

Marvela 3A

DOUBLE STOREY TERRACE HOUSE



FREEHOLD

Composed for the Rhythm of Everyday Living

Marvela 3A is thoughtfully designed with generous space and practical layouts, ensuring ease of movement throughout the home. It creates a comfortable environment where daily routines flow naturally, allowing families to live, grow and enjoy life together.



4 Bedrooms
3 Bathrooms



Land Area
20' x 70'



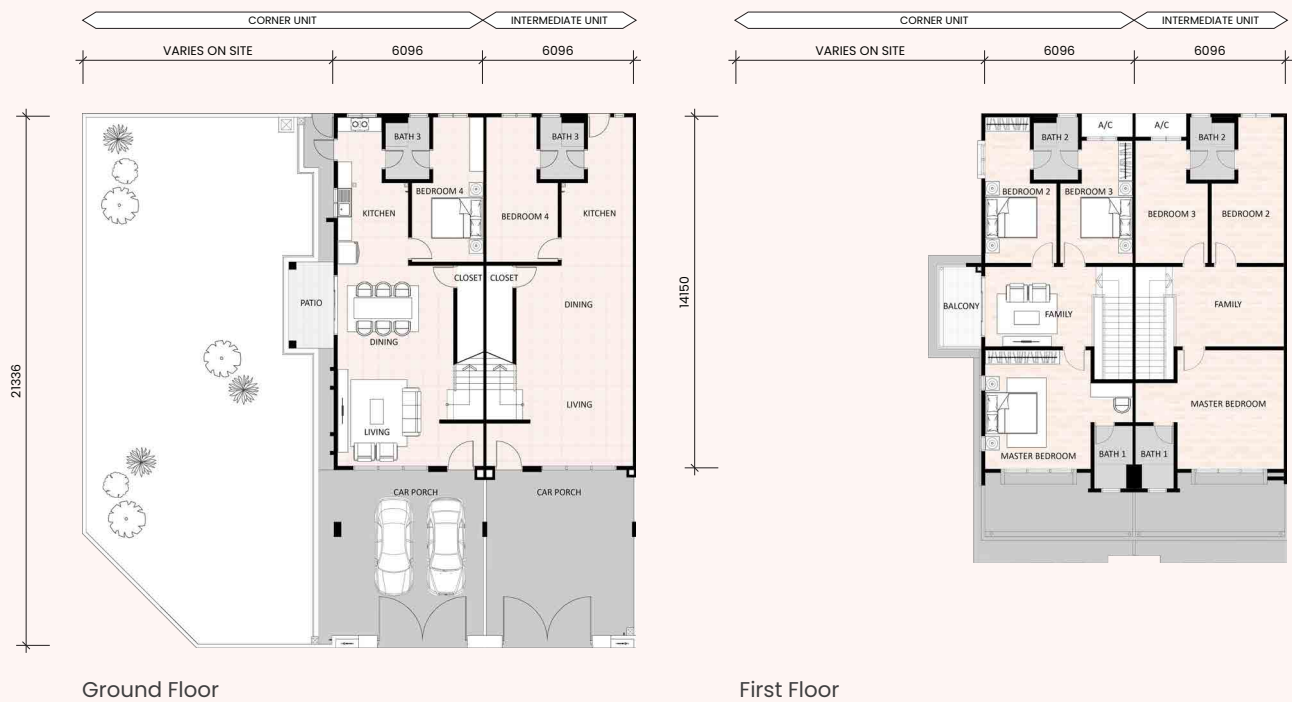
Built-up Area from
2,039 sq. ft.



Gated
Community

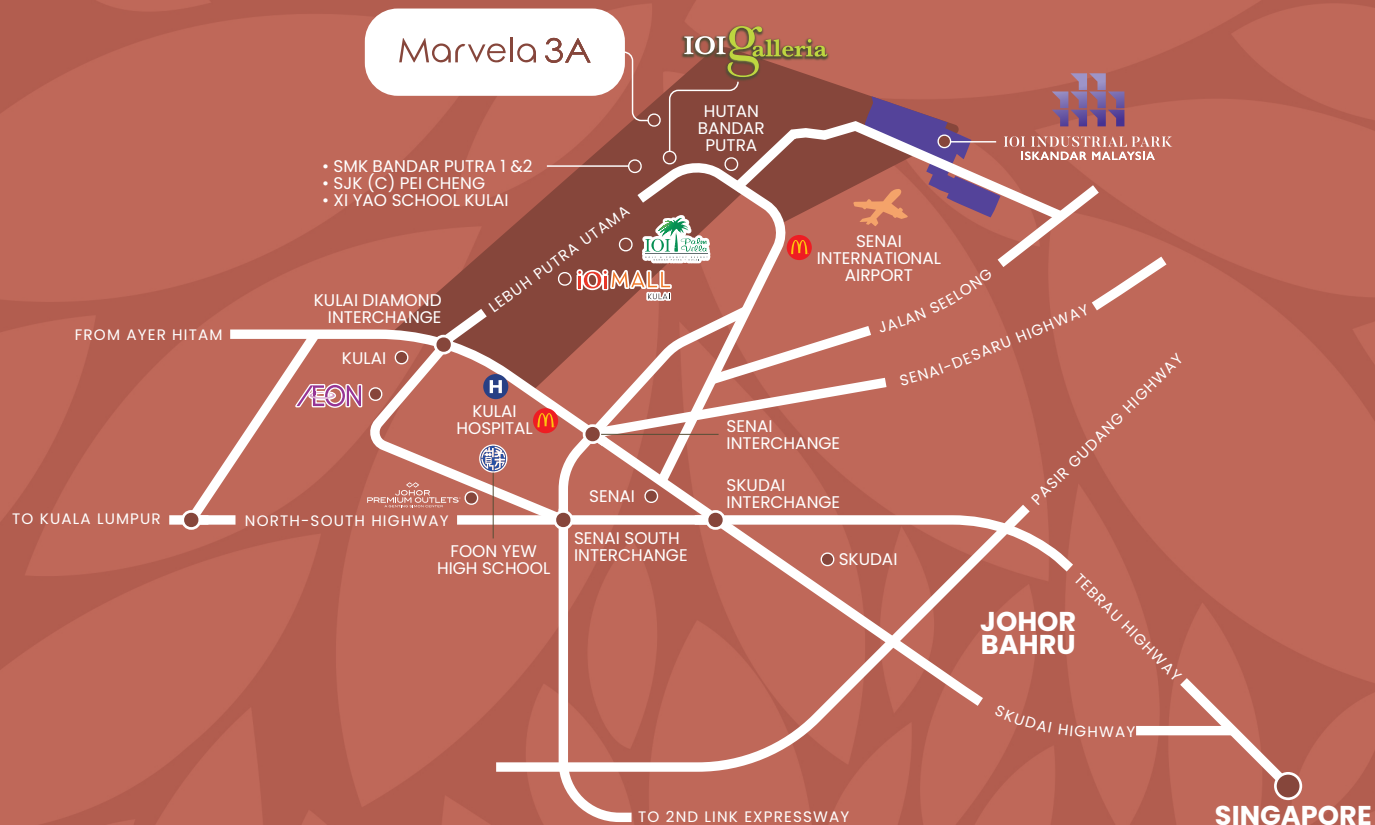


Floor Plan



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



A Township Developed By IOI Properties Group Berhad

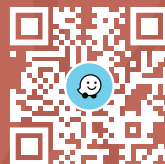
Developer

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

Marketing & Sales Office

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Marvela 3A (3A01A) • Nice Frontier Sdn. Bhd. (199401014059)(299739-U) • 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.: 7147-93/04-2028/0268(N)-(L) • Validity Period: 06/04/2026 - 05/04/2028 • Authority Approving Building Plan: Majlis Perbandaran Kulai • Building Plan Approval No.: MPKu4/2-3/2024P_PIND(38) • Tenure of Land: Freehold • Land Encumbrances: Nil • Expected Date of Completion: Apr 2028 • No. of Units: 91 units • Selling Price: RM 828,900 (Min.), RM 1,146,900 (Max.)

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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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