

Sutera

JOYUS

BY TANAH SUTERA

TYPE A

2-STOREY
SEMI-DETACHED
RESIDENCES
双层半独立式住宅



LIVING LIFE JOYFULLY

It's space to create, together.

品味生活 · 欢度人生
共创一屋檐下的美好

TYPE A

TYPICAL LOT : 45' X 100'

LAND AREA : 4500 SQ FT

BUILT-UP : 5360 SQ FT

5 BEDROOM+1 (IRONING ROOM)

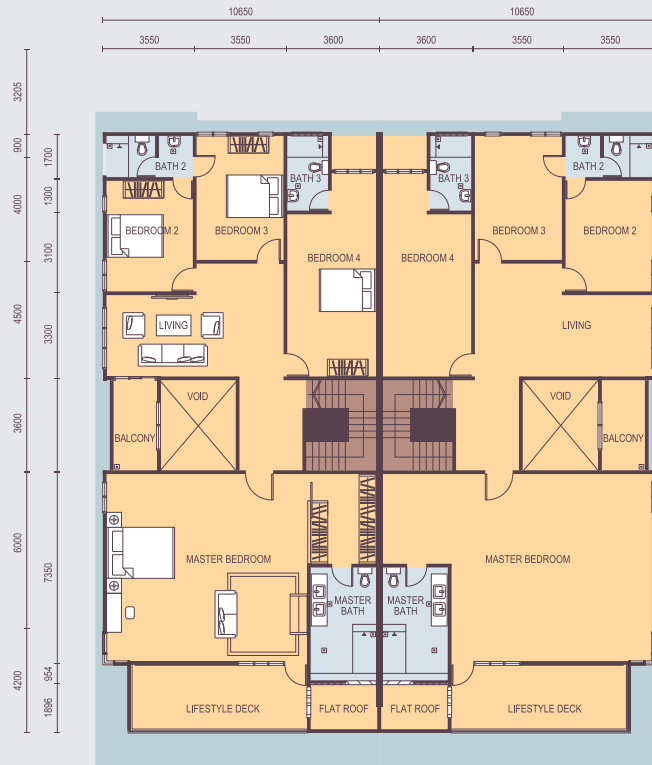
5 BATHROOM+1 (POWDER ROOM)



SPECIFICATIONS		建筑规格	
STRUCTURE	结构	Reinforced concrete	钢筋混凝土
WALL	墙	Brick wall	砖墙
ROOF	屋瓦	Metal deck roof with insulation/Skylight roofing/R.C. flat roof	洋灰屋瓦和铁质架构 / 露台天窗 / 平面屋瓦
ROOF TRUSS	屋顶架	Steel trusses	钢铁
CEILING	天花板	Skim coat/Fibrous plaster board ceiling	石膏抹灰 / 无石膏天花板
WINDOWS	窗	Aluminium framed casement/Sliding/Top hung windows	铝框 / 滑动 / 吊动窗
DOORS	门	Entrance door & All bedrooms Solid timber door	大门 / 卧室 优质木门
		Bathroom Aluminium framed frosted glass door	浴室 铝框磨砂玻璃门
		Other Grilles	其他 铁栅
FLOOR FINISHES	地面装饰	Ground Floor	底层
		Car porch, Lifestyle deck, Yard & Patio Non-slip floor tiles	停车间, 户外甲板露台, 后院及庭院平台 防滑瓷砖
		Entrance, Living, Dining, Meals, Extended living, Foyer & Bedroom 5 Floor tiles	入口, 客厅, 饭厅, 开放式厅房, 玄关及卧室5 瓷砖
		Wet kitchen, Powder room, Bath 4 & 5 Non-slip floor tiles	湿厨房, 化妆间, 浴室4及5 防滑瓷砖
		Ironing room, Closet, Bin compartment Floor tiles	衣物间, 垃圾间 瓷砖
		First Floor	一楼
		Master bedroom, Family, Bedroom 2, 3 & 4 Timber flooring	主卧室, 亲子区, 卧室2, 3及4 木质地板
		Bath 1, 2 & 3 Non-slip floor tiles	浴室1, 2及3 防滑瓷砖
		Lifestyle deck & Balcony Non-slip floor tiles	户外甲板露台及阳台 防滑瓷砖

Nothing strengthens relationships like creating something meaningful, and beautiful, together. Whether it's conjuring up exquisite home-made recipes in a wide, well-ventilated kitchen, or cooking up a storm on the scenic lifestyle deck, your JOYUS home is a picture-perfect feast for the senses.

无论是在宽敞通透的厨房研究自家美食秘方，还是在户外的甲板露台大显厨艺，与家人共享发掘美好事物的乐趣，将使关系更加亲密。JOYUS，让您的人生每天充满著赏心乐事！

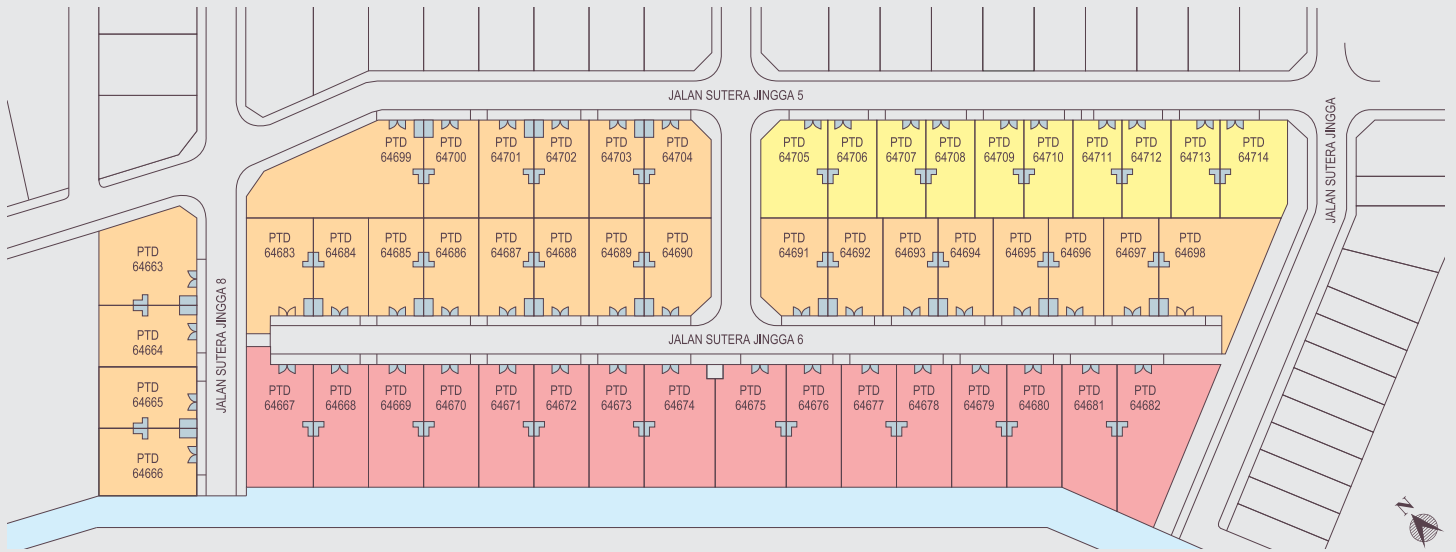


FIRST FLOOR
一楼

SPECIFICATIONS	建筑规格		
STAIRCASE	楼梯	R.C staircase with timber plank finish	钢筋水泥楼梯与木质踏板
LOCKS	锁头	Good quality lockset	优质锁头
WALL TILES	墙面装饰	Wall tiles for kitchen and all toilets	厨房和所有浴室 - 壁砖
SANITARY INSTALLATIONS	卫生设备	Good quality sanitary wares	优质卫生器皿
KITCHEN SINK	厨房洗手盆	Single bowl stainless steel sink	不锈钢洗手盆
ELECTRICAL INSTALLATIONS	电源设备	Three Phase Supply	三相供电
		Lighting point 44	电灯接头 44
		Fan point 8	电风扇接头 8
		Socket outlet 33	电插座 33
		Bell point 1	门铃接头 1
		TV point 3	电视天线接头 3
		Astro 2	Astro卫星频道 2
		Telephone point 4	电话接头 4
		Water heater point 4	热水器接头 4
		Autogate point 2	电动门接头 2
AIR-CONDITIONING INSTALLATIONS	冷气设备	Air-conditioning point complete with wiring and copper piping 7 (Living, Dining, Master bedroom, Bedroom 2, 3, 4 & 5)	包括插座及冷气管 7个装置(客厅, 饭厅, 主人房, 卧室2, 3, 4及5)
BURGLAR ALARM	防盗设备	Complete set of burglar alarm system come with panic button	整套防盗系统包括电子警铃控制及紧急按钮

SITE MAP

↓ FROM GUARD HOUSE



TYPE A TYPE B TYPE C

LOCATION MAP



TANAH SUTERA DEVELOPMENT SDN BHD (197281-A)
 Jalan Persisiran Sutera Danga 1, Taman Sutera Utama,
 81300 Skudai, Johor, Malaysia.

GPS COORDINATES 1° 30' 29.5"N 103° 40' 14.2"E

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Sutera Sales Gallery

Monday to Friday 8.30am - 5.30pm
 Saturday & Sunday 10.00am - 6.00pm

ENTITIES



ACCOLADES

Malaysia's Best Managed & Sustainable Property (2013-2015)
 MALAYSIA'S RESPONSIBLE DEVELOPER
 BUILDING SUSTAINABLE
 DEVELOPMENT AWARD

