



FREEHOLD  
永久地契

# VIOLA

SINGLE STOREY TERRACE HOUSE

单 层 排 屋

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*Living  
Harmoniously*

温馨生活

Land Area / 土地面积:

**20' × 70'**

Built-up Area / 建筑面积:

from **1,281** sq. ft. 平方尺起

**4** Bedrooms 卧房





# Life's best gifts come in small packages

Rarely do you come across brand-new single-storey terrace houses these days, which makes Viola at Bandar Putra Kulai such a precious find – especially if yours is a small household that wants to stay close-knit with minimal fuss and maximum convenience of a full-fledged township. At Bandar Putra Kulai, shopping, schooling, working and even exercising are all within your own township.

## 生活简约之美

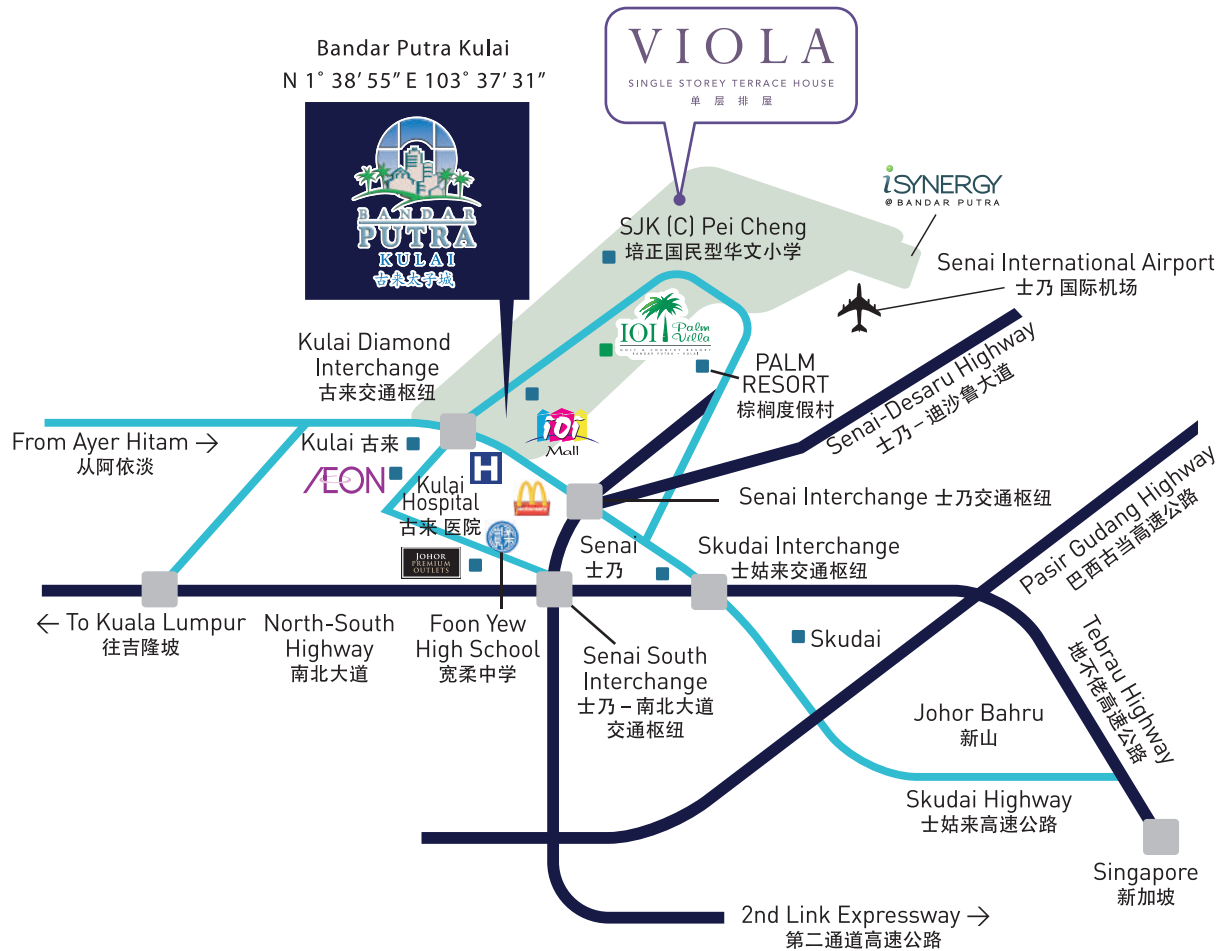
全新的单层排屋如今日益难寻，古来太子城的Viola更显珍贵。完善城镇内打造您的温馨小家庭，欢享周边一应俱全的设施便利，学校、购物商场、工作及体育休闲皆近在咫尺。太子城，您生活的完美城镇。

# FLOOR PLAN 平面图



# SPECIFICATIONS 建筑规格

Structure / 结构	Reinforced Concrete / 钢筋混凝土		
Wall / 墙壁	Bricks / 砖墙		
Roofing / 屋顶	Metal Roofing Sheets / 金属屋顶		
Roof Structure/ 屋顶构架	Proprietary Roofing System / 屋顶构架系统		
Ceiling / 天花板	Plaster Ceiling Board / Skim Coat / Asbestos-free Ceiling Board / 石膏天花板 / 涂层抹灰 / 无石棉天花板		
Windows / 窗	Aluminium Frame Windows / 铝框玻璃窗		
Doors / 门	Aluminium Sliding Door / Plywood / PVC Flush Door / Steel Door with Louvre 铝框滑动玻璃门 / 三合板门 / PVC门 / 百叶铁门		
Locks / 锁具	Selected Quality Lockset / 优质锁		
Wall Finishes / 墙壁修饰	Kitchen & Master Bath / 厨房及主人房浴室 Other Baths / 其他浴室 Other Areas / 其他地区	- Wall tiles not exceeding 3m high / 铺砌墙砖不超过3m高 - Wall tiles to ceiling height / 铺砌墙砖至天花板高 - Cement sand plastered and painted / 抹灰油漆	
Floor Finishes / 地面修饰	Living, Dining, Kitchen, All Bedrooms, Bathrooms 客厅, 饭厅, 厨房, 所有卧房, 浴室 Car Porch, Terrace (if any) 车房, 平台 (如有) Apron & other areas / 檐廊及其他地区	- Ceramic tiles / 铺砌瓷砖 - Porcelain tile / 铺砌釉面砖 - Cement rendered / 铁闸门和门柱	
Fencing / 围篱	M.S. Gate with gate pillar / brick fencing / 铁闸门和门柱 / 围墙		
Sanitary & Fittings / 卫生装置	Pedestal WC / 坐式马桶 Wash Basin / 洗手盆 Shower Rose / 花洒 Kitchen Sink / 厨房洗涤槽 Bip Tap / 水龙头	- 2 Nos. / 个 - 2 Nos. / 个 - 2 Nos. / 个 - 1 No. / 个 - 2 Nos. / 个	
Electrical Installation / 电源装置	Fiber Wall Socket Point / 纤维墙壁插座 Lighting Points / 电灯头 Fan Points / 风扇头 Gate Lighting Points / 闸门柱电灯头 13 Amp Power Points / 13安培电插座 15 Amp A/C Socket Outlet / 15安培冷气插座 Door Bell Point / 门铃电头 Auto Gate Point / 电动闸门头 TV Points / 电视天线插座 Water Heater Points / 热水器插座	<b>Intermediate / End Lot /</b> 中间 / 末端角头单位 - 1 No. / 个 - 10 Nos. / 个 - 6 Nos. / 个 - 2 Nos. / 个 - 11 Nos. / 个 - 1 No. / 个 - 1 No. / 个 - 1 No. / 个 - 1 No. / 个 - 2 Nos. / 个 - 2 Nos. / 个	<b>Corner / End Lot with land</b> 末端有地单位 - 1 No. / 个 - 11 Nos. / 个 - 6 Nos. / 个 - 2 Nos. / 个 - 11 Nos. / 个 - 1 No. / 个 - 1 No. / 个 - 1 No. / 个 - 1 No. / 个 - 2 Nos. / 个 - 2 Nos. / 个



## LIFESTYLE AMENITIES



Nearby  
SJK (C) Pei Cheng  
近古来太子城培正小学



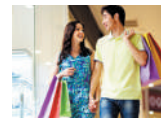
Primary &  
Secondary School  
中小学府



Hutan Bandar Putra  
太子城公园



IOI Mall  
IOI Mall 购物中心



AEON, Kulai  
永旺购物商场



Senai International  
Airport  
士乃国际机场



Putra Sport  
Complex  
太子体育中心

Another Prestigious Development by



**IOI PROPERTIES**

Developer & Sales Gallery:

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

Marketing & Sales Office:  
No. 1-1 & 2-3, Level 1 & 2, D'Putra Suite Tower,  
Lebuhraya Putra Utama, Bandar Putra, 81000 Kulai, Johor  
Tel: +607-5959 228 | Fax: +607-5959 227  
Email: sales.jb@ioigroup.com

IOI Gallery (Open Daily from 9am to 5pm)



\*Terms & conditions apply  
\*\*For selected properties only.



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bandarputrakulai



We accept:



Scan code with smartphone  
to access our website.

IOI Galleria Kulai

Viola Single Storey Terrace House • Developer's license No.: 7147-69/12-2020/01135(L) • Validity period: 29/12/2018-28/12/2020 • Advertisement permit: 7147-69/12-2020/01135(P) • Validity Period: 29/12/2018-28/12/2020 • Authority Approving Building Plan: Majlis Perbandaran Kulai • Building Plan Approval No.: MPKU 4/2-6/2017P • Tenure of Land : Freehold • Land Encumbrance: Nil • No. of Units: 101 Units • Expected Date of Completion: Mar 2021 • Price: RM434,900 (Min) – RM1,103,900 (Max).

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