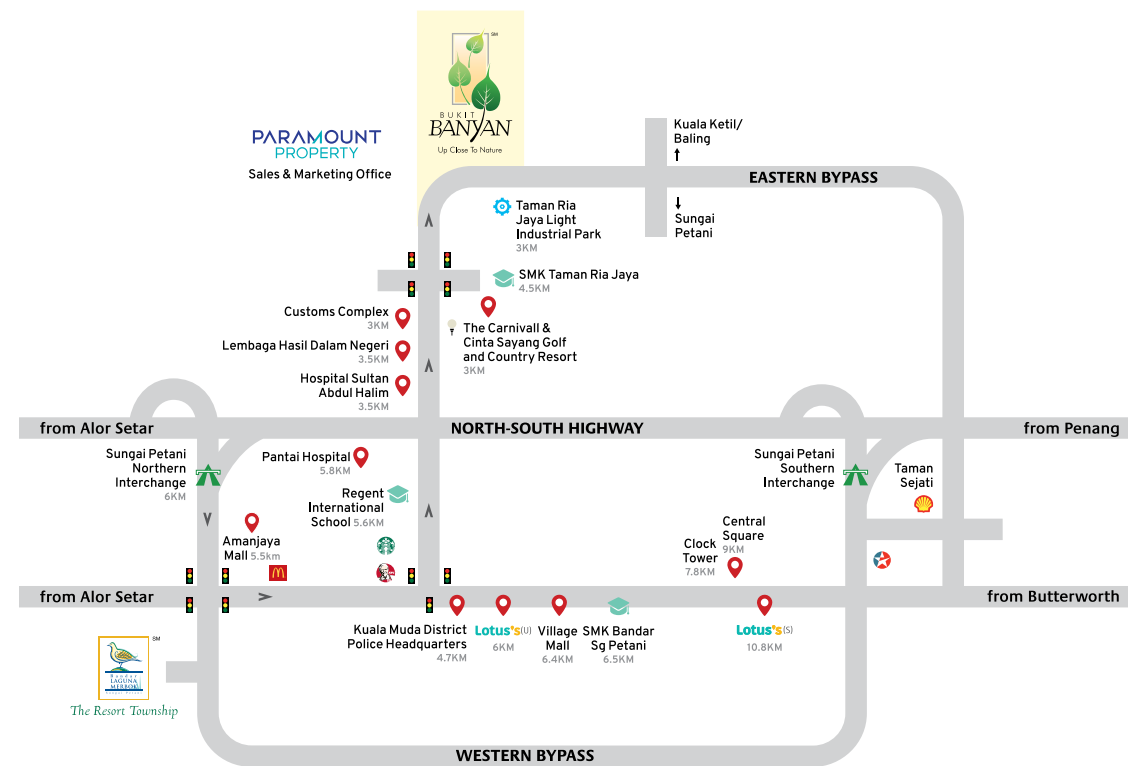




SIERRA PRIME

Classy

LOCATION PLAN



Paramount Property Gallery @ Bukit Banyan
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08000 Sungai Petani, Kedah Darul Aman, Malaysia.

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PARAMOUNT PROPERTY
The People's Developer™



DISCOVER
Stylish Comfort
AMIDST ELEVATED GREENS



BUKIT BANYAN

FOR MAXIMUM URBAN COMFORT

Contemporary facade with functional interiors, Sierra Prime 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.

15 Amp power point : 1 No.

Ceiling fan points : 7 Nos.

T.V. points : 3 Nos.

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

Water heater points : 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 86'

Built-up area:
3,478 sq ft

GROUND FLOOR



FIRST FLOOR

