

BSP
Sutera

Craft Endless
Memories with
Our Diverse
Amenities and
Facilities

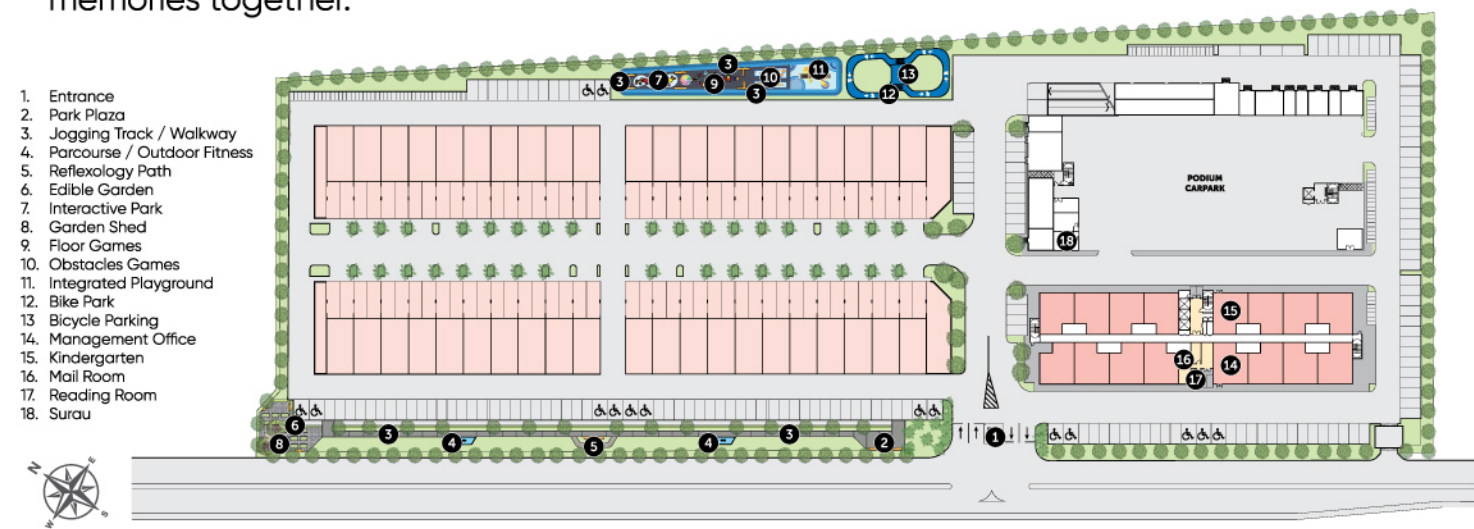




Artist's impression

Embrace Active Living and Community Joy

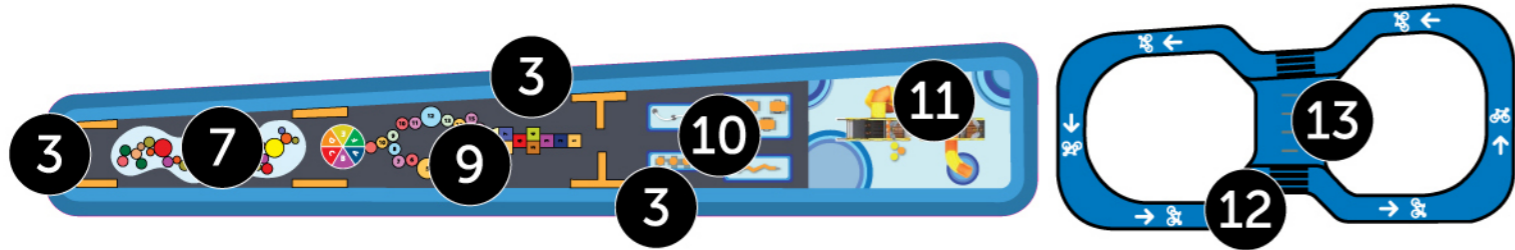
Enter a vibrant community where each day offers new family adventures. At BSP Sutera, the fresh open air invites you to explore countless activities designed for both kids and adults. Relax and connect with your neighbours, as you create unforgettable memories together.



Artist's impression

Trusted Security, Trusted Community

Ground-level Fun Hub for Shared Joy!



Delight in the joy of BSP Sutera Fun Park, a playful retreat located on the ground floor. Welcoming both townhouse and apartment residents, this spot is more than just a playground - it's a gathering place for the entire community.

GROUND FLOOR

- 3** Jogging Track/ Walkway **7** Interactive Park
- 9** Floor Games **10** Obstacle Games
- 11** Integrated Playground **12** Bike Park
- 13** Bicycle Parking



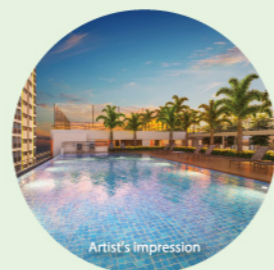
Exclusive Delights for Your Enjoyment

Indulge in our facilities located in the apartment. Every space is thoughtfully designed, creating a personal touch for your living experience.

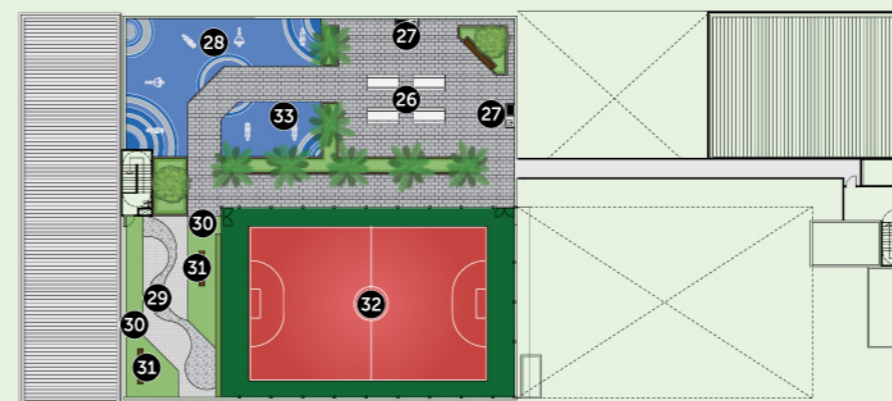


LEVEL 6

- 19. Badminton/ Takraw Court
- 20. Open Deck
- 21. Kid Pool
- 22. Main Pool
- 23. Outdoor Shower
- 24. Toilet
- 25. Multi-purpose Hall



22 Main Pool



LEVEL 7

- 26. Outdoor Dining Area
- 27. BBQ Pit
- 28. Adult Outdoor Fitness Station
- 29. Reflexology Path
- 30. Green Lawn
- 31. Bench
- 32. Futsal Court
- 33. Kids Outdoor Fitness Station



32 Futsal Court



Townhouse

Artist's Impression

3 bedrooms, 2 bathrooms. Price from RM499,968**

Gross Built Area: 1,339 sqft (Ground Floor) | 1,479 sqft (First Floor)

SPECIFICATIONS – TOWNHOUSE (Corner Lot / End Lot / Intermediate Lot)

Structure	: Reinforced Concrete Framework
Wall	: RC Wall / Cement Sand Brick / Block wall / Concrete Wall / Concrete Panel / Masonry Wall
Roofing	: Concrete Roof Tiles / Metal Deck / RC Flat Roof
Ceiling	: Plaster Board Ceiling / Skim Coat / Cement Board
Window	: Aluminium Frame Window
Door	: Flush Door
	: Aluminium Frame Sliding Door
Locks	: Quality Lockset

WALL FINISHES

Wall Finishes	: External	- Weathershield Paint
	: Internal	- Emulsion Paint
	: Kitchen	- Wall Tiles up to 2100mm Height
	: All Bathrooms	- Wall Tiles up to Ceiling Height

FLOOR FINISHES

Floor Finishes	: Car Porch & Driveway	- Concrete Imprint
	: Living & Dining	- Ceramic Tiles
	: Kitchen	- Ceramic Tiles
	: All Bathrooms	- Ceramic Tiles
	: All Bedrooms	- Ceramic Tiles
	: Others	- Cement Render

SANITARY INSTALLATION

WC	: 2 nos
Wash Basin	: 2 nos
Shower	: 2 nos
Basin Tap	: 2 nos
Bib Tap	: 2 nos
Kitchen Sink	: 1 no

ELECTRICAL INSTALLATION

Distribution Board	: 1 no
Light Point	: 14 nos (Lower Unit) 13 nos (Upper Unit)
A/C Point	: 2 nos
Power Point	: 11 nos
Ceiling Fan Point	: 5 nos
TV Point	: 1 no
FWS Point	: 1 no
Water Heater Point	: 1 no

NOTE: ALL ITEMS STATED ABOVE ARE SUBJECT TO FOR VARIATIONS, MODIFICATIONS AND SUBSTITUTION AS TO COMPLY WITH THE RELEVANT AUTHORITIES / ENGINEERS / ARCHITECTS AND THE LAW AS THEY ARISE.

** PRICES AFTER 7% BUMIPUTERA DISCOUNT



GROUND FLOOR

FIRST FLOOR



Apartment

Artist's Impression

3 bedrooms, 2 bathrooms. Price from RM442,680**

Gross Built Area: 850 sqft

SPECIFICATIONS – APARTMENT

Structure	: Reinforced Concrete Framework
Wall	: Cement Sand Brick / Block Wall / Concrete Wall / Concrete Panel
Roofing	: RC Flat Roof / Metal Deck
Ceiling	: Plaster Board Ceiling / Skim Coat
Window	: Aluminium Frame Window / Louvre Window
Door	: Main Entrance - Fire Rated Flush Door
	: Bathrooms / Bedrooms - Flush Door
	: Balcony - Aluminium Frame Sliding Door
Locks	: Quality Lockset

WALL FINISHES

Wall Finishes	: Common Area	- Plaster / Skim Coat and Paint
	: Kitchen	- 1500mm Height Ceramic Tiles
	: All Bathrooms	- 1500mm Height Ceramic Tiles

FLOOR FINISHES

Floor Finishes	: Living & Dining	- Ceramic Tiles
	: Kitchen	- Ceramic Tiles
	: All Bathrooms	- Ceramic Tiles
	: All Bedrooms	- Ceramic Tiles
	: Balcony / Yard	- Ceramic Tiles
	: Foyer	- Ceramic Tiles
	: Others	- Cement Render

SANITARY INSTALLATION

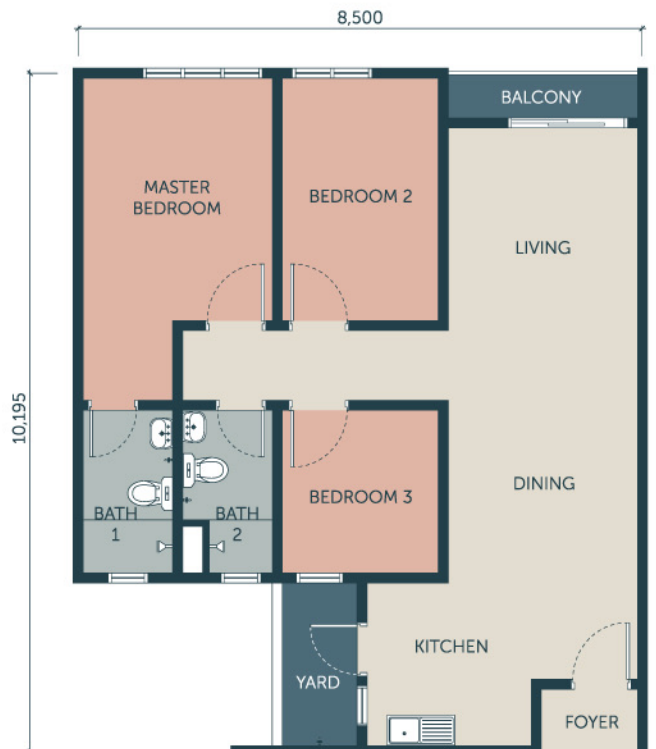
WC	: 2 nos
Wash Basin	: 2 nos
Shower	: 2 nos
Basin Tap	: 2 nos
Bib Tap	: 3 nos
Kitchen Sink	: 1 no

ELECTRICAL INSTALLATION

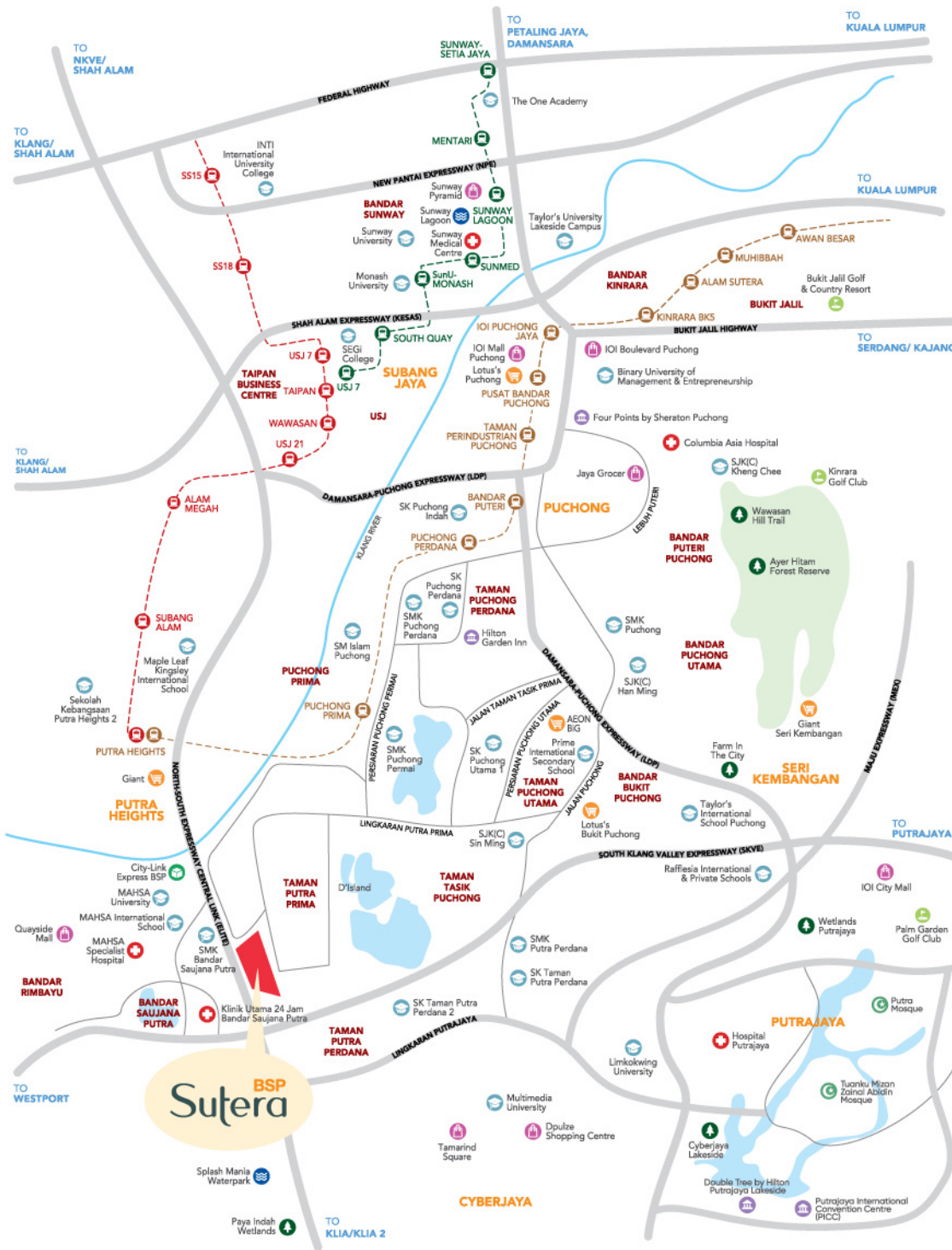
Distribution Board	: 1 no
Light Point	: 15 nos
A/C Point	: 2 nos
Power Point	: 11 nos
Ceiling Fan Point	: 4 nos
TV Point	: 1 no
FWS Point	: 1 no
Water Heater Point	: 1 no

NOTE: ALL ITEMS STATED ABOVE ARE SUBJECT TO FOR VARIATIONS, MODIFICATIONS AND SUBSTITUTION AS TO COMPLY WITH THE RELEVANT AUTHORITIES / ENGINEERS / ARCHITECTS AND THE LAW AS THEY ARISE.

** PRICES AFTER 7% BUMIPUTERA DISCOUNT



Location Map



Nearby Landmarks from Our Location

- 6KM** SMK Puchong Utama 1 & 2
- 7KM** MAHA University
- 8KM** AEON Big Puchong Utama
- 15KM** Multimedia University
- 19KM** IOI City Mall

Address: BSP Sutera, Bandar Saujana Putra, 42610 Jenjarom, Selangor Darul Ehsan

Waze: BSP Sales Gallery by LBS

www.lbs.com.my

Sales Gallery Opening Hours: Open daily from 10am – 6pm

Another project by



林木生集团有限公司 **LBS BINA GROUP BERHAD** 200001015875
PROPERTY DEVELOPMENT & INVESTMENT HOLDINGS



HQ
PLAZA SERI SETIA, LEVEL 1-4, NO.1 JALAN SS9/2, 47300
PETALING JAYA, SELANGOR DARUL EHSAN, MALAYSIA
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