

Monthly instalment from

RM 1,700*

*TERMS AND CONDITIONS APPLY

Sutera ^{BSP}



Artist's impression only

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Apartment from **RM 442,680***

Townhouse from **RM 499,968***



**Gated and Guarded
LOW DENSITY**

Artist's impression



*PRICES AFTER 7% BUMIPUTERA DISCOUNT

3 bedrooms, 2 bathrooms.

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

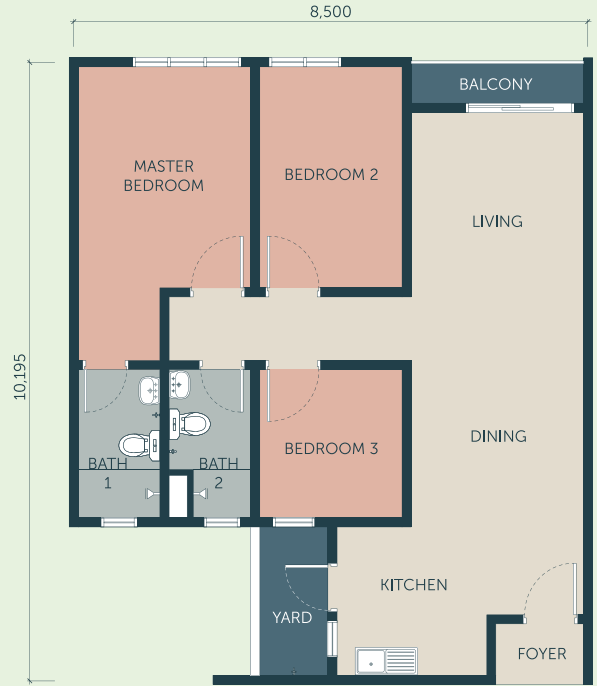
SANITARY INSTALLATION

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 VARIATIONS, MODIFICATIONS AND SUBSTITUTION TO COMPLY WITH RELEVANT AUTHORITIES / ENGINEERS / ARCHITECTS AND THE LAW AS THEY ARISE.



3 bedrooms, 2 bathrooms.

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 VARIATIONS, MODIFICATIONS AND SUBSTITUTION TO COMPLY WITH RELEVANT AUTHORITIES / ENGINEERS / ARCHITECTS AND THE LAW AS THEY ARISE.

Sales Gallery Address: BSP Sutura, 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



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DEVELOPER: SERIBU BAIDURI SDN BHD (COMPANY NO.: 199901022918(497818-U)) | DEVELOPER'S LICENSE NO.: 8695/01-2027/1485(A) | VALIDITY PERIOD: 13/01/2024 – 12/01/2027 | ADVERTISING & SALES PERMIT NO.: 8695-14/04-2027/0283(N)-(S) | VALIDITY PERIOD: 02/04/2024 – 01/04/2027 | APPROVING AUTHORITY: MAJLIS PERBANDARAN KUALA LANGAT | BUILDING PLAN REF. NO.: MPKL/JKB/2/4/11/2023(15) | LAND TENURE: LEASEHOLD 99 YEARS (EXPIRY DATE: 22 NOVEMBER 2116) | LAND ENCUMBRANCES: CHARGED TO RHB ISLAMIC BANK BERHAD | EXPECTED DATE OF COMPLETION: APRIL 2028 | TOTAL OF UNIT: 337 UNITS APARTMENT; 84 UNITS TOWNHOUSE (22' x 75') | PRICE: 337 UNITS APARTMENT: RM 561,000 (MIN) – RM 568,000 (MAX); 84 UNITS TOWNHOUSE (22' x 75') : RM 637,000 (MIN) – RM 718,000 (MAX) | RESTRICTION IN INTEREST: THIS LAND CANNOT BE TRANSFERRED, LEASED, OR MORTGAGED WITHOUT PRIOR CONSENT FROM THE STATE AUTHORITY. DISCLAIMER: WHILST EVERY REASONABLE CARE AND EFFORT HAS BEEN TAKEN, ALL MEASUREMENTS AND SPECIFICATIONS ARE APPROXIMATE. ALL PLANS AND SPECIFICATION INFORMATION CONTAINED HEREIN MAY BE SUBJECT TO CHANGE AS REQUIRED BY THE AUTHORITIES / ENGINEER, ARCHITECT AND THE DEVELOPER AND / OR LANDOWNER (WHERE APPLICABLE) SHALL NOT BE HELD RESPONSIBLE FOR ANY INACCURACY. ALL 3D VISUALS ARE ARTIST'S IMPRESSIONS ONLY. THIS ADVERTISEMENT HAS BEEN APPROVED BY THE NATIONAL HOUSING DEPARTMENT. TERMS AND CONDITIONS APPLY.

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