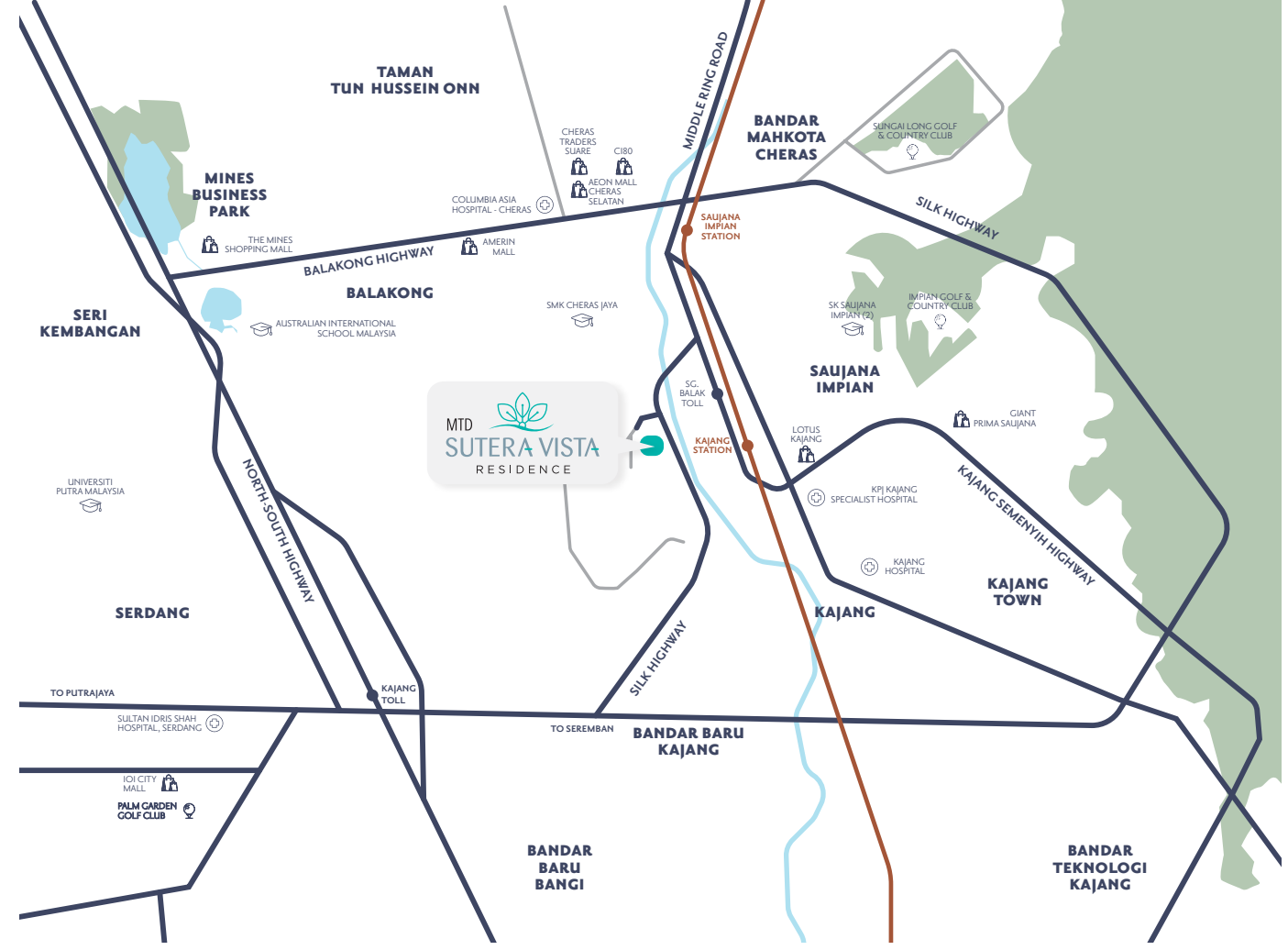


A TOWN MAPPED IN MEMORIES AND POSSIBILITIES

Let Kajang unfold before you, revealing a tapestry of memories and opportunities. From your vantage point at MTD Sutera Vista Residence, familiar landmarks take on new significance. Adventure out and feel the warmth of the Kajang streets or travel to Kuala Lumpur for that bustling city vibe. Your new home in Taman Sutera is perfectly positioned to embrace the best of both worlds.



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Another Innovative Project By:

MTD PROPERTIES

KAJANG OFFICE:
Address: Lot 507, Taman Sutera Sales Office, Bukit Angkat, Sg. Chua, 43000 Kajang, Selangor.

HEADQUARTERS:
Address: 103-01, Canary Tower, No. 1, Jalan Tun Muzaffar, Taman Tun Dr. Ismail 60000, Kuala Lumpur.
T: 03 6195 1111

Developer: Modal Ehsan Sdn. Bhd. (400238-T) • **Developer's License No.:** 8483/02-2028/0004(H) • **Validity Period:** 15/02/2025 - 14/02/2028 • **Advertisement & Sales Permit No.:** 8483-1/02-2023/0156(N)-01 • **Validity Period:** 27/02/2023 - 26/02/2025 • **Land Tenure:** Freehold • **Authority Approval Building Plan:** Majlis Perbandaran Kajang • **Building Plan No.:** MPAJ.052/A12/1/21_2025 (3) B.L. (24)M.MPKJ.1/2/2025 • **Expected Completion Date:** 01/03/2029 • **Type of Property:** Condominium • **Total No. of Units:** 378 units • **Built-up Area:** 900 - 1,000 sq.ft. **Selling Price:** From RM252,450 (Min) - RM370,400 (Max).

Best Affordable Residential Developer Award Project/Case Area Awards 2023

Best Affordable Home Developer Project/Case Area Awards 2023

GOLDEN EAGLE AWARD
MALAYSIA 100 MOST PROMISING AWARDS 2025
24/04/2024

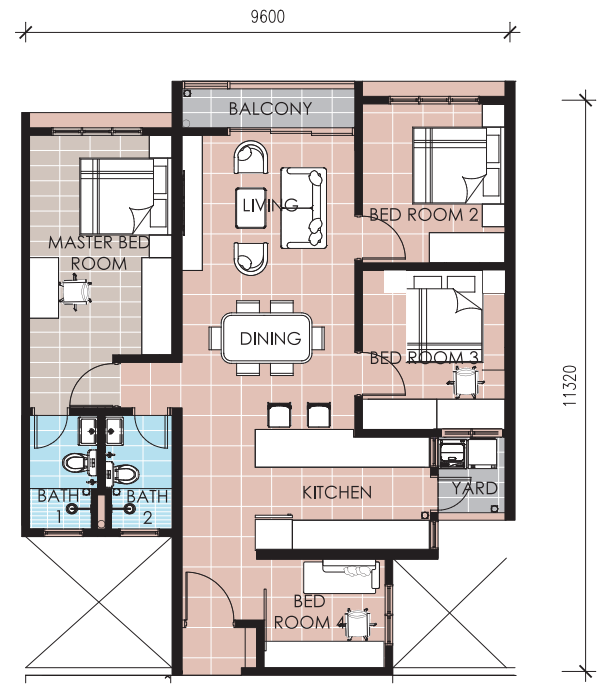
EMMENT EAGLE AWARDS 2025
Newspaper: Temp. Pst.

All renderings are artist's impression only. All scale models and finishes, furniture fittings, equipment and/or appliances depicted in all published materials are purely creative ideas of our consultants to assist a prospect in designing the space. All dimensions, bulk-ups and/or plans are approximate and may vary from the actual units. All details and specifications are subject to change without prior notice at the developer's discretion. Kindly refer to the Sale & Purchase Agreement for the accurate specifications. While every reasonable care has been taken in preparing this visual, the developer cannot be held responsible for any inaccuracy. All the above items are subject to variations, modifications and substitutions as may be required by the Authorities or recommended by the Architect or Engineer.

IKLAN INI TELAH DIPULUSKAN OLEH JABATAN PERUMAHAN NEGARA. MAKLUMAT PEMAJUAN BOLEH DISEMAK DI PORTAL TEDUH.KPKT.GOV.MY

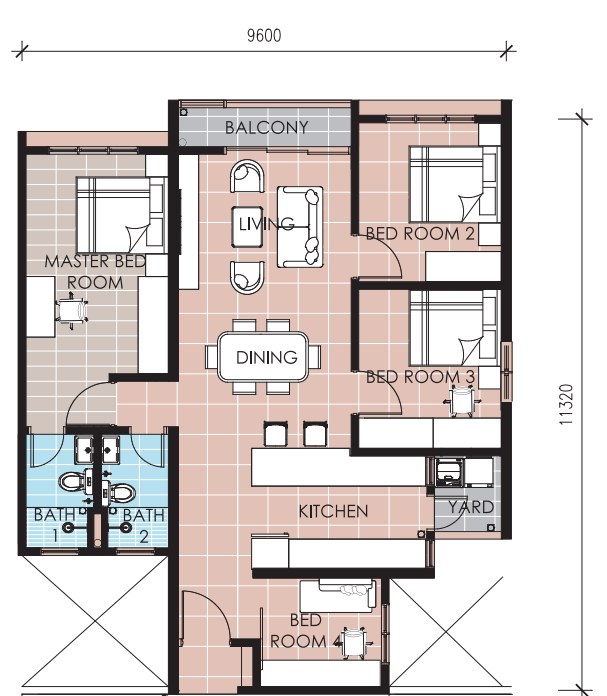
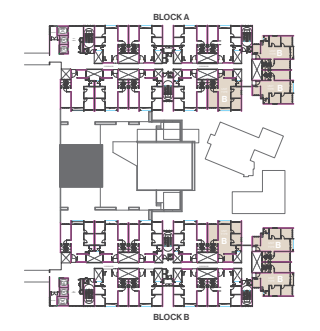
TYPE A

1,000 sq.ft.
3+1 BEDROOMS
2 BATHROOMS
2 CARPARKS



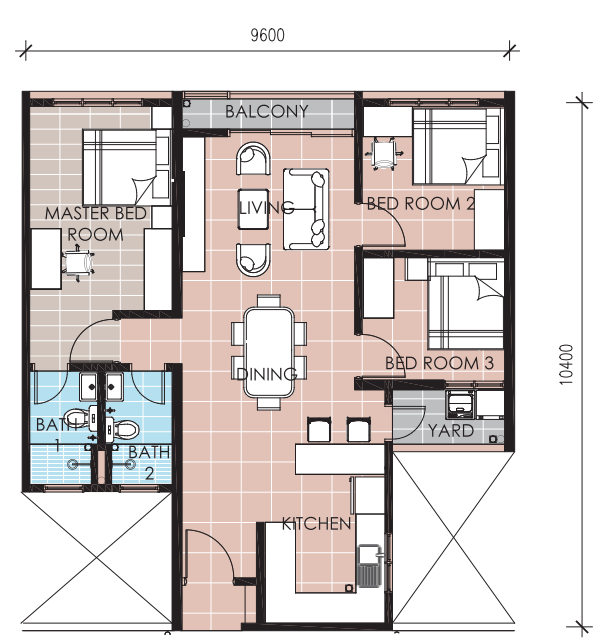
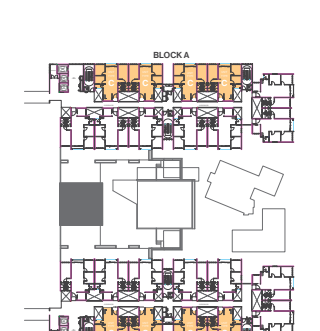
TYPE B

1,000 sq.ft.
3+1 BEDROOMS
2 BATHROOMS
2 CARPARKS



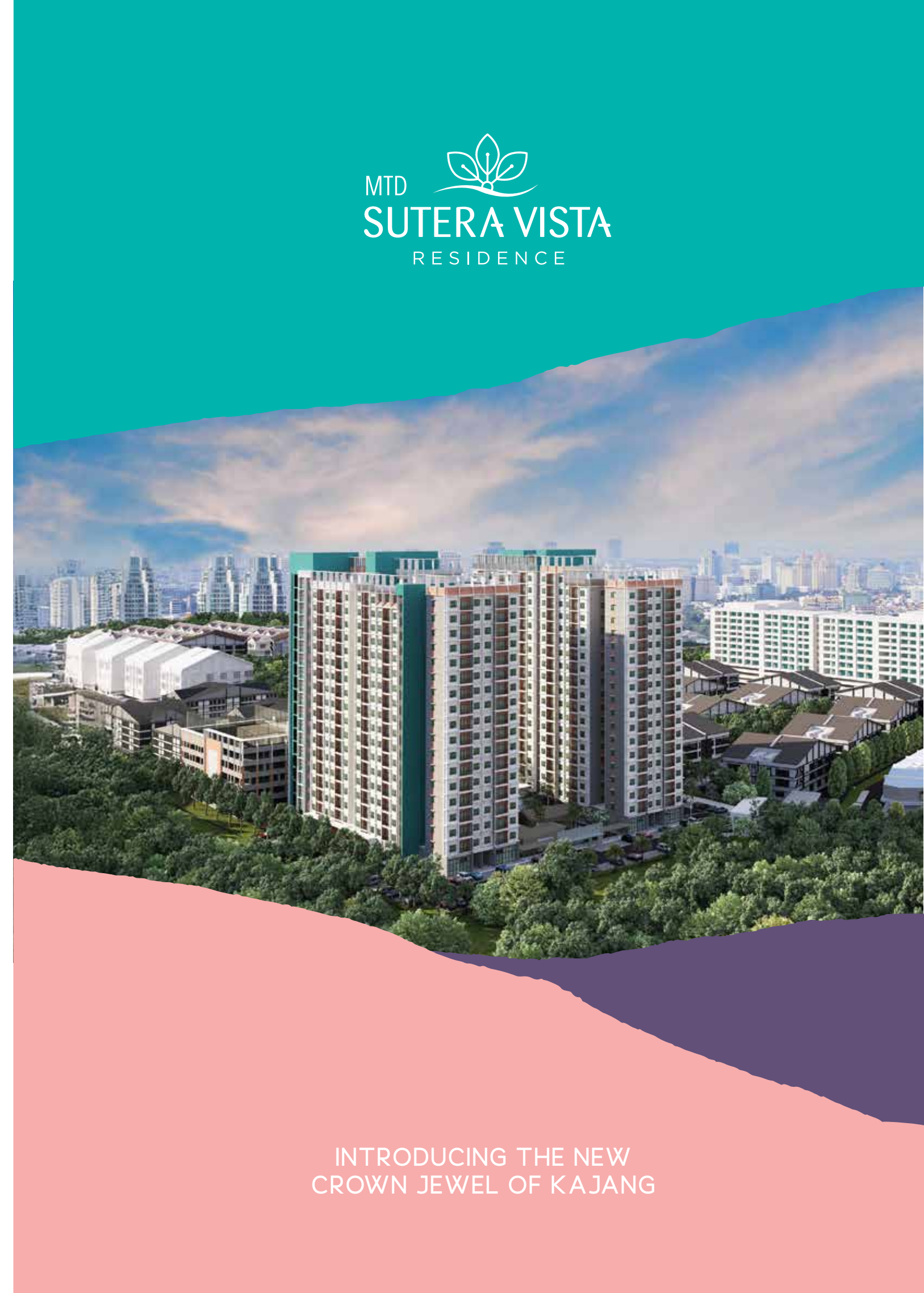
TYPE C

900 sq.ft.
3 BEDROOMS
2 BATHROOMS
2 CARPARKS



SPECIFICATION

STRUCTURE	Reinforced Concrete	
WALL	Concrete Block	
ROOF COVERING	Metal Roof Sheet Rc Flat Roof	
ROOF FRAMING	Steel Structure	
CEILING	Plaster Ceiling (Toilets & Top) Skim Coating To Exposed Soffits	
WINDOWS	Aluminium Frame Casement Windows Aluminium Frame Top Hung Windows	
DOORS	Timber Door Plywood Flush Door (Bathrooms) Aluminium Frame Sliding Door	
IRONMONGERY	Quality Locksets	
WALL FINISHES	External Walls External Feature Walls	Quality Weather Proof Paint Quality Weather Proof Paint
INTERNAL WALLS	Quality Interior Paint Ceiling Height Ceramic Wall Tiles (Bathrooms, Kitchen)	
FLOOR FINISHES	Entrance Living Area Dining Area Kitchen Bedrooms Bathrooms Yard Balcony	Ceramic Tiles Ceramic Tiles Ceramic Tiles Ceramic Tiles Ceramic Tiles Ceramic Tiles Ceramic Tiles



MTD
SUTERA VISTA
RESIDENCE

INTRODUCING THE NEW
CROWN JEWEL OF KAJANG



DISCOVER KAJANG FROM A NEW PERSPECTIVE

Rise above the ordinary with **MTD Sutera Vista Residence**, the last phase and crowning achievement of Taman Sutera. Blending modern luxury with hometown charm, Sutera Vista stands tall as a symbol of progress and a testament to the enduring spirit of our community. Welcome to the new height of Kajang living – where your roots run deep, and your aspirations soar high.

CRAFT YOUR OWN STORY OF HOME

Discover a space where cherished childhood memories meet the aspirations of adulthood.

At **MTD Sutera Vista Residence**, the striking façade stands as a beacon of homecoming – welcoming you to the comfort you've always called HOME.

With clean lines and a thoughtfully modern façade design, every space embodies a perfect harmony of contemporary elegance and timeless comfort – marking the beginning of your new journey



THE JOY OF LIVING, THE COMFORT OF HOME

At **MTD Sutera Vista Residence**, every day is an invitation to rediscover life's simple joys. Take a refreshing dip in a pool that seems to touch the sky, or unwind amid lush gardens that bring back the greenery of your youth.

Celebrate togetherness in elegant communal spaces, or retreat into the calm of thoughtfully crafted private corners. Here, the familiar warmth of hometown living is reimagined with a modern touch – creating a lifestyle that's as comforting as it is inspiring.



MASTER PLAN



FACILITIES LIST

1. Infinity Swimming Pool
2. Gym
3. Playground
4. Multipurpose Hall
5. Prayer Room
6. Kindergarten

LEGEND

- TYPE A
- TYPE B
- TYPE C



MODERN AND ELEGANT WITH A NOSTALGIC TWIST

Step into a home where contemporary luxury embraces the warmth of cherished memories. Sutera Vista's interiors are a masterful blend of sleek, modern design and subtle nods to Kajang's rich heritage. In your **MTD Sutera Vista Residence**, every corner is an opportunity to create new memories while honouring the old.