



THE

LIVE WITH  
THE BEST OF  
SUBANG JAYA  
AT YOUR DOORSTEP

RES

FREEHOLD SERVICED RESIDENCE



# LIVE WHERE THE CITY LIGHTS GLOW AT THEIR BRIGHTEST

With Sime Darby Property being the master developer of Subang Jaya, expect nothing less with Teja - the latest residence within Subang Jaya City Centre (SJCC)'s vibrant soul.

teja  
SUBANG JAYA

UOA  
Business  
Park

2 km

Empire  
Shopping Gallery

300m

Subang Jaya  
LRT/KTM  
Station

1 km

SS15  
LRT Station

1 km

SJMC

2 km





# GLOW UP TO A BRILLIANT FUTURE IN SUBANG JAYA

The lifestyle you crave,  
exude your best in a home that's fitted for you  
and your needs.



teja  
SUBANG JAYA



# URBAN ENERGY MEETS THE WARMTH OF HOME



Freehold  
residence



300m to  
Empire Shopping  
Gallery



The final  
low-density residence  
in SJCC (271 units)



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



1km to  
Subang Jaya  
LRT & KTM station



Sustainable,  
eco-conscious  
development



Actual show unit - Type B





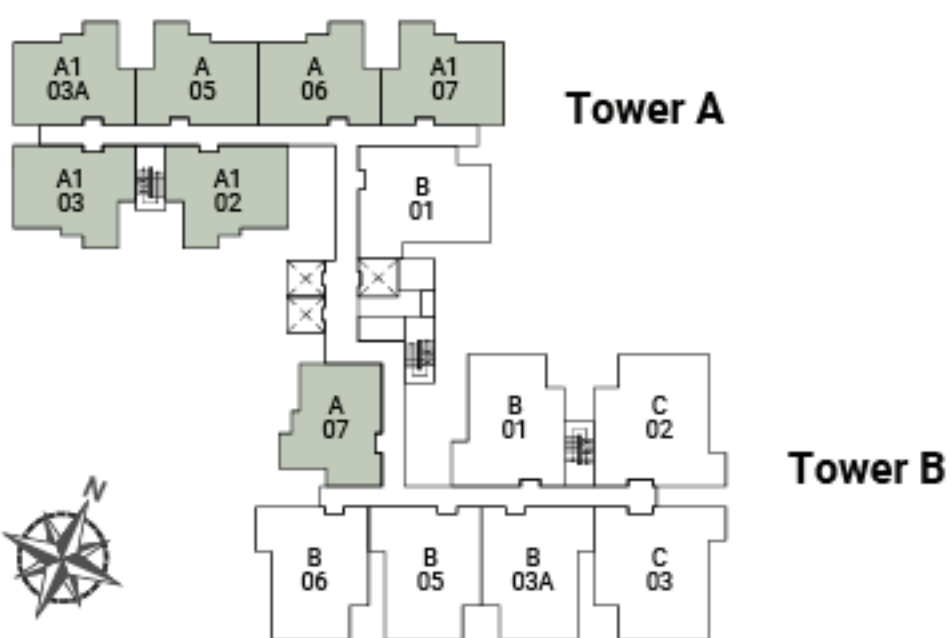
# FLOOR PLAN

TYPE A

800  
SQ.FT

 2 Bedrooms

 2 Bathrooms





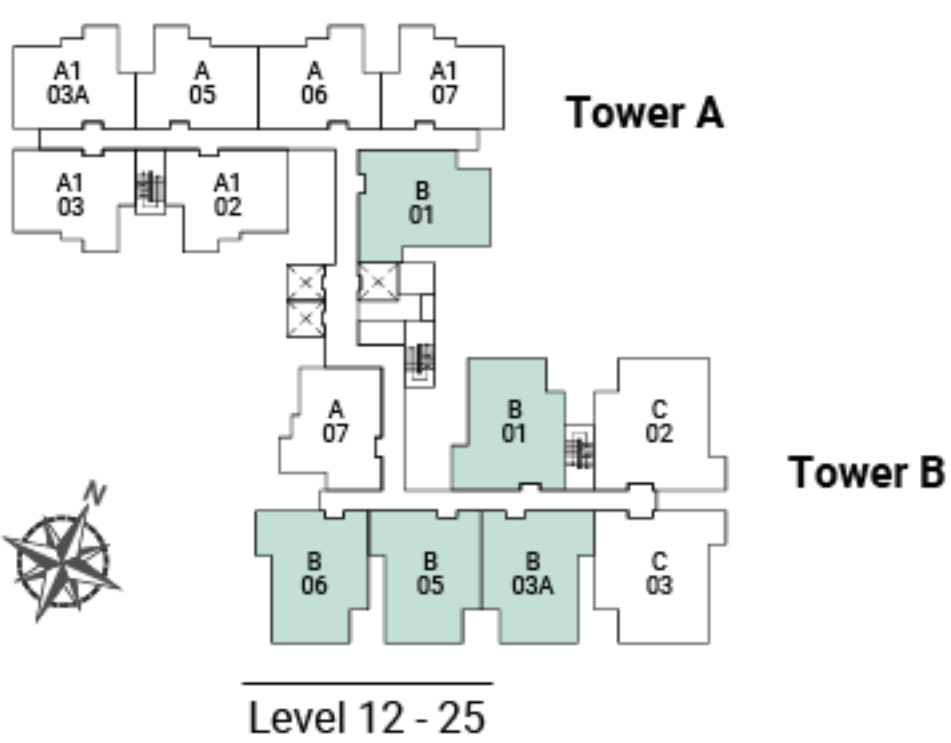
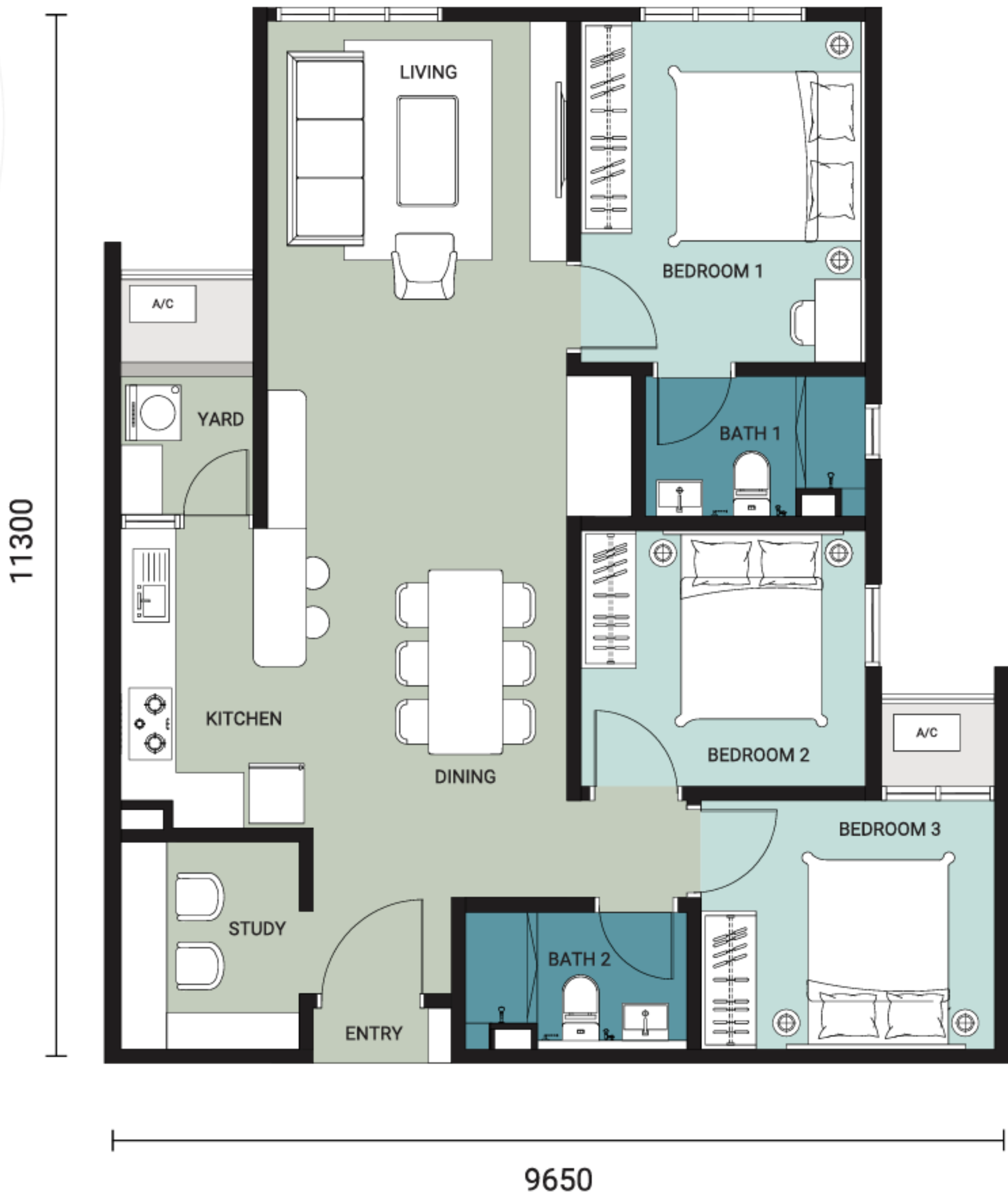
Level 12 - 25



TYPE B

980  
SQ.FT



 3+1 bedrooms  2 Bathrooms

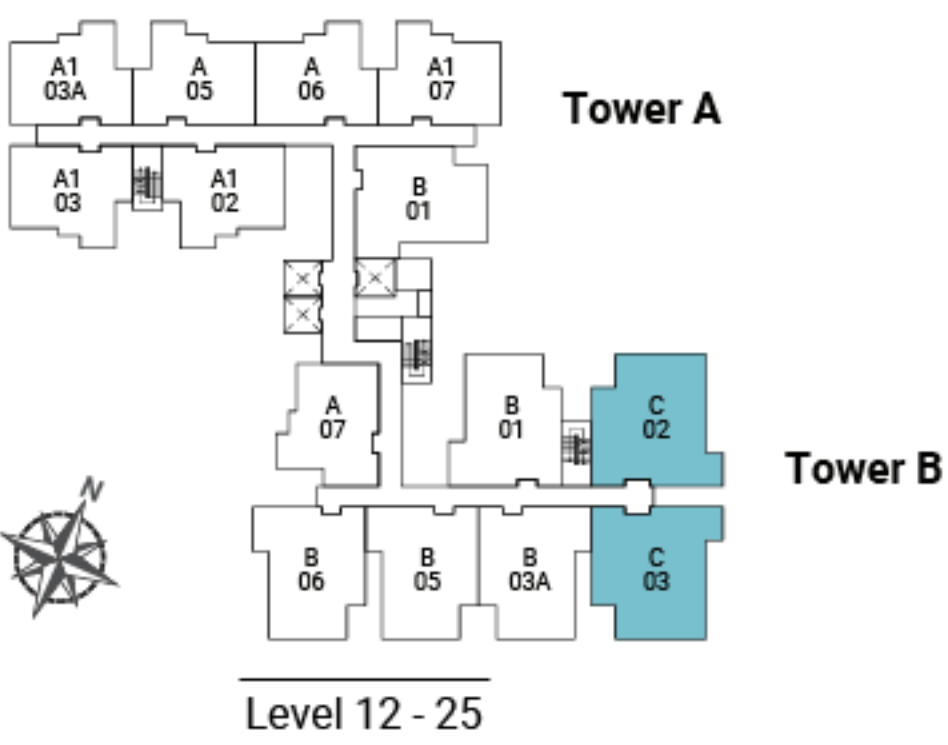
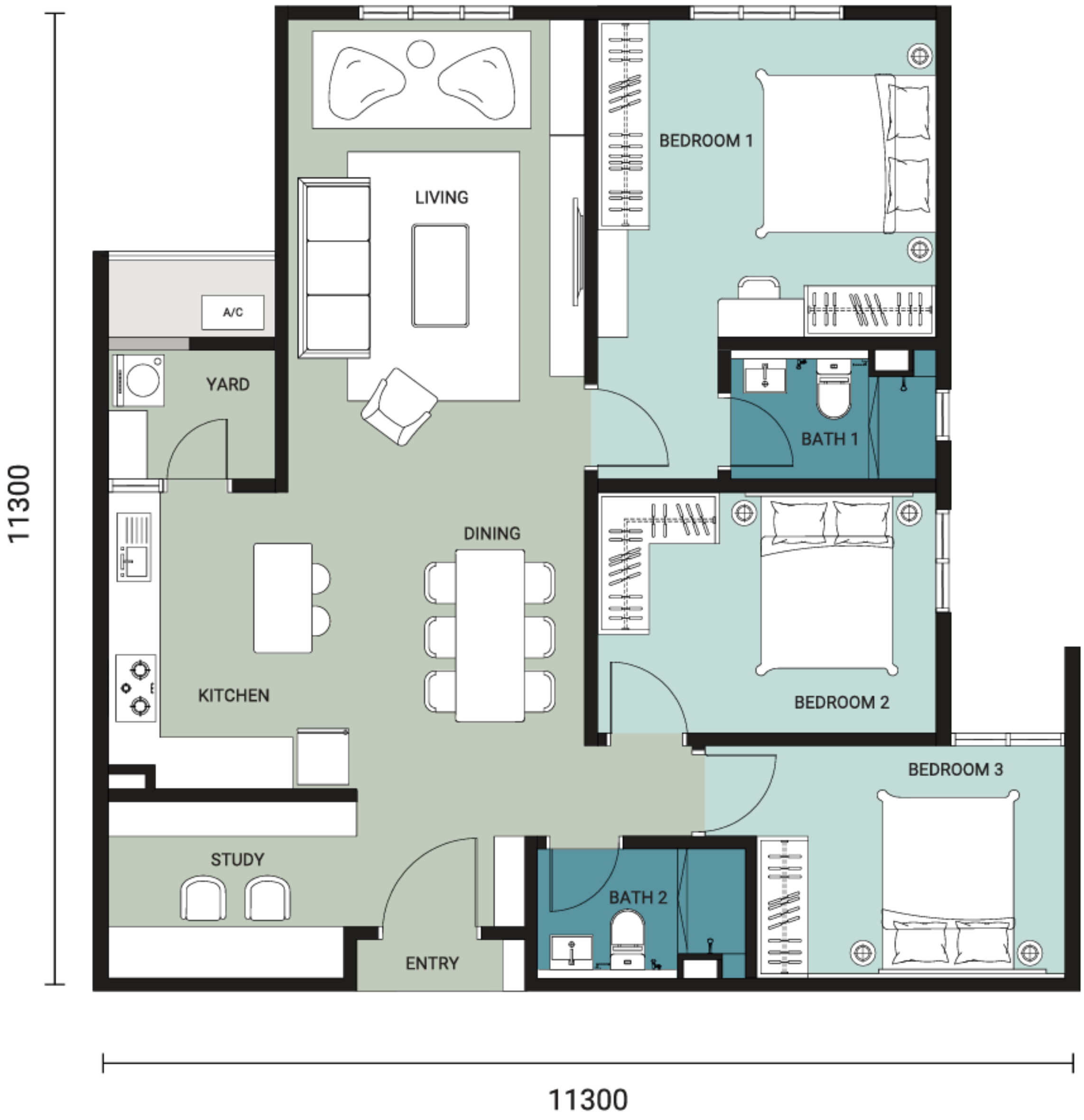




TYPE C

1,150  
SQ.FT

 3+1 bedrooms  2 Bathrooms





# FACILITIES FOR PRODUCTIVITY & PASSION



Artist's impression



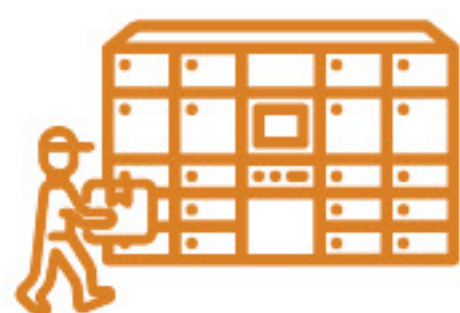
Event space  
for parties &  
gatherings



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



Artist's impression



Parcel lockers for  
secure shopping  
deliveries



Dedicated  
e-hailing & delivery  
waiting area

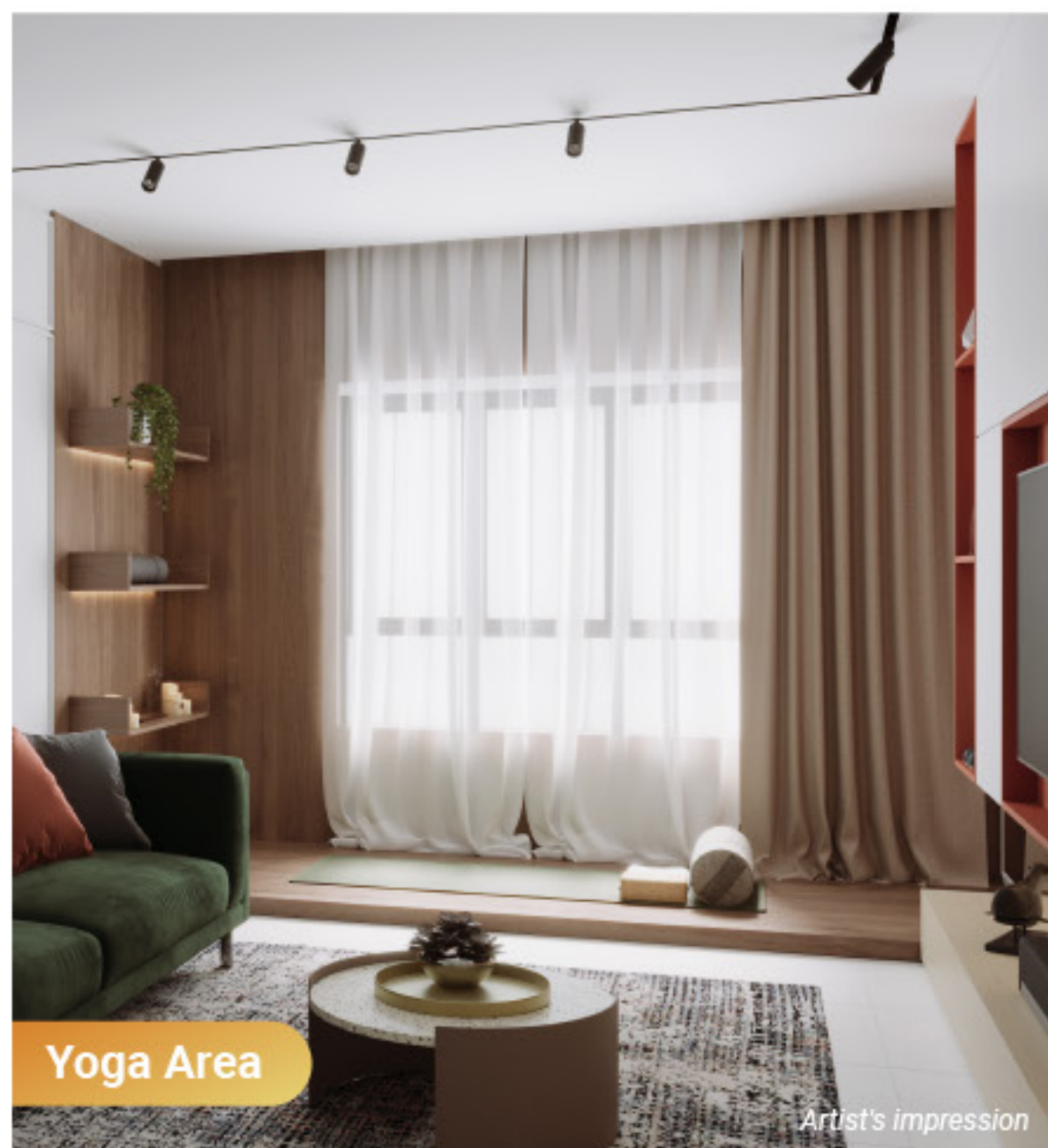
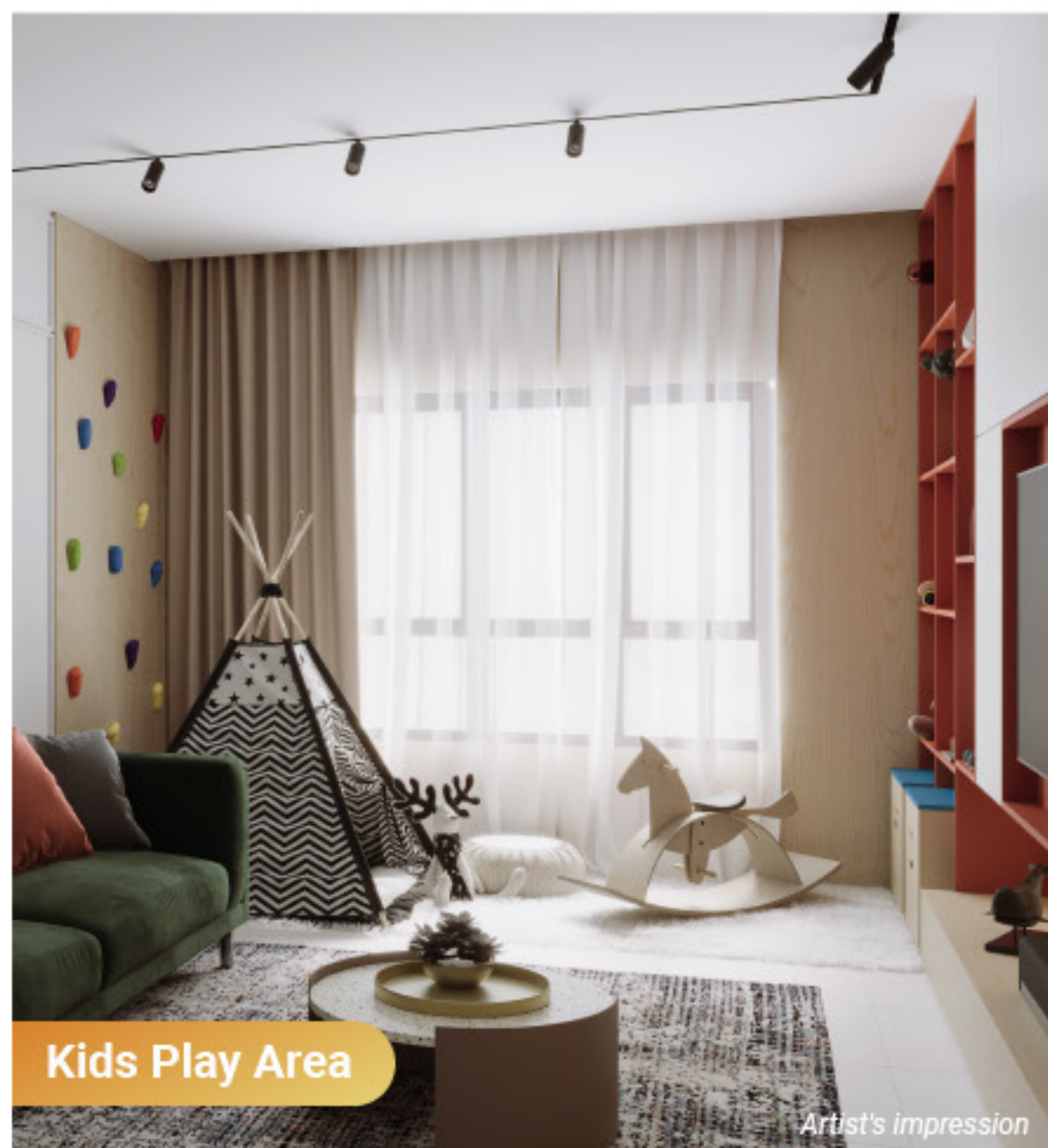
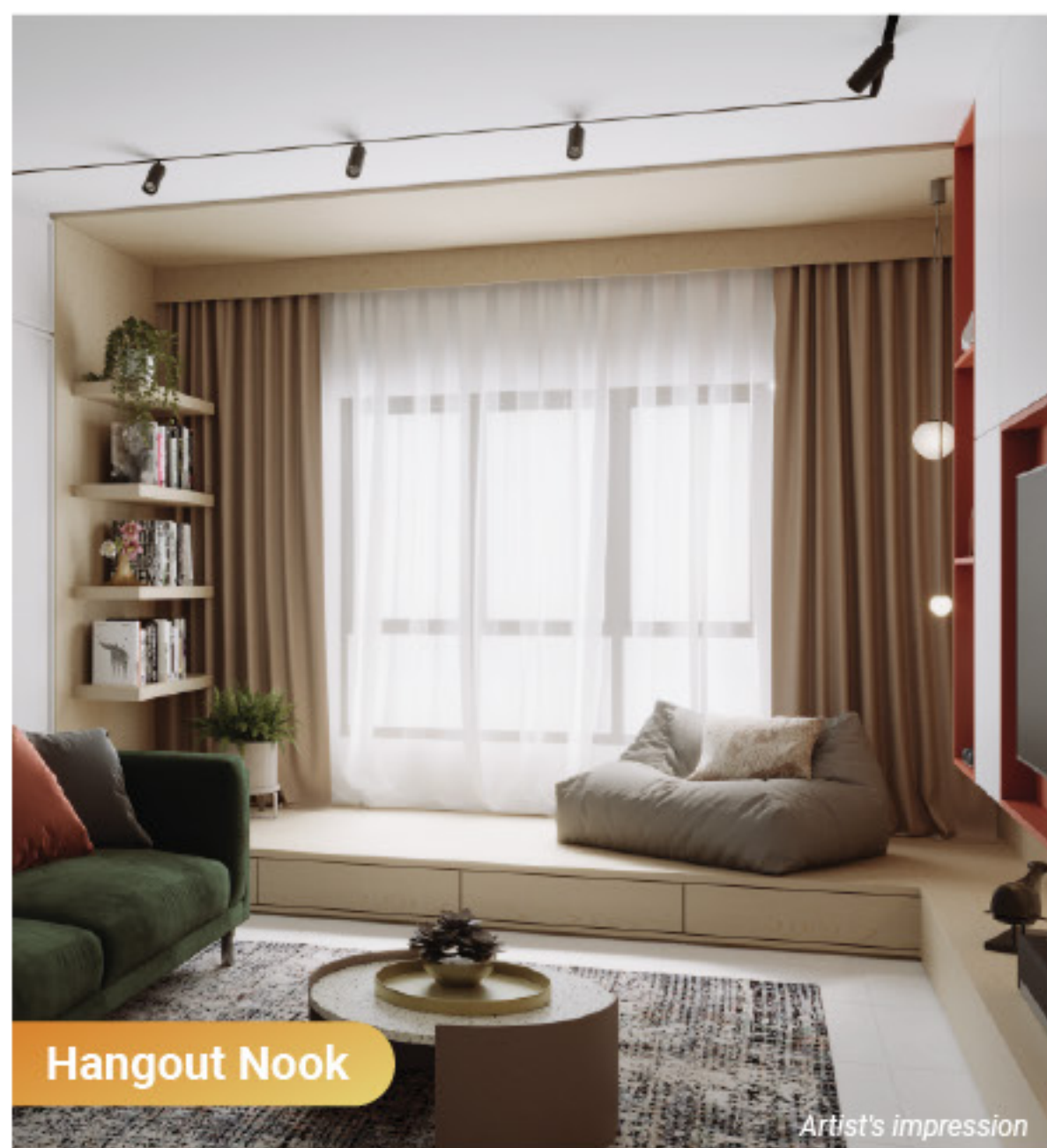


Artist's impression



# THE FREEDOM OF FLEXIBLE LIVING SPACES

Flexible “lifestyle spaces” designed with customization in mind, to adapt to your creative expressions and needs.



TYPE C

1,150  
SQ.FT

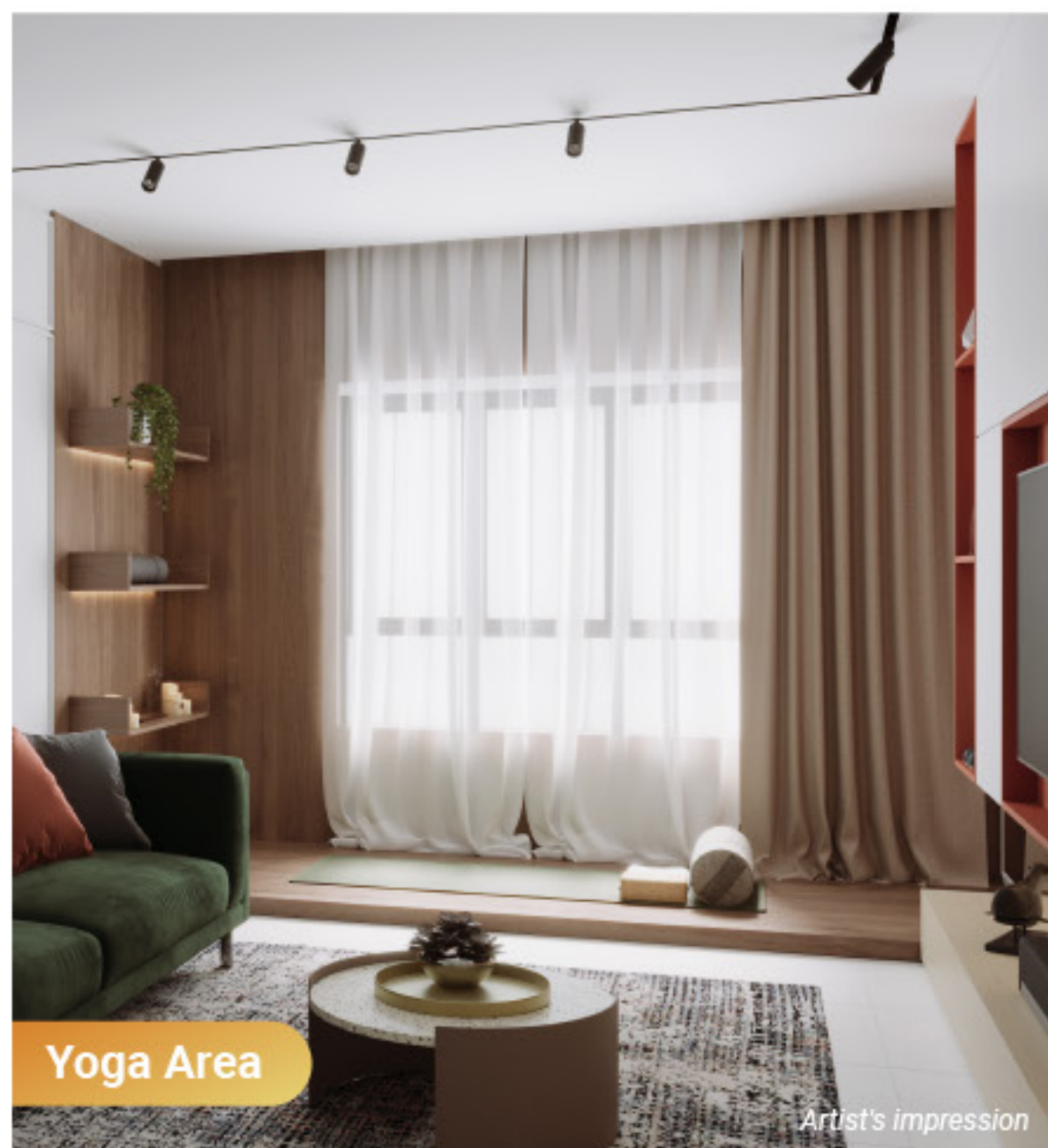
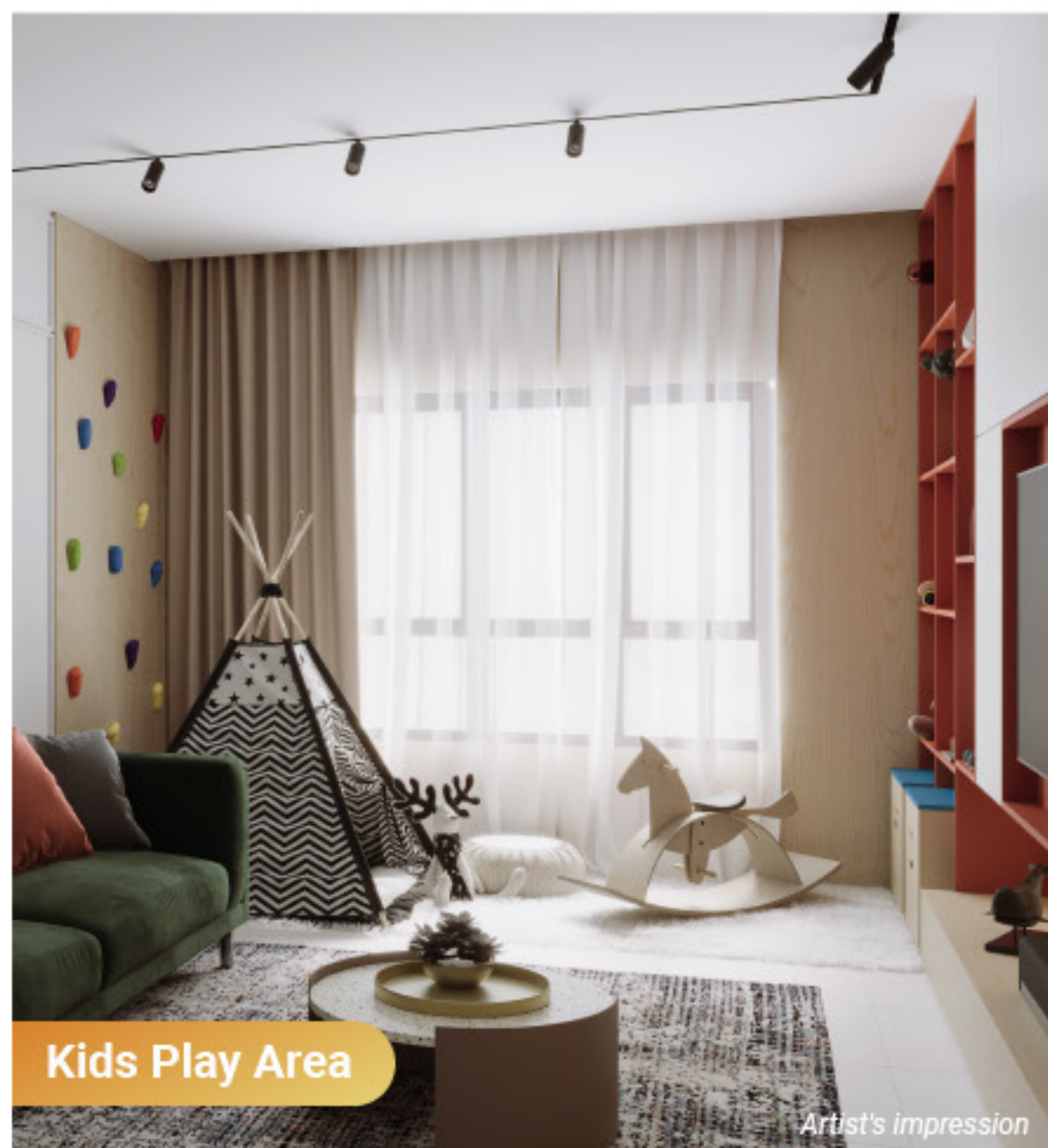
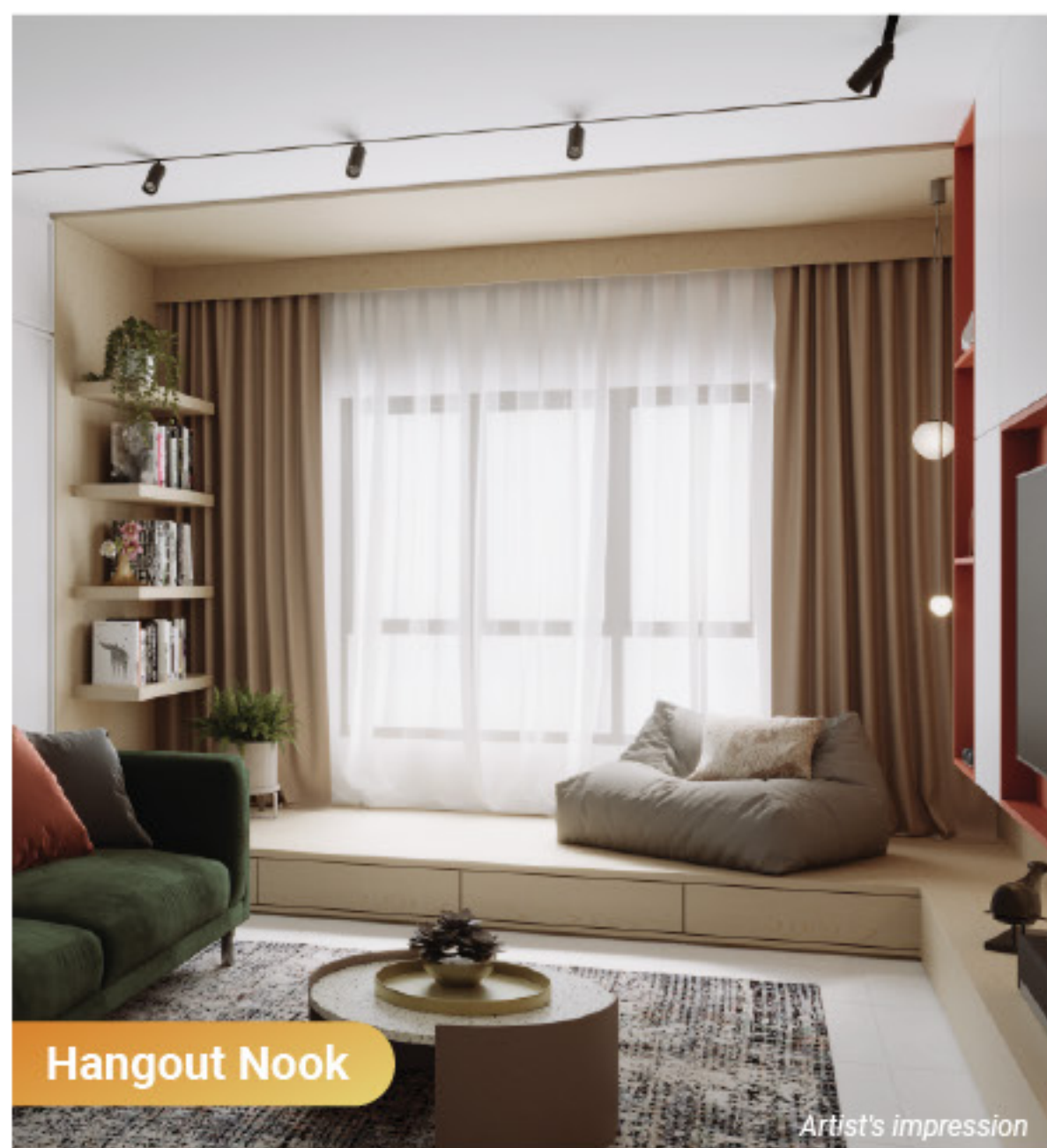
3+1 Bedrooms 2 Bathrooms





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Flexible “lifestyle spaces” designed with customization in mind, to adapt to your creative expressions and needs.



TYPE C

1,150  
SQ.FT

3+1 Bedrooms 2 Bathrooms





# LOCATION MAP



## EDUCATION

- ✦ Sri Kuala Lumpur Int. 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
- ✦ Parc Subang Jaya 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

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 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/ the development. The design and construction of the development is subject to first obtaining the appropriate authority's approval(s) 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 brochure, the terms of the sale and purchase agreement which form the entire agreement between the purchaser and the developer shall prevail.

Total Units: 271 • Type: Service Apartment • Expected Date of Completion: May 2027 • Land: Free from Encumbrance • Tenure of Land: Freehold • Developer's License No: 10991/11-2027/1114(R) • Validity: 04/11/2022 - 04/11/2027 • Advertising & Sales Permit No.: 10991-4/04-2022/0403(A)-05 • Validity: 05/04/2022 - 04/04/2024 • Appropriate Authority which Approves the Building Plans: Majlis Bandaraya Subang Jaya • Reference No: MBSJ.BGN.BP1 600-1/10/4/1(18) • Developed by: Sime Darby Property (Subang) Sdn. Bhd. (Co. No. 199901039965), Level 10, Block 5, No. 2, Jalan P.J.U. 1A/7A, Aya Dutastraw, 47301 Puteri Jaya, Selangor • Built Area: 550 sq ft. (min) - 1,150 sq ft. (max) • Selling Price: RM270,000 (min) - RM1,352,000 (max) • 5% BumiKITA Discount (Quota apply)

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