

valeria 2

DOUBLE STOREY SEMI-DETACHED

双层半独立洋房



Kempas Utama
live where life is enjoyed
太子岭

FREEHOLD 永久地契



Greenery Surrounding Modern Homes

绿意盎然，现代住宅

Enjoy the comfort and tranquillity surrounded by lush greenery and privacy in a gated community. With smart features, residents enjoy an empowered life that is connected, convenient and secure.

在围篱社区中，我们备有完好的守卫系统，让居民享受着舒适与宁静的绿色景观。
通过使用智能设备，住户可以享受联通、便捷且安全的家居生活。

Nature Personified

个性自然，悠闲自在

Take a leisurely walk around the landscaped gardens, and enjoy the greenery while you jog, cycle and play. Living close to nature is indeed refreshing and rejuvenating!

在风景园林中悠闲地散步，一边慢跑、骑自行车、玩乐，一边欣赏绿色植物。
生活在大自然的周边，令人耳目一新且焕发活力。





Enhanced Features 豪华设备



Smart Home System*
智能家居系统*



Surveillance System*
监控系统*



Alarm System*
警报系统*



Rainwater Harvesting System*
雨水储存系统*



Digital Door Lock*
智能锁*



Stainless Steel Gate*
不锈钢闸门*

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Elegant Design

优雅设计

Thoughtfully designed with spacious layout and modern comfort.

舒适宽敞的空间，现代风格的设计。

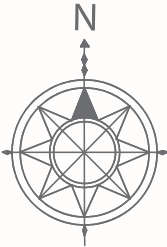


Site Plan

位置图



- Series A 型
- Series B 型
- Bumiputera Units
土著单位



Series B 型

Intermediate Lot

中间
单位

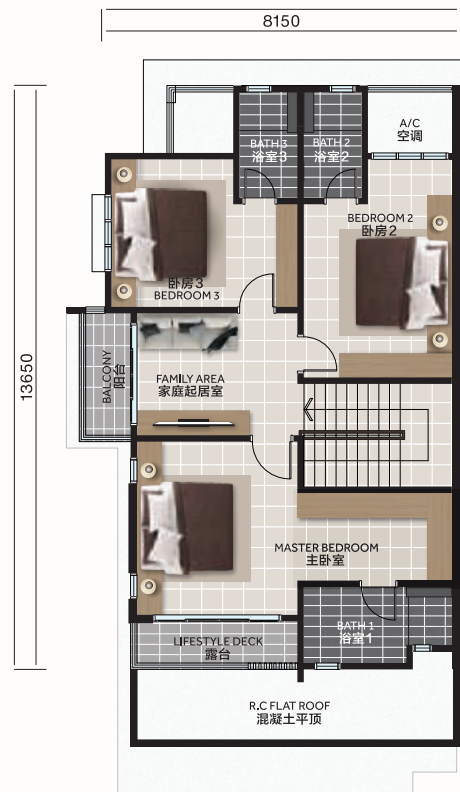
Land Area 土地面积
40' x 80'

Built-up 建筑面积
2,668 sq.ft.

- 4 + 1 Bedrooms 卧室
- Gated Community* 围篱社区*



Ground Floor 底楼



First Floor 一楼

Specification

建筑规格

STRUCTURE 结构	: Reinforced Concrete 钢筋混凝土
WALL 墙壁	: Brick Wall 砖墙
ROOF COVERING 屋顶	: Concrete Roof Tiles / R.C. Flat Roof 混凝土瓦 / 混凝土平顶
ROOF FRAMING 屋顶框架	: Light Weight Metal Framing 轻质金属框架
CEILING 天花板	: Plaster Board Ceiling / Skim Coat / Fibre Cement Board 石膏天花板 / 涂层抹灰 / 洋灰纤维天花板
WINDOW 窗口	: Aluminium Framed Glass Window 铝框玻璃窗
DOORS 门	: Aluminum Frame Glass Door / Flush Door 铝质框玻璃门 / 平开门
IRONMONGERY 锁具	: Selected Lockset 优质锁
WALL FINISHES 墙面修饰	
All Bathrooms 所有浴室	: Tiles up to Ceiling Height 铺砌瓷砖至天花板高
Kitchen 厨房	: Tiles up to Ceiling Height on One Side 一面墙铺砌瓷砖至天花板高
Others 其他	: Selected Paint 精选油漆
FENCING 围篱	: Brick 砖墙
FLOOR FINISHES 地面修饰	
Living / Dining / Kitchen 客厅 / 饭厅 / 厨房	: Tiles 瓷砖
Staircase / Store / Family Area 楼梯 / 储藏室 / 起居室	: Tiles 瓷砖
All Bedrooms / Linen 所有卧室 / 佣人房	: Tiles 瓷砖
All Bathrooms / Yard 所有浴室 / 庭院	: Tiles 瓷砖
Balcony / Patio / Foyer 阳台 / 檐廊 / 玄关	: Tiles 瓷砖
Car Porch / Driveway 车房 / 车道	: Tiles 瓷砖
Others 其他区域	: Cement Render 洋灰地面

SANITARY & PLUMBING FITTINGS 卫生装置

TYPE	B 型
Kitchen Sink 厨房洗涤槽	: 1 no.
Wash Basin 洗手盆	: 5 nos.
Shower Rose 花洒	: 5 nos.
Paper Holder 厕纸架	: 5 nos.

ELECTRICAL INSTALLATION 电源装置

TYPE	B 型
Lighting Point 电灯位	: 32 nos.
Gate Lighting Point 门柱灯位	: 2 nos.
Fan Point 风扇位	: 8 nos.
13A Socket Point 13安培电插座	: 25 nos.
Air Cond Point 冷气机位	: 7 nos.
Water Heater Point 热水器位	: 5 nos.
Bell Point 门铃位	: 1 no.
TV Point 电视天线插座	: 3 nos.
Telephone Point 电话插座	: 2 nos.
Auto Gate Point 电动闸门位	: 1 no.



Perfect Location 绝佳地理位置

Taman Kempas Utama is only minutes away via the North-South Highway, Pasir Gudang Highway, and Eastern Dispersal Link. CIQ Complex, Fairview International School, Kempas Medical Centre, Starhill Golf & Country Club, AEON and Lotus's - all just within a 12km radius.

太子岭距离南北大道、巴西古当大道、柔佛东部疏散大道、苏丹依斯干达大厦、飞优国际学校、新山康柏专科医院、Starhill Golf & Country Club 高尔夫球俱乐部、永旺和莲花霸级市场仅数分钟路程，都在12公里范围内。

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**IOI Galleria @ Kempas Utama
Sales Gallery**

PTD153338, Jalan Kempas Lama,
81300 Johor Bahru, Johor.
Open Daily: 9:00am - 5:00pm



**IOI Galleria
@ Kempas Utama**



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VALERIA 2 | Developer: Wealthy Growth Sdn Bhd. (200601020582) (740335-V) | Type of Property: Double Storey Semi-Detached | Developer License No.: 10713/04-2027/1078(A) | Validity Period: 28/04/2022-27/04/2027 | Advertising & Sales Permit No: 10713-18/01-2026/0032(N)-(L) | Validity Period: 10/01/2024-09/01/2026 | Authority Approving Building Plan: Majlis Bandaraya Johor Bahru | Building Approval Plan No.: MBBJ/U/2022/14/BGN/5/RP(18) | Tenure of Land: Freehold | Land Encumbrances: Nil | No. of Units: 28 | Expected Date of Completion: January 2026 | Selling Price: RM 1,538,394-RM 2,817,375