

Aurora

SUBANG JAYA



Jadilah yang pertama
untuk memiliki rumah impian anda di Aurora



Property

PEGANGAN KEKAL

Di Pusat Bandar Subang Jaya

KEPADATAN RENDAH

234 unit sahaja

KEMUDAHAN TERSEDIA

300 meter dari Empire Shopping Gallery & 500 meter dari Subang Parade

KESALING-HUBUNGAN

Berdekatan dengan stesen LRT & KTM Subang Jaya

PROJEK DTO PERTAMA

Projek kediaman pertama yang direka bersama dengan rakyat Malaysia

SAIZ YANG SESUAI DIDIAMI

Pilihan unit dengan 2 bilik tidur dan 3 bilik tidur + 1 bilik. Bilik tidur utama boleh memuatkan almari pakaian sepanjang 19 kaki

FASILITI

Bilik bacaan, bilik serba guna dan banyak lagi

RUANG LETAK KERETA

2 parkir untuk setiap unit

Jadilah yang pertama

Memperkenalkan Aurora, apartmen servis pegangan kekal terbaru di Pusat Bandar Subang Jaya (SJCC). Ia berkepadatan rendah dan berdekatan dengan pelbagai kemudahan untuk anda nikmati pada bila-bila masa - sama ada untuk kegunaan harian, bekerja mahupun untuk aktiviti di waktu senggang. Mengetengahkan gaya hidup anda, Aurora menawarkan pelbagai pilihan untuk fleksibiliti dan keselesaan anda. Jangan lepaskan peluang untuk meneruskan legasi Sime Darby Property di Subang Jaya. Jadilah yang pertama untuk memilikinya.





Bagaimana dto membantu mencipta Aurora

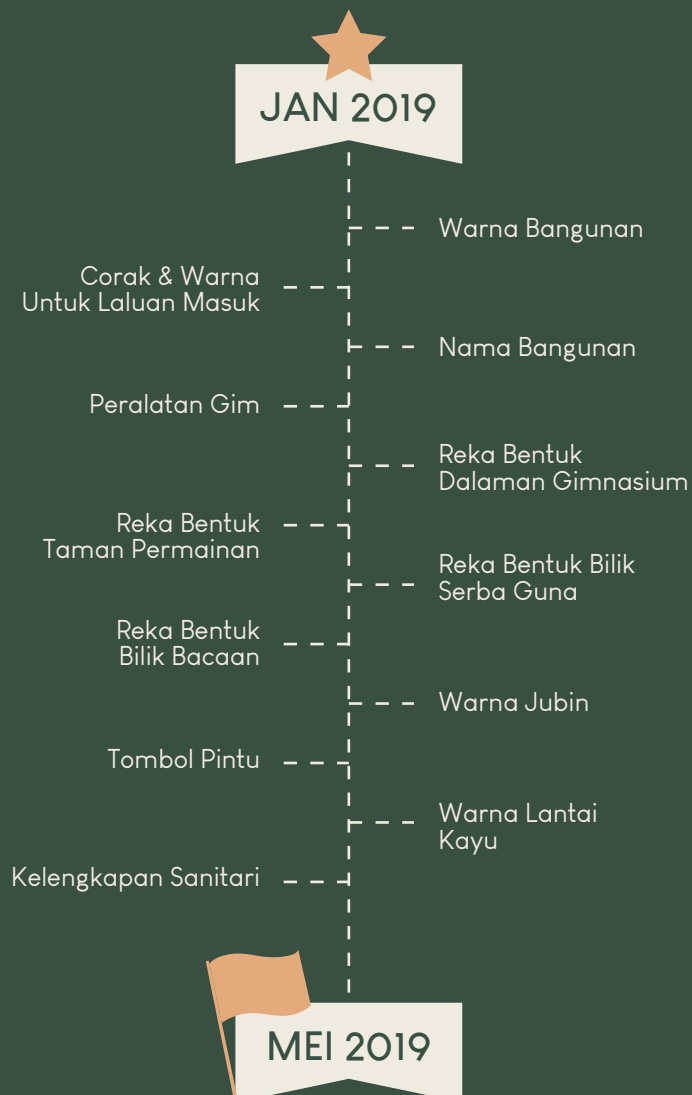
dto (disebut "ditto") adalah hasil daripada keterujaan kami untuk mencipta rumah bersama dengan anda, pelanggan kami.

Memanfaatkan teknologi dan konsep majoriti mudah, dto memberi kuasa kepada anda untuk menyatakan kehendak anda bagi ciri reka bentuk pembangunan baru Sime Darby Property.

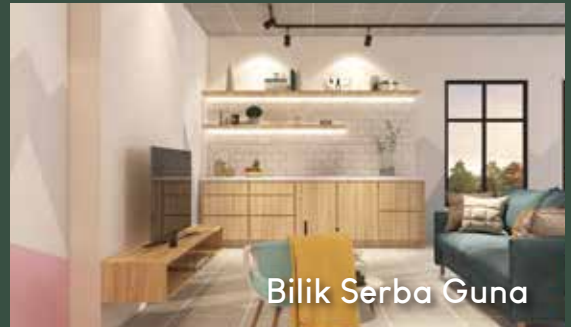
Aurora Subang Jaya, adalah projek dto yang pertama, dan pembangunan hartanah pertama yang dicipta bersama dengan rakyat Malaysia. Ketahui lebih lanjut di dtolah.com

Bersama merealisasikan Aurora

Dari elemen luaran bangunan sehinggalah kemudahan umum dan kemasan dalaman unit, semua ciri reka bentuk ini dicipta bersama oleh komuniti dto.



Bilik Serba Guna



Bilik Serba Guna



Bilik Serba Guna (Luar)



Bilik Bacaan



Bilik Bacaan



Gimnasium

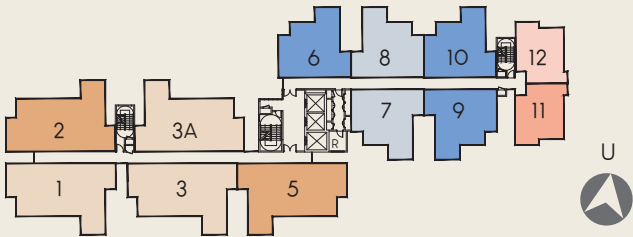
Pelan Tingkat

PETUNJUK

JENIS A - 788 kp	JENIS B - 1,158 kp	JENIS C - 550 kp
JENIS A1 - 788 kp	JENIS B1 - 1,158 kp	JENIS C1 - 550 kp

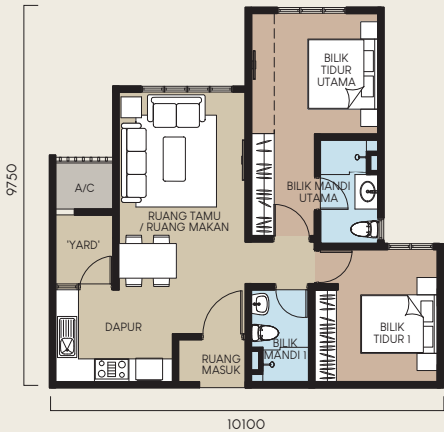
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Tingkat 21	21-1	21-2	21-3	21-3A	21-5		21-6	21-7	21-8	21-9	21-10		
Tingkat 20	20-1	20-2	20-3	20-3A	20-5		20-6	20-7	20-8	20-9	20-10		
Tingkat 19	19-1	19-2	19-3	19-3A	19-5		19-6	19-7	19-8	19-9	19-10		
Tingkat 18	18-1	18-2	18-3	18-3A	18-5		18-6	18-7	18-8	18-9	18-10		
Tingkat 17	17-1	17-2	17-3	17-3A	17-5		17-6	17-7	17-8	17-9	17-10		
Tingkat 16	16-1	16-2	16-3	16-3A	16-5		16-6	16-7	16-8	16-9	16-10		
Tingkat 15	15-1	15-2	15-3	15-3A	15-5		15-6	15-7	15-8	15-9	15-10		
Tingkat 14	14-1	14-2	14-3	14-3A	14-5		14-6	14-7	14-8	14-9	14-10		
Tingkat 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
Tingkat 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
Tingkat 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
Tingkat 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
Tingkat 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
Tingkat 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
Tingkat 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
Tingkat 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
Tingkat 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
Tingkat 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
Tingkat 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
Tingkat 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
Tingkat 1	FASILITI						TEMPAT LETAK KERETA						
B1	FASILITI					TEMPAT LETAK KERETA							
B2	TEMPAT LETAK KERETA					TEMPAT LETAK KERETA							
B3	TEMPAT LETAK KERETA					TEMPAT LETAK KERETA							
B4	TEMPAT LETAK KERETA					TEMPAT LETAK KERETA							
B5	TEMPAT LETAK KERETA					TEMPAT LETAK KERETA							

Pelan Lantai



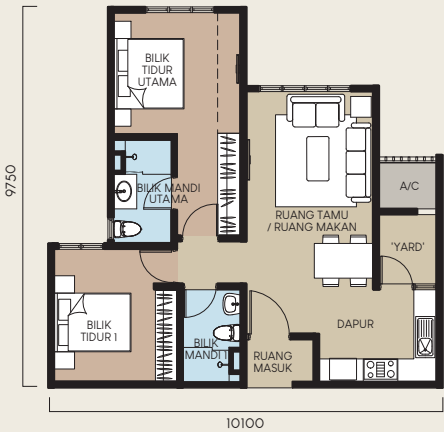
JENIS
A

Keluasan: 788 kp
2 bilik tidur, 2 bilik mandi



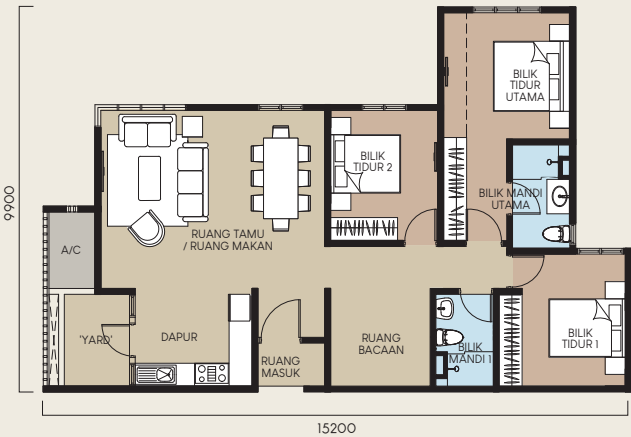
JENIS
A1

Keluasan: 788 kp
2 bilik tidur, 2 bilik mandi



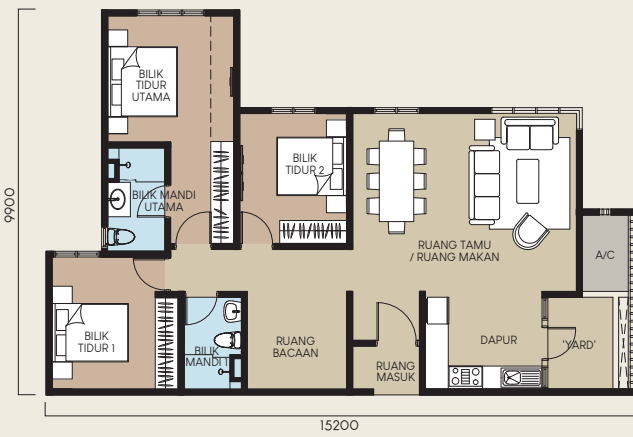
JENIS
B

Keluasan: 1,158 kp
3 bilik tidur + 1 bilik, 2 bilik mandi



JENIS
B1

Keluasan: 1,158 kp
3 bilik tidur + 1 bilik, 2 bilik mandi



JENIS
C

Keluasan: 550 kp
1 bilik tidur, 1 bilik mandi



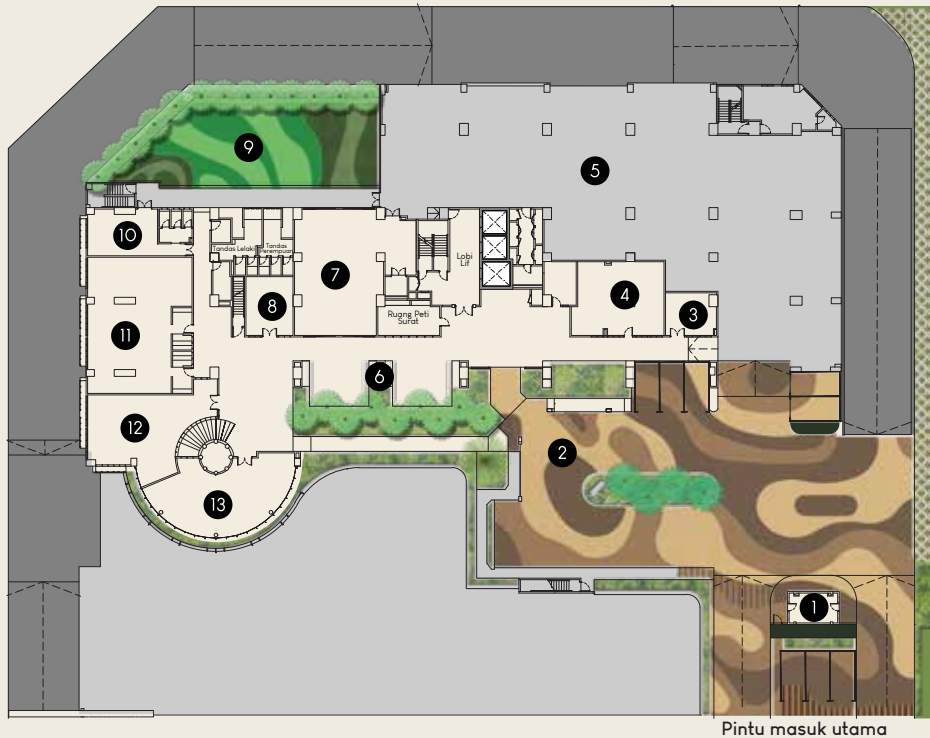
JENIS
C1

Keluasan: 550 kp
1 bilik tidur, 1 bilik mandi



Pelan Fasiliti

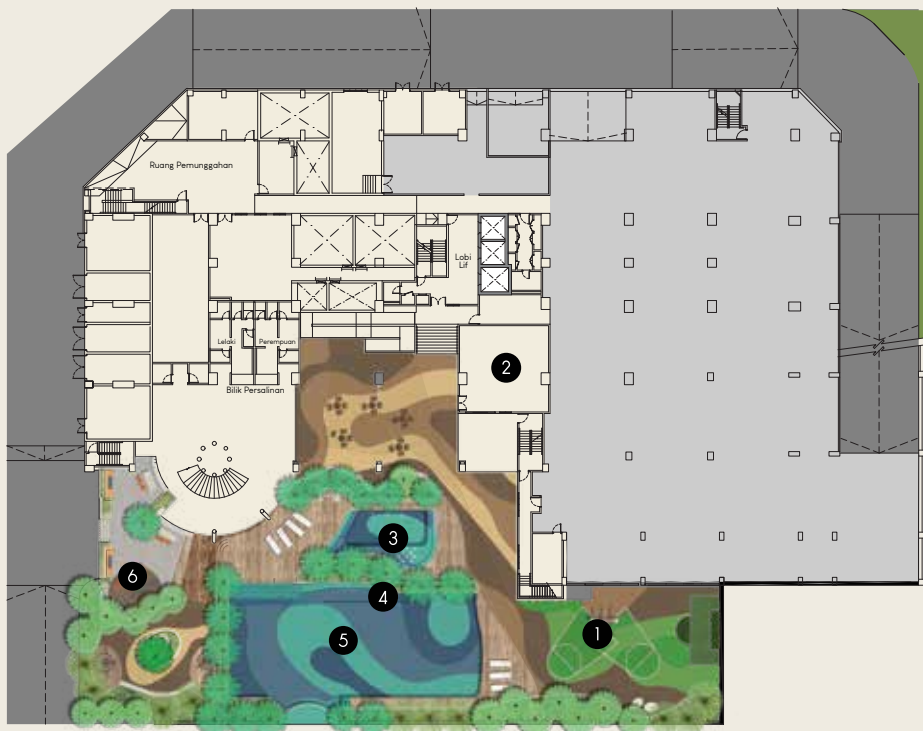
Tingkat 1



Petunjuk

1. Pondok Pengawal
2. Lobi Utama
3. Ruang Dobi
4. Pejabat Pengurusan
5. Tempat Letak Kereta
6. Ruang Kafe
7. Ruang Dewan Serbaguna
8. Ruang Kedai Serbaguna
9. Laman Permainan
10. Ruang Tadika
11. Ruang Surau
(Lelaki & Perempuan)
12. Ruang Untuk Bilik Bacaan/
Ruang Kerja Bersama
13. Gimnasium

Tingkat B1



Petunjuk

1. Laman Permainan
2. Ruang Untuk Bilik Serbaguna
3. Kolam Renang Kanak-kanak
4. Jakuzi
5. Kolam Renang
6. Ruang Barbeku

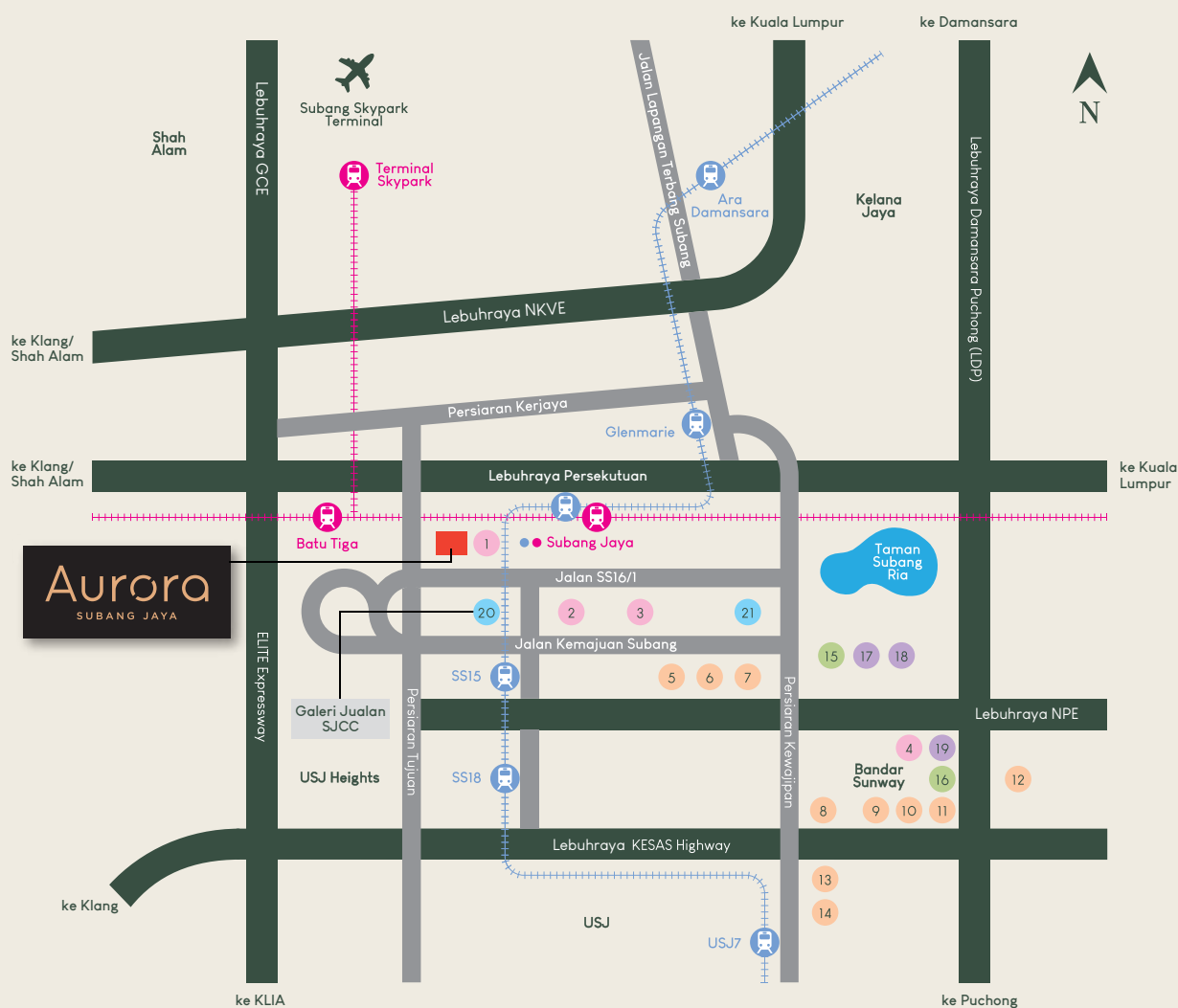


Dek kolam renang

Spesifikasi

Struktur	Konkrit Bertetulang	Sanitari dan Kelengkapan Pedaipan	Alat Kebersihan dan Kelengkapan		
Dinding	Konkrit/Batu-bata	Pemasangan Bahan Elektrikal	Jenis A/A1	Jenis B/B1	Jenis C/C1
Bumbung	Konkrit	Poin Lampu	15	18	9
Kerangka Atap	Konkrit	Poin Elektrik	19	25	11
Siling	"Plaster Board"/"Skim Coat"	Poin Kipas	3	5	2
Tingkap	Kerangka Aluminium	Poin Loceng Pintu	1	1	1
Pintu	Pintu Utama : Pintu Kayu (Pintu Rintangan Api) Lain-Lain : Pintu Kayu	Poin Soket Pemanas Air	2	2	1
Set Kunci	Set Kunci Berkualiti Berserta Aksesori	Poin A/C	3	4	2
Kemasan Dinding		Poin TV	2	2	2
Ruang Umum	Lepaan Simen dan Cat	Soket Dinding Fiber	1	1	1
Bilik Mandi	Kemasan Jubin Porselin	Papan Agihan Kuasa	1	1	1
Dapur	Kemasan Jubin Porselin (1500mm Tinggi)& Lepaan Simen dan Cat	Kabel Telefon Dalamann	Disediakan		
Kemasan Lantai					
Ruang Masuk	Kemasan Jubin Porselin				
Ruang Tamu & Ruang Makan	Kemasan Jubin Porselin				
Dapur	Kemasan Jubin Porselin				
Bilik Tidur	Lantai Kayu Berlamina				
Bilik Mandi	Kemasan Jubin Porselin				
'Yard'	Kemasan Jubin Porselin				
Ruang Bacaan (Jenis B/B1 sahaja)	Kemasan Jubin Porselin				

Lokasi



Pusat Membeli-belah & Pasar Raya Besar

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

Pendidikan

- 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

Bangunan Pejabat

- 20 Galeri Jualan SJCC (Wisma Consplant 2)
- 21 Menara Mesiniaga



Untuk pertanyaan

03 5631 8888

www.simedarbyproperty.com

Jumlah Unit: 234 · Baki Unit SAMM – 12 | Bukan SAMM – 105 · Jenis: Apartmen Servis · Tarikh Dijangka Siap: Dis 2023 · Bebanan Tanah: Tiada · Pegangan Tanah : Pegangan Kekal · No Lesen Pemaju: 10991/11-2027/1114(R) · Tempoh Sah: 05/11/2022 – 04/11/2027 · No. Permit Iklan & Jualan: · Tempoh Sah: · Pihak Berkuasa Meluluskan Bangunan: Majlis Perbandaran Subang Jaya · Rujukan Pelan Bangunan : MPSJ.BGN.BP1.600-1/10/4/4(22) · Pemaju : Sime Darby Property (Subang) Sdn. Bhd. (324670-W), Tingkat 10, Blok G, No. 2 Jalan PJU 1A/7A, Ara Damansara, 47301 Petaling Jaya, Selangor · Harga Jualan SAMM – RM270,000.00 | Bukan SAMM – RM 769,000.00 (min) – RMI,566,000.00 (maks) · Harga Jualan Baki Unit SAMM – RM270,000.00 | Bukan SAMM – RM 769,000.00 (min) – RMI,538,000.00 (maks) · Sekatan Kepentingan: Tiada

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA



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 bedroom and 3 bedrooms + 1 room 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.





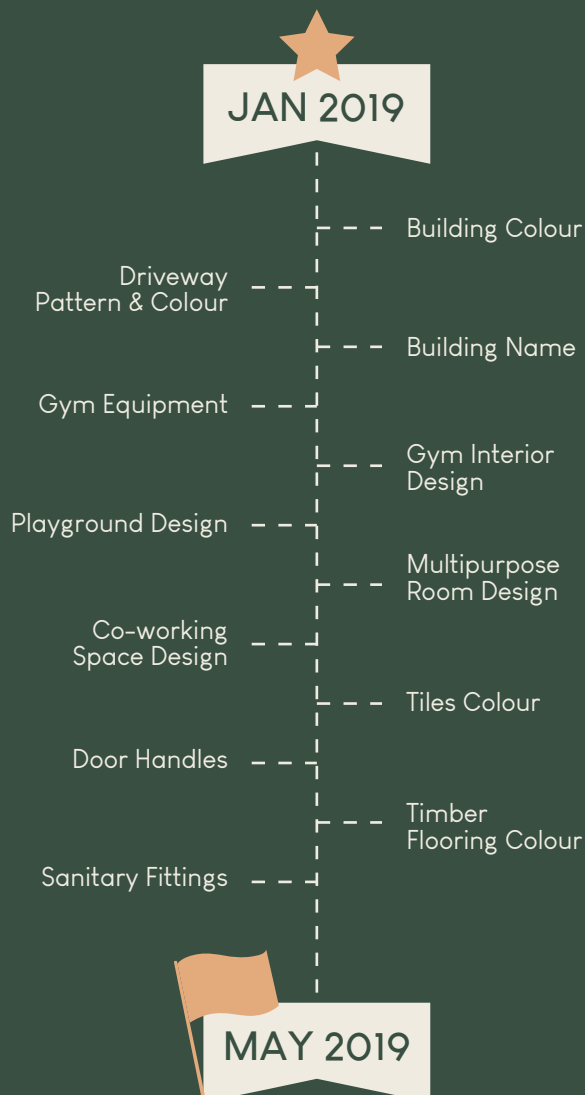
How dto helped co-create the Aurora dream

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.
Find out more at dtolah.com.

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.



Multipurpose Room



Multipurpose Room



Multipurpose Room (Outdoor)



Co-working Space



Co-working Space



Gym

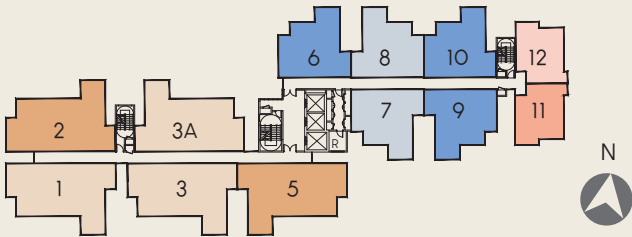
Storey Plan

LEGEND

TYPE A - 788 sq ft	TYPE B - 1,158 sq ft	TYPE C - 550 sq ft
TYPE A1 - 788 sq ft	TYPE B1 - 1,158 sq ft	TYPE C1- 550 sq ft

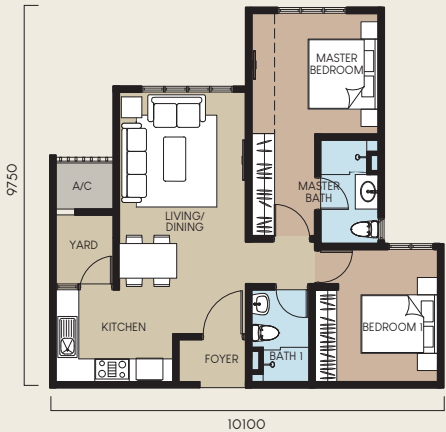
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Level 21	21-1	21-2	21-3	21-3A	21-5		21-6	21-7	21-8	21-9	21-10				
Level 20	20-1	20-2	20-3	20-3A	20-5		20-6	20-7	20-8	20-9	20-10				
Level 19	19-1	19-2	19-3	19-3A	19-5		19-6	19-7	19-8	19-9	19-10				
Level 18	18-1	18-2	18-3	18-3A	18-5		18-6	18-7	18-8	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



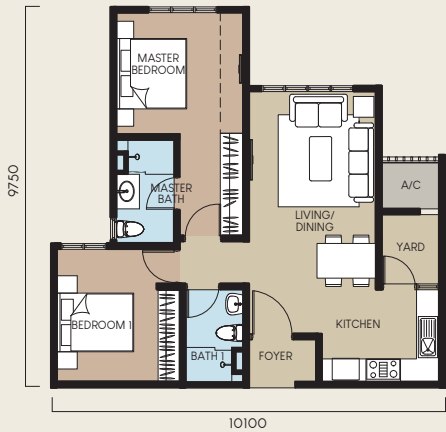
TYPE
A

Built up: 788 sq ft
2 bedrooms, 2 bathrooms



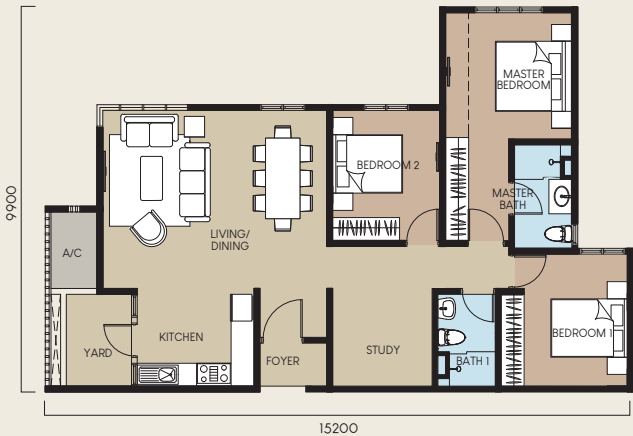
TYPE
A1

Built up: 788 sq ft
2 bedrooms, 2 bathrooms



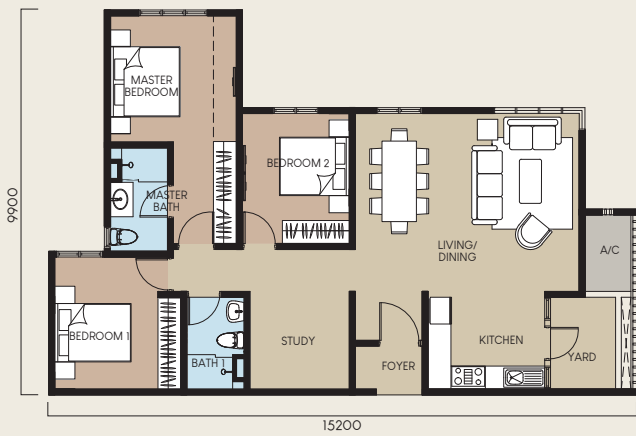
TYPE
B

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



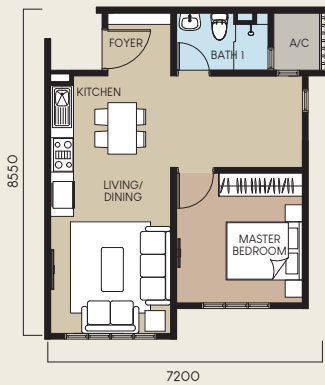
TYPE
B1

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



TYPE
C

Built up: 550 sq ft
1 bedroom, 1 bathroom



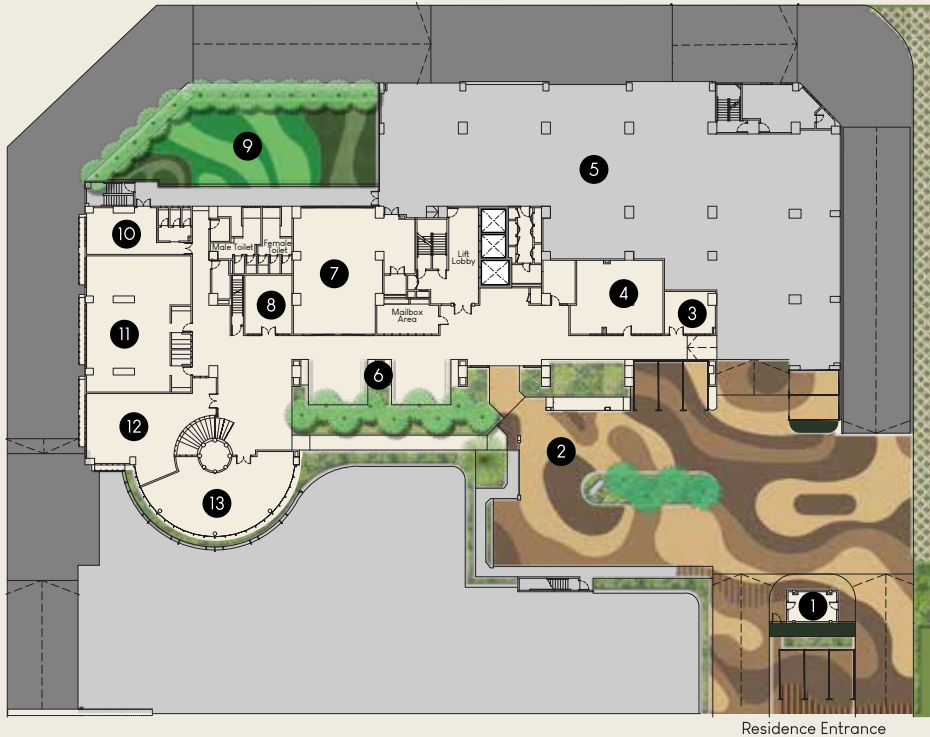
TYPE
C1

Built up: 550 sq ft
1 bedroom, 1 bathroom



Facilities Plan

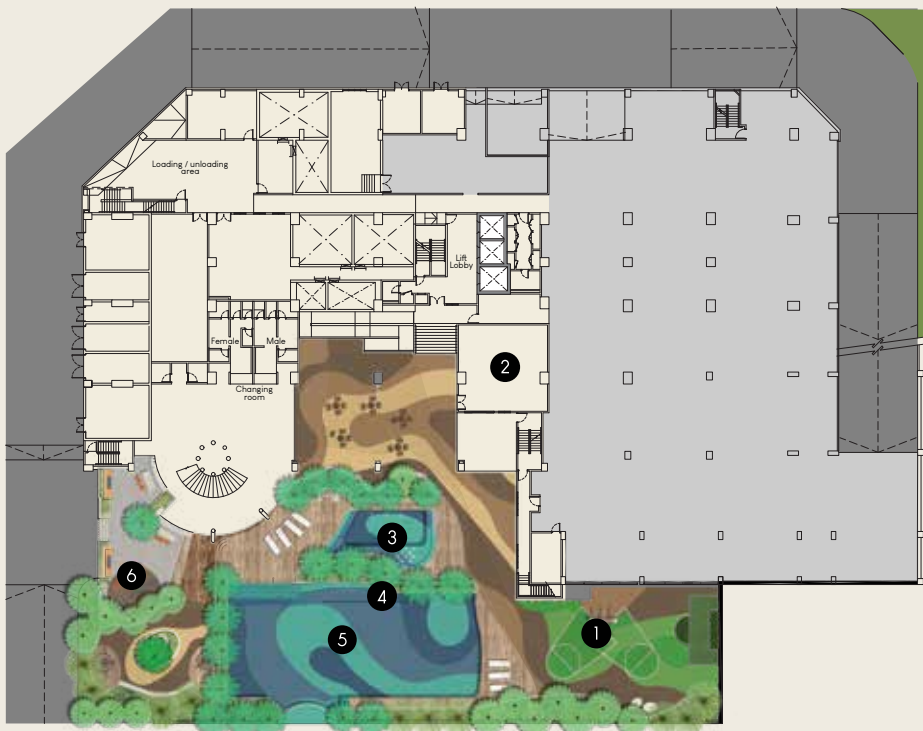
Level 1



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

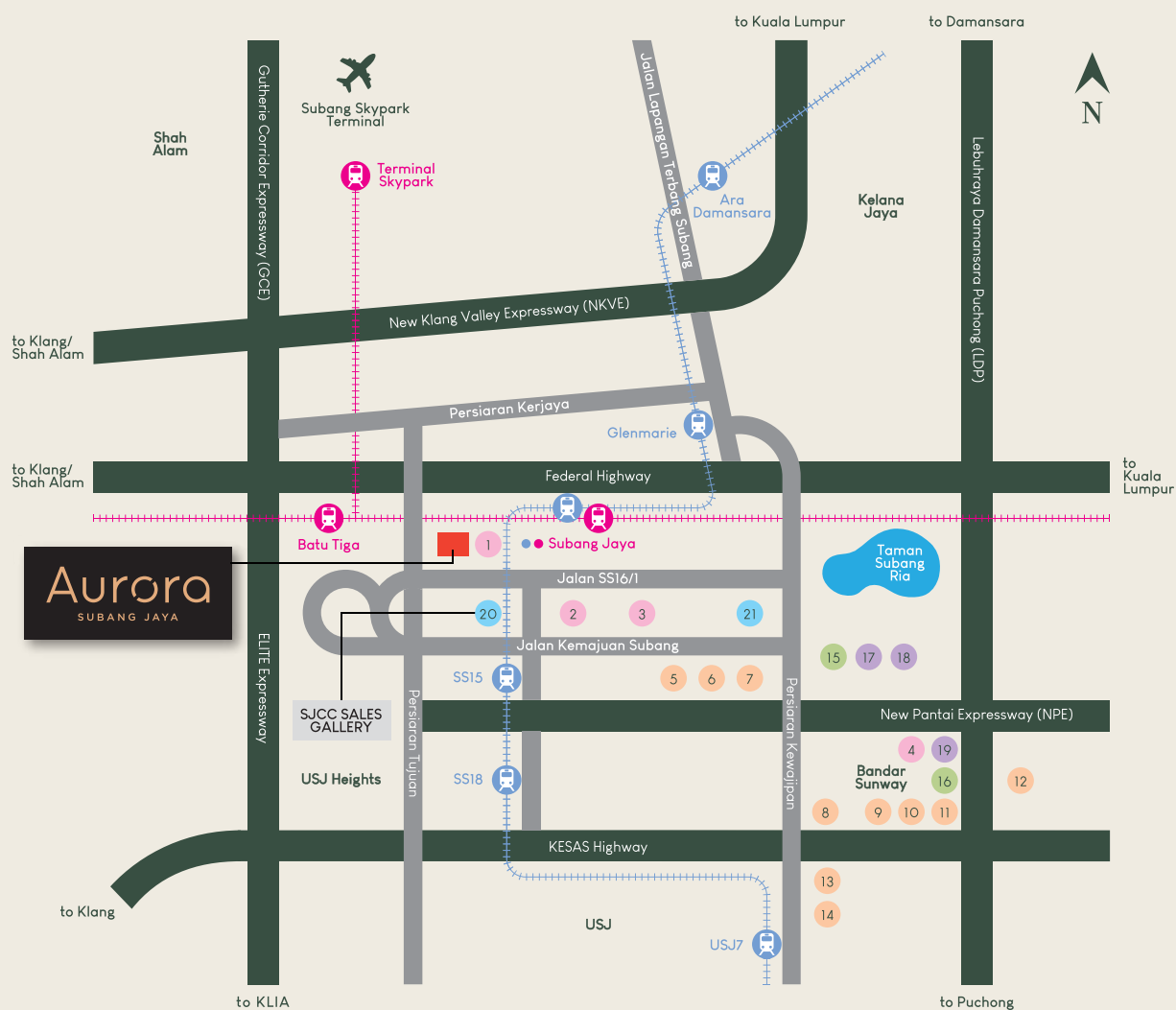


Swimming pool deck

Specifications

Structure	: Reinforced Concrete	Sanitary & Plumbing Fitting	: Sanitary Wares & Fittings		
Wall	: Concrete/Masonry				
Roof Covering	: Concrete				
Roof Framing	: Concrete				
Ceiling	: Plaster Board/Skim Coat	Electrical Installation	Type A/A1	Type B/B1	Type C/C1
Window	: Aluminium Frame	Lighting Point	15	18	9
Door	: Main Door: Timber Door (Fire Rated Door)	Power Point	19	25	11
	: Other Doors: Timber Door	Fan Point	3	5	2
Ironmongery	: Lockset With Accessories	Door Bell Point	1	1	1
Wall Finish		Water Heater Socket Point	2	2	1
General	: Plaster & Paint	A/C Point	3	4	2
Bathroom	: Porcelain Tiles	SMATV Point	2	2	2
Kitchen	: Porcelain Tiles (1500mm high) & Plaster and Paint	Fibre Wall Socket	1	1	1
		Electrical DB	1	1	1
Floor Finish		Internal Telephone Trunking & Cabling	: Provided		
Foyer	: Porcelain Tiles				
Living & Dining	: Porcelain Tiles				
Kitchen	: Porcelain Tiles				
Bedroom	: Laminated Timber Flooring				
Bathroom	: Porcelain Tiles				
Yard	: Porcelain Tiles				
Study Room	: Porcelain Tiles				

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 Sales Gallery (Wisma Consplant 2)
- 21 Menara Mesiniaga



For enquiries

03 5631 8888

www.simedarbyproperty.com

No of Units: 234 • Balance Unit SAMM – 121 Not SAMM – 105 • Type: Service Apartment • Expected date of completion: Dec 2023 • Land: Free from Encumbrances • Tenure of Land : Freehold • Developer's License No: 10991/11-2027/1114(R) • Validity: 05/11/2022 – 04/11/2027 • Advertising & Sales Permit No.: • Validity: • 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 PJU 1A/7A, Ara Damansara, 47301 Petaling Jaya, Selangor • Selling Price: SAMM – RM270,000.00 | Not SAMM – RM 769,000.00 (min) – RM1,566,000.00 (max) • SAMM Balance Unit Selling Price – RM270,000.00 | Not SAMM – RM 769,000.00 (min) – RM1,538,000.00 (max) • Restriction of Interest: None

THIS ADVERTISEMENT HAS BEEN APPROVED BY NATIONAL HOUSING DEPARTMENT

