



The Seed

BY SUTERA

LIFE STARTS HERE AT THE MOST DESIRABLE ADDRESS

A Green Sanctuary for Your Leisure

The Seed, unveils a thoughtfully designed community that blends refined luxury with the serene beauty of nature. We have created a harmonious living environment where elegance meets tranquility. Escape the city's hustle at The Seed, where 30% of the area is dedicated to greenery and lush landscaping, offering a peaceful sanctuary for relaxation and leisure. Every detail of our development is crafted to elevate your lifestyle—featuring serene green spaces, contemporary interiors, and reliable management for a truly worry-free living experience.





Resort-Style Facilities at Your Doorstep

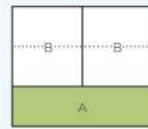
At The Seed, we elevate your living experience with a wide range of amenities crafted for your comfort, convenience, and enjoyment. Indulge in a resort-like lifestyle with exclusive clubhouse facilities and a serene environment. Every day feels like a vacation in The Seed.

Facility List

- | | |
|------------------------------------|---------------------------------|
| 1. Olympic Size Swimming Pool | 11A. Gymnasium (2nd Floor) |
| 2. Leisure Pool | 12. Kids Centre |
| 3. Fun Pool | 13. Learning Centre |
| 4. Wading Pool | 14. Amphitheatre |
| 5. Reading Zone | 15. Multipurpose Hall |
| 6. Recreational Zone | 16. Jacuzzi |
| 7. Sundry Shop | 17A. Open Terrace (2nd Floor) |
| 8. Cafeteria | T. Washroom/Changing Room |
| 9. Management Office | |
| 10A. Badminton Court (2nd Floor) | |
| 11. Multipurpose Hall | |

TYPE A

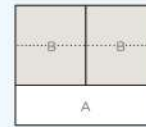
1,324 sf with 290sf private enclosure
3 BEDROOMS + 1 UTILITY ROOM
3 BATHROOMS



LEVEL 1

TYPE B

1,211 sf
3 BEDROOMS | 3 BATHROOMS



LEVEL 2

LEVEL 3

Site Plan



Specifications

	TYPE A	TYPE B
STRUCTURE	Reinforced Concrete	Reinforced Concrete
WALL	Reinforced Concrete / Lightweight Block / Brick	Reinforced Concrete / Lightweight Block / Brick
ROOF	N/A	Metal Deck Roof / Reinforced Concrete Slab
ROOF TRUSS	N/A	Steel Trusses
CEILING	Skim Coat / Plaster Ceiling	Skim Coat / Plaster Ceiling / Cement Fibre Ceiling Board
WINDOWS	Aluminium Framed Glass Window / Aluminium Framed Louvers Window	Aluminium Framed Glass Window / Aluminium Framed Louvers Window
DOORS	Aluminium Framed Glass Door / Aluminium Louvers Door / Composite Door / Flush Door / UPVC Door	Aluminium Framed Glass Door / Aluminium Louvers Door / Composite Door
FLOOR FINISHES	Tiles for Entrance, Living, Dining, Study, Kitchen, Linen, Yard, Bath 1, Bath 2 and Bath 3, Private Courtyard, Patio Engineered Timber Flooring for Master Bedroom, Bedroom 2 and Bedroom 3 Cement Render for Others	Tiles for Entrance, Living, Dining, Kitchen, Bath 1, Bath 2, Bath 3, Drying Deck, Private Courtyard Engineered Timber Flooring for Master Bedroom, Bedroom 2, Bedroom 3 and Family Area Cement Render for Others
STAIRCASE	N/A	Timber Plank on Steel Frame
LOCKS	Quality Lockset	Quality Lockset
WALL FINISHES	Tiles for Bathrooms and Kitchen	Tiles for Bathrooms and Kitchen
SANITARY INSTALLATIONS	Quality Sanitary Wares	Quality Sanitary Wares
ELECTRICAL INSTALLATIONS	Single Phase Supply	
Lighting Point	18 nos.	16 nos.
Fan Point	5 nos.	5 nos.
Socket Outlet	15 nos.	15 nos.
Instant Heater Point	2 nos.	2 nos.
Bell Point	1 nos.	1 nos.
AIR-CONDITIONING POINT	5 nos.	5 nos.

*Note: (i) All information is subjected to change as may be required by the authorities & developer's architect.
(ii) These specifications are for standard unit type only. Purchasers are advised to refer to the actual floor plan form the Sales & Purchase agreement.

LOCATION MAP



SURROUNDING AMENITIES

2
KM

- Sutera Sports World
- Sutera Good Earth
- Sutera Utama Education Hub
- Sutera Mall
- Sutera Square
- Skudai Highway

5
KM

- Pasir Gudang Highway
- Aeon Mall, Bukit Indah
- Lotus's Mall, Bukit Indah
- Paradigm Mall

7
KM

- Lotus's Mall, Mutiara Rini
- Angsana Mall
- Columbia Asia Hospital, Iskandar Puteri

12
KM

- North South Highway
- LEGOLAND
- Gleneagles Hospital
- Educity

18
KM

- City Square Mall
- Komtar JBCC Mall
- Causeway, Singapore (Woodlands)
- Senai International Airport
- 2nd Link Expressway Singapore (Tuas)

Sutera 五福城

TANAH SUTERA DEVELOPMENT SDN BHD
Reg. No: 199001005713 (197281-A)

SUTERA SALES GALLERY

No. 29, Jalan Sutera Pulai 2/26, Taman Sutera Utama,
81300 Skudai, Johor.

Contact:

+6019 771 9009

www.tanahsutera.com



APDL

Nama Pemaju: Tanah Sutera Development Sdn. Bhd. 199001005713 (197281-A) | No. Lesen Pemaju: 6034/08-2026/1010(A) | Tempoh Sah Laku: 03/08/2023-02/08/2026 | No. Permit Iklan dan Jualan: 6034-35/05-2028/0375(N)-(S) | Tempoh Sah Laku: 13/05/2025-12/05/2028 | Pihak Berkuasa Berkenaan Yang Meluluskan Pelan Bangunan: Majlis Bandaraya Iskandar Puteri, Johor Bahru | No. Rujukan Pelan Bangunan: MBIP(JB): RP/8/7/94(16)JLD.3(22) | Jenis Pegangan Tanah: Kekal | Tarikh Pemajuan Perumahan Dijangka Siap: Mac 2028 | Bebanan Tanah: Nil | Jenis Hartanah: Pangsapuri 3 Tingkat | Nama Pemajuan: Pangsapuri Sutera (Fasa 5) | Tempat Letak Kereta: Nil | Jumlah Bilangan Unit: 159 unit | Harga Jualan: Min. RM748,000.00 – Mak. RM918,000.00 | 15% Diskaun Bumiputera | Sekatan Kepentingan Tanah: i) Apabila bangunan bertingkat yang didirikan di atas tanah ini telah dipecah-bahagikan dan hakmilik strata didaftarkan, tuan punya petak bangunan (Nama Pemaju) tidak boleh menjual/ memindahmilik petak-petak bangunan yang diperuntukkan kepada Bumiputera dengan apa cara sekali pun kepada orang yang Bukan Bumiputera/ Syarikat Bukan Bumiputera 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 dipindahmilik dengan apa cara sekali pun 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 dipindahmilik dengan apa cara sekali pun kepada Bukan Warganegara/ Syarikat Asing tanpa persetujuan Pihak Berkuasa Negeri.

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