



SDB
Selangor Dredging Berhad

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ground floor, south block
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The Hub sales gallery
603 7968 7788/603 7958 8888

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Three spaces that come together to create a well balanced work-life environment

retail offices

the
hub_{SS2}



A freehold development of 2.51 acres.

At The Hub, work is inspired by life, and life is inspired by work.

You no longer need to separate work from your personal life as though they were jealous lovers competing for your attention. You want both, and you deserve both. At The Hub, they are best of friends.

The Hub is a next generation versatile Signature Suites and Retail Offices designed for people who pride themselves on being different from the rest. This freehold development of 2.51 acres contains two components – 13 units of 2½-storey Retail Offices and 276 units of Signature Suites, set in well-balanced landscaping – all to inspire perfect work-life balance.

Realising that inspiration is as essential to your work as water is to plants, we have designed the landscape around your thinking, working and connecting spaces to put you in a great state of body and mind in order to work better. To further ensure that your life runs as smoothly as possible, The Hub is also designed to be earthquake resistant using international standards.

A thoughtfully integrated environment



thinking spaces

These are facilities for quiet contemplation, and private conducive environments to refine your business ideas, strategies and plans. You may find that your mind might work better at the gym, perhaps the pool deck, or in the calmness of the lush landscape. Take your pick.



working spaces

Choose a low-rise Retail Office space, or a high-rise tower of Signature Suites available in several versatile configurations – micro-unit, loft, 1-room and 2-room suites, all equipped with fibre-optic cables. Work comfortably at any time of the day or night.



connecting spaces

Here, we've allocated open areas, sheltered spaces overlooking beautiful landscapes, sculptures, and wide corridors, all specifically designed to inspire and connect you with people and nature, in an environment buzzing with good energy.

Retail Offices



2½-storey Retail Offices.



2½-storey Retail Offices and open lawn.

site plan

Retail Offices

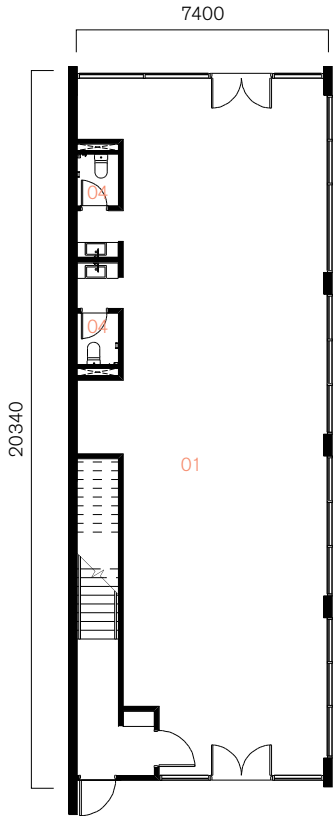
- 01 drop-off point
- 02 reflective pool
- 03 bridge to Five Stones & Ameera
- 04 open lawn
- 05 ramp
- 06 stairs from/to carpark



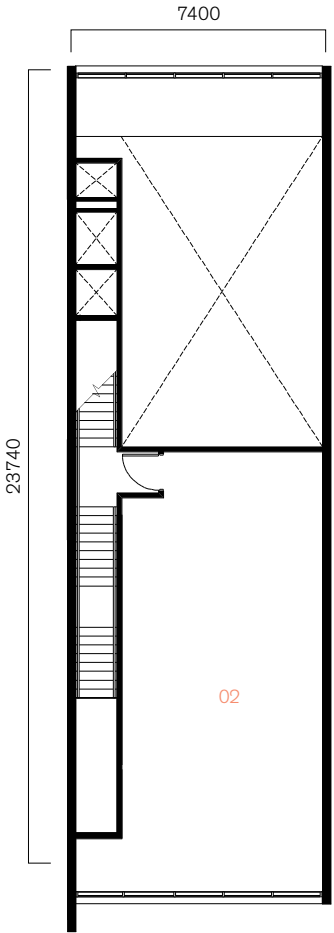
RO 01

approx built-up
6,146 sq ft / 570 sq m

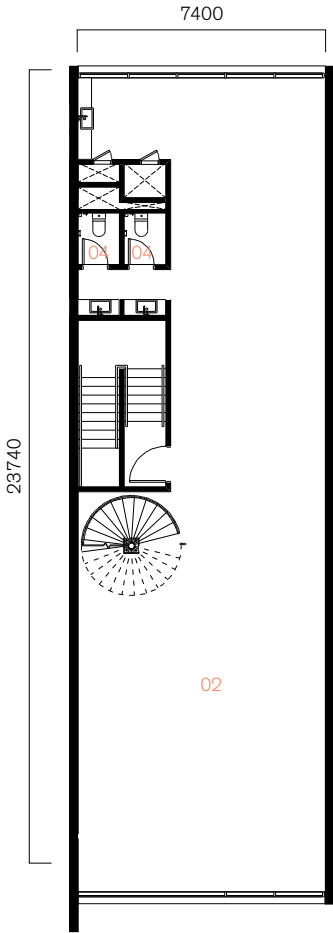
- 01 shop
- 02 office
- 03 rooftop
- 04 toilet



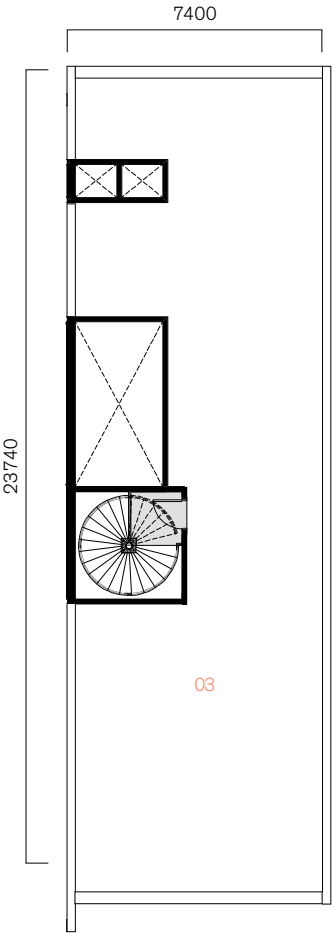
ground floor plan



mezzanine floor plan



first floor plan



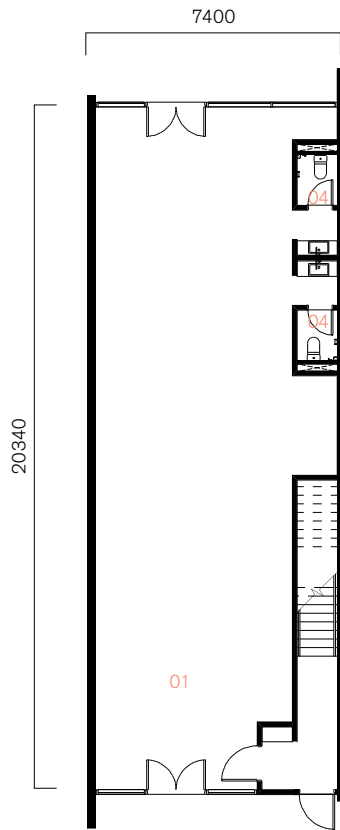
rooftop plan

built-up & layout plan are subject to change

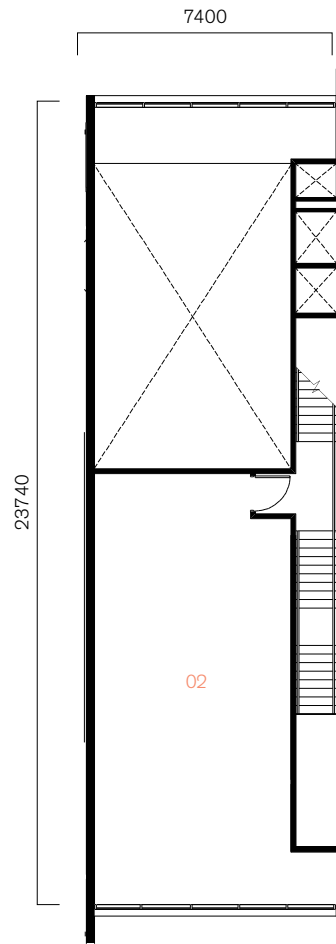
RO 02

approx built-up
6,135 sq ft / 569 sq m

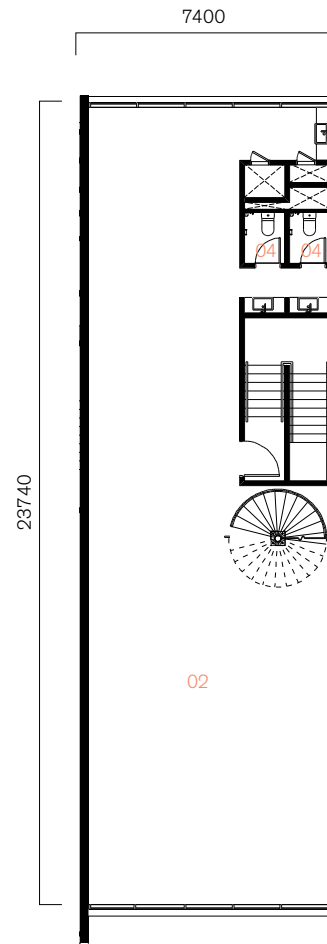
- 01 shop
- 02 office
- 03 rooftop
- 04 toilet



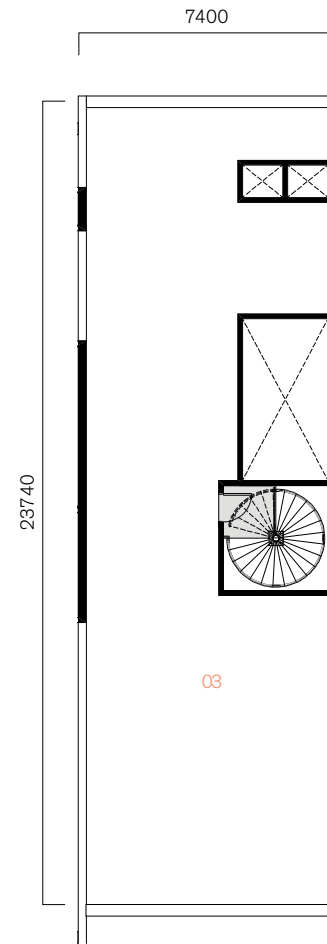
ground floor plan



mezzanine floor plan



first floor plan

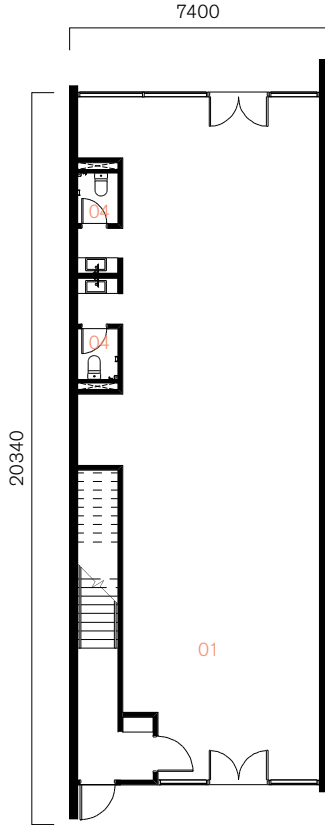


rooftop plan

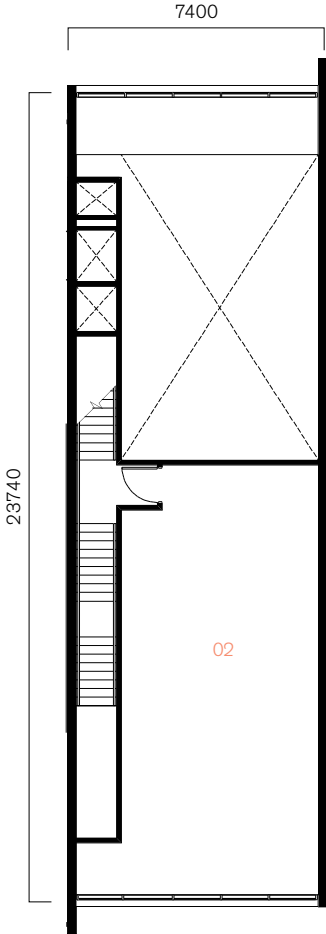
RO 03

approx built-up
6,125 sq ft / 569 sq m

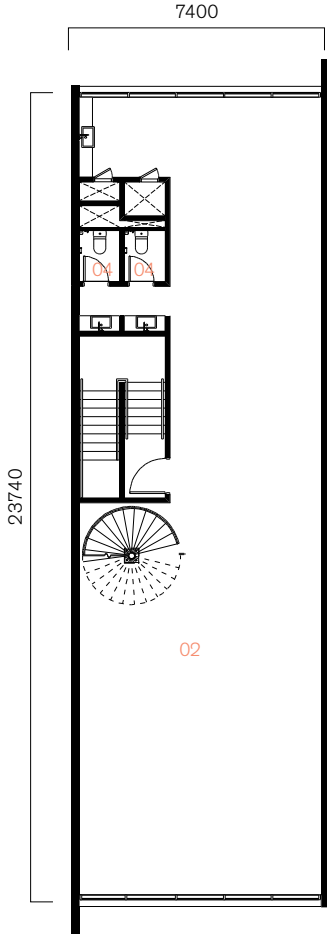
- 01 shop
- 02 office
- 03 rooftop
- 04 toilet



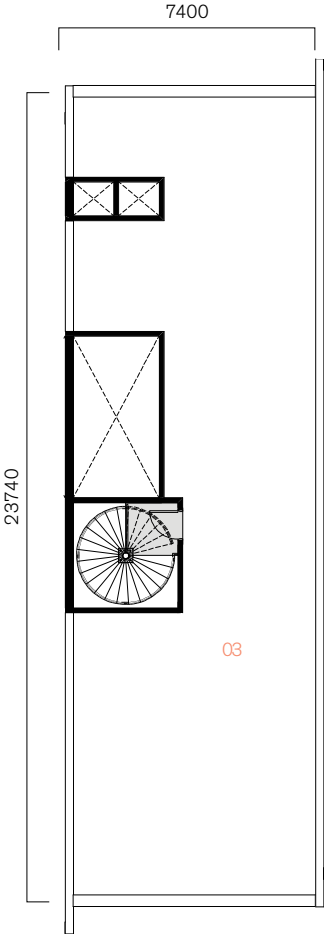
ground floor plan



mezzanine floor plan



first floor plan

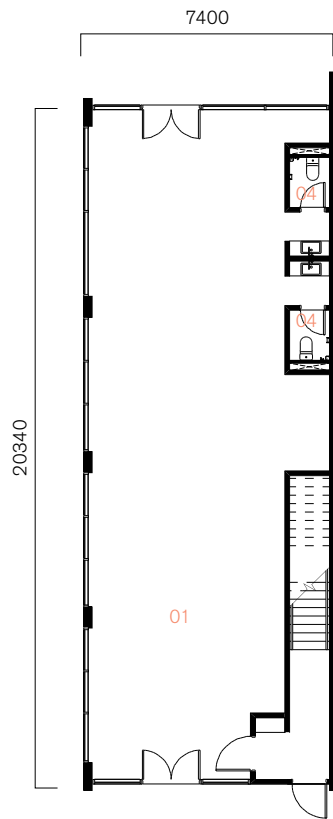


rooftop plan

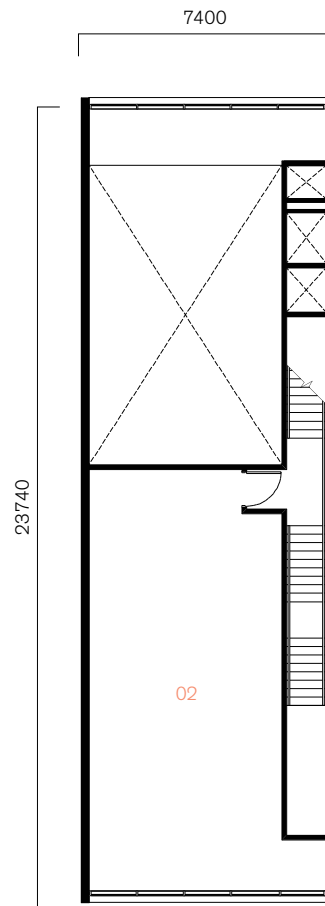
RO 03A

approx built-up
6,157 sq ft / 572 sq m

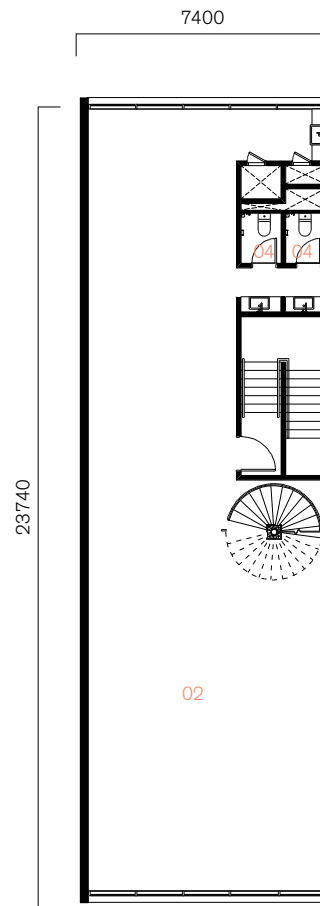
- 01 shop
- 02 office
- 03 rooftop
- 04 toilet



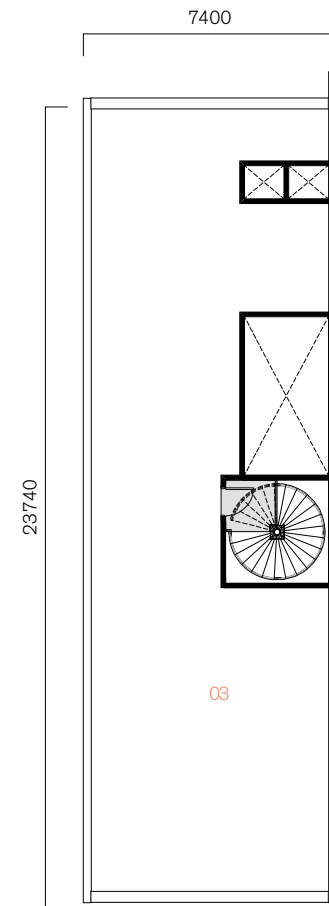
ground floor plan



mezzanine floor plan



first floor plan

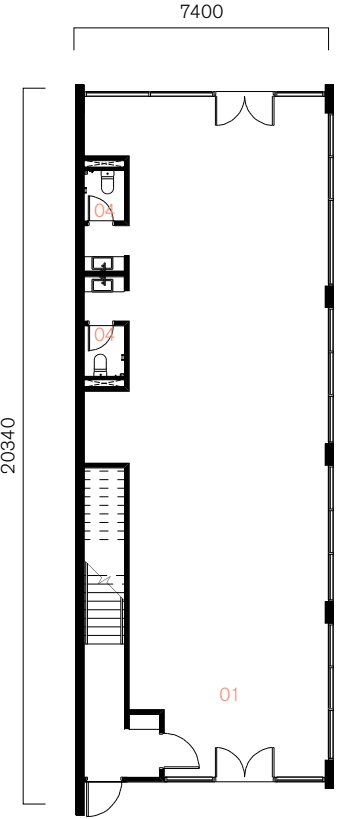


rooftop plan

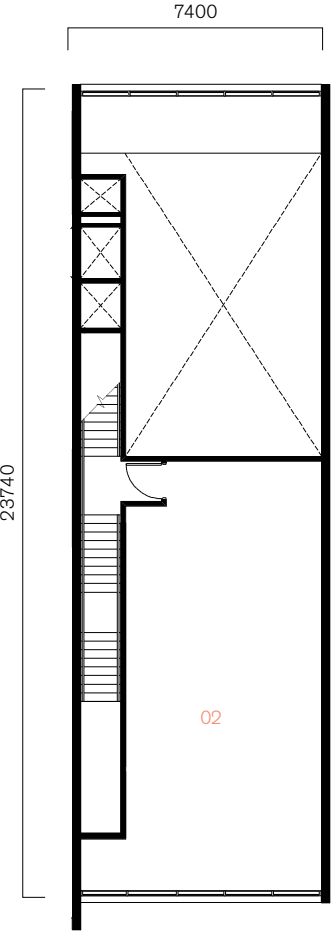
RO 05

approx built-up
6,146 sq ft / 570 sq m

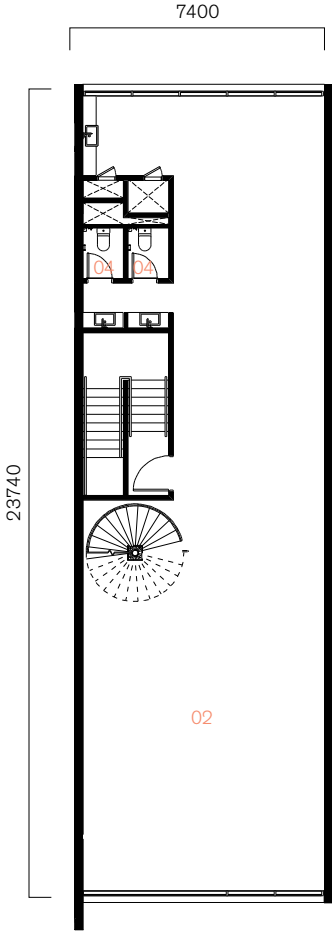
- 01 shop
- 02 office
- 03 rooftop
- 04 toilet



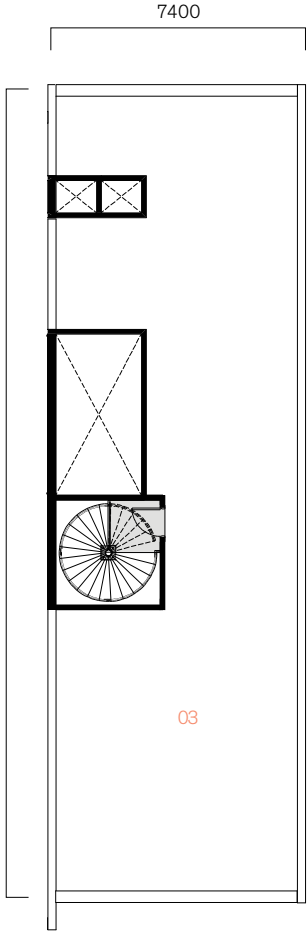
ground floor plan



mezzanine floor plan



first floor plan

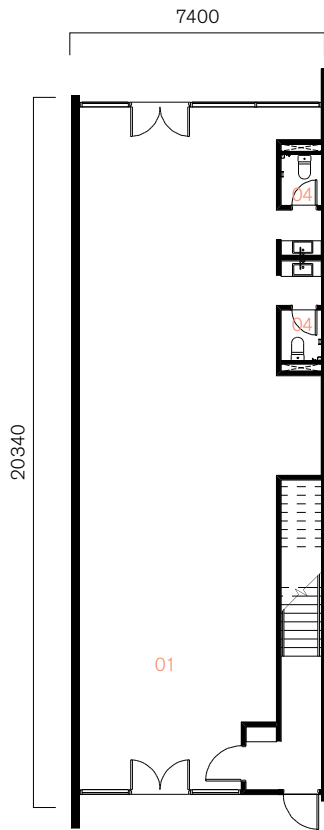


rooftop plan

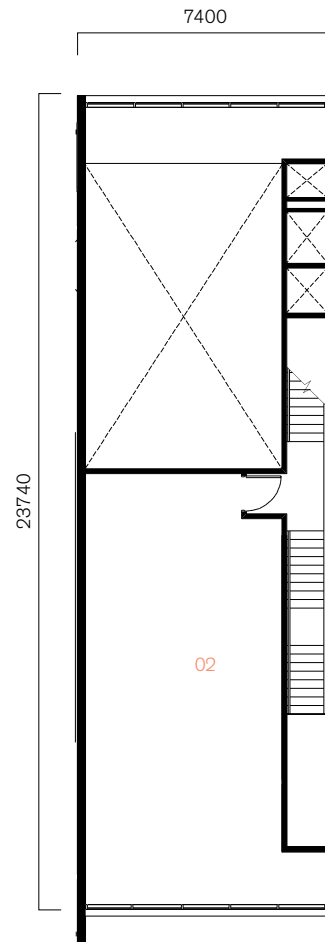
RO 06

approx built-up
6,135 sq ft / 569 sq m

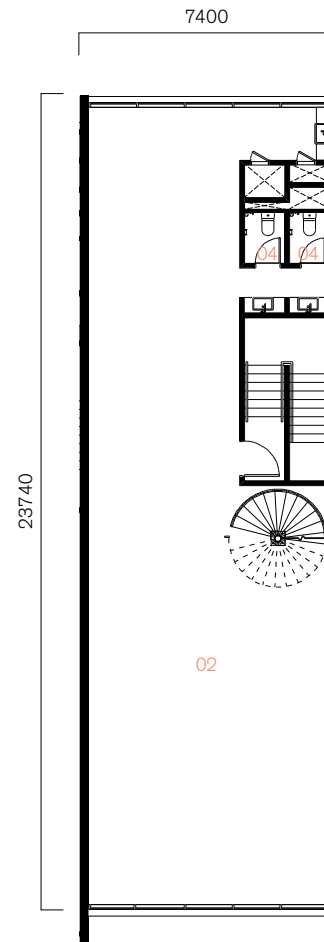
- 01 shop
- 02 office
- 03 rooftop
- 04 toilet



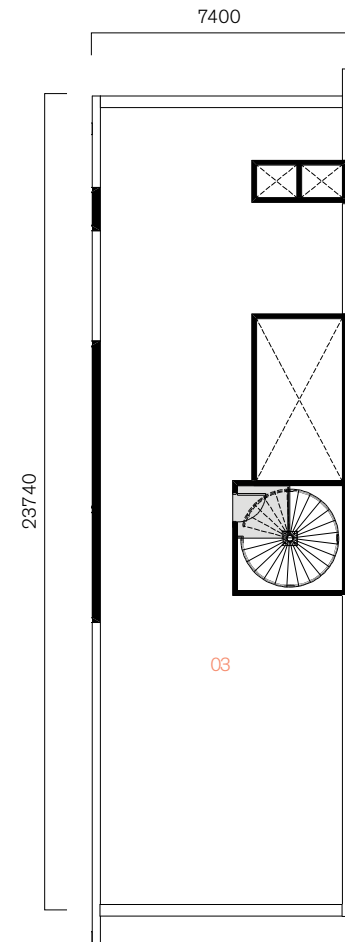
ground floor plan



mezzanine floor plan



first floor plan

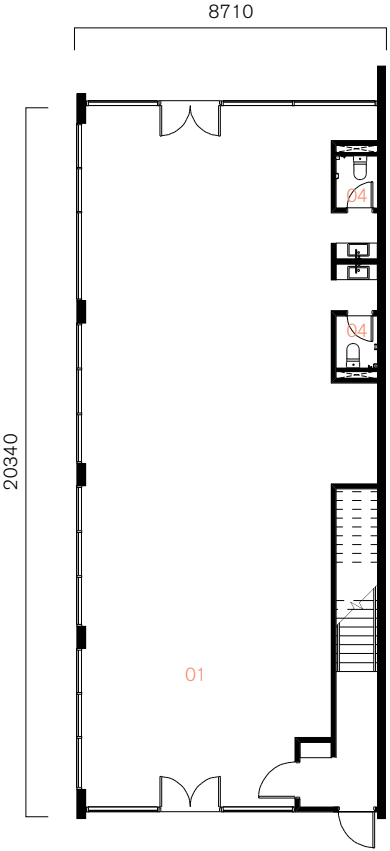


rooftop plan

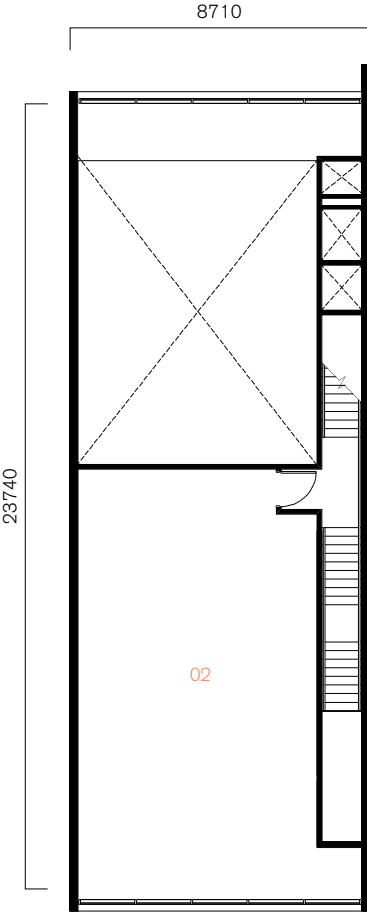
RO 07

approx built-up
7,244 sq ft / 672 sq m

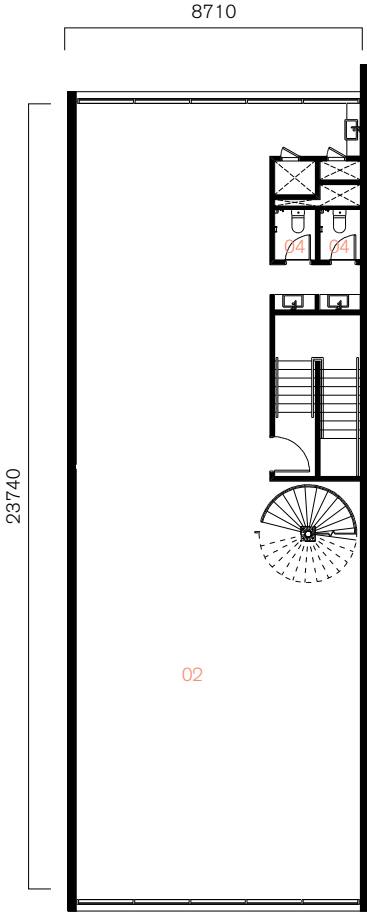
- 01 shop
- 02 office
- 03 rooftop
- 04 toilet



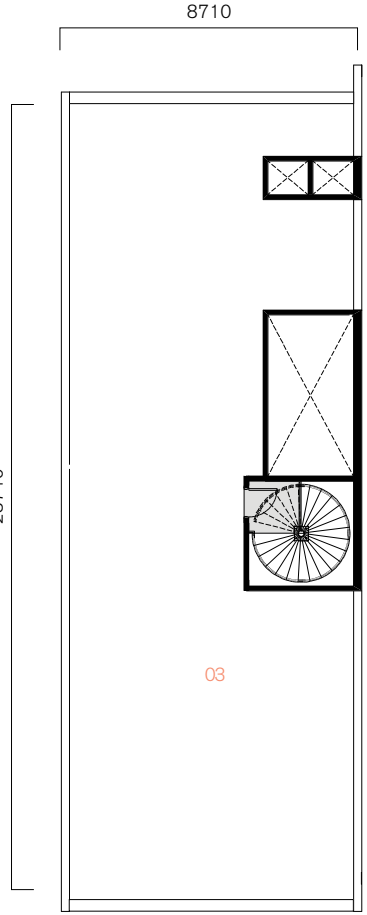
ground floor plan



first floor plan



second floor plan



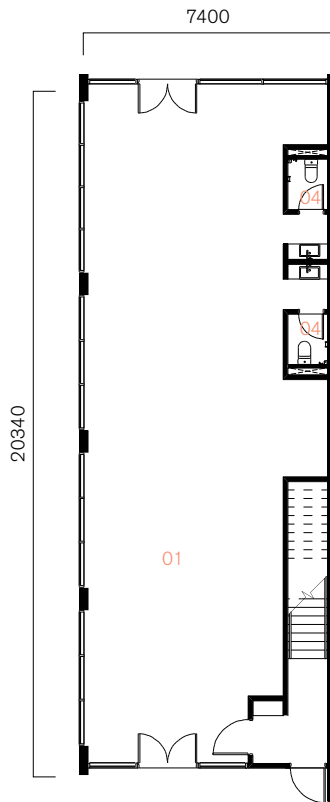
third floor plan

built-up & layout plan are subject to change

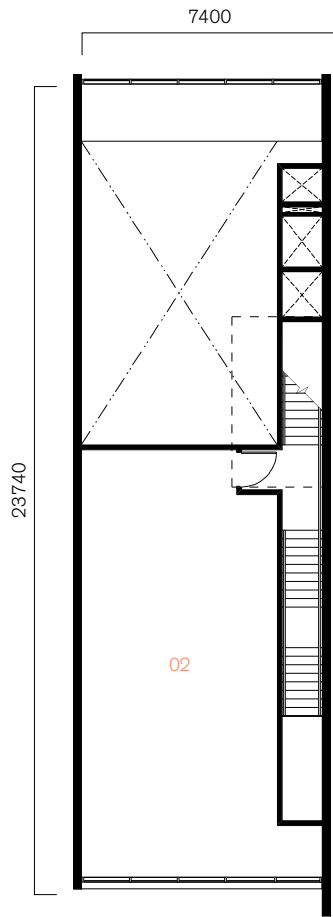
RO 08

approx built-up
6,146 sq ft / 570 sq m

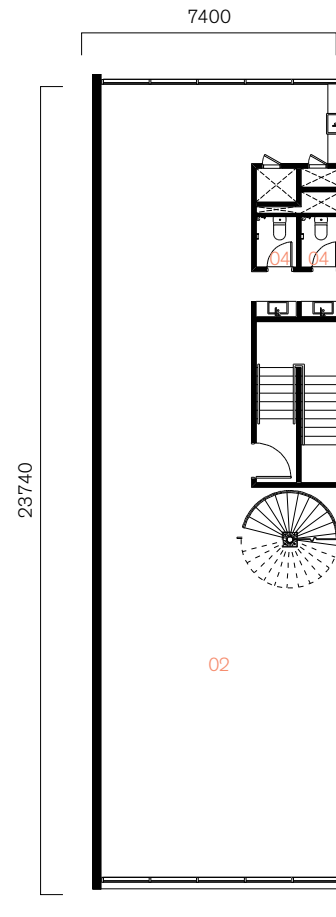
- 01 shop
- 02 office
- 03 rooftop
- 04 toilet



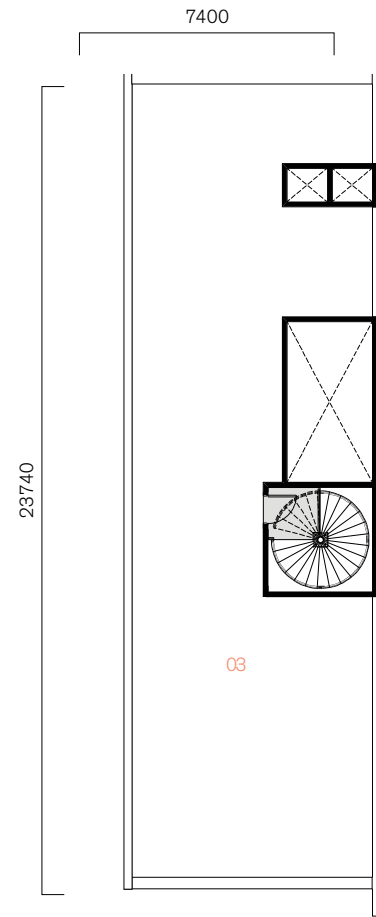
ground floor plan



mezzanine floor plan



first floor plan

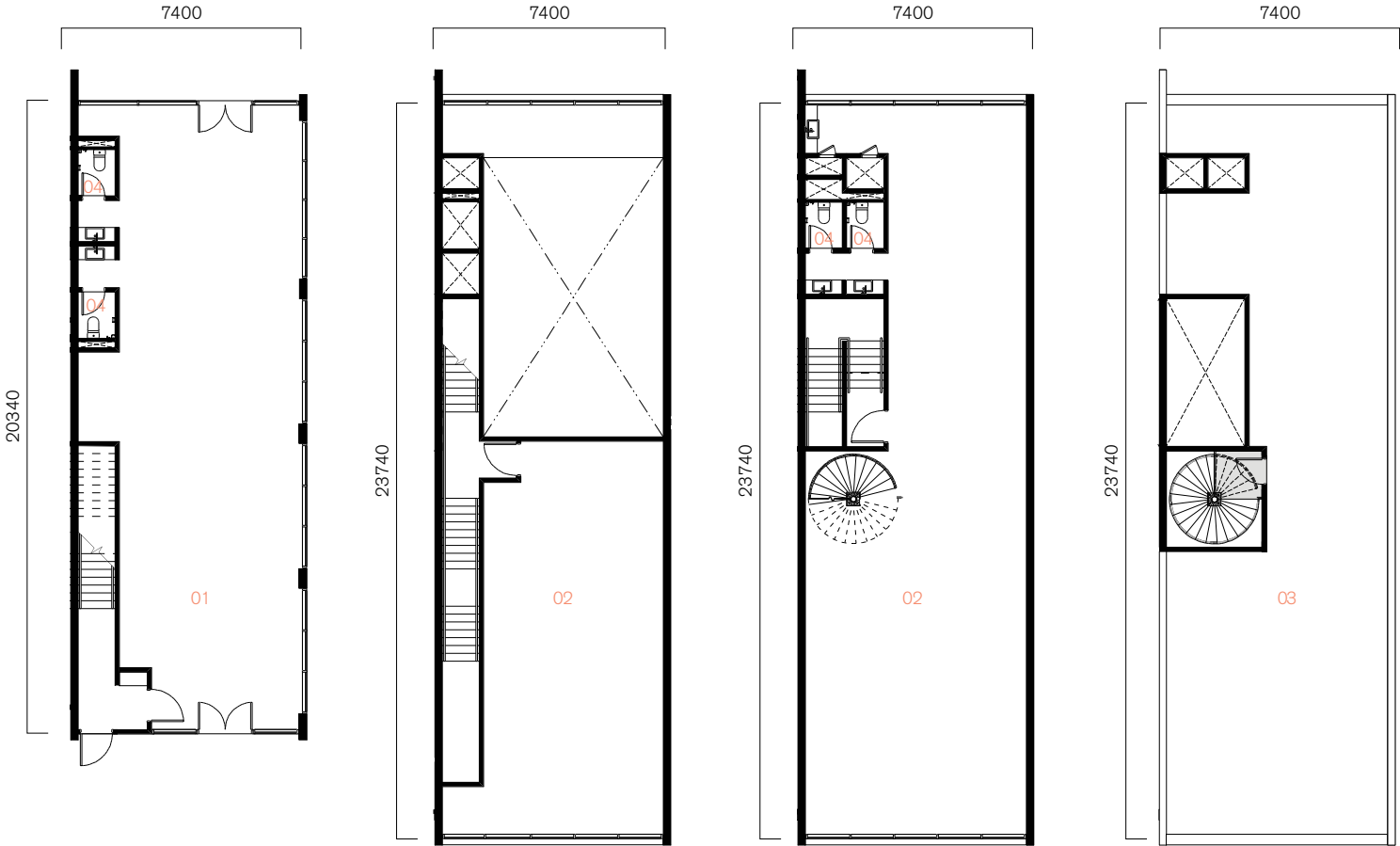


rooftop plan

RO 09

approx built-up
6,168 sq ft / 573 sq m

- 01 shop
- 02 office
- 03 rooftop
- 04 toilet



ground floor plan

mezzanine floor plan

first floor plan

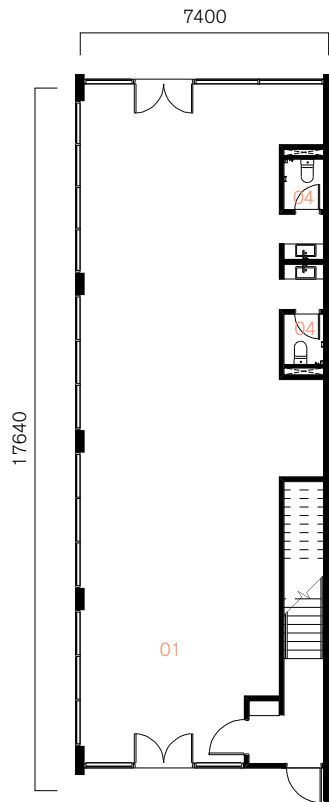
rooftop plan

built-up & layout plan are subject to change

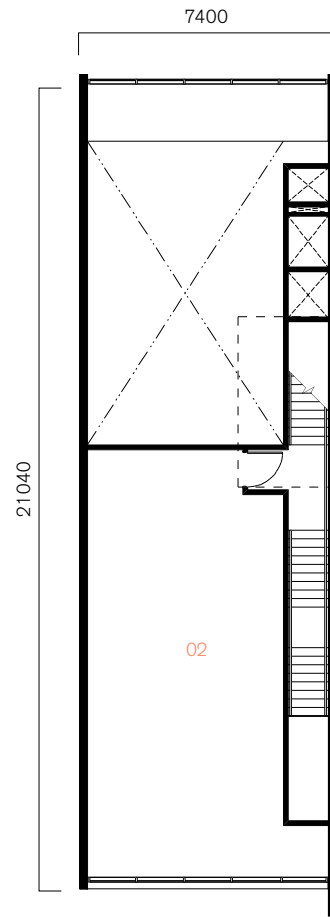
RO 10

approx built-up
5,296 sq ft / 492 sq m

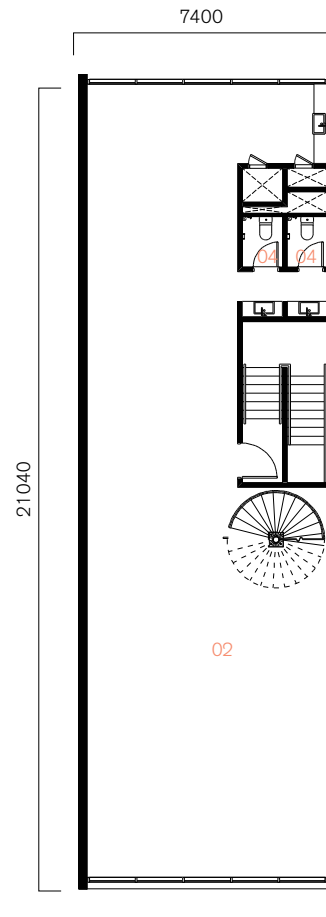
- 01 shop
- 02 office
- 03 rooftop
- 04 toilet



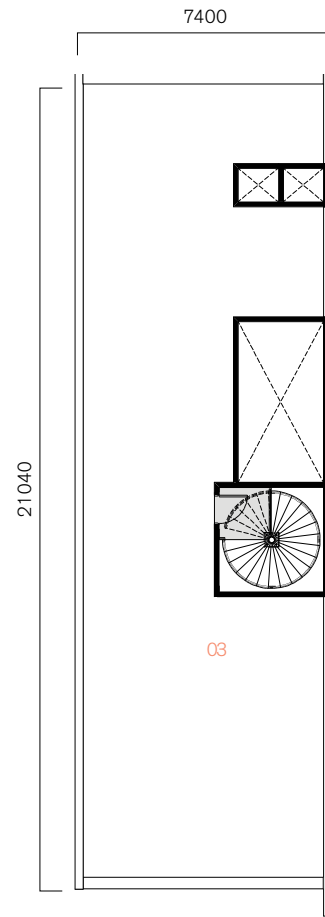
ground floor plan



mezzanine floor plan



first floor plan

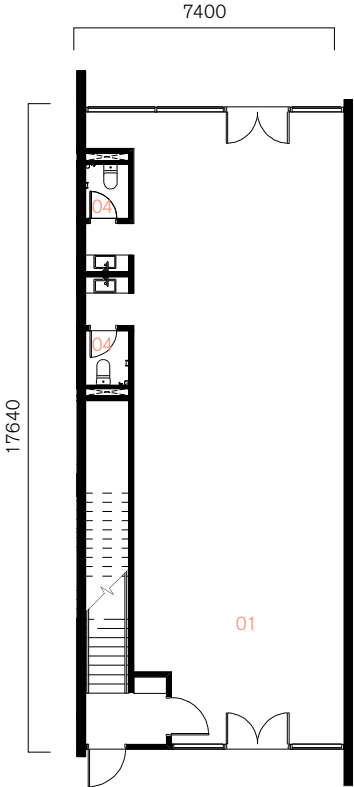


rooftop plan

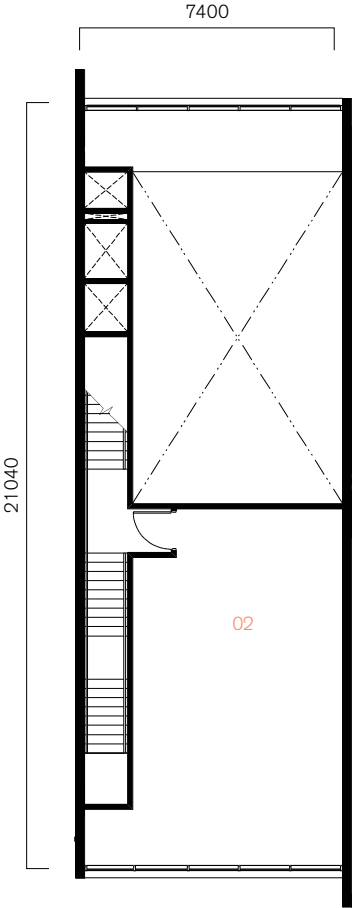
RO 11

approx built-up
5,296 sq ft / 492 sq m

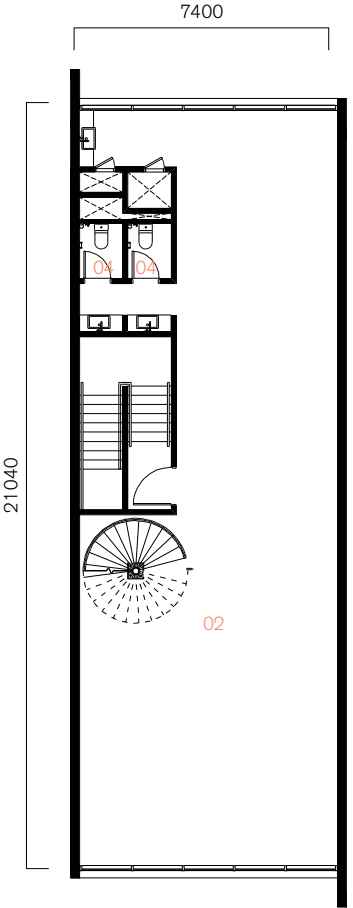
- 01 shop
- 02 office
- 03 rooftop
- 04 toilet



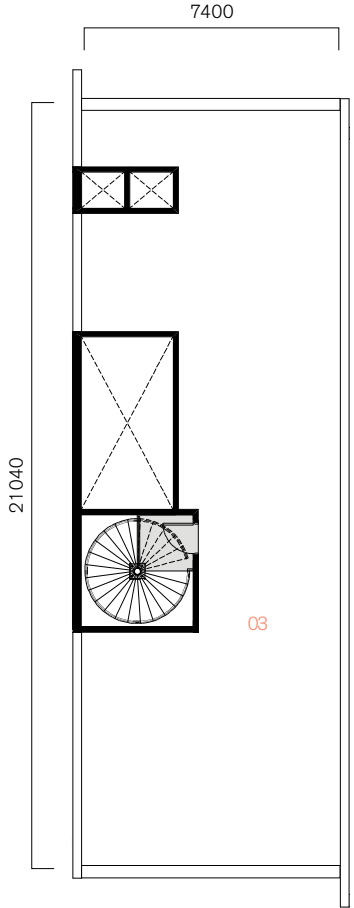
ground floor plan



mezzanine floor plan



first floor plan

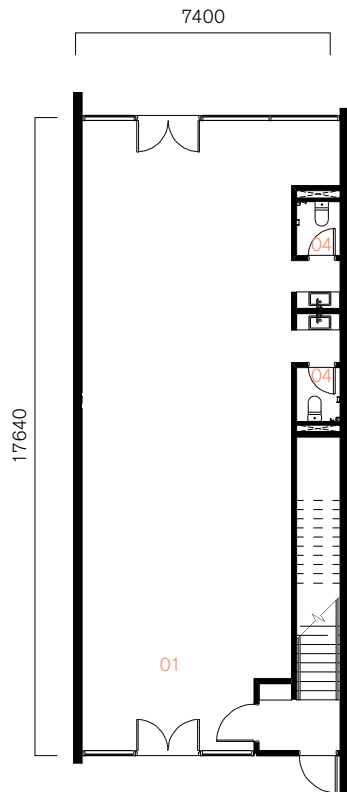


rooftop plan

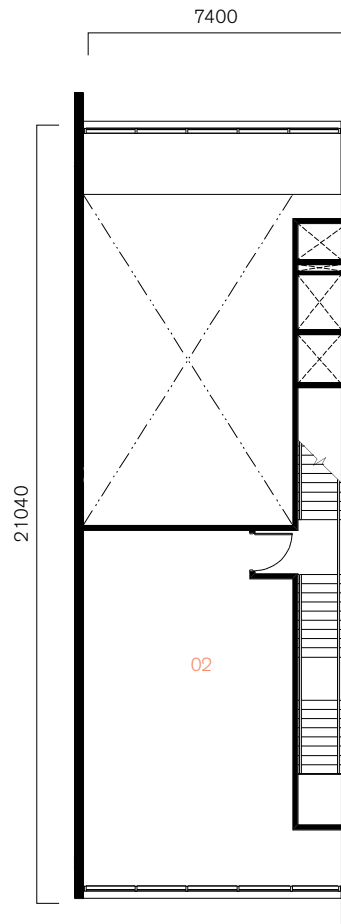
RO 12

approx built-up
5,285 sq ft / 490 sq m

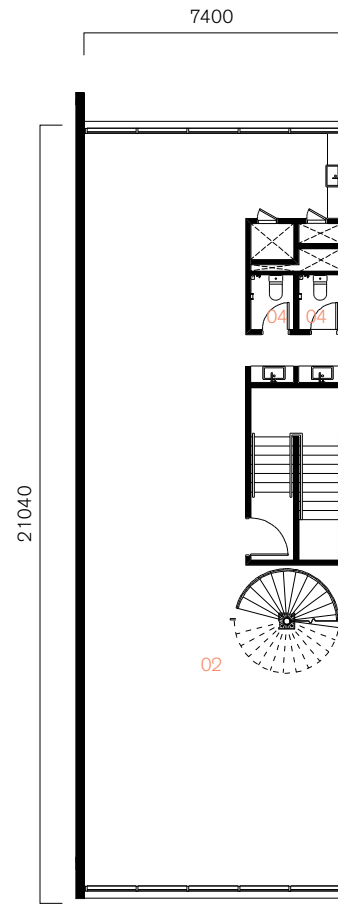
- 01 shop
- 02 office
- 03 rooftop
- 04 toilet



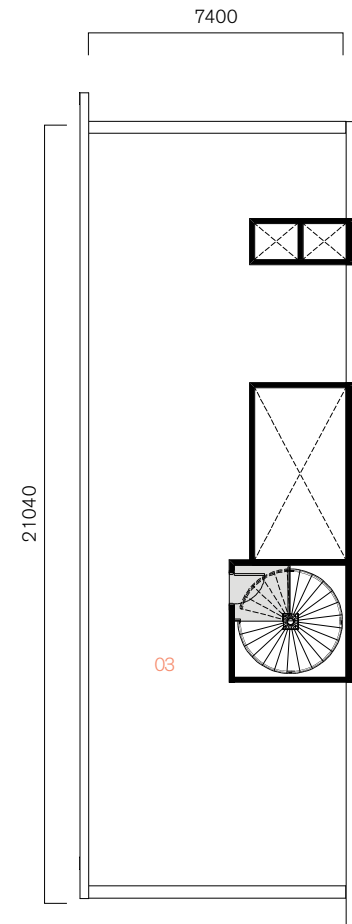
ground floor plan



mezzanine floor plan



first floor plan

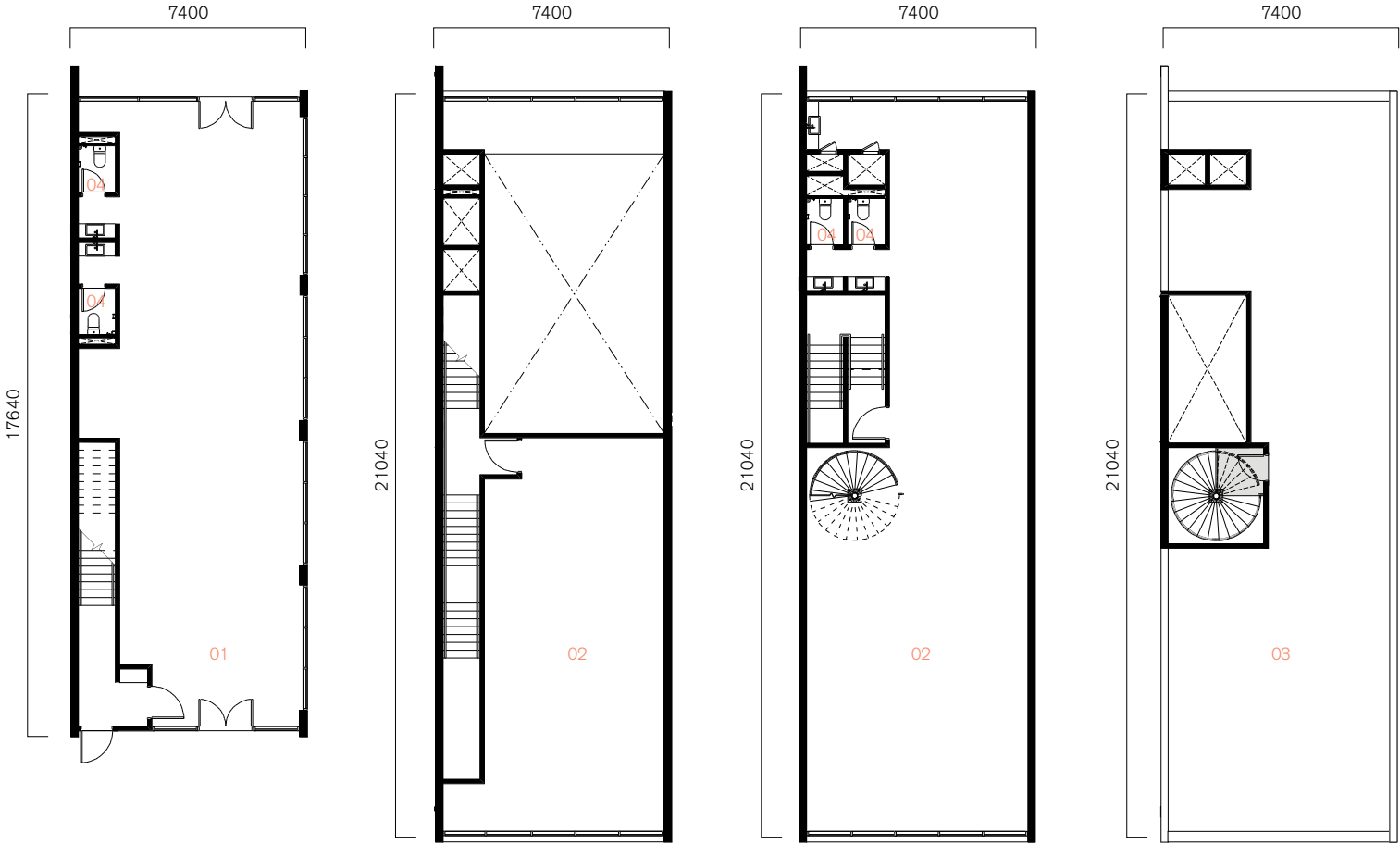


rooftop plan

RO 13

approx built-up
5,307 sq ft / 493 sq m

- 01 shop
- 02 office
- 03 rooftop
- 04 toilet



ground floor plan

mezzanine floor plan

first floor plan

rooftop plan

built-up & layout plan are subject to change

specifications

Retail Offices

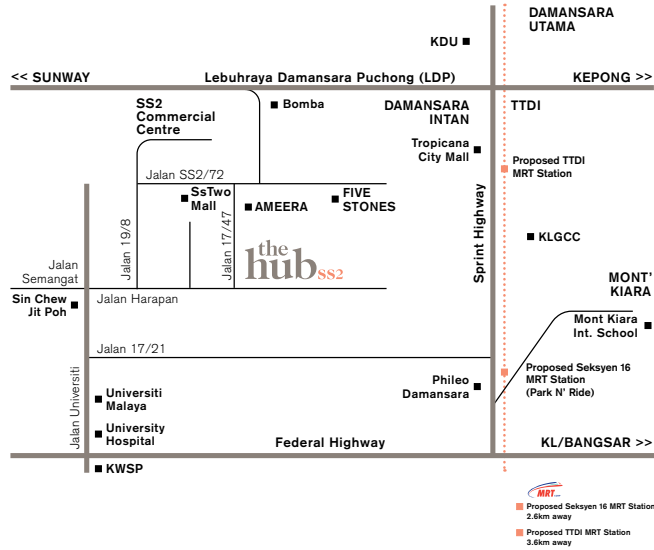
Structure	: Reinforced concrete structure	
Wall	: Brick wall / RC wall	
Roof Covering	: Reinforced concrete flat roof /	
Roof Framing	: Reinforced concrete structure	
Ceiling	: Toilets Others	: Skim coat & paint : Skim coat & paint
Windows	: Aluminium framed windows	
Doors	: Main and rear entrance Fire staircase Toilets	: Aluminium frame glass door : Fire rated door : Timber flush door
Ironmongery	: Quality lockset	
Wall Finishes	: External Internal : Pantry : Toilets : Others	: Plaster & weather shield paint : Tiles and / or plaster & paint : Tiles up to ceiling height : Plaster & paint
Floor Finishes	: Others Fire staircase Spiral staircase Toilets Store / meter room	: Power float concrete : Cement render : Mild steel : Homogeneous tiles : Cement render
Sanitary and Plumbing Fittings	: Wash basin Sink with tap Water closet Bip tap Toilet roll holder	: 4 : 1 : 4 : 5 : 4
Electrical Installations	: Lighting point External lighting point Water proof power socket 13A power point Fibre wall socket	: 38 : 1 : 1 : 26 : 3
Internal Telephone Trunking and Cabling	: Fibre cabling to fibre wall socket	

location of The Hub

Located in the trendy and youthful part of SS2, The Hub lets you experience a stylish lifestyle and youthful energy on one side, and the best of Petaling Jaya's charms, classic rustic food and good old fashioned values on the other. As to accessibility to the rest of the Klang-Valley, The Hub is close to 3 major highways – SPRINT, LDP and the Kerinchi Link.

GPS

N 3 07.374, E 101 37.710



our projects

SDB's projects in Malaysia include:

Laman & Bayu, Puchong

A guarded community comprising 72 units of 2-storey and 2½-storey semi-D with excellent connectivity located in Puchong South

By The Sea

138 beachfront luxury suites with panoramic views located on Batu Ferringhi, Penang, designed for the global executives

Dedaun

A 38-unit luxury apartment nestled in a secluded corner of Kuala Lumpur City Centre

20trees

A 201-unit mixed development overlooking the world's longest quartz ridge, just 15km from Kuala Lumpur City Centre

20trees West

An exclusive collection of 48 bungalows with private pools sited adjacent to 20trees

Five Stones

A collection of 377 units of low and high-rise condominiums with extensive facilities located in Petaling Jaya

Park Seven

A 105-unit luxury condominium at Persiaran KLCC, 700m from the iconic Petronas Twin Towers

Windows on the Park

8.9 acres of parkland surrounding 540 units of condominiums ranging from 916 sq ft – 4,311 sq ft, all with beautiful views.

SqWhere

A 4.8-acre mixed development consisting of SOVO, Retail Offices and Service Apartments with direct link to Kg. Baru Sungai Buloh MRT station.

Upcoming Projects:

Jia, Melawati

Take in the view of the Twin Towers on one side or the world's longest quartz ridge on the other. Otherwise, a series of vertical gardens is just outside the door of these super-link homes

SDB's projects in Singapore include:

Hijauan On Cavenagh

41 handcrafted low-rise luxury apartments in a coveted green lung, located off Orchard Road

OKIO

An 18-storey stylish contemporary residential and commercial development located on Balestier Road

Gilstead Two

A 34-storey luxury development in the prime Newton locale

Jia@65 Wilkie

An exclusive 7-storey development with only 22 units, located just off Orchard Road

Village at Pasir Panjang, Singapore

Most of the 148-unit apartments open up to more than 7,000 sq ft three-dimensional lawn

another extraordinary living experience from SDB

Incorporated in 1962, Selangor Dredging Berhad (SDB) was, until the 1980's principally involved in tin mining. Today, SDB is positioned as a quality lifestyle company focused on property-related activities. Listed on Bursa Malaysia, SDB owns Wisma Selangor Dredging – a prestigious business address, and Hotel Maya Kuala Lumpur – an award-winning boutique urban resort. Both are within a short walking distance to the iconic Kuala Lumpur City Centre (KLCC). Today, SDB is a brand name that is recognised for its niche luxury developments and innovative designs. SDB has consistently been recognised for its innovation and its excellence by numerous professional bodies such as Singapore Institute of Architects (SIA), Pertubuhan Arkitek Malaysia (PAM), and International Real Estate Federation (FIABCI) for setting new benchmarks in the industry. SDB is committed to its brand promise of "Driving Excellence, Building Lifelong Relationships".



windows on the park
bandar tun hussein onn, cheras



village at pasir panjang
district 5, singapore



by the sea
batu ferringhi, penang



sqwhere
sungai buloh



2012 FIABCI MALAYSIA PROPERTY AWARD - 20 TREES, TAMAN MELAWATI, KUALA LUMPUR - WINNER FOR BEST RESIDENTIAL DEVELOPMENT (LOW-RISE)



THE INTERNATIONAL STAR FOR LEADERSHIP IN QUALITY AWARD 2012



THE ASIA RESPONSIBLE ENTREPRENEURSHIP AWARD (AREA), SOUTH-EAST ASIA 2012



THE ASIA PACIFIC INTERNATIONAL PROPERTY AWARD 2012, 2011 & 2010



THE ASIA PACIFIC ENTREPRENEURSHIP AWARD (APEA), MALAYSIA 2012



THE BRAND LAUREATE AWARD 2011-2012 FOR "CORPORATE BRANDING — BEST BRANDS IN REAL ESTATE & PROPERTY"



THE INTERNATIONAL STANDARD QUALITY (ISQ) AWARD 2012