



VEENA  
RESIDENCES

A TASTE OF EUROPEAN RESORT LIVING

DOUBLE-STOREY CLUSTER HOMES

**FREEHOLD**

# 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.







IOI MALL KULAI



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.





IOI PALM VILLA GOLF & COUNTRY CLUB







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.



UNMATCHED APPRECIATION

# PINNACLE OF LUXURY RESORT LIVING





Experience the epitome of resort living lifestyle at our luxurious Veena Residence. Immerse yourself in a world of unparalleled comfort, leisure, and extravagance, where every moment is a celebration of the finer things in life. Live in the lap of luxury, where every day is a new opportunity to appreciate life's finest offerings and savor the moments that truly matter.



## LOCATION MAP

# LUXURY OASIS



### LEISURE & PLEASURE

Putra Sports Complex  
IOI Palm Villa & Golf Course  
150-acre Hutan Bandar Putra



### TRANSPORTATION

Senai International Airport



### CONNECTIVITY

North-South Highway  
Pasir Gudang Highway  
Tebrau Highway  
Senai-Desaru Highway



### SHOPPING CONVENIENCE

IOI Mall  
AEON Mall Kulai  
Johor Premium Outlets



### EDUCATION HUB

SJK (C) Pei Cheng  
Sri Sutera Private School  
SMK Bandar Putra 1 & 2



### OTHER AMENITIES

Commercial Areas  
Local & International Banks  
Hospital Temenggong Seri Maharaja Kulai



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

FROM  
AYER HITAM

TO KUALA  
LUMPUR

KULAI  
INTERCHANGE

NORTH

PASIR



VEENA  
RESIDENCES









# LAYOUT PLAN

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



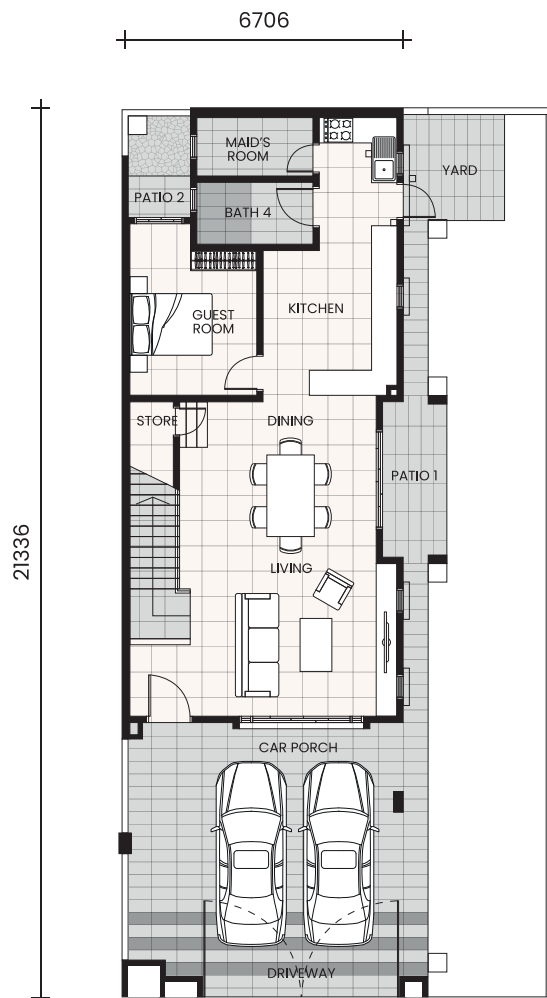
4+1 BEDROOMS



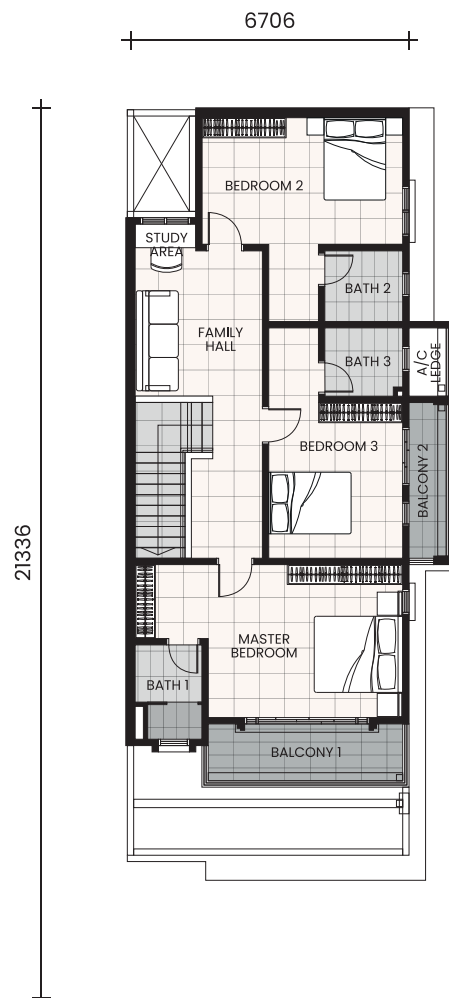
4 BATHROOMS



10 FEET PRIVATE GARDEN



GROUND FLOOR



FIRST FLOOR







# 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

**A Township Developed By  
IOI Properties Group Berhad**

**Developer  
Property Village Berhad**

199301027283 (282021-U)  
Subsidiary of IOI Properties Group Bhd.  
201301005964 (1035807-A)

**Marketing & Sales Office**

**IOI Galleria ( Part of PTD 86173),  
Jalan Putra 4, Bandar Putra,  
81000 Kulai, Johor.**

**Email: [sales.jb@ioigroup.com](mailto:sales.jb@ioigroup.com)**

**IOI GALERIA @ BANDAR PUTRA KULAI OPEN DAILY: 9AM – 5PM**

Veena • Type of Property: 2-Storey Cluster Homes • Developer License No: 6089/07-2027/0844(A), Validity Period: 01/08/2022 – 31/07/2027 • Advertising & Sales Permit No: 6089-28/05-2026/0452(A)-(L), 6089-27/05-2026/0449(A)-(L) • Validity period: 24/05/2024 – 23/05/2026, 23/05/2025 – 22/05/2026 • Authority Approving Building Plan: Majlis Perbandaran Kulai • Building Plan Approval No: (15)DLMMPKU4/2-12/2023P • Tenure of Land: Freehold • Land Encumbrances: Nil • Expected Date of Completion: June 2023 • No. of Units: 120 units • Selling Price: RM 1,325,900 (Min.), RM 1,525,900 (Max.) • Restriction of Interest: The land contained in this title shall not be sold or transferred in any manner whatsoever to non-citizens or foreign companies without the approval of the State Authority (Bumiputera Lot only)

THIS ADVERTISEMENT HAS BEEN APPROVED BY THE NATIONAL HOUSING DEPARTMENT  
DEVELOPMENT INFORMATION AND APPROVED ADVERTISEMENTS ARE AVAILABLE ON TEDUH.KPKT.GOV.MY PORTAL



IOI Galleria @  
Bandar Putra Kulai



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Trusted.