



CALADIA
SERVICED APARTMENT

bandar
Puteri
Bangi

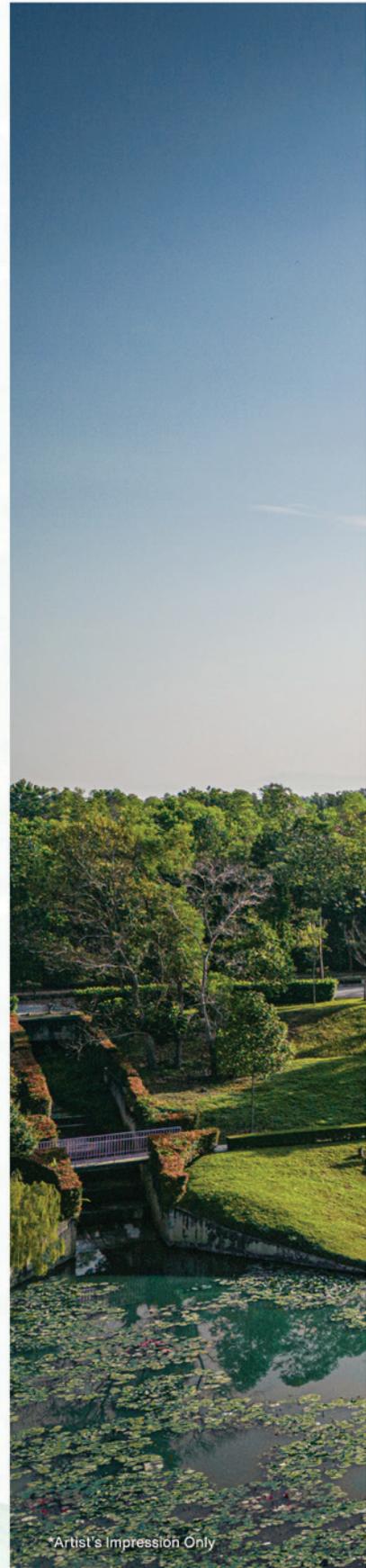
WELCOME TO THE 'FAMILY HAVEN' OF CALADIA

Inspired by the nurturing essence of the Caladium plant, Caladia is a tapestry of flourishing family spaces where every moment is steeped in the warmth of home. It's a place where living well is redefined amidst the vibrant pulse of a growing township, offering an oasis of tranquility for your loved ones to thrive.

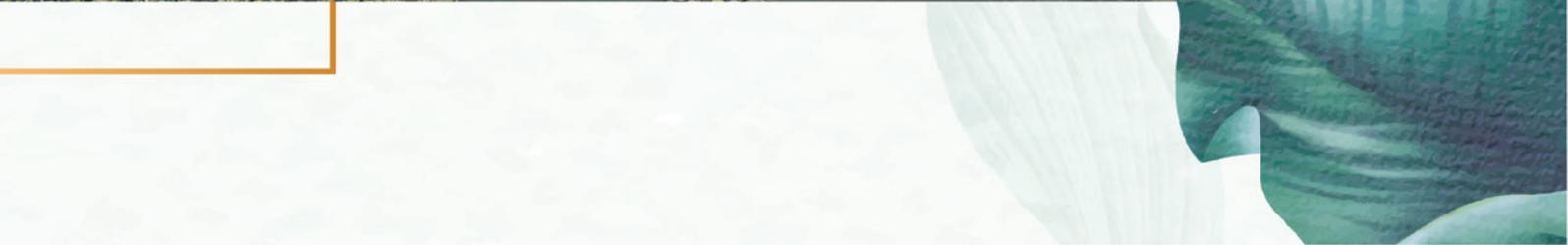
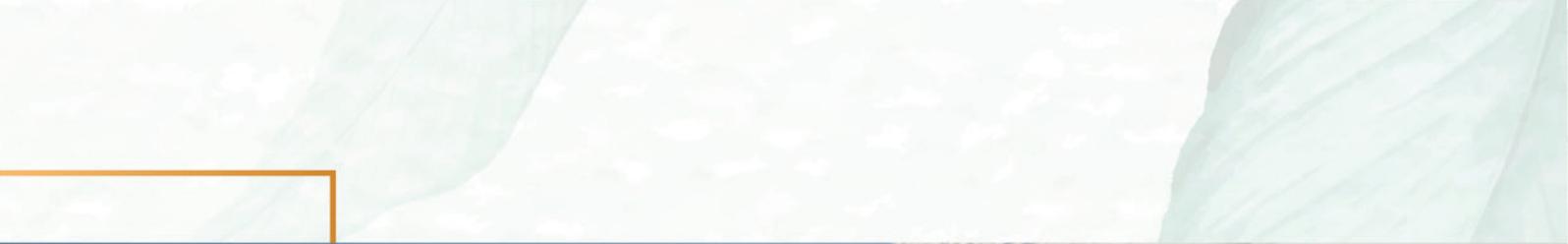
A FREEHOLD gem bathed in sunlight, Caladia's charm unfolds across a landscape designed for family life at its finest. Here, the soothing shades of nature cradle the laughter and memories crafted within our generous 3 and 4-bedroom layouts, crafted as the ideal starter abode for you and yours.



*Artist's Impression Only



*Artist's Impression Only





HOME IS WHERE THE HEART IS

Right in the centre of it all, Caladia provides a peaceful home for your growing family. Inspired by the calming presence of the Caladium plant, our community fosters a space where family bonds grow stronger.

Here, you're embraced by a life that's well-connected, yet peacefully distanced from the daily hustle. Wake to the serene sight of the Oasis Park in the morning*, with essential amenities within easy reach. All your needs are just moments away, allowing you to focus on what's truly important—family.

**for selected units*



Freehold



Dual-Key Concept
(Selected Units)



3 - 4 Bedrooms
Units



Full Facilities:
Gym, Infinity Pool



Family-Friendly
Residences



Oasis Park within
200 meters



Convenient Essentials
& Amenities



24-Hour Gated
& Guarded



*Artist's Impression Only



*Artist's Impression Only



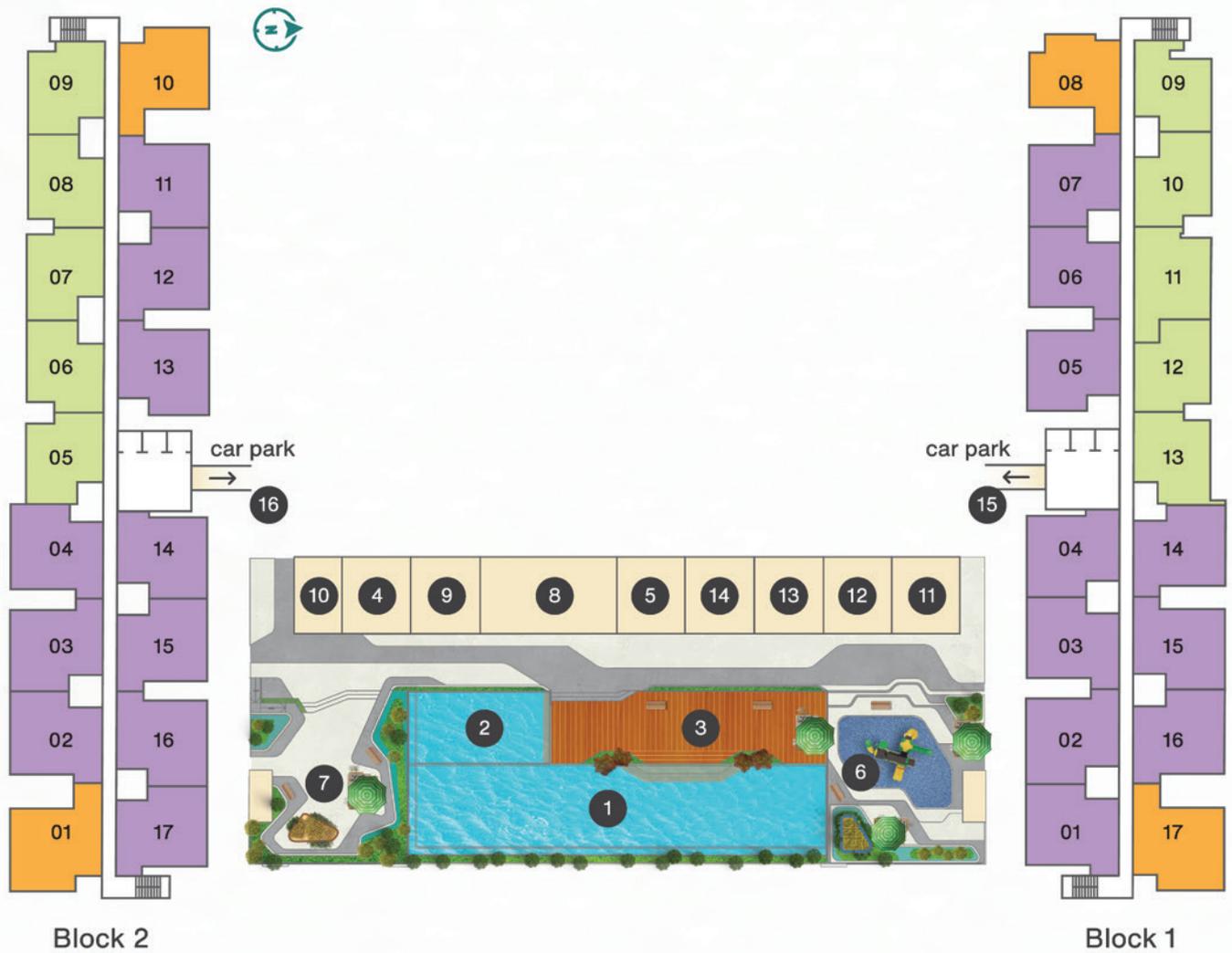
*Artist's Impression Only

JOY IN EVERY CORNER

Life at Caladia is about finding joy in the simple things—a dip in the infinity pool, a game in the children's area, or a workout at the gym with friends. It's a community built on shared smiles, laughter, and memories that last a lifetime.

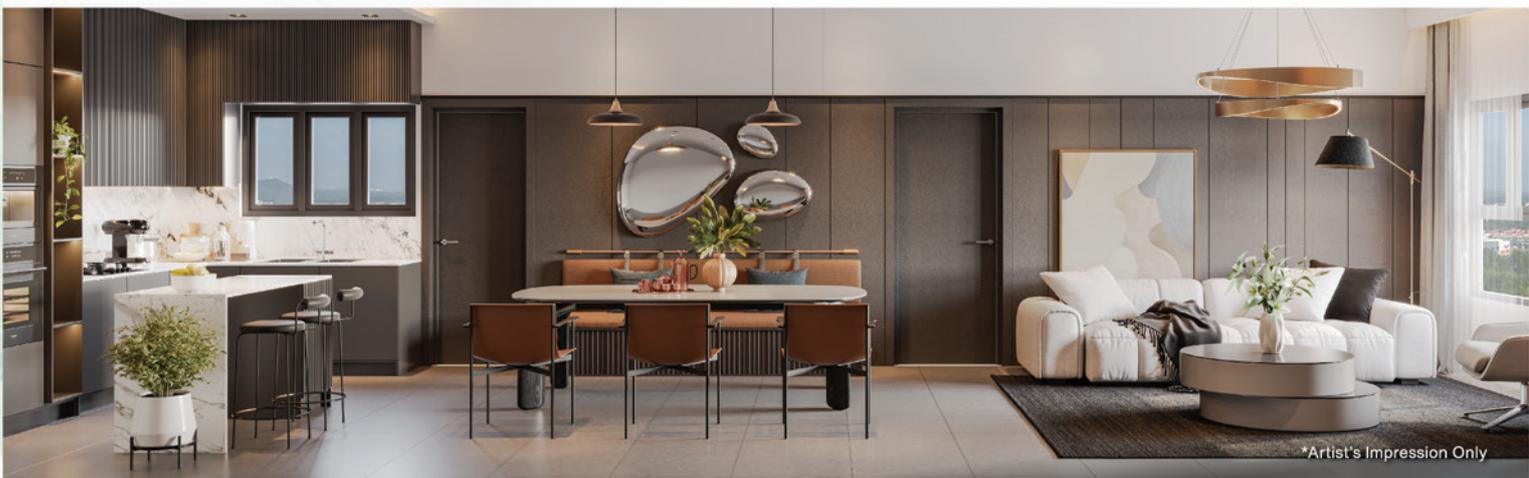
FACILITIES PLAN

● Type A ● Type B ● Type C



Facilities

- | | | |
|----------------------|------------------------------|----------------------------|
| 1. Infinity Pool | 7. BBQ Area | 13. Male Changing Room |
| 2. Wading Pool | 8. Multipurpose Hall | 14. Female Changing Room |
| 3. Pool Deck | 9. Laundry | 15. Link Bridge to Block 1 |
| 4. Management Office | 10. Convenience Store / Cafe | 16. Link Bridge to Block 2 |
| 5. Gymnasium | 11. Male Surau | |
| 6. Playground | 12. Female Surau | |



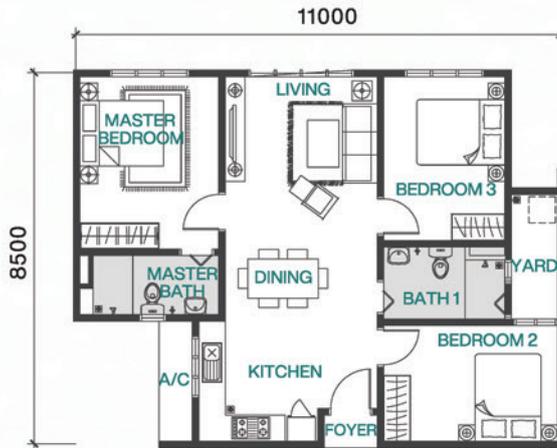
TYPICAL FLOOR PLAN

Type A

904 sq.ft.

 3 Bedrooms

 2 Bathrooms

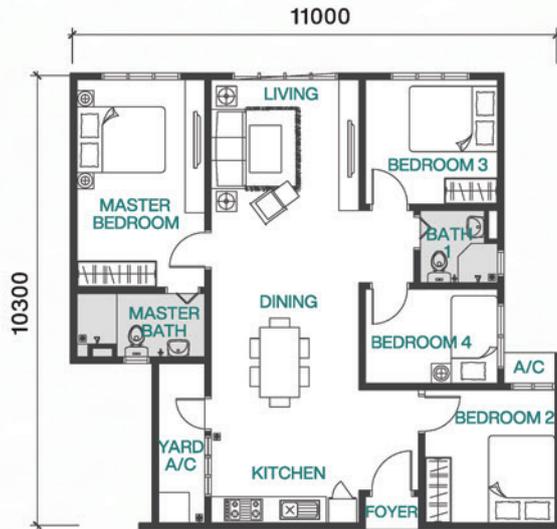


Type B

1,055 sq.ft.

 4 Bedrooms

 2 Bathrooms



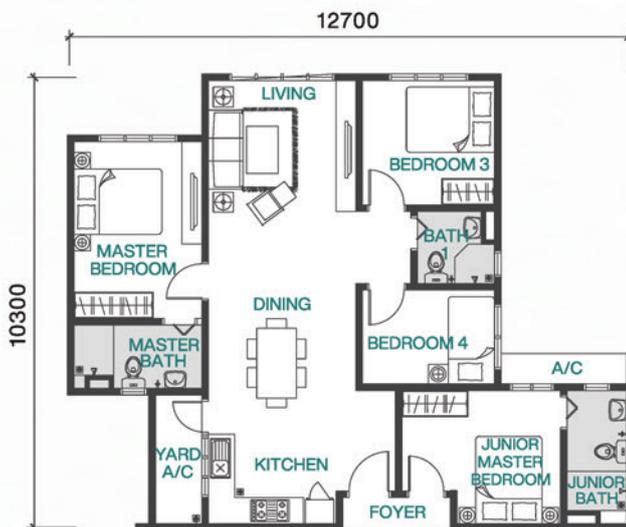
Type C

1,098 sq.ft.

DUAL-KEY

 4 Bedrooms

 3 Bathrooms



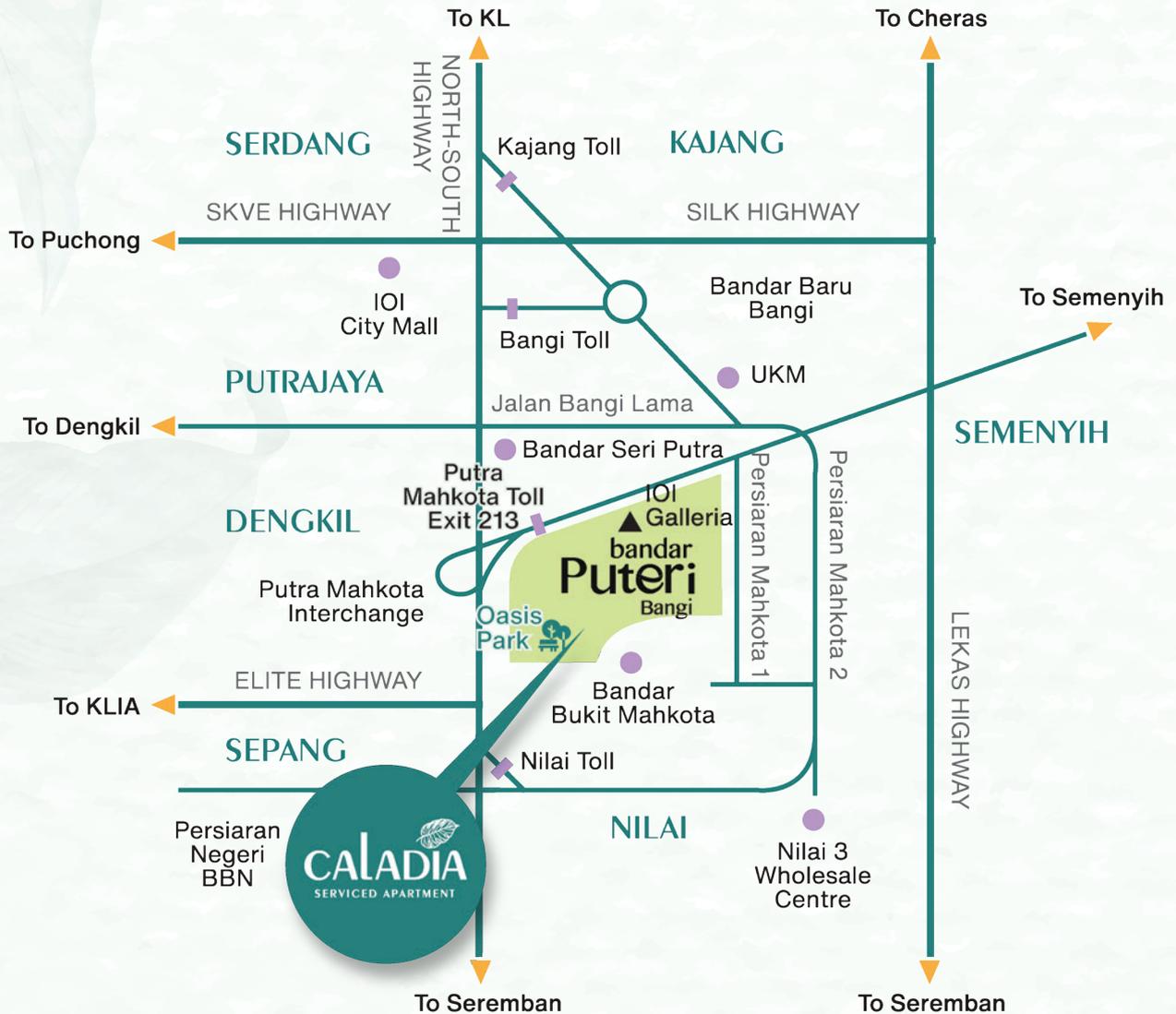
SPECIFICATIONS

Structure	Reinforced Concrete Frame
Wall	Reinforced Concrete / Brickwork
Roof	Reinforced Concrete Flat Roof
Ceiling	Skim Coat / Plaster Ceiling
Window	Aluminium Frame Glass Window
Door	Fire Rated Door / Timber Flush Door / Aluminium Bifold Door
Ironmongery	Quality Lockset
Floor Finishes	Selected Tiles / Cement Render
Wall Finishes	Plaster & Paint / Selected Tiles
Plumbing & Sanitary Fittings	Pedestal WC / Basin / Shower Head / Kitchen Sink / Water Tap
Electrical Installations	Ceiling Fan Point / Lighting Point / 13A SSO / Air-Cond Point / Water Heater Point / SMATV Point / Fiber Wall Socket

Disclaimer: All renderings, illustrations, photographs, show units, landscape amenities or accessories are shown for illustrative purposes only and do not represent the actual design, physical or structural details of the building. Plans, specifications, materials and other information contained herein are intended to give a general indication of the proposed design only and are subject to change and/or amendments as may be required by the developer/vendor or as directed by the relevant authorities or consultants. All areas and measurements are approximate only and subject to final survey. All features, fixtures, fittings, goods, accessories and furniture reflected or displayed in the show units are strictly for display purposes only and are not part of the final amenities and finishes. Any models of furniture or electrical appliances provided are up to the developer/vendor's discretion and do not form part of any contract or warranty. While every reasonable care has been taken in preparing this website/publication/banner/poster and in constructing the scale models and sales gallery/show unit, the developer/vendor and its related companies, representatives, consultants and agents accept no responsibility for any inaccuracies or omissions. The sale and purchase agreement embodies all the terms and conditions between the developer/vendor and the purchasers.

EMBRACE A NEW ERA OF LIVING

Nestled in the emerging township of Bandar Puteri Bangi, Caladia connects you to a lively neighbourhood brimming with business, retail, and leisure activities. Experience the simplicity of having life's essentials and the joys of community within easy reach.



Amenities

Oasis Park	200 m	Bandar Bukit Mahkota	2 km
Enigma Square	1.4 km	Nilai 3 Wholesale Centre	7 km
Bangi Fresco (Up Coming)	1.4 km	Semenyih	11 km
Kubica Square	1.6 km	IOI City Mall	21 km
Lotus's Bandar Puteri Bangi	1.9 km	Putrajaya	22 km

A TOWNSHIP DEVELOPED BY
IOI Properties Group Berhad

DEVELOPER
Knowledge Vision Sdn. Bhd. (1027577-P)
(A Subsidiary Company of IOI Properties Group Bhd)

MARKETING & SALES OFFICE

IOI Galleria @ Bangi
1, Laman Puteri 2, Bandar Puteri Bangi, 43000
Kajang, Selangor

03 8929 9988 | ioiproperties.com.my
Sales Gallery Open Daily 10am - 5pm

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