

SUNWAY[®]
Wellesley
- SERENE VILLAS -



A home where personal pursuits and family moments meet

MASTER PLAN



COMPLETED & SOLD OUT

- 1 PRECINCT 1 SHOP-OFFICE
- 2 PRECINCT 2 SHOP-OFFICE
- 3 GARDEN VILLAS SEMI-D & TOWNHOME
- 4 UPTOWN 2 SHOP & OFFICE

OPEN FOR SALE

- 5 SERENE VILLAS TOWNHOME

UPCOMING

- 6 SHOP & APARTMENT

FUTURE DEVELOPMENT

- 7 TOWNHOME
- 8 TOWNHOME
- 9 RETAIL & SHOP-OFFICE



Experience multi-generational living in our townhomes, with shared spaces for family and tranquil personal nooks. A home where grandparents, parents, and kids make lasting memories together under one roof.

The Perfect Balance of Me and We



Sunway Wellesley Serene Villas
GreenRE Bronze certified



Located nearby
ETS Train Station
& proposed LRT Line



Gated & Guarded
Landed
Residential



Clubhouse with
Swimming Pool
& Gymnasium



Half Basketball
Court & Outdoor
Fitness Area



Lush Landscape
& Tree-lined
Jogging Trail



7ft Perimeter
Fencing with
CCTV Surveillance



40ft Internal Road
with Pedestrian
Walkway



Concealed Drainage
& Underground
Cabling



2 to 4
Doorstep
Parkings



Infra Ready for
EV Charger

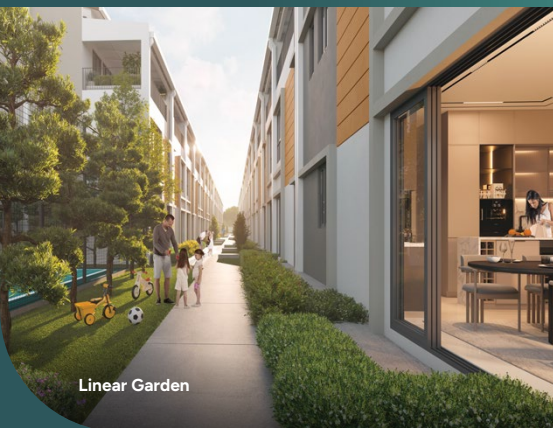




SITE PLAN

- A** Entrance & Guard House
- B** Residents' Clubhouse
- C** Half Basketball Court
- D** Children's Playground
- E** Outdoor Fitness Area
- F** Linear Garden
- G** Gathering Plaza
- H** Green Pavilion
- I** Green Boulevard
- J** Soothing Garden
- K** Jogging Trail

- Intermediate Unit (Lower)
- Intermediate Unit (Upper)
- End Unit (Lower)
- End Unit (Upper)
- Corner Unit (Lower)
- Corner Unit (Upper)



Linear Garden



Green Boulevard



Half Basketball Court



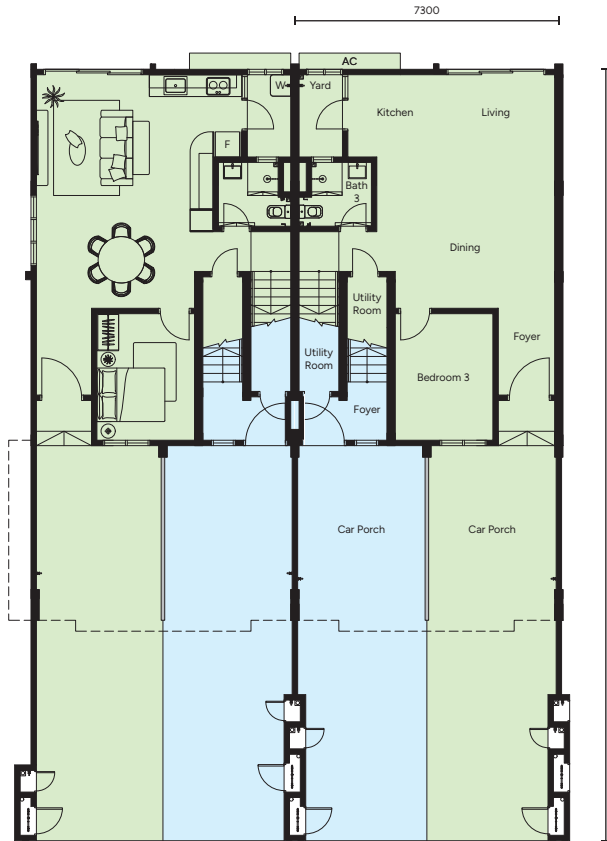
Swimming Pool

INTERMEDIATE & END UNIT

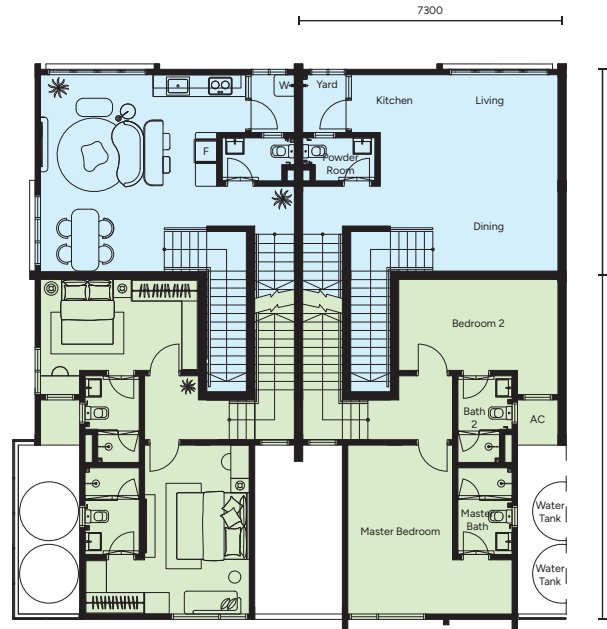
Intermediate Unit

End Unit

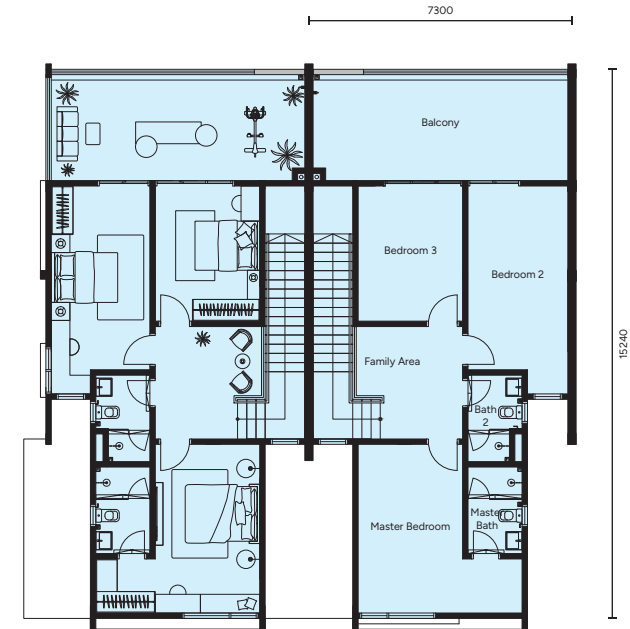
	Lot Size: 24' x 70'		Lot Size: 24' x 70'	
	Lower	Upper	Lower	Upper
Main Parcel	1,249 sf	1,302 sf	1,238 sf	1,281 sf
Accessory Parcel	463 sf	657 sf	463 sf	646 sf
Total Area	1,712 sf	1,959 sf	1,701 sf	1,927 sf



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



LIVING & DINING



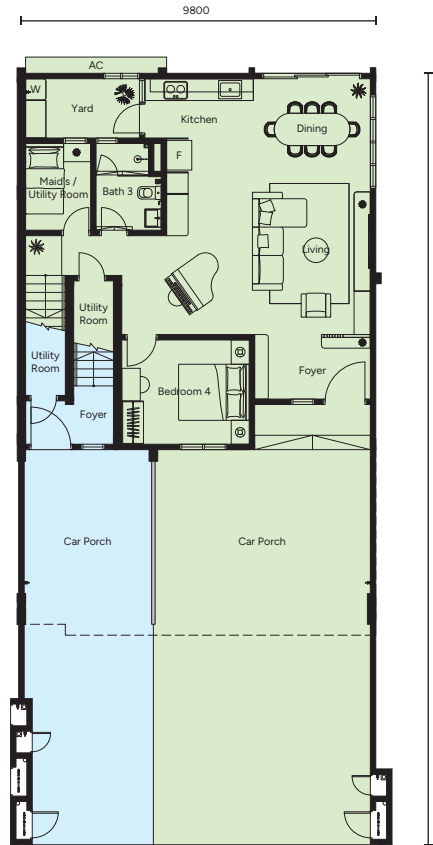
BEDROOM & BALCONY

CORNER UNIT

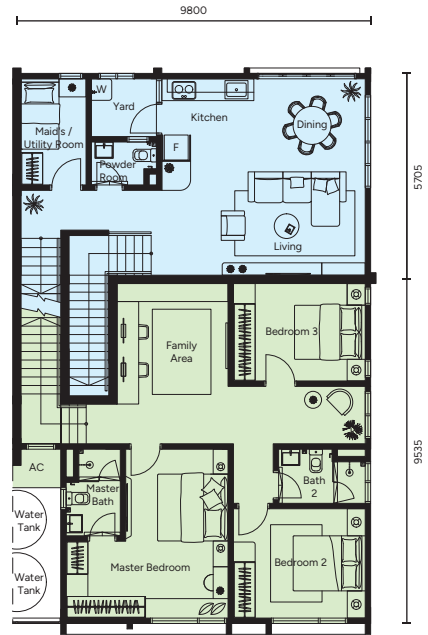
Corner Unit

Lot Size: 32'x 70'

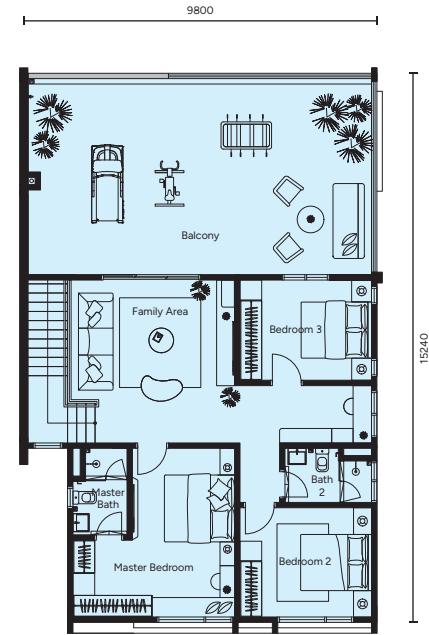
	Lower	Upper
Main Parcel	1,851 sf	1,615 sf
Accessory Parcel	764 sf	990 sf
Total Area	2,615 sf	2,605 sf



GROUND FLOOR

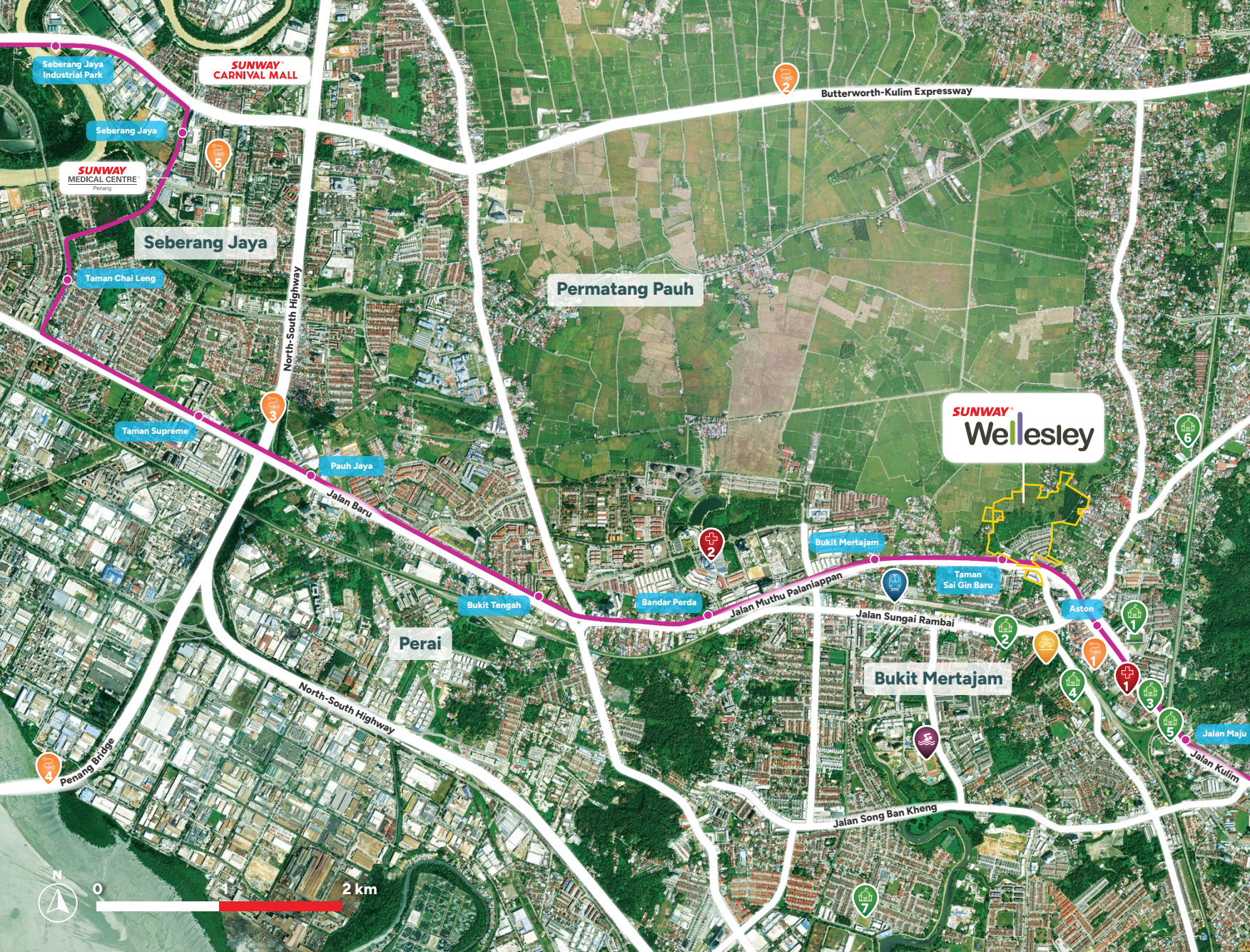


FIRST FLOOR



SECOND FLOOR





LOCATION MAP

Proposed Raja Uda - Bukit Mertajam LRT Line

Major Roads

ETS Train Station

1. Bukit Mertajam Town Centre (0.5km)
2. Butterworth-Kulim Expressway (6.0km)
3. North-South Highway (6.5km)
4. Penang Bridge (8.5km)
5. Bandar Sunway Seberang Jaya (9.5km)
 - ▶ Sunway Carnival Mall
 - ▶ Sunway Medical Centre

1. Jit Sin Independent High School
2. KPJ International College (Nursing & Health Sciences)
3. SMK Convent
4. High School Bukit Mertajam
5. SJK(C) Kim Sen
6. SJK(C) Jit Sin
7. Jit Sin High School

1. Bukit Mertajam Hospital
2. KPJ Penang Specialist Hospital

Bukit DO Recreational Park

SPT Sports & Recreational Complex

Source: Penang Infrastructure Corporation Website as at July 2024

The proposed LRT line contained herein was procured from publicly available sources such as government websites and indicates the components of the Penang Transport Master Plan as outlined by relevant authorities.

Register your interest now!

Li Siah | 011-5157 3139
Jacky | 012-552 2978

Sunway Penang Property Sales Gallery:

SUNWAY PROPERTY @ ANSON GALLERY
28, Jalan Anson, 10400 George Town, Penang, Malaysia.
EMAIL: salespg@sunway.com.my

SUNWAYPENANG

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sunwaywellesley.com

SUNWAY[®]
PROPERTY
Master Community Developer

Sunway Bintang Sdn Bhd (238575-M) • No. 28, Jalan Anson, 10400 George Town, Penang • Developer's License No.: 13389/02-2028/0059(R) • Validity Period: 25/02/2019 - 24/02/2028 • Advertising and Sales Permit No.: 13389-2/07-2027/0664(N)-(S) • Validity Period: 23/07/2024 - 22/07/2027 • Approving Authority: Majlis Bandaraya Seberang Perai • Building Plan Approval No.: MBSP/40/20-38/2(P1)(39) • Product: 3-Storey Townhouse • Total Units: 210 • Land Tenure: Freehold • Land Restrictions: Nil • Land Encumbrances: Nil • Expected Completion Date: December 2027 • Minimum Price: RM774,000 • Maximum Price: RM1,138,800 • This advertisement has been approved by Jabatan Perumahan Negara.

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