

SCP

MOSAIC

RESIDENCES

USJ 1

FREEHOLD



Discover a home that redefines modern living, where the convenience of urban connectivity meets spaces designed to elevate your everyday.

Mosaic Residences offers more than just a place to live—it's a lifestyle where you have transit at your doorstep, vibrant amenities, and thoughtfully crafted community spaces come together to enrich your world.

Embrace

A Seamless
Lifestyle

— Where Life
Connects
with The **Best**
of All

WITH AN 80M DIRECT COVERED WALKWAY TO
SOUTH QUAY BRT STATION, SEAMLESS CONNECTIVITY IS
AT YOUR DOORSTEP.

Imagine stepping out from your door and straight into
the city's pulse. With a direct 80m covered walkway to
South Quay BRT Station, your next stop—whether it's
work, leisure, or education—is always within easy
reach. This is where seamless connectivity meets
effortless living.



URBAN SKYLINE REDEFINED

Artist's Impression



SCR
MOSAIC
RESIDENCES
UST

ENTRANCE STATEMENT
Artist's Impression

ENJOY UNMATCHED CONVENIENCE WITH EASY ACCESS TO PUBLIC TRANSPORT, CONNECTING YOU TO EDUCATION, WORK, SHOPPING, AND ENTERTAINMENT.

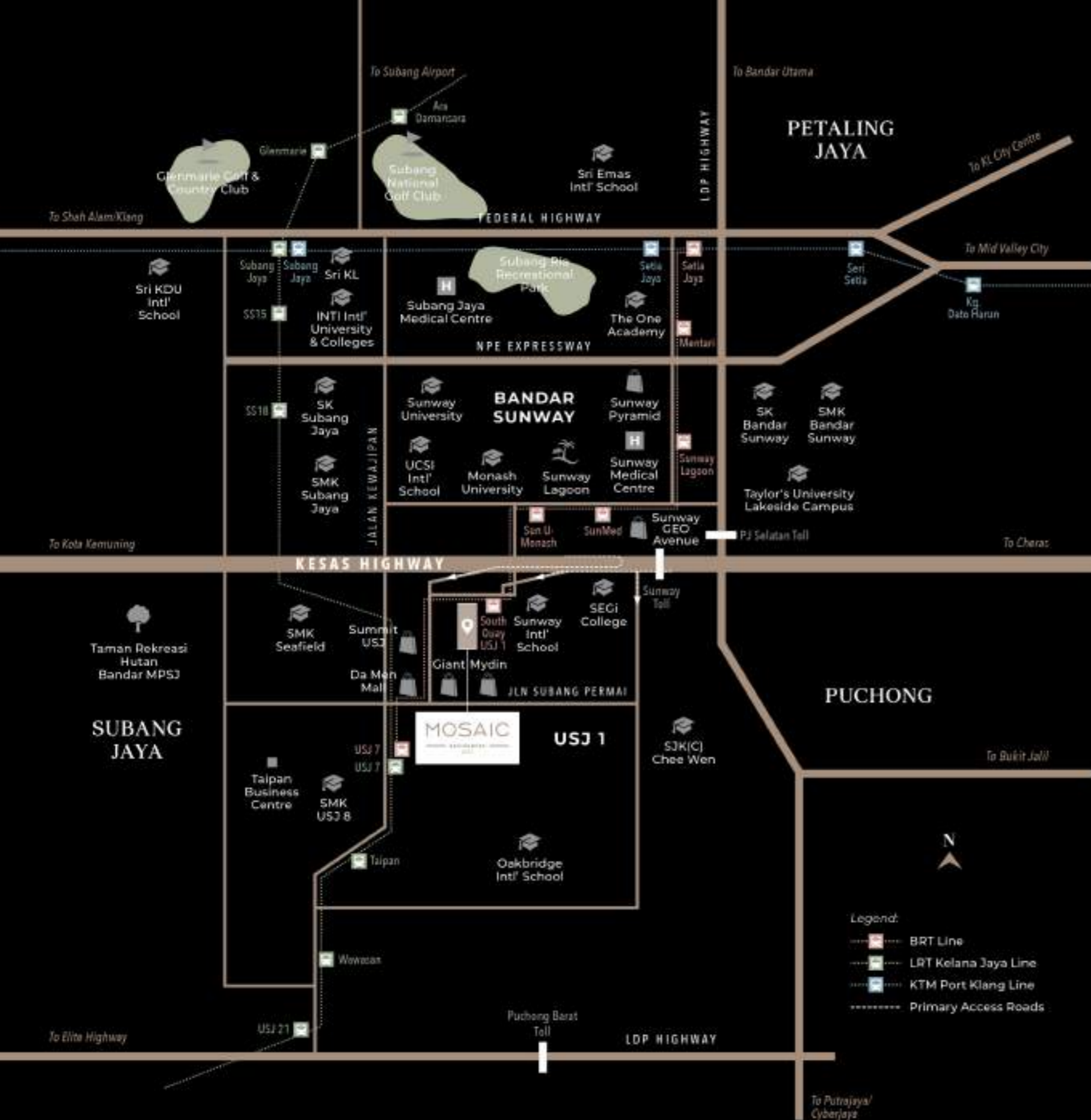
SEB
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USJ 1



Life's Easier
When
Everything's
A Stop Away



Public transport reimagined for your convenience. With instant access to the BRT station and connections to key LRT stops, every destination—be it shopping malls, universities, or entertainment hubs—is just a ride away. It's smart, sustainable, and simplifies city living so you can focus on enjoying life.



Right where I Need to Be



SURROUNDED BY DINING, RETAIL, AND LEISURE HUBS, THIS PRIME LOCATION ENSURES EVERYTHING IS JUST MINUTES AWAY.

This is where convenience meets excitement. Walkable access to vibrant dining spots, retail havens, entertainment hubs, and daily essentials means you're never far from what you love. A prime address surrounded by modern amenities ensures life is always within reach, with time to spare for yourself.



SHOPPING

- Mydin Hypermarket (100m)
- Giant Hypermarket (130m)
- Da Men Mall (500m)
- Summit USJ Mall (550m)
- Sunway Pyramid (3 Stops by BRT) (3.3km)
- Taipan Business Centre (2.0km)
- Subang Parade (3.9km)
- Nu Empire Shopping Gallery (4.0km)

EDUCATION

- Sunway International School (400m)
- SEGi College (1.2km)
- Monash University (1 Stop by BRT) (2.7km)
- Sunway University (1 Stop by BRT) (2.6km)
- Taylor's University Lakeside Campus (2 Stops by BRT) (3.9km)
- INTI International University & Colleges (2.6km)
- USCI International School (4.2km)
- The One Academy (5 Stops by BRT) (5.0km)

HEALTHCARE

- Sunway Medical Centre (2 Stops by BRT) (400m)
- Subang Jaya Medical Centre (SJMC) (2.9km)

LEISURE

- Sunway Lagoon (3 Stops by BRT) (3.4km)
- Subang Ria Recreational Park (3.8km)
- Glenmarie Golf & Country Club (8.3km)
- Subang National Golf Club (8.9km)

The *First* Impression That Lasts



A GRAND, THOUGHTFULLY DESIGNED LOBBY
THAT SETS THE TONE FOR A REFINED AND
WELCOMING LIVING EXPERIENCE.

FROM LUSH GARDENS TO SHARED SPACES,
EVERYTHING INVITES YOU TO UNWIND AND
EMBRACE A BALANCED LIFESTYLE.

Life here feels like a breath of fresh air. Whether it's
relaxing in lush gardens or mingling with loved ones,
find your balance within spaces designed for leisure and
connection. It's all about unwinding, living in the now,
and finding joy in the little moments that make life big.

En Joy

The Chill

LIVING IN
THE MOMENT



OLYMPIC-LENGTH POOL, FULL-FLEDGED GYM, COURTS,
AND OPEN SPACES—LIFE-ENRICHING FACILITIES
DESIGNED FOR WORK, PLAY, AND RELAXATION.

Work out, wind down, or simply lounge in style. From the Olympic-length pool and hammock lawn to pickleball and badminton courts, every facility is designed for both form and function. This is where leisure meets luxury, helping you live life at your best.

Relaxing —
Can be *Stylish*

50M LAP POOL
Artist's Impression

THIS IS YOUR DEDICATED HAVEN—FEATURING AMENITIES AND SPACES FOR WELLNESS, RELAXATION, AND CONNECTION.

Your everyday deserves more, and the facilities podium delivers. Thoughtfully curated amenities—from yoga spaces and a full-fledged gym to jogging tracks and an amphitheatre—transform ordinary days into extraordinary experiences. It's a place to relax, connect, and discover new ways to make life enriching.



STATE OF THE ART GYMNASIUM

Artia's Impression

Immerse yourself in serene spaces embraced by lush greenery, where nature's tranquility soothes the mind, restores balance, and nurtures well-being. A retreat for quiet reflection, deep connection, and effortless rejuvenation.

LUSH LANDSCAPED GARDEN

Artist's Impression



BARBECUE GARDEN

Artist's Impression

Meet, *Mingle*

DESIGNED FOR CONNECTION, THESE SHARED SPACES OFFER INVITING LOUNGES, INTIMATE NOOKS, AND OPEN AREAS TO GATHER, RELAX, AND ENGAGE.

Where conversations flow and connections flourish. Whether it's casual catch-ups, meaningful discussions, or shared moments, these thoughtfully crafted spaces provide the perfect setting to unwind, socialize, and be inspired.

& Make Things
Happen





SKY LOUNGE & CO-WORKING SPACE

Artis's Impression

FROM QUIET ZONES TO OPEN CO-WORKING AREAS,
THESE THOUGHTFULLY DESIGNED SPACES INSPIRE
FOCUS, CREATIVITY, AND PRODUCTIVITY.

Created for moments of inspiration and connection, these spaces encourage creativity, collaboration, and meaningful interactions. Whether you seek a quiet retreat for deep thought or a vibrant setting to share ideas, every corner is crafted to enhance focus, spark new perspectives, and bring passions to life.

Curated Amenities

A HARMONIOUS BLEND FOR MINDFUL LIVING
AND EFFORTLESS INDULGENCE.



Artel's Impression

LANDSCAPED FACILITIES PODIUM (LEVEL 8)

VITALITY ZONE

- 1 50m Lap Pool
- 2 Outdoor Shower
- 3 Wading Pool
- 4 State of The Art Gymnasium
- 5 Outdoor Gym
- 6 Walking/Jogging Path
- 7 Calisthenic
- 8 Playground
- 9 Indoor Pickleball Court
- 10 Indoor Badminton Court/
Multipurpose Hall

SERENITY ZONE

- 11 Poolside Cabana
- 12 Leisure Pool
- 13 Spa Seat
- 14 Water Cascade
- 15 Hammock Lawn
- 16 Meditation Deck
- 17 Yoga Deck
- 18 Swing Lawn
- 19 Herbs Garden
- 20 Turfing Lawn

COMMUNITY ZONE

- 21 Dry Deck
- 22 Wet Deck
- 23 Seating Area
- 24 Observation Deck
- 25 Barbecue Garden
- 26 Sky Swing
- 27 Outdoor Relaxation Area
- 28 Communal Kitchen
- 29 Laundry Room
- 30 Convenience Store Space
- 31 Sky Lounge & Co-working Space
(Level 6 & 7)
- 32 Toilet with Shower & Sauna
- 33 Prayer Room

Find Your Perfect Home

EXPLORE A SELECTION OF FLEXIBLE LAYOUTS



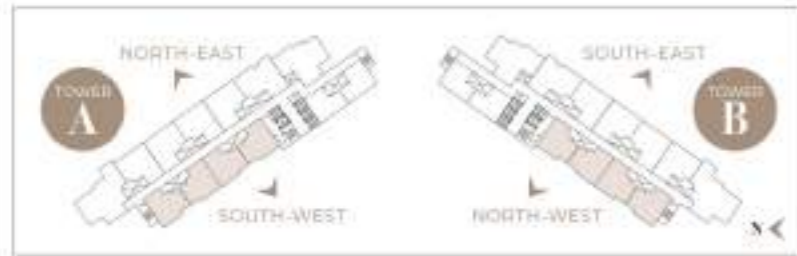
TYPE B

BUILT-UP 689 sq.ft.

2 Bedrooms, 1 Study, 2 Bathrooms

UNIT LOCATION

Tower A & B
Level 9 - 43



TYPE D

BUILT-UP 894 sq.ft.

3 Bedrooms, 1 Study, 2 Bathrooms

UNIT LOCATION

Tower A & B
Level 9 - 44



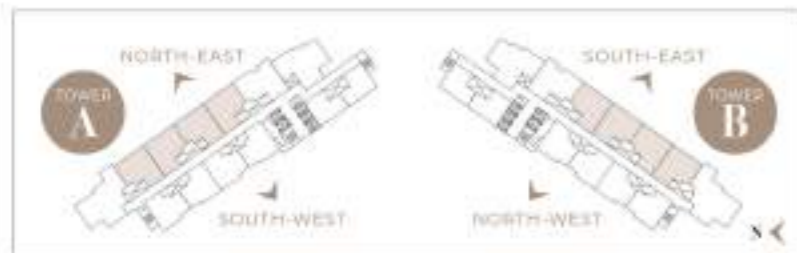
TYPE C

BUILT-UP 776 sq.ft.

3 Bedrooms, 2 Bathrooms

UNIT LOCATION

Tower A & B
Level 9 - 44



TYPE E

BUILT-UP 1,064 sq.ft.

4 Bedrooms, 3 Bathrooms

UNIT LOCATION

Tower A & B
Level 9 - 44



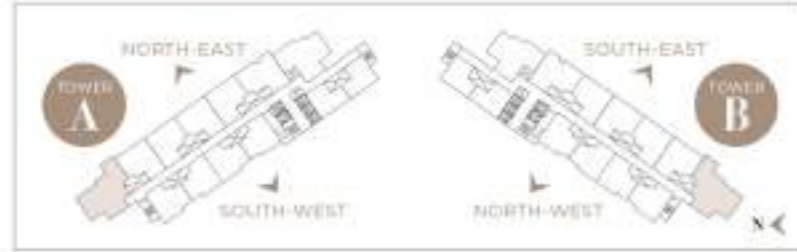
TYPE F (Dual Key)

BUILT-UP 1,239 sq.ft.

4 Bedrooms, 3 Bathrooms

UNIT LOCATION

Tower A & B
Level 9 - 44



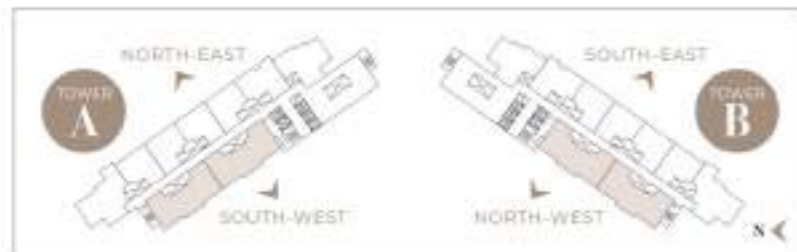
TYPE G

BUILT-UP 1,509 sq.ft.

5 Bedrooms, 3 Bathrooms

UNIT LOCATION

Tower A & B
Level 44



SPECIFICATION

STRUCTURE	Reinforced Concrete						
WALL	Reinforced Concrete / Brickwall						
ROOFING	Reinforced Concrete / Metal Decking						
CEILING	Skim Coat with Paint Plaster Ceiling with Paint (Bathroom) Plaster Ceiling with Paint (Yard - TYPE G only)						
WINDOW	Powder Coated Aluminium Framed Glass						
DOOR	Main Entrance		- Solid Timber Fire Door				
	Balcony (TYPE C, D, E, F & G only)		- Powder Coated Aluminium Framed Sliding Door				
	Bedroom		- Timber Flush Door				
	Others		- Timber Flush Door				
IRONMONGERY	Main Door (TYPE A only)		- Quality Lockset				
	Main Door		- Digital Lockset				
	Others		- Quality Lockset				
FLOOR FINISHES	TYPE A Living / Dining / Kitchen / Study / Bedroom / Bathroom / Yard		- Ceramic Tile				
	TYPE B, C, D, E, F & G Living / Dining / Kitchen / Study / Bedroom / Studio / Bathroom / Balcony (Except TYPE B) Yard (TYPE G only)		- Porcelain Tile - Porcelain Tile				
WALL FINISHES	TYPE A Bathroom Kitchen External & Internal		- Ceramic Tile up to Ceiling height - Ceramic Tile up to 1.5m height - Cement Sand Plaster / Skim Coating with Paint				
	TYPE B, C, D, E, F & G Bathroom Kitchen External & Internal		- Porcelain Tile up to Ceiling height - Porcelain / Ceramic Tile up to Ceiling height - Cement Sand Plaster / Skim Coating with Paint				
SANITARY INSTALLATION	TYPE A	TYPE B	TYPE C	TYPE D	TYPE E	TYPE F	TYPE G
Water Closet	1 no.	2 nos.	2 nos.	2 nos.	3 nos.	3 nos.	3 nos.
Wash Basin	1 no.	2 nos.	2 nos.	2 nos.	3 nos.	3 nos.	3 nos.
Paper Roll Holder	1 no.	2 nos.	2 nos.	2 nos.	3 nos.	3 nos.	3 nos.
Shower Head	1 no.	2 nos.	2 nos.	2 nos.	3 nos.	3 nos.	3 nos.
Kitchen Sink	1 no.	1 no.	1 no.	1 no.	1 no.	1 no.	1 no.
Bib Tap	2 nos.	1 no.	1 no.	1 no.	1 no.	1 no.	1 no.
Bathtub	-	-	-	-	-	-	1 no.
ELECTRICAL INSTALLATION	TYPE A	TYPE B	TYPE C	TYPE D	TYPE E	TYPE F	TYPE G
Light Point	8 nos.	11 nos.	12 nos.	13 nos.	15 nos.	18 nos.	24 nos.
Power Point	7 nos.	8 nos.	10 nos.	11 nos.	12 nos.	16 nos.	19 nos.
Water Heater Point	1 no.	2 nos.	2 nos.	2 nos.	3 nos.	3 nos.	3 nos.
Door Bell Point	1 no.	1 no.	1 no.	1 no.	1 no.	2 nos.	2 nos.
SMATV Point	1 no.	1 no.	1 no.	1 no.	1 no.	2 nos.	2 nos.
Distribution Box	1 no.	1 no.	1 no.	1 no.	1 no.	1 no.	1 no.
Fan Point	2 nos.	3 nos.	4 nos.	4 nos.	5 nos.	5 nos.	6 nos.
Air Cond. Point	3 nos.	3 nos.	4 nos.	4 nos.	5 nos.	5 nos.	7 nos.
Fibre Wall Socket Point	1 no.	1 no.	1 no.	1 no.	1 no.	1 no.	1 no.



CHERAS TRADERS SQUARE SDN BHD
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SCP Mosaic Sales Gallery
 SCP Properties
 scpproperties

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Developer: Cheras Traders Square Sdn Bhd, 20140100140911077483-X, 101, Block D, Phileo Damansara 1, Jalan 16/11, 46350 Petaling Jaya, Malaysia • Project Name: Residents Damansara • Type of Property: Service Apartment • Developer's License No.: 31204/03-2033-0266(M) • Validity Period: 24/03/2023 – 23/09/2030 • Advertisung and Sales Permit No.: 31024-1/05-2023.10.02.091-01 • Validity Permit: 31/03/2023 – 29/03/2023 • Approving Authority: Majlis Bandaraya Subang Jaya • Building Plan Approval No.: MFPS 1 BGM BPT 203-1/2023/0371 • Land Tenure: Freehold • Land Encumbrance: Malayan Bank (g) Berhad • Expected Date of Completion: June 2029 • Total No. of Units: 924 units: Type A (142 units), Type B (276 units), Type C (128 units), Type D (72 units), Type E (72 units), Type F (72 units), Type G (4 units) • Price: RM 276,000.00 (max.) - RM 1,165,000.00 (max.) • 8% mpptis 7% Discount.

Disclaimer: All information, product brands, and depictions are not to be regarded or relied upon as statements or representations of fact. They are subject to change or amendment as received or approved by the Developer or relevant authorities and do not form part of any offer or contract. It is not representation, made in, these units, illustrations, photographs, drawings, display, and infotex materials are for illustrative purposes only and should not be considered actual representations. The Sale and Purchase Agreement constitutes the entire agreement between the Developer and the Purchaser and shall not be modified by any statements or representations made in these materials or otherwise.

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