

# Carillon 2

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SINGLE STOREY TERRACE HOUSE



FREEHOLD

# A Harmonious Blend of Elegance & Comfort

Step into a thoughtfully designed home where contemporary sophistication meets absolute comfort. Embraced by an exclusive community, this is your haven for peaceful living, offering an exceptional space for cherished family moments and lasting serenity.



4 Bedrooms  
2 Bathrooms



Land Area  
22' x 70'



Built-up Area from  
1,303 sq. ft.



# Floor Plan



## Specifications

### Structure

Walls  
Roof Covering  
Roof Framing  
Ceiling

### Windows

Doors  
Ironmongeries  
Wall Finishes  
Internal Wall  
External Wall  
Bath 1 & 2  
Wet Kitchen  
Floor Finishes  
Living/Dining/Bedrooms/Dry Kitchen/  
Wet Kitchen/Bathrooms  
Car Porch  
Patio (if any)  
Others

### Sanitary & Plumbing Fittings

W.C.  
Basin  
Shower Rose  
Toilet Paper Holder  
Kitchen Sink  
Bib Tap  
Electrical Installation  
Lighting Point  
Fan Point  
13A Power Point  
Air-Cond Power Point  
TV Point  
Water Heater Point  
Door Bell Point  
Auto Gate Point

Internal Telephone Trunking & Cabling  
Fencing

### Reinforced concrete framing

Brick  
Metal roofing sheets/reinforced concrete slab  
Metal roof truss  
Plaster ceiling board with paint/fibre cement board with paint/  
skim coat with paint to soffit of reinforced concrete slab  
Aluminium framed glass windows  
Aluminium framed sliding glass doors/flush doors/metal door  
Selected locksets

### Plaster & paint up to ceiling level

Plaster & paint  
Tiles at 1800mm high, plaster & paint up to ceiling level  
Tiles at 1500mm high, plaster & paint up to ceiling level

### Tiles

Concrete imprint  
Tiles  
Cement render

### Intermediate Lot

2 nos  
2 nos  
2 nos  
2 nos  
1 no  
4 nos  
  
15 nos  
6 nos  
13 nos  
1 no  
2 nos  
2 nos  
1 no  
2 nos

### Corner Lot

2 nos  
2 nos  
2 nos  
2 nos  
1 no  
4 nos  
  
16 nos  
6 nos  
13 nos  
1 no  
2 nos  
2 nos  
1 no  
2 nos

### End Lot

2 nos  
2 nos  
2 nos  
2 nos  
1 no  
4 nos  
  
16 nos  
6 nos  
13 nos  
1 no  
2 nos  
2 nos  
1 no  
2 nos

Fibre wall socket point  
Plastered brick with GI mesh fencing  
MS gate at front

# Carillon 2



## A Township Developed By IOI Properties Group Berhad

### Developer

Nice Frontier Sdn. Bhd.  
(199401014059) (299739-U)  
Subsidiary of IOI Properties Group Bhd.  
(201301005964) (1035807-A)

## Marketing & Sales Office

IOI Galleria (Part of PTD 86173),  
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IOI Galleria @  
Bandar Putra Kulai



Scan here for  
more info

**IOI GALLERIA @ BANDAR PUTRA KULAI**  
Open Daily: 9AM ~ 5PM

**+607-5959 155**  
ioiproperties.com.my/Carillon2

Carillon 2 | Pemaju: Nice Frontier Sdn. Bhd. (No. SSM: 199401014059/299739-U) • Type of Property: Single Storey Terrace House • Developer's License No.: 7147/03-2028/0570(A) • Validity Period: 13/03/2023-12/03/2028 • Advertising & Sales Permit No.: 7147-91/12-2026/1166 (N)-(L) • Validity Period: 19/12/2024-18/12/2026 • Authority Approving Building Plan: Majlis Perbandaran Kulai • Building Plan Approval No.: (15)dlim.MPKu4/2-17/2023P • Tenure of Land: Freehold • Land Encumbrances: Nil • Expected Date of Completion: April 2027 • Selling Price: Type A (162 units) - RM675,900.00 (Min.) - RM845,900.00 (Maks.), Type B (20 units) - RM971,900.00 (Min.) - RM1,147,900.00 (Maks.) • No. of Units: 182 units • Restriction of Interest: The land contained in this title shall not be sold or transferred in any manner whatsoever to non-citizens or foreign companies without the approval of the State Authority (Bumiputera Lot Only).

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Trusted.