



ALENA2

SINGLE STOREY TERRACE HOUSE 单层排屋

FREEHOLD • 永久地契



Embrace the Art of Simplicity

简约之美 生活至乐

Enjoy carefree days living in an Alena 2 single-storey terrace house. Easy to maintain, Alena 2 is ideal for busy young couples or parents who don't want the hassle of handling endless household chores. With its practical design and welcoming facade, Alena 2 makes a cosy home that you'll look forward to coming home to every day.

Alena 2 单层排屋让您欢享自在生活。易于打理的生活空间适合忙碌的年轻家庭，减少繁琐的家务生活能更从容写意。实用的空间规划格局和典雅的外观为您缔造心的家园。





20' x 70' • Built-Up Area: 1,325 sq. ft. • 4 Bedrooms
 建筑面积 1,325 平方尺 • 4 房式

Floor Plan 平面图





Specifications 建筑规格

STRUCTURE

Reinforced concrete frames

WALL

Bricks

ROOFING

Metal roofing sheets

ROOF STRUCTURE

Proprietary roofing system

CEILING

Plaster ceiling board / Skim coat / Asbestos-free ceiling board

DOORS

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

WINDOWS

Aluminium 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 tile Cement rendered

WALL FINISHES

Kitchen	Ceramic tiles to ceiling height
Master bath	Ceramic tiles to 3000mm height
Other baths	Ceramic tiles to ceiling height
Other areas	Cement sand plastered and painted

FENCING

M.S. gate with gate pillar / Brick fencing

SANITARY FITTINGS

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

ELECTRICAL FITTINGS

	Intermediate / End Lot	Corner Lot / End Lot with Land
Telephone Point	1 no.	1 no.
Lighting Point	10 nos.	11 nos.
Ceiling Fan Point	6 nos.	6 nos.
Gate Light Point	2 nos.	2 nos.
13 Amp Socket Outlet	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

精选金属平顶

屋顶结构

屋顶构架

天花板

石膏天花板 / 涂层抹滑 / 无石棉天花板

门

铝质滑动门 / 三合板门 / PVC 门 / 百叶铁门

窗

铝框窗

锁具

优质锁

地面材料

客厅 / 饭厅	铺砌磁砖
所有卧房 / 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	铺砌磁砖至天花板高度
主浴室	铺砌磁砖至3000mm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 / 砖墙围篱

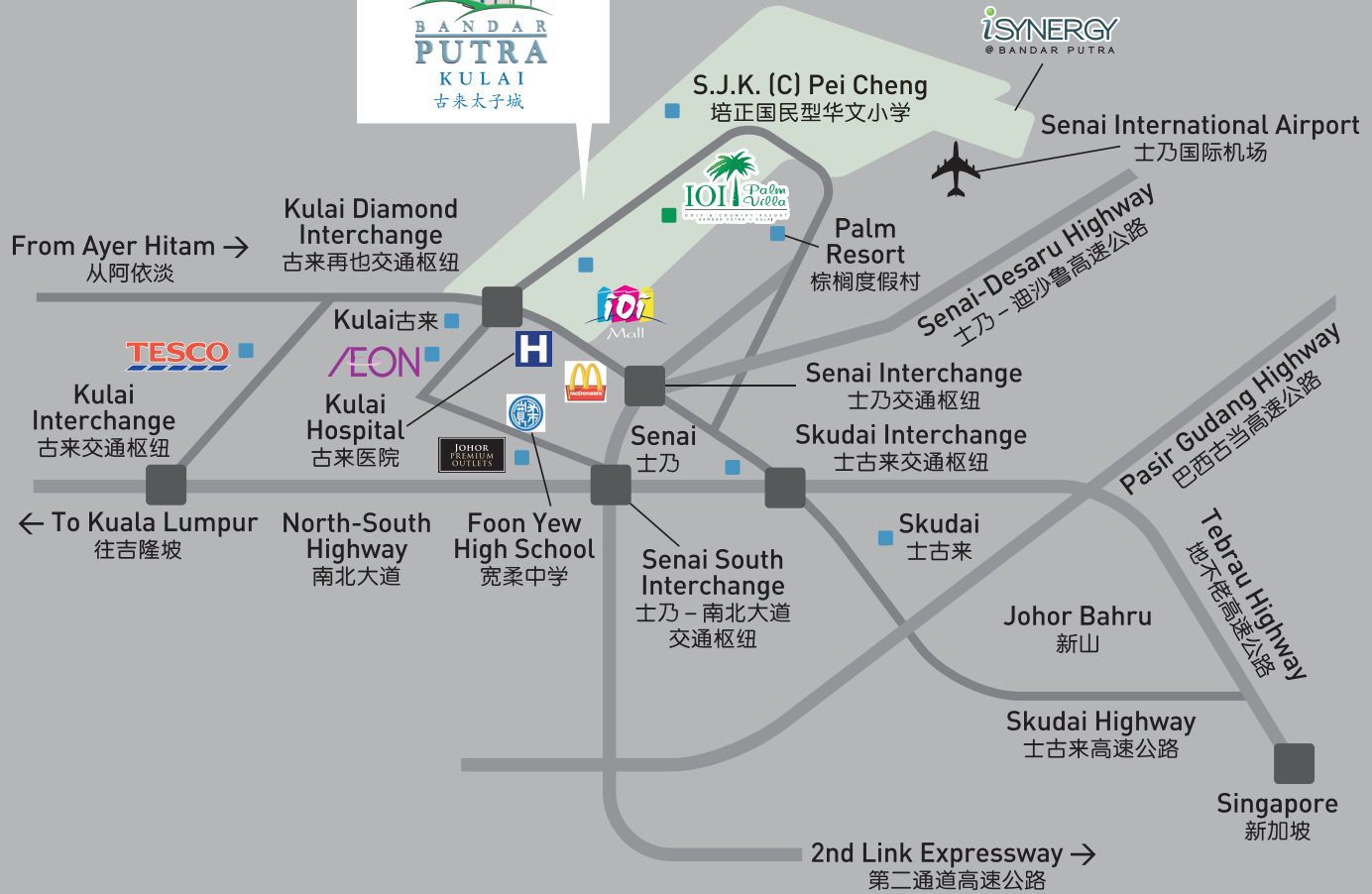
卫生装置

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

- SJK (C) Pei Cheng
培正国民型
华文小学
- Primary & Secondary School
国民型中小学
- Hutan Bandar Putra
太子城森林公园
- IOI Mall
购物商场
- Senai International Airport
士乃国际机场
- AEON, Kulai
购物商场
- Johor Premium Outlets
柔佛国际名牌城

Another Prestigious Development by



IOI PROPERTIES



Developer:
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Subsidiary of IOI Properties Group Bhd (1035807-A)

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www.facebook.com/bandarputrakulai

Single Storey Terrace (Alena 2) • Developer's license No.: 7147-67/09-2020/0839(L) • Validity Period: 25/09/2018 - 24/09/2020 • Advertisement Permit: 7147-67/09-2020/0839(P) • Validity Period: 25/09/2018 - 24/09/2020 • 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: 160 Units • Expected Date of Completion: Oct. 2020 • Price: RM400,900 (Min) - RM1,038,900 (Max)

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