

# SUNWAY BAYU

SUNWAY CITY IPOH

THE FIRST FLEXI TERRACE LIVING

 Sunway Property Sales Gallery Ipoh

Sunway City (Ipoh) Sdn Bhd  
R-G-01 Apartment Sunway Onsen (Sunway Onsen Suites),  
Jalan Onsen 2, Sunway City, 31150 Ipoh, Perak Darul Ridzuan

1700-81-1998  
[www.sunwaybayu.com](http://www.sunwaybayu.com)

Developer License No: 7624/10-2027/0022(R) Validity Period 27/10/2022-26/10/2027 • Sales & Advertising Permit No: 7624-21/04-2027/0295(A)-(S) Validity Period: 04/04/2024-03/04/2027 • Developer: Sunway City (Ipoh) Sdn Bhd No. 52, Jalan SCI 1/3, Dataran Sunway, Sunway City Ipoh, 31150 Ipoh, Perak. Tel: 05-5486668, Fax: 05-5486668, Email: [sunwayipoh@sunway.com.my](mailto:sunwayipoh@sunway.com.my) • Approving Authority: Majlis Bandaraya Ipoh • Building Plan Reference: B1223 D/M/MBI/CSCC16-A3/J1/047/029/02 • Land Tenure: 99-year Leasehold (7 May/218) • Encumbrances: Nil • Expected Date of Completion: April 2027 • Type: Townhouse • Total Units & Sale Price: 64 TOWNHOUSE UNITS - 2-STORY (38 x 54), RMP14,000 (min.) - RMP18,000 (max.); 84 TOWNHOUSE UNITS - 2-STORY (38 x 54), RMP765,000 (min.) - RMP96,000 (max.); 4 TOWNHOUSE UNITS - 2-STORY (38 x 54), RMP91,000 (min.) - RMP95,000 (max.); 36 TOWNHOUSE UNITS - 2-STORY (31 x 54), RMP1,000,000 (min.) - RMP1,421,000 (max.) • Bumper Discount: 7% • Restrictions in Interest: The land can be transferred, leased or mortgaged with the written consent of the state authorities.  
THIS ADVERTISEMENT HAS BEEN APPROVED BY NATIONAL HOUSING DEVELOPMENT

THE FINAL PHASE OF LANDED HOMES

**SUNWAY**<sup>®</sup>

# SUNWAY BAYU

SUNWAY CITY IPOH

**5 KM**  
DIRECT ACCESS  
OFF NORTH-SOUTH  
EXPRESSWAY  
Just 7km from downtown Ipoh

**1.5 MILLION**  
VISITORS ANNUALLY  
to Sunway City Ipoh

**1 KM RADIUS**  
comprising all the essential  
amenities such as schools,  
medical centres, mall and more

**260 MILLION**  
YEARS OLD  
limestone hills as the  
backdrop of the city

# MODERN COMMUNITY CRADLED BY NATURE

SUNWAY ORGANIC GARDEN

LOST WORLD OF TAMBUN THEME PARK

THE BANJARAN HOTSPRINGS RETREAT

SUNWAY MEDICAL CENTRE

SUNWAY ONSEN SUITES

SUNWAY GARDEN VILLAS

UPCOMING SUNWAY MALL

SUBWAY & A&W DRIVE-THRU

UPCOMING SUNWAY CAMPUS

TF HYPERMARKET

MCDONALD'S DRIVE-THRU

SUNWAY COLLEGE IPOH

SUNWAY COMMERCIAL AREA

Aerial View Of Sunway City Ipoh  
Artist's Impression

As the Master Community Developer, Sunway Property has always been one of the leading industry players to build innovative yet human-centric community living in the city. Here in Ipoh, the city of grand nature, Sunway Bayu at Sunway City Ipoh introduces Flexi Terrace living designed for the ever-changing modern community.

# WHOLESOME COMMUNITY

Sunway City Ipoh offers the community a well-rounded living experience with all things essential just a stone's throw away. Whether it is running errands and grocery shopping at the nearest supermarket, dropping off children at renowned institutions, or getting yourselves medical attention at a prestigious healthcare centre, you can experience all these easily within the vicinity of the township.



FIABCI Malaysia Property Award 2010, Best Master Plan.

## MEDICAL CENTRE

Sunway Medical Centre offers top-quality healthcare and wellness programs to promote community well-being.

## EDUCATION

Sunway College Ipoh offers top-notch professional programs to all levels of its campus community.

## MALL

A proposed mall envisioned to bring entertainment, leisure and elevated lifestyle experiences to the community.



Night Panorama Of Sunway City Ipoh  
Artist's Impression

# THE BANJARAN HOTSPRINGS RETREAT



FIABCI-Malaysia Award 2011 Best Resort The Banjaran Hot Springs Retreat



FIABCI PRIX d'Excellence Award 2012 Best Resort The Banjaran Hot Springs Retreat



Lost World Night Hot Springs

The world renowned Banjaran Hot Springs Retreat comprises 45 self-contained villas with butler service, poised in the misty realms of a natural geothermal lake.

# SUNWAY LOST WORLD OF TAMBUN

Asia's only theme park featuring a natural hot spring and providing a world-class tourist destination. It is a historic site that has preserved its beauty, and oozing with entertaining qualities.



FIABCI PRIX d'Excellence Award 2015 Best Resort Lost World of Tambun



FIABCI-Malaysia Award 2014 Best Resort Lost World of Tambun

A photograph taken from an elevated wooden structure, looking out through a wide opening. The opening is framed by light-colored wood slats. In the foreground, a concrete walkway with three steps leads down to a grassy area. To the left, a large, leafy tree stands prominently. In the center, a calm river flows through a lush green valley. The right side of the river is bordered by a steep, densely forested hillside. The sky is clear and bright. The overall scene is peaceful and scenic.

A GATEWAY TO  
A LUSH HAVEN

## GENTLE WELCOMES

Coming home should always feel like a breeze and here at Sunway Bayu, it is exactly that. Experience nothing short of luxe and warmth when you come home to your modern Flexi Terrace.



# STRENGTH OF ENDURANCE

Dedicated jogging and cycling tracks are thoughtfully designed around the neighbourhood for you to jog or cycle with peace of mind. Let the fresh air and lush green landscapes accompany you as you enjoy your recreational activities in the park.

With open-plan layouts and convertible rooms, Sunway Bayu Flexi Terrace is the abode that stands the test of time and endures changes.



Wide Roads For Better Pedestrian Safety  
*Artist's Impression*



Spacious Backyard With Lush Greenery  
*Artist's Impression*



Beautiful Outdoors For Spending Quality Family Time

## UNDER ONE ROOF

Home to growing families and multigenerational legacies, Sunway Bayu is the new way of modern living – designed with flexibility in mind without compromising comfort.



Award-Winning Master Developer



Largest Integrated Township In Perak



Enriched With Wellness-Centric Facilities



Highly Accessible Via Highways And Public Transports



Adjacent To 260 Million Years Old Limestone Hills



Practical Layout With 3 To 4 Bedrooms



Auxiliary Police And Security Team



Gated And Guarded Community



Low Density With Barrier-Free Concept



Lushly Landscaped Residential Green Park



Surrounded By Urban Conveniences



Contemporary Dwelling With Green Features

*Single*

### FROM HOME TO OFFICE AND VICE VERSA

Sunway Bayu makes the modest choice for first-time home buyers and individuals who wish to have a place of their own in a remarkable township. Not to mention, an ideal choice for a co-living experience.



HOBBIE ROOM

HOME OFFICE

*Dual Family*

### BIGGER ROOMS AND PRIVATE SPACE

These Flexi Terraces earned their name for being flexible and especially for multigenerational families who wish to live under one roof with their own private living space for more precious bonding time.



BIGGER DINING ROOM

LIVING ROOM

*Couple*

### GROWING DREAMS AND MEMORIES

For young couples and small families, these Flexi Terraces are great for providing you with a cosy environment while keeping you connected to all things essential.



KIDS PLAY ROOM

FITNESS ROOM

*Retire*

### GENTLE PACE OF LIFE

With wellness-centric facilities just around the corner and the versatility of the rooms in each unit, these Flexi Terraces make a great home for living your best golden years.



SPACIOUS BEDROOM

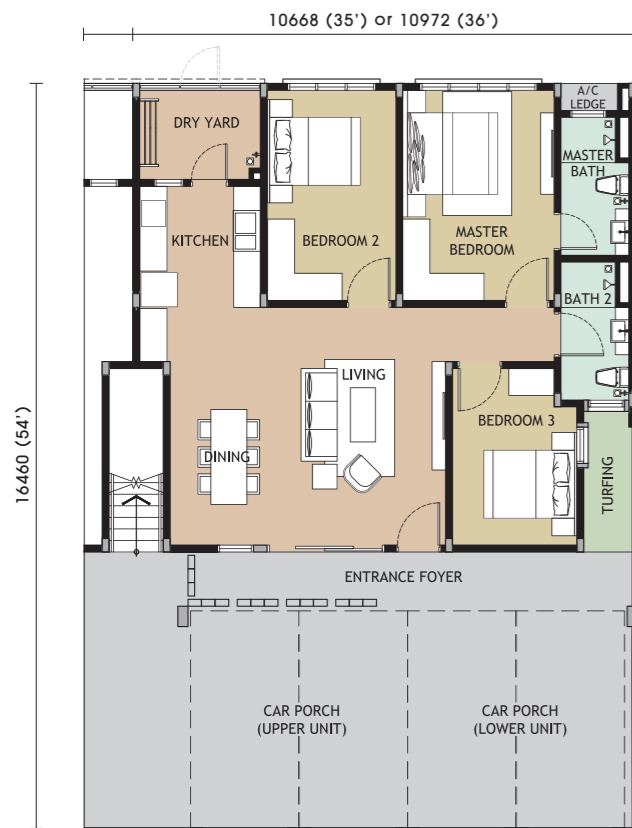
READING ROOM



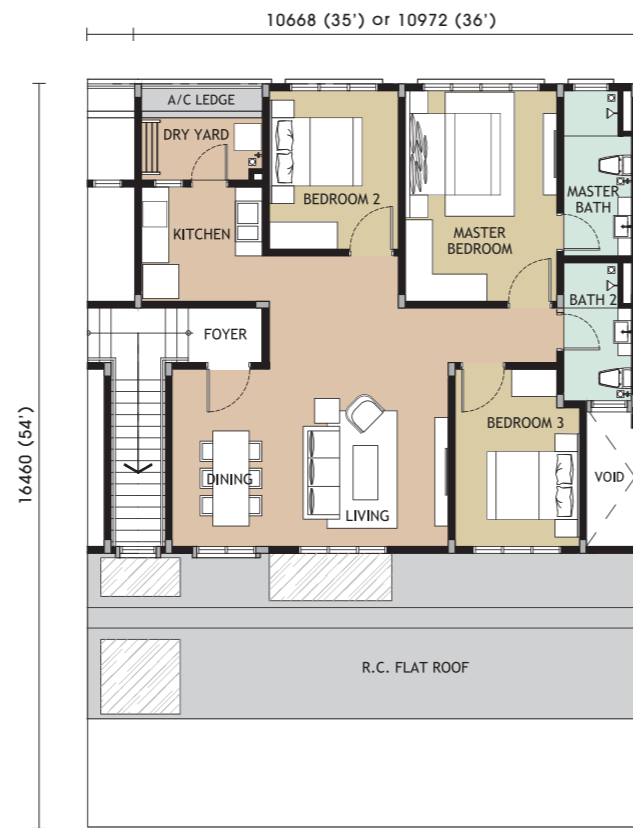
Open-Plan Layout For Unobstructed Views  
Artist's Impression

## 2-STOREY FLEXI TERRACE INTERMEDIATE UNITS

Land Size : 35' x 54' or 36' x 54'  
Built-up : 1,044 sq.ft - 1,130 sq.ft  
3 Bedrooms + 2 Bathrooms



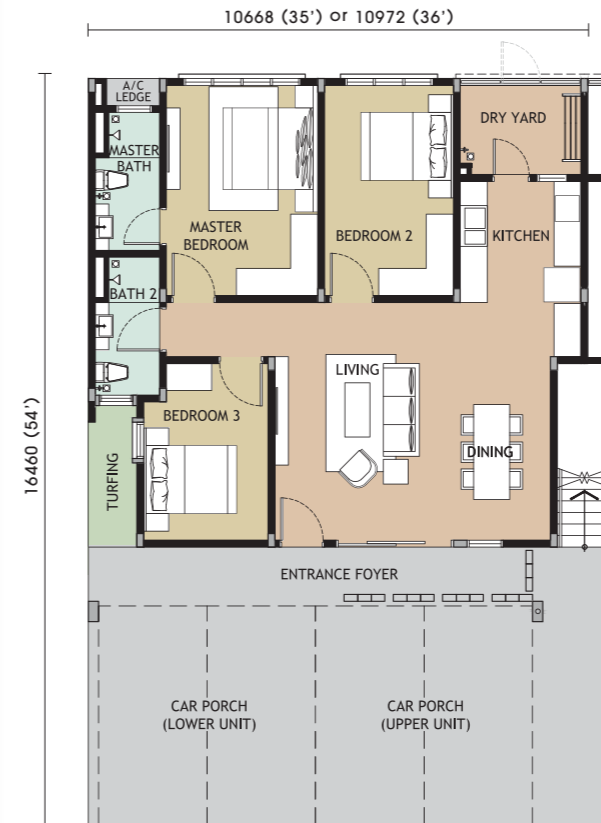
LOWER UNIT



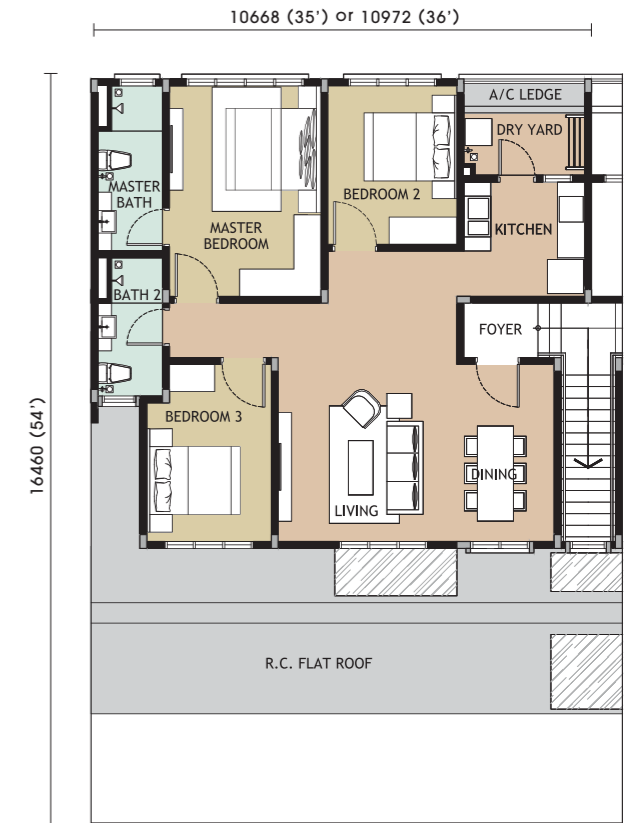
UPPER UNIT

## END UNITS

Land Size : 35' x 54' or 36' x 54'  
Built-up : 1,044 sq.ft - 1,130 sq.ft  
3 Bedrooms + 2 Bathrooms



LOWER UNIT



UPPER UNIT

## CORNER UNITS

Land Size : 51' x 54'  
Built-up : 1,475 sq.ft - 1,485 sq.ft  
3+1 Bedrooms + 2 Bathrooms



LOWER UNIT



UPPER UNIT



# A SUSTAINABLE MISSION PAIRED WITH SUCCESSFUL MEASURES

Sunway Design & Development Architecture (SDDA)

## SUSTAINABILITY



### GreenRe Silver Certificate (Sustainable Green Design)

- Low VOC paint
- Water use efficiency
- Passive heat control with North-South building orientation
- Air-cond with 5-star rating
- Sensor lighting at common area
- Solar water heater system



### Recycling & waste management area

To reduce, reuse and recycle



### Beautification of Canal River for public space

Long-term placemaking strategy to promote hidden natural environment



### Upgrading of Jalan Tambun

To serve the expanding township for coming years

## INNOVATION



### Elderly, child & wheelchair-friendly

Elderly-friendly surface at unit entrance, bathrooms and shower area



### EV charging infra-ready

Selected visitor parking bays standby with fast-charging capacity, and every resident's car porch provided with standard power socket



### Digitalization convenience at your fingertips

Property App designed for hassle-free procedures



### Online shopping delivery-friendly

Enlarged mailbox compartment for parcels

## HEALTH & WELLNESS



### Ample natural lighting & ventilation

Wide unit layout with ample windows for more exposure and cross ventilation



### Wellness-centric facilities & amenities

Linear garden, outdoor gym, reflexology path, playground, basketball courts, communal spaces



### Ample living space

Sizeable dry yard space, floor-to-floor height of 11ft



### Bicycle-friendly space

Dedicated bicycle parking and cycling paths



### Community farming program

Sustainable food production and consumption for the community



### Private gardens for selected units

Micro-space for private gardening needs

## LIFESTYLE & NEW EXPERIENCES



### Integrated city conveniences

Walking distance to theme parks and more



### Low-density development towards better community living

Low-rise blocks with common social spaces



### Seamless connectivity

5km from NS highway slip road



### Exclusive environment

Situated next to Banjaran Hot Springs



### Pedestrian-friendly environment

Road pavers designed to discourage vehicles from speeding



### Gated & guarded neighbourhood

Visitor control, 24hr CCTV and Patrol Guard for neighbourhood's safety

# A HIGHLY ACCESSIBLE LOCATION

Sunway Bayu is located within the integrated resort township in the eastern corridor of Ipoh based on Residential, Commercial, Recreation, Leisure, Hospitality, Education, Retail & Tourism offering conveniences and services for business traveller, leisure dweller, and even home maker.



## Recreation & Leisure

- 800m - The Banjaran Hot Springs Retreat
- 1km - Lost World of Tambun
- 1.8km - Extreme Park (Driving range, Futsal, Badminton)
- 7km - Royal Perak Golf Club

## Education

- 700m - Proposed Sunway Education Campus
- 1.5km - Sunway College Ipoh
- 10km - QUEST International University Ipoh
- 12km - Fairview International School
- 12km - Wesley Methodist School
- 13km - Seri Botani International School
- 16km - Tenby International School

## F&B Chains

- 300m - A&W Drive-Thru
- 300m - Subway Drive-Thru
- 1km - McDonald's Drive-Thru
- 1.5km - KFC, Marrybrown & Pizza Hut
- 1.7km - Starbucks Drive-Thru

## Shopping

- 1km - Proposed Sunway Shopping Mall
- 1.5km - TF Hypermarket
- 4km - Econsave Bercham
- 7km - AEON Kinta City
- 9km - Ipoh Parade

## Healthcare

- 500m - Sunway Medical Centre Ipoh
- 6km - Pantai Putri Hospital Ipoh
- 7km - Fatimah Hospital Ipoh
- 8km - KPJ Hospital Ipoh

# SUNWAY PROPERTY PALS+

An inclusive community experience specially put together for each and every one of you who reside in Sunway Property developments.

Find out more <https://propertypals.sunwayproperty.com/>



### RENT+

Special privilege for owner, tenants and sub-sale owner



### CARE+

Home care and management services



### REWARD+

Exclusive perks and rebates for property purchases