

The logo for 'Sutera Walk' is centered within a light blue square. 'Sutera' is written in a red, italicized serif font, and 'Walk' is written in a larger, black, bold serif font.

# *Sutera* Walk

BY TANAH SUTERA

3-STOREY SHOP OFFICE

A WALKWAY OF OPPORTUNITIES

**SUTERA WALK IS  
POSITIONED AS A VIBRANT  
BOUTIQUE LIFESTYLE  
AND BUSINESS CENTRE  
THAT ELEVATES YOUR  
ENTREPRENEURSHIP WALK.**

Sutera Walk 位于繁荣兴旺的  
Taman Sutera Utama, 为你精心  
打造商业和零售空间, 是创意革新与  
休闲娱乐的枢纽。



**INVEST IN THE  
COMMERCIAL  
PULSE OF  
SUTERA UTAMA.**

投资五福商店区，  
占尽商机。

28

**LIMITED UNITS**  
有限单位

Only 28 commercial  
units with 266 car park  
lots available.  
仅 28 个商业单位，附 266  
个停车位。



**SPACIOUS LAYOUT**  
宽敞空间

Built-up sizes  
6,733 – 8,941 sq.ft.  
每单位从 6,733 至  
8,941 平方英尺不等。



**PROMINENT  
FRONTAGE**  
个性建筑

All units have high  
visibility and faces  
the main road  
— Jalan Sutera Danga.  
所有单位直面主要道路 —  
Sutera Danga 路。



**DUAL ENTRY**  
双向入口

Front & back access  
with roller shutters.  
附卷帘门，通行便利。



**MATURE  
NEIGHBOURHOOD**  
成熟社区

A mature catchment area  
of approximately 210,000  
consumers within the  
Skudai area.  
客源可观，士古来邻近一带的  
消费者高达21万人。



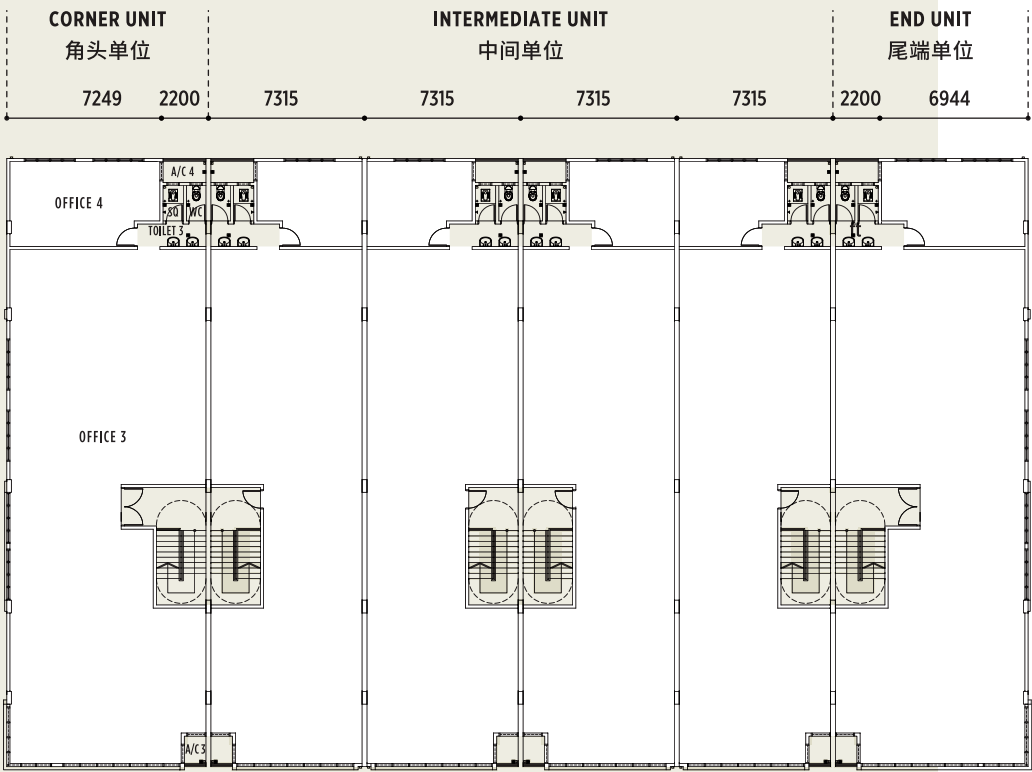
**STRATEGIC LOCATION**  
四通八达

A distinctive business  
address within Taman  
Ungku Tun Aminah, Taman  
Sutera Utama and Taman  
Nusa Bestari.  
所有单位面向主要通道路 —  
Jalan Sutera Danga，与  
Taman Ungku Tun Aminah，  
五福城市和 Taman Nusa  
Bestari 毗邻。

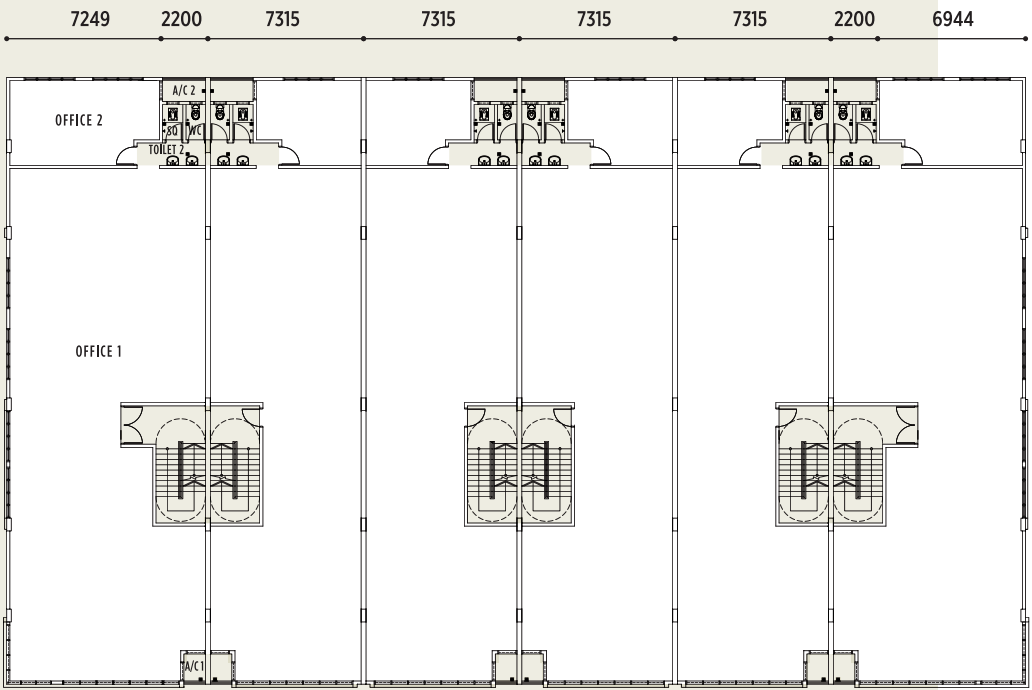


LAYOUTS  
平面图

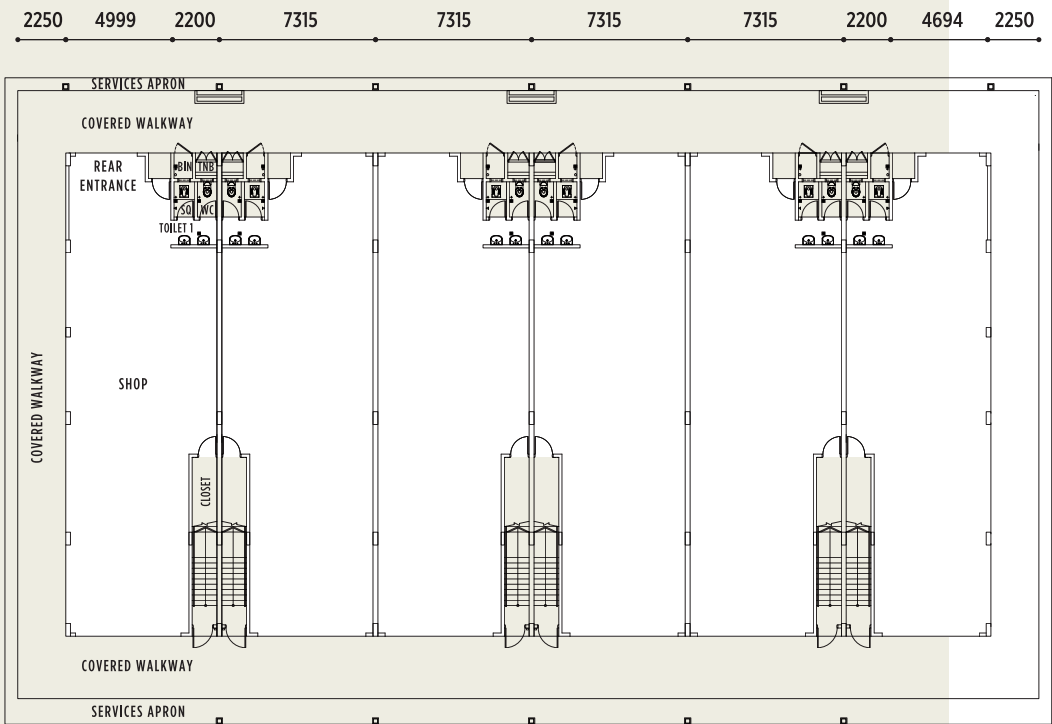
2ND FLOOR 二楼



1ST FLOOR 一楼

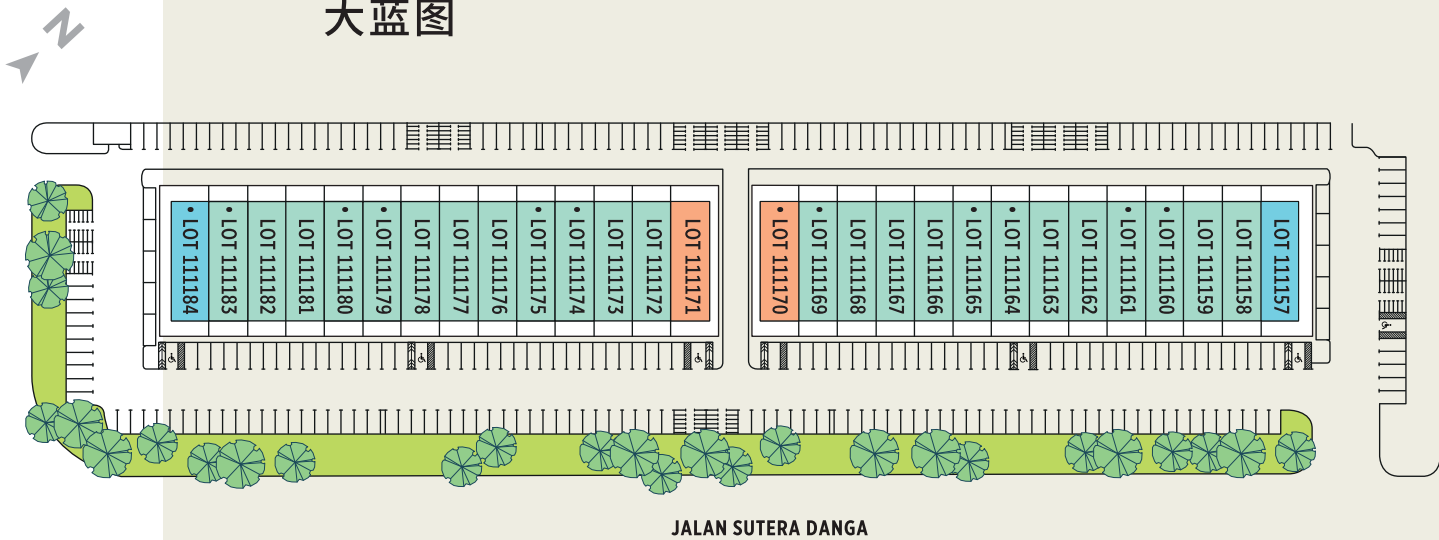


GROUND FLOOR 底楼



# MASTER PLAN

## 大蓝图



CORNER UNIT	INTERMEDIATE	END UNIT	
角头单位	UNIT 中间单位	尾端单位	• BUMILOT
8,697 sq.ft.	6,733 sq.ft.	8,415 sq.ft.	
8,941 sq.ft.			

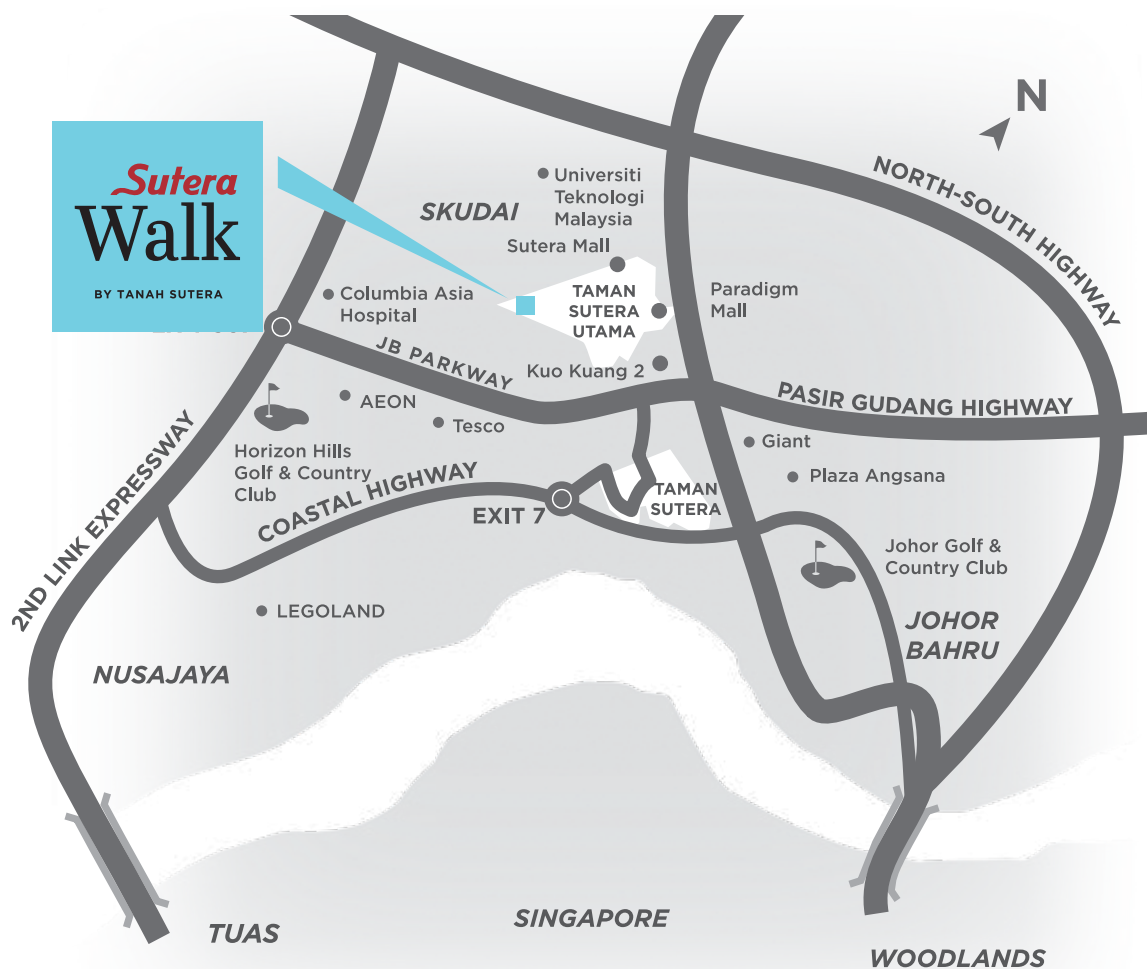
# DETAILS

## 建筑规格

STRUCTURE 结构	Reinforced concrete	钢筋水泥
BRICK 砌砖	Brick wall	砖墙
ROOF 屋瓦	Metal deck roofing	金属甲板屋顶
CEILING 天花板	Skim coat / Exposed soffit of roof / Plaster ceiling	抹灰 / 屋顶底部 石膏天花板
WINDOWS 窗	Aluminium framed window	铝框窗
DOORS 门	Roller shutter / Plywood flush doors / MS grille door / Fire rated door	卷帘门 / 合成木门 / 软钢栅门 / 防火门
FLOOR FINISHES 地面装饰	Cement and sand screed / Floor tiles	水泥刷面 / 地砖
WALL FINISHES 墙面装饰	Wall tiles to toilet and bin compartment	壁砖 – 厕所和垃圾处理处
SANITARY INSTALLATION 浴室设备	Good quality sanitary ware	优质浴室器具
ELECTRICAL INSTALLATIONS 电源设备	Three phase supply. Ample provision of lighting points, power points, air-con points	三相供电 充足电灯接头, 冷气接头

Note: All information is subject to change as may be requested by the authorities and developer's architect.  
注：所有资料及规格胥视有关当局及发展商的测绘师之要求予以更改。

# Sutera



## A BLOSSOMING LOCATION

### 商店的黄金地段

#### THE FASTEST GROWING TOWNSHIP IN THE HEART OF ISKANDAR MALAYSIA

马来西亚依斯干达核心一带，  
最迅速发展的镇区。

Surrounded by a host of facilities including hypermarkets, shopping complexes, theme parks, educational institutions and prestigious golf clubs, Taman Sutera Utama is truly at the heart of everything. What's more, it's easily accessible via major highways such as Pasir Gudang, North-South Highway, and 2nd Link Expressway which is only less than 20km to Singapore, making it an ideal choice for investment.

Sutera Walk is poised to benefit from this upbeat development, providing you a stepping stone to a successful business venture and potential capital appreciation to your investment.

五福城位居柔佛新山的黄金地段，周边设有各种完善设施，包括霸级市场、购物商场、主题公园、教育机构、高尔夫球场私人俱乐部。此外，五福城连结主要的高速大道，如巴西古当大道和南北大道，距离新加坡仅20公里，四通八达，交通便利，是投资的绝佳地点。

TANAH SUTERA DEVELOPMENT SDN BHD (197281-A)  
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81300 Skudai, Johor, Malaysia.

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

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

**+6019 771 9009**



**Sutera Sales Gallery**

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

#### ENTITIES



#### ACCOLADES



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