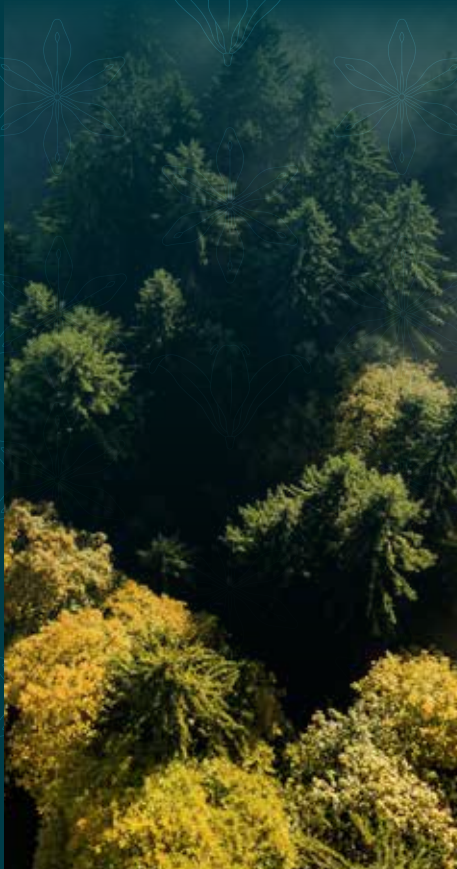




# SIERRA HIJAUAN

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 Ukay, 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.**

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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

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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.





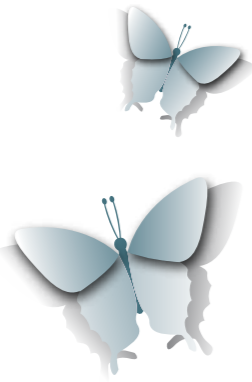


An Oasis Of Delight  
For All Ages





Artist's Impression Only



## 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.



Artist's Impression Only



# 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



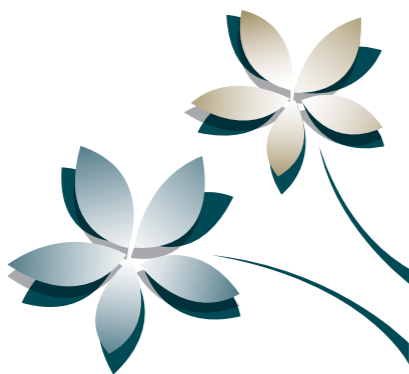


## Where Every Piece Comes Together In A Flawless Scene

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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

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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





# RT3 Olive

## 2 STOREY LINK VILLA

Land size : 22' x 75'  
Built-up area : 2,383 sq. ft.

 4 Bed  4 Bath



Artist's Impression Only

## FLOOR PLAN





# FLOOR PLAN



RT4 Sage

2 STOREY LINK VILLA

Land size : 22' x 80'  
Built-up area : 2,525 sq. ft.

4 + 1 Bed 4 Bath





# RB2A Fern

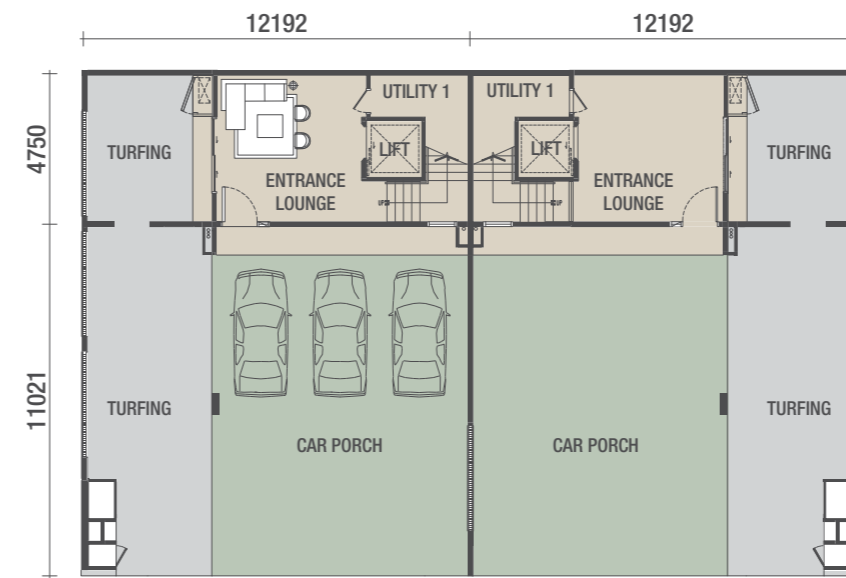
## 3 STOREY SEMI-DETACHED

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

 4 + 1 Bed  5 Bath

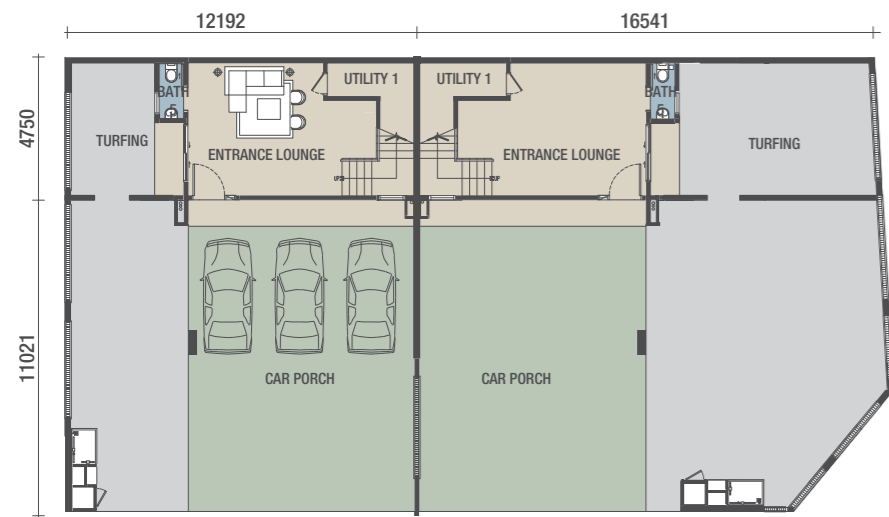


## FLOOR PLAN





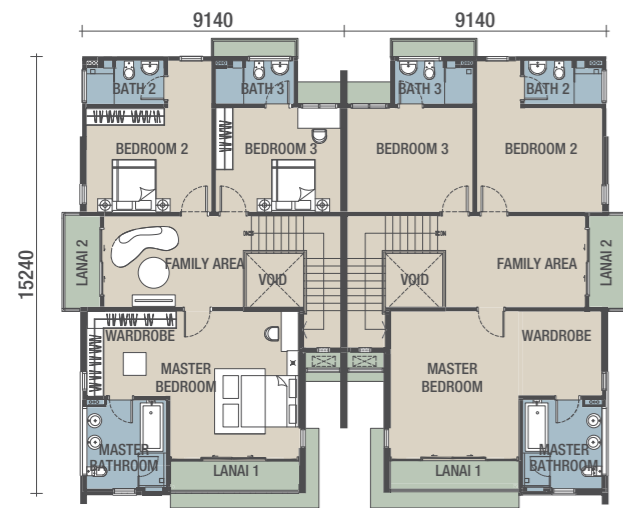
# FLOOR PLAN



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

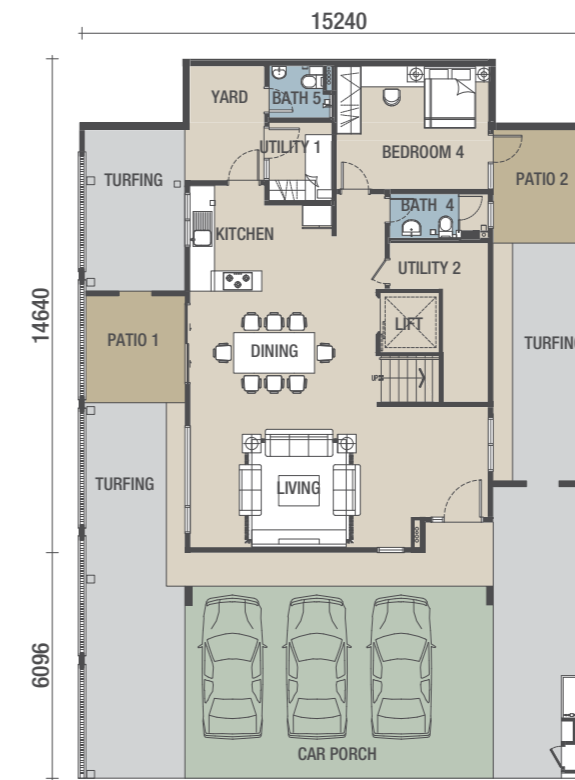
Land size : 50' x 80'  
Built-up area : 4,984 sq. ft.

 5 + 1 Bed  6 Bath

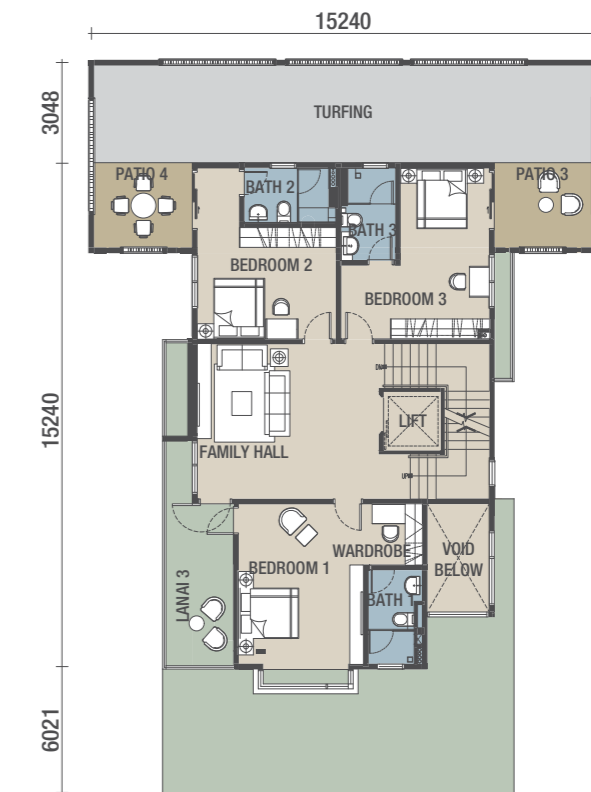


Artist's Impression Only

## FLOOR PLAN



Ground Floor



First Floor



Second Floor



# Specifications

## RT1, RT2, RT3 & RT4

<b>Structure</b>	Reinforced Concrete				
<b>Wall</b>	Brickwall				
<b>Roof</b>	Concrete Roof Tiles / Concrete Flat Roof				
<b>Ceiling</b>	Skim Coat to Concrete Soffit / Plaster Ceiling				
<b>Windows</b>	Aluminium Top Hung Window / Aluminium Casement Window / Fixed Window				
<b>Doors</b>	Entrance Door Others	Solid Core Door Plywood Flush Door / Aluminium Framed Sliding Door			
<b>Ironmongery</b>	Selected Quality Lock Sets				
<b>Floor Finishes</b>	<b>RT1</b> 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			
	<b>RT2 &amp; RT3</b> 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			
	<b>RT4</b> Living / Dining / Kitchen / Guest Room Master Bath / Bath 1, 2 & 3 Maid's Room Store Refuse Compartment Car Porch Staircase / Master bedroom / Bedroom 2 & 3 / Family Area Others	Porcelain Tiles Porcelain Tiles Ceramic Tiles Cement Render Ceramic Tiles Concrete Imprint Laminated Flooring Cement Render			
<b>Wall Finishes</b>	Kitchen All Baths / Refuse Compartment Others	1500mm Height Ceramic Tiles Full Height Ceramic Tiles Plaster and Paint			
<b>Fencing</b>	1500mm High Brickwall				
<b>Sanitary &amp; Plumbing Fittings</b>		<b>RT1</b>	<b>RT2</b>	<b>RT3</b>	<b>RT4</b>
	Wash Basin	3	4	4	4
	Water Closet	3	4	4	4
	Toilet Paper Holder	3	4	4	4
	Hand Shower	3	4	4	4
	Kitchen Sink	1	1	1	1
	Garden Tap	1	1	1	1
	Bidet Tap	3	4	4	4
	Water Tap	2	2	2	2
<b>Electrical Installation</b>		<b>RT1</b>	<b>RT2</b>	<b>RT3</b>	<b>RT4</b>
	Lighting Point	19	22	22	25
	Air Conditioning Point	6	6	6	6
	Water Heater Point	3	4	4	4
	Power Point	20	21	21	23
	Telephone Point Complete with Internal Telephone Trunking and Cabling / FWS	1	1	1	1
	Smatv Point	2	2	2	2
	Fan Point	6	6	6	6

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

# Specifications

## RB2A, RB2C & RS1 (TYPICAL UNIT)

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

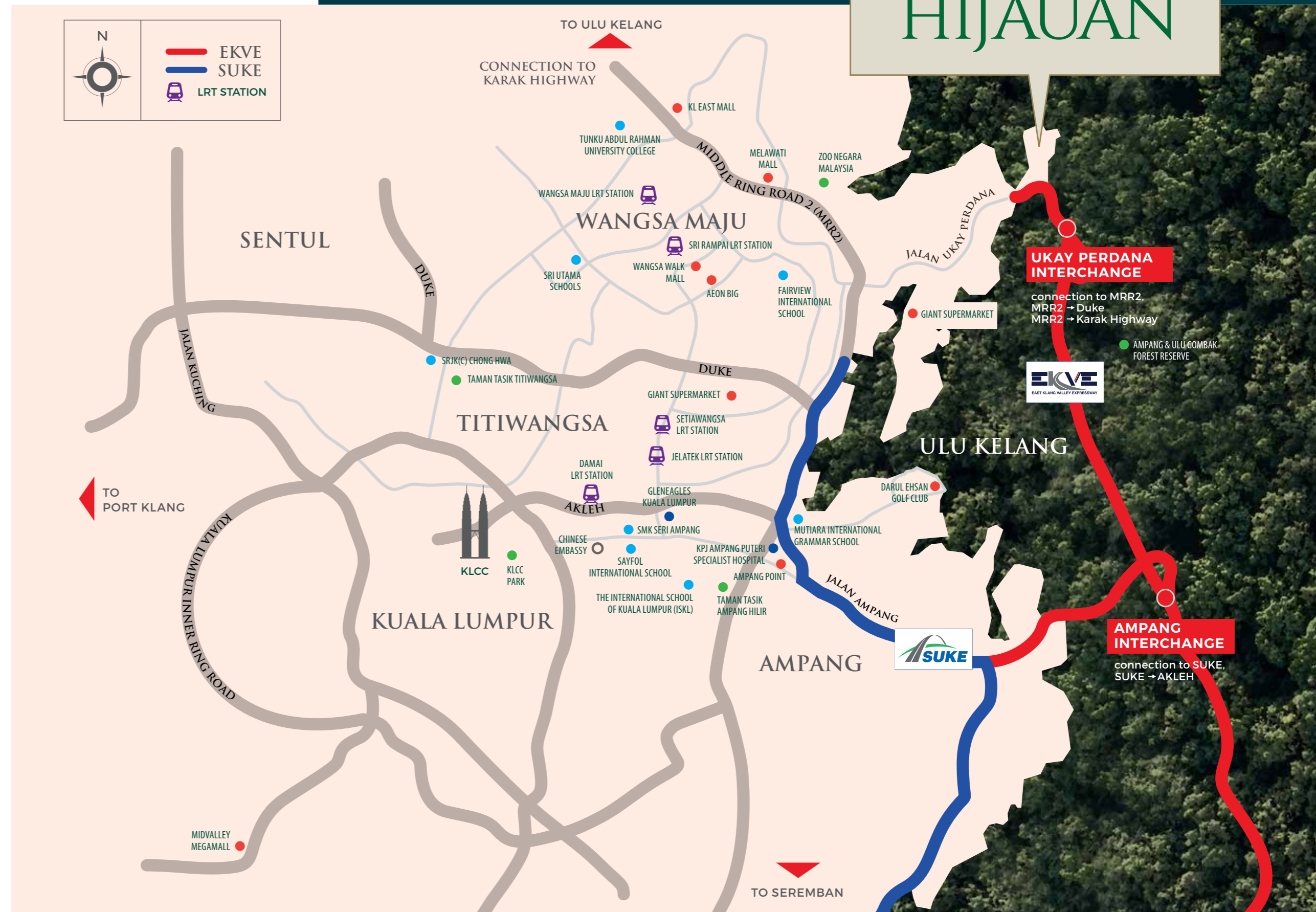
EKVE	Hulu Langat, Cheras, Sungai Long, Kajang & SUKE
MRR2	Kepong, Batu Caves, Gombak, Ampang, Cheras & Sungai Besi
AKLEH	Jalan Tun Razak, Ulu Kelang, Ampang & KL City Centre
SUKE	Sungai Besi, Alam Damai, AKLEH & MRR2
DUKE	Jalan Duta, Segambut, Sentul, Setapak, Setiawangsa & Ulu Kelang
KARAK	Gombak, Genting 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.: 10296-4/10-2022/03144 (L) • Validity: 26/10/2021-25/10/2022 • Advertising & Sales Permit: 10296-4/10-2022/03144 (P) • Validity: 26/10/2021-25/10/2022 • 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: RM5,218,800 (Min/Max) • Bumiputera Discount: 7%

• **(Phase 2D)** Type: 2 Storey Terrace • Developer's License No.: 10296-5/10-2022/02919 (L) • Validity: 31/10/2021-30/10/2022 • Advertising & Sales Permit: 10296-5/10-2022/02919 (P) • Validity: 31/10/2021-30/10/2022 • 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: Aug 2024 • No. of units: 80 (2 Storey Terrace) • Selling Price: RM1,554,800 (Min) RM2,279,800 (Max) • Bumiputera Discount: 7%

• 360° VR Show Unit - RT3 Corner Unit : <https://streetview.my/ijmland/sierrahijauan/>

• IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA

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