

Sutera 五福城

Vol 78

Harmony

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2025 Sutera Together COUNTDOWN CELEBRATION



**FREE
ADMISSION**

31-DECEMBER 2024

8PM-1AM | SUTERA MALL CAR PARK A



Sutera Together
Countdown
The Biggest Event At Sutera

Sutera Mall's
Exciting Upgrade

PropertyGuru Asia
Property Awards
A Year Of Distinction



Editor's Note

Are you ready to experience a retail revolution? Sutera Mall has undergone a stunning transformation, designed to redefine your shopping and entertainment experience.

In this edition of our newsletter, we invite you to join us on a journey of discovery. Turn to page 8 -10 to explore newly renovated spaces and meet the latest tenants in our Sutera Mall. To discover the recent additions that contribute to Sutera's thriving township and community, go to page 5 -7. For an insightful look at the Good Earth event, head to page 11.

We also explore a variety of topics, including the significance of sleep for overall well-being on page 12. For a fun and engaging activity, try your hand at our spot-the-difference game on page 13. Turn to page 15 to explore your dream home with us. Finally, celebrate with us on page 16 as we share Sutera's recent win at the 2024 PropertyGuru Asia Property Awards.

您是否已经准备好享受更优质的购物体验？五福城广场近期经过大规模的装潢与提升后，引进了许多新品牌，将为您提供更好的购物体验。

在这一期的Harmony Newsletter, 我们邀请您与我们一起来个探索之旅。翻到8-10页, 探索五福城广场翻新后的崭新空间和新入驻商店。除此之外如果想了解五福城的最新亮点, 请前往第5-7页。若想了解更多五福城美化地球环保展览会, 请翻到第11页。

我们还将探讨其他多个话题, 包括第12页关于睡眠对健康的重要性。第13页让你来挑战我们的找不同游戏! 翻到第15页, 与我们一起探索您的理想家园。最后, 在第16页与我们共同见证Sutera在2024年PropertyGuru亚洲不动产奖中获得的最新荣誉。



**Experience
a New Era
at Sutera Mall**

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Countdown to 2025

欢迎大家一起来感受
最震撼的跨年夜!

Join us and experience the most
spectacular New Year's Eve!



"2025 Sutera Together Countdown Party" is coming to Sutera Mall, Johor Bahru!

Expect an unforgettable night filled with electrifying performances, a vibrant night market featuring up to 100 booths, busker performances, games, and many fun-filled activities! As the clock strikes midnight, be awed by a spectacular professional fireworks display that will light up the sky, creating a perfect finale to the year. Get ready to dance the night away with friends and family as we usher in 2025 together!

Artist lineup 表演嘉宾:

Steady Gang, Phei Yong, Danny Koo, Chang Le, AnDee & Onnee Liveband, M.A.D Theatre X WIN LONG, Unlimit Dance, Final Century, ODD Dance, DJ Tiger X MC SHOBAK

《2025 Sutera Together 倒数派对》即将来临，地点就在新山五福城广场!

期待一个难以忘怀的夜晚，现场将有激动人心的表演、多达100个摊位的热闹夜市、街头艺人、游戏，还有各种好玩的活动！当午夜钟声响起时，一场超震撼的烟火秀将会点亮夜空，为这一年画上完美的句号。准备好和家人朋友一起嗨翻全场，迎接2025年的到来吧!

**SHOP AND EAT TILL
MIDNIGHT AND BEYOND!**

吃喝玩乐不停歇，嗨翻整夜!

Sutera Mall will extend operating hours until 12am!
五福城广场将延长营业时间至凌晨12点!



31/12/2024
8pm - 12:30am



Sutera Mall
五福城广场





Established in 2000, New Bridge International School became a Cambridge English Qualification Center in 2013 and is now a premier international school in Sutera's township.

Meet Ms. Evonne Chan, the esteemed Principal of New Bridge International School. With a wealth of experience spanning over 20 years in the education sector, Ms. Evonne brings a significant understanding of pedagogy, leadership, and educational innovation to their school community.

Today, Newbridge International School stands tall with pride at the heart of Sutera Utama's education hub, where they offer a holistic curriculum that balances academic rigor with character development. Their dedicated faculty, under the leadership of Principal Ms. Evonne Chan, is committed to inspiring and empowering students. Newbridge International School provides a nurturing environment where students can thrive academically, socially, and emotionally.

NewBridge国际学校成立于2000年，并于2013年成为剑桥英语资格认证中心，如今已在Sutera城镇内成为顶级国际学校。

Evonne Chan 作为NewBridge国际学校的校长，她在教育领域有着超过20年的丰富经验，对教学方式、领导力和教育创新都有着深刻的见解，为校区带来了宝贵的专业知识和领导力。

如今，NewBridge国际学校设立于五福城的教育中心，以全方位的课程体系而自豪，该课程不仅注重学术发展，同时也重视学生的品格培养。在Evonne Chan的带领下，学校的教师团队充满奉献精神，致力于激励并赋能学生。NewBridge国际学校为学生提供了一个培养他们学术、社交与情感发展的理想环境，让他们茁壮成长。



General Enquiries
Hotline:
011 - 2741 8668

Office Hour:
9am - 5pm (Monday - Friday)
9am - 1pm (Saturday)

Address:
PTD 68152, Jalan Persisiran Sutera Danga 1,
Taman Sutera Utama, 81300 Skudai Johor.



New Bridge International School
Location

Principal of New Bridge International School
Ms. Evonne Chan



SOUTHERN MEDICAL CLINIC



Southern Medical Clinic (SMC) is thrilled to announce the opening of their third branch, SMC Sutera, right here in Sutera community! Known for providing affordable, personalized healthcare, Southern Medical has been a trusted name in Johor Bahru since 2022. With a focus on comprehensive care, their new clinic offers a wide range of General Practitioner services, including advanced ultrasound screenings for early detection of potential health issues.

Southern Medical Clinic (SMC) 非常高兴地宣布，第三家分行— SMC Sutera，正式在五福城开业啦！SMC 自2022年起就以提供价格实惠、个性化的医疗服务而闻名，是新山区备受信赖的医疗品牌。新开的诊所专注于全面的医疗护理，提供广泛的全科医生服务，包括先进的超声波筛查，以便早期发现潜在的健康问题。



017-883 3758



Mon - Tue : 9am - 11pm
Wed - Sat : Open 24 hours
Sun : 12am - 11pm



47G, jalan sutera pulai 2/26,
Taman Sutera Utama,
81300 Skudai, Johor



Southern Medical Clinic
Location

诊所服务 Clinic Service List

| | |
|---|----------------|
| General OutPatient Treatment & Screening Services | 普通门诊 |
| Pre-employment Health Screening | 入职前体检 |
| Rejuvenative Health Service & Healthy Aging | 乐龄健康计划 |
| Screening and monitoring of non-communicable disease (High blood pressure, diabetes mellitus, high cholesterol) | 慢性非传染性 疾病监测 |
| Cancer & Chronic Diseases Management | 癌症和慢性 疾病治疗 |
| Chronic Pain Management | 慢性疼痛管理 |
| Pre-Marital Check up | 婚前身体检测 |
| Family planning (Contraception advice) | 家庭生育计划 |
| Pregnancy testing | 妊娠检测 |
| and more..... 等等..... | |



Chery is a global automotive pioneer from China renowned for its commitment to smart technology, high-quality vehicles, and sustainable practices. LH Chery Auto Group, an authorized dealer of Chery automotive services, is thrilled to announce the opening of its first outlet, LH Chery Auto, in Sutera Township. This marks a significant milestone for both LH Chery Auto Group and Chery in bringing cutting-edge automotive technology and exceptional customer service to the heart of Johor Bahru.

奇瑞作为中国的全球汽车业的先锋，以智能科技、高品质车辆及可持续发展实践而闻名。LH Chery Auto Group 作为奇瑞汽车授权经销商，欣喜地宣布其首家门店 - LH Chery Auto 正式在五福城开业。这对于 LH Chery Auto Group 和奇瑞来说都是一个重要的里程碑，标志着他们将最尖端的科技和卓越的客户服务带到了柔佛新山。



They offer a comprehensive range of services, including:

- **Sales** : Discover the latest Chery models and find the perfect vehicle to suit your lifestyle and needs.
- **Service** : Experience top-notch after-sales care with our expert technicians and genuine Chery parts.
- **Spare Parts** : Ensure your Chery vehicle performs optimally with our extensive inventory of original spare parts.

LH Chery Auto Group 提供完整的一站式服务，包括：

- **专业销售服务** : 提供各种最新的奇瑞车型，帮助您找到最适合您的生活方式和需求的完美车辆。
- **高端的服务** : 拥有专业技术人员和原装奇瑞汽车零件，让您体验顶级的售后服务。
- **完善的备件** : 完整的原装备件库存，以确保您的奇瑞汽车发在不管遇到什么问题之下都能解决，并发挥最佳性能。



SHOWROOM

No 55G & 57G, Jalan Sutera Pulai 2/26,
Taman Sutera Utama, 81300 Skudai, Johor



OPERATING HOURS

Monday-Sun 8.00am to 5.30pm



Chery Malaysia
Location

Ongoing promotions

Currently Chery Malaysia is offering 1 Year Anniversary Promotion* for Chery Omoda 5 / Omoda E5 / Tiggo 8 Pro Tiggo 7 Pro - Early Bird Promotions* savings of RM4,000 for first 2,000 customers only.

奇瑞马来西亚现在正推出【1周年大促销*】！凡是购买Chery Omoda 5 / Omoda E5 / Tiggo 8 Pro 这三个车款都能享有特别的优惠！Tiggo 7 Pro更是享有【早鸟优惠*】！首2000名购买的顾客，可直接现折高达RM4,000！

*T&C apply. Limited time only. *附带条件. 限时优惠

LOCATED IN



Auntea Jenny
1F-601 & 1F-602, First Floor, Sutera Mall

Auntea Jenny has arrived at Sutera Mall, ready to make your life just a bit sweeter! Dedicated to crafting a unique drinking experience, Auntea Jenny goes beyond the usual milk teas and fruit drinks. Their menu is a vibrant blend of flavours, designed to satisfy any craving.

Auntea Jenny 来到五福城广场啦！准备好为你的生活增添一丝甜蜜吗？Auntea Jenny 旨在创造不一样的味蕾享受，绝不仅仅是普通的奶茶和水果茶哦。他们的菜单上有各种创意口味，总有一款能满足你的味蕾！

Signature:

- Classic Mango Pomelo Sago 杨枝甘露
- Super Strawberry Daifuku 超嗲草莓大福
- Jasmine Green Fresh Milk Tea 浅浅清茉

HLA

HLA



HLA
G-229A to G-231, Ground Floor, Sutera Mall

Step into HLA and discover how style and substance come together in every garment. With a focus on high-quality materials and versatile designs, HLA makes it easy to elevate your wardrobe without breaking the bank. Invite your friends and family and be the first to discover the stylish new looks here at HLA Sutera Mall!

走进 HLA，感受每一件服饰的精妙之处，在风格与实用性之间找到完美平衡。HLA 精选高品质面料，融入时尚设计，为你轻松提升个人穿搭品味。快邀约朋友和家人，一起探索五福城广场 HLA 全新时尚系列，体验焕然一新的潮流魅力吧！





提升您的购物体验!

ELEVATING YOUR SHOPPING EXPERIENCE!

Sutera Mall is set to redefine your mall experience with an exciting upgrade. The mall is currently undergoing a strategic transformation at ground floor to create a more dynamic and engaging environment for visitors. Discover exciting new stores and beloved brands as we unveil our fresh line-up of tenants below!

五福城广场正如火如荼地展开商场升级计划，准备重新定义您的购物体验。广场目前正在进行一楼的全面升级，致力于为访客带来一个更具活力与新鲜感的环境。一起来揭开全新租户的面纱，并发掘您喜爱的各个店铺吧!



美妆, 健康, 个人护理
Beauty, Health and Personal Care

1



Watsons
G-239 - G-243

2



Guardian Health & Beauty
G-251



鞋类
Footwear

3



Msole
G-061

4



Shoe City
G-235



包包
Bags / Luggage

5



TTWN Bear
G-236



首饰
Jewelry

6



Vinstella
G-249



居家品牌
Home and Lifestyle

7



The Green Party Living Collection
G-064





衣服与服饰
Clothes and Apparel

8



Dees
G-059

9



Outpozt
G-062

10



Miss Momo Concept
G-063

11



Renoma
G-065

12



Amoeba
G-392

13



Felancy
G-245

14



Pierre Cardin
G-246

15



Younghearts
G-247



UPCOMING EVENTS AT SUTERA MALL

29 — 28
DEC'24 JAN'25

Chinese New Year Campaign



07 — 09
MAR'25 MAR'25

MITM (Malaysia International Travel Mart) Travel Fair



Good Earth Exhibition 2024: A Better Tomorrow



Good Earth Exhibition 2024: A Better tomorrow was held on Sutera Mall from 4th to 13th October and allowed visitors to explore and learn about sustainable living. This exhibition served as a gateway for understanding and contributing to the United Nations Sustainable Development Goals (UNSDGs), with a spotlight on Sustainable Urban Development (SDG 11), Responsible Consumption (SDG 12) and Climate Action (SDG 13).

2024年五福城美化地球环保展览会：一个域名为“筑梦未来”的活动于10月4日至13日在五福城广场举行。这个活动让前来参加的人可探索和学习可持续生活的方式。这个展览会是为了推动、了解和促进联合国可持续发展目标 (UNSDG) 并重点关注在可持续城市发展 (SDG 11)、负责任消费 (SDG 12) 和气候行动 (SDG 13)。

This year, Sutera is proud to collaborate with leading sustainability champions, including Iskandar Puteri Rendah Karbon (IPRK) members: Iskandar Regional Development Authority (IRDA), Majlis Bandaraya Iskandar Puteri (MBIP), SWM Environment Sdn Bhd, Jabatan Pendidikan Negeri Johor (JPNJ), Universiti Teknologi Malaysia (UTM), and JCI Johor Bahru. Together, we aim to elevate community engagement and demonstrate how collective action can create lasting impacts.

今年，五福城也非常荣幸与可持续生活倡导者合作，包括依斯干达公主城低碳计划 (IPRK) 成员：依斯干达区域发展局 (IRDA)、依斯干达公主城市政厅 (MBIP)、南方环保公司 (SWM)、柔佛州教育局 (JPNJ)、马来西亚科技大学 (UTM) 和新山国际青年商会 (JCI Johor Bahru)。我们一同携手致力于提升社区参与度，并展示集体行动可如何创造持久影响。



The event showcased many exhibitions and workshops, inspiring visitors to take action to protect our environment. Visitors can explore the Drive Thru Recycling Event, Kuru Kuru Barter Trade, VR Recycling Game, Food Waste Composting Workshop, Mudball Workshop, Complimentary TCM Health Check by Nature Concept TCM Healthcare, and many more.

In all, the event showcased the power of collective action in protecting our planet. We hope to see you in the next Good Earth Exhibition!

除此之外，这个活动也有许多不同的展览和工坊，借此鼓励参观者一起动手保护我们的环境。参观者不仅可以参与并探索环保回收活动、Kuru Kuru 物物交换、虚拟现实回收游戏、食物废料堆肥工作坊、泥球工作坊、现场也提供了由诚德中医所给予的免费中医健康检查等等。

此次的活动成功展示了大家在保护地球上的共同付出，期待明年与大家在五福城美化地球环保展览会相见！



Why Do We Need Sleep?

为什么我们需要睡眠?

Sleep plays a crucial role in various aspects of human health and cognitive function: 睡眠对人类健康和认知功能的各方面起着至关重要的作用:

Learning and memory consolidation 巩固学习和记忆

Sleep aids in focus, concentration, and the organization of memories, all essential for learning.

睡眠有助于提高专注力、集中注意力，并整理记忆，这些对学习至关重要。

Emotional regulation 调节情绪

Sleep helps regulate emotions and manage the physical and psychological effects of stress.

睡眠有助于调节情绪，并管理压力的生理和心理影响。

Judgment and decision making 判断和决策

Adequate sleep enhances a person's ability to recognize danger and make sound decisions.

充足的睡眠可以提高个人识别危险和做出明智决策的能力。

Problem solving 解决问题

Research suggests that sleeping on complex problems improves problem-solving abilities.

研究表明，睡眠有助于解决复杂问题，提升解决问题的能力。



What are the stages of Sleep? 睡眠分为哪几个阶段?



Stage N1 | 第一阶段 (N1 期) - 入睡期

This is the lightest stage of sleep, typically lasting only a few minutes.

阶段1是睡眠的开始，昏昏欲睡的感觉就属于这一阶段。这是最轻的睡眠阶段，通常只持续几分钟。



Stage N2 | 第二阶段 (N2 期) - 浅睡期

Healthy adults typically spend about half of their night in N2 sleep. Brain activity slows down, with occasional bursts that support memory retention and learning.

阶段2开始正式睡眠，属于浅睡阶段。健康的成年人通常在夜间约一半时间处于N2期睡眠中。虽然大脑活动减慢，但仍会出现间歇性的活跃，有助于记忆保持和学习。



Stage N3 | 第三阶段 (N3 期) - 熟睡和深睡期

Also known as "slow wave sleep" or "deep sleep," N3 helps individuals wake up feeling refreshed. During this stage, blood pressure decreases, heart and breathing rates slow, and growth hormone is released. People generally spend about 10% to 20% of their night in N3 sleep.

阶段3又称“慢波睡眠”或“深睡眠”，在沉睡期间不易被叫醒，有助于醒来时感到清爽。在这阶段，血压降低，心率和呼吸率减慢，身体释放生长激素。人们通常约占10%到20%的时间处于此阶段。



REM Sleep | REM 睡眠阶段 - 快速眼动期

During REM sleep, rapid eye movements occur intermittently, and vivid dreaming takes place. Skeletal muscles become temporarily paralyzed to prevent acting out dreams, while memory consolidation primarily occurs. REM sleep constitutes 20% to 25% of a typical night of sleep, with more occurring towards the morning.

在REM睡眠中，眼球间歇性快速移动，并产生生动的梦境，而骨骼肌肉则暂时性麻痹以防止人们在梦中动作。记忆巩固主要发生在REM睡，它占一般睡眠时间的20%到25%，主要发生在清晨时段。

What are the negative effects of sleep deprivation? 睡眠不足有哪些影响?

- Suppress your immune system, increasing your susceptibility to sickness and infection. 抑制你的免疫系统，增加患病和感染的风险。
- Increase your risk of developing heart problems, type 2 diabetes, and high blood pressure. 增加罹患心脏病、2型糖尿病和高血压的风险。
- Interfere with your metabolism and elevate your risk for obesity. 干扰你的新陈代谢并增加肥胖的风险。
- Cause your relationships to suffer at work and at home. 导致工作和家庭关系受损。
- Lead to depression and anxiety. 引发抑郁和焦虑。



Source "Sleep Foundation"



找不同

Spot The Differences



请在以下两张图中找出8个不同之处。

Spot 8 differences between the two pictures.



NITE BITE At Sutera Mall



Sutera 五福城

新项目开放登记

**NEW
PROJECT**

Unveiling Soon

3  | 3 



请扫码登记!

SCAN & REGISTER NOW!

 +6019-771 9009



荣获 PROPERTYGURU 亚洲不动产奖

AWARD WINNING PROJECT

柔佛最高端有地住宅项目
Best High-End Landed Development in Johor



*Artist's Impression 图片仅供参考

双层毗连式半独立洋房 2 Storey Semi-D Concept Homes



*Artist's Impression 图片仅供参考

围篱保安
GATED & GUARDED
Peace Of Mind



*Artist's Impression 图片仅供参考

高级私人俱乐部
EXCLUSIVE CLUBHOUSE
Full Fledge Facilities



*Artist's Impression 图片仅供参考

绿意公园
LANDSCAPED GARDENS
Nature Living



现已开放登记
Open For Registration
+6019 771 9009

Sutera 五福城

Developer License: 6034/08-2026/1010(A) | Validity Period: 03/08/2023-02/08/2026 | Advertising & Sales Permit: 6034-32/02-2027/0185(N)-5 | Validity Period: 27/02/2024-26/02/2027 | Tanah Sutera Development Sdn. Bhd. 199001005713(197281-A) | No. 2, Jalan Sutera Merah 2, Taman Sutera, 81200 Johor Bahru. | 07-2899009 | tsutera@tanahsutera.com | Land Tenure: Freehold | Land Encumbrances: Nil | Project Name: Alam Sutera (Phase 1, Taman Sutera Utama) | Types of Development: 2 Storey Terrace Houses (71 Units) RM1,298,000.00 - RM2,330,500.00 & 3 Storey Terrace Houses (22 Units) RM1,558,000.00 - RM2,127,000.00 | Expected Date of Completion: December 2025 | Total Units: 93 | Number of Car Park: 3 | Approving Authority: Majlis Bandaraya Iskandar Puteri, Johor Bahru. | Reference Building Plan No.: MBIPUB/ RP/8/3/2023/35 | REHDA No.: HDA1197JH0145/95. | Developer License: 6034/08-2026/1010(A) | Validity Period: 03/08/2023-02/08/2026 | Advertising & Sales Permit: 6034-33/04-2027/0308(N)-5 | Validity Period: 08/04/2024-07/04/2027 | Tanah Sutera Development Sdn. Bhd. 199001005713(197281-A) | No. 2, Jalan Sutera Merah 2, Taman Sutera, 81200 Johor Bahru. | 07-2899009 | tsutera@tanahsutera.com | Land Tenure: Freehold | Land Encumbrances: Nil | Project Name: Alam Sutera (Phase 2, Taman Sutera Utama) | Types of Development: 2 Storey Terrace Houses (74 Units) RM1,298,000.00 - RM1,658,000.00; 3 Storey Terrace Houses (40 Units) RM1,558,000.00 - RM1,918,000.00; 3 Storey Terrace Houses (9 Units) RM1,688,000.00 - RM2,107,600.00; 3 Storey Terrace Houses (10 Units) RM1,758,000.00 - RM2,404,000.00, and 2 Storey Cluster Houses (28 Units) RM2,588,000.00 - RM2,885,600.00 | Expected Date of Completion: March 2027 | Total Units: 172 | Number of Car Park: 3 | Approving Authority: Majlis Bandaraya Iskandar Puteri, Johor Bahru. | Reference Building Plan No.: MBIPUB/ RP/8/3/2023/35 | REHDA No.: HDA1197JH0145/95. | All plans, layouts, information and specification 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 Sutera 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 visualization or any part thereof. *All information is correct at time of printing (April 2024). | This advertisement has been approved by the Ministry of Housing and Local Government. (KPK)



CELEBRATING AN AWARD-WINNING 2024 FOR SUTERA

庆祝五福城在2024的辉煌成就

As we wrap up an incredible year, we are excited to reveal that Sutera has been honoured with multiple prestigious awards at the PropertyGuru Asia Awards – Malaysia 2024. This recognition reflects our commitment to creating thoughtfully developed townships that inspire vibrant living and a strong sense of community.

转眼间 2024 年即将到来尾声，我们非常高兴地宣布五福城在 PropertyGuru 2024 亚洲房地产大奖中荣获多项殊荣。这些奖项不仅彰显了五福城在打造充满活力的优质社区上所作的努力，更获得了外界的高度认可。

OUR ACCOLADES: 我们荣获的奖项包括：

- 
**Sutera Garden Village
Best High-End
Landed Development
(Southern Region)**
南马区最高端
有地房产奖项
- 
**Sutera Garden Village
Best Clubhouse
Design (Malaysia)**
全马最佳俱乐部
设计奖项
- 
**Social
Impact
Champion**
社会影响力
典范奖



None of this would have been possible without the dedication of our talented Sutera team and the unwavering support of our community. Together, we share a vision for creating more than just living spaces – we are building places where people feel connected, valued, and inspired.

这一切都归功于五福城团队的辛勤付出，以及所有五福城居民对我们的支持与认同。我们的共同愿景不仅是成为发展商，更是创造一个连接情感、赋予价值并深受启发的生活空间。

Thank you to everyone who has been part of this journey. We look forward to another year of creating spaces that enhance lives and communities.

感谢每一位陪伴在这段旅程中的人。我们期待在新的一年里继续向前迈进，进一步提升五福城的生活品质与社区空间。