



THE VIBRANT PULSE
OF WANGSA MAJU

MAIN ROAD FRONTAGE

Our freehold Sunway Avila Avenue features 30 exclusive lifestyle retail shops with ample parking bays for the convenience of tenants and patrons.

These retail units are strategically positioned facing the main road for maximum exposure and high traffic, ensuring optimal visibility and footfall. Moreover, the location offers good access in and out, making it easily accessible to both customers and business owners.



Actual photo take at site in July 2023

A VIBRANT COMMERCIAL DISTRICT



Ready Population Catchment
Of 100K



Immediate Catchment With
810 Units Of Service Apartments



Freehold



Ample Covered Parking Bays



Limited Exclusive With Only
30 Units Available



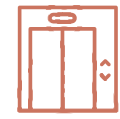
Up to 30ft Wide Shop Front
With A 4.3 Ceiling Height



Main Road Frontage,
High Traffic, Facing Jalan 34/26



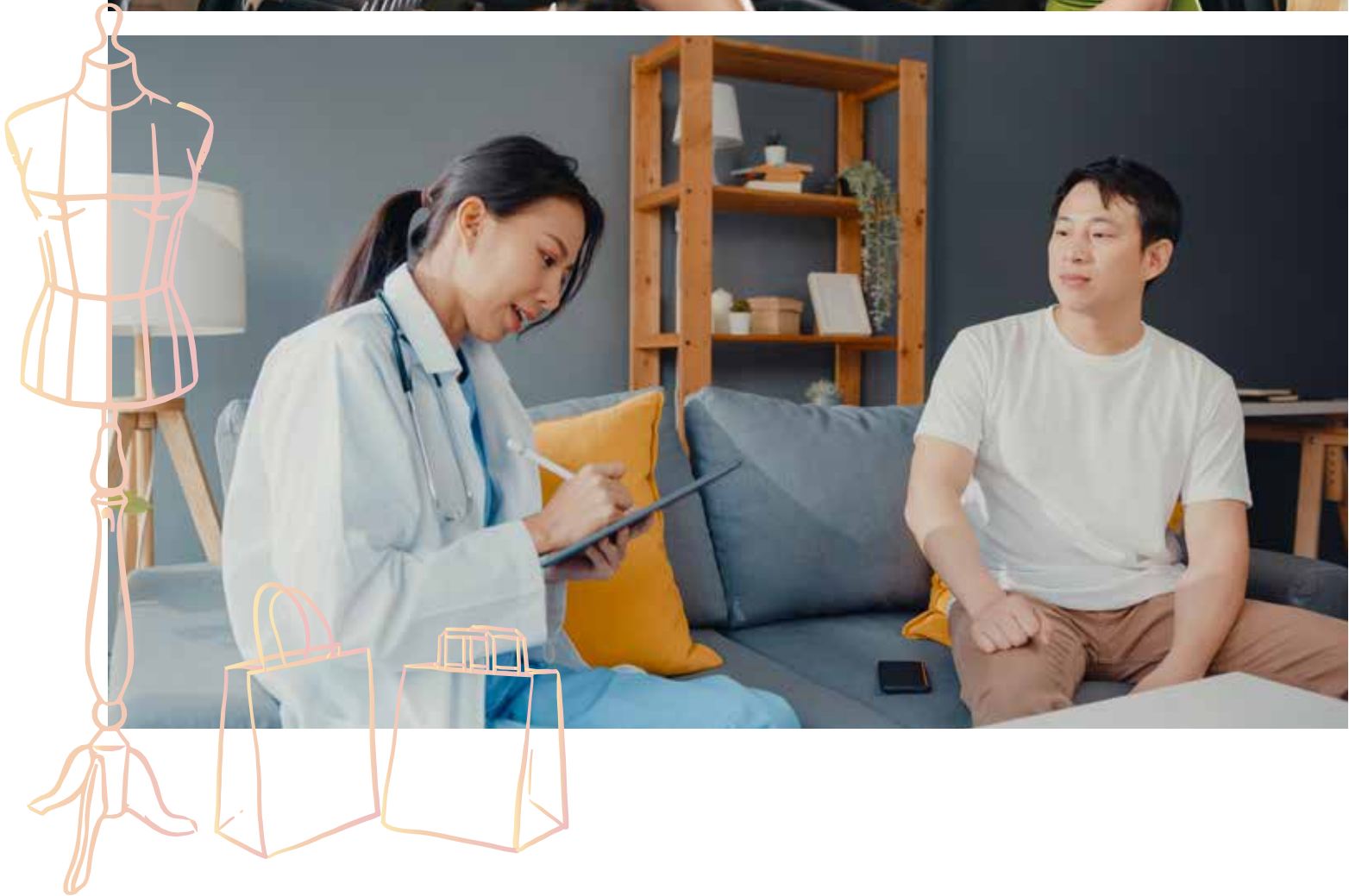
3 Entrances & 2 Exits
For Smooth Optimal Traffic Flow



All Levels Serviced By
Both Lifts & Escalators



A HUB OF SERVICES

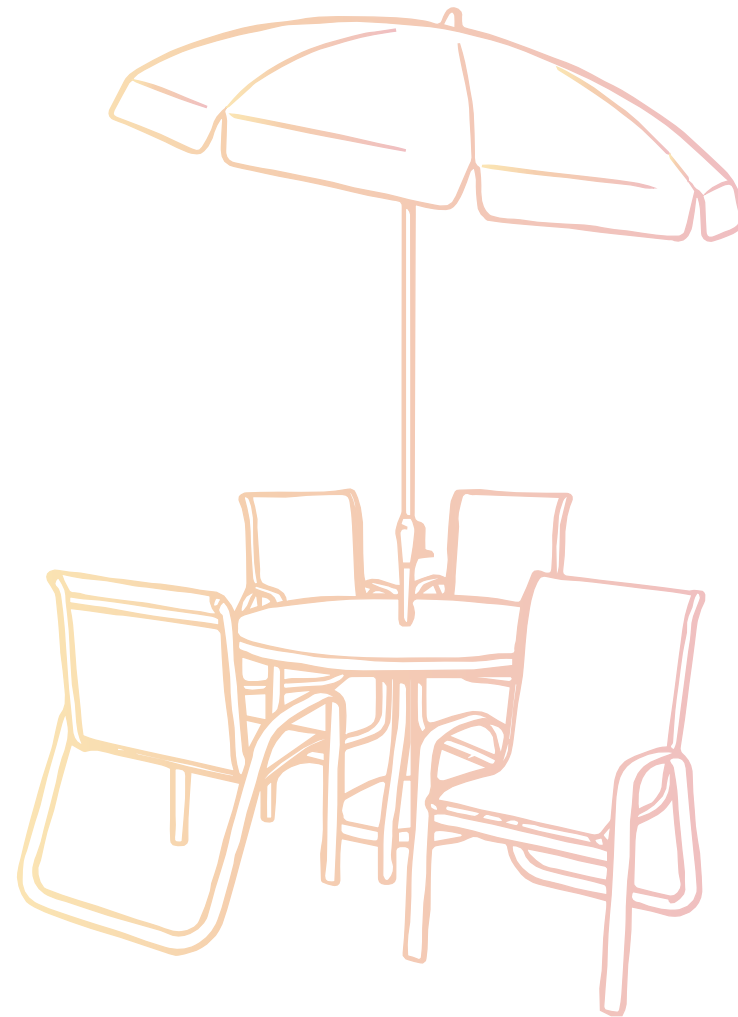


A MYRIAD OF SHOPPING CONVENIENCES



Located in a mature township with an excellent location filled with ready infrastructure and amenities, Sunway Avila Avenue is an ideal choice for business owners to run a variety of businesses such as F&B outlets, boutiques, mini marts, laundromats, consultant offices, beauty salons, and many more!

With a well-planned concept, the retail shops enjoy great visibility along the main road.

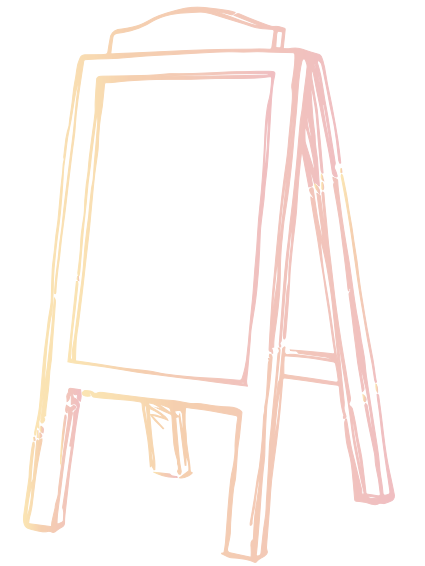


INTEGRATED RETAIL SHOPS

Nothing beats the convenience of having your shopping needs fulfilled at your doorstep, with quick access to a variety of retail outlets.



Artist's Impression Only



RETAIL FLOOR PLAN

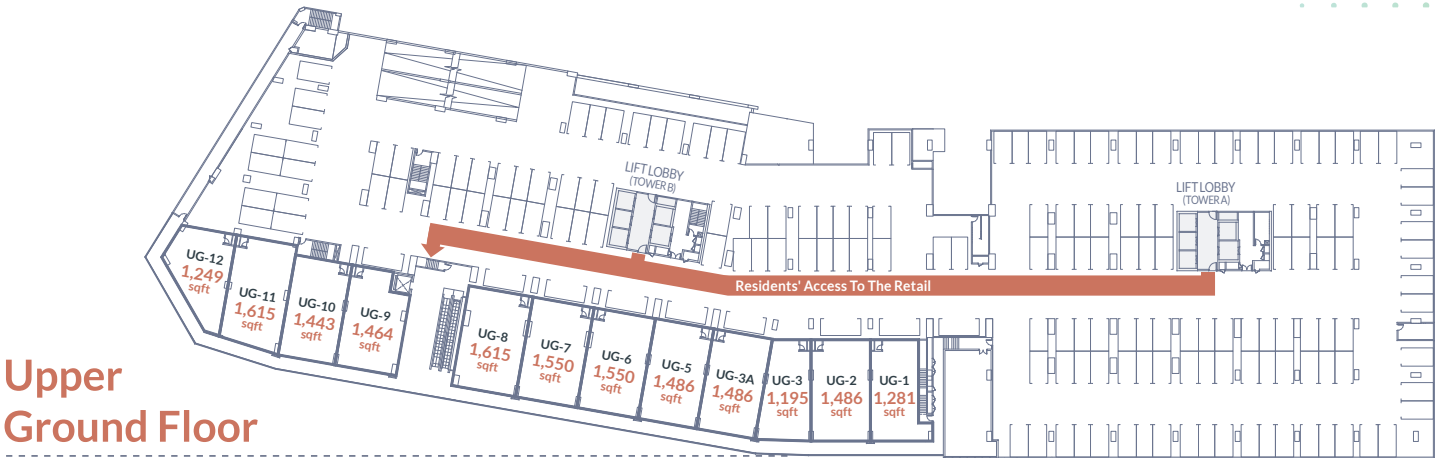
Ground Floor



Lower Ground Floor



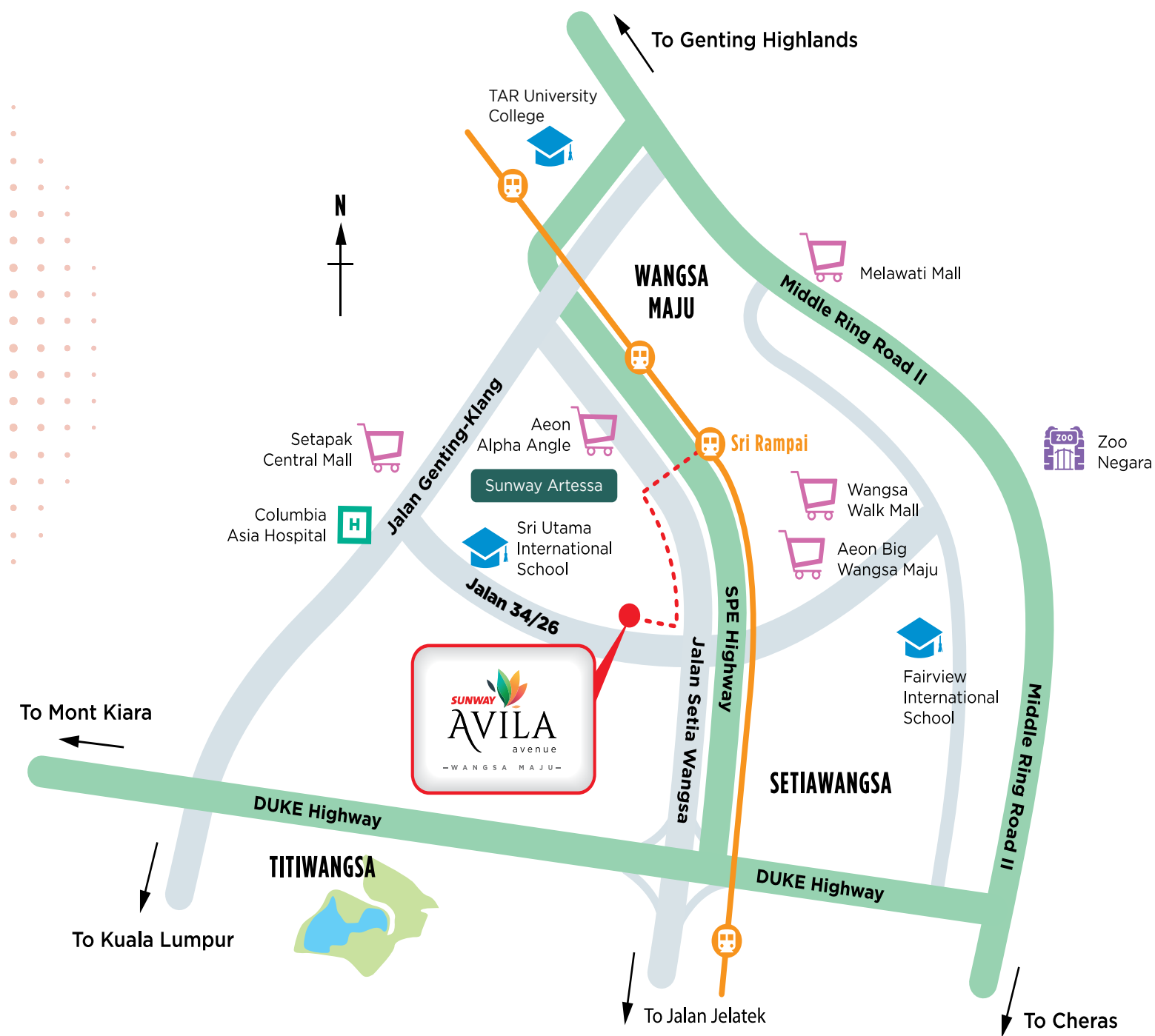
Upper Ground Floor



SPECIFICATIONS

STRUCTURE	Reinforced Concrete		FLOOR FINISHES	Internal	Cement Render	
WALL	Reinforced Concrete Wall / Masonry Wall			Toilet	Tiles	
ROOF COVERING	Reinforced Concrete		SANITARY FITTINGS	Wash Hand Basin	1 No	
CEILING	Paint Finish / Plaster Ceiling Where Applicable			WC	1 No	
DOORS	Main Entrance	Roller Shutter		Toilet Roll Holder	1 No	
	Toilet	Timber Flush Door		Hand Bidet	1 No	
IRONMONGERY	Quality Locksets			Water Tap	1 No	
WALL FINISHES	Internal	Paint				
	Toilet	Tiles				
MECHANICAL & ELECTRICAL INSTALLATION						
Retail Unit No	LG		G	UG		
Distribution Panel	1 No		1 No	1 No		
Power Supply Intake	3 Phase 100 Amp		3 Phase 100 Amp	3 Phase 60 Amp		
Fiber Wall Socket	1 No		1 No	1 No		
Water Outlet Connection Point	1 No		1 No	1 No		
Kitchen Exhaust Connection Point	1 No Capacity: Max. 4500 CFM		1 No Capacity: Max. 4500 CFM	1 No Capacity: Max. 4500 CFM		
Kitchen Sink Discharge Point	1 No. Individual Grease Interceptor Capacity: 25 Gallon (Under Purchaser's Maintenance)		1 No Connects To Common Grease Interceptor	1 No Connects To Common Grease Interceptor		

IN THE HEART OF IT ALL



Covered walkway to LRT Station


LRT Kelana Jaya Line

Shopping


Wangsa Walk Mall	1KM
Aeon Big Wangsa Maju	1KM
Aeon Alpha Angle	2KM
Setapak Central Mall	3KM
Melawati Mall	4KM

Education

SMK Taman Sri Rampai	800M
Sri Utama International School	2KM
Fairview International School	3KM
TAR College	4KM

Hospital

Columbia Asia Hospital	3KM
Gleneagles Hospital	4KM
LRT	
Sri Rampai LRT Station	800M

 **017-964 0822** 
www.sunwayavila.com



Sunway Artessa Sales Gallery

Sunway Artessa Sales Gallery,
Jalan Seri Wangsa 1, Wangsa Maju,
53300 Kuala Lumpur.



sunwayproperty



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Disclaimer :

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SUNWAY®