

**Sutera
Ideal**

BY TANAH SUTERA

LOT SIZE 地段面积 24' X 86'
BUILT-UP 建筑面积 3,204 SQ.FT.
ROOMS 空间 5 BEDROOMS 卧室
5 BATHS 浴室

TYPE B

LOT SIZE 地段面积 22' X 86'
BUILT-UP 建筑面积 2,948 SQ.FT.
ROOMS 空间 5 BEDROOMS 卧室
5 BATHS 浴室

TYPE C



TYPE B 24' X 86' TYPE C 22' X 86' • BUMILOT



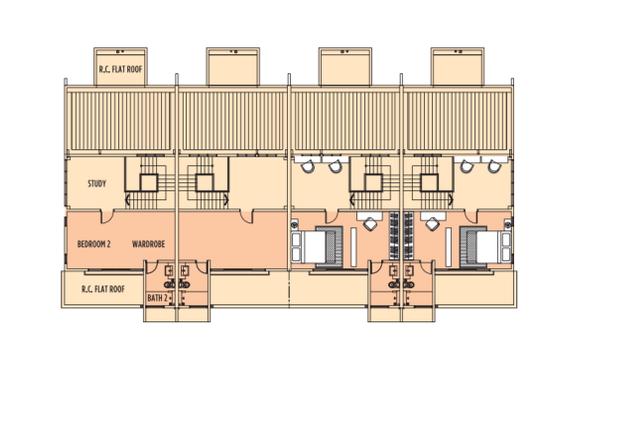
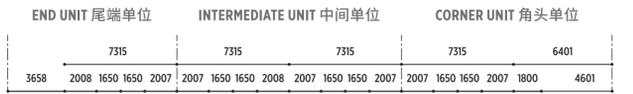
AN IDEAL HOME FOR AN IDEAL FAMILY

理想优选的地点

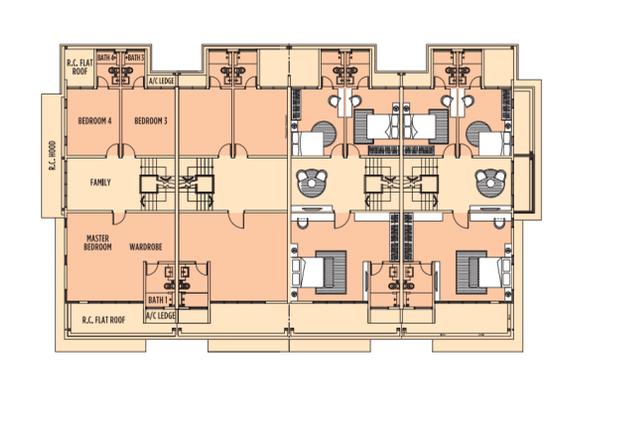
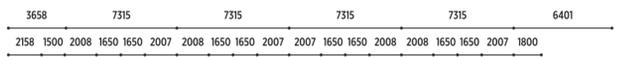
Surrounded by a host of facilities including hypermarkets, shopping complexes, theme parks, educational institutions and exclusive golf clubs, Taman Sutera Utama is truly at the heart of everything. What's more, it's easily accessible via major highways such as Pasir Gudang, North-South Highway, and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

五福城位居柔佛新山的理想位置, 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, 五福城连接主要的高速大道, 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。

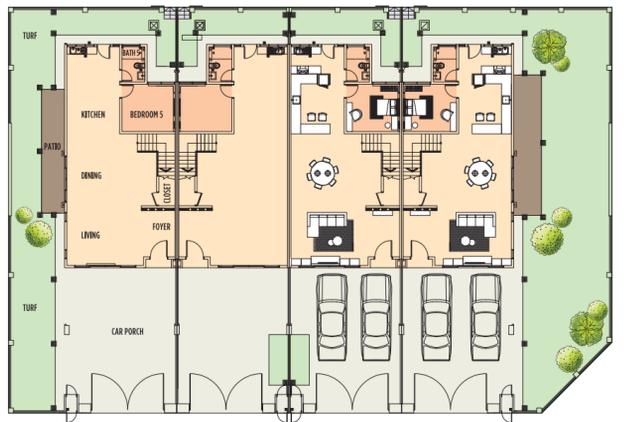
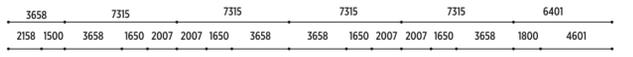
2ND FLOOR 二楼



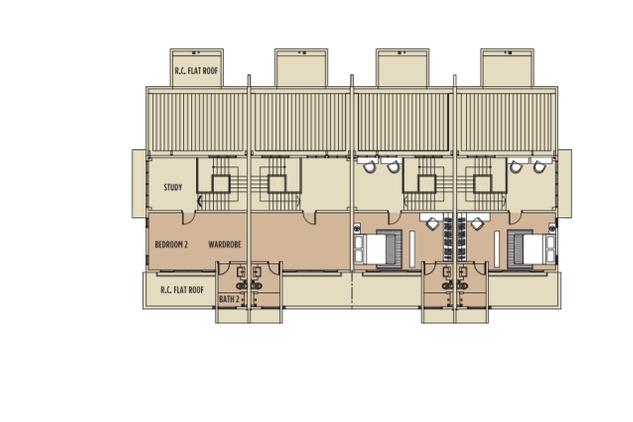
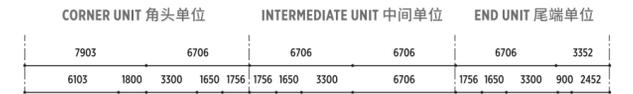
FIRST FLOOR 一楼



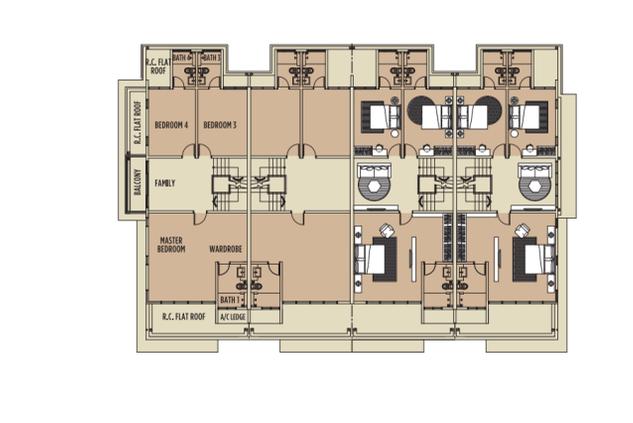
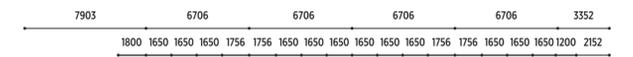
GROUND FLOOR 底楼



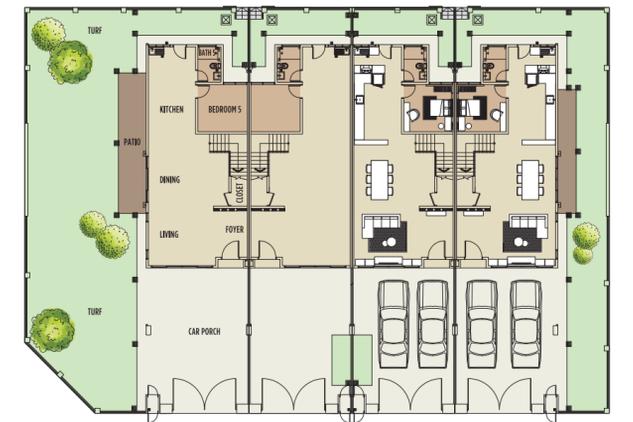
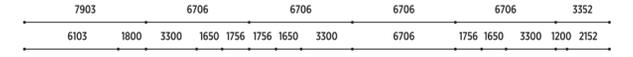
2ND FLOOR 二楼



FIRST FLOOR 一楼



GROUND FLOOR 底楼



TYPE B



AN IDEAL HAVEN FOR MULTIGENERATIONAL LIVING

三代同堂, 幸福家园

Designed with spacious layouts ranging from 2,948 - 3,204 sq.ft, Sutera Ideal is thoughtfully crafted with an extended family in mind. Here, residents will have excellent access to a wide range of amenities — education institutions, shopping malls, recreation parks & business centres. In this gated and guarded community, you can experience complete peace of mind to nurture an ideal family and lifestyle.

Sutera Ideal单位的空间宽敞, 建筑面积从2948至3204平方英尺不等, 专门为三代同堂的大家庭而设。而且, 居住环境兼具生活机能, 周遭附有教育机构、购物商场、休闲公园和商业中心, 设施一应俱全, 非常便利。保安森严的围篱社区, 让您可以享受安宁的生活, 与家人共享天伦之乐。



TYPE C

SPECIFICATIONS

建筑规格

STRUCTURE 结构	Reinforced concrete	钢筋混凝土		
BRICK 砌砖	Brick wall	砖墙		
ROOF 屋瓦	Metal deck roofing / RC flat roof	洋灰屋瓦和铁质架构 / 平面屋瓦		
CEILING 天花板	Skim coat / Fibrous plaster board ceiling	石膏天花板/抹灰		
WINDOWS 窗	Aluminium framed 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 to internal area and car porch area	室内及车房地砖		
STAIRCASE 楼梯	RC staircase with tiles finishes	钢筋混凝土楼梯与瓷砖		
LOCKSET 锁头	Good quality lockset	优质锁头		
WALL FINISHES 墙面装饰	Wall tiles to kitchen and bathroom	壁砖厨房和浴室		
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	三相供电		
TYPE B (24' x 86'/87') B型	Lighting Point	25	电灯接头	25
	Fan Point	8	电风扇接头	8
	Socket Point	26	电插座	26
	Bell Point	1	门铃接头	1
	TV point	2	电视天线接头	2
	Telephone point	2	电话接头	2
	Instant heater point	5	自动门接头	5
	Autogate point	1	自动门接头	1
	Air-cond point	6	冷气接头	6
TYPE C (22' x 86'/87') C型	Lighting Point	25	电灯接头	25
	Fan Point	8	电风扇接头	8
	Socket Point	26	电插座	26
	Bell Point	1	门铃接头	1
	TV point	2	电视天线接头	2
	Telephone point	2	电话接头	2
	Instant heater point	5	热水器接头	5
	Autogate point	1	自动门接头	1
	Air-cond point	6	冷气接头	6
BURGLAR ALARM 防盗设备	Burglar alarm system with panic button	防盗系统包括电子警铃控制及紧急按钮		

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

TANAH SUTERA DEVELOPMENT SDN BHD (197281-A)
Jalan Persisiran Sutera Danga 1, Taman Sutera Utama,
81300 Skudai, Johor, Malaysia.
GPS COORDINATES 1° 30' 29.5"N 103° 40' 14.2"E
tanahsutera.com

+6019 771 9009

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

ENTITIES



ACCOLADES



Sutera Ideal: Developer License: 6034-30/08-2021/0734(L) | Validity Period: 15/08/2019 - 14/08/2021 | Advertising & Sales Permit: 6034-30/08-2021/0734(P) | Validity Period: 15/08/2019 - 14/08/2021 | Land Tenure: Freehold | Land Encumbrances: Nil | Expected Date of Completion: September 2021 | Selling Price: RM 1,188,000 (min) - RM 1,829,070 (max) | Total Units: 57 units | Approving Authority: MBIP | Reference No. (Building Plan No.): MBIP/JBR/9/8/40/2015 | REHDA No.: 197/JHO145/95 | Sekatan-sekatan Kepentingan: Tanah yang terkandung di dalam hak milik ini tidak boleh dijual atau dipindahmilik dengan apa cara sekalipun kepada Bukan Warganegara Syarikat Asing tanpa persetujuan berkuasa negeri.
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