




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







AYOUT PLAN

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



4+1 BEDROOMS



4 BATHROOMS

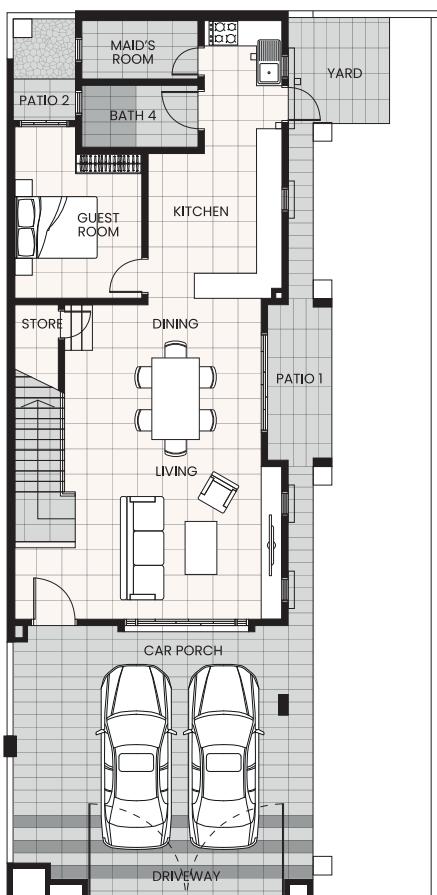


10 FEET PRIVATE GARDEN

6706

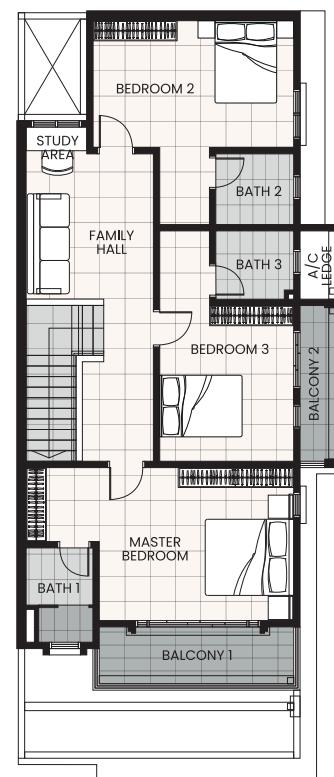
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GROUND FLOOR

21336



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

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

Veena • Type of Property: 2-Storey Cluster Homes • Developer License No: 6089/07-2027/0944(A), Validity Period: 01/08/2022-31/07/2027 • Advertising & Sales Permit No: 6099-28/05-2026/0452(A) - (L), Validity period: 24/05/2026 - 23/05/2026, 22/05/2026 • Authority Approving Building Plan: Majlis Perbandaran Kulai • Building Plan Approval No: (19)M/MP/2026/22/05/2026 • Land: Freehold • Land Encumbrances: • Expected Date of Completion: June 2026 • No. of Units: 120 units • Selling Price: RM 1,325,900 (Min.) RM 1,625,900 (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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more info

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ioiproperties.com.my/veena



**IOI PROPERTIES
Trusted.**