

Carillon 3A

SINGLE STOREY TERRACE HOUSE



FREEHOLD

Thoughtfully Planned for Everyday Ease

Experience a home designed to complement the way modern families live, with practical layouts, comfortable spaces, and a welcoming atmosphere throughout. Nestled within the established township of Bandar Putra Kulai, Carillon 3A brings together functionality and serenity, creating a place where daily living feels effortless, connected, and truly at home.



4 Bedrooms
2 Bathrooms



Land Area
24' x 75'



Built-up Area from
1,328 sq. ft.



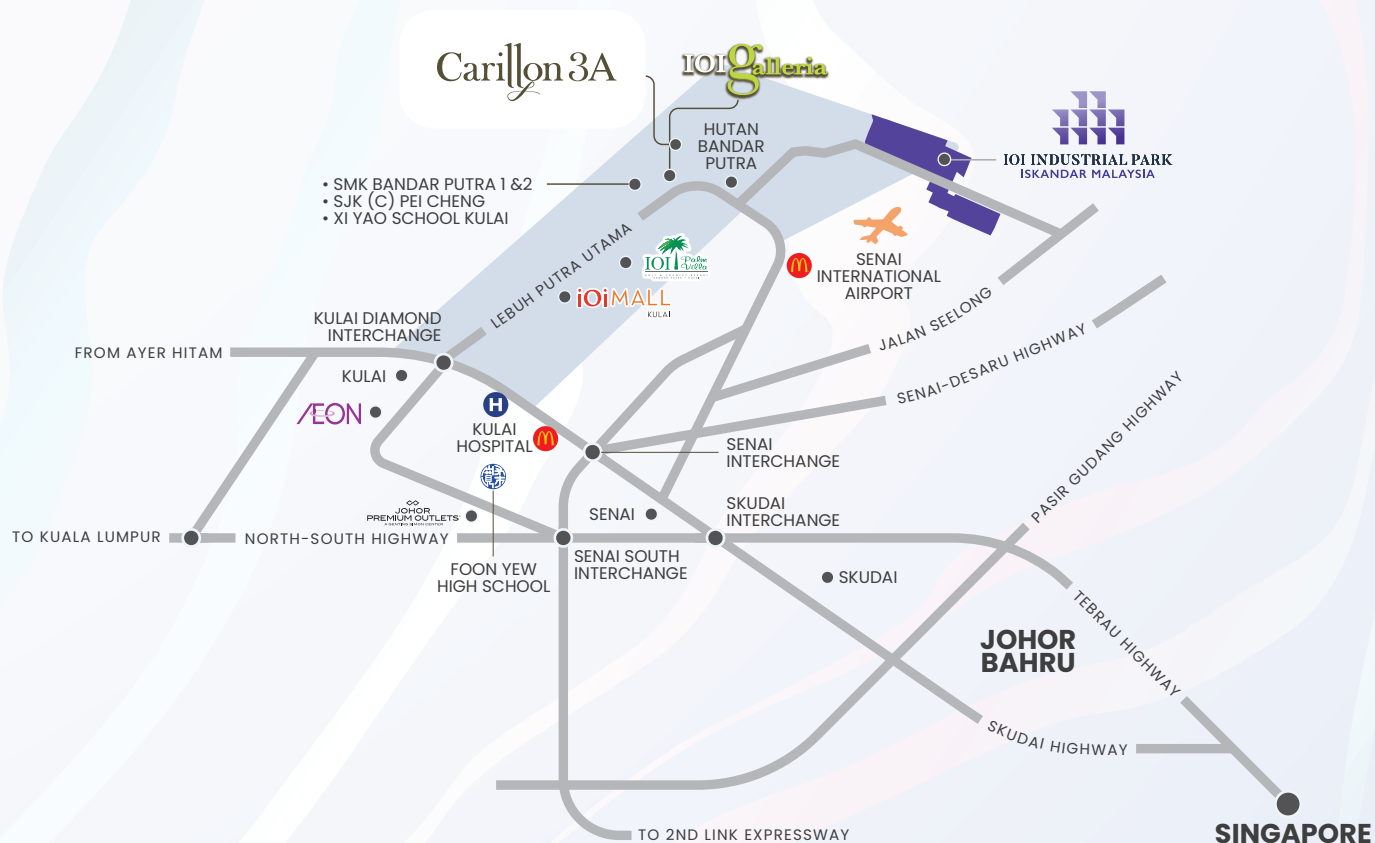
Floor Plan



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
- Bib Tap
- Kitchen Sink
- 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 | Corner Lot | End Lot |
|------------------|------------|---------|
| 2 nos | 2 nos | 2 nos |
| 2 nos | 2 nos | 2 nos |
| 2 nos | 2 nos | 2 nos |
| 2 nos | 2 nos | 2 nos |
| 4 no | 4 no | 4 no |
| 1 nos | 1 nos | 1 nos |
| 14 nos | 15 nos | 15 nos |
| 6 nos | 6 nos | 6 nos |
| 13 nos | 13 nos | 13 nos |
| 1 no | 1 no | 1 no |
| 2 nos | 2 nos | 2 nos |
| 2 nos | 2 nos | 2 nos |
| 1 no | 1 no | 1 no |
| 2 nos | 2 nos | 2 nos |
- Fibre wall socket point
- Plastered brick with GI mesh fencing
- MS gate at front



**A Township Developed By
IOI Properties Group Berhad**

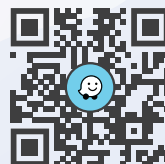
Developer

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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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/Carillon3a

Carillon 3A (3A03) | Developer: Nice Frontier Sdn Bhd (Company No: 199401014059 (299739-U) • Type of Property: Single Storey Terrace House • Developer License No.: 7147/03-2028/0570(A) • Validity Period: 13/03/2023 - 12/03/2028 • Advertising & Sales Permit No: 7147-95/05-2028/0380(N)-(L) • Validity period: 25/05/2026 - 24/05/2028 • Authority Approving Building Plan: Majlis Perbandaran Kulai • Building Plan Approval No: MPKU4/2-3/2025P (16) • Tenure of Land: Freehold • Land Encumbrances: Nil • Expected Date of Completion: May 2028 • No. of Units: 168 units • Selling Price: RM 626,900 (Min.), RM1,200,900 (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.

**THIS ADVERTISEMENT HAS BEEN APPROVED BY THE NATIONAL HOUSING DEPARTMENT
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IOI PROPERTIES
Trusted.