



BUKIT
BANYAN

Up Close To Nature

SIERRA²

LAKESIDE SEMI-D

Remarkable lakeside homes with double frontage

Bask in the
beauty of nature



Revel in total living pleasure

WITH POISE AND ELEGANCE

Sierra Lakeside Semi-D is designed to lavish you with the best of both worlds. Come home to urban living comfort and enjoy the beauty of nature right at your back yard. Indulge in the panoramic lake view from your living and dining areas. All bedrooms are finely designed for essential comfort with en-suite bathrooms to every room. Savour comfort with peace of mind in this gated and guarded safe haven.



Wide car porch
fits up to 3 cars

Living and dining areas
overlooking the scenic lake

Double-volume foyer leads
into the spacious living area

4 bedrooms with
en-suite bathrooms

FLOOR PLANS

Lot size: 40' x 85'
Built-up area: 3,546 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, 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 except Bath 5 folding 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 except Bath 5.

FENCING & GATES

5'6" high fencing and mild steel gate.

ELECTRICAL INSTALLATION

Light points : 38 Nos.

13 Amp power points : 33 Nos.

Ceiling fan points : 7 Nos.

T.V. points : 3 Nos.

Telephone socket points : 3 Nos.

Air-cond points with capping tube system : 5 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 : 1 No.

Water closet : 5 Nos.

Wash basin : 5 Nos.

Rain shower / hand shower : 5 Nos.

Toilet roll holder : 5 Nos.

Soap holder : 5 Nos.

Bathrooms tap point : 5 Nos.

Washing machine tap point : 1 No.

Garden tap : 1 No.

Long bath : 1 No.

ADDITIONAL FEATURES

Digital lockset to main entrance door.

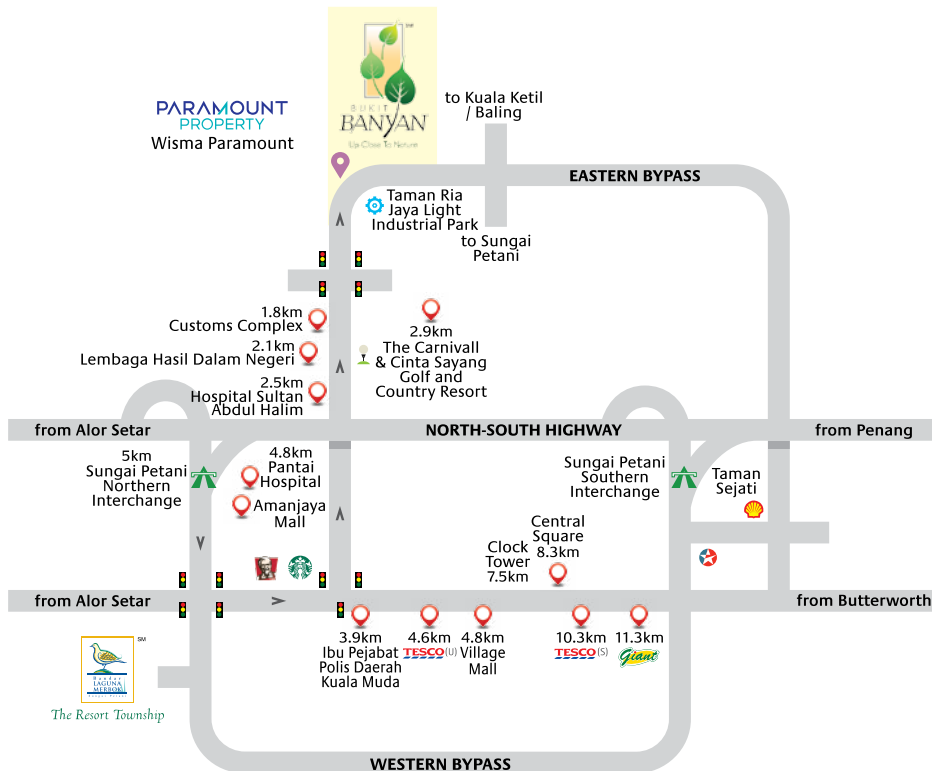
3-phase electrical supply.

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