

— PANGSAPURI SUTERA —

The Seed

BY SUTERA

Experience Resort Living in the Heart of the City



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.





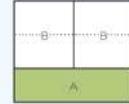
Facility List

- | | |
|--------------------------------------|-----------------------------------|
| 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

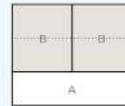
1,324 sf with 290sf private enclosure
3 BEDROOMS + 1 UTILITY ROOM
3 BATHROOMS



LEVEL 1

TYPE B

1,211 sf
3 BEDROOMS | 3 BATHROOMS



LEVEL 2



LEVEL 3

Site Plan



Specifications

TYPE A

TYPE B

	TYPE A	TYPE B
STRUCTURE	Reinforced Concrete	Reinforced Concrete
WALL	Reinforced Concrete / Lightweight Block / Brick	Reinforced Concrete / Lightweight Block / Brick
ROOF COVERING	N/A	Metal Deck Roof / Reinforced Concrete Slab
ROOF FRAMING	N/A	Steel Roof Truss
CEILING	Skim Coat / Plaster Ceiling	Skim Coat / Plaster Ceiling / Cement Fibre 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
IRONMONGERY	Quality Lockset	Quality Lockset
WALL FINISHES	Wall Tiles to Kitchen & All Bathrooms	Wall Tiles to Kitchen & All Bathrooms
SANITARY & PLUMBING FITTINGS	Quality Sanitary Wares and Fittings	Quality Sanitary Wares and Fittings
ELECTRICAL INSTALLATIONS		
Single Phase Supply		
Lighting Point	18 nos.	16 nos.
Fan Point	5 nos.	5 nos.
Socket Outlet	15 nos.	15 nos.
Water Heater Point	2 nos.	2 nos.
Doorbell Point	1 no.	1 no.
AIR-CONDITIONING POINT	5 nos.	5 nos.
BURGLAR ALARM SYSTEM	1 no.	1 no.

*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 (197281-A)

SUTERA SALES GALLERY

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

Contact:

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www.tanahsutera.com



NAMA PEMAJU: TANAH SUTERA DEVELOPMENT SDN. BHD. 199001005713 (197281-A) | NO. LESEN PEMAJU: 6034/08-2026/1010(A) | TEMPOH SAH LAKU: 3/8/2023-2/8/2026 | NO. PERMIT IKLAN DAN JUALAN: 6034-35/05-2028/0375(A)-(S) | TEMPOH SAH LAKU: 13/5/2025-12/5/2028 | PIHAK BERKUASA BERKENAAN YANG MELULUSKAN PELAN BANGUNAN: MAJLIS BANDARAYA ISKANDAR PUTERI, JOHOR BAHRU. | NO. RUJUKAN PELAN BANGUNAN: MBIPUB: RP/8/7/94(16)JLD.3(22) | JENIS PEGANGAN TANAH: KEKAL | TARIKH PEMAJUAN PERUMAHAN DIJANGKA SIAP: MAC 2028 | BEBANAN TANAH: TIADA | JENIS HARTANAH: PANGSAPURI 3 TINGKAT | NAMA PEMAJUAN: PANGSAPURI SUTERA (FASA 5) | TEMPAT LETAK KERETA: TIADA | JUMLAH BILANGAN UNIT: 159 UNIT (BAKI UNIT: 49 UNIT) | HARGA JUALAN: MIN. RM748,000.00 – MAK. RM918,000.00 | SEKATAN KEPENTINGAN TANAH: II APABILA BANGUNAN BERTINGKAT YANG DIDIRIKAN DI ATAS TANAH INI TELAH DIBAHAGIKAN DAN HAK MILIK 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 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 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 MELALUI PORTAL TEDUH.KPKT.GOV.MY