

# Villa Natura

Astana  
Parkhomes  
Sungai Petani

Affordable  
Luxury,  
Naturally



Luxury You  
Can Afford

## Introducing Villa Natura

**Spacious, inspired homes** that blend Mediterranean design with the best nature offers.

Each villa is **designed with luxury and elegance** in mind, with a range of open layouts to suit every family size and lifestyle.

**Surrounded by more than 5 acres** of playground, lawns and walking trails, you'll also have the Peace of mind from living inside a **secured community**.

All at an affordable price that gives you **more space, more quality, more luxury**.



Villa Natura has been **carefully crafted** in line with Eupe's *Shared Value* philosophy.

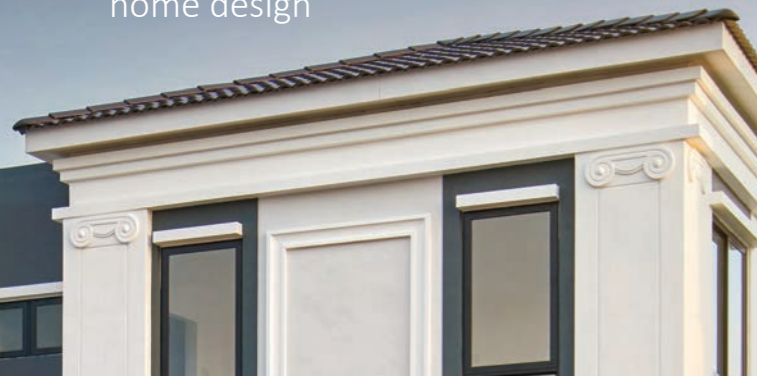
*Shared Value* means Eupe is committed to **creating more value so we share more value** with our buyers.

**Villa Natura offers...**



**7 flexible, open layouts** for spacious interiors

Luxurious villas inspired by the best in **Mediterranean** home design



**Elegance & refinement** with every finishing and feature



A master planned community surrounded by **5.5 acres** of lush, natural surroundings.



Peace of mind from living inside a **secured community**

**Much more for less** - all by a multi-award winning developer



- Type A
- Type B
- Type C
- Type D
- Type D1
- Type E
- Type F



**Where Nature Welcomes You Home**

Villa Natura offers terraced and non-linked homes, semi-detached homes and bungalows **with lush greenery right on your doorstep.**

For those who aspire to have the best, Villa Natura sets new standards for **affordable, nature-inspired luxury.**

The latest project by award-winning developer Eupe Corporation Berhad



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eupecorporationberhad  
eupepropertynorthern



A Project by: **EUPE CORPORATION BERHAD** 199601005416 (377762-V) | Under its subsidiary: **EUPE KEMAJUAN SDN BHD** 198601001697 (150839-X)

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Pemaju: Eupe Kemaajan S/B • Tingkat 5, Wisma Ria, Sg Petani • No. Lesen: 3828/03-2024/0224(A) • Tempoh Sah: 26/03/2022-25/03/2024 • Villa Natura | Fasa 1 • No. Permit Iklan & Jualan: 3828-46/04-2025/0409(NH.L) • Tempoh Sah: 5/4/2023 - 4/4/2025 • Jenis A: Rumah Berkembar 2 Tingkat; Bil. Unit: 36; Harga: Min.RM423,500 - Maks.RM508,200 • Jenis B: Rumah Berkembar 2 Tingkat; Bil. Unit: 48; Harga: Min.RM355,300 - Maks.RM462,000 • Jenis D: Rumah Teres Setingkat; Bil. Unit: 30; Harga: Min.RM394,900 - Maks.RM416,900 • Jenis E: Rumah Berkembar Setingkat; Bil. Unit: 22; Harga: Min.RM477,400 - Maks.RM524,700 • Jenis F: Rumah Banglo Setingkat; Bil. Unit: 35; Harga: Min.554,400 - Maks.RM665,500 • Dijangka siap: Mac 2025 | Fasa 2 • No. Permit Iklan & Jualan: 3828-47/04-2025/0435(NH.L) • Tempoh Sah: 11/4/2023 - 10/4/2025 • Jenis C: Rumah Teres Setingkat; Bil. Unit: 137; Harga: Min.RM278,300 - Maks.RM412,500 • Jenis D1: Rumah Teres Setingkat; Bil. Unit: 22; Harga: Min.RM377,300 - Maks.RM533,500 • Dijangka siap: Mac 2025 | No Rujukan: MPSPK (IP) B.27/2022 C RKM • Pelan diluluskan: MPSP • Jenis hak milik: Pegangan Bebas • Bebanan tanah: Tiada

The information contained herein is subject to change and cannot form part of an offer or contract. All measurements are approximate. While every reasonable care has been taken to prepare this material, the developer cannot be held responsible for any inaccuracy. All items are subject to variations, modifications and substitutions as maybe required by the authorities or recommended by architect or engineer.

TYPE

A

## Double Storey Semi-Detached



Land Area: 35'x60' / 2,100 sf  
Built-Up Size: 25'x30' / 1,716 sf



Ground Floor

1st Floor

# Flexible Layouts, Elegant Living

Elegant influences of **Mediterranean architecture** define Villa Natura's homes.

There are also **distinctive Malaysian features**. Selected homes are designed with an 'anjung' - a front porch for children's carefree play time or casual family gatherings.

These homes are ideal for open plan living with **elegant interior spaces**.

Designed to encourage **comfortable living** for small and larger families alike, homes come with spacious living rooms, expansive master suites and luxurious kitchens.

TYPE

B

## Double Storey Semi-Detached



Land Area: 30'x55' / 1,650 sf  
Built-Up Size: 20'x27.5' / 1,344 sf



Ground Floor

1st Floor



TYPE  
**D/D1**

Single Storey  
Non-Linked Terraces

Land Area: 30'x80' / 2,400 sf  
Built-Up Size: 25'x50' / 1,475 sf



Floor Plan

TYPE  
**E**

Single Storey  
Semi-Detached

Land Area: 40'x80' / 3,200 sf  
Built-Up Size: 30'x50' / 1,706 sf



Floor Plan

TYPE  
**F**

Single Storey  
Bungalow

Land Area: 50'x80' / 4,000 sf  
Built-Up Size: 30'x50' / 1,760 sf



Floor Plan

TYPE  
**C**

Single Storey  
Terrace

Land Area: 20'x70' / 1,400 sf  
Built-Up Size: 20'x50' / 1,190 sf



Floor Plan