

Aurora

SUBANG JAYA



Be The First
to own your dream home at Aurora

FREEHOLD

In Subang Jaya City Centre

LOW DENSITY

234 available units

CONVENIENCES

300 metres to Empire Shopping Gallery & 500 metres to Subang Parade

CONNECTIVITY

Walking distance to Subang Jaya LRT & KTM Stations

1ST DTO PROJECT

1st residential project co-created by Malaysians

LIVEABLE SIZES

2 bedrooms and 3+1 bedrooms units. Master bedroom can accommodate 19ft length wardrobe

FACILITIES

Co-working space, multi-purpose room and more

CARPARKS

2 parking lots per unit

Be the first

Welcome to Aurora, our latest freehold serviced apartment oasis in Subang Jaya City Centre (SJCC). It's low density and close enough to live, work and play – so you can switch on or off whenever you desire. Built with your liveability in mind, Aurora features many options for your flexibility, functionality and comfort. This is your opportunity to experience the Sime Darby Property legacy at its finest in Subang Jaya. Be the first to own one.





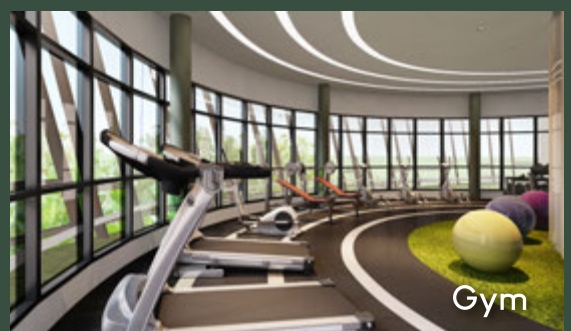
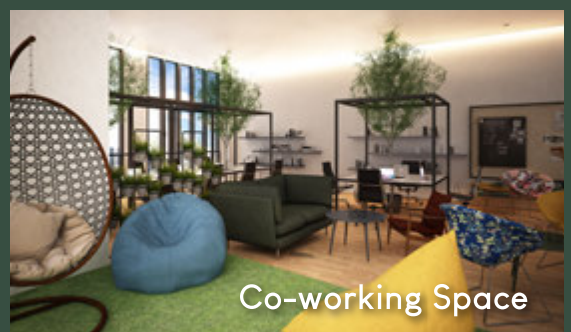
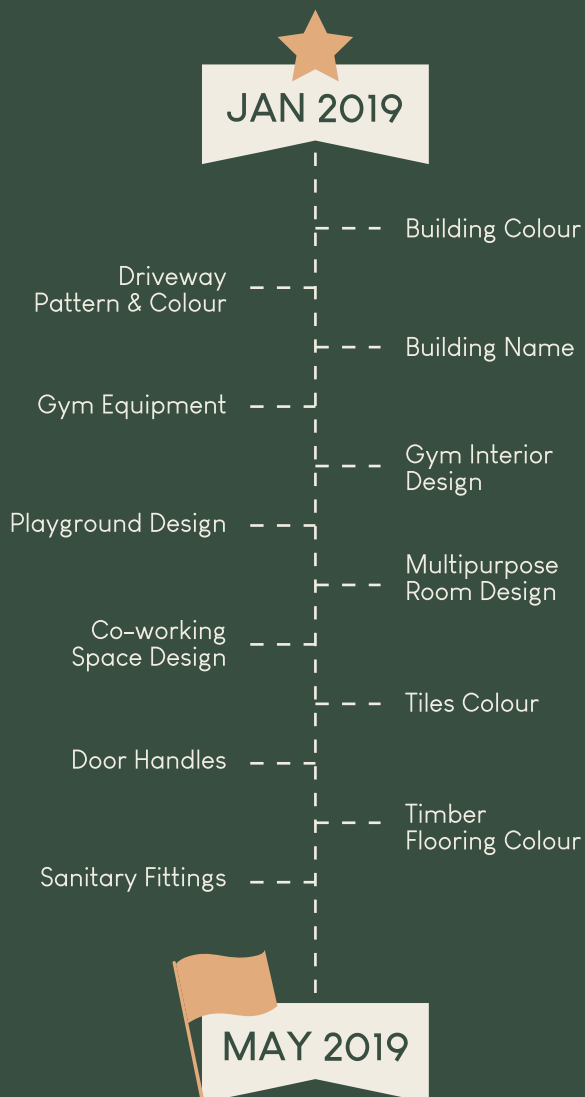
How dto helped co-create the Aurora dream

dto (pronounced 'ditto') is a result of our pioneering passion to co-create homes with you, our customers. Leveraging on technology and a simple majority concept, dto empowers you to have your say in the design features of Sime Darby Property's new developments.

Aurora Subang Jaya, is the first dto project, and the first property development co-created by Malaysians.

The co-creation journey of Aurora

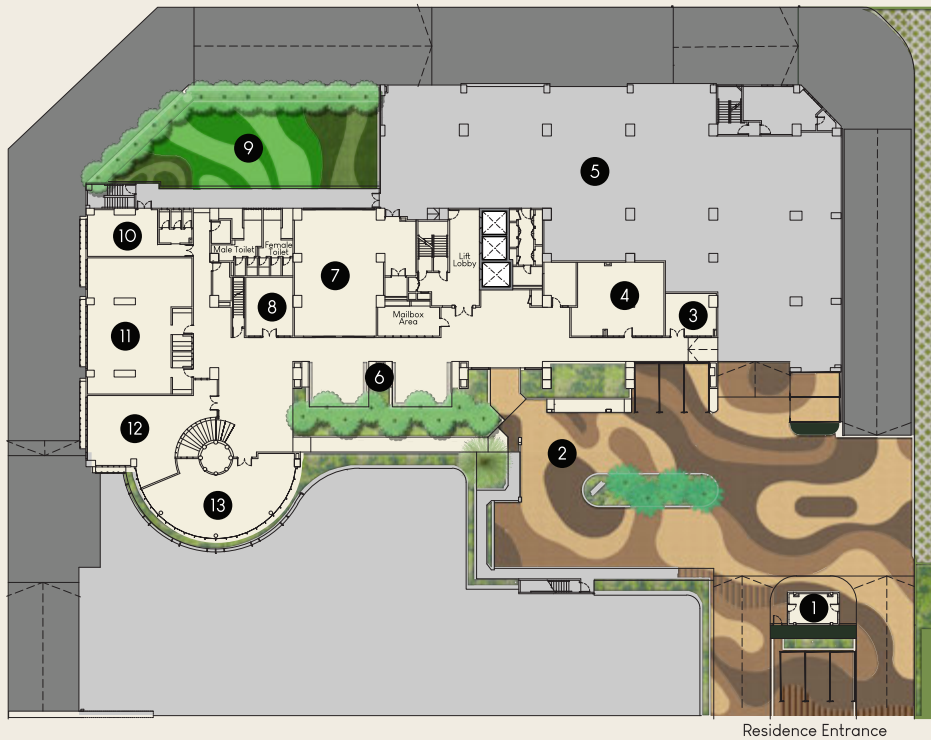
From the external elements of the building, to the common facilities and interior of the units, all of these design features were co-created by the community on dto.



Find out more at dtolah.com.

Facilities Plan

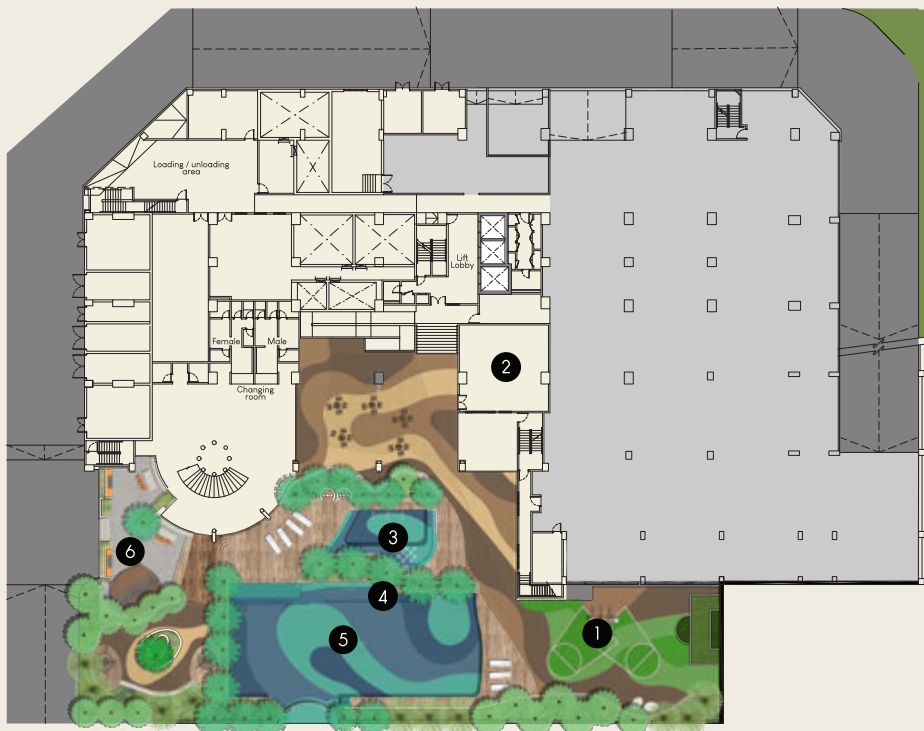
Level 1



Legend

1. Guard House
2. Main Drop Off
3. Space for Launderette
4. Management Office
5. Parking
6. Space for Café
7. Space for Multipurpose Hall
8. Space for Shop
9. Playscape Area
10. Space for Kindergarten
11. Space for Surau
12. Space for Reading Room/
Co-Working Space
13. Gymnasium

Level B1



Legend

1. Playscape Area
2. Space for Multipurpose Room
3. Kids Pool
4. Jacuzzi
5. Swimming Pool
6. Barbeque Area

Storey Plan

LEGEND

TYPE A - 788 sq ft

TYPE B - 1,158 sq ft

TYPE A1 - 788 sq ft

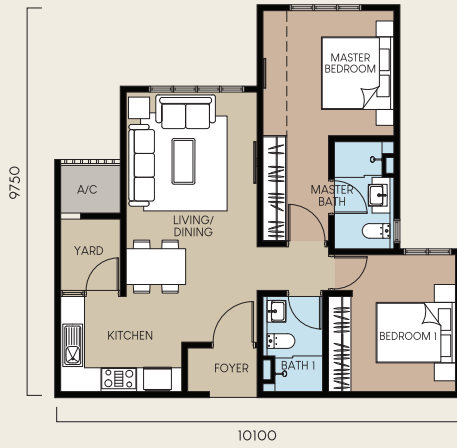
TYPE B1 - 1,158 sq ft

Level 22	22-1	22-2	22-3	22-3A	22-5	22-6	22-7	22-8	22-9	22-10		
Level 21	21-1	21-2	21-3	21-3A	21-5	21-6	21-7	21-8	21-9	21-10		
Level 20	20-1	20-2	20-3	20-3A	20-5	20-6	20-7	20-8	20-9	20-10		
Level 19	19-1	19-2	19-3	19-3A	19-5	19-6	19-7	19-8	19-9	19-10		
Level 18	18-1	18-2	18-3	18-3A	18-5	18-6	18-7	18-8	18-9	18-10		
Level 17	17-1	17-2	17-3	17-3A	17-5	17-6	17-7	17-8	17-9	17-10		
Level 16	16-1	16-2	16-3	16-3A	16-5	16-6	16-7	16-8	16-9	16-10		
Level 15	15-1	15-2	15-3	15-3A	15-5	15-6	15-7	15-8	15-9	15-10		
Level 14	14-1	14-2	14-3	14-3A	14-5	14-6	14-7	14-8	14-9	14-10		
Level 13	13-1	13-2	13-3	13-3A	13-5	13-6	13-7	13-8	13-9	13-10	13-11	13-12
Level 12	12-1	12-2	12-3	12-3A	12-5	12-6	12-7	12-8	12-9	12-10	12-11	12-12
Level 11	11-1	11-2	11-3	11-3A	11-5	11-6	11-7	11-8	11-9	11-10	11-11	11-12
Level 10	10-1	10-2	10-3	10-3A	10-5	10-6	10-7	10-8	10-9	10-10	10-11	10-12
Level 9	9-1	9-2	9-3	9-3A	9-5	9-6	9-7	9-8	9-9	9-10	9-11	9-12
Level 8	8-1	8-2	8-3	8-3A	8-5	8-6	8-7	8-8	8-9	8-10	8-11	8-12
Level 7	7-1	7-2	7-3	7-3A	7-5	7-6	7-7	7-8	7-9	7-10	7-11	7-12
Level 6	6-1	6-2	6-3	6-3A	6-5	6-6	6-7	6-8	6-9	6-10	6-11	6-12
Level 5	5-1	5-2	5-3	5-3A	5-5	5-6	5-7	5-8	5-9	5-10	5-11	5-12
Level 4	4-1	4-2	4-3	4-3A	4-5	4-6	4-7	4-8	4-9	4-10	4-11	4-12
Level 3	3-1	3-2	3-3	3-3A	3-5	3-6	3-7	3-8	3-9	3-10	3-11	3-12
Level 2	2-1	2-2	2-3	2-3A	2-5	2-6	2-7	2-8	2-9	2-10	2-11	2-12
Level 1	FACILITIES					CAR PARK						
B1	FACILITIES					CAR PARK						
B2	CAR PARK					CAR PARK						
B3	CAR PARK					CAR PARK						
B4	CAR PARK					CAR PARK						
B5	CAR PARK					CAR PARK						

Floor Plan

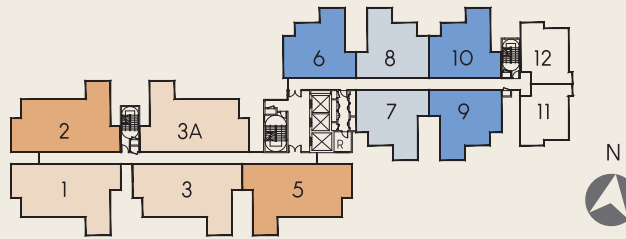
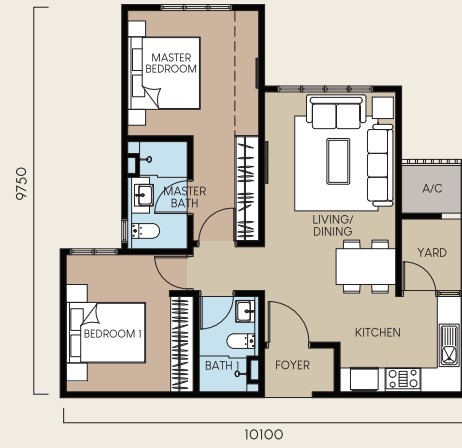
TYPE A

Built up: 788 sq ft
2 bedrooms, 2 bathrooms



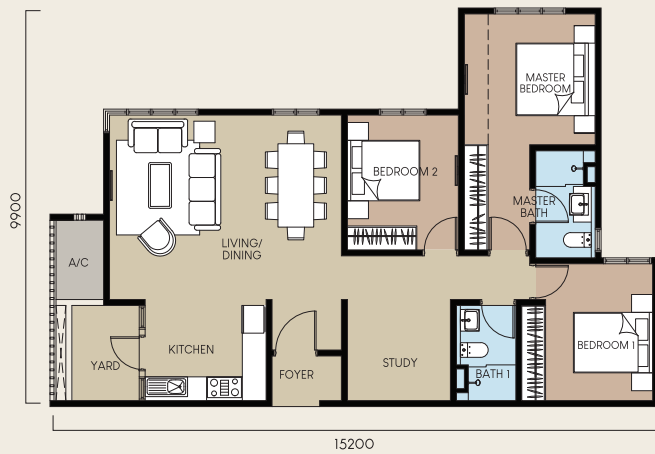
TYPE A1

Built up: 788 sq ft
2 bedrooms, 2 bathrooms



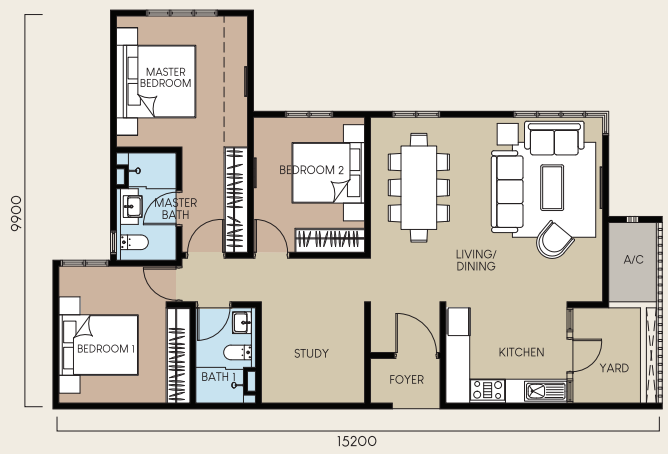
TYPE B

Built up: 1,158 sq ft
3+1 bedrooms, 2 bathrooms



TYPE B1

Built up: 1,158 sq ft
3+1 bedrooms, 2 bathrooms





Swimming pool deck

Specifications

Structure	: Reinforced Concrete	Sanitary & Plumbing Fitting	: Sanitary Wares & Fittings
Wall	: Concrete/Masonry	Electrical Installation	Type A/A1 Type B/B1
Roof Covering	: Concrete	Lighting Point	15 18
Roof Framing	: Concrete	Power Point	19 25
Ceiling	: Plaster Board/Skim Coat	Fan Point	3 5
Window	: Aluminium Frame	Door Bell Point	1 1
Door	: Main Door: Timber Door (Fire Rated Door)	Water Heater Socket Point	2 2
	: Other Doors: Timber Door	A/C Point	3 4
Ironmongery	: Lockset With Accessories	SMATV Point	2 2
Wall Finish		Fibre Wall Socket	1 1
General	: Plaster & Paint	Electrical DB	1 1
Bathroom	: Porcelain Tiles	Internal Telephone Trunking & Cabling	: Provided
Kitchen	: Porcelain Tiles (1500mm high) & Plaster and Paint		
Floor Finish			
Foyer	: Porcelain Tiles		
Living & Dining	: Porcelain Tiles		
Kitchen	: Porcelain Tiles		
Bedroom	: Laminated Timber Flooring		
Bathroom	: Porcelain Tiles		
Yard	: Porcelain Tiles		
Study (Type B)	: Porcelain Tiles		

Location



Shopping Mall & Hypermarket

- 1 Empire Shopping Gallery
- 2 Subang Parade
- 3 Aeon Big Subang Jaya
- 4 Sunway Pyramid

Education

- 5 UMS Seafield International College
- 6 INTI International College
- 7 Sri Kuala Lumpur School
- 8 Monash University
- 9 Sunway University
- 10 Sunway International School
- 11 UCSI International School
- 12 Taylor's Lakeside Campus
- 13 SEGi College
- 14 International Medical College

Hospital

- 15 SJMC
- 16 Sunway Medical Centre

Hotel

- 17 Dorsett Grand Subang
- 18 Holiday Villa
- 19 Sunway Lagoon Resort

Office Tower

- 20 SJCC Gallery
- 21 Menara Mesiniaga
- 22 Wisma Conspant
- 23 UOA Business Park



For enquiries

03 5631 8888

www.simedarbyproperty.com

SJCC

Subang Jaya City Centre



Property

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In the event of any discrepancy between the sale and purchase agreement and the information, perspectives and plans contained in this [advertisement / website / brochure], the terms of the sale and purchase agreement which form the entire agreement between the purchaser and the developer shall prevail.

No of Units: 234 · Type: Service Apartment · Expected date of completion: Nov 2023 · Land: Free from Encumbrances · Tenure of Land : Freehold · Developer's License No:10991-3/11-2021/01018(L) · Validity: 05/11/2019 - 04/11/2021 · Advertising & Sales Permit No.: 10991-3/11-2021/01018(P) · Validity: 05/11/2019 - 04/11/2021 · Approval Authority: Majlis Perbandaran Subang Jaya · Building Plan Approval No. : MPSJ.BGN.BP1.600-1/10/4/4(22) · Developed by : Sime Darby Property (Subang) Sdn. Bhd. (324670-W), Tingkat 10, Blok G, No. 2 Jalan PUJ 1A/7A, Ara Damansara, 47301 Petaling Jaya, Selangor · Selling Price: SAMM - RM270,000 I Not SAMM - RM 769,000(min) - RM1,566,000 (max) · 5% Bumiputera Discount (Quota applies).

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