



**SUNWAY<sup>®</sup>**  
**AVIANA**  
— @Parkview —



**Your Botanical  
Paradise**



**SUNWAY CITY**  
ISKANDAR PUTERI



## A New Chapter Unfolds at Parkview

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Welcome to the latest parcel of Parkview, where Sunway Aviana offers a paradise of its own. With verdant greenery enveloping the neighbourhood and residents returning home to discover a life full of balance and harmony, this neighbourhood is poised to become a sought-after destination for those seeking an idyllic lifestyle.



The Parkview



The Capital



The Lakeview



The Marketplace



The Riverside



The Seafront

# 1,800 Acres of Integrated Township

Within the masterplan of Sunway City Iskandar Puteri are six beautifully crafted precincts, namely The Lakeview, The Seafront, The Parkview, The Capital, The Marketplace, and The Riverside. The Lakeview was the first launched precinct, offering nature-inspired city living by the lake and close to the sea. Meanwhile, The Marketplace invites residents to enjoy a delightful fusion of food, art, and culture amidst beautifully landscaped gardens.

The Parkview precinct is one of the six residential precincts and is poised for exciting growth, with several new parcels planned for launch in the next five years. The first development in this precinct is Sunway Aviana, which boasts a garden-inspired living concept and is surrounded by connected parks that promote a healthy and green lifestyle.



# A Warm Welcome to Garden-Inspired Living

Discover your dream sanctuary amidst nature's embrace—a secure haven within a gated and guarded neighbourhood. Experience peace of mind with 24-hour CCTV surveillance, ensuring the safety and security for you and your loved ones.



Gated & Guarded  
Community



24-hour  
CCTV Surveillance



Barrier Gate  
System



eCommunity  
Visitor Apps  
- eVisit Community App

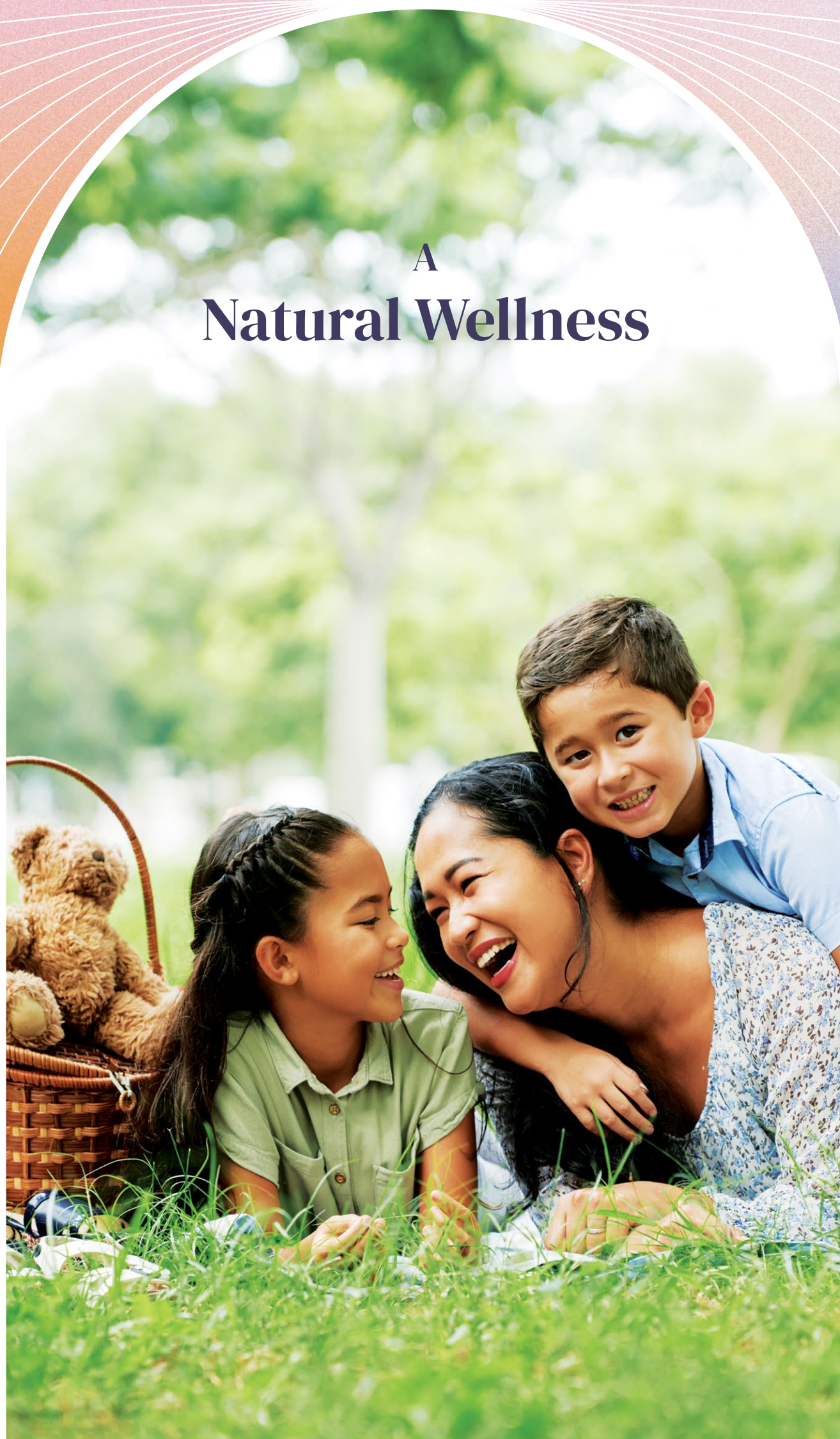


Automatic Number Plate  
Recognition System  
- Auto Plate Scan System



Artist's Impression Only

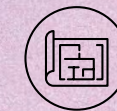
# A Natural Wellness



Sunway Aviana is a community that brings together the best of modern lifestyle and the best of nature. It's a place where you can enjoy an exciting new chapter in your life, or settle into the one you've always dreamed of. Spend time with loved ones engaging in outdoor activities and reconnecting with nature across the four pocket gardens for a lifetime of wellness.



Garden-Inspired Home Living



4 Ensuite Bedrooms with 2 Family Halls



20 ft Backlane Garden



Connected Walking & Jogging Path



4 Parks & Gardens



4 Children's Playground



Outdoor Gym Facilities



Community Centre with Badminton Courts





## A Peaceful Garden Sanctuary

Live in perfect harmony with nature with a garden-in-a-home concept that offers you extra space for family activities. The 20 ft backlane garden makes the perfect evening stroll and lets you admire the verdant landscape of your home.

Enjoy the convenience of living in a bustling urban area while still enjoying an easy commute out into nature with our nearby parks and green spaces that are perfect for family outings or romantic walks together.

Live in the greenery. Live in nature. Live surrounded by Mother Earth's wonders.



## A Bright, Happy Home

A home filled with natural light is a bright, happy home. Designed for multigenerational living, enjoy luxury living with an extra 2m frontage, ensuite bedrooms, across flexible and modern layouts.

Our high-ceiling design offers the perfect blend of spacious elegance and optimal ventilation. Each home is thoughtfully oriented North-South, allowing for optimal exposure to sunlight and refreshing breezes throughout the day.



*Artist's Impression Only*

Type

A \_\_\_\_\_

20' x 70'

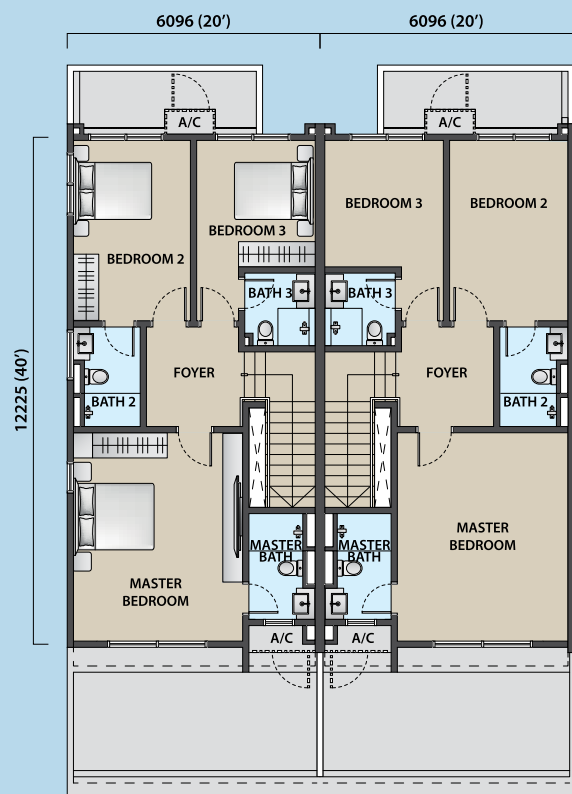




**Type  
A**  
**20' x 70'**  
**Intermediate &  
Corner Lot**

Built-Up Area:  
**1,847 sq. ft.**

**4 Bedrooms**  
**4 Bathrooms**

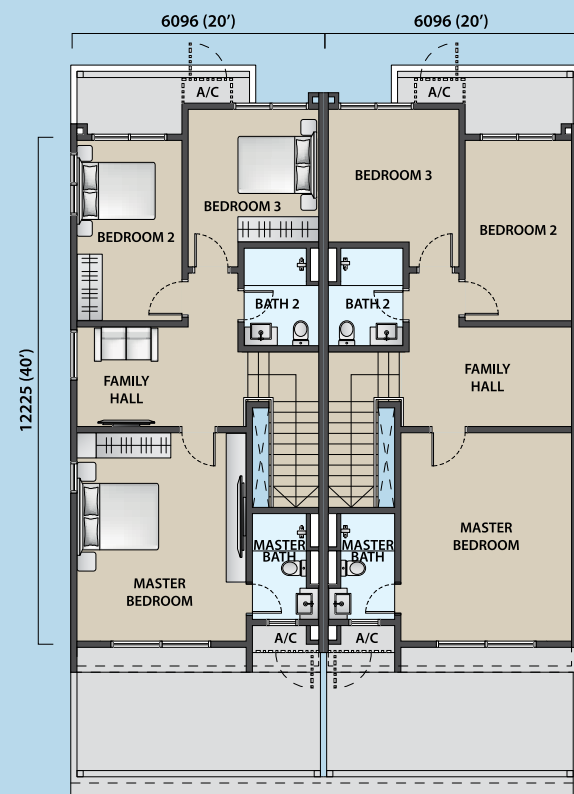


Corner Lot First Floor Intermediate Lot

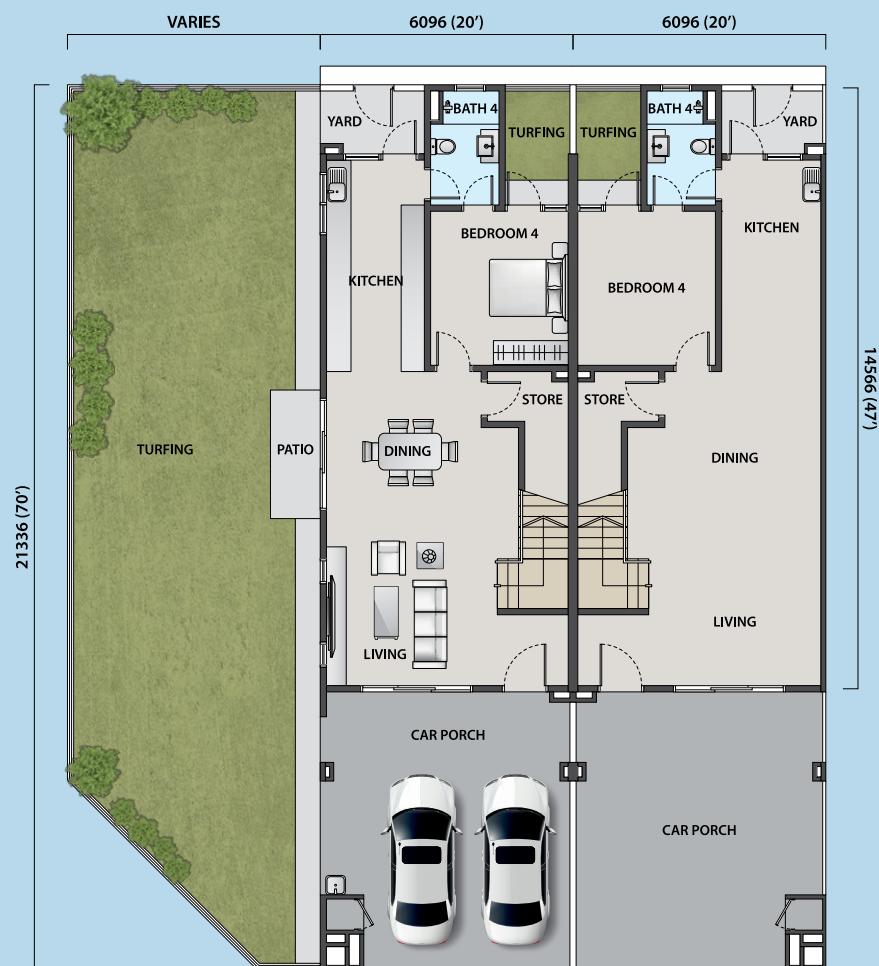
**Type  
A1**  
**20' x 70'**  
**Intermediate &  
Corner Lot**

Built-Up Area:  
**1,878 sq. ft.**

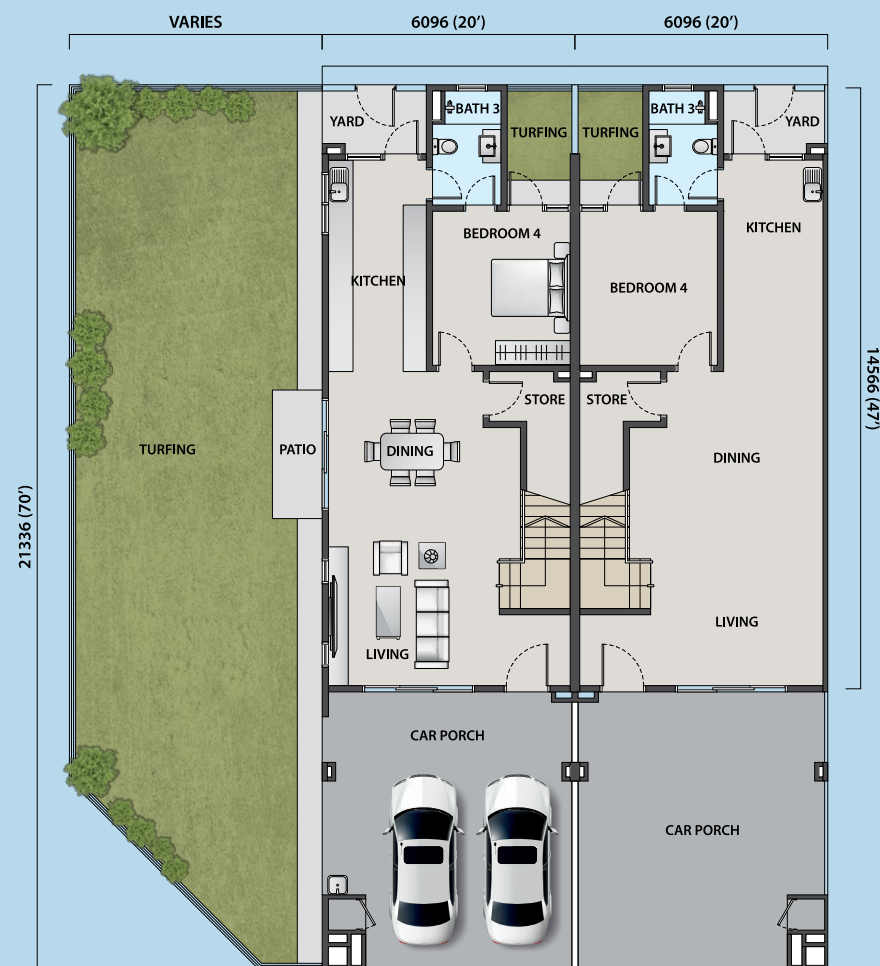
**4 Bedrooms**  
**3 Bathrooms**



Corner Lot First Floor Intermediate Lot



Corner Lot Ground Floor Intermediate Lot



Corner Lot Ground Floor Intermediate Lot

Type

**B** \_\_\_\_\_

20' x 80' - 90'



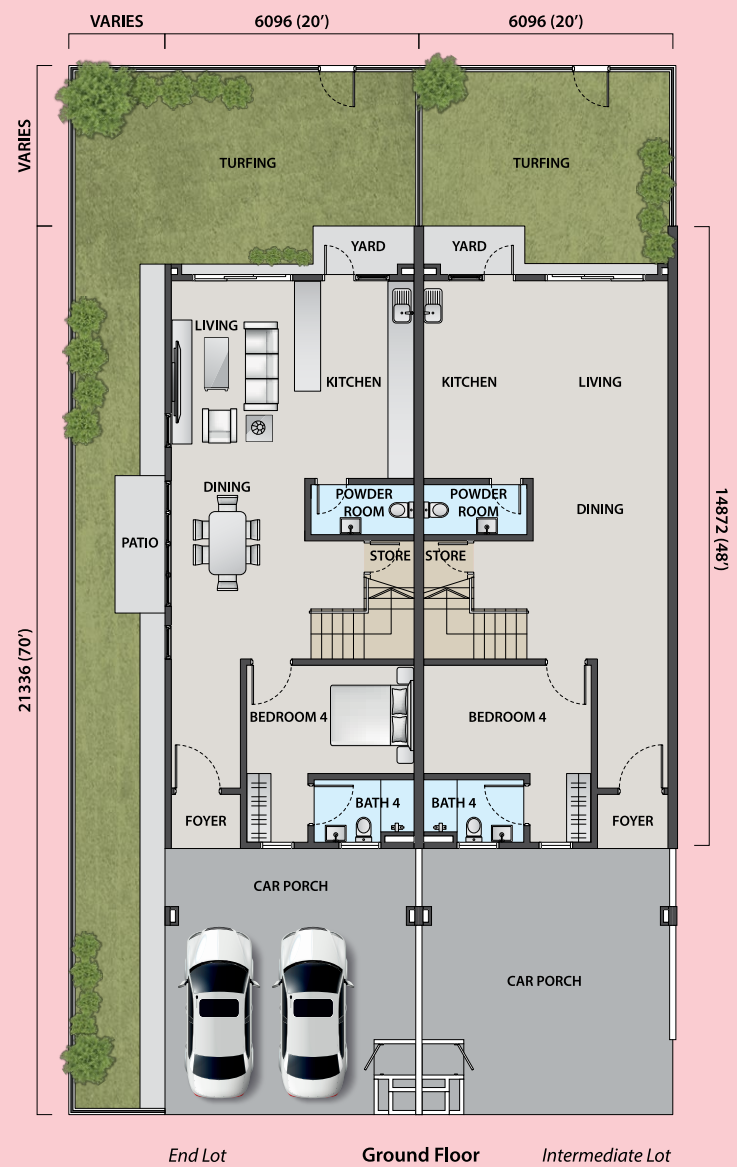
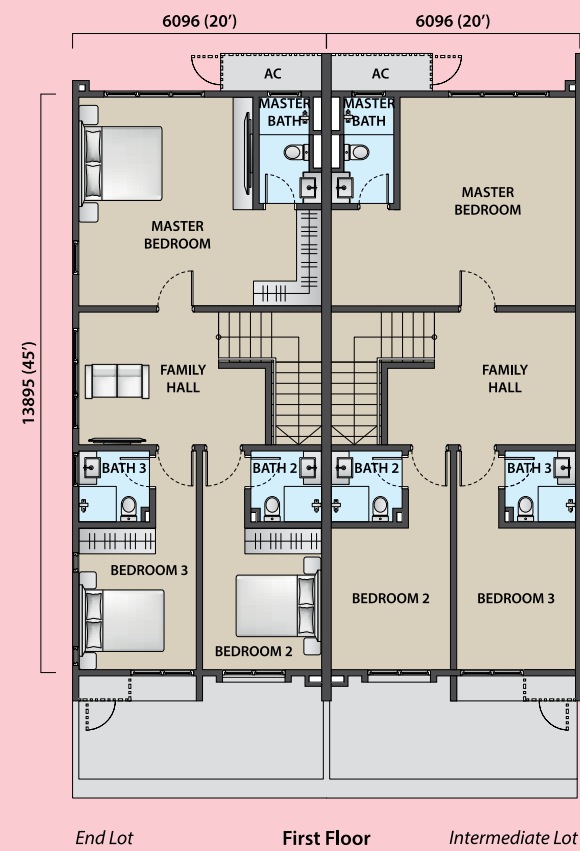
Type  
C \_\_\_\_\_  
30' x 55'



**Type B**  
**20' x 80' - 90'**  
**Intermediate & End Lot**

Built-Up Area:  
**2,012 sq. ft.**

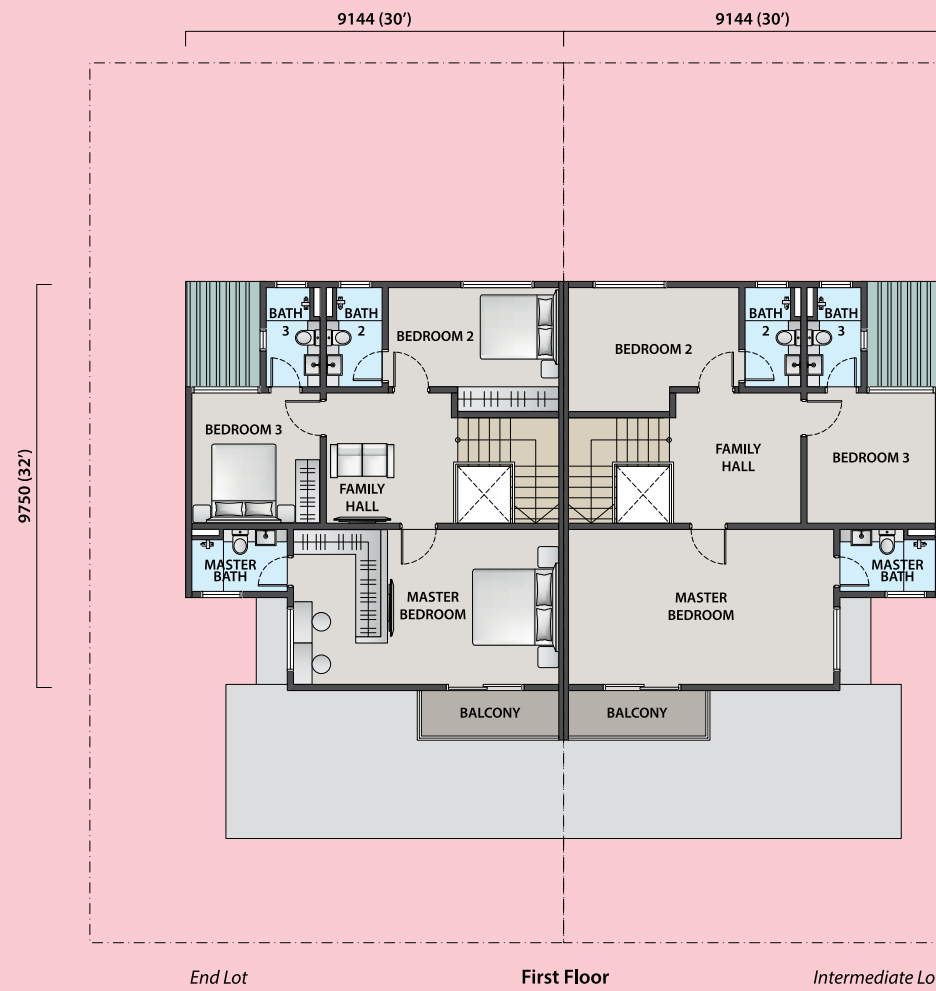
**4 Bedrooms**  
**4 + 1 Bathrooms**



**Type C**  
**30' x 55'**  
**Intermediate & End Lot**

Built-Up Area:  
**1,998 sq. ft.**

**4 Bedrooms**  
**4 Bathrooms**



## SPECIFICATIONS

STRUCTURE	Reinforced concrete framework	
WALL	Brick / Concrete / Block wall	
ROOFING COVERING	Reinforced concrete / Metal sheets	
ROOF FRAMING	Light weight steel trusses	
CEILING	Asbestos-free cement board / Plaster ceiling & paint / Skim coat & paint	
WINDOWS	Casement window / Fixed glass panel window / Top hung window / Sliding window / Fixed glass louver	
DOORS	Solid door / Flush door / Sliding door / Fixed louver door / Grille door / Glass door	
IRONMONGERY	Provided	
WALL FINISHES	Kitchen	Tiles / Skim coat & paint / Bare
	Bathrooms	Tiles / Skim coat & paint / Bare
	Other general areas	Tiles / Skim coat & paint / Bare
FLOOR FINISHES	GROUND FLOOR	
	Living / Dining / Bedroom / Foyer	Tiles
	Kitchen / Bathrooms / Car porch	Tiles
	Driveway / Yard / Store / Other areas	Cement render
	FIRST FLOOR	
	Bedrooms / Family	Synthetic engineered timber flooring
	Staircase	Synthetic engineered timber flooring
Bathrooms	Tiles	
Other areas	Cement render	

SANITARY AND PLUMBING FITTINGS	A	A1	B	C
Kitchen point	1	1	1	1
Wash hand basin	4	3	5	4
Toilet paper holder	4	3	5	4
Shower	4	3	4	4
Water closet	4	3	5	4

TELEPHONE AND ELECTRICAL INSTALLATION	A	A1	B	C
Light point	20 - 21	21	22	23
Switch socket outlet	18	18	18	19
TV point	2	2	2	2
Ceiling fan point	5	5	5	5
Aircond point	5	5	5	6
Door bell point	1	1	1	1
Fibre wall socket	1	1	1	1
Water heater point	3 - 4	3	4	4
Distribution board	2	2	2	2
USB port	2	2	2	2

FENCING	Provided
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.



**SUNWAY CITY**  
ISKANDAR PUTERI

# Masterplan

Sunway City Iskandar Puteri's masterplan is designed with amenities just a stone's throw away and at a prime location close to the vibrant neighbouring country of Singapore.

Live in the heart of nature with the convenience of world-class leisure and lifestyle amenities including Sunway Big Box Retail Park, Sunway Hotel Big Box, Wisma Sunway Big Box, SJK (C) Cheah Fah, X Park, X Park Golf Driving Range, Horse X Park, Sunway GRID Hub, Sunway Emerald Boulevard 88, and more—all within a matter of minutes from your doorstep.



## 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 standalone 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)



Property+ is a membership designed to unlock the full Sunway Xperience – all the extra advantages that come with your Sunway Property

A membership like no other

Care+

Home Care Services for Your Sunway Property

Rent+

Rental Advantage for Your Sunway Property

Reward+

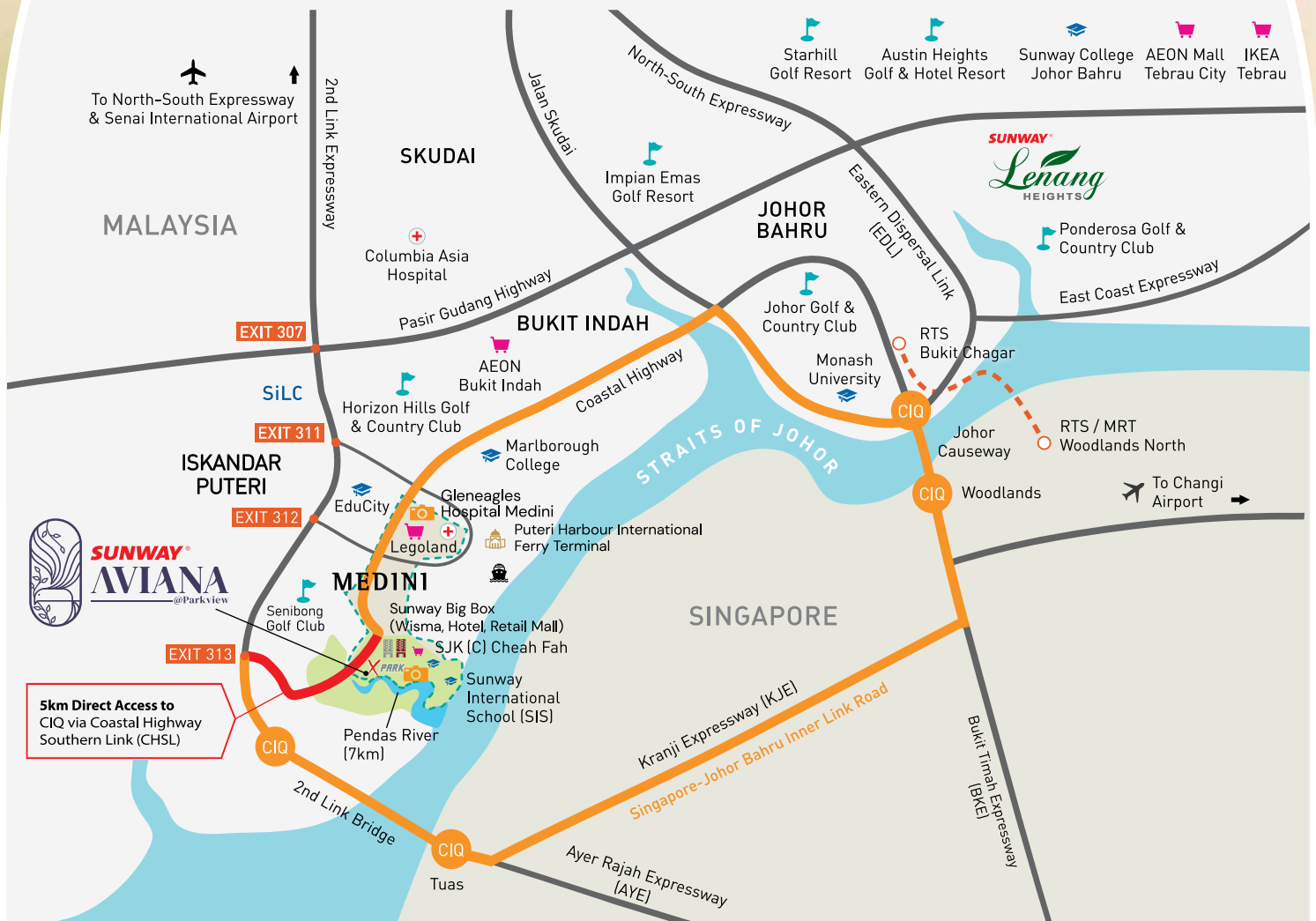
Privileges from Sunway Property & Partners

## Where Amenities Meet Your Needs

Sunway Aviana enjoys a strategic location within the Parkview precinct of Sunway City Iskandar Puteri, offering easy access to a wide range of amenities.

Easily access the Malaysia-Singapore 2nd Link via the Coastal Highway Southern Link (CHSL), and public transportation options, including direct buses to CIQ 2nd Link, and the Iskandar Malaysia Community Shuttle Bus.

Premier shopping, leisure, education, and healthcare centres are located just minutes away, offering unparalleled convenience and comfort.



### Retail Mall

Sunway Citrine Hub	2 km
Sunway Big Box Retail Park	2 km
Mall of Medini	5 km

### Hotel

Sunway Big Box Hotel	2 km
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### Office Tower

Wisma Sunway Big Box	2 km
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### Education

SJK (C) Cheah Fah	1 km
Sunway International School	2 km
EduCity	6 km
Marlborough College Malaysia	10 km
Raffles American School	10 km

### Healthcare

Gleeneagles Hospital Medini	5 km
Columbia Asia Hospital	15 km

### Leisure

Sunway Emerald Lake	2 km
GSC @ Sunway Big Box	2 km
X Park Sunway Iskandar	2 km
Horse X Park	2 km
Legoland	6 km

### Recreational

X Park Golf Driving Range	2 km
Senibong Golf Club	12 km

### Ferry Terminal

Puteri Harbour International Ferry Terminal	8 km
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### Administrative Hub

Kota Iskandar	6 km
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### Airport

Senai International Airport	34 km
Singapore Changi Airport	60 km

### SUNWAY PARKVIEW SDN. BHD. (1146740-W) SUNWAY CITY ISKANDAR PUTERI SALES GALLERY

G-23, Sunway Big Box, Persiaran Medini 5,  
Sunway City Iskandar Puteri, 79250 Iskandar Puteri, Johor



**+607-509 6575**  
[www.sunwayaviana.com](http://www.sunwayaviana.com)

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

Developer: Sunway Parkview Sdn Bhd (1146740-W) • Address: Level 16, Menara Sunway, Jalan Lagoon Timur, Bandar Sunway, 47500 Petaling, Subang Jaya, Selangor • Development Name: Laman Sunway 1 • Development Type: Landed Residence (Double-Storey Terrace Homes) • Developer License No.: 20231/01-2029/1506(R) • Validity Period: 27/01/2024 – 26/01/2029 • Advertising & Sales Permit No.: 20231-4/04-2027/0294(N)-(S) • Validity Period: 04/04/2024 – 03/04/2027 • Authority Reference No.: MBIP(JB)RP/9/4/2022 • Building Plan Reference No.: MBIP(JB)RP/9/4/2022(19) • Authority Approve: Majlis Bandaraya Iskandar Puteri (MBIP) • Land Tenure: Lease for 89 years on a Freehold Land (31/08/2111) • Expected Completion Date: December 2027 • Land Encumbrances: Public Investment Bank Berhad • Total Units (Phase 3): 90 Unit • Type A: 60 units, RM1,035,000 (min.) – RM1,270,000 (max.) • Type B: 29 units, RM1,138,000 (min.) – RM1,302,000 (max.) • Type C: 1 unit, RM1,368,000

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