



STRATEGIC LOCATION. EXCELLENT CONNECTIONS.



- Direct access to Putrajaya & Cyberjaya via SKVE & LDP
- Close to tertiary institutions
- 5 minutes from the upcoming IOI City Mall
- Minutes away to hospital
- Rafflesia International & Private Schools within 16 Sierra
- Upcoming Maju Expressway Interchange at Seri Kembangan
- Proposed SKIP Expressway that links Bandar Kinrara to Serdang and Seri Kembangan



For enquiries, call **03-8944 9999**
www.ioiproperties.com.my/16sierra/lathea
www.facebook.com/ioiproperties

A Township Development By:



IOI PROPERTIES

Developer : **LUSH DEVELOPMENT SDN. BHD.** (Co. No. 348635-D)
 (A Subsidiary Company of IOI Properties Bhd)
 ML, Two IOI Square, IOI Resort, 62502 Putrajaya, Malaysia.
 Tel: 03 8947 8899 / 8947 8888 Fax: 03-8947 8844

Marketing & Sales Office : **IOI GALLERIA@16 SIERRA**
 Persiaran Sierra Utama, Bandar 16 Sierra, 47110 Puchong, Selangor D.E.
 Tel: 03-8944 9999 Fax: 03-8944 9959 E-mail: 16sierra.marketing@ioigroup.com



LA THEA - Type of Property: Condominium - Developer License No. & Advertising & Sales Permit: 111006/05-2015/44 - Validity Period: 08/05/2013 - 07/05/2015 - Authority Approving Building Plan: Majlis Perbandaran Sepang - Building Plan No.: MPSPG.9/D/469/12 - Expected Date of Completion: July 2016 - Land Tenure: Leasehold (Expiring on 17/05/2109) - Land Encumbrances: Nil - Total Units: 526 units - Price: RM466,800 (Min) - RM780,800 (Max) - 7% Discount for Bumiputera - Restriction of Interest: Tanah ini tak boleh dipindah milik, dipajak atau digadaikan melainkan dengan kebenaran Pihak Berkuasa Negeri. - All information contained herein including the specifications, plans, measurements and illustrations are subject to amendments without notifications as may be required by the authorities or the developer's consultants and are not intended to form and cannot form part of an offer or contract. All measurements are approximate. All illustrations are artist's impression only.

LaThea

RESIDENCES

THE LIFE YOU DESIRE

16
SIERRA
 @ Puchong South



AN EXUBERANT EXPERIENCE. A NEW LIFESTYLE.



La Thea is poised to become an exuberant experience of liveable lifestyle that rewrites the rules of style, form and function.

- The two towers of varying heights evoke a distinctive masterpiece of design
- Each tower comprises only 12 units per floor served by 3 private lifts and 1 service lift
- Separate lift & access for services & transporting goods / garbage
- Dedicated visitors' lift to facilities floor & main lobby
- Ample dedicated parking bays for visitors





Artist's Impression Only

Step into a world of leisure and relaxation on the facilities floor at La Thea. You can also choose to become a privileged member of the Amigo Clubhouse to enjoy even more lifestyle pleasures.

UNDERSTATED LEISURE. ALL ON ONE FLOOR.

LA THEA FACILITIES

- Function / Entertainment Hall
- Gym
- Swimming Pool
- Kids' Pool
- Interactive Playground
- Yoga Deck / Exercise Deck
- Resting / Picnic Area
- BBQ Area
- Convenience Store
- Reflexology Path
- Tennis Court
- Launderette
- Kindergarten
- Trellis
- Management Office
- Meeting Room
- Reading Room

Artist's Impression Only



EXOTIC GARDENS. FLUID LANDSCAPING.

La Thea features a flowing landscape design that blends and connects each intimate space seamlessly, with abundant green spaces in a tropical setting for your family to play, learn and bond.





FACILITIES

Floor

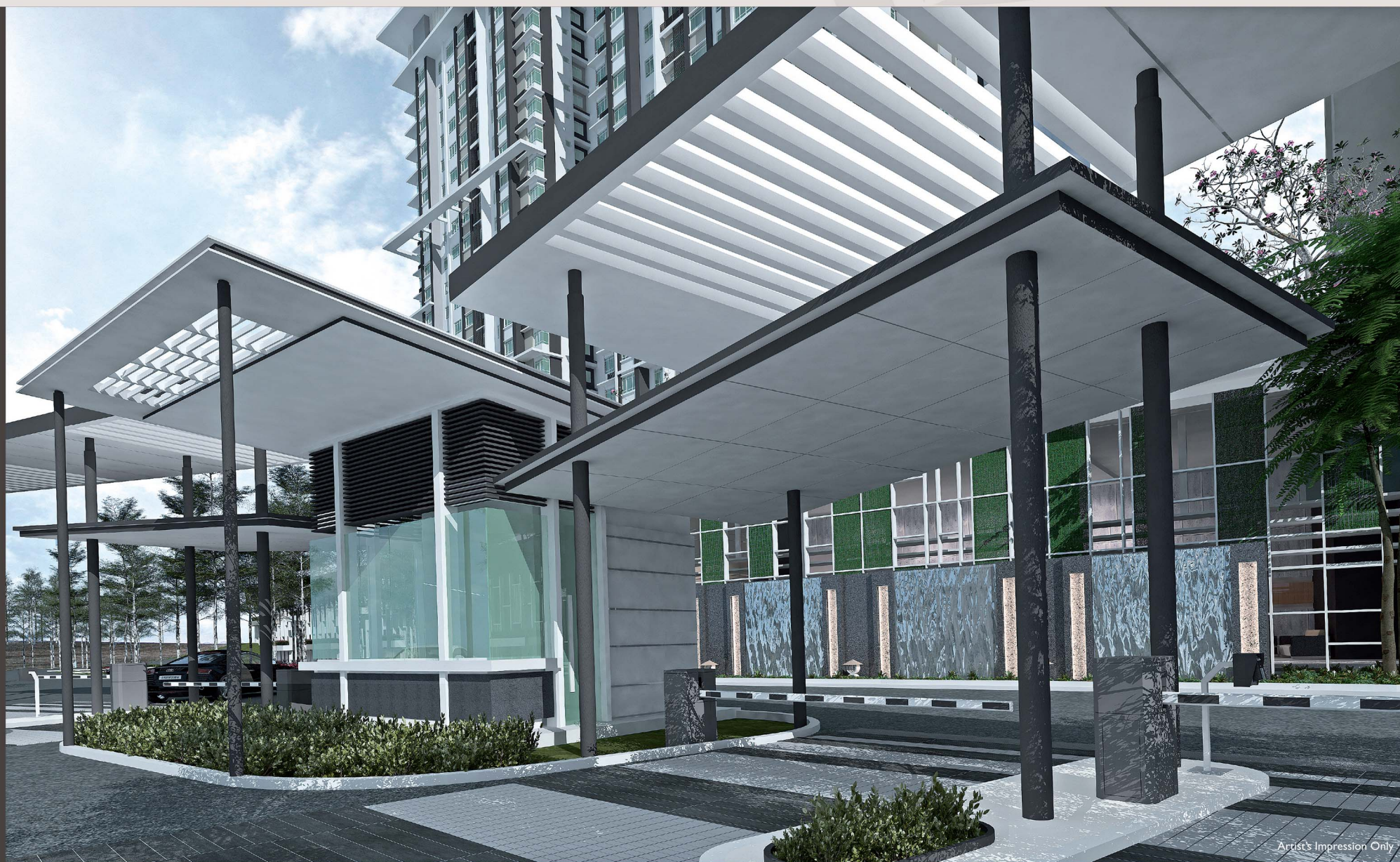
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|---------------------|---------------------------------|--------------------------------------|
| 1 Tennis Court | 9 Function / Entertainment Hall | 16 Gym |
| 2 Launderette | 10 BBQ Area | 17 Changing Room |
| 3 Reading Room | 11 Kids' Pool | 18 Kindergarten |
| 4 Meeting Room | 12 Swimming Pool | 19 Interactive Children's Playground |
| 5 Convenience Store | 13 Resting Area | 20 Reflexology Path |
| 6 Lift Lobby | 14 Guardhouse | 21 Gazebo |
| 7 Drop-Off Area | 15 Yoga Deck | |
| 8 Entrance Lobby | | |



SAFE & SECURE. AROUND THE CLOCK.

At La Thea, your privacy and peace of mind is assured day and night.

- Guardhouse equipped with intercom system
- Gated community with single entry / exit point
- 3-tier security system (guardhouse, lift lobby with CCTV surveillance at entry / exit points and lifts, and digital lock at main door)



Artist's Impression Only

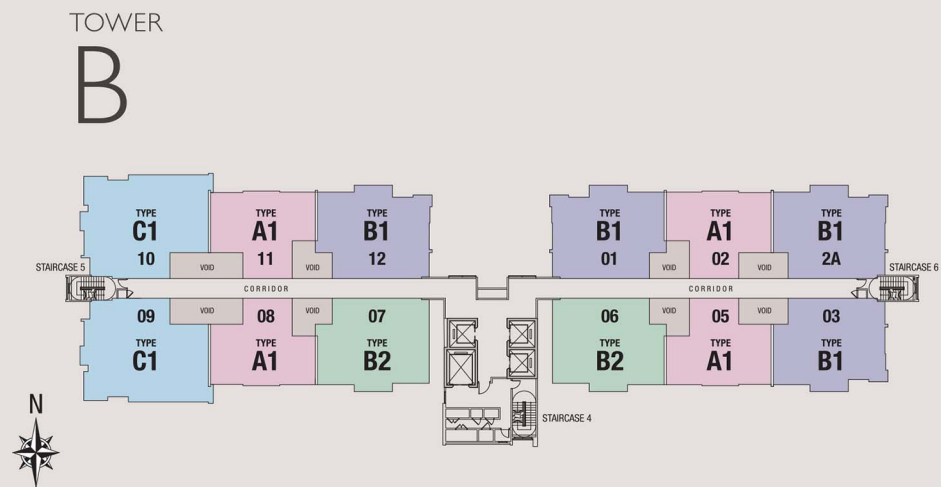
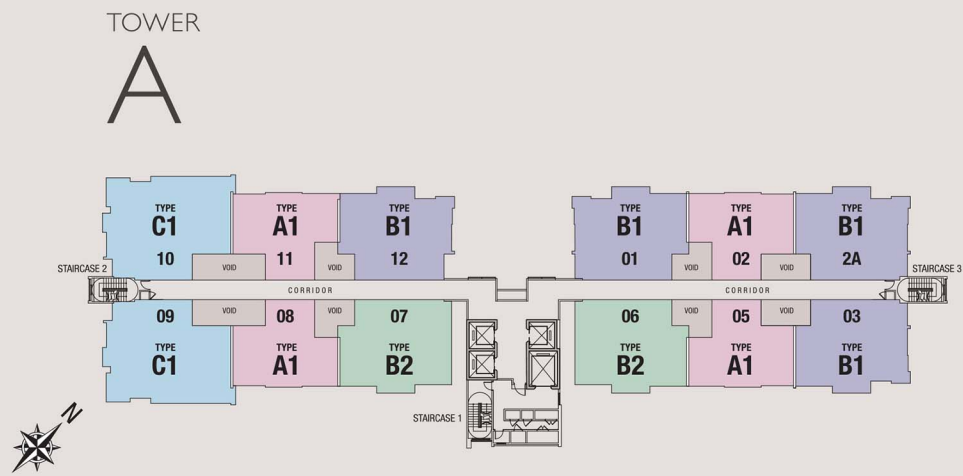


PLAY, LEARN & BOND AT 16 THEMED GARDENS

With 16 inter-connected themed gardens to choose from, your family will never run out of space to play, learn and bond. The township centrepiece is the Central Park with recreational facilities that include the Grand Lawn, Tai Chi Lawn, jogging track, basketball / futsal courts, reflexology path, etc. Next to Central Park is the Amigo Clubhouse with lifestyle facilities.

AMIGO CLUBHOUSE FACILITIES

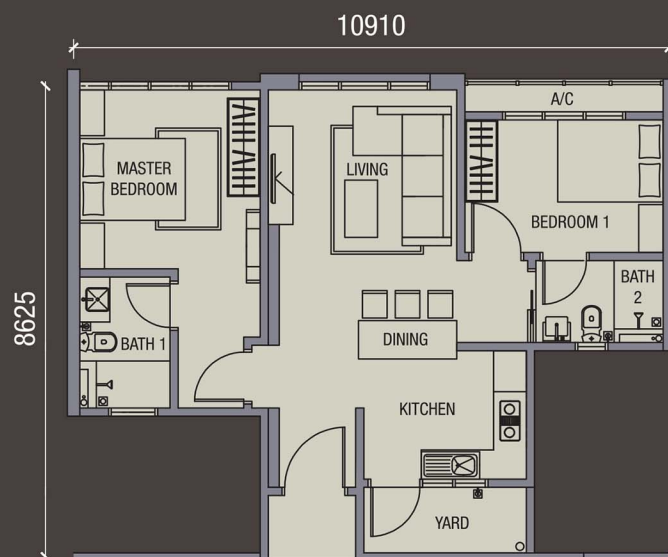
Swimming pool • Infants' pool • Wading pool with 'tipping bucket' • Children's play area • Glass gym • Yoga deck
• Cafeteria • Multi-purpose hall with badminton courts



TYPE
A | BUILT-UP
787
SF

TYPE
B | BUILT-UP
970
SF

TYPE
C | BUILT-UP
1,205
SF



STRUCTURE	: Reinforced concrete framework
WALL	: RC wall / Cement sand bricks
ROOF COVERING	: RC flat roof / Metal deck roof
ROOF FRAMING	: Steel trusses / RC beam
CEILING	: Skim coat & plaster ceiling at selected areas
WINDOWS	: Aluminum frame window
DOORS	: Main entrance (all types) – fire rated door
Other areas	: Selected timber door / aluminium sliding door
IRONMONGERY	: Selected lock
WALL FINISHES	
Kitchen	: Selected wall tiles to 5' 0" high
Bathroom	: Selected wall tiles to ceiling height
FLOOR FINISHES	
Living, all bedrooms, dining & kitchen	: Selected porcelain / homogeneous tiles
Bathrooms, balcony & yard	: Selected porcelain / homogeneous tiles
Others	: Cement render

SANITARY & PLUMBING FITTINGS	Type A1	Type B1	Type B2	Type C1
Water closet	2	2	2	2
Wash hand basin	2	2	2	2
Shower rose	2	2	2	2
Kitchen sink	1	1	1	1

ELECTRICAL INSTALLATION	Type A1	Type B1	Type B2	Type C1
Fan point	3	4	4	4
Light point	14	15	15	16
13 amp power point	14	17	17	20
Air-conditioning point	3	4	4	5
Water heater point	2	2	2	2
Television point	1	1	1	2
Door bell point	1	1	1	1

INTERNAL TELEPHONE TRUNKING & CABLING	Type A1	Type B1	Type B2	Type C1
Telephone point	1	1	1	1
Intercom point	1	1	1	1