

LIFE STARTS HERE AT THE MOST DESIRABLE ADDRESS

The Fastest Growing Township In The Heart Of Iskandar Malaysia

GARDEN VILLA

Privacy and luxury come together in these resplendent, refreshing abodes located amidst abundant natural greenery.

DUPLEX SUITE

Spacious, vibrant and contemporary, these elegant suites bring natural comfort to a whole new level.

CONDOMINIUM

Immerse yourself in extraordinary condominium living, with vast units featuring your very own private enclosures.

PENTHOUSE

Experience new heights of living with prestigious penthouse residences integrated with your very own private garden in the sky.





GARDEN VILLA | DUPLEX SUITE | CONDOMINIUM | PENTHOUSE

Actual photo
taken at The Seed

A TIMELESS TREASURE, A PRIVATE SANCTUARY

The Seed is a 47-acre low density, “Sustainable Resort Living” residential project within a gated and guarded development, with lush greeneries and comprehensive resort facilities.

Awarded and recognised by the industry, The Seed is an award-winning green development for two consecutive years namely Best Residential Landscape (Gold Award) and Jom Hijau Neighbourhood Green Initiative (Gold Award).

Sustainable Resort Living Facilities @ The Seed

- Exclusive low density ; 27 units per acre
- Landscaping comprises 30% of the total area
- 6.3km Jogging track
- Nature inspired linear garden
- Solar Panel at Recreational Centre
- Rainwater Harvesting tank
- Resident's Community activities

Condominium:

Only 4 units per floor;
each unit comes with full height
windows for maximum view of
serenity



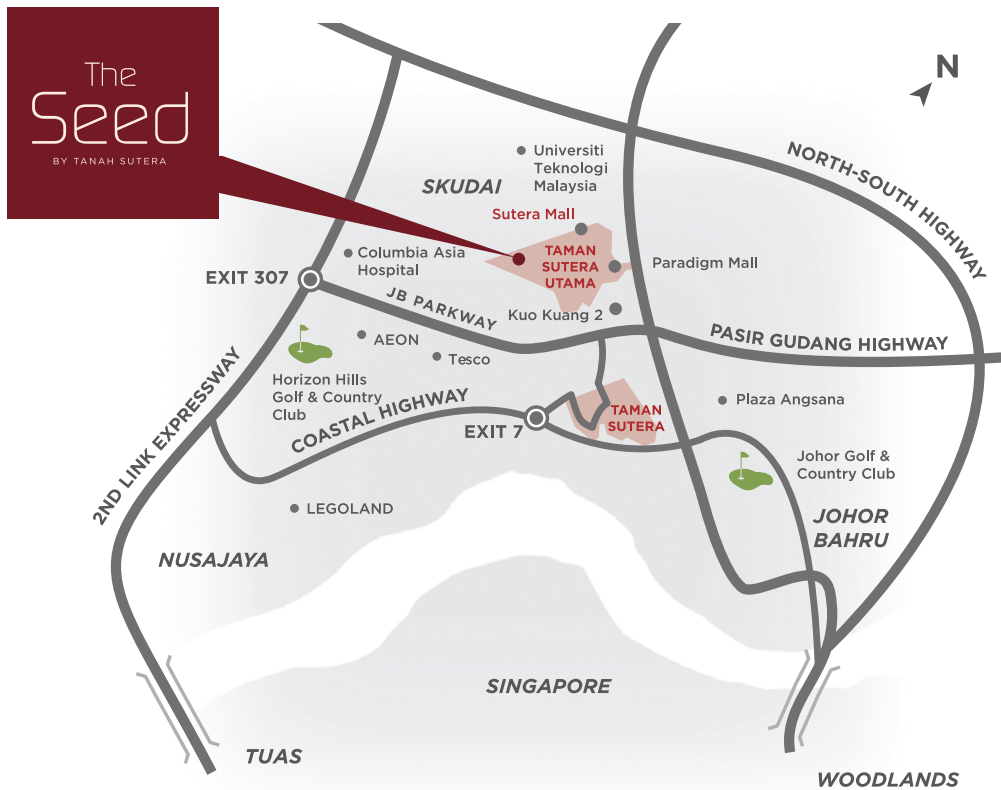
Resort Living



Condominium



Lush greeneries



A BLOSSOMING LOCATION

Located at Taman Sutera Utama, Johor Bahru, The Seed is well connected to Jalan Skudai, Coastal Highway, and Second link which facilitates travelling to JB city center and Singapore more conveniently. The townships are well planned to suit your lifestyle needs as it comprises education and entertainment. Surrounded by an array of facilities, namely hypermarkets, shopping malls, and educational institutions such as Sutera Mall, Sutera Good Earth, Sutera Commercial Centre, Sutera Sports World, Columbia Asia Hospital and Senai International Airport to suit your lifestyle needs.



DISTANCE FROM THE SEED

1km

- Sutera Sports World
- Sutera Good Earth

2km

- Sutera Mall
- Sutera Utama Education Hub
- Sutera Utama Business Hub

5km

- Aeon, Tesco, Paradigm Mall
- Perling Mall

6km

- Mydin & Tesco Mutiara Rini

7km

- Angsana

9km

- Columbia Asia
- Skudai Tol, North South Highway
- Perling Interchange
- Pasir Gudang Highway
- Second Link, Singapore (Tuas)

10km

- LEGOLAND
- Educity
- Causeway, Singapore (Woodlands)

17km

- JBCC

18km

- Senai International Airport



HOMES.
DEDICATED
FOR A GOOD
LIFE



THE BEST LIVING FEATURES

The
Seed
BY TANAH SUTERA

The Seed Recreational Centre

An ideal neighbourhood with clubhouse facilities complements your lifestyle.

The Seed

- ① Reading Zone
- ② Recreational Zone
- ③ ④ Sundry Shop
- ⑤ Multipurpose Room
- ⑥ Cafeteria
- ⑦ Management Office
- ⑧ Badminton Court
- ⑨ Entertainment Lounge
- ⑩ Gym (2nd Floor of Entertainment Lounge)
- ⑪ Kids Centre
- ⑫ Learning Centre
- ⑬ Amphitheatre
- ⑭ Outdoor Gym
- ⑮ Jacuzzi
- ⑯ Swimming Pool
- ⑰ Leisure Pool
- ⑱ Fun Pool
- ⑲ Wading Pool
- Ⓣ Washroom / Changing Room

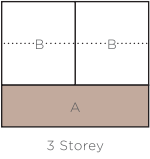


TYPE A

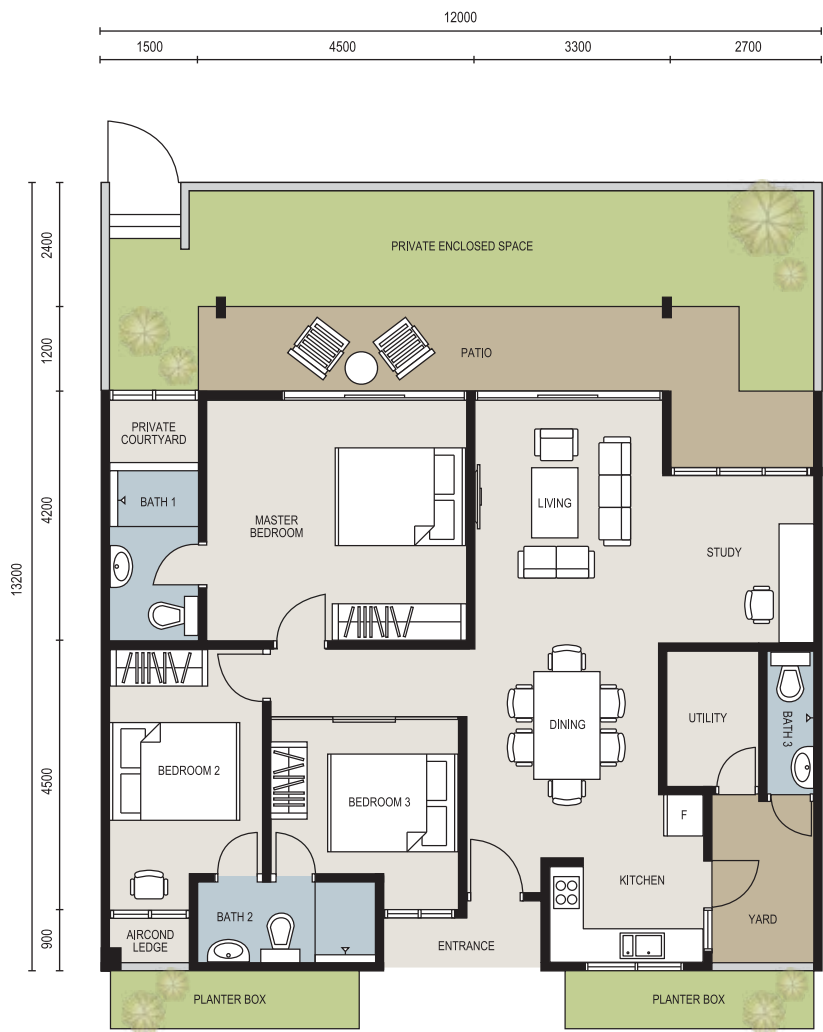
GARDEN VILLA 1,400sf with 300sf private enclosure

Greenery, within and without. Beauty, inside and out. Privacy, whenever you want it. Welcome to our Garden Villas.

3 BEDROOMS + 1 UTILITY ROOM | 3 BATHROOMS



LEVEL 1



SPECIFICATIONS 建筑规格

• **STRUCTURE 结构:** Reinforced concrete 钢筋混凝土 • **WALL 墙:** R.C.Wall / Lightweight block wall / Brick wall 钢筋混凝土墙 / 干壁隔墙 / 石砖墙 • **CEILING 天花板:** Skim coat / Fibrous plaster board ceiling 石棉天花板 / 纤维石膏天花板 • **WINDOWS 窗:** Aluminium casement / sliding / top hung window / fixed glass louvres 铝框 / 滑动 / 吊动窗 / 百叶窗 • **DOORS 门:** Aluminium Framed Glass Door / Composite door / Flush Door / PVC Door 铝框玻璃门 / 合成木门 / 聚氯乙烯门 • **FLOOR FINISHES 地面装饰:** Entrance, Living, Dining, Study, Kitchen - Floor tiles 大厅, 客厅, 饭厅, 书房, 厨房 - 地砖 | Master bedroom, Bedroom 2 & Bedroom 3 - Engineering timber flooring 主卧室, 卧室2及3 - 合成木质地板 | Bath 1, Bath 2 & Bath 3 - Non-slip floor tiles 浴室1, 浴室2及浴室3 - 防滑地砖 | Utility, Yard, Patio & Private courtyard - Floor tiles 工人卧室, 后院及私人花园 - 地砖 • **LOCKS 锁头:** Good quality Locks 优质门锁 • **WALL FINISHES 墙面装饰:** Wall tiles for kitchen & toilets 厨房和所有浴室 - 壁砖 • **SANITARY INSTALLATIONS 卫生设备:** Good quality sanitary wares 优质卫生器皿 • **KITCHEN SINK 厨房洗碗盆:** Stainless steel sink 不锈钢洗碗盆 • **ELECTRICAL INSTALLATIONS 电源设备 (Single Phase Supply 单相供电):** Lighting point - 18 电灯接头 - 18个 | Fan point - 5 电风扇接头 - 5个 | Socket outlet - 15 电插座 - 15个 | Bell point - 1 | 门铃接头 - 1个 | SMATV point - 2 电视天线接头 - 2个 | Telephone point - 2 电话接头 - 2个 | Instant water heater point - 2 热水器接头 - 2个 • **AIR CONDITIONING INSTALLATIONS 冷气设备:** Air-conditioning point complete with wiring and copper piping - 4 nos (At Living & Master bedroom, Room 2 & 3) 包括插座及冷气管: 冷气机位 - 四个装置 (客厅, 主卧室, 卧室2, 卧室3) • **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

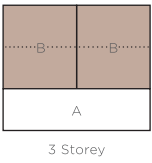
Note: All information is subject to change as may be required by the authorities and developer's architect
注: 所有资料及规格青视有关当局及发展商的绘测师之要求予以更改

TYPE B

DUPLEX SUITE 1,240sf

Contemporary chic. Vibrant versatility. Sensational spaces.
Style meets substance in these designer duplexes.

3 BEDROOMS | 3 BATHROOMS



LEVEL 2 & LEVEL 3



SPECIFICATIONS 建筑规格

• **STRUCTURE 结构:** Reinforced concrete 钢筋混凝土 • **WALL 墙:** R.C.Wall / Lightweight block wall / Brick wall 钢筋混凝土墙 / 干壁隔墙 / 石砖墙 • **ROOF 屋顶:** Zincalume metal roofing with insulation / Reinforced concrete flat roof with waterproofing 金属材料隔热屋顶 / 钢筋混凝土防水屋顶 • **ROOF TRUSS 屋梁:** Steel trusses 钢铁屋梁 • **CEILING 天花板:** Skim coat / Fibrous plaster board ceiling 石棉天花板 / 纤维石膏天花板 • **WINDOWS 窗:** Aluminium casement / sliding / top hung window / fixed glass louvres 铝框 / 滑动 / 吊动窗 / 百叶窗 • **DOORS 门:** Aluminium Framed Glass Door / Composite door / Flush Door / PVC Door 铝框玻璃门 / 合成木门 / 聚氯乙烯门 • **FLOOR FINISHES 地面装饰 (1st Floor):** Entrance, Living, Dining, Kitchen - Floor tiles 大厅, 客厅, 饭厅, 厨房 - 地砖 | Bedroom 3 - Engineering timber flooring 卧室3 - 合成木质地板 | Bath 3 - Non-slip floor tiles 浴室3 - 防滑地砖 • **(2nd Floor):** Master bedroom, Bedroom 2 & Family - Engineering timber flooring 主卧室, 卧室2及客厅 - 合成木质地板 | Bath 1 & Bath 2 - Non-slip Floor tiles 浴室1, 浴室2 - 防滑地砖 | Private courtyard & Drying yard - Floor tiles 私人花园和晾衣处 - 地砖 • **STAIRCASE 楼梯:** Steel Frame and timber floor finish with mild steel handrailing 木质地板及铁质扶手 • **LOCKS 锁头:** Good quality Locks 优质门锁 • **WALL FINISHES 墙面装饰:** Wall tiles for kitchen & toilets 厨房和所有浴室 - 壁砖 • **SANITARY INSTALLATIONS 卫生设备:** Good quality sanitary wares 优质卫生器皿 • **KITCHEN SINK 厨房洗碗盆:** Stainless steel sink 不锈钢洗碗盆 • **ELECTRICAL INSTALLATIONS 电源设备 (Single Phase Supply 单相供电):** Lighting point - 15 电灯接头 - 15个 | Fan point - 5 电风扇接头 - 5个 | Socket outlet - 15 电插座 - 15个 | Bell point - 1 | 门铃接头 - 1个 | SMATV point - 2 电视天线接头 - 2个 | Telephone point - 2 电话接头 - 2个 | Instant water heater point - 2 热水器接头 - 2个 • **AIR CONDITIONING INSTALLATIONS 冷气设备:** Air-conditioning point complete with wiring and copper piping - 4 nos (At Living & Master bedroom, Room 2 & 3) 包括插座及冷气管: 冷气机位 - 四个装置 (客厅, 主卧室, 卧室2, 卧室3) • **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

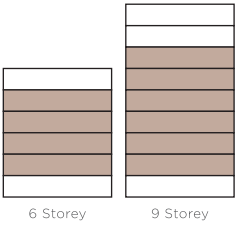
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TYPE C

CONDOMINIUM 1,390sf

Private enclosures. Massive built-ups. Exquisite designs.
This is the ultimate in garden condominium living.

3 BEDROOMS + 1 UTILITY ROOM | 3 BATHROOMS



LEVEL 2-5 | LEVEL 2-7
6 Storey Condo | 9 Storey Condo



SPECIFICATIONS 建筑规格

• **STRUCTURE 结构:** Reinforced concrete 钢筋混凝土 • **WALL 墙:** R.C.Wall / Lightweight block wall / Brick wall 钢筋混凝土墙 / 干壁隔墙 / 石砖墙 • **CEILING 天花板:** Skim coat / Fibrous plaster board ceiling 石棉天花板 / 纤维石膏天花板 • **WINDOWS 窗:** Aluminium casement / sliding / top hung window / fixed glass louvres 铝框 / 滑动 / 吊动窗 / 百叶窗 • **DOORS 门:** Aluminium Framed Glass Door / Composite door / Flush Door / PVC Door / Fire Rated Door 铝框玻璃门 / 合成木门 / 聚氯乙烯门 / 防火门 • **FLOOR FINISHES 地面装饰:** Entrance, Living, Dining, Kitchen - Floor tiles 大厅, 客厅, 饭厅, 厨房 - 地砖 | Master bedroom, Bedroom 2 & Bedroom 3 - Engineering timber flooring 主卧室, 卧室2及3 - 合成木质地板 | Bath 1, Bath 2 & Bath 3 - Non-slip floor tiles 浴室1, 浴室2及浴室3 - 防滑地砖 | Utility & Yard - Floor tiles 工人卧室, 后院 - 地砖 • **LOCKS 锁头:** Good quality Locks 优质门锁 • **WALL FINISHES 墙面装饰:** Wall tiles for kitchen & toilets 厨房和所有浴室 - 壁砖 • **SANITARY INSTALLATIONS 卫生设备:** Good quality sanitary wares 优质卫生器皿 • **KITCHEN SINK 厨房洗碗盆:** Stainless steel sink 不锈钢洗碗盆 • **ELECTRICAL INSTALLATIONS 电源设备 (Single Phase Supply 单相供电):** Lighting point - 15 电灯接头 - 15个 | Fan point - 5 电风扇接头 - 5个 | Socket outlet - 15 电插座 - 15个 | Bell point - 1 | 门铃接头 - 1个 | SMATV point - 2 电视天线接头 - 2个 | Telephone point - 2 电话接头 - 2个 | Instant water heater point - 2 热水器接头 - 2个 • **AIR CONDITIONING INSTALLATIONS 冷气设备:** Air-conditioning point complete with wiring and copper piping - 4 nos (At Living & Master bedroom, Room 2 & 3) 包括插座及冷气管: 冷气机位 - 四个装置 (客厅, 主卧室, 卧室2, 卧室3)

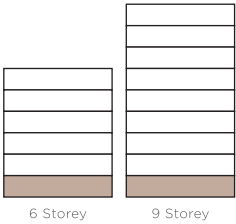
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TYPE C1 | C3

CONDOMINIUM 1,610sf with 600sf private enclosure | 1,610sf with 700sf private enclosure

Private enclosures. Massive built-ups. Exquisite designs.
This is the ultimate in garden condominium living.

3 BEDROOMS + 1 UTILITY ROOM | 3 BATHROOMS



LEVEL 1



SPECIFICATIONS 建筑规格

• **STRUCTURE 结构:** Reinforced concrete 钢筋混凝土 • **WALL 墙:** R.C.Wall / Lightweight block wall / Brick wall 钢筋混凝土墙 / 干壁隔墙 / 石砖墙 • **CEILING 天花板:** Skim coat / Fibrous plaster board ceiling 石棉天花板 / 纤维石膏天花板 • **WINDOWS 窗:** Aluminium casement / sliding / top hung window / fixed glass louvres 铝框 / 滑动 / 吊动窗 / 百叶窗 • **DOORS 门:** Aluminium Framed Glass Door / Composite door / Flush Door / PVC Door / Fire Rated Door 铝框玻璃门 / 合成木门 / 聚氯乙烯门 / 防火门 • **FLOOR FINISHES 地面装饰:** Entrance, Living, Dining, Kitchen - Floor tiles 大厅, 客厅, 饭厅, 厨房 - 地砖 | Master bedroom, Bedroom 2 & Bedroom 3 - Engineering timber flooring 主卧室, 卧室2及3 - 合成木质地板 | Bath 1, Bath 2 & Bath 3 - Non-slip floor tiles 浴室1, 浴室2及浴室3 - 防滑地砖 | Patio, Utility & Yard - Floor tiles 工人卧室, 后院 - 地砖 • **LOCKS 锁头:** Good quality Locks 优质门锁 • **WALL FINISHES 墙面装饰:** Wall tiles for kitchen & toilets 厨房和所有浴室 - 壁砖 • **SANITARY INSTALLATIONS 卫生设备:** Good quality sanitary wares 优质卫生器皿 • **KITCHEN SINK 厨房洗碗盆:** Stainless steel sink 不锈钢洗碗盆 • **ELECTRICAL INSTALLATIONS 电源设备 (Single Phase Supply 单相供电):** Lighting point - 15 电灯接头 - 15个 | Fan point - 5 电风扇接头 - 5个 | Socket outlet - 15 电插座 - 15个 | Bell point - 1 | 门铃接头 - 1个 | SMATV point - 2 电视天线接头 - 2个 | Telephone point - 2 电话接头 - 2个 | Instant water heater point - 2 热水器接头 - 2个 • **AIR CONDITIONING INSTALLATIONS 冷气设备:** Air-conditioning point complete with wiring and copper piping - 4 nos (At Living & Master bedroom, Room 2 & 3) 包括插座及冷气管: 冷气机位 - 四个装置 (客厅, 主卧室, 卧室2, 卧室3) • **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

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TYPE C5

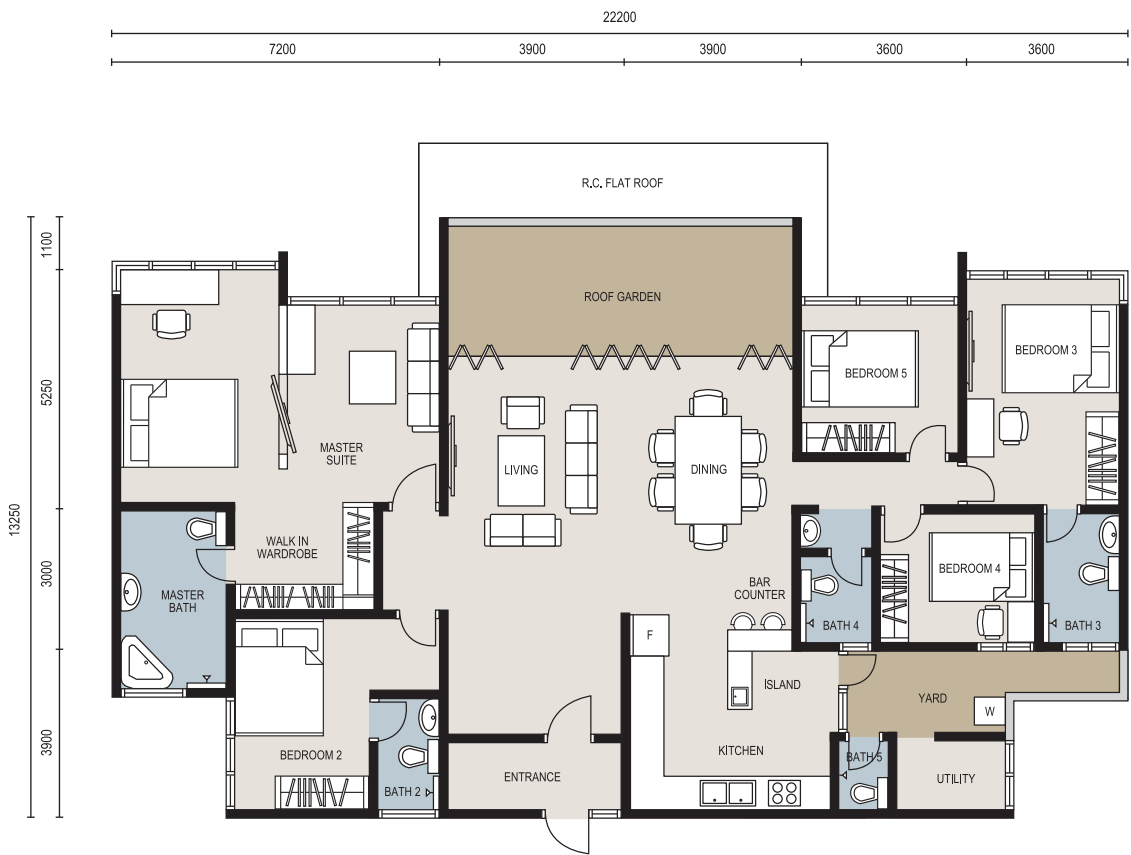
PENTHOUSE 2,760sf

Think big. Live large. Embrace prestige. This is panoramic, sky-high living at its most extraordinary.

5 BEDROOMS + 1 UTILITY ROOM | 5 BATHROOMS



LEVEL 6



SPECIFICATIONS 建筑规格

• **STRUCTURE 结构:** Reinforced concrete 钢筋混凝土 • **WALL 墙:** R.C.Wall / Lightweight block wall / Brick wall 钢筋混凝土墙 / 干壁隔墙 / 石砖墙 • **ROOF 屋顶:** Zincalume metal roofing with insulation / Reinforced concrete flat roof with waterproofing 金属材料隔热屋顶 / 钢筋混凝土防水屋顶 • **ROOF TRUSS 屋梁:** Steel trusses 钢铁屋梁 • **CEILING 天花板:** Skim coat / Fibrous plaster board ceiling 石棉天花板 / 纤维石膏天花板 • **WINDOWS 窗:** Aluminium casement / sliding / top hung window / fixed glass louvres 铝框 / 滑动 / 吊动窗 / 百叶窗 • **DOORS 门:** Aluminium Framed Glass Door / Composite door / Flush Door / PVC Door / Fire Rated Door 铝框玻璃门 / 合成木门 / 聚氯乙烯门 / 防火门 • **FLOOR FINISHES 地面装饰:** Entrance, Living, Dining, Kitchen - Floor tiles 大厅, 客厅, 饭厅, 厨房 - 地砖 | Master bedroom, Bedroom 2, 3, 4 & 5 - Engineering timber flooring 主卧室, 卧室2及3 - 合成木质地板 | Master Bath & Bath 2, 3, 4 & 5 - Non-slip floor tiles 浴室1, 浴室2, 浴室3, 浴室4及浴室5 - 防滑地砖 | Linen & Yard - Floor tiles 工人卧室, 后院 - 地砖 • **LOCKS 锁头:** Good quality Locks 优质门锁 • **WALL FINISHES 墙面装饰:** Wall tiles for kitchen & toilets 厨房和所有浴室 - 壁砖 • **SANITARY INSTALLATIONS 卫生设备:** Good quality sanitary wares 优质卫生器皿 • **KITCHEN SINK 厨房洗碗盆:** Stainless steel sink 不锈钢洗碗盆 • **ELECTRICAL INSTALLATIONS 电源设备 (Three Phase Supply 三相供电):** Lighting point - 30 电灯接头 - 30个 | Fan point - 6 电风扇接头 - 6个 | Socket outlet - 20 电插座 - 20个 | Bell point - 1 | 门铃接头 - 1个 | SMATV point - 2 电视天线接头 - 2个 | Telephone point - 2 电话接头 - 2个 | Water heater supply to Master Bath and Instant heater point to bath 2 & 3 主浴室备有热水器供应, 浴室2及浴室3设有热水器接头 • **AIR CONDITIONING INSTALLATIONS 冷气设备:** Air-conditioning point complete with wiring and copper piping - 6 nos (At Living & Master bedroom, Room 2, 3, 4 & 5) 包括插座及冷气管 : 冷气机位 - 六个装置 (客厅, 主卧室, 卧室2, 卧室3, 卧室4, 卧室5)

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TYPE C2

PENTHOUSE 2,390sf

Think big. Live large. Embrace prestige. This is panoramic, sky-high living at its most extraordinary.

3 BEDROOMS + 1 UTILITY ROOM | 4 BATHROOMS

LEVEL 5 & 8 | LEVEL 6 & 9



SPECIFICATIONS 建筑规格

• **STRUCTURE 结构:** Reinforced concrete 钢筋混凝土 • **WALL 墙:** R.C.Wall / Lightweight block wall / Brick wall 钢筋混凝土墙 / 干壁隔墙 / 石砖墙 • **ROOF 屋顶:** Zincalume metal roofing with insulation / Reinforced concrete flat roof with waterproofing 金属材料隔热屋顶 / 钢筋混凝土防水屋顶 • **ROOF TRUSS 屋梁:** Steel trusses 钢铁屋梁 • **CEILING 天花板:** Skim coat / Fibrous plaster board ceiling 石棉天花板 / 纤维石膏天花板 • **WINDOWS 窗:** Aluminium casement / sliding / top hung window / fixed glass louvres 铝框 / 滑动 / 吊动窗 / 百叶窗 • **DOORS 门:** Aluminium Framed Glass Door / Composite door / Flush Door / PVC Door / Fire Rated Door 铝框玻璃门 / 合成木门 / 聚氯乙烯门 / 防火门 • **FLOOR FINISHES 地面装饰 (1st Floor):** Entrance, Living, Dining, Kitchen - Floor tiles 大厅, 客厅, 饭厅, 厨房 - 地砖 | Bedroom 2 & Bedroom 3 - Engineering timber flooring 卧室2及3 - 合成木质地板 | Bath 2 & Bath 3 - Non-slip floor tiles 浴室2及浴室3 - 防滑地砖 | Utility, Store & Yard - Floor tiles 工人卧室, 储物室, 后院 - 地砖 • **(2nd Floor):** Master bedroom - Engineering timber flooring 主卧室 - 合成木质地板 | Bath 1 & Roof Garden - Non-slip Floor tiles 浴室1&屋顶 - 防滑地砖 • **LOCKS 锁头:** Good quality Locks 优质门锁 • **WALL FINISHES 墙面装饰:** Wall tiles for kitchen & toilets 厨房和所有浴室 - 壁砖 • **SANITARY INSTALLATIONS 卫生设备:** Good quality sanitary wares 优质卫生器皿 • **KITCHEN SINK 厨房洗碗盆:** Stainless steel sink 不锈钢洗碗盆 • **ELECTRICAL INSTALLATIONS 电源设备 (Single Phase Supply 单相供电):** Lighting point - 15 电灯接头 - 15个 | Fan point - 5 电风扇接头 - 5个 | Socket outlet - 15 电插座 - 15个 | Bell point - 1 门铃接头 - 1个 | SMATV point - 2 电视天线接头 - 2个 | Telephone point - 2 电话接头 - 2个 | Instant water heater point - 2 热水器接头 - 2个 • **AIR CONDITIONING INSTALLATIONS 冷气设备:** Air-conditioning point complete with wiring and copper piping - 4 nos (At Living & Master bedroom, Room 2 & 3) 包括插座及冷气管: 冷气机位 - 四个装置 (客厅, 主卧室, 卧室2, 卧室3)

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



BECOME AN URBAN FARMER WITH US AT SUTERA!

- Sutera is committed to sustainability
- Sutera Good Earth is a community sustainable agriculture(CSA) effort focussing on collecting and turning food waste into compost
- Garden plots are available to residents for adoption!



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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: Tanah Sutera Development Sdn Bhd (Co. Reg.197281-A) • Developer License: 6034-25/02-2021/02004(L) • Validity Period: 20/2/2020 to 19/2/2021 • Advertising & Sales Permit: 6034-25/02-2021/02004(P) • Validity Period: 20/2/2020 to 19/2/2021 • Land Tenure: Freehold • Land Encumbrances: Nil • Expected Date of Completion: Dec 2015 • Selling Price: RM 558,000 (min)-RM 1,105,000 (max) • Total Units: 1230 Units (3 Storey Apartments: 888 units, 6 Storey Apartments: 342 Units) • Approving Authority: MPJBT | Reference No (Building Plan No.): MPJBT(EI) OSC/16/3/2010(RP)8/7/94(16) • REHDA No: 1197/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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