



SIERRA HIJAUAN

GREEN IS THE NEW LUXURY

SEMI-D & BUNGALOW



LIVE IN THE CITY,
BREATHE IN NATURE



*"The clearest way into the universe is
through a forest wilderness."*

- JOHN MUIR -



Convenient Access To
Major Highways

A Low-Density Neighbourhood

310 Landed Residences
Embraced by Nature

Next To Ampang Forest Reserve

32.77-Acre Gated & Guarded Commune

Naturally Misty, Fresh & Cool

15 KM to Kuala Lumpur City Centre

Exclusive Clubhouse & Amenities



THE PERFECT SETTING
FOR A
MATURE NEIGHBOURHOOD

Sierra Hijauan is a resort-style exclusive development by IJM Land located at the foothills of the Ampang Forest Reserve, making it an excellent choice for homebuyers who want to be close to both nature and the Kuala Lumpur City Centre.

 EDUCATION

- 6.9km Fairview International School
- 7.7km SMK Taman Melawati
- 8.7km Brighton International School
- 9.7km Tunku Abdul Rahman University College
- 11.3km The International School of Kuala Lumpur (ISKL)

 SHOPPING

- 4.1km Giant Bukit Antarabangsa
- 7.5km Giant Ulu Kelang
- 7.7km Aeon AU2 Setiawangsa
- 8.0km Aeon Big Wangsa Maju
- 8.1km Melawati Mall
- 8.2km Wangsa Walk Mall
- 10.5km KL East Mall
- 11.0km Setapak Central Mall
- 13.3km Suria KLCC

 CONNECTIVITY

- EKVE | MRR2 | DUKE
- AKLEH | KARAK | SUKE

 RECREATION

- 7.0km Zoo Negara Malaysia
- 9.0km ATV Rimba Kemensah
- 9.3km Melawati River Care Centre
- 9.8km Air Terjun Mini Jeram
- 10.1km Bukit Tabur
- 10.7km Kebun Haji Jalil
- 11.8km ATV Adventure Park Kuala Lumpur
- 11.9km Kombat Zone Paintball

 HEALTHCARE

- 9.0km KPJ Ampang Puteri Specialist Hospital
- 10.1km Gleneagles Hospital Kuala Lumpur
- 12.0km HSC Healthcare
- 13.2km Columbia Asia Hospital -Setapak

"Nature holds the key to our aesthetic, intellectual, cognitive and even spiritual satisfaction."

- E. O. WILSON -



CONNECTIVITY AND CONVENIENCE WITHIN YOUR REACH

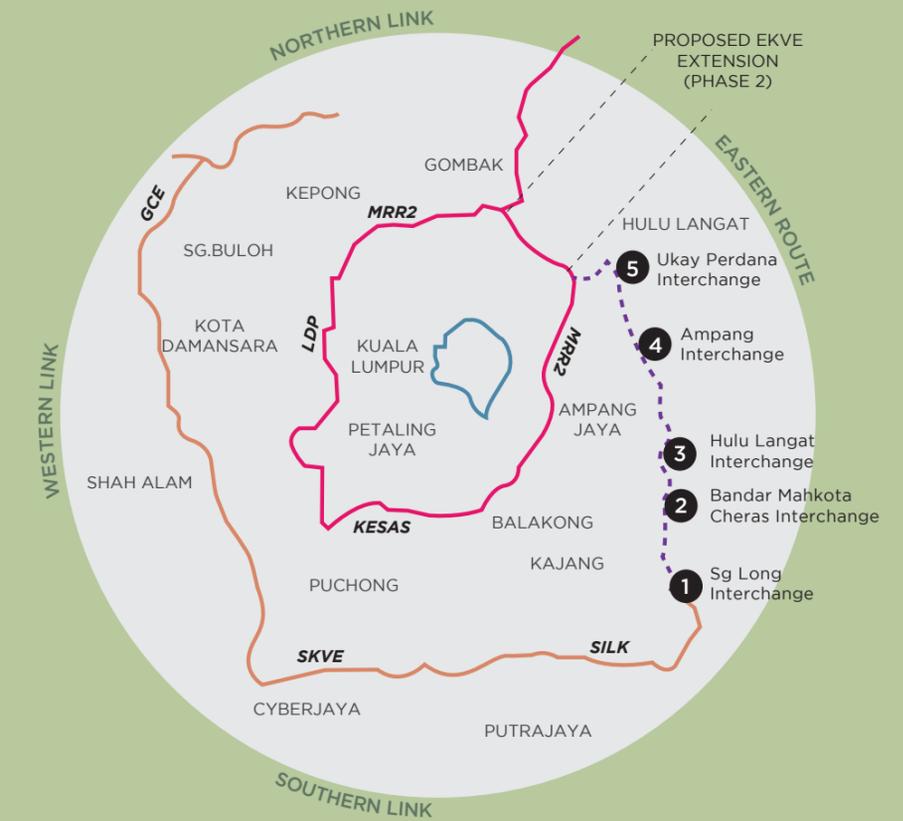
Beyond its walls, residents are spoilt for choice when it comes to eateries, convenience stores and laundromats, among other amenities, in Taman Melawati, Setiawangsa and Wangsa Maju.

Sierra Hijauan is well connected to major highways such as the Kuala Lumpur Middle Ring Road 2 (MRR2), Duta-Ulu Kelang Expressway (DUKE), Ampang-Kuala Lumpur Elevated Highway (AKLEH), Jalan Ampang, Karak Highway and the upcoming East Klang Valley Expressway (EKVE).



ABOUT EKVE EAST KLANG VALLEY EXPRESSWAY

The East Klang Valley Expressway (EKVE) is currently under construction as part of the Kuala Lumpur Ring Road. Acting as an alternative route to the Middle Ring Road 2 (MRR2) especially along the stretch between Ukay Perdana and Ampang, EKVE circumvents north-south bound traffic and vice versa.



| NO. | LOCATION | CONNECTIVITY |
|-----|-----------------------------------|---|
| 1 | Sungai Long Interchange | Links to SILK in the south |
| 2 | Bandar Mahkota Cheras Interchange | Connects to Persiaran Mahkota Cheras |
| 3 | Hulu Langat Interchange | Connects to Jalan Hulu Langat |
| 4 | Ampang Interchange | Links to Jalan Lembah Jaya at Ampang |
| 5 | Ukay Perdana Interchange | Connects to Jalan Ukay Perdana at Ukay Perdana and indirectly connects to MRR2 and DUKE |



A WONDERFUL LIFE

Imagine waking up to cool, crisp mornings that leave you feeling refreshed
- this is where blissful living begins.

Moments past the 24-hour security gate, the traffic snarls and city buzz
fade off, giving way to birdsong and garden sounds. The feast spreads
with every shift of angle. Here, Sierra Hijauan's homes will take their places
among the beautifully proportioned landscaped master plan.



PRIORITISING SAFETY FOR YOUR PEACE OF MIND

Seeking to create an environment for residents to enjoy serenity at its finest, no expense has been spared for top-grade security measures to provide safety and convenience for residents and visitors alike.

Enjoy your daily routine with little fuss and no worries.

Actual Site



PURSUE A HOLISTIC LIFESTYLE
WITH COMFORT AND FUN

The resident-exclusive clubhouse here offers various features, including a swimming pool, gymnasium, multipurpose hall and game room.

For the little ones, the Children's Play Square has modern playground facilities surrounded by nature's tranquility to ensure 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.

*"If you truly love nature,
you will find beauty everywhere."*

- LAURA INGALLS WILDER -





Actual Site

MASTER PLAN



EXCITING FACILITIES

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

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

LEGEND

- PHASE 2E
 - TYPE SD4
2 ½ Storey Semi-Detached
 - Type BA2
3 Storey Bungalow
- SOLD
Phase 2B1, 2B2, 2C & 2D



*Home is having somewhere to go.
Family is having someone to love.
Blessing is having both of those things.*

FLOOR PLANS

SD4 2½ STOREY SEMI-DETACHED

Land size : 40' x 80' Bedrooms : 5 + 1
 Built-up area : 3,537 sq.ft. Bathrooms : 6



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Artist's Impression Only

The architecture's simplicity and elegance are keys to heightening the sense of grace and tranquility that is desired in any home.

With spacious living spaces designed for flexibility, this is the ideal home for multigenerational families with senior members living together under one roof.



FLOOR PLANS

BA2

3 STOREY BUNGALOW

Land size : 4865 sq.ft.

Bedrooms : 6 + 1

Built-up area : 4,660 sq.ft.

Bathrooms : 7



FIRST FLOOR



GROUND FLOOR



SECOND FLOOR

SPECIFICATIONS



| | | |
|-----------|---------------------------------|---|
| STRUCTURE | Reinforced Concrete | |
| WALL | Brickwall | |
| ROOF | Roof Tiles / Concrete Flat Roof | |
| CEILING | Skim Coat / Plaster Ceiling | |
| WINDOWS | Aluminium Framed Glass Window | |
| DOORS | Entrance | Timber Door |
| | Others | Plywood Flush Door / Aluminium Sliding Glass Door |

| | | |
|-------------|----------------------------|--|
| IRONMONGERY | Selected Quality Lock Sets | |
|-------------|----------------------------|--|

| | | |
|----------------|---|------------------|
| FLOOR FINISHES | <u>BA2</u> | |
| | Living | Porcelain Tiles |
| | Dining / Kitchen | Porcelain Tiles |
| | Guest Room | Porcelain Tiles |
| | Staircase / Family Hall / Master Bedroom / Bedroom 2, 3, 4 & 5 / Corridor | Timber Strip* |
| | Bath 1, 2, 3, 4, 5 & 6 | Porcelain Tiles |
| | Utility 1 / Bath 7 / Store | Ceramic Tiles |
| | Balcony 1 & 2 / Yard / Refuse Chamber / Terrace 1, 2 & 3 | Porcelain Tiles |
| | Car Porch | Concrete Imprint |
| | Others | Cement Render |

| | | |
|--|---|------------------|
| | <u>SD4</u> | |
| | Living | Porcelain Tiles |
| | Dining / Kitchen | Porcelain Tiles |
| | Bedroom 5 | Porcelain Tiles |
| | Staircase / Family Area / Master Bedroom / Bedroom 2, 3 & 4 | Timber Strip* |
| | Bath 1, 2, 3, 4 & 5 | Porcelain Tiles |
| | Utility / Bath 6 | Ceramic Tiles |
| | Balcony 1 & 2 / Refuse Chamber | Porcelain Tiles |
| | Drying Yard / Terrace 1 & 2 | Porcelain Tiles |
| | Car Porch | Concrete Imprint |
| | Others | Cement Render |

| | | |
|---------------|--|--------------------------------|
| WALL FINISHES | Kitchen / Yard (BA2) | Ceiling Height Porcelain Tiles |
| | Kitchen (SD4) | 1500mm Height Porcelain Tiles |
| | All Baths | Ceiling Height Porcelain Tiles |
| | Refuse Chamber | Full Height Ceramic Tiles |
| | Others | Plaster & Paint |
| FENCING | 1500mm Height Brickwall / Mild Steel Railing (BA1 & BA2) | |
| | 1500mm Height Brickwall / Mild Steel Railing (SD4 Parcel No.182) | |
| | 1500mm Height Brickwall (SD4) | |

| | | |
|------------------------------|------------|------------|
| SANITARY & PLUMBING FITTINGS | <u>BA2</u> | <u>SD4</u> |
| Wash Basin | 8 | 7 |
| Water Closet | 7 | 6 |
| Long Bath | 1 | 1 |
| Hand Bidet | 7 | 6 |
| Hand Shower | 7 | 6 |
| Shower Rose | 2 | 2 |
| Toilet Paper Holder | 7 | 6 |
| Kitchen Sink | 2 | 1 |
| Garden Tap | 2 | 1 |
| Water Tap | 2 | 2 |

| | | |
|--------------------------------|----|----|
| ELECTRICAL INSTALLATION | | |
| Lighting Point | 55 | 41 |
| Air Conditioning Point | 9 | 8 |
| Water Heater Point | 7 | 6 |
| Power Point | 43 | 35 |
| Fiber Wall Socket | 1 | 1 |
| SMATV Point | 1 | 1 |
| Fan Point | 9 | 8 |
| Data Point | 3 | 3 |
| EV Charging SPN Isolator Point | 1 | 1 |

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

LOCATION MAP



SIERRA HIJAUAN

UKAY PERDANA INTERCHANGE

Connection to MRR2, MRR2 → Duke, MRR2 → Karak Highway



AMPANG INTERCHANGE

Connection to SUKE, SUKE → AKLEH



Distinctively
IJM

SIERRA UKAY SDN BHD 200401035353 (673863-K)
Jalan Persiaran Sierra Ukay, Taman Sierra Ukay, 68000 Ampang, Selangor

IJM LAND
A SUBSIDIARY OF IJM CORPORATION BERHAD

+6019 268 4686 IJM Land Berhad ijmland sierrahijauan.my



Sierra Hijauan Phase 2E • Developer: Sierra Ukay Sdn Bhd 200401035353 (673863-K) • Ground Floor, Wisma IJM, Jalan Yong Shook Lin, 46050 Petaling Jaya, Selangor Darul Ehsan • Tel : 03-7985 8188 Fax: 03-7952 9848/9091 • Type: 21/2 Storey Semi Detached and 3 Storey Bungalow • Developer's License No.: 10296/10-2027/1186(A) • Validity: 31/10/2022-30/10/2027 • Advertising & Sales Permit: 10296-6/02-2026/0205(N)-(S) • Validity: 28/02/2023-27/02/2026 • Appropriate Authority which approves the Building Plan: Majlis Perbandaran Ampang Jaya • Building Plan Reference Number: MPAJ.BS.KB. 740-1/2-11/12-3 • 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: March 2026 • No. of units: 24 (21/2 Storey Semi Detached) • Selling Price: RM3,033,800 (Min) RM3,275,800 (Max) • No. of units: 1 (3 Storey Bungalow) • Selling Price: RM 4,420,800 (Min/Max) • Bumiputera Discount: 7%

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA