



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



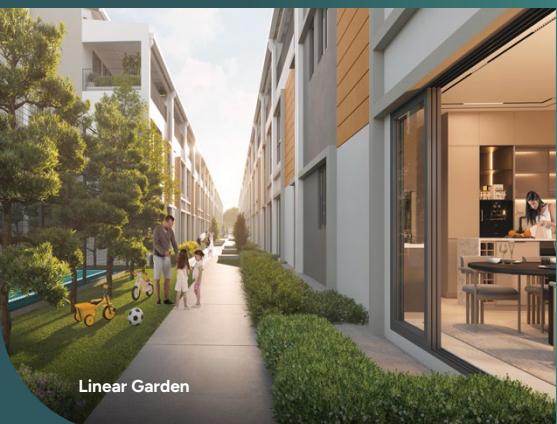
Infra Ready for  
EV Charger



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**



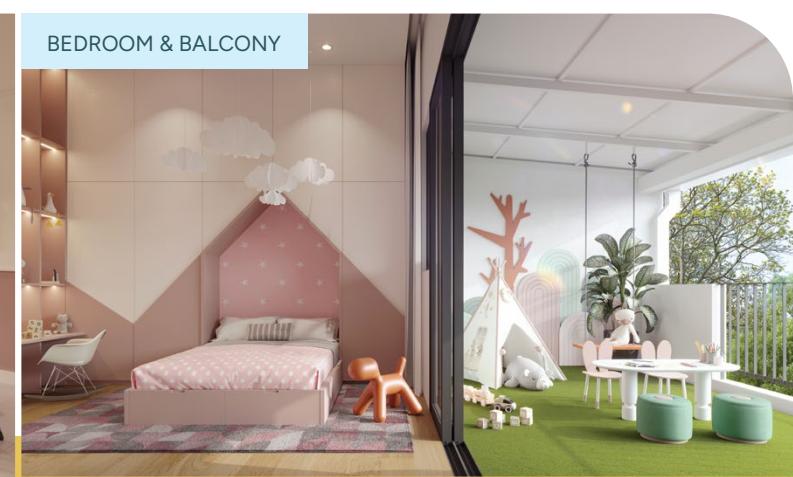
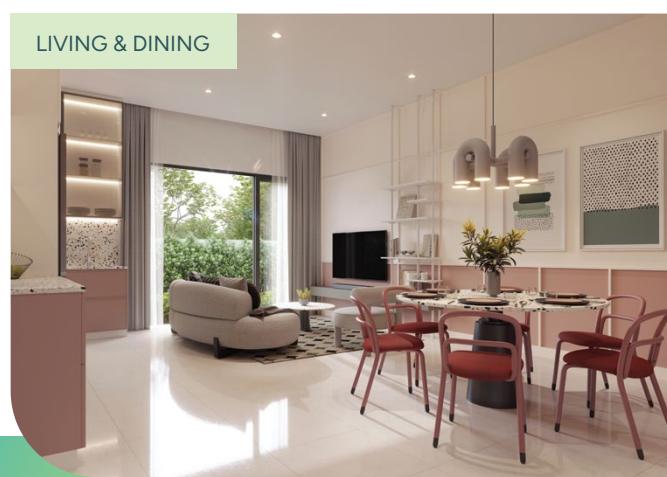
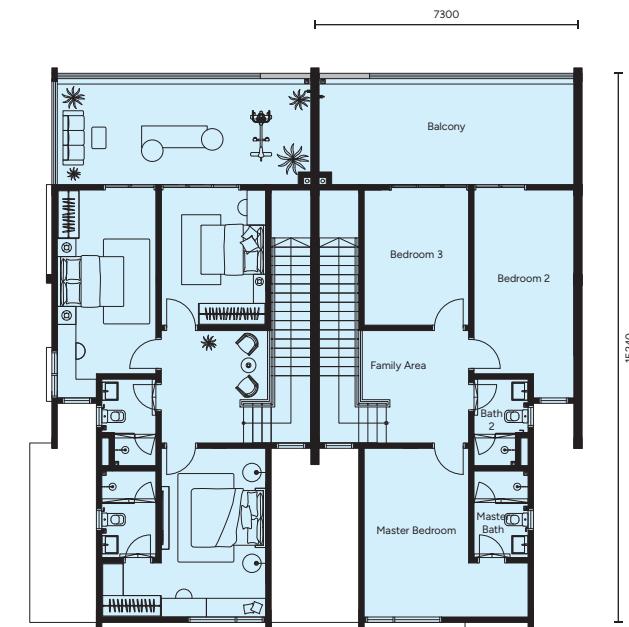
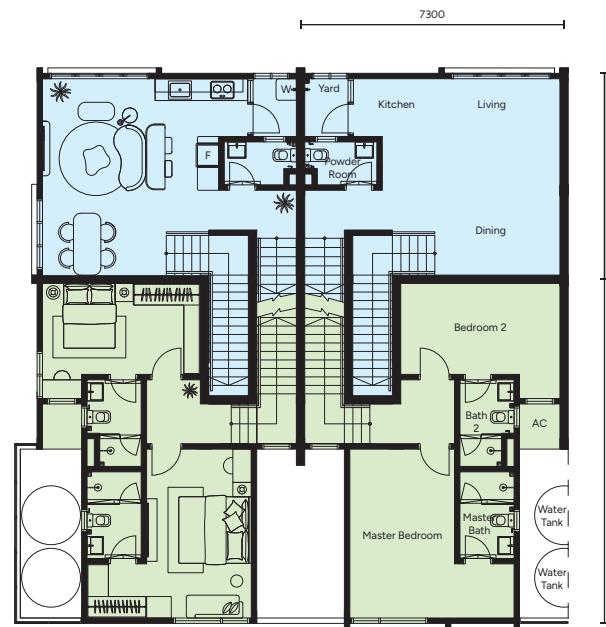
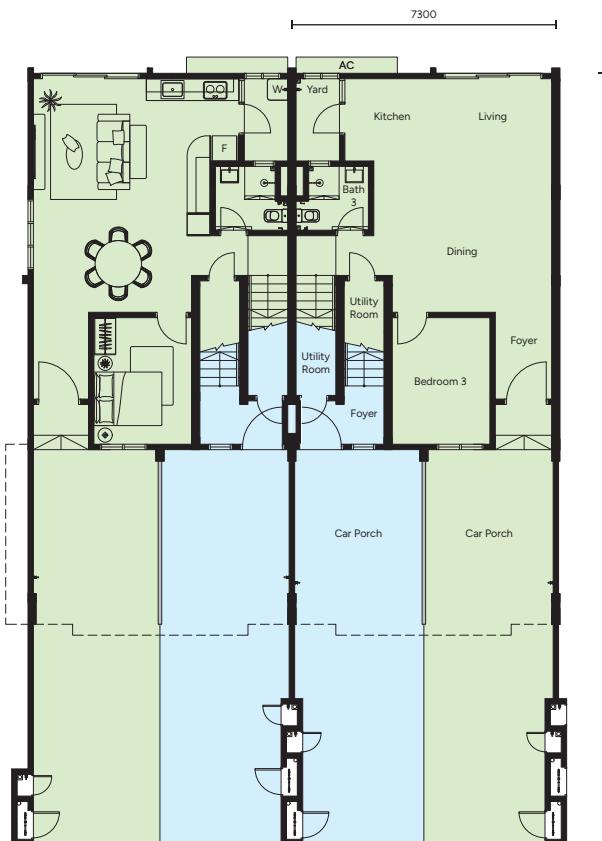
### **Swimming Pool**

# INTERMEDIATE & END UNIT

Intermediate Unit

End Unit

	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
<b>Total Area</b>	<b>1,712 sf</b>	<b>1,959 sf</b>	<b>1,701 sf</b>	<b>1,927 sf</b>

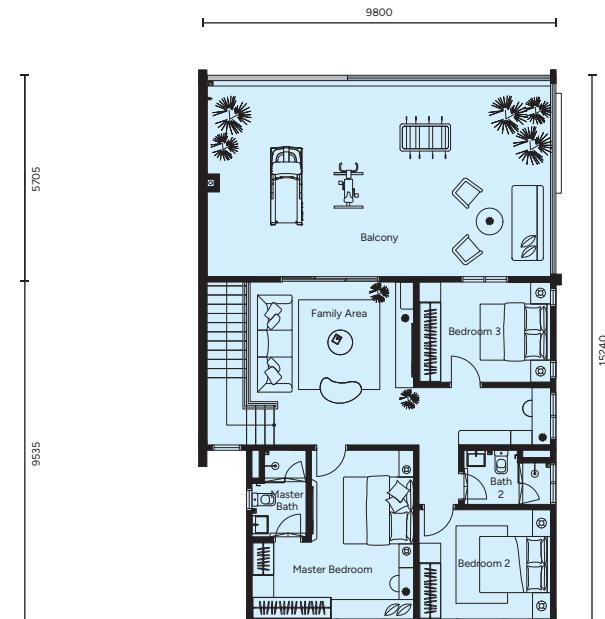
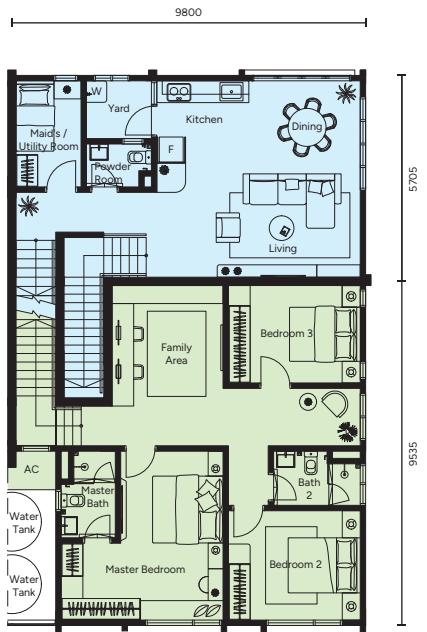
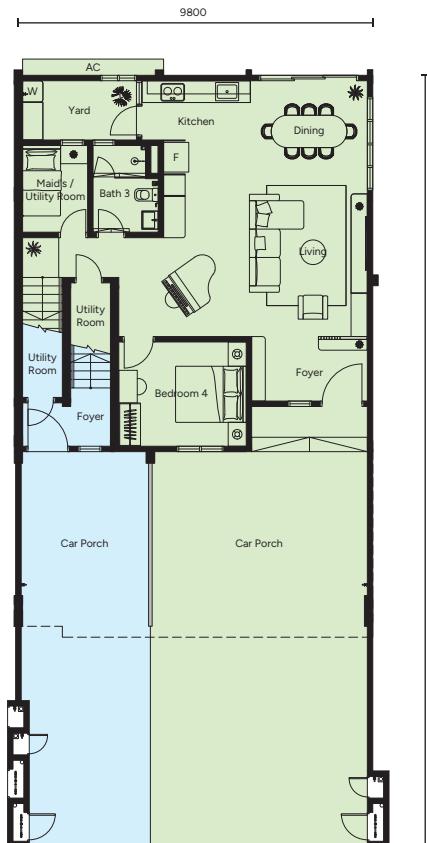


## Corner Unit

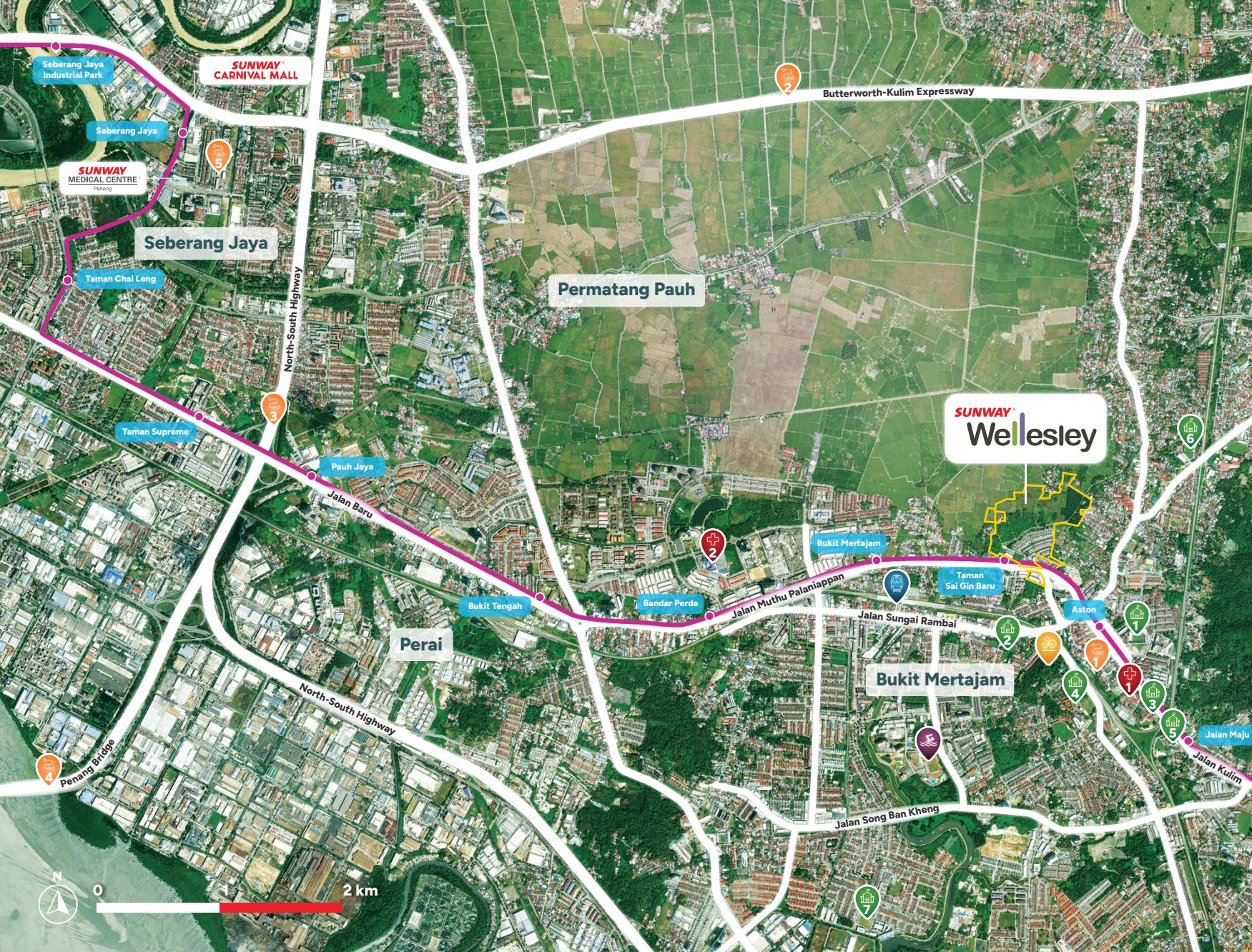
Lot Size: 32'x 70'

# CORNER UNIT

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



## 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**

**+604 684 8000**  
**[sunwaywellesley.com](http://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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