



Your Home.



Your Own.

It's all happening in Alam Sutera, Bukit Jalil!

RESIDENSI
SUTERA
TOWNHOUSE



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SUTERA
TOWNHOUSE



The time to
purchase your
own home
is *now!*



Residensi Sutera townhouses offer you the perfect opportunity to own your very first home. But hurry as only limited units are available. Secure your unit today!

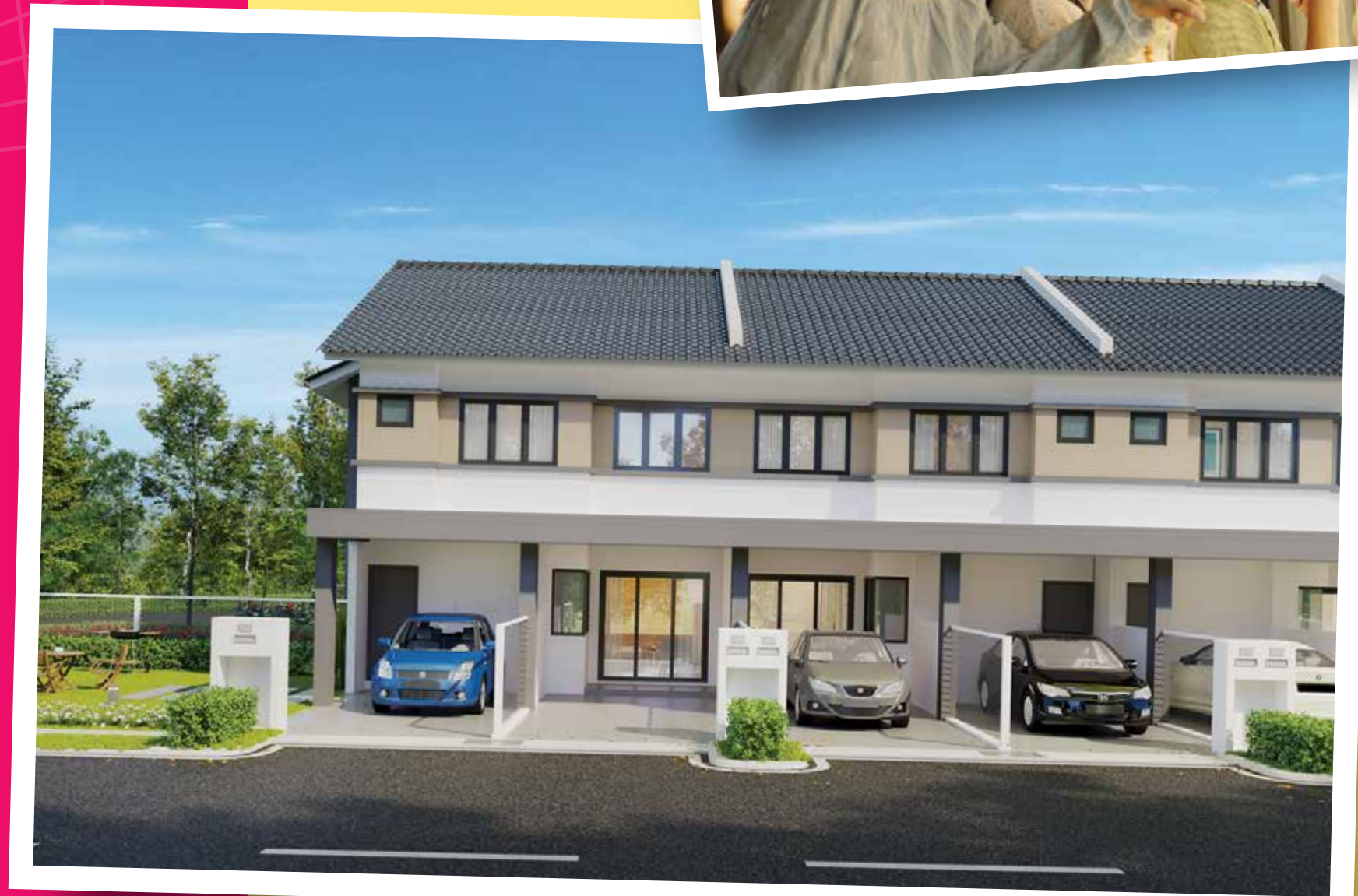
- Rare low density townhouse development
- Nestled in the strategic locality of Bukit Jalil
- Nearby upcoming Pavilion 2 shopping mall
- Speedy access to KL & PJ hotspots via major highways
- Spacious units with maximised built-up
- Tranquil neighbourhood ensures peace-of-mind living

Affordable

homes that are enveloped by a myriad of
amenities and
conveniences

Residensi Sutera is conveniently located in Bukit Jalil, thus these townhouses enjoy superior connectivity to major hotspots via a great network of highways. Amenities and conveniences like the upcoming Pavilion 2, F&B outlets, banks, schools and healthcare centres are just a stone throw away.

Such is the advantage of the superior locality of Residensi Sutera.



RESIDENSI
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SITE PLAN



INTERMEDIATE LOT FLOOR PLAN

FIRST FLOOR UNIT
Built-up: 797sf
(Main Parcel)



3 Bedrooms



2 Bathrooms



Ground Floor



First Floor

GROUND FLOOR UNIT
Built-up: 710sf
(Main Parcel)



3 Bedrooms



2 Bathrooms



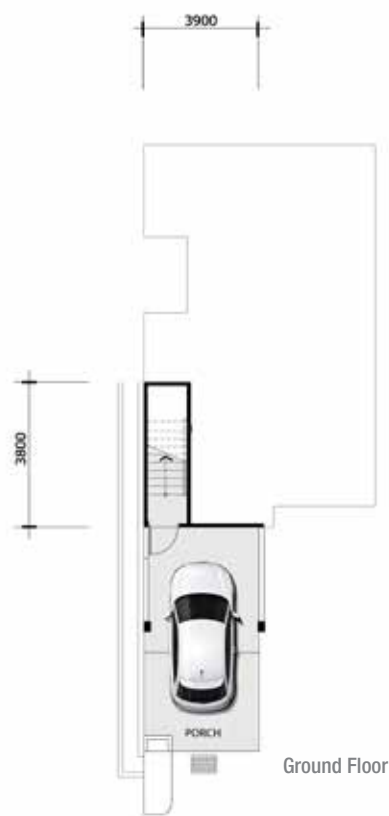
Ground Floor

END LOT FLOOR PLAN

FIRST FLOOR UNIT
Built-up: 840sf
(Main Parcel)

3 Bedrooms

2 Bathrooms



Ground Floor



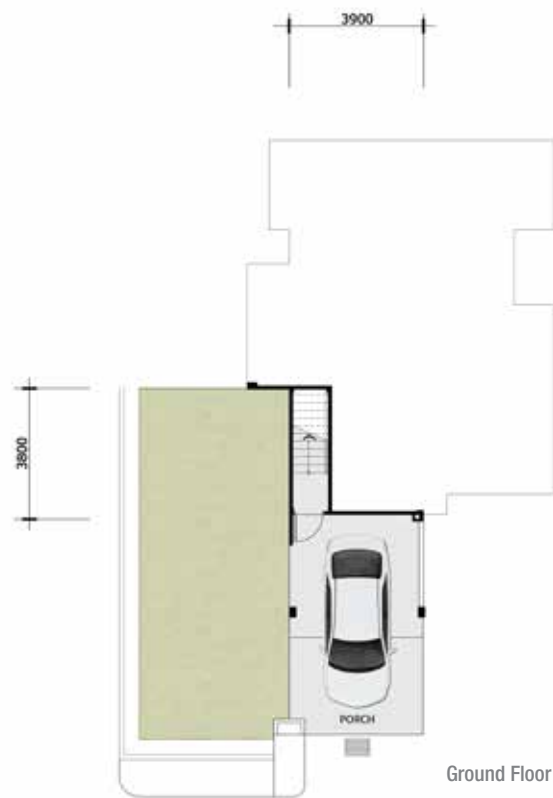
First Floor

CORNER END LOT FLOOR PLAN

FIRST FLOOR UNIT
Built-up: 883sf
(Main Parcel)

3 Bedrooms

2 Bathrooms



Ground Floor



First Floor

GROUND FLOOR UNIT
Built-up: 743sf
(Main Parcel)

3 Bedrooms

2 Bathrooms



Ground Floor

GROUND FLOOR UNIT
Built-up: 786sf
(Main Parcel)

3 Bedrooms

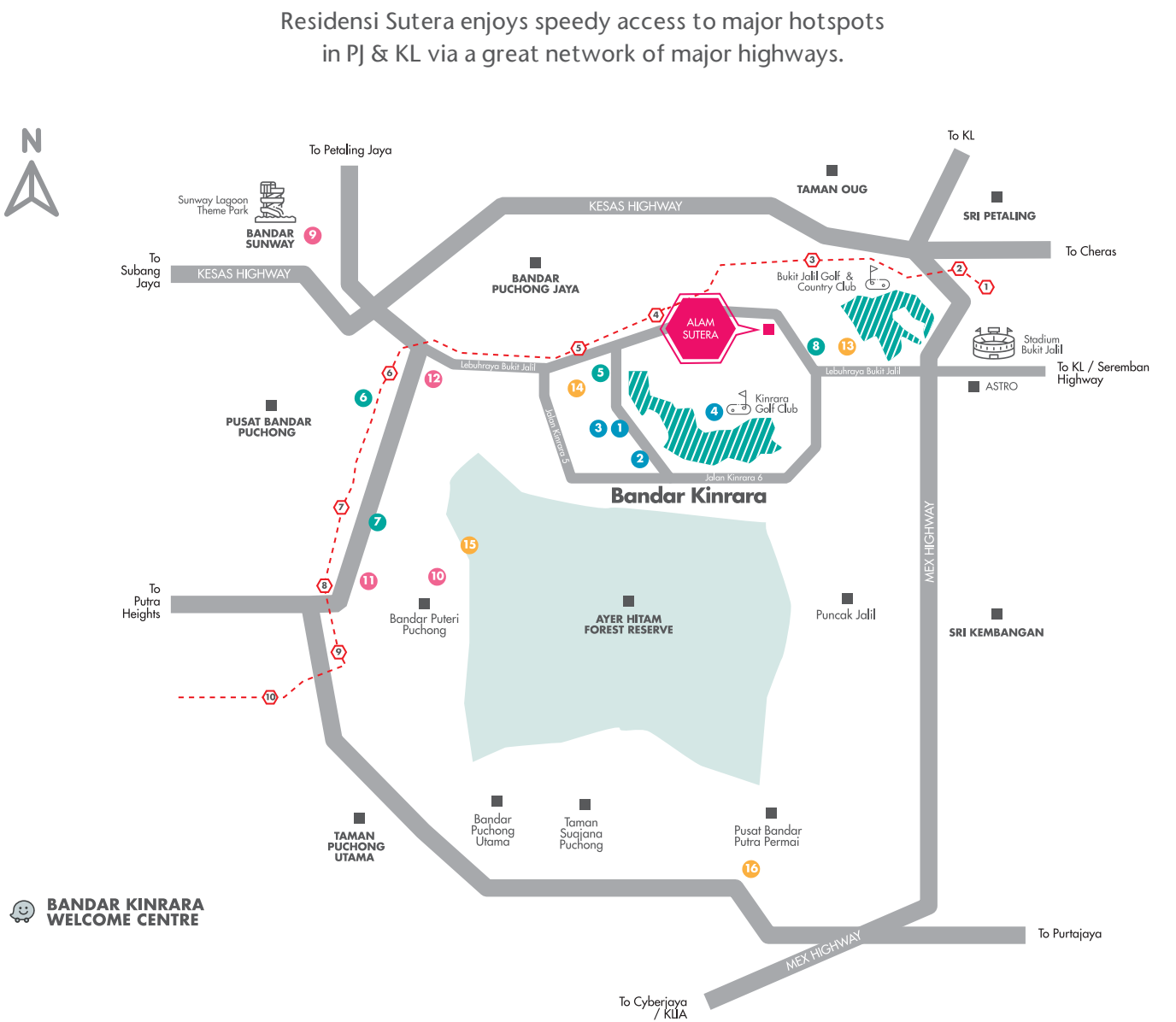
2 Bathrooms



Ground Floor

SPECIFICATIONS

Structure		: Reinforced Concrete						
Wall		: Precast / Clay Brick						
Roofing Covering		: Concrete Tiles Roofing						
Roofing Framing		: Light Weight Steel Trusses						
Ceiling		: Plaster Ceiling : Plaster & Paint / Skim Coat						
Windows								
All Areas		: Aluminium Framed Casement						
Bath		: Aluminium Framed Top Hung						
Doors								
Main Door		: Timber Door / Aluminium Framed Sliding Glass Door						
Bedroom		: Timber Flush Door						
Bathrooms		: PVC Door						
Terrace & Balcony		: Aluminium Framed Sliding Glass Door						
Floor Finishes								
Living, Dining, Bedroom, Foyer, Terrace, Balcony		: Cement Render						
Kitchen & Bathrooms		: Tiles						
Car Porch & Driveway		: Cement Render						
Ironmongery		: Provided						
Wall Finishes								
External Walls		: Plaster & Paint						
Internal Walls		: Plaster & Paint						
Kitchen		: 1500mm high wall tiles						
Bathrooms		: 1500mm high wall tiles						
Sanitary & Plumbing Fittings								
Shower		: 2 Nos						
Wash Basin		: 2 Nos						
W.C.		: 2 Nos						
Bib Tap		: 4 Nos						
Hand Bidet		: 2 Nos						
Sink Tap		: 1Nos						
Kitchen Sink		: 1Nos						
Telephone & Electrical Installation								
	End Lot / Intermediate Lot	Corner Lot	Corner End Lot		End Lot With Land			
	Ground Unit	Upper Unit	Ground Unit	Upper Unit	Ground Unit	Upper Unit	Ground Unit	Upper Unit
Lighting Points	13	15	14	16	15	17	13	15
13 A Switch Socket Outlet	10	10	10	10	10	10	10	10
Ceiling Fan Points	3	3	3	3	3	3	3	3
Wall Fan Points	1	1	2	2	2	2	2	2
Air Condition Power Point	1	1	1	1	1	1	1	1
Fibre Wall Socket	1	1	1	1	1	1	1	1
TV Point	1	1	1	1	1	1	1	1
Internal Telecommunication								
Trunking & Cabling		: Provided						
Fencing		: Provided						
Turfing		: Not provided						
Gas Piping		: Not provided						



LEGENDS

- Education**

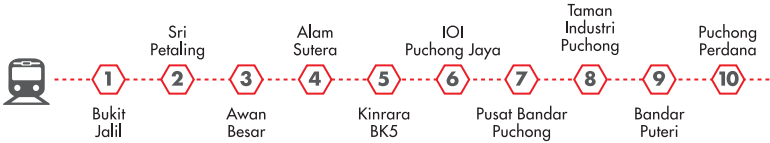
 - 1 SMK Bandar Kinrara Seksyen 4
 - 2 Brainy Bunch Bandar Kinrara
 - 3 Windsor International Academy
 - 4 Tzu Chi International School Kuala Lumpur
- Supermarket**

 - 5 Giant Hypermarket Bandar Kinrara
 - 6 IOI Mall Puchong
 - 7 SetiaWalk Mall
 - 8 Pavilion Bukit Jalil
- Medical**

 - 9 Sunway Medical Centre
 - 10 Columbia Asia Hospital Puchong
 - 11 KPMC Puchong Specialist Center
 - 12 Puchong Specialist Clinic
- Recreational Area**

 - 13 Bukit Jalil Recreational Park
 - 14 Kinrara Oval Ground
 - 15 Wawasan Hill Trail
 - 16 Farm In The City

LRT STATION





residensiwilayah.kwp.gov.my

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Call 603 8082 9548

Bandar Kinrara Welcome Centre

Eight Kinrara – Ground Floor, Jalan BK 5A/1, Bandar Kinrara,

47180 Puchong, Selangor Darul Ehsan

T: 03-8082 9549 W: www.inp.my



I & P
Member of

Setia

Residensi Sutera Townhouse • Developer: Syarikat Perumahan Pegawai Kerajaan Sdn Bhd (10856-D) • Developer Address : Eight Kinrara-Block B, Jalan BK5A/1, Bandar Kinrara, 47180 Puchong, Selangor. Tel: 03-8082 9548 • Developer's License No: 318-38/06-2023/0501(I) • Validity Period: 02/06/2021 – 01/06/2023 • Advertising Permit No: 318-38/06-2023/0501(P) • Validity Period: 02/06/2021 – 01/06/2023 • Approving Authority: Dewan Bandaraya Kuala Lumpur • Building Plan Approval No: BP S3 OSC 2019 2231 • Expected Date of Completion: October 2024 • Land Encumbrances (if any): Nil • Restrictions in Interest : i) This land may not be transferred, leased, pledged, or mortgaged without the permission of the Federal Territory of Kuala Lumpur Land Working Committee; and ii) Affordable apartment units cannot be transferred by the First buyer within 10 years from the date the sale and purchase agreement is signed • Tenure of Land: Leasehold (Leasehold period 75 years, expire on 03 May 2096) • Number of Units: 130 • Selling Price: Min. RM300,000.00 – Max. RM336,000.00.

THIS ADVERTISEMENT HAS BEEN APPROVED BY NATIONAL HOUSING DEPARTMENT