

Saujana *Dermai*

Secured Living In Beauty

Single Storey Cluster Homes



Never less, just right

Experience the essence of true happiness at SP Saujana Permai, an exclusive haven where luxury and security seamlessly come together. Our beautifully designed single storey cluster homes offer the perfect setting for a life filled with comfort and peace of mind.

Envision waking up every morning in your dream home, nestled within a vibrant and secure community that allows you to truly thrive. With expansive living spaces, sleek modern designs, and top-tier finishes, every detail is carefully crafted to enhance your well-being.

At SP Saujana Permai, owning a home means embracing a lifestyle that nurtures your dreams and offers the tranquility you deserve. Step into a world where happiness isn't just a possibility - it's your everyday reality.

Welcome to **Saujana Permai**



Find Your Haven

A Home with a Private Garden for Unmatched Work-Life Balance

Imagine stepping into your own private garden – a peaceful space just for you. Whether it's starting your day with yoga, playing with your kids, or relaxing after a busy day, your garden is the perfect place to unwind.

In today's fast-paced world, having a space to relax and reconnect with family is priceless. Our homes are designed with your well-being in mind, offering a peaceful retreat where you can enjoy quality time with loved ones and find personal calm.

It's not just about having a home – it's about living a balanced life. Your private garden is a place where work and relaxation come together, helping you make the most of every moment. Breathe, laugh, play, and find harmony in a space made just for you.



CLUSTER HOMES



SINGLE STOREY CLUSTER HOMES

Land Size **45' x 90'** Built Up Size **1908 sqft**

3+1 3

- Private garden
- High ceiling
- Perfect for growing families
- Dual master bedroom
- Large kitchen space
- Utility room
- Concrete imprint car porch
- Parking spaces up to 6 cars

44 Units



Floor plan



*All images shown are for illustration purpose only



Spacious master bedroom: a light-filled retreat with ample space, modern elegance, and ultimate comfort

High-ceiling living room: expansive, airy, and elegant, offering abundant natural light and timeless sophistication



Private garden: your serene escape, lush greenery, fresh air, and perfect for relaxation or entertaining



Spacious kitchen space: modern design, ample storage, bright ambiance, perfect for cooking, entertaining, and family moments

High ceilings:
enhance ventilation and natural
light, creating an open, airy
atmosphere for ultimate comfort



Ensuite bathroom:
your private retreat, offering
effortless convenience, comfort,
and relaxation with modern fixtures



Private garden:
a peaceful retreat perfect for
family gatherings, outdoor play,
relaxation, and cherished moments



Functional kitchen space:
bright with natural light, modern
appliances, ample storage, perfect
for cooking and enjoyment

CLUSTER HOMES
Viona II

SINGLE STOREY CLUSTER HOMES

Land Size **32' x 70'** Built-Up Size **1481 sqft**

3 2

- Private garden
- High ceiling
- Perfect for new families
- Ensuite bathroom
- Separated kitchen for privacy
- Concrete imprint car porch
- Parking spaces up to 2 cars

80 Units



Floor plan



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SINGLE STOREY BUNGALOW

Land Size **6971 sqft** Built Up Size **1503 sqft**

3 2

- Private garden
- High ceiling
- Exclusive layout design
- Big land size for future expansion
- Separated kitchen for privacy
- Concrete imprint car porch
- Parking spaces up to 2 cars

1 Unit



Located in a serene, secure neighborhood, this community offers peace of mind with 24/7 surveillance, gated entrances, and a tranquil atmosphere—ensuring a safe, peaceful environment for you and your family



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Enjoy the tranquility of a beautifully landscaped communal garden, offering lush greenery, peaceful walking paths, and inviting spaces to relax, socialize, or unwind—perfect for connecting with nature and neighbors alike

Site Plan



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: 2998/01-2029/1516(A) | Tempoh Sah: 27/1/2024 - 26/1/2029 | No. Permit: 2998-47/11-2026/1080(N)-IL | Tempoh Sah: 27/1/2024 - 26/1/2026 | Pihak Berkuasa Yang Meluluskan Pelan Bangunan: Majlis Perbandaran Sungai Petani | No. Rujukan: MPSPKIP/B.48/2023 D RKM | **Kluster Satu Tingkat | JENIS A** | Bilangan Unit: 44 unit | Harga: RM575,529 (min.) - RM618,700 (maks.) | **JENIS B** | Bilangan Unit: 80 unit | Harga: Min: RM467,590 (min.) - RM764,532 (maks.) | **Banglo Satu Tingkat** | Bilangan Unit: 1 unit | Harga: RM801,895 | Tarikh Jangka Siap: SEP 2026 | 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 maklumat, sebagaimana mungkin dikehendaki oleh pihak berkuasa atau pakar perunding 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