with Access Control System
- Building amenities within building – A healthy mix of work and leisure.
  - Sky Garden
  - Fully equipped meeting rooms
  - Incubator offices

# MRT : Quick Fact

## MRT SUNGAI BULOH-KAJANG (SBK) LINE

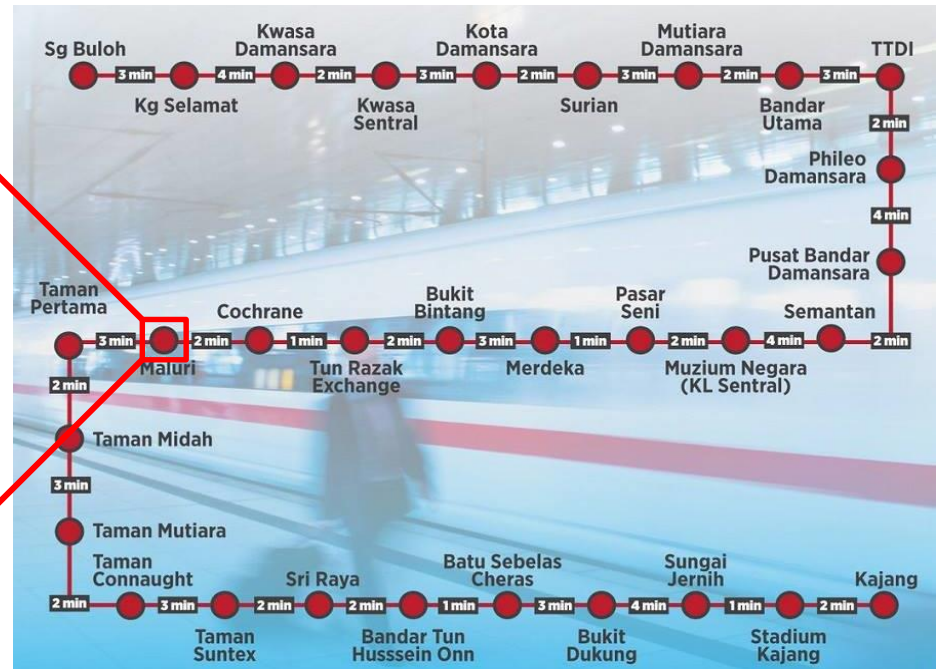


Source: MRT Corp

Graphics: themalaumailonline.com

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# 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

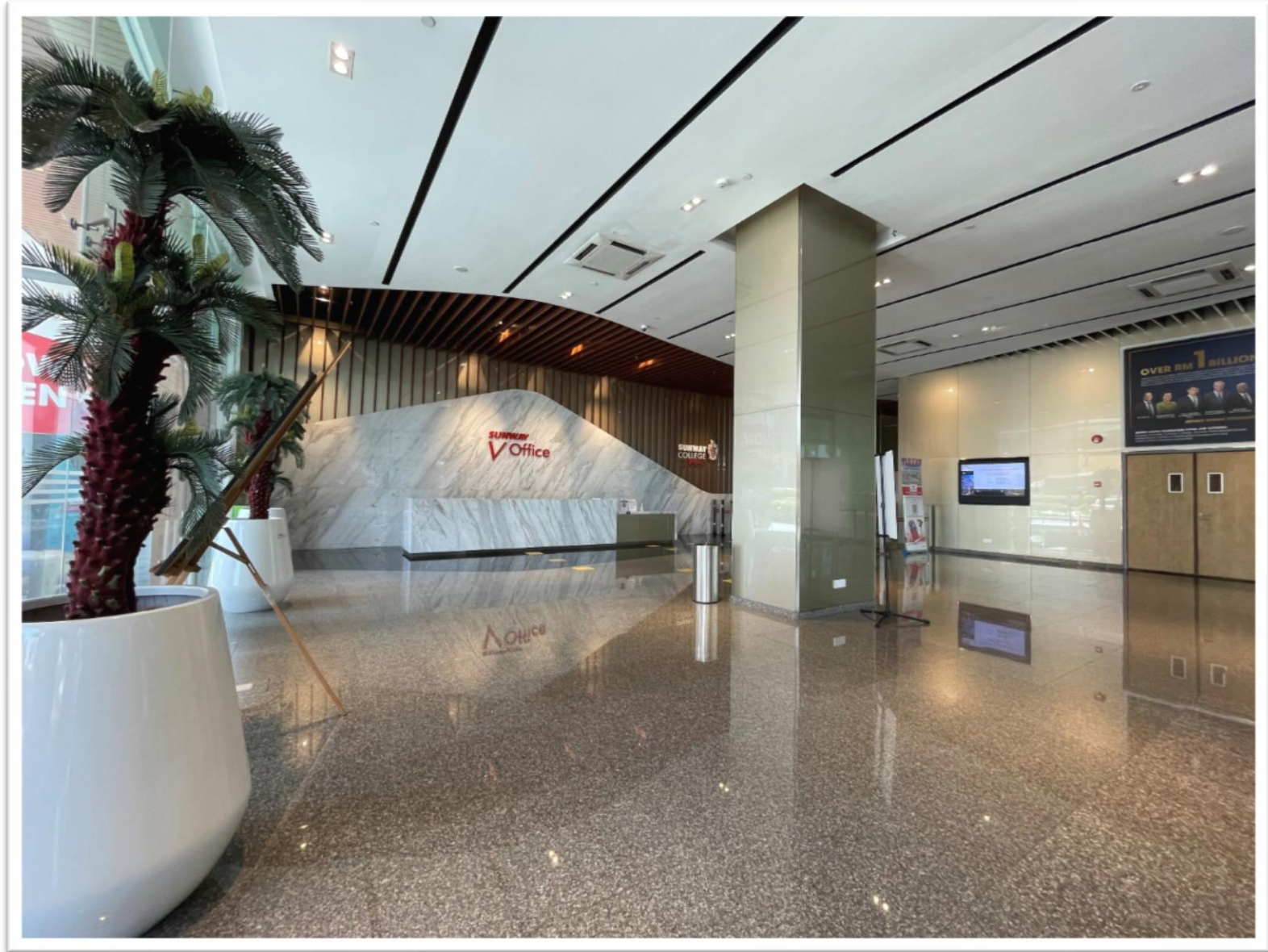


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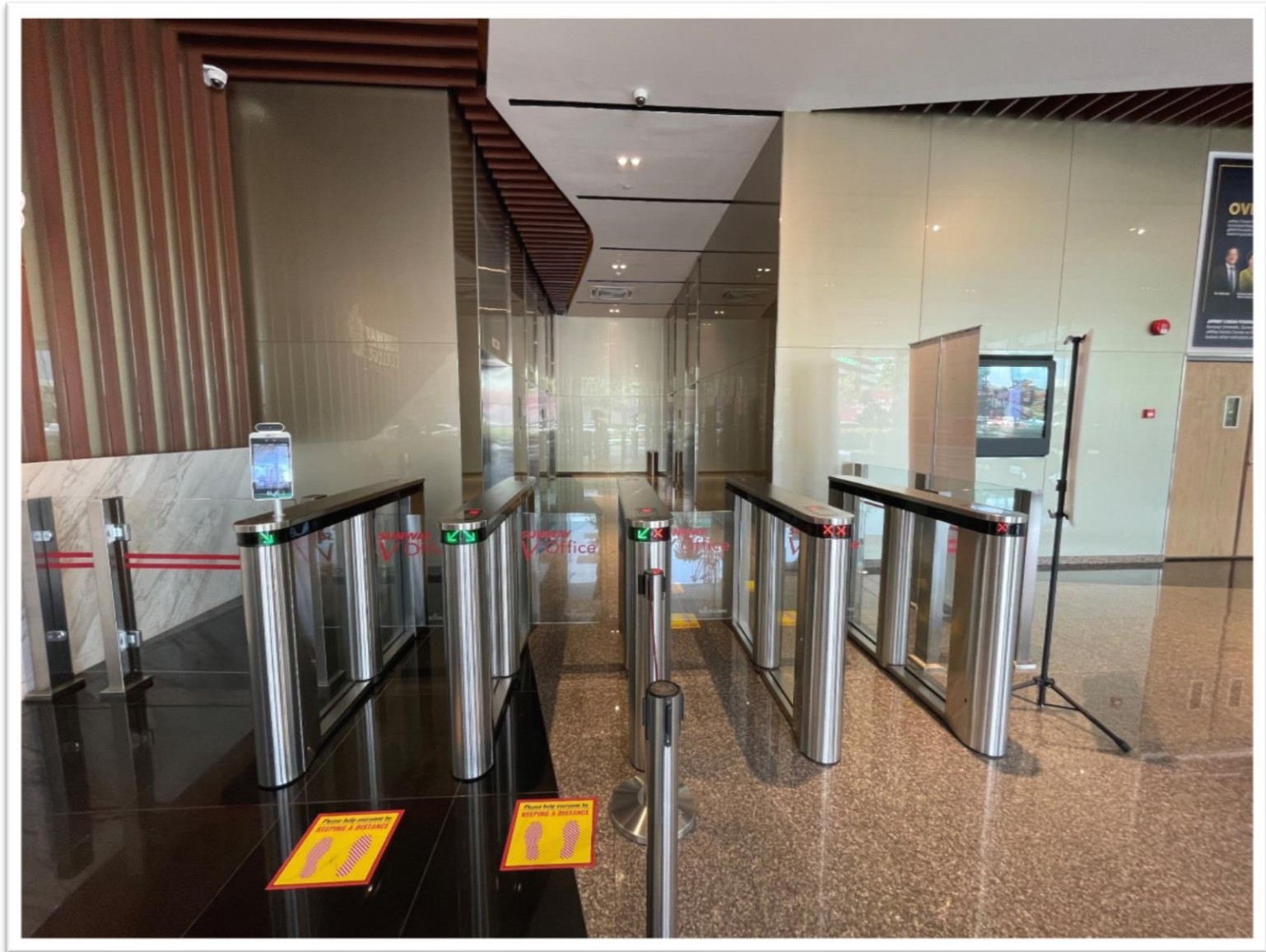


# V OFFICE

# V Office – Office Lobby



# V Office – Lift Lobby





# Building Specification

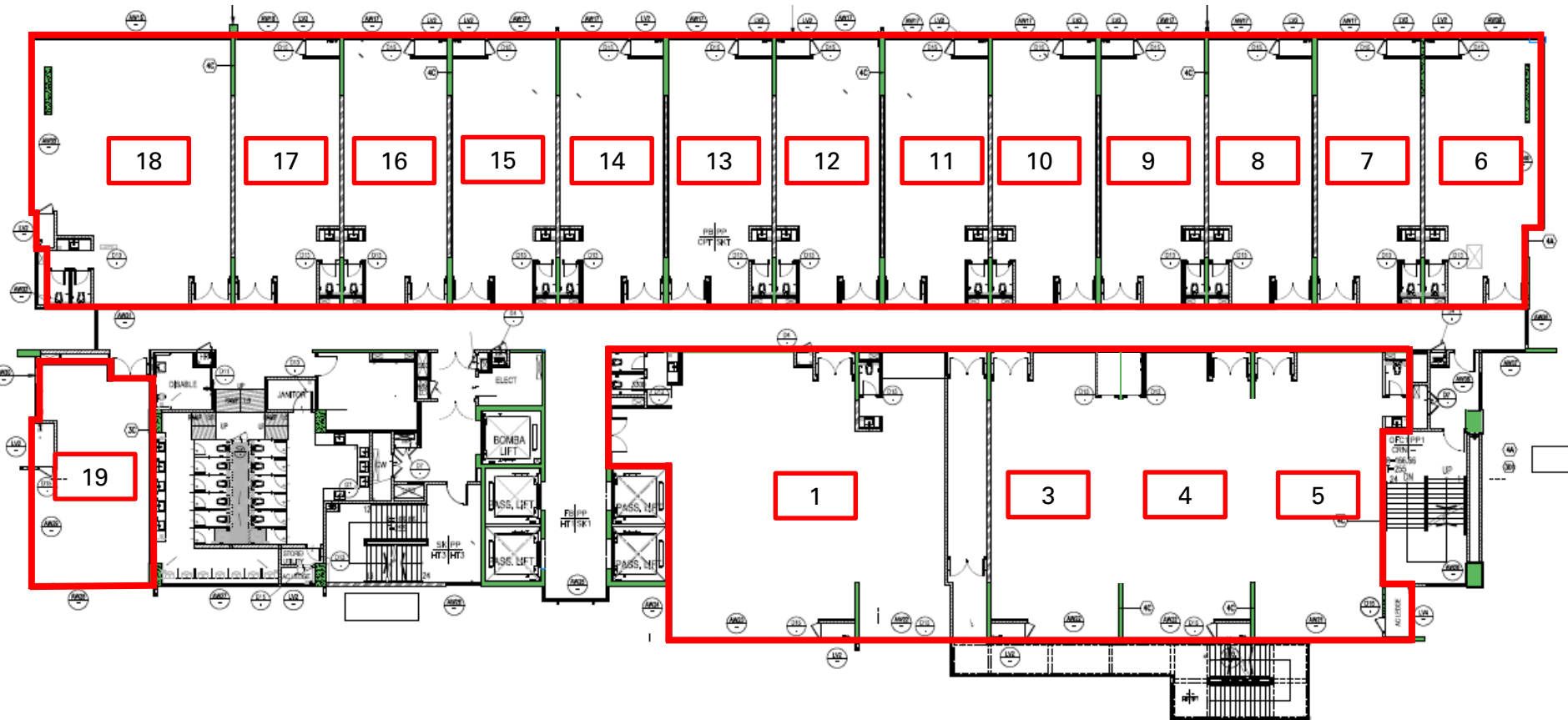
## V Office

Total GFA	:	221,615 sf
Total NFA	:	161,880 sf
Average NFA per floor	:	17,637 sf
Passenger lifts per floor	:	4
Lift speed	:	2.5 m/s
Passenger Lift Capacity	:	1635kg/24pax
Bomba / Service Lift	:	1
Lift speed	:	2.5 m/s
Bomba Lift Capacity	:	1430kg/21pax
Car park / Shuttle Lift	:	2
Lift speed	:	1.5 m/s
Car Park Lift Capacity	:	1025kg/15pax
Floor to floor height	:	Level 5 – 6m Level 6 to level 13 – 4m

# Building Specification – V Office

No.	Item	Particulars
1	Car park allocation	1 non-reserved car park bay for every 1,000 sq ft office space occupied
2	Car park charges	RM180.00 per month on non-reserved basis
3	Vacant Space	Ranging from 785 sq. ft. to 2,422 sq. ft. per unit
4	Space Availability	Immediate

# Current Typical Floor Plan

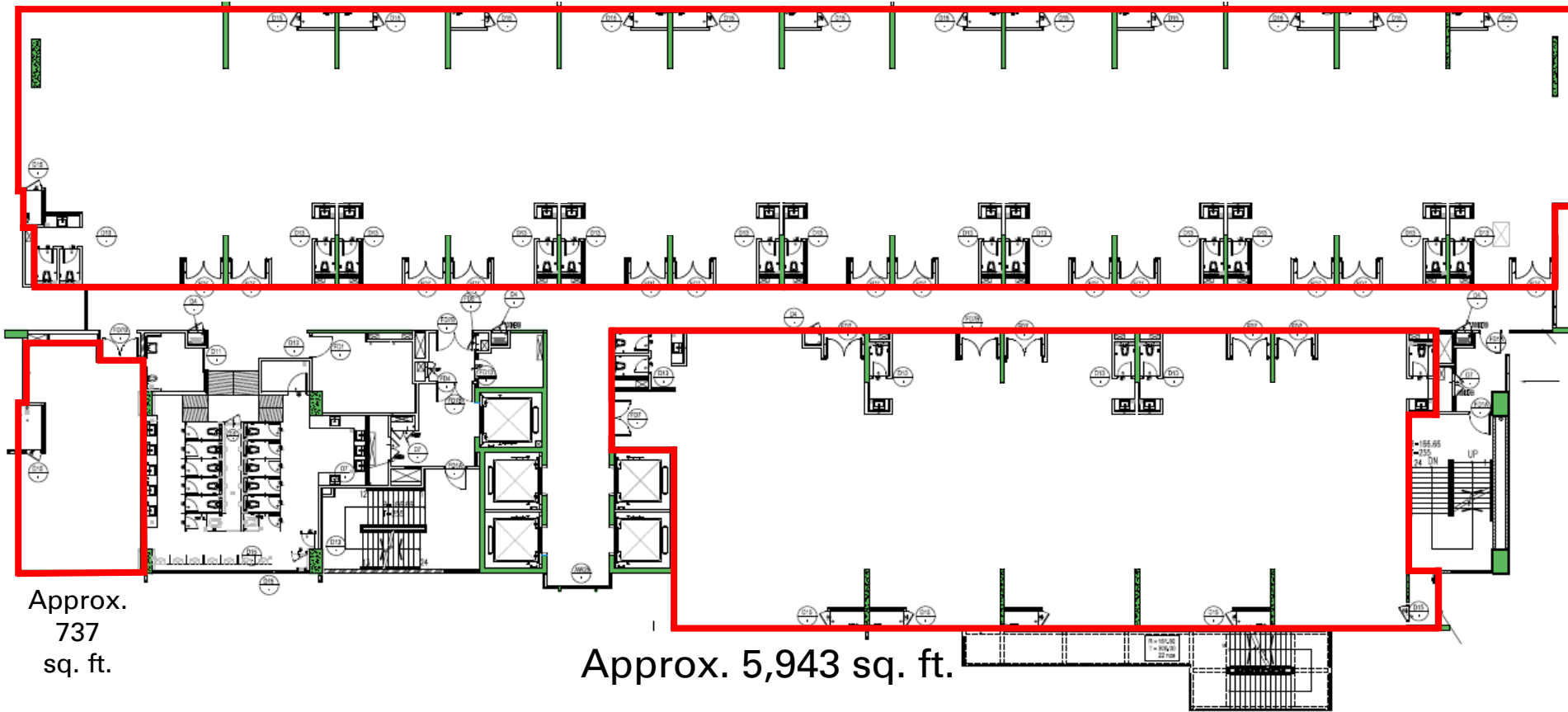


Unit 1 – Approx. 2,422 sq ft	Unit 7 to 17 – Approx. 785 sq ft each
Unit 3, 4 & 5 – Approx. 3,221 sq ft	Unit 18 – Approx. 1,471 sq ft
Unit 6 – Approx. 851 sq ft	Unit 19 – Approx. 737 sq ft

# Proposed Layout Plan without Party Wall



Approx. 10,957 sq. ft.



Approx.  
737  
sq. ft.

Approx. 5,943 sq. ft.

Total NLA per floor  
Approx. 17,637 sq. ft.

# 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

# 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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