



# SIERRA elite

GRAND BUNGALOW 2A

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 scents of spices. Let the young ones explore and play amidst nature. Teach them to appreciate the wonders of nature. With 9 thematic parks, a lakeside garden and lush pocket gardens in each precinct, you are embraced by nature's best right at home.

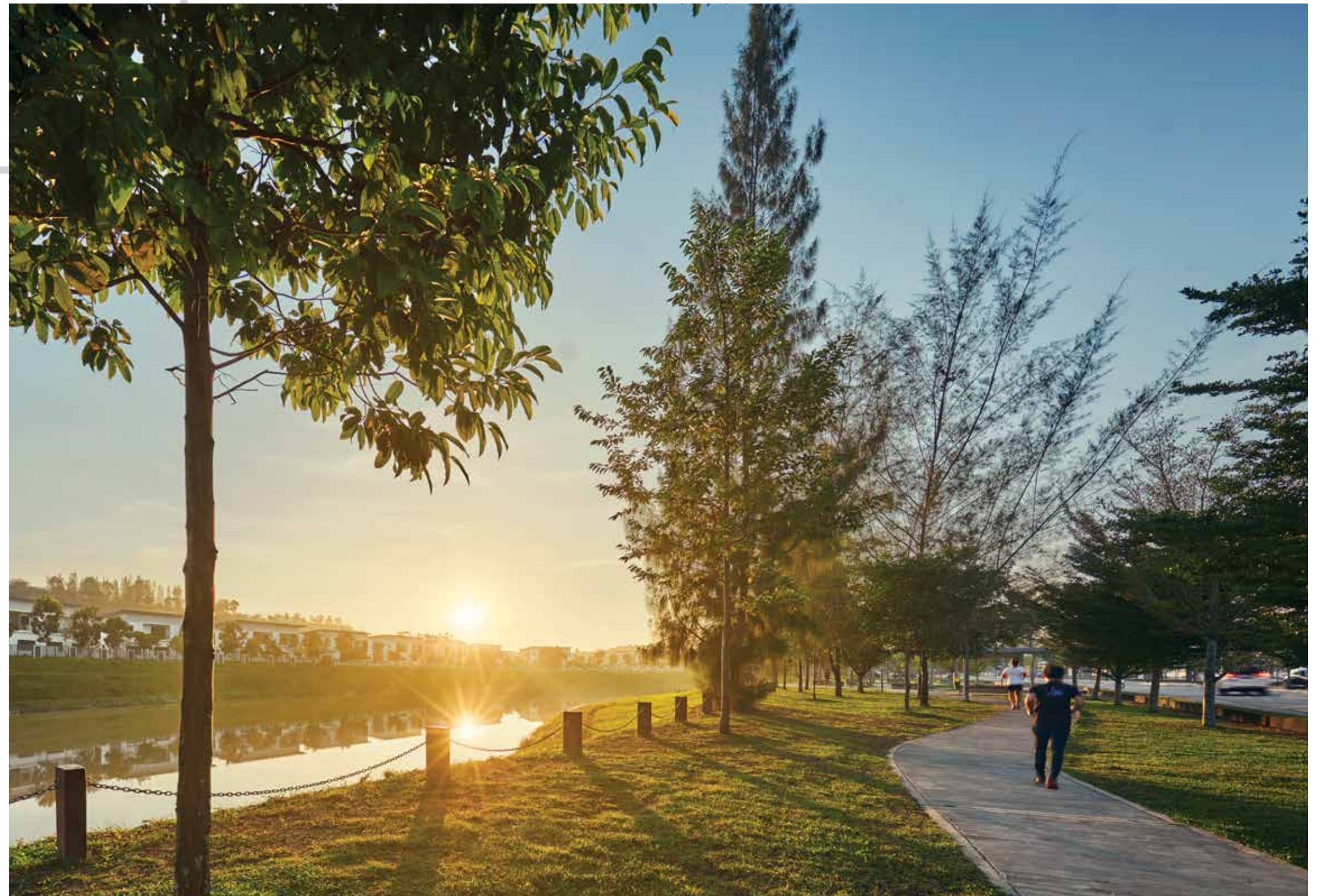




# RELAX & UNWIND

## BE PAMPERED BY A WELL-BALANCED LIFESTYLE

Ample space indoors with verdant landscape outdoors. It's the perfect combination of a conducive neighbourhood and that is exactly how Sierra Elite at Bukit Banyan is conceived. A home where you can enjoy life to the fullest in the most wholesome manner.





# CLASSY & CHARMING

Lot size: 70' x 105'  
Built-up area: 5,035 sq.ft.

## LUXURY THAT REFLECTS YOUR INDIVIDUALITY

An inviting persona with a touch of luxury, Sierra Elite 2-Storey Grand Bungalows exude an individualistic appeal with an attached guest house designed with studio suite features. The unique layout offers extended family members and guests with an exquisite living experience while you bask in uninterrupted comfort.

- Wide shaded front porch fits up to 5 cars
- Guest house with studio suite features including living and bedroom with attached bathroom
- Full height double volume windows
- 5 + 1 bedrooms with 6 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

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, utility, dry kitchen, wet kitchen, bathrooms, terraces, family area 1 & yard:  
Ceramic tiles.

Family area 2, staircase & bedrooms on first floor:  
Vinyl tiles with skirting.

Carporch:  
Porcelain tiles.

Others:  
Cement screed.

### DOORS

Main entrance : Solid painted decorative timber door.

All bedrooms : Timber flush door.

All bathrooms : Timber flush door except master bathroom.

Others : Powder-coated aluminium frame sliding doors.

### WALL FINISHES

External:  
Weathercoat paint.

Internal:  
Emulsion paint.

Kitchen & bathrooms:  
Ceramic wall tiles.

### LOCKS

Digital lockset to main entrance door.

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

Lever push-button locks without keys for bathroom doors except master bathroom.

### FENCING & GATES

5'6" high fencing and mild steel gate.

### ELECTRICAL INSTALLATION

Light points : 50 Nos.

13 Amp power points : 38 Nos.

13 Amp power point for motorized curtain : 1 No.

Ceiling fan points : 9 Nos.

TV points : 3 Nos.

Telephone socket points : 2 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

Astro conduit piping only : 1 Item

### SANITARY INSTALLATION

Water closet : 6 Nos.

Wash basin : 6 Nos.

Hand shower : 6 Nos.

Bathrooms tap point : 6 Nos.

Toilet paper holder : 1 No.

Soap holder : 1 No.

Washing machine tap point : 1 No.

Garden tap : 1 No.

Jacuzzi : 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.





# 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





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