

***For Internal Use Only
Strictly Private & Confidential***

Sunway Majestic

Project Brief

***Version 4
Updated in August 2025***

***For Internal Use Only
Strictly Private & Confidential***

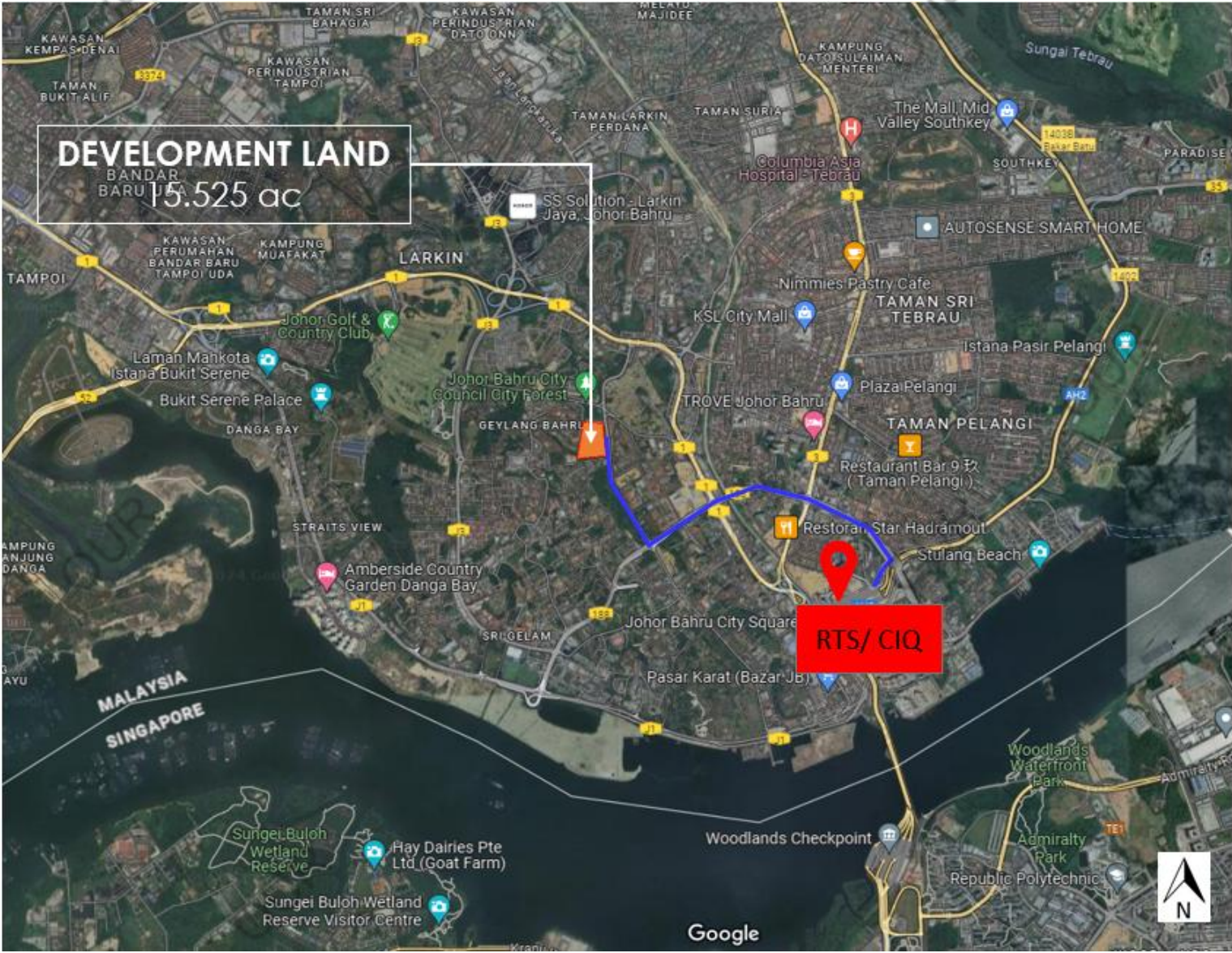


Artist's Impression Only

Project Factsheet

For Internal Use Only
Strictly Private & Confidential

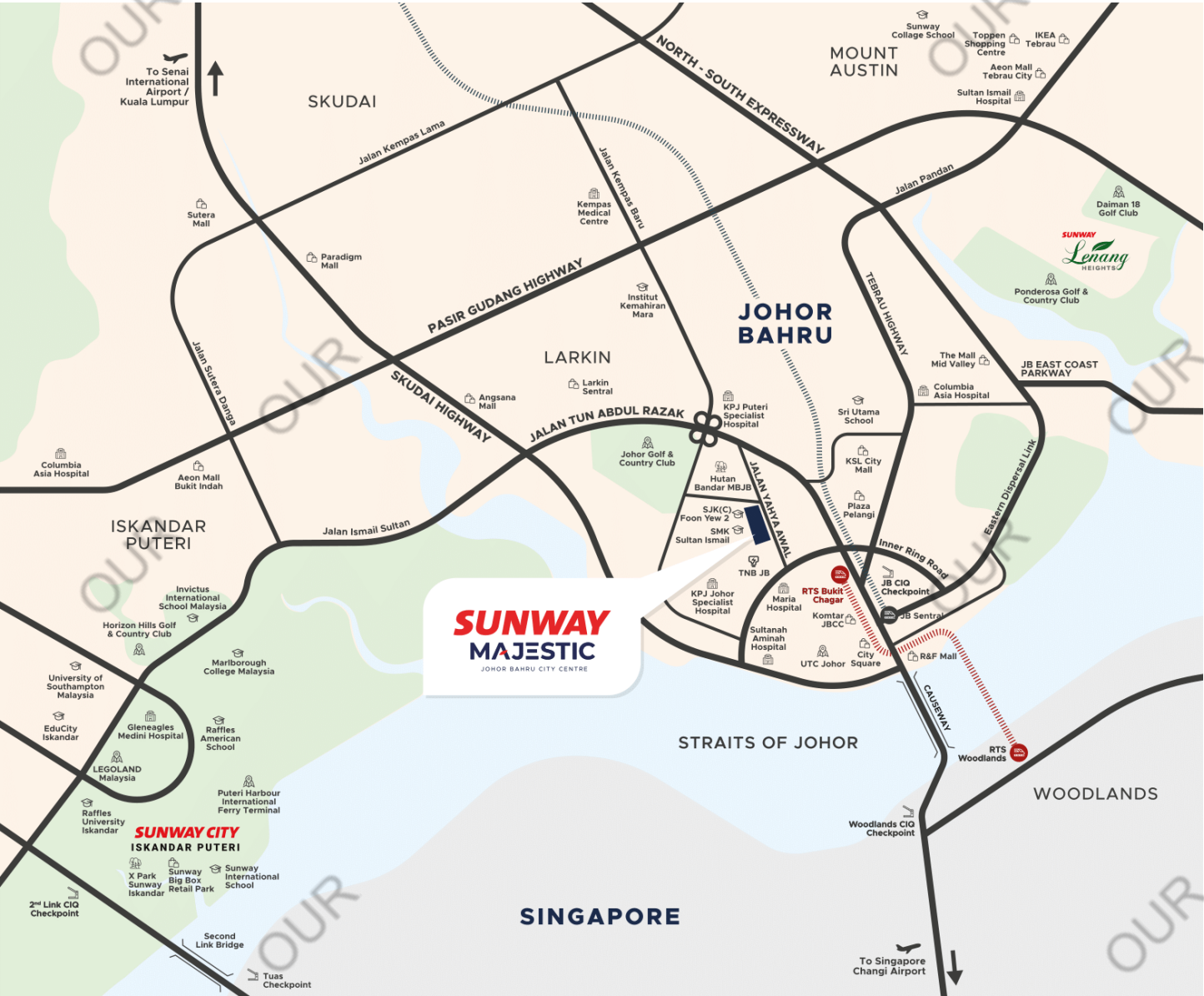
SUNWAY MAJESTIC – ARA (PLOT 1 SOHO & RETAIL)	
Development Name	Sunway Majestic
Project Name	ARA – Soho & Retail
Tenure	Freehold
Land Size	Total - 15.53 acres Plot 1 – 2.25 acres
Type	Mixed-Development
Title	Commercial
No. Of Units	Residential - 1,012 units Commercial - 6 units (B-O-O)
Building Composition	Tower A – 540 units Tower B – 472 units
Product Composition	Type A – 467sqft 234 units (23%) Type B – 596sqft 472 units (47%) Type C – 681sqft 306 units (30%)
Facilities	Swimming Pool, Co-working Space, Pickleball Court, Gym, Games Room, Skyline BBQ, KTV, Function Room & more
Target Launch	Q3 2025 (TBC)
Target Completion	Q3 2029 (TBC)



This circular serves as an invitation and preview for registration and market response-gauging purpose only. It should not be treated as an offer of sale. All information contained herein are subject to amendment, variation and modification as may be required by the relevant Authorities or the Developer's consultants without any notification and are not intended to form part of an offer or a contract. Whilst every reasonable care has been taken in the preparation of the information, the Developer cannot be held liable for any variation or inaccuracy. The Developer reserves its sole and absolute right and discretion to change or modify any part of the development/building/facilities as directed by relevant Authorities or recommended by the architects or the engineers.

Location Map

For Internal Use Only
Strictly Private & Confidential



EDUCATION

SJK(T) Jalan Yahya Awal	400 m
SJK(C) Foon Yew 2	1 km
SMK Aminuddin Baki	1 km
SMK Sultan Ismail	1 km
SMK Mohd Khalid	1 km
SMK(P) Sultan Ibrahim	1 km
SK(P) Jalan Yahya Awal	1 km
SK Temenggong Abdul Rahman	1 km
SMK IJ Convent	2 km
SJK(C) St. Joseph	2 km
Institut Kemahiran Mara	6 km
Raffles American School	17 km
Invictus International School Malaysia	17 km
Marlborough College Malaysia	18 km
Fairview International School	18 km
Sunway Collage School	18 km
University of Southampton Malaysia	19 km
Raffles University Iskandar	20 km
EduCity Iskandar	20 km
Sunway International School	25 km

SHOPPING

Galleria Kotaraya	3 km
Plaza Pelangi	4 km
Komtar JBCC	5 km
Beletime Danga Bay	5 km
KSL City Mall	5 km
R&F Mall	5 km
Johor Bahru City Square	5 km
Angsana Mall	7 km
Mid Valley Southkey	9 km
Paradigm Mall	10 km
Sutera Mall	12 km
Aeon Mall Bukit Indah	14 km
Aeon Mall Tebrau City	15 km
IKEA Tebrau	15 km
Toppen Shopping Centre	15 km

RECREATION

Hutan Bandar MBJB	350 m
Taman Merdeka	2 km
Bukit Serene Palace	3 km
Johor Golf & Country Club	3 km
Permas Jaya Golf Club	13 km
Ponderosa Golf & Country Club	17 km
LEGOLAND Malaysia	17 km
Daiman 18 Golf Club	18 km
Puteri Harbour International Ferry Terminal	21 km

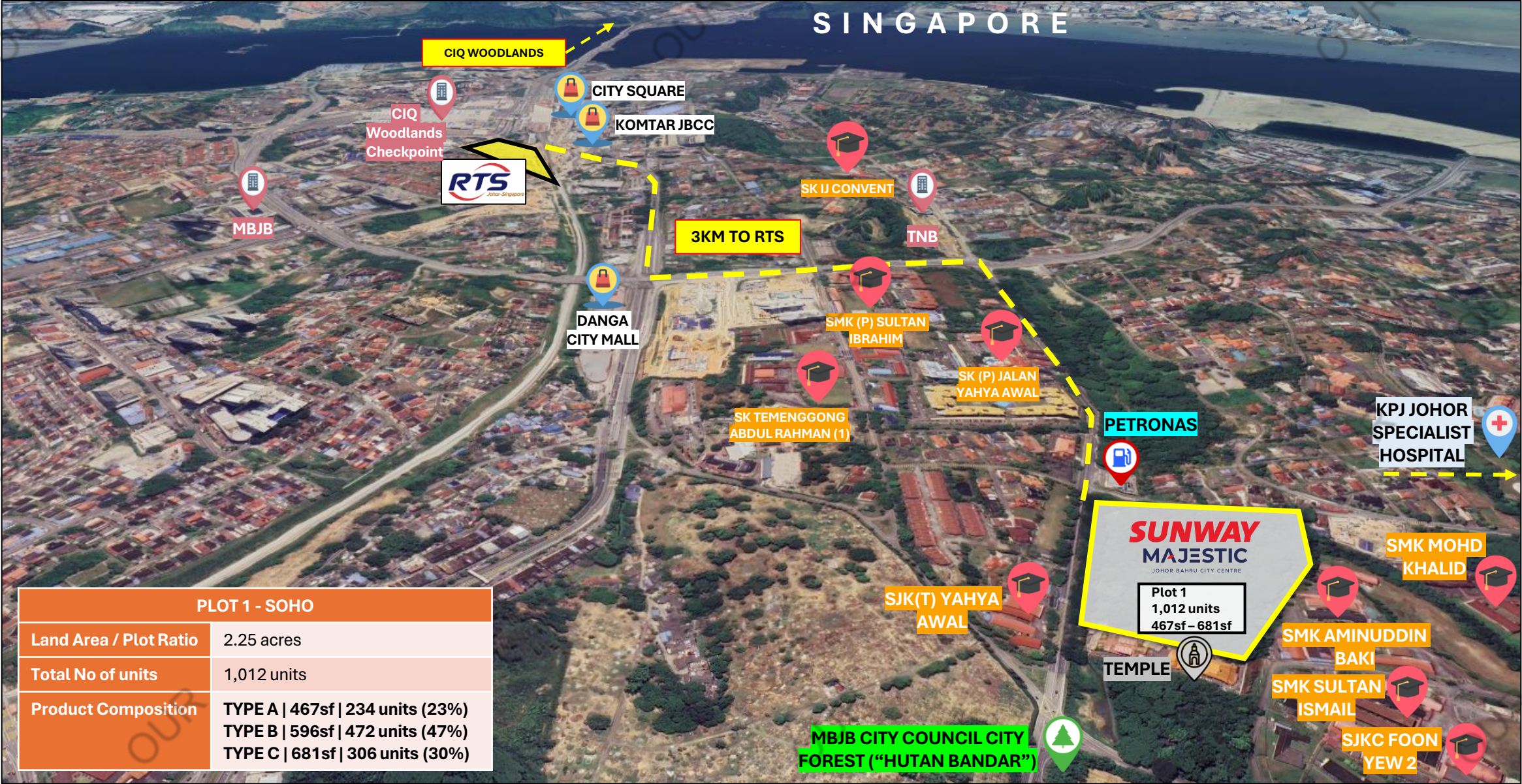
HOSPITAL

KPJ Johor Specialist Hospital	1 km
Maria Hospital	2 km
KPJ Puteri Specialist Hospital	3 km
Sultanah Aminah Hospital	5 km
Kempas Medical Centre	7 km
Columbia Asia Hospital (Tebrau)	7 km
Columbia Asia Hospital (Iskandar)	15 km
Sultan Ismail Hospital	17 km
Gleneagles Medini Hospital	18 km

This circular serves as an invitation and preview for registration and market response-gauging purpose only. It should not be treated as an offer of sale. All information contained herein are subject to amendment, variation and modification as may be required by the relevant Authorities or the Developer's consultants without any notification and are not intended to form part of an offer or a contract. Whilst every reasonable care has been taken in the preparation of the information, the Developer cannot be held liable for any variation or inaccuracy. The Developer reserves its sole and absolute right and discretion to change or modify any part of the development/building/facilities as directed by relevant Authorities or recommended by the architects or the engineers.

Location – Aerial View (Top View)

For Internal Use Only
Strictly Private & Confidential



This circular serves as an invitation and preview for registration and market response-gauging purpose only. It should not be treated as an offer of sale. All information contained herein are subject to amendment, variation and modification as may be required by the relevant Authorities or the Developer's consultants without any notification and are not intended to form part of an offer or a contract. Whilst every reasonable care has been taken in the preparation of the information, the Developer cannot be held liable for any variation or inaccuracy. The Developer reserves its sole and absolute right and discretion to change or modify any part of the development/building/facilities as directed by relevant Authorities or recommended by the architects or the engineers.

Actual Location – Aerial View (Top View)



This circular serves as an invitation and preview for registration and market response-gauging purpose only. It should not be treated as an offer of sale. All information contained herein are subject to amendment, variation and modification as may be required by the relevant Authorities or the Developer's consultants without any notification and are not intended to form part of an offer or a contract. Whilst every reasonable care has been taken in the preparation of the information, the Developer cannot be held liable for any variation or inaccuracy. The Developer reserves its sole and absolute right and discretion to change or modify any part of the development/building/facilities as directed by relevant Authorities or recommended by the architects or the engineers.

Actual Location

*For Internal Use Only
Strictly Private & Confidential*



This circular serves as an invitation and preview for registration and market response-gauging purpose only. It should not be treated as an offer of sale. All information contained herein are subject to amendment, variation and modification as may be required by the relevant Authorities or the Developer's consultants without any notification and are not intended to form part of an offer or a contract. Whilst every reasonable care has been taken in the preparation of the information, the Developer cannot be held liable for any variation or inaccuracy. The Developer reserves its sole and absolute right and discretion to change or modify any part of the development/building/facilities as directed by relevant Authorities or recommended by the architects or the engineers.

UPCOMING: SUNWAY MALL @ SUNWAY MAJESTIC

For Internal Use Only
Strictly Private & Confidential

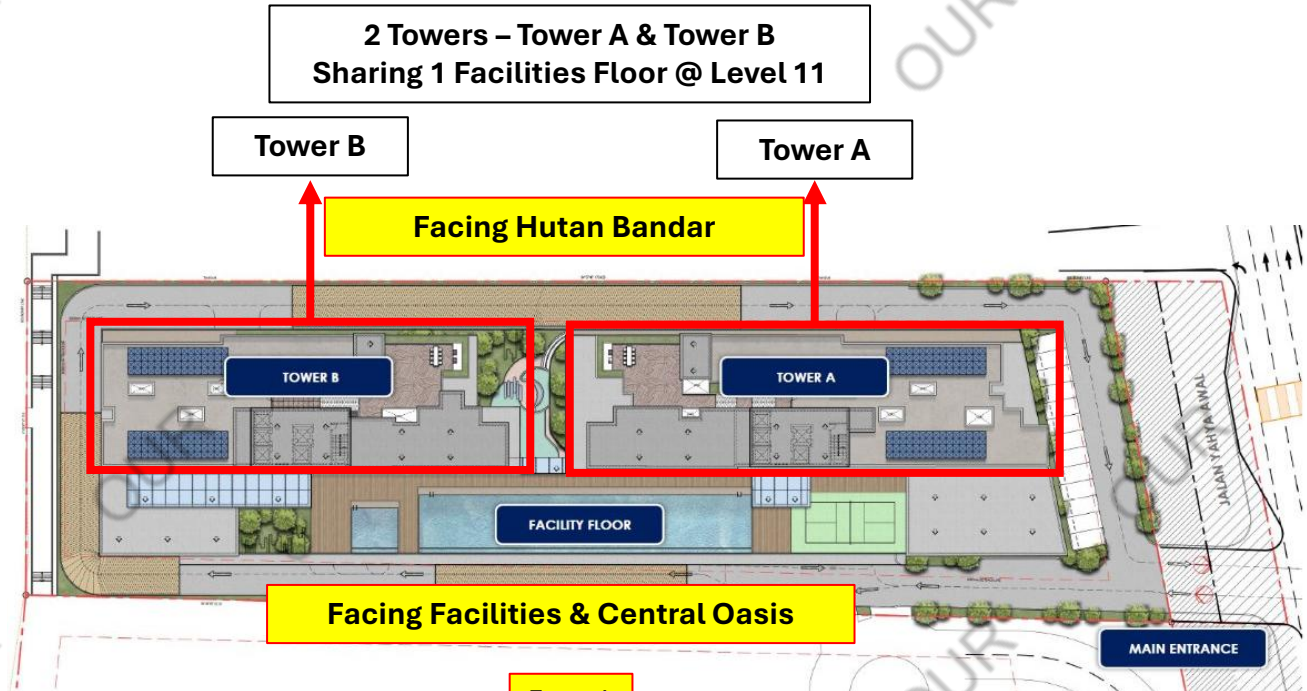
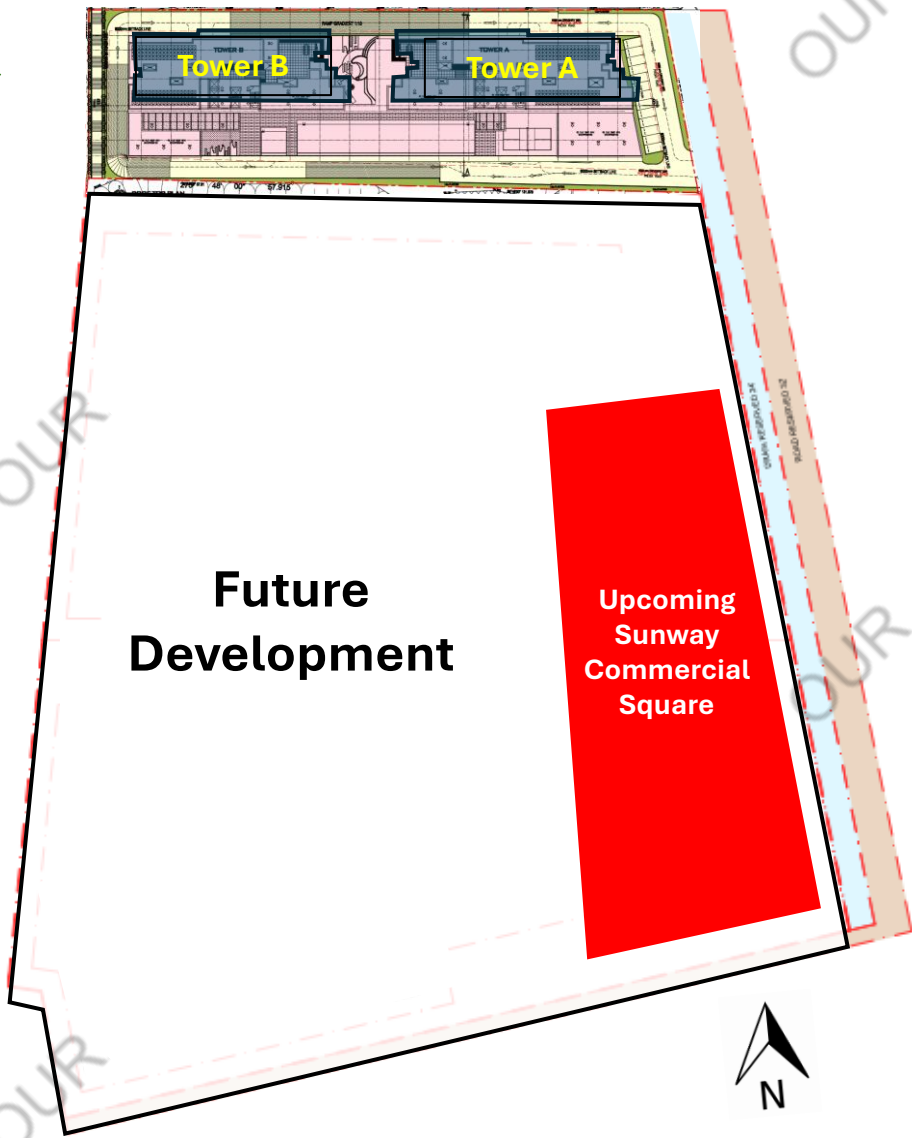


Photos Reference of
Sunway 163 Mall @
Mont Kiara

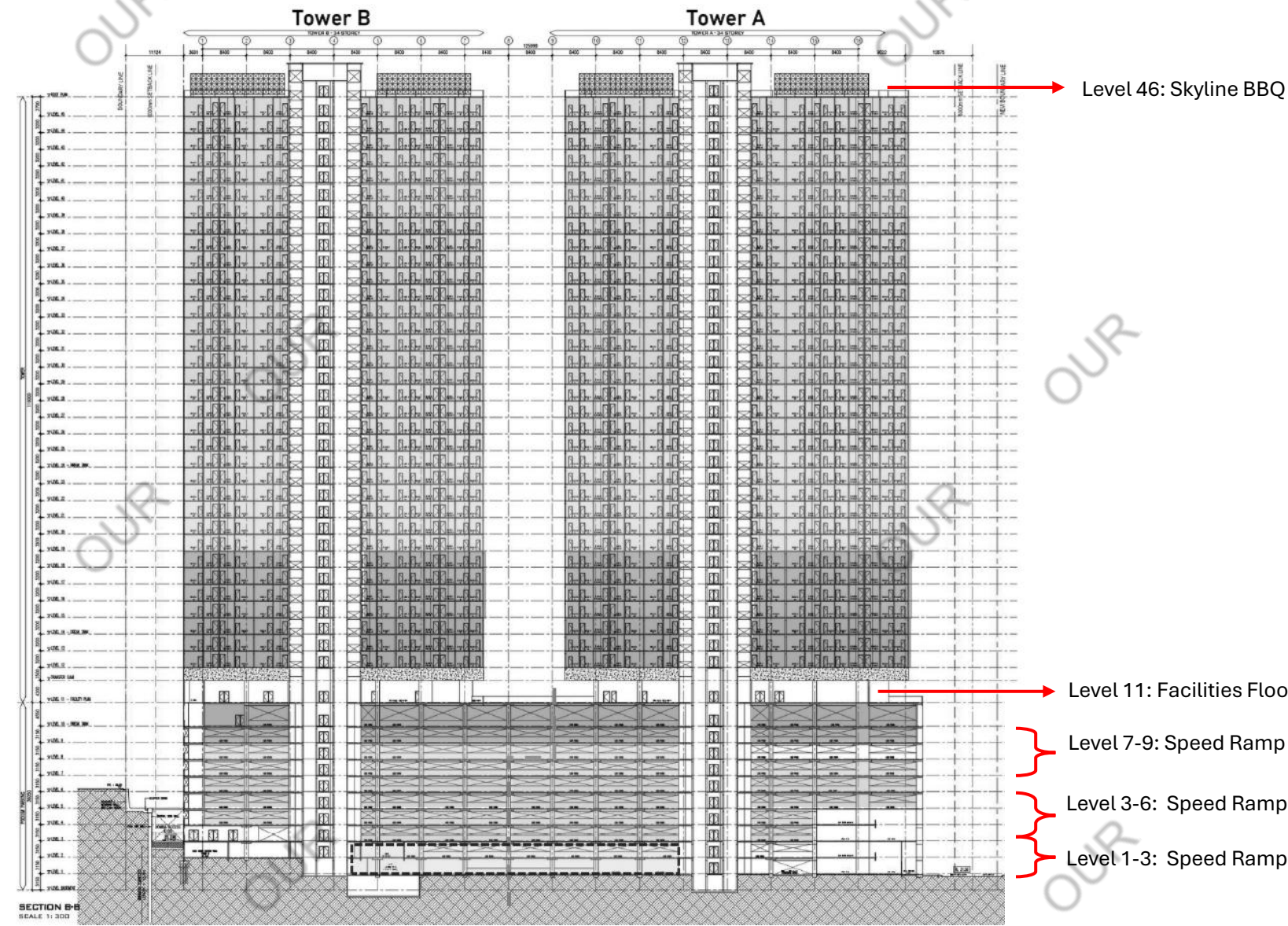
This circular serves as an invitation and preview for registration and market response-gauging purpose only. It should not be treated as an offer of sale. All information contained herein are subject to amendment, variation and modification as may be required by the relevant Authorities or the Developer's consultants without any notification and are not intended to form part of an offer or a contract. Whilst every reasonable care has been taken in the preparation of the information, the Developer cannot be held liable for any variation or inaccuracy. The Developer reserves its sole and absolute right and discretion to change or modify any part of the development/building/facilities as directed by relevant Authorities or recommended by the architects or the engineers.

Site Plan

PHASE 1
ARA



Elevation Plan



- Building Composition**
- Level 1 : Tower A Lobby, Retail Units, Retail Visitor Carpark
 - Level 2 : Tower B Lobby, Retail Units, Retail Visitor Carpark
 - Level 3 - 10 : Resident Carpark
 - Level 11 : Facilities Floor
 - Level 12 - 45: Residential Unit (1,012 units)
 - Level 46 : Skyline BBQ
- Tower A – 16 units per floor | 540 total units**
Tower B – 14 units per floor | 472 total units
- *Break Tank at Level 24 & 34**

Retail & Carpark Composition

For Internal Use Only
Strictly Private & Confidential



Level 11 – Facilities Floor

Level 4 - 10 – Residents CP

Level 3 – Retail, Residents CP

Level 2 – Tower B Lobby, Retail (Mezzanine), Visitor CP

Level 1 – Tower A Lobby, Retail, Visitor CP

Artist's Impression Only

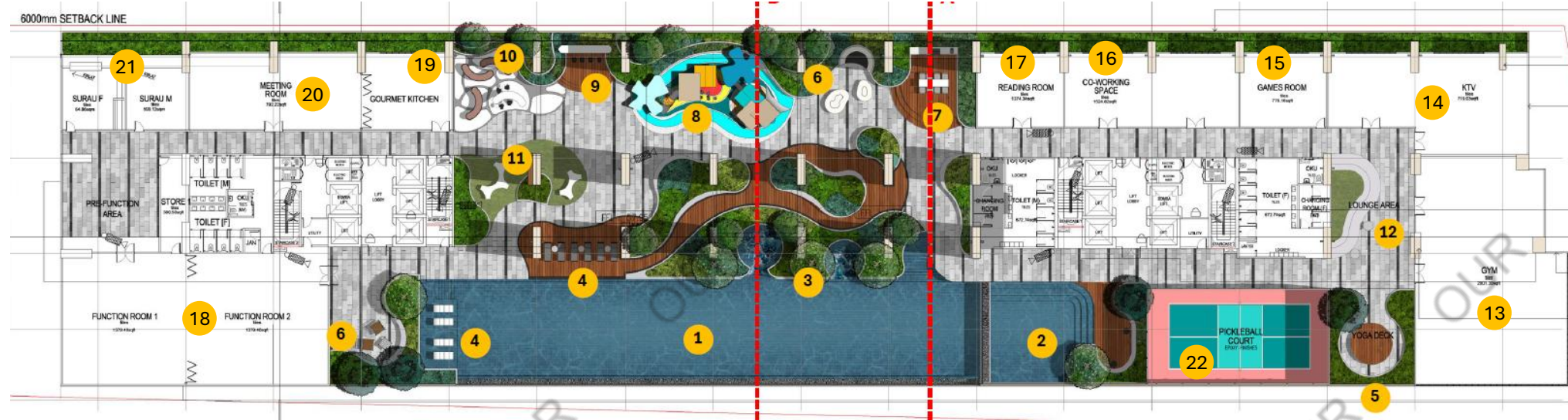
This circular serves as an invitation and preview for registration and market response-gauging purpose only. It should not be treated as an offer of sale. All information contained herein are subject to amendment, variation and modification as may be required by the relevant Authorities or the Developer's consultants without any notification and are not intended to form part of an offer or a contract. Whilst every reasonable care has been taken in the preparation of the information, the Developer cannot be held liable for any variation or inaccuracy. The Developer reserves its sole and absolute right and discretion to change or modify any part of the development/building/facilities as directed by relevant Authorities or recommended by the architects or the engineers.

Facilities & Skyline BBQ Floor Plan

**For Internal Use Only
Strictly Private & Confidential**

Level 11 (Facilities Floor)

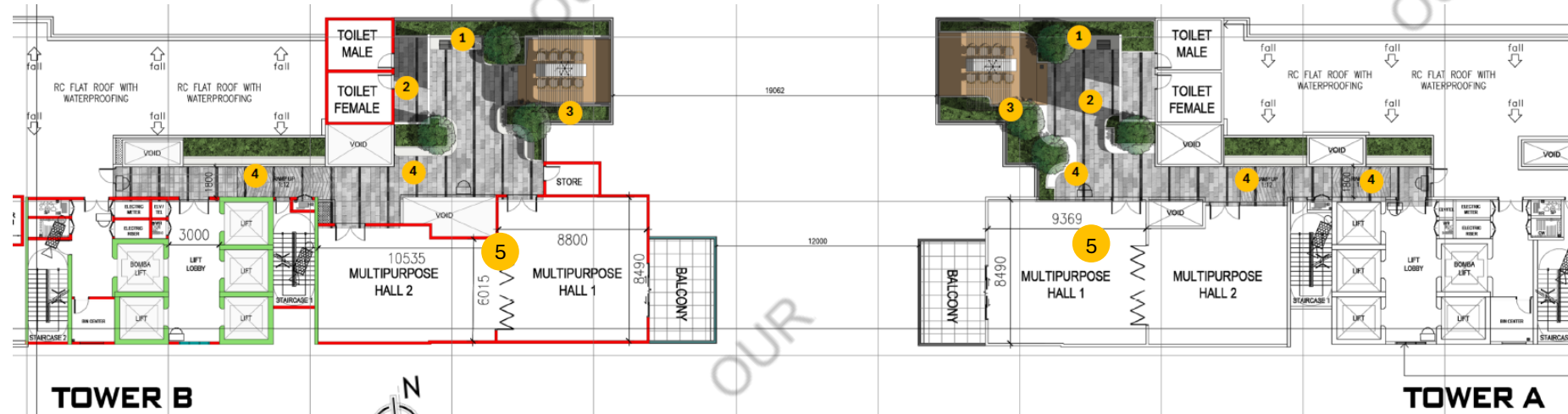
1. Swimming Pool
2. Kids Pool
3. Jacuzzi
4. Sun lounger
5. Yoga Deck
6. Seating Corner
7. BBQ Area
8. Playground
9. Viewing Corner
10. Edible/Herbs Garden
11. Lounge area
12. Terrace Lounge
13. Gymnasium
14. KTV Room
15. Games Room
16. Co-working Space
17. Reading Room
18. Function Room
19. Gourmet Kitchen
20. Meeting Room
21. Surau
22. Pickleball Court



Level 46 (Skyline BBQ)

Level 46 (Skyline BBQ)

1. BBQ Pit
2. Feature Wall
3. Lounge Deck
4. Seat Feature Wall
5. Multipurpose Hall

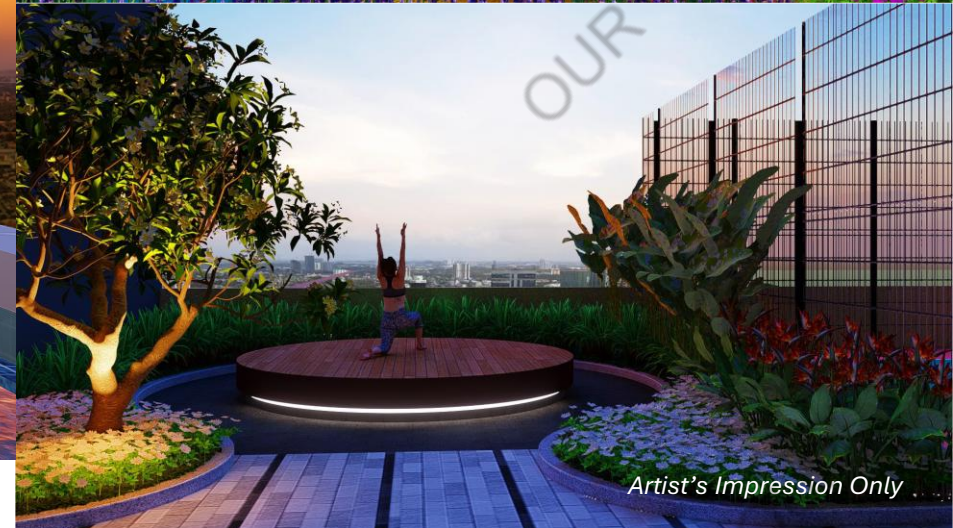


TOWER B

TOWER A

Facilities – Reference Photo

For Internal Use Only
Strictly Private & Confidential



This circular serves as an invitation and preview for registration and market response-gauging purpose only. It should not be treated as an offer of sale. All information contained herein are subject to amendment, variation and modification as may be required by the relevant Authorities or the Developer's consultants without any notification and are not intended to form part of an offer or a contract. Whilst every reasonable care has been taken in the preparation of the information, the Developer cannot be held liable for any variation or inaccuracy. The Developer reserves its sole and absolute right and discretion to change or modify any part of the development/building/facilities as directed by relevant Authorities or recommended by the architects or the engineers.

Skyline BBQ – Reference Photo

For Internal Use Only
Strictly Private & Confidential



Proposed Connection Walkway to Hutan Bandar

*For Internal Use Only
Strictly Private & Confidential*

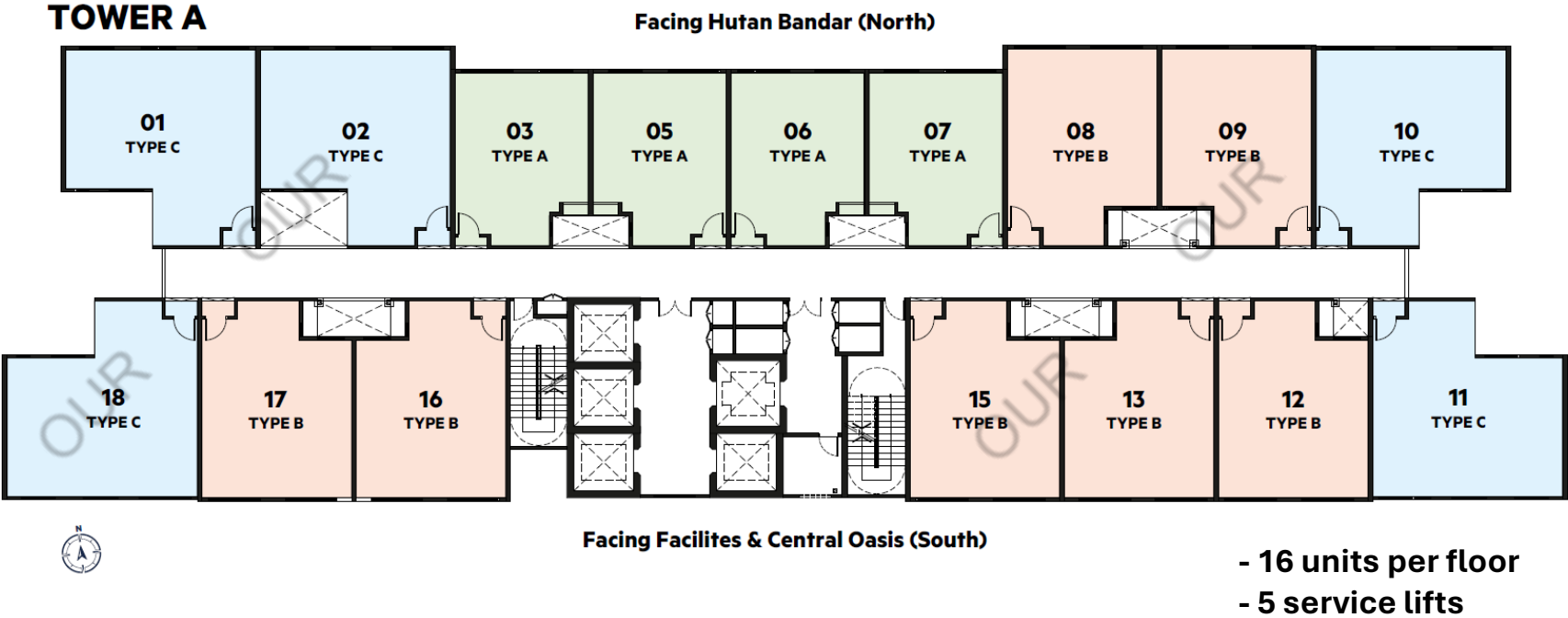


This circular serves as an invitation and preview for registration and market response-gauging purpose only. It should not be treated as an offer of sale. All information contained herein are subject to amendment, variation and modification as may be required by the relevant Authorities or the Developer's consultants without any notification and are not intended to form part of an offer or a contract. Whilst every reasonable care has been taken in the preparation of the information, the Developer cannot be held liable for any variation or inaccuracy. The Developer reserves its sole and absolute right and discretion to change or modify any part of the development/building/facilities as directed by relevant Authorities or recommended by the architects or the engineers.

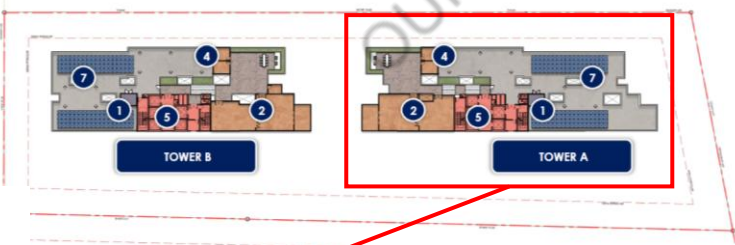
Floor Layout Plan – Tower A

For Internal Use Only
Strictly Private & Confidential

Tower A – 540 units



- Type A – 467sqft
- Type B – 596sqft
- Type C – 681sqft



Floor Layout Plan – Tower B

**For Internal Use Only
Strictly Private & Confidential**

Tower B – 472 units

TOWER B

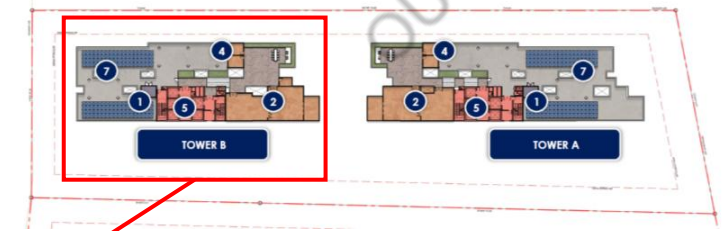
Facing Hutan Bandar (North)



Facing Facilities & Central Oasis (South)

**- 14 units per floor
- 5 service lifts**

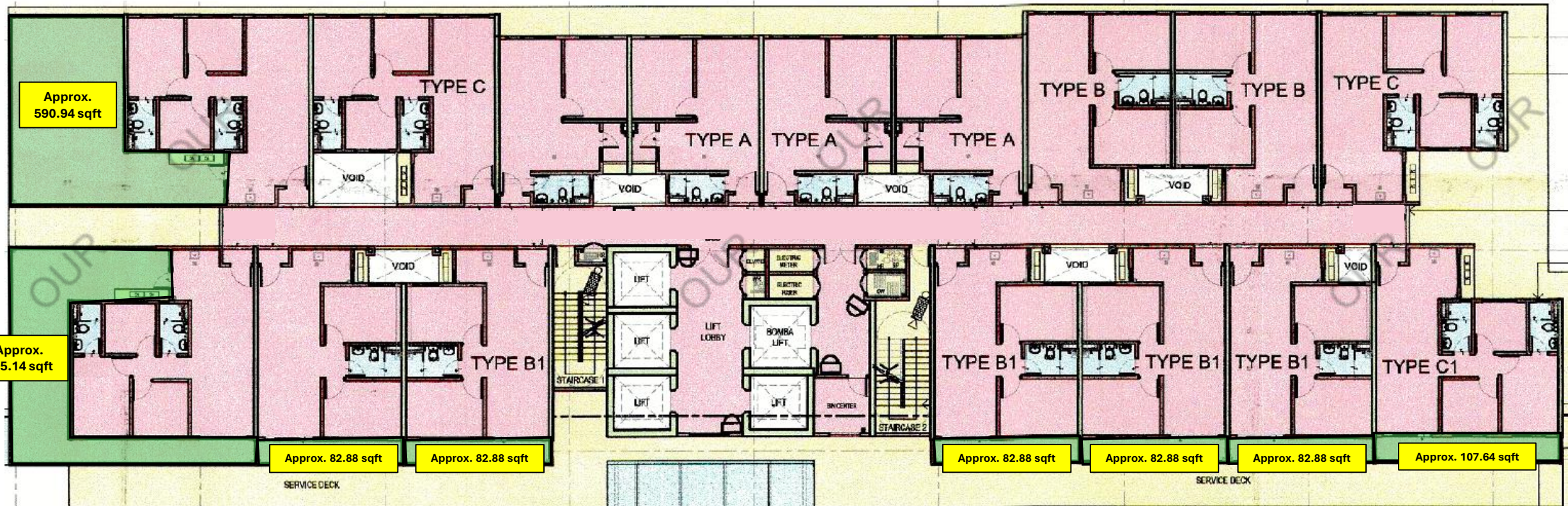
-  Type A – 467sqft
-  Type B – 596sqft
-  Type C – 681sqft



SUNWAY MAJESTIC – PLOT 1 (Level 12 – Tower A)

*For Internal Use Only
Strictly Private & Confidential*

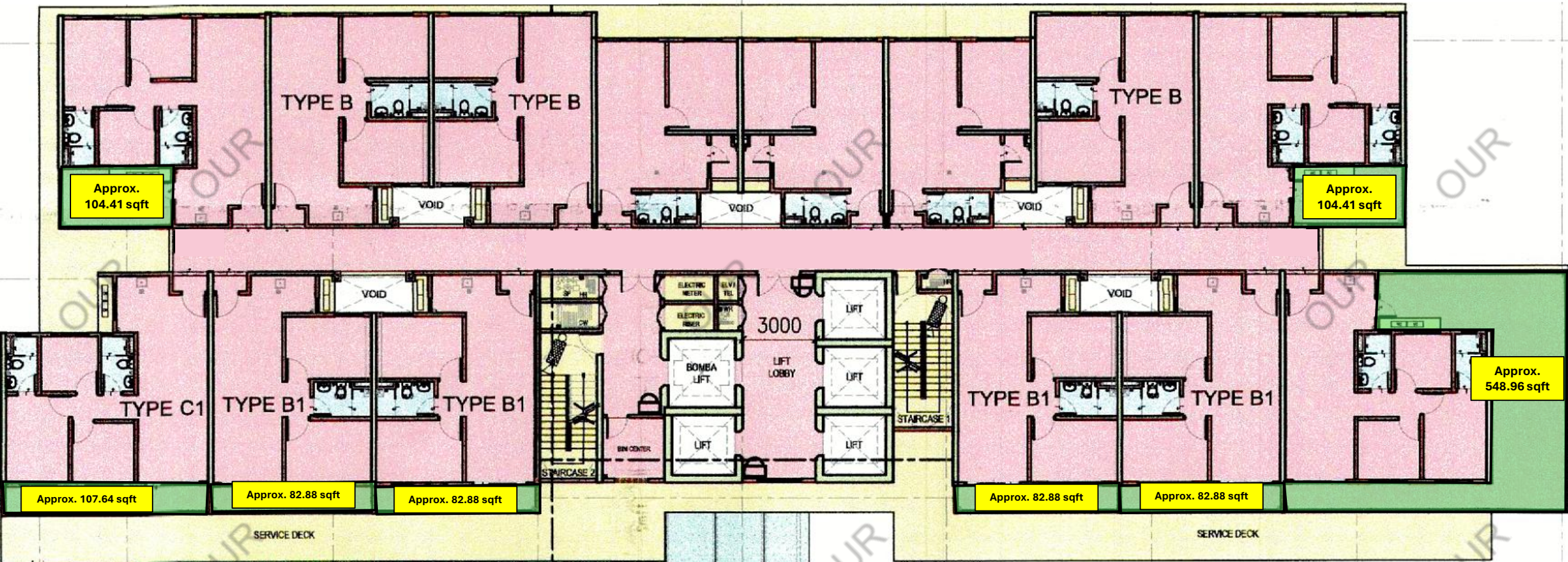
TOWER A



SUNWAY MAJESTIC – PLOT 1 (Level 12 – Tower B)

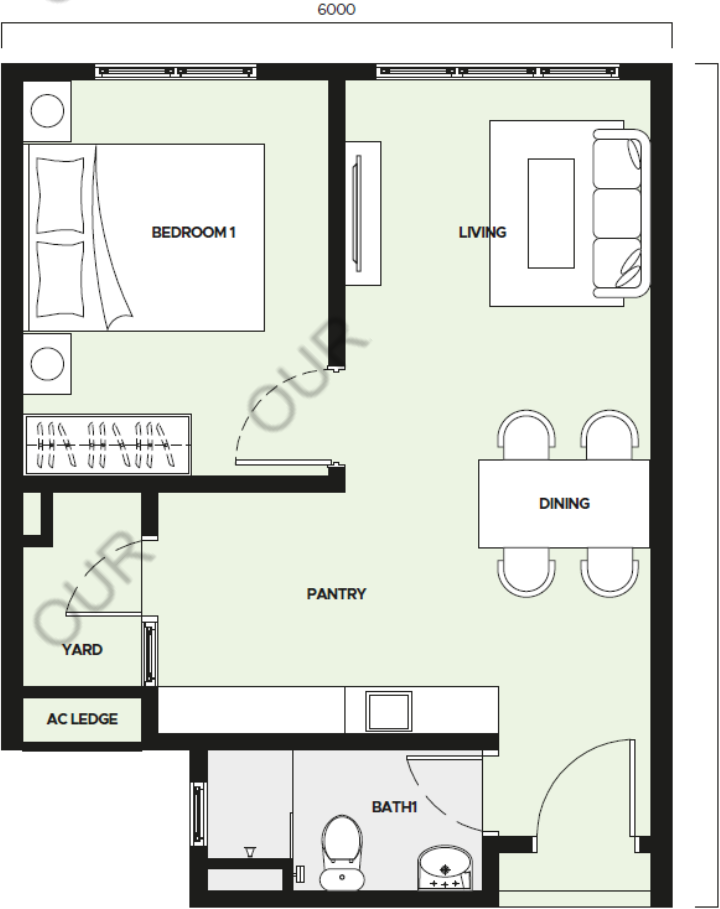
*For Internal Use Only
Strictly Private & Confidential*

TOWER B

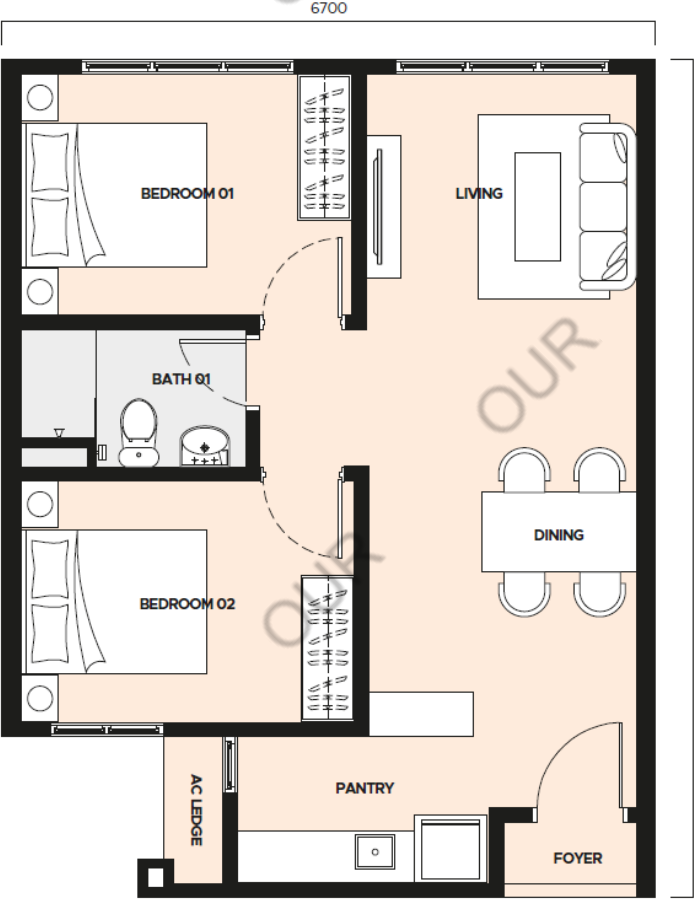


Unit Layout Plan

For Internal Use Only
Strictly Private & Confidential



TYPE A 467sqft (234 units)
1 Bed 1 Bath



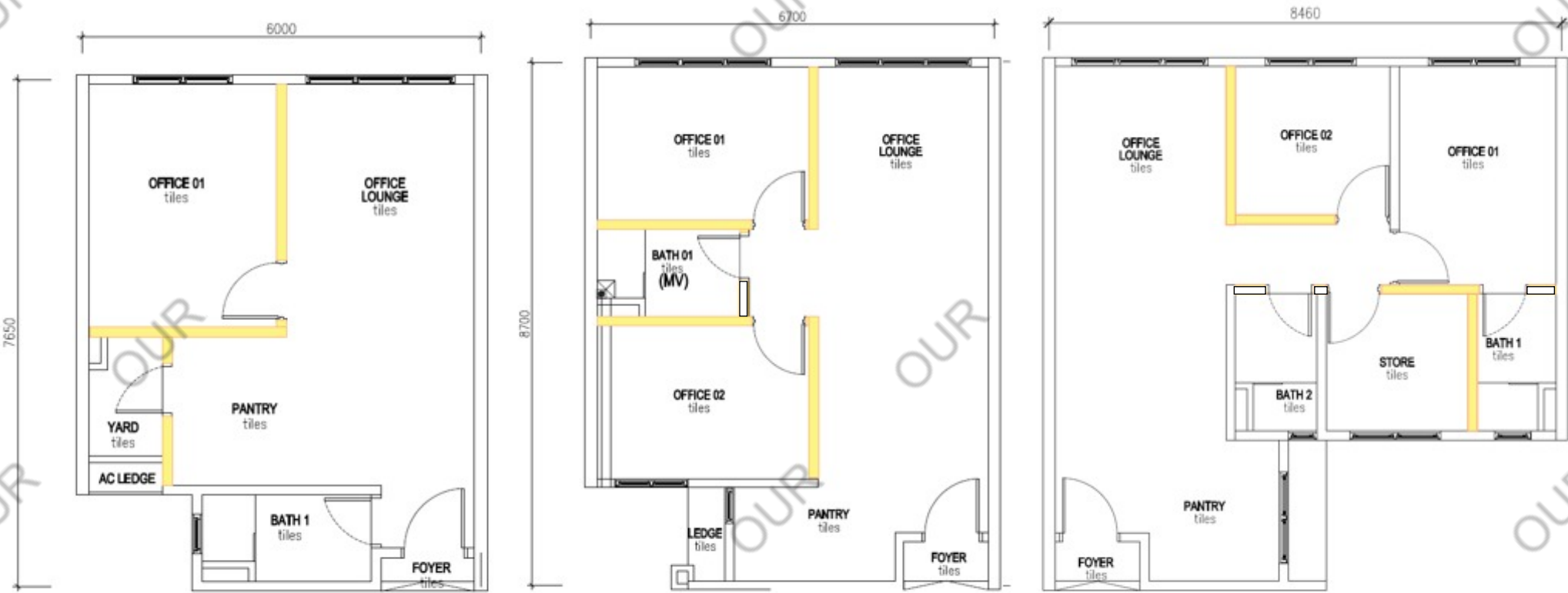
TYPE B 596sqft (472 units)
2 Bed 1 Bath



TYPE C 681sqft (306 units)
3 Bed 2 Bath

Unit Layout Plan – Hackable Wall

For Internal Use Only
Strictly Private & Confidential



TYPE A 467sqft (234 units)
1 Bed 1 Bath

TYPE B 596sqft (472 units)
2 Bed 1 Bath

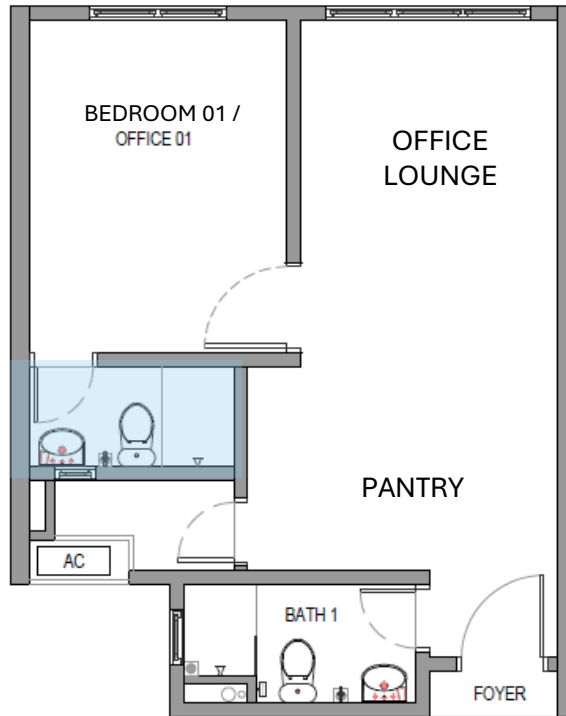
TYPE C 681sqft (306 units)
3 Bed 2 Bath



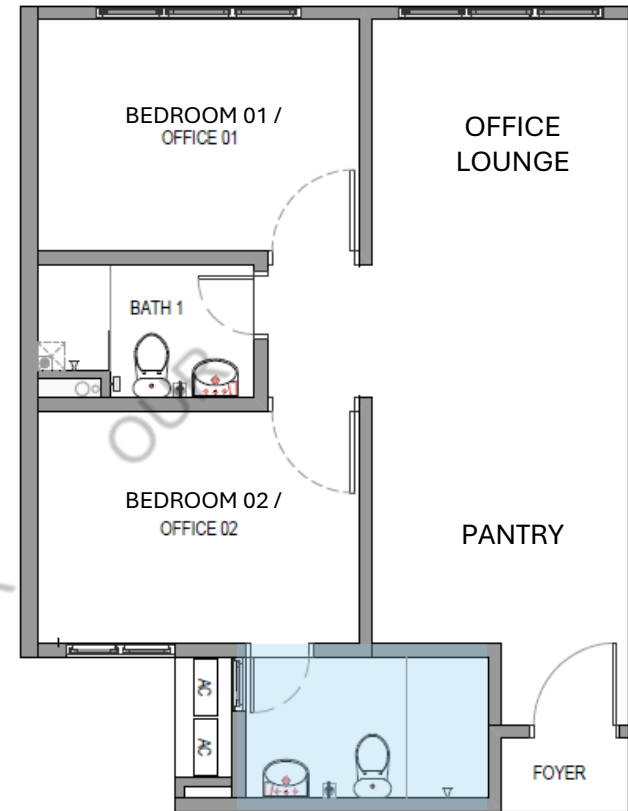
Hackable Wall

Unit Layout Plan – Provision Renovations

For Internal Use Only
Strictly Private & Confidential



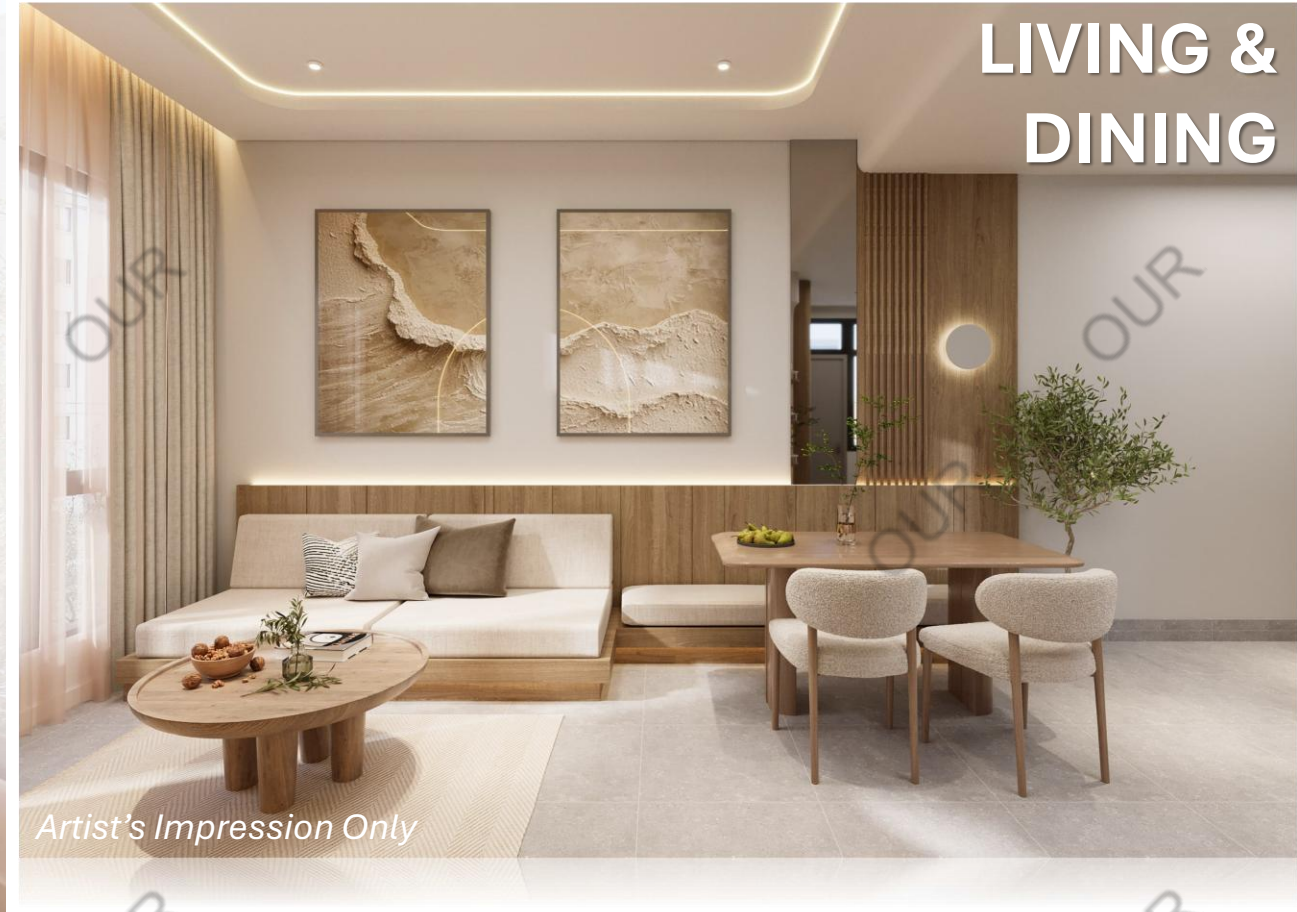
TYPE A | 467 SQFT
1 bed. 1 bath.
scale 1:100



TYPE B | 596 SQFT
2 bed. 1 bath.
scale 1:100

Type A – ID Photos

For Internal Use Only
Strictly Private & Confidential



Type A – ID Photos

For Internal Use Only
Strictly Private & Confidential

KITCHEN



BEDROOM 1



Type B – ID Photos

For Internal Use Only
Strictly Private & Confidential

DINING



Artist's Impression Only

LIVING & DINING



Artist's Impression Only

Type B – ID Photos

For Internal Use Only
Strictly Private & Confidential

BEDROOM 1



BEDROOM 2



Type C – ID Photos

For Internal Use Only
Strictly Private & Confidential



Type C – ID Photos

For Internal Use Only
Strictly Private & Confidential



Unique Selling Point (USP)

*For Internal Use Only
Strictly Private & Confidential*



**Integrated Development with
upcoming Sunway Commercial
Square managed by Sunway Malls**



**3KM away to
upcoming RTS**



**Proposed Shuttle Bus
to RTS Station**



Flexible Layout



Multi-Tier Security



**14-16 units per floor
with 5 lifts**



Freehold Title



**4KM away to CIQ
Woodlands Checkpoint**



**Connection walkway to
Hutan Bandar MBBB
(Future Enhancement)**



**Seamless access to a
well-connected township**



The EduTrove



**Central Oasis
(Green Boulevard)**



**Surrounded by
Retail and Dining**



Car Wash Bay

Connectivity

**For Internal Use Only
Strictly Private & Confidential**

**3km from upcoming RTS and
4km from CIQ Woodlands**



RTS Bukit Chagar



JB CIQ Checkpoint



JB CIQ Checkpoint

**Conveniently connected to TOP
schools and healthcare facilities**



SMK Sultan Ismail – Top Performing School



SJKC Foon Yew 2 – Top Performing School



KPJ Johor Specialist Hospital

**Nearby Hutan Bandar, Taman
Merdeka, TMIYC (Outdoor Haven)**



Hutan Bandar JB



Hutan Bandar JB



TMIYC (Youth Centre)

**Surrounded by
retail and dining**



Y Space



TMIYC (Youth Centre)



WarongTokyah @ The Kuarters

This circular serves as an invitation and preview for registration and market response-gauging purpose only. It should not be treated as an offer of sale. All information contained herein are subject to amendment, variation and modification as may be required by the relevant Authorities or the Developer's consultants without any notification and are not intended to form part of an offer or a contract. Whilst every reasonable care has been taken in the preparation of the information, the Developer cannot be held liable for any variation or inaccuracy. The Developer reserves its sole and absolute right and discretion to change or modify any part of the development/building/facilities as directed by relevant Authorities or recommended by the architects or the engineers.

Development Facilities – Central Oasis (Green Boulevard)

For Internal Use Only
Strictly Private & Confidential

Sidewalk Linkage



Artist's Impression Only

Green Boulevard



Artist's Impression Only

Central Oasis with vibrant greenery landscape in between Plot 1 SOHO and future plots.



Artist's Impression Only

Future enhancement on **Connection Pedestrian Walkway** to Hutan Bandar - A convenience to the residents, owners, students, and public.

Common Point



Artist's Impression Only

Development Facilities – The EduTrove & Commercial

For Internal Use Only
Strictly Private & Confidential

After-school Tutor Centre



Talent Studio



Discussion Room



Retail Shops



Artist's Impression Only



Artist's Impression Only



Artist's Impression Only



Artist's Impression Only

Retail units consist of the daily needs for the neighborhood

- High-quality supermarket
- Top convenience store
- Cafes & restaurants

***For Internal Use Only
Strictly Private & Confidential***

THANK YOU

This circular serves as an invitation and preview for registration and market response-gauging purpose only. It should not be treated as an offer of sale. All information contained herein are subject to amendment, variation and modification as may be required by the relevant Authorities or the Developer's consultants without any notification and are not intended to form part of an offer or a contract. Whilst every reasonable care has been taken in the preparation of the information, the Developer cannot be held liable for any variation or inaccuracy. The Developer reserves its sole and absolute right and discretion to change or modify any part of the development/building/facilities as directed by relevant Authorities or recommended by the architects or the engineers.

***For Internal Use Only
Strictly Private & Confidential***