

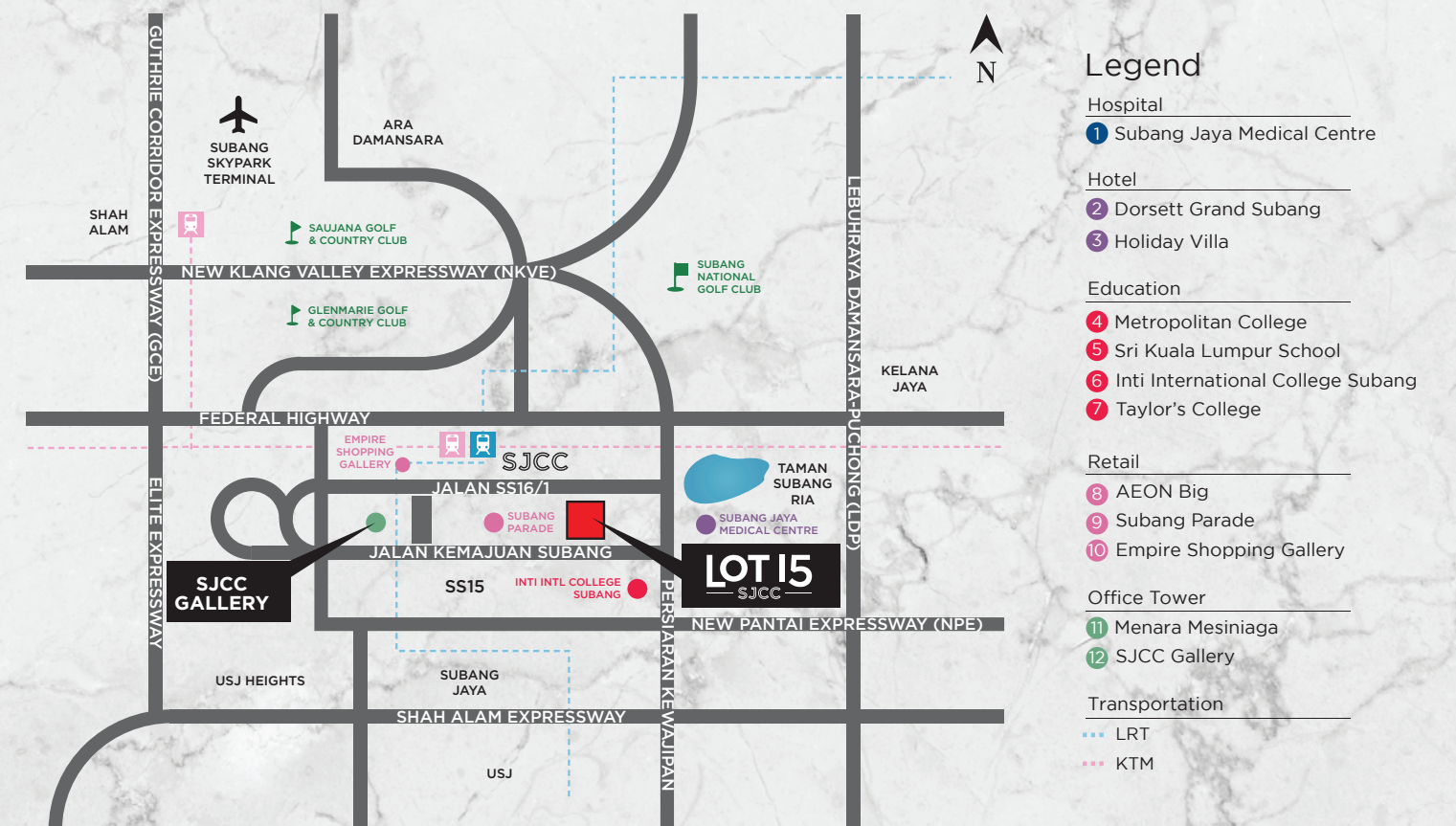
LOT 15

— 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.



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.

A modern, minimalist interior space, likely a lobby or common area. The walls are clad in dark wood panels. A curved wall on the left features the text "LOT 15" and "SJCC" below it. The ceiling is white with recessed lighting and several long, thin, vertical light fixtures. The floor is light-colored with a patterned tile design. In the foreground, there are three large, dark, rounded, stone-like objects on small circular mats. A potted plant is visible near a concrete pillar. The overall atmosphere is clean, bright, and sophisticated.

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



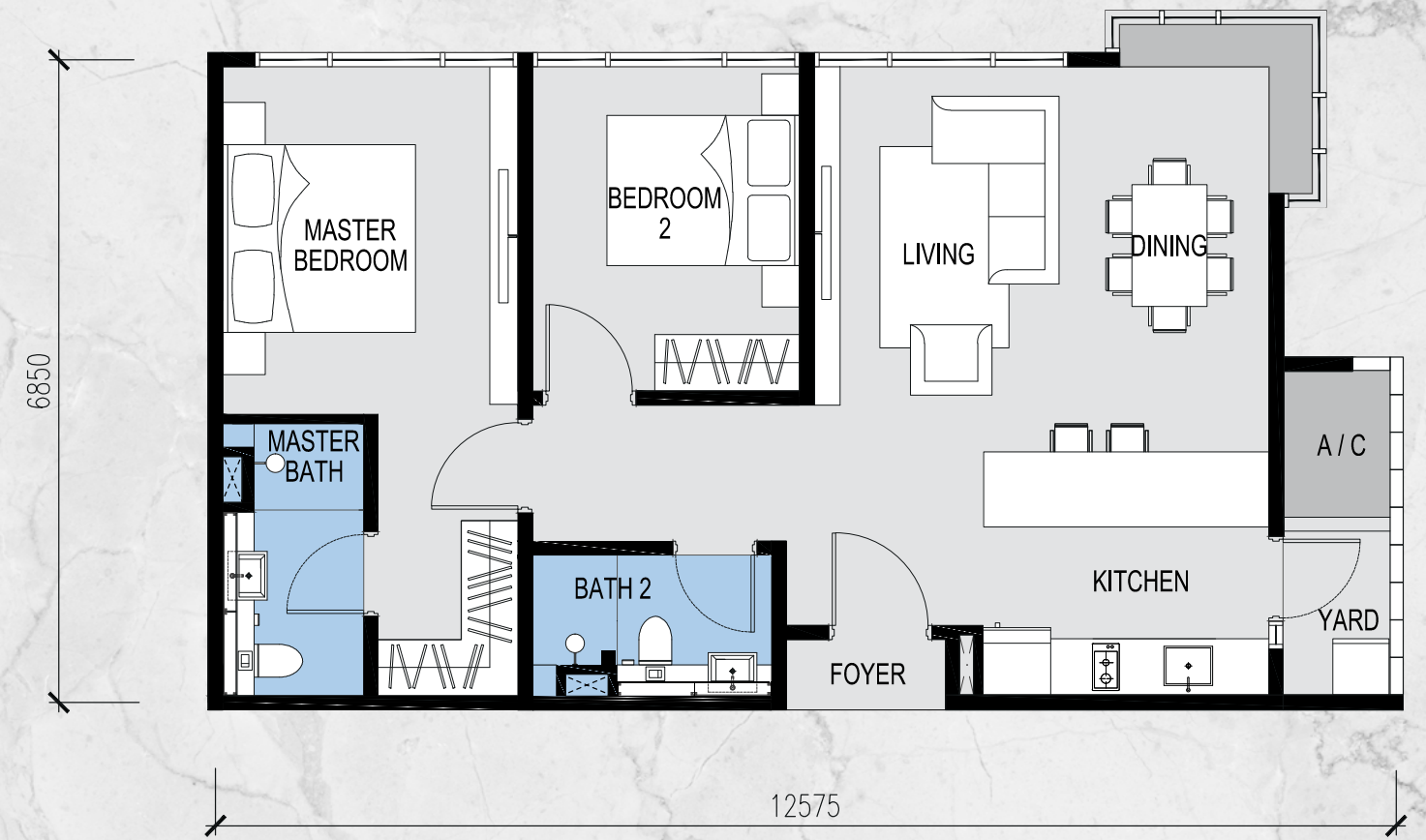
FACILITIES FLOOR

- 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



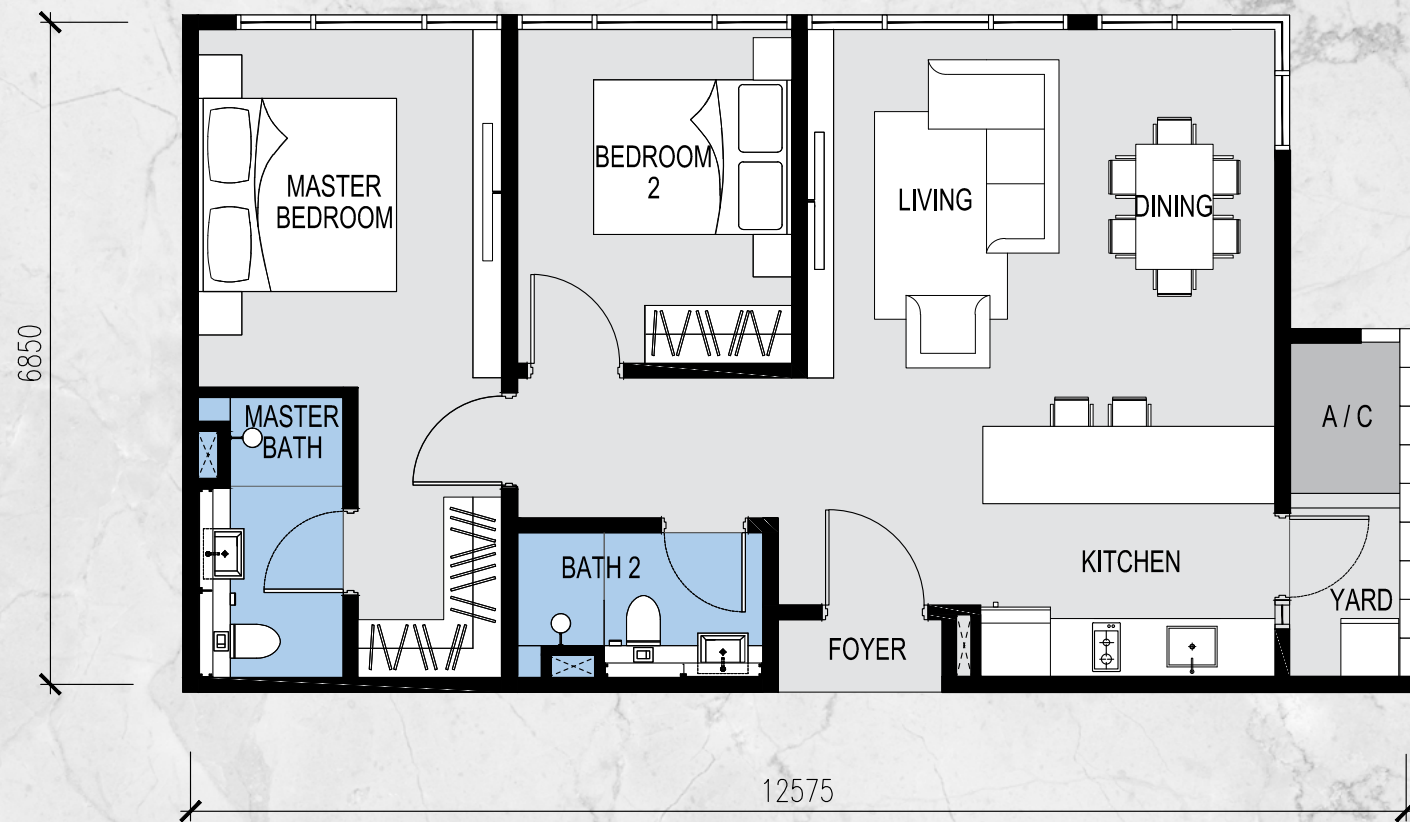
UNIT TYPE A
1+1 BEDROOMS

58m² | 624ft²



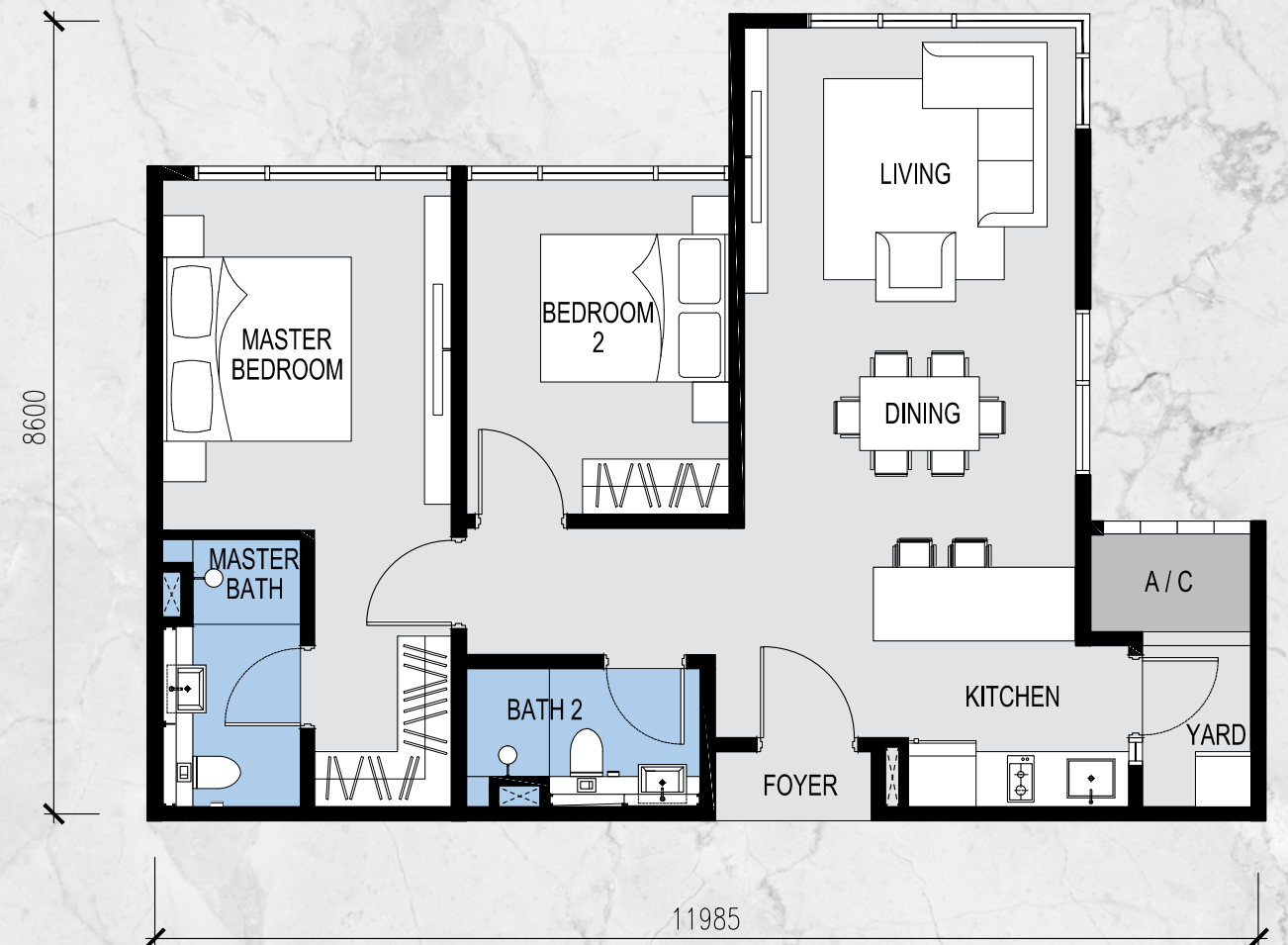
UNIT TYPE B
2 BEDROOMS

80m² | 861ft²



UNIT TYPE C
2 BEDROOMS

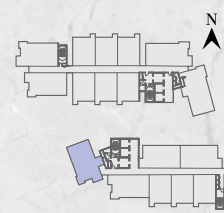
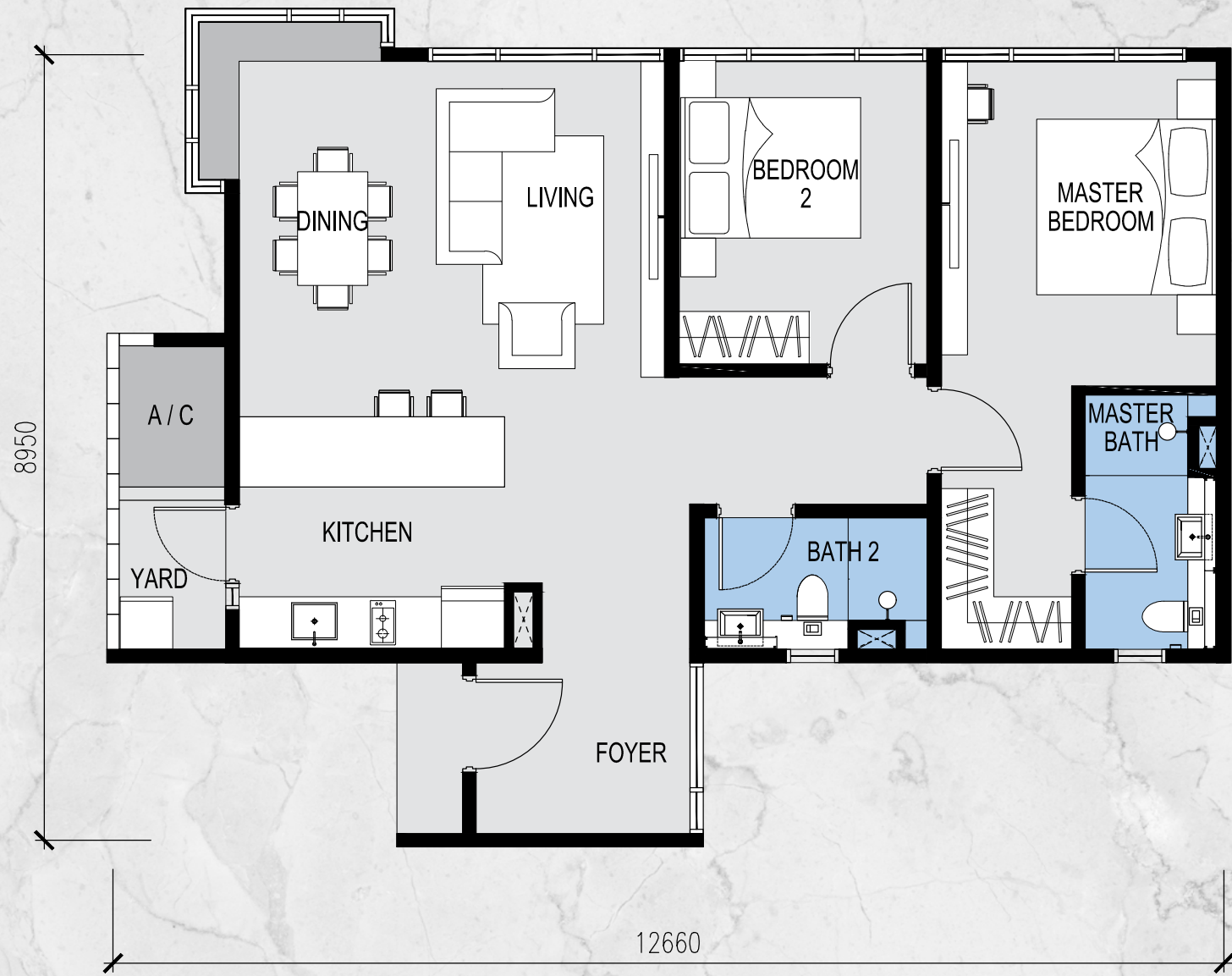
80m² | 861ft²



UNIT TYPE D*
2 BEDROOMS

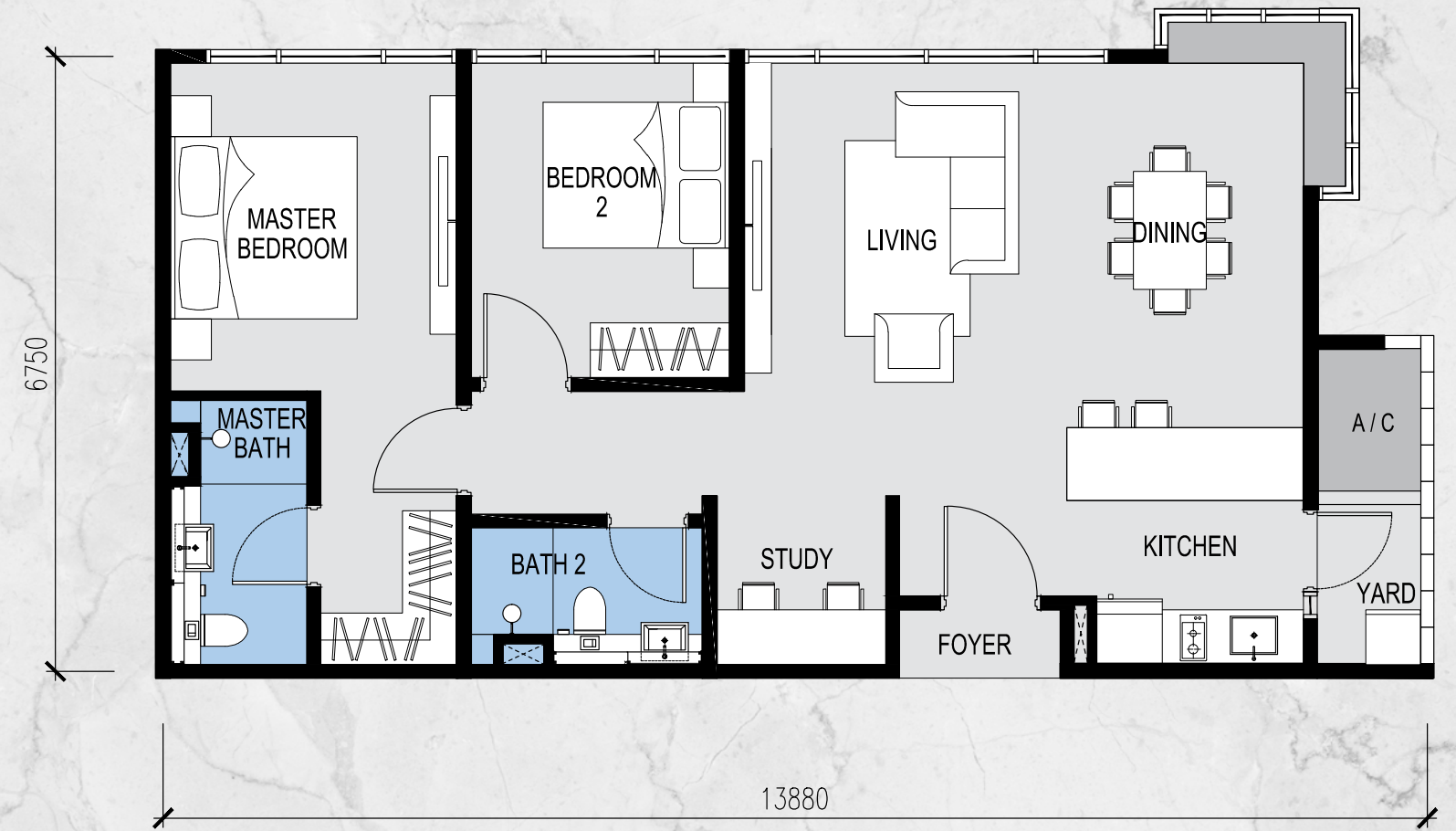
80m² | 861ft²

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



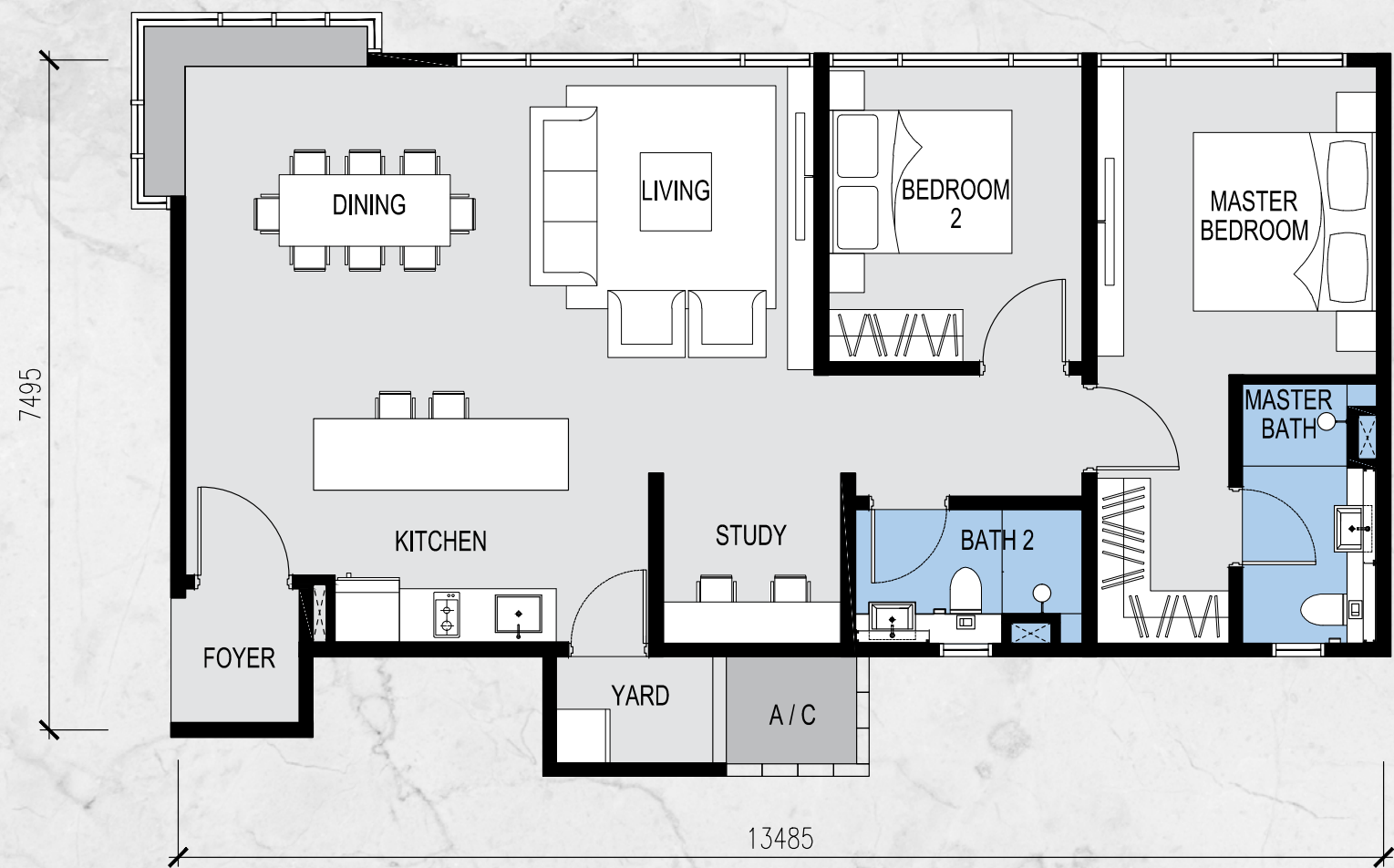
UNIT TYPE E
2 BEDROOMS

87m² | 937ft²



UNIT TYPE F
2 + 1 BEDROOMS

87m² | 937ft²



UNIT TYPE G
2 + 1 BEDROOMS

93m² | 1001ft²



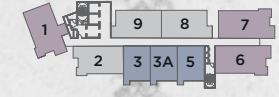
STOREY PLAN

TOWER A											TOWER B											
North											South											
Glenmarle View					East			Facilities View			Subang View					Southwest			North			
Corner				Corner	Corner				Corner			End		Corner	Facilities View		Corner					
Type	B-M	D-M	D	F	G	A	A	A	B	E	C-M	C	F	F-M	A	A	A	B	E	C-M	C	F
Size	861	861	861	937	1001	624	624	624	861	937	861	861	937	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																					

TOWER A



- Type A (1+1) 624 sf
- Type B, C & D (2) 861 sf
- Type E & F (2 & 2+1) 937 sf
- Type G (2+1) 1,001 sf



TOWER B



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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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) •