



D'Suites

POSH CONDO SUITES

DEVELOPMENT PARTNERS

Horizon Hills is a strategic joint venture development between Gamuda Land and UEM Sunrise, Malaysia's leading conglomerates in infrastructure and property development. This acclaimed township raises the benchmark for real estate in Johor, while assuring sustainability and value that increases with time.

GAMUDA LAND

Established in 1995, Gamuda Land is the property development arm of Gamuda Berhad, the leading engineering, construction and infrastructure group in Malaysia and one of Asia's premier companies.

For over two decades, Gamuda Land has been steadfastly building up a proven track record of delivering innovative developments and creating holistic, sustainable communities, be it vertical or township communities. This is evident in our many award-winning developments that dot Malaysia's landscape, as well as Australia, Singapore and Vietnam.



A member of **UEM Group**

UEM Sunrise is one of Malaysia's leading property developers and is the flagship company for the township and property development businesses of UEM Group.

Listed on the Main Board of Bursa Malaysia, UEM Sunrise has core competencies in macro township development; high-rise residential, commercial, retail and integrated developments; as well as property management and project & construction services.

UEM Sunrise is the master developer of Iskandar Puteri (formerly known as Nusajaya), one of the five flagship zones of Iskandar Malaysia and is set to become the largest fully integrated urban development in Southeast Asia.

AN AWARD-WINNING TOWNSHIP

2008	ParGolf	Best Hole 18 Malaysia 2008 – Pargolf
2009		Best Golf Development in Asia Pacific and Malaysia (5-star rating) CNBC Property Awards 2009
2010		Recognition Hole 13 Malaysia 2010 – Pargolf
		10th SIA Architecture Design Awards 2010 (Commercial Category: Recreational)
2011		Second Runner-Up Best Golf Course in Malaysia – Asian Golf Monthly Awards 2011 Institute of Landscape Architects Malaysia, Malaysia Landscape Architecture Awards, Property Developer Category for Excellent Landscape Planning & Development
2010-2012		Host Venue- Iskandar Johor Open 2010, 2011 & 2012
		First Runner-Up of Best Golf Excellence – Exhilarating Experience by HAPA Malaysia Awards
2014		Winner of The EDGE PEPS Best Value Creation Award with capital appreciation
2015		Winner of Property Insight Prestigious Developer Awards 2015 - Best Township Development Category
2016		Winner-HAPA Golf Course of The Year Hospitality Asia Platinum Awards (HAPA) Regional Series Awards 2016-2018



A RENOWNED WORLD-CLASS COMMUNITY

Horizon Hills is a 1,200 acre integrated residential township that features its very own acclaimed golf course, commercial avenue and schools. This all-in-one community offers a host of five-star amenities and facilities at your doorstep, while majestic lakes and lush greens enrich the tranquil environment.



AWARD-WINNING GOLF COURSE

Masterfully designed by Ross Watson, the award-winning Horizon Hills Golf & Country Club ranks high as one of Asia's top golf courses.



LEISURE ATTRACTI0NS

Nearby attractions include Legoland Malaysia Theme Park & Water Park, Puteri Harbour, Sanrio Hello Kitty Town, Mall of Medini, AEON Bukit Indah, Johor Premium Outlets (JPO) and more.



EDUCATION CENTRES

Your little ones will have the luxury of having preschool, academic enrichment centre and an international school - all within the Horizon Hills township.



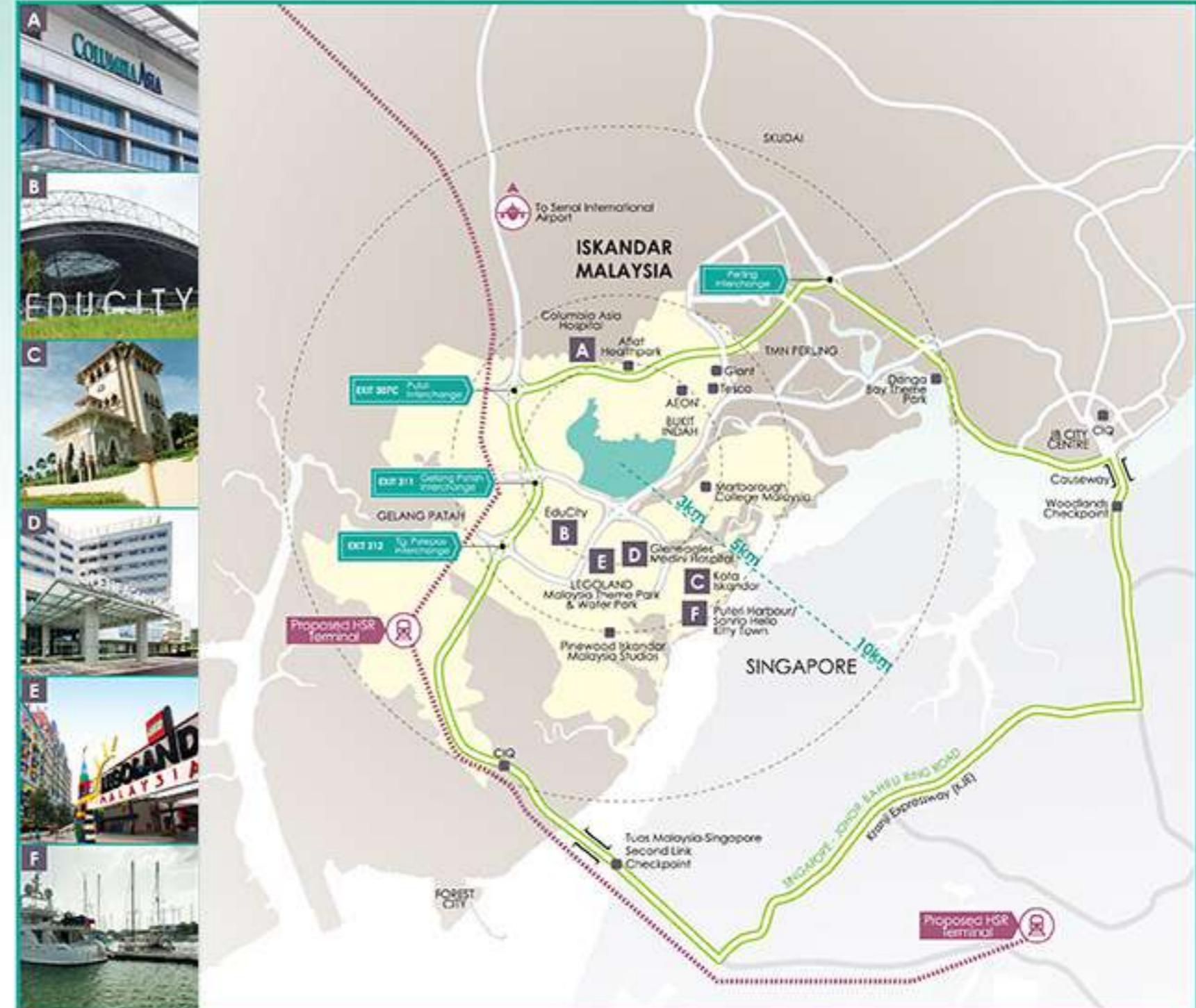
COMMERCIAL AVENUE

With more than 100 boutique offices & shops, as well as the upcoming petrol station and commercial centre within the precinct, find more convenience around your own neighbourhood.



SUPERB CONNECTIVITY HIGH ACCESSIBILITY

Easily accessible via the Iskandar Coastal Highway and close to the Malaysia-Singapore Second Link Expressway, D'Sutes is ideally located for urbanites. The highly anticipated High Speed Rail (HSR) which is a 90-minute ride between Kuala Lumpur and Singapore will have a stop in Gerbang Nusajaya - just minutes away.



HIGH SPEED RAIL (HSR)

- KL Terminal
- Iskandar Puteri Terminal
- Jurong, Singapore Terminal
- KL-S'Pore In Just 90 Minutes
- Average Speeds Of 350 to 450 kmph

ESTIMATED TRAVELING TIME & DISTANCE

3KM >	5KM >	10KM >
<ul style="list-style-type: none"> ■ AEON Bukit Indah ■ Tesco Hypermarket ■ Giant Hypermarket ■ Columbia Asia Hospital 	<ul style="list-style-type: none"> ■ Legoland Malaysia Theme Park & Water Park ■ Gleneagles Medini Hospital ■ Mall of Medini ■ Marlborough College Malaysia ■ Raffles American School ■ Southern Industrial & Logistics Clusters (SILC) 	<ul style="list-style-type: none"> ■ EduCity ■ Puteri Harbour ■ Pinewood Iskandar Malaysia Studios ■ Kota Iskandar ■ Puteri Harbour International Ferry Terminal ■ JDT Stadium

A PULSATING CITY AT YOUR BACKYARD

D'Suites puts the excitement of having shopping, dining and leisure options at your doorstep. From hypermarkets, banks and shopping malls such as AEON Bukit Indah to notable schools – everything is just a stone's throw away.



DESIGNED FOR THE HIGH LIFE

D'Suites condominiums offers secured and private high-rise living within the prestigious Horizon Hills.



4 QUALITY PILLARS

Driven by our 4 pillars of quality, Horizon Hills steadfastly believes in committing to values and enriching lives.



Quality Design

Our developments are designed to meet international standards that create value for our residents.



Safety & Security

Mapped with security as our topmost priority, our developments are equipped with safety features.



Healthy Lifestyle

As an advocate of healthy living, we employ creative environment architecture in our townships, with up to 40% of land dedicated to greenery.



Community & Amenities

As part of our efforts to promote community living, we commit to providing comprehensive amenities in our townships.



Horizon Hills homes are rated highly on CONQUAS, the assessment system of Singapore's Building & Construction Authority (BCA) to assess:

- Building structure
- Overall architectural workmanship & all finishes for detailing
- Mechanical & electrical works

SECURING WHAT MATTERS TO YOU

Security should be more than just protection; it should be peace of mind as well. Video intercom systems available at D'Suites provide both, by giving you the ability to not only know when somebody is outside your home, but to view and talk to them from the safety and comfort of any location in the house.



Video Intercom System

Your home intercom system allows you to see guests from the guardhouse, lobby and car park. Want to see who is at the guardhouse or lobby within the safety of your home?



Gated & Guarded Precinct

Beyond the traditional guardhouse, our trained security guards and personnel are on constant patrol to ensure the safety of each and every resident.



CCTV Surveillance

CCTV surveillance cameras are the cornerstone of a professional security system and D'Suites seamlessly integrates cameras into the overall development.

NATURE TAKES
CENTRESTAGE





STYLISH URBAN LIVING

Exceptional settings, a dedicated passion for detail and the highest standards of quality are just some of the values that make D'Suites unique.



3 Towers | 356 Condominium Units | 628 - 2,534 Square Feet Built Up | 1 - 5 Bedrooms | 2-3 Car Parks

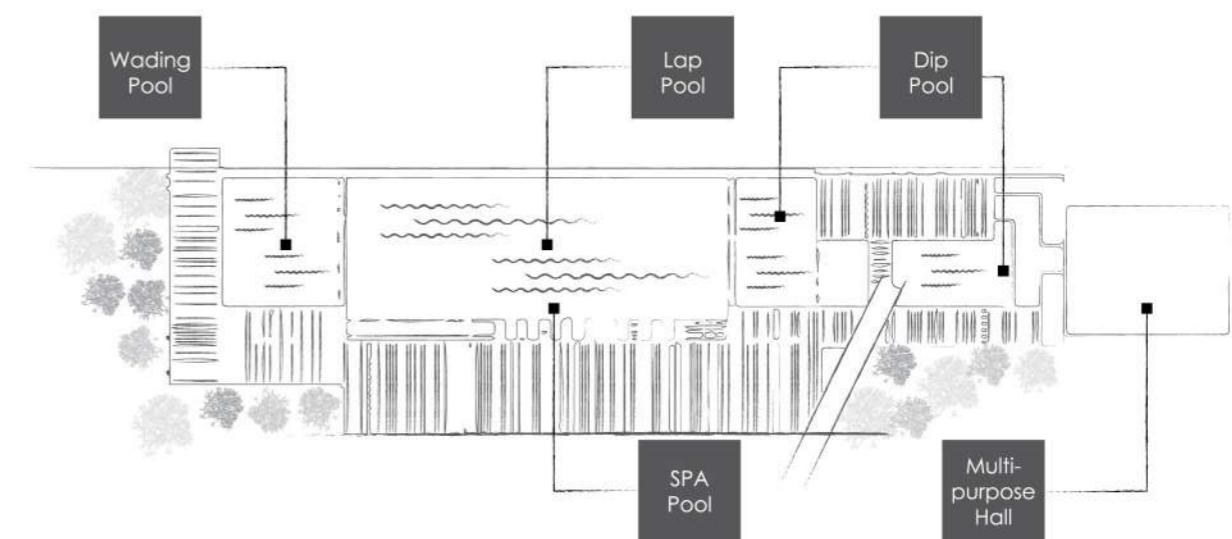


Condominiums Unit Fitted With Hot Boiler System And Air-cond



MAKING GREAT DAYS HAPPEN

Nothing is more liberating than enjoying a dip in the swimming pool after a hard day's work. Immerse your mind and body in complete relaxation, in total serenity at the meditation deck or sunken lawn. With ample facilities available, you'll be pampered beyond your wildest expectations.



FACILITIES PLAN



INDOOR FACILITIES

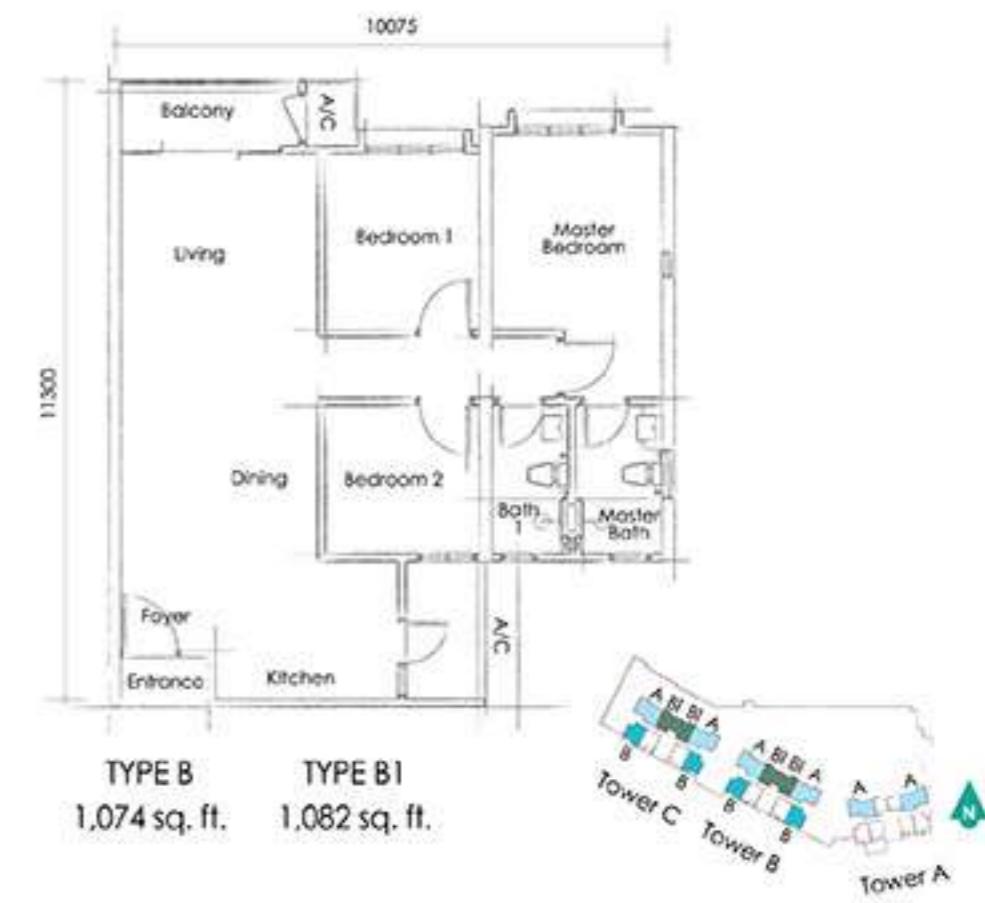
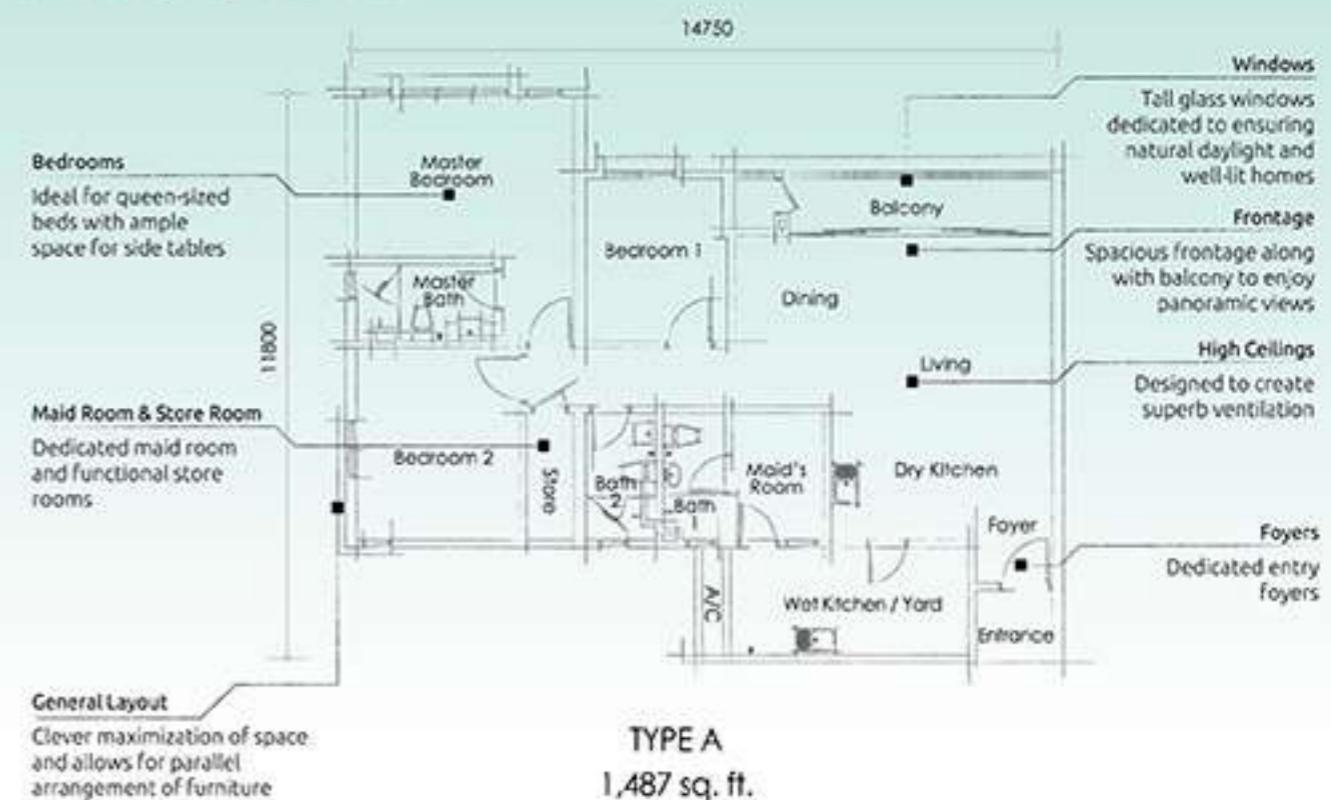


- Multi-purpose Hall
- Gymnasium
- Dancing Room
- Sauna
- Karaoke Room
- Study Room
- Billiard Room
- Foosball Room
- Table Tennis Room
- Chess Room
- Children Playground Room

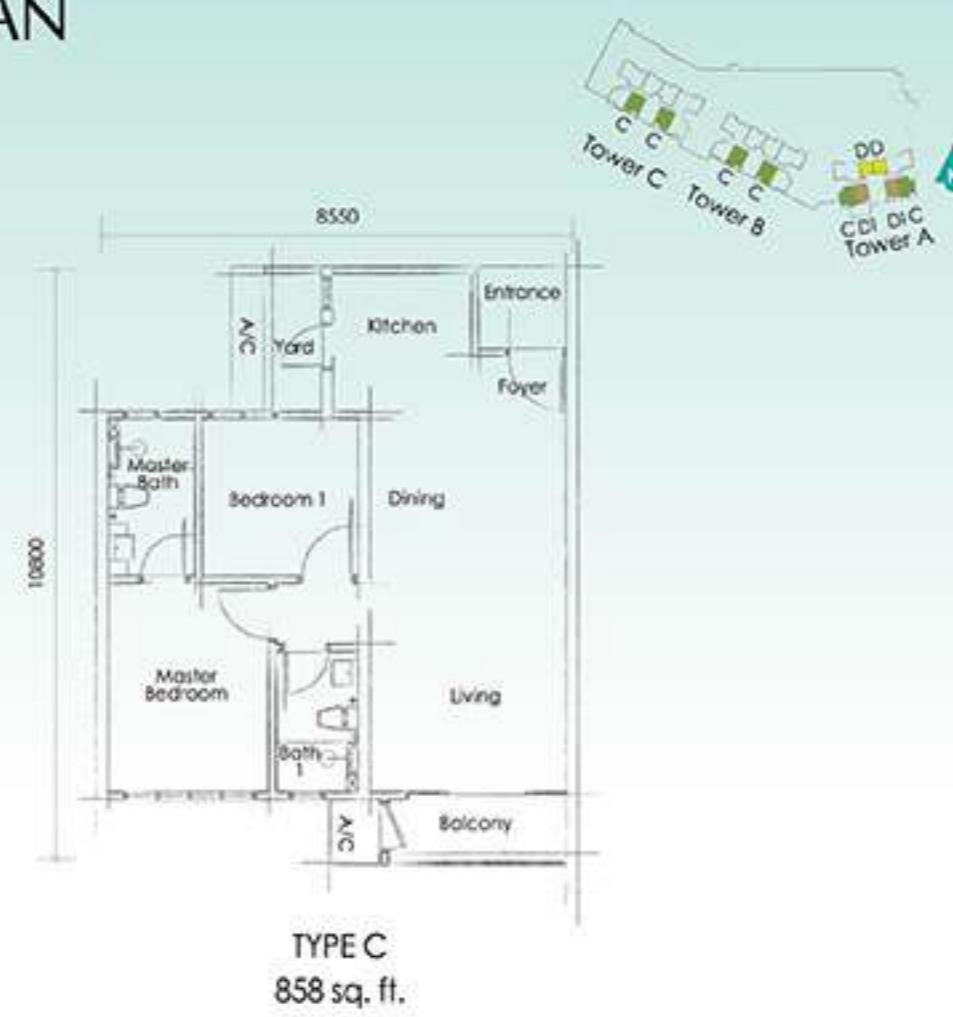
LEGEND

- | | | |
|----------------------------------|------------------------|--------------------------|
| 1 Meditation Deck / Tai Chi Deck | 7 SPA Pool | 17 Outdoor Gym Equipment |
| 2 Maze Garden | 8 Pavilion | 18 Kick About Area |
| 3 Reading Pavilion | 9 Sun Deck | 19 Jogging Track |
| 4 Sunken Lawn | 10 Fern Garden | 20 Private Garden |
| 5 Observation Deck | 11 Water Feature | 21 BBQ Area |
| 6 Wading Pool | 12 Caesalpinia Court | 22 Foot Reflexology Path |
| 7 Lap Pool | 13 Arbour | 23 Car Wash Area |
| 8 Dip Pool | 14 Children Playground | 24 Laundry |
| | 15 Tuition Centre | 25 Tuffion Centre |

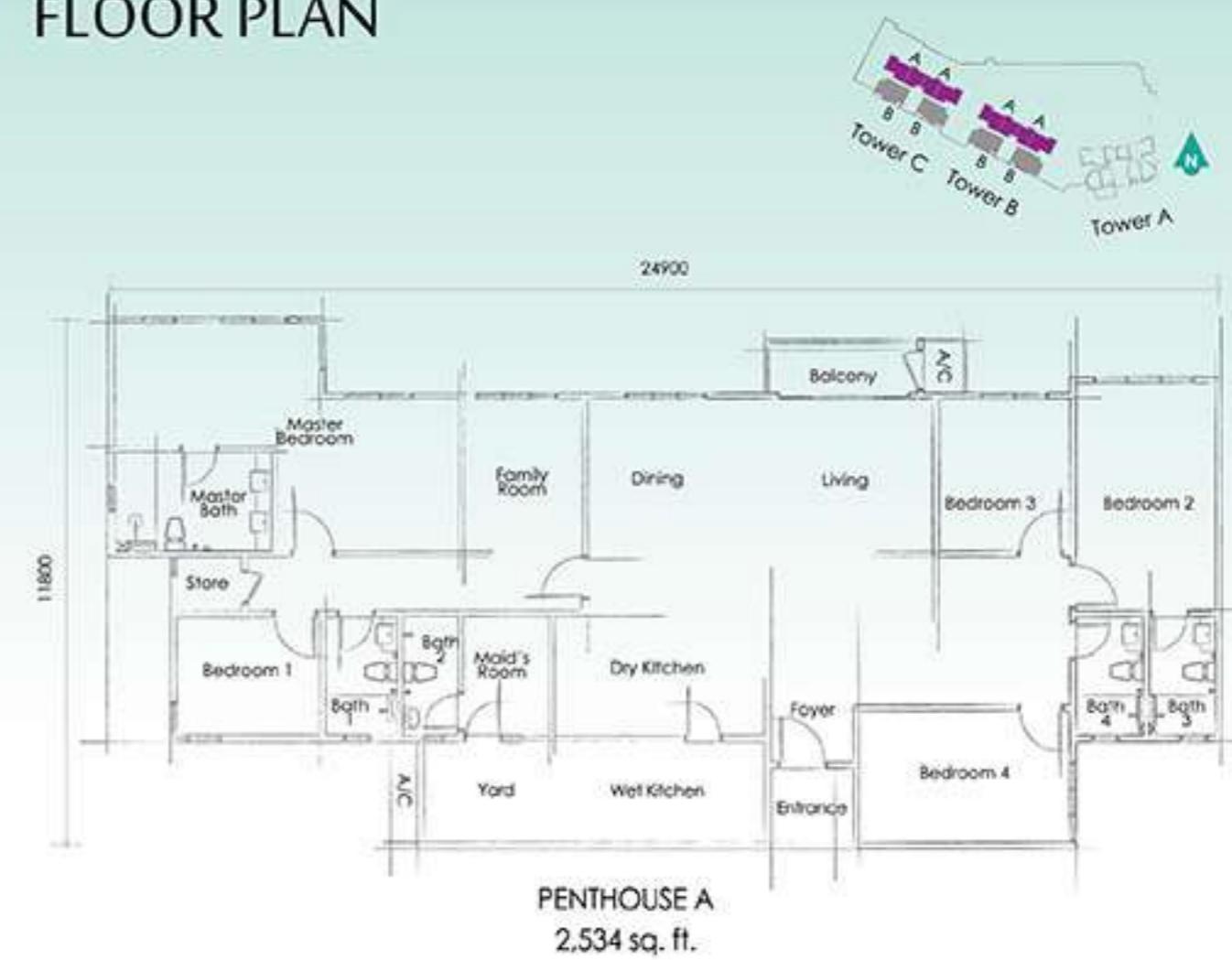
FLOOR PLAN



FLOOR PLAN

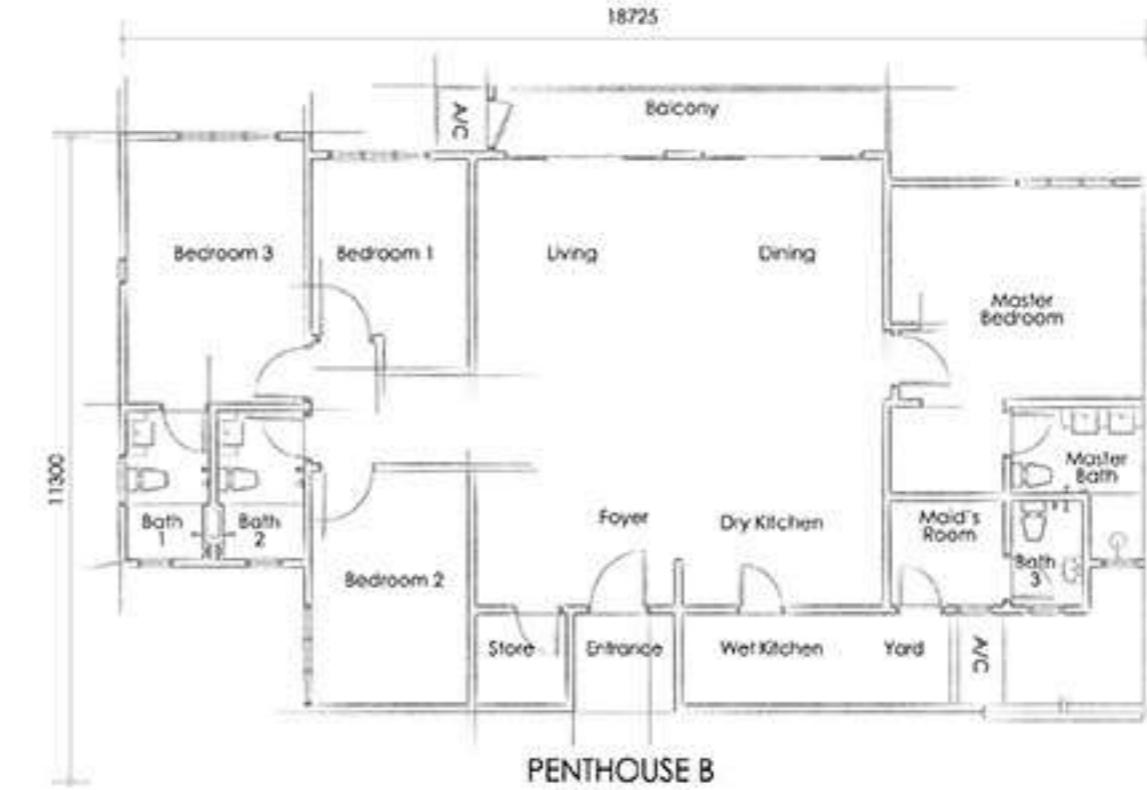


FLOOR PLAN



TYPE D
628 sq. ft.

TYPE D1
634 sq. ft.



STOREY PLAN

SPECIFICATIONS

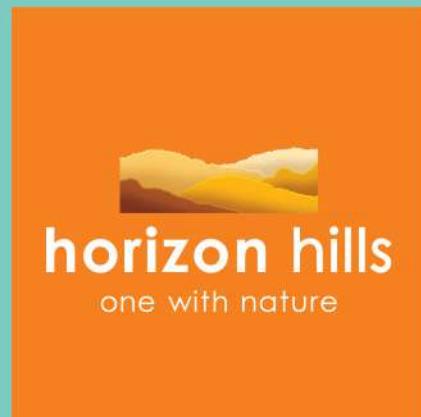
Swimming Pool & Golf View					
TOWER A		TOWER B		TOWER C	
		B-19-01	B-19-02	C-19-01	C-19-02
Level 19					
Level 18	A-17-C1	A-17-02	A-17-03	A-17-04	
Level 17	A-16-C1	A-16-02	A-16-03	A-16-04	
Level 16	A-15-C1	A-15-02	A-15-03	A-15-04	
Level 15	A-14-C1	A-14-02	A-14-03	A-14-04	
Level 14	A-13-C1	A-13-02	A-13-03	A-13-04	
Level 13	A-12-C1	A-12-02	A-12-03	A-12-04	
Level 12	A-11-C1	A-11-02	A-11-03	A-11-04	
Level 11	A-10-C1	A-10-02	A-10-03	A-10-04	
Level 10	A-09-C1	A-09-02	A-09-03	A-09-04	
Level 09	A-08-C1	A-08-02	A-08-03	A-08-04	
Level 08	A-07-C1	A-07-02	A-07-03	A-07-04	
Level 07	A-06-C1	A-06-02	A-06-03	A-06-04	
Level 06	A-05-C1	A-05-02	A-05-03	A-05-04	
Level 05	A-04-C1	A-04-02	A-04-03	A-04-04	
Level 04		Facilities			
Level 03		Car Park			
Level 02		Car Park			
Level 01		Car Park			

Legoland View											
TOWER C		TOWER B		TOWER A							
		B-19-03	B-19-04	B-19-05	B-19-06	B-19-07	B-19-08	A-17-05	A-17-06	A-17-07	A-17-08
Level 19	C-18-C1	C-18-02	C-18-03	C-18-04							
Level 18	C-17-C1	C-17-02	C-17-03	C-17-04							
Level 17	C-16-C1	C-16-02	C-16-03	C-16-04							
Level 16	C-15-C1	C-15-02	C-15-03	C-15-04							
Level 15	C-14-C1	C-14-02	C-14-03	C-14-04							
Level 14	C-13-C1	C-13-02	C-13-03	C-13-04							
Level 13	C-12-C1	C-12-02	C-12-03	C-12-04							
Level 12	C-11-C1	C-11-02	C-11-03	C-11-04							
Level 11	C-10-C1	C-10-02	C-10-03	C-10-04							
Level 10	C-09-C1	C-09-02	C-09-03	C-09-04							
Level 09	C-08-C1	C-08-02	C-08-03	C-08-04							
Level 08	C-07-C1	C-07-02	C-07-03	C-07-04							
Level 07	C-06-C1	C-06-02	C-06-03	C-06-04							
Level 06	C-05-C1	C-05-02	C-05-03	C-05-04							
Level 05	C-04-C1	C-04-02	C-04-03	C-04-04							
Level 04		Car Park									
Level 03		Car Park									
Level 02		Car Park									
Level 01		Car Park									

LEGEND

CONDOMINIUM	Type A Series	Type B Series	Type C Series	Type D Series
PENTHOUSE	Type A	Type B		

Structure	Reinforced Concrete And Shear Wall					
Wall	Shear Wall / Bricks					
Roof	Reinforced Concrete Slab					
Ceiling	Skim Coat / Plaster Board Ceiling					
Floor Finishes	(A) Entrance / Living / Kitchen / Bedrooms / Bathrooms / Dining / Foyer : Porcelain Tiles (B) Balcony : Porcelain Tiles (Type A, B, C & Penthouse Only) (C) Yard : Porcelain Tiles (Type A, B, C & Penthouse Only) (D) Maids Room / Store (Type A & Penthouse Only) / Bath 1 (Type A Only) : Ceramic Tiles (Type A & Penthouse Only) (E) Family Area : Porcelain Tiles (Penthouse Only)					
Wall Finishes	(A) External Wall : Weather Resistant Paint (B) Internal Wall : Plaster & Paint (C) Bathroom : Porcelain Tiles To Ceiling Height (D) Bath 1 : Ceramic Tiles To Ceiling Height (Type A Only) (E) Kitchen / Yard : Ceramic Tiles To Ceiling Height / Plaster & Paint					
Doors	(A) Main Entrance : Timber Door (B) Others : Flush Door (C) Balcony / Living : Aluminium Frame Sliding Door (D) Bedroom : Sliding Flush Door (Type D & D1 Only)					
Windows	(A) Aluminium Framed Window					
Sanitary Installation	(A) Kitchen Sink (B) Sink Tap (C) W.C. (D) Wash Basin (E) Toilet Roll Holder (F) Hand Shower (G) Shower Rose (H) Bip Tap (I) Hand Bidet With Bip Tap (J) Shower Screen					
	Type A	Type B	Type C	Type D / D1	Penthouse A	Penthouse B
	2 nos.	1 no.	1 no.	1 no.	2 nos.	2 nos.
	2 nos.	1 no.	1 no.	1 no.	2 nos.	2 nos.
	3 nos.	2 nos.	2 nos.	1 no.	5 nos.	4 nos.
	3 nos.	2 nos.	2 nos.	1 no.	6 nos.	5 nos.
	3 nos.	2 nos.	2 nos.	1 no.	5 nos.	4 nos.
	2 nos.	2 nos.	2 nos.	1 no.	4 nos.	3 nos.
	1 no.	-	-	-	1 no.	1 no.
	2 nos.	1 no.	1 no.	1 no.	2 nos.	2 nos.
	2 nos.	2 nos.	2 nos.	1 no.	4 nos.	3 nos.
	2 nos.	2 nos.	2 nos.	1 no.	4 nos.	3 nos.
	2 nos.	2 nos.	2 nos.	1 no.	4 nos.	3 nos.
Electrical Installation	Type A	Type B	Type C	Type D / D1	Penthouse A	Penthouse B
	27 nos.	24 nos.	21 nos.	13 nos.	42 nos.	36 nos.
	23 nos.	18 nos.	16 nos.	13 nos.	38 nos.	29 nos.
	1 no.	1 no.	1 no.	1 no.	2 nos.	2 nos.
	1 no.	1 no.	1 no.	1 no.	1 no.	1 no.
	6 nos.	5 nos.	4 nos.	3 nos.	9 nos.	7 nos.
	2 nos.	2 nos.	2 nos.	1 no.	3 nos.	2 nos.
	1 no.	-	-	-	1 no.	1 no.
	1 no.	1 no.	1 no.	1 no.	1 no.	1 no.
	1 no.	1 no.	1 no.	1 no.	1 no.	1 no.
	1 no.	1 no.	1 no.	1 no.	1 no.	1 no.
	4 nos.	4 nos.	3 nos.	2 nos.	8 nos.	6 nos.
Structure	Reinforced Concrete And Shear Wall					
Wall	Shear Wall / Bricks					
Roof	Reinforced Concrete Slab					
Ceiling	Skim Coat / Plaster Board Ceiling					
Floor Finishes	(A) Entrance / Living / Kitchen / Bedrooms / Bathrooms / Dining / Foyer : Porcelain Tiles (B) Balcony : Porcelain Tiles (Type A, B, C & Penthouse Only) (C) Yard : Porcelain Tiles (Type A, B, C & Penthouse Only) (D) Maids Room / Store (Type A & Penthouse Only) / Bath 1 (Type A Only) : Ceramic Tiles (Type A & Penthouse Only) (E) Family Area : Porcelain Tiles (Penthouse Only)					
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	Type A	Type B	Type C	Type D / D1	Penthouse A	Penthouse B
	2 nos.	1 no.	1 no.	1 no.	2 nos.	2 nos.
	2 nos.	1 no.	1 no.	1 no.	2 nos.	2 nos.
	3 nos.	2 nos.	2 nos.	1 no		



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Strategic Partnership :

GAMUDA LAND



A member of UEM Group

Horizon Hills Development Sdn Bhd (691032-H)

1, Jalan Eka, Horizon Hills,
79100 Iskandar Puteri,
Johor Darul Takzim, Malaysia.

FREEHOLD
Show Unit Open Daily

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