



BUKIT  
BANYAN

Up Close To Nat

# SIERRA

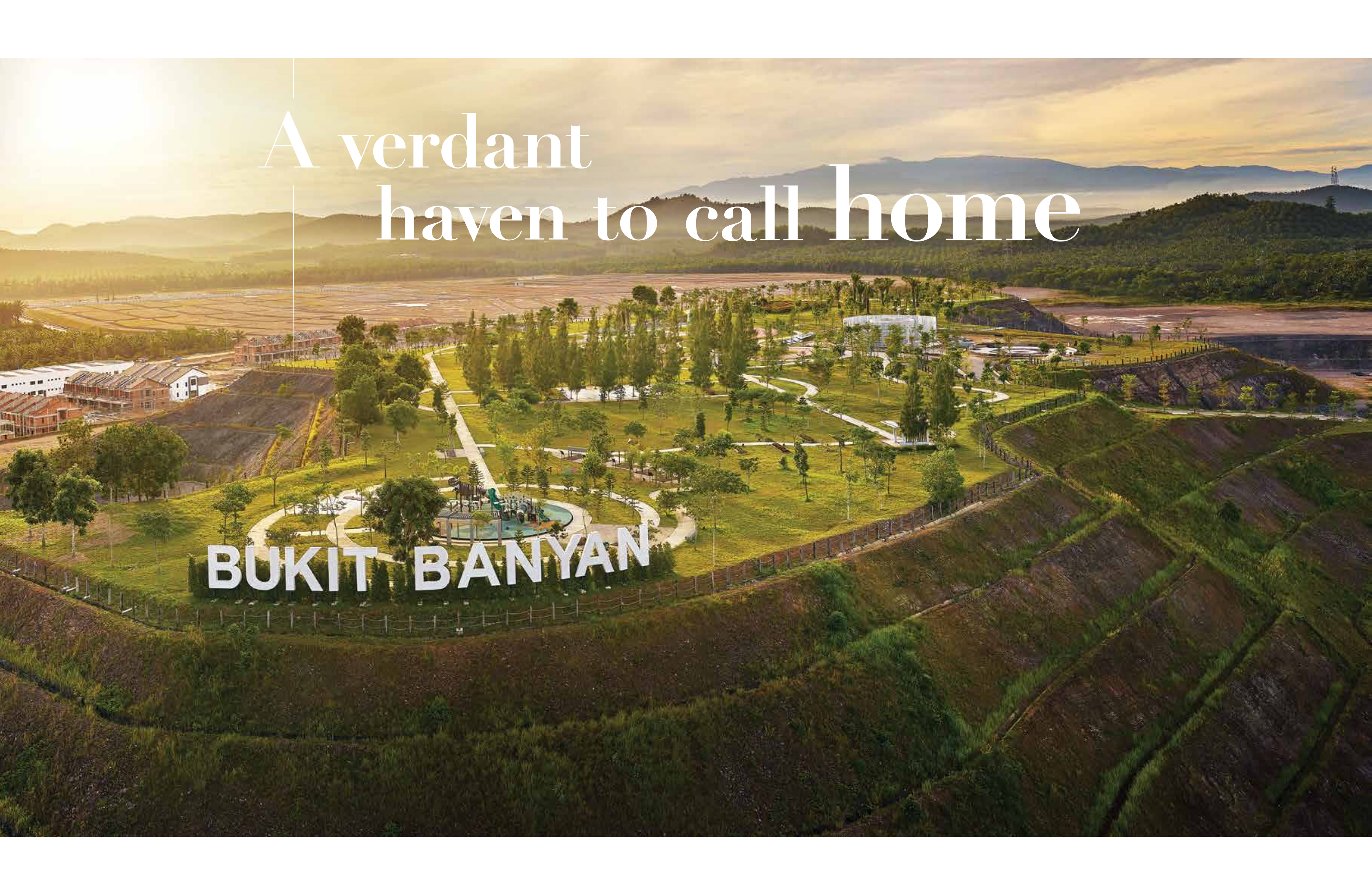
HILLSIDE SEMI-D

Beautiful homes inspired by nature



A verdant  
haven to call home

BUKIT BANYAN





# 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 90' / 95'  
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/cement render  
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

5'0" high fencing and mild steel gate.

### ELECTRICAL INSTALLATION

Light points : 41 Nos.  
13 Amp power points : 30 Nos.  
Ceiling fan points : 9 Nos.  
T.V points : 2 Nos.  
Conceal piping : 5 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

### SANITARY INSTALLATION

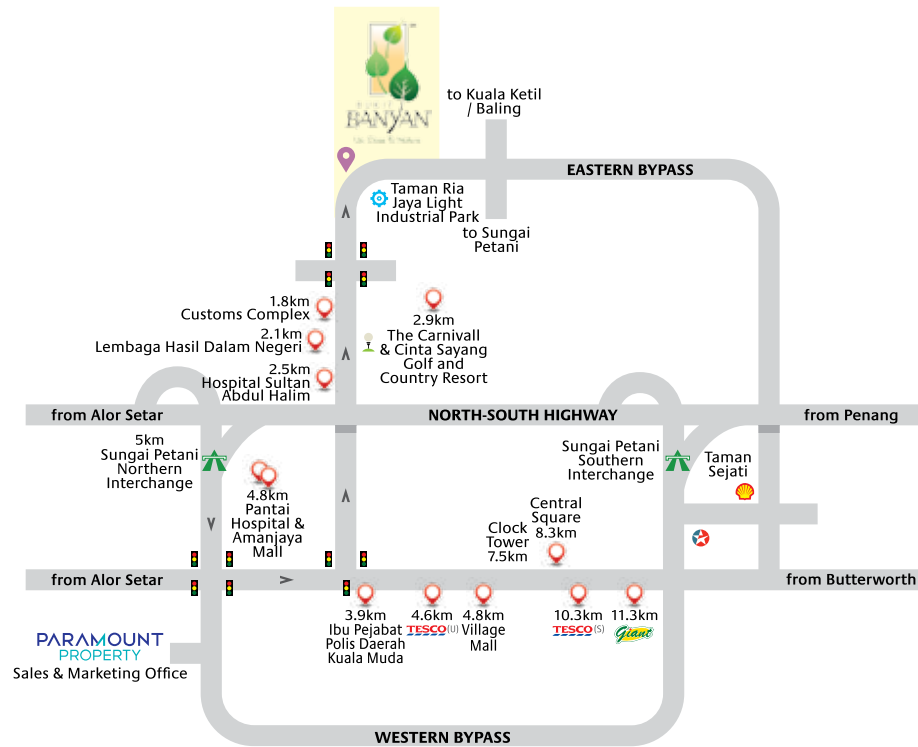
Single bowl single drainer stainless steel sink : 1 No.  
Water closet : 4 Nos.  
Wash basin : 4 Nos.  
Shower rose : 4 Nos.  
Toilet roll holder : 4 Nos.  
Soap dish : 4 Nos.  
Bathrooms tap point : 4 Nos.  
Washing machine tap point : 1 No.  
Garden tap : 1 No.  
Long bath : 1 No.

### ADDITIONAL FEATURES

Anti termite soil treatment.  
3-phase electrical supply.  
Hot water piping to shower points.

# 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)  
 Wisma Paramount, 1 Lorong BLM 1/1, Bandar Laguna Merbok,  
 08000 Sungai Petani, Kedah Darul Aman.  
 F 04-441 3399 E ppu-info@paramountproperty.my  
 fb.com/paramountpropertymalaysia  
 Waze Bukit Banyan

04 - 441 3388  
 paramountproperty.my

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