



**RESIDENSI  
SJCC 1**

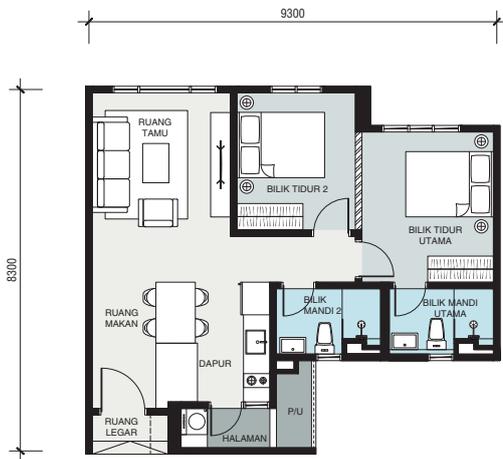
**Semarakkan hidup anda**



# Pelan Lantai

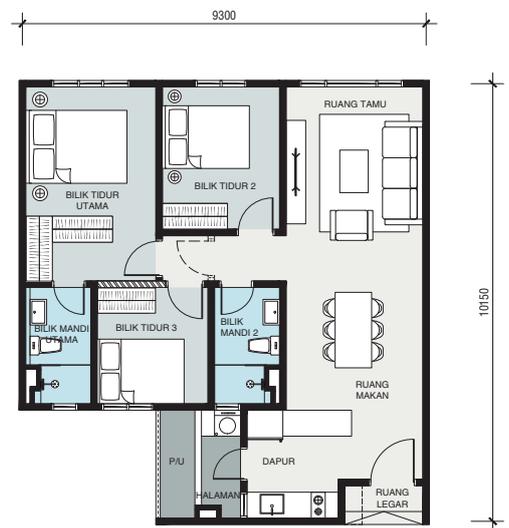
JENIS  
**A1**

682 kps  
2 bilik tidur  
2 bilik mandi



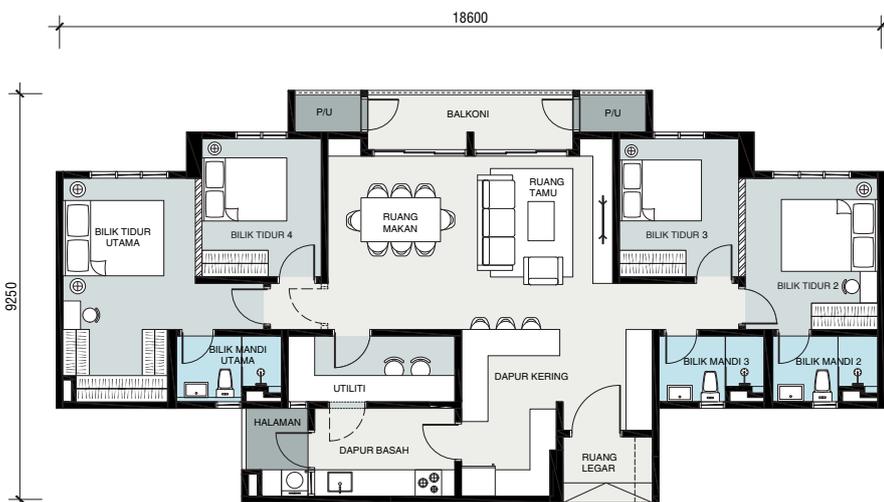
JENIS  
**B**

901 kps  
3 bilik tidur  
2 bilik mandi



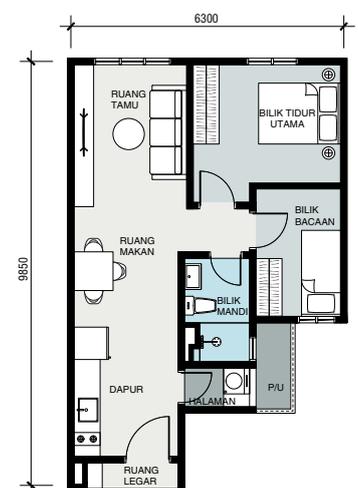
JENIS  
**C**

1,435 kps  
4+1 bilik tidur  
3 bilik mandi

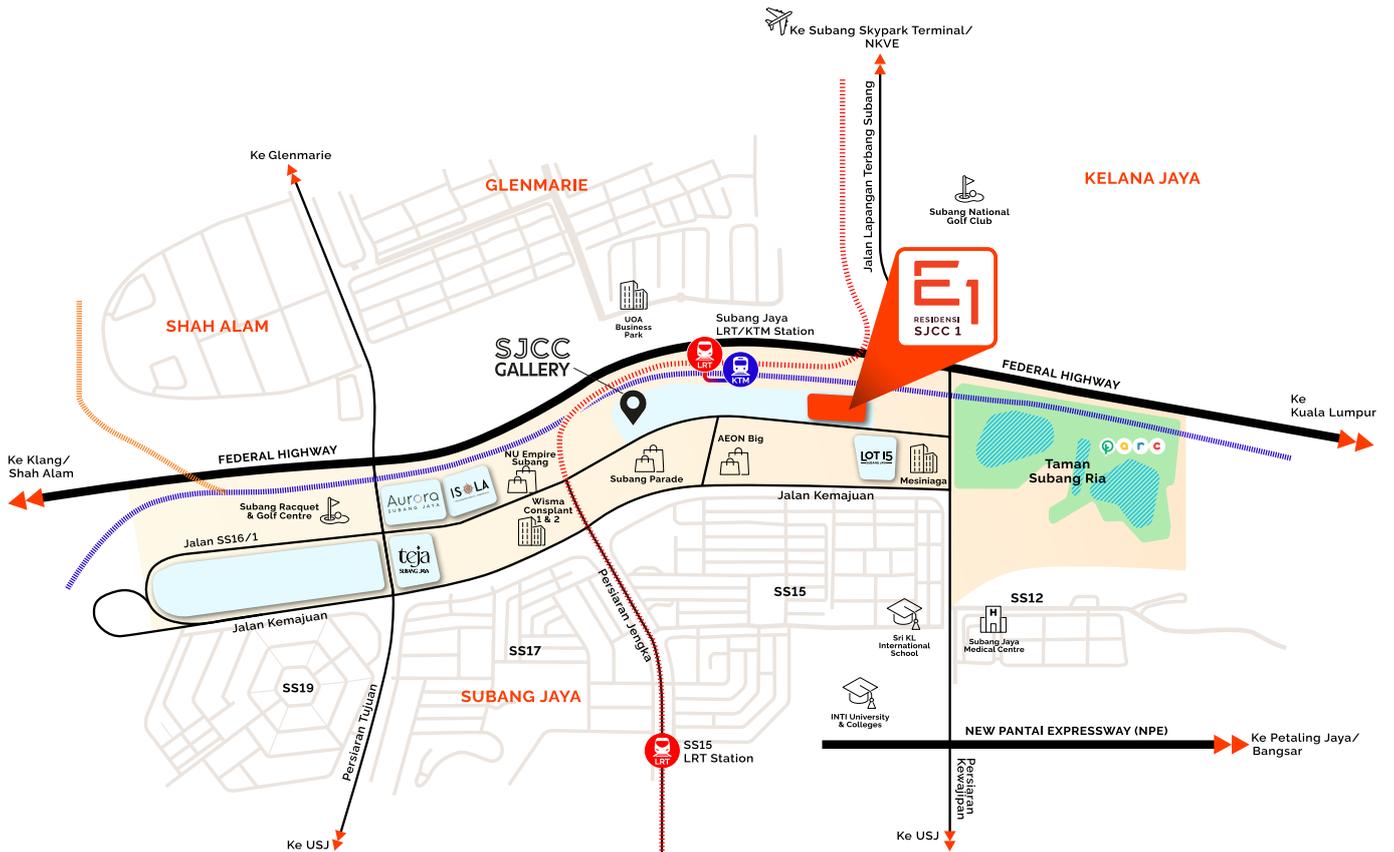


JENIS  
**D**

550 kps  
1+1 bilik tidur  
1 bilik mandi



# Peta Lokasi



# Spesifikasi

Struktur		: Konkrit Bertetulang
Dinding		: Konkrit Bertetulang / Batu-Bata
Penutup Bumbung		: Konkrit Bertetulang
Kerangka Atap		: Konkrit Bertetulang
Siling		: Plaster / Lepaan Skim
Tingkap		: Berkerangka Aluminium
Pintu	: Pintu Utama : Balkoni : Teres : Petak Penyaman Udara : Lain-lain	: Pintu Rintangan Api Kayu : Pintu Gelangsar Berkerangka Aluminium : Pintu Pagar Keluli : Pintu Ram Aluminium : Pintu Sedatar Kayu
Set Kunci		: Set Kunci Berserta Aksesori
Kemasan Dinding	: Ruang Umum : Bilik Mandi : Dapur : Dapur Kering / Dapur Basah : Balkoni : Teres : Petak Penyaman Udara : Langkan Penyaman Udara	: Lepaan Skim / Lepaan Simen & Cat : Jubin : Jubin / Lepaan Simen & Cat : Jubin / Lepaan Simen & Cat : Lepaan Simen & Cat : Lepaan Simen & Cat : Lepaan Simen & Cat : Blok Pengudaraan / Kisi-kisi Aluminium / Bar Keselamatan
Kemasan Lantai	: Ruang Legar : Ruang Tamu / Makan / Dapur : Dapur Kering / Dapur Basah : Bilik Tidur : Bilik Mandi : Utiliti : Bilik Bacaan : Balkoni : Halaman : Teres : Petak Penyaman Udara : Langkan Penyaman Udara	: Jubin : Jubin : Jubin : Lantai Kayu Berlamina : Jubin : Lantai Kayu Berlamina : Lantai Kayu Berlamina : Jubin : Jubin : Jubin : Lepaan Simen : Lepaan Simen
Sanitari & Kelengkapan Perpaipan		: Alat Sanitari & Kelengkapan
		Jenis Unit A/A1    Jenis Unit A2/A3    Jenis Unit B/B1    Jenis Unit C    Jenis Unit D
Pemasangan Elektrikal	: Punca Lampu : Soket Elektrik : Punca Kipas : Punca Loceng Pintu : Soket Elektrik Pemanas Air : Punca Penyaman Udara : Punca SMATV : Soket Dinding Fiber : Papan Agihan Kuasa	13    15    16    27    10 14    15    17    24    14 3    3    4    5    2 1    1    1    1    1 2    2    2    3    1 3    3    4    6    2 1    1    1    1    1 1    1    1    1    1 1    1    1    1    1
Kabel Telefon Dalaman		: Disediakan

**+603 5631 8888**  
[www.simedarbyproperty.com](http://www.simedarbyproperty.com)

GALERI JUALAN SJCC  
Alamat: Jalan SS 16/1, 47500 Subang Jaya, Selangor  
Waktu Operasi: Isnin - Ahad | 9:30 AM - 6:00 PM



Lokasi Pemajuan: 3.08382, 101.59005

Jumlah Unit (926 unit) Menara A (463 unit) Menara B (463 unit) • Jenis: Apartmen Servis • Tarikh Dijangka Siap: Jun 2029 • Pegangan Tanah: Hak Milik Kekal • Bebanan Tanah: Tiada • Baki Unit (758 unit) Menara A (423 unit) Menara B (335 unit) • Lesen Pemaju: 10991/11-2027/1114(A) • Tempoh Sah: 05/11/2022 - 04/11/2027 • No. Permit Iklan dan Jualan: 10991-5/04-2028/0311(A)-(S) • Tempoh Sah: 23/04/2025 - 22/04/2028 • Pihak Berkuasa Meluluskan Bangunan: Majlis Bandaraya Subang Jaya • No. Rujukan Pelan: MBSJ.BGN.BP1.600-1/10/5/5(20) • Pemaju: Sime Darby Property (Subang) Sdn. Bhd. (No. Syarikat 199401038985), Tingkat 10, Blok G, No. 2, Jalan PJU 1A/7A, Ara Damansara, 47301 Petaling Jaya, Selangor • Luas Binaan: 550 k.p. (min.) - 1,435 k.p. (maks.) • Harga Jualan SAMM: RM 250,000 | Bukan SAMM: RM 738,000 (min.) - RM 1,722,000 (maks.) • 5% Diskaun Bumiputera (Tertakluk pada kuota)

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA  
MAKLUMAT PEMAJUAN BOLEH DISEMAK MELALUI PORTAL TEDUH.KPKT.GOV.MY



**RESIDENSI  
SJCC 1**

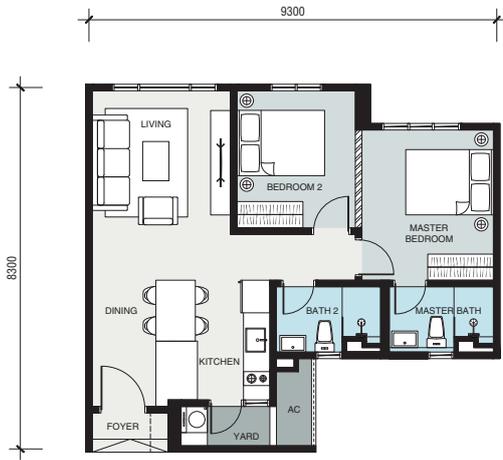
Ignite your life



# Floor Plan

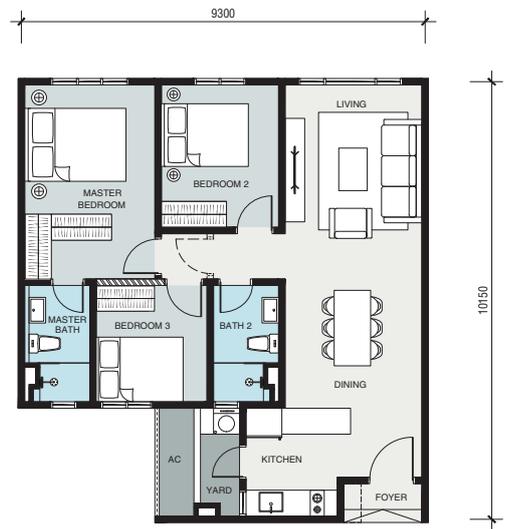
TYPE  
**A1**

682 sq ft  
2 bedrooms  
2 bathrooms



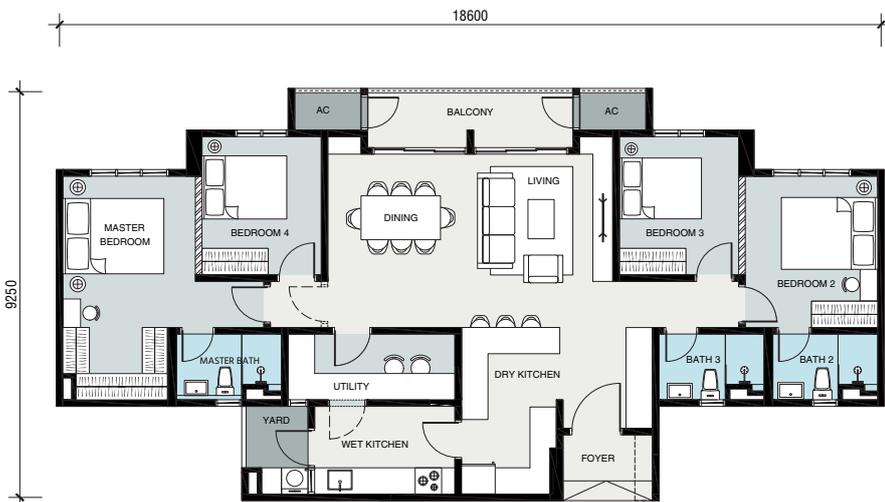
TYPE  
**B**

901 sq ft  
3 bedrooms  
2 bathrooms



TYPE  
**C**

1,435 sq ft  
4+1 bedrooms  
3 bathrooms

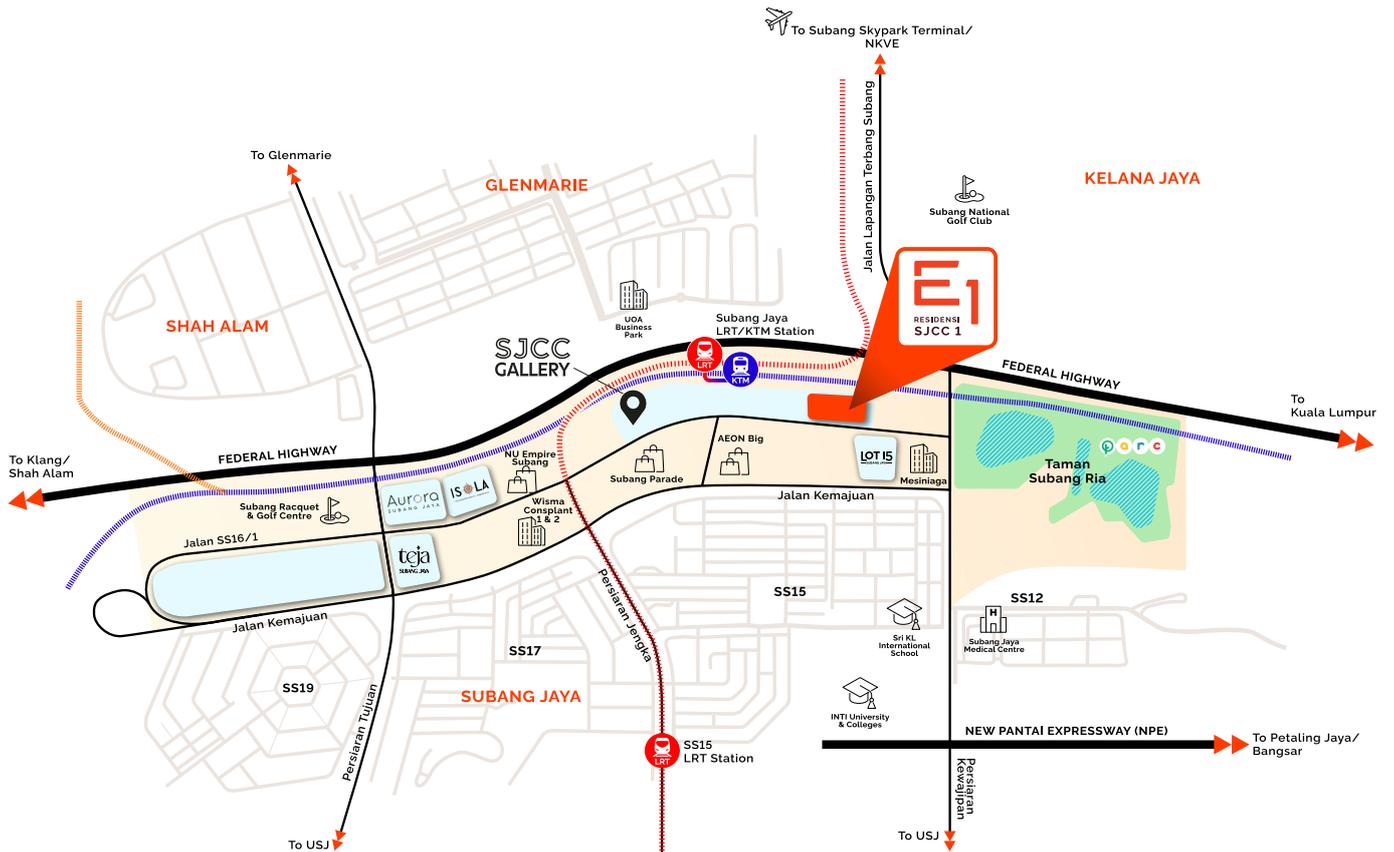


TYPE  
**D**

550 sq ft  
1+1 bedrooms  
1 bathroom



# Location Map



# Specification

Structure	: Reinforced Concrete					
Wall	: Reinforced Concrete / Masonry					
Roof Covering	: Reinforced Concrete					
Roof Framing	: Reinforced Concrete					
Ceiling	: Plasterboard / Skim Coat					
Window	: Aluminium Framed					
Door	: Main Door	: Fire Rated Timber Door				
	: Balcony	: Aluminium Framed Sliding Door				
	: Terrace	: Metal Gate Door				
	: Air Conditioning Compartment	: Aluminium Louvred Door				
	: Others	: Timber Flush Door				
Ironmongery	: Lockset with Accessories					
Wall Finishes	: General	: Skim Coat / Plaster & Paint				
	: Bathroom	: Tiles				
	: Kitchen	: Tiles / Plaster & Paint				
	: Dry Kitchen / Wet Kitchen	: Tiles / Plaster & Paint				
	: Balcony	: Plaster & Paint				
	: Terrace	: Plaster & Paint				
	: Air Conditioning Compartment	: Plaster & Paint				
	: Air Conditioning Ledge	: Vent Block / Aluminium Louvre / Safety Bar				
Floor Finishes	: Foyer	: Tiles				
	: Living / Dining / Kitchen	: Tiles				
	: Dry Kitchen / Wet Kitchen	: Tiles				
	: Bedroom	: Laminated Timber Flooring				
	: Bathroom	: Tiles				
	: Utility	: Laminated Timber Flooring				
	: Study	: Laminated Timber Flooring				
	: Balcony	: Tiles				
	: Yard	: Tiles				
	: Terrace	: Tiles				
	: Air Conditioning Compartment	: Cement Render				
	: Air Conditioning Ledge	: Cement Render				
Sanitary & Plumbing Fitting	: Sanitary Wares & Fittings					
		Type A/A1	Type A2 / A3	Type B/B1	Type C	Type D
Electrical Installation	: Light Point	13	15	16	27	10
	: Power Point	14	15	17	24	14
	: Fan Point	3	3	4	5	2
	: Door Bell Point	1	1	1	1	1
	: Water Heater Power Point	2	2	2	3	1
	: Air Conditioning Point	3	3	4	6	2
	: SMATV Point	1	1	1	1	1
	: Fibre Wall Socket	1	1	1	1	1
	: Electrical Distribution Board	1	1	1	1	1
Internal Telephone Trunking & Cabling	: Provided					

**+603 5631 8888**  
[www.simedarbyproperty.com](http://www.simedarbyproperty.com)

SJCC SALES GALLERY  
 Address: Jalan SS 16/1, 47500 Subang Jaya, Selangor  
 Operation Hours: Monday - Sunday | 9:30 AM - 6:00 PM



Development Location: 3.08382, 101.59005

Total Units (926 units) Tower A (463 units) Tower B (463 units) • Type: Service Apartment • Expected Date of Completion: June 2029 • Land Encumbrances: Nil • Land Tenure: Freehold • Balance Units (758 units) Tower A (423 units) Tower B (335 units) • Developer's License No.: 10991/11-2027/1114(A) • Validity: 05/11/2022 - 04/11/2027 • Advertising & Sales Permit No.: 10991-5/04-2028/0311(A)-(S) • Validity Period: 23/04/2025 - 22/04/2028 • Approving Local Authority: Majlis Bandaraya Subang Jaya • Reference No: MBSJ.BGN.BP1.600-1/10/5/5(20) • Developer: Sime Darby Property (Subang) Sdn. Bhd. (Co. No. 199401038985), Level 10, Block G, No. 2, Jalan PJU 1A/7A, Ara Damansara, 47301 Petaling Jaya, Selangor • Built-up Area: 550 sq.ft. (min.) - 1,435 sq.ft. (max.) • Selling Price SAMM: RM 250,000 • Open Market: RM 738,000 (min.) - RM 1,722,000 (max.) • 5% Bumiputera Discount (Quota applies)

THIS ADVERTISEMENT HAS BEEN APPROVED BY JABATAN PERUMAHAN NEGARA  
 DEVELOPMENT INFORMATION CAN BE VERIFIED THROUGH THE TEDUH.KPKT.GOV.MY PORTAL