



where
nature
embraces **art**

VIOLA

DOUBLE STOREY
TERRACE HOMES





MELODIOUS LIVING.

Indulge in a harmonious environment fine-tuned to bring about a tranquil way of life. Each element of this development is designed to give residents an environment that is complete with safety, style, comfort and the sweet sensation of being at home.

Just as how a musical piece is written with many elements that combine to form a beautiful melody, Viola creates a melodious environment for all of its residents.



HARMONIOUS COMMUNITY



Each unit embodies a perfected vision of urban living. Viola isn't just a house, it is a home where it allows its residents to take full advantage of a perfect living space.

With the vastness and versatility each unit offers, you can revel in the comfort of truly being at home.





COMPOSED COEXISTING

In this serene sanctuary tucked away in a prime location, you'll discover a treasure trove of luxury living which is a beautiful embodiment of a luxurious lifestyle.

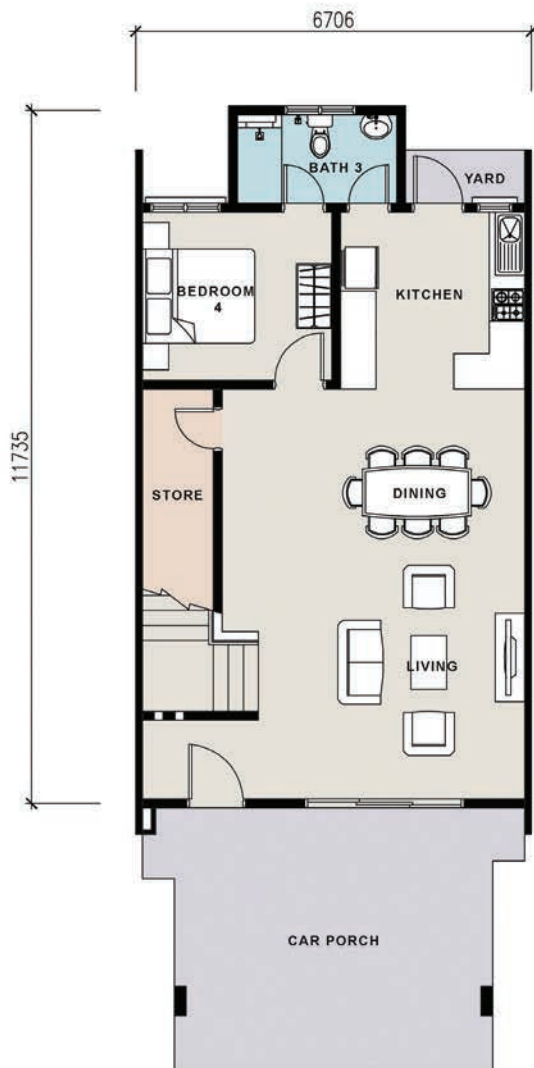
Come be a part of this wondrous environment, where beautifully designed modern homes and a park with extensive facilities are seamlessly integrated into this natural setting.

TYPE A

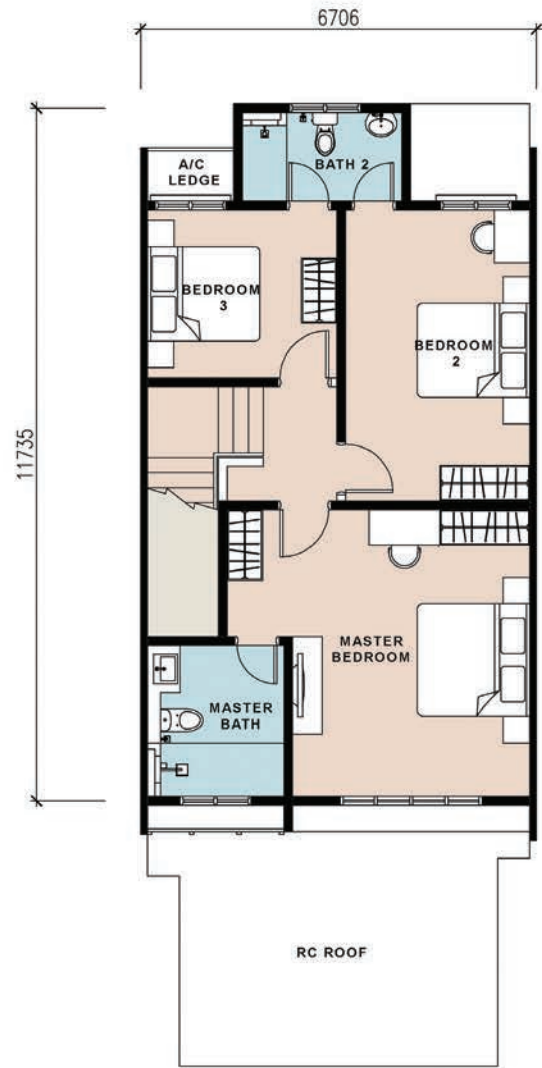
INTERMEDIATE

Lot Size : **22' x 75'**
Built-up Area : **1,845 sq ft**
Land Area : **1,650 sq ft**

GROUND FLOOR



FIRST FLOOR

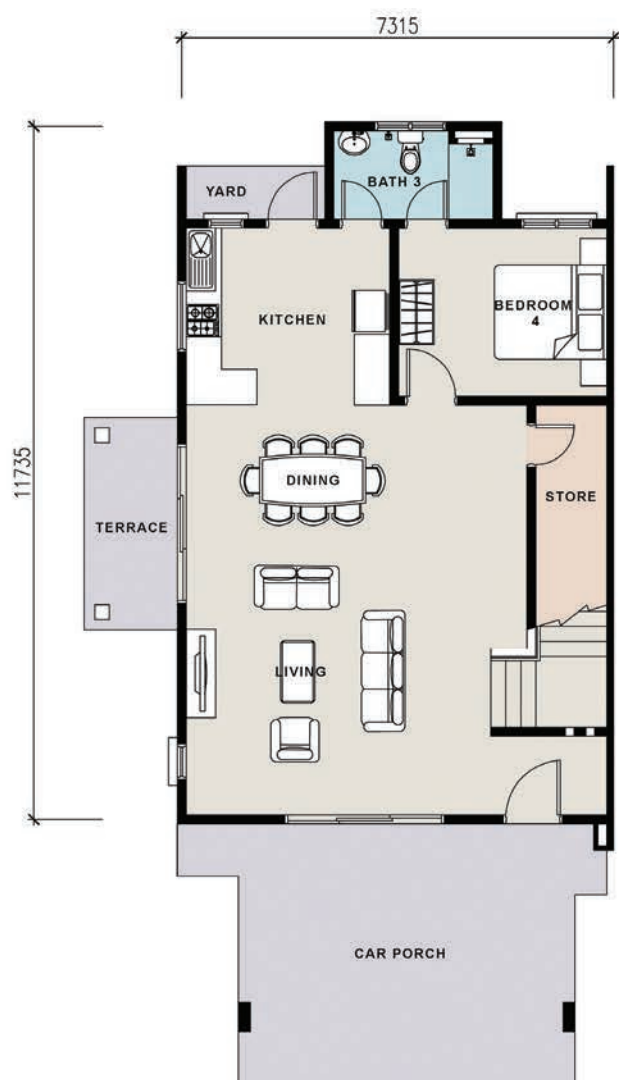


TYPE A2

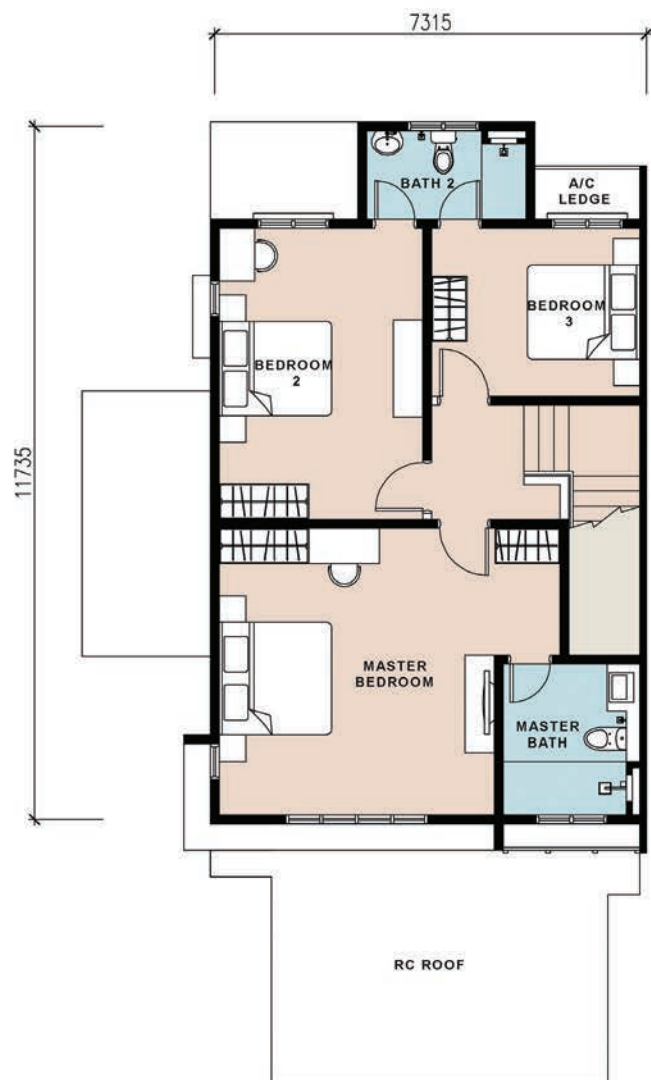
END

Built-up Area : **2,040 sq ft**
Land Area : **From 2,740 sq ft - 3,841 sq ft**

GROUND FLOOR



FIRST FLOOR

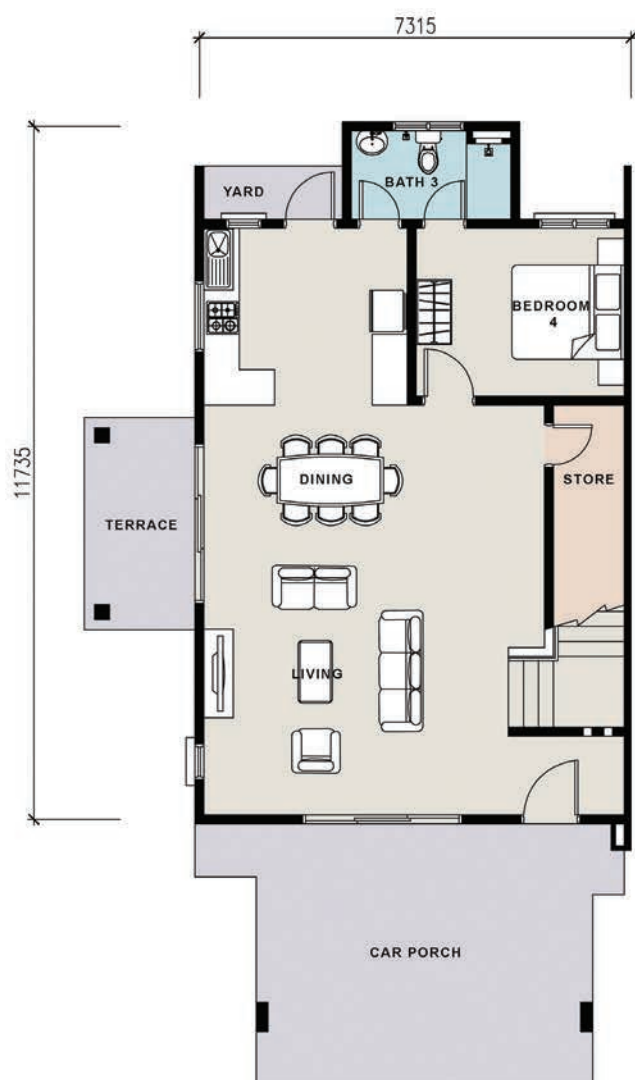


TYPE A4

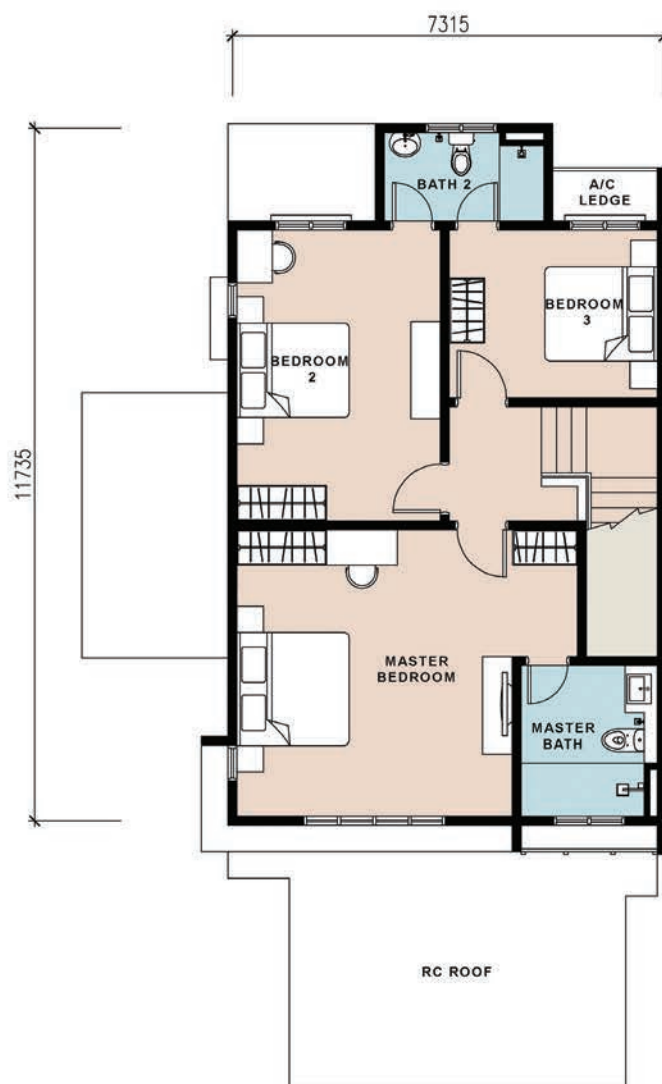
CORNER

Built-up Area : **2,050 sq ft**
Land Area : **From 4,432 sq ft - 4,739 sq ft**

GROUND FLOOR



FIRST FLOOR

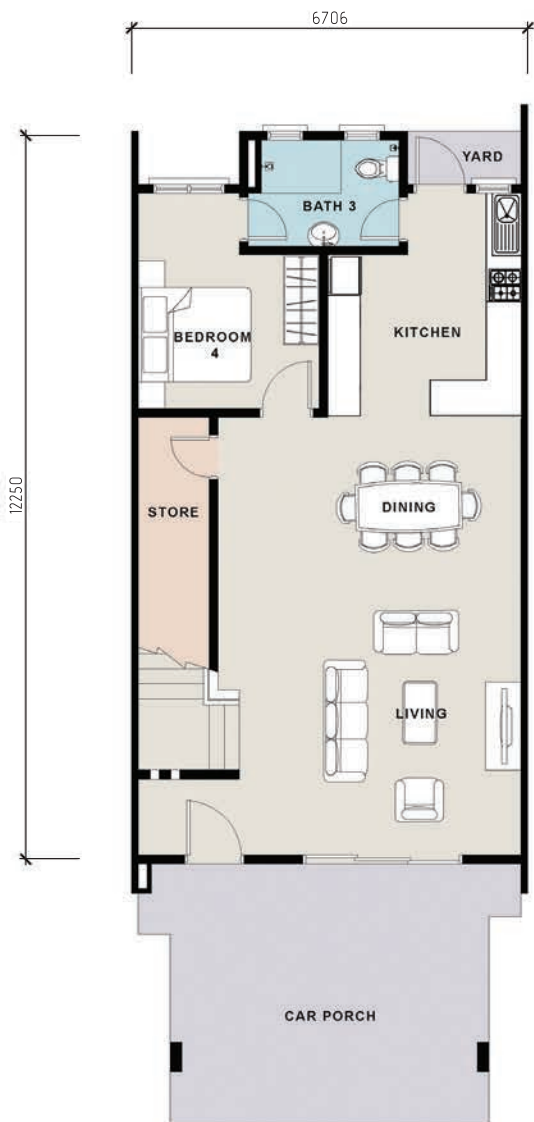


TYPE B

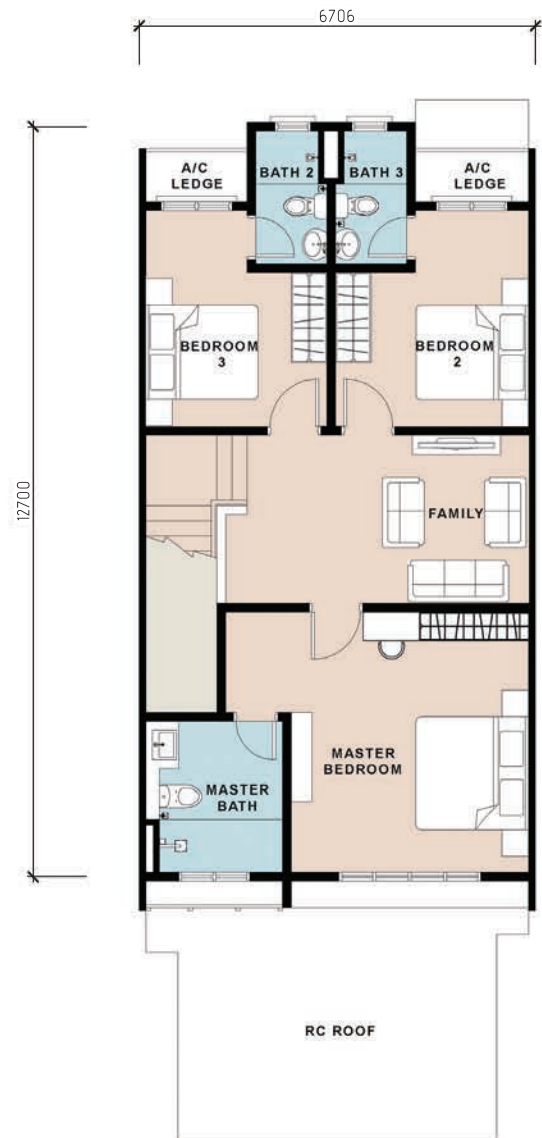
INTERMEDIATE

Lot Size : 22' x 80'
Built-up Area : 1,991 sq ft
Land Area : 1,760 sq ft

GROUND FLOOR



FIRST FLOOR

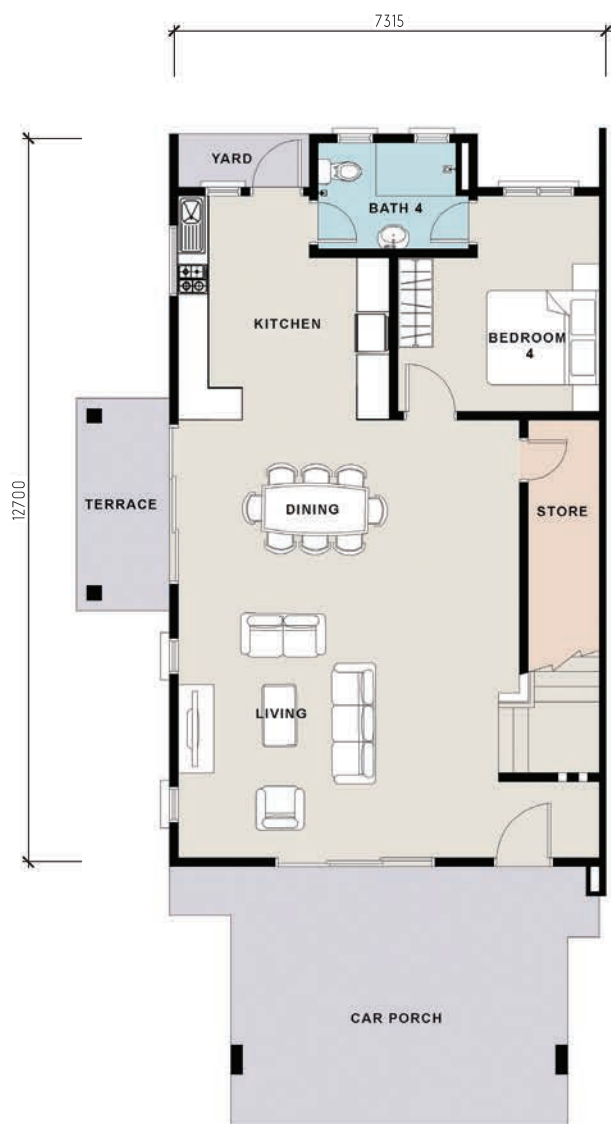


TYPE B2

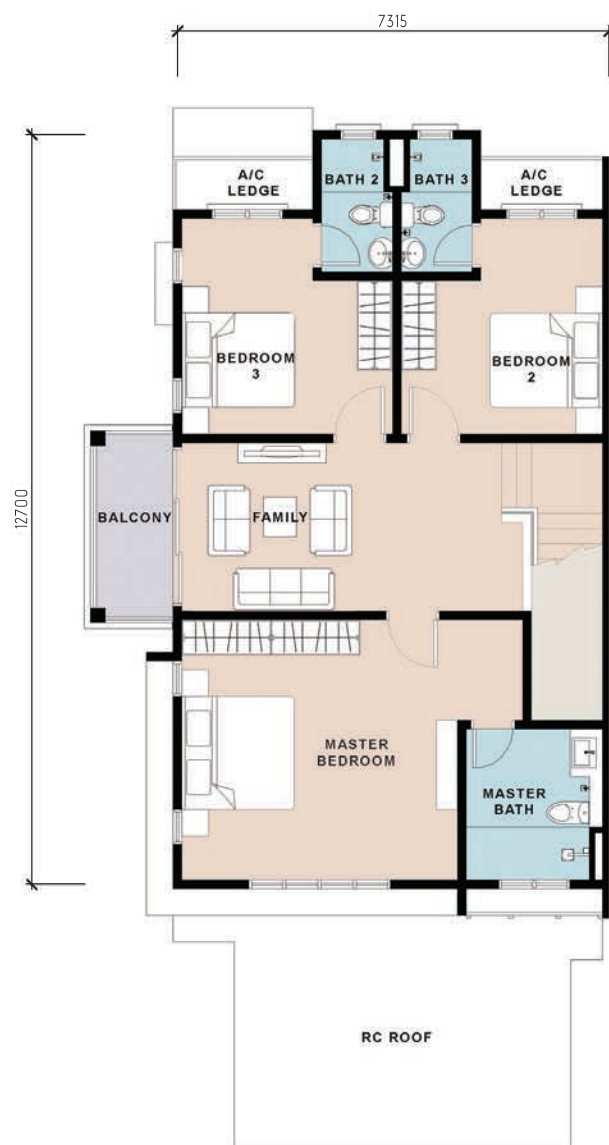
END

Built-up Area : **2,252 sq ft**
Land Area : **From 4,308 sq ft - 5,640 sq ft**

GROUND FLOOR



FIRST FLOOR



TYPE B4

CORNER

Built-up Area : **2,271 sq ft**
Land Area : **From 3,810 sq ft - 4,640 sq ft**

GROUND FLOOR



FIRST FLOOR

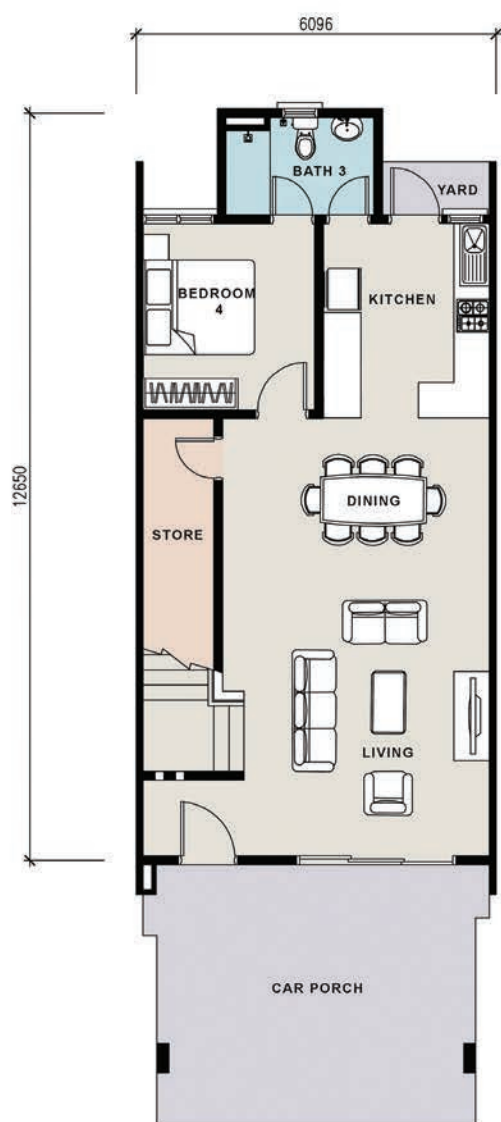


TYPE C

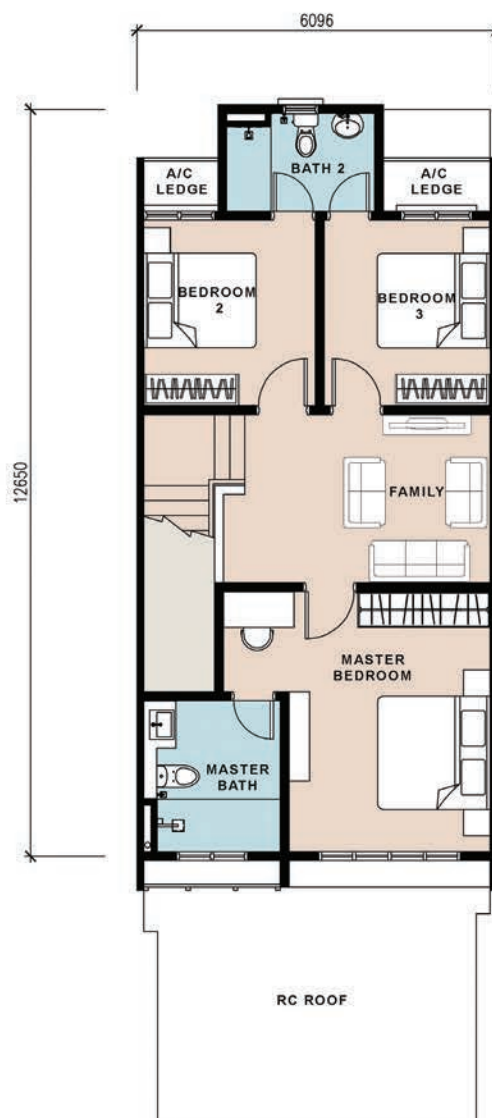
INTERMEDIATE

Lot Size : 20' x 85'
Built-up Area : 1,806 sq ft
Land Area : 1,700 sq ft

GROUND FLOOR



FIRST FLOOR

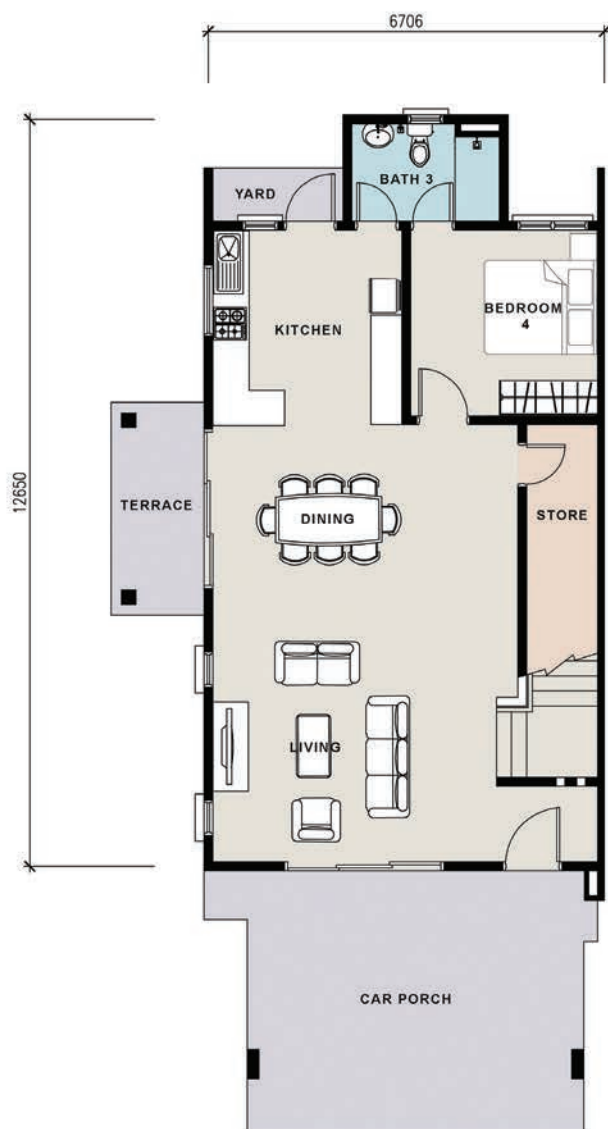


TYPE C2

END

Built-up Area : **2,104 sq ft**
Land Area : **From 3,474 sq ft - 6,025 sq ft**

GROUND FLOOR



FIRST FLOOR

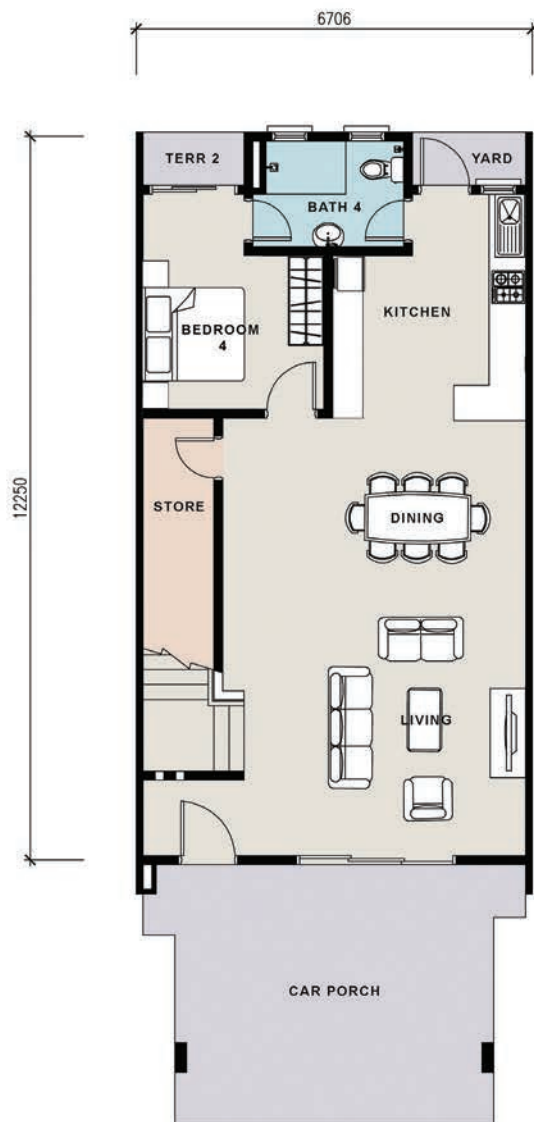


TYPE D

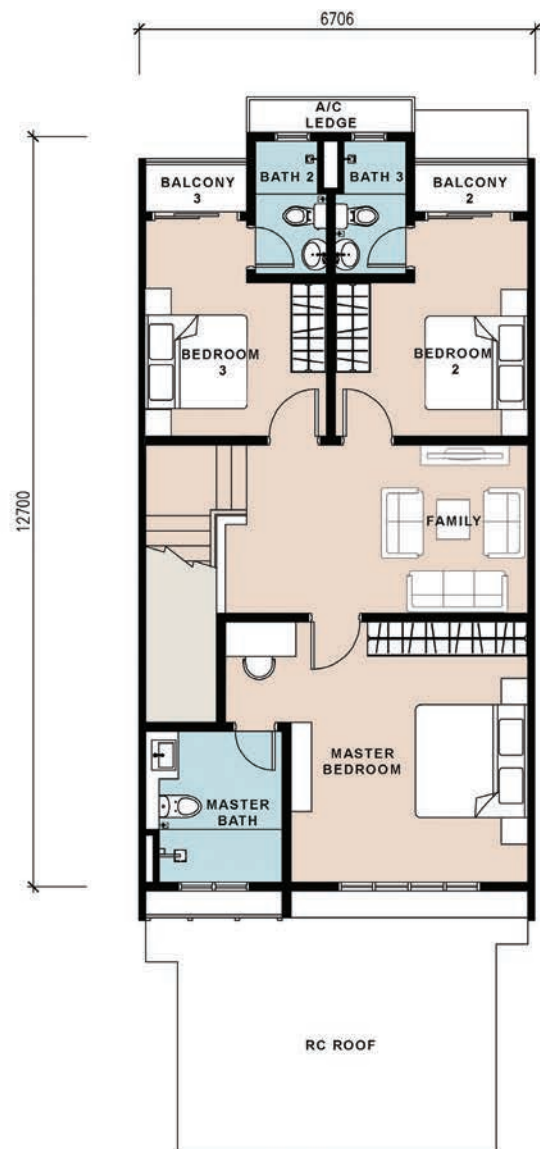
INTERMEDIATE

Lot Size : 22' x 75'
Built-up Area : 2,049 sq ft
Land Area : 1,650 sq ft

GROUND FLOOR



FIRST FLOOR

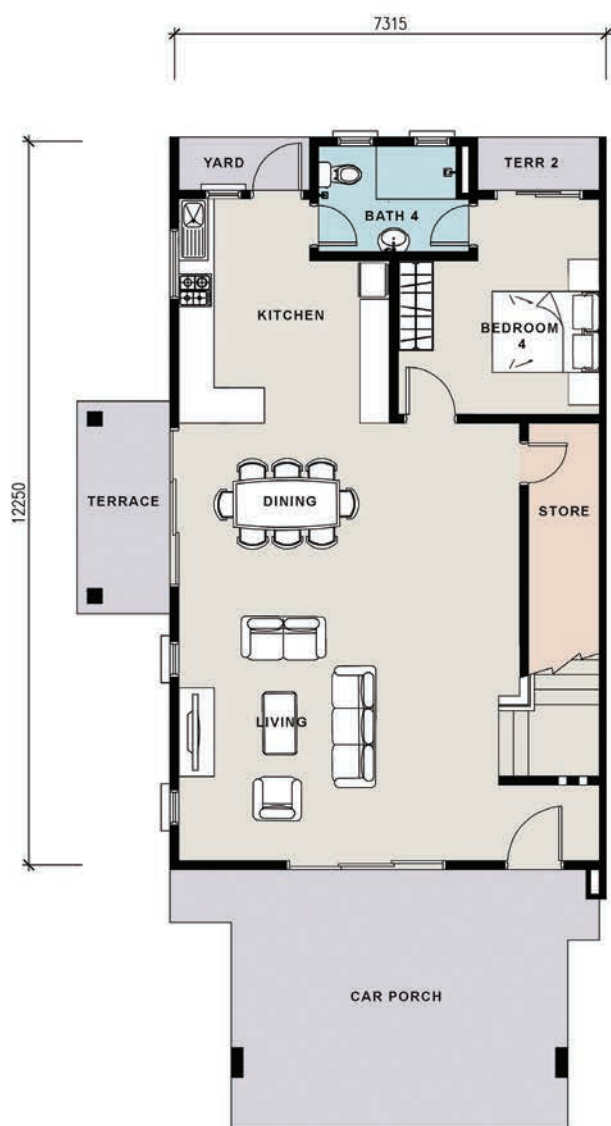


TYPE D2

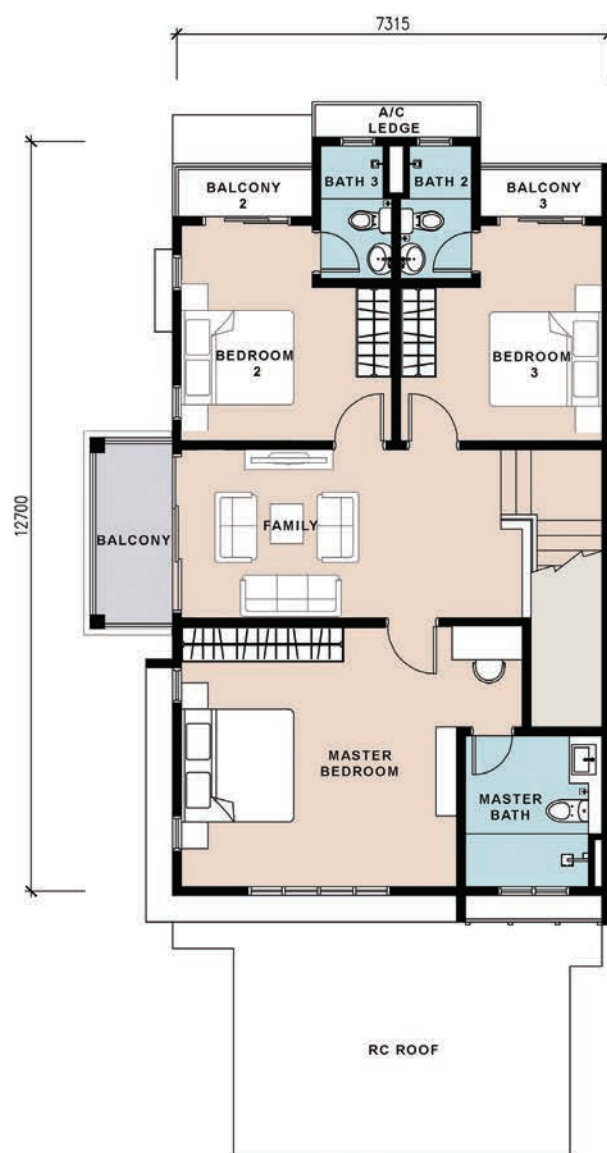
END

Built-up Area : 2,328 sq ft
Land Area : From 4,173 sq ft - 5,302 sq ft

GROUND FLOOR



FIRST FLOOR



Built-up Area : **2,338 sq ft**
Land Area : **3,675 sq ft**

7315

12700

A/C LEDGE

BALCONY 3

BATH 2

BATH 3

BALCONY 2

BEDROOM 3

BEDROOM 2

FAMILY

BALCONY

MASTER BATH

MASTER BEDROOM

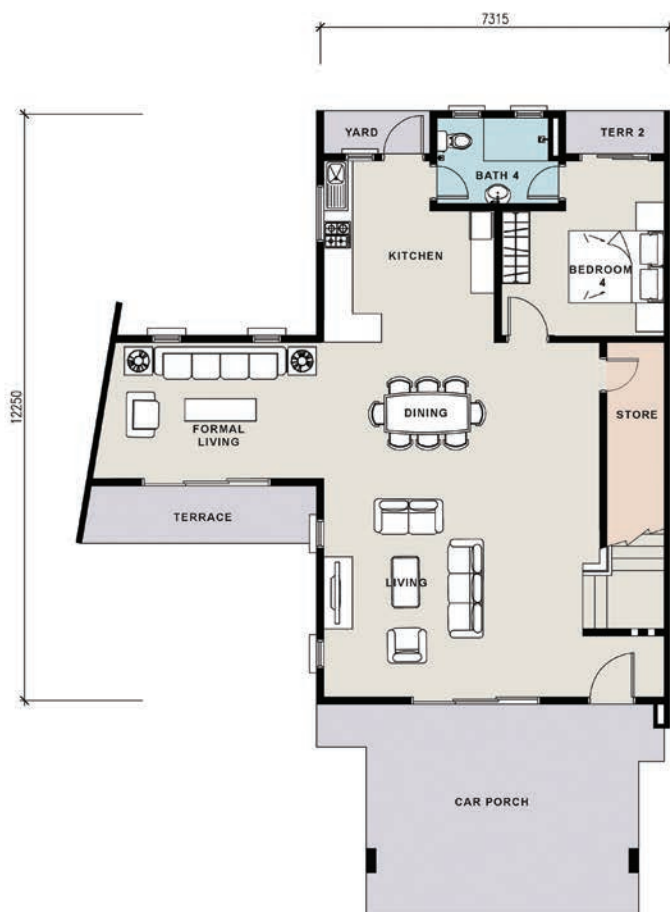
RC ROOF

TYPE D6

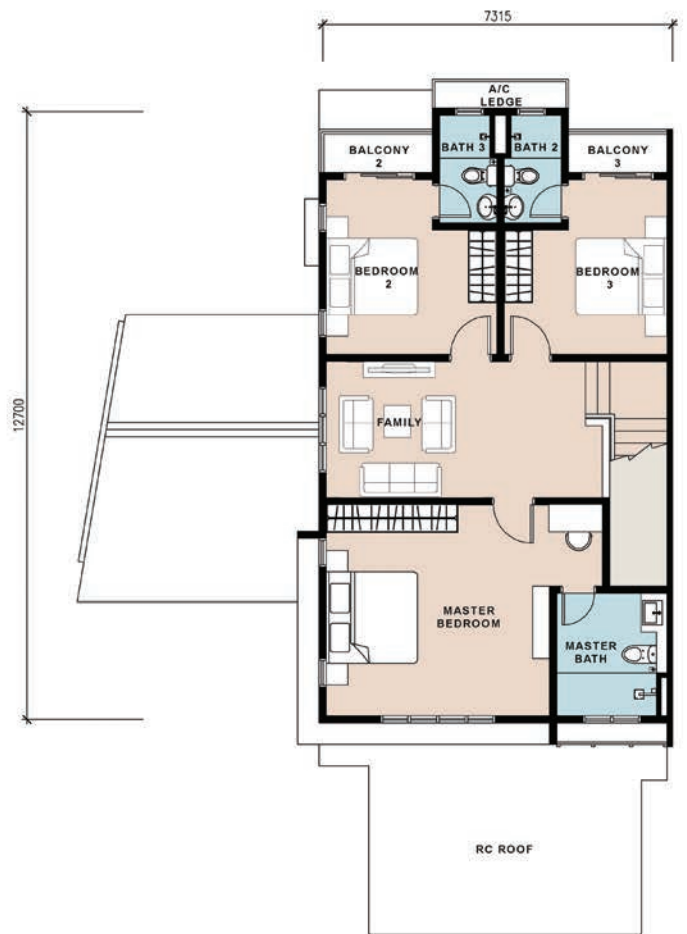
SPECIAL INTERMEDIATE

Built-up Area : 2,450 sq ft
Land Area : 3,042 sq ft

GROUND FLOOR



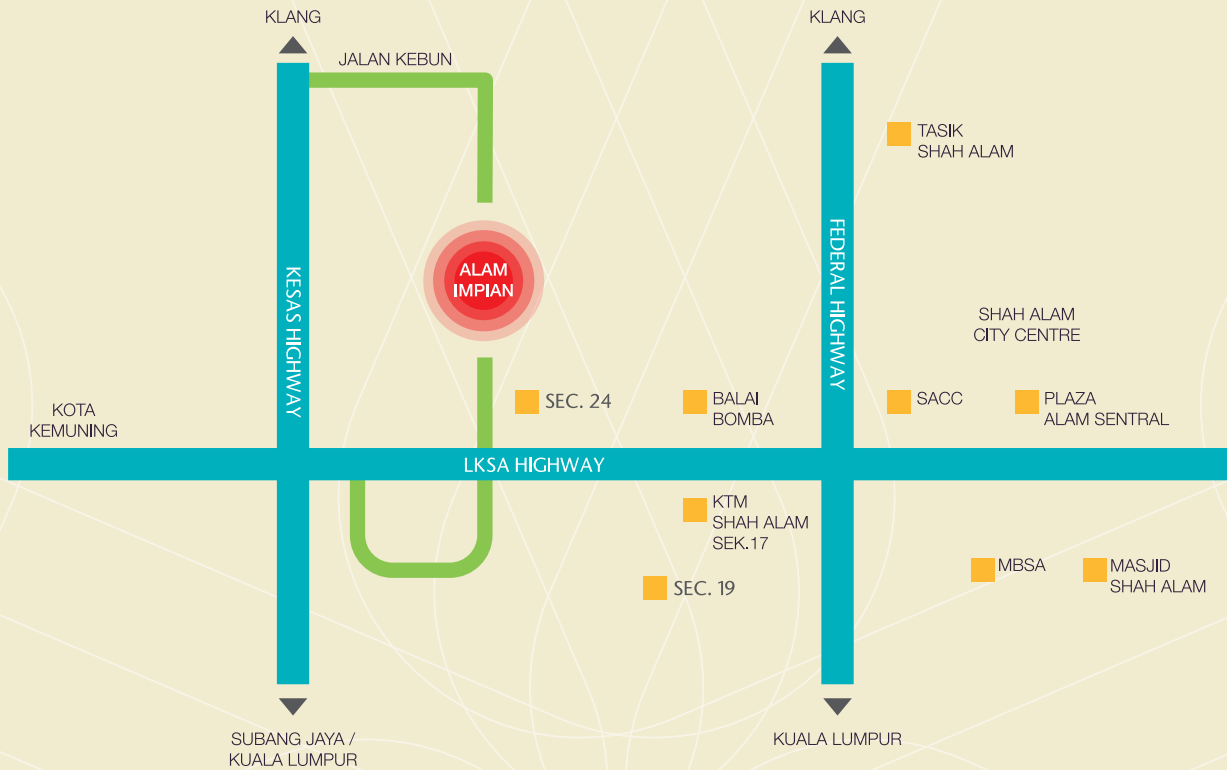
FIRST FLOOR



SPECIFICATIONS

STRUCTURE		Reinforced Concrete
WALL		Cement Sand Brick / Clay Brick (Party Wall)
ROOF COVERING		Concrete Roof Tiles
ROOF FRAMING		Lightweight Steel Trusses / RC Slab on Car Porch
CEILING		Skim Coat & Paint Plaster Ceiling & Paint
WINDOWS		Aluminium Frame Casement Aluminium Frame Fixed Aluminium Frame Top Hung Aluminium Sliding
DOORS	Main Entrance Living / Dining / Formal Living Balconies / Terraces Bedrooms Bathrooms Store Kitchen	Solid Core Door Aluminium Frame Sliding Door Aluminium Frame Sliding Door Timber Flush Door Timber Flush Door Timber Flush with Louvres Door Timber Flush Door
IRONMONGERY		Provided
WALL FINISHES	Kitchen Bathrooms Internal & External	Tiles Up to 1500mm Tiles Up to Ceiling Height Plaster & Paint
FLOOR FINISHES	Car Porch & Driveway Terraces Balconies Living & Dining Area Formal Living (Type D5 & D6) Family (Type B,C, & D) Master Bedroom / Bedroom 2 & 3 Bedroom 4 Kitchen Staircase Bathrooms Store Yard	Tiles Tiles Tiles Tiles Tiles Timber Flooring Timber Flooring Tiles Tiles Timber Flooring Tiles Cement Render Tiles
SANITARY & PLUMBING FITTINGS		TYPE
		A/ A1 A2/ A3 A4/ A5 B/ B1 B2/ B3 B4 C/ C1 C2/ C3 D/ D1 D2/ D3 D4 D5/ D6
		1 1 1 1 1 1 1 1 1 1 1 1 1 1
		3 3 3 4 4 4 4 3 3 4 4 4 4 4
		3 3 3 4 4 4 4 3 3 4 4 4 4 4
		3 3 3 4 4 4 4 3 3 4 4 4 4 4
		3 3 3 4 4 4 4 3 3 4 4 4 4 4
		3 3 3 4 4 4 4 3 3 4 4 4 4 4
ELECTRICAL INSTALLATION	Light Point	28
	Power Point	22
	Fan Point	7
	TV Point	2
	Data / Telephone Point	2
	A/C Point	6
	Water Heater Point	3
	Auto Gate Point	Provided
	Door Bell Point	Provided
	Booster Pump	Provided
	Alarm System	Provided
INTERNAL TELECOMMUNICATION CABLING		Provided
FENCING		Provided
TURFING		Provided
GAS PIPING		Not Provided

LOCATION MAP



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Alam Impian Welcome Centre

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I & P
Member of

Setia

Viola (Double storey terrace) • Developer: I&P Alam Impian Sdn Bhd (394244-M) (a member of S P Setia) • Developer Address: Eight Kinrara – Block B, Jalan BK 5A/1, Bandar Kinrara, 47180 Puchong, Selangor
Tel: 03-8082 9600 • Developer's License No: 9829-20/12-2021/01220(L) • Validity Period: 17/12/2019 – 16/12/2021 • Advertising Permit No: 9829-20/12-2021/01220(P) • Validity Period: 17/12/2019 – 16/12/2021 • Approving Authority: Majlis Bandaraya Shah Alam • Building Plan Approval No: MBSA/BGN/BB/600-1/(PB)/SEK.35/0145-2019 • Expected Date of Completion: Feb 2022 • Land Tenure: Freehold • Restriction in Interest (if any): Nil • Land Encumbrances (if any): Nil • No of Units: 110 • Selling Price: Min RM714,800 - Max RM1,303,800 • Discount: 7% for Bumiputera

THIS ADVERTISEMENT HAS BEEN APPROVED BY NATIONAL HOUSING DEPARTMENT