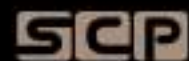


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MOSAIC

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

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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



SCP
MOSAIC
RESIDENCES
US1

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

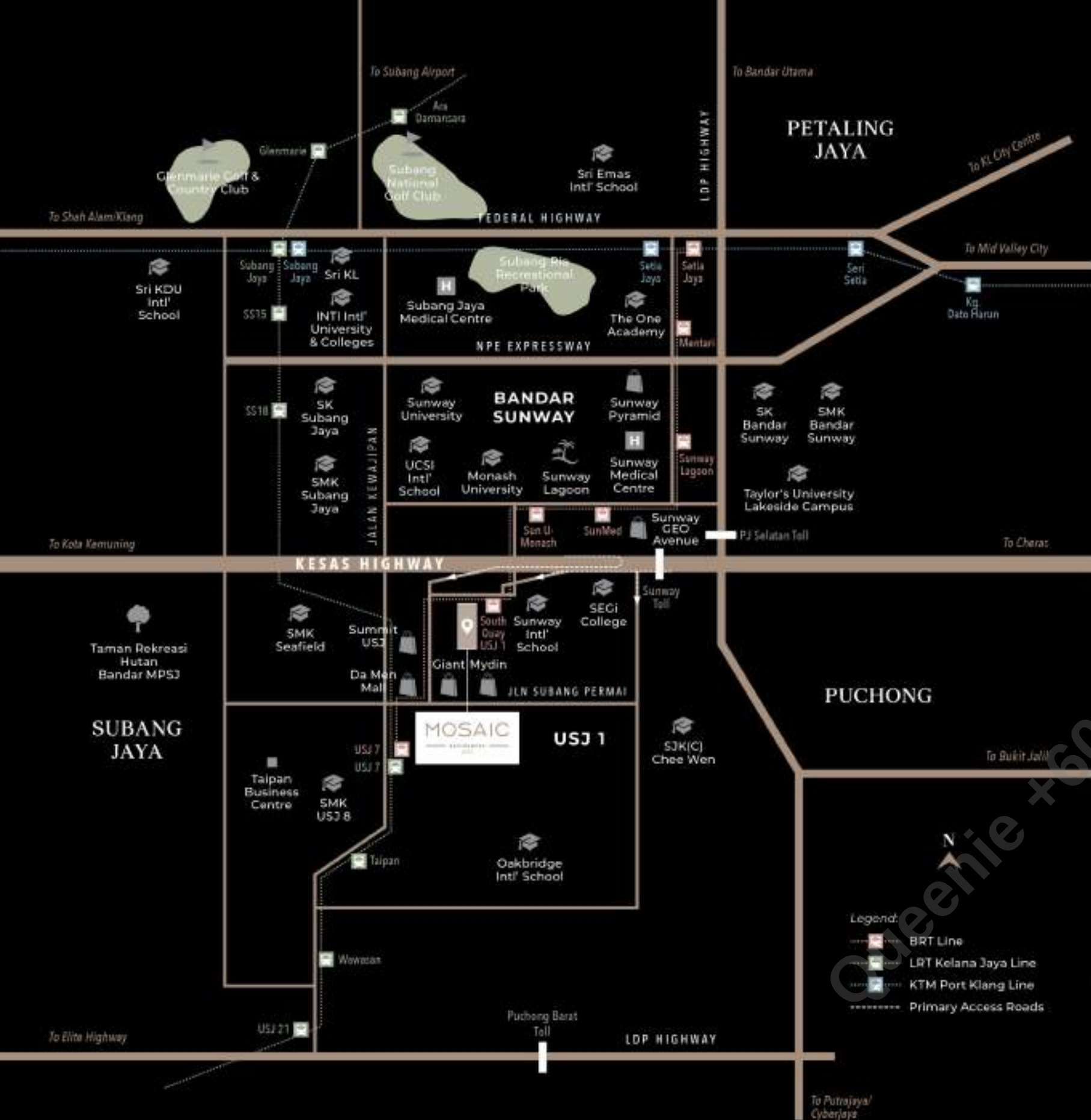
SCR
MOSAIC
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Life's Easier
When
Everything's
A Stop Away



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)
- Talpan 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



GRAND LOBBY
Artistic Impression

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.

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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.

50M LAP POOL

Artist's Impression

Relaxing—
Can be *Stylish*

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
Artist'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

Artisan's Impression



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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

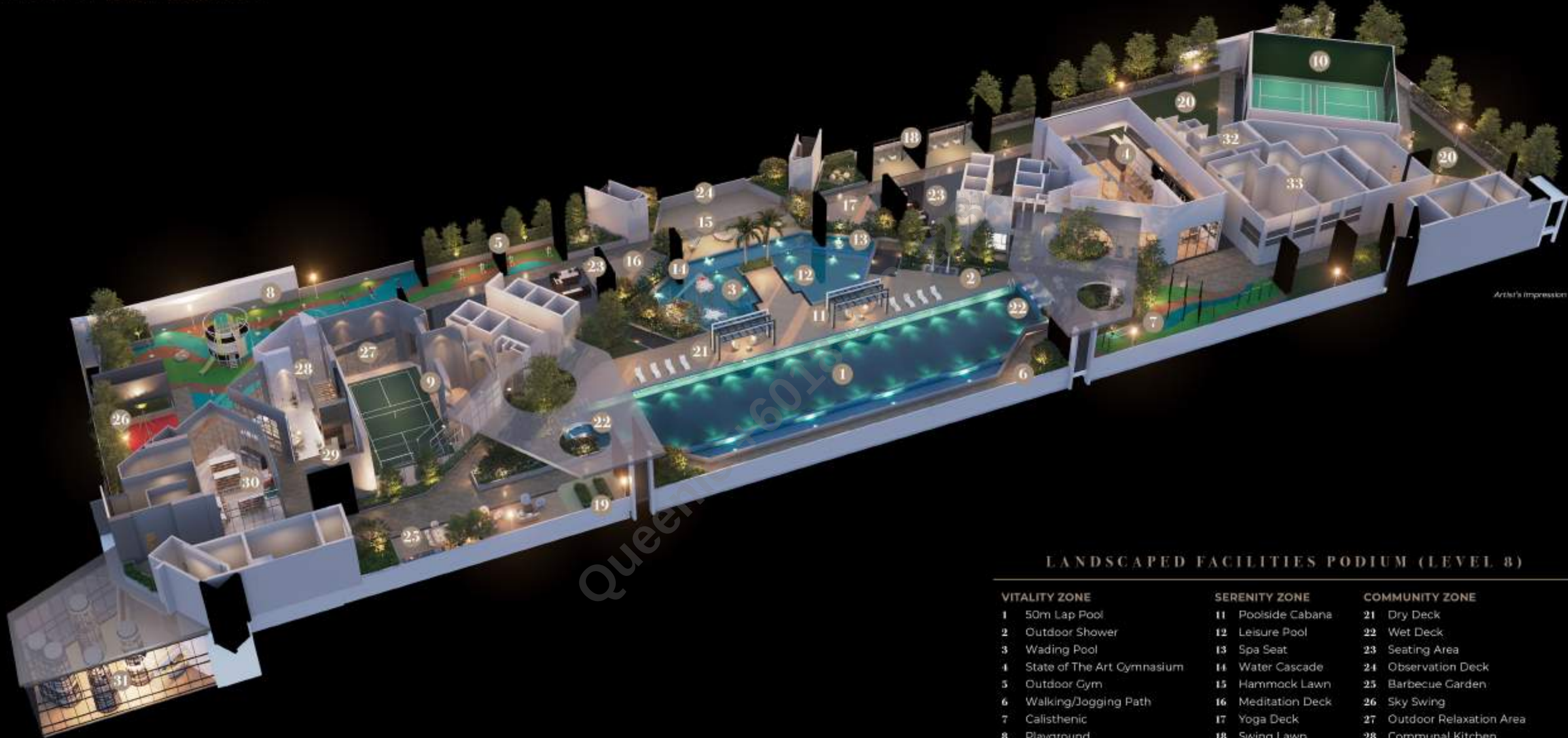
Artist's Impression

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.



LANDSCAPED FACILITIES PODIUM (LEVEL 8)

VITALITY ZONE			SERENITY ZONE			COMMUNITY ZONE		
1	50m Lap Pool		11	Poolside Cabana		21	Dry Deck	
2	Outdoor Shower		12	Leisure Pool		22	Wet Deck	
3	Wading Pool		13	Spa Seat		23	Seating Area	
4	State of The Art Gymnasium		14	Water Cascade		24	Observation Deck	
5	Outdoor Gym		15	Hammock Lawn		25	Barbecue Garden	
6	Walking/Jogging Path		16	Meditation Deck		26	Sky Swing	
7	Calisthenic		17	Yoga Deck		27	Outdoor Relaxation Area	
8	Playground		18	Swing Lawn		28	Communal Kitchen	
9	Indoor Pickleball Court		19	Herbs Garden		29	Laundry Room	
10	Indoor Badminton Court/ Multipurpose Hall		20	Turfing Lawn		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

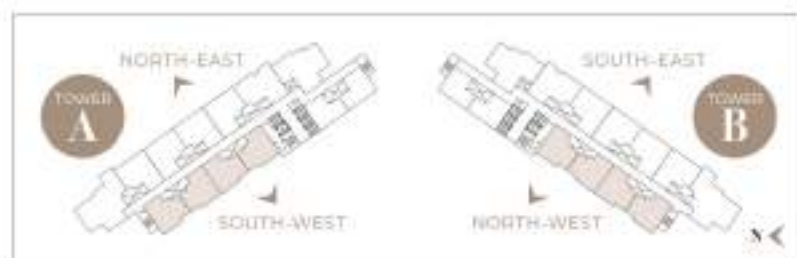
BUILT-UP 689 sq.ft.

2 Bedrooms, 1 Study, 2 Bathrooms

UNIT LOCATION

Tower A & B

Level 9 - 43



TYPE D

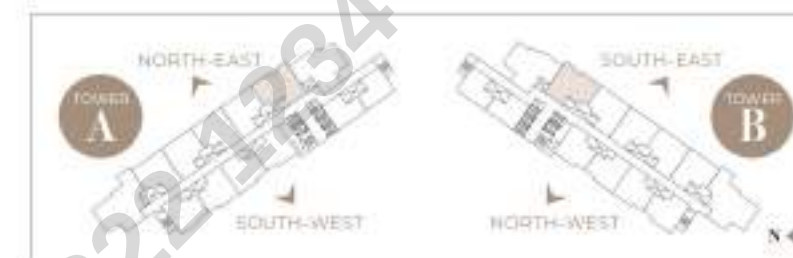
BUILT-UP 894 sq.ft.

3 Bedrooms, 1 Study, 2 Bathrooms

UNIT LOCATION

Tower A & B

Level 9 - 44



TYPE C

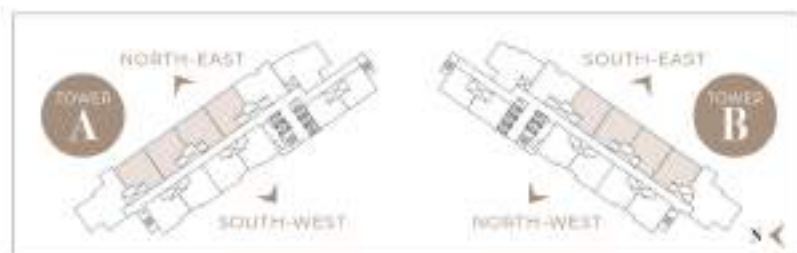
BUILT-UP 776 sq.ft.

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



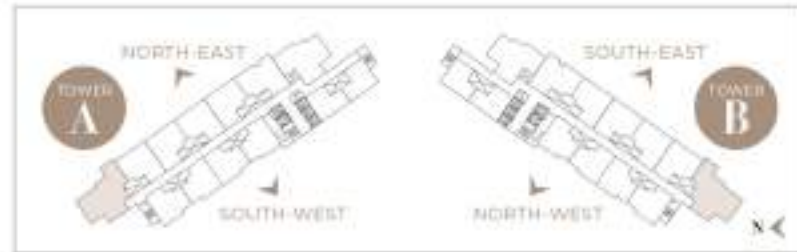
TYPE F (Dual Key)

BUILT-UP 1,239 sq.ft.

4 Bedrooms, 3 Bathrooms

UNIT LOCATION

Tower A & B
Level 9 - 44



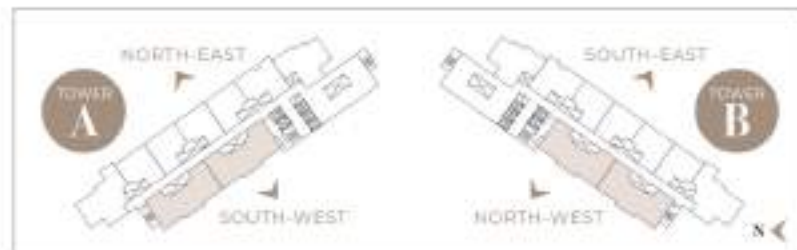
TYPE G

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) - Porcelain Tile Yard (TYPE G only) - Porcelain Tile						
WALL FINISHES	TYPE A Bathroom - Ceramic Tile up to Ceiling height Kitchen - Ceramic Tile up to 1.5m height External & Internal - Cement Sand Plaster / Skim Coating with Paint TYPE B, C, D, E, F & G Bathroom - Porcelain Tile up to Ceiling height Kitchen - Porcelain / Ceramic Tile up to Ceiling height External & Internal - 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.

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