FREEHOLD





A TASTE OF EUROPEAN RESORT LIVING

DOUBLE-STOREY CLUSTER HOMES 双层田字豪宅





YOUR EUROPEAN-INSPIRED HOME UNVEILED AT VEENA



LIVING THE EUROPEAN DREAM



Welcome to Veena, where we unveil the European Dream right at your doorstep. Located in Kulai, Johor, these exceptional double storey cluster homes provides you with an enchanting grandeur and comfort of a European resort getaway. Find yourselves transported to an alluring address surrounded by seamless conveniences, leisure hotspots and retail luxuries; a private and serene sanctuary, a daily European dwelling awaits you at Veena.



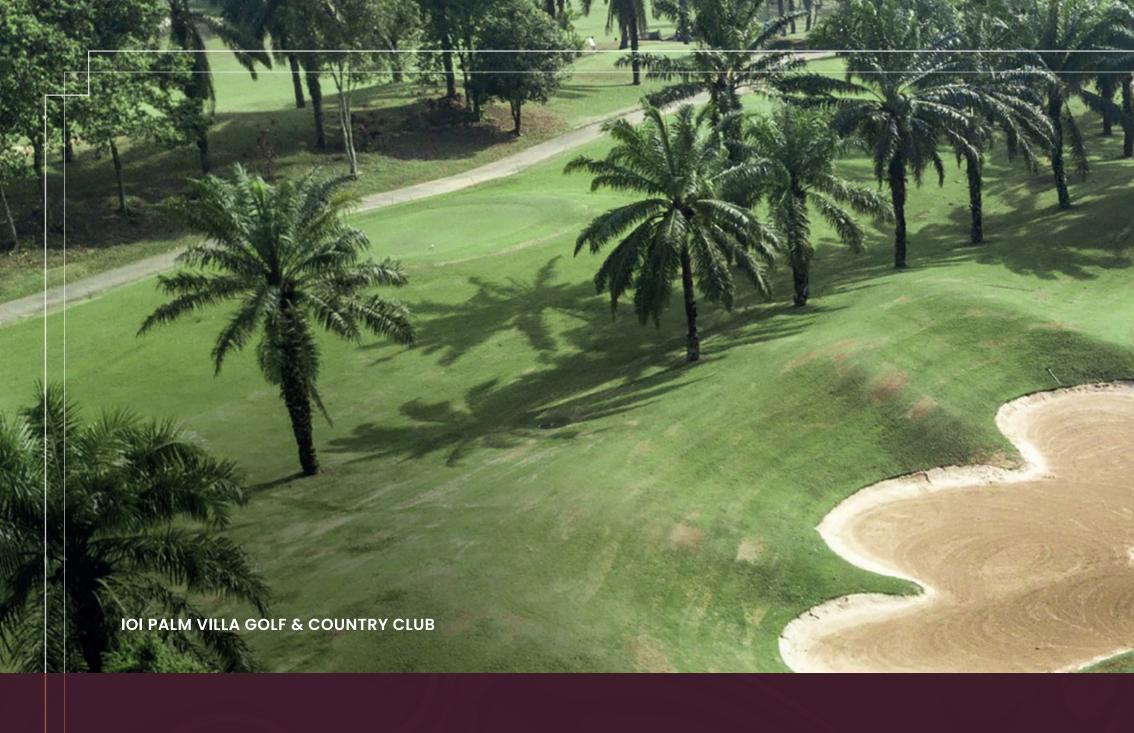
UNPARALLELED ACCESSIBILITY

GATEWAY TO OPULENCE & CONVENIENCE





Time is money, and that's why Veena Residence offers a perfect synergy between grandeur and practicality, seamlessly integrating prime accessibility and convenience into every aspect of your life. Enjoy direct access to major highways, bringing the city's key destinations within easy reach. Indulge in premium shopping experiences, diverse dining options, and top-tier educational institutions, all conveniently located nearby. A sophisticated lifestyle should come uncompromised, and at Veena Residence, it does.







SWING INTO LUXURY

EXCLUSIVE GOLFING HAVEN AWAITS



Indulge in a golfing experience like no other. Nestled amidst pristine landscapes, our estate offers not only a championship golf course but an opportunity to immerse yourself in the ultimate golfing and luxury lifestyle. From perfectly manicured fairways to stunning views, every aspect of your golfing adventure will be defined by magnificence.





LOCATION MAP

LUXURY OASIS



LEISURE & PLEASURE 康乐休闲

Putra Sports Complex 太子城体育中心
IOI Palm Villa & Golf Course Palm Villa 高尔夫及度假村
150-acre Hutan Bandar Putra 150 英亩太子森林公园



TRANSPORTATION 交通枢纽

Senai International Airport 士乃国际机场



CONNECTIVITY 交通便利

North-South Highway 南北大道
Pasir Gudang Highway 巴西古当大道
Tebrau Highway 地不佬大道
Senai-Desaru Highway 士乃迪沙鲁大道



SHOPPING CONVENIENCE 购物便利

IOI Mall IOI 购物商场
AEON Mall Kulai 古来永旺购物商场
Johor Premium Outlets 柔佛名牌城



EDUCATION HUB 教育中枢

SJK (C) Pei Cheng 培正华小
Sri Sutera Private School 喜耀学校
SMK Bandar Putra 1 & 2 太子城国民型中学



OTHER AMENITIES 其它设施

Commercial Areas 商业区
Local & International Banks 本地及国际银行
Hospital Temenggong Seri Maharaja Kulai 古来医院



Comprehensive Lifestyle
Amenities



Palm Villa Golf Club Privilege



Easy Access to Airport and Highways



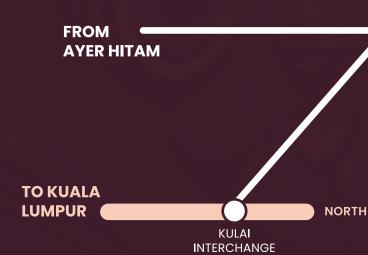
Hutan Bandar Putra 150-Acre Townpark

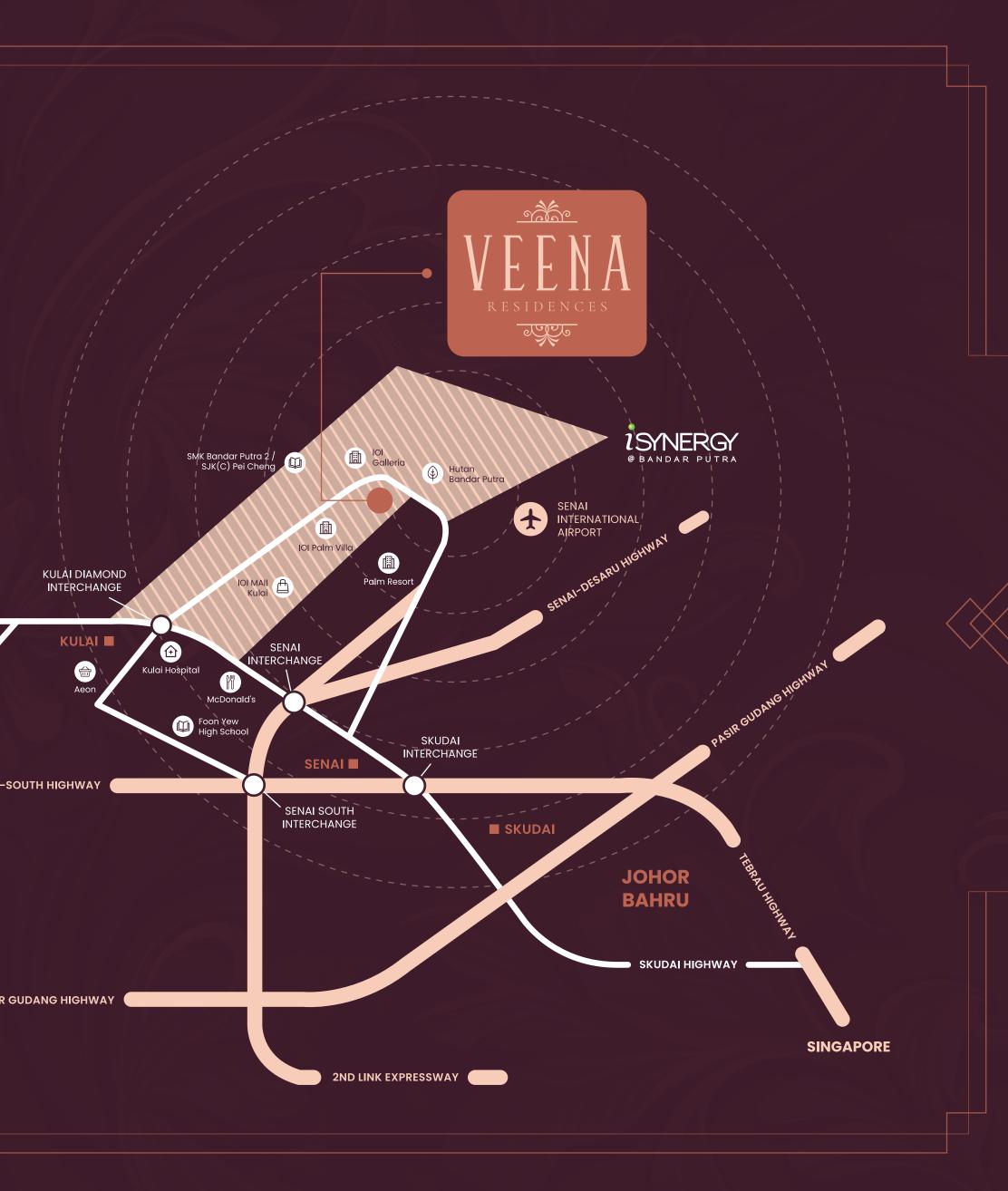


Extensive Education Hub



Perimeter Fencing with Guard House









LAYOUT PLAN

Corner Lot - 32' x 70' • 2,442 SQ. FT.



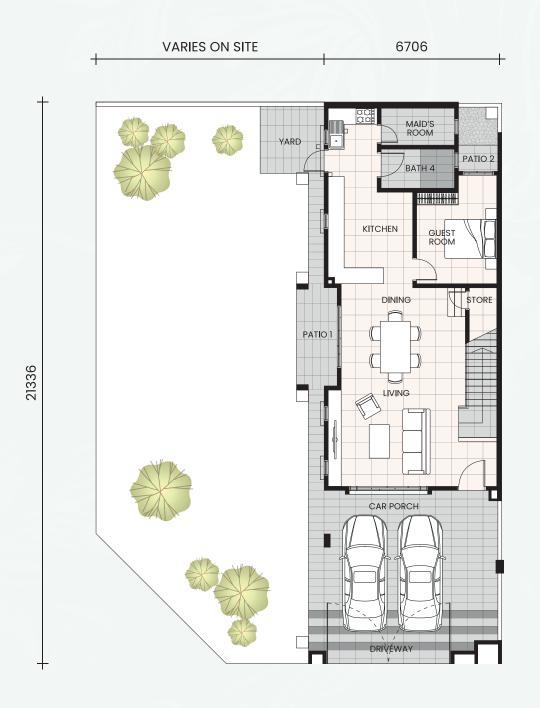
4+1 BEDROOMS





4 BATHROOMS 9 10 FEET PRIVATE GARDEN

BEDROOM 2



BALCONY 1

GROUND FLOOR 底楼

FIRST FLOOR 一楼





LAYOUT PLAN

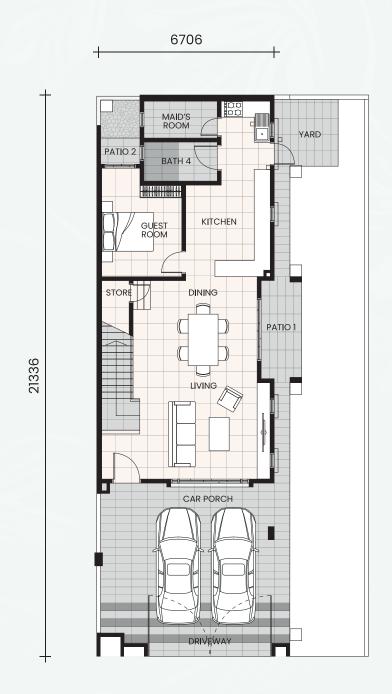
Intermediate Lot - 32' x 70' • 2,442 SQ. FT.



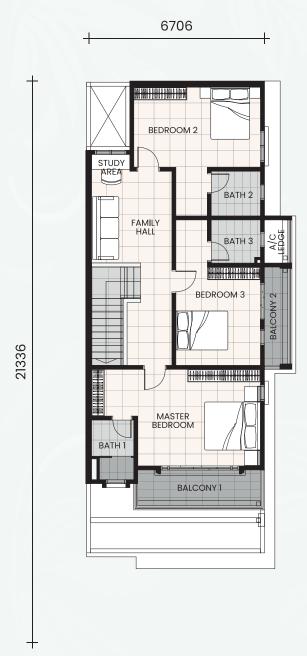




4+1 BEDROOMS 4 BATHROOMS 10 FEET PRIVATE GARDEN







FIRST FLOOR 一楼



SPECIFICATIONS

STRUCTURE

WALL

ROOF COVERING ROOF FRAMING

CEILING

WINDOWS

DOORS

IRONMONGERY

WALL FINISHES

Bathrooms

Kitchen

Other Areas

FLOOR FINISHES

Living / Dining / All Bedrooms / Balcony / Yard / Kitchen / All Bathrooms / Patio / Apron / Store / Car Porch / Driveway / Maid's & Guest Room

Other Areas

Court Yard

SANITARY & PLUMBING FITTINGS

Pedestal WC **Wash Hand Basin**

Shower Hose Toilet Paper Holder

Bib Tap

ELECTRICAL INSTALLATION

Lighting Point Wall Lighting Point Gate Lighting Point

13A Power Point TV Point

Fan Point Wall Fan Point

Solar Water Heater Point

Aircond Power Point Distribution Board

Bell Point

Auto Gate Point

INTERNAL TELECOMMUNICATION

TRUNKING & CABLING

Fibre Wall Socket (FWS)

FENCING

TURFING GAS PIPING Reinforced Concrete Framing

Bricks

Concrete Roof Tiles / Reinforced Concrete Slab

Metal Roof Truss

Fibre Cement Board with Paint / Plaster Ceiling Board with Paint /

Skim Coat with Paint to Soffit of Concrete Slab

Aluminium Framed Glass Windows

Aluminium Framed Sliding Glass Door / Flush Door

Selected Locksets

Tiles up to Ceiling Level

Tiles up to Ceiling Level

Paint on Internal Plastered Walls up to Ceiling Level / Paint on External Walls

Tiles

Cement Render

Gravel

4 nos

4 nos 4 nos

4 nos

6 nos

Intermediate / Corner / End

32 nos

5 nos

2 nos

27 nos 3 nos

7 nos

1 no

1 no

6 nos 2 nos

1 no

1 no

1 no

MS Gate at Front

Plastered Brick with MS Fencing

Provided

Nil



建筑规格

结墙屋屋天窗门锁屋顶顶花户 具

墙面修饰 浴室

厨房 其他地区

地面修饰

客厅/饭厅/所有卧室/阳台/院子/厨房/所有浴室/露台/台基/储藏室/停车位/车道/佣人房与客房

其他地区庭院

卫生装置

厕所 洗手盆 花洒 卫生纸支架 水龙头

电源装置

内部通信线槽与电缆 光纤墙壁插座

围篱

草坪铺设 煤气管道 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/平开门

优质锁具

瓷砖至天花板高度 瓷砖至天花板高度

已粉刷室内石膏墙至天花板高度/已粉刷室外墙

瓷砖

水泥抹灰 砾石

4 ^ 4 ^ 4 ^ 4 ^ 6 ^

中间单位/角头单位/末端单位

1 个

镀锌钢前门 石膏砖与镀锌镀锌钢篱笆网 包括 无

免责声明

由于木材是天然材料,因此选用和 安装时颜色和纹理无法完全一致。 镜子,厨柜等固定装置的背面并不 提供饰面(如适用)。由于其复杂 的矿物成分和掺入的杂质,天然石 材里的纹理或会产生有差异的颜色 和斑纹。



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

Developer 发展商 Property Village Berhad 199301027283 (282021-U)

199301027283 (282021-U) Subsidiary of IOI Properties Group Bhd. 旗下子公司 201301005964 (1035807-A) Marketing & Sales Office 销售与办事处

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Veend | Type of Hopenty: 2-story (user Incines - Useveloper License No: 5089107-2027/10944(A) - Valianty Fence (1) 1976 year (1)

structural details of the building. Blass alone, show one, show one, and expendent expendence or 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 chang 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 find survey. All features, fixtures, fittings, goods, accessories and furniture reflected or displayed in the show uniform strictly for display purposes only and are not part of the final amentities and finishe 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 preparing this website/publication/banner/poster and in constructing the scale models and sales gallery/show until, the developer/vendor and its related companies, representatives, consultants are agents accept no responsibility for any inaccuracies or omissions. The sale and purchases agreement embodies all the terms and conditions between the developer/vendor and the purchasers.