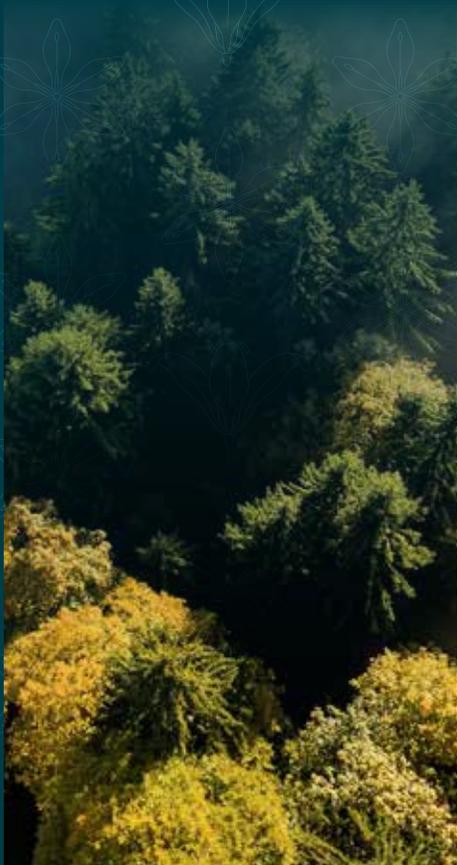




SIERRA HIJAUAN

Green Privilege In The City





SIERRA HIJAUAN



Discover An Elegant Lifestyle Nestled
Between The Wonders Of Nature And
The Highlights Of The City



An Exquisitely
Lush Haven For Your
Serenity And Comfort



A Smart Address By Design

Situated in Sierra Ukey, Ampang, Sierra Hijauan is in a uniquely ideal position, being a mere 15km away from Kuala Lumpur City Centre and close enough to be near its action and opportunities. At the same time, being placed next to the Ampang & Ulu Gombak Forest Reserve, it is far enough for residents to enjoy peaceful solitude from the bustle of the city.





A Beautifully Crafted
Sanctuary Brimming
With Life

**Revel In An Enchanted
Living Experience,
Brought To You By Award-Winning
Property Developer IJM Land.**



Step into a magical world filled with exquisite, modern eco-friendly luxuries. Sierra Hijauan desires to make the living experience here feel like a holiday everyday.

Brighten up life for your loved ones at an idyllic home, where the safe and tranquil surroundings rich in scenic flora will make your enjoyment of things much sweeter.





Prioritising Safety For Your Peace Of Mind

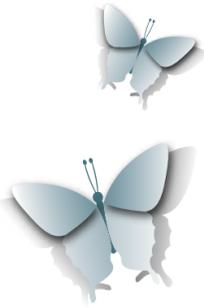
Sierra Hijauan seeks to create an environment for residents to enjoy serenity at its finest. In light of that, no expense has been spared for top-grade security measures to provide safety and convenience for residents and visitors alike. So you can enjoy your daily routine with little fuss and no worries.

- ▶ Access to the residential area is through a single guarded gateway with boom gates via separate lanes for residents and visitors and monitored around the clock by high-resolution CCTVs.
- ▶ Resident vehicles can access the control system with transponders for convenient entry and exit.
- ▶ Perimeter security includes high-quality Vibrate Sensor Fencing, CCTV surveillance and guard tours.





An Oasis Of Delight
For All Ages



Pursue A Holistic Lifestyle With Comfort And Fun

Sierra Hijauan is pleased to offer its residents many opportunities for personal and social growth with its comprehensive array of facilities. The clubhouse offers various features including a swimming pool, gymnasium, multipurpose hall and games room, which is open for the whole community to enjoy. For the little ones, the Children's Play Square with its modern playground facilities surrounded by nature's tranquility is sure to create many fond memories.

For those who prefer outdoor activities, the Basketball Court and Jogging Track will let you work up a sweat while enjoying the fresh, cool forest air and lovely scenery. There are also sedate environments such as the Canal Stream and Water Gazebo, where you can unwind from the humdrum of life at a leisurely pace to the soothing sounds of cascading water and birdsong.



MASTER PLAN

EXCITING FACILITIES

- | | |
|--------------------------|--|
| 1 Guardhouse | 12 Swimming Pool |
| 2 Meditation Deck | 13 Clubhouse - Gymnasium, Games Room & Function Room |
| 3 Water Feature Garden | 14 Management Office |
| 4 Picnic Area | 15 Mound Garden |
| 5 Jogging Track | 16 Community Swing |
| 6 Shrubs Art | 17 Outdoor Fitness & Reflexology Area |
| 7 BBQ Area | 18 Terrace Garden |
| 8 Children's Play Square | 19 Nature Trail |
| 9 Water Cascade | 20 Yoga Area |
| 10 Basketball Court | 21 Hammock Area |
| 11 Shallow Pool | 22 Playground |

LEGEND

PHASE 2B1 & 2B2	PHASE 2C	PHASE 2D
Semi-Detached	Link Villa	Link Villa
40' x 130'	22' x 65'	22' x 65'
40' x 80'	22' x 72.5'	22' x 75'
Bungalow	Semi-Detached	22' x 80'
50' x 80'	40' x 80'	
	Bungalow	
	50' x 80'	



Note: Facilities No.15 - 22 will be ready in final phase



The Quintessence Of
Wholesome Living



Where Every Piece Comes Together In A Flawless Scene

At Sierra Hijauan, the simplicity and elegance of the architecture are the key to heightening the sense of grace and tranquility one can feel in the place. The exteriors are discreet and subtle while the interiors are contemporary and uncompromising in taste, detail and quality.

Thus, you can be assured that no matter the circumstance, you will always feel at ease. Everything feels just right and where they should be.





A Smart And Tasteful Design

A seamless combination of cosy indoors and fresh outdoors in a smooth, natural flow.



RT1 Pine

2 STOREY LINK VILLA

Land size : 22' x 65'
Built-up area : 2,178 sq. ft.

 4 Bed  3 Bath



Artist's Impression Only

FLOOR PLAN



FLOOR PLAN



RT2 Reseda

2 STOREY LINK VILLA

Land size : 22' x 72.5'
Built-up area : 2,367 sq. ft.

 4 Bed  4 Bath



RB2A Fern

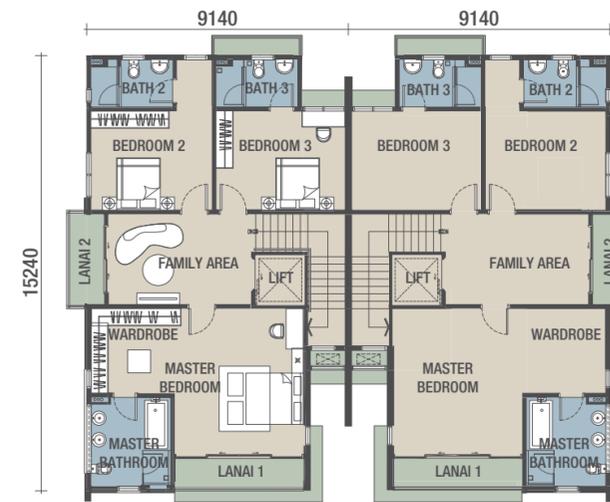
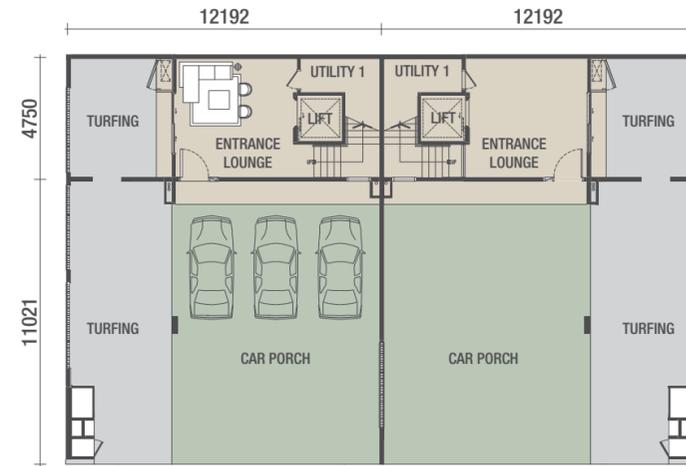
3 STOREY SEMI-DETACHED

Land size : 40' x 80'
Built-up area : 3,802 sq. ft.

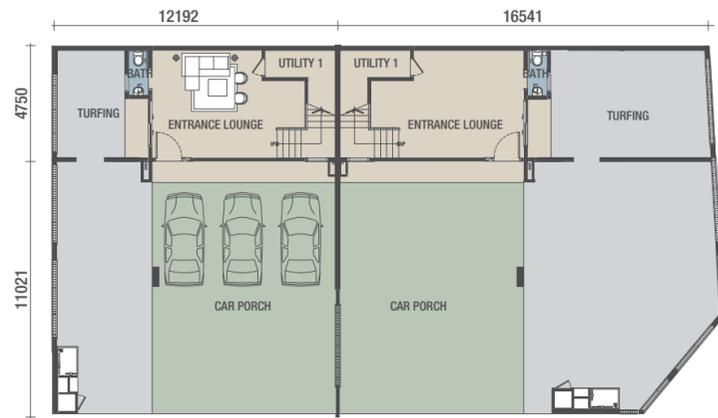
 4 + 1 Bed  5 Bath



FLOOR PLAN



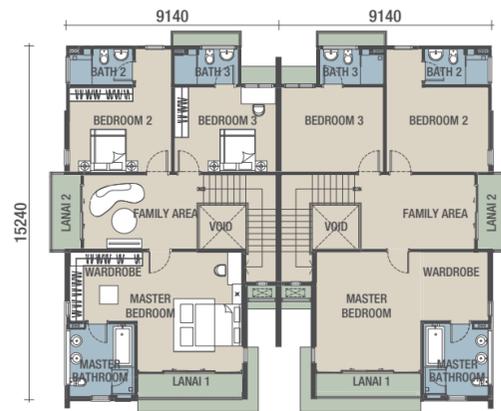
FLOOR PLAN



Ground Floor



First Floor



Second Floor

RB2C Viridian

3 STOREY SEMI-DETACHED

Land size : 40' x 80'
 Built-up area : 4,215 sq. ft.

4 + 1 Bed 6 Bath



RS1 Mint

3 STOREY BUNGALOW

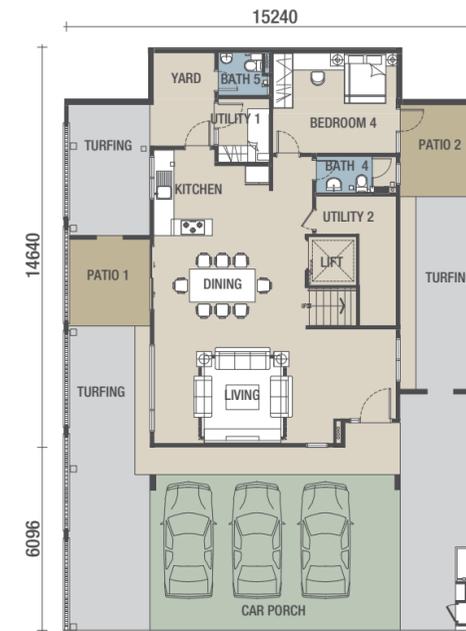
Land size : 50' x 80'
Built-up area : 4,984 sq. ft.

 5 + 1 Bed  6 Bath

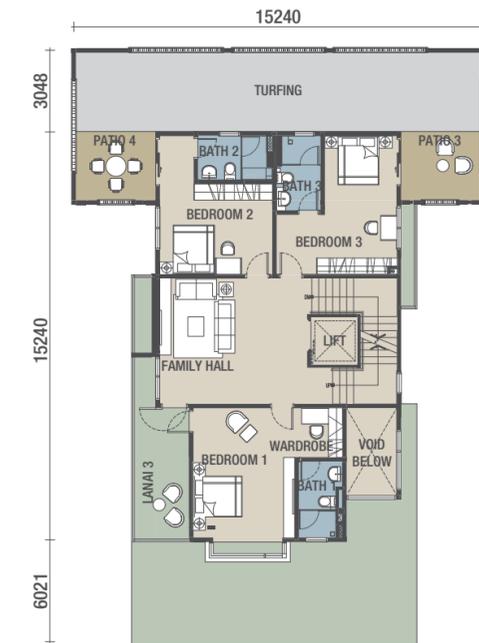


Artist's Impression Only

FLOOR PLAN



Ground Floor



First Floor



Second Floor

Specifications

RT1 & RT2

Structure	Reinforced Concrete		
Wall	Brickwall		
Roof	Concrete Roof Tiles / Concrete Flat Roof		
Ceiling	Skim Coat to Concrete Soffit / Plaster Ceiling		
Windows	Aluminium Top Hung Window / Aluminium Casement Window / Fixed Window		
Doors	Entrance Door Others	Solid Core Door Plywood Flush Door / Aluminium Framed Sliding Door	
Ironmongery	Selected Quality Lock Sets		
Floor Finishes	RT1 Living / Dining / Kitchen / Guest Room Master Bath / Bath 1 & 2 Store Refuse Compartment Car Porch Staircase / Master Bedroom / Bedroom 2 & 3 Others	Porcelain Tiles Porcelain Tiles Cement Render Ceramic Tiles Concrete Imprint Laminated Flooring Cement Render	
	RT2 Living / Dining / Kitchen / Guest Room Master Bath / Bath 1, 2 & 3 Store Refuse Compartment Car Porch Staircase / Master Bedroom / Bedroom 2 & 3 / Family Area Others	Porcelain Tiles Porcelain Tiles Cement Render Ceramic Tiles Concrete Imprint Laminated Flooring Cement Render	
Wall Finishes	Kitchen All Baths / Refuse Compartment Others	1500mm Height Ceramic Tiles Full Height Ceramic Tiles Plaster and Paint	
Fencing	1500mm High Brickwall		
Sanitary & Plumbing Fittings		RT1	RT2
	Wash Basin	3	4
	Water Closet	3	4
	Toilet Paper Holder	3	4
	Hand Shower	3	4
	Kitchen Sink	1	1
	Garden Tap	1	1
	Bidet Tap	3	4
	Water Tap	2	2
Electrical Installation		RT1	RT2
	Lighting Point	19	22
	Air Conditioning Point	6	6
	Water Heater Point	3	4
	Power Point	20	21
	Telephone Point Complete with Internal Telephone Trunking and Cabling / FWS	1	1
	SMATV Point	2	2
	Fan Point	6	6

Specifications

RB2A, RB2C & RS1 (TYPICAL UNIT)

Structure	Reinforced Concrete		
Wall	Brickwall		
Roof	Metal Deck / Concrete Flat Roof		
Ceiling	Skim Coat to Concrete Soffit / Plaster Ceiling		
Windows	Aluminium Top Hung Window / Aluminium Casement Window / Fixed Window		
Doors	Entrance Others	Solid Core Door Plywood Flush Door / Aluminium Framed Sliding Door	
Ironmongery	Selected Quality Lock Sets		
Floor Finishes	RB2A Living / Entrance Lounge Dining / Kitchen Bedroom 4 Master Bath / Bath 2, 3 & 4 Bath 5 / Utility 1 & 2 Lanai 1, 2 & 3 Yard / Backyard / Refuse Compartment Car Porch Staircase / Family Area / Master Bedroom / Bedroom 2 & 3 Others	Porcelain Tiles Porcelain Tiles Porcelain Tiles Porcelain Tiles Ceramic Tiles Porcelain Tiles Ceramic Tiles Concrete Imprint Timber Strip* Cement Render	
	RB2C Living / Entrance Lounge Dining / Kitchen Bedroom 4 Master Bath / Bath 2, 3, 4 & 5 Maid Room / Maid Bath / Utility 1 Lanai 1, 2 & 3 Backyard / Refuse Compartment Car Porch Staircase / Family Area / Master Bedroom / Bedroom 2 & 3 Others	Porcelain Tiles Porcelain Tiles Porcelain Tiles Porcelain Tiles Ceramic Tiles Porcelain Tiles Ceramic Tiles Concrete Imprint Timber Strip* Cement Render	
	RS1 Living Dining / Kitchen Bedroom 4 Master Bath / Bath 1, 2, 3 & 4 Bath 5 / Utility 1 & 2 Lanai 1, 2 & 3 / Patio 1, 2, 3 & 4 Yard / Refuse Compartment Car Porch Staircase / Master Lounge / Family Hall / Master Bedroom / Bedroom 1, 2 & 3 Others	Porcelain Tiles Porcelain Tiles Porcelain Tiles Porcelain Tiles Ceramic Tiles Porcelain Tiles Ceramic Tiles Concrete Imprint Timber Strip* Cement Render	
Wall Finishes	Kitchen / All Baths / Refuse Compartment / Yard Others	Full Height Ceramic Tiles Plaster and Paint	
Fencing	1500mm High Brickwall / Mild Steel Railing		
Sanitary & Plumbing Fittings		RB2A	RB2C
	Wash Basin	6	7
	Water Closet	5	6
	Long Bath	1	1
	Toilet Paper Holder	5	6
	Ceiling Mounted Shower	1	1
	Hand Shower	5	3
	Shower Rose	1	2
	Kitchen Sink	1	1
	Garden Tap	1	1
	Bidet Tap	4	5
	Bib Tap	2	2
	Long Bath Mixer	-	1
	Water Tap	-	-
Electrical Installation		RB2C	RB2A
	Lighting Point	55	55
	Air Conditioning Point	8	8
	Water Heater Point	4	4
	Power Point	46	47
	Telephone Point Complete with Internal Telephone Trunking and Cabling / FWS	3	1
	Data Point	2	-
	SMATV Point	4	2
	Fan Point	8	9
			RS1
			60
			9
			5
			49
			4
			3
			4
			8

* As timber is a natural material, it is not possible to achieve full consistency of colour and grain in its selection and installation.

Connectivity And Convenience Within Your Reach

MAJOR HIGHWAYS

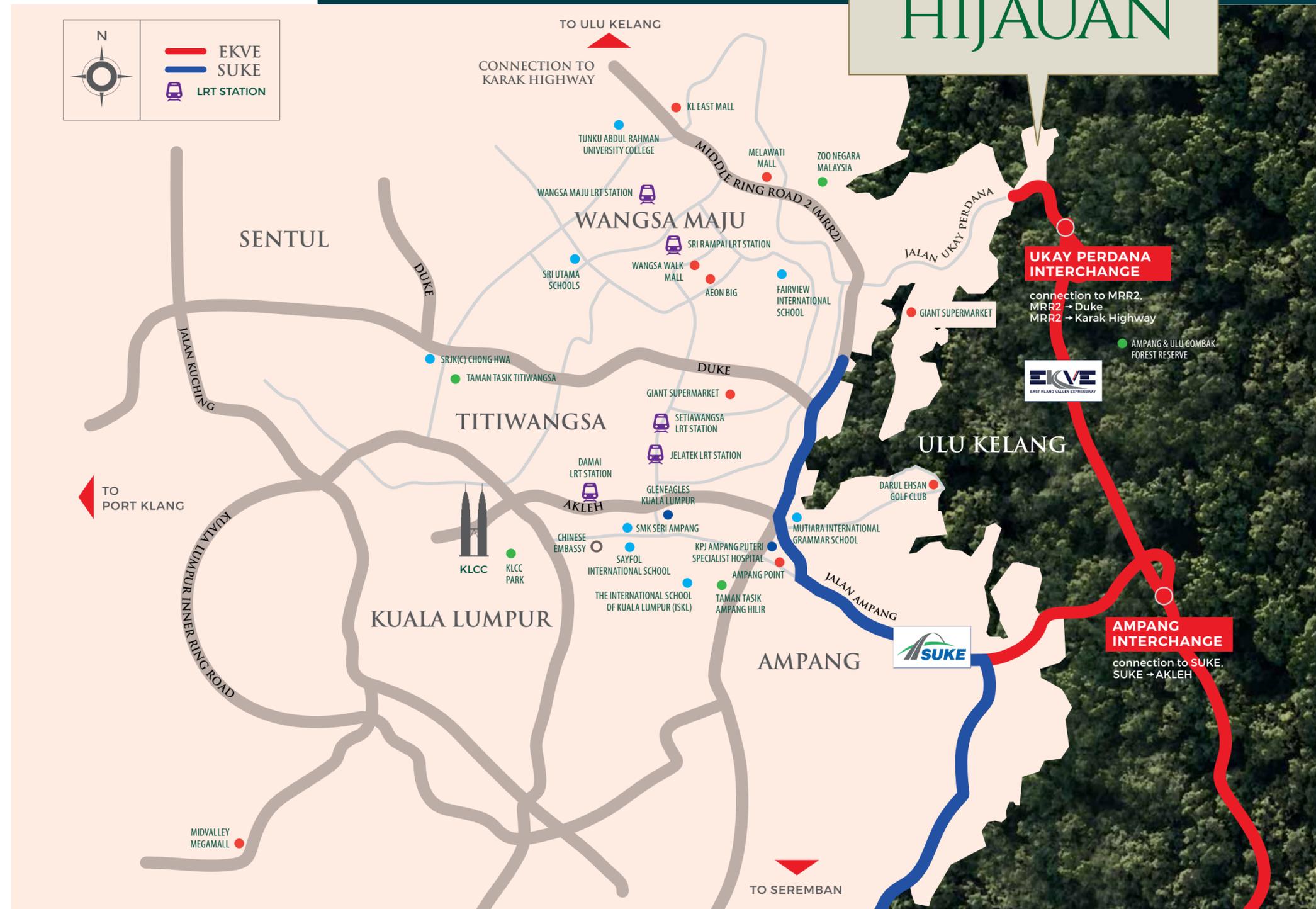
EKVE	Hulu Langat, Cheras, Sungai Long, Kajang & SUKE
MRR2	Kepong, Batu Caves, Gombak, Ampang, Cheras & Sungai Besi
AKLEH	Jalan Tun Razak, Ulu Kelang, Ampang & KL City Centre
SUKE	Sungai Besi, Alam Damai, AKLEH & MRR2
DUKE	Jalan Duta, Segambut, Sentul, Setapak, Setiawangsa & Ulu Kelang
KARAK	Gombak, Genting Highlands, Bukit Tinggi, Bentong & Karak

ESSENTIALS

3.9 km	Giant Supermarket
7.4 km	AEON AU2
7.7 km	Melawati Mall
8.3 km	Wangsa Walk Mall
8.7 km	KPJ Ampang Puteri Specialist Hospital
9.9 km	Gleneagles Kuala Lumpur
10.3 km	KL East Mall
14.0 km	KLCC

EDUCATION

7.0 km	Fairview International School
8.5 km	Brighton International School
9.0 km	Mutiara International Grammar School
10.0 km	Sri Utama Schools
10.0 km	Tunku Abdul Rahman University College
11.4 km	The International School of Kuala Lumpur (ISKL)
11.5 km	Sayfol International School
13.3 km	Taylor's International School Kuala Lumpur



IJM LAND

Developer:
Sierra Ukay Sdn Bhd
200401035353
(673863-K)

Headquarters:
Ground Floor, Wisma IJM,
Jalan Yong Shook Lin,
46050 Petaling Jaya,
Selangor Darul Ehsan.
Tel: 603 7985 8188
Fax: 603 7952 9848 / 9091

THE EDGE
Top Property
Developers Awards
2020



 Sierra Hijauan
Sales Gallery

019 268 4686
sierrahijauan.my

• Developer: Sierra Ukay Sdn Bhd 200401035353 (673863-K) • Head Quarter: Ground Floor, Wisma IJM, Jalan Yong Shook Lin, 46050 Petaling Jaya, Selangor Darul Ehsan. Tel: 603-7985 8188 Fax: 603-7952 9848/9091

• **(Phase 2C)** Type: 2 Storey Terrace, 3 Storey Semi Detached and 3 Storey Bungalow • Developer's License No.: 10296-4/10-2021/0994(L) • Validity: 26/10/19-25/10/21 • Advertising & Sales Permit: 10296-4/10-2021/0994 (P) • Validity: 26/10/19-25/10/21 • Appropriate Authority which approves the Building Plan: Majlis Perbandaran Ampang Jaya • Building Plan Reference Number: MPAJ.BS.KB.740-1/2-12/12-2 • Tenure of Land : 99 years • Expiring : 6 January 2114 • Restrictions In Interest: The land shall not be transferred, leased or changed without prior approval by the State Authority • Land Encumbrances: Nil • Expected Date of Completion: May 2024 • No. of units: 45 (2 Storey Terrace) • Selling Price: RM1,545,800 (Min) RM2,226,800 (Max) • No. of Units: 4 (3 Storey Semi Detached) • Selling Price: RM3,857,800 (Min) RM4,016,800 (Max) • No. of Unit: 1 (3 Storey Bungalow) • Selling Price: RM 5,218,800 (Min/Max) • Bumiputera Discount: 7%

• IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA

All renderings contained in this advertisement are artist's impressions only. The information contained herein is subject to change without notification as may be required by the relevant authorities or developer's project consultant. Whilst every care is taken in providing this information, the owner, developers and managers cannot be held responsible for any variations. For avoidance of doubt on the specifications, please always refer to the Sale and Purchase Agreement.