

piccolo 3A

SINGLE STOREY TERRACE

单层排屋



FREEHOLD

永久地契

SECLUDED LIVING ON A SPACIOUS HAVEN

Indulge in the allure of secluded living on a spacious haven. A retreat beckons with elegance and tranquility, offering a harmonious blend of privacy and generous space for a lifestyle defined by serenity

尽享宽敞舒适，宁静生活的美好。巧妙融合了优雅和宁静，为您与家人打造一个宽敞的居住空间，一个温馨而惬意的家。



Artist's impression only 构想图



4 Bedrooms 卧室
2 Bathrooms 浴室



Land Area
土地面积
24' x 75'



Built-up Area from
建筑面积从
1,421 sq. ft.



Gated Community
围篱社区

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
Kitchen Sink
Bib Tap
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

Type A, A3, A4, A5, A6, B

2 nos
2 nos
2 nos
2 nos
1 no
4 nos

Corner Lot

Type A1, A1a, A7, A7a, B1, B1a

2 nos
2 nos
2 nos
2 nos
1 no
4 nos

End Lot

Type A2, B2

2 nos
2 nos
2 nos
2 nos
1 no
4 nos

15 nos
6 nos
13 nos
1 no
2 nos
2 nos
1 no
2 nos

16 nos
6 nos
13 nos
1 no
2 nos
2 nos
1 no
2 nos

15 nos
6 nos
13 nos
1 no
2 nos
2 nos
1 no
2 nos

Fibre wall socket point
Plastered brick with GI mesh fencing
MS gate at front

建筑规格

结构
墙壁
屋顶覆盖
屋顶框架
天花板
窗户
门
锁具
墙面修饰
内墙
外墙
浴室1和2
厨房
地面修饰
客厅/餐厅/卧室/干厨房/湿厨房/浴室
车棚
庭院，如有
其他

卫生装置
马桶
洗手盆
花洒
卫生纸架
水龙头
厨房水槽
电源装置
电灯位
风扇位
13安电源插座
冷气机位
电视天线插座
热水器位
门铃位
电动闸门位
内部电话线槽和布线
围栏

钢筋混凝土结构
砖块
混凝土瓦/混凝土板
金属屋架
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)
铝框玻璃窗
铝框滑动玻璃门/工程木门/平开门/百叶窗的平开门/金属门
优质锁具

石膏和油漆至天花板高度
石膏和油漆
1800毫米高度的瓷砖，石膏和油漆至天花板高度
1500毫米高度的瓷砖，石膏和油漆至天花板高度

瓷砖
混凝土印记
瓷砖
水泥抹灰

中间单位

户型 A, A3, A4, A5, A6, B

2 个
2 个
2 个
2 个
1 个
4 个

角头单位

户型 A1, A1a, A7, A7a, B1, B1a

2 个
2 个
2 个
2 个
1 个
4 个

末端单位

户型 A1, A1a, A7, A7a, B1, B1a

2 个
2 个
2 个
2 个
1 个
4 个

15 个
6 个
13 个
1 个
2 个
2 个
1 个
2 个

16 个
6 个
13 个
1 个
2 个
2 个
1 个
2 个

15 个
6 个
13 个
1 个
2 个
2 个
1 个
2 个

光纤墙壁插座
石膏砖墙带镀锌网围栏
前置铁闸门



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

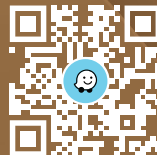
Developer
发展商

Nice Frontier Sdn. Bhd.
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Subsidiary of IOI Properties Group Bhd. 旗下子公司
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Marketing & Sales Office
销售与办事处

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Bandar Putra Kulai



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IOI PROPERTIES
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Piccolo 3A | 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: 7147-86/02-2026/0151(N)-(L), 7147-87/03-2026/0208(N)-(L), 7147-88/05-2026/0377(N)-(L) • Validity Period: 16/02/2024-15/02/2026, 04/03/2024-03/03/2026, 06/05/2024-05/05/2026 • Authority Approving Building Plan: Majlis Perbandaran Kulai • Building Plan Approval No: (31)DLM, MPKU4/2-3/2023P_PIND • Tenure of Land: Freehold • Land Encumbrances: Nil • Expected Date of Completion: May 2026 • No. of Units: 173 units • Selling Price: RM 662,900 (Min.) - RM 1,385,900 (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 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.