



BANDAR
KINRARA
WELL-CONNECTED LIVING

IRAMA II VILLA II

DOUBLE STOREY TERRACE

The continuation of
a great success





Freehold



*Exclusive
26 units*



*Landscaped
pocket parks*




4 bedrooms



5 bathrooms





An outstanding
product with
overwhelming
response

Irama Villa 1 double storey terrace homes were SOLD OUT on its 1st day of launch. Now we are releasing Irama Villa II, but also in very limited quantity of 26 units only.

Irama Villa II's facade is a true masterpiece, blending modern design with timeless elegance. Its captivating lines and impeccable details make it a sight to behold. Experience the perfect harmony of beauty and functionality.



Still extravagant and
stylishly spacious,
maybe more desirable

Irama Villa II brings forward the positives of the previous launch, but with improved features.

Indulge in the lap of luxury within its exquisite house interior. Step into a world of elegance and sophistication, where every detail is crafted with utmost care. Experience the spaciousness that welcomes you at every turn, with open floor plans designed to accommodate your modern lifestyle.

Bask in the abundant natural light streaming through our large windows, creating a warm and inviting atmosphere. Discover a home that combines opulence and functionality seamlessly.

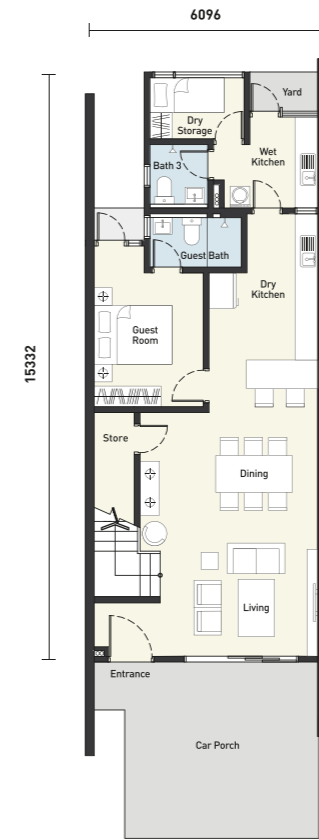




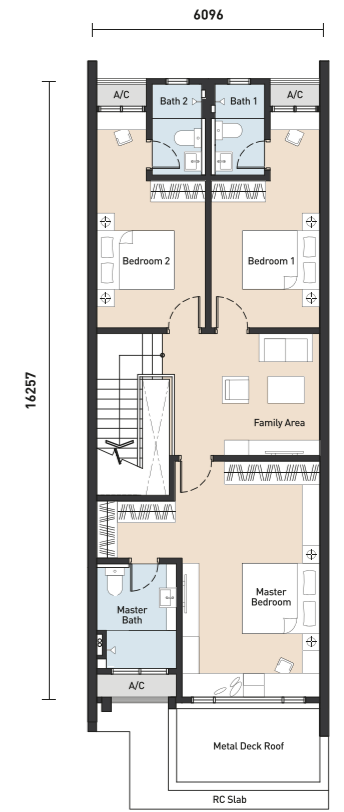
TYPE C1
Intermediate Lot

Land size:
20' x 80'

Built-up area:
2,251 sf



Ground Floor

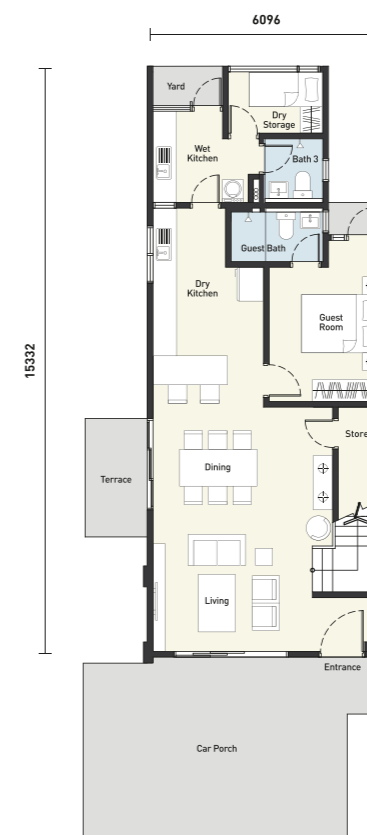


First Floor

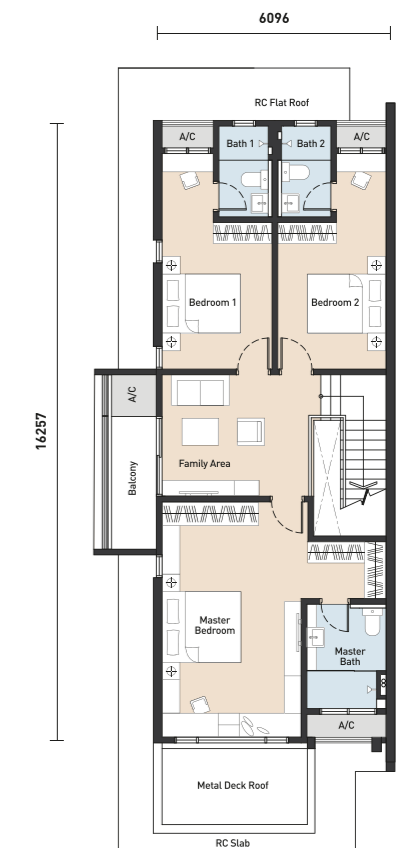
TYPE C2
End Lot

Land size:
20' x 80'

Built-up area:
2,469 sf



Ground Floor

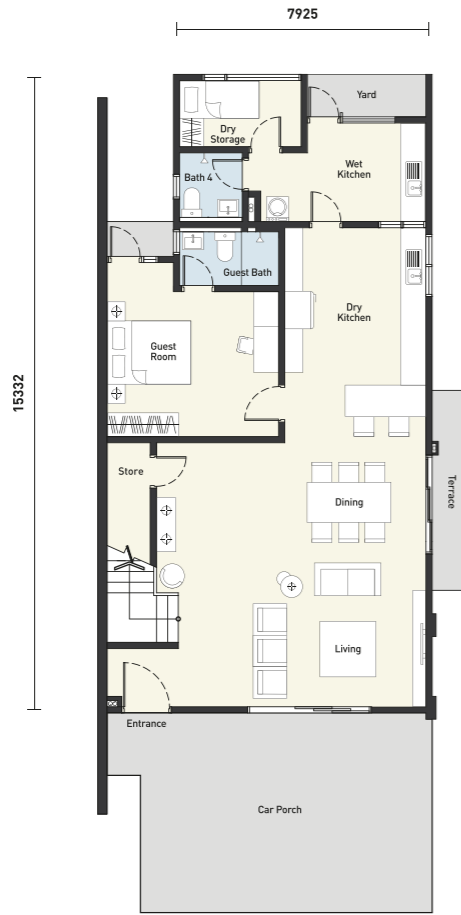


First Floor

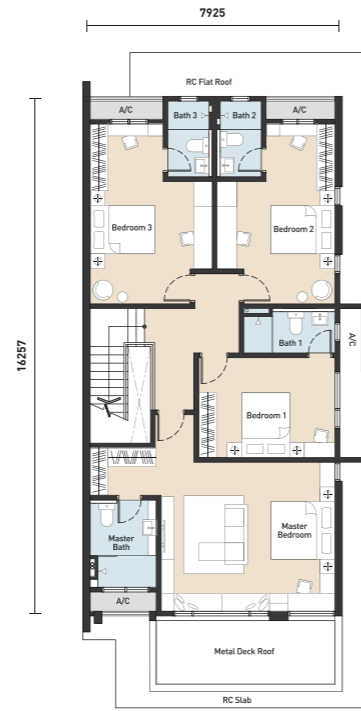
TYPE C3 End Lot

Land size:
20' x 80'

Built-up area:
3,005 sf



Ground Floor

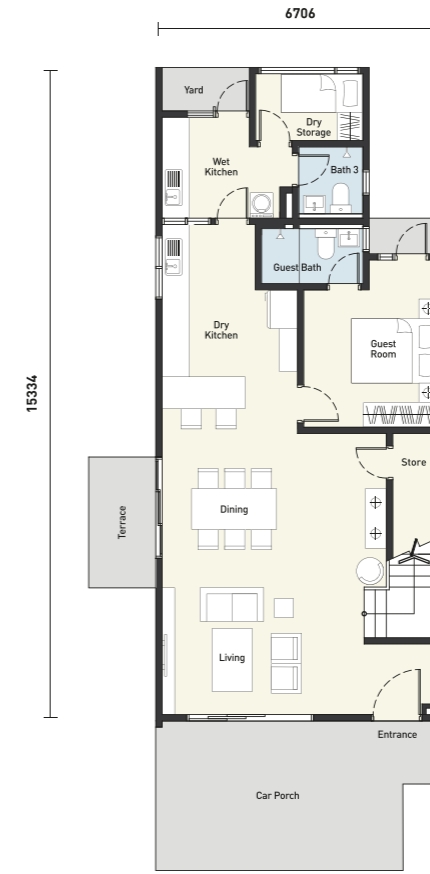


First Floor

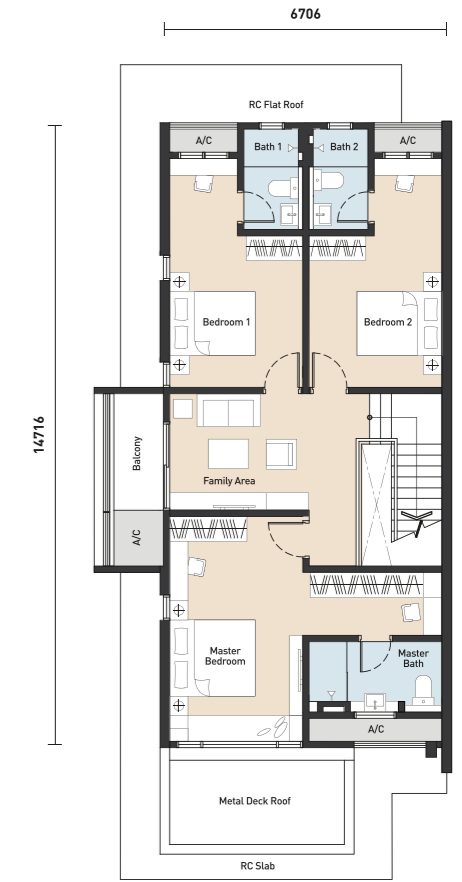
TYPE D2 End Lot

Land size:
22' x 75'

Built-up area:
2,418 sf



Ground Floor

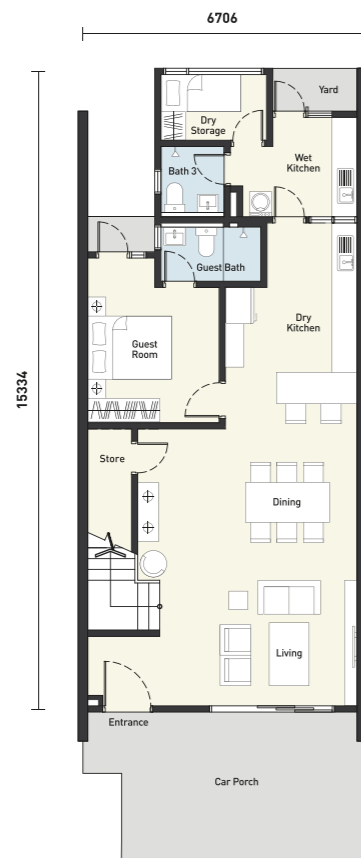


First Floor

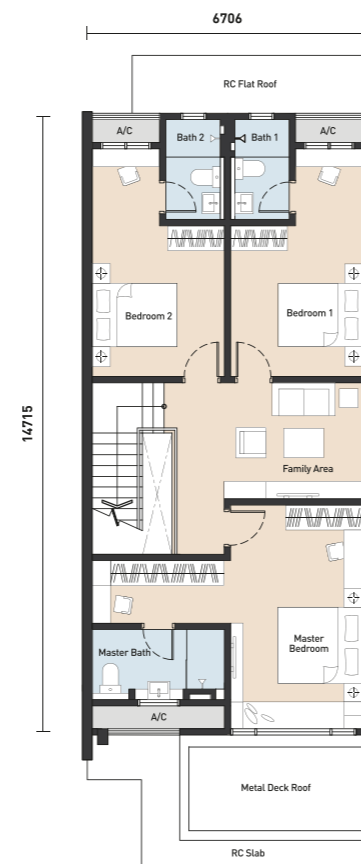
TYPE D1 Intermediate Lot

Land size:
22' x 75'

Built-up area:
2,269 sf



Ground Floor



First Floor





SPECIFICATIONS

Structure	Reinforced Concrete					
Wall	Cement Sand Bricks / Clay Brick (Party Wall)					
Roofing Covering	Concrete Tiles Roofing / Metal Deck Roof / RC Flat Roof					
Roofing Framing	Light Weight Steel Trusses					
Ceiling	Plaster Ceiling Skim Coat					
Window	Aluminium Frame Casement Aluminium Frame Fixed Glass Aluminium Frame Top Hung Aluminium Louvered					
Door	Entrance Living Dining (C2, C2-M, C3, D2, D2-M) Bedrooms Guest Room Bathrooms Kitchen Dry Storage Store Yard	Timber Door Aluminium Frame Sliding Door Aluminium Frame Sliding Door Timber Door Timber Door, Aluminium Frame Glass Door Timber Door Timber Door Timber Door Timber Louvered Door M.S. Grill Door				
Ironmongery	Provided					
Wall Finishes	External Walls Internal Walls Kitchen Bathrooms	Plaster & Paint Plaster & Paint 5 ft Height Tiles Ceiling Height Tiles				
Floor Finishes	Car Porch & Driveway Entrance Living Dining Guest Bedroom Terrace / Balcony (C2, C2-M, C3, D2, D2-M) Kitchen Dry Storage Store Yard Staircase Master Bedroom / Bedroom 1, 2 & 3 (C3) Family Area Bathrooms	Tiles Tiles Tiles Tiles Tiles Tiles Tiles Cement Render Tiles Timber Flooring Timber Flooring Timber Flooring Tiles				
Sanitary & Plumbing Fitting	Type					
	C1/C1-M	C2/C2-M	C3	D1/D1-M	D2/D2-M	
Water Closet	5	5	6	5	5	
Wash Basin	5	5	6	5	5	
Shower	5	5	6	5	5	
Paper Roll Holder	4	4	5	4	4	
Hand Bidet	4	4	5	4	4	
Kitchen Sink	2	2	2	2	2	
Electrical Installation	Light Point Power Point Air Conditioner Electrical Point Water Heater Electrical Point Fan Point SMATV Point Data Point Telephone Point Door Bell Point Auto-Gate Point Booster Pump	35 27 7 4 9 3 3 1 1 1 Provided	37 27 7 4 9 3 3 1 1 1 Provided	38 28 7 5 9 2 2 1 1 1 Provided	35 27 7 4 9 3 3 1 1 1 Provided	37 27 7 4 9 3 3 1 1 1 Provided
Internal Telecommunication Trunking And Cabling	Provided					
Fencing	Provided					
Turfing	Not Provided					
Gas Piping	Not Provided					





BANDAR KINRARA WELCOME CENTRE

LEGENDS

Education

- 1 SMK Bandar Kinrara Seksyen 4
- 2 Brainy Bunch Bandar Kinrara
- 3 Windsor International Academy
- 4 Tzu Chi International School Kuala Lumpur

Medical

- 9 Sunway Medical Centre
- 10 Columbia Asia Hospital Puchong
- 11 KPMC Puchong Specialist Center
- 12 Puchong Specialist Clinic

Supermarket

- 5 Giant Hypermarket Bandar Kinrara
- 6 IOI Mall Puchong
- 7 SetiaWalk Mall
- 8 Pavilion Bukit Jalil

Recreational Area

- 13 Bukit Jalil Recreational Park
- 14 Kinrara Oval Ground
- 15 Wawasan Hill Trail
- 16 Farm In The City

LRT STATION

