



A VIBRANT BUSINESS HUB

THREE-STOREY SHOP OFFICE





## BOUNDLESS BUSINESS ♦ POTENTIAL AT A GOLDEN LOCATION ♦



Sutera Square is the latest three-storey commercial shop office in the bustling town of Iskandar and Skudai. This project boasts an ergonomic design, emulating the sophistication of Tudor-inspired structures and contemporary elements like brick walls, high ceilings and glass, allowing plenty of natural light to come through.



Strategically located in the bustling town of Iskandar and Skudai, it is easily accessible from major highways i.e. Skudai Highway and Pasir Gudang Highway. Nestled amidst the most vibrant township, it is surrounded by shopping malls, hypermarkets and matured residential neighbourhoods, making it an ideal business hub.

This is the final phase of commercial lots in a truly golden location with high footfall, offering great opportunities to elevate your entrepreneurial ventures.







## THRIVE IN THE HEART ♦ OF THE BUSTLING ♦ ISKANDAR TOWNSHIP



### FREEHOLD

The ultimate golden  
location



### PRIME LOCATION

Located in front of Sutera  
Mall & Pekin Restaurant



### SPACIOUS LAYOUT

Utilise space with build-up from  
**5,760** sq ft for maximum  
business opportunities



### HIGH RETURN ON INVESTMENT

Great investment choice with  
20 years of success



### MATURE NEIGHBOURHOOD

Population catchment of  
**600,000**  
within 10KM

END UNIT  
BUILT-UP:  
8,640sf

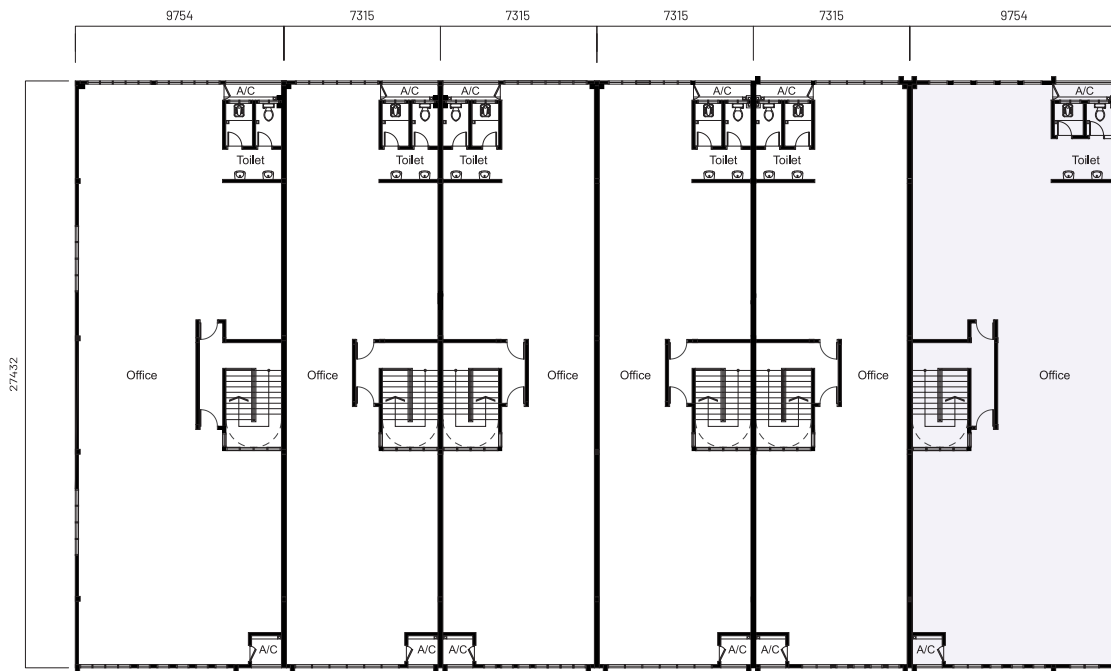
INTERMEDIATE UNIT  
BUILT-UP: 6,480sf

CORNER  
UNIT  
BUILT-UP:  
8,640sf

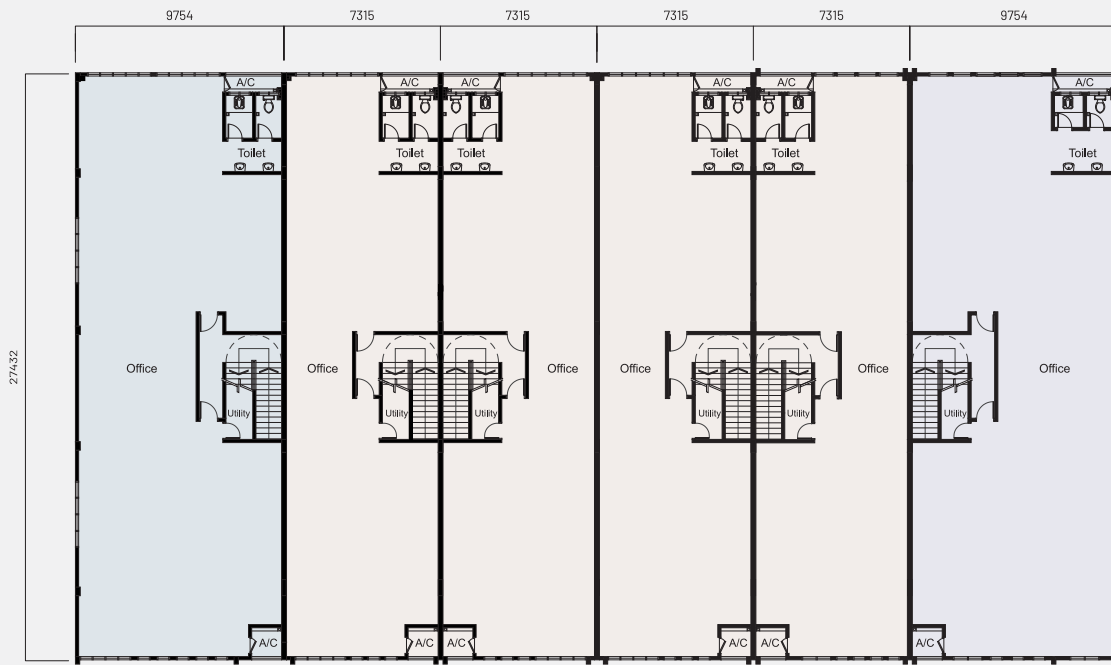
## BLOCK 1 & 2

24' x 90'

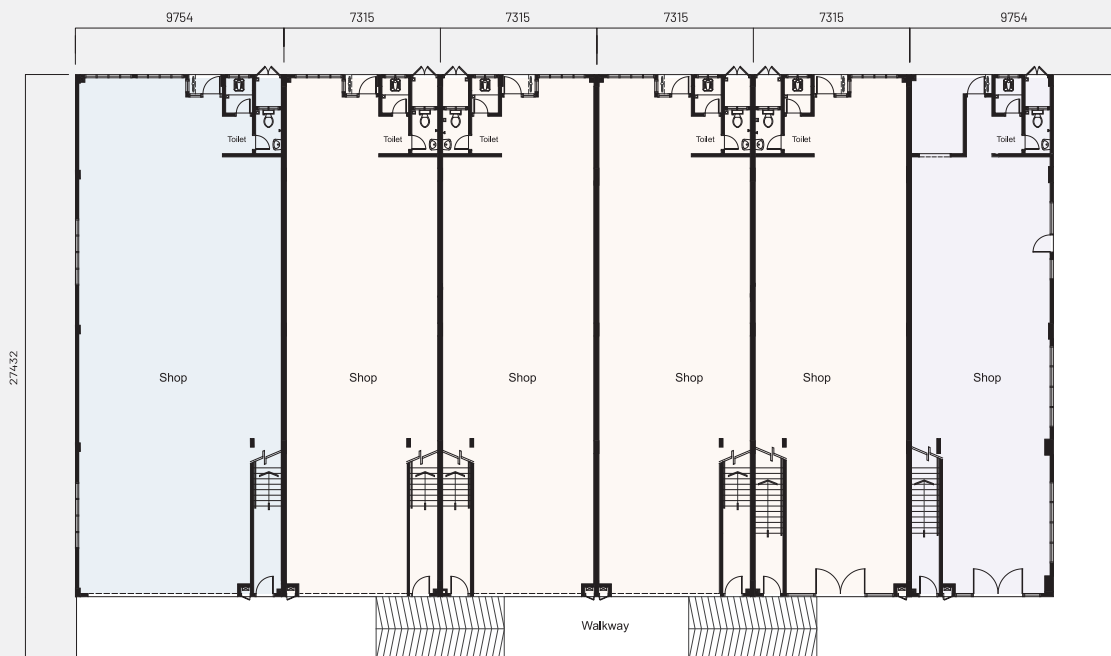
2<sup>ND</sup>  
FLOOR



1<sup>ST</sup>  
FLOOR



G  
ROUND  
FLOOR

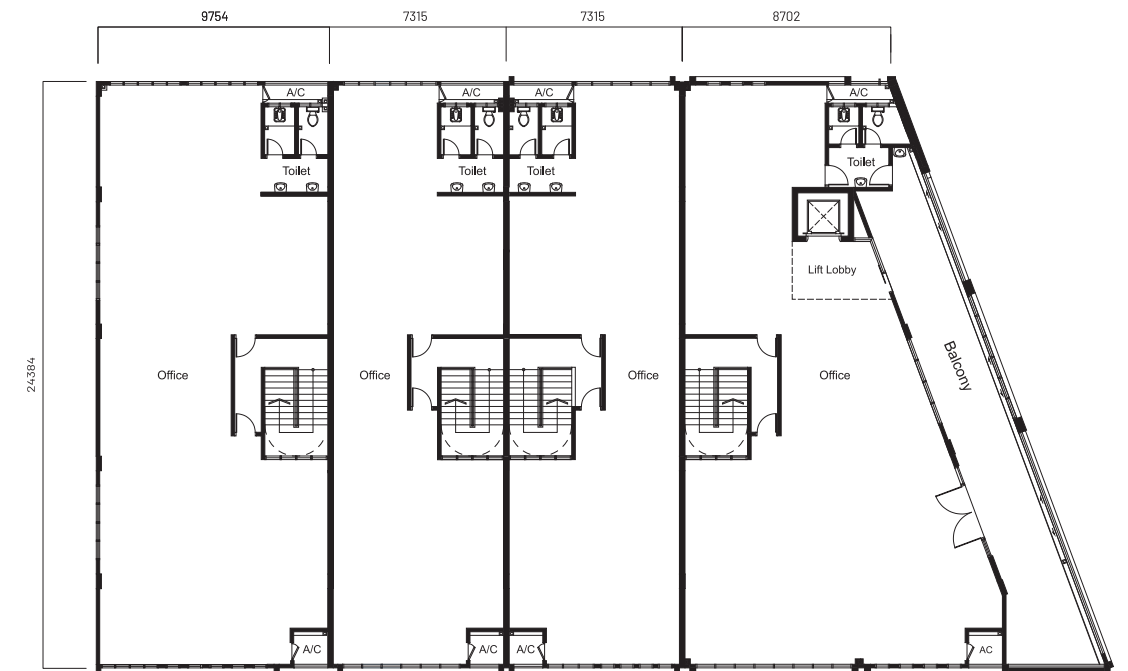


*\*All information is subject to change as may be requested by the authorities and developer's architect.*

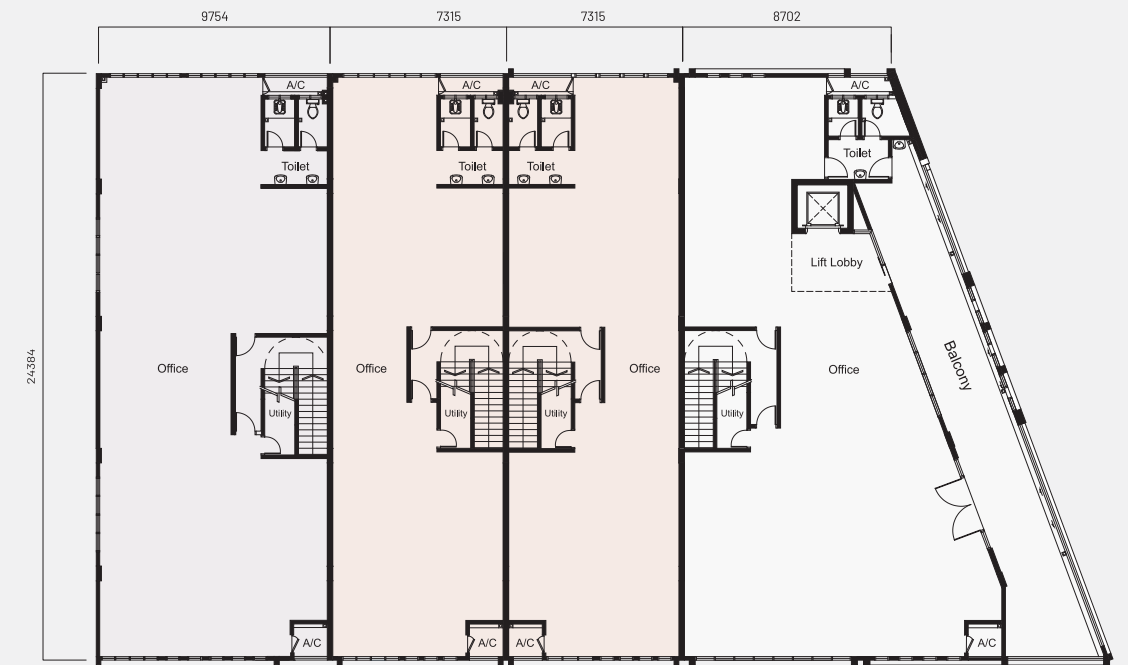
## BLOCK 3 & 4

24' x 80'

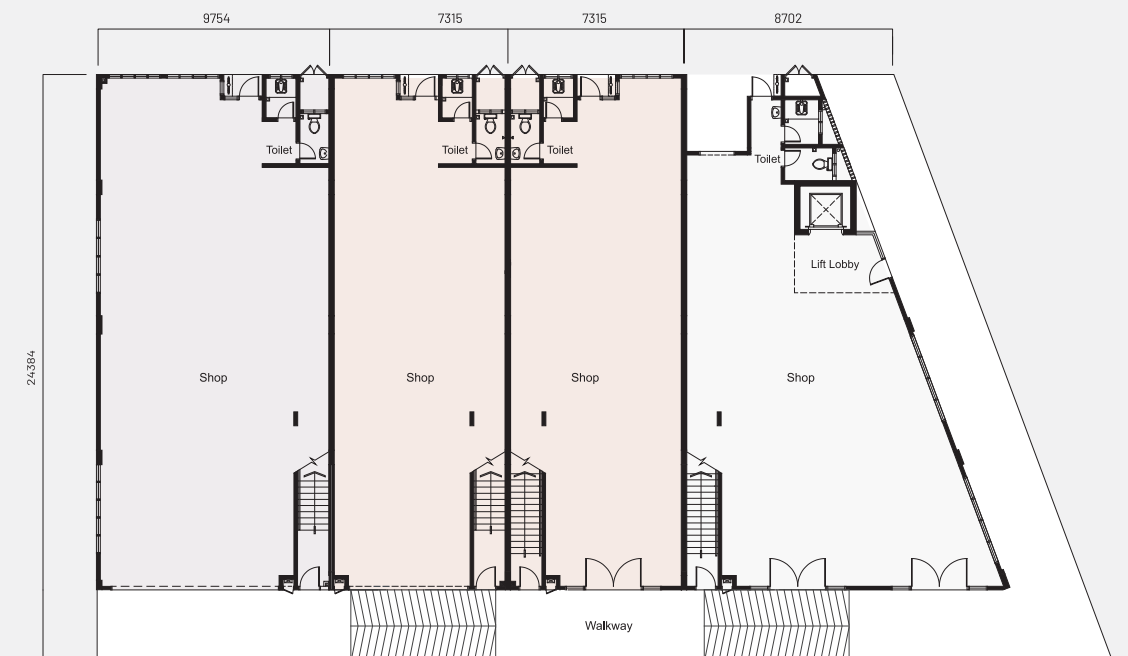
2<sup>ND</sup>  
FLOOR



1<sup>ST</sup>  
FLOOR



G  
ROUND  
FLOOR



*\*All information is subject to change as may be requested by the authorities and developer's architect.*

END UNIT  
(TYPE E1)  
BUILT-UP:  
7,680sf

INTERMEDIATE UNIT  
BUILT-UP: 5,760sf

END UNIT  
(TYPE E2 & E3)  
BUILT-UP:  
10,434sf - 11,208sf



## ◆ SITE PLAN ◆



### BLOCK 3 & 4

24' x 80'

END UNIT (TYPE E1)  
BUILT-UP: 7,680sf

INTERMEDIATE UNIT  
BUILT-UP: 5,760sf

END UNIT (TYPE E2 & E3)  
BUILT-UP: 10,434sf - 11,208sf

● BUMI LOT

### BLOCK 1 & 2

24' x 90'

END UNIT  
BUILT-UP: 8,640sf

INTERMEDIATE UNIT  
BUILT-UP: 6,480sf

CORNER UNIT  
BUILT-UP: 8,640sf

● BUMI LOT

## ◆ SPECIFICATION ◆

STRUCTURE	Reinforced concrete
BRICK	Brick wall
ROOF	Metal deck roofing
CEILING	Skim coat / Exposed soffit of roof / Plaster ceiling
WINDOWS	Aluminium framed window
DOORS	Roller shutter / Plywood flush doors / MS grille door / Fire rated door
FLOOR FINISHES	Cement and sand screed / Floor tiles
WALL FINISHES	Wall tiles to toilet and bin compartment
SANITARY INSTALLATIONS	Good quality sanitary ware
ELECTRICAL INSTALLATIONS	Ground floor: Three phase supply First and second floor: Single phase supply Ample provision of lighting points, power points, air-con points

Note: All information is subject to change as may be requested by the authorities and developer's architect.





## SURROUNDING AMENITIES

1  
KM

- Sutera Mall
- Sutera Good Earth Farm
- Skudai Highway

2  
KM

- Sutera Sports World
- Sutera Education Hub

5  
KM

- Paradigm Mall
- Aeon Bukit Indah
- Perling Mall
- Pasir Gudang Highway
- Angsana Mall

9  
KM

- Skudai Toll, North South Expressway
- Second Link, Singapore (Tuas)
- Columbia Asia Hospital (Iskandar Puteri)
- Legoland

15  
KM

- Woodlands Causeway, Singapore
- City Square
- JBCC
- Educity
- Senai International Airport
- Gleneagles Hospital

**TANAH SUTERA DEVELOPMENT SDN BHD** (199001005713)  
Jalan Persisiran Sutera Danga 1, Taman Sutera Utama,  
81300 Skudai, Johor, Malaysia.

**GPS COORDINATES** 1° 30' 29.5"N 103° 40' 14.2"E

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**Sutera Sales Gallery**

Monday to Friday 8.30am - 5.30pm  
Saturday & Sunday 10.00am - 6.00pm

**ENTITIES**



**ACCOLADES**



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