



ALAM SUTERA

TANAH SUTERA DEVELOPMENT SDN BHD (197281-A)  
SUTERA SALES GALLERY  
No. 29, Jalan Sutera Pulai 2/26, Taman Sutera Utama,  
81300 Skudai, Johor

Contact:  
**+019 771 9009**

[www.tanahsutera.com](http://www.tanahsutera.com)

**Sutera** 五福城

Where Dreams Blossom...  
**WELCOME HOME**

*Residences at*  
**A STRATEGIC ADDRESS**

Enjoy thoughtfully designed homes in the strategic location of Taman Sutera Utama, with convenient access to various amenities and major highways.

**Unique Features**



Guarded  
Neighbourhood



Exclusive  
Clubhouse



Low Density



20ft Backlane  
Garden



50m Length  
Swimming Pool



30' / 32' Width  
Superlink



Multi Generation  
Living



Freehold

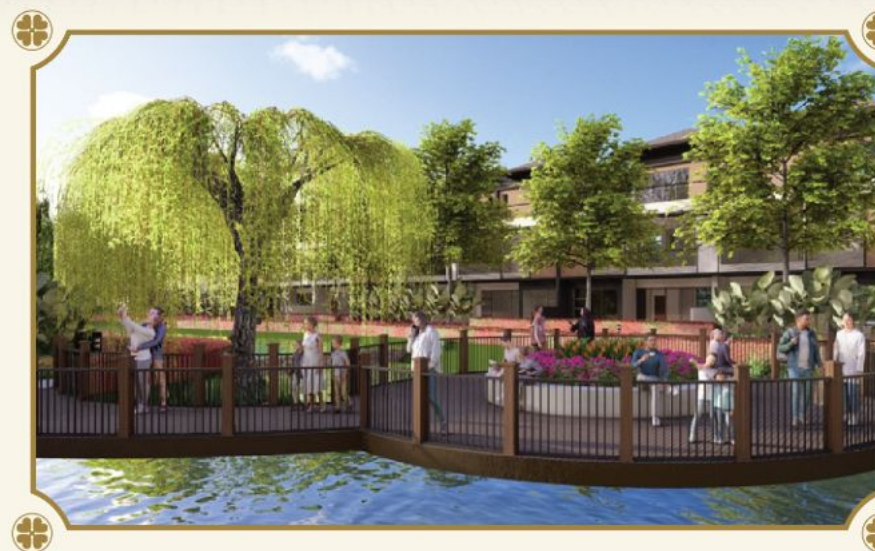


Nature Living



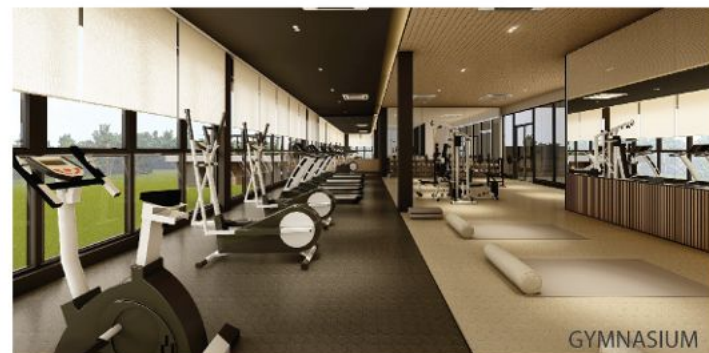
## *Lifestyle of* **PREMIUM LIVING**

Sutera Garden Village (a.k.a Alam Sutera) offers a well-planned residential development on 48 acres of freehold land. Experience comfort while building a quality life within an organized community.





# EXCLUSIVE CLUBHOUSE



## Relax in A REFRESHING ENVIRONMENT

Take advantage of the private clubhouse facilities, featuring a 50m Length Swimming Pool, gymnasium, multipurpose hall, and family recreation spaces.

# UNWIND • RECHARGE • CONNECT

Find balance at our clubhouse retreat, featuring study areas, comfortable lounges, and stylish open terraces. Whether you prefer quiet moments or social interaction, these spaces are designed to meet your daily needs.



## *Embracing* **NATURE**

Stay active with jogging paths, recreational parks, and a well-maintained lake garden, within a gated community with 24-hour security.





## *Comfort* **AS A WAY OF LIFE**

Each home in Sutera Garden Village (a.k.a Alam Sutera) is designed with practical layouts that emphasize spacious interiors, natural ventilation, and everyday comfort for the whole family.



*Towards the Future*  
**TOGETHER**

Our harmonious community provides a supportive environment for families to grow, learn, and succeed together. This is the ideal place for family development and strengthening bonds that last.



Type C<sub>3</sub>

2 Storey Cluster Homes  
40' x 80' | 3,876 sq.ft.



Type A<sub>2a</sub>

3 Storey Superlink Homes  
30' x 65' | 3,500 sq.ft.



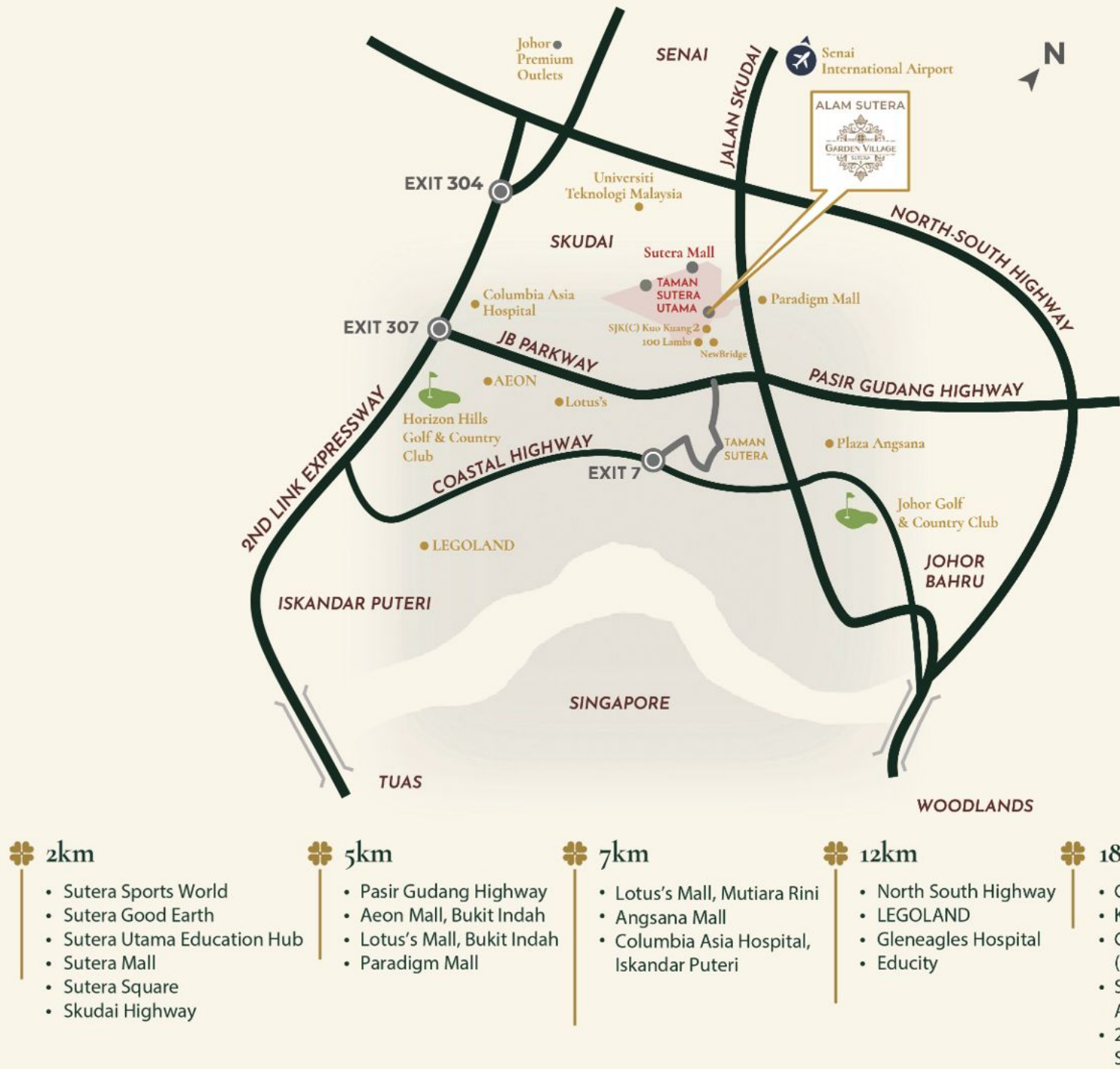
Type A<sub>2</sub>

2 Storey Superlink Homes  
30' x 65' | 2,711 sq.ft.



# STRATEGIC LOCATION

Sutera Garden Village (a.k.a Alam Sutera) offers easy access to Jalan Skudai, the Coastal Highway, and other major highways. With its proximity to shopping malls, schools, and daily conveniences, everyday living becomes more practical and comfortable.



Tanah Sutera Development Sdn. Bhd. 199001005713 (197281-A) | Nombor Lesen Pemaju: 6034/08-2033/0247(R) | Tempoh Sah Laku: 03/08/2026-02/08/2033 | Nombor Permit Iklan dan Jualan: 6034-33/04-2027/0308(A)-(S) | Tempoh Sah Laku: 08/04/2024-07/04/2027 | Jenis Hartanah: Rumah Teres 2 Tingkat (74 Unit) Baki Unit: 30 Unit | Harga Jualan: RM1,298,000.00 (min) – RM1,658,000.00 (mak) ; Rumah Teres 3 Tingkat (40 Unit) Baki Unit: 18 Unit | Harga Jualan: RM1,558,000.00 (min) – RM1,918,000.00 (mak) ; Rumah Teres 3 Tingkat (9 Unit) Baki Unit: 5 Unit | Harga Jualan: RM1,688,000.00 (min) – RM2,107,600.00 (mak) ; Rumah Teres 3 Tingkat (19 Unit) Baki Unit: 6 Unit | Harga Jualan: RM1,758,000.00 (min) – RM2,464,000.00 (mak) ; dan Rumah Kluster 2 Tingkat (28 Unit) Baki Unit: 24 Unit | Harga Jualan: RM2,588,000.00 (min) – RM2,885,600.00 (mak) | Tarikh Pemajuan Perumahan Dijangka Siap: March 2027 | Jumlah Bilangan Unit: 83 | Tempat Letak Kereta: Tiada | Nama Pemajuan: Alam Sutera | 15% Diskaun Bumiputera | Pihak Berkuasa Berkenaan Yang Meluluskan Pelan Bangunan: Majlis Bandaraya Iskandar Puteri, Johor Bahru | Nombor Rujukan Pelan Bangunan: MBIP(JB): RP/8/3/2023(35) | Sekatan Kepentingan Tanah: i) Apabila bangunan bertingkat yang didirikan di atas tanah ini telah dipecahbagagikan dan hakmilik strata didaftarkan, tuan punya petak bangunan (Nama Pemaju) tidak boleh menjual/memindah milik petak-petak bangunan yang diperuntukkan kepada Bumiputera dengan apa-apa cara sekalipun tanpa persetujuan Pihak Berkuasa Negeri. ii) Petak-petak bangunan yang didirikan di atas tanah ini yang diperuntukkan kepada Bumiputera apabila Sahaja bertukar miliknya kepada seorang Bumiputera/Syarikat Bumiputera maka tidak boleh terkemudian daripada itu dijual, dipajak atau dipindah milik dengan apa-apa cara sekalipun kepada orang yang Bukan Bumiputera/Syarikat Bukan Bumiputera tanpa persetujuan Pihak Berkuasa Negeri. iii) Petak-petak bangunan yang didirikan di atas tanah ini tidak boleh dijual atau dipindah milik dengan apa-apa cara sekalipun kepada Bukan Warganegara/Syarikat Asing tanpa persetujuan Pihak Berkuasa Negeri.

**IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA.  
MAKLUMAT PEMAJUAN DAN IKLAN YANG DILULUSKAN BOLEH DISEMAK  
DI PORTAL TEDUH.KPKT.GOV.MY**