

RESIDENSI
teja

— TEROKAI —
SUBANG JAYA
DALAM SINAR BAHARU

DESTINASI BAHARU KEDIAMAN ANDA





KEDIAMAN DENGAN CIRI - CIRI MENARIK



Hak milik kekal.
Terhad 271 unit sahaja



300m ke
Pusat Beli Belah
Empire Gallery



800 hingga 1,150 kaki persegi,
2 hingga 3 + 1 bilik



1km ke
Stesen LRT &
KTM Subang Jaya



Pembangunan lestari
yang mementingkan
alam sekitar



Tersedia
dengan pelbagai
kemudahan riadah

teja
SUBANG JAYA





KEMUDAHAN UNTUK PRODUKTIVITI & HOBI



Ruang acara untuk menganjurkan majlis dan berhimpun



Loker bungkusan untuk penghantaran pembelian yang dijamin selamat



Kemudahan kerja bersama dioptimumkan untuk pengaturan bekerja dari rumah



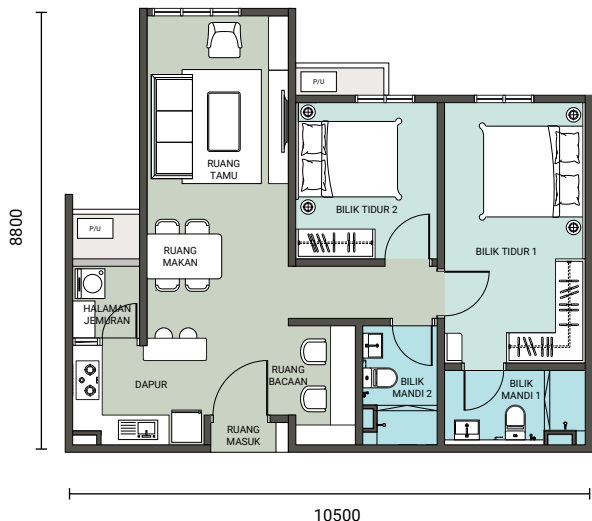
Ruang menunggu perkhidmatan e-hailing & penghantaran bungkusan



PELAN LANTAI UNIT

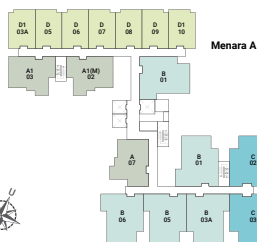
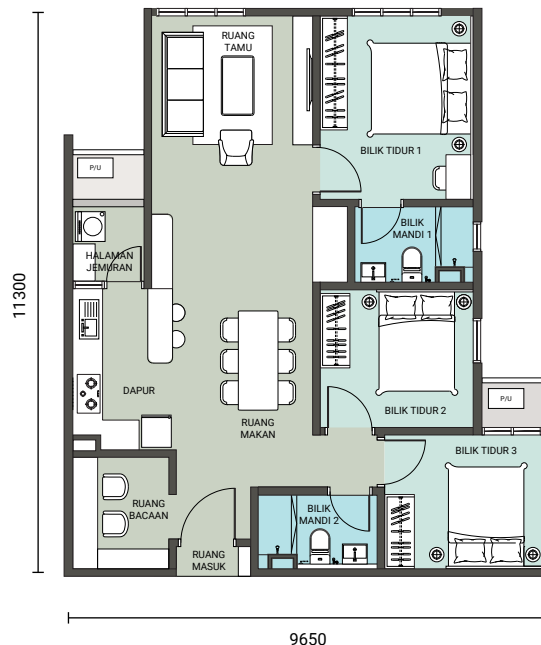
JENIS A 800
kaki persegi

2 bilik tidur 2 bilik mandi



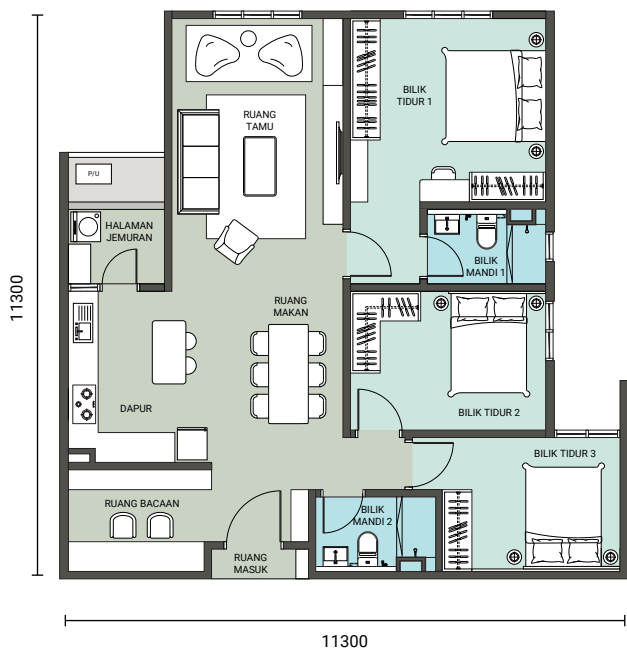
JENIS B 980
kaki persegi

3+1 bilik tidur 2 bilik mandi



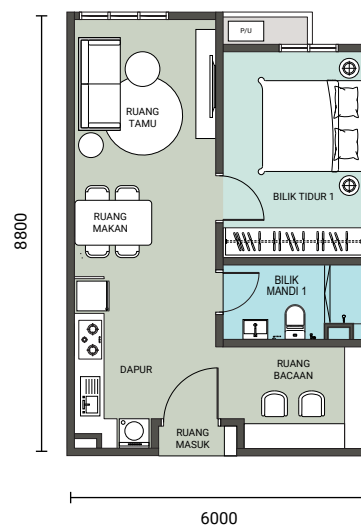
JENIS C 1,150
kaki persegi

3+1 bilik tidur 2 bilik mandi



JENIS D 550
kaki persegi

1 bilik tidur 1 bilik mandi



SPESIFIKASI

Struktur	Konkrit Bertetulang											
Dinding	Konkrit Bertetulang / Batu-bata											
Bumbung	Konkrit Bertetulang											
Kerangka Atap	Konkrit Bertetulang											
Siling	Plaster / Lepaan skim											
Tingkap	Kerangka Aluminium											
Pintu	Pintu Utama	Pintu Rintangan Api Kayu										
	Lain-lain	Pintu Kayu										
Set Kunci	Set Kunci Berserta Aksesori											
Kemasan Dinding	Ruang Umum	Lepaan Simen & Cat										
	Bilik Mandi	Jubin Porselin										
	Dapur	Jubin Porselin (1500mm tinggi) dan Lepaan Simen & Cat										
Kemasan Lantai	Ruang Masuk	Jubin Porselin										
	Ruang Tamu / Makan / Dapur	Jubin Porselin										
	Bilik Tidur	Lantai Kayu Berlamina										
	Bilik Mandi	Jubin Porselin										
	Ruang Bacaan	Jubin Porselin										
	Ruang Jemuran	Jubin Homogen										
Sanitari & Kelengkapan Perpaipan	Alat Sanitari & Kelengkapan											
Pemasangan Elektrikal	A	A(M)	A1	A1(M)	B	B(M)	C	C(M)	D	D(M)	D1	D1(M)
Poin Lampu	16	16	16	16	18	18	18	18	8	8	8	8
Soket Elektrik	19	19	19	19	21	21	21	21	15	15	15	15
Poin Kipas	5	5	5	5	6	6	6	6	4	4	4	4
Poin Loceng Pintu	1	1	1	1	1	1	1	1	1	1	1	1
Soket Elektrik Pemanas Air	2	2	2	2	2	2	2	2	1	1	1	1
Poin Penyaman Udara	3	3	3	3	4	4	4	4	2	2	2	2
Poin TV	1	1	1	1	1	1	1	1	1	1	1	1
Soket Dinding Fiber	1	1	1	1	1	1	1	1	1	1	1	1
Papan Agihan Kuasa	1	1	1	1	1	1	1	1	1	1	1	1
Kabel Telefon Dalam	Disediakan											

LOKASI



PENDIDIKAN

- + Sekolah Antarabangsa Sri KL 2.3km
- + Kolej Antarabangsa INTI 2.6km
- + Sekolah Antarabangsa UCSI 3.7km
- + Kolej SEGi 5.3km

STESEN KERETA API

- + LRT/KTM Subang Jaya 1km
- + LRT SS15 1km

HOSPITAL

- + Pusat Rawatan Subang Jaya 2km
- + Pusat Rawatan Sunway 5km

MEMBELI-BELAH

- + Pusat Beli Belah Empire Gallery 300m
- + Subang Parade 650m
- + Pasar Raya Besar AEON BiG 1km
- + Sunway Pyramid 3.6km

REKREASI

- + Pusat Raket & Golf Subang 250m
- + Taman Subang Ria 2.2km
- + Sunway Lagoon 4.7km
- + Kelab Golf Negara Subang (KGNS) 5.6km

SJCC

Subang Jaya City Centre

03 5631 8888
teja-sjcc.com.my



Galeri SJCC

Jalan SS 16/1,
47500 Subang Jaya, Selangor

Jumlah Unit: 271 • Jenis: Pangsapuri Perkhidmatan • Tarikh Dijangka Siap: Mac 2027 • Bebanan Tanah: Tiada • Pegangan Tanah: Pegangan Kekal • No Lesen Pemaju: 10991/11-2027/1114(R) • Tempoh Sah: 05/11/2022 sehingga 04/11/2027 • No. Permit Iklan & Jualan: — • Tempoh Sah: — • Pihak Berkuasa Meluluskan Bangunan: Majlis Bandaraya Subang Jaya • Rujukan Pelan Bangunan: MBSJ.BGN.BP1.600-1/10/4/1(18) • Pemaju: Sime Darby Property (Subang) Sdn. Bhd. (Co. No. 199401038985), Tingkat 10, Blok G, No. 2 Jalan PJU 1A/7A, Ara Damansara, 47301 Petaling Jaya, Selangor • Luas Binaan: 550 k.p. (min) - 1,150 k.p. (max) • Harga Jualan: RM270,000 (min) - RM1,332,000 (max) • 5% Diskaun Bumiputera

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA

teja

RESIDENCE

— DISCOVER —
SUBANG JAYA
IN A WHOLE NEW LIGHT



Property

A NEW DESTINATION TO CALL HOME





A HOME WITH ALL THE FEATURES YOU'LL LOVE



Freehold
low-density with
only 271 units



300m to
Empire Shopping
Gallery



800 to 1,150 sq.ft.
2 to 3+1 rooms



1km to Subang Jaya
LRT & KTM station



Sustainable,
eco-conscious
development



Leisure-oriented
facilities

teja
SUBANG JAYA





FACILITIES FOR PRODUCTIVITY & PASSION



Event space for
parties and
gatherings



Parcel lockers for
secure shopping
deliveries



Co-working facility
optimized for
work-from-home
arrangements



Dedicated e-hailing
& delivery waiting
area

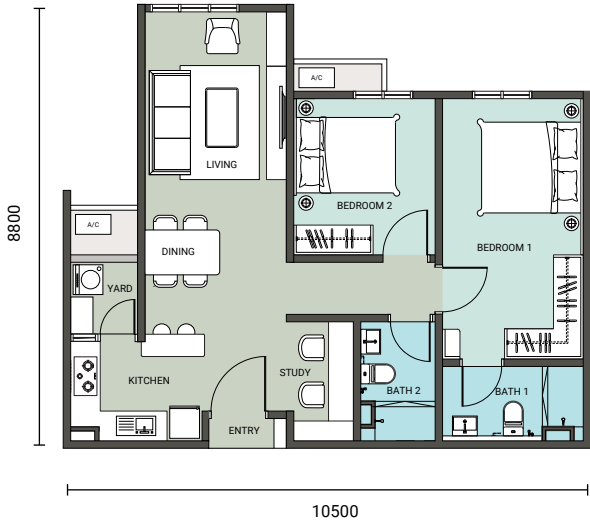


UNIT FLOORPLAN

TYPE A

800
SQ.FT

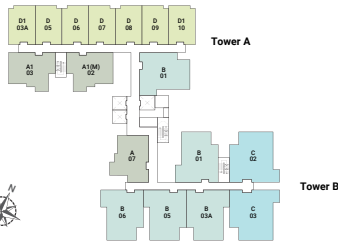
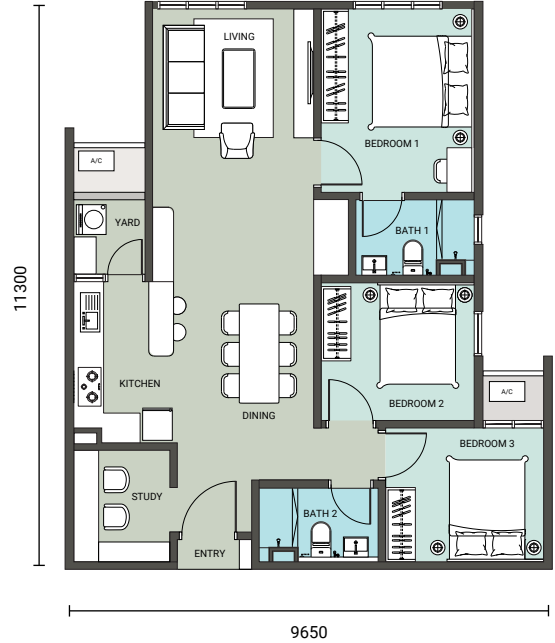
2 Bedrooms 2 Bathrooms



TYPE B

980
SQ.FT

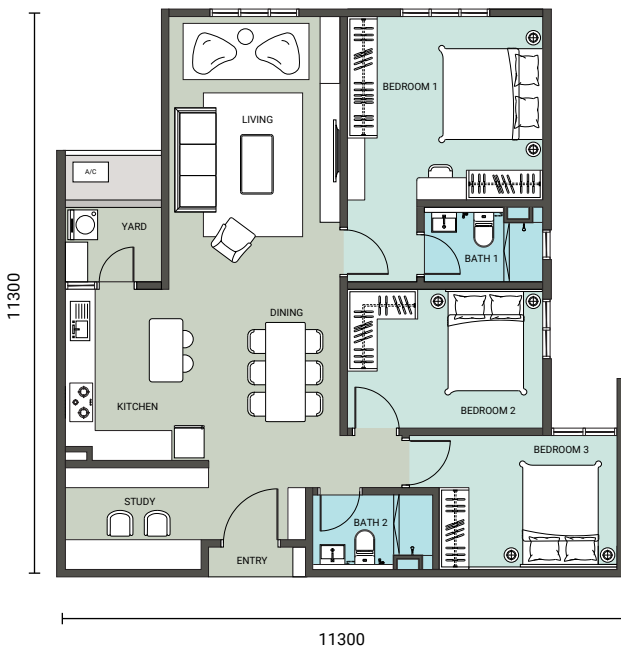
3+1 Bedrooms 2 Bathrooms



TYPE C

1,150
SQ.FT

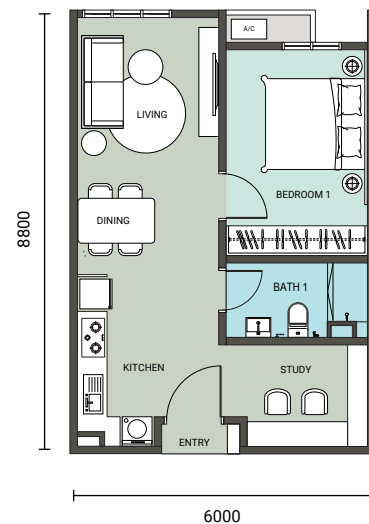
3+1 Bedrooms 2 Bathrooms



TYPE D

550
SQ.FT

1 Bedroom 1 Bathroom



SPECIFICATIONS

Structure	Reinforced Concrete												
Wall	Reinforced Concrete / Masonry												
Roof Covering	Reinforced Concrete												
Roof Framing	Reinforced Concrete												
Ceiling	Plaster / Skim Coat												
Window	Aluminium Framed												
Door	Main Door		Fire Rared Timber Door										
	Other Doors		Timber Door										
Ironmongery	Lockset With Accessories												
Wall Finishes	General		Plaster & Paint										
	Bathroom		Porcelain Tile										
	Kitchen		Porcelain Tile (1500mm high) and Plaster & Paint										
Floor Finishes	Foyer		Porcelain Tile										
	Living / Dining / Kitchen		Porcelain Tile										
	Bedroom		Laminated Timber Flooring										
	Bathroom		Porcelain Tile										
	Study		Porcelain Tile										
	Yard		Homogeneous Tile										
Sanitary & Plumbing Fitting	Sanitary Wares & Fittings												
Electrical Installation	A	A(M)	A1	A1(M)	B	B(M)	C	C(M)	D	D(M)	D1	D1(M)	
Light Point	16	16	16	16	18	18	18	18	8	8	8	8	
Power Point	19	19	19	19	21	21	21	21	15	15	15	15	
Fan Point	5	5	5	5	6	6	6	6	4	4	4	4	
Door Bell Point	1	1	1	1	1	1	1	1	1	1	1	1	
Water Heater Power Point	2	2	2	2	2	2	2	2	1	1	1	1	
Air Conditioning Point	3	3	3	3	4	4	4	4	2	2	2	2	
SMATV Point	1	1	1	1	1	1	1	1	1	1	1	1	
Fibre Wall Socket	1	1	1	1	1	1	1	1	1	1	1	1	
Electrical Distribution Board	1	1	1	1	1	1	1	1	1	1	1	1	
Internal Telephone Trunking & Cabling	Provided												

LOCATION



EDUCATION

- + Sri KL International School 2.3km
- + INTI International College 2.6km
- + UCSI International School 3.7km
- + SEGi College 5.3km

TRAIN STATIONS

- + Subang Jaya LRT/KTM 1km
- + SS15 LRT 1km

HOSPITAL

- + Subang Jaya Medical Centre 2km
- + Sunway Medical Centre 5km

SHOPPING

- + Empire Shopping Gallery 300m
- + Subang Parade 650m
- + AEON BiG Hypermarket 1km
- + Sunway Pyramid 3.6km

RECREATIONAL

- + Subang Racquet & Golf Centre 250m
- + Subang Ria Park 2.2km
- + Sunway Lagoon 4.7km
- + Subang National Golf Club 5.6km

SJCC

Subang Jaya City Centre

03 5631 8888
teja-sjcc.com.my



SJCC Gallery

Jalan SS 16/1,
47500 Subang Jaya, Selangor

Total Units: 271 • Type: Serviced Apartments • Expected Completion Date: March 2027 • Soil Load: None • Land Tenure: Permanent Hold • Developer License No.: 10991/11-2027/1114(R) • Validity Period: 05/11/2022 until 04/11/2027 • Advertising Permit & Developer's License No.: ____ • Validity Period: ____ • Building Approving Authority: Majlis Bandaraya Subang Jaya • Building Plan Reference : MBSJ.BGN.BP1.600-1/10/4/1(18) • Developer : Sime Darby Property (Subang) Sdn. Bhd. (Co. No. tel:199401038985), Level 10, Block G, No. 2 Jalan P.JU 1A/7A, Ara Damansara, 47301 Petaling Jaya, Selangor • Built Area: 550 sq.ft. (min) - 1,150 sq.ft (max) • Selling Price: RM270,000 (min) - RM1,332,000 (max) • 5% Bumiputera Discount

THIS ADVERTISEMENT HAS BEEN APPROVED BY JABATAN PERUMAHAN NEGARA