



INSPIRED2

BY TANAH SUTERA

# HOLISTIC LIVING IN A SERENE HAVEN

心灵依归的理想家园



**Sutera** 五福城

# LUXURY LIVING AT ITS BEST

享受高贵和优雅的生活方式



Inspired 2 is an exclusive, low-density development designed for big families. With its modern contemporary outlook, the development takes a functional approach with its clever and timeless design. Be inspired amidst this aesthetically pleasing haven, surrounded by a lively neighbourhood, helmed by an established Home Owner's Association, and a close-knit gated and guarded community.







### GATED & GUARDED COMMUNITY

保安围篱社区

24-hour security patrol  
24小时的严谨的保安



### OPEN CONCEPT CAR PORCH

开放式格局的停车场

Accommodates up to 5 cars  
可停放5辆车



### NATURAL LIGHTING

自然采光

Less electricity consumption  
during the day  
节省电能



### CONVENIENT LOCATION

优质地段

Located at Skudai, with variety of  
amenities to suit your lifestyle needs  
位于士古来区, 毗邻众多  
设施满足生活所需。



## EMPHASIS ON QUALITY

高品质居家建筑的典范

Known for our emphasis on quality,  
Inspired has won two significant awards in  
2018 and 2020 respectively and we pledge  
to continue our strive for excellence.

Classic High  
Achievement  
Award

Edgeprop  
Malaysia's  
Responsible  
Developer



# TYPE B- FLOOR PLAN 平面图

## GROUND FLOOR

底楼

Typical Lot  
标准单位  
42' X 80'

Built Up Area  
建筑面积  
3,752 SqFt

4 Bedrooms  
5 Bathrooms  
4间卧室  
5间浴室



## FIRST FLOOR

一楼



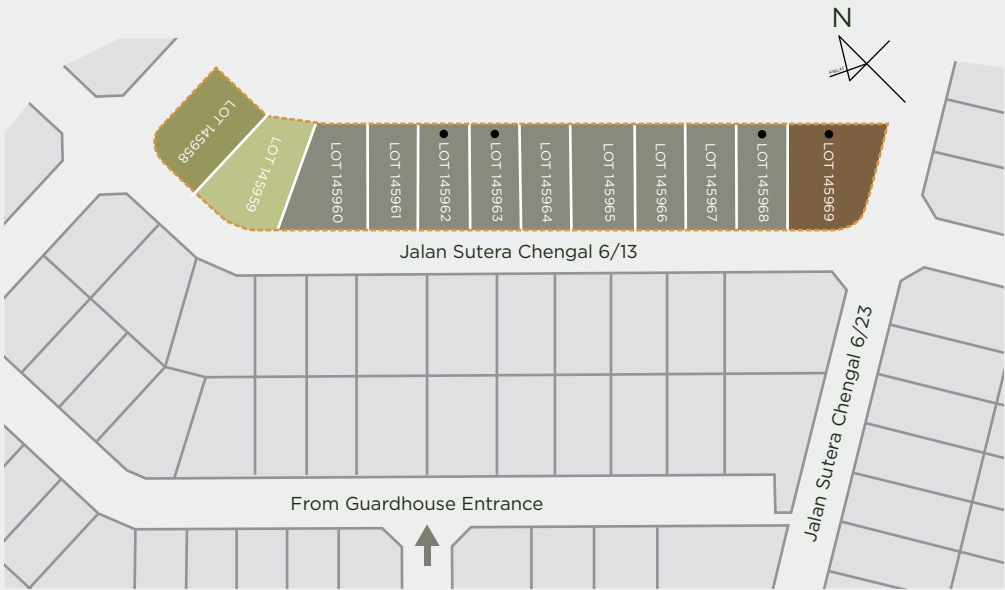
Note : All information is subject to change as may be required by the authorities and developer's architect.

SITE PLAN 社区平面图

ONLY 12  
EXCLUSIVE  
UNITS

12间  
双层半独立式洋房

- TYPE B | 3,752 sf
- TYPE B1 | 3,867sf
- TYPE B1A | 3,843sf
- TYPE B2 | 3,615 sf
- BUMI UNITS



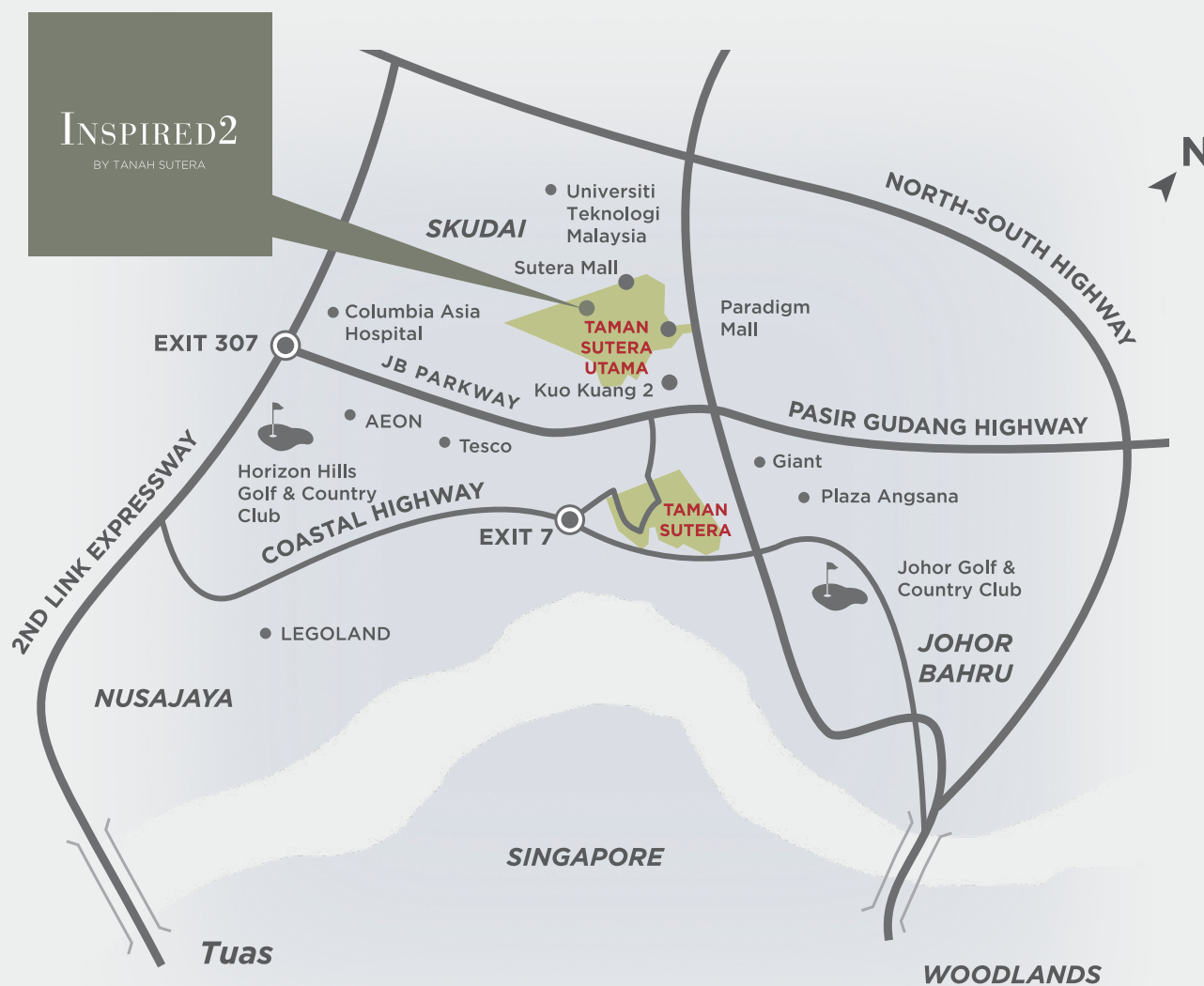
SPECIFICATIONS 建筑规格

STRUCTURE	结构	Reinforced concrete	钢筋混凝土
WALL	墙	Brick wall	砖墙
ROOF COVERING	屋瓦	Metal deck roofing with insulation / RC flat roof	洋灰屋瓦和铁质架构/平面屋瓦
ROOF FRAMING	屋顶架	Steel trusses	钢铁
CEILING	天花板	Skim coat / Plaster ceiling	抹灰/石膏天花板
WINDOWS	窗	Aluminium frame window	铝框窗
DOORS	门	Good quality timber door / Aluminium frame glass door	优质木门/铝框玻璃门
FLOOR FINISHES	地面装饰	Floor tiles / timber flooring / precast concrete panel / cement screed	地砖/木质地板/印花洋灰/洋灰平板
STAIRCASE	楼梯	R.C staircase with timber plank finish	钢筋水泥楼梯与木质踏板
LOCKSET	锁头	Good quality lockset	优质锁头
WALL FINISHES	墙面装饰	Wall tiles to kitchen and all bathroom	厨房和所有浴室-壁砖
SANITARY INSTALLATION	卫生设备	Good quality sanitary ware	优质卫生器皿
KITCHEN SINK	厨房洗手盆	Single bowl sink	洗手盆
ELECTRICAL INSTALLATIONS	电源设备	Three Phase Supply	三相 供电
		Lighting point - 30 nos	电灯接头 30个
		Fan point - 7 nos	电风扇接头 7个
		Socket outlet - 23 nos	电插座 23个
		Bell point - 1 no	门铃接头 1个
		TV & Astro point - 3 nos	Astro & 电视天线接头 3个
		Telephone point - 2 nos	电话接头 2个
		Instant heater point - 4 nos	热水器接头 4个
		Boiler point - 1 nos	注水器街头 1个
		Autogate point - 1 nos	电动门接头 1个
AIR CONDITIONING INSTALLATIONS	冷气设备	Air-conditioning point complete with wiring and copper piping 7 nos (Living, Dining, Family, Master bedroom, Bedroom 2, Bedroom 3 & Bedroom 4)	包括插座及冷气管 7个装置 (客厅, 饭厅, 一楼客厅, 主人房, 卧室2, 卧室3, 卧室4)
BURGLAR ALARM	防盗设备	Complete set of burglar alarm system come with panic button	整套防盗 系统包括电子警 铃控制及紧急按钮

\* 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 from the Sales & Purchase agreement.

注: (i) 所有资料及规格将视有关当局及发展商的绘图师之要求予以更改。  
(ii) 此平面图为标准单位规格，实际的单位规格将依照买卖合同之平面图。

# LOCATION 位置图



## NEARBY AMENITIES

### 周边设施

#### 2KM

- Sutera Mall
- Sutera Good Earth
- Sutera Education Hub
- Sutera Square (Commercial Centre)

#### 9KM

- Columbia Asia Hospital
- Skudai Toll, North-South Highway
- Perling Interchange
- Pasir Gudang Highway
- Second Link

#### 18KM

- Senai International Airport

**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

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**Sutera Sales Gallery**

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

#### ENTITIES



#### ACCOLADES



Developer License: 6034/08-2026/1010(R) | Validity Period: 3/8/2023 - 2/8/2026 | Advertising & Sales Permit: 6034-31/08-2024/1325 (R)- (L) | Validity Period: 3/8/2023 - 2/8/2024 | Land Tenure: Freehold | Land Encumbrances: Nil | Expected Date of Completion: April 2023 | Selling Price: RM2,095,950(min)-RM2,491,100(max) | Total Units: 2 Storey Semi D (12 units) | Approving Authority: MBIP | Reference No. (Building Plan No.): MBIP(JB): RP/8/34/2019(19) | REHDA No.: 1197/JHO145/95 | All art renderings and photographs contained in this circular/advertisement are artist's impression only. The developer reserves the right to modify any parts of the building prior to completion as directed or approved by relevant authorities. All plans, layouts, information and specifications are subject to change and cannot form part of an offer or contract presentation. Prospective purchasers are advised to read and inspect the Sale and Purchase Agreement together with its enclosures prior to signing the same. Tanah Sutra Development Sdn Bhd shall not be held responsible for any error or inaccuracy nor be liable for any losses and/or damages that may be suffered or sustained resulting from any reliance on this publication and/or visualisation or any part thereof. \*All information is correct at time of printing (September 2021).