

Sutera

JOYUS

BY TANAH SUTERA

TYPE C

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



LIVING LIFE JOYFULLY

It's space to grow, together.

品味生活 · 欢度人生
共同成长的家居生活

TYPE C

TYPICAL LOT : 40' X 80'

LAND AREA : 3200 SQ FT

BUILT-UP : 3527 SQ FT

4 BEDROOM+1 (IRONING ROOM)

5 BATHROOM+1 (POWDER ROOM)



GROUND FLOOR

底层

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 & Yard Non-slip floor tiles	停车间及后院 防滑瓷砖
		Entrance, Living, Foyer, Dining & Bedroom 4 Floor tiles	入口, 客厅, 玄关, 饭厅及卧室4 瓷砖
		Kitchen, Powder room, Bath 4 & 5 Non-slip floor tiles	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 Timber flooring	主卧室, 亲子区, 卧室2及3 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

At JOYUS, the largeness of our residences is exceeded only by the sprawling spaces outside. Here, you can explore the great outdoors. Indulge in your favourite sports on the beautifully manicured lawn. Hang out and have a picnic on the elegant patio. And rejoice in the fact that you have more than enough space to grow.

JOYUS，一处拥有广大户外空间的高级住宅。您可与孩子一起在绿茵宽阔的草坪上进行亲子运动，或在美丽的花园内享受野餐，抓住每一刻陪同成长的美好时机。



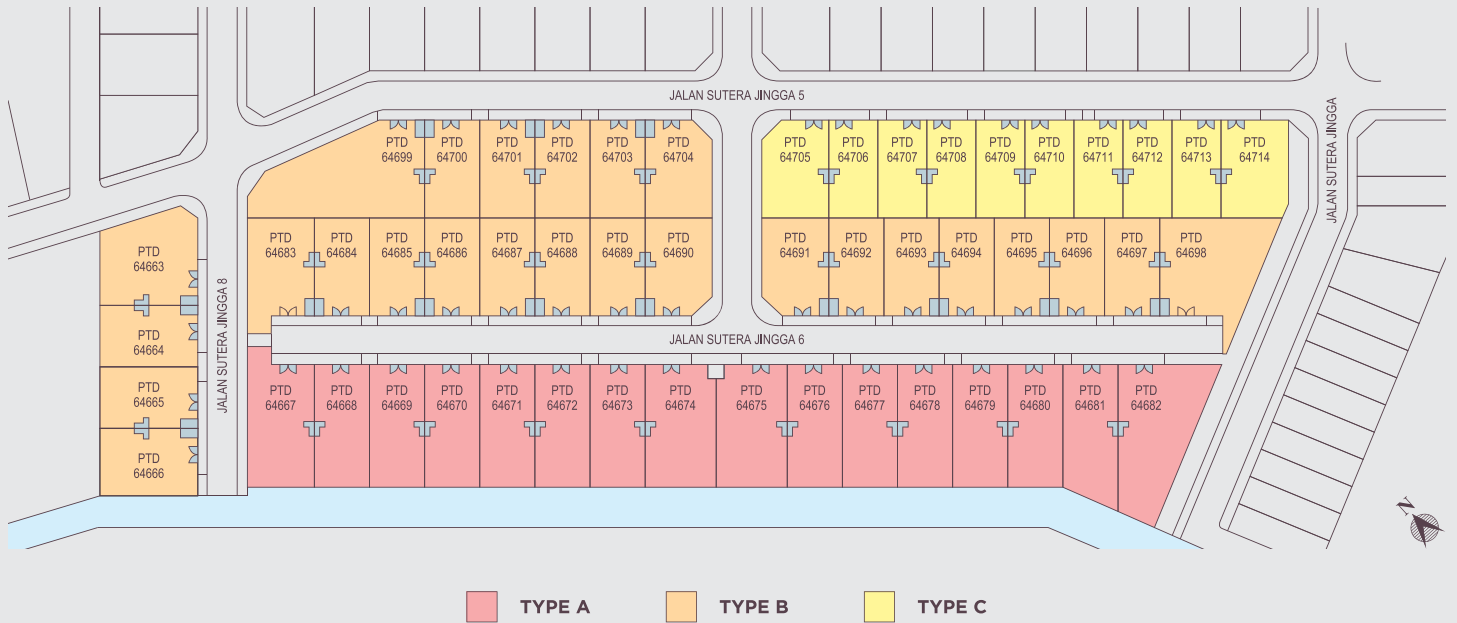
FIRST FLOOR

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 34	电灯接头 34
		Fan point 7	电风扇接头 7
		Socket outlet 30	电插座 30
		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 6 (Living, Dining, Master bedroom, Bedroom 2, 3 & 4)	包括插座及冷气管 6个装置(客厅, 主人房, 卧室2, 3及4)
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



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

