

Sutera 五福城

Vol 80

Harmony

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2026 COUNTDOWN

Sutera

The Southern Star
Development (Excellent)
Award

Sutera Mall

Past Events &
Upcoming Events

Sutera Square

Meet the New Tenants

Sutera

Good Earth Farm

Growing A Greener Future
with KCHC

EDITOR'S NOTE

As we approach the festive season—Christmas countdowns, year-end celebrations, and Lunar New Year preparations—we're so grateful to continue this journey together with Sutera.

This edition is packed with exciting updates: We've got a rundown of some of our recent events, a big welcome to the new tenants at Sutera Mall and Sutera Square, and a sneak peek at what's coming next—new shops and cool events you won't want to miss. Don't miss Good Earth Farm's wholesome insights and important reminders from our Safety Department to keep your visits joyful and secure.

We're also proud to share milestones from our property projects and the awards we've earned in 2025—proof that growth and excellence never take a holiday!

Here's to ending the year with gratitude and stepping into the next with even brighter moments.
Happy reading!

接下来是圣诞节，是倒数，是过年——变的是季节，不变的是Sutera的陪伴，
迎接这些温暖又热闹的日子。

这期内容超丰富：活动回顾、新店开业预告、Sutera Square新面孔，还有Good Earth Farm的小贴士和安全部的温馨提醒——逛吃逛喝的同时，安全也要放心上哦~

2025年，我们的地产项目稳步推进，荣誉奖项纷至沓来——成长与精彩，永不落幕。
愿我们怀抱这一年的收获与感恩，共迎更灿烂的明天。
祝您节日愉快，我们明年见！

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**THE SEED
NEW PHASE**
Explore Your Dream Home

LOCATED IN



Sutera Mall was transformed into a pet paradise! Critter Carnival 2025 featured the IPPA International Cat and Fish Show Competition, Dog Training Show, International Pet Grooming Exam, and most importantly, an interactive animal experience that included cute rabbits, grass mud horses, guinea pigs, and more, attracting many pet lovers and families to the event.

In addition to viewing and interacting with the animals, the event also featured a variety of games and a lucky draw of up to RM40,000, making it one of the most popular animal-themed events of the year and the most suitable for parents and children!

Sutera Mall变身萌宠天堂！Critter Carnival 2025 活动集合IPPA国际猫展、国际鱼展比赛、训犬表演、国际宠物美容考试，最重要的是还有不可缺的动物互动体验其中包括了萌宠兔、草泥马、天竺鼠等，吸引众多爱宠人士与家庭前来参与。除了观赏与互动，现场更设有丰富游戏和高达 RM40,000 的幸运抽奖，让大小朋友都乐在其中，是一年一度最受欢迎、最适合亲子同乐的动物主题活动！

Mid-Autumn Fair 中秋展销会

In September, Sutera Mall was once again lit up by the festive atmosphere as the Mid-Autumn Festival Fair came to an end, bringing Johor Bahru a festive event filled with traditional flavours and the warmth of reunion. As one of the most anticipated local Mid-Autumn Festival events, the fair brought together all the major mooncake brands, traditional food, Mid-Autumn Festival gifts and colourful lanterns to satisfy everyone's festive shopping needs. Sutera Mall's Mid-Autumn Festival Fair is not only a shopping platform, but also a time for heartfelt reunion, immersing people in the happiness and warmth of the festive season. We are looking forward to gathering with you again next year and enjoying the Mid-Autumn Moon together!

九月，Sutera Mall再次被节庆氛围点亮，中秋展销会温馨落幕，为新山带来一场充满传统韵味与团圆温情的节日盛会。作为本地最受期待的中秋活动之一，此次展销会汇聚了各大月饼品牌、传统美食、中秋礼品与缤纷灯笼，一站式满足大家的节庆采购需求。同时也带来精彩的文化表演与节庆活动，营造浓厚的节日气氛，让人感受到团圆的温暖与喜悦。Sutera Mall中秋展销会不仅是购物平台，更是一次心灵的团聚时刻，让人沉浸在节的幸福与温情之中。期待明年与大家再度欢聚，共赏中秋明月！





SK Jewellery, a renowned jewellery brand, has made its debut at Sutera Mall, bringing you high quality gold and diamond jewellery. Whether it is for everyday or important celebrations, from weddings, anniversaries, graduations to treating yourself, there is always a piece of exquisite jewellery that you will fall in love with at first sight. The store will showcase a collection of classic gold bracelets, couple rings, diamond necklaces, etc. SK Jewellery is not just for decoration, it is an everlasting testimony of emotions and memories.



知名珠宝品牌 SK Jewellery 华丽登场 Sutera Mall, 为您带来高品质金饰与钻石首饰。无论是日常搭配还是重要庆典, 从婚礼、纪念日、毕业礼到犒赏自己, 总有一件精致首饰能让你一见倾心。店内将展示系列经典金手镯、情侣对戒、钻石项链等, 兼具美感与意义。SK Jewellery, 不只是装饰, 更是承载情感与回忆的永恒见证。

Let Joy Shine On

喜悦当下, 珍藏永恒



LOCATED IN



CHAGEE

CHAGEE, the popular milk tea brand, has landed at Sutera Mall! The company specializes in selecting raw leaves and premium milk to create cups of aromatic milk tea. CHAGEE's milk tea and fruit teas are a must-try, featuring a variety of rich milk tea flavours and fruits, with a perfect blend of rich taste and smooth, refreshing texture, so you can enjoy every bite of the deliciousness. Whether it is a healing moment for afternoon tea or a relaxing break from shopping, CHAGEE is your ideal choice.

人气奶茶品牌 CHAGEE 强势登陆 Sutera Mall! 主打甄选原叶与上等奶源, 打造一杯杯香气四溢、口感醇厚的精品奶茶。该家提供奶茶以及水果茶, 都是必试之选, 各种浓郁奶茶口味以及丰富水果, 丰富的口感与顺滑清爽的质地完美融合, 让你享受每一口的美味。无论是下午茶的治愈时刻, 还是购物间隙的轻松片刻, CHAGEE 都是你的理想选择。



讲饮讲食 to gather® 甜品中西餐厅

Together, a popular food and beverage brand, is now in Sutera Mall! This fusion of Hong Kong, Chinese, Western, Korean and local flavours, with more than 100 entrees and desserts, offers a rich and varied dining experience, and is a new place for family gatherings! Signature dishes include Hong Kong style rice and noodles, Szechuan cuisine, spaghetti, saw steak, pizza, local food, Hong Kong style desserts, specialty drinks, and more - all of which are sure to surprise the taste buds. Whether you're looking for nostalgic flavours or new and creative cuisine, Together will become your go-to treasured spot - a restaurant you will return to it again.

Together 讲饮讲食人气餐饮品牌进驻Sutera Mall啦! 这家融合港式、中式、西式、韩式与本地风味的餐厅, 超过 100 道主食与甜点, 为你带来丰富又多元的用餐体验, 绝对是亲朋聚餐的新去处! 招牌菜式包括港式饭麵, 川菜, 意粉, 锯扒, 披萨, 本地餐, 港式甜品, 特色饮品等这些多元搭配都能让味蕾惊喜连连。无论你想找怀旧风味还是新派创意料理, Together 将成为你回访率极高的“宝藏餐厅”。





RACHEL SMITH

BE THE BEST VERSION OF YOU

Rachel Smith, a homegrown fashion brand, has launched at Sutera Mall, bringing you a wide selection of stylish and versatile bags. From elegant handbags to chic crossbody styles, practical totes and everyday backpacks, Rachel Smith offers designs that are perfect for both daily use and special occasions. With its focus on fashion, functionality, and affordability, Rachel Smith is not just about carrying essentials — it is about expressing confidence and individuality in every moment.

本土时尚品牌 Rachel Smith 正式进驻 Sutera Mall, 为大家带来一系列时尚与实用兼备的包款。无论是优雅手提包、百搭斜挎包、实用托特包, 还是日常背包, Rachel Smith 都为现代女性提供适合各种场合的精选之选。Rachel Smith 不仅仅是承载生活必需品的包袋, 更是展现自信与个性魅力的时尚象征。



DIVINE PASTRY

Divine Pastry has sweetened Sutera Mall with its signature crispy cream puffs, freshly baked to perfection every day. With a golden crunchy shell and rich, velvety cream filling, each puff is a delightful bite of happiness. Perfect as a treat for yourself or a gift for loved ones, Divine Pastry turns simple indulgence into unforgettable sweetness. More than just a dessert, it is a little moment of joy in every puff.

Divine Pastry 正式进驻 Sutera Mall, 以招牌 脆皮泡芙 带来无法抗拒的甜蜜滋味。每日新鲜出炉, 外皮金黄酥脆, 内馅绵密香滑, 每一口都是满满的幸福感。不论是犒赏自己, 还是分享给亲友, Divine Pastry 的泡芙都能让甜点时光变得格外难忘。这里不仅是一份甜点, 更是一口一口的小确幸。



SAN 105, an authentic Korean restaurant, has now arrived at Sutera Mall, bringing you the rich flavours of Korea in a cozy and welcoming setting. From sizzling BBQ and hearty stews to classic Korean side dishes, every dish is carefully prepared to capture the essence of traditional Korean dining. Perfect for gatherings with family and friends, SAN 105 is more than just a meal — it is a warm and flavorful experience that brings people together.

SAN 105 韩国餐厅 正式进驻 Sutera Mall, 将正宗的韩国风味带到您身边。在这里, 您可以品尝到香气四溢的烧烤、暖心的汤锅以及经典的韩式小菜, 每一道料理都用心呈现, 传递韩国饮食的原汁原味。无论是家人聚餐还是朋友小聚, SAN 105 不仅仅是一顿美味的佳肴, 更是一场充满温馨与风味的相聚时光。



Emergency Preparedness at Home

BE READY, STAY SAFE

Emergencies can happen without warning - whether it's a power outage, fire, flood, or other natural disaster. Preparing in advance can help protect your family and give you peace of mind. Here's how to get started.

居家应急准备

时刻准备, 平安相随

紧急情况可能在毫无预警的情况下发生——无论是停电、火灾、洪水, 还是其他自然灾害。提前做好准备, 可以保护您的家人, 并让您更安心。以下是如何开始准备的方法。



ESSENTIALS TO INCLUDE

应急包必备物品



WATER & NON-PERISHABLE FOOD

- 1 gallon per person per day
- Canned goods, granola bars, dried fruit

饮用水和非易腐食品
· 罐头食品、能量棒、干果



HEALTH

- First-aid, meds, face mask

健康包

- 急救药、口罩



TOOLS

- Flashlight, knife, power bank

工具

- 手电筒、刀、充电宝



DOCS

- Copies of IDs, insurance, contacts in waterproof bag

文件

- 重要文件复印件(防水袋保存)
如: 身份证、保险、紧急联系人



CASH

- Small amount

现金

- 小面额为佳



CLOTHING

- A change of clothes

衣物

- 一套换洗衣物

CREATE A FAMILY EVACUATION PLAN 制定家庭疏散计划

P

PATHS OUT 紧急路线

Identify two emergency exits from every room.
找出每个房间的两个紧急出口。

L

Location to Meet 约定地点

Choose a meeting place nearby and one outside your neighborhood.
选择一个家附近和一个邻里外的集合点。

A

Assign Tasks 分配任务

Assign who grabs the kit and who helps loved ones (kids, pets).
分配任务: 谁拿应急包, 谁协助家人(孩子、宠物)。

N

Now Drill 立即演练

Now practice your plan with everyone, twice a year.
立即与所有人一起演练计划, 每年两次。

S

Save Contacts 保存信息

Save emergency numbers in phones and post them on the fridge.
保存紧急号码在手机并张贴在冰箱上。

Review & Refresh 定期检查与更新

- Update Emergency Kit Every 6 Months | 每半年更新一次应急包
- Review Plan After Moving or Renovating | 搬家装修后, 必查疏散路线
- Check Evacuation Routes | 检查疏散逃生路线



Home Emergency Kit & Family Evacuation Plan Checklist



Home Fire Escape Plan



Emergency Contact List

A well-stocked emergency ready bag should sustain your household for at least 72 hours. Keep it in an easily accessible location, and check it every 6 months. You will need to bring it along should you be required to evacuate your home. The bag should be waterproofed and lightweight material.

准备一个储备充足的应急包应该能够维持您家庭至少72小时的日常所需。请将其放置在容易拿取的地方, 并每6个月检查一次。如果您需要撤离家园, 则需要随身携带它。应急包应采用防水且轻便的材质。

Tips 提示

1. Store your emergency bag in a durable, waterproof container that's easy to carry. 将您的应急包存放在一个结实、防水且便于携带的背包中。
2. A well-stocked emergency ready bag should sustain your household for at least 72 hours. 一个储备充足的应急包应该能够维持您家庭至少72小时的日常所需。
3. Keep it in an easily accessible location, and check it every 6 months. 请将其放置在容易拿取的地方, 并每6个月检查一次。

Keep Your Plan Fresh. Stay Safe. 保持计划更新, 保障家人安全。

GROWING A GREENER FUTURE

WITH KIWANIS
CAREHEART CENTRE
(KCHC)



On 19 July 2025,

Sutera Good Earth Farm collaborated with Kiwanis CareHeart Centre (KCHC) in a meaningful initiative to promote green living and agricultural training. As part of our ongoing commitment to sustainability and community engagement, our passion goes beyond just growing fresh produce; we are driven by a belief in building a healthier, more connected community. That's why we were so inspired to partner with the Kiwanis CareHeart Centre (KCHC), a wonderful non-profit organization dedicated to empowering special needs youths in Johor Bahru.

2025年7月19日，

Sutera Good Earth Farm 与 Kiwanis CareHeart Centre (KCHC) 携手展开了一场意义深远的合作，旨在推广绿色生活与农业技能培训。Sutera 始终秉持可持续发展与凝聚社区核心理念。我们的热情不仅在于培育健康蔬果，更在于凝聚社群力量，共同营造更美好的未来。此次合作，也让我们有机会支持 KCHC —— 这一长期致力于赋能柔佛新山特殊青年的非营利机构，帮助他们掌握实用技能。



Our collaboration kicked off with a meaningful donation: a total of 1,000kg of our own nutrient-rich compost to support their pesticide-free vegetable cultivation. This effort also contributes to the centre's mission of equipping their special youth group with hands-on skills in sustainable planting.

Sutera Good Earth team came together for a hands-on day of soil treatment and planting, sharing knowledge, laughter, and a vision for a greener planet. Together, we make sustainable living possible—one seed at a time.

本次合作的一大亮点，是 Sutera 捐赠了 1,000 公斤自制厨余堆肥。这批堆肥将用于无农药蔬菜种植，协助青年学员在实践中学习可持续农业种植。

在活动当天，Sutera Good Earth 团队亲自指导学员们完成土壤处理与播种。大家在轻松愉快的氛围中交流农业知识，分享绿色理念，并共同描绘一个更绿色的地球愿景。从一粒种子开始，我们并肩前行，让可持续生活的愿景一步步成为现实。





**OUR SWEET STORY:
FROM A DREAM TO A WARM CORNER**

我们的甜品故事：从梦想走向温暖的角落

Our journey began in 2020 as a small online shop run by three siblings, driven by the belief that food is a powerful way to connect people and share warmth. That vision inspired us to open our physical cafe—a welcoming space where you can relax and feel at home. We handcraft all our desserts using only the finest ingredients, and we are especially proud of our complex French pastries. A customer favorite is our Tiramisu, which we craft to be alcohol-free and use rich espresso brewed from a La Marzocco machine, ensuring a superior, non-bitter flavor.

To us, every dessert is a delivery of warmth. Beyond our daily offerings of fresh puff pastries and pure animal cream cakes, we are honored to provide custom party dessert tables, becoming part of your important celebrations, from birthdays to anniversaries. Our mission remains simple: to create a space where you can pause, make sweet memories, and build a more connected community, one delicious moment at a time.

我们的旅程始于2020年，由我们三兄妹经营的一家小型网店。我们深信食物是连接人心的纽带，这份感悟激励我们开创了这家实体咖啡馆——一个能让您放松、感受家一般温暖的空间。我们坚持手作，采用最好的原料去完成每一道甜点。其中，法式甜品是我们引以为傲的一环，而我们的招牌提拉米苏，特别选用无酒精配方，并搭配La Marzocco咖啡机萃取的浓缩咖啡，口感浓郁不苦涩。

在我们的咖啡馆里，每一份甜点都承载着一份心意与温暖。除了每日新鲜的酥皮面包和使用纯动物奶油制作的小蛋糕，我们也乐于为您定制派对甜品台服务，参与您生日或周年纪念等重要时刻。我们的初衷始终如一：创造一个温暖的空间，让大家在此分享喜悦、定格美好回忆。我们相信，这份热爱能为社区带来更多温度。



Chef Recipe was born from a simple idea — To let everyone enjoy the fusion of Asian, Western, and local flavors in their everyday meals. Our founder's vision was to create a restaurant where you never have to struggle with choices. From grilled chops, pasta, and burgers to authentic Asian stir-fry and noodles — everything is here in one place. Our first outlet in Sutera Utama was designed for families, students, and working professionals, so everyone can always find a satisfying meal. Chef Recipe, Sutera is a "One-Stop East Meets West Dining Spot," perfect for daily meals, gatherings, and photo-worthy moments.



Chef Recipe 源自一个简单的理念 —— 让大家在日常三餐中，也能享受到中西南洋融合的多样美味。创办人希望打造一个不用为了选择而烦恼的餐厅。无论你想吃扒类、西式意面、汉堡，还是地道中餐、热炒，都能在这里找到答案。第一家店开在 Sutera Utama，专为家庭、学生党和上班族而设，让每个人随时都能找到一餐称心的选择。Chef Recipe, Sutera 是一个“中西南洋料理集合站”适合三餐、聚餐、打卡的好去处。



JB's 1st "Pet Holding + Dining" Concept Café
JB “首家寄放狗狗”概念餐厅

Dé Paws Pet-Friendly Restaurant, created especially for dog lovers. Here, you can enjoy signature dishes by Chef Recipe, while your furry friend plays freely in the dedicated pet zone. We want to solve a common worry for pet owners — wanting to dine out with family on weekends, but not leaving the dog behind. At Dé Paws, both you and your pet can relax and enjoy mealtime together.

Dé Paws 宠物友善餐厅，专为爱狗人士打造。这里不仅能享用 Chef Recipe 出品的精致餐点，毛孩也能在专属游乐区自在玩耍。我们希望解决许多饲主的烦恼 —— 周末想和家人吃饭，却舍不得把狗狗留在家里。在 Dé Paws，你和毛孩都能安心共享三餐时光。



**Dé Paws 特色服務
Signature Services**

- 宠物友善用餐空间
Pet-Friendly Dining Space
- 专属毛孩游乐区，自由玩耍互动
Dedicated pet play area for fun & interaction
- 欢迎 10kg 以下狗狗安心进店
Dogs under 10kg are welcome indoors
- 主人享受 Chef Recipe 出品餐点
(早餐/午餐/晚餐全覆盖)
Owners enjoy meals by Chef Recipe
(Breakfast / Lunch / Dinner)

mò
默
LIVEHOUSE

介绍

INTRO



新山首家融合中餐、音乐、 蹦迪与社交的连锁 Live House

现场乐队 | 歌手驻唱 | DJ 打碟 | 顶级音响 |
专业灯光 | 高端环境 | 正宗湘菜 | 美酒私厨

有人说，城市越喧嚣，人越需要“默”。
在这里，音乐、美食与夜生活交织，带来沉浸式体验
释放激情，结识朋友，尽情放松。

Johor Bahru's First Live House Combining Chinese Cuisine, Music & Clubbing

Live Bands | DJs | Resident Singers
| Premium Sound & Lighting | Authentic Human Cuisine
| Fine Drinks & Private Dining

Here, music, flavors, and nightlife blend into one
immersive space — a place to release passion,
connect with others, and truly relax.

环境

ENVIRONMENT



5000平方
英尺音乐现场



顶级
音响设备



灯光+专业
舞台

Mò Livehouse 占地 5000 平方英尺，配备顶级
L-Acoustics 音响系统与专业舞台灯光，
为每一场演出打造沉浸式的视听盛宴。

Spanning 5,000 sq ft, Mò Livehouse is
equipped with state-of-the-art L-Acoustics
sound and professional stage lighting,
delivering an immersive audio-visual
experience at every performance.

食物

FOOD

正宗湘菜，核心食材从中国直送，由湖南师傅匠
心掌勺，辣而不燥、香而不腻。
在 Mò Livehouse，美食与音乐同频共振，让味
蕾与灵魂一同舞动。

Authentic Hunan cuisine, with select ingredients
flown from China and crafted by master
chefs—spicy yet refined, rich yet balanced.
At Mò Livehouse, food and music unite in
harmony, letting your taste buds and soul
dance together.





A NEW BENCHMARK

Sutera Garden Village Honoured with The Southern Star Development (Excellence) Award!

Sutera Garden Village Honoured with The Southern Star Development (Excellence) Award! A heartfelt thank you to StarProperty for this meaningful recognition. From all of us at Sutera, a warm thank you to our dedicated team, our incredible shareholders, and most importantly, our valued homeowners, for making this dream a reality. Your trust and support have been instrumental in this success.



全新里程碑

Sutera Garden Village 荣获 The Southern Star Development (Excellence) 大奖!

衷心感谢 StarProperty 给予这份意义非凡的肯定。在此，谨代表 Sutera，向我们敬业的团队、杰出的股东，尤其是一直信赖与支持我们的业主们，致以最诚挚的谢意。正因为有你们，这个梦想才能实现，并铸就今日的辉煌成果。



PropertyGuru Asia Awards Malaysia 2024 亚洲不动产奖2024

- Best High-End Landed Development 最高端地住宅项目
- Best Clubhouse Design 全马最佳俱乐部设计
- Social Impact Champion 全马最具社会影响力冠军

Sutera Garden Village's commitment to excellence has been recognized with PropertyGuru Asia Award Malaysia 2024. This is your chance to step into a lifestyle of luxury and tranquillity. Experience true resort-style living and secure one of our 15 exclusive Semi-D Concept Homes, featuring a spacious built-up of 3,876 sq ft with four bedrooms and bathrooms. Don't miss this limited opportunity to own a piece of this award-winning retreat.

凭借卓越的设计与理念，Sutera Garden Village 荣获 PropertyGuru Asia Award Malaysia 2024 南方之星大奖的肯定。这是您迈入奢华与宁静生活方式的难得良机。体验真正的度假式居住，并把握机会拥有限量 15 套独家半独立式田字屋 —— 宽敞 3,876 平方英尺 建筑面积，配备 四间卧室与浴室。限量发售，切勿错过，立即拥有这座屡获殊荣的美好家园！

Your Privilege, Your Club.

Step into a world of luxury amenities within your own community — a clubhouse designed solely for discerning residents.



2 Storey Semi-D Concept Homes

4  | 4 

40' x 80' | Built-up: 3,876 sqft

Open For Sale

+6019 771 9009

Sutera 五福城



APDL

Tanah Sutera Development Sdn. Bhd. 199001005713 (197281-A) | Developer License: 6034/08-2026/1010(A) | Validity Period: 03/08/2023-02/08/2026 | Advertising & Sales Permit No.: (Phase 1) 6034-32/02-2027/0185(A)-(S) | Validity Period: 27/02/2024-26/02/2027 | Land Tenure: Freehold | Land Encumbrances: Nil | Expected Date of Completion: December 2026 | Types of Development: 2 Storey Terrace Houses (71 Units) | Selling Price: RM1,298,000.00 (min) - RM2,330,500.00 (max) & 3 Storey Terrace Houses (22 Units) | Selling Price: RM1,558,000.00 (min) - RM2,127,000.00 (max) | Total Units: 93 | Number of Car Park: 3 | Advertising & Sales Permit No.: (Phase 2) 6034-33/04-2027/0308(A)-(S) | Validity Period: 08/04/2024-07/04/2027 | Types of Development: 2 Storey Terrace Houses (74 Units) | Selling Price: RM1,298,000.00 (min) - RM1,658,000.00 (max) ; 3 Storey Terrace Houses (40 Units) | Selling Price: RM1,558,000.00 (min) - RM1,918,000.00 (max) ; 3 Storey Terrace Houses (9 Units) | Selling Price: RM1,688,000.00 (min) - RM2,107,600.00 (max) ; 3 Storey Terrace Houses (19 Units) | Selling Price: RM1,758,000.00 (min) - RM2,464,000.00 (max) ; and 2 Storey Cluster Houses (28 Units) | Selling Price: RM2,588,000.00 (min) - RM2,885,600.00 (max) | Expected Date of Completion: March 2027 | Total Units: 170 | Number of Car Park: 3 | Advertising & Sales Permit No.: (Phase 3) 6034-34/09-2027/0837(N)-(S) | Validity Period: 13/09/2024-12/09/2027 | Types of Development: 2 Storey Terrace Houses (89 Units) | Selling Price: RM1,298,000.00 (min) - RM1,794,400.00 (max) ; 3 Storey Terrace Houses (10 Units) | Selling Price: RM1,558,000.00 (min) - RM1,918,000.00 (max) ; 2 Storey Terrace Houses (19 Units) | Selling Price: RM1,388,000.00 (min) - RM2,171,400.00 (max) ; 3 Storey Terrace Houses (17 Units) | Selling Price: RM1,588,000.00 (min) - RM2,189,300.00 (max) | Expected Date of Completion: August 2027 | Total Units: 135 | Number of Car Park: 3 | Development Name: Alam Sutera | 15% Bumiputera Discount | Approving Authority: Majlis Bandaraya Iskandar Puteri, Johor Bahru | Reference (Building Plan No.): MBIP (JB): RP/8/3/2023(35) | Sekatan Kepentingan Tanah: i) Apabila bangunan bertingkat yang didirikan di atas tanah ini telah dipcahbagikan 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 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 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 dipindahmilik dengan apa cara sekali pun kepada Bukan Warganegara/Syarikat Asing tanpa persetujuan Pihak Berkuasa Negeri.

Name: _____

The Sutera Search

J	B	W	A	Y	L	U	Q	M	P	S	Q	T	Z	U	E	J	X
G	T	Y	F	J	E	O	T	D	J	Y	Q	G	J	R	L	P	P
P	H	U	A	H	Y	H	A	I	D	I	L	A	O	Y	Y	Y	X
O	E	U	W	M	P	S	B	J	N	P	H	R	T	Q	S	M	X
K	S	K	G	G	O	O	D	E	A	R	T	H	F	A	R	M	U
E	E	S	U	T	E	R	A	M	A	L	L	H	X	J	S	T	H
T	E	K	K	C	Q	P	J	U	I	B	E	J	A	J	Z	X	Q
W	D	I	R	K	Q	A	A	E	T	C	Z	H	A	T	V	C	D
I	J	W	V	M	F	N	H	E	K	D	T	X	M	N	X	O	T
N	Y	M	J	L	C	O	U	N	T	D	O	W	N	B	F	H	X
S	L	A	A	K	E	E	F	Q	G	Z	Y	L	J	W	I	R	U
F	A	F	E	Z	C	E	E	I	G	H	T	Y	S	U	H	R	V

Find the following words in the puzzle. Words are hidden →, ↓, and ↘.
请在拼图板中找出以下词汇（表示：单词可以从 →, ↓, 和 ↘。）

1. Shopping mall in Skudai, Johor Bahru, with lots of shops and restaurants.
士姑来 (Skudai) 地区最具人气、涵盖生活所需的综合购物中心。
2. JB cafe known for poke bowls and sushi butos, with "Twins" in its name.
新山一家主打 (Poke Bowl), 名字中带有* "Twins" *的轻食咖啡馆。
3. Famous Chinese hotpot chain in Johor Bahru, praised for its great service.
以极致贴心服务闻名, 在新山深受欢迎的中西火锅品牌。
4. Residential development near Sutera where you can "plant" your home and enjoy an Olympic size pool.
一个您可以享受绿意与奥林匹克标准泳池的 Sutera 住宅项目。
5. Nature spot near Sutera where veggies grow and kids learn about farming.
Sutera G____ E____ F____, 让孩子们亲近自然、学习耕种, 并推广有机生活。
6. Which volume number of our "Harmony" newsletter is this?
本期 Harmony Newsletter 是第几期?
7. An event Sutera host every end of the year!
Sutera 每年年末都会举办的活动是什么?



Thank you for participating!

Please upload a clear photo of your completed puzzle here for a chance to be one of 6 selected winners to receive a mystery gift. We will review all valid entries and contact the first 6 winners via phone/WhatsApp with prize collection details. Good luck!

Hurry — surprises await!



UPCOMING EVENT

5 DEC - 28 DEC

Christmas HAHA Market

2025

5 DEC - 4 JAN 2026

LK X SUTERA Gingerland

31 DEC

Countdown 2026

2026

16 JAN - 17 FEB

Chinese New Year Event



The Seed

BY SUTERA

Where Privilege Blossoms Anew

Discover the newest phase of The Seed
— an address of elegance, serenity,
and connection.



Ground or Upper? Your Perfect Home Awaits

Two townhouse styles, both offering a modern lifestyle surrounded by greenery and exclusive clubhouse perks.

Type A Garden Villa

1,324sf with 290sf private enclosure

3+1 | 3

Type B Duplex Suite

1,211sf

3 | 3



New Phase Open For Sale

Sutera 五福城

+6019 771 9009

SUTERA SALES GALLERY

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



APDL

Nama Pemaju: Tanah Sutera Development Sdn. Bhd. 196001005713 (197281-A) | No. Lesen Pemaju: 6034/08-2026/1010(A) | Tempoh Sah Laku: 03/08/2023-02/09/2026 | 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/8/7/84(16)JLD.3(22) | Jenis Pegangan Tanah: Kekal | Tarikh Pemajuan Perumahan Dijangka Stap: 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 dipecahbagagikan dan hakmilik strata didaftarkan, tuan punya petak bangunan (Nama Pemaju) tidak boleh menjual/memindahtimlik 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 dipindahtimlik dengan 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 dipindahtimlik 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