



ALENA

SINGLE STOREY TERRACE HOUSE 单层排屋

FREEHOLD • 永久地契



Singularly Attractive. Simply Affordable 单层诱惑 价格实惠

With a stylish facade and practical interiors, Alena single-storey terrace house is made for families who want to stay close-knit and spend quality time together. Set amidst greenery, Alena is also close to all of Bandar Putra's amenities such as schools, shopping mall and sports centre.

Alena 单层排屋打造您的完美家园。时尚外观和实用格局创造宜人空间和氛围，尽享天伦时光。翠绿景致相伴，邻近太子城齐全设施如学校，购物商场及体育中心，生活无尽便利。





20' x 70' • Built-Up Area: 1,334 sq. ft. • 4 Bedrooms
 建筑面积 1,334 平方尺 • 4 房式

Floor Plan 平面图





Specifications 建筑规格

STRUCTURE

Reinforced concrete frames

WALL

Bricks

ROOFING

Selected concrete tiles

ROOF STRUCTURE

Proprietary roofing system

CEILING

Gypsum plaster ceiling board./ Fibre cement board

DOORS

Aluminium sliding door / Plywood / PVC flush door / Steel door with louvre

WINDOWS

Aluminium / M.S. framed windows

LOCKS

Selected quality lockset

FLOOR FINISHES

Living / Dining / All Bedrooms / Kitchen / Bathrooms	Ceramic tiles
Car porch & Terrace (if any) Apron & other areas	Porcelain tiles Cement rendered

WALL FINISHES

Kitchen	Ceramic tiles to ceiling height/ 3000mm at selected wall
Master bath	Ceramic tiles to ceiling height / 2850mm height
Other baths	Ceramic tiles to ceiling height
Other areas	Cement sand plastered and painted

FENCING

M.S. gate with gate pillar / M.S. grille & brick fencing

SANITARY FITTING

Pedestal W.C.	2 nos.
Wash Basin	2 nos.
Shower Rose	2 nos.
Kitchen Sink	1 no.
Bib Tap	2 nos.

ELECTRICAL FITTING

	Intermediate / End Lot	Corner Lot / End Lot with land
Telephone Point	1 no.	1 no.
Lighting Points	10 nos.	11 nos.
Ceiling Fan Point	6 nos.	6 nos.
Gate Light Point	2 nos.	2 nos.
13 Amp Socket Outlets	11 nos.	11 nos.
15 Amp a/c Socket Outlet	1 no.	1 no.
Bell Point	1 no.	1 no.
Auto Gate Point	1 no.	1 no.
TV Socket Outlet	2 nos.	2 nos.
Water Heater Point	2 nos.	2 nos.

结构

钢筋混凝土骨架

墙壁

砖墙

屋顶

特选混凝土瓦

屋顶结构

屋顶构架

天花板

石膏天花板 / 洋灰纤维天花板

门

铝质滑动门 / 三合板门 / PVC 门 / 百叶铁门

窗

铝框 / 铁框窗

锁具

优质锁

地面材料

客厅 / 饭厅	铺砌磁砖
所有卧室 / 厨房 / 浴室	
车房及檐廊(如有)	铺砌釉面砖
其他地区	洋灰地面

墙壁修饰

厨房	铺砌磁砖于指定墙至天花板高度/ 至3000mm高
主浴室	铺砌磁砖至天花板高度/ 至2850mm高
其他浴室	铺砌磁砖至天花板高
其他地区	抹灰油漆

围篱

铁闸门和门柱 / 铁栅与砖墙围篱

卫生装置

坐式马桶	2个
洗手盆	2个
花洒	2个
厨房洗涤槽	1个
水龙头	2个

电源设备

	中间单位 / 末端单位	角头单位 / 有地末端单位
电话插座	1个	1个
电灯位	10个	11个
天花板风扇位	6个	6个
闸门柱电灯位	2个	2个
13安培电插座	11个	11个
15安培冷气插座	1个	1个
门铃位	1个	1个
电动闸门位	1个	1个
电视天线插座	2个	2个
热水器插座	2个	2个

Bandar Putra Kulai
N 1° 38' 55" E 103° 37' 31"



Nearby 邻近



Another Prestigious Development by



IOI PROPERTIES



Developer:
NICE FRONTIER SDN. BHD. (299739-U)
Subsidiary of IOI Properties Group Bhd (1035807-A)

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Single Storey Terrace (Alena) • Developer's License No.: 7147-66/06-2020/0569(L) • Validity Period: 28/06/2018 - 27/06/2020 • Advertising Permit No.: 7147-66/06-2020/0569(P) • Validity Period: 28/06/2018 - 27/06/2020 • Authority Approving Building Plan: Majlis Perbandaran Kulai • Building Plan Approval No.: MPKu 4/2-8/2016P
• Tenure of Land: Freehold • Land Encumbrance: Nil • No. of Units: 185 • Expected Date of Completion: July 2020 • Price: RM410,900 (Min) - RM770,900 (Max)

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