

# SIERRA<sup>3A</sup> Elegant

## 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



## LOCATION PLAN



Paramount Property Gallery @ Bukit Banyan  
 Wisma Paramount, No.1, Jalan Banyan 1, Bukit Banyan,  
 08000 Sungai Petani, Kedah Darul Aman, Malaysia.  
 Facebook: ParamountPropertyMalaysia  
 Instagram: paramountpropertymy  
 YouTube: Paramount Property Malaysia

**04-441 3388**  
 paramountproperty.my

**PARAMOUNT  
PROPERTY**  
 The People's Developer™

Bukit Banyan – Sierra 3A Elegant • Product Type: 2-Storey Semi-Detached • Tenure of Land: Freehold • Developer License No.: 2003/10-2023/0759(A) • Validity Period: 29/10/2021-28/10/2023 • Advertising & Sales Permit No.: 2003-70/01-2025/0096(N)-(L) • Validity Period: 31/01/2023-30/01/2025 • Approving Authority: Majlis Perbandaran Sungai Petani • Reference No.: MPSPK (IP)B.126/2022 'D' RKM • Land Encumbrances: NIL • Expected Date of Completion: Apr 2025 • Min. Price: RM 920,341 Max. Price: RM 1,143,097 • Total units: 34  
 IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA





DISCOVER  
*Classic Elegance*  
IN A GREEN NEIGHBOURHOOD

BUKIT BANYAN





## TIMELESS DESIGN

Designed with a touch of tradition, you will find Sierra 3A Elegant 2-Storey Semi-Ds so endearing to come home to. Enjoy reliving the 'rumah dapur' concept where your kitchen is nicely secluded from the other parts of the house. With spaces aplenty, comfort is equally accorded to every member of the family.



**TALL AND WIDE WINDOWS**  
for maximum view and sunlight

4 bedrooms with **EN-SUITE BATHROOMS**

Traditional **'RUMAH DAPUR'** concept with a kitchen annex for more privacy

**OPEN CONCEPT LAYOUT**  
for easy interior planning

**MULTI-GENERATIONAL FRIENDLY DESIGN**  
for ground floor bedroom and bathroom

## SPECIFICATIONS

### STRUCTURE

Reinforced concrete frame work.

### WALL

Cement sand 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, kitchen, bathrooms, terraces & utility:  
Ceramic tiles

Family hall, staircase & bedrooms on first floor:  
Vinyl floor strips

Carporch:  
Ceramic tiles

### WALL FINISHES

External:  
Weathercoat paint

Internal:  
Emulsion paint

Kitchen & bathrooms:  
Ceramic tiles

### DOORS

Main entrance : Solid painted decorative timber door

All bedrooms : Timber flush door

All bathrooms : Timber flush door except Bath 4 folding door

Store : Timber flush door with louver

Others : Powder-coated aluminium frame sliding doors

### LOCKS

Digital lockset to main entrance door.  
Lever push-button locks with keys for all timber doors except main entrance door & bathrooms.

Cylindrical push-button locks without keys for all bathrooms except folding door.

### ELECTRICAL INSTALLATION

Light points : 37 Nos.

13 Amp power points : 24 Nos.

15 Amp power point : 1 No.

Ceiling fan points : 7 Nos.

T.V. points : 3 Nos.

Air-cond points with capping tube system : 5 Nos.

Water heater points : 4 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

ASTRO conduit piping only : 1 Item

### SANITARY INSTALLATION

Water closet : 4 Nos.

Wash basin : 4 Nos.

Shower rose : 4 Nos.

Toilet paper holder : 2 Nos.

Bathrooms tap point : 4 Nos.

Washing machine tap point : 1 No.

Garden tap : 1 No.

### FENCING & GATES

5'6" high fencing and mild steel gate.

### ADDITIONAL FEATURES

3-phase electrical supply.  
Anti-termites soil treatment.

## FLOOR PLANS

Lot size:  
**40' x 85'**

Built-up area:  
**3,291 sq ft**

GROUND FLOOR



FIRST FLOOR

