

Marvela 2

DOUBLE STOREY TERRACE HOUSE

双层排楼



FREEHOLD

永久地契

A SYMPHONY OF STYLE AND HARMONY

Marvela 2 seamlessly blends elegant architecture with spacious interiors, creating an ideal living space where functionality and aesthetics harmonize. Embrace the joy of living in a home that resonates with contemporary rhythms, allowing you and your family to enjoy the pleasures of life together.

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让您与家人一同享受生活的喜悦。



Artist's impression only 构想图



4 Bedrooms 卧室
3 Bathrooms 浴室



Land Area
土地面积
20' x 70'

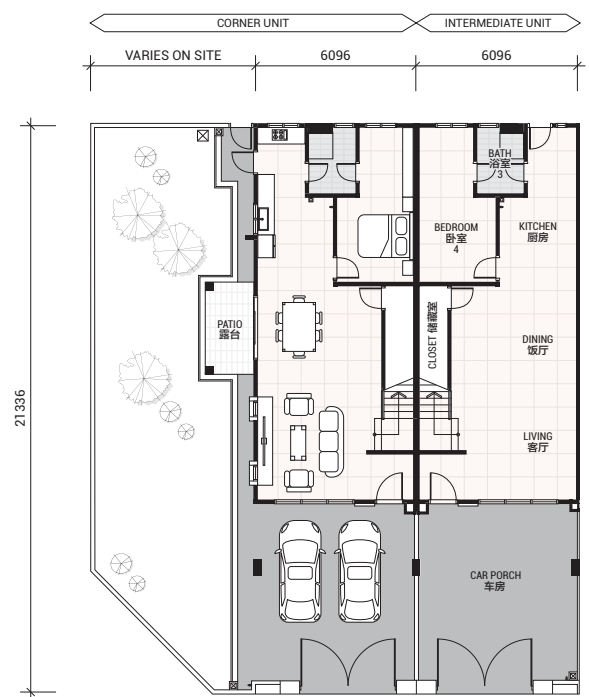


Built-up Area from
建筑面积从
2,039 sq. ft.

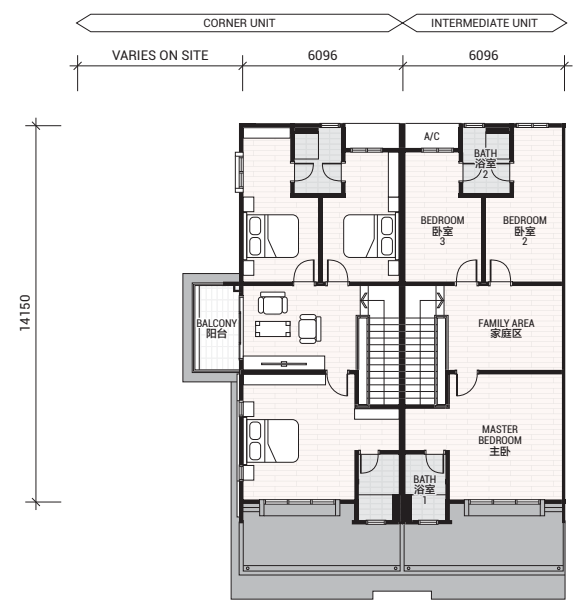


Gated Community
围篱社区

GROUND FLOOR 底楼



FIRST FLOOR 一楼



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

建筑规格

结构	钢筋混凝土结构			
墙壁	砖块			
屋顶覆盖	混凝土瓦/混凝土板			
屋顶框架	金属屋架			
天花板	石膏天花板/纤维水泥板/石膏砂浆层用于钢筋混凝土板的底层			
窗户	铝框玻璃窗			
门	铝框滑动玻璃门/工程木门/平开门/百叶窗的平开门/金属门			
锁具	优质锁具			
墙面修饰	内墙	石膏和油漆至天花板高度		
	外墙	石膏和油漆		
	浴室	1800毫米高度的瓷砖，石膏和油漆至天花板高度		
	厨房	1500毫米高度的瓷砖，石膏和油漆至天花板高度		
	客厅、餐厅、厨房、卧室4、浴室	瓷砖		
	家庭起居室、主卧、卧室2和3	石聚合物复合地板		
	楼梯	瓷砖		
	车棚	混凝土印记		
	庭院和阳台，如有	瓷砖		
	其他	水泥抹灰		
地面修饰		中间单位	角头单位	末端单位
	厕所	3 个	3 个	3 个
	盆	3 个	3 个	3 个
	花洒	3 个	3 个	3 个
	卫生纸支架	3 个	3 个	3 个
	水龙头	5 个	5 个	5 个
	厨房洗涤槽	1 个	1 个	1 个
	电灯位	17 个	19 个	17 个
	风扇位	7 个	7 个	7 个
	13安电源插座	14 个	14 个	14 个
电源装置	空调电源插座	5 个	5 个	5 个
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内部通信线槽与电缆	光纤墙壁插座			
围篱	石膏砖与镀锌网围栏和前门			
草坪铺设	点草皮种植（角头单位）			



A Township Developed By
另一卓越发展项目
IOI Properties Group Berhad

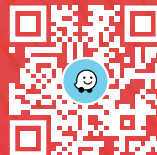
Developer
发展商

Nice Frontier Sdn. Bhd.
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Marketing & Sales Office
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IOI PROPERTIES
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Marvela 2 | 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: 7147-84/12-2025/1304(N)-(L) • Validity Period: 08/12/2023 - 07/12/2025 • Authority Approving Building Plan: Majlis Perbandaran Kulai • Building Plan Approval No: MPKu4/2-8/2023P • Tenure Of Land: Freehold • Land Encumbrances: Nil • Expected Date of Completion: March 2026 • No. Of Units: 84 units • Selling Price: RM 840,900 (Min.), RM 1,092,900 (Max.)

Disclaimer: All renderings, illustrations, photographs, show units, landscape amenities or accessories are shown for illustrative purposes only and do not represent the actual design, physical or structural details of the building. Plans, specifications, materials and other information contained herein are intended to give a general indication of the proposed design only and are subject to change and/or amendments as may be required by the developer/ vendor or as directed by the relevant authorities or consultants. All areas and measurements are approximate only and subject to final survey. All features, fixtures, fittings, goods, accessories and furniture reflected or displayed in the show units are strictly for display purposes only and are not part of the final amenities and finishes. Any models of furniture or electrical appliances provided are up to the developer/ vendor's discretion and do not form part of any contract or warranty. While every reasonable care has been taken in preparing this website/ publication/ banner/ poster and in constructing the scale models and sales gallery/ show unit, the developer/ vendor and its related companies, representatives, consultants and agents accept no responsibility for any inaccuracies or omissions. The sale and purchase agreement embodies all the terms and conditions between the developer/ vendor and the purchasers.

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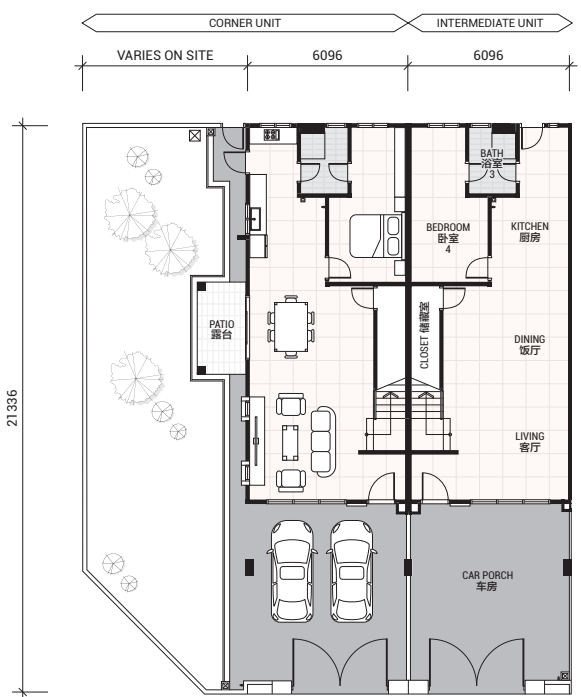


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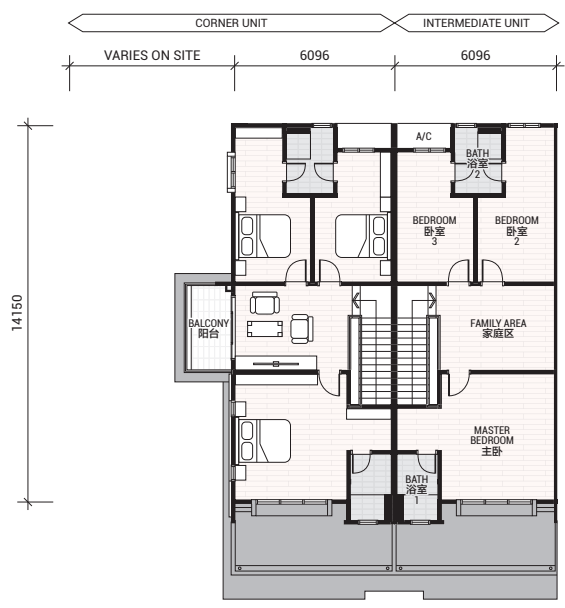


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围篱	点草皮种植（角头单位）			
草坪铺设				



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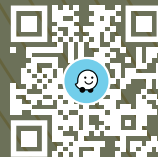
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