



# SIERRA HIJAUAN

GREEN IS THE NEW LUXURY

**PHASE 2F & 2G2**  
**SEMI-D & BUNGALOW**



LIVE IN THE CITY,  
BREATHE IN NATURE



*"The clearest way into the universe is  
through a forest wilderness!"*

- JOHN MUIR -



Convenient Access To Major Highways

A Low-Density Neighbourhood

310 Landed Residences Embraced by Nature

Next To Ampang Forest Reserve

32.77-Acre Gated & Guarded Commune

Naturally Misty, Fresh & Cool

15 KM to Kuala Lumpur City Centre

Exclusive Clubhouse & Amenities



**THE PERFECT SETTING**  
FOR A  
MATURE NEIGHBOURHOOD

Sierra Hijauan is a resort-style exclusive development by IJM Land located at the foothills of the Ampang Forest Reserve, making it an excellent choice for homebuyers who want to be close to both nature and the Kuala Lumpur City Centre.

 EDUCATION

- 6.9km Fairview International School
- 7.7km SMK Taman Melawati
- 8.7km Brighton International School
- 9.7km Tunku Abdul Rahman University College
- 11.3km The International School of Kuala Lumpur (ISKL)

 SHOPPING

- 4.1km Giant Bukit Antarabangsa
- 7.5km Giant Ulu Kelang
- 7.7km Aeon AU2 Setiawangsa
- 8.0km Aeon Big Wangsa Maju
- 8.1km Melawati Mall
- 8.2km Wangsa Walk Mall
- 10.5km KL East Mall
- 11.0km Setapak Central Mall
- 13.3km Suria KLCC

 CONNECTIVITY

- EKVE | MRR2 | DUKE
- AKLEH | KARAK | SUKE

 RECREATION

- 7.0km Zoo Negara Malaysia
- 9.0km ATV Rimba Kemensah
- 9.3km Melawati River Care Centre
- 9.8km Air Terjun Mini Jeram
- 10.1km Bukit Tabur
- 10.7km Kebun Haji Jalil
- 11.8km ATV Adventure Park Kuala Lumpur
- 11.9km Kombat Zone Paintball

 HEALTHCARE

- 9.0km KPJ Ampang Puteri Specialist Hospital
- 10.1km Gleneagles Hospital Kuala Lumpur
- 12.0km HSC Healthcare
- 13.2km Columbia Asia Hospital -Setapak

"Nature holds the key to our aesthetic, intellectual, cognitive and even spiritual satisfaction."

- E. O. WILSON -



## CONNECTIVITY AND CONVENIENCE WITHIN YOUR REACH



Beyond its walls, residents are spoilt for choice when it comes to eateries, convenience stores and laundromats, among other amenities, in Taman Melawati, Setiawangsa and Wangsa Maju.

Sierra Hijauan is well connected to major highways such as the Kuala Lumpur Middle Ring Road 2 (MRR2), Duta-Ulu Kelang Expressway (DUKE), Ampang-Kuala Lumpur Elevated Highway (AKLEH), Jalan Ampang, Karak Highway and the upcoming East Klang Valley Expressway (EKVE).



## ABOUT EKVE EAST KLANG VALLEY EXPRESSWAY

The East Klang Valley Expressway (EKVE) is currently under construction as part of the Kuala Lumpur Ring Road. Acting as an alternative route to the Middle Ring Road 2 (MRR2) especially along the stretch between Ukay Perdana and Ampang, EKVE circumvents north-south bound traffic and vice versa.



NO.	LOCATION	CONNECTIVITY
1	Sungai Long Interchange	Links to SILK in the south
2	Bandar Mahkota Cheras Interchange	Connects to Persiaran Mahkota Cheras
3	Hulu Langat Interchange	Connects to Jalan Hulu Langat
4	Ampang Interchange	Links to Jalan Lembah Jaya at Ampang
5	Ukay Perdana Interchange	Connects to Jalan Ukay Perdana at Ukay Perdana and indirectly connects to MRR2 and DUKE



## A WONDERFUL LIFE

Imagine waking up to cool, crisp mornings that leave you feeling refreshed - this is where blissful living begins.

Moments past the 24-hour security gate, the traffic snarls and city buzz fade off, giving way to birdsong and garden sounds. The feast spreads with every shift of angle. Here, Sierra Hijauan's homes will take their places among the beautifully proportioned landscaped master plan.



## **PRIORITISING SAFETY FOR YOUR PEACE OF MIND**

Seeking to create an environment for residents to enjoy serenity at its finest, no expense has been spared for top-grade security measures to provide safety and convenience for residents and visitors alike.

Enjoy your daily routine with little fuss and no worries.

Actual Site



## PURSUE A HOLISTIC LIFESTYLE WITH COMFORT AND FUN

The resident-exclusive clubhouse here offers various features, including a swimming pool, gymnasium, multipurpose hall and game room.

For the little ones, the Children's Play Square has modern playground facilities surrounded by nature's tranquility to ensure many fond memories. For those who prefer outdoor activities, the Basketball Court and Jogging Track will let you work up a sweat while enjoying the fresh, cool forest air and lovely scenery.

*"If you truly love nature,  
you will find beauty everywhere."*

- LAURA INGALLS WILDER -





Actual Site

## MASTER PLAN



### EXCITING FACILITIES

- 1 Guardhouse
- 2 Meditation Deck
- 3 Water Feature Garden
- 4 Picnic Area
- 5 Jogging Track
- 6 Shrubs Art
- 7 BBQ Area
- 8 Children's Play Square
- 9 Water Cascade
- 10 Basketball Court
- 11 Shallow Pool
- 12 Swimming Pool
- 13 Clubhouse - Gymnasium, Game Room & Function Room
- 14 Management Office
- 15 Mound Garden
- 16 Community Swing
- 17 Outdoor Fitness & Reflexology Area
- 18 Terrace Garden
- 19 Nature Trail
- 20 Yoga Area
- 21 Hammock Area
- 22 Playground

Note: Facilities No.15 -22 will be ready in final phase

### LEGEND

PHASE 2F & 2G2	
<span style="color: #4682B4;">■</span> TYPE SD4 2 ½ Storey Semi-Detached	<span style="color: #90EE90;">■</span> TYPE BA1 3 Storey Bungalow
<span style="color: #FF8C00;">■</span> TYPE SD1 3 Storey Semi-Detached	<span style="color: #9370DB;">■</span> TYPE BA2 3 Storey Bungalow
<span style="color: #FF6347;">■</span> TYPE SD3 3 Storey Semi-Detached	<span style="color: #FFD700;">■</span> SOLD Phase 2B1, 2B2, 2C, 2D, 2E & 2H





*Home is having somewhere to go.  
Family is having someone to love.  
Blessing is having both of those things.*

# FLOOR PLANS

## SD4 2½ STOREY SEMI-DETACHED

Land size : 40' x 80'      Bedrooms : 5 + 1  
 Built-up area : 3,537 sq.ft.      Bathrooms : 6



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Artist's Impression Only

The architecture's simplicity and elegance are keys to heightening the sense of grace and tranquility that is desired in any home.

FLOOR PLANS

SD1

3 STOREY SEMI-DETACHED

Land size : 40' x 80'

Bedrooms : 5 + 1

Built-up area : 4,511 sq.ft.

Bathrooms : 6



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

FLOOR PLANS

SD3

3 STOREY SEMI-DETACHED

Land size : 40' x 80'

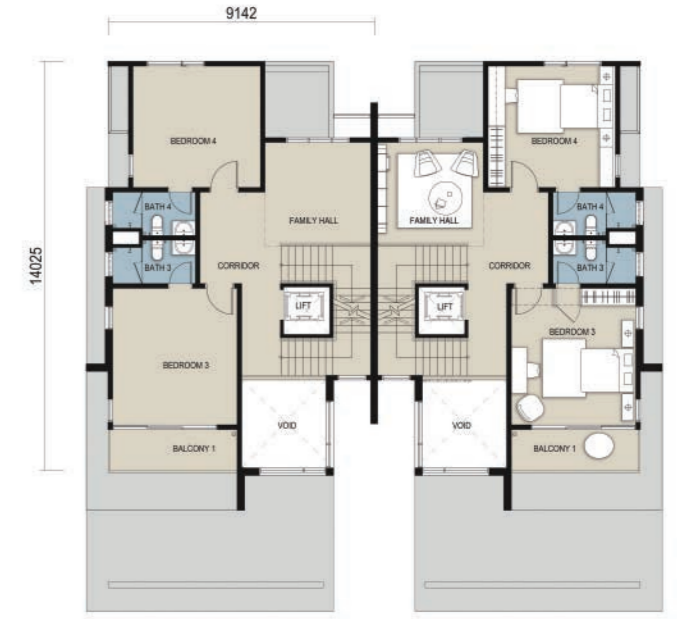
Bedrooms : 5 + 1

Built-up area : 4,077 sq.ft.

Bathrooms : 6



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

With spacious living spaces designed for flexibility, this is the ideal home for multigenerational families with senior members living together under one roof.



## FLOOR PLANS

### BA1

#### 3 STOREY BUNGALOW

Land size : 7,072 sq.ft.

Bedrooms : 6 + 1

Built-up area : 5,399 sq.ft.

Bathrooms : 7



GROUND FLOOR



FIRST FLOOR

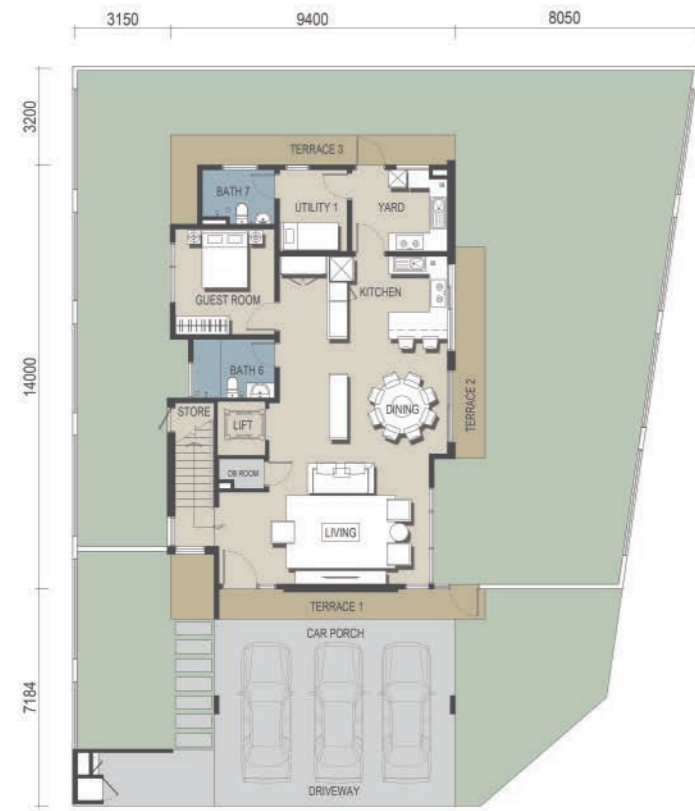


SECOND FLOOR

# FLOOR PLANS

## BA2 3 STOREY BUNGALOW

Land size : 5,188 / 6,157 sq.ft. Bedrooms : 6 + 1  
Built-up area : 4,660 sq.ft. Bathrooms : 7



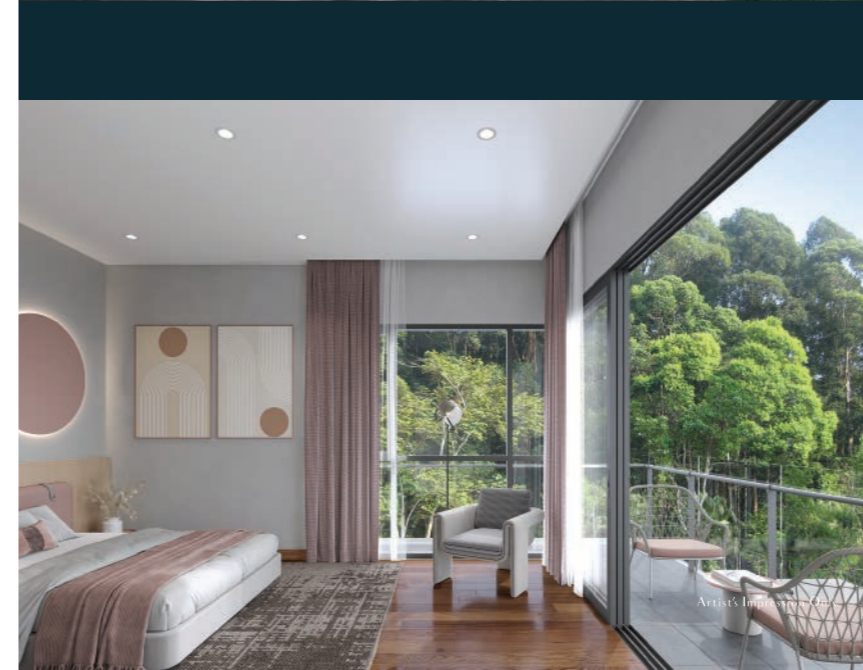
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



With spacious living spaces designed for flexibility, this is the ideal home for multigenerational families with senior members living together under one roof.

## SPECIFICATIONS



STRUCTURE	Reinforced Concrete	
WALL	Brickwall	
ROOF	Roof Tiles / Concrete Flat Roof	
CEILING	Skim Coat / Plaster Ceiling	
WINDOWS	Aluminium Framed Glass Windows	
DOORS	Entrance	Timber Door
	Others	Plywood Flush Door / Aluminium Sliding Glass Door
IRONMONGERY	Selected Quality Lock Sets	
FLOOR FINISHES	<u>BA1</u>	
	Living / Entrance Hall	Porcelain Tiles
	Dining / Kitchen	Porcelain Tiles
	Guest Room	Porcelain Tiles
	Staircase / Family Hall / Master Bedroom / Bedroom 2, 3, 4 & 5 / Corridor	Timber Strip*
	Bath 1, 2, 3, 4, 5 & 6	Porcelain Tiles
	Utility 1 / Bath 7 / Store	Ceramic Tiles
	Balcony 1 & 2 / Yard / Refuse Chamber	Porcelain Tiles
	Car Porch	Concrete Imprint
	Drying Yard / Terrace 1 & 2 / Pool Deck	Porcelain Tiles
	Others	Cement Render
	<u>BA2</u>	
	Living	Porcelain Tiles
	Dining / Kitchen	Porcelain Tiles
	Guest Room	Porcelain Tiles
	Staircase / Family Hall / Master Bedroom / Bedroom 2, 3, 4 & 5 / Corridor	Timber Strip*
	Bath 1, 2, 3, 4, 5 & 6	Porcelain Tiles
	Utility 1 / Bath 7 / Store	Ceramic Tiles
	Balcony 1 & 2 / Yard / Refuse Chamber / Terrace 1, 2 & 3	Porcelain Tiles
	Car Porch	Concrete Imprint
	Others	Cement Render
	<u>SD4</u>	
	Living	Porcelain Tiles
	Dining / Kitchen	Porcelain Tiles

	Bedroom 5	Porcelain Tiles	
	Staircase / Family Area / Master Bedroom / Bedroom 2, 3 & 4	Timber Strip*	
	Bath 1, 2, 3, 4 & 5	Porcelain Tiles	
	Utility / Bath 6	Ceramic Tiles	
	Balcony 1 & 2 / Refuse Chamber	Porcelain Tiles	
	Drying Yard / Terrace 1 & 2	Porcelain Tiles	
	Car Porch	Concrete Imprint	
	Others	Cement Render	
WALL FINISHES	Kitchen / Yard (BA1 & BA2)	Ceiling Height Porcelain Tiles	
	Kitchen (SD4)	1500mm Height Porcelain Tiles	
	All Baths	Ceiling Height Porcelain Tiles	
	Refuse Chamber	Full Height Ceramic Tiles	
	Others	Plaster & Paint	
FENCING	1500mm Height Brickwall / Mild Steel Railing (BA1 & BA2)		
	1500mm Height Brickwall / Mild Steel Railing (SD4 Parcel No. 205, 208, 223 & 228)		
	1500mm Height Brickwall (SD4)		
SANITARY & PLUMBING FITTINGS	<u>BA1</u>	<u>BA2</u>	<u>SD4</u>
	Wash Basin	8	7
	Water Closet	7	6
	Long Bath	1	1
	Hand Bidet	7	6
	Hand Shower	7	6
	Shower Rose	2	2
	Toilet Paper Holder	7	6
	Kitchen Sink	2	1
	Garden Tap	2	1
	Water Tap	2	2
ELECTRICAL INSTALLATION			
	Lighting Point	59	41
	Air Conditioning Point	10	8
	Water Heater Point	7	6
	Power Point	50	35
	Fiber Wall Socket	1	1
	SMATV Point	1	1
	Fan Point	10	8
	Data Point	3	3
	EV Charging SPN Isolator Point	1	1

## SPECIFICATIONS



STRUCTURE	Reinforced Concrete	
WALL	Brickwall	
ROOF	Roof Tiles / Concrete Flat Roof	
ROOF FRAMING	Metal Roof Truss	
CEILING	Skim Coat / Plaster Ceiling	
WINDOWS	Aluminium Framed Glass Windows	
DOORS	Entrance	Engineered Timber Core Door
	Others	Aluminium Sliding Glass Doors / Plywood Flush Doors / Aluminium Door / Glass Door (ID Unit Only)
IRONMONGERY	Selected Quality Lock Sets	
FLOOR FINISHES	<u>SD1</u>	
	Entrance Hall / Living Hall / Dining / Dry Kitchen / Guest Room	Porcelain Tiles
	Wet Kitchen & Yard	Porcelain Tiles
	Bath 1, 2, 3, 4, 5 & 6	Porcelain Tiles
	Refuse Chamber	Ceramic Tiles
	Utility, Store	Ceramic Tiles
	Car Porch	Concrete Imprint
	Foyer / Terrace / Balcony 1, 2, 3 & 4	Porcelain Tiles
	Drying Yard	Ceramic Tiles
	Staircase / Study Area / Family Hall / Master Bedroom 1 / Bedroom 2, 3 & 4	Timber Strip*
	Others	Cement Render
	<u>SD3</u>	
	Entrance Foyer / Living / Dining / Kitchen / Guest Room	Porcelain Tiles
	Yard / Bath 1, 2, 3, 4 & 5	Porcelain Tiles
	Bath 6 / Utility / Store	Ceramic Tiles
	Refuse Chamber	Ceramic Tiles
	Car Porch	Concrete Imprint
	Terrace 1 & 2 / Balcony 1 & 2	Porcelain Tiles
	Drying Yard	Ceramic Tiles
	Staircase / Corridor / Family Hall / Master Bedroom / Bedroom 2 & 3 & 4	Timber Strip*
	Others	Cement Render

WALL FINISHES	<u>SD1</u>			
	Dry Kitchen / Wet Kitchen / Yard	Ceiling Height Porcelain Tiles		
	Bath 1, 2, 3, 4, 5 & 6	Ceiling Height Porcelain Tiles		
	Refuse Compartment	Ceramic Tiles		
	Others	Plaster & Paint		
	<u>SD3</u>			
	Kitchen & Yard	Ceiling Height Porcelain Tiles		
	All Baths	Ceiling Height Porcelain Tiles		
	Refuse Compartment	Ceramic Tiles		
	Others	Plaster & Paint		
FENCING	1500mm High Brickwall & Mild Steel Fencing (SD1 & SD3)			
SANITARY & PLUMBING FITTINGS	<u>SD1</u>	<u>SD1 (ID)</u>	<u>SD3</u>	<u>SD3 (ID)</u>
	Wash Basin	7	7	7
	Water Closet	6	6	6
	Hand Bidet	6	6	5
	Hand Shower	6	6	5
	Shower Rose	2	2	2
	Long Bath	1	1	1
	Toilet Paper Holder	6	6	6
	Kitchen Sink	1	2	2
	Garden Tap	2	2	1
	Water Tap	1	1	2
ELECTRICAL INSTALLATION				
	Lighting Point	55	55	52
	Air Conditioning Point	9	9	8
	Water Heater Point	5	5	4
	Power Point	51	51	52
	Fiber Wall Socket	2	2	2
	SMATV Point	4	4	3
	Fan Point	9	9	8
	Data Point	2	2	2
	EV Charging SPN Isolator Point	1	1	1

\*As timber is a natural material, it is not possible to achieve full consistency of colour and grain in its selection and installation.

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The architecture's simplicity and elegance are keys to heightening the sense of grace and tranquility that is desired in any home.



## LOCATION MAP



Distinctively  
IJM

SIERRA UKAY SDN BHD 200401035353 (673863-K)

Jalan Persiaran Sierra Ukay, Taman Sierra Ukay, 68000 Ampang, Selangor

IJM LAND

A SUBSIDIARY OF IJM CORPORATION BERHAD

+6019 268 4686 IJM Land Berhad ijmland sierrahijauan.my



Sierra Hijauan Phase 2F • Developer: Sierra Ukay Sdn Bhd 200401035353 (673863-K) • Ground Floor, Wisma IJM, Jalan Yong Shook Lin, 46050 Petaling Jaya, Selangor Darul Ehsan • Tel: 03-7985 8188 Fax: 03-7952 9848/9091 • Type: 21/2 Storey Semi Detached and 3 Storey Bungalow • Developer's License No.: 10296/10-2027/1186(A) • Validity: 31/10/2022-30/10/2027 • Advertising & Sales Permit : 10296-8/07-2026/0789(N)-(S) • Validity: 10/07/2023-09/07/2026 • Appropriate Authority which approves the Building Plan: Majlis Perbandaran Ampang Jaya • Building Plan Reference Number: 09(dlm)MPAJ.BS.KB.740-1/2-11/12-3 • Tenure of Land: 99 years • Expiring: 6 January 2114 • Restrictions in Interest: The land shall not be transferred, leased or charged without prior approval by the State Authority • Land Encumbrances: Nil • Expected Date of Completion: July 2026 • Type SD4 - No. of units: 18 (21/2 Storey Semi Detached) • Selling Price: RM3,133,800 (Min), RM3,228,800 (Max) • Type BA1 - No. of units: 1 (3 Storey Bungalow) • Selling Price: RM5,521,800 (Min/Max) • Type BA2 - No. of units: 1 (3 Storey Bungalow) • Selling Price: RM4,783,800 (Min/Max) • Bumiputera Discount: 7%

Sierra Hijauan Phase 2G2 • Developer: Sierra Ukay Sdn Bhd 200401035353 (673863-K) • Ground Floor, Wisma IJM, Jalan Yong Shook Lin, 46050 Petaling Jaya, Selangor Darul Ehsan • Tel: 03-7985 8188 Fax: 03-7952 9848/9091 • Type: 21/2 Storey Semi Detached, 3-Storey Semi Detached and 3 Storey Bungalow • Developer's License No.: 10296/10-2027/1186(A) • Validity: 31/10/2022-30/10/2027 • Advertising & Sales Permit : 10296-9/07-2026/0804(N)-(S) • Validity: 12/07/2023-11/07/2026 Appropriate Authority which approves the Building Plan: Majlis Perbandaran Ampang Jaya • Building Plan Reference Number: 09(dlm)MPAJ.BS.KB.740-1/2-11/12-3 • Tenure of Land: 99 years • Expiring: 6 January 2114 • Restrictions in Interest: The land shall not be transferred, leased or charged without prior approval by the State Authority • Land Encumbrances: Nil • Expected Date of Completion: August 2026 • Type SD4 - No. of units: 12 (21/2 Storey Semi Detached) • Selling Price: RM3,297,800 (Min), RM3,742,800 (Max) • Type SD1 - No. of units: 2 (3 Storey Semi Detached) • Selling Price: RM4,194,800 (Min), RM4,241,800 (Max) • Type SD3 - No. of units: 2 (3 Storey Semi Detached) • Selling Price: RM3,794,800 (Min/Max) • Type BA2 - No. of units: 1 (3 Storey Bungalow) • Selling Price: RM4,878,800 (Min/Max) • Bumiputera Discount: 7%

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA