BUKIT BANYAN SM

Up Close To Nature

SIERRA elite

GRAND BUNGALOW

The epitome of urban splendours

SECURE & SCENIC

WELCOME NEW BEGINNINGS WITH PEACE OF MIND

A place of love and special moments, nothing speaks more of your family's happiness than your home. Let your children enjoy the carefree childhood they deserve. With a 24-hour manned guard house at each precinct, your home is safely nestled within a close-knit community at Bukit Banyan. Get to know your neighbours, feel relax and at ease knowing your family's safety is well taken care of.

LUSH & ELEVATED

COME HOME TO A 25-ACRE HILL PARK EVERYDAY

Go on leisurely strolls amidst the aromatic scent of spices. Let the young ones explore and play at the Adventure Play and Fun Park. Teach your children to appreciate the wonders of nature. With 8 thematic parks, a lakeside promenade park and various pocket gardens in each precinct, you are embraced by nature's best right at home.

BLOSSOM & GROW

ENJOY LIFE TO THE FULLEST IN COSY COMFORT

Ample personal space indoors with verdant landscape outdoors is the perfect combination of what makes a conducive neighbourhood. That is exactly how Sierra Elite at Bukit Banyan is conceived, to provide you with the best in quality, wholesome living. A home where the young and old can find comfort and happiness together.

CLASSY & CHARMING

Lot size: 70’ x 105’
Built-up area: 4,775 sq.ft.

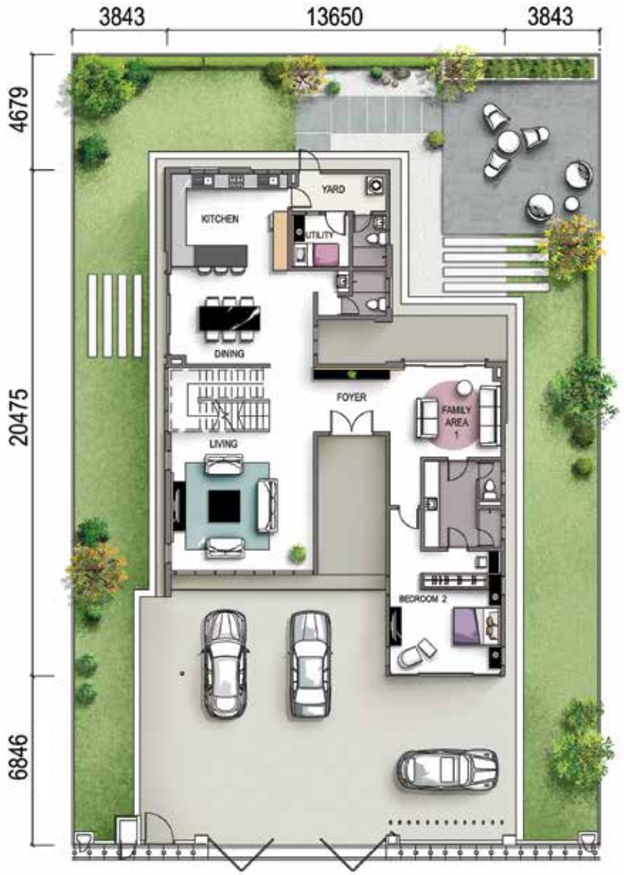
LUXURY THAT REFLECTS YOUR INDIVIDUALITY

An inviting persona filled with luxurious comfort, Sierra Elite 2-Storey Grand Bungalows exude an individualistic appeal with a detached guest house nestled within the compounds of your home. Lavished with studio suite features, the private guest house provides extended family members and guests with an exquisite experience while you bask in uninterrupted comfort.

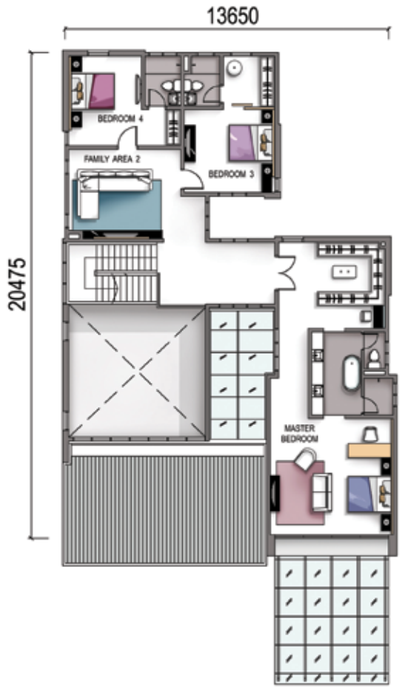
- Wide shaded front porch fits up to 5 cars
- Double volume space with 10m walkway terrace to main house and guest house
- Private guest house with studio suite features including living and bedroom with attached bathroom
- Full height double volume windows
- 3 + 1 extra spacious bedrooms with en-suite bathrooms
- Open concept dining hall overlooking the terrace and dry + wet kitchens
- Family area on mezzanine floor with well lit natural sunlight

FLOOR PLANS

GROUND FLOOR



FIRST FLOOR



SPECIFICATIONS

STRUCTURE
Reinforced concrete frame work.

WALL
Clay bricks.

ROOFING
Metal deck/Reinforced concrete flat roof.

CEILING
Fibrous plaster ceiling/Skim coat.

Aluminium strip ceiling to external roof eaves.

WINDOWS
Powder coated aluminium frame casement, top hung & fixed tinted glass panel windows.

FLOOR FINISHES
Living, dining, guest room, utility, dry kitchen, wet kitchen, bathrooms, terraces & yard:
Ceramic tiles.

Family hall, staircase & bedrooms on first floor:
Timber floor strips with skirting.

Carporch:
Porcelain tiles.

Others:
Cement screed.

DOORS

Main entrance	: Decorative timber door.
All bedrooms	: Timber door.
All bathrooms	: Timber flush door.
Others	: Powder-coated aluminium frame sliding doors.

WALL FINISHES
External:
Weathercoat paint.

Internal:
Emulsion paint.

Kitchen & bathrooms:
Full height ceramic wall tiles.

LOCKS
Digital lockset to main entrance door.

Lever push-button locks with keys for all timber doors.

FENCING & GATES
5'6" high fencing and mild steel gate.

ELECTRICAL INSTALLATION

Light points	: 49 Nos.
13 Amp power points	: 37 Nos.
13 Amp power point for motorized curtain	: 1 No.
Ceiling fan points	: 9 Nos.
T.V points	: 2 Nos.
Telephone socket points	: 3 Nos.
Air-cond points with capping tube system	: 6 Nos.
Door bell point	: 1 No.
Gate light points	: 1 Pair
Auto gate wiring only	: 1 Item
Alarm wiring only	: 1 Item
UNIFI conduit piping only	: 1 Item

SANITARY INSTALLATION

Single bowl single drainer stainless steel sink	: 2 Nos.
Water closet	: 6 Nos.
Wash basin	: 6 Nos.
Rain shower / hand shower	: 6 Nos.
Toilet roll holder	: 6 Nos.
Soap holder	: 6 Nos.
Bathrooms tap point	: 6 Nos.
Washing machine tap point	: 1 No.
Garden tap	: 1 No.
Long bath	: 1 No.

ADDITIONAL FEATURES
Anti termite soil treatment.

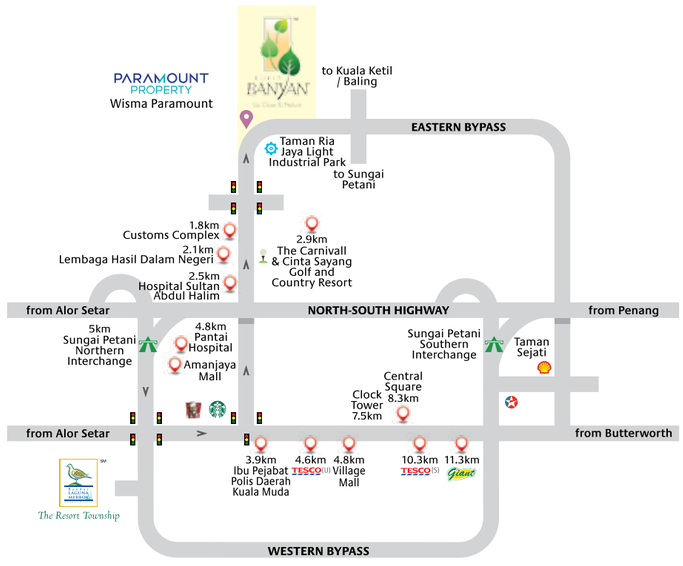
3-phase electrical supply.

Hot water piping c/w water heater to shower points.

STRATEGIC & CONVENIENT

TAKING YOU TO WHERE YOUR HEART DESIRES

Well-connected via the Eastern Bypass and just a short drive to the North-South Highway, you'll find your home strategically located away from the hustle and bustle of town, yet just moments away to a myriad range of urban amenities. That's how wonderful life can be at Bukit Banyan.



Education - SK Taman Ria (3.5km), SMK Taman Ria Jaya (2.5km), SK Tasek Apong (4.9km) & SMK Bandar Sungai Petani (4.9km)

METICULOUS & COMPREHENSIVE

A 520-ACRE SELF-CONTAINED TOWNSHIP

Sprawling across undulating landscapes, you'll find yourself within a well-planned development that offers you more than just an address to call home. The entire township of Bukit Banyan has been meticulously planned with a commercial precinct, school and other public amenities that accord you with a convenient lifestyle up close to nature.

MASTER PLAN

- Bungalows
- 2-Storey Semi-Detached Homes
- 2-Storey Terrace Homes
- Hill Park Condos
- Low Cost Apartment
- Low Medium Cost
- Medium Cost
- Shop Offices

PARAMOUNT PROPERTY (UTARA) SDN BHD (27914-T)
Wisma Paramount, No.1 Jalan Banyan 1, Bukit Banyan,
08000 Sungai Petani, Kedah.
F 04-441 3399 **E** ppu-info@paramountproperty.my
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PARAMOUNT
PROPERTY

Tenure of Land: Freehold • Developer License No.: 2003-57/11-2019/0927 (L) • Validity Period: 10/11/2017-09/11/2019 • Advertising and Sales Permit No.: 2003-57/11-2019/0927 (P) • Validity Period: 10/11/2017-09/11/2019 • Approving Authority: Majlis Perbandaran Sungai Petani • Reference No.: MPSPK (IP) B. 106/2017 'D' RKM • Land Encumbrances: Nil • Expected Date of Completion: November 2019 • Minimum Price: RM1,399,000 • Maximum Price: RM1,450,390 • No. of Units: 10

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA.