

LOT 15

— SUBANG JAYA —

RETAIL

THE SUBANG JAYA
CONNECTION



Property



SUPERB LOCATION

Facing Federal Highway and strategically located within the Subang Jaya Commercial Hub on the main road adjacent to AEON BiG, Subang Parade and Empire Shopping Gallery



PUBLIC TRANSPORT CONNECTIVITY

500m from Subang Jaya LRT and KTM Station



EASILY ACCESSIBLE

Via major highways (Federal Highway, NPE, NKVE, LDP, KESAS, ELITE)



SURROUNDED BY MATURED TOWNSHIPS

Close proximity to USJ, Glenmarie, Bandar Sunway, Shah Alam, Petaling Jaya



READY CUSTOMERS

Directly below Lot 15 Service Residences and next to Mesiniaga Office Tower



FULL HEIGHT GLASS WINDOWS OFFER MAXIMUM VISIBILITY FOR EACH UNIT

GROUND FLOOR UNITS WITH 4.3 METRES HIGH CEILING AND CLEAN, SIMPLE LAYOUT FOR FLEXIBLE BUSINESS SET-UP

Artist's impression



**EASY ACCESS FROM
RESIDENCE DROP OFF AND LOBBY**

**DEDICATED LIFT
FOR RETAIL UNITS**

IT'S ALL HAPPENING AT LOT 15 RETAIL

Work, eat, shop and play - you can now do it all in one spot, at Lot 15 Retail. Set to redefine urban living, Lot 15 Retail will excite with its collection of freehold lifestyle shops and creative spaces. Convenient for families, trendy for friends, inspiring for the city dweller... live it up in Lot 15, Subang Jaya.



Only **7** exclusive units available

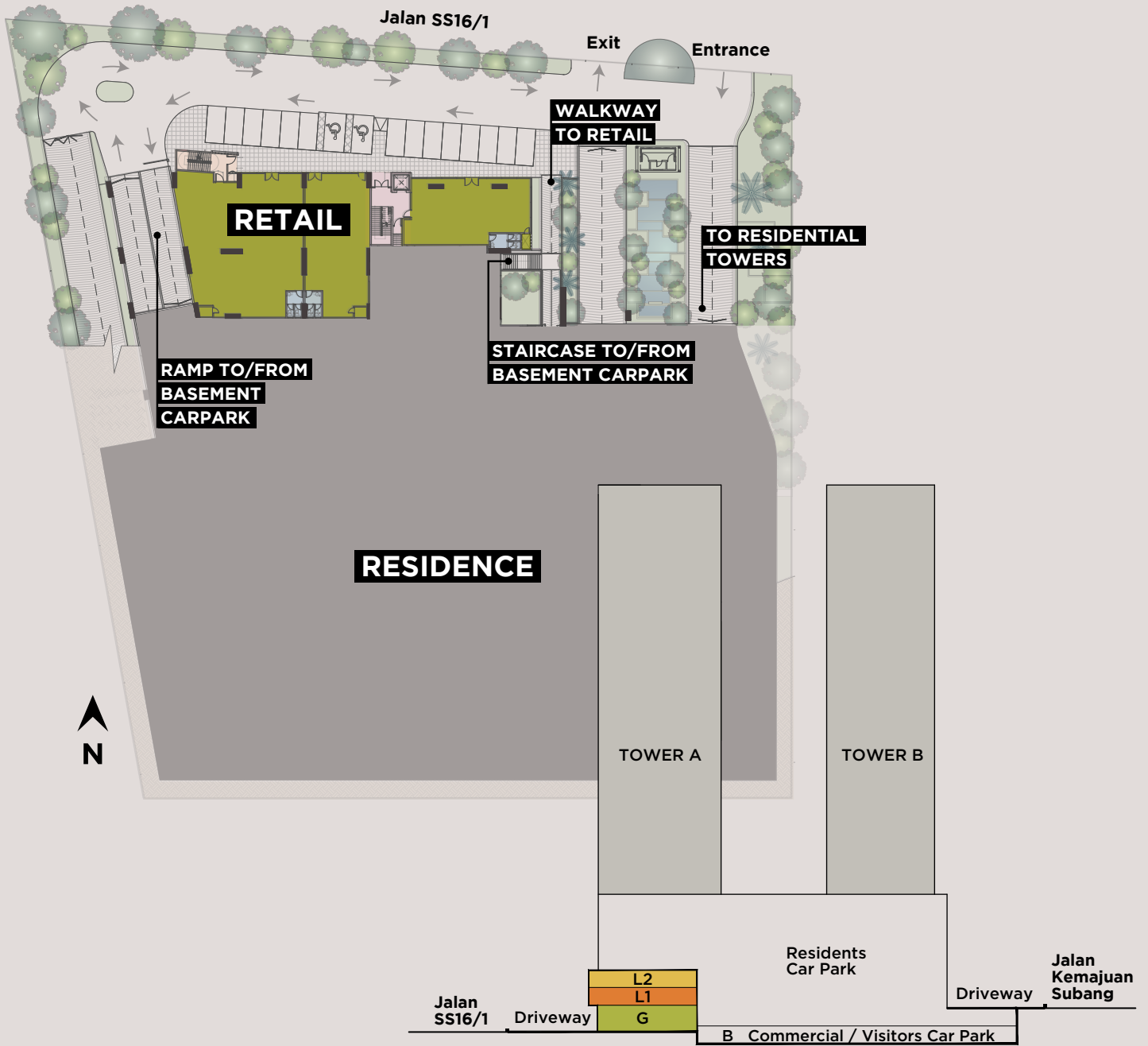
Freehold commercial title

Ranging from **1,528 - 3,122** sq. ft.

Directly serving **361** homes in Lot 15 Service Residences

123 Parking space for visitors at basement level

SITE LAYOUT PLAN

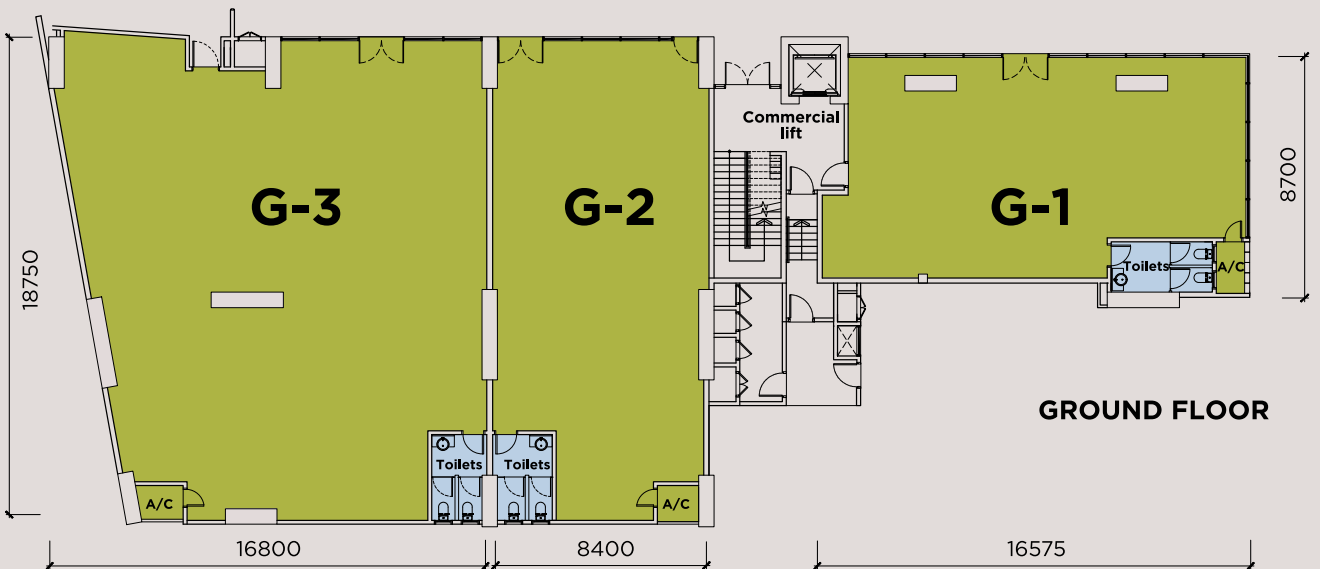
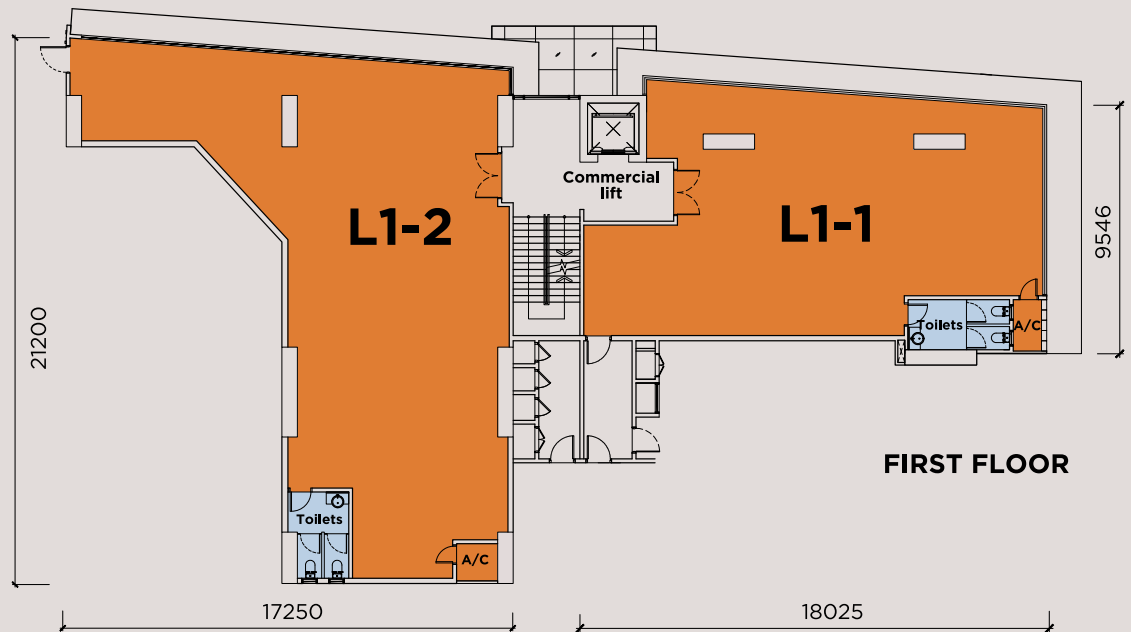
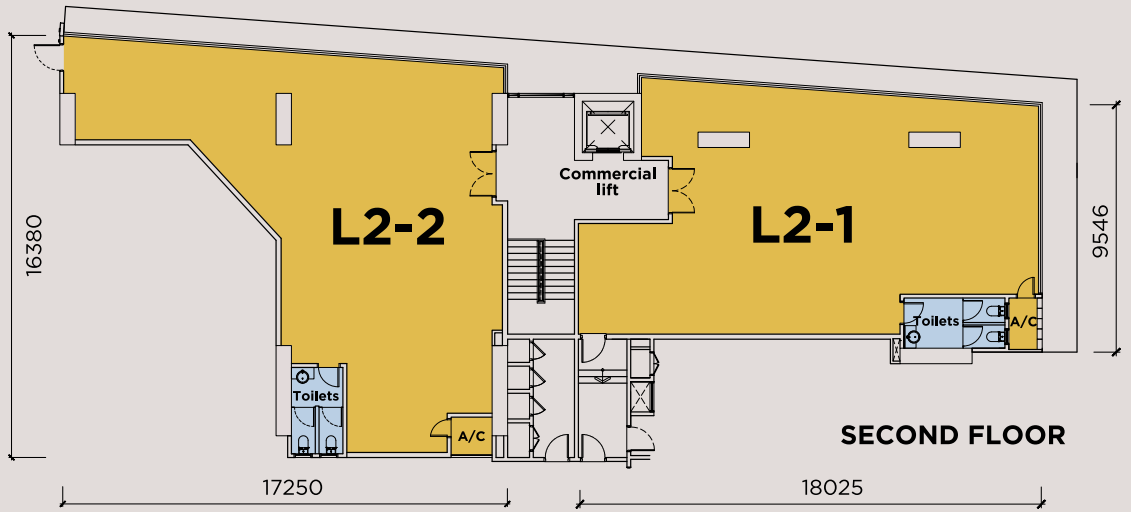


SPECIFICATIONS

STRUCTURE		: Reinforced Concrete
WALL		: Reinforced Concrete / Masonry
ROOF COVERING		: Reinforced Concrete Roof
ROOF FRAMING		: Reinforced Concrete Structure
CEILING		: Skim Coat
WINDOWS		: Aluminium Frame
DOORS		: Glass / Timber
IRONMONGERY		: Lockset with Accessories
WALL FINISHES	:Toilet	: Porcelain Tile
	:Others	: Plaster / Skim Coat and Paint
FLOOR FINISHES	:Toilet	: Homogeneous Tile
	:Others	: Cement Screed
SANITARY AND PLUMBING FITTINGS		: Sanitary Wares and Fittings
ELECTRICAL INSTALLATION		G-1 G-2 G-3 L1-1 L1-2 L2-1 L2-2
	Lighting Point	14 14 23 13 16 13 12
	Power Point	6 6 8 6 8 6 8
	Fiber Wall Socket (FWS)	1 1 1 1 1 1 1
	SMATV Point	1 1 1 1 1 1 1
INTERNAL TELECOMMUNICATION TRUNKING AND CABLING		: Provided

FLOOR PLAN

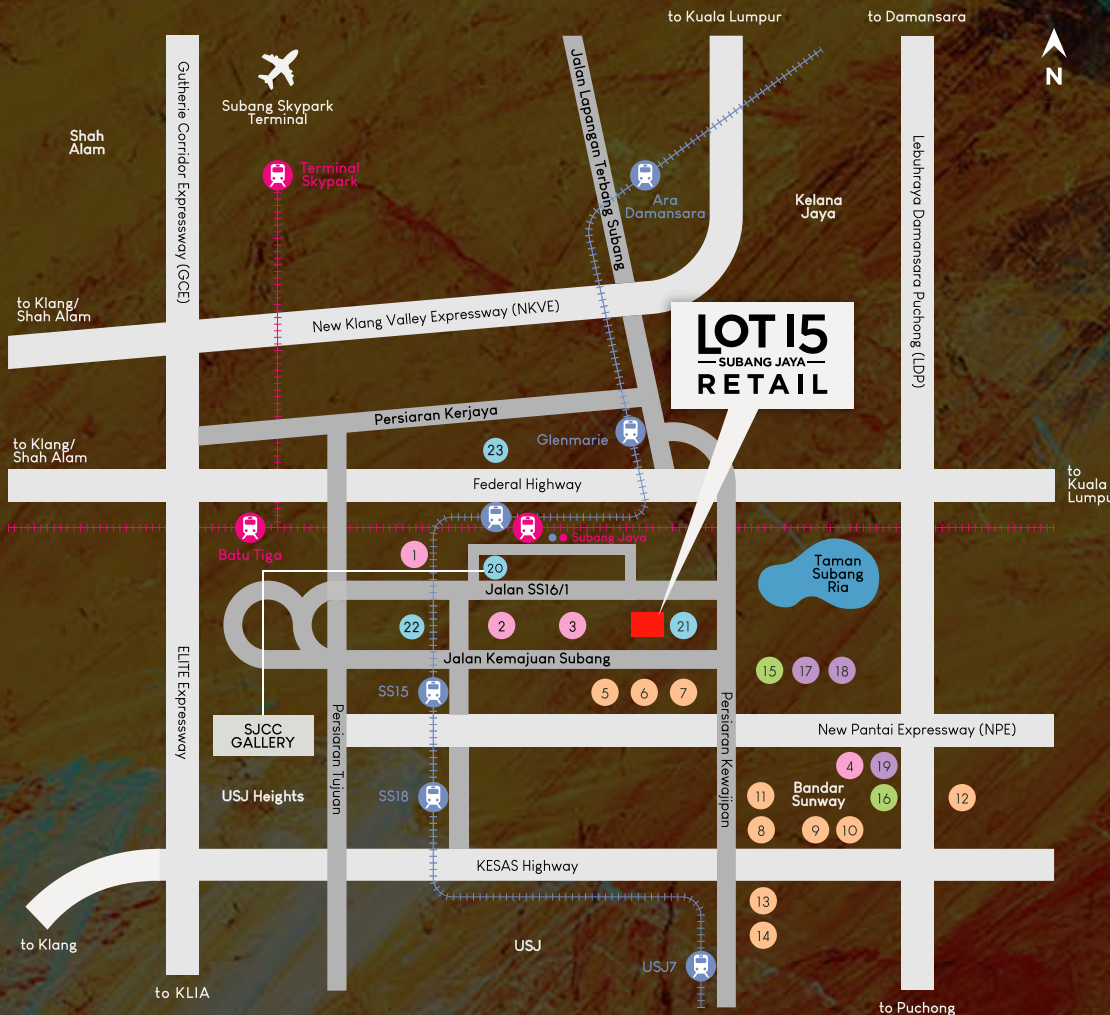
L2-2 1,851 sq ft	L2-1 1,722 sq ft	
L1-2 2,325 sq ft	L1-1 1,722 sq ft	
G-3 3,122 sq ft	G-2 1,722 sq ft	G-1 1,528 sq ft





THE CENTRE OF EVERYTHING

Lot 15 Retail is set to complement the vibrant lifestyles of those living and working in its surrounding areas. Nearby public transportation and amenities provide great connectivity and convenience to retailers and residents alike. It is perfectly positioned for exciting investment and growth.



- Shopping Mall & Hypermarket**
 - 1 Empire Shopping Gallery
 - 2 Subang Parade
 - 3 Aeon Big Subang Jaya
 - 4 Sunway Pyramid
- Education**
 - 5 UMS Seafield 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
 - 21 Menara Mesiniaga
 - 22 Wisma Consplant
 - 23 UOA Business Park

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

03 5631 8888
www.simedarbyproperty.com

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