

FREEHOLD



VEENA

RESIDENCES



A TASTE OF EUROPEAN RESORT LIVING

DOUBLE-STOREY CLUSTER HOMES

双层田字豪宅







YOUR EUROPEAN-INSPIRED HOME
UNVEILED AT VEENA





LIVING THE EUROPEAN DREAM



Welcome to Veena, where we unveil the European Dream right at your doorstep. Located in Kulai, Johor, these exceptional double storey cluster homes provides you with an enchanting grandeur and comfort of a European resort getaway. Find yourselves transported to an alluring address surrounded by seamless conveniences, leisure hotspots and retail luxuries; a private and serene sanctuary, a daily European dwelling awaits you at Veena.



IOI MALL KULAI

RESTORAN
GUOMA EXPRESS

...ING EXCITING COMING YOUR WAY
SIMPLE | COZY | FRIENDLY

IOI MALL KULAI



UNPARALLELED ACCESSIBILITY

GATEWAY TO OPULENCE & CONVENIENCE



Time is money, and that's why Veena Residence offers a perfect synergy between grandeur and practicality, seamlessly integrating prime accessibility and convenience into every aspect of your life. Enjoy direct access to major highways, bringing the city's key destinations within easy reach. Indulge in premium shopping experiences, diverse dining options, and top-tier educational institutions, all conveniently located nearby. A sophisticated lifestyle should come uncompromised, and at Veena Residence, it does.





IOI PALM VILLA GOLF & COUNTRY CLUB





SWING INTO LUXURY

EXCLUSIVE GOLFING HAVEN AWAITS



Indulge in a golfing experience like no other. Nestled amidst pristine landscapes, our estate offers not only a championship golf course but an opportunity to immerse yourself in the ultimate golfing and luxury lifestyle. From perfectly manicured fairways to stunning views, every aspect of your golfing adventure will be defined by magnificence.



UNMATCHED APPRECIATION

PINNACLE OF LUXURY
RESORT LIVING



Experience the epitome of resort living lifestyle at our luxurious Veena Residence. Immerse yourself in a world of unparalleled comfort, leisure, and extravagance, where every moment is a celebration of the finer things in life. Live in the lap of luxury, where every day is a new opportunity to appreciate life's finest offerings and savor the moments that truly matter.



LOCATION MAP

LUXURY OASIS



LEISURE & PLEASURE 康乐休闲

Putra Sports Complex 太子城体育中心
IOI Palm Villa & Golf Course Palm Villa 高尔夫及度假村
150-acre Hutan Bandar Putra 150 英亩太子森林公园



TRANSPORTATION 交通枢纽

Senai International Airport 士乃国际机场



CONNECTIVITY 交通便利

North-South Highway 南北大道
Pasir Gudang Highway 巴西古当大道
Tebrau Highway 地不佬大道
Senai-Desaru Highway 士乃迪沙鲁大道



SHOPPING CONVENIENCE 购物便利

IOI Mall IOI 购物商场
AEON Mall Kulai 古来永旺购物商场
Johor Premium Outlets 柔佛名牌城



EDUCATION HUB 教育中枢

SJK (C) Pei Cheng 培正华小
Sri Sutera Private School 喜耀学校
SMK Bandar Putra 1 & 2 太子城国民型中学



OTHER AMENITIES 其它设施

Commercial Areas 商业区
Local & International Banks 本地及国际银行
Hospital Temenggong Seri Maharaja Kulai 古来医院



Comprehensive Lifestyle Amenities



Palm Villa Golf Club Privilege



Easy Access to Airport and Highways



Hutan Bandar Putra 150-Acre Townpark



Extensive Education Hub



Perimeter Fencing with Guard House

FROM
AYER HITAM

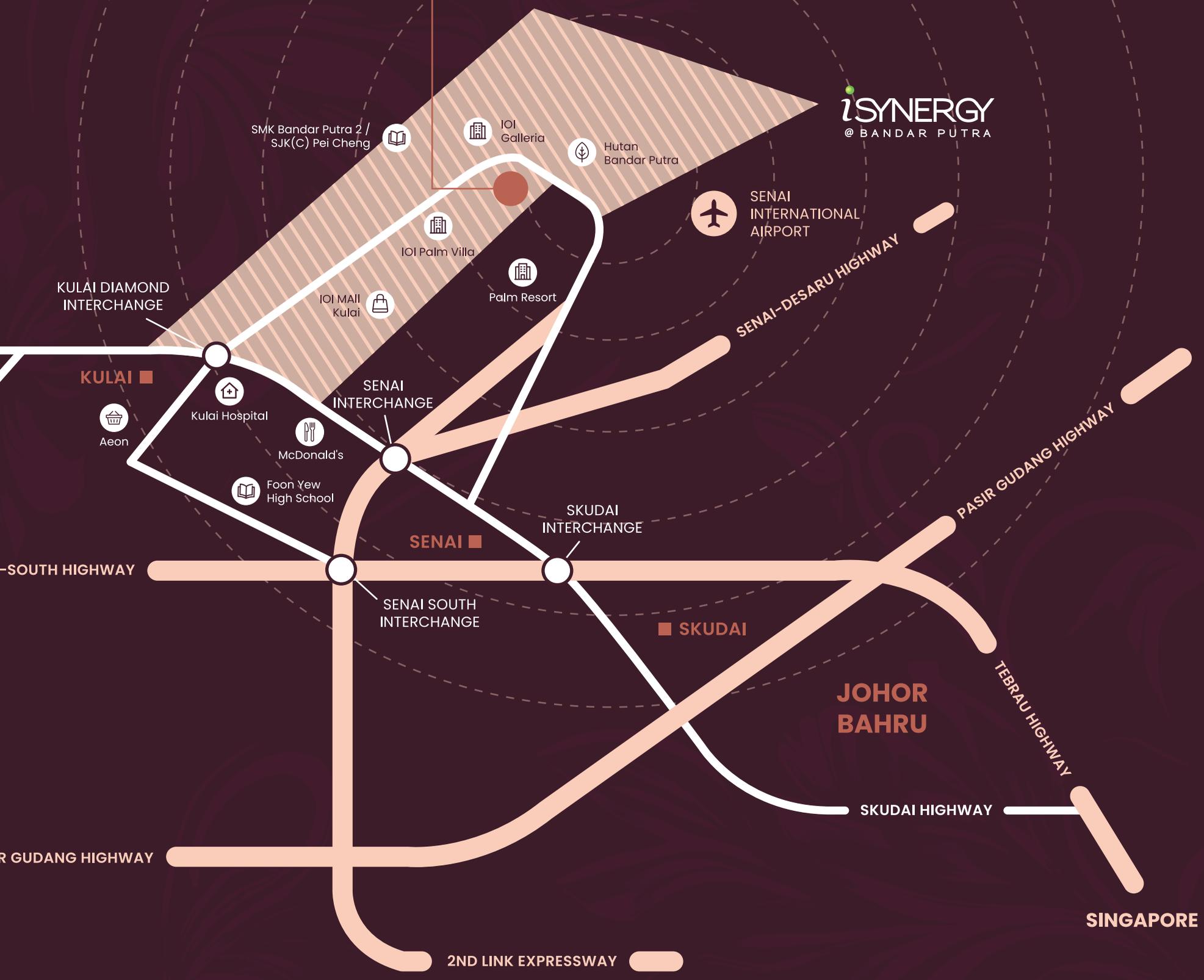
TO KUALA
LUMPUR

KULAI
INTERCHANGE

NORTH

PASIR

VEENA RESIDENCES



SYNERGY
@ BANDAR PUTRA

SMK Bandar Putra 2 /
SJK(C) Pei Cheng

IOI Galleria

Hutan
Bandar Putra

SENAI
INTERNATIONAL
AIRPORT

IOI Palm Villa

Palm Resort

IOI MALL
Kulai

KULAI DIAMOND
INTERCHANGE

KULAI

SENAI
INTERCHANGE

Kulai Hospital

Aeon

McDonald's

Foon Yew
High School

SKUDAI
INTERCHANGE

SENAI

SKUDAI

**JOHOR
BAHRU**

SENAI SOUTH
INTERCHANGE

SKUDAI HIGHWAY

PASIR GUDANG HIGHWAY

TEBRAU HIGHWAY

SINGAPORE

2ND LINK EXPRESSWAY

-SOUTH HIGHWAY

R GUDANG HIGHWAY





LAYOUT PLAN

Corner Lot - 32' x 70' • 2,442 SQ. FT.



4+1 BEDROOMS



4 BATHROOMS

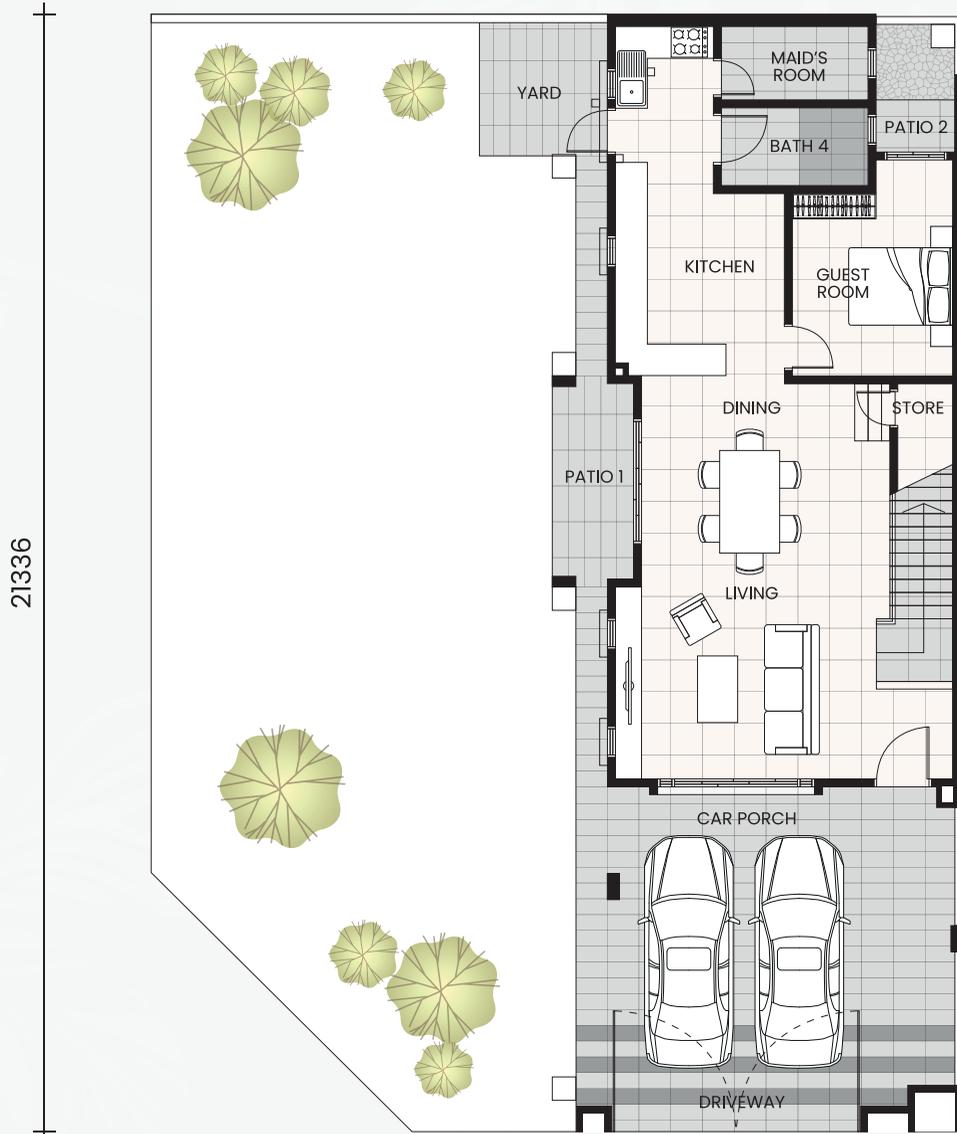


10 FEET PRIVATE GARDEN

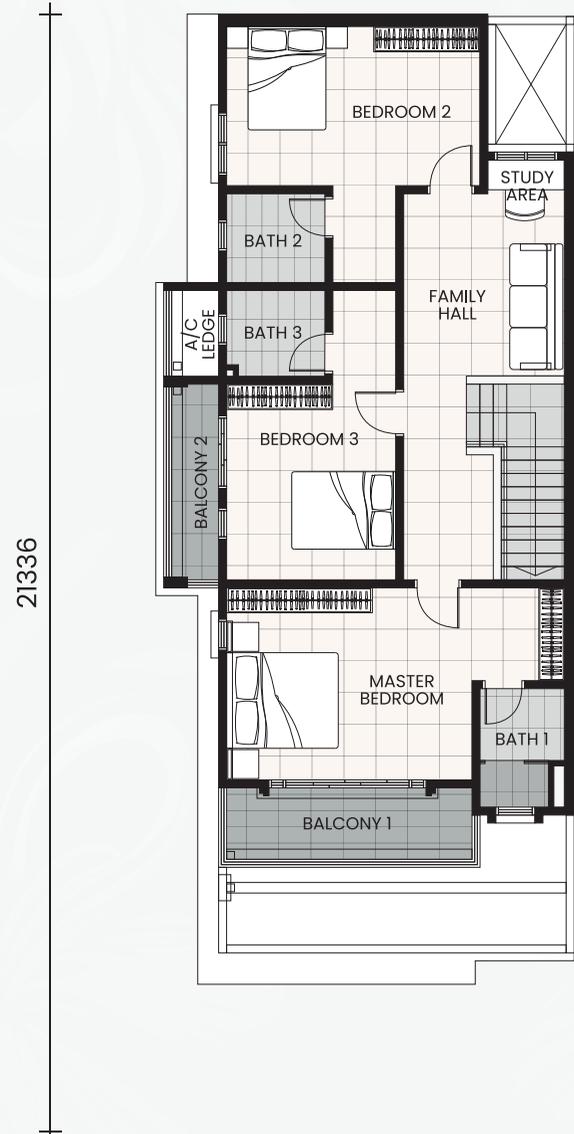
VARIES ON SITE

6706

6706



GROUND FLOOR 底楼



FIRST FLOOR 一楼





LAYOUT PLAN

Intermediate Lot - 32' x 70' • 2,442 SQ. FT.



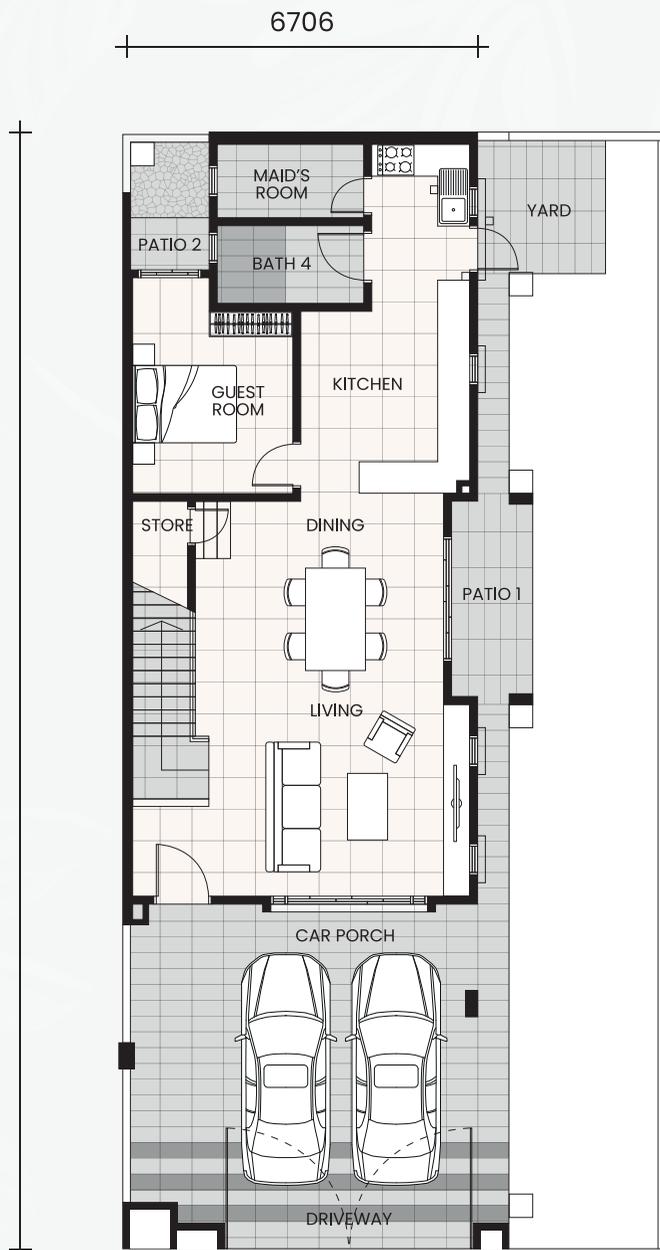
4+1 BEDROOMS



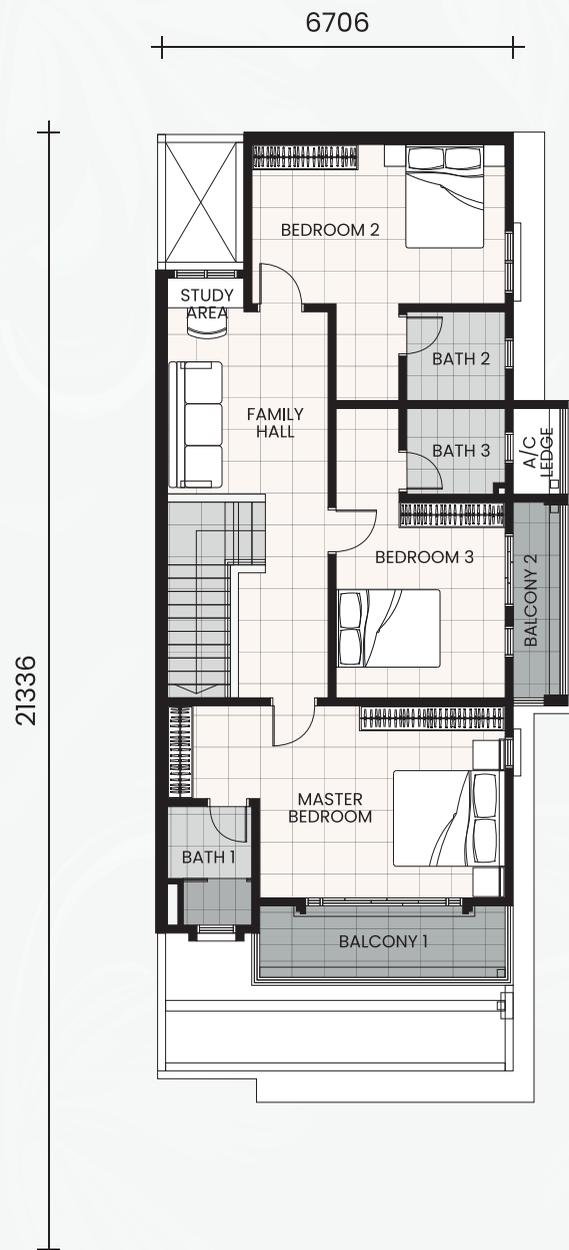
4 BATHROOMS



10 FEET PRIVATE GARDEN



GROUND FLOOR 底楼



FIRST FLOOR 一楼



SPECIFICATIONS

STRUCTURE

WALL

ROOF COVERING

ROOF FRAMING

CEILING

WINDOWS

DOORS

IRONMONGERY

WALL FINISHES

Bathrooms

Kitchen

Other Areas

FLOOR FINISHES

Living / Dining / All Bedrooms / Balcony /
Yard / Kitchen / All Bathrooms / Patio /
Apron / Store / Car Porch / Driveway /
Maid's & Guest Room

Other Areas

Court Yard

SANITARY & PLUMBING FITTINGS

Pedestal WC

Wash Hand Basin

Shower Hose

Toilet Paper Holder

Bib Tap

ELECTRICAL INSTALLATION

Lighting Point

Wall Lighting Point

Gate Lighting Point

13A Power Point

TV Point

Fan Point

Wall Fan Point

Solar Water Heater Point

Aircond Power Point

Distribution Board

Bell Point

Auto Gate Point

INTERNAL TELECOMMUNICATION

TRUNKING & CABLING

Fibre Wall Socket (FWS)

FENCING

TURFING

GAS PIPING

Reinforced Concrete Framing

Bricks

Concrete Roof Tiles / Reinforced Concrete Slab

Metal Roof Truss

Fibre Cement Board with Paint / Plaster Ceiling Board with Paint /
Skim Coat with Paint to Soffit of Concrete Slab

Aluminium Framed Glass Windows

Aluminium Framed Sliding Glass Door / Flush Door

Selected Locksets

Tiles up to Ceiling Level

Tiles up to Ceiling Level

Paint on Internal Plastered Walls up to Ceiling Level / Paint on External Walls

Tiles

Cement Render

Gravel

4 nos

4 nos

4 nos

4 nos

6 nos

Intermediate / Corner / End

32 nos

5 nos

2 nos

27 nos

3 nos

7 nos

1 no

1 no

6 nos

2 nos

1 no

1 no

1 no

MS Gate at Front

Plastered Brick with MS Fencing

Provided

Nil



建筑规格

结构	钢筋混凝土结构
墙壁	砖块
屋顶覆盖	混凝土瓦/混凝土板
屋顶框架	金属屋架
天花板	石膏天花板/纤维水泥板/石膏砂浆层用于钢筋混凝土板的底层
窗户	铝框玻璃窗
门	铝框滑动玻璃门/平开门
锁具	优质锁具
墙面修饰	
浴室	瓷砖至天花板高度
厨房	瓷砖至天花板高度
其他地区	已粉刷室内石膏墙至天花板高度/已粉刷室外墙
地面修饰	
客厅/饭厅/所有卧室/阳台/院子/厨房/所有浴室/露台/台基/储藏室/停车位/车道/佣人房与客房	瓷砖
其他地区	
庭院	水泥抹灰 砾石
卫生装置	
厕所	4 个
洗手盆	4 个
花洒	4 个
卫生纸支架	4 个
水龙头	6 个
电源装置	中间单位/角头单位/末端单位
电灯位	32 个
墙壁电灯位	5 个
闸门支柱电灯位	2 个
13安电源插座	27 个
电视天线插座	3 个
风扇插座	7 个
壁扇插座	1 个
太阳能热水器	1 个
空调电源插座	6 个
配电板	2 个
门铃位	1 个
自动门插座	1 个
内部通信线槽与电缆	
光纤墙壁插座	1 个
围篱	镀锌钢前门 石膏砖与镀锌镀锌钢篱笆网
草坪铺设	包括
煤气管道	无

A Township Developed By
另一卓越发展项目
IOI Properties Group Berhad

Developer
发展商
Property Village Berhad

199301027283 (282021-U)
Subsidiary of IOI Properties Group Bhd. 旗下子公司
201301005964 (1035807-A)

Marketing & Sales Office
销售与办事处

IOI Galleria (Part of PTD 86173),
Jalan Putra 4, Bandar Putra,
81000 Kulai, Johor.

Email 电邮 : sales.jb@ioigroup.com



IOI Galleria @
Bandar Putra Kulai



Scan here for more info
扫码以获得更多详情

IOI GALLERIA @ BANDAR PUTRA KULAI
Open Daily 销售展厅每日营业 9AM - 5PM

+607-5959 155
ioiproperties.com.my/veena



IOI PROPERTIES
Trusted.

Veena | Type of Property: 2-Storey Cluster Homes • Developer License No: 6089/07-2027/0944(A) • Validity Period: 01/08/2022- 31/07/2027 • Advertising & Sales Permit: 6089-28/05-2026/0452(N)-(L), 6089-27/05-2026/0449(N)-(L) • Validity Period: 24/05/2024 - 23/05/2026, 23/05/2024 - 22/05/2026 • Authority Approving Building Plan: Majlis Perbandaran Kulai • Building Plan Approval No: (15)DLM.MPKU4/2-12/2023P • Tenure of Land: Freehold • Land Encumbrances: Nil • Expected Date of Completion: June 2026 • No. of Units: 120 units • Selling Price: RM 1,325,900 (Min.), RM 1,625,900 (Max.)

THIS ADVERTISEMENT HAS BEEN APPROVED BY THE NATIONAL HOUSING DEPARTMENT
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