

# SYERRA HIJAUAN

GREEN IS THE NEW LUXURY

PHASE 2F & 2G2
SEMI-D & BUNGALOW



"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

Giant Ulu Kelang

7.7km Aeon AU2 Setiawangsa

Aeon Big Wangsa Maju

Melawati Mall

8.2km Wangsa Walk Mall

10.5km KL East Mall

11.0km Setapak Central Mall

13.3km Suria KLCC

# 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



# CONNECTIVITY

AKLEH | KARAK | SUKE



# ( 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 -



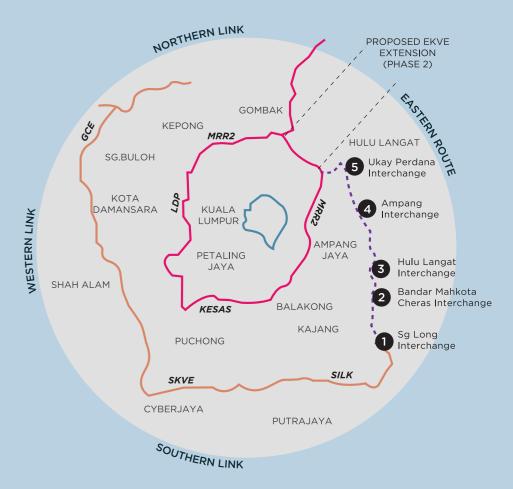


Beyond its walls, residents are spoilt for choice when it comes to eateries, convenience stores and laundromats, among other amenities, in Taman Melawati, Setiawangsa and Wangsa Maju.

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





# **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.



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 -









## 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 2F & 2G2

TYPE SD4 2 ½ Storey Semi-Detached

TYPE BA1 3 Storey Bungalow

TYPE SD1
3 Storey Semi-Detached

TYPE BA2 3 Storey Bungalow

TYPE SD3 3 Storey Semi-Detached

SOLD Phase 2B1, 2B2, 2C, 2D, 2E & 2H





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



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

#### FLOOR PLANS

# SDI

#### 3 STOREY SEMI-DETACHED

Land size : 40' x 80' Bedrooms: 5 + 1 Built-up area : 4,511 sq.ft. Bathrooms: 6





FIRST FLOOR



SECOND FLOOR

#### FLOOR PLANS

# SD3 3 STOREY SEMI-DETACHED

Land size : 40' x 80' Bedrooms: 5 + 1 Built-up area: 4,077 sq.ft. Bathrooms: 6





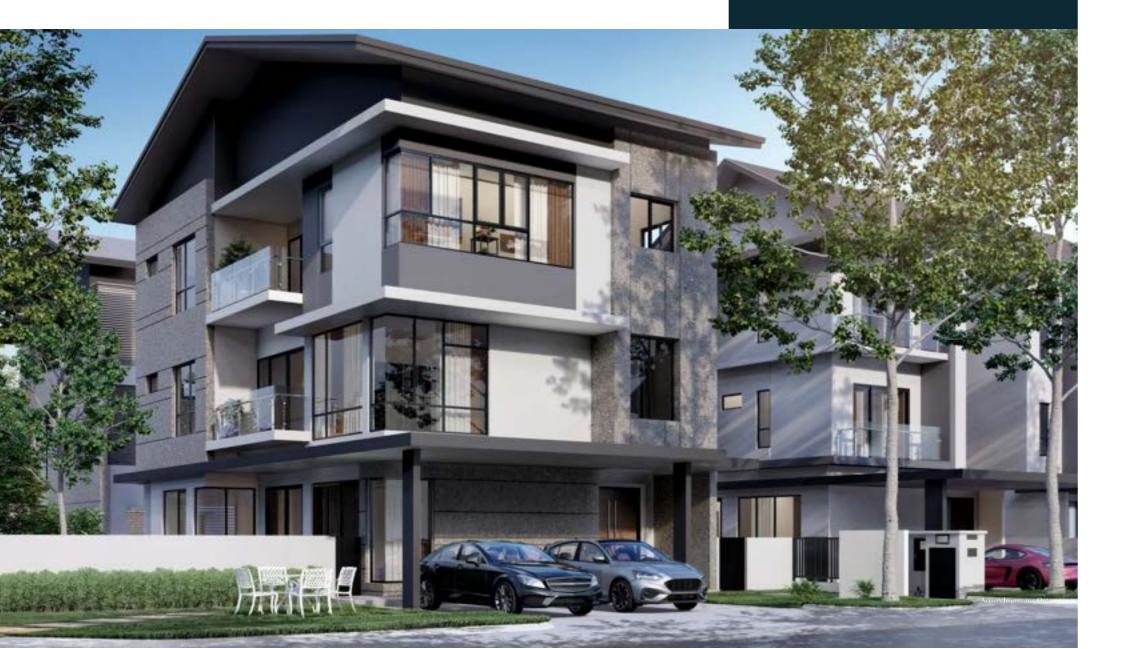
FIRST FLOOR



**GROUND FLOOR** 

SECOND FLOOR

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

## BAI

#### 3 STOREY BUNGALOW

Land size: 7,072 sq.ft. Bedrooms: 6 + 1
Built-up area: 5,399 sq.ft. Bathrooms: 7



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

#### FLOOR PLANS

# BA2 3 STOREY BUNGALOW

Land size: 5,188 / 6,157 sq.ft. Bedrooms: 6 + 1 Built-up area: 4,660 sq.ft. Bathrooms: 7



**GROUND FLOOR** 



FIRST FLOOR



SECOND FLOOR



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



SD4

Living

Dining / Kitchen

STRUCTURE Reinforced Concrete Bedroom 5 Porcelain Tiles Staircase / Family Area / Timber Strip\* WALL Brickwall Master Bedroom / Bedroom 2, 3 & 4 ROOF Roof Tiles / Concrete Flat Roof Bath 1, 2, 3, 4 & 5 Porcelain Tiles CEILING Skim Coat / Plaster Ceiling Utility / Bath 6 Ceramic Tiles Aluminium Framed Glass Windows WINDOWS Balcony 1 & 2 / Refuse Chamber Porcelain Tiles DOORS Entrance Timber Door Drying Yard / Terrace 1 & 2 Porcelain Tiles Others Plywood Flush Door / Car Porch Concrete Imprint Aluminium Sliding Others Cement Render Glass Door WALL FINISHES Kitchen / Yard (BA1 & BA2) Ceiling Height Porcelain Tiles IRONMONGERY Selected Quality Lock Sets Kitchen (SD4) 1500mm Height Porcelain Tiles All Baths Ceiling Height Porcelain Tiles FLOOR FINISHES BA1 Refuse Chamber Full Height Ceramic Tiles Living / Entrance Hall Porcelain Tiles Others Plaster & Paint Dining / Kitchen Porcelain Tiles Guest Room Porcelain Tiles FENCING 1500mm Height Brickwall / Mild Steel Railing (BA1 & BA2) Staircase / Family Hall / Timber Strip\* 1500mm Height Brickwall / Mild Steel Railing Master Bedroom / (SD4 Parcel No. 205, 208, 223 & 228) Bedroom 2, 3, 4 & 5 / Corridor Bath 1, 2, 3, 4, 5 & 6 Porcelain Tiles 1500mm Height Brickwall (SD4) Utility 1 / Bath 7 / Store Ceramic Tiles Balcony 1 & 2 / Yard / Refuse Chamber Porcelain Tiles SANITARY & PLUMBING FITTINGS BA2 SD4 BA1 Car Porch Concrete Imprint Wash Basin Drying Yard / Terrace 1 & 2 / Porcelain Tiles Water Closet Pool Deck Long Bath Others Cement Render Hand Bidet Hand Shower BA2 Shower Rose Living Porcelain Tiles Toilet Paper Holder Dining / Kitchen Porcelain Tiles Kitchen Sink Guest Room Porcelain Tiles Garden Tap Staircase / Family Hall / Timber Strip\* Water Tap Master Bedroom / Bedroom 2, 3, 4 & 5 / Corridor ELECTRICAL INSTALLATION Bath 1, 2, 3, 4, 5 & 6 Porcelain Tiles 59 55 41 Lighting Point Utility 1 / Bath 7 / Store Ceramic Tiles 10 Air Conditioning Point 9 Balcony 1 & 2 / Yard / Porcelain Tiles Water Heater Point 6 Refuse Chamber / Terrace 1, 2 & 3 50 35 43 Power Point Car Porch Concrete Imprint Fiber Wall Socket Others Cement Render **SMATV** Point 10 Fan Point

Data Point

EV Charging SPN Isolator Point



STRUCTURE WALL ROOF ROOF FRAMING CEILING WINDOWS DOORS	Reinforced Concrete Brickwall Roof Tiles / Concrete Flat Roof Metal Roof Truss Skim Coat / Plaster Ceiling Aluminium Framed Glass Windows Entrance Others	Engineered Timber Core Door Aluminium Sliding Glass Doors / Plywood Flush Doors Aluminium Door / Glass Door (ID Unit Only)
IRONMONGERY	Selected Quality Lock Sets	
FLOOR FINISHES	SD1 Entrance Hall / Living Hall / Dining / Dry Kitchen / Guest Room Wet Kitchen & Yard Bath 1, 2, 3, 4, 5 & 6 Refuse Chamber Utility, Store Car Porch Foyer / Terrace / Balcony 1, 2, 3 & 4 Drying Yard Staircase / Study Area / Family Hall / Master Bedroom 1 / Bedroom 2, 3 & 4 Others	Porcelain Tiles Porcelain Tiles Ceramic Tiles Ceramic Tiles Concrete Imprint Porcelain Tiles Ceramic Tiles
	SD3 Entrance Foyer / Living / Dining / Kitchen / Guest Room Yard / Bath 1, 2, 3, 4 & 5 Bath 6 / Utility / Store Refuse Chamber Car Porch Terrace 1 & 2 / Balcony 1 & 2 Drying Yard Staircase / Corridor / Family Hall / Master Bedroom / Bedroom 2 & 3 & 4	Porcelain Tiles  Porcelain Tiles  Ceramic Tiles  Ceramic Tiles  Concrete Imprint  Porcelain Tiles  Ceramic Tiles  Timber Strip*

Others

WALL FINISHES	SD1 Dry Kitchen / Wei Bath 1, 2, 3, 4, 5 & Refuse Compartm Others	Ceiliı Cera	Ceiling Height Porcelain Tiles Ceiling Height Porcelain Tiles Ceramic Tiles Plaster & Paint				
	SD3 Kitchen & Yard All Baths Refuse Compartm Others	Ceiliı Cera	Ceiling Height Porcelain Tiles Ceiling Height Porcelain Tiles Ceramic Tiles Plaster & Paint				
FENCING	1500mm High Brickwall & Mild Steel Fencing (SD1 & SD3)						
SANITARY & PLU Wash Basin Water Closet Hand Bidet Hand Shower Shower Rose Long Bath Toilet Paper Hold Kitchen Sink Garden Tap Water Tap		SD1 7 6 6 6 2 1 6 1 2	SD1 (ID) 7 6 6 6 2 1 6 2 2 1	SD3 7 6 5 5 2 1 6 1 1 2	SD3 (ID)  7  6  5  2  1  6  2  1  2		
ELECTRICAL INST Lighting Point Air Conditioning F Water Heater Point Power Point Fiber Wall Socket SMATV Point Fan Point Data Point EV Charging SPN	Point	55 9 5 51 2 4 9 2	55 9 5 51 2 4 9 2	52 8 4 52 2 3 8 2	52 8 4 52 2 3 8 2		

Porcelain Tiles

Porcelain Tiles

Cement Render

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

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

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







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





+6019 268 4686









Sierra Hijauan Phase 2F • 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: 10296-8/07-2026/0789(N)-(S) • Validity; 10/07/2023-09/07/2026 • Appropriate Authority which approves the Building Plan: Majlis Perbandaran Ampang Jaya • Building Plan Reference Number: 09(dlm)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 charged without prior approval by the State Authority • Land Encumbrances: Nil • Expected Date of Completion: July 2026 • Type SD4 • No. of units: 18 (21/2 Storey Semi Detached) • Selling Price: RM3,133,800 (Min), RM3,228,800 (Max) • Type BA1 - No. of units: 1 (3 Storey Semi Detached) Bungalow) • Selling Price: RM5,521,800 (Min/Max) • Type BA2 - No. of units: 1 (3 Storey Bungalow) • Selling Price: RM4,783,800 (Min/Max) • Bumiputera Discount: 7%

Sierra Hijauan Phase 2G • 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, 3-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 : 10296-9/07-2026/0804(N)-(S) • Validity: 12/07/2023-11/07/2026 Appropriate Authority which approves the Building Plan: Majlis Perbandaran Ampang Jaya • Building Plan Reference Number: 09(dlm)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 charged without prior approval by the State Authority • Land Encumbrances: Nil • Expected Date of Completion: August 2026 • Type SD4 - No. of units: 12 (21/2 Storey Semi Detached) • Selling Price: RM3,297,800 (Min), RM3,742,800 (Max) • Type SD1 – No. of units: 2 (3 Storey Semi Detached) • Selling Price: RM4,194,800 (Min), RM4,241,800 (Max) • Type SD3 - No. of units: 2 (3 Storey Semi Detached) • Selling Price: RM3,794,800 (Min/Max) • Type BA2 - No. of units: 1(3 Storey Bungalow) • Selling Price: RM4,878,800 (Min/Max) • Bumiputera Discount: 7%