



Bandar Putra Kulai  
N 1° 38' 55" E 103° 37' 31"



# ALENA2

SINGLE STOREY TERRACE HOUSE 单层排屋

FREEHOLD • 永久地契

### Nearby 邻近

- SJK (C) Pei Cheng  
培正国民型  
华文小学
- Primary &  
Secondary School  
国民型中小学
- Hutan Bandar Putra  
太子城森林公园
- IOI Mall  
购物商场
- Senai International  
Airport  
士乃国际机场
- AEON, Kulai  
购物商场
- Johor Premium  
Outlets  
柔佛国际名牌城

Another Prestigious Development by



www.ioijohor.com +607-5959 228

Developer:  
**NICE FRONTIER SDN. BHD.** (299739-U)  
Subsidiary of IOI Properties Group Bhd (1033607-A)

No 1-1 & 2-3, Level 1 & 2 D'Putra Suite Tower, Lebuhraya Putra Utama, Bandar Putra,  
81000 Kulai, Johor.  
Tel: +607-5959 228 | Fax: +607-5959 227 | Email: sales.jb@ioigroup.com  
IOI Galleria (Open Daily from 9am - 5pm)

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Single Storey Terrace (Alena 2) • Developer's license No.: 7147-67/09-2020/0839(L) • Validity Period: 25/09/2018 - 24/09/2020 • Advertisement Permit: 7147-67/09-2020/0839(P) • Validity Period: 25/09/2018 - 24/09/2020 • Authority Approving Building Plan: Majlis Perbandaran Kulai • Building Plan Approval No.: MPKu 4/2-8/2016  
\*Tenure of Land: Freehold • Land Encumbrance: Nil • No. of Units: 160 Units • Expected Date of Completion: Oct. 2020 • Price: RM400,900 (Min) - RM1,038,900 (Max)

All art renderings and photographs contained in this circular are artist impression only. The developer reserves the right to modify any parts of the building prior to completion as directed or approved by relevant authorities. All plans, layouts, information and specifications are subject to change and cannot form part of an offer or contract presentation. 所有绘图和照片均属画家构想。发展商保留权利依据有关当局指示或核准更改建筑或建设前的任何修改。所有蓝图、设计规划、资料及规格尚更改且不能构成合约的任何部分内容。





# Embrace the Art of Simplicity

简约之美 生活至乐

Enjoy carefree days living in an Alena 2 single-storey terrace house. Easy to maintain, Alena is ideal for busy young couples or parents who don't want the hassle of handling endless household chores. With its practical design and welcoming façade, Alena 2 makes a cosy home that you'll look forward to coming home to every day.

Alena 2 单层排屋让您享受自在生活。易于打理的生活空间适合忙碌的年轻家庭，减少繁琐的家务生活能更从容写意。实用的空间规划格局和典雅的外观为您缔造心的家园。



20' x 70' • Built-Up Area: 1,325 sq. ft. • 4 Bedrooms  
 建筑面积 1,325 平方尺 • 4 房式

## Floor Plan 平面图



## Specifications 建筑规格

### STRUCTURE

Reinforced concrete frames

### WALL

Bricks

### ROOFING

Metal roofing sheets

### ROOF STRUCTURE

Proprietary roofing system

### CEILING

Gypsum plaster ceiling board / Fibre cement board

### DOORS

Aluminium sliding door / Plywood / PVC flush door / Steel door with louver

### WINDOWS

Aluminium / M.S. framed windows

### LOCKS

Selected quality lockset

### FLOOR FINISHES

Living / Dining / All Bedrooms / Kitchen / Bathrooms  
 Car porch & Terrace (if any)  
 Apron & other areas

Ceramic tiles

Porcelain tiles  
 Cement rendered

### WALL FINISHES

Kitchen  
 Master bath  
 Other baths  
 Other areas

Ceramic tiles to ceiling height / 3000mm at selected wall  
 Ceramic tiles to ceiling height / 2850mm height  
 Ceramic tiles to ceiling height  
 Cement sand plastered and painted

### FENCING

M.S. gate with gate pillar / M.S. grille & brick fencing

### SANITARY FITTING

Pedestal W.C.  
 Wash Basin  
 Shower Rose  
 Kitchen Sink  
 Bib Tap

2 nos.  
 2 nos.  
 2 nos.  
 1 no.  
 2 nos.

### ELECTRICAL FITTING

Telephone Point  
 Lighting Points  
 Ceiling Fan Point  
 Gate Light Point  
 13 Amp Socket Outlets  
 15 Amp a/c Socket Outlet  
 Bell Point  
 Auto Gate Point  
 TV Socket Outlet  
 Water Heater Point

	Intermediate / End Lot	Corner Lot / End Lot with land
Telephone Point	1 no.	1 no.
Lighting Points	10 nos.	11 nos.
Ceiling Fan Point	6 nos.	6 nos.
Gate Light Point	2 nos.	2 nos.
13 Amp Socket Outlets	11 nos.	11 nos.
15 Amp a/c Socket Outlet	1 no.	1 no.
Bell Point	1 no.	1 no.
Auto Gate Point	1 no.	1 no.
TV Socket Outlet	2 nos.	2 nos.
Water Heater Point	2 nos.	2 nos.

### 结构

钢筋混凝土骨架

### 墙壁

砖墙

### 屋顶

精选金属平顶

### 屋顶结构

屋顶构架

### 天花板

石膏天花板 / 洋灰纤维天花板

### 门

铝质滑动门 / 三合板门 / PVC 门 / 百叶铁门

### 窗

铝框 / 铁框窗

### 锁具

优质锁

### 地面材料

客厅 / 饭厅  
 所有卧室 / 厨房 / 浴室  
 车房及檐廊(如有)  
 其他地区

铺砌磁砖  
 铺砌釉面砖  
 洋灰地面

### 墙壁修饰

厨房  
 主浴室  
 其他浴室  
 其他地区

铺砌磁砖于指定墙至天花板高度 / 至3000mm高  
 铺砌磁砖至天花板高度 / 至2850mm高  
 铺砌磁砖至天花板高  
 抹灰油漆

### 围篱

铁闸门和门柱 / 铁栅与砖墙围篱

### 卫生装置

坐式马桶  
 洗手盆  
 花洒  
 厨房洗涤槽  
 水龙头

2个  
 2个  
 2个  
 1个  
 2个

### 电源设备

电话插座  
 电灯位  
 天花板风扇位  
 闸门柱电灯位  
 13安培电插座  
 15安培冷气插座  
 门铃位  
 电动闸门位  
 电视天线插座  
 热水器插座

	中间单位 / 末端单位	角头单位 / 有地末端单位
电话插座	1个	1个
电灯位	10个	11个
天花板风扇位	6个	6个
闸门柱电灯位	2个	2个
13安培电插座	11个	11个
15安培冷气插座	1个	1个
门铃位	1个	1个
电动闸门位	1个	1个
电视天线插座	2个	2个
热水器插座	2个	2个