

SIERRA
HIJAUAN

IJM LAND

Semi Detached:-



Type: SD3



Type: RB2A

Semi Detached:-



Type: RB6

Facilities

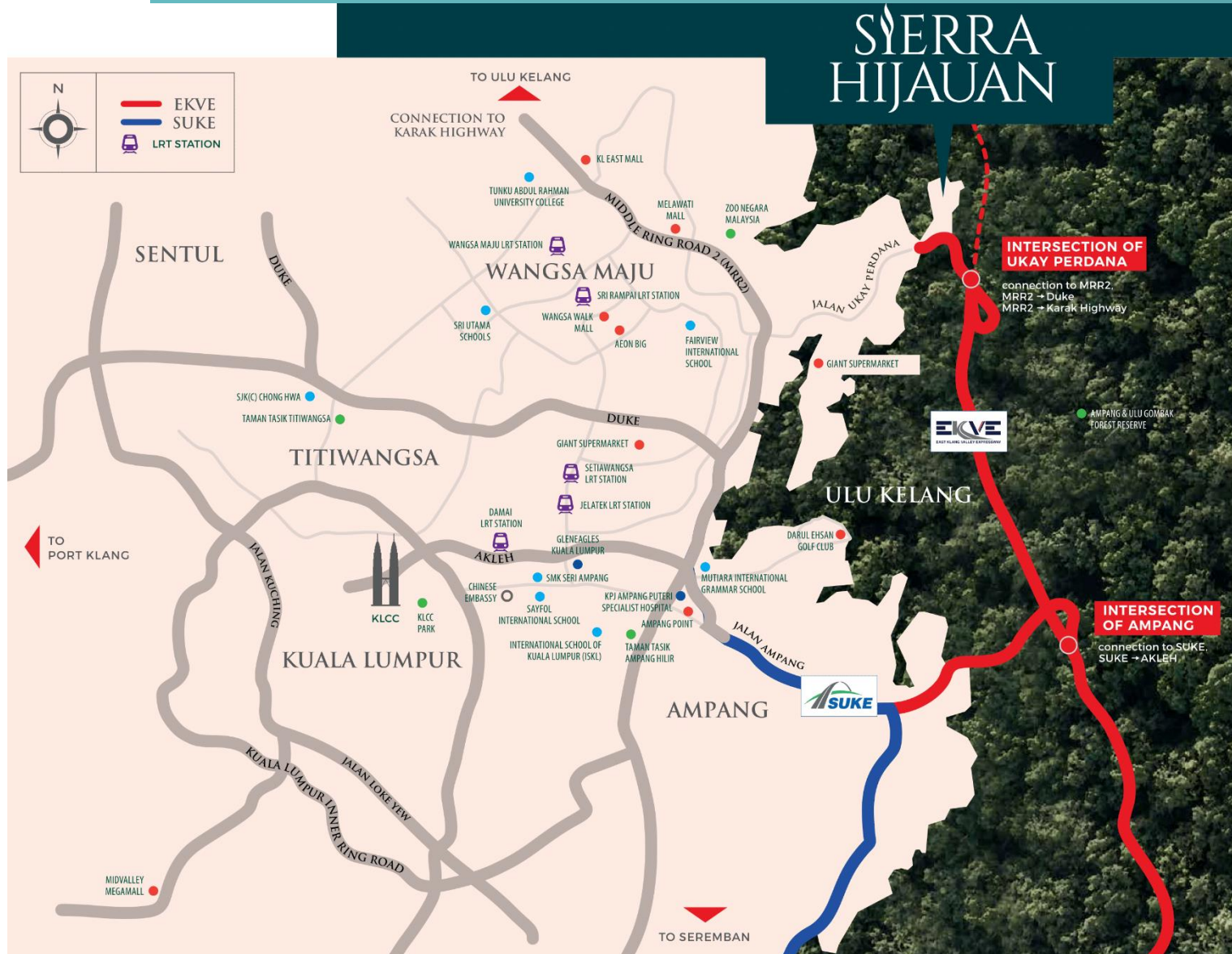
- Club House (Swimming Pool, Gymnasium, Multipurpose hall & Games room)
- Play Square
- Basketball Court
- Jogging Track
- Bicycle Lane
- Tree House
- Pavilion
- Yoga Deck
- Canal Stream
- Water Gazebo
- Seating plaza
- BBQ Pits



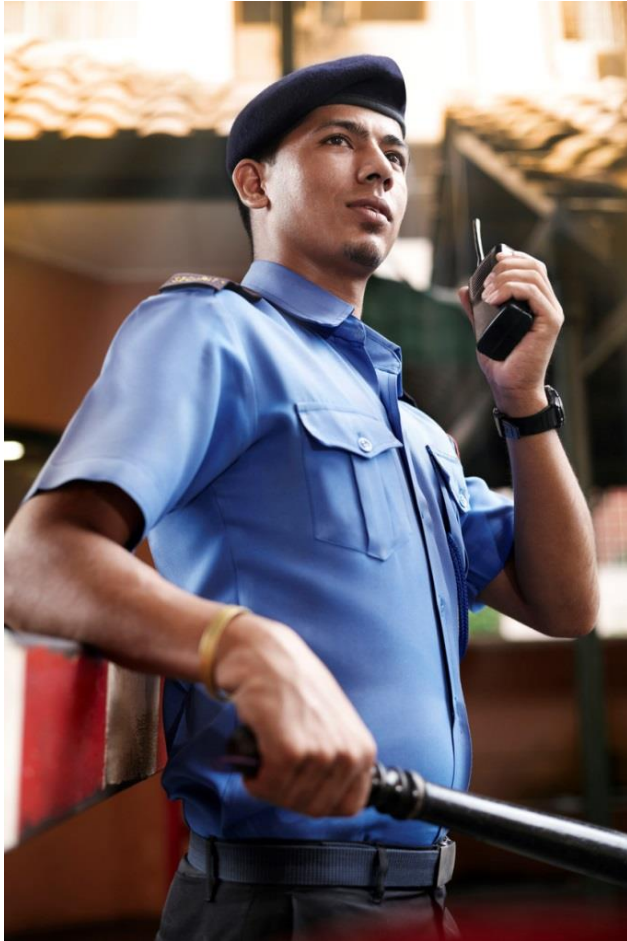
Club House



Highway Accessibility



Gated and Guarded



LED Lighting display at the Guardhouse



Central linear park



Cascading water features



Floating Clubhouse



Play Square





SD3

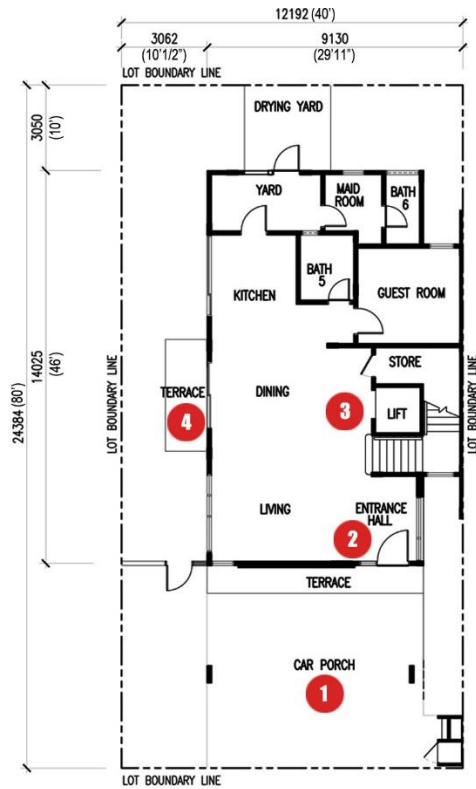
Built-up Area: 4,077sqft

Land Area: 40 x 80

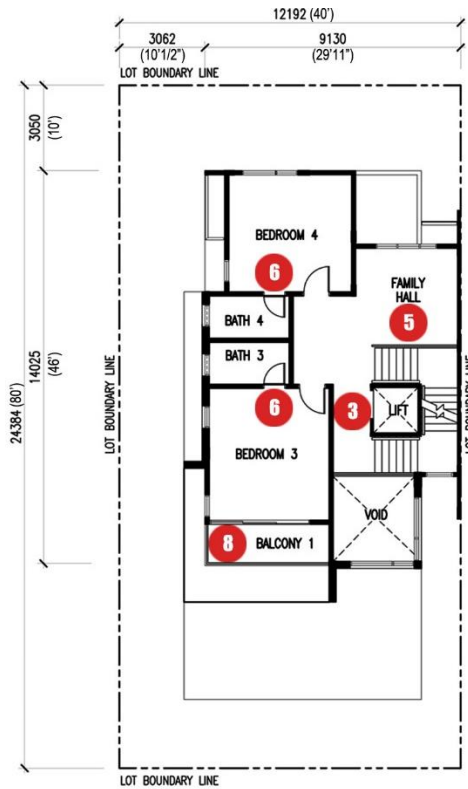
Price : From 2.8 Mil

Features:

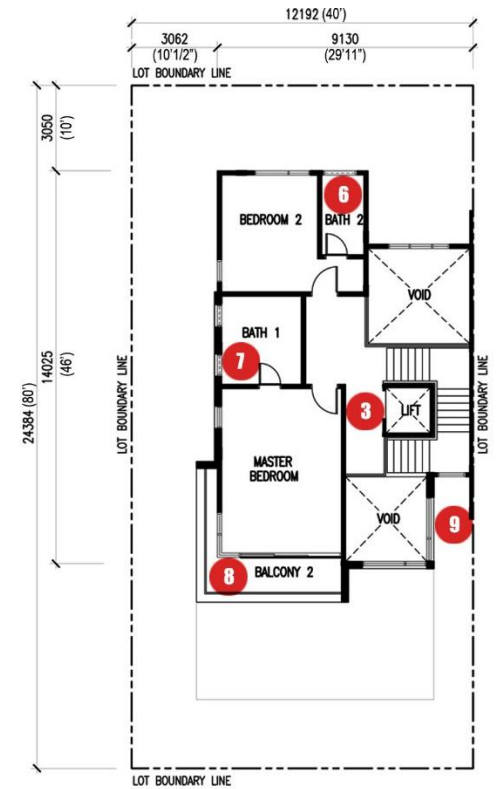
- 3-storey
- 5 + 1 Bedrooms
- Triple-volume ceiling at entrance
- Double-volume ceiling at living hall



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

TYPE SD3



UNIQUE SELLING POINTS

- 1 Covered car porch for 3 cars.
- 2 Diffused natural light flows into the triple volume space of grand entrance hall. The voidness is creatively incorporated in making a grand impression, conveys a great sense of welcoming.
- 3 Private Lift.
- 4 Private outdoor terrace extends indoor dining to outdoor setting, introducing indoor-outdoor lifestyle experience.
- 5 Double volume at family hall allows the luxury of openness, visually connecting to floor above and framing scenic vista.
- 6 En suite bathrooms in bedrooms.
- 7 Spacious 5-pieces lifestyle master bathroom.
- 8 Private balcony with glass balustrade allows extensive and unobstructed vistas to million dollar forest reserve view
- 9 Detached facade conveys a bungalow-like appearance.



RB2A

Built-up Area: 3,802 sqft

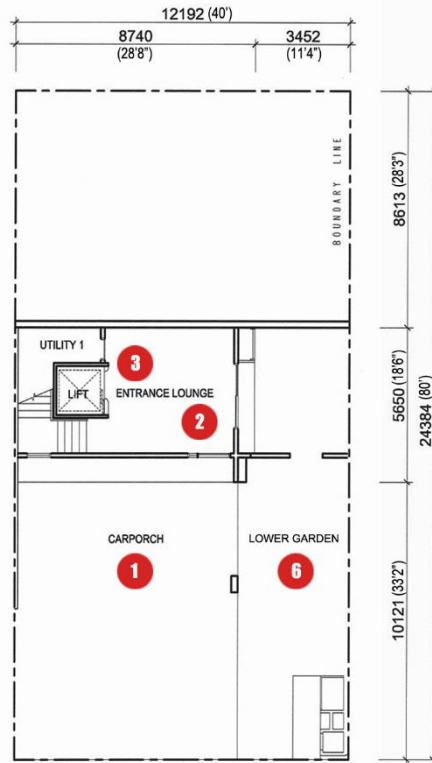
Land Area: 40 x 80

Price : From 2.8 Mil

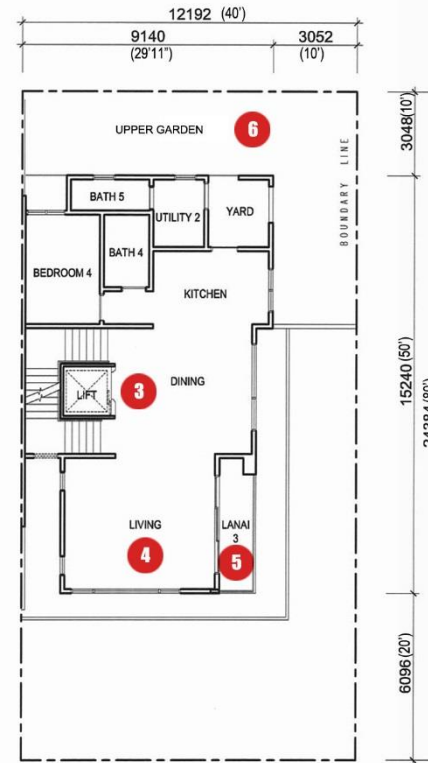
Features:

- 3-storey
- 4 + 1 Bedrooms
- Open concept wet kitchen

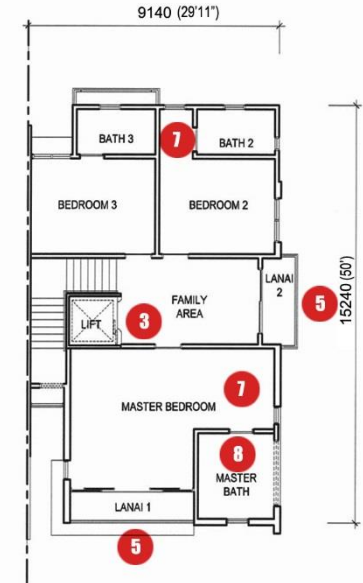
SIERRA
HIJAUAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

TYPE RB2A



UNIQUE SELLING POINTS

- 1 Covered car porch for 3 cars.
- 2 Spacious grand entrance lounge conveys a great sense of welcoming.
- 3 Private lift.
- 4 Living space with maximum glazing allows maximum openness, offering 270-degree panoramic outdoor view. Elevated living space at first floor level allows unobstructed vistas to million dollar forest reserve view.
- 5 Extensive lanai allows generous outdoor space and maximizing the spectacular view of forest reserve. Allocation of private lanai visually expanding the interiors.
- 6 2 tiers garden with landscape provide space for private retreat at outdoor living.
- 7 En suite bathrooms with walk-in wardrobe in bedrooms.
- 8 Spacious 5-pieces lifestyle master bathroom.



RB6

Built-up Area: 5,833sqft

Land Area: 40 x 130

Price : From RM3.9 mil

Features:

- 3-storey
- 5 + 1 Bedrooms

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Thank You