



*A Home Where Dreams Blossom*

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**

*Majestic Homes In*  
**AN EXCEPTIONAL ADDRESS**

Revel in sheer pleasure of coming home each day to perfectly  
crafted homes brimming with prestige and exclusivity.  
Truly an extraordinary experience.

**Unique Features**



Guarded  
Neighbourhood



Exclusive  
Clubhouse



Low Density



20ft Backlane  
Garden



Olympic Length 50m  
Swimming Pool



30' / 32' Width  
Superlink



Multi Generation  
Living



Freehold



Nature Living



Artist's Impression

## *A Lifestyle Of* **PREMIUM ELEGANCE**

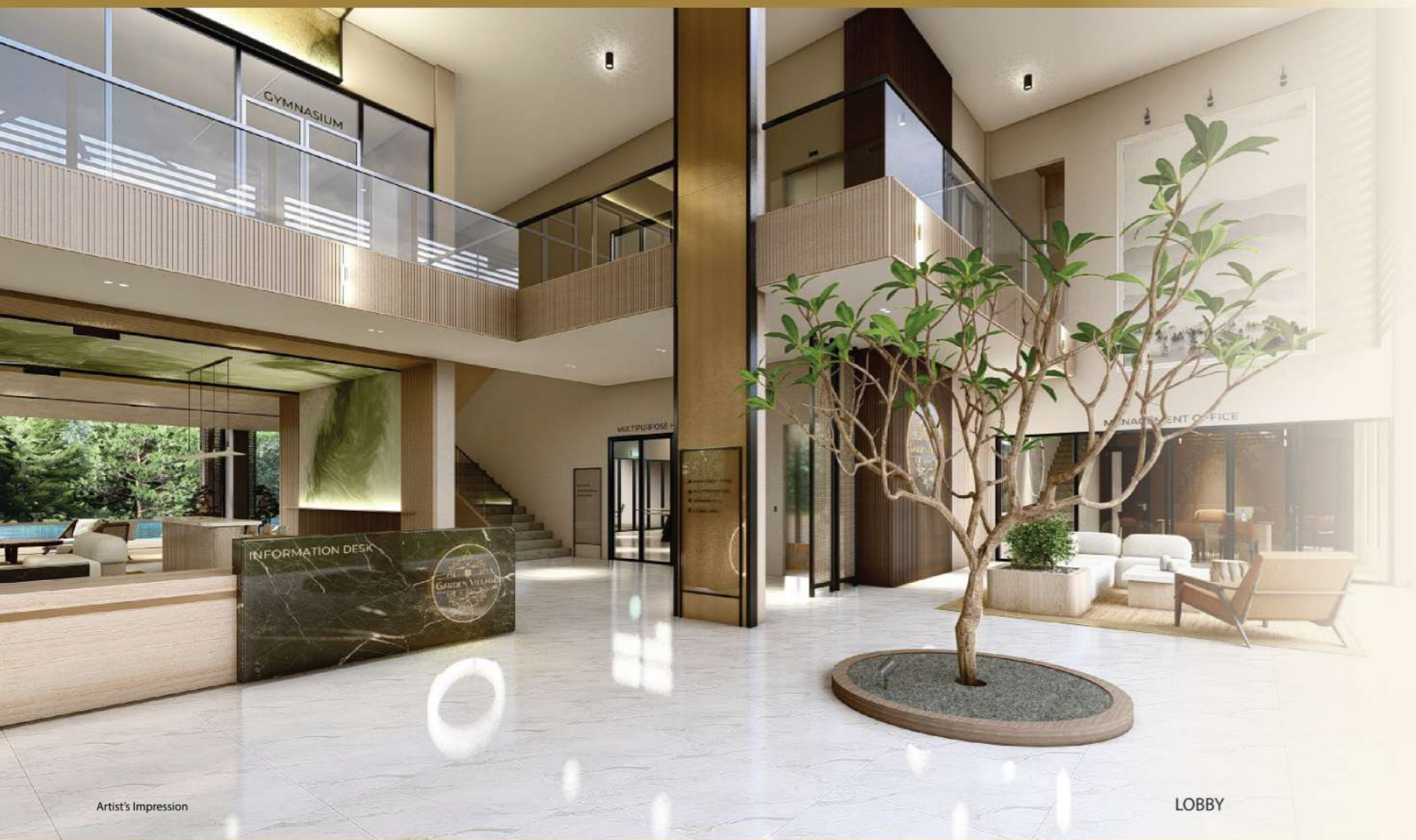
Discover Sutera Garden Village - the ultimate new address for a journey of endless exploration within 48-acres of freehold land. Indulge in luxurious comforts as you enjoy life-changing experiences in our stunning, timeless community.



Artist's Impression



Artist's Impression



# EXCLUSIVE CLUBHOUSE



-  Olympic Length 50m Swimming Pool
-  Jacuzzi
-  Gym Room
-  Jogging Path
-  Badminton Hall
-  Multipurpose Hall
-  Study Area
-  Games Room
-  Playground
-  Water Park
-  Lake Park
-  Nature Trail



## Retreat To A REFRESHING SANCTUARY

Experience the ultimate sensory journey at our private clubhouse, where you can enjoy our full-fledged facilities and indulge in your leisurely whims.

# UNWIND • RECHARGE • CONNECT

Escape to our clubhouse retreat, featuring cozy study spots, comfortable lounges, and open terraces. Whether you seek quiet reflection or lively interactions, our space promises rejuvenation and connection for all.





## *Immersing* **IN NATURE**

Be enveloped by abundant nature and greenery that soothes your mind, body, and soul. Feel safe and secure in our well-guarded community.





Artist's Impression

OPEN TERRACE

## *Comfort Isn't Just A Luxury* **IT'S A WAY OF LIFE**

Experience unmatched living at Sutera Garden Village, where every aspect is meticulously designed to promote relaxation and well-being. Immerse yourself in the epitome of comfort and discover the ultimate oasis of tranquility.



Artist's Impression



Artist's Impression

# *Towards A Brighter Future* **TOGETHER**

Our endearing community provides a supportive setting for you and your family to grow, learn, and thrive together. This a place to call home, a space to inspire dreams and build lasting family bonds.



Type C3

2 Storey Semi-D Concept Homes  
40' x 80' | 3,876 sq.ft.



Artist's Impression

Type A2a

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



Artist's Impression

Type A2

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



Artist's Impression

# An Unrivalled STRATEGIC LOCATION

Sutera Garden Village is seamlessly connected to Jalan Skudai, Coastal Highway and other major highways. There are also ample shopping malls, schools and essential amenities that makes life a breeze.



Developer License: 6034/08-2026/1010(A) | Validity Period: 03/08/2023-02/08/2026 | Advertising & Sales Permit: 6034-32/02-2027/0185(N)-(S) | Validity Period: 27/02/2024-26/02/2027 | Tanah Sutera Development Sdn. Bhd. 199001005713(197281-A) | No.2, Jalan Sutera Merah 2, Taman Sutera,81200 Johor Bahru | 07-2899009 | tsutera@tanahsutera.com | Land Tenure: Freehold | Land Encumbrances: Nil | Project Name: Alam Sutera (Phase 1, Taman Sutera Utama) | Types of Development: 2 Storey Terrace Houses (71 Units) RM1,298,000.00 – RM2,330,500.00 & 3 Storey Terrace Houses (22 Units) RM1,558,000.00 – RM2,127,000.00 | Expected Date of Completion: December 2026 | Total Units: 93 | Number of Car Park:3 | Approving Authority: Majlis Bandaraya Iskandar Puteri, Johor Bahru | Reference (Building Plan No.): MBIP(JB): RP/8/3/2023(35) | REHDA No.: HDA1197JH0145/95.

Developer License: 6034/08-2026/1010(A) | Validity Period: 03/08/2023-02/08/2026 | Advertising & Sales Permit: 6034-33/04-2027/0308(N)-(S) | Validity Period: 08/04/2024-27/04/2027 | Tanah Sutera Development Sdn. Bhd. 199001005713(197281-A) | No.2, Jalan Sutera Merah 2, Taman Sutera,81200 Johor Bahru | 07-2899009 | tsutera@tanahsutera.com | Land Tenure: Freehold | Land Encumbrances: Nil | Project Name: Alam Sutera (Phase 2, Taman Sutera Utama) | Types of Development: 2 Storey Terrace Houses (74 Units) RM1,298,000.00 – RM1,658,000.00; 3 Storey Terrace Houses (40 Units) RM1,558,000.00 – RM1,918,000.00; 3 Storey Terrace Houses (9 Units) RM1,688,000.00 – RM2,107,600.00; 3 Storey Terrace Houses (19 Units) RM1,758,000.00 – RM2,464,000.00; and 2 Storey Cluster Houses (28 Units) RM2,588,000.00 – RM2,885,600.00 | Expected Date of Completion: March 2027 | Total Units: 170 | Number of Car Park:3 | Approving Authority: Majlis Bandaraya Iskandar Puteri, Johor Bahru | Reference (Building Plan No.): MBIP(JB): RP/8/3/2023(35) | REHDA No.: HDA1197JH0145/95.

Developer License: 6034/08-2026/1010(A) | Validity Period: 03/08/2023-02/08/2026 | Advertising & Sales Permit: 6034-34/09-2027/0837(N)-(S) | Validity Period: 13/09/2024-12/09/2027 | Tanah Sutera Development Sdn. Bhd. 199001005713(197281-A) | No. 2, Jalan Sutera Merah 2, Taman Sutera, 81200 Johor Bahru. | 07-2899009 | tsutera@tanahsutera.com | Land Tenure: Freehold | Land Encumbrances: Nil | Project Name: Alam Sutera (Phase 3, Taman Sutera Utama) | Types of Development: 2 Storey Terrace Houses (89 Units) RM1,298,000.00 – RM1,794,400.00; 3 Storey Terrace Houses (10 Units) RM1,558,000.00 – RM1,918,000.00; 2 Storey Terrace Houses (19 Units) RM1,388,000.00 – RM2,171,400.00; 3 Storey Terrace Houses (17 Units) RM1,588,000.00 – RM2,189,300.00 | Expected Date of Completion: August 2027 | Total Units: 135 | Number of Car Park: 3 | Approving Authority: Majlis Bandaraya Iskandar Puteri, Johor Bahru. | Reference (Building Plan No.): MBIP(JB): RP/8/3/2023(35) | REHDA No.: HDA1197JH0145/95.

All plans, layouts, information and specification are subject to change and cannot form part of an offer or contract presentation. Prospective purchasers are advised to read and inspect the Sale and Purchase Agreement together with its enclosures prior to signing the same. Tanah Sutera Development Sdn. Bhd. shall not be held responsible for any error or inaccuracy nor be liable for any losses and/or damages that may be suffered or sustained resulting from any reliance on this publication and/ or visualization or any part thereof.  
\*All information is correct at time of printing (April 2024).

This advertisement has been approved by the Ministry of Housing and Local Government (KPKT)

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