


Location :	Jalan Puncak Saujana, Saujana, Johor Bahru, Johor				
Type :	Serviced Apartment				
Name :	Veranda Residences (Residensi Saujana)				
Developer :	Parkwood Palms Sdn. Bhd. (1276527-M)				
Complete Years :	36 Months (2028 Q4)				
Site Area :	7.6 Acres				
Tenure :	Freehold				
Total Units	649 Units				
Tower	TOWER C / TOWER D				
Components :	Tower C	31th floor (326 units)			
	Tower D	30th floor (323 units)			
Carpark Level :	Tower C & D (level 1 to level 6)				
Facilities Level :	Level 7				
Units per Level :	Tower C	Level 1	3 units		
		Level 2 - 7	6 units		
		Level 10	11 units		
		Level 8 - 9, 11 - 31	12 units		
	Tower D	Level 2 - 7	6 units		
		Level 10	11 units		
		Level 8 - 9, 11 - 31	12 units		
Unit Details :	NO	Type	Composition	Build-Up	No.of Unit
	1)	TYPE A	1+1 Bedroom + 1 Bathroom	632 sqft	338
	2)	TYPE B	3 Bedroom + 2 Bathroom	850 sqft	215
	3)	TYPE C	3 Bedroom + 2 Bathroom	1,023 sqft	96
Orientation :	Tower A / B / C	NE/SW			
Total Lifts :	3+1 Lifts				
Carpark:	TYPE A	1 Carpark			
	TYPE B	2 Carparks			
	TYPE C	2 Carparks (Higher Level Some have 3 Carparks)			
Ceilling Heights :	3 Meter				
Remarks :	Foreigner eligible to buy above RM 500k				
Main. Fee :	RM 0.35 ~ RM0.40 / sqft (include sinking fund) ESTIMATE				
Booking Fee :	Loan Buyer - RM 2,000 (Fully Refund)				
	Cash Buyer - RM 10,000				
Packages :	SPA REBATE - 8%				
	Special 60 unit Rebate - 8% - 2% (until 10/9/2025) for Local Buyer ONLY				
	Foreigner Rebate - 5%				
	Free Legal Fees on SPA and LA				
	Free Stamp Duty on Loan Agreement				
	MOT shall paid by buyer (when CCC after 2 years)				
	Free Aircon, Type A - 2 units, Type B & C - 4 units. (Living Room 1.5 h/p, Other Room 1 h/p)				
	Free Kitchen Cabinet / Cooker Hood & Hob / Digital Lock				
	Cash Buyer Rebate :	NORMAL			
	Section 2(a)	3%			
	Section 2(b)	3%			
	Section 2(c)	2%			