

Sutera

JOYUS

BY TANAH SUTERA

TYPE B

2-STOREY
SEMI-DETACHED
RESIDENCES
双层半独立式住宅



LIVING LIFE JOYFULLY

It's space to play, together.

品味生活 · 欢度人生
打造美好的同乐空间

TYPE B

TYPICAL LOT : 45' X 80'

LAND AREA : 3600 SQ FT

BUILT-UP : 4092 SQ FT

4 BEDROOM+1 (UTILITY ROOM)

5 BATHROOM+1 (POWDER ROOM)



GROUND FLOOR

底层

SPECIFICATIONS

建筑规格

STRUCTURE	结构	Reinforced concrete	钢筋混凝土
WALL	墙	Brick wall	砖墙
ROOF	屋瓦	Metal deck roof with insulation / Skylight roofing / R.C. flat roof	洋灰屋瓦和铁质架构 / 露台天窗 / 平面屋瓦
ROOF TRUSS	屋顶架	Steel trusses	钢铁
CEILING	天花板	Skim coat / Fibrous plaster board ceiling	石膏抹灰 / 无石膏天花板
WINDOWS	窗	Aluminium framed casement / Sliding / Top hung windows	铝框 / 滑动 / 吊动窗
DOORS	门	Entrance door & All bedrooms Solid timber door Bathroom Aluminium framed frosted glass door Other Grilles	大门 / 卧室 优质木门 浴室 铝框磨砂玻璃门 其他 铁栅
FLOOR FINISHES	地面装饰	Ground Floor Car porch, Lifestyle deck & Yard Non-slip floor tiles Entrance, Living, Dining, Foyer & Bedroom 4 Floor tiles Kitchen, Powder room, Bath 4 & 5 Non-slip floor tiles Utility, Closet & Bin compartment Floor tiles First Floor Master bedroom, Family, Bedroom 2, 3 & Closet Timber flooring Bath 1, 2 & 3 Non-slip floor tiles Lifestyle deck & Balcony Non-slip floor tiles	底层 停车场, 户外甲板露台及后院 防滑瓷砖 入口, 客厅, 饭厅, 玄关及卧室4 瓷砖 厨房, 化妆间, 浴室4及5 防滑瓷砖 储物室, 衣物间及垃圾间 瓷砖 一楼 主卧室, 亲子区, 卧室2, 3及4 木质地板 浴室1, 2及3 防滑瓷砖 户外甲板露台及阳台 防滑瓷砖

A family that plays together, stays together. In your JOYUS home, you'll find ample space to enjoy the company of your loved ones, from the extended living room with high ceiling, to massive bedrooms with welcoming, airy ambience. All so you can connect with those that matter... and have fun in the process.

家人，是最亲近紧密的关系。JOYUS，拥有挑高宽敞的厅房和明亮舒适的主卧室，让您与家人无时无刻感到安逸惬意，携手打造同乐同在的生活空间。



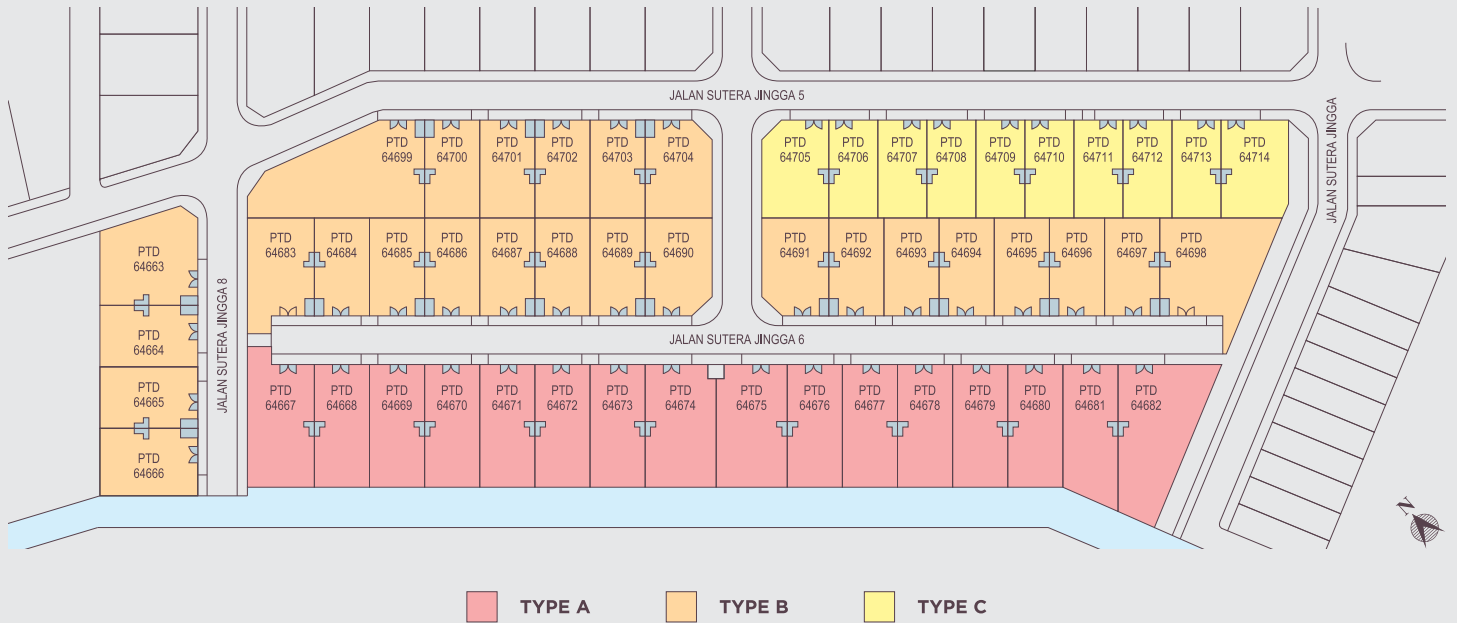
FIRST FLOOR

一楼

SPECIFICATIONS	建筑规格		
STAIRCASE	楼梯	R.C staircase with timber plank finish	钢筋水泥楼梯与木质踏板
LOCKS	锁头	Good quality lockset	优质锁头
WALL TILES	墙面装饰	Wall tiles for kitchen and all 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	厨房洗手盆	Single bowl stainless steel sink	不锈钢洗手盆
ELECTRICAL INSTALLATIONS	电源设备	Three Phase Supply	三相供电
		Lighting point 37	电灯接头 37
		Fan point 7	电风扇接头 7
		Socket outlet 30	电插座 30
		Bell point 1	门铃接头 1
		TV point 3	电视天线接头 3
		Astro 2	Astro 卫星频道 2
		Telephone point 4	电话接头 4
		Water heater point 4	热水器接头 4
		Autogate point 2	电动门接头 2
AIR-CONDITIONING INSTALLATIONS	冷气设备	Air-conditioning point complete with wiring and copper piping 6 (Living, Dining, Master bedroom, Bedroom 2, 3 & 4)	包括插座及冷气管 6个装置(客厅, 饭厅, 主人房, 卧室2, 3及4)
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

SITE MAP

↓ FROM GUARD HOUSE



LOCATION MAP



TANAH SUTERA DEVELOPMENT SDN BHD (197281-A)
 Jalan Persisiran Sutera Danga 1, Taman Sutera Utama,
 81300 Skudai, Johor, Malaysia.

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

