



BUKIT
BANYAN
Up Close To Nature

SIERRA

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, 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 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

5'0" high fencing and mild steel gate.

ELECTRICAL INSTALLATION

Light points : 37 Nos.
13 Amp power points : 32 Nos.
Ceiling fan points : 7 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

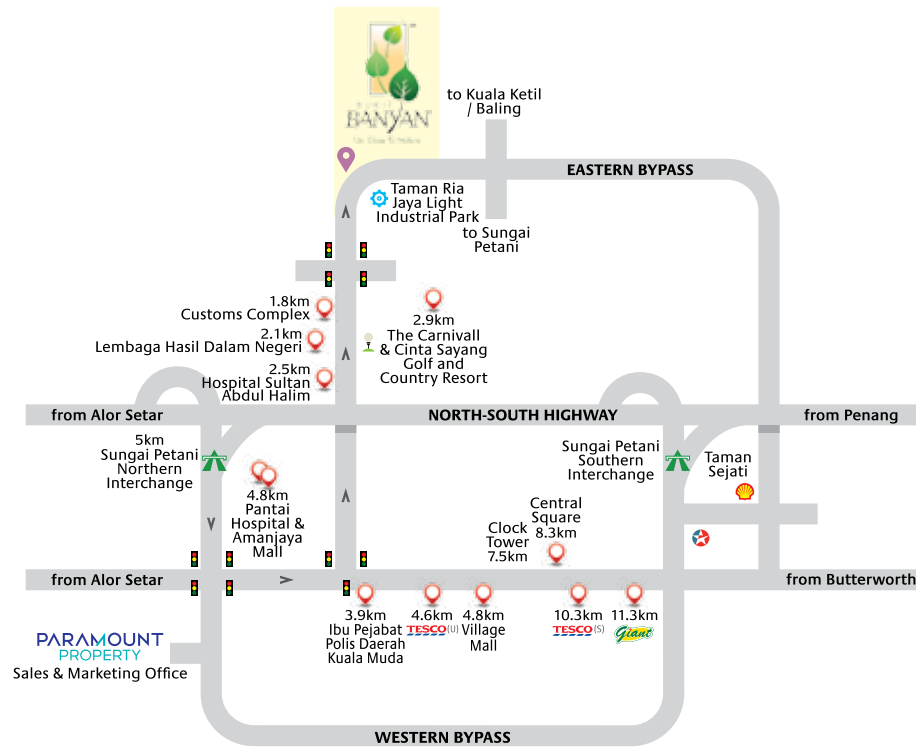
Single bowl single drainer stainless steel sink : 1 No.
Water closet : 5 Nos.
Wash basin : 5 Nos.
Shower rose : 5 Nos.
Toilet roll holder : 5 Nos.
Soap dish : 5 Nos.
Bathrooms tap point : 5 Nos.
Washing machine tap point : 1 No.
Garden tap : 1 No.
Long bath : 1 No.

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)

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