



BUKIT
BANYAN

Up Close To Nature

SIERRA²

HILLSIDE SEMI-D

Beautiful homes inspired by nature

A verdant
haven to call home

BUKIT BANYAN

An aerial photograph of a modern residential development in Bukit Banyan. The scene is dominated by a lush green park on the left, featuring a playground with colorful equipment and a large sign that reads "BUKIT BANYAN". To the right, a row of modern, two-story houses with dark roofs and light-colored walls is visible. The background shows rolling hills and a clear blue sky, suggesting a peaceful and scenic environment.

Immerse in cosy tranquility

WITH GRACE AND CHARACTER

Sierra Hillside Semi-D is designed to accord you and your loved ones with luxurious living spaces made for serene relaxation. The semi-d features double-volume foyer for natural sunlight to shine in, making the central family area well-lit and cosy for a great time indoors. For an evening of outdoor leisure, head out to the scenic 25-acre Hill Park just a stone's throw away from home.



Wide car porch
fits up to 3 cars

Double-volume foyer leads towards
the spacious living area

4 bedrooms with
en-suite bathrooms

Family area with well
lit natural sunlight

FLOOR PLANS

Lot size: 40' x 85'
Built-up area: 3,627 sq ft

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, store & balcony: Ceramic tiles
Family hall, staircase & bedrooms on first floor: Vinyl floor strips with skirting
Carporch: Porcelain tiles
Others: Cement screed

WALL FINISHES

External: Weathercoat paint
Internal: Emulsion paint
Kitchen & bathrooms: Full height ceramic wall tiles

DOORS

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

LOCKS

Lever push-button locks with keys for all timber doors except bathrooms.
Cylindrical push-button locks without keys for all bathrooms.

FENCING & GATES

5'6" high fencing and mild steel gate.

ELECTRICAL INSTALLATION

Light points	: 40 Nos.
13 Amp power points	: 30 Nos.
Ceiling fan points	: 8 Nos.
T.V. points	: 3 Nos.
Telephone socket points	: 3 Nos.
Air-cond points with capping tube system	: 5 Nos.
Doorbell 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

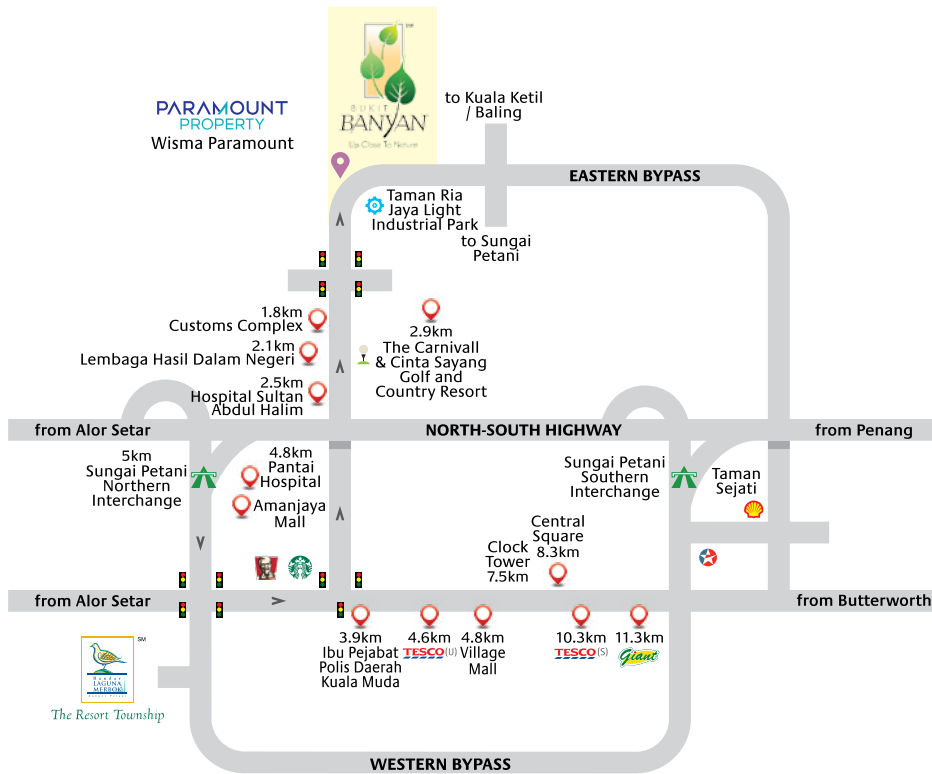
Single bowl single drainer stainless steel sink	: 1 No.
Water closet	: 4 Nos.
Wash basin	: 4 Nos.
Rain shower / hand shower	: 4 Nos.
Toilet roll holder	: 4 Nos.
Soap holder	: 4 Nos.
Bathrooms tap point	: 4 Nos.
Washing machine tap point	: 1 No.
Garden tap	: 1 No.
Long bath	: 1 No.

ADDITIONAL FEATURES

Digital lockset to main entrance door.
3-phase electrical supply.
Hot water piping to shower points.
Anti-termite soil treatment.

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



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

PARAMOUNT PROPERTY (UTARA) SDN BHD (27914-T)
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PARAMOUNT
 PROPERTY

Tenure of Land: Freehold • Developer License No.: 2003-59/03-2021/0287 (L) • Validity Period: 29/03/2019-28/03/2021 • Advertising & Sales Permit No.: 2003-59/03-2021/0287 (P) • Validity Period: 29/03/2019-28/03/2021 • Approving Authority: Majlis Perbandaran Sungai Petani • Reference No.: MPSPK (IP)B.106/2017 'D' RKM • Land Encumbrances: NIL • Expected Date of Completion: May 2021 • Min. Price: RM 789,900 • Max. Price: RM 973,300 • Total units: 68

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA