

# Property



An exclusive township, modeled after the integrated Bandar Sunway township, is in the making in Semenyih, Selangor.

Called Sunway Semenyih, the 700-acre township is located 5km from Kajang Town and approximately 1km from Semenyih Town. This township offers country living with attractive features encompassing wide airy spaces, landscaping, club membership and 24-hour security.

With a 10-year completion plan, the mixed development township will comprise terrace houses, semi-detached houses, bungalows, bungalow lots, apartments, flats and shop-houses.

The first launch comprise exciting new terrace homes which are affordably priced from RM 145,888. These 20' x 65' homes have a built-up area of 1,400 sq. ft. and will be completed at the end of year 2002.

There will be controlled access for vehicles with security guards on attendance, effectively providing 24-hour security for residents. The Club membership will offer a variety of sports and recreational facilities, including swimming pools, outdoor tennis and basketball courts, indoor badminton and squash courts, gymnasium, coffee house, reflexology path and much more.

Those who purchase houses will also enjoy a five-year guarantee on high quality exterior paint and termite control as well as a gated back lane for additional security and peace of mind. In addition, Astro cable and points are built-in for the living area and master bedroom.

In the vicinity of Sunway Semenyih there are educational institutions such as the Sekolah Menengah Teknik Kajang, Universiti Kebangsaan Malaysia and Universiti Putra Malaysia. Other institutions of higher learning in the pipeline to be located nearby include the Sepang Institute of Technology and the University of Nottingham (UK) Malaysia Branch Campus. Various established facilities such as the Putrajaya Administrative Centre, golf courses, and industrial estates are also within the vicinity.

Sunway Semenyih is easily accessible via the KL-Seremban Highway. Three other major highways currently under construction will also ease travelling time when completed between 2001 and 2005.

They include:

1. The Kajang By-Pass which will connect the existing Cheras-Kajang Highway, currently completed from 9th mile Cheras to Saujana Impian, to Jalan Semenyih, thereby bypassing Kajang town. Expected date of completion first half of 2001.
2. The Kajang-Seremban Highway forms part of the second KL-Seremban Highway, linking to the Kajang By-Pass at Jalan Semenyih. Construction is in full swing with completion expected in 2003.
3. The Kajang Ring Road begins from the Sungai Besi Highway to Jalan Balakong, Sungai Long and then to Jalan Semenyih. Construction has commenced and will be completed in 2005.

For more information, please call the Sunway Semenyih branch at (03) 8723 3131 or Menara Sunway Sales Office at (03) 730 5555 / 77 / 78.



## SUNWAY CITY COMES TO SEMENYIH