

Sutera 五福城

Vol 81

Harmony

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From Waste to Growth



Sutera
The Seed &
Sutera Garden Village

Sutera Mall
Past Events &
Upcoming Events

Sutera Square
Meet the New Tenants

EDITOR'S NOTE

Welcome to Volume 81 of the Harmony Newsletter.

As we step into a new year, we are reminded that growth is not solely defined by new beginnings, but by how thoughtfully we care for the place we call home. Across Sutera Township, the year began with joyful Countdown and Chinese New Year celebrations—moments that captured the warmth, spirit, and togetherness of our community.

In tandem with these celebrations, we remain committed to shaping a township that grows with purpose and responsibility. Featured as the cover story of this edition, the “From Waste to Growth” initiative under Sutera Good Earth Farm reflects our ongoing journey towards sustainability. Through this initiative, food waste from Sutera Township, Sutera Mall F&B outlets, and the Education Hub is transformed into nutrient-rich compost—returning value to the earth in a mindful, regenerative cycle. It is one of the many steps we are taking towards a more sustainable future.

Alongside new tenant openings and upcoming happenings, we also spotlight road and pedestrian safety—an important reminder of our shared role in keeping Sutera a safe, liveable, and harmonious environment for all.

As we move forward, may we continue to grow not only in vibrancy, but also in awareness—shaping a greener, safer, and more connected community together.

欢迎阅读第81期《Harmony Newsletter》。

当我们迈入新的一年，我们深知成长不仅源于新的开始，更在于我们如何用心守护这片称之为“家”的地方。在Sutera城镇，一系列跨年倒数与农历新年庆典为新的一年揭开序幕，这些时刻展现了社区的温度、活力与凝聚力。

在欢庆之余，我们亦持续致力于打造一个有目标、有责任地成长的城镇。本期封面故事聚焦于Sutera Good Earth Farm旗下的“From Waste to Growth”计划，体现我们迈向可持续发展的持续努力。通过该计划，来自Sutera城镇、Sutera Mall餐饮商户及教育枢纽的食物废料被转化为富含养分的堆肥，让资源回归大地，形成一个循环再生、可持续发展的生态模式。这也是我们迈向更绿色未来的重要一步。

除了新商户进驻与即将到来的精彩活动，本期亦关注道路与行人安全，提醒大家共同承担责任，携手维护Sutera安全、宜居且和谐的生活环境。

展望未来，愿我们不仅在繁华中成长，更在意识中提升，共同塑造一个更绿色、更安全、更紧密联系的社区。



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On 31 December 2025, Sutera Mall lit up the night with its most anticipated celebration — the “Sutera Together Countdown 2026”, as thousands gathered to welcome the New Year. The evening opened with 1119’s performance, followed by energetic performances from Unlimit Dance Crew, Dancologist, and the ODD mass dance, setting an electrifying tone for the night. Highlights included Kuan Dance Collective’s “New Year · Light Wishes”, Zach Ng’s magic performance, and the Vivas Magic LED Drum show. As the energy built, Unoo Yuno, Zwen Superchild, Jaspers (Bao Ya Gu), 3P, and DJ Bear kept the crowd engaged with powerful performances. When the clock struck midnight, fireworks illuminated the sky as cheers filled the air, marking the arrival of 2026 and a shared moment of unity.

2025年12月31日，Sutera Mall最受期待的年度盛典——“Sutera Together 2026跨年倒数活动”，与数千人齐聚一堂，共同迎接新年的到来。当晚由1119的演出揭开序幕，随后Unlimit Dance Crew、Dancologist及ODD百人舞蹈接连登场，以充满能量的表演点燃全场气氛。亮点节目包括宽舞集《新岁·灯愿》、Zach Ng的魔术演出，以及Vivas Magic LED Drum的精彩表演。随着气氛升温，Unoo Yuno、Zwen Superchild、Jaspers（爆牙菇）、3P及DJ Bear接力演出，将现场情绪推向高潮。当午夜钟声敲响，烟花绽放夜空，掌声与欢呼响彻全场，象征2026年的到来，也见证社区共享的温暖与团结时刻。





2026 新春展销会

金马报喜 五福连连

SEASON OF ABUNDANCE & JOY



As the Lunar New Year approached, Sutera Mall Johor Bahru came alive with festive spirit through its Chinese New Year Bazaar, "Season of Abundance & Joy", the largest CNY bazaars in Johor. Featuring over 100 stalls and more than 60 brands, the bazaar offered a wide range of festive essentials, from traditional snacks, gift hampers, dried goods, and decorations to potted plants and more, making it a one-stop destination for New Year preparations. Beyond shopping, weekend cultural performances brought the space to life, including lion and LED lion dances, the God of Prosperity (财神) appearances, martial arts showcases, traditional dance, and stilt walking. Meet-and-greet sessions with celebrities also added to the fun, creating moments where tradition and community came together in celebration.



农历新年将至, Sutera Mall 五福城广场迎来《金马报喜·五福连连》新春年货城, 成为柔佛规模最大的年货城之一。超过100个摊位及60多个品牌, 提供各类新春必备品, 从传统年饼、肉干、礼篮到节庆装饰一应俱全, 让居民可一站式备齐新年所需。除了丰富的购物选择, 每逢周末也安排多场传统文化表演, 包括舞狮与LED舞狮、财神爷派喜、武术表演、传统舞蹈及高跷表演等, 为现场增添浓浓的新春气氛。与此同时, 艺人见面会也增添互动与欢乐, 让传统文化与社区情感在节庆中交汇融合。



SPARKORA BBQ



Sparkora BBQ — the first BBQ concept under the Haidilao Group — has opened at Sutera Mall as its first branch in Johor. Operating until 3:00 AM, it brings a lively late-night dining scene to life. Featuring premium Australian grain-fed beef and Spanish pork, alongside a creative menu and seamless iPad ordering, it offers a relaxed yet elevated setting where friends and families can gather, unwind, and enjoy great food well into the night.



Sparkora BBQ — 海底捞集团旗下首个烧烤品牌 — 已进驻Sutera Mall，并成为其在柔佛的首家分店。营业至凌晨3点，为当地夜间餐饮注入全新活力。主打优质澳洲谷饲牛肉与西班牙猪肉，结合创意菜单与便捷的iPad点餐系统，营造出轻松却不失质感的用餐氛围，让亲友相聚、放松，尽享美食至深夜。

Here, BBQ goes beyond the grill. The space blends good food with vibrant energy, featuring live DJ sets and music that set the mood for social gatherings. Thoughtful touches such as hair-washing and braiding services add an unexpected element, making each visit feel a little different. At the same time, high-efficiency smokeless exhaust systems at every table ensure a clean and comfortable environment, allowing diners to fully enjoy the flavours without distraction.

在这里，烧烤不仅带来味觉上的满足。现场DJ演出与音乐为聚会增添节奏与乐趣，带来丰富的社交与聚会体验。贴心的洗发与编发服务更带来意想不到的惊喜，让每一次到访都多一分新鲜感。同时，每桌配备高效无烟排风系统，打造洁净舒适的用餐环境，让食客能够无负担地享受美食。



龍向傳人 DRAGON-I

Dragon-i is a well-established Chinese restaurant brand in Malaysia, known for its authentic Shanghaiese cuisine and long-standing reputation. Its signature dumpling “xiao long bao”, features delicate skin and rich, flavourful broth, making it a timeless favourite among diners.

The menu features a range of Shanghaiese specialties and classic wok-fried dishes, from light and delicate to rich and robust in flavour. With carefully selected ingredients and precise cooking techniques, each dish brings out natural freshness, aroma, and depth. Set within an elegant and comfortable setting, Dragon-i offers a dining experience where families and friends can come together to enjoy refined Chinese flavours that stand the test of time.

Dragon-i是马来西亚知名中式连锁餐饮品牌的老字号，以正宗上海风味建立良好口碑。招牌小笼包皮薄馅足、汤汁丰盈，始终坚持传统工艺与稳定品质，成为深受食客喜爱的经典之选。

菜单涵盖多款上海名菜及经典热炒，从清雅细腻到浓郁醇厚，各具层次。严选新鲜食材，讲究火候掌控，让鲜、香、润的风味自然呈现。在雅致舒适的环境中，无论是家庭聚餐或好友相约，都能细味一份历久弥新的中式滋味。



siblings gelato

Originating from Johor Bahru's Old Town, Siblings Gelato now brings its freshly handcrafted artisanal gelato to Sutera Mall. Each scoop is smooth, creamy, and bursting with flavour — from rich classics like chocolate, pistachio, and matcha to refreshing fruit favourites such as mango and dragon fruit. Enjoy it your way with crispy cones or warm, freshly baked waffles for the perfect sweet pairing. With its cosy concept and fun kids' play corner, it is a delightful spot for family treats or casual hangouts with friends.

来自新山老街的 Siblings Gelato 现已进驻 Sutera Mall，带来新鲜手工制作的意式冰淇淋。每一口都细腻顺滑、香浓绵密，从经典的巧克力、开心果、抹茶，到清新的芒果与火龙果等水果口味，带来丰富的味觉享受。可搭配香脆甜筒或现烤华夫饼，打造专属甜蜜体验。店内以温馨舒适的空间设计为主，并设有儿童玩乐区，是家庭甜点时光或朋友轻松聚会的好去处。



JumpLah!



JumpLah at Sutera Mall turns indoor fun into a full-on energy challenge! With six immersive game zones, including the crowd-favourite "Floor Is Lava," it is all about speed, reflexes, and teamwork under pressure. Each 45-minute session is non-stop action — run, jump, dodge, repeat! Perfect for friends to team up, laugh out loud, and blow off steam. If you are ready for movement, chaos, and pure fun — this is your playground!

位于 Sutera Mall 的 JumpLah, 把室内娱乐升级成一场动感挑战! 6大沉浸式关卡等你来闯, 包括超人气“地板是熔岩”, 在跳跃、闪避与爆发反应中考验你的速度与默契。每一场45分钟都是高能开局——不停跑、不停笑、不停挑战, 把压力全部“跳”走! 不管是朋友组队还是放飞自我, 这里都是释放能量、制造回忆的最佳舞台!



Parking LOT CQB [Close Quarters Battle] drops you straight into a real-life battle zone at Sutera Mall. In immersive indoor and outdoor arenas, squads assemble and fights break out instantly — move, cover, rush, and react. Every second is a decision. Every corner is danger. No long learning curve — just jump in and play. You are not watching the game anymore. You are the game. Lock in, drop in, and survive till the end.

Parking Lot CQB 将“战场”直接搬进现实! 在 Sutera Mall 的沉浸式室内外对战空间中, 玩家组队集结, 随时开局。跳跃、掩护、突袭——每一次移动都是生死判断, 每一秒都是高能交锋。无需复杂规则, 上手即战。你不是观众, 而是战场主角。准备好了吗? 进入战局, 存活到最后!



CHROMA

Chroma Entertainment centers on immersive technology, bringing virtual reality into everyday leisure. Through 360° VR and interactive game design, players of all ages can explore responsive digital worlds shaped by vivid visuals, spatial audio, and motion effects. At Chroma, weekend hangouts, celebrations, and team gatherings are transformed into interactive experiences filled with fun and discovery, where technology becomes a bridge for connection and shared moments.

Chroma Entertainment 以沉浸式科技体验为核心, 将虚拟现实带入日常娱乐生活。透过360° VR与互动式游戏设计, 各年龄层玩家都能在充满视觉冲击、空间音效与动态互动的虚拟世界中, 探索全新的感官体验。周末聚会、节庆或团队活动, 都被Chroma转化为充满乐趣与惊喜的娱乐体验, 让科技成为欢乐与社交的桥梁。



COMING SOON



湘香 湖南菜

Xiang Xiang Hunan Cuisine
(新加坡老字号 SINCE 2009)

Well-loved in Singapore, Xiang Xiang Hunan Cuisine is set to arrive at Sutera Mall, bringing bold and authentic Hunan flavours to the scene. The restaurant specialises in freshly cooked small-wok dishes, known for their rich, spicy, and deeply savoury taste.

Menu highlights include signature stir-fries, sour and spicy fish, double chilli dishes, and classic home-style favourites — each packed with layers of flavour and perfect to enjoy with a bowl of rice. For those who love bold, fiery Chinese cuisine, Xiang Xiang Hunan Cuisine is one to look forward to.

来自新加坡的人气湘菜品牌——湘香湖南菜即将进驻 Sutera Mall, 为食客带来地道浓郁的湖南风味。餐厅主打现点现炒的小锅湘菜, 以香辣鲜明、开胃下饭著称。菜单涵盖湖南小炒、酸菜鱼、双椒系列及多款经典家常热炒, 每一道都层次丰富、香气十足, 十分适合搭配白饭共享。喜爱重口味与香辣料理的食客, 敬请期待湘香湖南菜的全新开业。



嚴選
食材

溫馨
體貼

注重
品質

COMING SOON



Tai Ho Jiak, a well-loved Taiwanese dining is set to open at Sutera Mall. Known for its authentic Taiwanese flavours, the menu offers a wide variety of classic dishes and popular street snacks.

Signature highlights include the “One-Person Hotpot”, where diners can customise their choice of soup, meats, and staples. Popular dishes such as Braised Pork Rice with Fried Egg, Braised Pork with Pickled Mustard Mantou, and Ximending-style Salted Crispy Chicken are must-tries. To complete the experience, indulgent desserts like Mochi Mian Cha Ice and Volcano Taro Ice offer the perfect sweet finish — bringing a full and satisfying taste of Taiwan to every visit.

主打正宗台湾风味的台好甲 Tai Ho Jiak 即将进驻 Sutera Mall。本店提供多样化的台湾料理与人气小吃包含招牌“一人神锅”可自由搭配汤底、肉类与主食, 满足个性化口味需求; 炸蛋卤肉饭、控肉酸菜馒头、盐酥鸡等经典美食同样不容错过。甜品方面, 面茶麻薯冰与火山芋泥冰更为餐后增添一抹甜蜜享受, 让食客尽情体验地道台湾风味。



YONNNY makes its Johor Bahru debut at Sutera Square. The new 5.0 concept store blends modern design with elegant oriental aesthetics, creating a stylish and comfortable dining space perfect for dates or gatherings. Its signature "Suancai" Fish takes centre stage – fragrant, tangy, and rich in flavour, delivering a truly memorable dining experience. With its beautifully designed, Instagram-worthy interior, it is set to become a must-visit hotspot in town.

新山首店 YONNNY 鱼你正式进驻 Sutera Square! 全新 5.0 概念门店, 将东方美学与现代设计融合, 打造舒适且精致的用餐空间, 非常适合约会或朋友聚餐。主打招牌酸菜鱼, 鲜香酸爽、层次丰富, 每一口都令人回味无穷。高颜值的空间设计与浓厚氛围感, 也让这里成为不可错过的打卡新热点。



- 📞 011-65779686
- 🕒 11am-11.30pm
- 📍 22, Jalan Sutera Tanjung 8/3, Taman Sutera Utama (Sutera Square), 81300 Skudai, Johor Darul Ta'zim.

老清朝® LCC BBQ 第七分店 (新山2店)
 烤羊腿 | 烤小串 | 烤海鲜



Lao Qing Chao Chinese BBQ is a popular Chinese restaurant in Malaysia, known for its authentic barbecue offerings. The menu also features flavourful ramen and hearty claypot dishes, making it a popular choice among Malaysians.

Guided by its principle of "using the best ingredients to create the most authentic barbecue," Lao Qing Chao delivers a rich, late-night dining experience rooted in genuine flavours.

老清朝中国烧烤是马来西亚备受欢迎的中式餐厅之一, 以正宗中国烧烤闻名。除了招牌烧烤, 菜单也涵盖风味十足的拉面与砂锅料理, 以丰富而扎实的选择, 成为许多食客喜爱的聚餐去处。品牌坚持“用最好的食材, 做最正宗的烧烤”的理念, 致力于呈现地道风味, 打造丰富而难忘的夜宵体验。

- 📞 014-3220126
- 🕒 5pm-5am
- 📍 22, Jalan Sutera Tanjung 8/4, Taman Sutera Utama (Sutera Square), 81300 Skudai, Johor Darul Ta'zim.

地摊火锅

叁陆玖



369 Street Vendor Hotpot brings authentic hotpot at street-stall prices, delivering great value without compromising on flavour. Its signature Fish Maw Chicken Soup base is rich, fragrant, and comforting — a must-try for hotpot lovers.

Paired with fresh ingredients and refreshing hand-made lemon tea, it offers a satisfying balance of flavours. With its casual, lively setting, it is an ideal spot for gatherings or late-night suppers in Sutera.

叁陆玖地摊火锅以地摊价格带来正宗火锅风味，兼顾高性价比与美味体验。招牌花胶鸡汤锅底浓郁鲜香、温润滋补，是火锅爱好者不容错过的选择。搭配新鲜丰富的食材与清爽解腻的手打柠檬茶，口感层次更为平衡。在轻松热闹的氛围中，无论是朋友聚会或夜宵时刻，这里都是理想之选。

☎ 013-7206887 🕒 3pm-4am

📍 26, Jalan Sutera Tanjung 8/3, Taman Sutera Utama (Sutera Square), 81300 Skudai, Johor Darul Ta'zim.



妙姐

顺德干蒸菜

Miao Jie Shunde Dry Steamed Cuisine is a chain brand inspired by the traditional dry steaming technique from Shunde, Guangdong.

Using a water-free steaming method, dishes are cooked solely with the natural moisture of the ingredients, preserving their original flavours and tender texture. Signature dishes include Dry Steamed Pork Ribs, Dry Steamed Sand Ginger Chicken, and the popular Dry Steamed Lava Egg — all freshly steamed to order, offering a wholesome dining experience for those who appreciate healthy and original flavours.

妙姐顺德干蒸菜源自广东顺德传统干蒸技艺，是一家著名的连锁餐饮品牌。餐厅采用无水干蒸工艺，仅依靠食材自身水分进行蒸制，保留食材原汁原味，口感鲜嫩、风味纯粹。主打招牌包括干蒸排骨、干蒸沙姜鸡及人气干蒸流心蛋，均现点现蒸，呈现健康且原味的用餐体验，是喜爱健康与原味料理食客的不二之选。



妙姐



☎ 011-35931318 🕒 11am-11pm

📍 60, Jalan Sutera Tanjung 8/3, Taman Sutera Utama (Sutera Square), 81300 Johor Bahru, Johor Darul Ta'zim.



ROAD & PEDESTRIAN SAFETY

道路与行人安全

COMMON ROAD SAFETY RISKS IN RESIDENTIAL TOWNSHIPS

住宅区常见道路安全风险

- ✗ Speeding within residential areas
住宅区内超速行驶
- ✗ Children playing or crossing roads unexpectedly
儿童玩耍或突然横穿马路
- ✗ Vehicles parked illegally, blocking visibility or emergency access
车辆违规停放, 阻碍视线或紧急通道
- ✗ Motorcycles riding against traffic flow
摩托车逆向行驶



PEDESTRIAN GUIDE

行人安全指南

Stay Alert

Always use designated walkways and crossings while avoiding mobile phone distractions.

保持警觉

使用指定的人行道和斑马线, 避免玩手机分心。

Communicate

Make eye contact with drivers before crossing to ensure you are seen.

注意交流

过马路前与司机进行眼神交流, 确保对方看见你。

Active Supervision

Parents must ensure children play in safe areas and closely supervise them when cycling or crossing roads.

积极监护

父母应确保孩子在安全区域玩耍, 并在其骑行或过马路时全程监督。

Drivers & Vehicles 驾驶与车辆指南

Control Speed 控制车速



Observe speed limits and slow down near junctions, playgrounds, and schools.

遵守限速规定, 在路口、游乐场及学校附近减速慢行。

Two-Wheeler Rules 两轮车规则



Motorcyclists and cyclists must ride in the correct traffic direction, wear helmets, and use lights at night.

摩托车与自行车须顺向行驶, 佩戴头盔并在夜间使用灯光。

Responsible Parking 规范停车



Park only in designated spots; never block fire hydrants, emergency lanes, or pedestrian walkways.

仅在指定位停放; 切勿占用消防栓、紧急通道或人行道。



ROAD SAFETY CHECKLIST

安全清单



Since 2014, Sutera Good Earth has been guided by the principles of 5R's.

自2014年起, Sutera Good Earth 持续推动更绿色及负责任的生活方式, 鼓励大众实践5R's。



OUR GREEN VISION 我们的绿色愿景

To create a zero waste and green living environment, beginning with ourselves and residents, ultimately expanding to our community and the larger society.

打造一个零废弃、绿色生活环境, 从个人与居民开始, 逐步扩展至社区, 甚至更广大的社会。

OUR GREEN MISSION 我们的绿色使命

To cultivate good living habits within our stakeholders through various Sutera Good Earth projects and live by example so that all will understand and follow the principle of "Good Habits Are Better Than A Carefree Life".

透过Sutera Good Earth 的各项项目, 培养良好的生活习惯, 并以实际行动引领大众实践「好命不如一个好习惯」的理念。

ONE OF OUR KEY INITIATIVES IS FOOD WASTE COMPOSTING — TRANSFORMING FOOD WASTE INTO A VALUABLE RESOURCE

厨余堆肥是我们主要的绿色行动之一



FOOD WASTE COMPOSTING CYCLE 厨余堆肥过程

From Sutera Township, Mall, and Education Hub, daily food waste is gathered and fermented into nutrient-rich compost. This natural fertilizer nourishes our gardens to produce healthy, chemical-free harvests, bringing wholesome, "farm-to-table" goodness back to your kitchen.

我们从五福城社区、学区及五福城广场餐饮业者收集厨余, 通过发酵处理转化为富含养分的天然堆肥。这些养分回归园艺大地, 滋养出健康丰饶的蔬果收成, 最终回到厨房, 为您开启更安心、更健康的纯净饮食循环。

From Waste to Growth reflects a simple belief: when food waste is managed responsibly, it can become a valuable resource. With small everyday actions and a community moving forward together, Sutera Good Earth continues to nurture greener spaces and greener mindsets for generations to come.

从厨余到养分, 我们的绿色行动证明了只要妥善处理, 厨余也能成为有价值的资源。可持续发展并不遥远, 它始于日常的小改变, 并在社区的共同参与中持续成长。Sutera Good Earth 将继续与社区同行, 为下一代创造更绿色的未来。

Trash to Treasure 变废为宝

Turn your waste into something worth showing off! 赋予闲置物品第二次生命!

STEP 步骤 01 Find Your "Waste"

Choose ONE item from home.
选一样家中可改造的小物。



STEP 步骤 02 Transform It

Turn it into something useful.
发挥创意,把它变成实用又好看的作品。



STEP 步骤 03 Submit 2 Photos

Participants must submit 2 photos.
参与者必须提交2张照片。

BEFORE
改造前



PHOTO 1

AFTER
改造后



PHOTO 2

STEP 步骤 04 Short Caption

Write a short caption (max 30 words):

Example:

"What was it? What did you turn it into?"

附上简短说明(最多 30 字)

示例:

"它原本是什么?你把它变成了什么?"

T&C 活动条款与细则

- One Entry: 1 submission per person.
每人限参赛一次。
- Deadline: 1 month from the distribution of this newsletter.
截止日期:本简报发布后一个月内。
- Winners: 5 winners (3kg compost each).
将会选出5位赢家(各得3kg堆肥)。
- Originality: Photos must be your own work.
作品须由本人原创。
- Publication: Winning entries will be featured in our next newsletter.
获胜作品将刊登于下期简报。



Scan to Submit
扫码提交作品

UPCOMING EVENTS



MAY 23-31
Popular Book Fair



JUL 17-19
MITM Travel Fair



AUG 28 - SEP 24
Mid-Autumn Promotion



The Seed

BY SUTERA

Why We Love It Here 走进 THE SEED 的生活

Every corner of The Seed holds a story — shaped by quiet routines, familiar faces, and moments that feel like home. We gathered a few voices to share what makes these places special to them. Here is how our residents experience it.

The Seed 的每个角落,都藏着一段故事——由日常的步调、熟悉的身影,以及让人安心的片刻所组成。让我们跟随住户的足迹,去探索那些让生活升华为享受的静谧角落。

My favourite place in The Seed is my home — it feels peaceful and calm, always giving me a staycation vibe.

As for the public areas, I love the café beside the swimming pool. It's so nice to have hot, freshly cooked food with traditional local flavours just nearby. I never miss the chance to drop by and patronise it every time I come back.

我在 The Seed 最喜欢的地方是我的家——这里总是给我一种宁静、放松的感觉,就像每天都在度假。至于公共空间,我特别喜欢泳池旁的咖啡馆。能够在家附近享用热腾腾、带有本地风味的现煮美食,真的很方便。每次回到这里,我都会忍不住去光顾一下。

From Mrs Loh



My favourite place in The Seed is the swimming pool and the female toilet. The design captured my attention because it gives me a feeling of being connected to nature. Besides, I recall that there was only one Electric vehicle (EV) charger near the residence. Now, having more public EV charging points right in front of The Seed's main entrance not only adds convenience, but also creates a space where residents can gather, chat, and connect while charging their EVs.

我在 The Seed 最喜欢的地方是泳池和女性更衣室。它的设计让我印象深刻,营造出一种贴近自然的氛围。此外,我还记得以前住宅附近只有一个电动车充电点;现在在 The Seed 主入口前增设公共充电站,不仅更加方便,也让这里成为一个住户可以一边为车充电、一边交流聊天的空间。

From Mrs Goh





2 Storey Semi-D Concept Homes

4 | 4

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

Open For Viewing

+6019 771 9009



Tanah Sutera Development Sdn. Bhd. 199001005713 (197281-A) | Nombor Lesen Pemaju: 6034/08-2026/1010(A) | Tempoh Sah Laku: 03/08/2026-02/08/2033 | Nombor Permit Iklan dan Jualan: 6034-33/04-2027/0308(A)-(S) | Tempoh Sah Laku: 08/04/2024-07/04/2027 | Jenis Hartanah: Rumah Teres 2 Tingkat (74 Unit) Baki Unit: 30 Unit | Harga Jualan: RM1,298,000.00 (min) – RM1,858,000.00 (mak); Rumah Teres 3 Tingkat (40 Unit) Baki Unit: 18 Unit | Harga Jualan: RM1,558,000.00 (min) – RM1,918,000.00 (mak); Rumah Teres 3 Tingkat (9 Unit) Baki Unit: 5 Unit | Harga Jualan: RM1,888,000.00 (min) – RM2,107,600.00 (mak); Rumah Teres 3 Tingkat (19 Unit) Baki Unit: 6 Unit | Harga Jualan: RM1,758,000.00 (min) – RM2,464,000.00 (mak); dan Rumah Kluster 2 Tingkat (28 Unit) Baki Unit: 24 Unit | Harga Jualan: RM2,588,000.00 (min) – RM2,895,600.00 (mak) | Tankh Pemajuan Perumahan Djangka Siap: March 2027 | Jumlah Bilangan Unit: 83 | Tempat Letak Kereta: Tiada | Nama Pemajuan: Aiam Sutera | 15% Diskaun Bumiputera | Pihak Berkuasa Berkeajaan Yang Meluluskan Pelan Bangunan: Majlis Bandaraya Iskandar Puteri, Johor Bahru | Nombor Rujukan Pelan Bangunan: MBIP(JB): RP/8/3/2023(35) | 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/memindah milik petak-petak bangunan yang diperuntukkan kepada Bumiputera dengan apa-apa cara sekalipun 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