



A warm welcome awaits at the end of everyday. Step through a sculptured living into the embrace of luxury space.



Excellent Connectivity

- LRT Alam Megah Station (800M)
- Rapid Bus Stop (at entrance)
- 4 Highways (ELITE . KESAS . LDP . Federal Highway)



5 KM Radius

- One city
- USJ Taipan
- Summit USJ
- Mydin Hypermarket USJ
- Main place Shopping Centre

7 KM Radius

- 1 city
- Empire Subang
- Subang Parade
- Sunway Pyramid
- Shah Alam City Centre
- Subang Jaya Medical Centre



Excellent Connectivity



LRT



Show unit located at
Nexus Regency Suites & Hotel - 1, Jalan Perimbun 27/11 Section 27, Shah Alam.

TEL : +603-22829118

www.nexusUSJ.com

For Registration Purposes

Disclaimer: This visual serves as an invitation to get response from public to preview and register only and is not to be treated as an offer for sale. The information contained in this visual is subject to change and cannot form part of an offer or contract. All renderings are artist's impression only. All measurements are approximate. While every reasonable care has been taken in preparing this visual, the developer cannot be held responsible for any inaccuracy. All the above items are subject to variations, modifications and substitutions as may be required by the Authorities or recommended by the Architect or Engineer.



NEXUS

Residences

USJ SUBANG WEST

The flexibility to live in many ways

A Secure, Spacious and Serene multi-generation home



Freehold



Extremely Low Density



Bungalow in the sky

Majestically designed, this freehold low density residential development of 153 units is a true urban oasis. With 8 units per floor and served by 5 lifts. Our bungalow in the sky layout is designed for maximum privacy. Selected units can even enjoy private lift lobby.

One Space, Different Life Plans



10 Unique Selling Points

- Freehold
- Bungalow in the sky
- Dual Key Unit
- Advanced Security Feature
- Excellent Connectivity
- Private Lift Lobby
- 153 units Extremely Low Density
- Unblocked View
- LRT
- Affordable Luxury Home



Typical Floor Layout Plan



DUAL KEY For flexible occupancy and investment



Dual Key

Families with elderly parents will find the "dual key" concept, the perfect solution of caring them by having their elderly live just next door. Young couples with children can rent out the adjoining studio unit to generate extra income.



LIVE-WORK concept

Also, you can turn your unit to a "LIVE-WORK" studio to blend work and personal activities perfectly.

- Tutor
- Designer
- Photographer
- Beauty
- Tailoring
- Day care



Facilities Plan



1. Infinity Pool
2. Aqua Gym
3. Recliner Deck
4. Wading cum Play Pool
5. Family Spa
6. Pool Deck
7. Cantilever Gazebo
8. Linear Bench
9. Stripe Park
10. Green Lawn
11. Viewing Deck
12. Herbs & Spices Garden
13. Corridor Linkage
14. Buffer Planting
15. Perimeter Green
16. Checker Green
17. Grand Lobby
18. Integrated Play
19. Multipurpose Corner
20. BBQ Area
21. Gourmet Kitchen
22. Games Room
23. Changing Room / Toilet
24. Gym
25. Multipurpose Hall
26. Reading Room
27. Surau
28. Jogging Path
29. Reflexology Corner
30. Open Seating Lounge



Type A (1,300sf)
3+1 Bed, 3 Bath, 1 Studio



Type B (1,500sf)
4+1 Bed, 3 Bath,
2 Living room, 2 kitchen



Type C (1,700sf)*
5+1 Bed, 3 Bath,
2 Living room, 2 Kitchen

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- Private Lift Lobby*
- Bungalow in the sky
- 153 units Extremely Low Density
- Affordable Luxury Home