

SUNWAY
LAKEHILLS
@ SUNWAY LENANG HEIGHTS

FREEHOLD

TRANQUIL RESORT LIVING IN THE CITY

Lakeside calm, quietly elevated. Nestled within the established enclave of Taman Molek, Sunway LakeHills pairs nature's beauty with harmonious living. Guided by the principles of L.I.F.E., it balances serenity, connection and everyday comfort — where life flows effortlessly.



30-ACRE LAKE GARDEN



By the lake, families enjoy an easy outdoor rhythm — morning walks, slow jogs and gentle moments that bring generations closer amid nature's embrace.



Artist's Impression



Embrace a New Era of

Lakeside Splendour

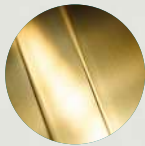
Beside a shimmering 30-acre lake, this address offers serenity, privacy and refined elegance. Cooling breezes enhance airflow and light, while its tranquil presence anchors a life of calm balance.





Artist's Impression

5 Element Soil Site



METAL



WOOD



WATER



FIRE



EARTH

Five natural soil tones reflect the five elements — Wood for health, Fire for energy, Earth for stability, Metal for prosperity, and Water for flow — creating a harmonious foundation that underpins our L.I.F.E. core pillars.

Inspire Harmony
with L.I.F.E.

As observed by Master Louis Loh, the site naturally embodies a balance of Metal, Wood, Water, Fire and Earth. Thoughtfully incorporated into an open tower placement, a generous Bright Hall (Ming Tang) gathers Qi for a bright and clear future. Intricately balanced with well placed landscapes and modern features, Sunway LakeHills blends both beauty and and good tidings in a calm resort environment.



Master Louis Loh

Sunway LakeHills Fengshui Consultant
Founder of Growth Valley | Fengshui Republic
President, Growth Valley Institute of Chinese Metaphysics
CEO of Malaysia's First ISO 9001–Certified
Feng Shui Consultancy

L.I.F.E. S.T.Y.L.E.

Lakeside Serenity

Wake up to serene waters and 30 acres of tranquil green embrace.

Inner Harmony

A space where peace breathes and nature whispers.

Feng Shui

Natural balance supports clarity, harmony and growth.

Elevated Views

A viewline stretching from lake to skyline, even to Singapore's edge.

Signature Security

A 6-tier system with Sunway Auxiliary Police, and 24/7 peace of mind.

Tailored Flexibility

Layouts designed for change, from hackable walls to penthouse-style flow.

Your Location

13km to RTS, adjacent to Taman Molek, shopping and top-tier medical, with everything within reach.

Lifestyle Facilities

Curated spaces for every generation where leisure becomes a way of life.

Exclusive Ownership

Private lift lobby access for discreet, direct-to-home living.

6-Tier Security, Thoughtfully Integrated



Reference Only



Reference Only



Reference Only

A COMPREHENSIVE 6-TIER SECURITY SYSTEM SAFEGUARDS YOUR PRIVACY FROM ARRIVAL TO HOME.

Dual guardhouses and barrier-gate access create a protected perimeter, while controlled-access lift lobbies and floor-specific lift access ensure movement stays private and exclusive to residents.

24/7 CCTV monitoring, supported by Sunway Auxiliary Police, provides added vigilance for a safer, more assured living environment.



Primary Guardhouse –
Sunway Lenang Heights



Dedicated Guardhouse –
Sunway LakeHills



Barrier-gate car park
access control



Lift lobby
access control



Lift access control
(floor-specific access)



24/7 CCTV surveillance,
supported by Sunway
Auxiliary Police

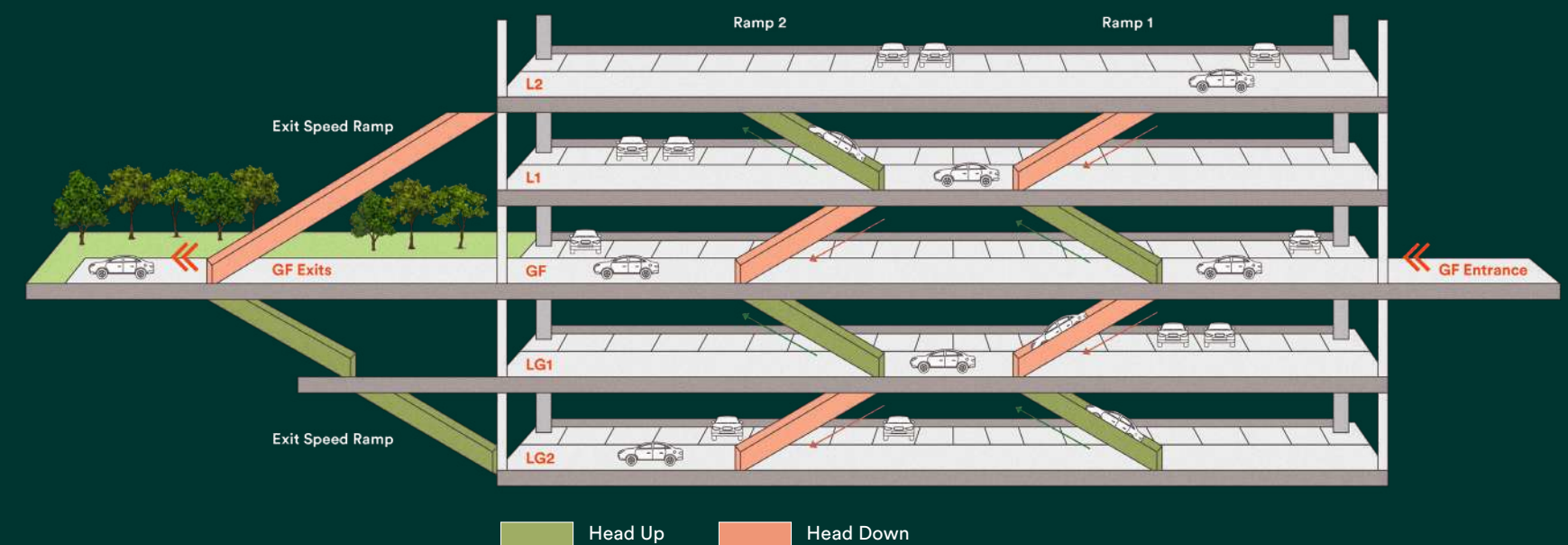


Reference Only

Super Ramp Access Faster, Smoother Parking Access

DIRECT ACCESS AS YOU ENTER

Drive straight between levels with dedicated up and down ramps. No tight spiral. Enjoy quicker entry and exit, reduced queueing and safer manoeuvring, with multiple exit points for shorter travel times.



Site Plan
(Ground Floor)



Facilities Plan
(Level 3)



Family-Oriented *Facilities*

With approximately 125,000 sq.ft. of family-centred facilities, life flows with ease. Kids explore, parents unwind and loved ones gather in places made for movement, balance and everyday connection.



Groundscape

- 1 Entrance Archway & Guard House
- 2 Drop-Off
- 3 Entrance Boulevard
- 4 Lobby Lounge
- 5 Parcel Room & Mail Room
- 6 Recycle Center
- 7 Jogging Path
- 8 Ev Charger
- 9 Resting Garden
- 10 Management Office
- 11 Lounge Garden
- 12 Half Basketball Court
- 13 Pets Garden
- 14 The Green

Main Pool

- 15 Olympic-Length Swimming Pool
- 16 Jacuzzi Pool
- 17 Pool Deck
- 18 Pool Pavilion
- 19 Outdoor Shower
- 20 Wet Lounger
- 21 Sun Lounger
- 22 Changing Room

Family Zone

- 23 Kids' Water Play
- 24 Wading Pool
- 25 Shallow Pool
- 26 Social Lounge
- 27 Elevated Play Garden
- 28 Tree House
- 29 Active Ageing & Fitness Zone
- 30 Amphitheatre

Semi Active Zone

- 31 Cantilever Yoga Deck
- 32 Putting Green
- 33 Pickleball Court
- 34 Terrace Garden
- 35 Courtside Lounge
- 36 Mini Jungle Trail
- 37 Reflexology Path
- 38 Chill Lounge
- 39 BBQ Pavilion-1

Chill Zone

- 40 Open Plaza
- 41 Herb Garden
- 42 BBQ Pavilion-2
- 43 Yoga Deck
- 44 Mini Stage
- 45 Alfresco Lounge
- 46 Children Playground

Lifestyle Hub

- 47 Games Room
- 48 KTV Lounge
- 49 Co-Working Space
- 50 Multipurpose Hall Cum Badminton Court
- 51 Arrival Deck
- 52 Gymnasium (Upper Floor)
- 53 Male/Female And Disabled Toilet
- 54 Surau
- 55 Childcare Space (Subject to Operator)



Swim, Grill and Stroll *Together*



Play Flows Freely

Childhood unfolds in sunshine and imagination. With water play zones, a towering treehouse and nature-framed spaces to explore, each day sparks curiosity, movement and discovery — just steps from home.

Infinity pool for sunset laps, shaded paths and open lawns that welcome pets, and lakeside BBQ decks for gatherings, a place where family time takes precedence and everyday life feels connected to nature.



PRIVATE LIFT LOBBY PRIVILEGE



Artist's Impression

Sky Semi-D

TYPE A



UNIT AREA	BEDROOMS	BATHROOMS
Approx. 689 sq.ft. 64 sq.m.	2	2

TYPE B



UNIT AREA	BEDROOMS	BATHROOMS
Approx. 893 sq.ft. 83 sq.m.	3	2

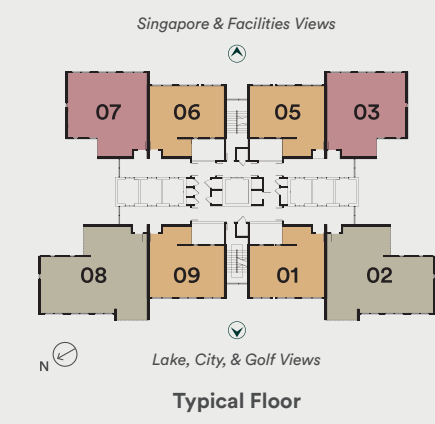
TYPE D



UNIT AREA	BEDROOMS	BATHROOMS
Approx. 1,184 sq.ft. 110 sq.m.	3 + 1	2

Arrive in Complete Privacy

The Sky Semi-D offers discreet, low-density living with just 8 residences per floor. Exclusivity is elevated with 3 dedicated lifts serving only 2 residences per wing.



LEGEND

- Type A
- Type B
- Type D

Hackable Wall Feature



Rise with 4.8m Loft Living

LOFT

Leverage the Height

4.8m double-volume ceiling expands space and possibility, elevating everyday living with openness and light.

Own the Opportunity

A smart entry price with strong rental potential and versatile appeal for future growth.

Flex for Lifestyle

Modern, versatile layouts offering transformative spaces — from creative workspaces to adaptable living areas — that evolve alongside your unique lifestyle.

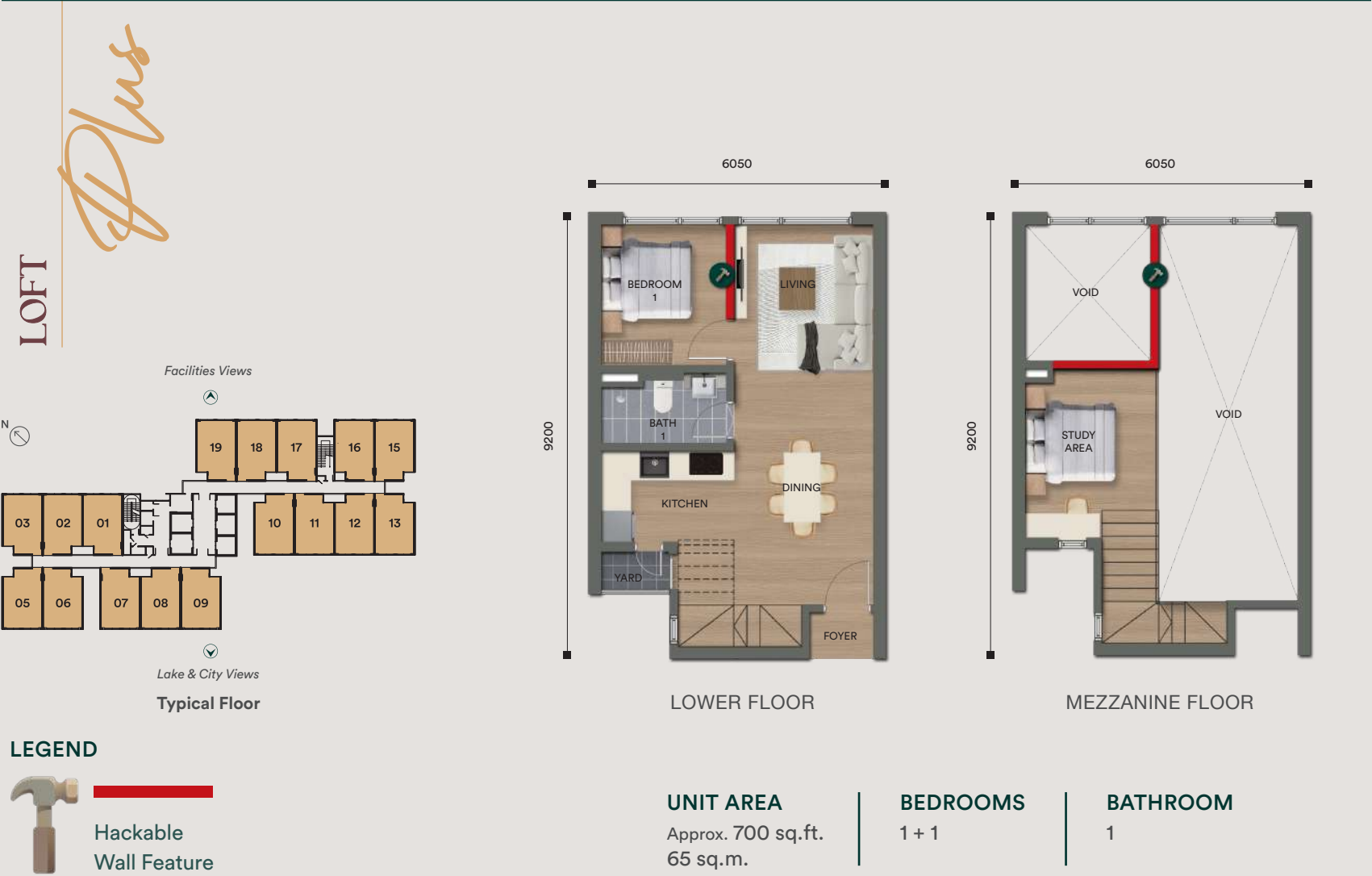
Thrive in Style

Urban design meets youthful energy, offering a fresh, contemporary way to live, work and entertain.



More than a home, this is a lifestyle. Designed for modern go-getters, the loft celebrates flexibility, flow and freedom. Generous height and versatile layouts adapt to every rhythm of life.

TYPE C

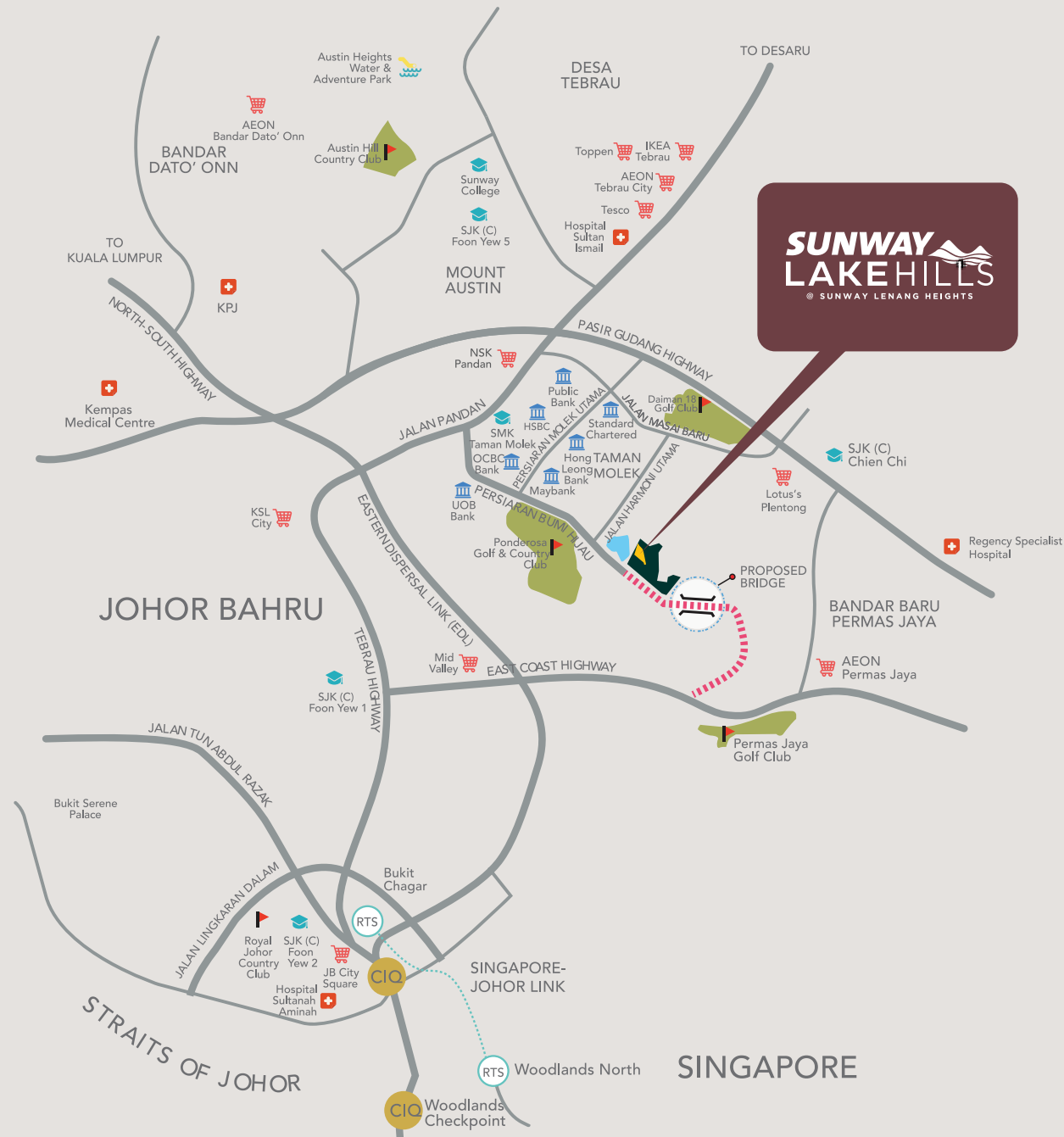


SPECIFICATIONS

STRUCTURE	Reinforced Concrete Framework			
WALL	Reinforced Concrete Wall / Blockwall / Brickwall			
ROOFING COVERING	Reinforced Concrete			
ROOF FRAMING	Reinforced Concrete			
CEILING	Cement Board / Plaster Ceiling and Paint / Skim Coat and Paint			
WINDOWS	Casement Window / Fixed Glass Panel Window / Top Hung Window			
DOORS	Fire Door / Flush Door / Sliding Door / Folding Door / Glass Door / Grille Door			
IRONMONGERY	Provided			
WALL FINISHES	Area	Finishes		
	Living / Dining	Skim Coat & Paint		
	Kitchen	Tiles / Skim Coat & Paint		
	Bathrooms	Tiles		
	Bedrooms / Study Room	Skim Coat & Paint		
	Foyer / Other Areas	Skim Coat & Paint		
	Yard	Skim Coat & Paint		
	Balcony (P.E.S)	Skim Coat & Paint		
FLOOR FINISHES		A	B/B(PES)	C/C(PES) D
	Living / Dining	Tiles	Tiles	SPC Tiles
	Kitchen	Tiles	Tiles	SPC Tiles
	Bathrooms	Tiles	Tiles	Tiles Tiles
	Bedrooms	SPC	SPC	SPC SPC
	Foyer / Other Areas	Tiles	Tiles	SPC Tiles
	Yard	Tiles	Tiles	Tiles Tiles
	Study Room	–	–	SPC SPC
	Balcony (P.E.S - Type B & C)	–	–	– Tiles
SANITARY AND PLUMBING FITTINGS		A	B	C D
	Kitchen Sink	1	1	1 1
	Wash Hand Basin	2	2	1 2
	Toilet Paper Holder	2	2	1 2
	Shower	2	2	1 2
	Water Closet	2	2	1 2
	Hand Bidet	2	2	1 2
	Bib Tap	1	1	1 1
TELEPHONE AND ELECTRICAL INSTALLATION		A	B	C D
	Light Point	12	13	10 15
	Switch Socket Outlet	13	16	12 17
	Ceiling Fan Point	3	4	2 5
	Aircond Point	3	4	3 5
	Fibre Wall Socket	1	1	1 1
	Water Heater Point	2	2	1 2
	Distribution Board	1	1	1 1
*FENCING	NA			
*TURFING	NA			
*GAS PIPING	NA			
*AUDIO INTERCOM	NA			

Note: The Developer shall, at its own cost and expense, install or construct all of the items listed above in accordance with the description set out, save for the items or items marked with an * which may be deleted if not applicable.

Seamlessly Connected. Perfectly Positioned



LEISURE

Ponderosa Golf & Country Club	2km
Daiman 18 Golf Club	5km
Austin Hills Country Club	11km
Permas Jaya Golf Club	11km

EDUCATION

SMK Taman Molek	3km
SJK (C) Chien Chi	7km
SJK (C) Foon Yew 1	8km
SJK (C) Foon Yew 5	10km
Sunway College	11km

CONVENIENCES

NSK Pandan	5km
Lotus's Plentong	5km
AEON Tebrau City	7km
IKEA & Toppen Tebrau	7km
Mid Valley	8km
JB City Square	13km

MEDICAL

Hospital Sultan Ismail	9km
Kempas Medical Centre	10km
KPJ Bandar Dato' Onn	11km
Regency Specialist Hospital	13km
Hospital Sultanah Aminah	14km

TRANSPORTATION

Bukit Cagar RTS Station	12km
Senai International Airport	26km

HIGHWAYS

Pasir Gudang Highway	5km
Eastern Dispersal Link (EDL)	9km

SINGAPORE

Woodlands Checkpoint	15km
----------------------	------

MEDICAL

LIFE HERE BALANCES EFFORTLESS CONNECTIVITY WITH SERENE LIVING.

Well positioned near established medical centres and reputable education institutions, this address ensures healthcare, learning and daily essentials are always within easy reach — supporting a comfortable, reassuring lifestyle for every stage of life.

CONVENIENCES



EDUCATION



FINANCIAL HUB

In close proximity to a key financial hub with access to 14 major banks, daily banking, business needs and financial services are handled with ease — adding confidence and convenience to everyday living.

TRANSPORTATION



Only 13km to the Bukit Cagar RTS Station, offering an effortless commute for Johor residents working in Singapore. Enjoy peaceful living in Johor with direct access to Singapore's vibrant work opportunities — a seamless journey every day.

LEISURE



Sunway City (JB) Sdn Bhd (896512-M (201001011849)) • Level 16, Menara Sunway, Jalan Lagoon Timur, Bandar Sunway, 47500 Subang Jaya, Selangor • Developer's License No.: 13096/12-2027/0041(A) • Validity: 23/12/2022 - 22/12/2027 • Advertising & Sales Permit No.: 13096-S/10-2028/0843(N)-(S) • 14/10/2025 - 13/10/2028 • Building Plan Reference No.: MBJB/I/2024/14/BGN/220/KOM • Approving Authority: Majlis Bandaraya Johor Bahru • Land Tenure: Freehold • Land Encumbrances: N/A. Restriction of Interest: N/A. Expected Completion Date: October 2029 • Type of Development: Serviced Apartments • Total Units: 862 units • Tower B: 338 units • Tower C: 524 units • Built-up (Tower B): 689sf, 893 sf, 1,184sf, 1,787sf, 2,078sf • Built-up (Tower C): 700sf • No. of Car Park per Unit: 1 – 4 unit • Price: Tower B: RM 661,200.00 (Min.) – RM 2,742,000.00 (Maks), Tower C: RM 696,000.00 (Min.) – RM 864,000.00 (Maks.) • Bumiputera Discount: 15%

Disclaimer – The information contained herein is subject to change without notification as may be required by the relevant authorities or the developer's architect and cannot form a part of an offer or contract. Whilst every care has been taken in providing this information, the owner, developer and managers cannot be held liable for variations. All illustrations and pictures are artist impressions only. The items are subject to variations, modifications and substitutions as may be recommended by the Company's Architect and/or relevant Approving Authorities.

THIS ADVERTISEMENT HAS BEEN APPROVED BY THE NATIONAL HOUSING DEPARTMENT. INFORMATION ABOUT THE DEVELOPMENT CAN BE CHECKED AT THE PORTAL TEDUH.KPKT.GOV.MY

Sunway City (JB) Sdn Bhd (896512-M)
Sunway Lenang Heights Sales Gallery:
Persiaran Lenang Utama, Sunway Bukit Lenang,
81100 Johor Bahru.

   
sunwaycityiskandarputeri

+607-289 2259
www.sunwaylakehills.com

SUNWAY
PROPERTY
Master Community Developer