



Suria Hills  
Iskandar Puteri

瑞雅山庄



**Elegant Living in Nature's Embrace**  
*Next to Nature, Minutes from the City.*

Suria Hills, a gem-like locale, borders a vast pristine mangrove reserve, offering breathtaking natural vistas. With an extensive network of expressways, driving within Johor and beyond is effortlessly convenient, making it an ideal haven for both nature lovers and city explorers.

- within 1km**
  - Horizon Hills Golf & Country Club
  - Raffles American School
  - Marlborough College Malaysia

- within 20km**
  - Johor Premium Outlets
  - Senai International Airport
  - CIQ Tuas

- within 5km**
  - Educity
  - Legoland
  - Aeon
  - Puteri Harbour
  - Kota Iskandar
  - Mall of Medini
  - Kensington Green Specialist Centre
  - Gleneagles Hospital Medini Johor

- within 30km**
  - CIQ Woodlands
  - Singapore



**A Grandeur of Sophistication**  
*Crafted Luxury. Graceful Living.*

Crafted for discerning homeowners, our residences are a masterpiece of contemporary design and sophistication. Spanning a generous 60' x 93', each bungalow residence boasts spacious elegance within, while outside, the verdant greenery performs a ballet in the breeze. This is a home that embodies pride and abundance.

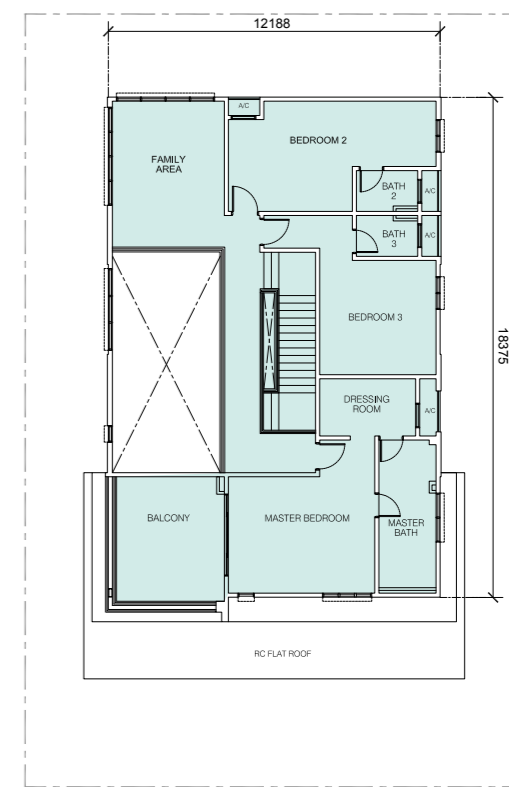
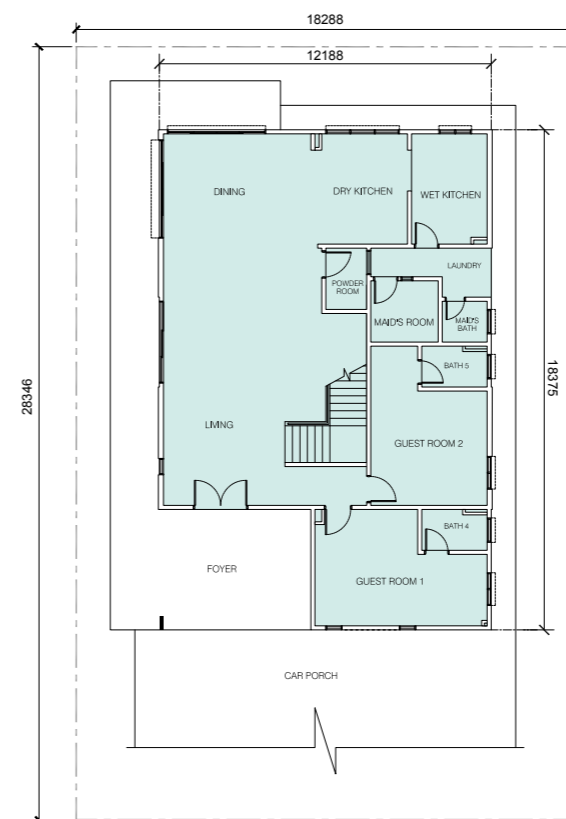


**A Retreat to Nature's Symphony**  
*Reconnect with the Rhythms of Nature*

Return to Suria Hills, your private and tranquil haven. Here, the whisper of the leaves and the dance of light through trees welcome you to an idyllic escape every day.



**Avalon** Floor Plan



**Avalon** 5 bedrooms | 1 maid room | Build-up : 5,462 sq.ft.  
 6 bathrooms | 1 powder room | Land : 60' x 93'

Ground Floor

First Floor



**Harmony**  
*Immerse in Neighbourly Bliss*

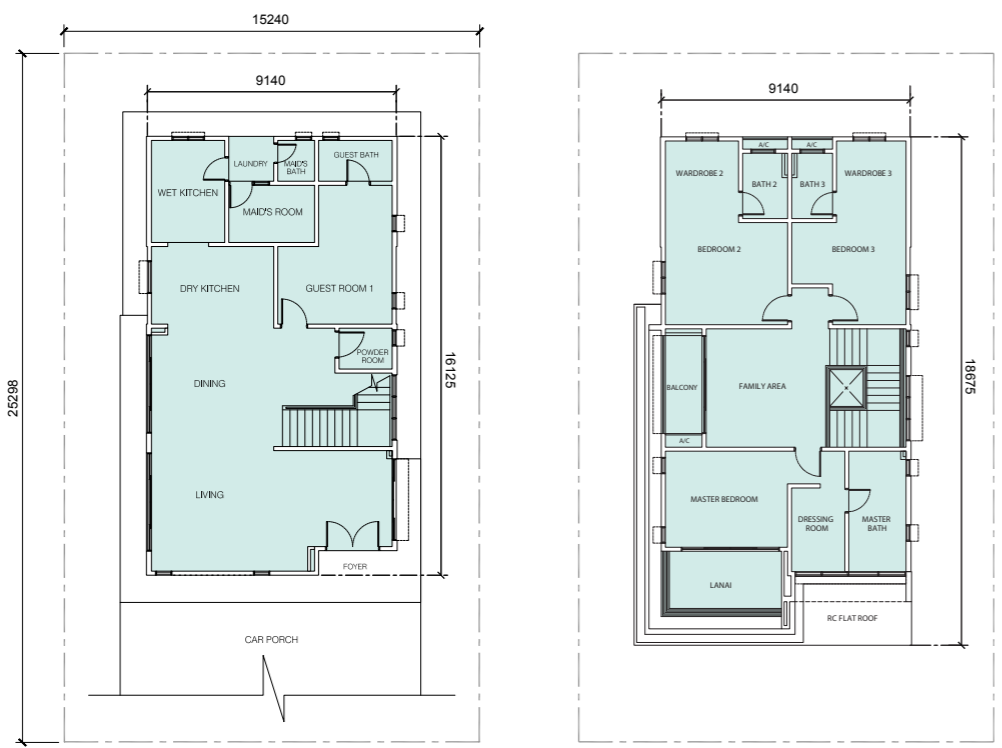
Suria Hills invites you to a lush life, where your little ones and furry pals can frolic freely in the spacious green park. Our clubhouse offers a swimming pool, gym and reading room — perfect complements to your lifestyle. Host parties and get-togethers with relatives, friends and neighbours, and relish the joy of community spirit!



**Enriching Multigenerational Living**  
*Joyful Moments in Every Corner*

With sleek lines and large windows, our homes are a testament to meticulous craftsmanship. The spacious 50' x 83' layouts blend functionality and openness, inviting natural light and offering ample garden space. Here, joy and comfort flourish naturally in every corner.

**Brixton** Floor Plan



Ground Floor

First Floor



**Brixton** 4 bedrooms | 1 maid room | Build-up : 3,805 sq.ft.  
 5 bathrooms | 1 powder room | Land : 50' x 83'

# Site plan

## LEGEND

- Avalon 60' x 93'
- Brixton 50' x 83'
- Calista 50' x 83'



## Specifications

Structure	: Reinforced Concrete Frame	
Wall	: Clay Bricks	
Roof Covering	: Metal Deck Roof   Concrete Flat Roof	
Roof Framing	: Metal Light Weight Truss	
Ceiling	: Skim Coat, Moisture Resistant Plaster Board, Plaster Board (Where applicable)	
Windows	: Powder Coated Framed Glass Window	
Doors	: Quality Door / Powder Coated Framed Sliding Door	
Ironmongery	: Quality Lockset / Smart Lock at Main Entrance	
Wall Finishes	: Plaster and Quality Paint, Tiles	
	Bathroom	: Tiles up to Ceiling Height
Floor Finishes	(a) Driveway	: Stamped Concrete (Cobblestone Imprint)
	(b) Car Porch	: Stamped Concrete (Cobblestone Imprint)
	(c) Entrance	: Tiles
	(d) Living	: Tiles
	(e) Dining	: Tiles
	(f) Master bedroom/1F Bedrooms	: Timber Strips
	(g) GF Bedrooms	: Tiles
	(h) Bathrooms	: Tiles
	(i) Staircase	: Timber Strips
	(j) Maid's	: Tiles
	(k) Yard	: Tiles
Sanitary And Plumbing Fittings	Master Bathroom/Other Bathrooms	: Wash Basin, Water Closet, Hand Bidet, Shower, Toilet Paper Holder, Bathtub (Master Bathroom), Mixer Tap (except Maid Bathroom), Water Tap (Maid Bathroom)
	Kitchen	: Kitchen sink with tap
	Driveway	: Water Tap
	Yard	: Water Tap
Electrical Installation		<b>Avalon</b> <b>Brixton</b>
	: Light Points	50 nos.      43 nos.
	: Fan Points	8 nos.      8 nos.
	: 13A Switch Socket Outlets	27 nos.      24 nos.
	: 15A Switch Socket Outlets	1 no.      1 no.
	: Solar Water Heater	1 no.      1 no.
	: A/C Points	8 nos.      6 nos.
	: TV Outlet Points	2 nos.      2 nos.
	: Bell Point	1 no.      1 no.
	: Auto Gate Point	1 no.      1 no.
	: Electrical DB	1 no.      1 no.
	: Booster Pump Point	1 no.      1 no.
	: EV Charger Point	1 no.      1 no.
Internal Telephone	: Data Points	1 no.      1 no.
Trunking And Cabling		
	: Telephone Points	1 no.      1 no.
	: Fibre Wall Socket (FWS)	1 no.      1 no.
Fencing	: Generally Low Brickwall / MS Fencing / MS Main Gate	

Note : The Vendor shall, at its own cost and expense, install or construct all of the items listed above in accordance with the description set out save for the item or items marked with an \* which may be deleted if not applicable.

# EXCELLENT LOCATION. EXCEPTIONAL INVESTMENT.

Discover a gem in the heart of Iskandar Puteri. An exclusive community of bungalows with FREEHOLD titles, where you can live lavishly and leave a legacy that grows in value for future generations.



The Distinctive Group has won the IPA 2024-2025 Asia Pacific Property Awards in the category of Architecture Multiple Residence for Malaysia with Suria Hills.

(An International Property Award is a world-renowned mark of excellence that recognizes the best real estate development projects. The awards celebrate the highest levels of achievement by companies operating in all sectors of the property and real estate industry.)



Developer



**RA Suria Sdn. Bhd.** (616652-P)  
(A Member of Distinctive Group)

Suria Hills Sales Gallery, Jalan Bukit Suria 1,  
79250 Iskandar Puteri, Johor Darul Takzim, Malaysia.

[suriahills.com.my](http://suriahills.com.my)

018-2266 988 / 018-7766 988



Suria Hills Iskandar Puteri

**SURIA HILLS ISKANDAR PUTERI • Developer:** RA Suria Sdn. Bhd. 616652-P { (200301014232) } • **Type of House:** Double Storey Bungalow • **Housing Developer's Licence No.:** 20206/12-2026/1389(A) • **Validity Period:** 14/12/2023 - 13/12/2026 • **Housing Advertising Permit No.:** 20206-2/07-2026/0652(A)-(L) • **Validity Period:** 20/07/2024 - 19/07/2026 • **Land Tenure:** Freehold • **Approving Local Authority:** Majlis Bandaraya Iskandar Puteri • **Building Plan Reference No.:** MBIP(JB)RP/9/18/2023 (31) • **Expected Date of Completion:** October 2026 • **Land Charge:** RHB Bank Berhad • **Price:** RM2,386,800 - RM4,828,000 • 15% Discount for Bumiputera • **No. of Units:** 61 units • **Sales Gallery:** Suria Hills Iskandar Puteri, Jalan Bukit Suria 1, Taman Bukit Suria, 79250 Iskandar Puteri, Johor.

All art renderings and photographs contained in this brochure are artist's impressions only. The developer reserves the right to modify any parts of the building prior to completion as directed or approved by relevant authorities. All plans, information, and specifications are subject to change and cannot form part of an offer or contract presentation.

THIS ADVERTISEMENT HAS BEEN APPROVED BY THE NATIONAL HOUSING DEPARTMENT.