

PLAY.  
LEARN.  
BOND.

For enquiries, call

03-8944 9999

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A Township Development By:



**IOI PROPERTIES**

Developer : LUSH DEVELOPMENT SDN. BHD. (Co. No. 348635-D)

(A Subsidiary Company of IOI Properties Group 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



SIERRA 6 (PHASE 1) • Type of Property : 3-Storey Terrace House • Developer License No. & Advertising Sales and Permit : 11100-7/06-2016/0547 • Validity Period: 06/06/2014 - 05/06/2016 • Authority Approving Building Plan: Majlis Perbandaran Sepang • Building Plan No.: MPSPG.9/D/429/11 • Expected Date of Completion: June 2016 • Land Tenure: Leasehold 99 Years (Expiring On: 16/05/2109) • Land Encumbrances: Nil • Total units: 113 • Price: RM1,550,800 (Min) – RM3,047,800 (Max) • 7% Discount For Bumiputera • Restriction of Interest: Tanah ini tak boleh dipindah milik, dipajak atau digadai melainkan dengan kebenaran Pihak Berkuasa Negeri. • All information contained herein including the 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.



**SIERRA 6**  
3-STOREY SUPERLINK

Distinctive  
Lifestyle In A  
Private Enclave



## Exclusive Superlink With 2 Private Gardens

Sierra 6 offers a dream lifestyle with exquisite living spaces and exceptional streetscape. Where every superlink is designed as a corner unit with two outdoor private gardens for relaxation or entertaining guests.





Artist's Impression Only.

# Lush Streetscape With Sculpture Walk

The distinctive Sculpture Walk is designed to enhance the serenity of the entire neighbourhood. Stop and admire the artistic sculptures as you go for an evening walk or cycle around amid the pedestrian-friendly environment.



Artist's Impression Only.

## Play, Learn & Bond At The Tic-Tac-Toe Garden

Sierra 6 offers a great opportunity to spend family time at the Tic-Tac-Toe Garden. Fun aside, playing Tic-Tac-Toe helps young minds to develop coordination, fine motor skills and visual skills. It also sharpens their minds to think logically, plan ahead and concentrate better. More fun and laughter awaits as you slide and glide with your kids on the double-seater slider.

All in all, 16 Sierra township offers 16 interconnected themed gardens, including the Central Park with recreational facilities, for your family to play, learn and bond.



Artist's Impression Only.



## Nestled Within A Gated & Close-Knit Community

16 Sierra is a secure community with a 4-lane single entry / exit point as well as perimeter and individual fencing. Residents can also meet and mingle during community functions at the multipurpose hall.





Artist's Impression Only.



Artist's Impression Only.

## Luxuriate In Spacious Comfort

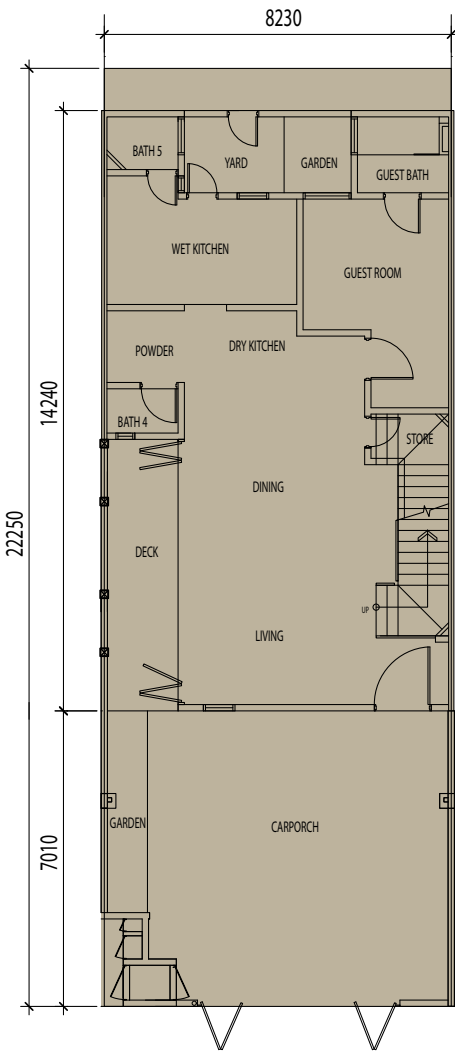
Step into living spaces that exude style and luxury, balanced with functional comfort and features that reflect your discerning lifestyle.

- Semi-D facade treatment
- 5 bedrooms suitable for 3-generation living
- Living & dining integrated with semi-outdoor deck
- Master bedroom with hotel-style bathroom
- Spacious family area for spending quality time
- Study area and balcony
- Large windows for ample natural lighting

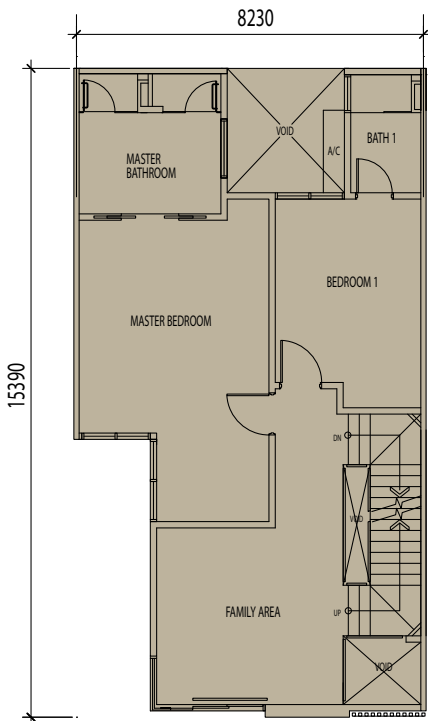
Floor Plan

Specifications

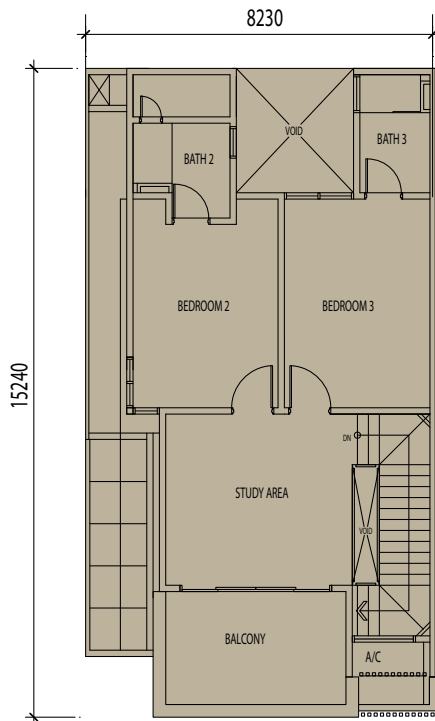
Type A



Ground Floor



First Floor



Second Floor



Lot size from  
27' x 73'

Built-up from  
3,526 sq. ft.

5 bedrooms +  
1 family area +  
1 study area

STRUCTURE	: Reinforced concrete framework
WALL	: Brickwall / Reinforced concrete
ROOFING	: Selected metal decking roof / Concrete slab
	: Metal truss framing
CEILING	: Concrete slab / Plaster ceiling
WINDOWS	: Aluminium frame glass window / Glass louveres window
DOORS	: Main entrance – Timber door
	: Others – Flush door / Louvres door / Aluminium frame sliding door
IRONMONGERY	: Quality ironmongery
WALL FINISHES	
Wet kitchen	: Selected wall tiles to ceiling height / Plaster & paint
Bathrooms	: Selected tiles to ceiling height
Others	: Plaster and paint
FLOOR FINISHES	
Living / Dining / Dry kitchen / Wet kitchen / Bathrooms / Guest room / Yard / Store / Balcony / AV room / Car porch	: Selected tiles
Bedrooms / Master bedroom / Family & study area / Staircase	: Timber flooring
Deck	: Cement plank
Others	: Cement render
SANITARY FITTINGS	
Kitchen sink	: 2
Wash basin	: 8
Water closet	: 7
Shower rose	: 6
ELECTRICAL FITTINGS	
13 amp plug point	: 36
15 amp plug point	: 3
Lighting point	: 60
Air-conditioning point	: 9
Ceiling fan point	: 8
Wall fan point	: 1
FM / TV / SAT point	: 3
Data point	: 3
Autogate switch	: 1
Door bell point	: 1
INTERNAL TELEPHONE TRUNKING & CABLING	
Telephone point	: 5
OTHERS	: Basic alarm system
	: 3-phase wiring

## Peace Of Mind 24/7

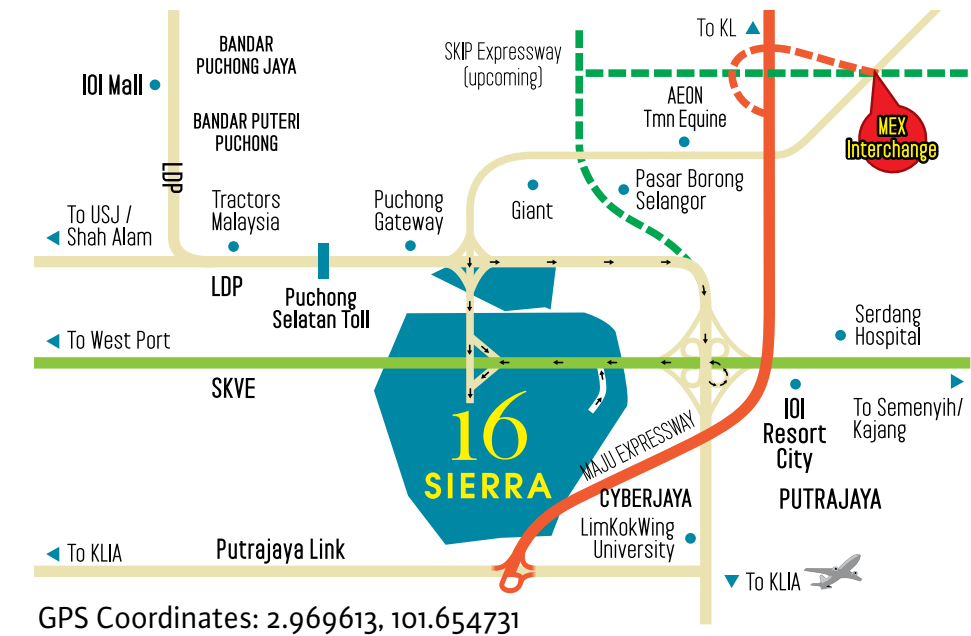
Your privacy and peace of mind is guarded 24/7 with a multi-tier security system that features digital lock, home alarm system, single entry / exit point with a guardhouse, CCTV surveillance, card access system and perimeter fencing.



Artist's Impression Only.

## Excellent Township Amenities

- 16 inter-connected themed gardens (including the 7.2-acre Central Park)
- Amigo Clubhouse with lifestyle facilities
- Rafflesia International & Private Schools
- Upcoming 3 & 4-storey shop offices suitable for F&B outlets, retail stores and other business operations



## Strategic Location & Connectivity

- Close to tertiary institutions (Lim Kok Wing University, MMU, UPM & UNITEN)
- Near to the upcoming IOI City Mall
- A short drive away to golf course in IOI Resort City
- Hospital Serdang in the vicinity
- Direct access to Putrajaya & Cyberjaya via SKVE & LDP
- Upcoming Maju Expressway Interchange at Seri Kembangan
- Proposed SKIP Expressway that links Bandar Kinrara to Serdang and Seri Kembangan

# SIERRA 6

2-STOREY SUPERLINK  
IOI SIGNATURE

16  
SIERRA  
@ Puchong South

PLAY.  
LEARN.  
BOND.



Artist's impression only.



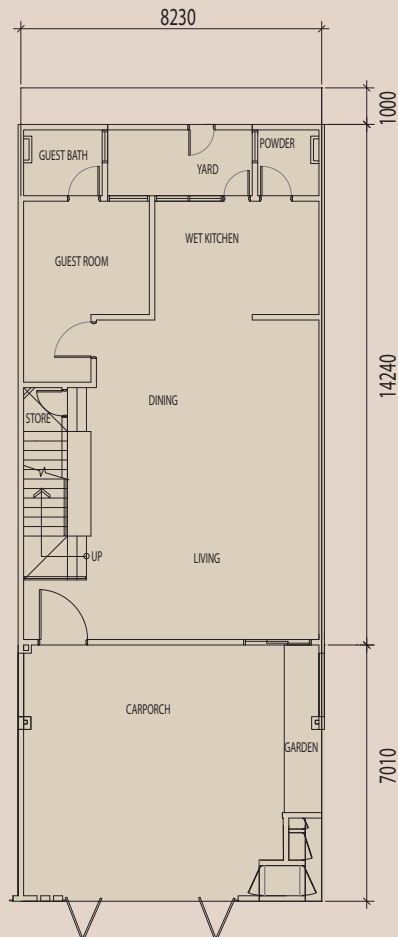
Artist's impression only.

DISTINCTIVE LIFESTYLE  
IN A PRIVATE ENCLAVE

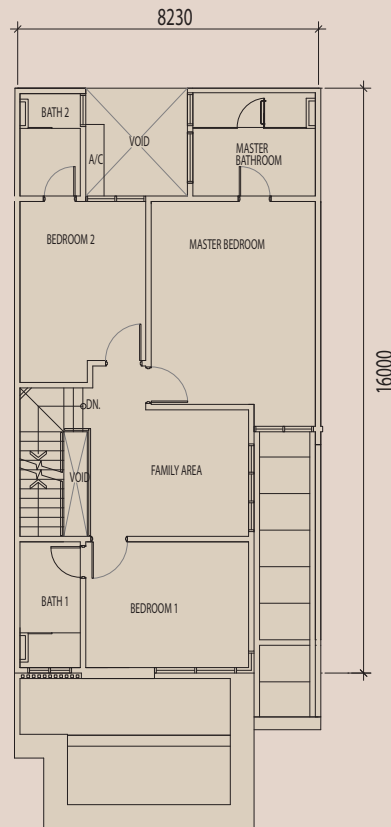
- Lot size from: 27' x 73'
- Built-up from 2,798 sq. ft.
- 4 bedrooms + 4 bathrooms
- Gated community
- Tic-tac-toe themed garden
- Digital lockset for main entrance
- Home alarm system
- Solar hot water system
- Living and dining area integrated with skylight

## FLOOR PLANS

### TYPE B, BI & DI



GROUND FLOOR



FIRST FLOOR



Artist's impression only.

Themed Garden



Amigo Clubhouse



Artist's impression only.

Sculpture Walk

## SPECIFICATIONS

<b>STRUCTURE</b>	: Reinforced Concrete Framework
<b>WALL</b>	: Brick Wall / Reinforced Concrete
<b>ROOFING</b>	: Selected metal decking roof / Concrete slab / Metal truss framing / Tempered glass roof
<b>CEILING</b>	: Concrete slab / Plaster ceiling
<b>WINDOWS</b>	: Aluminium frame glass window
<b>DOORS</b>	: Timber door / flush door / louvres door / aluminium frame door
<b>IRONMONGERY</b>	: Quality ironmongery
<b>WALL FINISHES</b>	: Selected tiles / Plaster & paint
<b>FLOOR FINISHES</b>	: Selected tiles / Cement Render

### SANITARY FITTINGS

Kitchen sink	: 1
Wash Basin	: 5
Water Closet	: 5
Shower rose	: 4
Bath tub	: 1

### ELECTRICAL INSTALLATION

Power Point	: 30
Lighting point	: 35
Air-conditioning point	: 5
Ceiling fan point	: 5
FM/TV/SAT point	: 2
Data point	: 2
Autogate switch	: 1
Door bell point	: 1

### OTHERS

: Basic alarm system
: 3- phase wiring

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SIERRA 6 (PHASE 2) • Type of Property: 2-Storey Superlink • Developer License No. & Advertising Sales and Permit: 11100-10/05-2017/0424 • Validity Period: 19.05.2015-18.05.2017 • Authority Approving Building Plan: Majlis Perbandaran Sepang • Building Plan No.: MPSPG.9/D/429/11  
 • Expected Date of Completion: August 2018 • Land Tenure: Leasehold 99 Years (Expiring On: 16.05.2109) • Land Encumbrances: Nil • Total units: 104 • Price: RM1,170,800 (Min) – RM2,135,800 (Max) • 7% Discount For Bumiputera • Restriction of Interest: Tanah ini tak boleh dipindah  
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