



FREEHOLD
永久地契



CELESTE

DOUBLE STOREY TERRACE

双层排楼



CELESTE is enhanced with a fully tiled car porch and driveway. Families with school-going children will also enjoy the convenience of having S.J.K (C) Pei Cheng close to home.

CELESTE的杰出特点包括车房及车道全面铺磁砖，毗邻培正华小，舒适和便利的家园由此展开。



*Artist's impression only 设计图照片仅供参考

The *Finest* of Modern Living

精致时尚 现代家园

Come home to modern, sleek sophistication at Bandar Putra Kulai with CELESTE, the new collection of freehold double storey terrace in a gated and guarded community with smart card entry and round-the-clock security. Rest assured that your loved ones stay safe in every unit for absolute peace of mind.

太子城最新系列的永久地契双层排楼CELESTE，设计新颖时尚典雅，为您缔造优质家园。CELESTE围篱保安社区，设智能卡入口，全天候保安，确保您与家人生活无忧，安享恬静和谐生活。

22' x 70'

Built-up area: from 2,424 sq.ft.
建筑面积：2,424平方尺起

4+1 Bedrooms
4+1卧房



Actual guard house 实景警卫室



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The *Epitome* of Elegance

宽敞舒适 温馨天伦

Every living space in CELESTE is designed to add warmth and comfort to fast-paced urban lifestyles. With the living, dining and kitchen areas seamlessly connected, family bonding is enhanced. The master suite comes with an open balcony, allowing you to admire nature's beauty from within.

宽敞的客厅是每户家庭欢聚天伦的温馨空间。
客厅、饭厅及厨房连接式的开放格局让家人欢享愉悦氛围。
主人房设开放式阳台延揽自然美景入眼帘，让生活尽善尽美。

Site Plan

位置图

LEGEND

- CORNER B1
- CORNER B2
- CORNER END B1
- INTERMEDIATE UNIT
- END UNIT
- NON-BUMI LOT
- BUMI LOT

The Ultimate Prized Location

卓越地点 无尽便利

Live at an address where refreshing greenery and excellent connectivity share a unique harmony. CELESTE lies in a self-sufficient township with comprehensive facilities like shopping malls, schools and leisure amenities conveniently close to home.

欢享绿景环境和设施便利的完美生活。CELESTE 坐落于一应俱全的综合城镇太子城，设施完善便利且应有尽有，无论是购物商场、学校及休闲设备皆近在咫尺。您的写意精彩生活由此展开！



FUTURE DEVELOPMENT

FUTURE DEVELOPMENT



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

Transportation Hub 交通枢纽

- Senai International Airport 士乃国际机场

Shopping Convenience 购物便利

- IOI Mall 购物商场
- AEON Kulai 永旺购物商场
- JPO 柔佛名牌商品城

Education 教育中樞

- S.J.K (C) Pei Cheng 培正华小
- Oliven Private School 德信私立学校
- SMK Bandar Putra 太子城国民型中学

Leisure & Pleasure 康乐休闲

- Putra Sports Complex 太子城体育中心
- IOI Palm Villa Golf Course 高尔夫球场
- 150-acre Hutan Bandar 150英亩休闲公园

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



Floor Plan

平面图



1st Floor
一楼



Ground Floor
底层



1st Floor
一楼



Ground Floor
底层

Specifications

Structure	Reinforced Concrete Frames
Wall	Bricks
Roof Covering	Concrete Roof Tiles/RC Flat Roof/Metal Deck
Roof Structure	Proprietary Roof Structure System
Ceiling	Concrete/Gypsum Plaster Ceiling Board/Fibre Cement Board
Doors	Metal Frame Solid Core Decorative Door/ Plywood Flush Door/M.S Steel Door
Windows	Aluminium/M.S Framed Windows
Locks	Selected Quality Lockset

FLOOR FINISHES

Living/Dining/Dry Kitchen	Polished Porcelain Tiles
Family Hall/Bedrooms	Polished Porcelain Tiles
Wet Kitchen	Porcelain Tiles
Bathrooms/Utility	Ceramic Tiles
Utility (below staircase)	Cement Render
Staircase	Porcelain Tiles
Car Porch/Driveway	Porcelain Tiles
Balcony/Terrace (if any)	Ceramic Tiles
Apron & other areas	Cement Render

WALL FINISHES

Dry Kitchen	Ceramic Tiles to Ceiling Height At Selected Wall
Master Bath	Ceramic Tiles to Ceiling Height
Other Baths	Ceramic Tiles to Ceiling Height
Wet Kitchen	Ceramic Tiles to 1500mm Height
Other Areas	Cement Sand Plastered and Painted
Fencing	M.S Gate with Gate Pillar/ M.S Grille & Cement Sand Brick Fencing with Plaster Finish

SANITARY FITTING

Pedestal W.C	3 nos.
Wash Basin	3 nos.
Shower Rose	3 nos.
Kitchen Sink	1 no.
Bip Tap	3 nos.

PAINTING

External	Weather Resistant Paint
Internal	Emulsion Paint

ELECTRICAL FITTING

	Intermediate/End Lot	Corner Lot/Corner End
Fibre Wall Socket (FWS)	1 no.	1 no.
Lighting Points	19 nos.	21 nos.
Wall/Ceiling Fan Point	6 nos.	6 nos.
Gate Light Point	2 nos.	2 nos.
13 Amp Socket Outlets	14 nos.	14 nos.
15 Amp a/c Socket Outlet	5 nos.	5 nos.
Bell Point	1 no.	1 no.
Auto Gate Point	1 no.	1 no.
TV Socket Outlet	2 nos.	2 nos.
Water Heater Point	3 nos.	3 nos.
Internal Data/Tel. Point	2 nos.	2 nos.

建筑规格

结构	钢筋混凝土骨架
墙壁	砖墙
屋顶盖	混凝土屋顶/混凝土平顶/金属甲板
屋顶结构	专利屋顶结构系统
天花板	混凝土/石膏天花板/洋灰纤维天花板
门	金属框艺术实心门/ 三合板门/铁门
窗	铝框/铁框窗
锁具	优质锁

地面材料

客厅/饭厅/干厨房	
起居室/卧房	铺砌滑面釉面砖
湿厨房	铺砌釉面砖
卧房/杂物室	铺砌磁砖
杂物室(楼梯下)	洋灰地面
楼梯	铺砌釉面砖
车房及车道	铺砌釉面砖
阳台及檐廊	铺砌磁砖
其他地区	洋灰地面

墙壁修饰

干厨房	铺砌磁砖于指定墙至天花板高
主人房浴室	铺砌磁砖至天花板高
其他浴室	铺砌磁砖至天花板高
湿厨房	铺砌磁砖至1500mm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	3个
洗手盆	3个
花洒	3个
厨房洗涤槽	1个
水龙头	3个

油漆

外墙	晴雨漆
内墙	乳胶漆

电源设备

	中间单位/末端单位	角头单位/角头末端单位
光纤墙壁插座(FWS)	1个	1个
电灯位	19个	21个
墙壁/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	14个	14个
15安培冷气插座	5个	5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	3个	3个
电话插座	2个	2个

Another Prestigious Development by



IOI PROPERTIES

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www.ioijohor.com

Developer:

Nice Frontier Sdn. Bhd. (299739-U)
(Subsidiary of IOI Properties Group Berhad 1035807-A)

Marketing & Sales Office:

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81000 Kulai, Johor Darul Takzim.

Fax : +607-663 7101 Email : sales.jb@ioigroup.com
Mon-Sat: 9am-5pm, Sun & Public Holiday: 10am-5pm



IOI Sales Galleria @ Kulai



GPS N1°38'55" E103°37'31"



Scan code
with smartphone
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CELESTE DOUBLE STOREY TERRACE HOUSE • Developer's License No.: 7147-64/08-2018/0610(L) • Validity Period 6/8/2016 – 5/8/2018 • Advertising & Sales Permit No.: 7147-64/08-2018/0610(P) • Validity Period: 6/8/2016 – 5/8/2018 • Authority Approving Building Plan: Majlis Perbandaran Kulai • Building Plan Approval No.: MPK04/2-2/95/80P_PIND • Tenure of Land: Freehold • Land Encumbrances: Nil • No. of Units: 121 units • Expected Date of Completion: September 2018 • Selling price: RM612,900 (min) – RM1,270,900 (max)
CELESTE 2 DOUBLE STOREY TERRACE HOUSE • Developer's License No.: 7147-65/11-2018/0876(L) • Validity Period 13/11/2016 – 12/11/2018 • Advertising & Sales Permit No.: 7147-65/11-2018/0876(P) • Validity Period: 13/11/2016 – 12/11/2018 • Authority Approving Building Plan: Majlis Perbandaran Kulai • Building Plan Approval No.: MPK04/2-2/95/80P_PIND • Tenure of Land: Freehold • Land Encumbrances: Nil • No. of Units: 115 units • Expected Date of Completion: April 2019 • Selling price: RM612,900(min) – RM934,900(max)