



Trusted
Security,
Trusted
Community



Artist's impression

Location Map

Nearby Landmarks from Our Location

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

Address: BSP Sutra, 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 **LBS** **林永生集团有限公司 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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1700 81 8998
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DEVELOPER: SERIBU BAIKURI SDN. BHD. (COMPANY NO.: 199901022918(497818-U)) | DEVELOPER'S LICENSE NO.: 8695/01-2027/1485(A) | VALIDITY PERIOD: 13/1/2024 – 12/11/2027 | ADVERTISING & SALES PERMIT NO.: 8695-14/04-2027/0283(A)-(S) | VALIDITY PERIOD: 2/4/2024 – 1/4/2027 | 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: RM556,000 (MIN) – RM568,000 (MAX) | 84 UNITS TOWNHOUSE (22' x 75') : RM637,000 (MIN) – RM713,000 (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.

empowering individuals • enhancing communities

Sutra^{BSP}

Craft Endless Memories with Our Diverse Amenities and Facilities



Artist's impression

Embrace Active Living and Community Joy

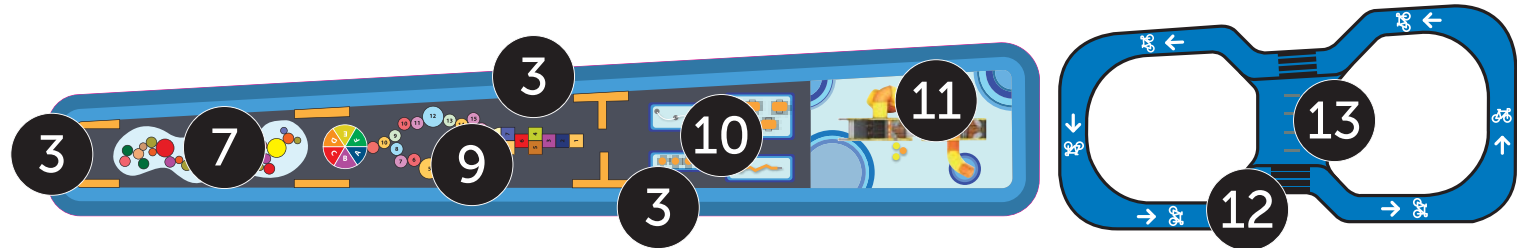
Enter a vibrant community where each day offers new family adventures. At BSP Sutra, the fresh open air invites you to explore countless activities designed for both kids and adults. Relax and connect with your neighbours, as you create unforgettable memories together.

- Entrance
- Park Plaza
- Jogging Track / Walkway
- Parcours / Outdoor Fitness
- Reflexology Path
- Edible Garden
- Interactive Park
- Garden Shed
- Floor Games
- Obstacles Games
- Integrated Playground
- Bike Park
- Bicycle Parking
- Management Office
- Kindergarten
- Mail Room
- Reading Room
- Surau



Townhouse

Ground-level Fun Hub for Shared Joy!



Delight in the joy of BSP Sutura 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



Apartment

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
- Locks : Aluminium Frame Sliding Door
- Quality Lockset

- 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 : 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	ELECTRICAL INSTALLATION
WC : 2 nos	Distribution Board : 1 no
Wash Basin : 2 nos	Light Point : 14 nos (Lower Unit)
Shower : 2 nos	13 nos (Upper Unit)
Basin Tap : 2 nos	A/C Point : 2 nos
Bib Tap : 2 nos	Power Point : 11 nos
Kitchen Sink : 1 no	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

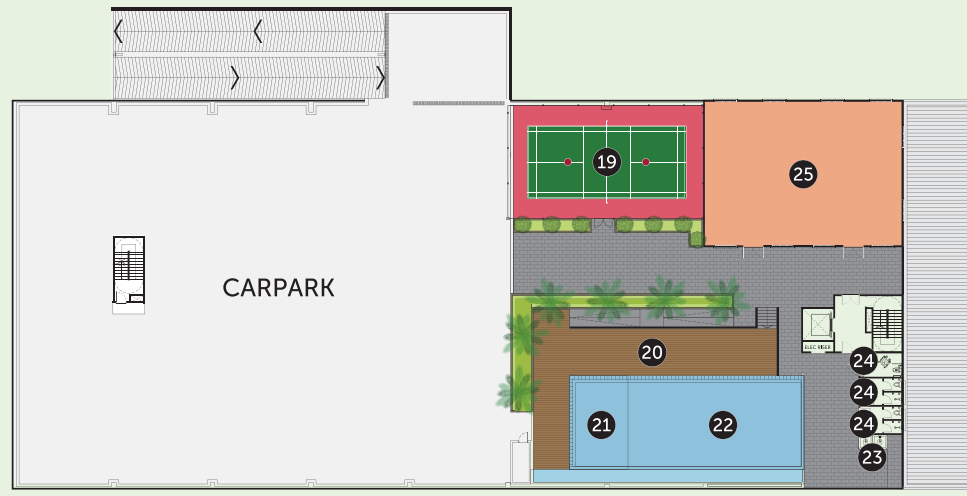


Exclusive Delights for Your Enjoyment

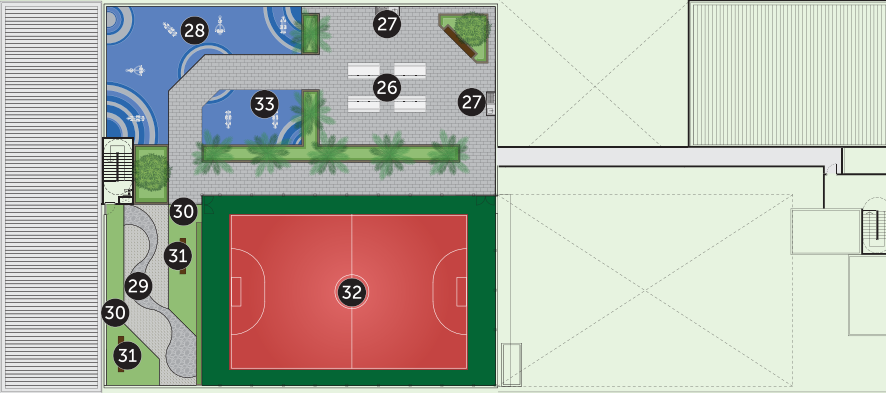
Indulge in our facilities located in the apartment. Every space is thoughtfully designed, creating a personal touch for your living experience.

LEVEL 6

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

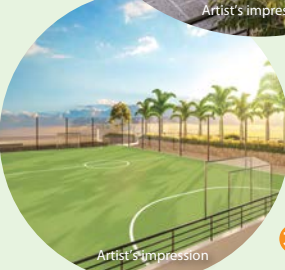


22 Main Pool



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



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

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

SANITARY INSTALLATION	ELECTRICAL INSTALLATION
WC : 2 nos	Distribution Board : 1 no
Wash Basin : 2 nos	Light Point : 15 nos
Shower : 2 nos	A/C Point : 2 nos
Basin Tap : 2 nos	Power Point : 11 nos
Bib Tap : 3 nos	Ceiling Fan Point : 4 nos
Kitchen Sink : 1 no	TV Point : 1 no
	FWS Point : 1 no
	Water Heater Point : 1 no

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** PRICES AFTER 7% BUMIPUTERA DISCOUNT

