

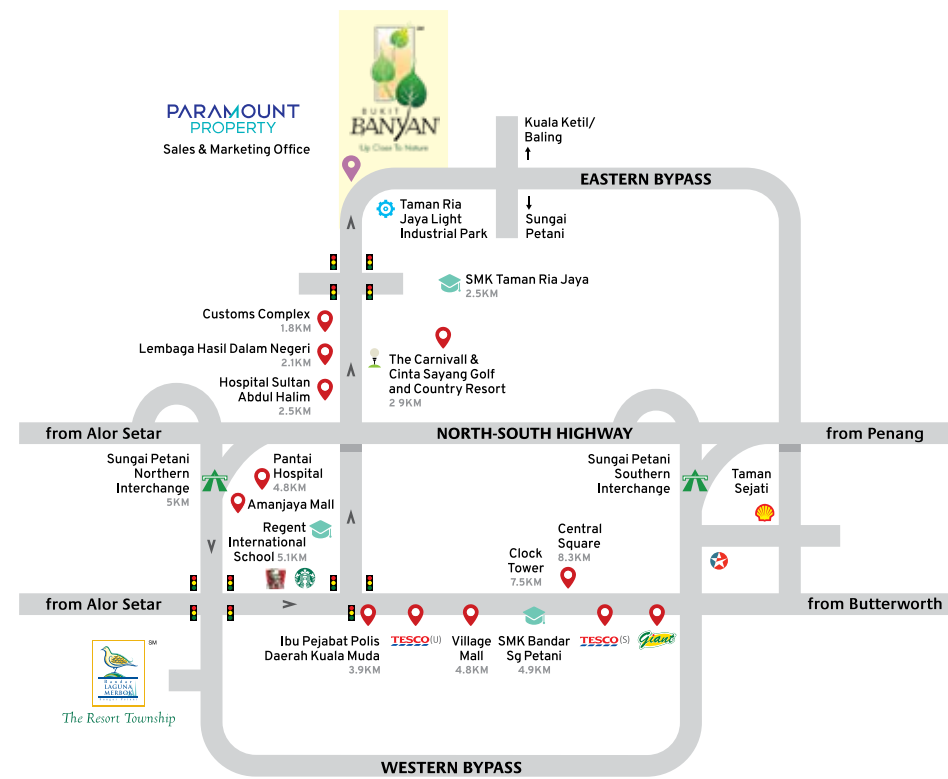
# SIERRA<sup>3</sup> Classy

## 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.

- ParamountPropertyMalaysia
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**04-441 3388**  
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**PARAMOUNT**  
PROPERTY  
The People's Developer™



Tenure of Land: Freehold • Developer License No.: 2003-66/03-2023/0233 (L) • Validity Period: 18/03/2021 - 17/03/2023 • Advertising & Sales Permit No.: 2003-66/03-2023/0233 (P) • Validity Period: 18/03/2021 - 17/03/2023 • Approving Authority: Majlis Perbandaran Sungai Petani • Reference No.: MPSPK (P) B.88/2020 'D' RKM • Land Encumbrances: NIL • Expected Date of Completion: April 2023 • Min. Price: RM 807,400.00 • Max. Price: RM 982,575.00 • Total units: 60

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA



DISCOVER  
*Stylish Comfort*  
AMIDST ELEVATED GREENS

**BUKIT BANYAN**







## FOR MAXIMUM URBAN COMFORT

Contemporary facade with functional interiors, Sierra 3 Classy Edition indulges you with an elegant way of life. Its open concept layout allows you to personalise your home to reflect your individual style while its thoughtful features are designed to make everyone feel right at home.



**WIDE CAR PORCH**  
fits up to 3 cars

4 bedrooms with **EN-SUITE BATHROOMS**

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

**OPEN CONCEPT LAYOUT**  
for easy interior planning

**FULL WIDTH WINDOW BACKSPLASH**  
at the kitchen area for a spacious ambience

## 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 : 25 Nos.

Ceiling fan points : 7 Nos.

T.V. points : 3 Nos.

Telephone socket points : 3 Nos.

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

Water heater point : 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:  
**3,439 sq ft**

GROUND FLOOR



FIRST FLOOR

