



WESTFIELD

RESIDENCES

— USJ 1 —

F R E E H O L D

The Connected Sanctuary



*THE MOST CONNECTED
SANCTUARY IN USJ —
WHERE ARCHITECTURE FLOWS
WITH NATURE AND LIFE MOVES
IN HARMONY.*

ROOTED IN HARMONY

A SERENE SANCTUARY
SEAMLESSLY LINKED TO CITY
ENERGY AND NATURE

An exclusive sanctuary in USJ 1, where
biophilic living, lush landscapes, seamless
connectivity, and multi-tiered security
converge—crafted for a life of quiet luxury,
effortless ease, and enduring peace of mind.



SERENITY PERFECTED



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— 0511 —

GUARDHOUSE ENTRANCE

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USJ 1
FREEHOLD

LRT Station USJ 7 BRT Station USJ 7 Da Men Mall (Easyhome Mall) Summit USJ Giant BRT Station South Quay USJ 1 Mydin Sunway International School Sunway Lagoon Sunway Pyramid Sunway Medical Centre Sunway Toll Monash University Sunway University Sunway Square Mall SEGi College





SHOPPING

Mydin Hypermarket (30m)
Giant Hypermarket (30m)
Easyhome (3.8km)
Summit USJ (3.8km)
Sunway Pyramid (3 Stops by BRT)
Taipan Business Centre (2.7km)
Subang Parade (4.6km)
Nu Empire Shopping Gallery (5.2km)

EDUCATION

Sunway International School (400m)
SEGi College (1.2km)
Monash University (1 Stop by BRT)
Sunway University (1 Stop by BRT)
Taylor's University Lakeside Campus (2 Stops by BRT)
The One Academy (5 Stops by BRT)
INTI International University & Colleges (3.4km)
USCI International School (4.2km)

HEALTHCARE

Sunway Medical Centre (2 Stops by BRT)
Subang Jaya Medical Centre (4.5km)

LEISURE

Sunway Lagoon (3 Stops by BRT)
Subang Ria Recreational Park (4.5km)
Glenmarie Golf & Country Club (8.3km)
Subang National Golf Club (9km)

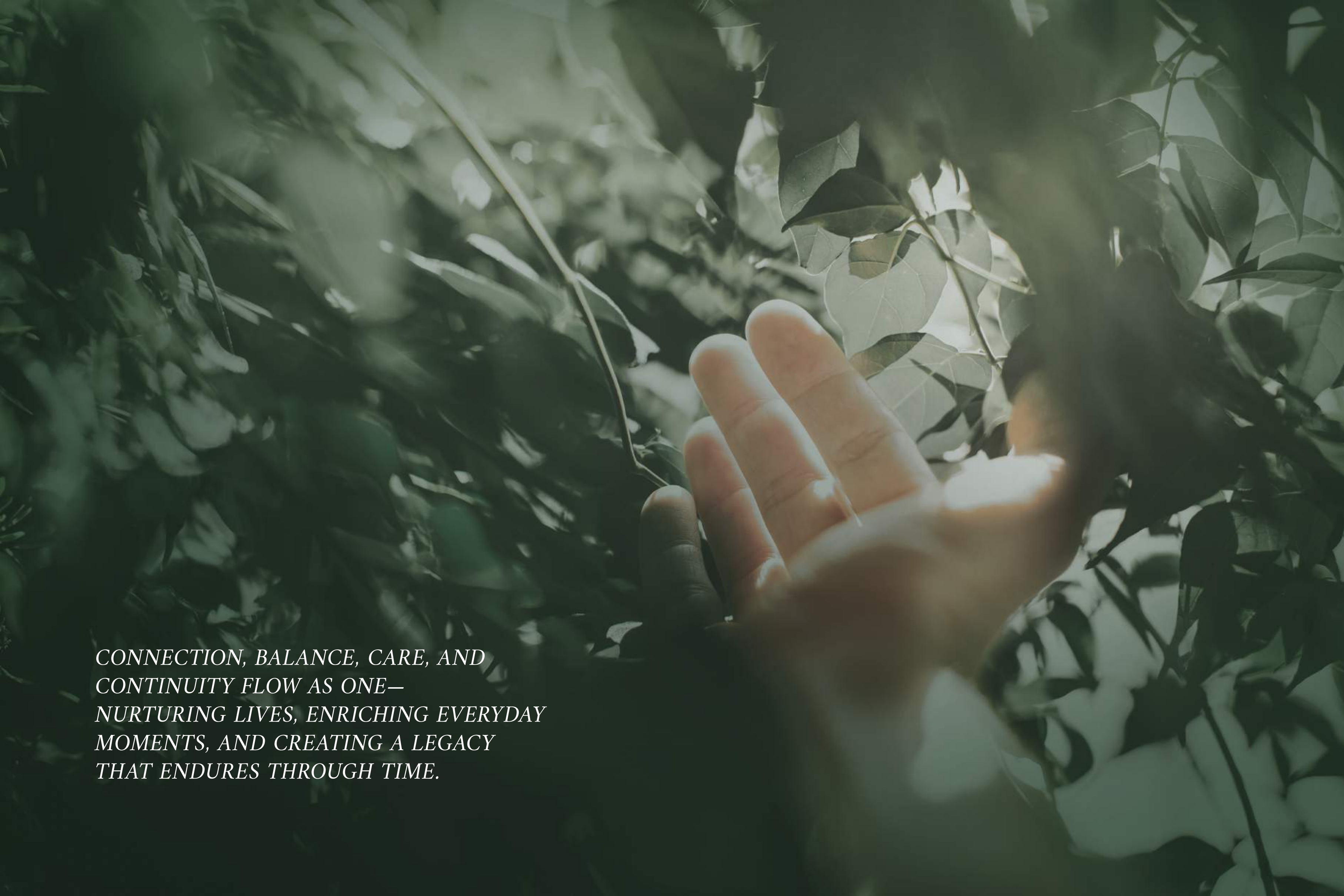
NESTLED AMONG A VARIETY OF RESTAURANTS, SHOPS, AND LEISURE HUBS, THIS PRIME ADDRESS ENSURES EFFORTLESS ACCESS TO EVERYTHING NEARBY



VIBRANT CONVENIENCES WITHIN REACH

Strategically located within walking distance of LRT and BRT stations, every aspect of the development ensures effortless access to the city while maintaining a serene retreat at home.



A close-up photograph of a human hand reaching out towards a dense thicket of green leaves. The hand is positioned in the lower right foreground, with fingers slightly spread. The background is filled with various shades of green leaves, some in sharp focus and others blurred, creating a sense of depth. The lighting is soft and natural, suggesting an outdoor setting. The overall mood is one of connection and growth.

*CONNECTION, BALANCE, CARE, AND
CONTINUITY FLOW AS ONE—
NURTURING LIVES, ENRICHING EVERYDAY
MOMENTS, AND CREATING A LEGACY
THAT ENDURES THROUGH TIME.*



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UNRIVALLED PRESTIGE

WHERE EXCEPTIONAL DESIGN
DEFINES EVERY DETAIL

Curated materials and seamless layouts reflect quiet sophistication, enhanced by natural light and biophilic elements. Refined finishes and balanced proportions create timeless spaces defined by enduring prestige.



WAITING LOUNGE



Flow

EXPERIENCE SEAMLESS LIVING WHERE SPACES AND SERVICES MOVE EFFORTLESSLY WITH YOUR LIFESTYLE



Growth

NURTURE CONTINUOUS PERSONAL AND PROFESSIONAL GROWTH THROUGH ENRICHING SPACES AND MEANINGFUL EXPERIENCES



Inspiring

DAILY SURROUNDINGS DESIGNED TO SPARK CREATIVITY, MOTIVATION, AND A RENEWED SENSE OF POSSIBILITY



Balance

ACHIEVE HARMONY IN LIFE WITH THOUGHTFULLY CURATED SPACES FOR WELLNESS, REST, AND PRODUCTIVITY





50M SWIMMING POOL



FEAST GARDEN (BBQ DECK)

NATURE- INSPIRED ELEGANCE

**SOPHISTICATION IN LUSH,
LANDSCAPED SURROUNDINGS**

Surrounded by greenery, landscaped spaces foster calm and connection. Designed to blend indoors and outdoors, the environment supports wellness, relaxation, and community—creating a balanced, multi-generational lifestyle.





CO-WORKING LOUNGE



STATE OF THE ART GYMNASIUM

Fully equipped, elegantly designed activity zones offering modern facilities and refined interior ambience, creating an inspiring space to strengthen the body, improve health, and support an active lifestyle.



LACE UP, MEET YOUR GAME
COMPANION, AND EMBRACE
AN ENRICHING, BALANCED LIFE
—ALL IN INDOOR COMFORT



PICKLEBALL COURT

SPACES FOR TOGETHERNESS

WHERE CONNECTIONS FLOURISH

Gather, connect, and celebrate in inviting shared spaces designed for memorable moments, meaningful conversations, and quality time together.



COMMUNAL KITCHEN



MINI THEATRE

CURATED FOR HOLISTIC LIVING



LANDSCAPED FACILITIES PODIUM

LEVEL 1

- 1 Management Office
- 2 Kindergarten Room
- 3 EV Charging Bays
- 4 Carwash Bay
- 5 Parcel / Mailbox Room
- 6 Guardhouse

LEVEL 6 & 7

- 7 Co-working Lounge

LEVEL 8

SERENITY OASIS

- 8 50m Swimming Pool
- 9 Water Cascade
- 10 Wading Pool
- 11 Leisure Pool
- 12 Spa Pool
- 13 Hydrotherapy SPA Bed
- 14 Mist Enclave
- 15 Aqua Serene Enclave
- 16 Wet Deck
- 17 Sun Deck
- 18 Outdoor Shower
- 19 Sauna Room
- 20 Male / Female Changing Room

TRANQUIL OASIS

- 21 Feast Garden (BBQ Deck)
- 22 Vertical Herb Garden
- 23 Calisthenics Garden
- 24 Aromatic Garden
- 25 Pre-function Garden
- 26 Yoga Garden
- 27 Jogging Path
- 28 Reflexology Path
- 29 Social Area
- 30 Ivory Pavilion
- 31 Outdoor Study Lounge
- 32 Outdoor Lounge
- 33 Outdoor Fitness
- 34 Chill Out Garden

VITALITY OASIS

- 35 Pickleball Court
- 36 Badminton Court / Multipurpose Hall
- 37 Communal Kitchen
- 38 Mini Theatre
- 39 E-sports Room
- 40 State of The Art Gymnasium
- 41 Playground
- 42 Convenience Store Space
- 43 Surau

A SENSE OF BALANCE & COMFORT

MASTER SITE PLAN

Approximately
180m to
BRT South Quay
USJ 1

NORTH-EAST

SOUTH-EAST



Covered Walkway

PERSIARAN SUBANG PERMAI

Approximately
600m to
LRT USJ 7

TOWER B

SOUTH-WEST

NORTH-WEST

TOWER A



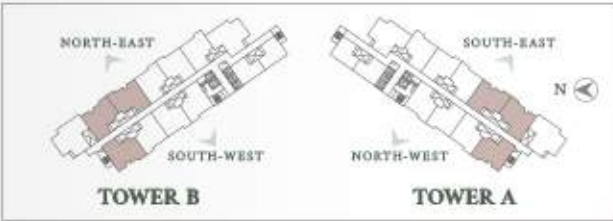
TYPE
A

Built-up: **550 sq.ft.**
1 Bedroom, 1 Study, 1 Bathroom



TYPE
C

Built-up: **868 sq.ft.**
3 Bedrooms, 1 Study, 2 Bathrooms



TYPE
B

Built-up: **768 sq.ft.**
3 Bedrooms, 2 Bathrooms



TYPE
D

Built-up: **1,008 sq.ft.**
4 Bedrooms, 3 Bathrooms



A/C ledge is not part of build up area's measurement.

Disclaimer: All information, specifications and plans contained herein are subject to amendments as may be required by the Authorities or the Developer's Project Consultants.

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SPECIFICATION

STRUCTURE	Reinforced Concrete	
WALL	Reinforced Concrete / Brickwall	
ROOFING	Reinforced Concrete / Metal Decking	
CEILING	Skim Coat with Paint	
	Plaster Ceiling with Paint (Bathroom)	
WINDOW	Powder Coated Aluminum Framed Glass	
DOOR	Main Entrance	- Solid Timber Fire Door
	Balcony (Type B, C & D)	- Powder Coated Aluminium Framed Sliding Door
	Bedroom	- Timber Flush Door
	Others	- Timber Flush Door
IRONMONGERY	Main Door (Type A)	- Quality Lockset
	Main Door (Type B, C & D)	- Digital Lockset
	Others	- Quality Lockset
FLOOR FINISHES	Living / Dining / Kitchen	- Porcelain Tile (Type A - Ceramic Tile)
	Bedroom / Study	- Porcelain Tile (Type A - Ceramic Tile)
	Bathroom	- Porcelain Tile (Type A - Ceramic Tile)
	Balcony / Yard	- Porcelain Tile (Type A Yard only - Ceramic Tile)
WALL FINISHES	Bathroom	- Porcelain Tile (Type B, C & D) / Ceramic Tile (Type A) up to Ceiling Height
	Kitchen	- Ceramic Tile (Type B, C & D) up to Ceiling Height / Ceramic Tile (Type A) up to 1.5m
	External & Internal	- Cement Sand Plaster / Skim Coating with Paint

SANITARY INSTALLATION

	Unit Type A	Unit Type B	Unit Type C	Unit Type D
Water Closet	1 no.	2 nos.	2 nos.	3 nos.
Water Basin	1 no.	2 nos.	2 nos.	3 nos.
Hand Bidet	-	2 nos.	2 nos.	3 nos.
Paper Roll Holder	1 no.	2 nos.	2 nos.	3 nos.
Hand Shower	-	2 nos.	2 nos.	3 nos.
Shower Head	1 no.	-	-	-
Kitchen Sink	1 no.	1 no.	1 no.	1 no.
Bib Tap	2 no.	1 no.	1 no.	1 no.

ELECTRICAL INSTALLATION

	Unit Type A	Unit Type B	Unit Type C	Unit Type D
Light Point	8 nos.	12 nos.	13 nos.	15 nos.
Power Point	7 nos.	10 nos.	11 nos.	12 nos.
Water Heater Point	1 no.	2 nos.	2 nos.	3 nos.
Door Bell Point	1 no.	1 no.	1 no.	1 no.
SMATV Point	1 no.	1 no.	1 no.	1 no.
Distribution Box	1 no.	1 no.	1 no.	1 no.
Fan Point	2 nos.	4 nos.	4 nos.	5 nos.
Air Cond. Point	3 nos.	4 nos.	4 nos.	5 nos.
Fiber Wall Socket Point	1 no.	1 no.	1 no.	1 no.

www.scpwestfield.com.my

CRAFTED BY



KIARA SQUARE SDN BHD

201801038393 (1300424-H)

101, Block D, Phileo Damansara 1, Jalan 16/11,
46350 Petaling Jaya, Malaysia.

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SCP Westfield Sales Gallery



SCP Properties



scpproperties

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Developer: Kiara Square Sdn. Bhd. 201801038393 (1300424-H) 101, Block D, Phileo Damansara 1, Jalan 16/11, 46350 Petaling Jaya, Malaysia. • Project Name: Residensi Damaisari 2 • Type of Property: Service Apartment • Developer's License No.: 31334/03-2031/0081(N) • Validity Period: 24/03/2026 – 23/03/2031 • Advertising and Sales Permit No.: 31334-1/07-2029/0488(N)-(S) • Validity Period: 02/07/2026 – 01/07/2029 • Approving Authority: Majlis Bandaraya Subang Jaya • Building Plan Approval No.: MBSJ.BGN.BP1.600-1/10/5/11(22) • Land Tenure: Freehold • Land Encumbrance: Malayan Banking Berhad • Expected Date of Completion: March 2031 • Total No. of Units: 928 units - Type A (140 units); Type B (428 units); Type C (216 units); Type D (144 units) • Price: RM 270,000.00 (min) - RM 866,000.00 (max) • Bumiputra 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 required or approved by the Developer or relevant authorities and do not form part of any offer or contract. Visual representations, models, show units, illustrations, photographs, drawings, displays, and artistic renderings are for illustrative purposes only and should not be considered factual 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 marketing materials or otherwise.

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