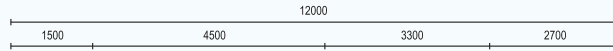
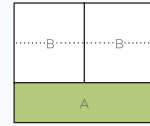


The  
Seed  
BY SUTERA

LIFE STARTS HERE AT THE MOST DESIRABLE ADDRESS

# TYPE A

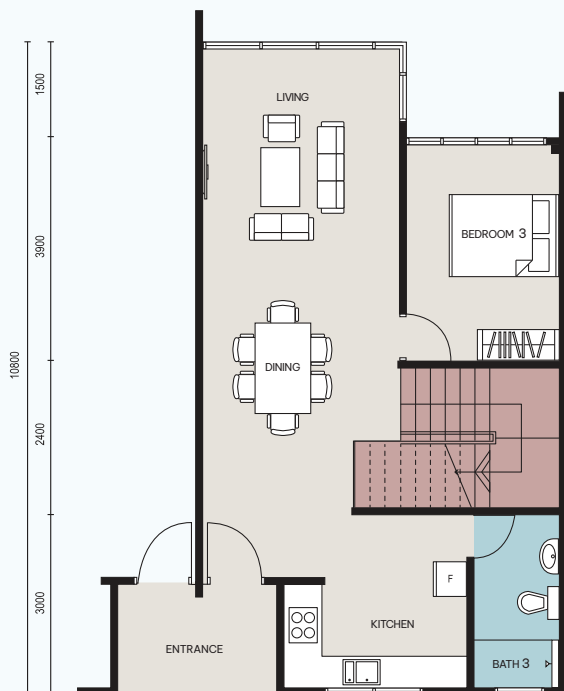
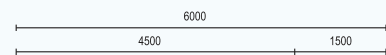
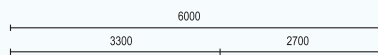
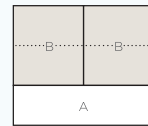
1,324 sf with 290sf private enclosure  
**3 BEDROOMS + 1 UTILITY ROOM**  
**3 BATHROOMS**



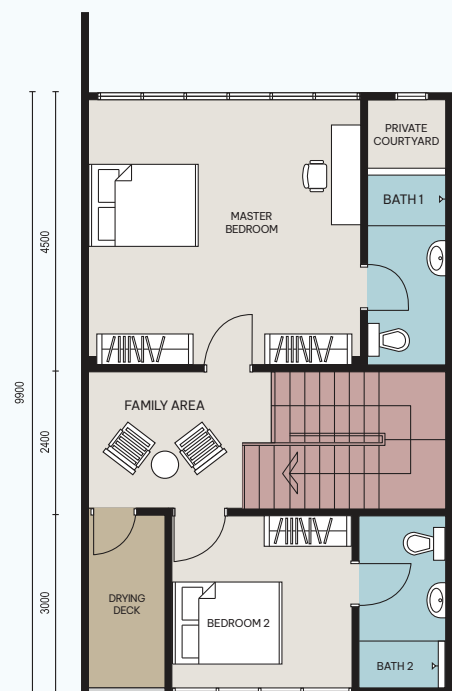
LEVEL 1

# TYPE B

1,211 sf  
**3 BEDROOMS | 3 BATHROOMS**

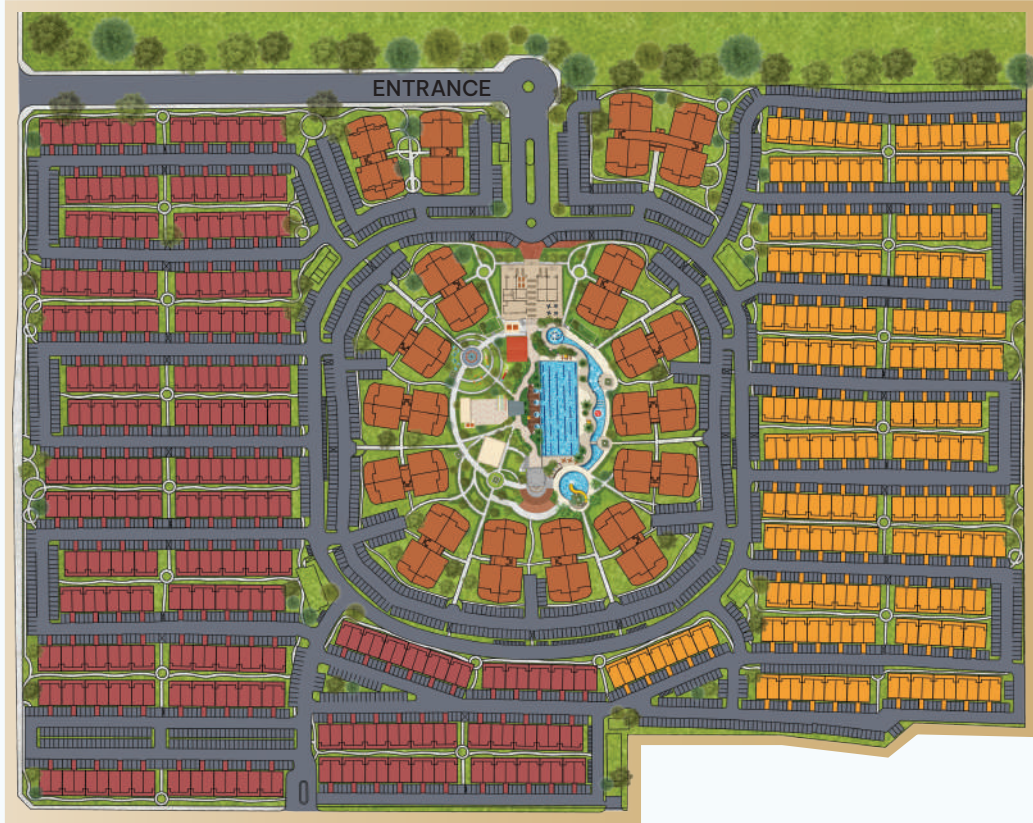


LEVEL 2



LEVEL 3

# Site Plan



## Specifications

	TYPE A	TYPE B
<b>STRUCTURE</b>	Reinforced Concrete	Reinforced Concrete
<b>WALL</b>	Reinforced Concrete / Lightweight Block / Brick	Reinforced Concrete / Lightweight Block / Brick
<b>ROOF</b>	N/A	Metal Deck Roof / Reinforced Concrete Slab
<b>ROOF TRUSS</b>	N/A	Steel Trusses
<b>CEILING</b>	Skim Coat / Plaster Ceiling	Skim Coat / Plaster Ceiling / Cement Fibre Ceiling Board
<b>WINDOWS</b>	Aluminium Framed Glass Window / Aluminium Framed Louvers Window	Aluminium Framed Glass Window / Aluminium Framed Louvers Window
<b>DOORS</b>	Aluminium Framed Glass Door / Aluminium Louvers Door / Composite Door / Flush Door / UPVC Door	Aluminium Framed Glass Door / Aluminium Louvers Door / Composite Door
<b>FLOOR FINISHES</b>	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
<b>STAIRCASE</b>	N/A	Timber Plank on Steel Frame
<b>LOCKS</b>	Quality Lockset	Quality Lockset
<b>WALL FINISHES</b>	Tiles for Bathrooms and Kitchen	Tiles for Bathrooms and Kitchen
<b>SANITARY INSTALLATIONS</b>	Quality Sanitary Wares	Quality Sanitary Wares
<b>ELECTRICAL INSTALLATIONS</b>		
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.
<b>AIR-CONDITIONING POINT</b>	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

**10  
KM**

- North South Highway
- LEGOLAND
- Gleneagles Hospital

**18  
KM**

- Educity
- 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:

**+6019 771 9009**

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

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