



Suria Hills
Iskandar Puteri

瑞雅山庄



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.)

卓尔集团以《马来西亚项目-瑞雅山庄》荣获IPA 国际地产大奖 (亚太区) 2024-2025 (住宅设计奖项)

(IPA国际地产大奖是世界闻名的卓越标志，旨在表彰全球最优质的地产发展项目及各个领域运营的公司取得的最高成就。)



A prestigious community. A luxurious sanctuary.

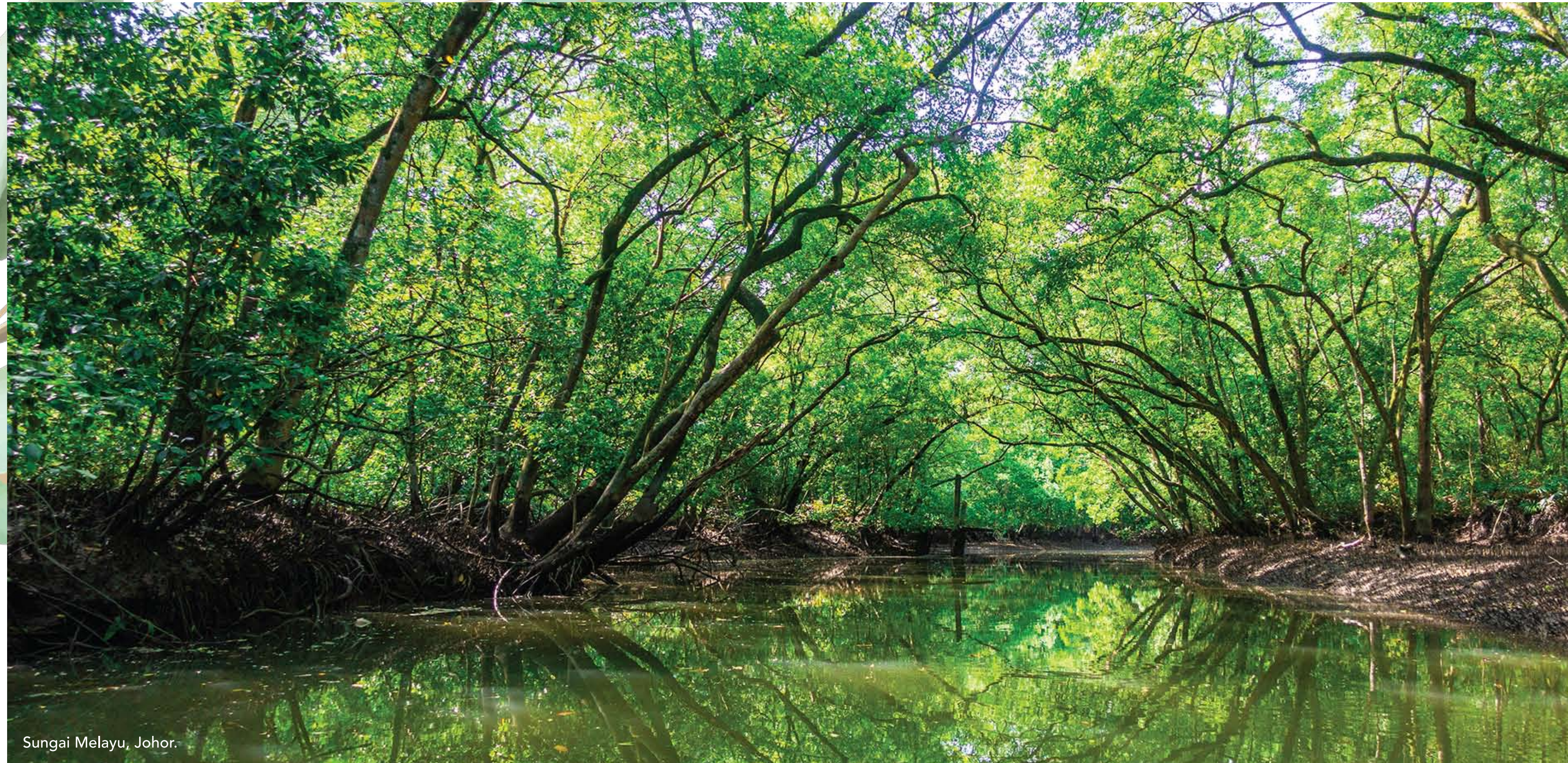
Suria Hills Bungalows

Nestled at the southern tip of Peninsular Malaysia, directly across from Singapore, Suria Hills sits gracefully beside a lush mangrove reserve and the esteemed Marlborough College. This distinguished enclave, offers freehold residences, crafting a legacy for generations to come.

大隐于市，雅居之乐 瑞雅山庄

- 立踞亚欧大陆最南端。
- 新加坡对岸国际新城。
- 坐落在绿意盎然的红树林保护区。
- 在英国百年贵族公学Marlborough College之畔。
- 创制国际学区庄园别墅。
- 永久地契，世代传承！





Sungai Melayu, Johor.



An enclave of serenity and vibrancy

Suria Hills' exclusive bungalows nestle in the serene Iskandar Puteri, Johor, perfectly poised between the bustling Bukit Indah to the north and the vibrant Medini Iskandar city centre to the south. Just a 10-minute drive from the Malaysia-Singapore Second Link, this low-density community blends serenity with vibrancy, boasting the best of both worlds.

- A low-density community of only 115 residences and club house
- 2-storey bungalows with contemporary designs
- Lush surroundings adjacent to a mangrove reserve
- A leisurely lifestyle with clubhouse facilities
- Gated and guarded 24/7 for peace of mind

大隐于市 动静相宜

瑞雅山庄独栋别墅区坐落在幽静安宁的宜居宝地伊斯干达特区中心，北邻布吉英达成熟城区，南与柔佛州美迪尼大都会中心相邻，南行十分钟抵达新马第二关口，坐拥着动静和谐，两全其美的珍贵特质。

- 仅建115户纯独栋洋楼和俱乐部会所的低密度社区
- 独具现代感房型设计的双层独立式洋楼
- 郁郁葱葱的红树林保护区繁茂景观
- 丰富休闲活动的俱乐部会所
- 24小时全天候围篱式保安措施

within 1km 1公里以内

- Horizon Hills Golf & Country Club
浩然山庄高尔夫乡村俱乐部
- Raffles American School
莱佛士美国学校
- Marlborough College Malaysia
英国马尔伯乐公学马来西亚分校

within 5km 5公里以内

- Educity 国际教育城
- Legoland 乐高乐园
- Aeon 永旺商场
- Puteri Harbour 公主港
- Kota Iskandar 伊斯干达城
- Mall of Medini
- Kensington Green Specialist Centre
晶泽专科医院
- Gleneagles Hospital Medini Johor
鹰阁医院

within 20km 20公里以内

- Johor Premium Outlets
柔佛州名牌折扣购物中心
- Senai International Airport
士乃国际机场
- CIQ Tuas
大士海关入境检疫局

within 30km 30公里以内

- CIQ Woodlands 兀兰海关入境检疫局
- Singapore 新加坡



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.

雅居生活, 亲近自然
与自然风光为邻, 畅行往返城市中心

犹如宝石般珍贵的瑞雅山庄地段, 其后院更是一大片的原始自然红树林保护区, 自然景致美不胜收, 四通八达的高速公路网络一应俱全, 在柔佛州内出行及往返其他目的地都十分便利。



A Retreat to Nature's Symphony

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.

雅居之乐

回到私密静逸的家中，拥抱属于自己的喜悦时光。瑞雅山庄，大隐于市，独享雅居之乐。



Harmony Immerse in Neighbourly Bliss

Suria Hill 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!

睦邻之悦

在瑞雅山庄，大片的绿化休闲公园为孩子们和爱宠提供尽情嬉戏的空间，特设的俱乐部会所为业主提供游泳池、健身房、阅览室等完善的配套，您可以在这里招待亲朋，邻里聚会，尽享睦邻之悦！



Avalon

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

5 卧室 | 1 佣人房
6 浴室 | 1 化妆间
建筑面积 : 5,462 平方尺
土地面积 : 60' x 93'



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.

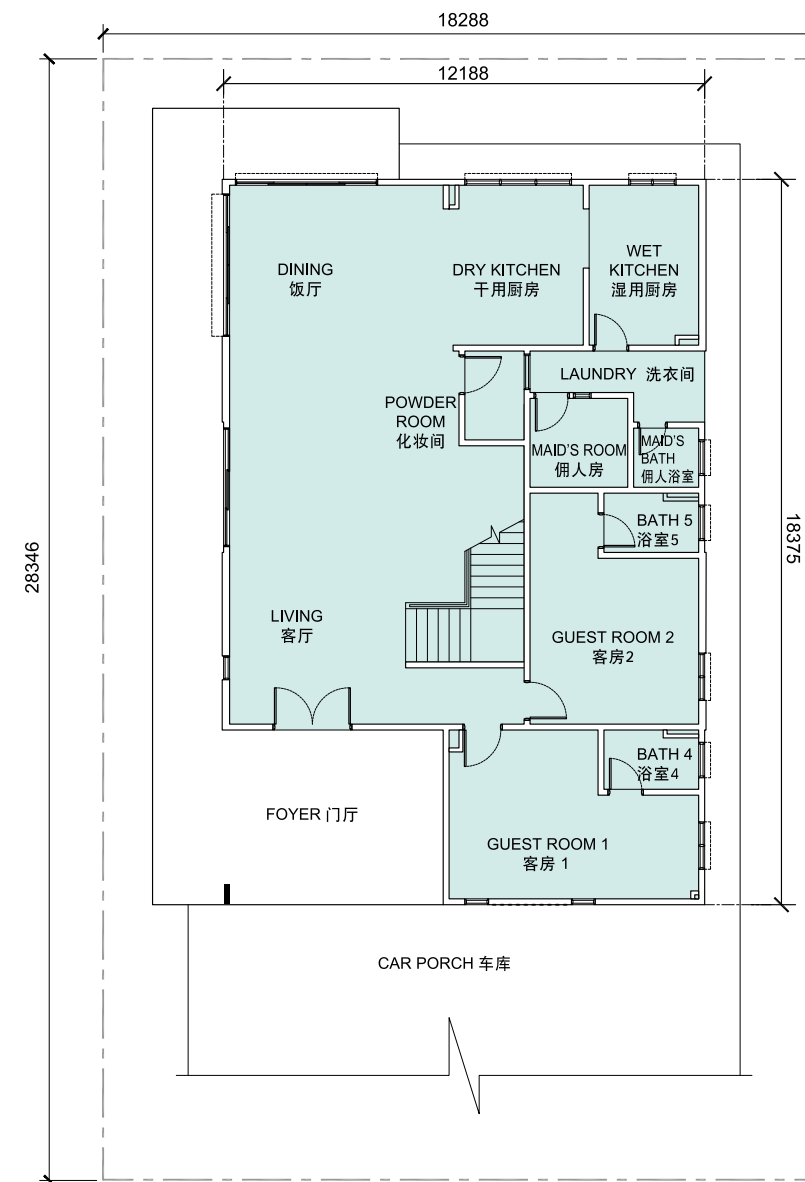
典雅 尊荣

量身定制的家园

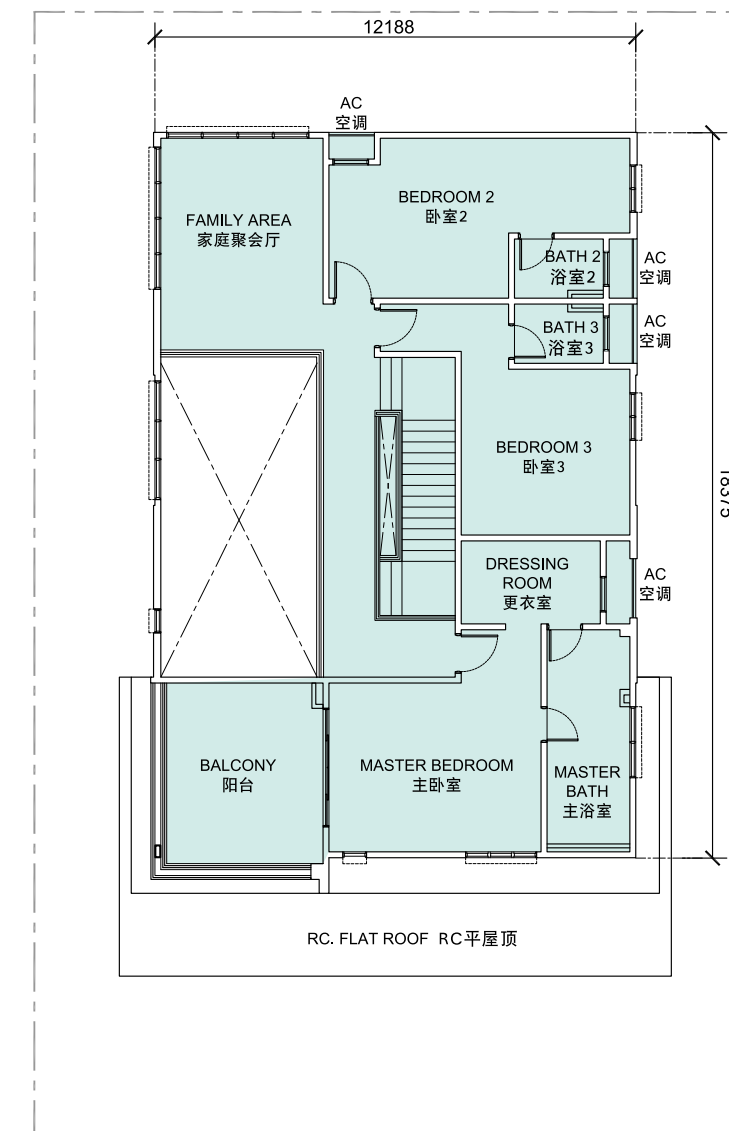
专为眼光独到者的心思和需要构建，设计强调当代生活的极致质感，60' x 93' 超大开间独栋设计，室内空间宽敞而典雅，而户外则迎来连绵起伏，随风起舞的茂绿风光。一个真正让您引以为傲，备感富足的家。



Avalon Floor Plan 建筑平面图



Ground Floor 一楼



First Floor 二楼



Brixton

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

4 卧室 | 1 佣人房
5 浴室 | 1 化妆间
建筑面积 : 3,805 平方尺
土地面积 : 50' x 83'



Enriching

Multigenerational Living

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.

大家和乐

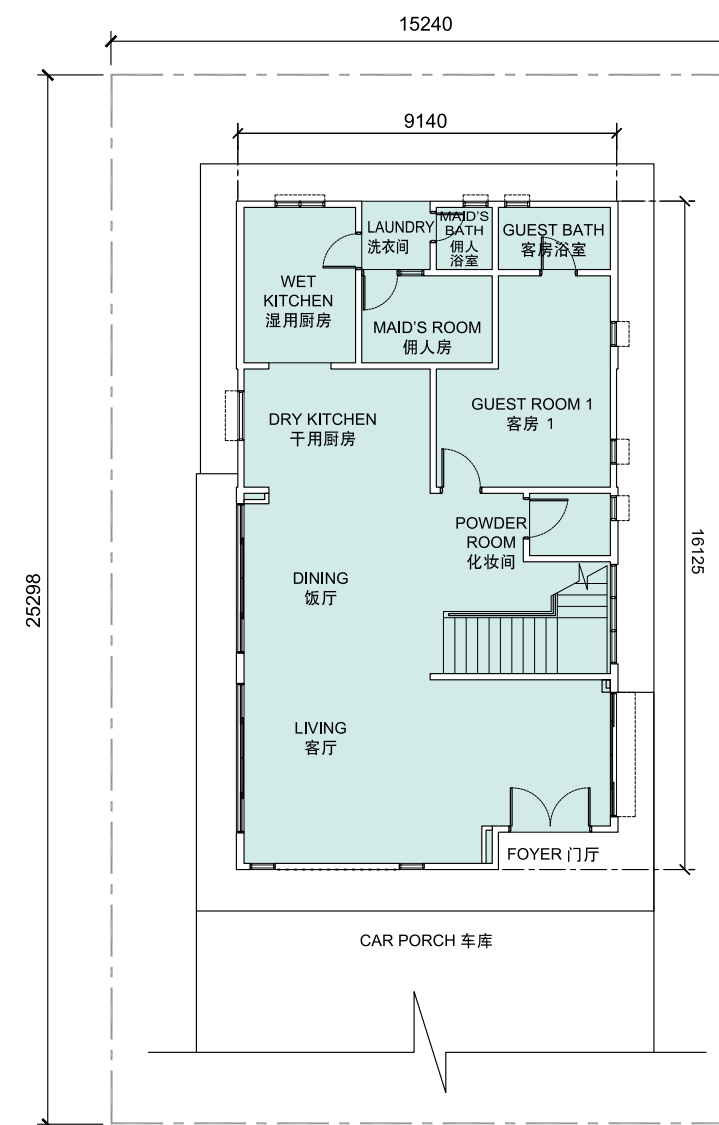
大家乐居，幸福家园。

简洁的布局线条，挑高的窗户突出了这所精造细设的房子。50' x 83' 大开间宽敞得令人愉悦，同时兼顾其高实用性，容纳源源不绝的自然采光，并且备有充裕的花园空间，为每一个幸福家庭创造了最优越的生活空间。

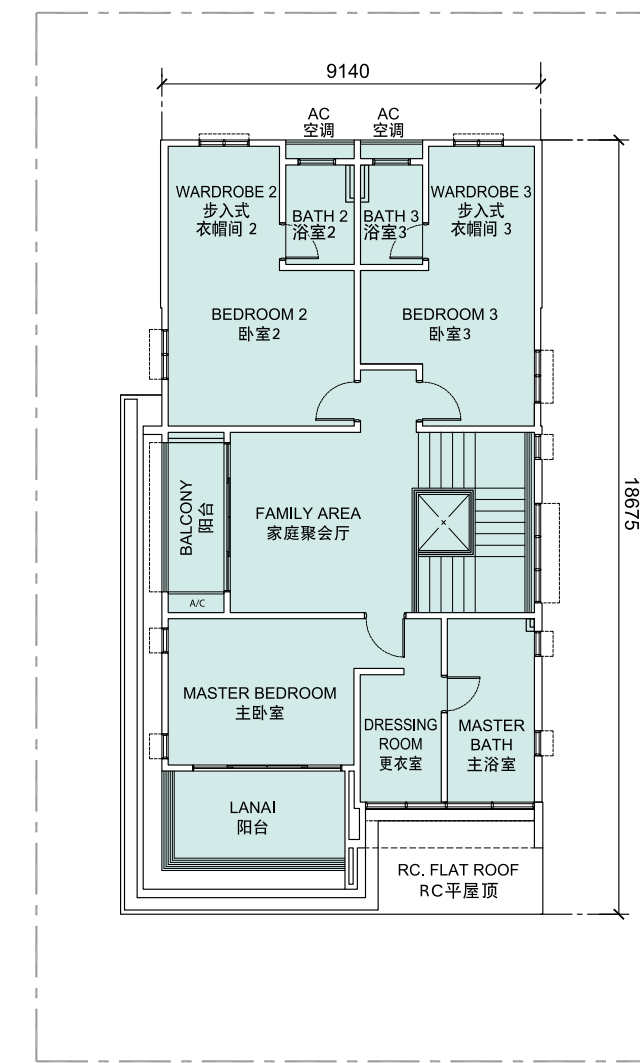




Brixton Floor Plan 建筑平面图



Ground Floor 一楼



First Floor 二楼

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	Avalon	Brixton
: 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.
: Data Points	1 no.	1 no.
Internal Telephone 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.

瑞雅山庄，非凡地段，非凡投资。

伊斯干达特区中心绝无仅有的纯独栋社区，永久地契，世代传承，投资增值，指日可待！



皇家御邸
Iskandar Residences
Medini Iskandar Malaysia



AUSTRALIA 澳大利亚



Serai @ Fremantle
Perth, Australia



Ora @ Sorrento
Perth, Australia

Building Legacies Beyond Spaces

At Distinctive Group, our values are the cornerstone of our success and worth. With over 40 years dedicated to upscale residential and commercial developments, our projects span major cities in Australia and Malaysia, building more than just spaces — we create legacies.

建立美满家园，是我们的使命。

在Distinctive Group卓尔集团，我们的价值观决定我们的价值。40多年来，我们专注于高尚住宅和商业产业，我们的发展项目主要分布在澳洲和马来西亚主要城市。

New Launch
刚推出



Tuju @ Duta North
Kuala Lumpur, Malaysia



1 Tebrau
Johor Bahru, Malaysia



Vista Damai
KLCC, Kuala Lumpur



Kiara Residences
Kuala Lumpur



Eden Jalil
Bukit Jalil, Kuala Lumpur

Developer



RA Suria Sdn. Bhd. (616652-P)
(A Member of Distinctive Group)
(卓尔集团旗下成员)

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

 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.

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