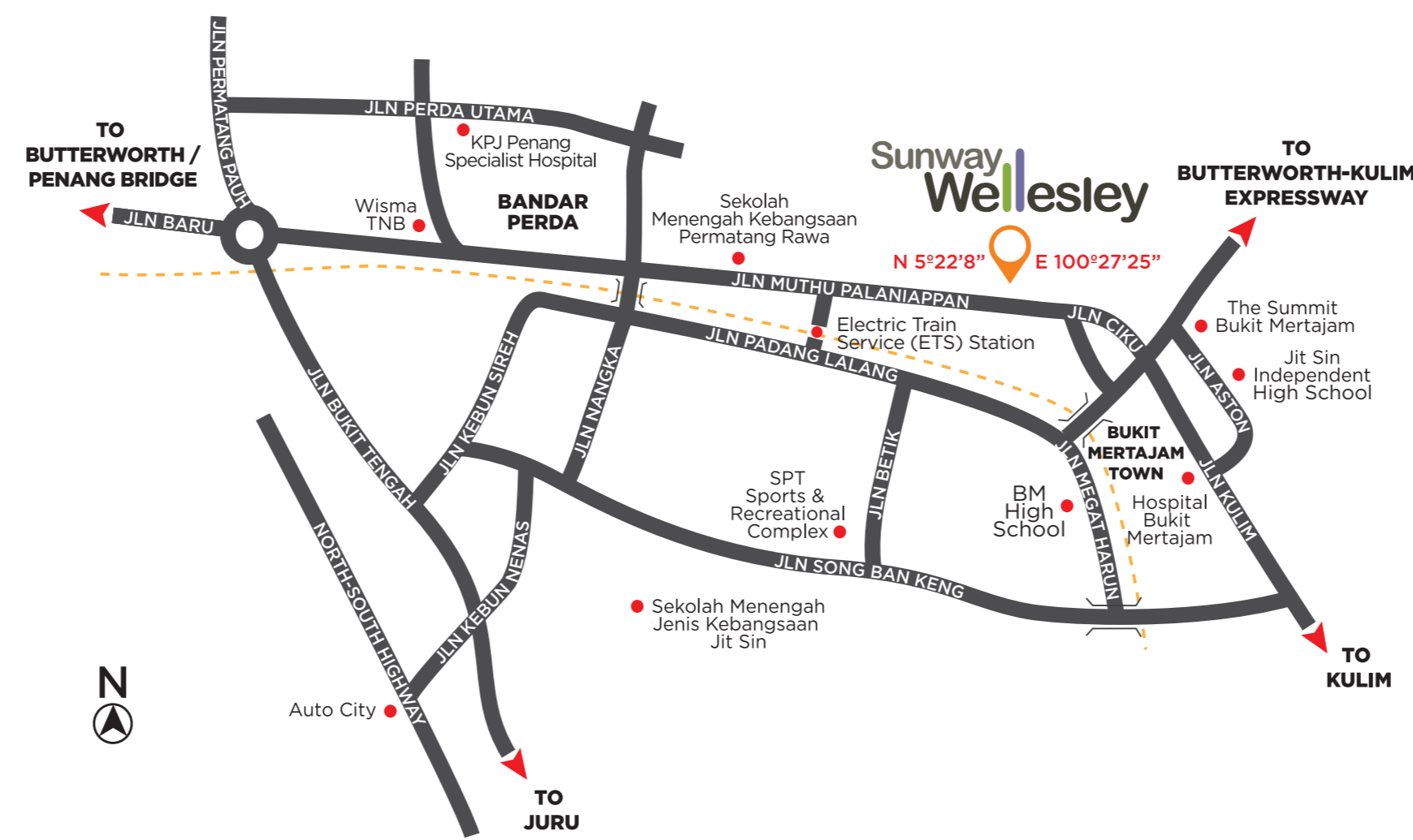
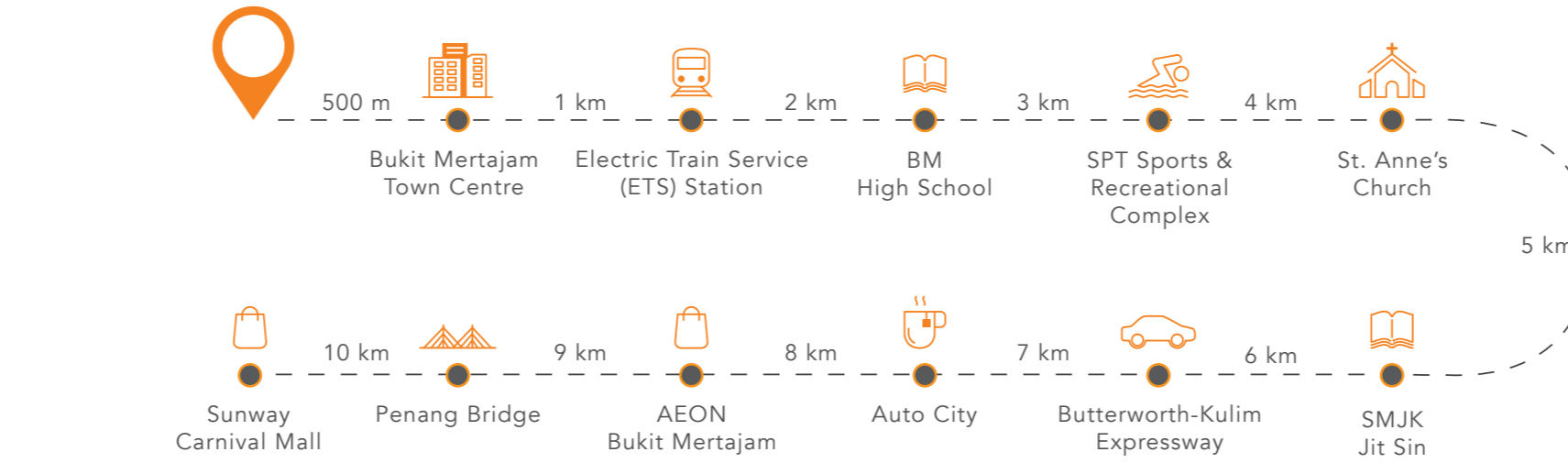


Project Overview

- Over 5,000 targeted residents' community
- Approximately 170,000 sq.ft. Central Park with recreational facilities
- Conducive residential environment with "green" features
- Convenient and vibrant commercial precincts
- Potential future linkage to surrounding neighborhoods and expressway



Sunway Wellesley



SUNWAY PROPERTY
Master Community Developer

www.sunwaywellesley.com
Hanny 019-448 0081 | Koay 012-433 3636

Sunway Bintang Sdn Bhd (238575-M) • No. 28, Jalan Anson, 10400 Georgetown, Penang • The information contained herein is subject to change without notification as may be required by relevant authorities or the developer's consultants and cannot form part of an offer or contract. The name of this development is subject to approval by relevant authorities. Whilst every care is taken in providing this information, the owner, developer and managers cannot be held liable for variations. All illustrations and pictures are artist impressions only and all measurements are approximate. The items are subject to variations, modifications and substitutions as may be recommended by the Company's consultants and / or relevant Approving Authorities.

Sunway Wellesley PRECINCT 3



ALL THE SPACE
AT THE RIGHT PLACE

SUNWAY

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ALL THE SPACE.
ALL THE POSSIBILITIES.

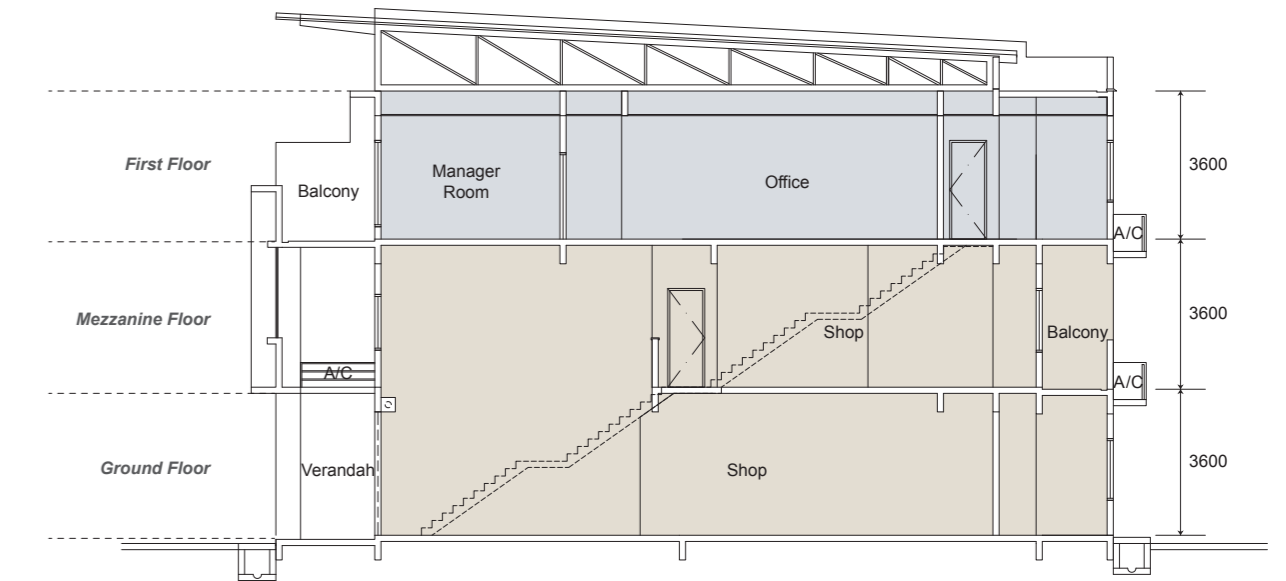


Artist's impression of the vibrancy of businesses as evening sets in



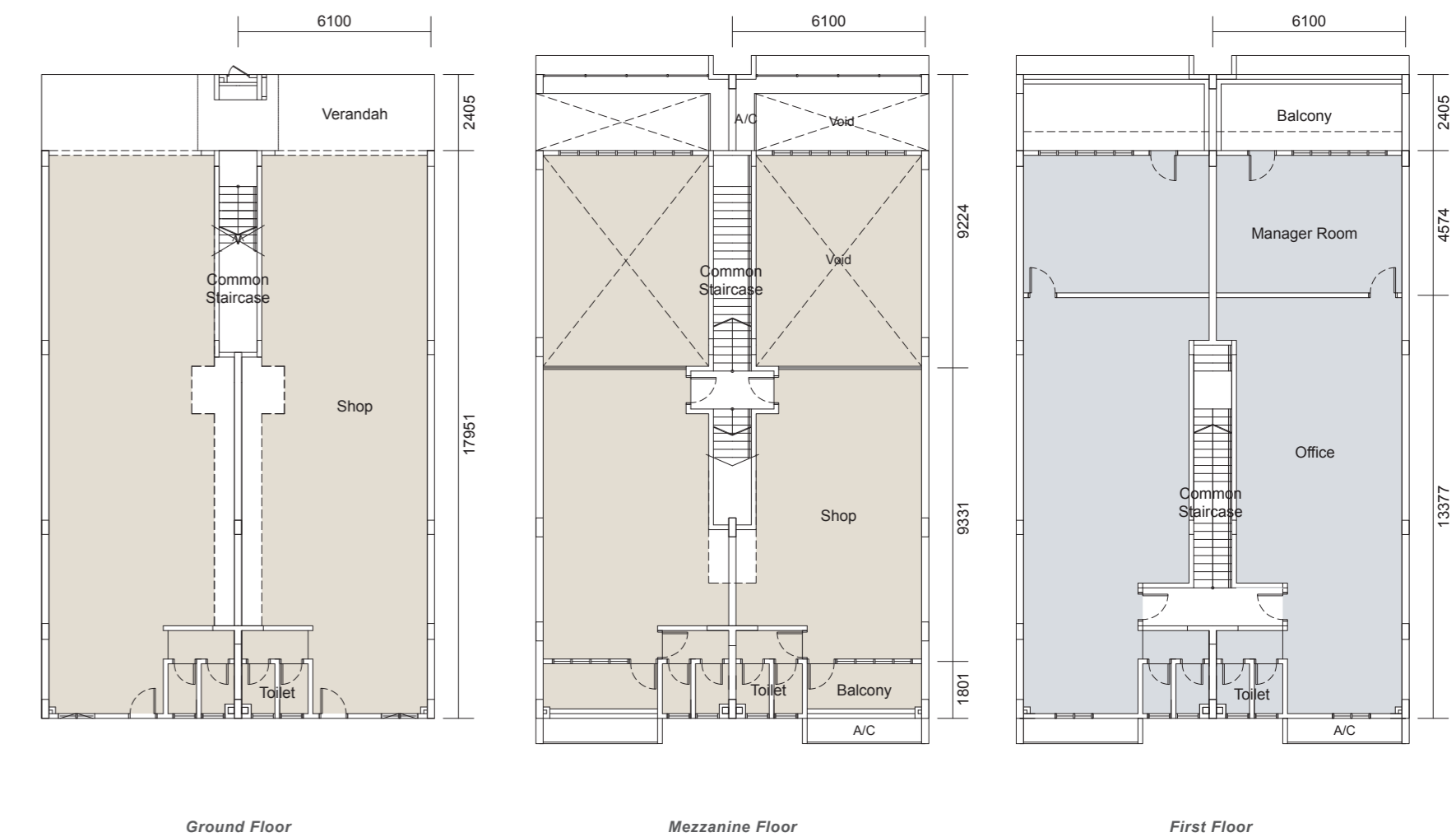
ALL THE SPACE.
TO MAKE IT HAPPEN.

SECTION PLAN



FLOOR PLAN

Typical Lot Size: 20' x 66.8' | Typical Built-up Area: 3,046 sq.ft.



PRECINCT 3

Sunway Wellesley's Precinct 3 is a freehold modern contemporary commercial precinct located in Bukit Mertajam, Penang. Featuring only a limited 10 units of 3-Storey Designer Shops, Precinct 3 is designed to appeal to both investors and business owners who desire a prime location while enjoying many key advantages.

As Sunway Wellesley continues to grow, the township is expected to see a population boom with well over 5,000 people congregating here over the coming years. This is an immense advantage for investors and business owners who will surely enjoy the ready catchment of consumers.

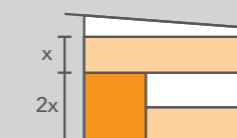
Key Points



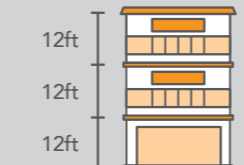
TARGETED
5,000
RESIDENTS'
COMMUNITY



BRIDGING
THE PRESENT
& FUTURE



2 DOUBLE
VOLUME
x SPACE



12 ft
HIGH
CEILINGS



FLEXIBILITY
OF SPACE WITH
MEZZANINE FLOOR