

LaCosta

Lake-Inspired Lifestyle

LaCosta Lakefront Condominium at Sunway South Quay



Sandy Beach Pool
Artist's Impression

LaCosta

Lake-Inspired Lifestyle

The Best Of All Worlds Right At Your Doorstep

Situated in Sunway South Quay within the township of **Sunway Resort City**, residents of LaCosta can revel in an enriched lifestyle that is further enhanced by surrounding world class and award-winning amenities - from shopping at the newly enhanced Sunway Pyramid, Sunway's mega themed shopping & entertainment mall, having quality fun-filled weekends at Sunway Lagoon, Malaysia's premier theme park to enjoying Sunway Resort Hotel & Spa's hospitable services, all of which can be savoured right at their door step. Residents also stand to benefit from the internationally recognized Sunway Medical Centre's exclusive health and medical packages.

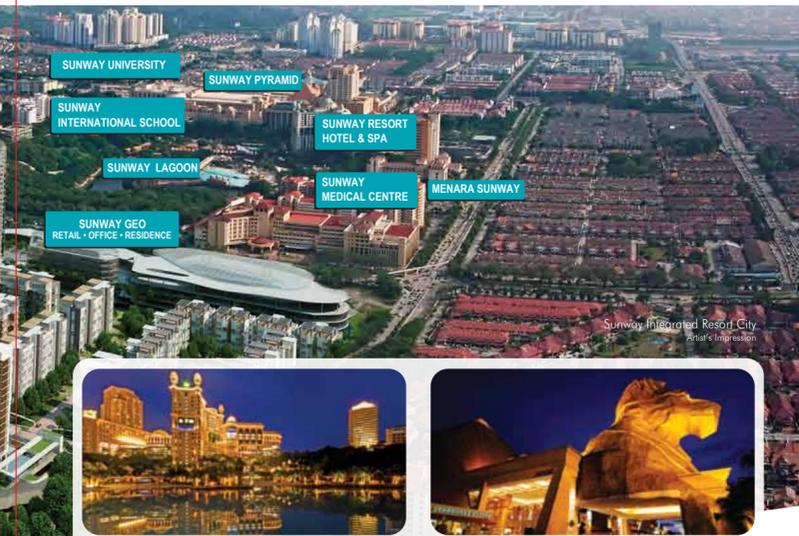
What's more, the best of tertiary education can be found within the same locale, namely Sunway University and the prestigious Monash University Sunway campus; both providing a wide variety of accredited courses in an international environment.

Sunway Resort City, A Thriving 800-acre Development Attracting 35 million Visitors Annually



MONASH UNIVERSITY
SUNWAY CAMPUS

SUNWAY SOUTH QUAY



SUNWAY UNIVERSITY

SUNWAY PYRAMID

SUNWAY INTERNATIONAL SCHOOL

SUNWAY RESORT HOTEL & SPA

SUNWAY LAGOON

SUNWAY MEDICAL CENTRE

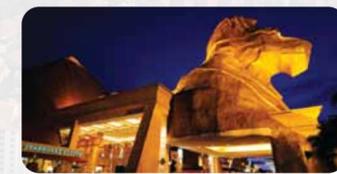
MENARA SUNWAY

SUNWAY GEO RETAIL - OFFICE - RESIDENCE



HOSPITALITY
SUNWAY RESORT HOTEL & SPA
PYRAMID TOWER HOTEL

- Posh and upscale, with hospitable service that begins the moment you step in
- Restaurants and outlets that cater to every craving imaginable
- Themed to make your vacation a magical experience



RETAIL
SUNWAY PYRAMID

- Asia's first themed shopping and entertainment mall
- Boasts 4 million square feet of retail extravaganza
- Awarded FIABCI Prix d'Excellence 2011 for Best Retail Development category.



LEISURE
SUNWAY LAGOON

- Malaysia's first and largest multi-park attraction
- Awarded Asia's Best Attraction Award (Year 2007-2010) and Asia's Best Water Park (2011) by The International Association of Amusement Parks and Attractions (IAAPA)



EDUCATION
SUNWAY UNIVERSITY
SUNWAY INTERNATIONAL SCHOOL
MONASH UNIVERSITY SUNWAY CAMPUS

- The only township in Malaysia with 2 universities and an international school
- Currently host students from 80 different countries



HEALTHCARE
SUNWAY MEDICAL CENTRE

- First healthcare facility in Malaysia to be awarded MS ISO Certification from medical laboratories

Come Home To Serenity at LaCosta Lakefront Condominium

Spacious, extra-wide balconies. Unbroken vista across a serene 28-acre lake. Sky gardens that surround you with lush greenery, high in the air. Your own private beach pool. Naturally lit, safe and elegantly cosy condominium units that are your nest and sanctuary. And the award-winning entertainment, leisure and hospitality attractions of Sunway Resort City, right at your doorstep. LaCosta Lakefront Condominium, this is yours to call home.



LaCosta @ Sunway South Quay
Artist's Impression

Location Of Recognition



- Proposed Elevated Bus Rapid Transit (BRT) - Sunway Line
- Proposed BRT station
- Kelana Jaya LRT Extension Link expected completion by end 2014
- INFRASTRUCTURE ENHANCEMENT BY SUNWAY
 - Elevated Connection from KESAS expected completion by end 2012
- Proposed NPE Link
- Proposed Road Expansion along NPE
- Canopy Walk

Sunway South Quay is well served by 6 major highways:
NPE | LDP | Federal Highway | Elite | NKVE | KESAS

The Accessibility Of Convenience

- Kuala Lumpur International Airport - 50km
- KL City Centre - 20km
- Nearest Golf Course - 10km
- Nearby District
- Subang / Damansara / Petaling Jaya - 5 to 15km
- Government Headquarter
- Putrajaya / Cyberjaya - 30km

A refreshing concept by **SUNWAY PROPERTY**

TOP 10 PROPERTY DEVELOPERS AWARDS 2011

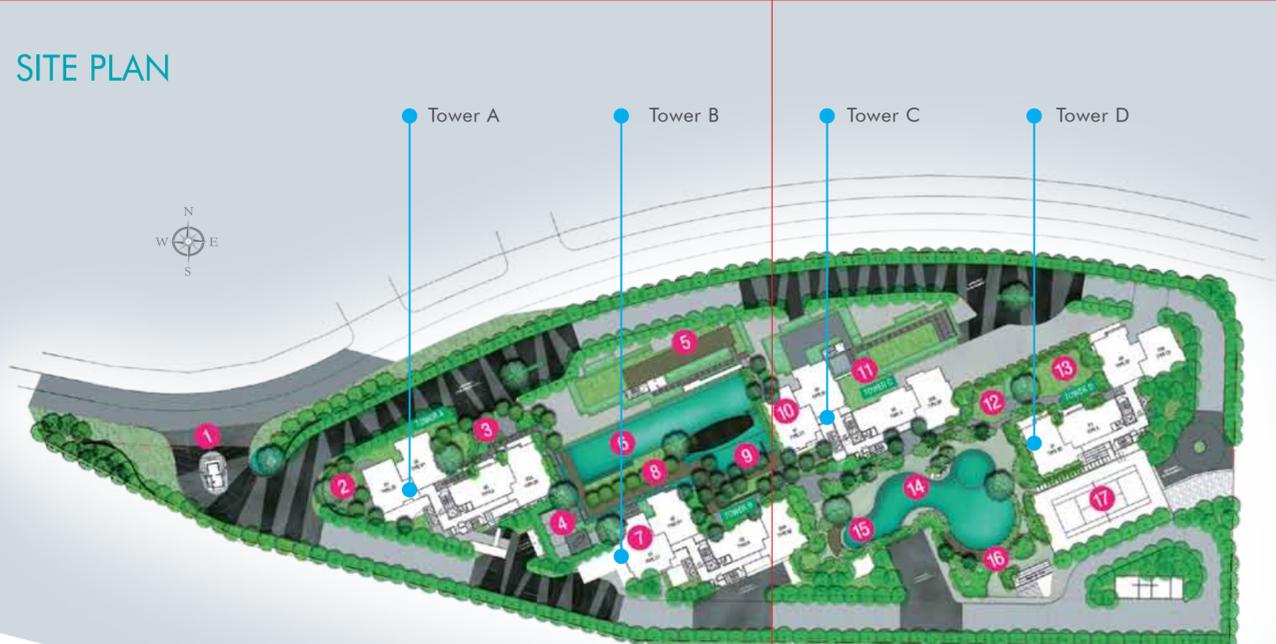
TOP 10 PROPERTY DEVELOPERS AWARDS 2012

PUTRA BRAND AWARDS 2012

TOP 10 TEN PROPERTY AWARDS 2012

+603-5638 1000
www.sunwayproperty.com/lacosta

Developed by: Sunway South Quay Sdn Bhd (516618) (Proprietary known as Sunway South Quay Sdn Bhd) (Lobby Level: Menara Sunway, Jalan Lagoon Timur, Bandar Sunway, 40150 Petaling Jaya, Selangor DEU) - Sunway South Quay Gallery - Jalan Tropic Sky, Sunway South Quay, Bandar Sunway, 47100 Subang Jaya, Selangor DEU - LaCosta, Sunway South Quay - Type: Condominium - Developer's License: 10383-MY-120151272 - Validity: 09/10/2015-08/11/2017 - Advertising & Sales Permit No. 01363-04242017(1) - Validity: 22/12/2017-31/12/2017 - Approving Authority: MAMPA, Petaling Jaya - Building Plan Approval No. 0452-01/2015/01/01 - Issued: 14/08/2015 - Expected Date of Completion: 36 months from the date of SPA (Plan 2014) - Encumbrance: Kuala Lumpur Finance House - Total units: 377 units - Price: RM 250,000(Mal) - Bumiputera Discount: 7% - Registration in Invest: The land shall not be transferred, leased or charged without prior approval by the State Authority. All illustrations and pictures are artist impression only. The items are subject to variations, modifications, and substitutions as may be recommended by the Company's consultants and/or relevant approving authorities.



Legend

- 1 Main Entrance
- 2 Mound Garden
- 3 Herbs Walk
- 4 Outdoor Lounge & BBQ Deck
- 5 Seating Deck
- 6 Olympic-length pool
- 7 Multi Purpose Hall
- 8 Terrace Pool Deck
- 9 Wading Pool
- 10 Gymnasium
- 11 Children's Playground
- 12 Tea Garden
- 13 Meditation Lawn
- 14 Sandy Beach Pool
- 15 Jacuzzi Nodes
- 16 Sun Deck
- 17 Tennis Court

SUNWAY SOUTH QUAY MASTER PLAN



STOREY PLAN

TOWER A	TOWER B	TOWER C	TOWER D																																																																																																																																																																																																																																																																																																																																																																																																																																				
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FLOOR PLAN



Type A (2 Bedroom + Study) Area : 125.7m² / 1,353 ft²



Type V1 • Villa (3 Bedroom + AV Room + Utility) Area : 254.6m² / 2,741 ft²



Type B1 (2 Bedroom + Study) Area : 128.6m² / 1,384 ft²



Type B2 (3 Bedroom + Utility) Area : 139.7m² / 1,504 ft²



Type C1 (3 Bedroom + Utility) Area : 156.2m² / 1,682 ft²



Type C2 (3 Bedroom) Area : 120.9m² / 1,302 ft²



Type V2 • Villa (3 Bedroom + AV Room + Utility) Area : 237.9m² / 2,561 ft²

SPECIFICATION

- Structure**
Reinforced concrete structure
- Wall**
R.C Wall / Brick Wall / Block Wall
- Roof**
R.C. flat roof / metal roofing
- Ceiling Finishes**
Skim coat/ fibrous plaster ceiling
- Wall Finishes**
External wall: Plaster and paint
Internal wall: Plaster / Skim coat and paint
Bathrooms: Ceramic wall tiles up to ceiling level
Kitchen: 1500mm height ceramic wall tiles
- Floor Finishes**
Living & Dining, Dry Kitchen, Entrance Foyer: Porcelain tiles
Master Bedroom, Bedrooms, Study: Laminated floor board
Others: Ceramic tiles
- Sanitary Installation**
Selected quality sanitary wares and fittings
- Windows**
Aluminum framed glass windows
- Doors**
Main Entrance: Timber fire door
Living: Aluminum framed glass sliding door
Bedrooms, Bathrooms, Yard: Timber flush door
- Ironmongery**
Selected quality lockset
- Painting**
Internal: Emulsion paint
External: Weather resistant paint