

Myra
S E N J A

URBAN RESIDENCES & RETAIL

Myra Senja is for the
modern family dreaming
of their first home,
where laughter fills the air
and roots are planted deep.
It's for the aspiring individual
carving their own path,
where every moment inspires
growth and possibility.

“Who knew life could be this way...”

LIFE

as you make it

From the small steps we take toward our dreams to the bold leaps that shape our journey, we set the rhythm of life. Be it savouring every minute in quiet reflection, enjoying lively quality time with loved ones at home, or adopting an active lifestyle - it's you who sets the pace.

This is where life unfolds, just as you make it.



AUTHENTIC
moments



life,
YOUR WAY



at your own
RHYTHM

LIFE BEGINS HERE
in Subang 2



CLOSER & BETTER

than expected

Discover life in Subang 2, a well-connected enclave that offers seamless access to key destinations like KWAJA Damansara, Ara Damansara, Subang, Shah Alam, and Kota Damansara. With its strategic location and more competitive pricing, Subang 2 is fast becoming the choice for those who want to enjoy city convenience without the city cost.



Within reach of office buildings, ideal for working professionals



Minutes away from Subang Airport



Nearby educational institutions such as HELP University, Asia Pacific Schools and Chong Hwa Independent High School

SHOPPING CONVENIENCES

- Star Avenue Lifestyle Mall - 2.1km
- Emporis Kota Damansara - 5.3km
- Elmina Lakeside Mall - 7.9km
- 1 Utama Shopping Centre - 14km
- The Starling - 16km

EDUCATION

- HELP University - 2.3km
- Pine Hills International School Shah Alam - 6km
- TLS International School Kota Damansara - 6.4km
- Asia Pacific Schools - 8.1km
- UiTM Puncak Perdana - 10.4km

HEALTHCARE

- Thomson Hospital Kota Damansara - 5.8km
- Sunway Specialist Centre Damansara - 7.5km

RECREATION PARK

- Kota Damansara Community Forest - 6.8km
- Bukit Jelutong Eco Community Park - 9.9km





ASPIRING HOMES

away from the crowd



Myra Senja in Subang 2 is an understated address where you discover a good life in unexpected ways. Designed with privacy and exclusivity in mind, this low-density tower offers just 12 units per level, ensuring a serene living environment. Thoughtful building orientation further enhances discretion, so each residence feels entirely yours.

All you need,
RIGHT HERE

A thoughtful curation of facilities serves to enrich your days. Whether it's for relaxation or dynamic activity - it's all according to your pace.





Artist's Impression - Private Entrance

A PLACE TO EXPLORE *yet private in nature*

Life becomes simply effortless, with your daily essentials and favourite eateries right at your doorstep. With separate drop-offs for the retail and residential spaces, your privacy stays intact while you enjoy all the convenience you need.



Artist's Impression - Street-Level Integrated Retail

19 FACILITIES,
endless authentic moments





All you need, and
A LITTLE MORE

Fewer neighbours, more room to breathe. In a low-density community, you'll enjoy shared facilities without the crowd – just the way it should be. Think quieter workouts, easier pool days, and a little more "me-time" in every space.

- Reflexology Area
- Play Lawn
- Jogging Loop
- Playground
- BBQ Area

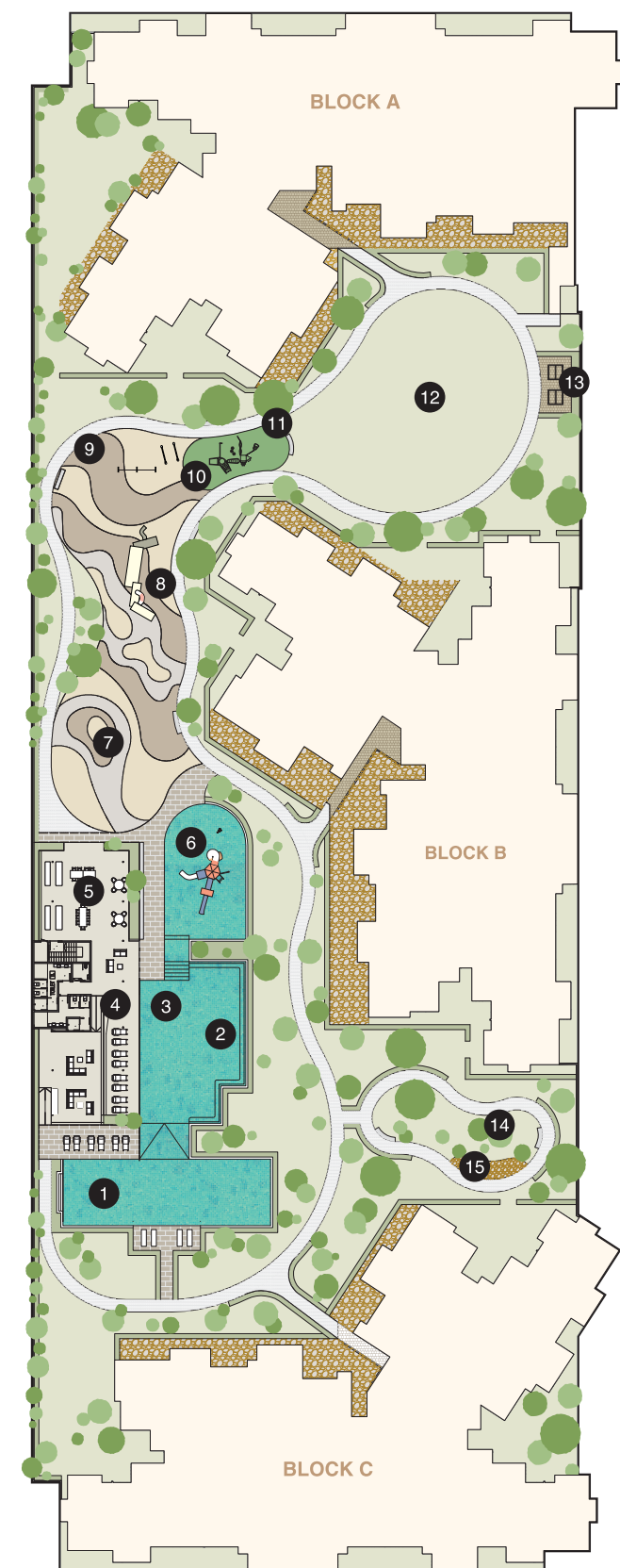
- 25m Lap Pool
- Family Pool
- Play Pool
- Jacuzzi



Artist's Impression - 25m Lap Pool

Togetherness with a **THOUGHTFUL TOUCH**

The most cherished memories are often made with those who matter most. At Level 5, thoughtfully designed spaces invite moments of connection - whether it's casual gatherings or enriching routines. With active zones set further away and quieter areas closer to home, every space is planned to bring people together while preserving the peace where it matters.



LEVEL 5

- 1 25m Lap Pool
- 2 Jacuzzi
- 3 Family Pool
- 4 Pool Pavilion
- 5 BBQ Area
- 6 Play Pool
- 7 Outdoor Gym
- 8 Playground
- 9 Jogging Loop
- 10 Tunnel Play
- 11 Moon Bench
- 12 Play Lawn
- 13 Hangout Swing
- 14 Orchard Garden
- 15 Reflexology Area

LEVEL 3A

- Gym
- Reading Room

LEVEL 1

- Badminton Court
- Multipurpose Hall

Room to dream

BIG

Step into cosy residences that adapt to your needs or set down roots in larger units. It's not just about where you live, but how you live.





Artist's Impression - Living & Dining Rooms for Type T2B

LIVE LARGE, *your way*

Space is more than just a number; it's the freedom to grow, create, and live exactly the way you want. Generous unit sizes - among the largest in this address - reach up to 1,400 sq. ft., providing all the space needed to shape your unique lifestyle.



Artist's Impression - Living & Balcony for Type T3

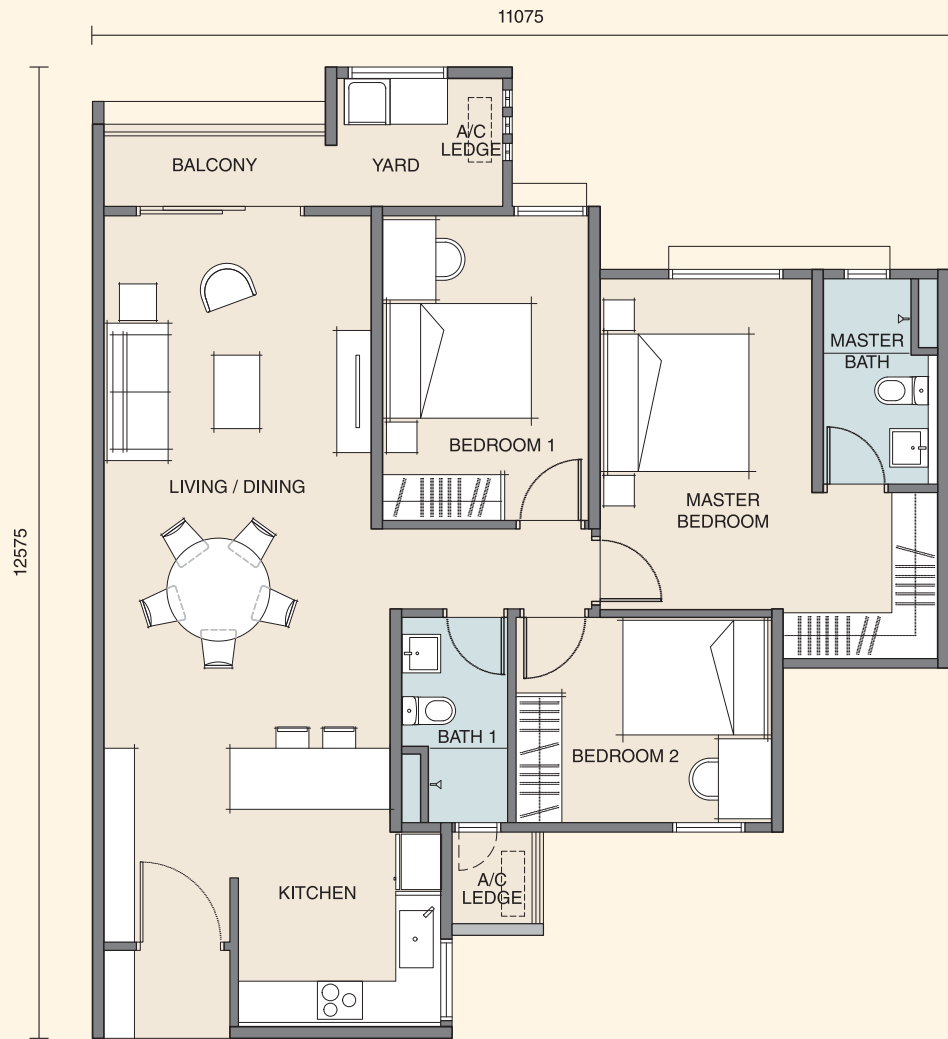
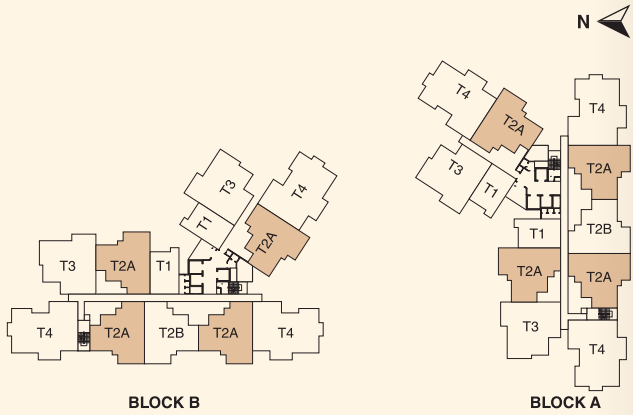
Dishing out INSPIRING VIEWS

While privacy has become a luxury in urban living, it's one you embrace freely here. An allocation of 12 units per floor creates a quieter atmosphere away from the bustle, offering you and your family enhanced tranquillity and peace of mind.

Type T2A

1,101 sq.ft.

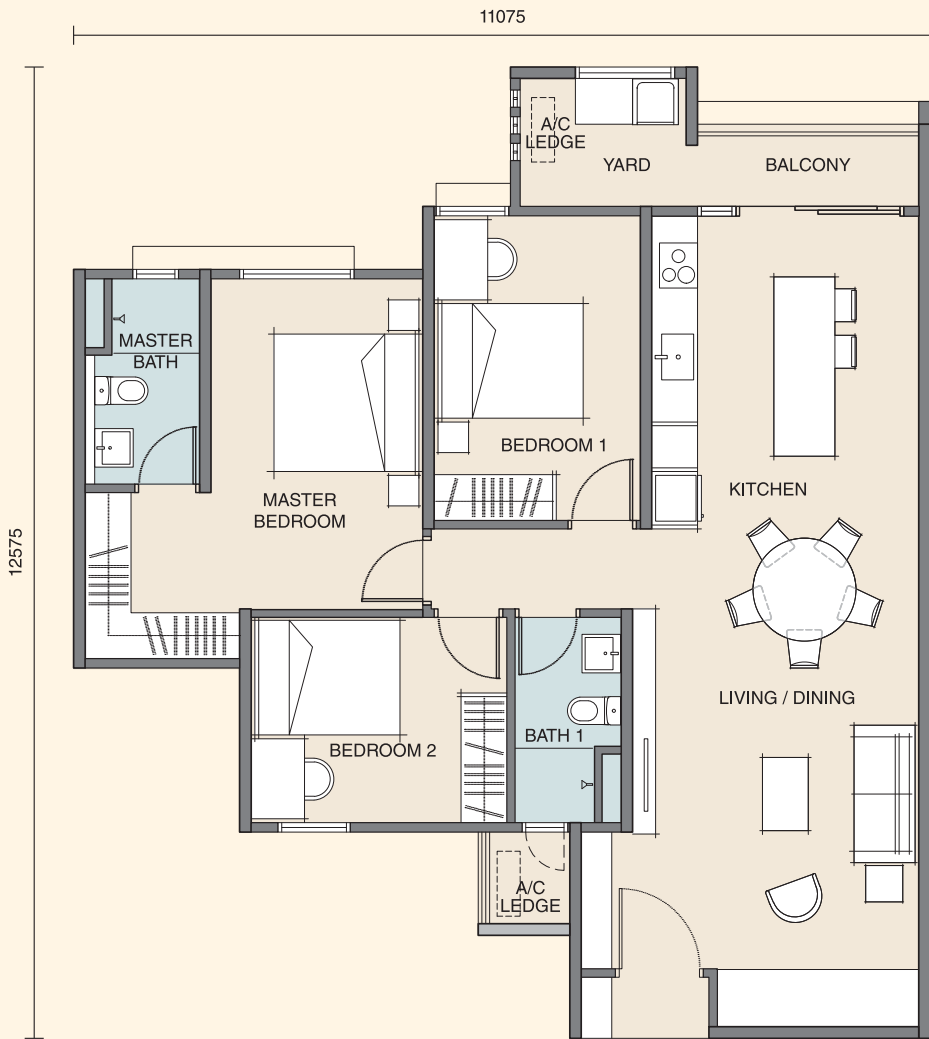
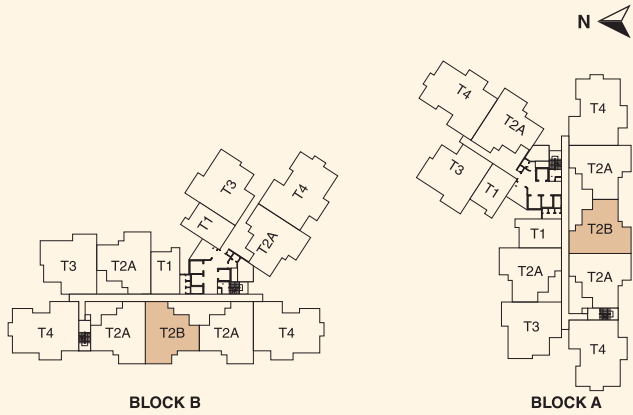
3 Bedrooms | 2 Bathrooms



Type T2B

1,101 sq.ft.

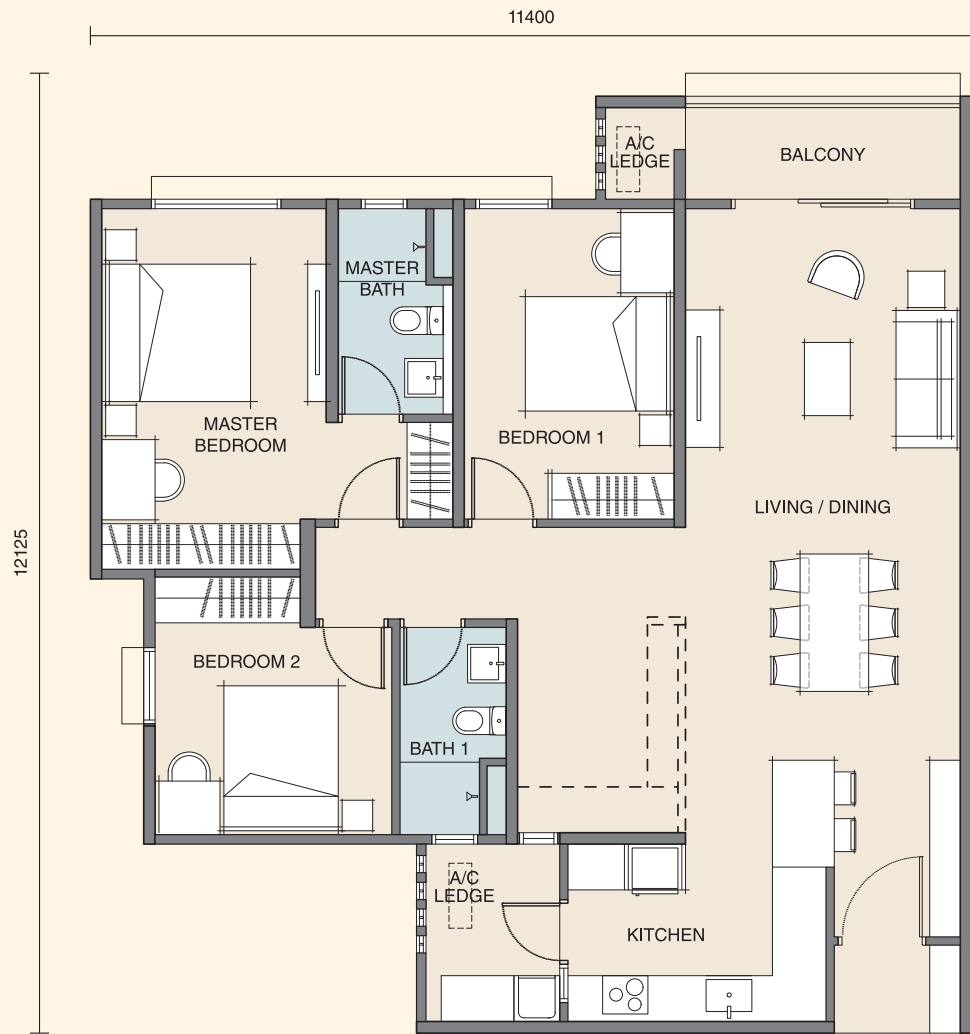
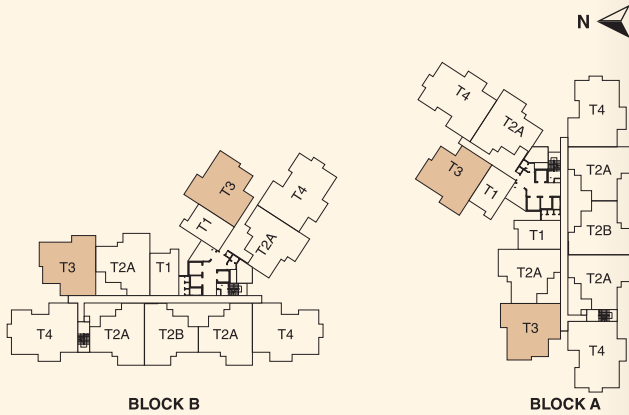
3 Bedrooms | 2 Bathrooms



Type T3

1,253 sq.ft.

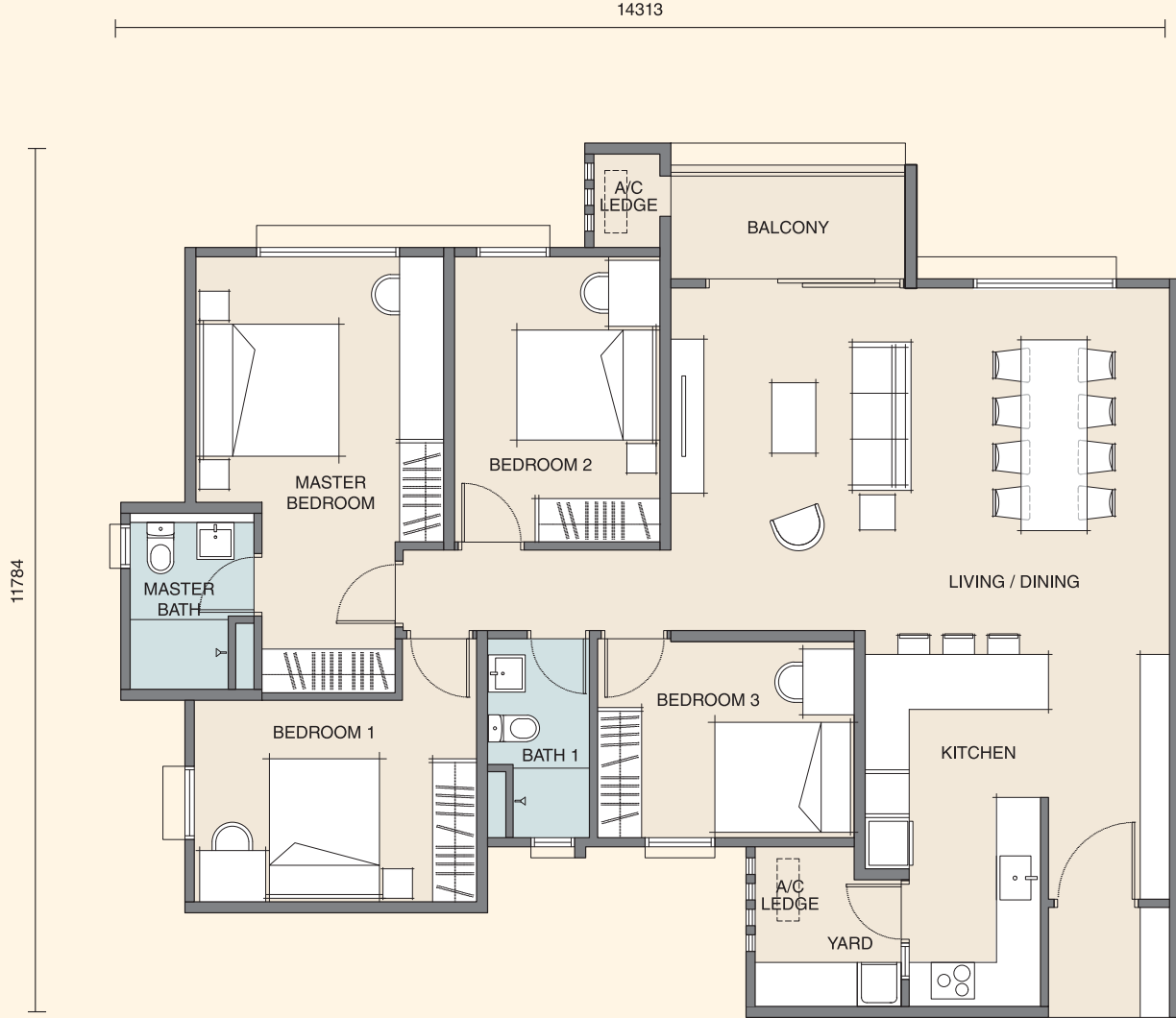
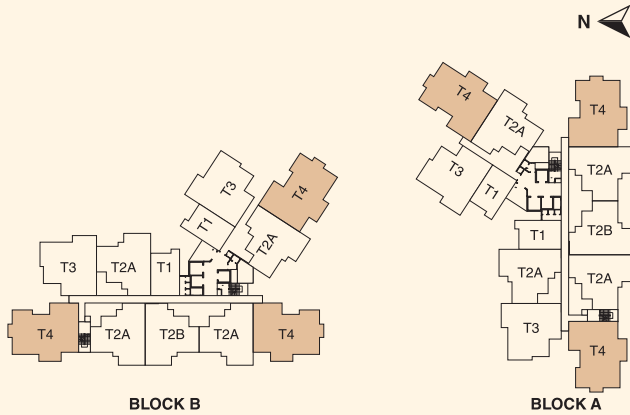
3+1 Bedrooms | 2 Bathrooms



Type T4

1,409 sq.ft.

4 Bedrooms | 2 Bathrooms





Specifications

STRUCTURE	Reinforced Concrete				
WALL	Reinforced Concrete / Block Wall				
ROOFING	Reinforced Concrete				
CEILING	Plasterboard & Paint / Skim Coat & Paint				
WINDOWS	Aluminium Framed Window				
DOORS	Aluminium Framed Sliding Door / Timber Flush Door				
LOCKSETS	Lockset for all doors				
WALL FINISHES	Bathroom	Wall Tiles			
	Kitchen	Skimcoat & Paint			
	Others	Skimcoat & Paint			
FLOOR FINISHES	Living / Dining / Kitchen	Floor Tiles			
	Bedrooms	Laminate Flooring			
	Bathrooms	Floor Tiles			
	Balcony / Yard	Floor Tiles			
	Others	Cement Screed			
SANITARY AND PLUMBING FITTINGS	TYPE	T2A / T2A-1 / T2A(M) / T2A-1(M)	T2B / T2B-1	T3 / T3(M)	T4 / T4-1 / T4(M) / T4-1(M)
	Wash Basin With Tap	2	2	2	2
	Water Closet	2	2	2	2
	Shower Head	2	2	2	2
ELECTRICAL INSTALLATION	Lighting Point	14	14	15	17
	Power Point	14	14	15	18
	Water Heater Point	2	2	2	2
	Fibre Wall Socket Point	1	1	1	1
	Air-Conditioning Point	4	4	4	5
	Ceiling Fan Point	5	5	5	6



This is where life begins.

Myra

Spaces designed for
LIFE

Homes by Myra are built with a focus on quality, affordability, and long-term value, ensuring that each purchase is a sound investment in both lifestyle and future. With a belief that everyone deserves a better tomorrow, Myra continues to deliver homes that meet modern needs while staying within reach. This establishes a new standard in home ownership – where thoughtful design meets lasting value.

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myrasenja.my

VISIT US AT
Myra Senja Sales Gallery

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Pemaju: Myra Land Sdn Bhd (1142636-T) I No. Lesen Pemaju: 20164/09-2026/1211(R) I Tempoh Sah laku lesen: 28/09/2023 sehingga 27/09/2026 I No Permit Iklan dan Jualan: 20164-3/06-2028/0447(N)-(S) I Tempoh Sah Laku: 06/06/2025 sehingga 05/06/2028 I Jenis Pegangan Tanah: Pajakan 99 tahun sehingga 17 Disember 2118 I Sekatan Kepentingan: Tanah ini tidak boleh dipindahmilik, dipajak atau digadai melainkan setelah mendapat kebenaran Pihak Berkuasa Negeri I Pihak Berkuasa yang Meluluskan Pelan Bangunan: Majlis Bandaraya Shah Alam I No Rujukan: MBSA.BGN.600-3/5/120 I Jenis Rumah: Rumah Pangsapuri Perkhidmatan 21 tingkat I Blok A I Bilangan Unit : 192 unit I Harga : RM 270,000.00 (Min) - RM 988,200.00 (Mak) I Blok B I Bilangan Unit : 192 unit I Harga : RM 270,000.00 (Min) - RM 938,100.00 (Mak) I Tarikh Jangka Siap: Jun 2029 I Bebanan /Gadaian tanah: Maybank Islamic Berhad I IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA. MAKLUMAT PEMAJUAN DAN IKLAN YANG DILULUSKAN BOLEH DISEMAK DI PORTAL TEDUH.KPKT.GOV.MY