

LOT 15

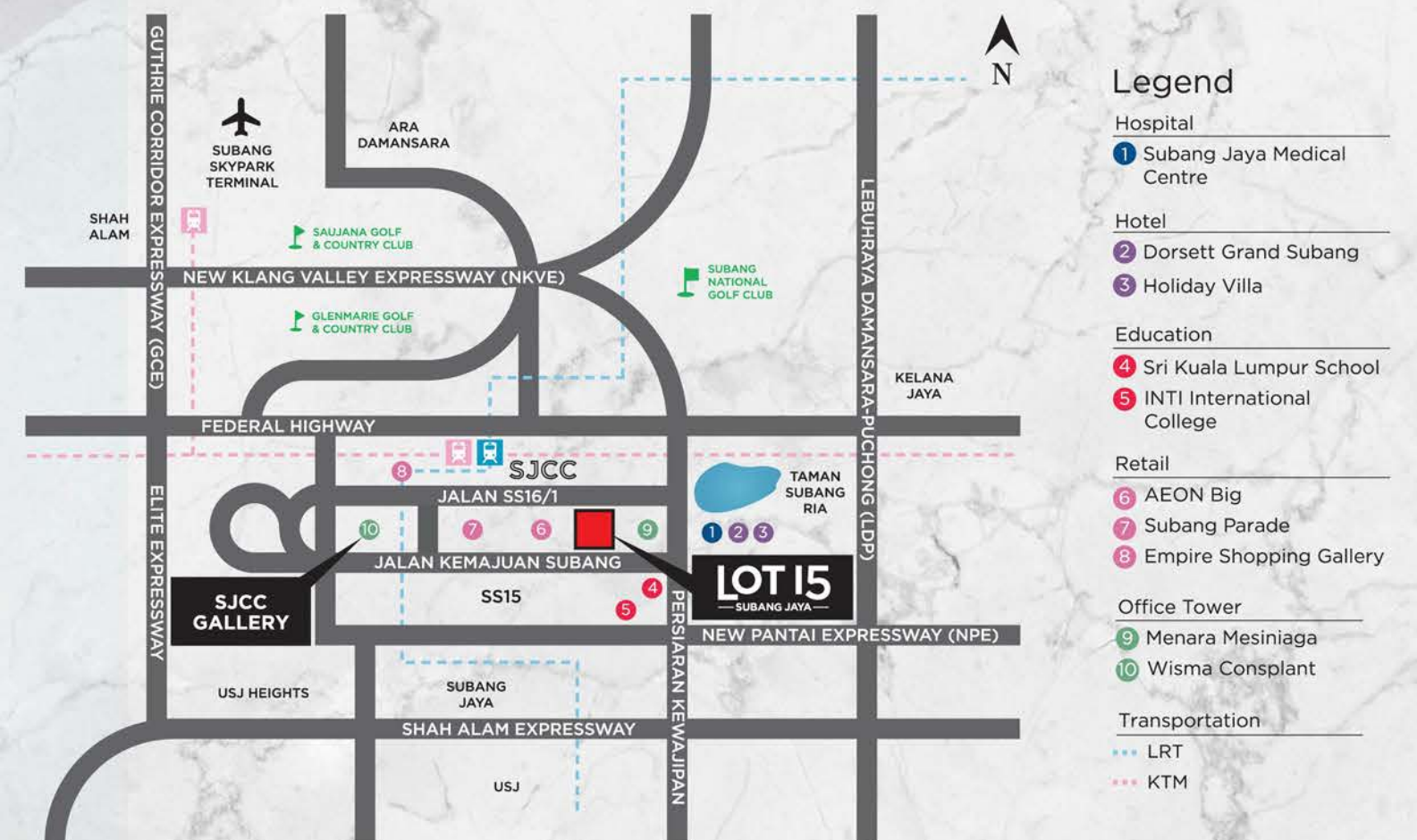
— SJCC —



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

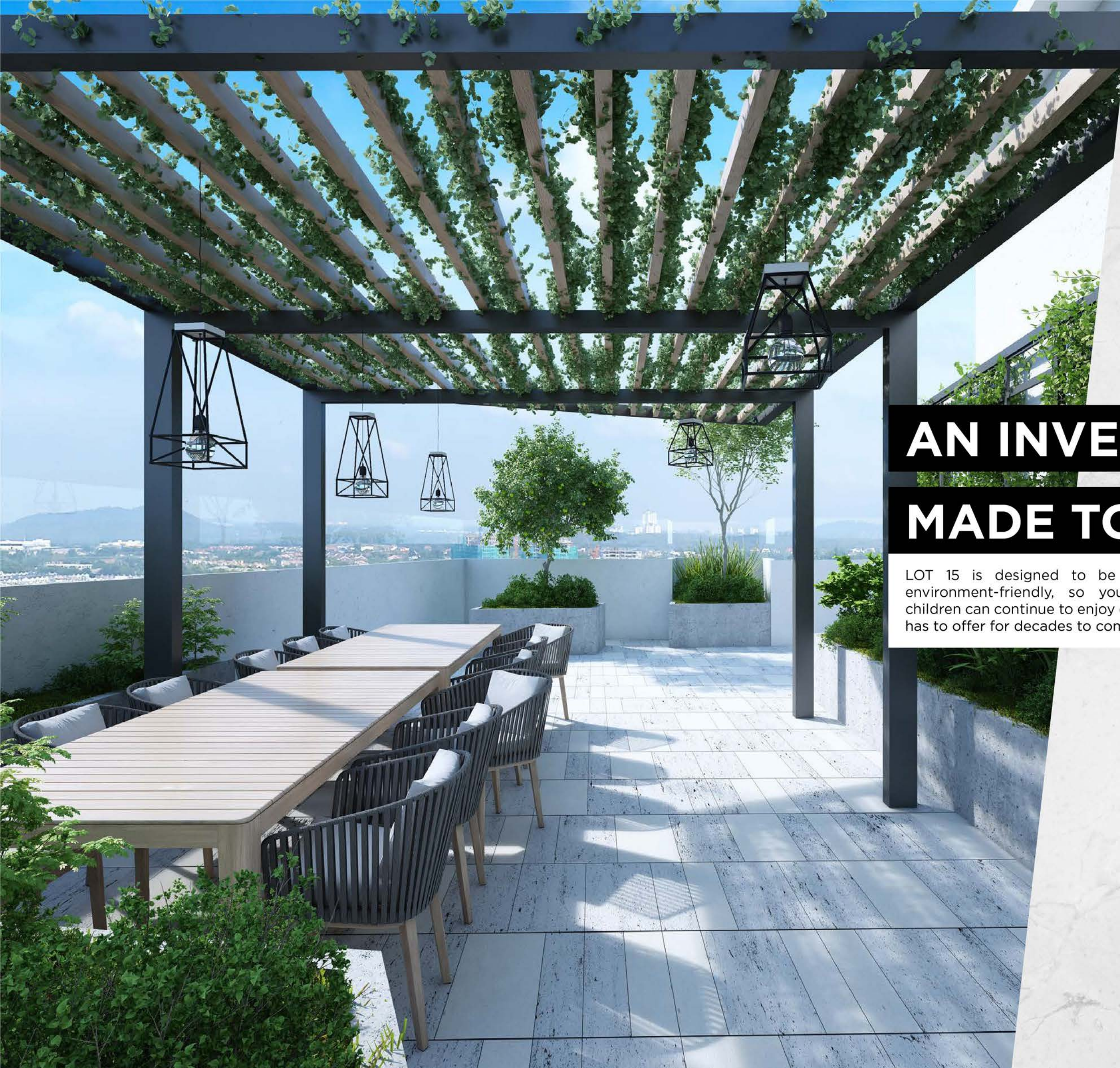
At LOT 15, anytime is a time to enjoy life at its finest. Swim in a dazzling infinity pool, work out in the gym, barbecue under the stars, spend time with loved ones at the playground, or chill out in zen solitude on the floating pavilion. Need a break from the concrete jungle? Three sky gardens and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



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



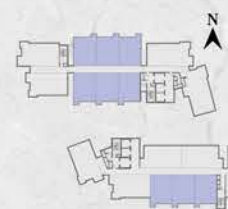
GROUND FLOOR

- 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



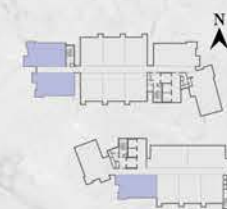
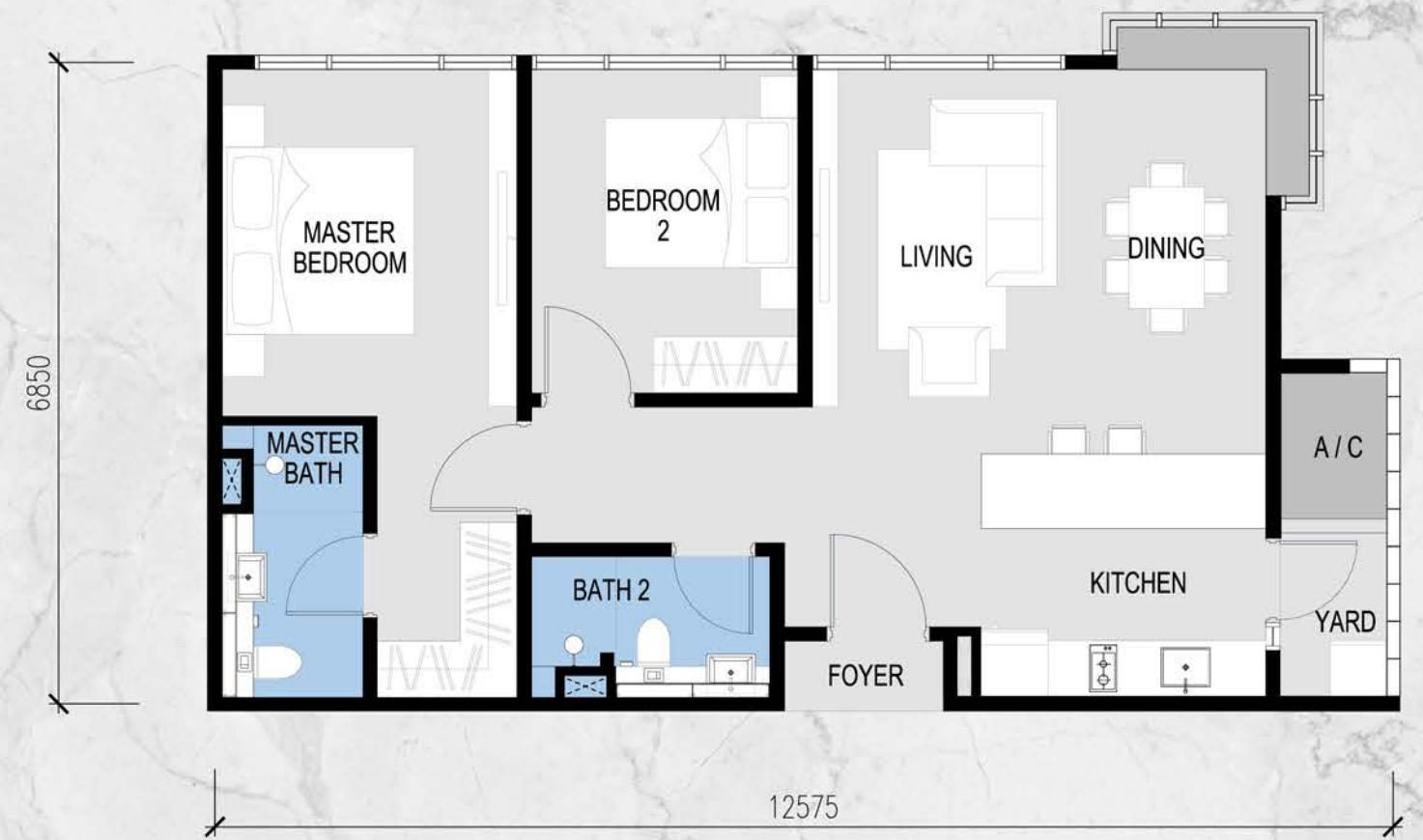
FACILITIES FLOOR

- 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 Laundrette
- 16 Playground
- 17 Space for Nursery Room
- 18 Space for Games Room
- 19 Surau
- 20 Sauna & Changing Room
- 21 Gymnasium
- 22 Deck



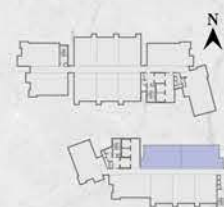
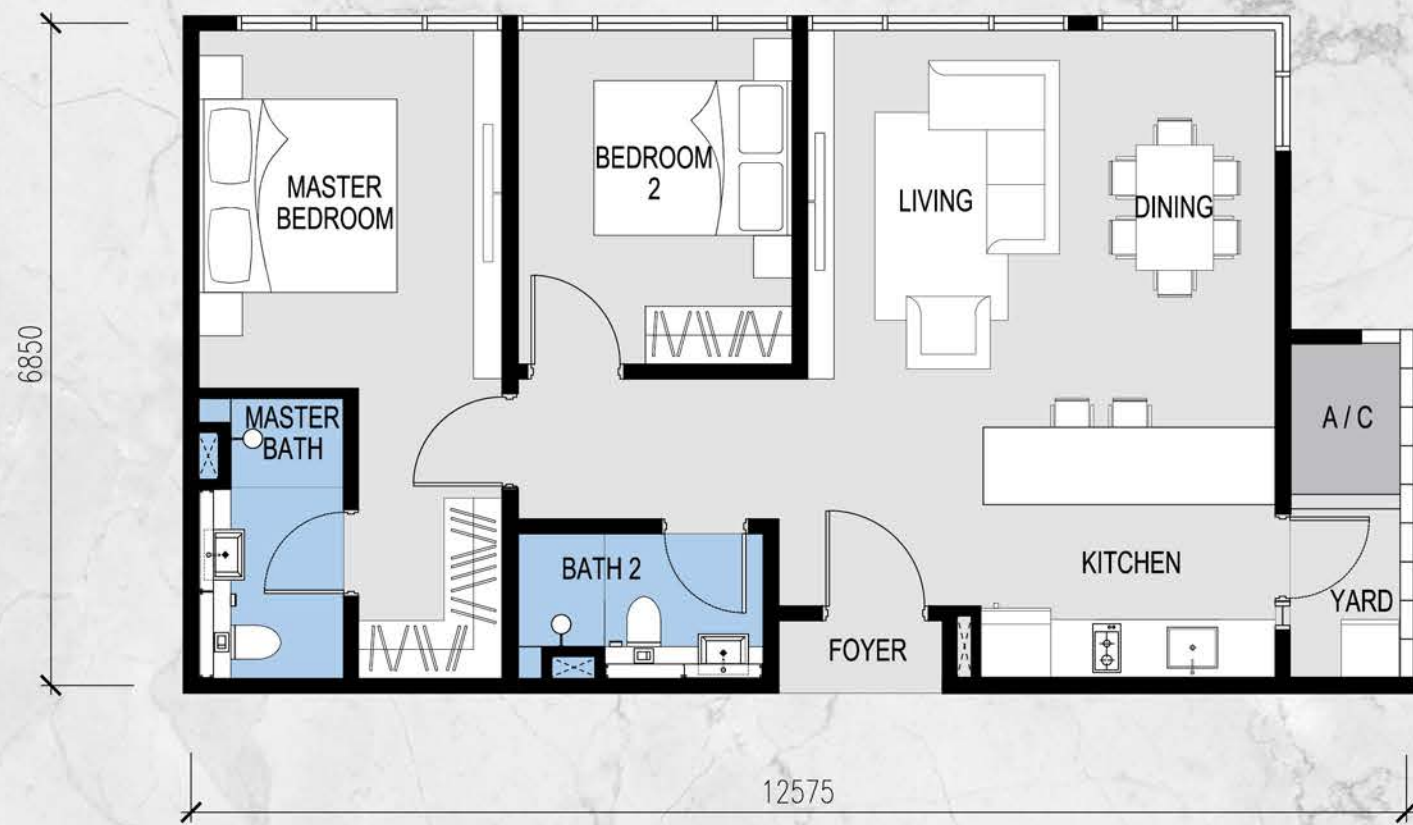
UNIT TYPE A
1+1 BEDROOMS

58m² | 624ft²



UNIT TYPE B
2 BEDROOMS

80m² | 861ft²



UNIT TYPE C
2 BEDROOMS

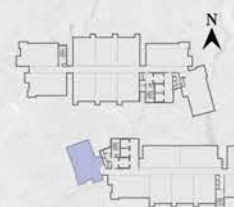
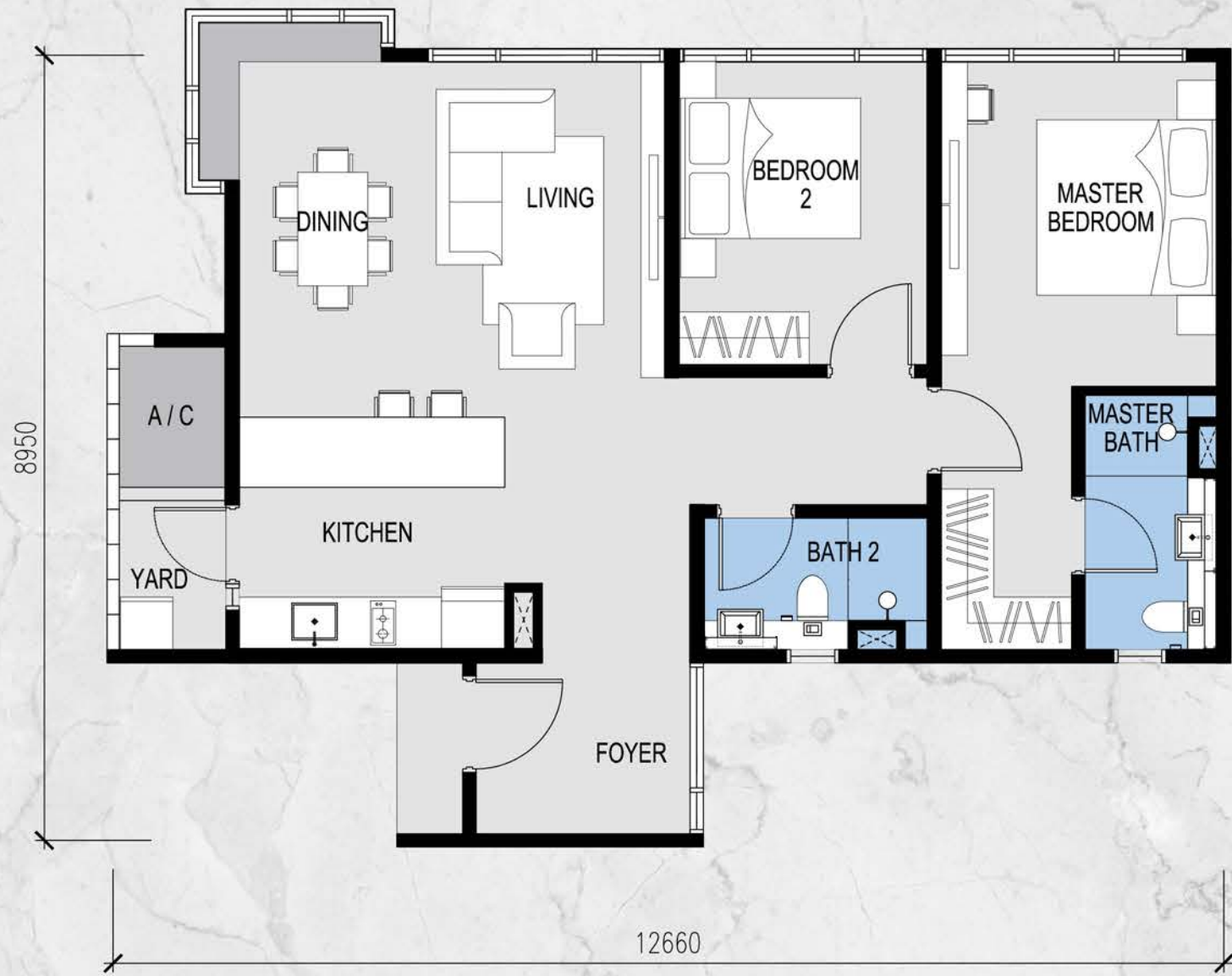
80m² | 861ft²



UNIT TYPE D*
2 BEDROOMS

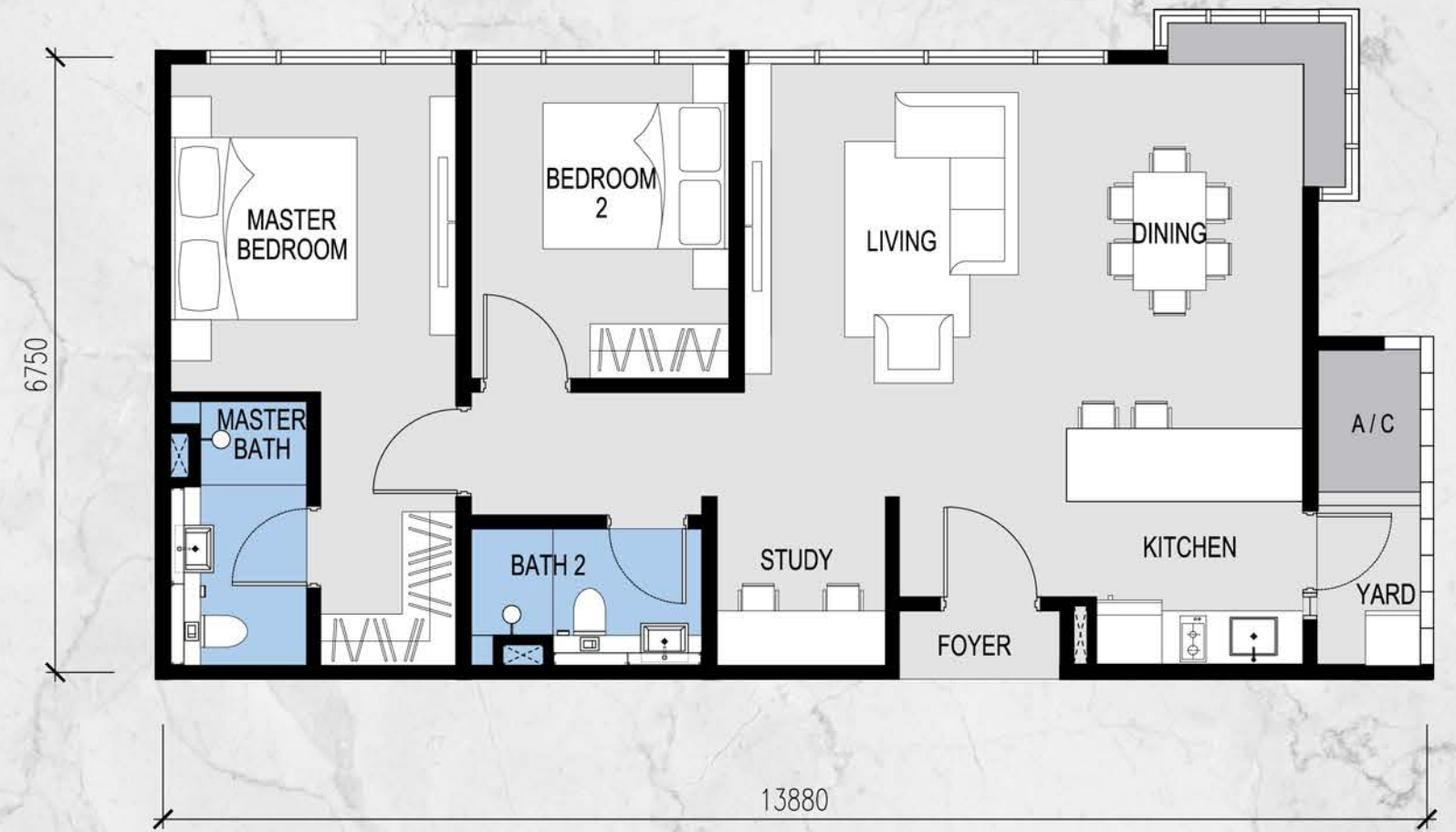
80m² | 861ft²

*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										
Type Size	North					East		South			South					Southwest		North		
	Glenmarke View					Lake View		Facilities View			Subang View					End		Facilities View		
	Corner	D-M	D	F	G	Corner	Corner	A	A	A	Corner	Corner	C-M	C	Corner	Corner	Corner			
	B-M	D-M	D	F	G	Corner	A	A	A	Corner	Corner	C-M	C	Corner	Corner	Corner				
	861	861	861	937	1001	624	624	624	624	861	937	861	861	937	861	937				
	Rooftop Garden					Rooftop Garden					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-22-1	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-22-2	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	Sky Garden	A-15-10	A-15-9	A-15-8	A-15-7	B-15-6	B-15-5	B-15-3A	B-15-3	Sky Garden	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	A-14-1	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										Facilities Floor									
Level 8	Car Park										Car Park									
Level 7	Car Park										Car Park									
Level 6	Car Park										Car Park									
Level 5	Car Park										Car Park									
Level 4	Car Park										Car Park									
Level 3	Car Park										Car Park									
Level 2	Retail					Car Park					Car Park					Car Park				
Level 1	Retail					Car Park					Car Park					Car Park				
Ground Floor	Retail					Lobby / Car Park					Lobby / Car Park					Lobby / Car Park				
Basement	Car Park										Car Park									



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



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 Other Doors	Timber Timber Flush
IRONMONGERY		Lockset with Accessories
WALL FINISHES	Kitchen Bathrooms General (Living / Dining / Bedrooms)	Porcelain Tile (up to 5ft. high) / Plaster and Paint Porcelain Tile Plaster and Paint
FLOOR FINISHES	Foyer Living / Dining / Kitchen Bedrooms Bathrooms	Porcelain Tile Porcelain Tile Engineered Timber 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.: 10991-2/07-2019/02270 (L) • Validity: 09/07/2018 - 08/07/2019 • Advertising & Sales Permit No.: 10991-2/07-2019/02270 (P) • Validity: 09/07/2018 - 08/07/2019 • 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) •