

Sapphire

G A R D E N

A photograph of a woman with long dark hair, wearing a light-colored, textured short-sleeved top, carrying a young girl on her back. The girl is wearing a white short-sleeved shirt and blue denim overalls. Both are smiling warmly at the camera. The background is a soft-focus outdoor scene with green foliage and a building in the distance. A decorative geometric pattern is visible in the top right corner.

Welcome home

to the life you desire

归心之所，悦享理想生活

Step into Sapphire Garden, the latest coveted address in Batu Pahat — an enclave of double-storey semi-detached homes crafted with care and thoughtful detail. Here, life beautifully unfolds amid serene greenery, with generous interiors that flow seamlessly into calming outdoor spaces. Set within a harmonious, secure neighbourhood that nurtures connection and peace of mind, Sapphire Garden provides a community you can trust to grow with you, where memories are made every day.

The latest gem in

Batu Pahat

峇株巴轄全新璀璨之作

Spanning 1,288 acres, Bandar Putera Indah is a thoughtfully master-planned township where modern living, convenience and connectivity come together seamlessly. With more than 11,000 homes and community spaces, it fosters a dynamic, sustainable environment designed for families to thrive. Within this setting, Sapphire Garden introduces a contemporary way of living — spacious, practical and crafted for the future.



FREEHOLD



LOW DENSITY
(33 UNITS)



RAIN WATER
HARVESTING
SYSTEM



SPACIOUS GARDEN
SETUP FOR
OUTDOOR LIVING



EASY ACCESS
TO MAJOR
HIGHWAYS

Sapphire
GARDEN

FUTURE
DEVELOPMENT

Expansive living

within your sanctuary

阔境生活，私享天地

With spacious layouts from 40' x 80', each home at Sapphire Garden is thoughtfully designed to bring families together, while offering room for everyone to thrive.

From lively gatherings in the generous living hall to serene afternoons in your private garden, every space encourages cherished moments. This is a home where joyful celebrations, peaceful mornings and shared stories become the heart of daily living.



Daily essentials

within your reach

日常所需，近在咫尺

Nestled within the vibrant heart of Bandar Putera Indah, the commercial hub complements your home with everyday convenience just moments away. From daily errands to casual dining, everything is thoughtfully close at hand – allowing you to stay connected while still enjoying the calm harmony of home.





Additional 337 sq.ft. of space
 Wet Kitchen & Yard - New built-up extension
 Bedroom 4 - Expanded & relocated

Artist's impression only.

An extra space, a million ideas

一方延展空间，万种生活灵感

Complementing its generous layouts, each residence at Sapphire Garden features an extra 337 sq.ft., thoughtfully crafted to adapt to your family's needs. Whether you envision a playroom filled with laughter, a cosy reading nook bathed in sunlight, or a dedicated room for cherished hobbies, this versatile area invites you to personalise your everyday life.

Seamlessly integrated with thoughtful design, it enriches your everyday lifestyle and invites meaningful moments to unfold in every corner.

Unfolding the warmth of living the way you please

展开温暖生活，随心而居

Where thoughtful design meets effortless grace, an expanded area flows like a breath of light and invites a new rhythm of living. Unfolding with subtle warmth, this refined space inspires moments of ease and possibility.



Artist's impression only.



Artist's impression only.





Site Plan

总平面图

LEGENDS

Sapphire Garden

- Community Hall
- Surau
- Kindergarten
- TNB
- Open Space

Floor Plan

户型平面图

DOUBLE-STOREY SEMI-DETACHED

4 Bedrooms + 1 Utility | 3 Bathrooms
 Land Area: From 40' x 80'
 Built-up Area: 2,219 sq.ft.



Specifications 建筑规格说明

Structure	:	Reinforced Concrete Framework
Wall	:	Brick Wall / Autoclave Aerated Concrete Masonry Units (Block)
Roof Covering	:	Concrete Roof Tiles / Metal Roof
Ceiling	:	Fibrous Plaster Ceiling
Windows	:	Aluminium Casement Window / Top Hung Window
Doors	:	Aluminium Sliding Door / Flush Door

Floor Finishes	:	<u>Ground Floor</u>	
		Foyer / Living / Dining	- Tiles
		Bedroom 4	- Tiles
		Utility (Below Staircase)	- Tiles
		New Utility	- Tiles
		Kitchen	- Tiles
		Bathroom 3	- Tiles
		Staircase	- Tiles
		Yard	- Tiles
		Car Porch	- Concrete Imprint
		Terrace	- Concrete Imprint
		Driveway	- Concrete Imprint
		Apron (Behind Kitchen)	- Cement Render
		Apron (Corner / End Unit)	- Cement Render

1st Floor

		Family Hall	- Tiles
		Master Bedroom / Bedroom 2 & 3	- Tiles
		Master Bathroom / Bathroom 2	- Tiles
		Balcony	- Tiles

Wall Finishes	:	Master Bathroom	- Full High Tiles at Ceiling Level
		Bathroom 2 & 3	- Full High Tiles at Ceiling Level
		Kitchen	- 1.5m High Tiles

Sanitary Fittings :

Kitchen Sink c/w Tap	1 no
Sitting WC	3 nos
Basin with Tap	3 nos
Shower Rose	3 nos
Tissue Holder	3 nos

Electrical Point :

Lighting Point	25 nos
Gate Lighting Point	2 nos
Door Bell Point	1 no
Auto Gate Point	1 no
13A Power Point	24 nos
Ceiling Fan Point	2 nos
Fibre Termination Box	1 no
Fibre Wall Socket	1 no
TV Point	2 nos
Air Cond Point	6 nos
Water Heater Point	3 nos

Gate	:	Mild Steel Gate
Fencing	:	High Galvanised Iron Fencing, Refuse Chamber & Letter Box

All item stated above are subject to variations, modifications and substitution as to comply with relevant authorities / engineers / architects and by-laws as they arise.

A desirable location, an established township.

理想地段，成熟城镇

Ideally positioned in the thriving community of Bandar Putera Indah, Sapphire Garden offers effortless access to key routes like the North-South Expressway. Making everyday life truly effortless — with conveniences just steps away at your fingertips.



LBS Discovery Gallery Batu Pahat

No. 11, 11A & 11B, Jalan Putera Indah 4/11,
Bandar Putera Indah, Tongkang Pechah,
83000 Batu Pahat, Johor.



林木生集团有限公司 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



012 722 2954
lbs.com.my

DEVELOPER: MITC SDN BHD (199001003684 (195251-K)) DEVELOPER'S LICENSE NO.: 11018/10-2026/1288(R) | VALIDITY PERIOD: 31/10/2020 - 30/10/2026 | ADVERTISING & SALES PERMIT NO.: 11018-4/08-2026/0689(A)-(L) | VALIDITY PERIOD: 18/08/2025 - 17/08/2026 | APPROVING AUTHORITY: MAJLIS PERBANDARAN BATU PAHAT | BUILDING PLAN REF NO.: MPBP 11/40/1816P4 | LAND TENURE: FREEHOLD | LAND ENCUMBRANCES: FREE | EXPECTED DATE OF COMPLETION: JAN 2028 | TOTAL UNITS: 33 UNITS | PRICE: RM890,000 (MIN) - RM1,238,000 (MAX) | RESTRICTION IN INTEREST: LAND CONTAINED IN THIS TITLE CANNOT BE SOLD OR TRANSFERRED IN ANY MANNER WHATSOEVER TO THE NON-CITIZEN/FOREIGN COMPANY WITHOUT THE CONSENT FROM THE STATE AUTHORITY. THE LAND ALLOCATED FOR BUMIPUTERA CAN ONLY BE TRANSFERRED TO ANOTHER BUMIPUTERA, CANNOT BE SOLD OR TRANSFERRED IN ANY MANNER WHATSOEVER TO NON-BUMIPUTERA INDIVIDUALS/NON-BUMIPUTERA COMPANIES WITHOUT THE CONSENT FROM THE STATE AUTHORITY.

THIS ADVERTISEMENT HAS BEEN APPROVED BY THE NATIONAL HOUSING DEPARTMENT. INFORMATION ON THE DEVELOPMENT AND APPROVED ADVERTISEMENT CAN BE VERIFIED AT TEDUH.KPKT.GOV PORTAL.