SUNWAY

Cochrane

KUALA LUMPUR

Cosmopolitan Residence

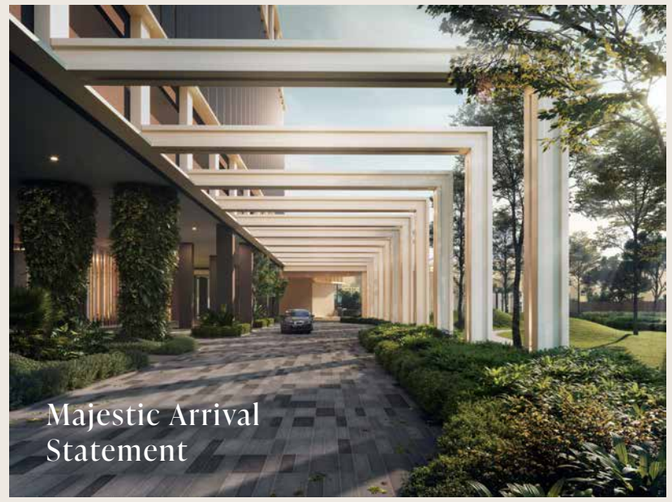
FREEHOLD

Discover
a revival of
a legacy;
an *illumination*
of a new era,
where history
shines at its
brightest.

A *gem* unearthed; a polished past

Photo Impression of Sunway Cochrane

Grand & Secured Entrance



Majestic Arrival Statement

A *radiant* welcome; poised for your presence

Along the history-rich streets of Jalan Cochrane where tales of the yesteryears merge with stories of today, a rare gem comes to light.

Enter an elevated sanctuary of peace and privacy, where new experiences rise, for a modern homecoming that is never mundane.

Elegant
water court with an
immersive arrival experience

Welcoming Water Court

Rise atop a flourishing urban oasis

Meandering Stream

Bio Pond

that *Shines* within a quiet sanctuary

Set foot on a verdant 3.4-acre deck that floats above the bustling city, thoughtfully designed for moments of calm.

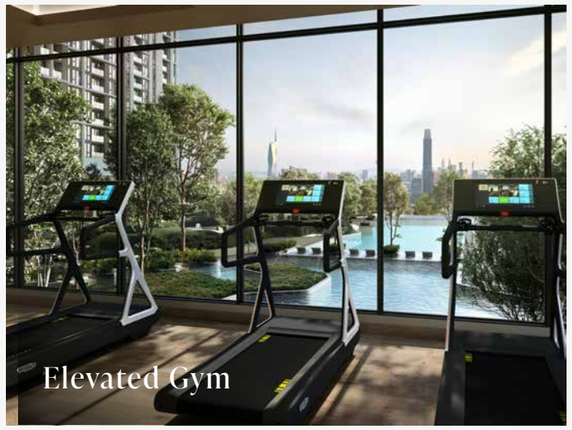
Take reflective walks along a gentle meandering stream and softly lit pathways that lead to lush gardens; a daily escape from the urban tempo, with refreshing reminders to pause and breathe deeply.

A sprawling, open-air
private podium with
active lifestyle
facilities

Pool Facilties

bringing *light* to new experiences

Reminiscent of a tropical resort, the city-edge sanctuary invites vibrant living with a family-friendly pool, a 50m infinity lap pool, and jacuzzi garden—crafted for active days and leisurely escapes alike.


Elevated Gym

Kids' Playground

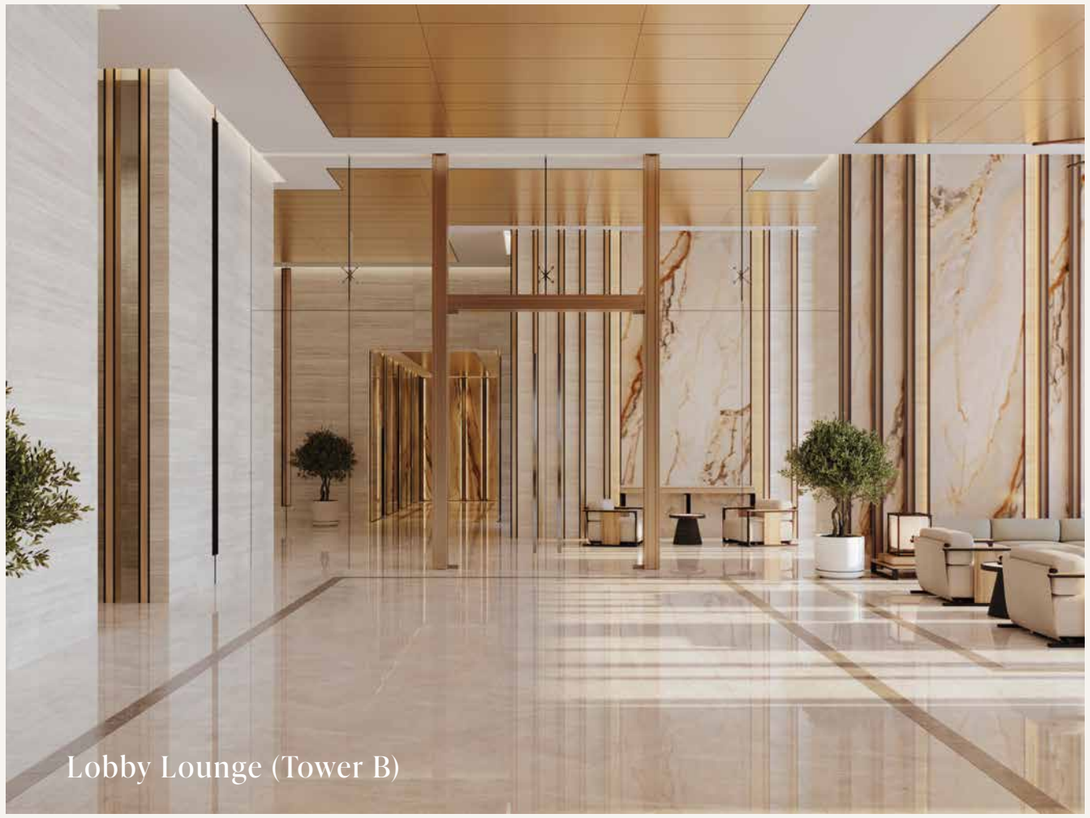
Pool Terrace

Rise above the skyline

Shine like the city lights

Sky Dining

Enter a *luminous* embrace



Lobby Lounge (Tower B)

Experience quietude and grace as you walk through the lobby lounge, where the hums of the city fade away.

Through polished and refined surroundings bathed in natural light and gentle airiness, within a space designed as a modern reminiscence of the locale's past.

GROUND FLOOR

LEGEND

- 1 Grand Entrance
- 2 Guard House
- 3 Pet-friendly Park
- 4 E-Hailing Vehicle Lay-by
- 5 E-Hailing Motorcycle Lay-by
- 6 Bio Pond
- 7 Shallow Deck
- 8 Management Office
- 9 Cozy Lounge
- 10 Garden Lounge
- 11 Children's Daycare
- 12 Security Room

Tower A & B

- 13 Drop Off
- 14 Lobby Lounge
- 15 Washroom
- 16 F&B Drop Off
- 17 Mail Room
- 18 Parcel Room
- 19 Lift Lobby
- 20 Loading Bay

Retail/ Public Access

- 21 Escalator to Link Bridge to MRT Station
- 22 Retail Access Gateway
- 23 Retail Drop Off
- 24 Retail Lounge
- 25 Retail Main Entrance

where communal bonds *ascend* and bind

Seating Deck

Discover a community canvas designed for shared bonds and holistic wellbeing, featuring a complete suite of over 70 lifestyle-centric facilities in an immersive natural environment, set against a panoramic backdrop of the city.

FACILITIES FLOOR

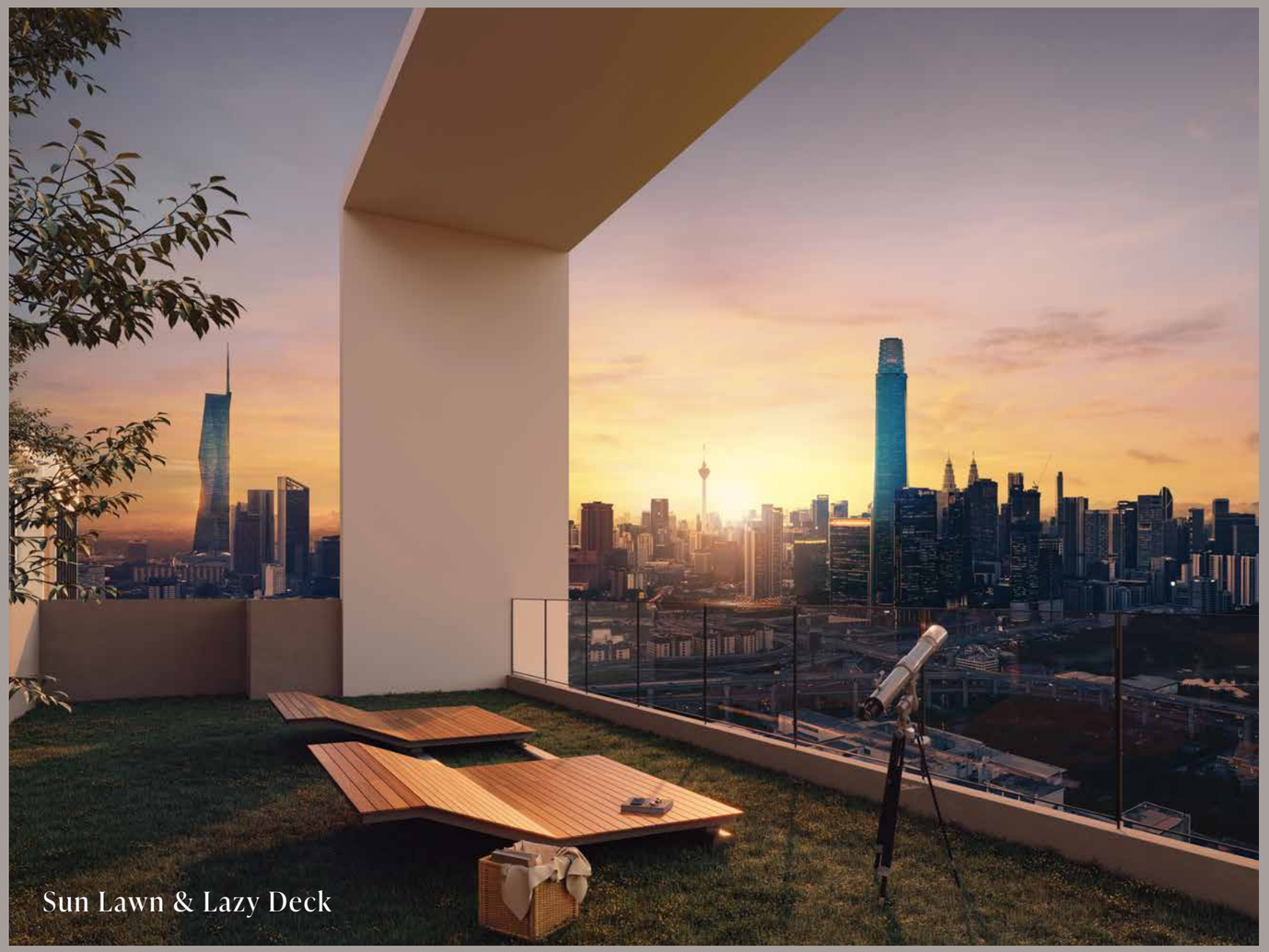
Level 6 Level 7 Level 7m

LEGEND

1. Forest Garden
2. Elevated Breeze Walk
3. Lily Pond
4. Seating Deck
5. Nature Walk
6. Bio Pond
7. Meandering Stream
8. Garden Deck
9. 50m Infinity Lap Pool
10. Pool Lounge
11. Family Pool
12. Jacuzzi Island
13. Bubble Lounge Shelf
14. Outdoor Shower
15. Pool Terrace
16. Changing Rooms
17. Hammock Garden
18. Pool Deck
19. BBQ Pavilion
20. Family Lawn
21. Kids' Pool & Water Play
22. Play Lawn
23. Half Basketball Court
24. The Lawn Deck
25. Kids' Playground
26. Toddler Play
27. Fitness Studio
28. Semi-outdoor Playground
29. Convenience Store*
30. Launderette*
31. Terrace Lounge
32. Multipurpose Hall
33. Indoor Lounge
34. Washrooms
35. Recreation Room
36. Co-working Space
37. Prayer Rooms
38. Sensory Garden
39. Exercise Lawn
40. Reflexology Garden
41. Open Lawn
42. Urban Farming
43. Karaoke Room
44. Theatre
45. Elevated Gym

*Subject to Operator

naturally adorned with the city's *glimmer*



Sun Lawn & Lazy Deck

ROOFTOP FLOOR

LEGEND

1. Sky Dining
2. Sky Lounge
3. Rooftop BBQ
4. Sun Lawn & Lazy Deck
5. Washroom

Feel the world beneath your feet as you rise levels above the vibrant city of Kuala Lumpur. At this privileged height, the rooftop facilities are crafted for intimate moments, be it while admiring vistas at the deck or hosting cosy parties at the sky dining facility.

Rise above, amidst the clouds

Luxuriate in your private world,
where your space is fully customisable
to suit personal styles and daily rituals.

Bedroom with Tall Windows
Offering Panoramic Views

City Living with Ample Space

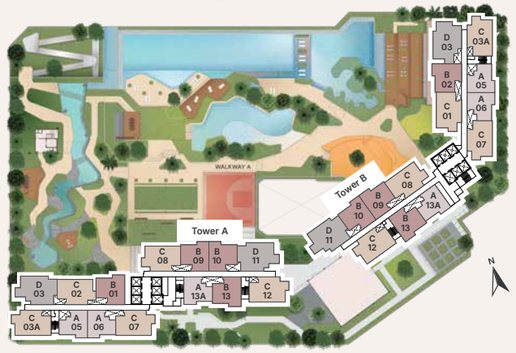
Shine
beyond,
where the skyline glows

Take your pick from a variety of layouts, each a smart, flexible unit with scenic views of the city, designed for effortless living.

Savour the simplest pleasures; from reflective mornings spent by the balcony as the city wakes, to evenings spent watching the urban glow unfold.

Your *space* to your liking

KEY PLAN

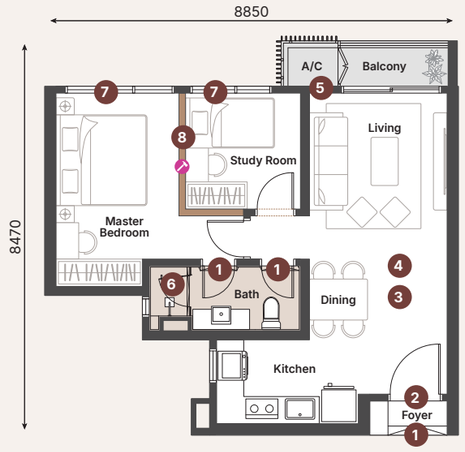


KEY FEATURES

1. **Mini ramp** for wheelchair & stroller-friendly access.
2. **Keyless entry** with digital lockset.
3. **Smart home-ready** – lighting, aircond & more at your fingertips.
4. **Spacious living** with sleek 80x80cm tiles, cosy bedrooms with laminated flooring.
5. **Balcony water tap** for cleaning convenience & light gardening.
6. **Fully fitted bathrooms** with branded sanitaryware & water heater.
7. **Outward-facing bedrooms** with **large windows** for views, light & ventilation.
8. **Hackable walls** for layout flexibility, built to your preference.

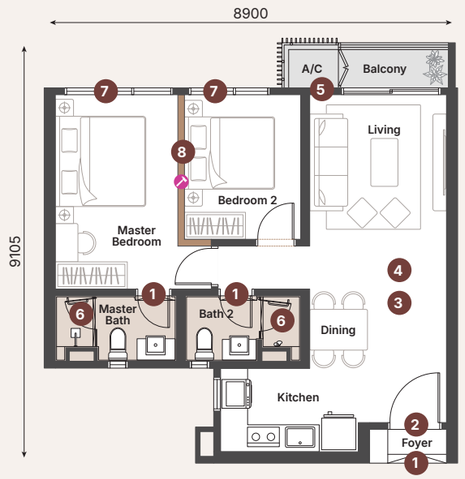
TYPE
A

650 SF | 60 SQM
1+1 Rooms
1 Bathroom



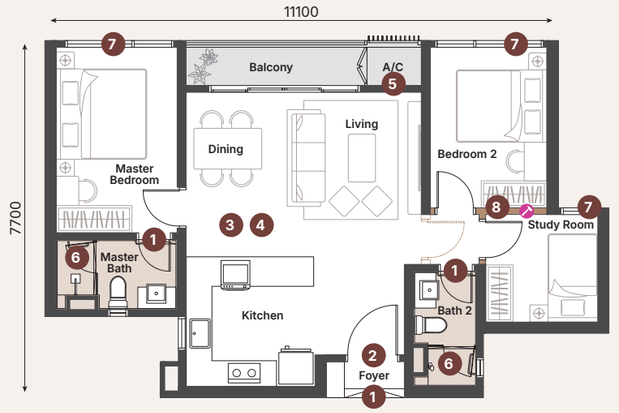
TYPE
B

732 SF | 68 SQM
2 Rooms
2 Bathrooms



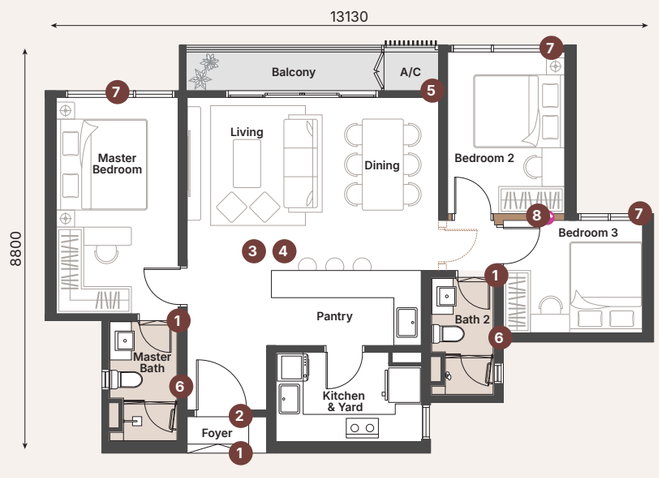
TYPE
C

872 SF | 81 SQM
2+1 Rooms
2 Bathrooms



TYPE
D

1,001 SF | 93 SQM
3 Rooms
2 Bathrooms



Indulge in *luxury* and *convenience*

Retail at Ground Floor

60m Link Bridge to
Cochrane MRT Station

Your world, effortlessly connected. Located just 60m to Cochrane MRT station via a link bridge, your address places you just one stop from the Tun Razak Exchange (TRX), Kuala Lumpur's premier financial district. Beyond transit, enjoy seamless steps via covered pathways to the 23-acre Sunway Velocity precinct, comprising residences, offices, retail, hospitality, healthcare, and education.

Witness the renewed *glory* of a storied locale

Only 1 stop to TRX, Malaysia's financial hub

Easy connectivity to Kuala Lumpur International Airport (KLIA)

Vibrant retail experiences at your doorstep

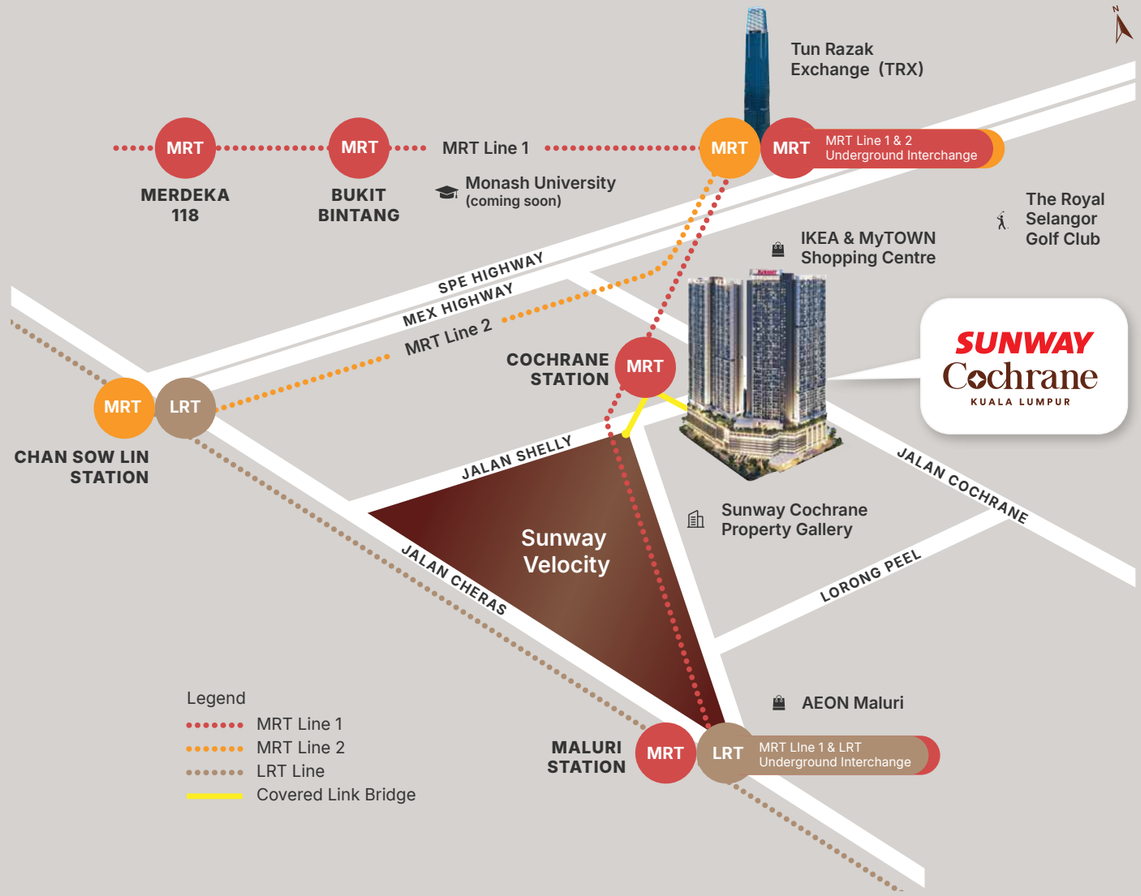
Premier healthcare at Sunway Medical Centre Velocity

Surrounded by prestigious educational hubs

A swing away from premium golf courses

LOCATION MAP

Just 60m to Cochrane MRT station via a link bridge, the development is one stop from the Tun Razak Exchange (TRX) and within walking distance to Sunway Velocity's integrated city via covered pathways. Seamless connectivity extends to KL Sentral, with easy access to KLIA, making your home a convenient international gateway.



GENERAL SPECIFICATIONS

Structure	Reinforced Concrete
Walls	Reinforced Concrete Walls / Masonry Walls
Roof	Reinforced Concrete
Ceiling	Paint Finish / Plaster Ceiling (where applicable)
Doors	
Main Entrance	Timber Fire-Rated Door
Bedrooms, Bathrooms, Wet Kitchen / Yard	Timber Flush Door
Balcony	Aluminium-Framed Sliding Glass Door
Windows	Aluminium-Framed Glass Windows
Ironmongery	Quality Lockset
Wall Finishes	
Internal Walls	Paint
Kitchen	Paint / Tiles (where applicable)
Pantry (Types D / D1)	Paint / Tiles (where applicable)
Bathrooms	Tiles
Floor Finishes	
Living Room, Dining Room, Kitchen, Bathrooms, Balcony, Yard, Utility Area	Tiles
All Bedrooms	Laminated Floor Board
A/C Ledge	Cement Render

Sanitary Fittings	**A**	**B**	**C**	**D**
Wash Basin	1	2	2	2
Water Closet (WC)	1	2	2	2
Shower Set	1	2	2	2
Toilet Paper Holder	1	2	2	2
Hand Bidet	1	2	2	2
Kitchen Sink	1	1	1	2
Water Pipes	4	5	5	5
Electrical Installation				
Lighting Points	14	15	18	20
Fan Points	4	4	4	4
Power Points	21	21	23	23
Air-Conditioning Points	3	3	4	4
Hob Point	1	1	1	1
Hood Point	1	1	1	1
Water Heater Point	1	2	2	2
Door Bell Point	1	1	1	1
SMATV Point	1	1	1	1
Fiber Optic Socket	1	1	1	1

SUNWAY
PROPERTY
Master Community Developer

Sunway Cochrane Property Gallery
Jalan Peel, 55100 Kuala Lumpur
Open Daily: 10am - 5.30pm

1700-81-8183
www.sunwaycochrane.com

WITH You FOR Generations

SUNWAY
PROPERTY
Master Community Developer

Developer: Sunway Cochrane Sdn. Bhd. (previously known as Sunway Rahman Putra Sdn. Bhd.) (200101025444 (561202-P)) • Developer's Address: The Property Gallery, Lobby, Menara Sunway, Jalan Lagoon Timur, Bandar Sunway, 47500 Petaling Jaya, Selangor Darul Ehsan, Malaysia. • Developer's License No.: 8824/04-2032/0378(A) • Validity Period: 28/4/2006 – 27/4/2032 • Advertising and Sales Permit No.: 8824-5/09-2028/0795(A)-(S) • Validity Period: 30/9/2025 - 29/9/2028 • Building Plan Approval No.: BPU3OSC20250806(23) • Approving Authority: Dewan Bandaraya Kuala Lumpur • Land Tenure: Freehold • Land Encumbrances: OCBC Bank (Malaysia) Berhad • Restriction of Interest: This land cannot be transferred, leased, or mortgaged without the permission of the Wilayah Persekutuan Kuala Lumpur Land Working Committee and until the Mass Rapid Transit project is completed. • Expected Date of Completion: October 2029 • Type of Property: Serviced Apartment • Total Units: 1296 • Block A: 641 units; Block B: 655 units • Built-Up (Block A & B): 650 sqft, 732 sqft, 872 sqft, 1001 sqft • No. of Parking Bays Per Unit: 1 or 2 units • Selling Price: Block A: RM1,000,000 (Min.) – RM1,725,000 (Max.); Block B: RM948,000 (Min.) – RM1,645,000 (Max.) • Bumiputera Discount: 5%

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