

piccolo 3A

SINGLE STOREY TERRACE



FREEHOLD

Secluded Living on a Spacious Haven

Where simplicity meets comfort in the charm of a single-storey terrace house. With a spacious built-up area and a generous land size, this residence is thoughtfully designed to offer a cozy and inviting living space.



4 Bedrooms
2 Bathrooms



Land Area
24' x 75'



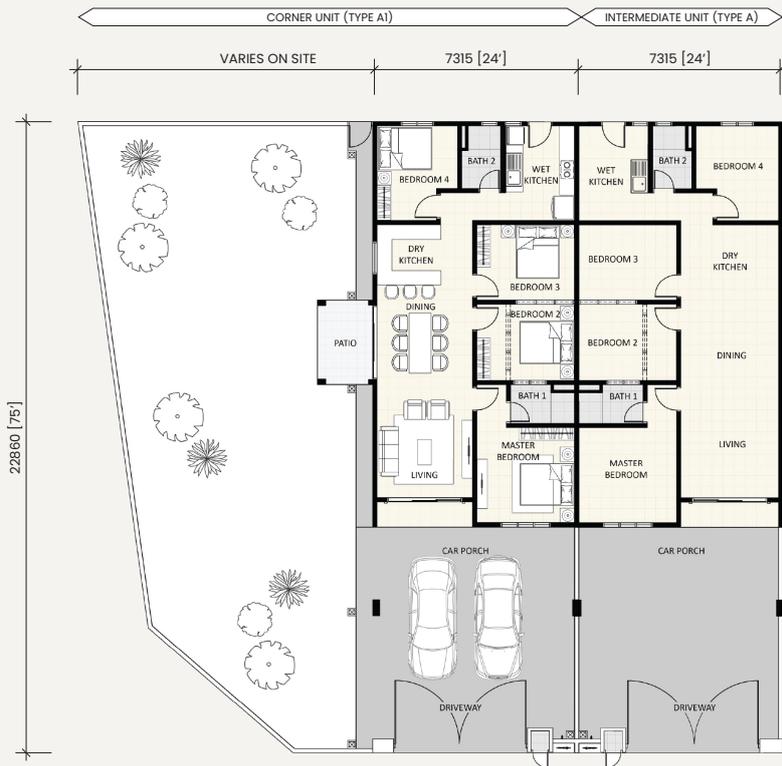
Built-up Area from
1,421 sq. ft.



Gated
Community



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

Type A, A3, A4, A5, A6, B

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

Type A1, A1a, A7, A7a, B1, B1a

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

Type A2, B2

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

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

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**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

+607-5959 155
ioiproperties.com.my/piccolo-3a

Piccolo 3A | Type of Property: Single Storey Terrace House • Developer License No: 7147/03-2026/0570(A) • Validity Period: 13/03/2023- 12/03/2028 • Advertising & Sales Permit No: 7147-88/05-2026/0377(N)-(L), 7147-87/03-2026/0208(A)-(L), 7147-86/02-2026/0151(A)-(L) • Validity period: 06/05/2024 - 05/05/2026, 04/03/2025 - 03/03/2026, 16/02/2024 - 15/02/2026 • Authority Approving Building Plan: Majlis Perbandaran Kulai • Building Plan Approval No: (31)DLM, MPKU4/2-3/2023P_PIND • Tenure of Land: Freehold • Land Encumbrances: Nil • Expected Date of Completion: May 2026 • No. of Units: 173 units • Selling Price: RM 662,900 (Min.) - RM 1,385,900 (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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