



# SIERRA HIJAUAN

GREEN IS THE NEW LUXURY

LINK VILLA



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

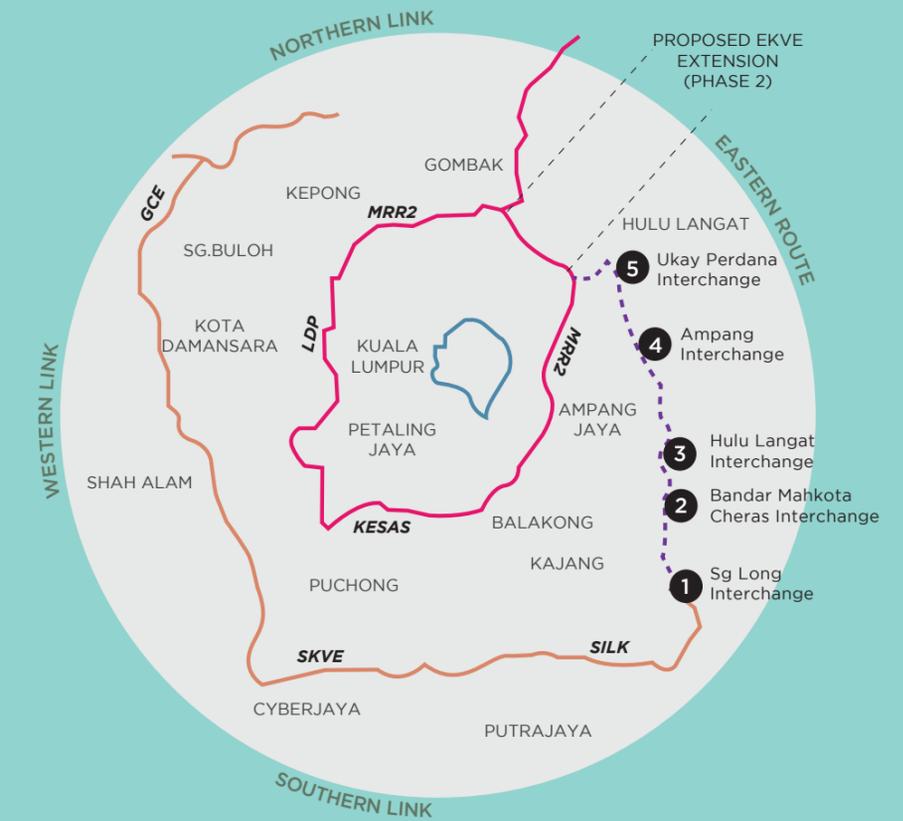
Beyond its walls, residents are spoilt for choice when it comes to eateries, convenience stores and laundromats, among other amenities, in Taman Melawati, Setiawangsa and Wangsa Maju.

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.



**PURSUE A HOLISTIC LIFESTYLE**  
WITH COMFORT AND FUN

The resident-exclusive clubhouse here offers various features, including a swimming pool, gymnasium, multipurpose hall and games 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, Games 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 2H	
 TH1 2 1/2 Storey Link Villa	 TH2 2 Storey Link Villa
 TH3 2 Storey Link Villa	 SOLD Phase 2B1, 2B2, 2C & 2D

# FLOOR PLANS

THI

## 2 ½ Storey Link Villa

Land Size: 24' x 60'

Bedrooms: 5

Built-up Area: 2,585 sq.ft.

Bathrooms: 5



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.



Artist's Impression Only



Artist's Impression Only

Inspired by the natural beauty of its surroundings, these homes are designed to integrate with nature as much as possible.

## FLOOR PLANS

### TH2

2 Storey Link Villa

Land Size: 22' x 72.5'

Bedrooms: 4

Built-up Area: 2,329 sq.ft.

Bathrooms: 4



Artist's Impression Only



GROUND FLOOR



FIRST FLOOR

# FLOOR PLANS

## TH3

### 2 Storey Link Villa

Land Size: 22' x 75'

Bedrooms: 4

Built-up Area: 2,376 sq.ft.

Bathrooms: 4



GROUND FLOOR



FIRST FLOOR



Create lasting memories with your family in a home built with refined details throughout. Dwell in comfortable and spacious environments with intelligent design that allow you to be fully immersed in the soothing air of natural surroundings.

# SPECIFICATIONS



STRUCTURE	Reinforced Concrete
WALL	Brickwall
ROOFING COVERING	Metal Deck Roof / Concrete Flat Roof
ROOF FRAMING	Metal Roof Truss
CEILING	Skim Coat / Plaster Ceiling
WINDOWS	Aluminium Casement Window / Aluminium Louvred Window Aluminium Top Hung Window / Aluminium Fixed Window
DOORS	Entrance: Solid Core Door Others: Aluminium Sliding Door / Plywood Flush Door
IRONMONGERY	Selected Quality Lock Sets
FLOOR FINISHES	<p><b>TH1</b></p> <p>Living / Dining: Porcelain Tiles Kitchen / Bedroom 5: Porcelain Tiles Bath 1, 2, 3, 4 &amp; 5: Porcelain Tiles Refuse Chamber: Porcelain Tiles Car Porch: Concrete Imprint Staircase / Family Area / Master Bedroom / Bedroom 2, 3 &amp; 4: Timber Strip* Others: Cement Render</p> <p><b>TH2 &amp; TH3</b></p> <p>Living / Dining: Porcelain Tiles Kitchen / Bedroom 4: Porcelain Tiles Bath 1, 2, 3 &amp; 4: Porcelain Tiles Refuse Chamber: Porcelain Tiles Car Porch: Concrete Imprint Staircase / Family Area / Master Bedroom / Bedroom 2 &amp; 3: Timber Strip* Others: Cement Render</p>

WALL FINISHES	<b>TH1</b>			
	Kitchen	1500mm Height Porcelain Tiles		
	Bath 1, 2, 3, 4 & 5	Ceiling Height Porcelain Tiles		
	Refuse Chamber	Full Height Ceramic Tiles		
	Others	Plaster and Paint		
WALL FINISHES	<b>TH2 &amp; TH3</b>			
	Kitchen	1500mm Height Porcelain Tiles		
	Bath 1, 2, 3 & 4	Ceiling Height Porcelain Tiles		
	Refuse Chamber	Full Height Ceramic Tiles		
	Others	Plaster and Paint		
FENCING	1500mm Height Brickwall			
SANITARY & PLUMBING FITTINGS		<b>TH1</b>	<b>TH2</b>	<b>TH3</b>
Wash Basin		5	4	4
Water Closet		5	4	4
Hand Bidet		5	4	4
Hand Shower		5	4	4
Toilet Paper Holder		5	4	4
Kitchen Sink		1	1	1
Garden Tap		1	1	1
Water Tap		2	2	2
ELECTRICAL INSTALLATION				
Lighting Point		26	20	21
Lighting Point - Corner & End Units Only		27	21	22
Air Conditioning Point		7	6	6
Water Heater Point		5	4	4
Power Point		26	22	22
Fibre Wall Socket		1	1	1
SMATV Point		2	2	2
Fan Point		8	7	7
EV Charging SPN Isolator Point		1	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



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

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Sierra Hijauan Phase 2H • Developer: Sierra Ukay Sdn Bhd 200401035353 (673863-K) • Ground Floor, Wisma IJM, Jalan Yong Shook Lin, 46050 Petaling Jaya, Selangor Darul Ehsan • Tel: 03-79858188 Fax: 03-79529848/9091 • Developer's License No.: 10296/10-2027/1186(A) • Validity: 31/10/2022-30/10/2027 • Advertising & Sales Permit: 10296-7/03-2026/0228(N)-(S) • Validity: 03/03/2023-02/03/2026 • 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 Tahun • Expiring: 6 Januari 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: 12 (21/2 Storey Terrace) • Selling Price: RM2,046,800 (Min), RM2,261,800 (Max) • No. of Units: 66 (2 Storey Terrace) • Selling Price: RM1,803,800 (Min), RM2,248,800 (Max) • Bumiputera Discount: 7%

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA