



Saujana *Dermai*

Secured Living In Beauty

Luxury Double Storey Cluster Homes

The logo for Saujana Permai features a cluster of small white dots arranged in a roughly circular pattern, resembling a starburst or a group of people. Below this graphic, the name "Saujana Permai" is written in a white, elegant script font.

Saujana Permai

Your Happiness Begins Here

Discover true happiness in our exclusive gated and guarded community featuring double storey cluster homes. SP Saujana Permai is designed to offer you the perfect balance of luxury and security, so you can live your life to the fullest. Imagine waking up every day in your dream home, surrounded by a safe and welcoming community. Our homes offer spacious living areas, modern designs, and high-quality finishes, all of which are crafted with your happiness in mind.



*All images shown are for illustration purpose only.



Welcome to Exclusivity

Discover the epitome of luxury living in our gated and guarded community, where stunning homes with private gardens meet exclusivity and security like nowhere else. Impeccable attention to detail and only the finest finishes are what set our homes apart, ensuring you invest in the very best. Don't wait, come experience the ultimate in luxury living and make our community your perfect place to call home.

Welcome to *Saujana Permai*

The Choice Is Yours

Live in a home that epitomises our decades of design expertise in perfecting spaces for multi-generation living. In Eliana, you'll have a spacious room on the ground floor to suit your family's different needs. Whether it's going to be a study for the kids, suite for the seniors or secret home gym, the choice is yours.



A



B

- A** Spacious living room on the ground floor perfect for family bonding
- B** Unique dining experience with direct access to private garden
- C** Super exclusive master bedroom on the 1st floor for homeowner's privacy
- D** Resort-like ensuite bathroom in the master bedroom with bathtub complete with courtyard and natural sunlight



D



C

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ELIANA

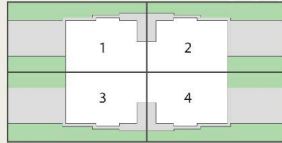
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DOUBLE STOREY CLUSTER HOMES

45' x 90' | 2,998 sqf

4+1 4

- Perfect for Families with Seniors
- Elderly-friendly Feature
- Super Exclusive Master Bedroom
- Bathtub Included
- 3 Ensuite Bedrooms on Ground floor
- Private Garden
- Parking Spaces Up to 4 Cars



Ground Floor Plan



First Floor Plan



Larger Spaces For Happier Family

Elle provides you with large bedrooms and a private garden that is perfect for creating cherished family memories and a happier family life. With ample space for relaxing, entertaining, and enjoying the outdoors, it's the ideal home for anyone looking for a comfortable and spacious family living.



ELLE
@ SP SAUJANA PERMAI

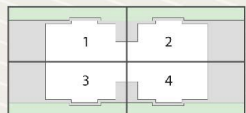
DOUBLE STOREY CLUSTER HOMES

32' x 70' | 2,390 sqf

Corner Lot | 2,309 sqf



- Perfect for Families with Growing Kids
- Elderly-friendly Feature
- Spacious Bedrooms
- Private Garden
- Parking Spaces Up to 2 Cars



- A** Roomy living room on the ground floor. Perfect for family activities
- B** Unique dining experience with direct access to private garden
- C** Functional and flexible kitchen space to channel your inner chef spirit
- D** Dual master bedrooms upstairs perfect for multi-generational families





DOUBLE STOREY BUNGALOW

Land Size From **5,775 sqf** | Built Up **3,194 sqf**

4 5

- Extravagant Layout Plan Suitable for Big Family
- Family Hall Upstairs for Extra Activity Areas



All the Right Features to Make Your Home Even More Special

- A** Parking space up to 4 cars*
- B** 5' Brick wall fencing
- C** Alarm system
- D** Internet fibre connection point
- E** Spacious master bedroom with ensuite bathroom
- F** Space for walk in wardrobe
- G** Bathtub with courtyard and natural sunlight*
- H** Multi-generation layout on ground floor
- I** Elderly-friendly feature in bathroom
- J** Dining area with access to private garden
- K** Private garden

*Eliana only



*Diagram is for illustration purpose only. Does not reflect the final position & design of the features.

Welcome To Our Sales Gallery



Great access for your convenient



Gurun
15 KM



SP Utara Toll
7 KM



**SP SAUJANA
PERMAI**



SP New Town
(Lagenda)
7 KM



Riverfront
(Bakar Arang)
10 KM



OIB Sales Gallery (Sungai Petani)
22, Lengkok Cempaka 1,
Persiaran Cempaka, Amanjaya,
08000 Sungai Petani, Kedah

OIBgroup

www.oibgroup.com

04 448 1888



SP SAUJANA PERMAI | Pemaju: OIB Properties (K) Sdn. Bhd. | No. Lesen: 2998-43/01-2024/72(L) | Tempoh Sah: 27/1/2022 - 26/1/2024 | No. Permit: 2998-44/03-2025/0233(NI)-(L) | Tempoh Sah: 3/3/2023 - 2/3/2025 | Pihak Berkuasa Yang Meluluskan Pelan Bangunan: Majlis Perbandaran Sungai Petani | No. Bujukan: MPSPK/PIB.39/2022 D.RKM | Kluster Dua Tingkat | **JENIS A** | Bilangan Unit: 60 unit | Harga: RM808,400 (min.) - RM976,320 (maks.) | **JENIS B** | Bilangan Unit: 54 unit | Harga: RM684,000 - (min.) RM720,000 (maks.) | **JENIS B1** | Bilangan Unit: 10 unit | Harga: RM786,144 (min.) - RM827,520 (maks.) | **Banglo Dua Tingkat** | Bilangan Unit: 3 unit | Harga: RM1,102,480 (min.) - RM1,120,228 (maks.) | Tarikh Jangka Siap: Feb. 2025 | Jenis Hak Milik: HAK MILIK KEKAL | Diskaun 5% Untuk 1st Melayu | **PENAFIAN:** Segala maklumat yang terkandung di sini, termasuk spesifikasi pelan, ukuran dan lukisan, tertakluk pada perubahan tanpa maklumat, sebagaimana mungkin dikehendaki oleh pihak berkuasa atau pakar perunding dan pihak pemaju dan tidak bermaksud untuk membentuk dan tidak boleh membentuk sebahagian daripada apa-apa tawaran atau kontrak. Semua ukuran ialah lukisan dan ilustrasi pelukis sahaja. | *TERTAKLUK PADA TERMA DAN SYARAT



Saujana Permai

Single Storey Cluster Homes

Alea
45' X 90'

Viona II
32' X 70'

SP Saujana Permai is more than an address. It is the neighbourhood you have always imagined. Where mornings begin with calm and open skies, where your children grow up with space to breathe and freedom to explore and where the simple act of stepping outside reminds you that you chose well.

Designed for families who value peace without isolation, connection without compromise and a home that grows richer with every passing year. SP Saujana Permai is where life finds its rhythm.

This is not just where you live. This is where you belong.



Secure Gated & Guarded Living



Elevated Living with Space & Comfort



Modern Design with Thoughtful Layout



Private Courtyard Garden

*Secure Living,
Beautifully Designed*





CLUSTER HOMES

Alea

Single Storey Cluster

Lot Size : 45'x90'

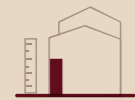
Built-up : 1,908 sq. ft.

3+1 Bedrooms + 3 Bathrooms

Freehold



40 Units



16ft High Ceiling



15ft Private Garden



Parking up to 6 Cars



CLUSTER HOMES

Viona II

Single Storey Cluster

Lot Size : 32'x70'

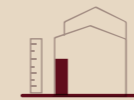
Built-up : 1,481 sq. ft.

3 Bedrooms + 2 Bathrooms

Freehold



83 Units



16ft High Ceiling



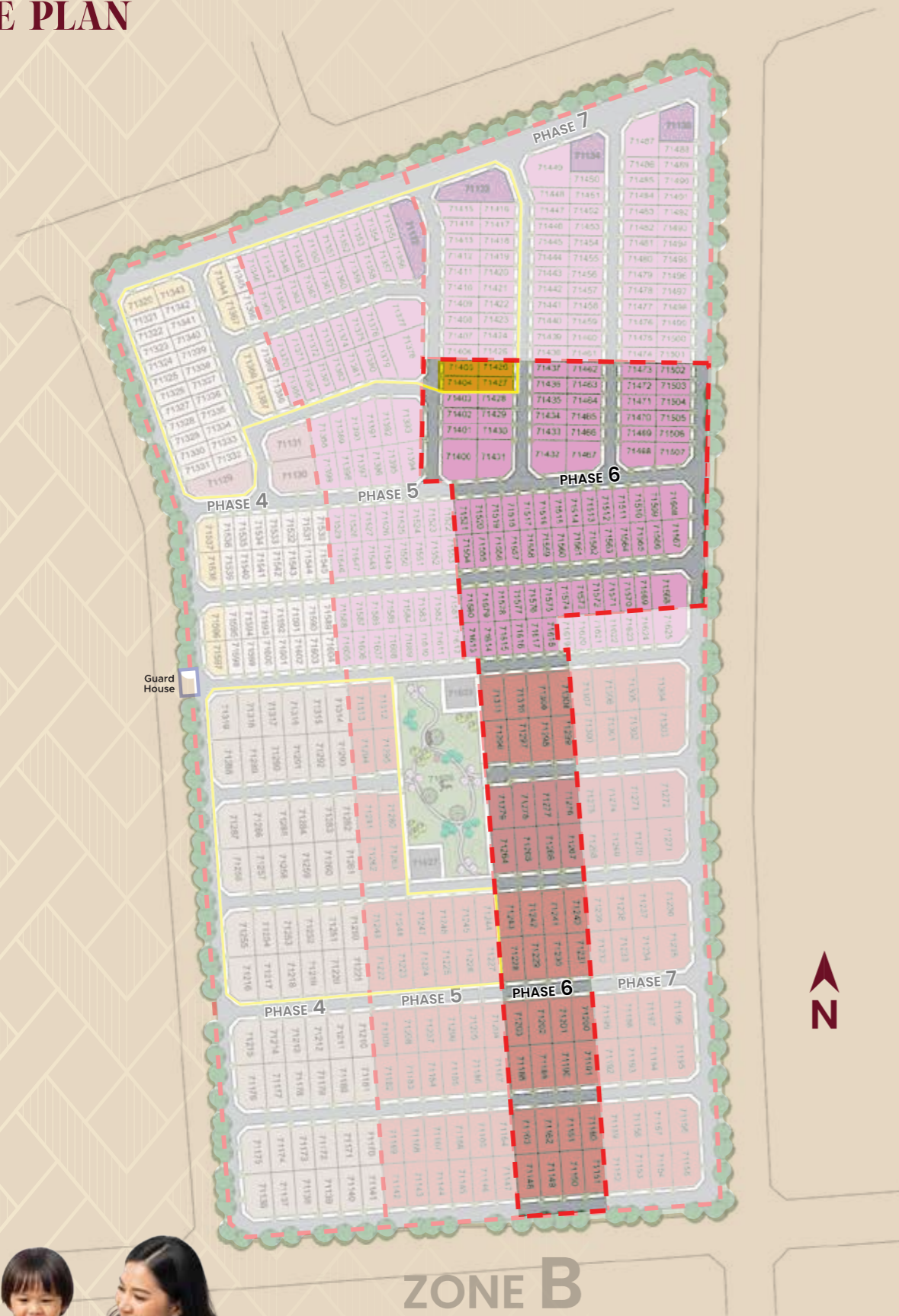
8ft Private Garden



Parking up to 2 Cars



SITE PLAN



ZONE B

Alea
 Viona II
 Viona II Malay Lot



SPECIFICATIONS

Structure	Reinforced concrete framework	
Ceiling	Plaster ceiling / Skim coat / Asbestos free ceiling sheets	
Wall	Cement sand brick with plaster & skim coat finish	
Roofing	Concrete roof tiles / Metal roof	
Floor Finishes	Tiles (Internal) Concrete Imprint (External)	
Wall Finishes	Weather coat paint (External) Emulsion paint (Internal) Tiles (Toilet)	
Windows	Aluminium panel frame with glass	
Door	Living	Aluminium panel frame with glass sliding door
	Bedroom	Laminated Flush Door
	Bathroom	PVC Door
	Kitchen (Back door)	M.S. Door
Lockset	Quality lock sets	
Gate	M.S. folding gate	
Fencing	5 ft cement brick wall with/without M.S. Grille	

	Alea	Viona II
Plumbing and Sanitary		
Pedestal W.C.	3	2
Wash basin	3	2
Shower head	3	2
Electrical Installation		
Lighting point	14	12
13 amp power point	19	18
Fan point	5	5
Air-con point	2	2
Gate light point	2	2
Door bell point	1	1
TV @ Astro point	2	2
Auto gate point	1	1
Garden light point	1	1
Water heater point	3	2
Water pump point	1	1
Alarm point	1	1
Fibre wall socket	1	1
Fibre termination box	1	1

Everything You Need, Within Easy Reach



Healthcare

Hospital Sultan Abdul Halim	5km
Pantai Hospital Sungai Petani	7km
Pantai Hospital Laguna Merbok	10km
Metro Specialist Hospital	10km

Public Amenities

Sungai Petani Utara Toll Plaza	8km
Amanjaya Sport Arena	8km
KTM Sungai Petani	10km
UTC Sungai Petani	10km
Sungai Petani Selatan Toll Plaza	15km

Education Hubs

SJK (C) Poi Chee	1km
SMK Bandar Baru Sungai Lalang	2km
SK Ambangan Heights	4km
SK Aman Jaya	7km
Regent International School	7km

Shopping Malls

Billion (upcoming)	2km
TF Value Mart	4km
Jaya Grocer (upcoming)	5km
Amanjaya Mall	7km
Amanjaya Walk	7km
Lotus's Sungai Petani	7km
Village Mall	8km
Mydin	8km



Oriental Interest Berhad (199301017406 / 272144-M)
Galeri Jualan (Sungai Petani)
22, Lengkok Cempaka 1, Persiaran Cempaka,
Amanjaya, 08000 Sungai Petani, Kedah.

012-401 0246
oib.my

SP SAUJANA PERMAI | Pemasu: OIB Properties (K) Sdn. Bhd. (198201006111 / 85865-K) | No. Lesen: 2998/01-2029/1516(A) | Tempoh Sah: 27/1/2024 - 26/1/2029 | No. Permit: 2998-50/05-2028/0332(N)-(L) | Tempoh Sah: 4/5/2026 - 3/5/2028 | Pihak Berkuasa yang Meluluskan Pelan Bangunan: Majlis Perbandaran Sungai Petani | No. Kelulusan Pelan Bangunan: MPSPK(IP)B.202/2024 D RKM | Zone B Fasa VI | Rumah Kluster 1 Tingkat Jenis A | Bilangan Unit: 40 unit | Harga: RM641,700 (min.) - RM656,995 (maks.) | Rumah Kluster 1 Tingkat Jenis B | Bilangan Unit: 83 unit | Harga: RM489,440 (min.) - RM781,655 (maks.) | Tarikh Jangka Siap: JUN 2028 | Bebanan Tanah: Tiada | Jenis Hak Milik: HAK MILIK KEKAL | Diskaun 5% untuk Lot Melayu | PENAFIAN: Segala maklumat yang terkandung di sini, termasuk spesifikasi pelan, ukuran dan lukisan, tertakluk pada perubahan tanpa pemakluman, sebagaimana mungkin dikehendaki oleh pihak berkuasa atau pakar perunding dan pihak pemaju dan tidak bermaksud untuk membentuk dan tidak boleh membentuk sebahagian daripada apa-apa tawaran atau kontrak. Semua ukuran dan lukisan hanya gambaran pelukis sahaja. | *TERTAKLUK PADA TERMA DAN SYARAT | IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA. MAKLUMAT PEMAJUAN DAN IKLAN YANG DILULUSKAN BOLEH DISEMAK DI PORTAL TEDUH.KPT.GOV.MY.