



Trusted Security, Trusted Community



Address: BSP Sutera, 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** BEST MANAGED COMPANIES **LBS BINA GROUP BERHAD** 200001015875 PROPERTY DEVELOPMENT & INVESTMENT HOLDINGS

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DEVELOPER: SERBIA BAJUDI SDN. BHD. COMPANY NO: 19990102918 (0979218-U) | DEVELOPER'S LICENSE NO: 8695-01-2027/1485/A | VALIDITY PERIOD: 13/1/2024 – 12/1/2027 | ADVERTISING & SALES PERMIT NO: 0093-14-04-2027/02934A | VALIDITY PERIOD: 2/4/2024 – 14/4/2027 | APPROVING AUTHORITY: MAJLIS PERMARDI KUALA LANGAT | BUILDING PLAN REF NO: MPKL/JD/2/11/0233119 | LAND TENURE: LEASEHOLD 99 YEARS EXPIRY DATE: 22 NOVEMBER 2116 | LAND ENCUMBRANCES: CHARGED TO HIB ISLAMIC BANK BERHAD | EXPECTED DATE OF COMPLETION: APRIL 2028 | TOTAL OF UNIT: 337 UNITS | APARTMENT: 84 UNITS | TOWNHOUSE: 027 x 75' | PRICE: 337 UNITS: RM568,000 (MIN) – RM568,000 (MAX); 84 UNITS: RM527,000 (MIN) – RM718,000 (MAX) | RESTRICTION: 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

Craft Endless Memories with Our Diverse Amenities and Facilities

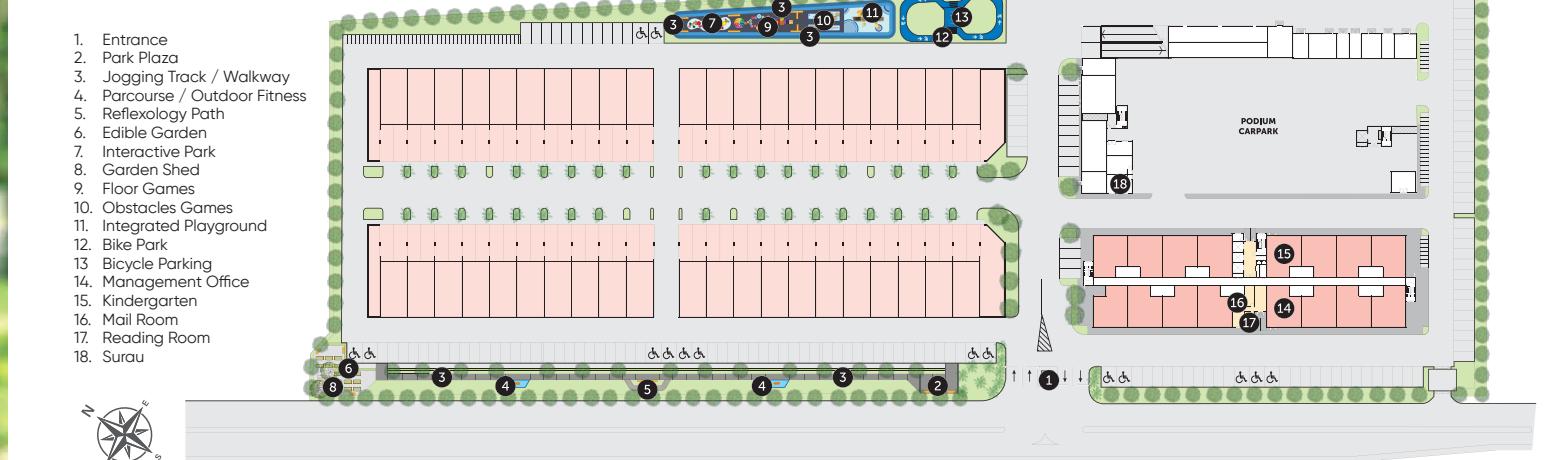


**BSP**  
**Sutera**



Embrace Active Living and Community Joy

Enter a vibrant community where each day offers new family adventures. At BSP Sutera, 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.





Artist's impression

**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)

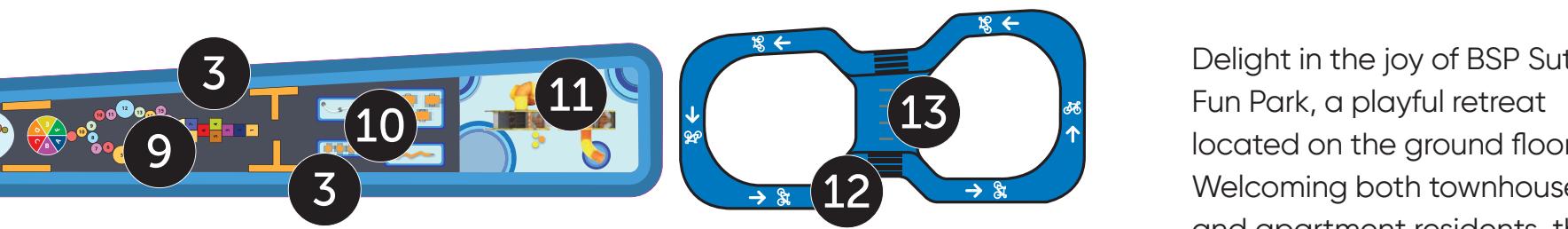
Structure	Reinforced Concrete Framework
Wall	RC Wall / Cement Sand Brick / Block wall / Concrete Wall / Concrete Panel / Masonry Wall
Roofing	RC Flat Roof / Metal Deck
Ceiling	Plaster Board Ceiling / Skim Coat / RC Flat Roof
Window	Aluminium Frame Window
Door	Flush Door
Locks	Aluminium Frame Sliding Door
WALL FINISHES	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	
Floor Finishes	Car Porch & Driveway Concrete Imprint
	Living & Dining Ceramic Tiles
	Kitchen Ceramic Tiles
	All Bathrooms Ceramic Tiles
	All Bedrooms Ceramic Tiles
	Others Ceramic 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 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



## Ground-level Fun Hub for Shared Joy!



Delight in the joy of BSP Sutera 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
9	Floor Games
11	Integrated Playground
13	Bicycle Parking
7	Interactive Park
10	Obstacle Games
12	Bike Park



Artist's impression

**3 bedrooms, 2 bathrooms. Price from RM422,680\***

Gross Built Area: 850 sqft

**SPECIFICATIONS - APARTMENT**

Structure	Reinforced Concrete Framework
Wall	Cement Sand Brick / Block 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
	- Balcony - Flush Door
	- Quality Lockset - Aluminium Frame Sliding Door
Locks	

WALL FINISHES	Common Area Plaster / Skim Coat and Paint
Wall Finishes	Kitchen 1500mm Height Ceramic Tiles
	All Bathrooms 1500mm Height Ceramic Tiles

FLOOR FINISHES	Living & Dining Ceramic Tiles
Floor Finishes	Kitchen Ceramic Tiles
	All Bathrooms Ceramic Tiles
	All Bedrooms Ceramic Tiles
	Balcony / Yard Ceramic Tiles
	Foyer Ceramic Tiles
	Ceramic Render Ceramic Tiles

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

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