

# LOT 15

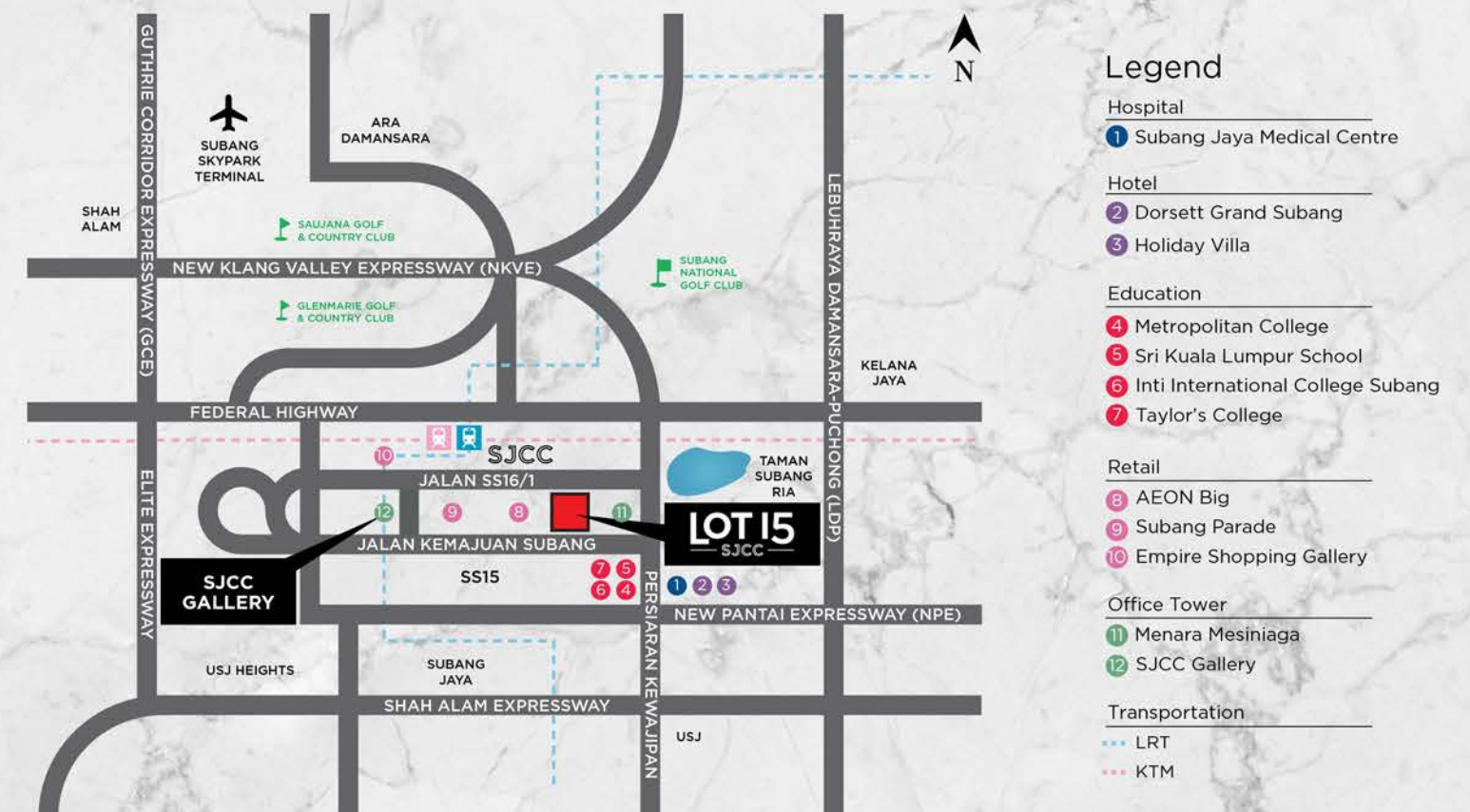
— SJCC —



# SUBANG JAYA

## HAS A NEW EDGE

Subang Jaya City Centre (SJCC) is the city centre that transforms urban living. A world-class, bold and new integrated development crafted for those seeking an edge in city dwelling. SJCC combines four key pillars: Connectivity, Culture, Community and Commerce, with high quality modern design setting the tone for SJCC and redefining modern living.







# CONNECTIVITY

Live in a smart walkable community where major commuter lines connect to all postcodes beyond 47500. Life just got easier at SJCC.



# CULTURE

Subang Jaya is the birthplace of cutting-edge street fashion brands, music, cafes, YouTubers, and startups. Join this new township and watch your dreams take flight.



# COMMERCE

Live a successful life in a township that bustles with enterprise, shopping, dining, and leisure. At SJCC, you are right at the centre of everything you need.



# COMMUNITY

Know of any other community who proudly adorns T-shirts with their town's name on it? Here at SJCC, the Subang Jaya pride lives on. Discover a keen sense of belonging in a neighbourhood you can now call home.





# LOT 15

— SJCC —



**THE DEVELOPMENT**

**THAT TRANSFORMS**

**URBAN LIVING**

Welcome to LOT 15, one of SJCC's developments, built and designed for those who love the convenience to go anywhere, yet the bliss of having everything you need within reach. Join the city's most vibrant community where urban living is redefined.





**HERE'S TO**

**THE HIGH LIFE**

Experience a premium residence where city life feels like vacation. Wake up to abundant sunshine pouring in through wall-to-wall glass panes, or unwind at night by the bay window while taking in the stunning city lights. Each bedroom has its own bathroom for maximum comfort and privacy, making LOT 15 ideal for shared occupancy.



A modern high-rise building with a swimming pool and gym at night. The building has multiple floors with large windows and balconies. In the foreground, there is a swimming pool with a wooden deck and a large, white, wavy sculpture. A gym is visible through the glass walls of the building. The scene is illuminated by warm lights from the building and the pool.

# WHERE INDULGENCE BECOMES A LIFESTYLE

At LOT 15, anytime is a time to enjoy life at its finest. Swim in a dazzling infinity pool, work out in the gym, barbecue under the stars, spend time with loved ones at the playground, or chill out in zen solitude on the floating pavilion. Need a break from the concrete jungle? Three sky gardens and a rooftop garden in each tower offer the space for cosy gatherings with family and friends.





**YOUR HOME,**

**YOUR SAFE HAVEN**

Enjoy unsurpassed peace of mind with LOT 15's state-of-the-art 3-tier security system, including airtight keycard protocols, plus round-the-clock interior and exterior surveillance.





**AN INVESTMENT**

**MADE TO LAST**

LOT 15 is designed to be low-maintenance and environment-friendly, so your children and their children can continue to enjoy everything Subang Jaya has to offer for decades to come.



# SITE LAYOUT



## GROUND FLOOR

- 1 Drop Off Zone
- 2 Main Lobby / Waiting Lounge
- 3 Retail Lot
- 4 Lift Lobby
- 5 Guard House
- 6 Management Office
- 7 Security / Control Room
- 8 Mail Area



## FACILITIES FLOOR

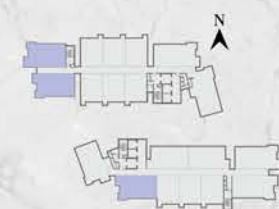
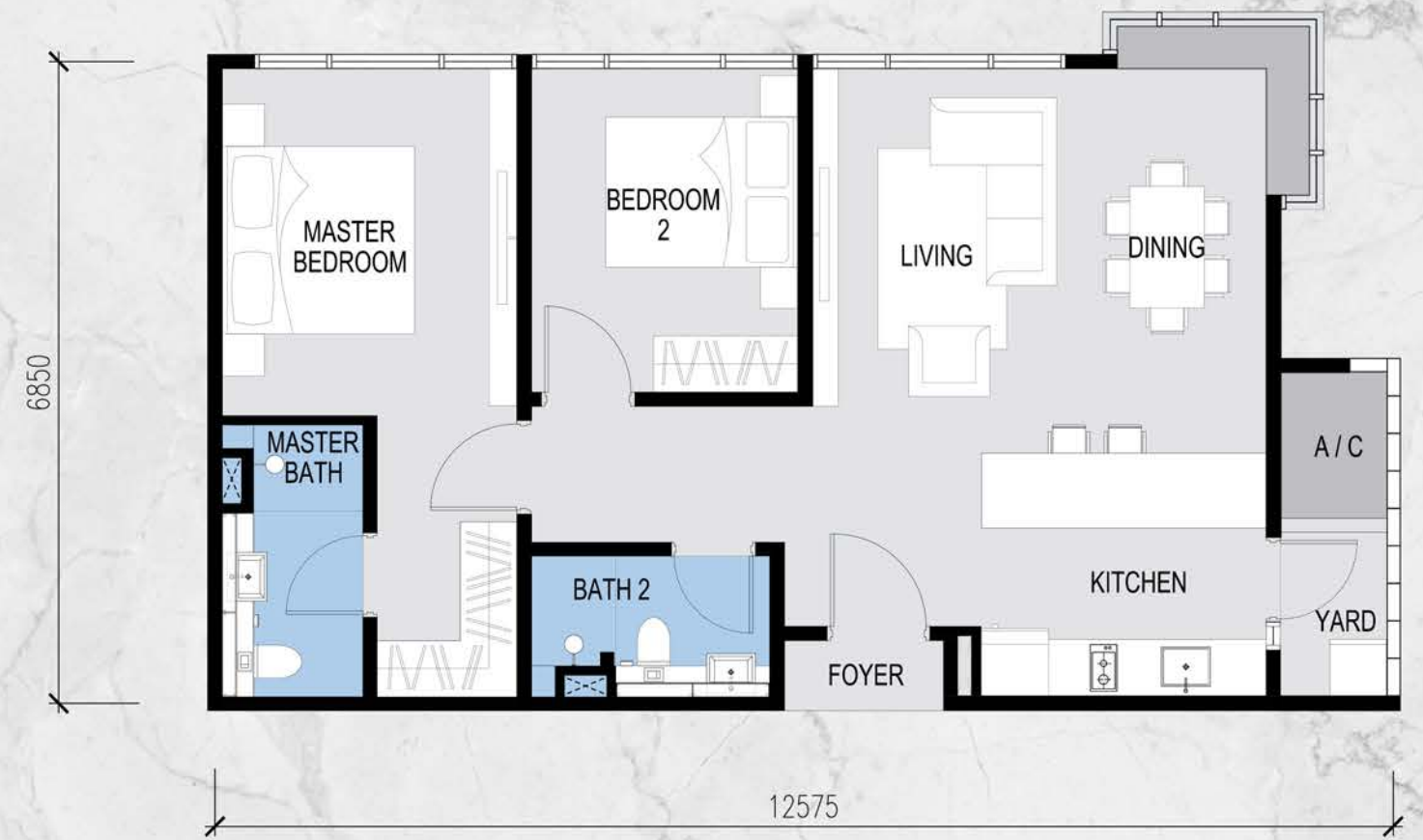
- 1 Infinity Edge Lap Pool (25m)
- 2 Wading Pool
- 3 Jacuzzi
- 4 Pool Deck
- 5 Cabana
- 6 Landscape Garden
- 7 Floating Pavilion
- 8 Reflexology Path
- 9 Deck
- 10 Reading Corner
- 11 BBQ Area
- 12 Multipurpose Hall
- 13 Pantry
- 14 Space for Shop
- 15 Space for Launderette
- 16 Playground
- 17 Space for Nursery Room
- 18 Space for Games Room
- 19 Surau
- 20 Sauna & Changing Room
- 21 Gymnasium
- 22 Deck





**UNIT TYPE A**  
1+1 BEDROOMS

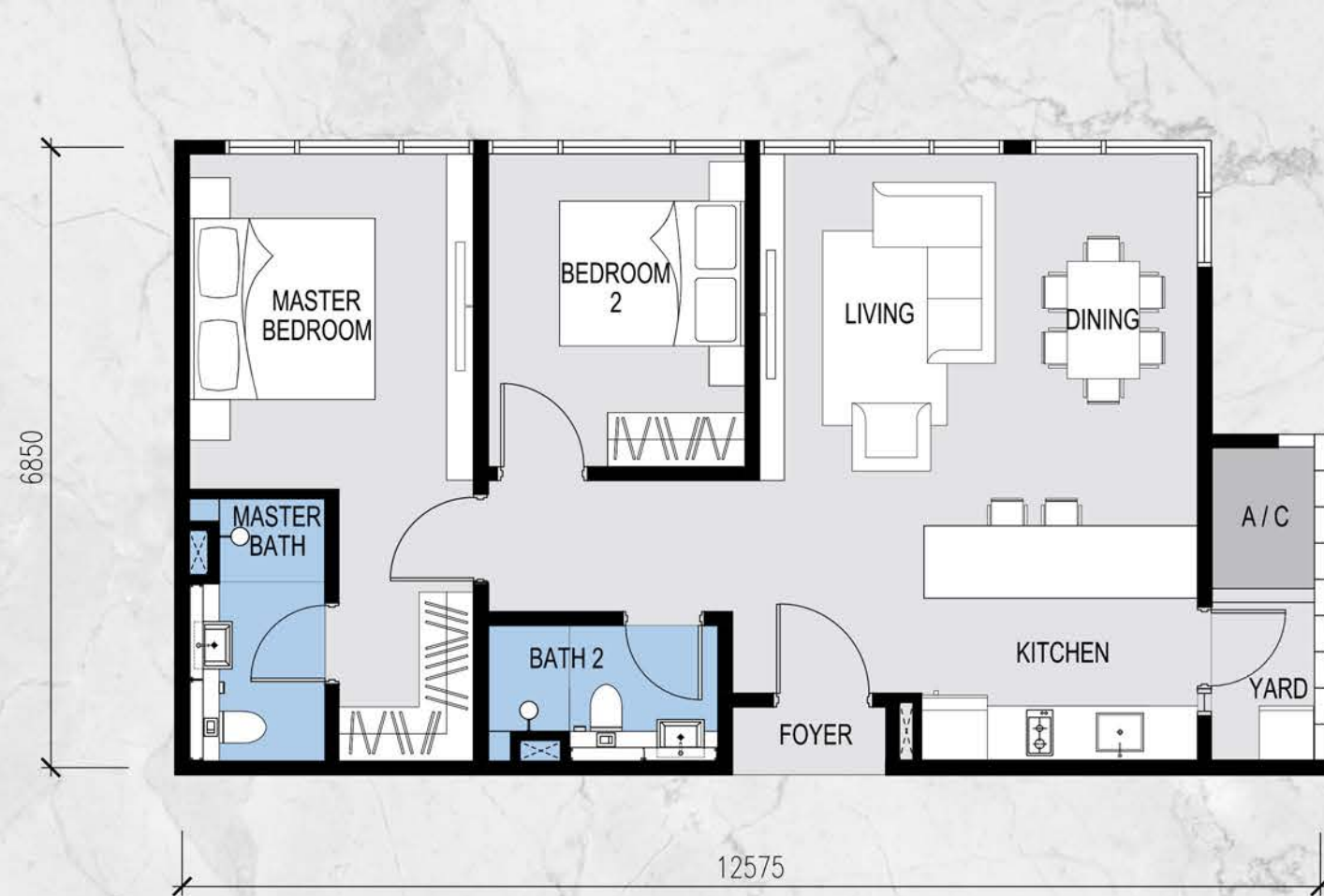
58m<sup>2</sup> | 624ft<sup>2</sup>



**UNIT TYPE B**  
2 BEDROOMS

80m<sup>2</sup> | 861ft<sup>2</sup>





### UNIT TYPE C

2 BEDROOMS

80m<sup>2</sup> | 861ft<sup>2</sup>



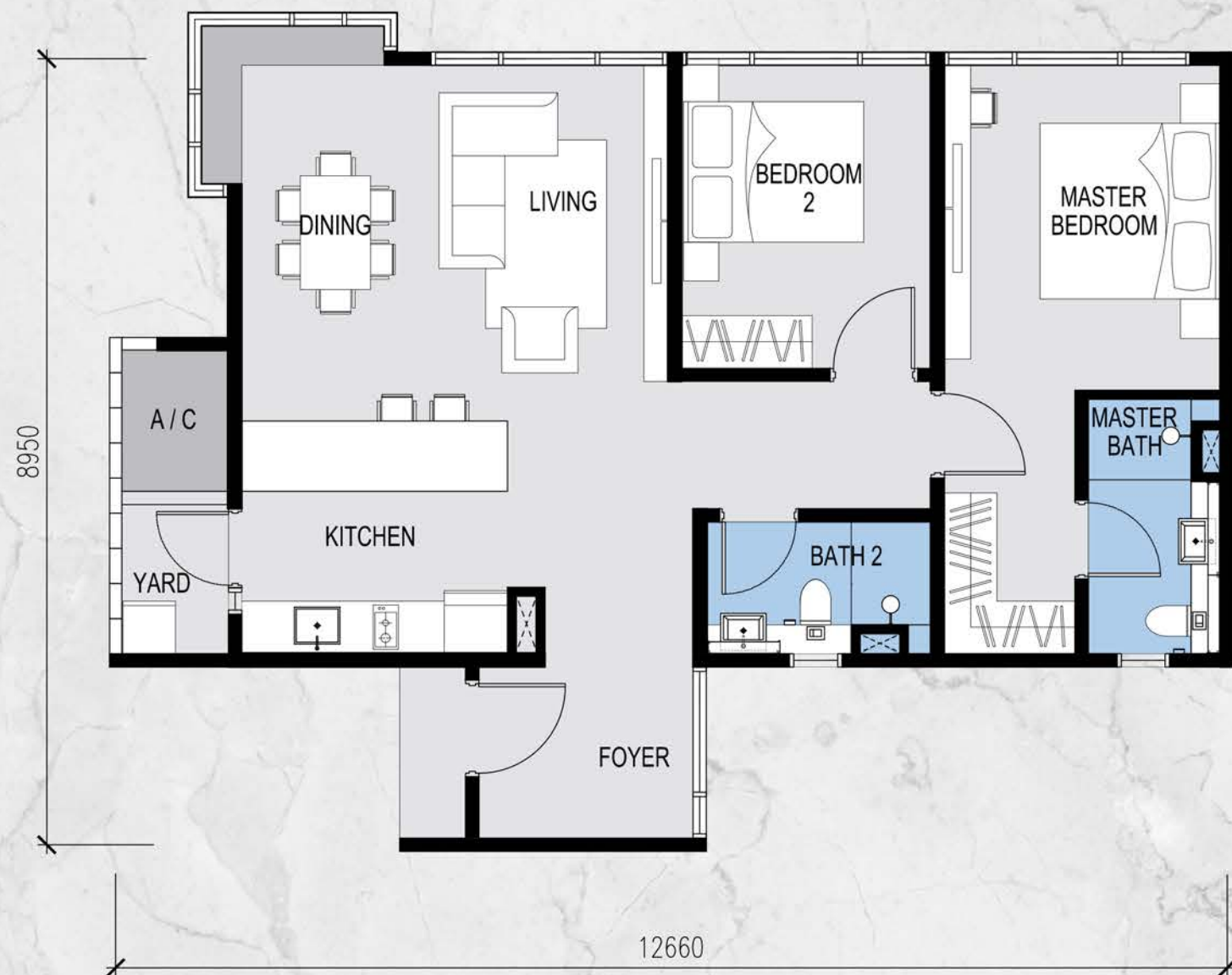
### UNIT TYPE D\*

2 BEDROOMS

80m<sup>2</sup> | 861ft<sup>2</sup>

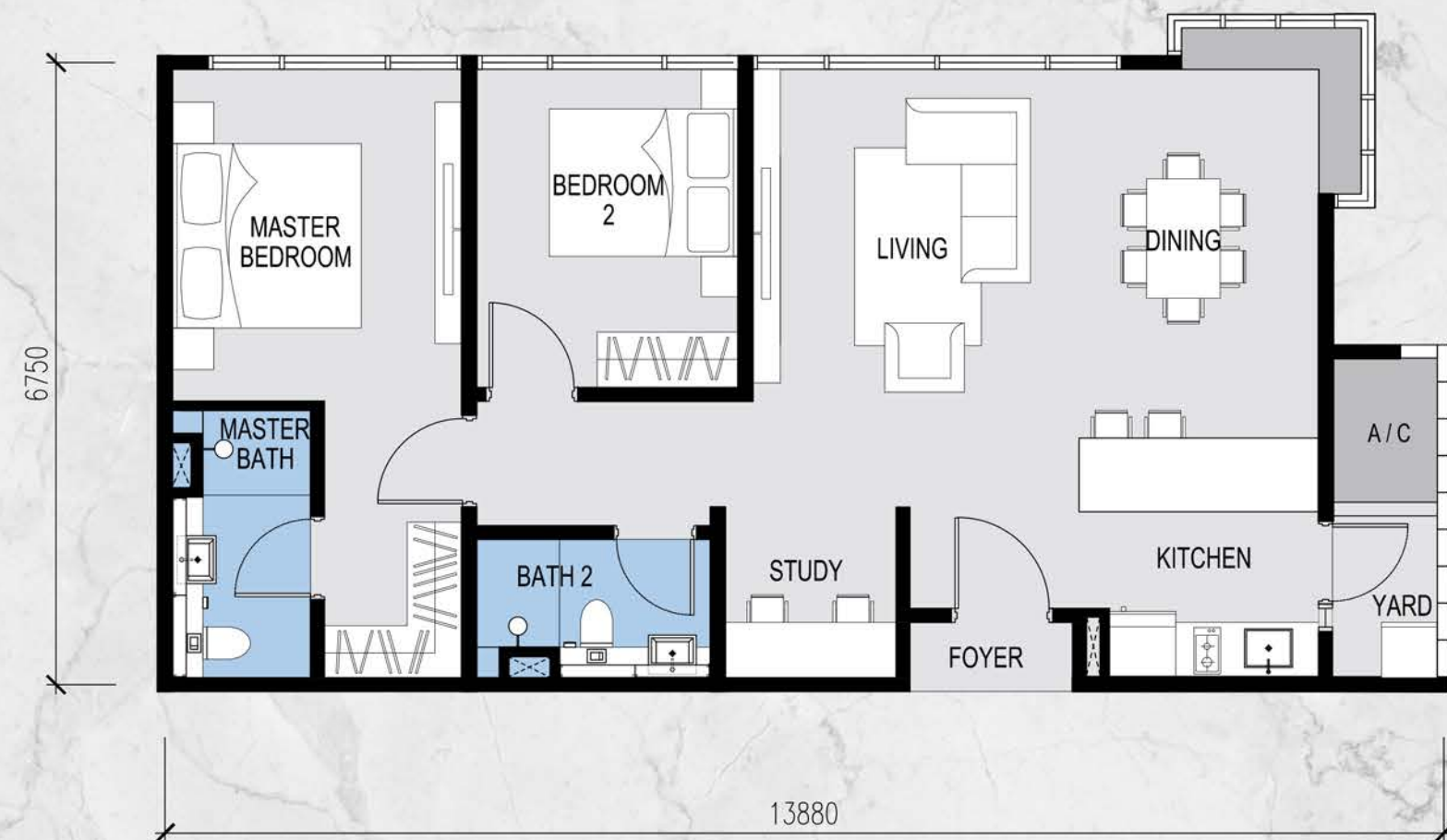
\*Available only on floors 24-29 of Tower A.





**UNIT TYPE E**  
**2 BEDROOMS**

87m<sup>2</sup> | 937ft<sup>2</sup>



**UNIT TYPE F**  
**2 + 1 BEDROOMS**

87m<sup>2</sup> | 937ft<sup>2</sup>





## UNIT TYPE G

2 + 1 BEDROOMS

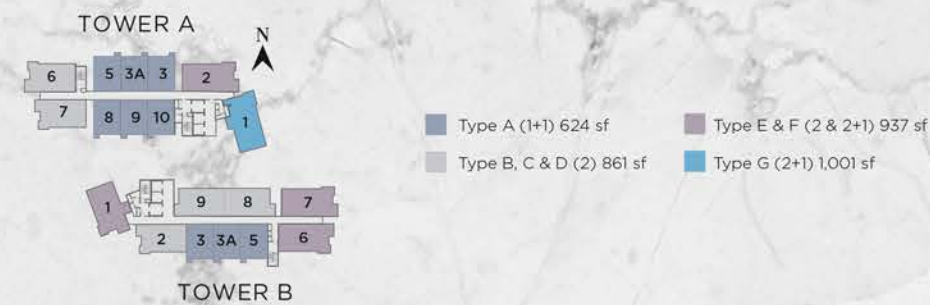
93m<sup>2</sup> | 1001ft<sup>2</sup>





# STOREY PLAN

TOWER A										TOWER B										
Type Size	North					East	South				South					Southwest	North			
	Glenmarie View					Lake View	Facilities View				Subang View					End	Corner	Facilities View		
	Corner				Corner	Corner				Corner				End	Corner					
	B-M	D-M	D	F	G	A	A	A	B	F-M	A	A	A	B	E	C-M	C	F		
	861	861	861	937	1001	624	624	624	861	937	624	624	624	861	937	861	861	937		
				Rooftop Garden										Rooftop Garden						
Level 29	A-29-6	A-29-3A	A-29-3	A-29-2	Sky Garden	A-29-10	A-29-9	A-29-8	A-29-7	B-29-6	B-29-5	B-29-3A	B-29-3	Sky Garden	B-29-1	B-29-9	B-29-8	B-29-7		
Level 28	A-28-6	A-28-3A	A-28-3	A-28-2	A-28-1	A-28-10	A-28-9	A-28-8	A-28-7	B-28-6	B-28-5	B-28-3A	B-28-3	B-28-2	B-28-1	B-28-9	B-28-8	B-28-7		
Level 27	A-27-6	A-27-3A	A-27-3	A-27-2	A-27-1	A-27-10	A-27-9	A-27-8	A-27-7	B-27-6	B-27-5	B-27-3A	B-27-3	B-27-2	B-27-1	B-27-9	B-27-8	B-27-7		
Level 26	A-26-6	A-26-3A	A-26-3	A-26-2	A-26-1	A-26-10	A-26-9	A-26-8	A-26-7	B-26-6	B-26-5	B-26-3A	B-26-3	B-26-2	B-26-1	B-26-9	B-26-8	B-26-7		
Level 25	A-25-6	A-25-3A	A-25-3	A-25-2	A-25-1	A-25-10	A-25-9	A-25-8	A-25-7	B-25-6	B-25-5	B-25-3A	B-25-3	B-25-2	B-25-1	B-25-9	B-25-8	B-25-7		
Level 24	A-24-6	A-24-3A	A-24-3	A-24-2	A-24-1	A-24-10	A-24-9	A-24-8	A-24-7	B-24-6	B-24-5	B-24-3A	B-24-3	B-24-2	B-24-1	B-24-9	B-24-8	B-24-7		
	B-M	A	A	A	F	G	A	A	A	B	F-M	A	A	A	B	E	C-M	C	F	
	861	624	624	624	937	1001	624	624	624	861	937	624	624	624	861	937	861	861	937	
Level 23	A-23-6	A-23-5	A-23-3A	A-23-3	A-23-2	Sky Garden	A-23-10	A-23-9	A-23-8	A-23-7	B-23-6	B-23-5	B-23-3A	B-23-3	Sky Garden	B-23-1	B-23-9	B-23-8	B-23-7	
Level 22	A-22-6	A-22-5	A-22-3A	A-22-3	A-22-2		A-22-10	A-22-9	A-22-8	A-22-7	B-22-6	B-22-5	B-22-3A	B-22-3		B-22-1	B-22-9	B-22-8	B-22-7	
Level 21	A-21-6	A-21-5	A-21-3A	A-21-3	A-21-2	A-21-1	A-21-10	A-21-9	A-21-8	A-21-7	B-21-6	B-21-5	B-21-3A	B-21-3	B-21-2	B-21-1	B-21-9	B-21-8	B-21-7	
Level 20	A-20-6	A-20-5	A-20-3A	A-20-3	A-20-2	A-20-1	A-20-10	A-20-9	A-20-8	A-20-7	B-20-6	B-20-5	B-20-3A	B-20-3	B-20-2	B-20-1	B-20-9	B-20-8	B-20-7	
Level 19	A-19-6	A-19-5	A-19-3A	A-19-3	A-19-2	A-19-1	A-19-10	A-19-9	A-19-8	A-19-7	B-19-6	B-19-5	B-19-3A	B-19-3	B-19-2	B-19-1	B-19-9	B-19-8	B-19-7	
Level 18	A-18-6	A-18-5	A-18-3A	A-18-3	A-18-2	A-18-1	A-18-10	A-18-9	A-18-8	A-18-7	B-18-6	B-18-5	B-18-3A	B-18-3	B-18-2	B-18-1	B-18-9	B-18-8	B-18-7	
Level 17	A-17-6	A-17-5	A-17-3A	A-17-3	A-17-2	A-17-1	A-17-10	A-17-9	A-17-8	A-17-7	B-17-6	B-17-5	B-17-3A	B-17-3	B-17-2	B-17-1	B-17-9	B-17-8	B-17-7	
Level 16	A-16-6	A-16-5	A-16-3A	A-16-3	A-16-2	A-16-1	A-16-10	A-16-9	A-16-8	A-16-7	B-16-6	B-16-5	B-16-3A	B-16-3	B-16-2	B-16-1	B-16-9	B-16-8	B-16-7	
Level 15	A-15-6	A-15-5	A-15-3A	A-15-3	A-15-2		A-15-10	A-15-9	A-15-8	A-15-7	B-15-6	B-15-5	B-15-3A	B-15-3		B-15-1	B-15-9	B-15-8	B-15-7	
Level 14	A-14-6	A-14-5	A-14-3A	A-14-3	A-14-2	Sky Garden	A-14-10	A-14-9	M&E	A-14-7	B-14-6	M&E	B-14-3A	Sky Garden		B-14-1	B-14-9	B-14-8	B-14-7	
Level 13	A-13-6	A-13-5	A-13-3A	A-13-3	A-13-2	A-13-1	A-13-10	A-13-9	A-13-8	A-13-7	B-13-6	B-13-5	B-13-3A	B-13-3	B-13-2	B-13-1	B-13-9	B-13-8	B-13-7	
Level 12	A-12-6	A-12-5	A-12-3A	A-12-3	A-12-2	A-12-1	A-12-10	A-12-9	A-12-8	A-12-7	B-12-6	B-12-5	B-12-3A	B-12-3	B-12-2	B-12-1	B-12-9	B-12-8	B-12-7	
Level 11	A-11-6	A-11-5	A-11-3A	A-11-3	A-11-2	A-11-1	A-11-10	A-11-9	A-11-8	A-11-7	B-11-6	B-11-5	B-11-3A	B-11-3	B-11-2	B-11-1	B-11-9	B-11-8	B-11-7	
Level 10	A-10-6	A-10-5	A-10-3A	A-10-3	A-10-2	A-10-1	A-10-10	A-10-9	A-10-8	A-10-7	B-10-6	B-10-5	B-10-3A	B-10-3	B-10-2	B-10-1	B-10-9	B-10-8	B-10-7	
Level 9	Facilities Floor																			
Level 8	Car Park																			
Level 7	Car Park																			
Level 6	Car Park																			
Level 5	Car Park																			
Level 4	Car Park																			
Level 3	Car Park																			
Level 2	Retail			Car Park																
Level 1	Retail			Car Park																
Ground Floor	Retail					Lobby / Car Park														
Basement	Car Park																			





# SPECIFICATIONS

STRUCTURE							Reinforced Concrete											
WALL							Reinforced Concrete / Masonry											
ROOF COVERING							Reinforced Concrete Roof											
ROOF FRAMING							Reinforced Concrete Structure											
CEILING							Plaster / Skim Coat											
WINDOWS							Aluminium Frame											
DOORS							Main Entrance						Timber					
							Other Doors						Timber Flush					
IRONMONGERY							Lockset with Accessories											
WALL FINISHES							Kitchen						Porcelain Tile (up to 5ft. high) / Plaster and Paint					
							Bathrooms							Porcelain Tile				
							General (Living / Dining / Bedrooms)							Plaster and Paint				
FLOOR FINISHES							Foyer						Porcelain Tile					
							Living / Dining / Kitchen						Porcelain Tile					
							Bedrooms						Engineered Timber					
							Bathrooms						Porcelain Tile					
INTERNAL TELECOMMUNICATION TRUNKING AND CABLING							Provided											
SANITARY & PLUMBING FITTINGS							Sanitary Wares and Fittings											
ELECTRICAL INSTALLATION							A	B	B-M	C	C-M	D	D-M	E	F	F-M	G	
Light Point							11	17	17	17	17	16	16	18	20	20	20	
Power Point							17	18	18	18	18	18	18	17	18	18	18	
Fan Point							3	3	3	3	3	3	3	3	4	4	4	
Water Heater Point							1	2	2	2	2	2	2	2	2	2	2	
Fiber Wall Socket							1	1	1	1	1	1	1	1	1	1	1	
SMATV Point							2	2	2	2	2	2	2	2	2	2	2	
Air Cond Point							2	3	3	3	3	3	3	3	3	3	3	
Bell Point							1	1	1	1	1	1	1	1	1	1	1	
Smoke Detector							2	3	3	3	3	3	3	3	3	3	3	





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(15631-P)

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No. of Units: 361 • Type: Serviced Apartment • Expected Date of Completion: Nov 2021 • Developer's License No.: 10991-2/07-2018/01540 (L) • Validity: 05/07/2017 – 04/07/2018 • Advertising & Sales Permit No.: 10991-2/07-2018/01540 (P) • Validity: 05/07/2017 – 04/07/2018 • Developed by: Sime Darby Property (Subang) Sdn Bhd (324670-W), Tingkat 10, Blok G, No. 2 Jalan PJU 1A/7A, Ara Damansara, 47301 Petaling Jaya, Selangor • Tenure: Freehold • Land: Free from Encumbrances • Selling Price: RM593,888 (min) – RM1,443,888 (max) • Appropriate Authority which Approves the Building Plans: Majlis Perbandaran Subang Jaya • Reference No.: MPSJ/BGN/600-1/10/5(BP1-15)(28) • 5% Bumiputera Discount (Quota applies) •