

Sonatia 3

PARK HOMES



FREEHOLD



*Music gives a soul to the universe,
wings to the mind, flight to the imagination
& life to everything.*

— Plato —



EMBRACE JOY IN EVERY MOMENT

SONATIA 3 – A home filled with warmth and happiness. Designed with spaciousness in mind, it caters to the needs of every family member, creating an inviting environment that promotes togetherness. Whether it's gathering for a hearty family meal, enjoying festive celebrations, or simply relaxing in the comfort of home. SONATIA 3 is a great place to make lasting memories in a community that values harmony and connection.



Land Area
22' x 70'



Built-up Area from
2,417 sq. ft.



4+1 Bedrooms
3 Bathrooms



Elderly-friendly
Bathroom



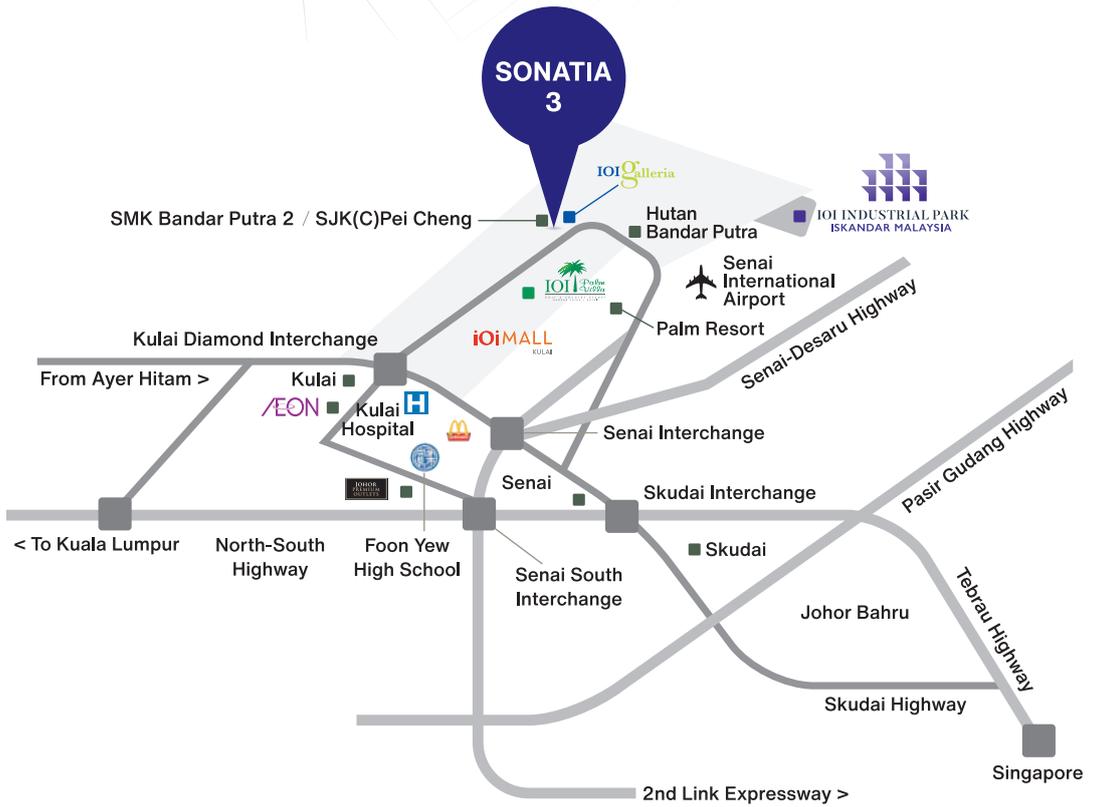




SPECIFICATIONS

STRUCTURE	: Reinforced Concrete				
WALL	: Brick Wall				
ROOFING COVERING	: Roof Tiles / Reinforced Concrete Flat Roof				
ROOF FRAMING	: Metal Roof Frame				
CEILING	: Skim Coat / Plaster Ceiling Board				
WINDOWS	: Aluminium-Framed Windows				
DOORS	: Timber Door / Flush Door / Folding Door / M.S Grill Door Alumn. Framed Glass Door / Flush Door with Louvres				
WALL FINISHES					
Kitchen	: Wall Tiles Up to Ceiling Height				
Bath 1, 2 & 3	: Wall Tiles Up to Ceiling Height				
External wall	: Weather Resistant Paint				
Internal wall	: Emulsion Paint				
FLOOR FINISHES					
Driveway / Car Porch / Patio	: Tiles				
Living / Dining / Kitchen / Yard / Utility					
Family / Bedrooms / Baths / Balcony	: Tiles				
Staircase	: Tiles				
Other Areas	: Cement Render				
SANITARY FITTINGS					
Kitchen Sink	: 1 no.				
Basin	: 3 nos.				
W.C.	: 3 nos.				
Shower	: 3 nos.				
Toilet Paper Holder	: 3 nos.				
ELECTRICAL FITTINGS					
	TYPE B	TYPE B1/B1a	TYPE B3/B4	TYPE B5/B6	TYPE B7
Lighting Point	: 23	25	23	25	23
Ceiling Fan Point	: 7	7	7	7	7
Socket Outlet Point	: 22	22	22	22	22
Air-Cond Point	: 5	5	5	5	5
TV Outlet Point	: 3	3	3	3	3
Water Heater Point	: 3	3	3	3	3
Auto Gate Point	: 2	2	2	2	2
Gate Pillar Lighting Point	: 2	2	2	2	2
Door Bell Point	: 1	1	1	1	1
FENCING	: Brick / M.S. Fencing				

SITE PLAN



A TOWNSHIP DEVELOPED BY
IOI Properties Group Berhad

DEVELOPER & SALES GALLERY

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 from 9am to 5pm)

 **+607-5959 155**
ioiproperties.com.my/sonatia3


IOI PROPERTIES
Trusted.

SONATIA 3 • Developer: Nice Frontier Sdn. Bhd. (199401014059)(299739-U) • Type of Property: Double Storey Terrace House • Developer's License No.: 7147/03-2028/0570(A) • Validity Period: 13/03/2023 – 12/03/2028 • Advertising & Sales Permit No: 7147-89/07-2026/0636(A)-(L) • Validity Period: 15/07/2024 – 14/07/2026 • Authority Approving Building Plan: Majlis Perbandaran Kulai • Building Plan Approval No.: (15)dlm.MPKu4/2-10/2022P • Tenure of Land: Freehold • Land Encumbrances: Nil • Expected Date of Completion: Jan 2026 • No. of Units: 97 units • Selling Price: RM934,900 (Min.), RM1,373,900 (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)

THIS ADVERTISEMENT HAS BEEN APPROVED BY THE NATIONAL HOUSING DEPARTMENT
DEVELOPMENT INFORMATION AND APPROVED ADVERTISEMENTS ARE AVAILABLE ON TEDUH.KPKT.GOV.MY PORTAL