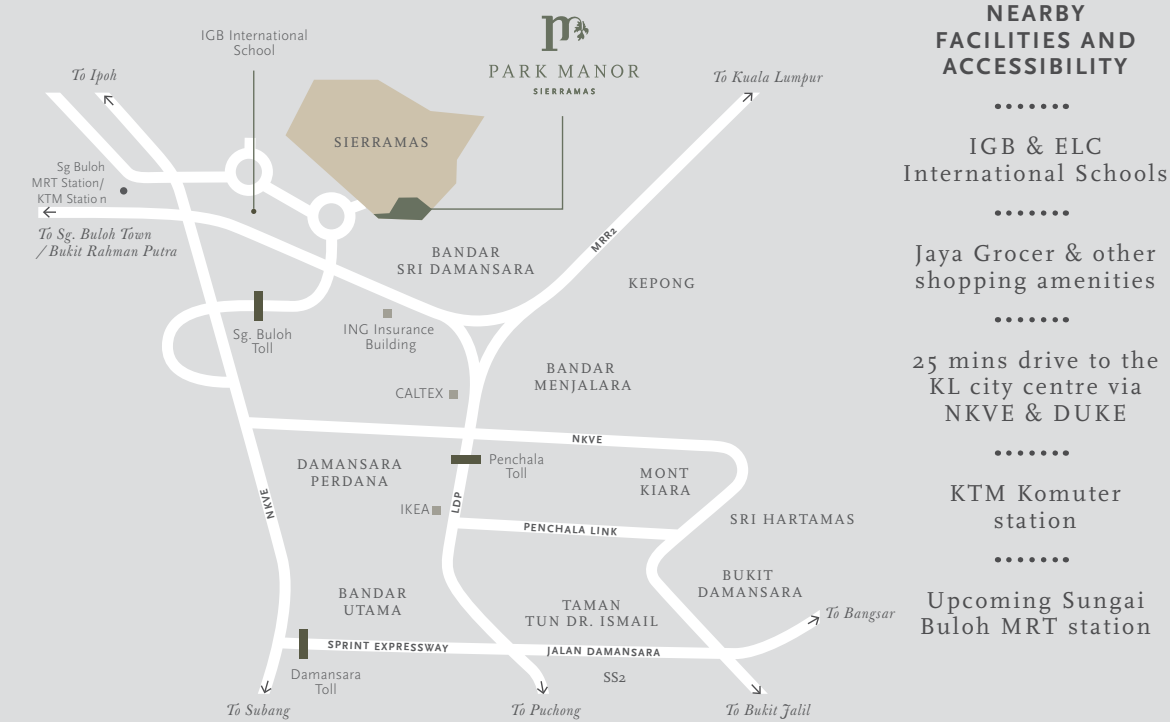


Park Manor

This intimate enclave of luxury, convenience and communal spirit is the perfect environment for the discerning family.

Aside from your own, there will be only 40 other families here. Park Manor accommodates 41 ultra-spacious 3-storey bungalow villas amidst a 7.88-acre walkable neighbourhood of meandering leafy streets and lush communal parks.

Within this prestigious address your family will enjoy a safe, green, spacious environment away from the bustle, but always within easy reach of vital amenities and the KL city centre.



NEARBY FACILITIES AND ACCESSIBILITY

IGB & ELC International Schools

Jaya Grocer & other shopping amenities

25 mins drive to the KL city centre via NKVE & DUKE

KTM Komuter station

Upcoming Sungai Buloh MRT station

Built to Achieve

"We take great pride in what we build. Our achievements are concrete proof that we develop properties with you in mind – to elevate your way of life."

Founded in 1971, our passion for property has driven us to become one of the leading and most sought after developer in the country.

With decades of industry expertise under our bricks, we are known as a versatile property builder with a remarkable track record in condominiums; landed property and gated communities; commercial

and residential buildings; and hospital development.

Every project is embedded with an outstanding visionary innovation that speaks of architectural excellence for a bespoke lifestyle.

We are proud that our commitment to deliver high-end properties with quality design and long-term value has won us the following recognitions:

MARKETED BY



TAN & TAN DEVELOPMENTS BERHAD
(An IGB company)

DEVELOPED BY

Kumpulan Sierramas (M) Sdn Bhd
(202326-W)

A joint venture between
Tan & Tan Developments Berhad and
IGB Corporation Berhad listed on the Main Board of Bursa Malaysia.

Suite 5.02, Level 5
The Gardens South Tower, Mid Valley City
Lingkaran Syed Putra, 59200 Kuala Lumpur
Malaysia

THE EDGE Top Property
Developers Awards
2014

THE EDGE MALAYSIA
12 consecutive wins
since 2003

FIABCI MALAYSIA
Malaysia Property Award
for Residential Development 2002

FIABCI MALAYSIA
Malaysia Property Award for Best
Residential High Rise 2012

Tan & Tan Developments Berhad is a wholly-owned subsidiary of
IGB Corporation Berhad listed on the Main Board of Bursa Malaysia.

tel +603 2283 2266
fax +603 2287 8868

tantan.com
marketingsales@igbcorp.com

PARK MANOR
SIERRAMAS

No. Lesen Pemaju:
5877-4/05-2017/592
(03/05/2012 - 02/05/2017)

No. Permit Pengiklanan & Jualan:
5877-4/2014/2013(08)
(14/8/2014 - 13/8/2015)

Tarikh Jangka Siap:
Disember 2015

Jumlah Unit: 41 unit
Jenis A - 10 unit (3 Tingkat)
Jenis B - 21 unit (3 Tingkat)
Jenis C - 3 unit (3 Tingkat)
Jenis D - 3 unit (3 Tingkat)
Jenis E - 4 unit (3 Tingkat)

Pelan Bangunan Diluluskan Oleh:
Majlis Perbandaran Selayang
No. MPS: 11/3/8/1114

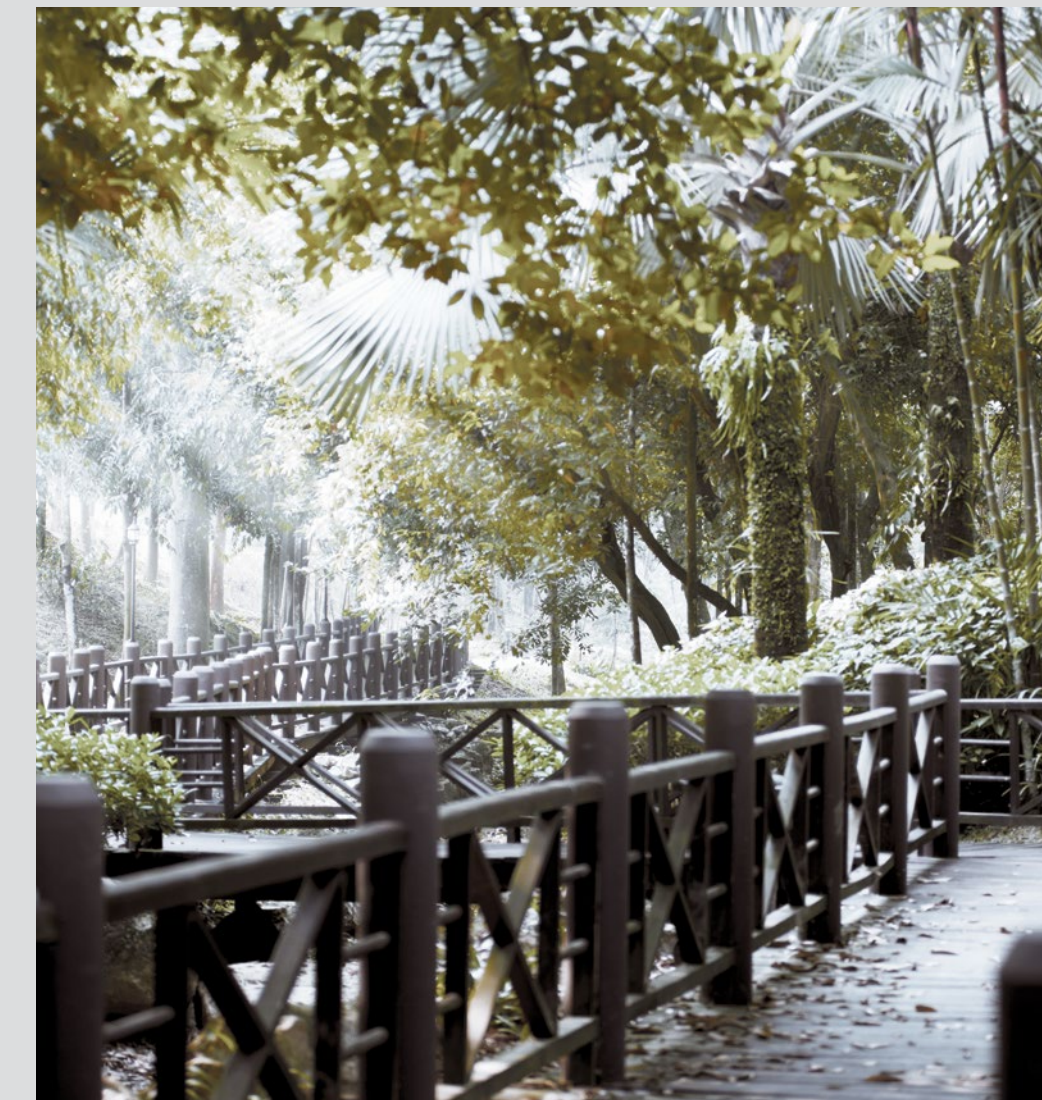
Beban Tanah:
Tiada

Pegangan Tanah:
Bebas

Harga Minimum:
RM3,970,000

Harga Maksimum:
RM5,240,000

All information and specifications herein are subject to variations, modifications and amendments as required by the relevant authorities or developer's consultants/architect and cannot form part of an offer or contract. Renderings and illustrations herein are artist's impression only and all measurements are approximate subject to final survey. While every reasonable care has been taken in the preparation of this print, the developer, its agent or representatives cannot be held responsible for any inaccuracies or changes.



Sierramas

Welcome to one of the Klang Valley's most premium suburban addresses. A golden confluence of luxurious homes and unrivalled forest landscape, within one of Malaysia's most famously secure neighbourhoods.

Since its launch in 1993, the Sierramas lifestyle concept continues to flourish and remains a benchmark for residential excellence.

Now, this sought-after address offers an exciting new opportunity to a select few. Presenting the latest offering of ultra-luxurious modern homes at our newest Sierramas address – Park Manor.



Luxury Family Homes

There is space enough for all your loved ones. Our 3-storey bungalow villas offer between 5 – 6 bedrooms with en suite bathrooms. Generous living and dining spaces, as well as work, play and entertainment areas offer everyone the choice to enjoy a private moment or come together as a family.



All homes feature an internal lift, making them elderly-friendly and ideal for multi-generational families. Smart design features help optimise natural light and ventilation within the homes, for a living environment that will delight your family, while helping to naturally cool the homes for lower energy consumption.



Safe & Secure Community



It has been said that locking the front door is optional at Sierras. Here at **Park Manor**, security is a very important part of our community. That's why every effort has been put in place to ensure the privacy and comfort of your home. These include special perimeter fencing, manned CCTV's and guard patrols, amongst others.



Lush Tropical Surroundings

A lush landscape is both healing and restorative. At **Park Manor**, we have planted a jewel-green tropical communal garden that extends beyond each villa's private garden.

These serene outdoor spaces extend your living environment inviting family and communal activities. The entire neighbourhood is walkable; linked by beautifully landscaped paths that connect the houses to the heart of the community; a residents' only clubhouse, ornamental pavilion and swimming pools.

Here, there are many indulgences to enjoy as a family, from the children's wading pool and infinity-edge adult's pool, to an ornamental jewel-like pavilion for parties and gatherings, as well as a sophisticated lounge deck and lovingly nurtured streetscape and landscape.



Site Plan

There are altogether 41 villas in the **Park Manor** neighborhood with 3 typical designs from which to choose.

Built up areas range from approximately 5,470 sq ft to 6,980 sq ft and are designed based on lot sizes and the natural shape of the site.

TYPE A	TYPE B	TYPE E
BUILT-UP AREA 593 m ² / 6,387 sq ft	BUILT-UP AREA 560 m ² / 6,024 sq ft	BUILT-UP AREA 648 m ² / 6,980 sq ft
LAND AREA 395 m ² – 454 m ² / 4,252 sq ft – 4,887 sq ft	LAND AREA 355 m ² – 429 m ² / 3,821 sq ft – 4,618 sq ft	LAND AREA 425 m ² – 486 m ² / 4,575 sq ft – 5,231 sq ft
5 Bedrooms Maid's Room Individual Lift	5 Bedrooms Maid's Room Individual Lift	6 Bedrooms Maid's Room Individual Lift



- 1 Main Entrance
- 2 Guardhouse
- 3 Clubhouse
- 4 Lap Pool
- 5 Children's Pool and Play Area
- 6 Linear Park

