



Property

LOT 15

— SUBANG JAYA —



Artist Impression



Artist Impression

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.

Welcome to LOT 15, our first launch for SJCC built and designed around the birthplace of cutting-edge street fashion brands, music, cafes, YouTubers, and start-ups. Join the city's most vibrant community where city dwelling is redefined.

Strategically located in a smart walkable community next to major commuter lines connecting to all postcodes beyond 47500, LOT 15 is a place where life just got easier with everything you need within reach. Live a successful life in this township bustling with enterprise, shopping, dining, and leisure options.

Comprising two towers of residences spanning from one-plus-one to two-plus-one bedrooms, LOT 15 is tailored for those who yearn for the luxuries of a vacation at home. Communal areas, including sky gardens, rooftop gardens, floating pavilion, and areas around the infinity pool are gorgeously designed to foster a sense of belonging in a neighbourhood you can now call home. Work out, simply relax, and revel in breathtaking views at LOT 15. Let the Subang Jaya pride live on as your dreams take flight.

SITE LAYOUT PLAN



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

STOREY PLAN

TOWER A										
Type Size	North				East		South			
	Glenmarie View				Lake View		Facilities View			
	Corner				Corner	Corner				Corner
	B-M	D-M	D		F	G	A	A	A	B
	861	861	861		937	1001	624	624	624	861
				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
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
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
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
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
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-M	A	A	A	F	G	A	A	A	B
	861	624	624	624	937	1001	624	624	624	861
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
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
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
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
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
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
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
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
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
Level 14	A-14-6	A-14-5	A-14-3A	A-14-3	A-14-2		A-14-10	A-14-9	M&E	A-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
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
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
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
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									

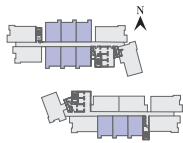
TOWER B											
Type Size	South				Southwest		North				
	Subang View						Facilities View				
	Corner			End		Corner					Corner
	F-M	A	A	A	B	E	C-M	C	C	F	
	937	624	624	624	861	937	861	861	861	937	
						Rooftop Garden					
	B-29-6	B-29-5	B-29-3A	B-29-3	Sky Garden	B-29-1	B-29-9	B-29-8	B-29-7		
	B-28-6	B-28-5	B-28-3A	B-28-3	B-28-2	B-28-1	B-28-9	B-28-8	B-28-7		
	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		
	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		
	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		
	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		
	F-M	A	A	A	B	E	C-M	C	C	F	
	937	624	624	624	861	937	861	861	861	937	
	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		
	B-22-6	B-22-5	B-22-3A	B-22-3		B-22-1	B-22-9	B-22-8	B-22-7		
	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		
	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		
	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		
	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		
	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		
	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		
	B-15-6	B-15-5	B-15-3A	B-15-3		B-15-1	B-15-9	B-15-8	B-15-7		
	B-14-6	M&E	B-14-3A		Sky Garden	B-14-1	B-14-9	B-14-8	B-14-7		
	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		
	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		
	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		
	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		



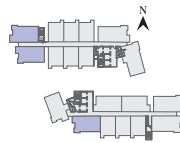
Actual show unit (Type F)



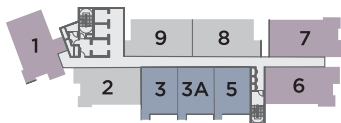
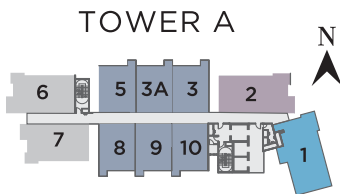
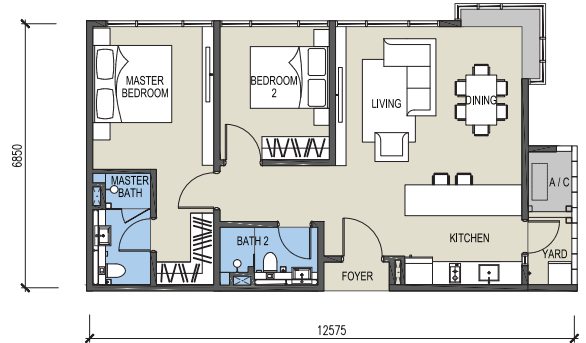
Actual show unit (Type A)



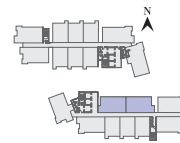
TYPE A
1+1 BEDROOMS
624 SF



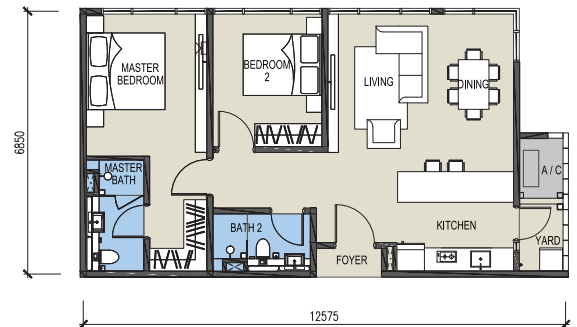
TYPE B
2 BEDROOMS
861 SF



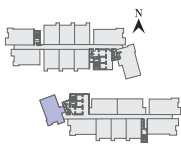
TOWER B



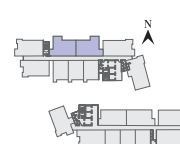
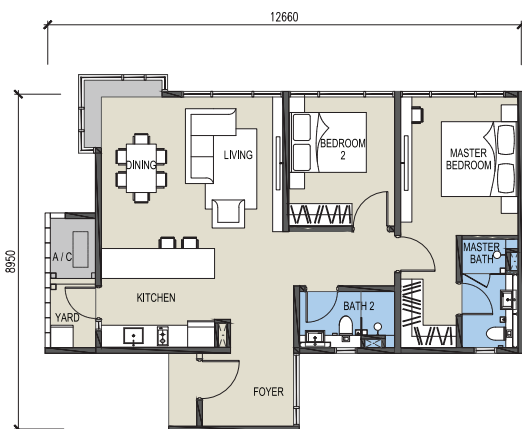
TYPE C
2 BEDROOMS
861 SF



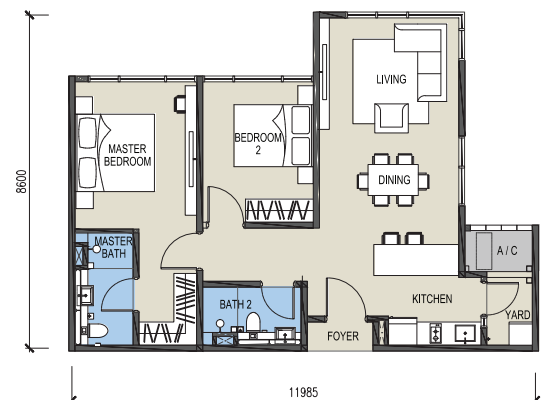
- Type A (1+1) 624 sf
- Type E & F (2 & 2+1) 937 sf
- Type B, C & D (2) 861 sf
- Type G (2+1) 1,001 sf

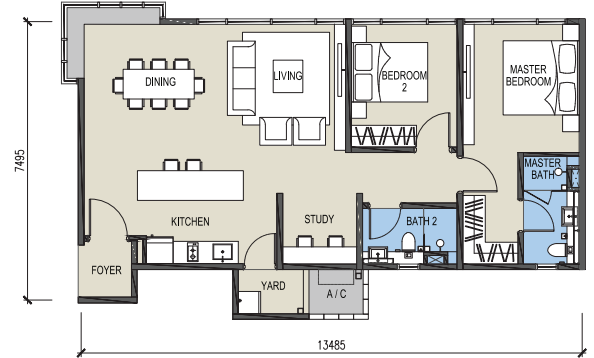


TYPE E
2 BEDROOMS
937 SF

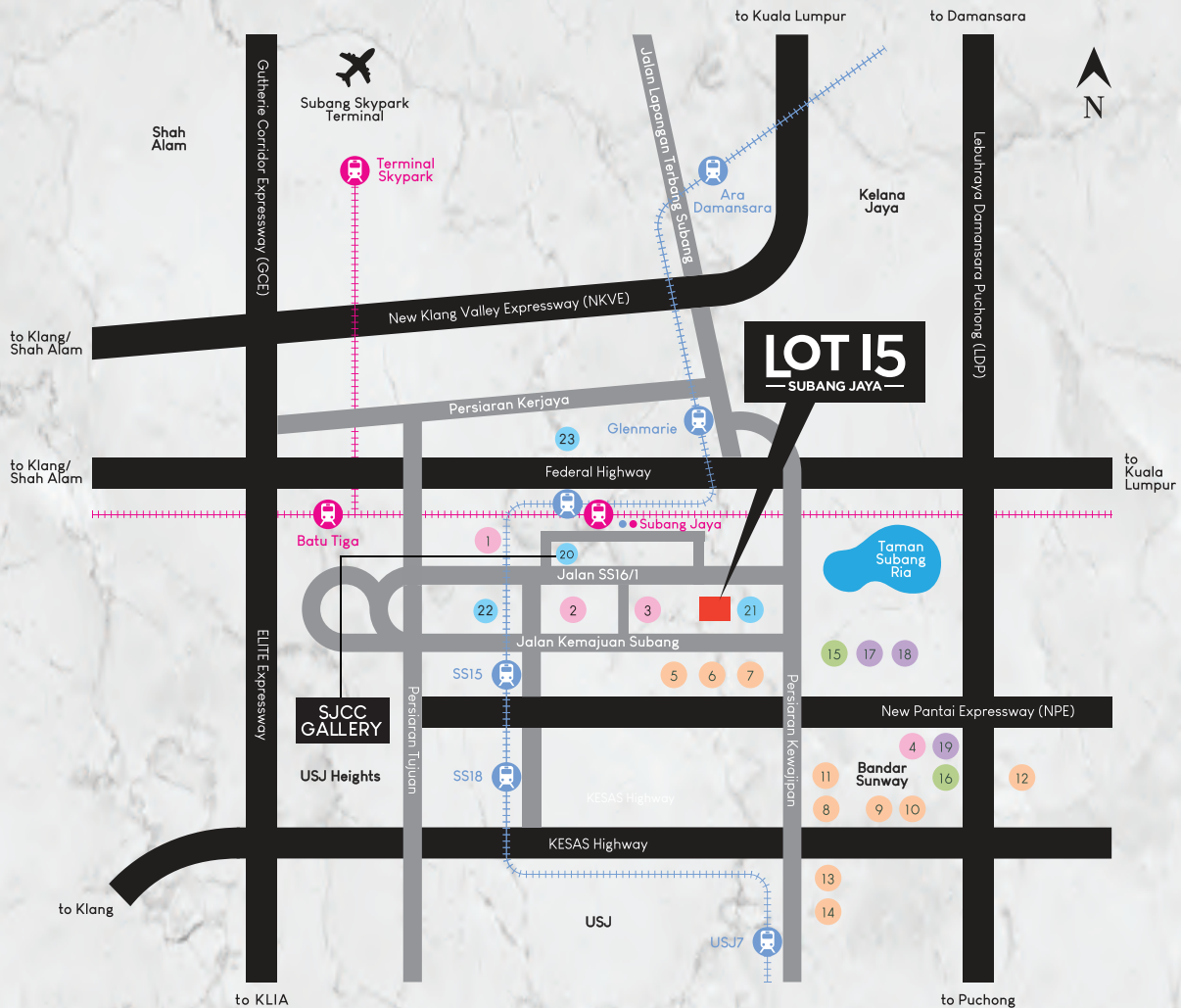


TYPE D
2 BEDROOMS
861 SF



[illegible]

THE LOCATION



Shopping Mall & Hypermarket

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

Education

- 5 UMS Seafeld 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



03 5631 8888
www.simedarbyproperty.com

SJCC Gallery

Jalan SS 16/1, 47500
Subang Jaya, Selangor
GPS Code: 3.083683, 101.585555

Open daily: 9:30am - 6:30pm
(Including Public Holidays)

Any sketches, illustrations, renderings, images, pictures, amenities, food services, resort services, unit finishes, designs, materials, plans, specifications, art and/or visuals shown and featured in this (advertisement / website / brochure) including the interior design concepts, colour schemes and suggested furnishings in the completed unit/development are artist's impression and for illustrative purposes only and shall not be taken as a representation, express or implied, of the final detail of the exterior or interior of the actual development or a unit that is to be or is being purchased by the purchaser or of the items that will be delivered with the purchaser's unit in the development. The design and construction of the development is subject to first obtaining the appropriate authority's approvals which may require the developer to alter any design, plan, or layout depicted. Accordingly, the developer expressly reserves the right to modify, revise, or withdraw any or all of the same without any liability being incurred by the developer. 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 Unit: 361. Developer's License No.: 10991-2/07-2022/02118(L) Validity: 09/07/2021 - 08/07/2022. Advertising & Sales Permit No.: 10991-2/07-2022/02118(P). Validity: 09/07/2021 - 08/07/2022. Expected Date of Completion: May 2022. Tenure of Land: Freehold. Land: Free from Encumbrances. Type: Service Apartment. Selling Price: RM593,888 (Min) - RM1,289,044.00 (Max). Developed by: Sime Darby Property (Subang) Sdn Bhd (Co. No 199401038985), Tingkat 10, Block G, No. 2 Jalan PJU 1A/7A, Ara Damansara, 47301 Petaling Jaya, Selangor. Tel: 03-56318888. Appropriate Authority which Approves the Building Plans: Majlis Perbandaran Subang Jaya. Reference No: MPSJ/BGN-SOG-1/10/5(BP1-15)JD II(27). 5% Bumiputera discount (Quota applies).

"THIS ADVERTISEMENT HAS BEEN APPROVED BY NATIONAL HOUSING DEPARTMENT"

