

ARALIA

2-STOREY TWIN VILLAS

豪华双层半独立式洋房



FREEHOLD 永久地契



ARALIA

*Affluence has its privileges.
When you arise in the morning, think of what a precious
privilege it is to be home with your family*

富足生活，优渥人生。晨起感受美好宜人的环境，
倍感珍惜与家人共处的珍贵时光



As an Aralia homeowner, you'll be awed by the tranquil surroundings of **Palm Villa golf course**. Everyday is a holiday at Aralia!

身为Aralia的尊贵屋主, Palm Villa 高尔夫球场绵延无尽的绿意足以让您惊艳。远离车马喧嚣, 每天都是假期!

5 Exclusive 2-Storey Bungalows

5 栋独树一帜的双层独立式洋房



LIMITED COLLECTION
- 限量呈献 -

Land Area 土地面积:
5,610 sq.ft. - **8,507** sq.ft.
平方尺 - 平方尺

Built-up Area 建筑面积:
4,390 sq.ft.
平方尺

6 + 1
Bedrooms 卧房

6
Bathrooms 浴室



Breathe in the uplifting
aroma of a freshly cut lawn

A Harmonious balance of verdant
landscaping and open spaces

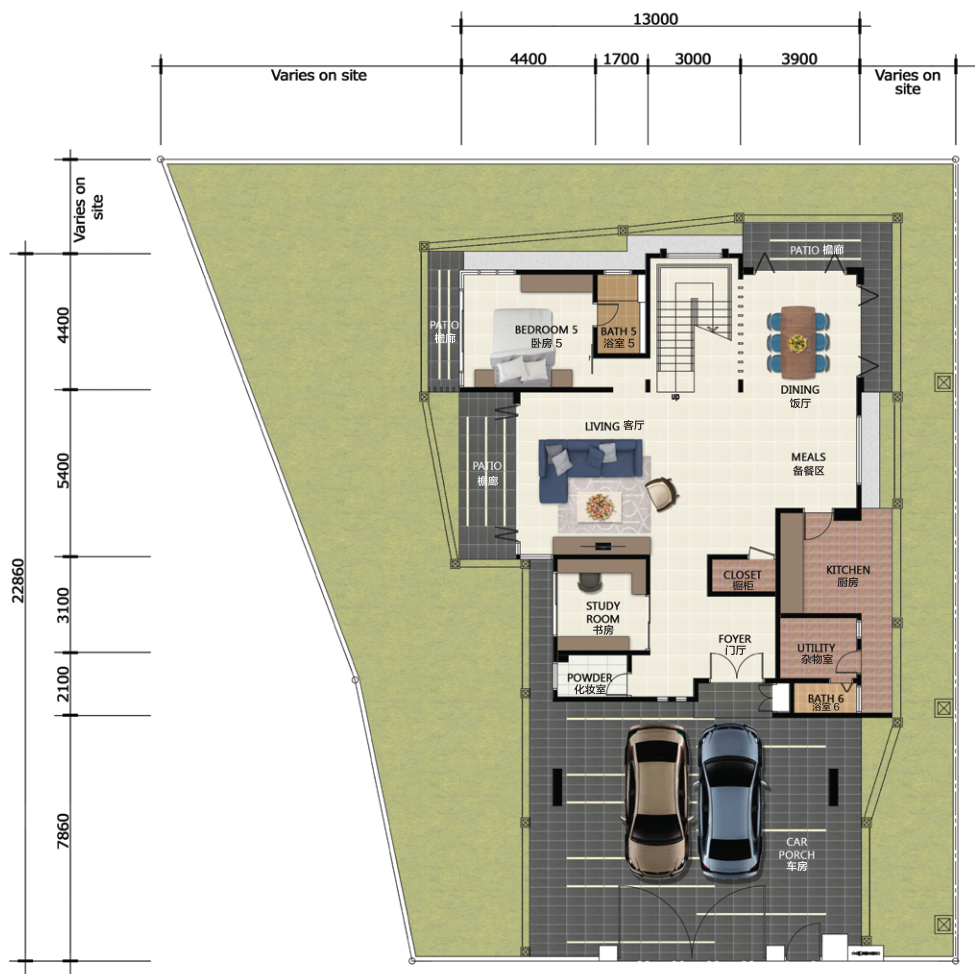
环抱自然的气息
陶醉于田园风情

和谐的翠绿美景和开阔的空间
为您开启憧憬的悠闲生活

TYPE A 型

2-Storey Bungalows

双层独立式洋房



Ground Floor / 底层平面图



First Floor / 一楼平面图

Structure	: Reinforced concrete
Wall	: Brick wall
Roofing covering	: Roof tiles / Reinforced concrete flat roof
Roof framing	: Metal roof frame
Ceiling	: Skim coat / Plaster ceiling board
Windows	: Aluminium framed windows
Doors	: Timber door / Flush door / Alum. framed folding door / Alum. framed glass door / Flush door with louvres / Alum. louvered door
Fencing	: Brick / m.s. fencing

WALL FINISHES

Kitchen & Bathroom 6	: Wall tiles up to ceiling height
Bathroom 1-5 & Powder room	: Wall tiles up to ceiling height / Mirror
External wall	: Weather resistant paint
Internal wall	: Emulsion paint

FLOOR FINISHES

Driveway / Car porch	: Tiles
Patio / Lifestyle deck / Foyer / Living / Dining / Meals / Kitchen / Study Utility	
Family / Bedrooms / Bathrooms / Balcony	: Tiles
Staircase	: Timber
Other areas	: Cement render

SANITARY FITTINGS

Kitchen sink	: 1 no.
Basin	: 7 nos.
Water closet	: 7 nos.
Shower	: 6 nos.
Toilet paper holder	: 7 nos.

ELECTRICAL FITTINGS

	Type A
Lighting point	: 49 nos.
Ceiling fan point	: 10 nos.
Socket outlet point	: 36 nos.
Air-con point	: 10 nos.
TV outlet point	: 3 nos.
Water heater point	: 6 nos.
Autogate point	: 1 no.
Gate pillar lighting point	: 2 nos.
Door bell point	: 1 no.

结构	: 钢筋混凝土
墙壁	: 砖墙
屋顶	: 屋瓦 / 混凝土平顶
屋顶框架	: 金属屋顶
天花板	: 涂层抹灰 / 石膏天花板
窗	: 铝框窗
门	: 木门 / 平开门 / 铝框折叠门 / 铝框玻璃门 / 平开百叶门 / 铝合金百叶门
围篱	: 砖 / 铁围篱

墙壁修饰

厨房 / 浴室6	: 铺墙砖至天花板高
浴室1-5 / 化妆室	: 铺墙砖至天花板高 / 镜子
外墙	: 耐候性油漆
内墙	: 乳胶漆

地面修饰

车道 / 车房	: 铺砌瓷砖
檐廊 / 时尚露台 / 门厅 / 客厅 / 饭厅 / 备餐区 / 厨房 / 书房 / 杂物室	
家庭起居室 / 卧房 / 浴室 / 阳台	: 铺砌瓷砖
楼梯	: 木地板
其他地区	: 水泥地面

卫生装置

厨房洗涤槽	: 1 个
洗手盆	: 7 个
马桶	: 7 个
花洒	: 6 个
卫生纸架	: 7 个

电源设备

	A型
电灯位	: 49 个
天花板风扇位	: 10 个
电插座	: 36 个
冷气插座	: 10 个
电视天线插座	: 3 个
热水器插座	: 6 个
电动闸门位	: 1 个
门柱灯位	: 2 个
门铃位	: 1 个

Type B, 2-Storey Twin Villas

B型, 双层半独立式洋房



NEW COLLECTION


- 全新推介 -

Land Area 土地面积:
40' × 85'

Built-up Area 建筑面积:
from **3,732** sq.ft.
平方尺起

5 + 1
Bedrooms 卧房

5
Bathrooms 浴室

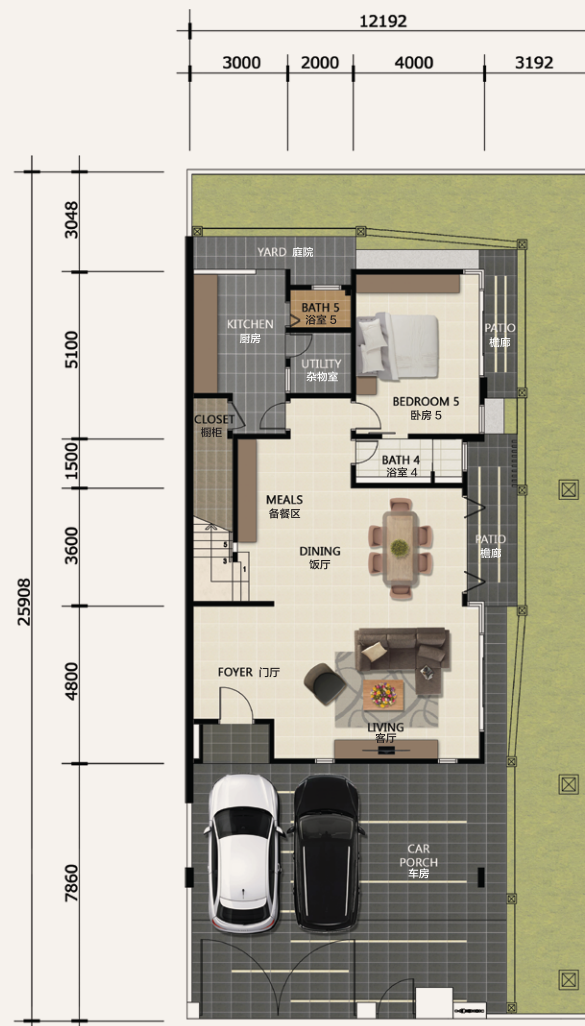
A woman and a child are playing in a grassy field. The woman is kneeling on the grass, and the child is standing next to her. They are both wearing plaid shirts and hats. A large, leafy tree is in the background, and the scene is brightly lit with sunlight filtering through the leaves.

随心随喜为宽阔
家园填满美好回忆
每一时光都如此弥足珍贵

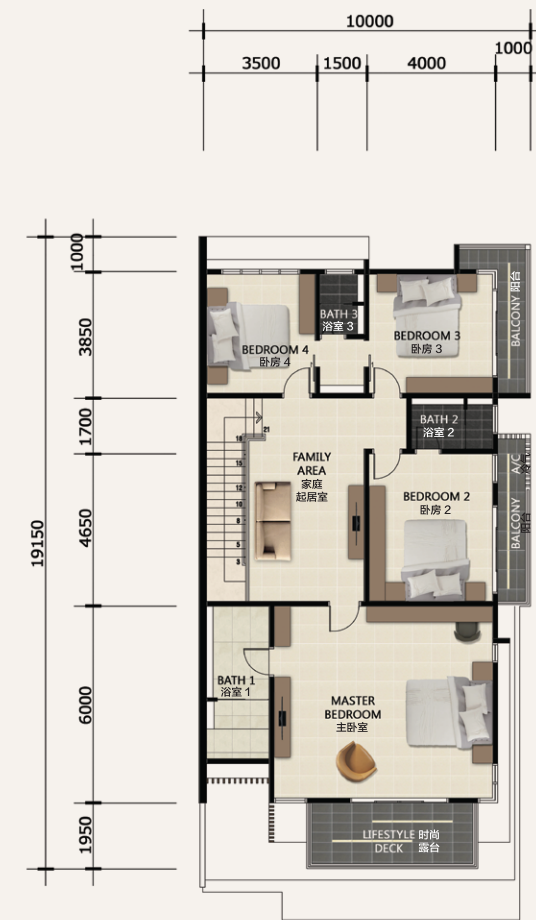
Think of all the ways
you can occupy this
spacious home

Everyday moments make
the best memories

TYPE B 型 2-Storey Twin Villa 双层半独立式洋房



Ground Floor / 底层平面图



First Floor / 一楼平面图

Specifications 建筑规格

Structure	: Reinforced concrete
Wall	: Brick wall
Roofing covering	: Roof tiles / Reinforced concrete flat roof
Roof framing	: Metal roof frame
Ceiling	: Skim coat / Plaster ceiling board
Windows	: Aluminium framed windows
Doors	: Timber door / Flush door / Alum. framed folding door / Alum. framed glass door / Flush door with louvres
Fencing	: Brick / m.s. fencing

WALL FINISHES

Kitchen	: Wall tiles up to ceiling height on 3 sides
Bathroom 1-4	: Wall tiles up to ceiling height / Mirror Wall tiles behind basin outside bath 3 up to ceiling height / Mirror
Bathroom 5	: Wall tiles up to ceiling height
External wall	: Weather resistant paint
Internal wall	: Emulsion paint

FLOOR FINISHES

Driveway / Car porch	: Tiles
Patio / Lifestyle deck / Foyer / Living / Dining / Meals / Kitchen / Utility	: Tiles
Family / Bedrooms / Bathrooms	: Tiles
Balcony / Staircase	: Cement render
Other areas	: Cement render

SANITARY FITTINGS

Kitchen sink	: 1 no.
Basin	: 5 nos.
Water closet	: 5 nos.
Shower	: 5 nos.
Toilet paper holder	: 5 nos.

ELECTRICAL FITTINGS

	Type B, B1 & B2
Lighting point	: 36 nos.
Ceiling fan point	: 8 nos.
Socket outlet point	: 32 nos.
Air-con point	: 9 nos.
TV outlet point	: 3 nos.
Water heater point	: 5 nos.
Autogate point	: 1 no.
Gate pillar lighting point	: 2 nos.
Door bell point	: 1 no.

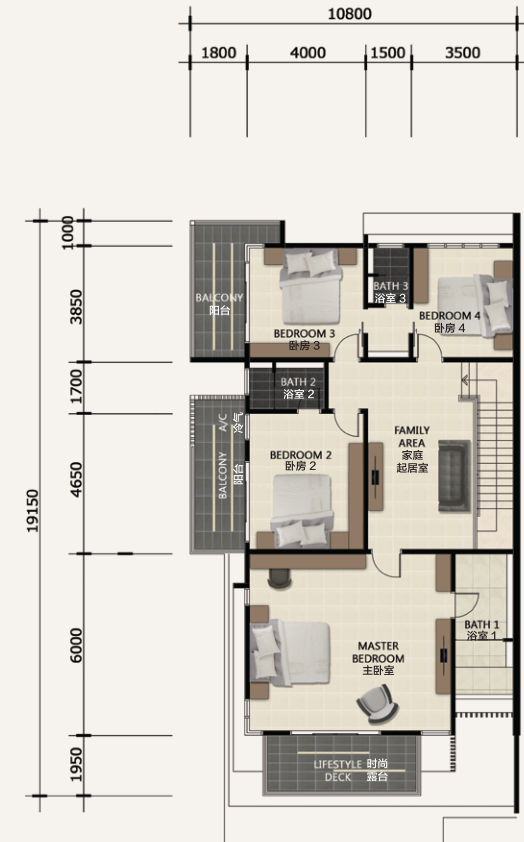
TYPE B1 型

2-Storey Twin Villa

双层半独立式洋房



Ground Floor / 底层平面图



First Floor / 一楼平面图

结构	: 钢筋混凝土
墙壁	: 砖墙
屋顶	: 屋瓦 / 混凝土平顶
屋顶框架	: 金属屋顶
天花板	: 涂层抹灰 / 石膏天花板
窗	: 铝框窗
门	: 木门 / 平开门 / 铝框折叠门 / 铝框玻璃门 / 平开百叶门
围篱	: 砖 / 铁围篱

墙壁修饰

厨房	: 铺墙砖至天花板高, 三面墙
浴室1-4	: 铺墙砖至天花板高 / 镜子 浴室3洗手盆墙面铺墙砖至天花板高 / 镜子
浴室5	: 铺墙砖至天花板高
外墙	: 耐候性油漆
内墙	: 乳胶漆

地面修饰

车道 / 车房 / 檐廊 / 时尚露台 / 门厅 / 客厅 / 饭厅 / 备餐区 / 厨房 / 杂物室	: 铺砌瓷砖
家庭起居室 / 卧房 / 浴室 / 阳台 / 楼梯	: 铺砌瓷砖
其他地区	: 水泥地面

卫生装置

厨房洗涤槽	: 1 个
洗手盆	: 5 个
马桶	: 5 个
花洒	: 5 个
卫生纸架	: 5 个

电源设备

B, B1 & B2型	
电灯位	: 36 个
天花板风扇位	: 8 个
电插座	: 32 个
冷气插座	: 9 个
电视天线插座	: 3 个
热水器插座	: 5 个
电动闸门位	: 1 个
门柱灯位	: 2 个
门铃位	: 1 个





Privilege extends well beyond your home

尊贵的全新境界 舒适的心灵世界

Indulge in the luxury of your spacious home that speaks the language of your comfort. Dream, relax and recharge your batteries for a new day in your fantastic home at Aralia.

沉醉于Aralia豪华舒适的宽阔家园，您的身心灵获得无尽释放。尽情织梦，休闲，充电，每一日都是崭新充满能量的自己。

Get creative with **the space**

让您发挥创意的舒适空间

Aralia is a home where your aspirations are reflected in your lifestyle. The spaciousness provides you the freedom of choice to develop your interior space – from internal layout to finishes and finishing, unleash your creativity and build the perfect home for your family.



Gated and Guarded Community
围篱保安社区



24-hour security
24小时保安



Residents-only access card
居民通行卡



Shower screen
for all bathrooms*
浴室附设浴屏*



Stainless steel with timber
finish aluminium panel
不锈钢木饰铝质镶板

* Except Bath 5 for Semi-Detached bathroom; Except Bath 6 for Bungalow bathroom & powder
*半独立式洋房浴室5除外; 独立式洋房浴室5及化妆室除外



Enjoy togetherness
with **Peace of Mind**
享受生活中的安宁和美丽



Strategic Location 卓越位置，非凡城镇



As part of the fully integrated township of Bandar Putra Kulai, Aralia gives you all the conveniences of a self-contained township that is well-connected to key infrastructure and popular city landmarks.

坐落于古来太子城，一应俱全的卓著完美城镇，Aralia 尽享所有便利优势。完善齐全的设施和著名地标近在咫尺，交通便捷衔接各主要大道，生活尽善尽美。

Connectivity 交通便利



- North-South highway 南北大道
- Tebrau highway 地不佬大道
- Pasir Gudang highway 巴西古当大道
- Senai-Desaru highway 士乃迪沙鲁大道



Shopping Convenience 购物便利

- IOI Mall 购物商场
- AEON Kulai 永旺购物商场
- Johor Premium Outlets 柔佛名牌城



Leisure & Pleasure 康乐休闲

- Putra Sports Complex 太子城体育中心
- IOI Palm Villa & Golf Course Palm Villa 高尔夫及度假村
- 150-acre Hutan Bandar Putra 150 英亩太子森林公园



Transportation 交通枢纽

- Senai International Airport 士乃国际机场



Education Hub 教育中枢

- SJK (C) Pei Cheng 培正华小
- SMK Bandar Putra 太子城国民型中学



Other Amenities 其他设施

- Commercial Areas 商业区
- Local & International Banks 本地及国际银行
- Hospital Temenggong Seri Maharaja Kulai 古来医院

Family that plays together
stays together
家人的陪伴 溫馨的港灣



Another Prestigious Development by
另一卓越发展项目



IOI PROPERTIES



Scan code with smartphone
to access our website
使用智能手机扫描二维码，
以进入我们的网页

Developer 发展商

PROPERTY VILLAGE BERHAD (199301027283)(282021-U)
Subsidiary of IOI Properties Group Bhd. (201301005964)(1035807-A)

Marketing & Sales Office
行销及销售办事处:

IOI Galleria 销售厅

Open daily from 9am to 5pm
每日开放早上9点至下午5点

No 1-1 & 2-3, Level 1 & 2, D'Putra Suite Tower,
Lebuhraya Utama, Bandar Putra, 81000 Kulai, Johor.

IOI Galleria Kulai 古来销售厅

Aralia 2-Storey Twin Villas and 2-Storey Bungalows • Developer's License No.: 6089-24/07-2021/0697(L) • Validity Period: 01/08/2019-31/07/2021 • Advertising & Sales Permit No.: 6089-24/07-2021/0697(P) • Validity Period: 01/08/2019-31/07/2021
• Authority Approving Building Plan: Majlis Perbandaran Kulai • Building Plan Approval No.: MPKU 4/2-5/2017P • Tenure of Land: Freehold • Land Encumbrances: Nil • No. of Units: 73 • Expected Date of Completion: December 2021 • Selling Price for 2-Storey Bungalows: RM2,178,900(min) RM2,907,900(max) • No. of Units: 5 • Selling Price for 2-Storey Twin Villa (Type B, B1 & B2): RM1,299,900(min) RM2,589,900(max) • No. of Units: 68 *Terms & conditions apply

Aralia 豪华双层半独立式/独立式洋房 • 发展商执照号码: 6089-24/07-2021/0697(L) • 有效期: 01/08/2019-31/07/2021 • 销售及广告批准号码: 6089-24/07-2021/0697(P) • 有效期: 01/08/2019-31/07/2021 • 建筑蓝图批准当局: 古来市议会 • 建筑蓝图批准号码: MPKU 4/2-5/2017P • 地权年限: 永久地契 • 土地抵押: 无 • 单位总数: 73 • 预定竣工日期: 2021年12月 • 豪华双层独立式洋房售价: RM2,178,900(最低) RM2,907,900(最高) • 单位总数: 5 • 双层半独立式洋房售价 (B型, B1型 & B2型): RM1,299,900(最低) RM2,589,900(最高) • 单位总数: 68 *附带条件

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