

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

signature suites

**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 – Signature Suites with units ranging from 517 sq ft to 1,313 sq ft, and 13 units of 4-storey Retail Offices, 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.

Signature Suites



site plan

Signature Suites

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





Signature Suites.

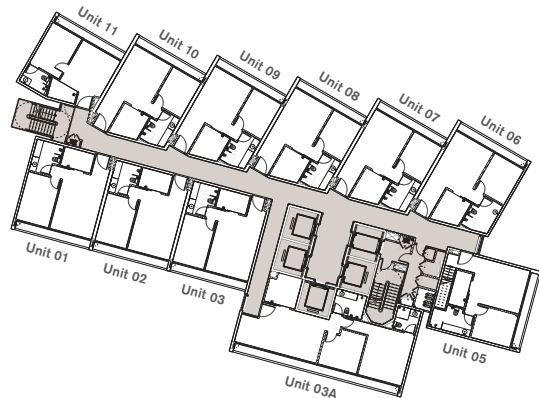
block plan

Signature Suites

■ single floor
■ loft

unit descriptions

type A1 : 2-room loft
type A2 : 2-room loft
type A3 : 2-room loft
type A4 : 1-room loft
type B1 : 2-room unit
type B2 : 2-room unit
type C1 : 1-room unit
type C2 : 1-room unit
type C3 : 1-room unit
type C4 : micro unit



| level | SS2/SS19 view | | | | Bangsar view | Bukit Kiara/SS17 view | | | | | |
|----------------------|----------------|----------------|----------------|-----------------|----------------|-----------------------|----------------|----------------|----------------|----------------|----------------|
| 43 | m&e roof | | | | | | | | | | |
| 42 | swimming pool | | | | | | | | | | |
| 41 | gymnasium | | | SV41-03A B2 | SV40-05 A2 | SV40-06 A1 | SV40-07 A1 | SV40-08 A1 | SV40-09 A1 | SV40-10 A1 | SV40-11 A4 |
| 40 | gymnasium | | | SV40-03A B2 | | | | | | | |
| 39 | SV38-01 A3 | SV38-02 A3 | SV38-03 A3 | SV39-03A B2 | SV38-05 A2 | SV38-06 A1 | SV38-07 A1 | SV38-08 A1 | SV38-09 A1 | SV38-10 A1 | SV38-11 A4 |
| 38 | | | | SV38-03A B2 | | | | | | | |
| 37 | SV36-01 A3 | SV36-02 A3 | SV36-03 A3 | SV37-03A B2 | SV36-05 A2 | SV36-06 A1 | SV36-07 A1 | SV36-08 A1 | SV36-09 A1 | SV36-10 A1 | SV36-11 A4 |
| 36 | | | | SV36-03A B2 | | | | | | | |
| 35 | SV33A-01 A3 | SV33A-02 A3 | SV33A-03 A3 | SV35-03A B2 | SV33A-05 A2 | SV33A-06 A1 | SV33A-07 A1 | SV33A-08 A1 | SV33A-09 A1 | SV33A-10 A1 | SV33A-11 A4 |
| 33A | | | | SV33A-03A B2 | | | | | | | |
| 33 | SV33-01 C1 | SV32-02 A3 | SV33-03 C1 | SV33-03A B2 | SV32-05 A2 | SV32-06 A1 | SV33-07 C3 | SV32-08 A1 | SV32-09 A1 | SV33-10 C3 | SV32-11 A4 |
| 32 | SV31-01 A3 | | SV31-03 A3 | SV32-03A B2 | | | SV31-07 A1 | | | SV31-10 A1 | SV31-11 C4 |
| 31 | | SV30-02 A3 | | SV31-03A B2 | SV30-05 A2 | SV30-06 A1 | | SV30-08 A1 | SV30-09 A1 | | |
| 30 | void | | void | SV30-03A B2 | | | SV29-07 A1 | | | SV29-10 A1 | SV29-11 A4 |
| 29 | break tank | | | SV29-03A B2 | SV28-05 A2 | SV29-06 C3 | | SV29-08 B1 | | | |
| 28 | SV27-01 A3 | SV28-02 C1 | SV27-03 A3 | SV28-03A B2 | | SV28-06 B1 | | SV27-08 A1 | SV27-09 A1 | SV27-10 A1 | SV28-11 C4 |
| 27 | | SV26-02 A3 | | SV27-03A B2 | SV26-05 A2 | SV26-06 A1 | SV26-07 A1 | | | | SV26-11 A4 |
| 26 | SV25-01 A3 | | SV26-03 C1 | SV26-03A B2 | | | | SV25-08 A1 | SV26-09 B1 | | |
| 25 | | SV25-02 C1 | SV23A-03 A3 | SV25-03A B2 | SV23A-05 A2 | SV25-06 B1 | | | SV23A-09 A1 | SV23A-10 A1 | SV25-11 C4 |
| 23A | SV23-01 A3 | SV23-02 A3 | | SV23A-03A B2 | | SV23-06 A1 | SV23-07 A1 | SV23-08 A1 | | | SV23-11 A4 |
| 23 | | | SV23-03 C1 | SV23-03A B2 | SV23-05 C2 | | | | SV23-09 C3 | SV23-10 C3 | |
| 22 | SV21-01 A3 | SV21-02 A3 | SV21-03 A3 | SV22-03A B2 | SV21-05 A2 | SV22-06 C3 | SV21-07 A1 | SV22-08 B1 | | SV21-10 A1 | SV21-11 A4 |
| 21 | | | | SV21-03A B2 | | SV20-06 A1 | | SV20-08 A1 | SV21-09 C3 | | |
| 20 | SV20-01 C1 | SV19-02 A3 | SV19-03 A3 | SV20-03A B2 | SV20-05 C2 | | SV20-07 C3 | | | | SV20-11 C4 |
| 19 | SV18-01 A3 | | | SV19-03A B2 | | | | SV19-08 C3 | | SV19-10 A1 | |
| 18 | | SV18-02 C1 | SV18-03 C1 | SV18-03A B2 | SV18-05 A2 | SV18-06 A1 | SV18-07 A1 | | SV18-09 C3 | | SV18-11 A4 |
| 17 | SV17-01 C1 | SV17-02 C1 | SV17-03 C1 | SV17-03A B2 | SV17-05 C2 | SV17-06 C3 | | SV17-08 A1 | | SV17-10 A1 | |
| 16 | SV16-01 C1 | SV16-02 C1 | | SV16-03A B2 | | | SV16-07 A1 | | SV16-09 A1 | SV16-10 C3 | SV16-11 A4 |
| 15 | break tank | | | SV15-03A B2 | SV15-05 A2 | SV15-06 A1 | | SV15-08 A1 | | | |
| 13A | break tank | | | SV13A-03A B2 | SV13-05 A2 | SV13A-06 C3 | SV13A-07 A1 | | SV13A-09 A1 | SV13A-10 A1 | SV13A-11 A4 |
| 13 | break tank | | | SV13-03A B2 | | SV12-06 A1 | SV13-07 C3 | SV13-08 A1 | SV13-09 B1 | | SV13-11 C4 |
| 12 | SV11-01 A3 | SV12-02 C1 | SV11-03 A3 | SV12-03A B2 | SV12-05 C2 | | SV11-07 A1 | SV11-08 A1 | SV11-09 A1 | SV12-10 C3 | SV11-11 A4 |
| 11 | | SV10-02 A3 | | SV11-03A B2 | | SV11-06 C3 | | | | | |
| 10 | SV10-01 C1 | | SV10-03 C1 | SV10-03A B2 | SV10-05 A2 | SV10-06 B1 | | SV09-08 A1 | SV10-09 C3 | | SV09-11 A4 |
| 09 | SV09-01 C1 | SV08-02 A3 | SV09-03 C1 | SV09-03A B2 | SV08-05 A2 | SV08-06 A1 | SV09-07 C3 | | SV08-09 A1 | SV09-10 C3 | SV08-11 C4 |
| 08 | SV07-01 A3 | | SV07-03 A3 | SV08-03A B2 | | | | SV07-08 C3 | | | |
| 07 | | SV07-02 C1 | | SV07-03A B2 | SV07-05 C2 | | SV07-07 A1 | SV07-08 B1 | | | SV06-11 A4 |
| 06 | SV06-01 C1 | SV06-02 C1 | SV06-03 C1 | SV06-03A B2 | SV06-05 C2 | SV06-06 A1 | SV06-07 C3 | | | | |
| 05 | SV05-01 C1 | SV03A-02 A3 | SV05-03 C1 | SV05-03A B2 | | SV05-06 C3 | SV03A-07 A1 | SV05-08 A1 | SV06-09 B1 | | SV05-11 C4 |
| 03A | SV03A-01 C1 | | SV03-03 A3 | SV03A-03A B2 | SV03A-05 A2 | SV03A-06 C3 | | SV03A-08 B1 | | SV03-10 A1 | SV03A-11 C4 |
| 03 | SV02-01 A3 | SV03-02 C1 | | SV03-03A B2 | SV03-05 C2 | SV02-06 A1 | SV03-07 C3 | SV02-08 A1 | SV03-09 C3 | | SV02-11 A4 |
| 02 | | SV02-02 C1 | SV02-03 C1 | SV02-03A B2 | | SV02-07 C3 | | SV02-09 B1 | | | |
| 01 | SV01-01 C1 | SV01-02 C1 | SV01-03 C1 | SV01-03A B2 | SV01-05 A2 | SV01-06 C3 | SV01-07 C3 | SV01-08 C3 | SV01-09 C3 | SV01-10 C3 | SV01-11 C4 |
| upper mezzanine | | | | | | | | | | | |
| lower mezzanine | | | | | | | | | | | |
| lobby @ ground floor | | | | | | | | | | | |

type A1

approx built-up
969 sq ft / 90 sq m

01 office 1

02 office 2

03 pantry

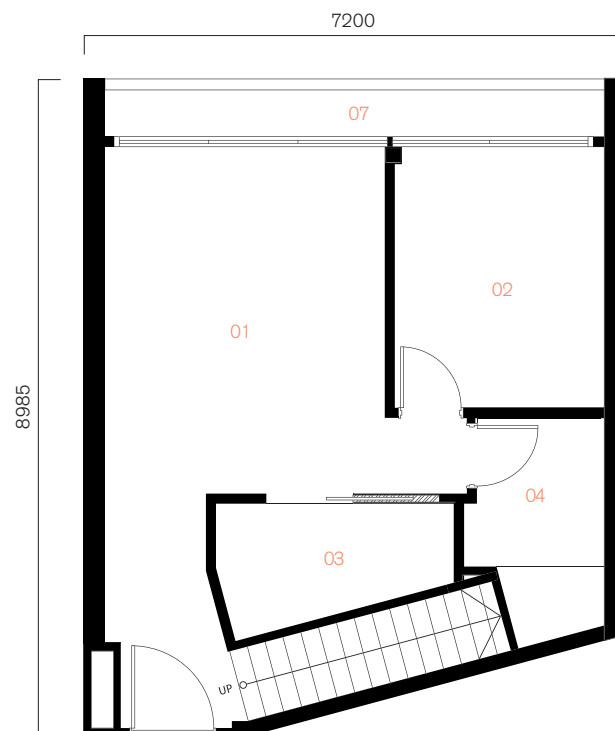
04 washroom 1

05 office 3

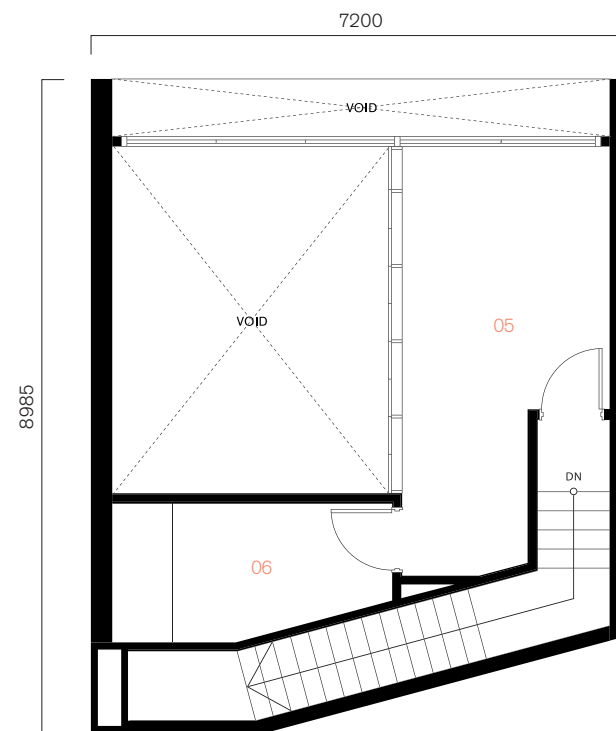
06 washroom 2

07 a/c ledge

lower plan



upper plan



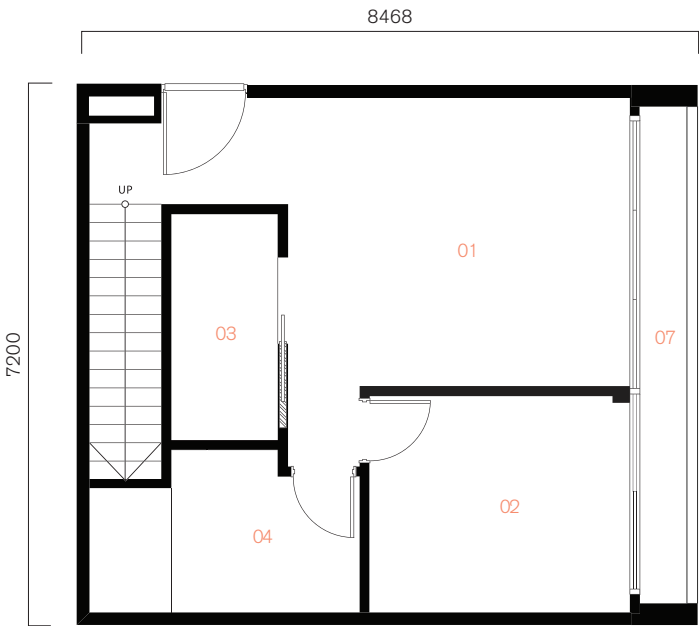
built-up & layout plan are subject to change

type A2

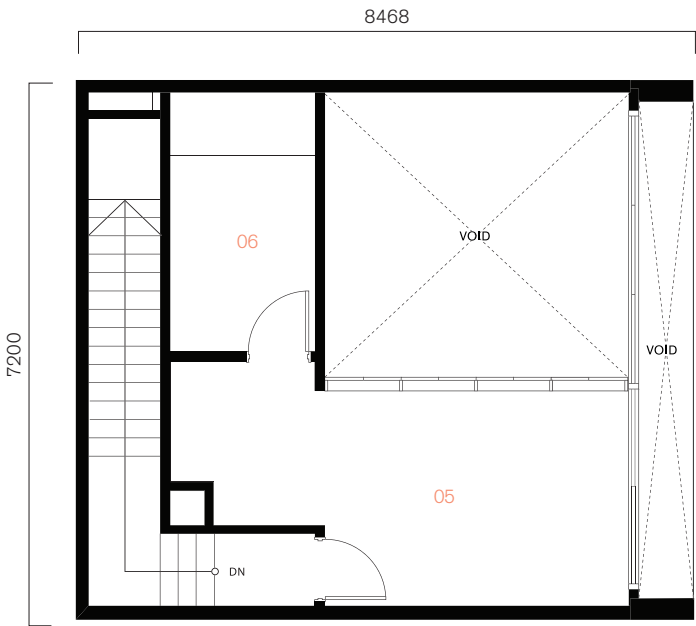
approx built-up
1,012 sq ft / 94 sq m

- 01 office 1
- 02 office 2
- 03 pantry
- 04 washroom 1
- 05 office 3
- 06 washroom 2
- 07 a/c ledge

lower plan



upper plan



type A3

approx built-up
1001 sq ft / 93 sq m

01 office 1

02 office 2

03 pantry

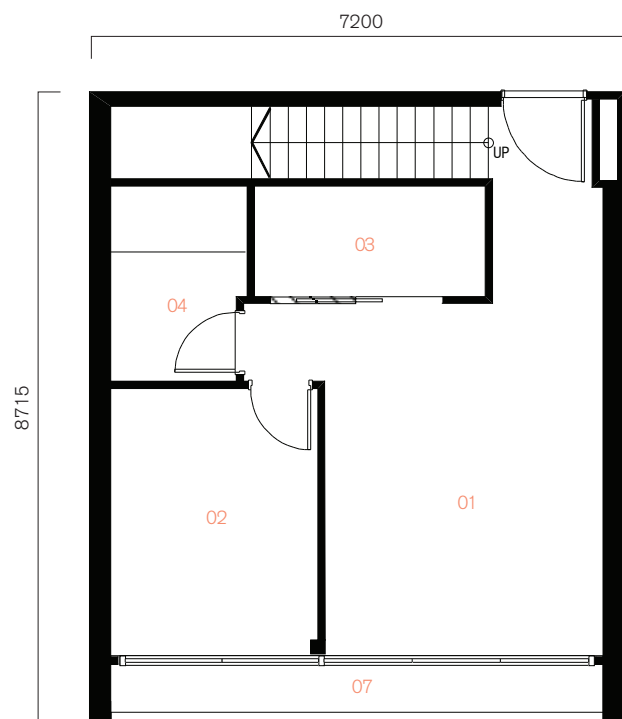
04 washroom 1

05 office 3

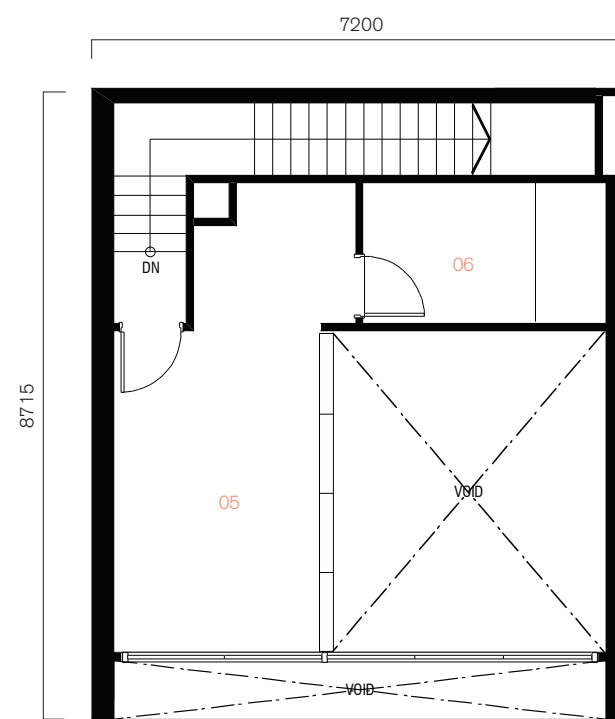
06 washroom 2

07 a/c ledge

lower plan



upper plan



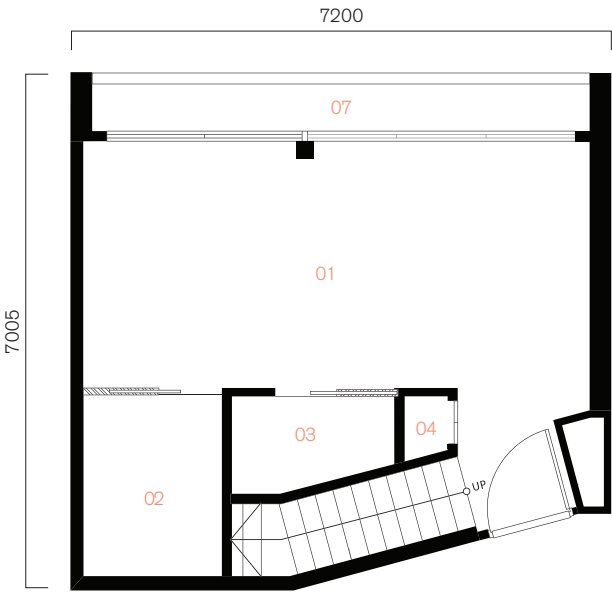
built-up & layout plan are subject to change

type A4

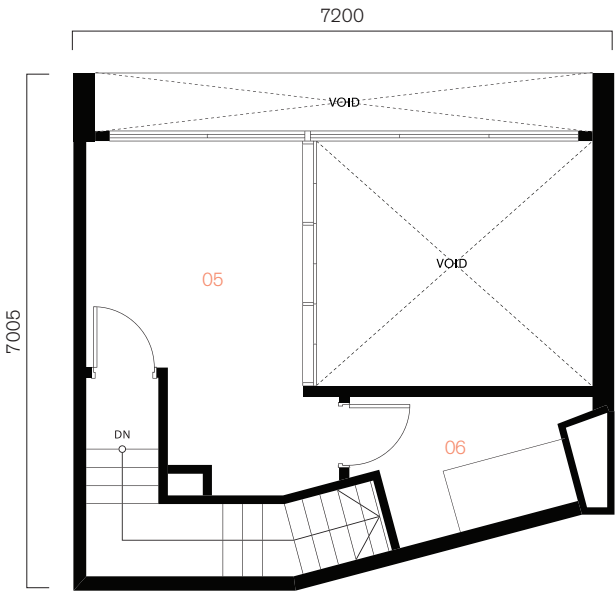
approx built-up
786 sq ft / 73 sq m

- 01 office 1
- 02 pantry
- 03 washroom 1
- 04 store room
- 05 office 2
- 06 washroom 1
- 07 a/c ledge

lower plan



upper plan



type B1

approx built-up
1,313 sq ft / 122 sq m

- 01 office 1
- 02 office 2
- 03 office 3
- 04 pantry
- 05 washroom 1
- 06 washroom 2
- 07 a/c ledge

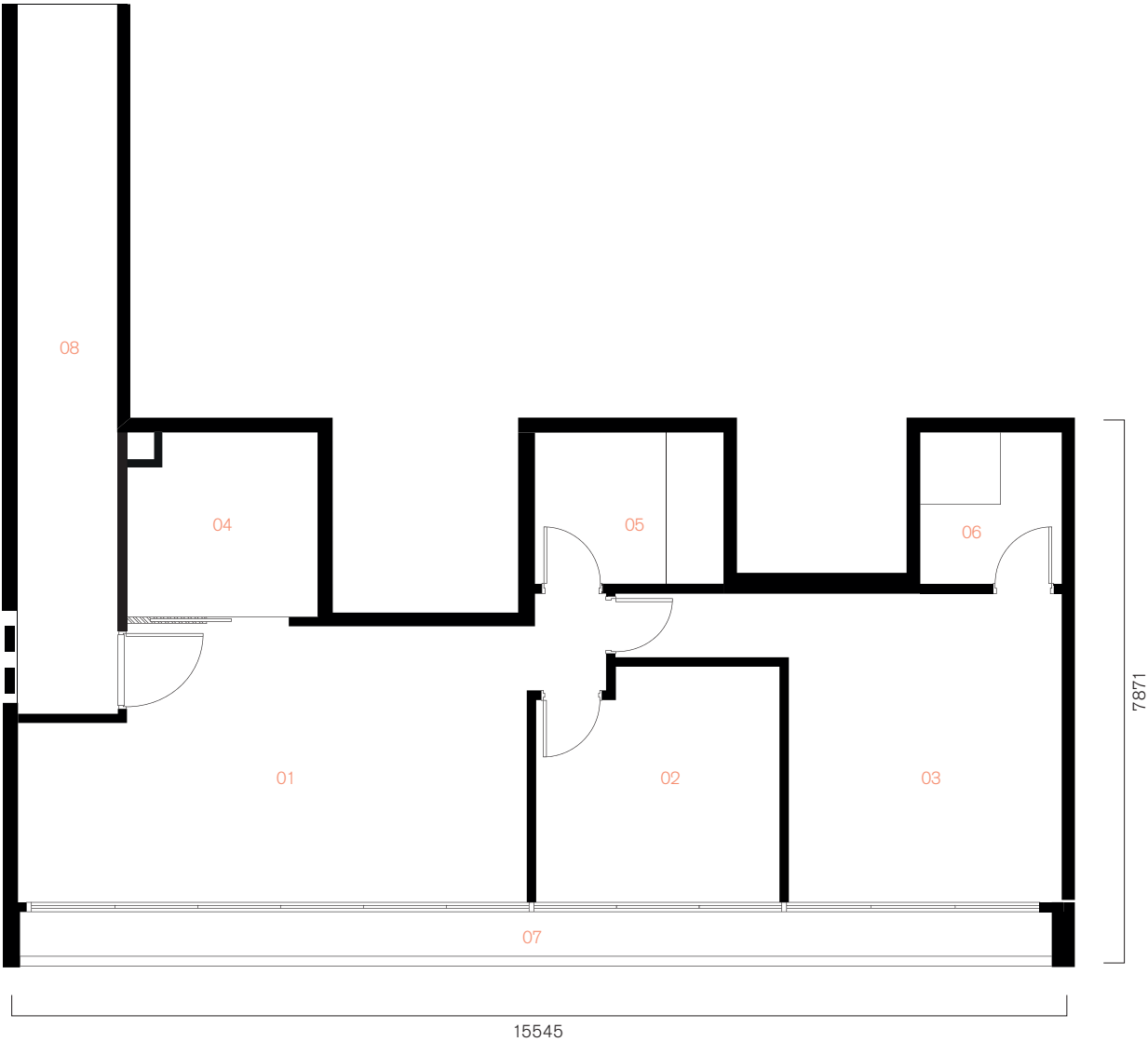


built-up & layout plan are subject to change

type B2

approx built-up
1,292 sq ft / 120 sq m

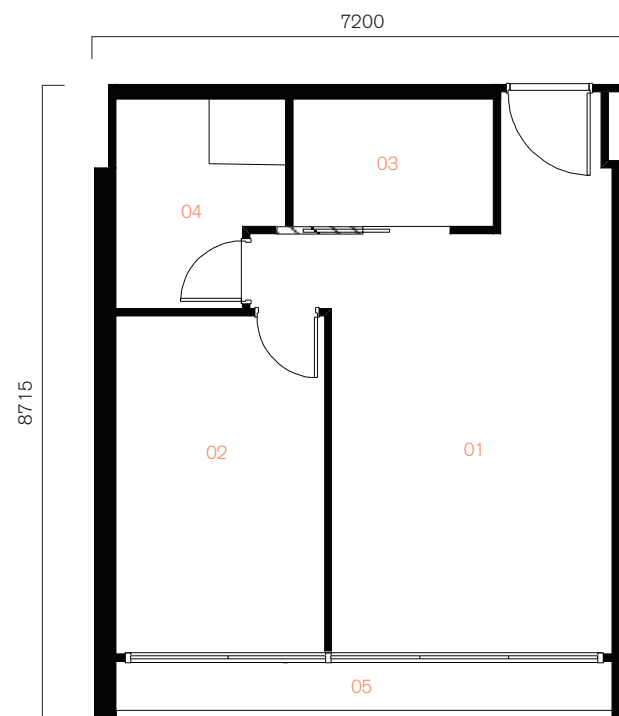
- 01 office 1
- 02 office 2
- 03 office 3
- 04 pantry
- 05 washroom 1
- 06 washroom 2
- 07 a/c ledge
- 08 open veranda



type C1

approx built-up
667 sq ft / 62 sq m

- 01 office 1
- 02 office 2
- 03 pantry
- 04 washroom
- 05 a/c ledge



built-up & layout plan are subject to change

type C2

approx built-up
667 sq ft / 62 sq m

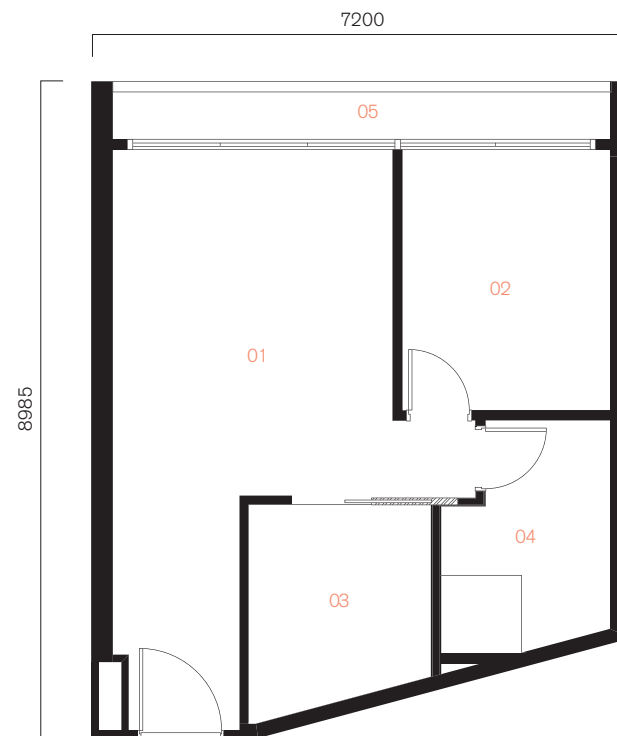
- 01 office 1
- 02 office 2
- 03 pantry
- 04 washroom
- 05 a/c ledge



type C3

approx built-up
657 sq ft / 61 sq m

- 01 office 1
- 02 office 2
- 03 pantry
- 04 washroom
- 05 a/c ledge

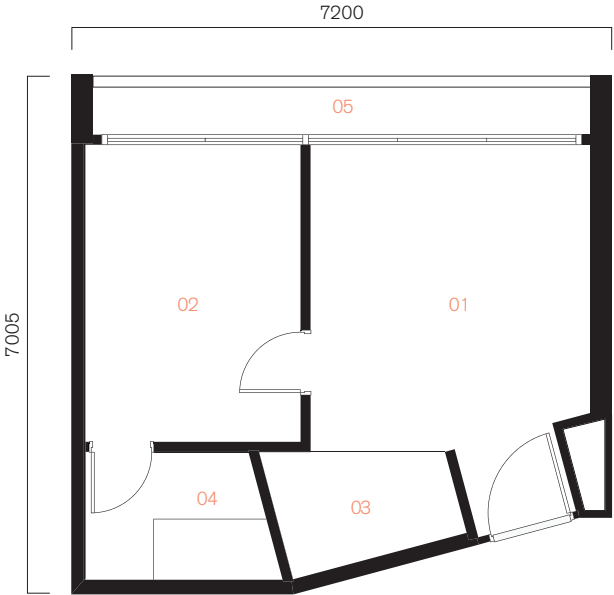


built-up & layout plan are subject to change

type C4

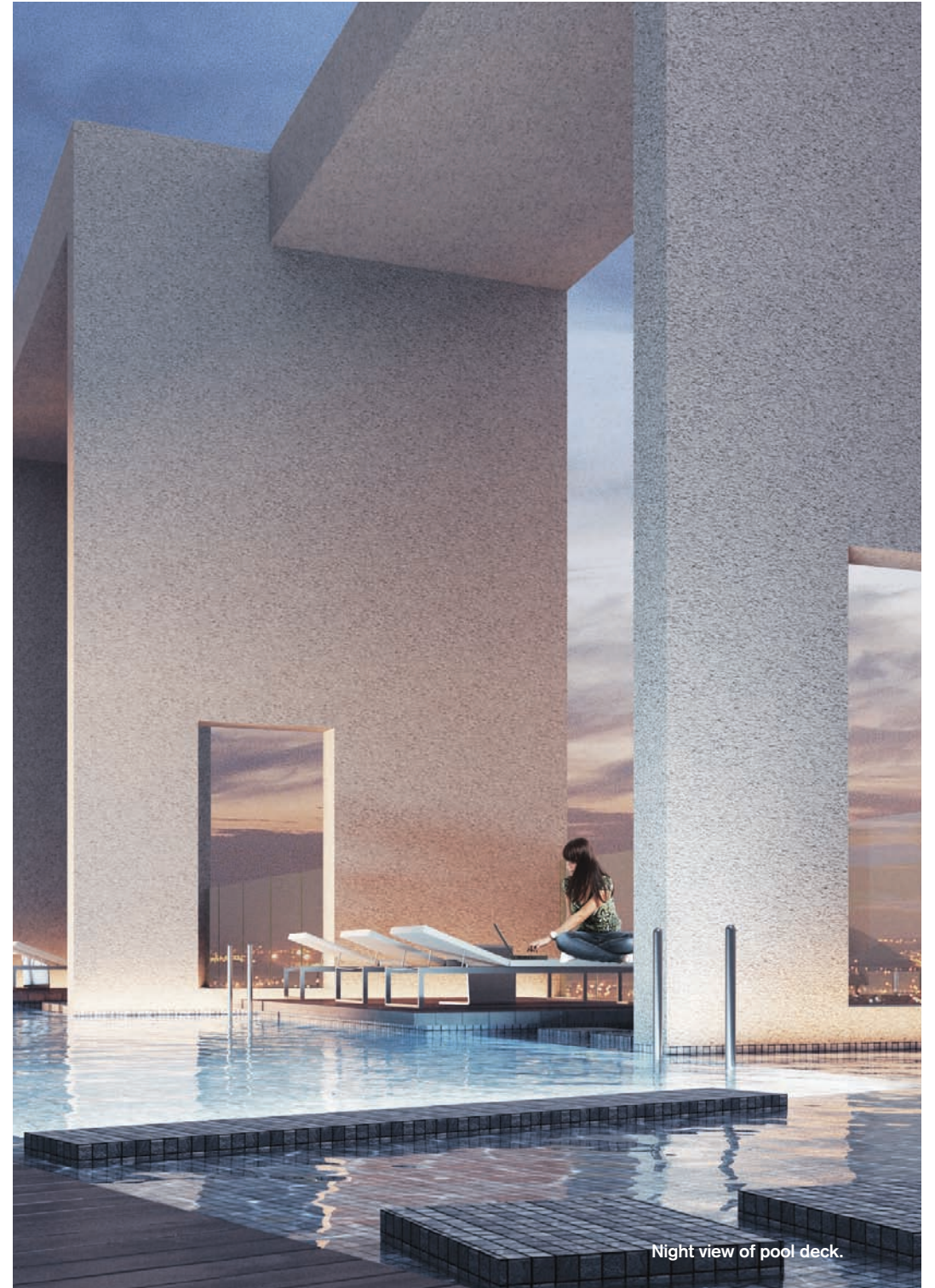
approx built-up
517 sq ft / 48 sq m

- 01 office 1
- 02 office 2
- 03 pantry
- 04 washroom
- 05 a/c ledge





A spacious gym.



Night view of pool deck.

specifications

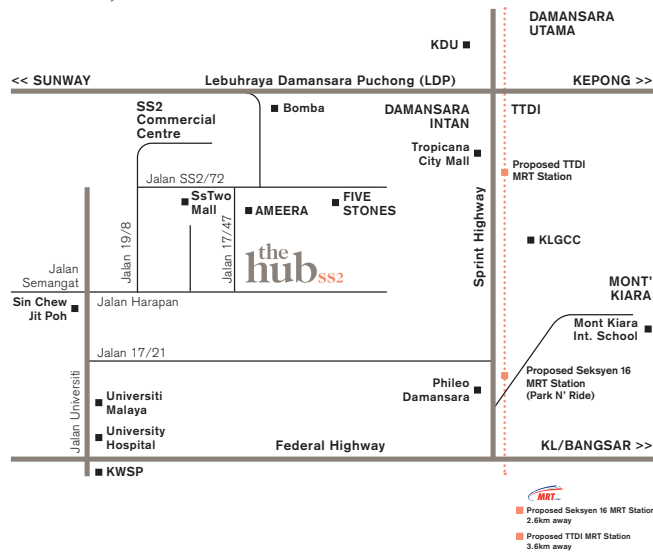
Signature Suites

| | | | | | | | | | | | | |
|---|--|------|----|----|----|----|--|----|----|----|----|--|
| Structure | : Reinforced concrete structure | | | | | | | | | | | |
| Wall | : Common brick / RC wall / Dry wall partition Dry wall partition – pantry (pocket wall) | | | | | | | | | | | |
| Roof Covering | : Reinforced concrete flat roof | | | | | | | | | | | |
| Roof Framing | : Reinforced concrete structure | | | | | | | | | | | |
| Ceiling | : Toilets & pantry Others | | | | | | : Plaster ceiling & paint : Skim coat / plaster & paint | | | | | |
| Windows | : Aluminium framed windows | | | | | | | | | | | |
| Doors | : Main entrance Pantry Toilets Others | | | | | | : Timber fire rated door : Timber sliding door : Timber flush door : Timber door | | | | | |
| Ironmongery | : Quality lockset | | | | | | | | | | | |
| Wall Finishes | : External Internal | | | | | | : Plaster & weather shield paint : Tiles and / or plaster & paint : Dry : Plaster & paint Wet : Tiles : Others : Plaster & paint | | | | | |
| Floor Finishes | : Staircase / others Air con ledge Toilets & pantry | | | | | | : Laminated timber flooring : Cement render : Tiles | | | | | |
| | Type | A1 | A2 | A3 | A4 | B1 | B2 | C1 | C2 | C3 | C4 | |
| Sanitary and Plumbing Fittings | : Wash basin | : 2 | 2 | 2 | 2 | 2 | 2 | 1 | 1 | 1 | 1 | |
| | Sink with tap | : 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | |
| | Handheld shower | : 2 | 2 | 2 | 1 | 2 | 2 | 1 | 1 | 1 | 1 | |
| | Water closet | : 2 | 2 | 2 | 2 | 2 | 2 | 1 | 1 | 1 | 1 | |
| | Bip tap | : 2 | 2 | 2 | 2 | 2 | 2 | 1 | 1 | 1 | 1 | |
| | Water tap | : 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | |
| | Toilet roll holder | : 2 | 2 | 2 | 2 | 2 | 2 | 1 | 1 | 1 | 1 | |
| Electrical Installations | : Lighting point | : 19 | 19 | 19 | 17 | 19 | 17 | 10 | 10 | 10 | 9 | |
| | Fan point | : 3 | 3 | 3 | 3 | 3 | 3 | 2 | 2 | 2 | 2 | |
| | 13A power point | : 16 | 16 | 16 | 13 | 17 | 15 | 13 | 13 | 13 | 11 | |
| | 15A power point | : 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | |
| | AC point & piping | : 3 | 3 | 3 | 3 | 3 | 3 | 2 | 2 | 2 | 2 | |
| | Hot water point | : 2 | 2 | 2 | 1 | 2 | 2 | 1 | 1 | 1 | 1 | |
| | SMATV point | : 2 | 2 | 2 | 2 | 2 | 2 | 1 | 1 | 1 | 1 | |
| | Fibre wall socket | : 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | |
| | Audio intercom | : 2 | 2 | 2 | 2 | 1 | 1 | 1 | 1 | 1 | 1 | |
| | Doorbell with push button | : 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | |
| | : Fibre cabling to fibre wall socket | | | | | | | | | | | |
| Internal Telephone Trunking and Cabling | | | | | | | | | | | | |

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



SDB
Selangor Dredging Berhad

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The Hub sales gallery
603 7968 7788/603 7958 8888

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