



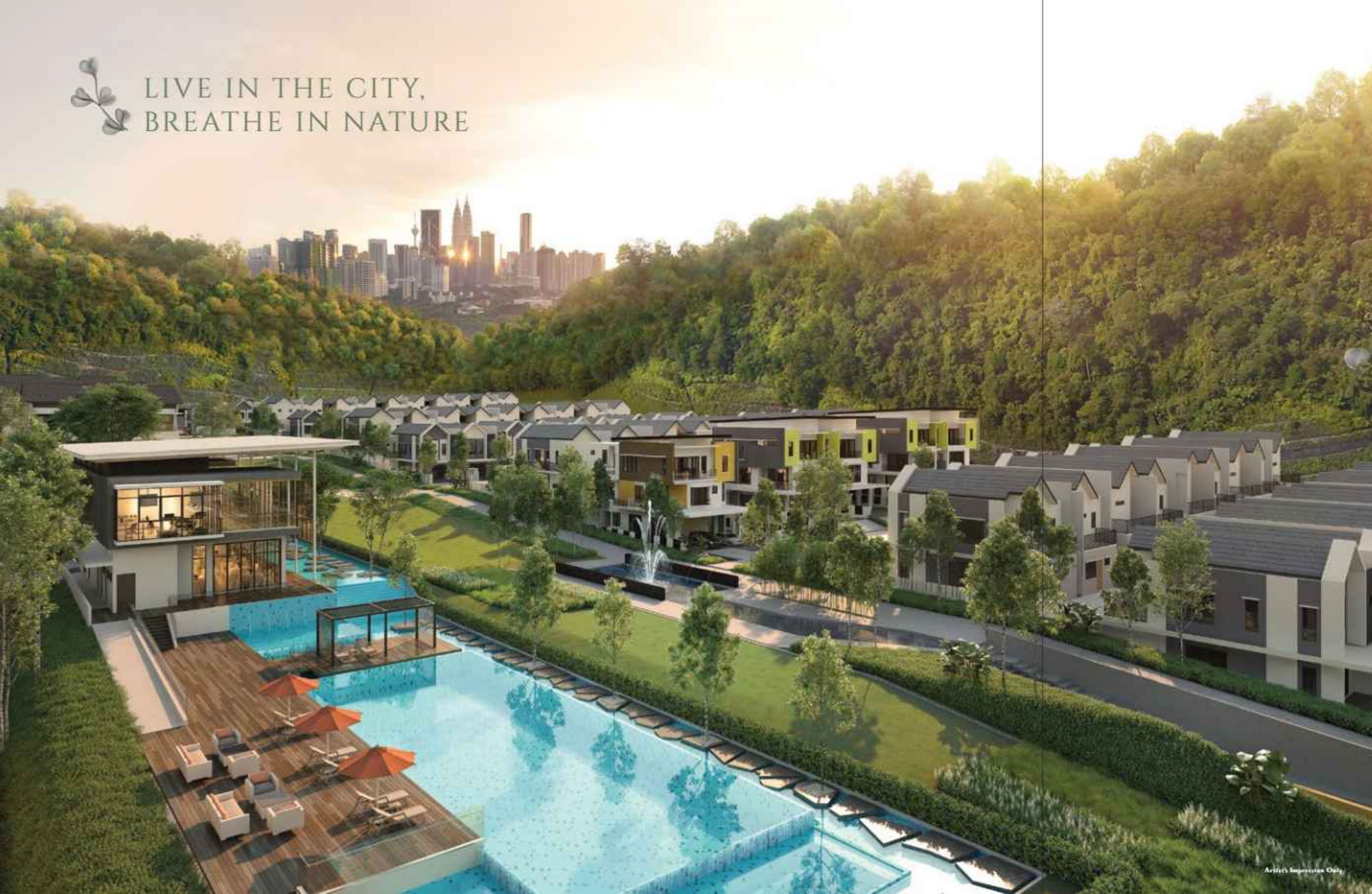
SIERRA HIJAUAN

GREEN IS THE NEW LUXURY

SEMI-D & BUNGALOW



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

Artist's Impression Only



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



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

- EKVE | MRR2 | DUKE
- AKLEH | KARAK | SUKE

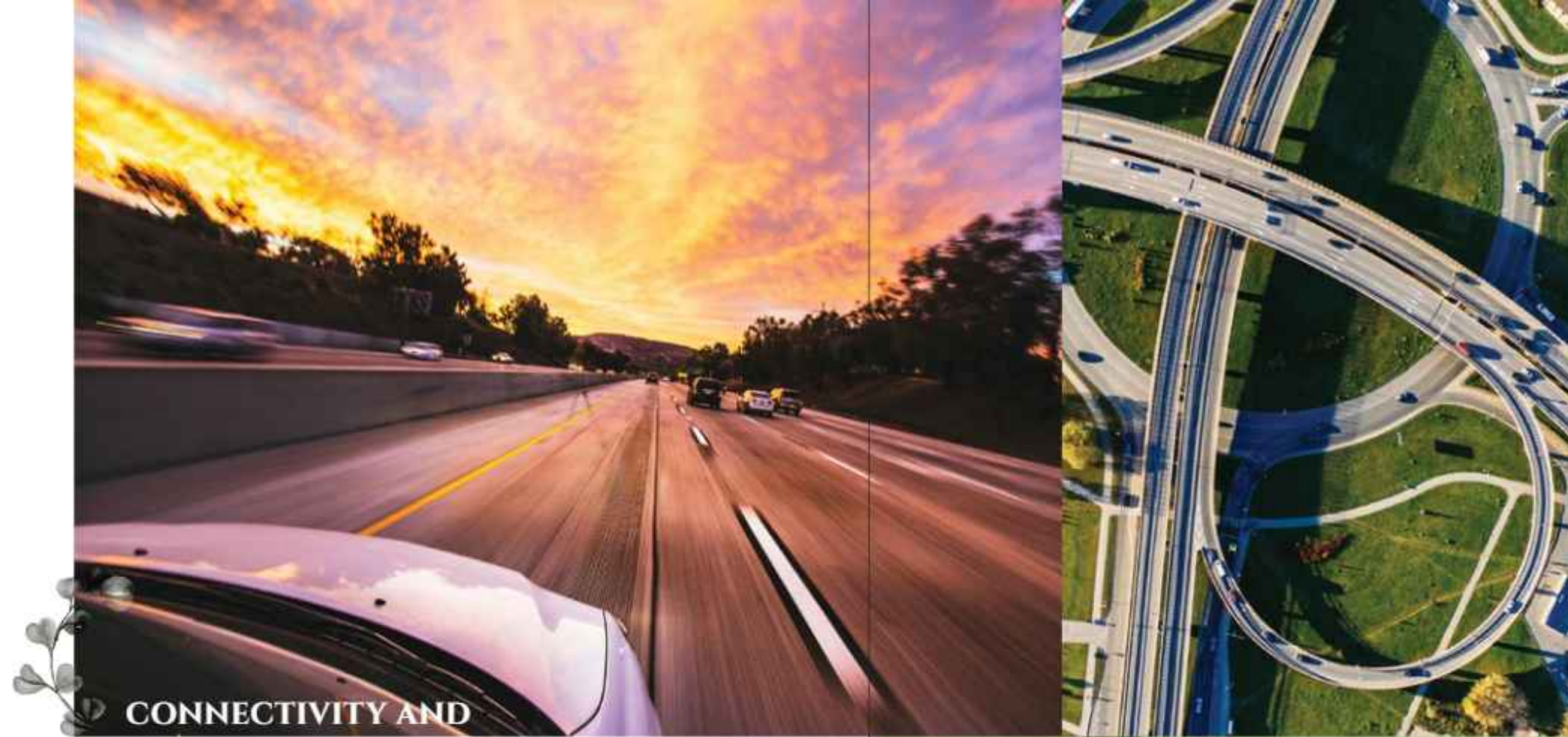


HEALTHCARE

- 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 -



CONNECTIVITY AND CONVENIENCE WITHIN YOUR REACH

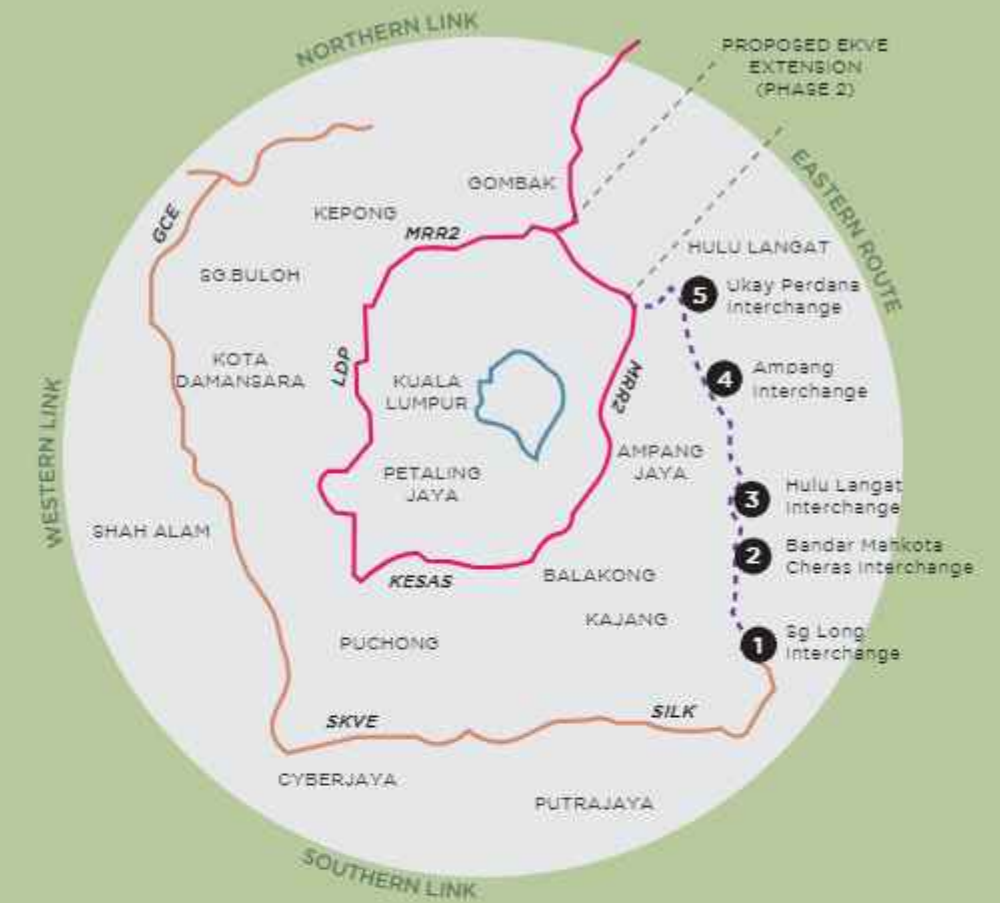


Beyond its walls, residents are spoilt for choice when it comes to eateries, convenience stores and laundromats, among other amenities, in Taman Melawati, Setiawangsa and Wangsa Maju.

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.

Actual Site



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

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 —





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, 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 2E
- TYPE SD4
2 1/2 Storey Semi-Detached
 - TYPE BA2
3 Storey Bungalow
 - SOLD
Phase 2B1, 2B2, 2C & 2D



*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



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.



FLOOR PLANS

BA2

3 STOREY BUNGALOW

Land size : 4865 sq.ft.

Bedrooms : 6 + 1

Built-up area : 4,660 sq.ft.

Bathrooms : 7



FIRST FLOOR



GROUND FLOOR



SECOND FLOOR

SPECIFICATIONS

STRUCTURE	Reinforced Concrete
WALL	Brickwall
ROOF	Roof Tiles / Concrete Flat Roof
CEILING	Skim Coat / Plaster Ceiling
WINDOWS	Aluminium Framed Glass Window
DOORS	Entrance Others
	Timber Door Plywood Flush Door / Aluminium Sliding Glass Door

IRONMONGERY	Selected Quality Lock Sets
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FLOOR FINISHES	BA2	
	Living	Porcelain Tiles
	Dining / Kitchen	Porcelain Tiles
	Guest Room	Porcelain Tiles
	Staircase / Family Hall / Master Bedroom /	Timber Strip*
	Bedroom 2, 3, 4 & 5 / Corridor	
	Bath 1, 2, 3, 4, 5 & 6	Porcelain Tiles
	Utility 1 / Bath 7 / Store	Ceramic Tiles
	Balcony 1 & 2 / Yard /	Porcelain Tiles
	Refuse Chamber / Terrace 1, 2 & 3	
	Car Porch	Concrete Imprint
	Others	Cement Render

	SD4	
	Living	Porcelain Tiles
	Dining / Kitchen	Porcelain Tiles
	Bedroom 5	Porcelain Tiles
	Staircase / Family Area / Master Bedroom / Bedroom 2, 3 & 4	Timber Strip*
	Bath 1, 2, 3, 4 & 5	Porcelain Tiles
	Utility / Bath 6	Ceramic Tiles
	Balcony 1 & 2 / Refuse Chamber	Porcelain Tiles
	Drying Yard / Terrace 1 & 2	Porcelain Tiles
	Car Porch	Concrete Imprint
	Others	Cement Render

WALL FINISHES	Kitchen / Yard (BA2)	Ceiling Height Porcelain Tiles
	Kitchen (SD4)	1500mm Height Porcelain Tiles
	All Baths	Ceiling Height Porcelain Tiles
	Refuse Chamber	Full Height Ceramic Tiles
	Others	Plaster & Paint
FENCING	1500mm Height Brickwall / Mild Steel Railing (BA1 & BA2)	
	1500mm Height Brickwall / Mild Steel Railing (SD4 Parcel No.182)	
	1500mm Height Brickwall (SD4)	

SANITARY & PLUMBING FITTINGS	BA2	SD4
Wash Basin	8	7
Water Closet	7	6
Long Bath	1	1
Hand Bidet	7	6
Hand Shower	7	6
Shower Rose	2	2
Toilet Paper Holder	7	6
Kitchen Sink	2	1
Garden Tap	2	1
Water Tap	2	2

ELECTRICAL INSTALLATION	BA2	SD4
Lighting Point	55	41
Air Conditioning Point	9	8
Water Heater Point	7	6
Power Point	43	35
Fiber Wall Socket	1	1
SMATV Point	1	1
Fan Point	9	8
Data Point	3	3
EV Charging SPN Isolator Point	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

+6019 268 4686 | IJM Land Berhad | ijmland | sierrahijauan.my



Sierra Hijauan Phase 2E • Developer: Sierra Ukay Sdn Bhd 200401035353 (673863-K) • Ground Floor, Wisma IJM, Jalan Yong Shook Lin, 46000 Petaling Jaya, Selangor Darul Ehsan • Tel: 03-7963 8188 Fax: 03-7962 9648/9091 • 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: 10296-6/02-2026/0205(M)-(S) • Validity: 28/01/2023-27/01/2026 • 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 years • Expiring: 6 January 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: 24 (21/2 Storey Semi Detached) • Selling Price: RM3,033,800 (Min) RM3,215,800 (Max) • No. of units: 1 (3 Storey Bungalow) • Selling Price: RM 4,420,800 (Min/Max) • Bumiputera Discount: 7%

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA