

Marvela 2&3

DOUBLE STOREY TERRACE HOUSE



FREEHOLD

A Symphony of Style And Harmony

Marvela 2 & 3 seamlessly blends elegant architecture with spacious interiors, creating an ideal living space where functionality and aesthetics harmonize. Embrace the joy of living in a home that resonates with contemporary rhythms, allowing you and your family to enjoy the pleasures of life together.



4 Bedrooms
3 Bathrooms



Land Area
20' x 70'



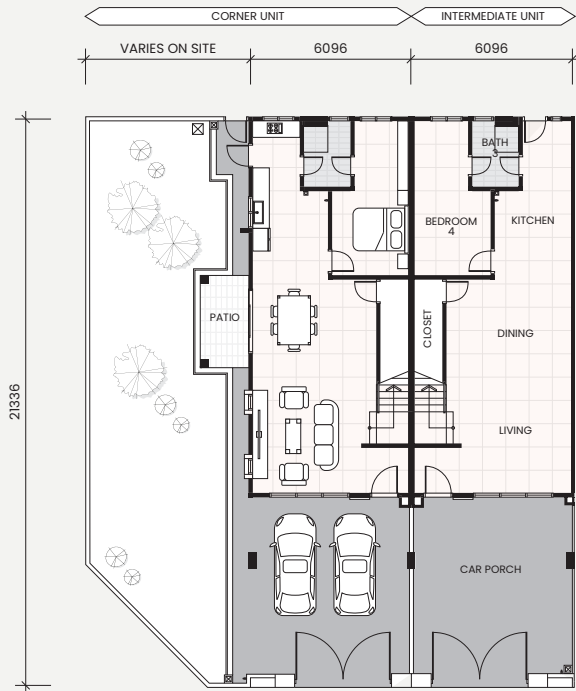
Built-up Area from
2,039 sq. ft.



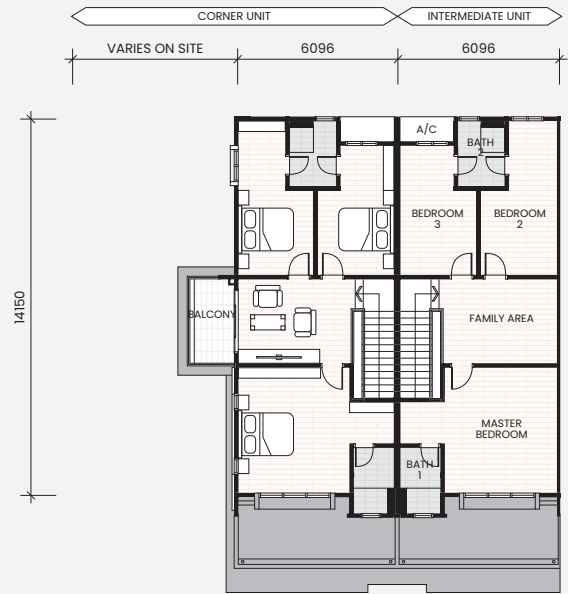
Gated
Community



Floor Plan



Ground Floor



First Floor

Specifications

Structure	Reinforced concrete framing		
Wall	Bricks		
Roof Covering	Concrete roof tiles/Reinforced concrete slab		
Roof Framing	Metal roof truss		
Ceiling	Plaster ceiling board with paint/Fiber cement board with paint/Skim coat with paint to soffit of reinforced concrete slab		
Windows	Aluminium framed glass windows		
Doors	Aluminium framed sliding glass doors/Engineered timber door/Flush door/Flush door with louvers/Metal door		
Ironmongery	Selected locksets		
Wall Finishes	Internal Wall External Wall	Plaster & paint up to ceiling level Plaster & paint	
	Bathrooms	Tiles at 1800mm high, plaster & paint up to ceiling level	
	Kitchen	Tiles at 1500mm high, plaster & paint up to ceiling level	
Floor Finishes	Living, Dining, Kitchen, Bedroom 4, Bathrooms Family Area, Master Bedroom, Bedroom 2 & 3 Staircase Car Porch Patio & Balcony, if any Others	Stone polymer composite flooring Tiles Concrete imprint Tiles Cement render	
Sanitary & Plumbing Fittings	W.C. Basin Shower Rose Toilet Paper Holder Bib Tap Kitchen Sink	Intermediate lot	Corner Lot
	Lighting Point	3 nos	3 nos
	Fan Point	3 nos	3 nos
	13A Power Point	3 nos	3 nos
	Air-Con Power Point	5 nos	5 nos
	TV Point	1 no	1 no
	Water Heater Point	17 nos	19 nos
	Door Bell Point	7 nos	7 nos
	Gate Pillar Lighting Point	14 nos	14 nos
	Auto Gate Point	5 nos	5 nos
	Fibre wall socket point	2 nos	2 nos
Internal Telecommunication			
Trunking & Cabling			
Fencing			
Turfing	Plastered brick with GI mesh fencing & MS gate at front Spot turfing (Corner unit)		End Lot
			3 nos
			3 nos
			3 nos
			3 nos
			5 nos
			1 no
			17 nos
			7 nos
			14 nos
			5 nos
			2 nos
			3 nos
			1 no
			2 nos
			2 nos

Marvela 2&3



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),
Jalan Putra 4, Bandar Putra,
81000 Kulai, Johor.

Email: sales.jb@ioiproperties.com.my



IOI Galleria @
Bandar Putra Kulai



Scan here for
more info

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

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ioiproperties.com.my/marvela-3

Marvela 2 | Type Of Property: Double Storey Terrace House • Developer License No: 7147/03-2028/0570(A) • Validity Period: 13/03/2023 - 12/03/2028 • Advertising & Sales Permit No: 7147-84/12-2026/0893(R)-(L) • Validity period: 08/12/2025 - 07/12/2026 • Authority Approving Building Plan: Majlis Perbandaran Kulai • Building Plan Approval No: MPKU4/2-8/2023P • Tenure of Land: Freehold • Land Encumbrances: Nil • Expected Date of Completion: March 2026 • No. of Units: 84 units • Selling Price: RM 840,900 (Min.), RM 1,092,900 (Max.)

Marvela 3 | Type Of Property: Double Storey Terrace House • Developer License No: 7147/03-2028/0570(A) • Validity Period: 13/03/2023 - 12/03/2028 • Advertising & Sales Permit No: 7147-85/12-2026/0917(R)-(L) • Validity period: 15/12/2025 - 14/12/2026 • Authority Approving Building Plan: Majlis Perbandaran Kulai • Building Plan Approval No: (16)DLM.MPKU4/2-8/2023P • Tenure of Land: Freehold • Land Encumbrances: Nil • Expected Date of Completion: April 2026 • No. of Units: 120 units • Selling Price: RM 840,900 (Min.), RM 1,090,900 (Max.)

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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IOI PROPERTIES
Trusted.