

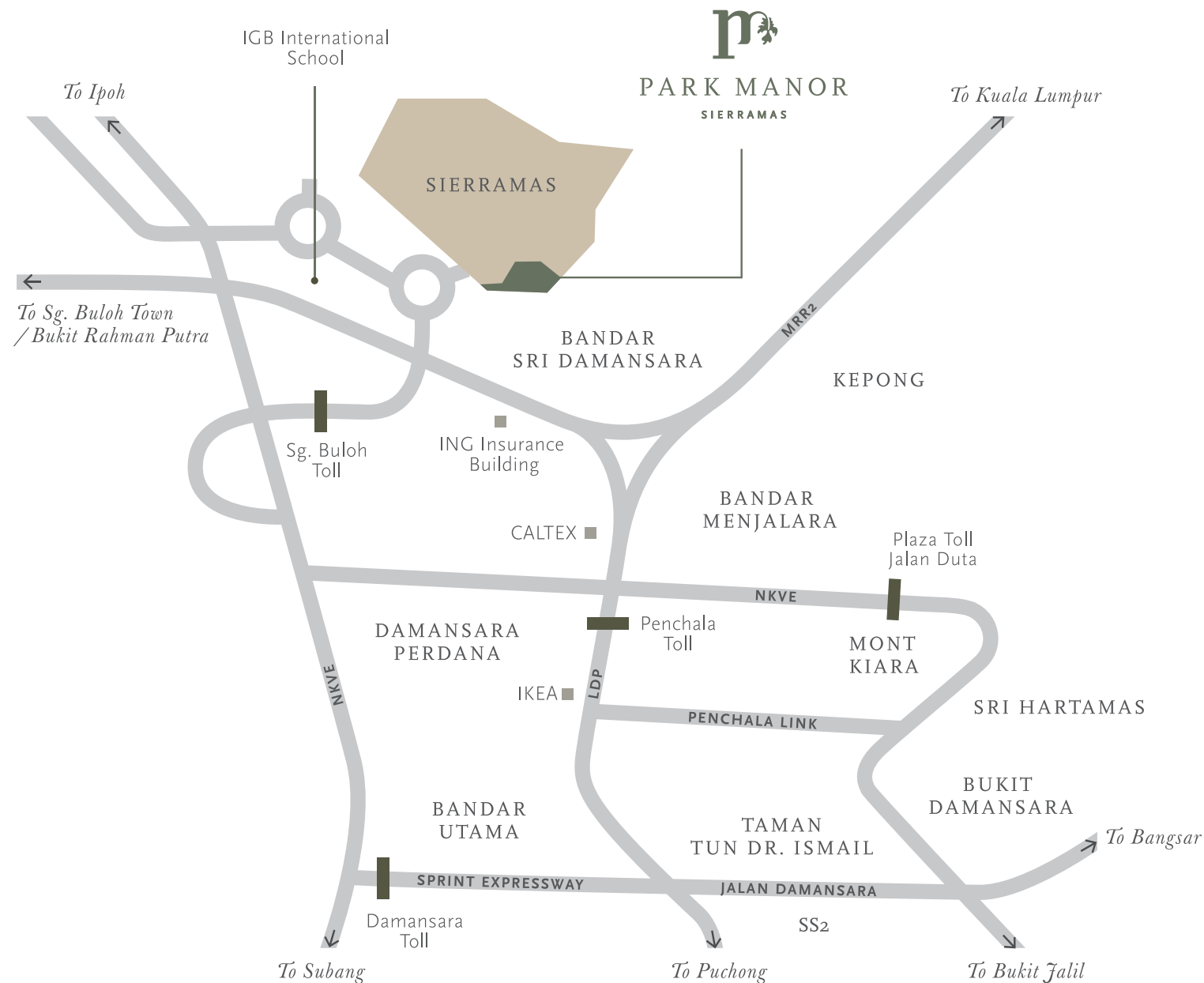


PARK MANOR

SIERRAMAS

FLOOR PLANS
SPECIFICATIONS

LOCATION MAP



SITE PLAN



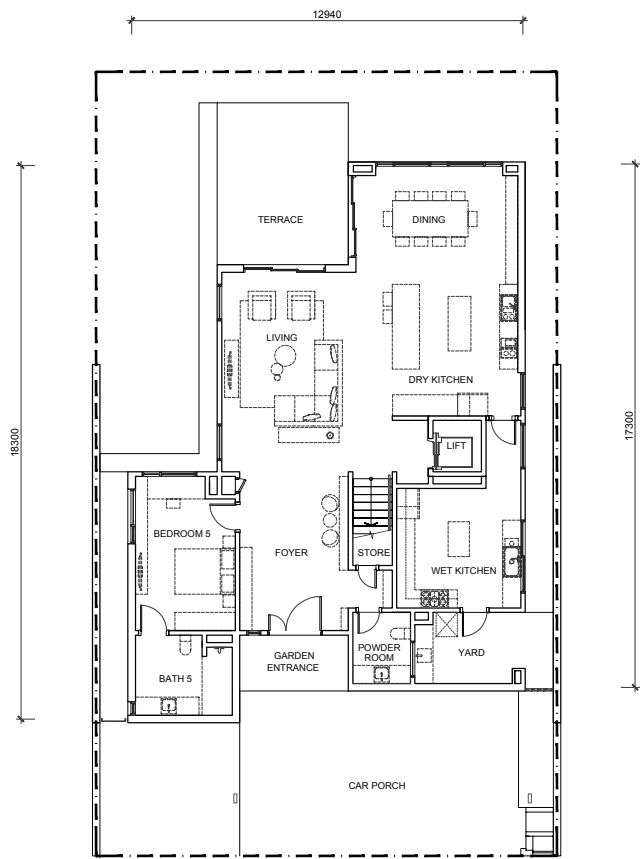
- 1 Main Entrance
- 2 Guardhouse
- 3 Clubhouse
- 4 Lap Pool
- 5 Children's Pool and Play Area
- 6 Linear Park

TYPE A

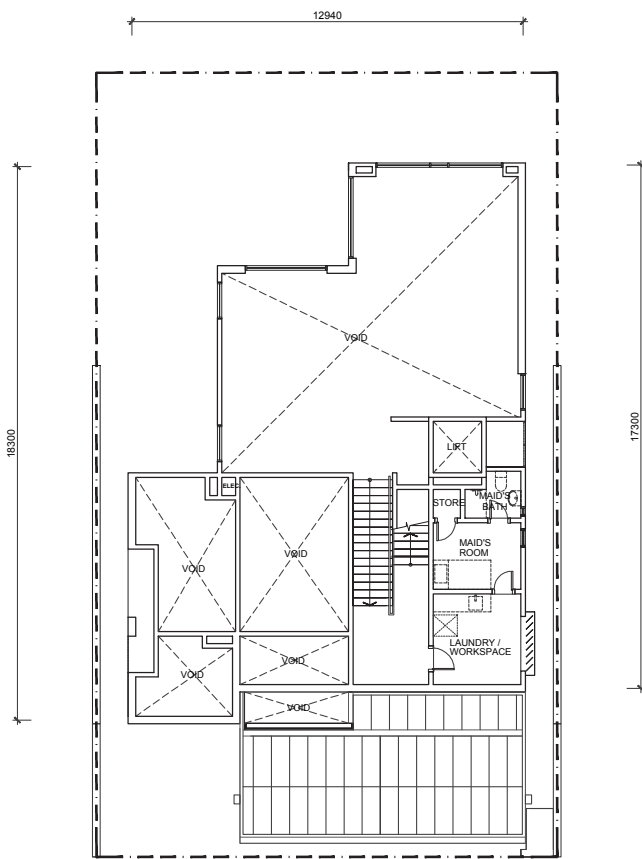
5 BEDROOMS
MAID'S ROOM
INDIVIDUAL LIFT

BUILT-UP AREA
593m² / 6,387 sq ft

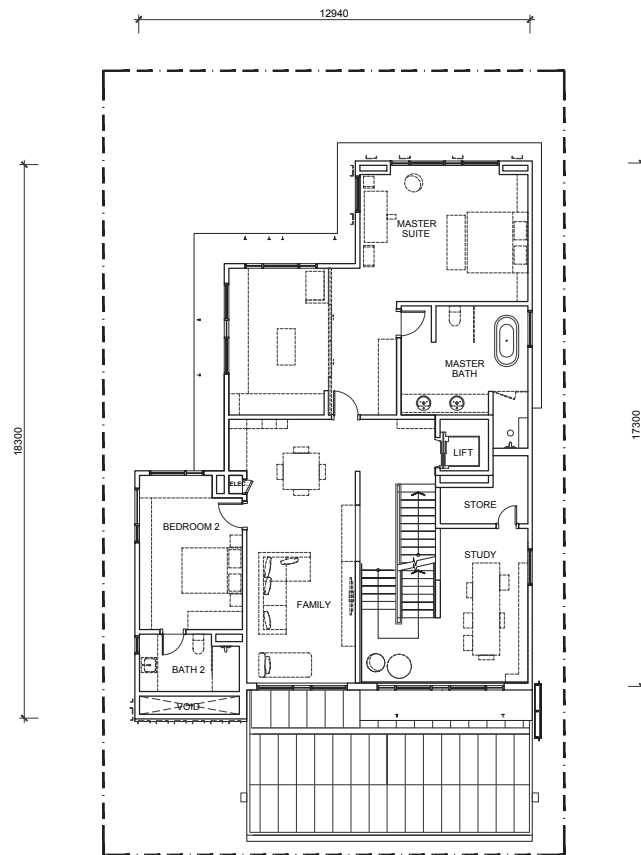
LAND AREA
395m² - 425m² / 4,252 sq ft - 4,575 sq ft



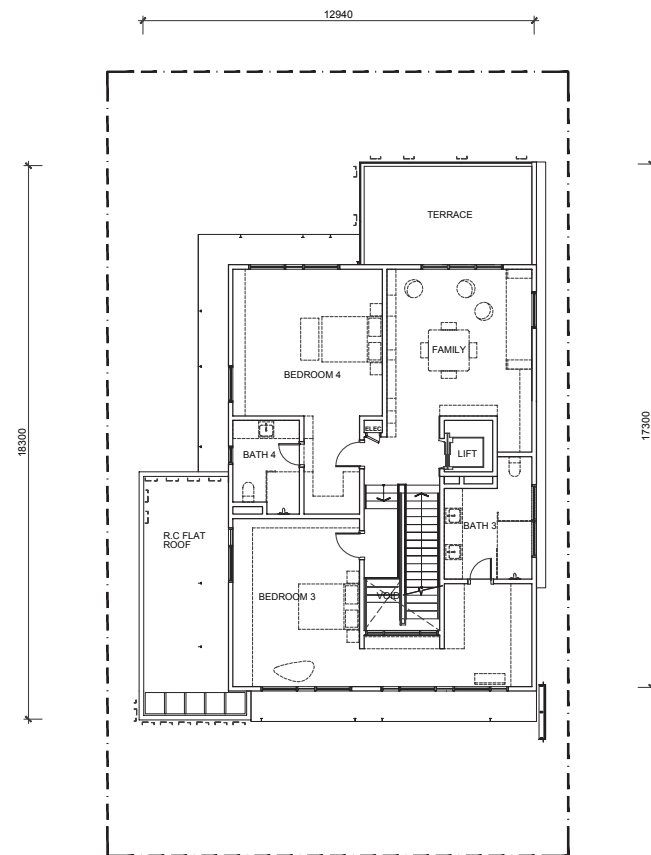
GROUND
FLOOR
PLAN



MEZZANINE
FLOOR
PLAN



FIRST
FLOOR
PLAN



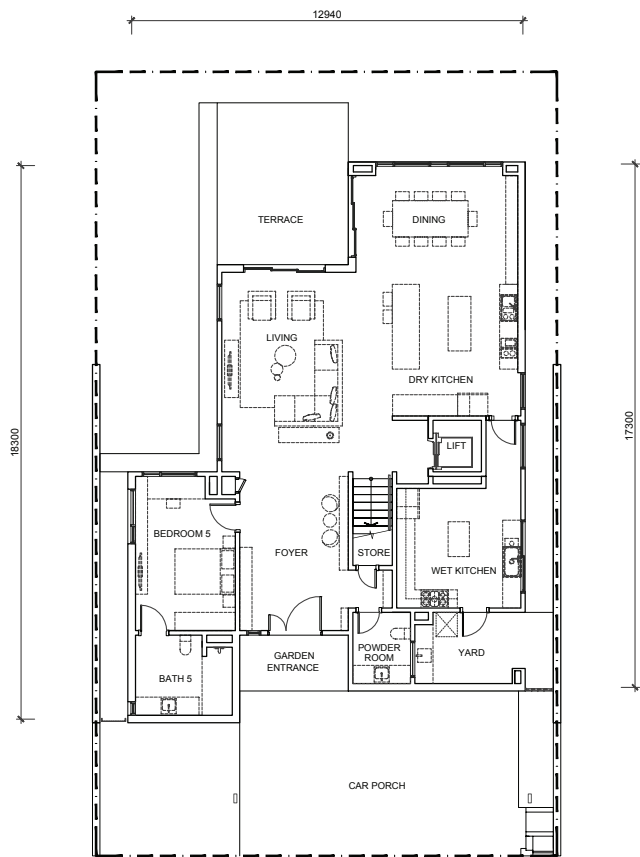
SECOND
FLOOR
PLAN

TYPE A1

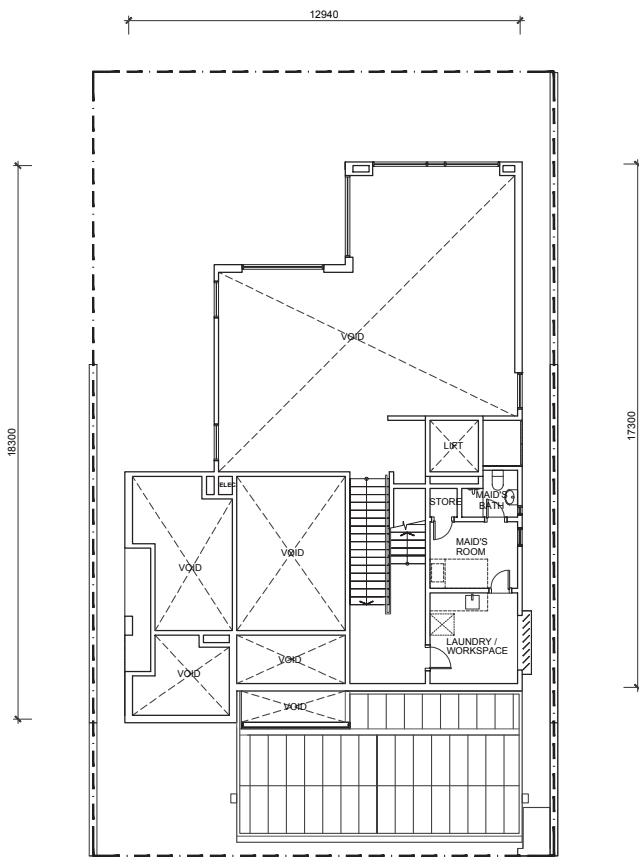
5 BEDROOMS
MAID'S ROOM
INDIVIDUAL LIFT

BUILT-UP AREA
593m² / 6,387 sq ft

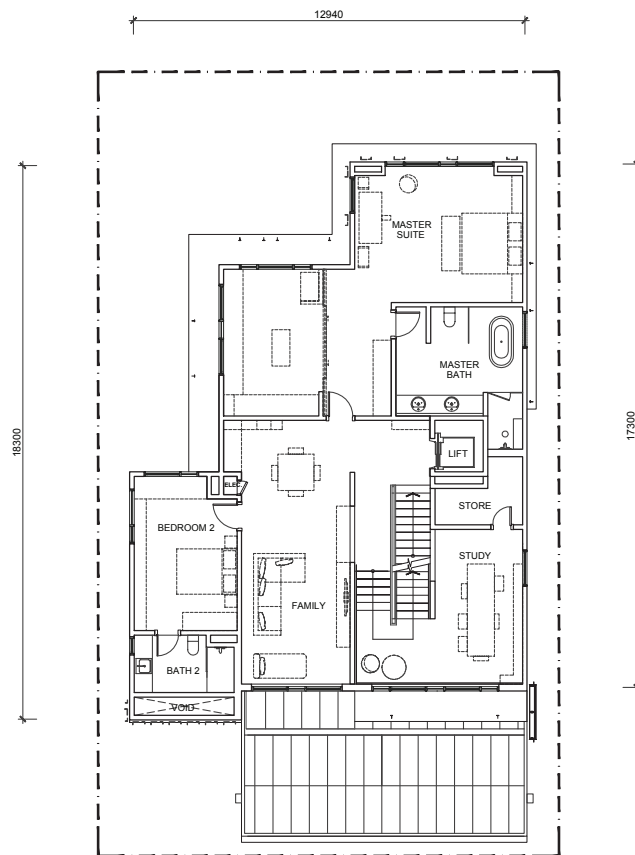
LAND AREA
395m² / 4,252 sq ft



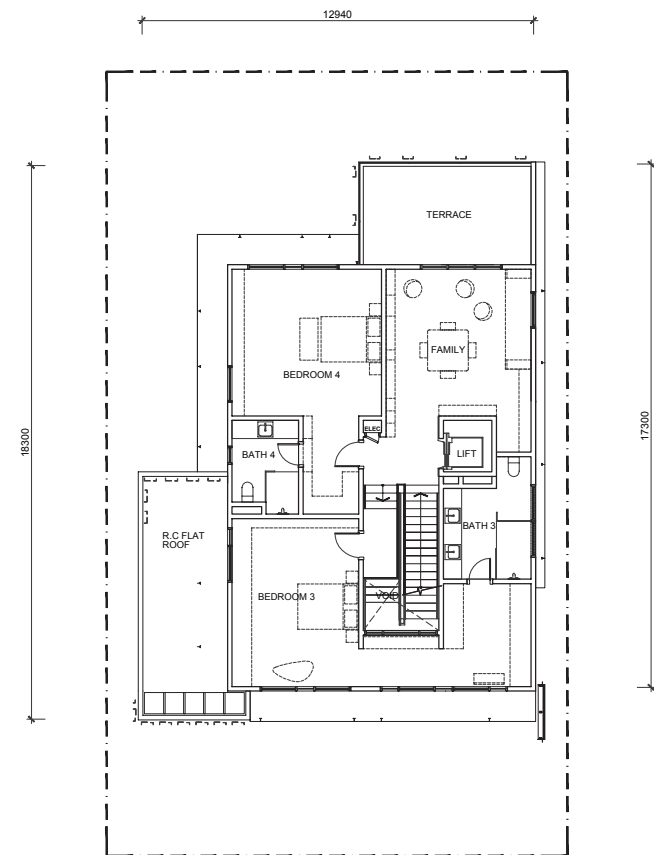
GROUND
FLOOR
PLAN



MEZZANINE
FLOOR
PLAN



FIRST
FLOOR
PLAN



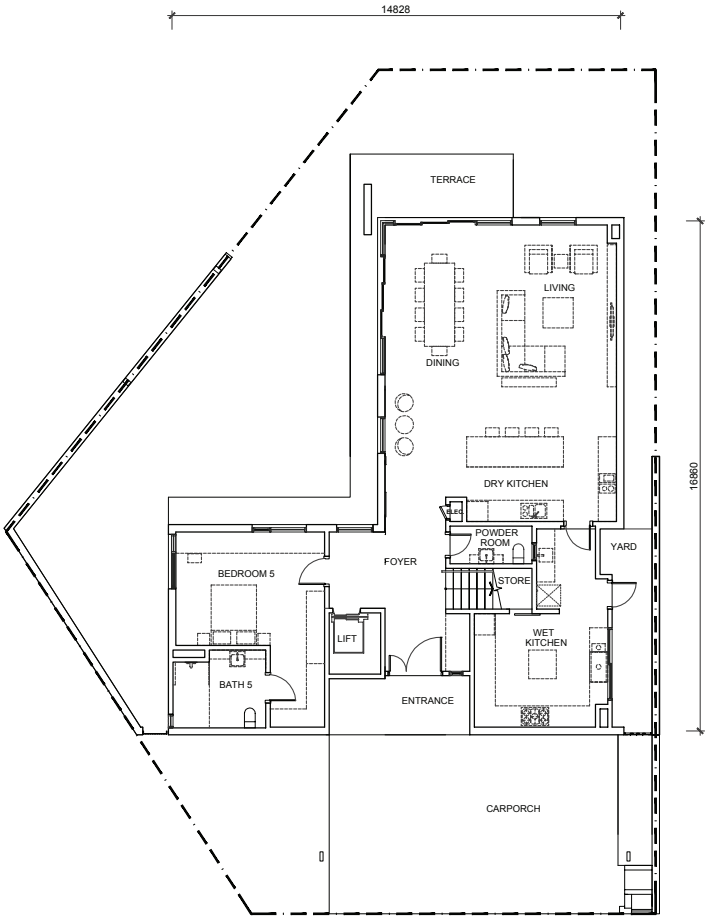
SECOND
FLOOR
PLAN

TYPE A2

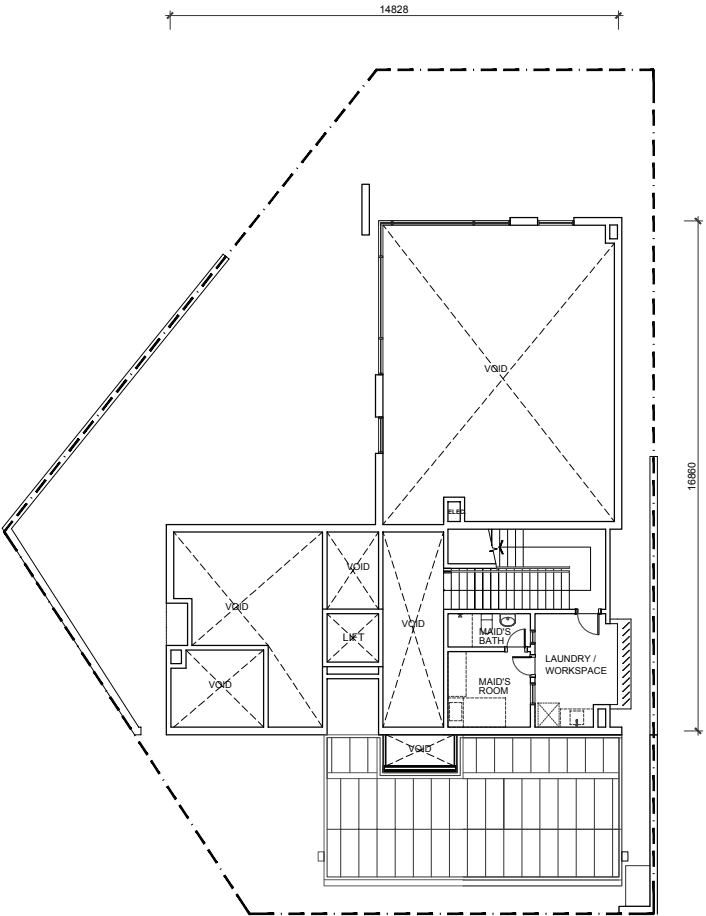
5 BEDROOMS
MAID'S ROOM
INDIVIDUAL LIFT

BUILT-UP AREA
583m² / 6,280 sq ft

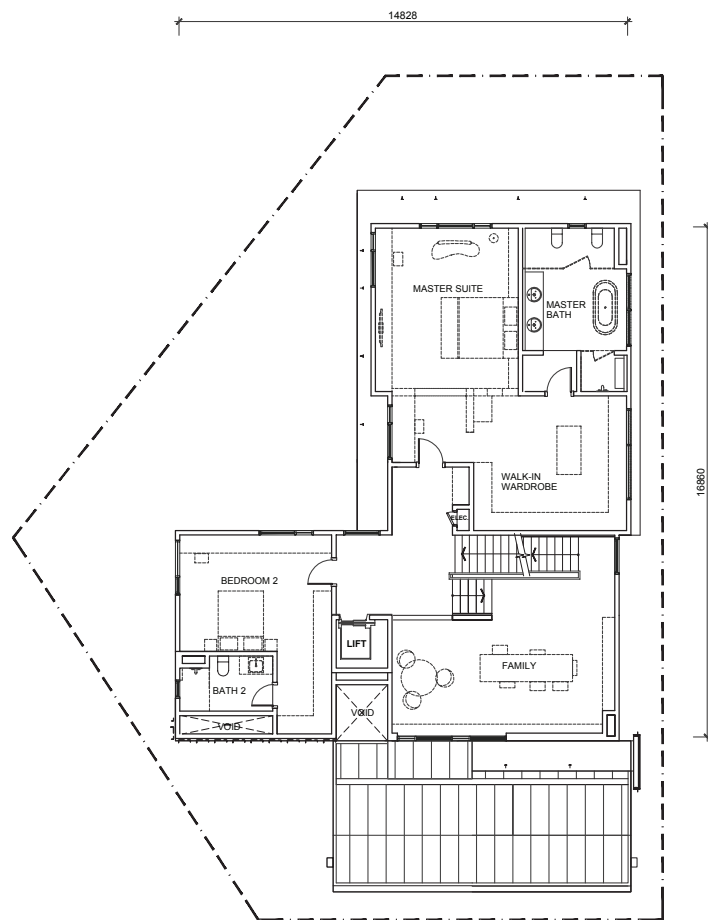
LAND AREA
454m² / 4,887 sq ft



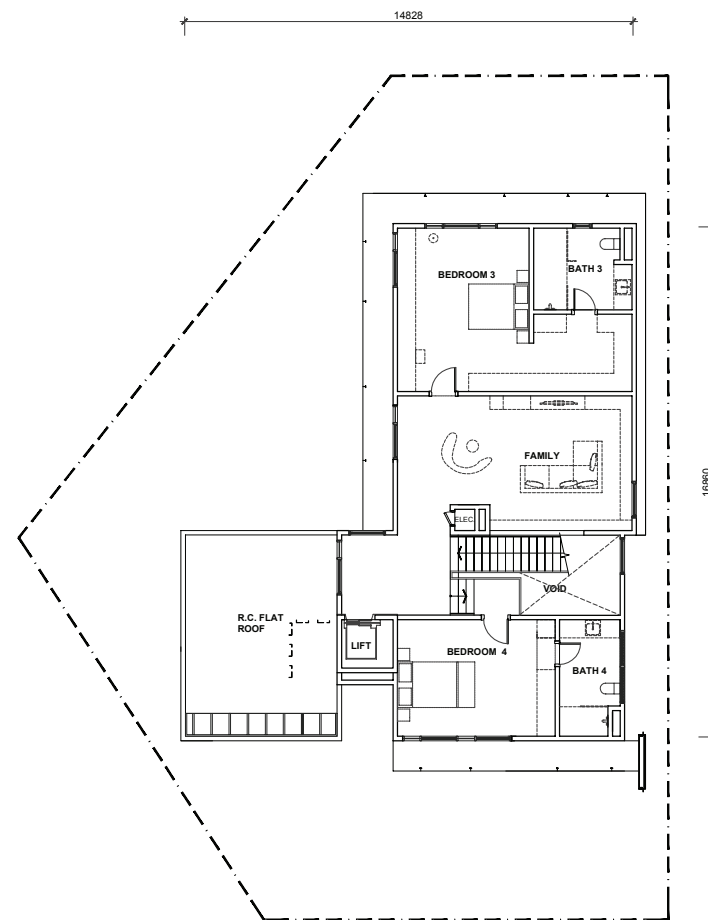
GROUND
FLOOR
PLAN



MEZZANINE
FLOOR
PLAN



FIRST
FLOOR
PLAN



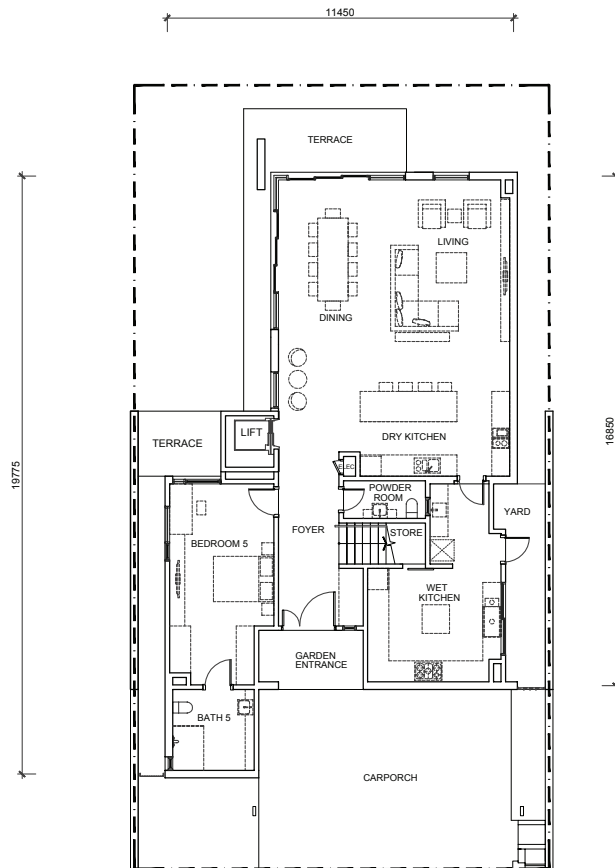
SECOND
FLOOR
PLAN

TYPE B

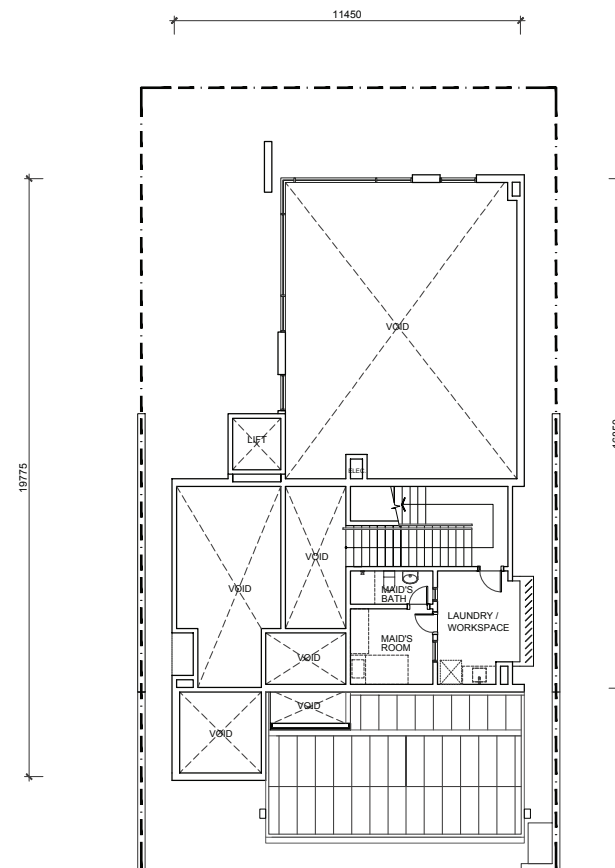
5 BEDROOMS
MAID'S ROOM
INDIVIDUAL LIFT

BUILT-UP AREA
560m² / 6,024 sq ft

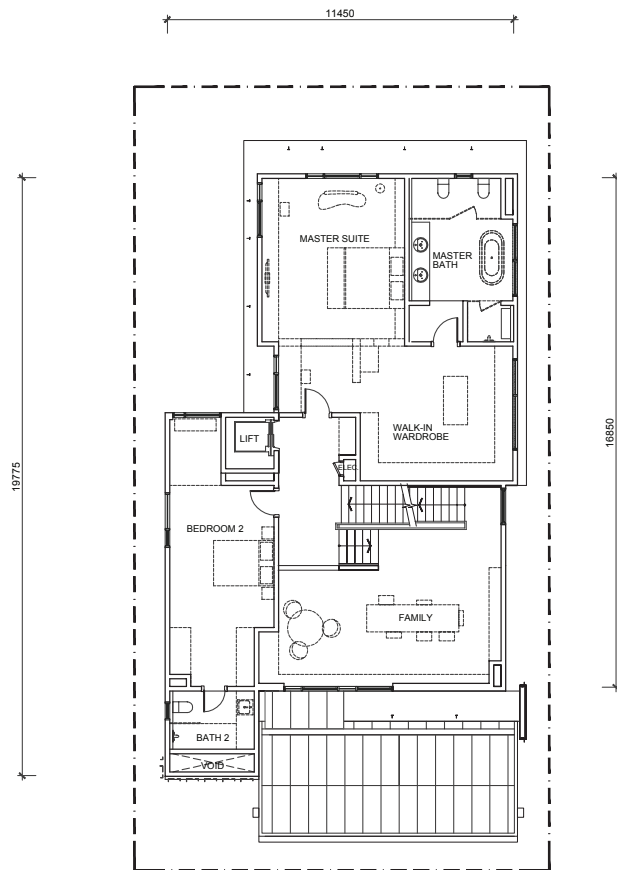
LAND AREA
355m² - 428m² / 3,821 sq ft - 4,607 sq ft



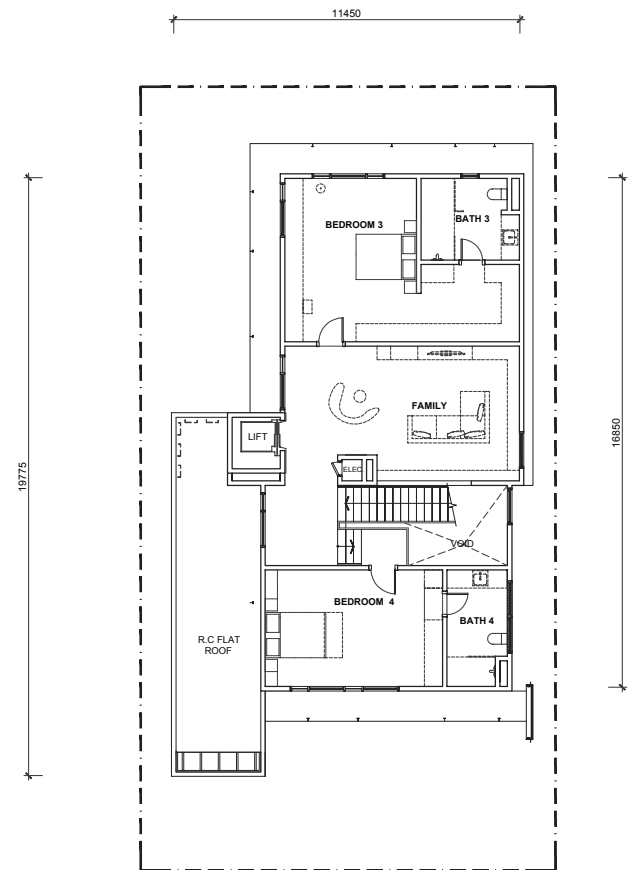
GROUND
FLOOR
PLAN



MEZZANINE
FLOOR
PLAN



FIRST
FLOOR
PLAN



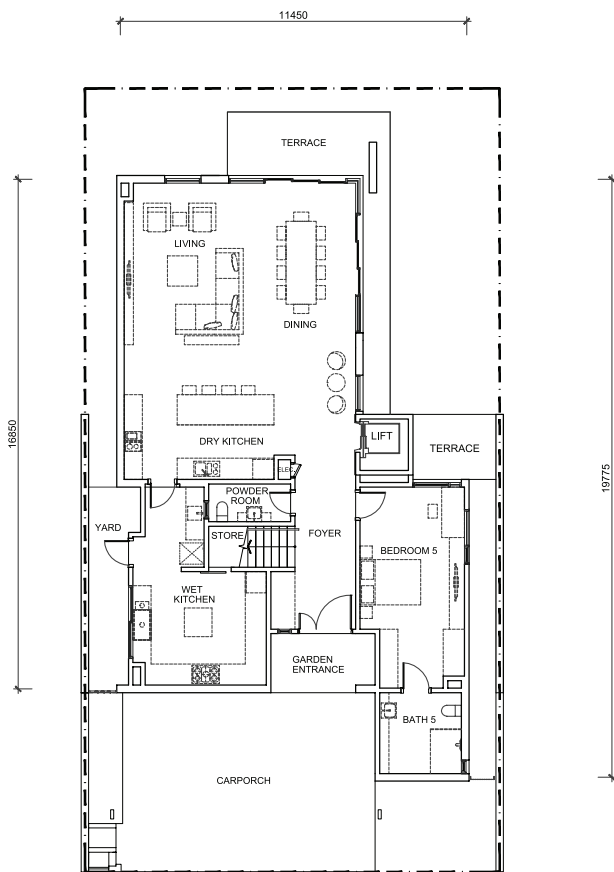
SECOND
FLOOR
PLAN

TYPE B_I

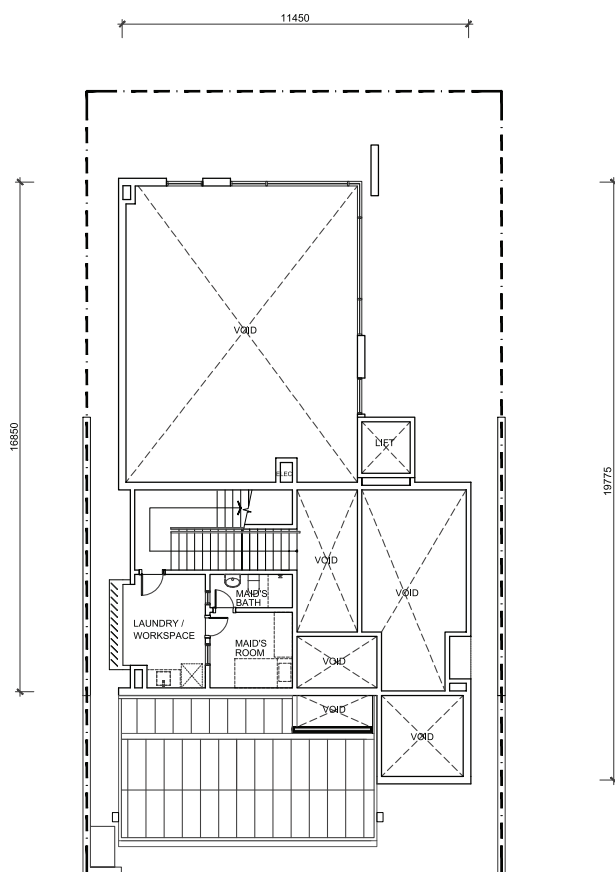
5 BEDROOMS
MAID'S ROOM
INDIVIDUAL LIFT

BUILT-UP AREA
560m² / 6,024 sq ft

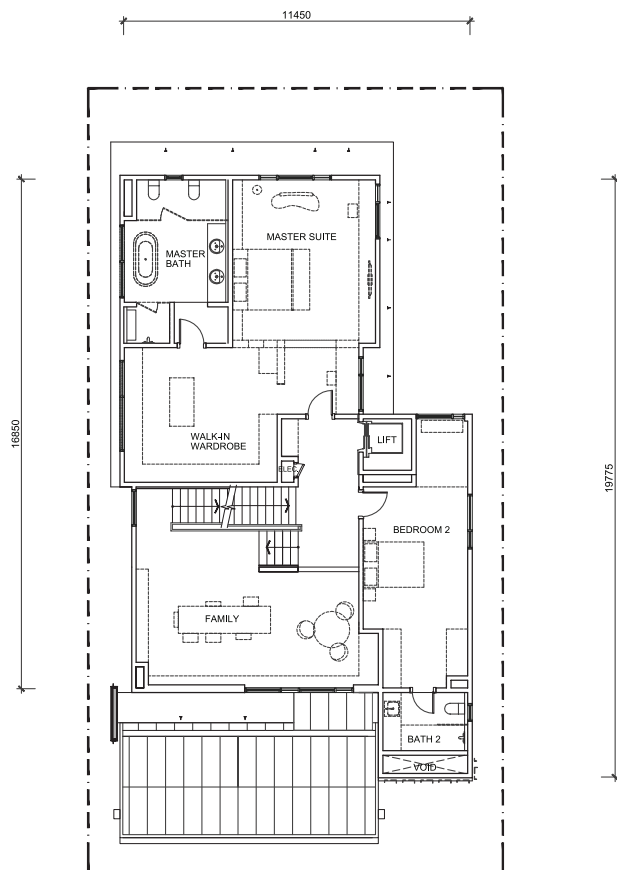
LAND AREA
355m² - 383m² / 3,821 sq ft - 4,123 sq ft



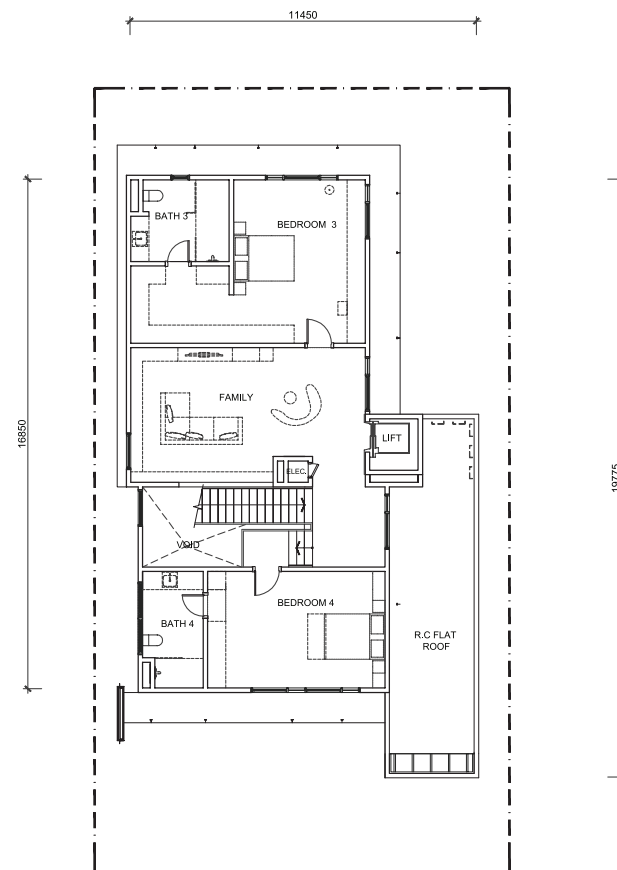
GROUND
FLOOR
PLAN



MEZZANINE
FLOOR
PLAN



FIRST
FLOOR
PLAN



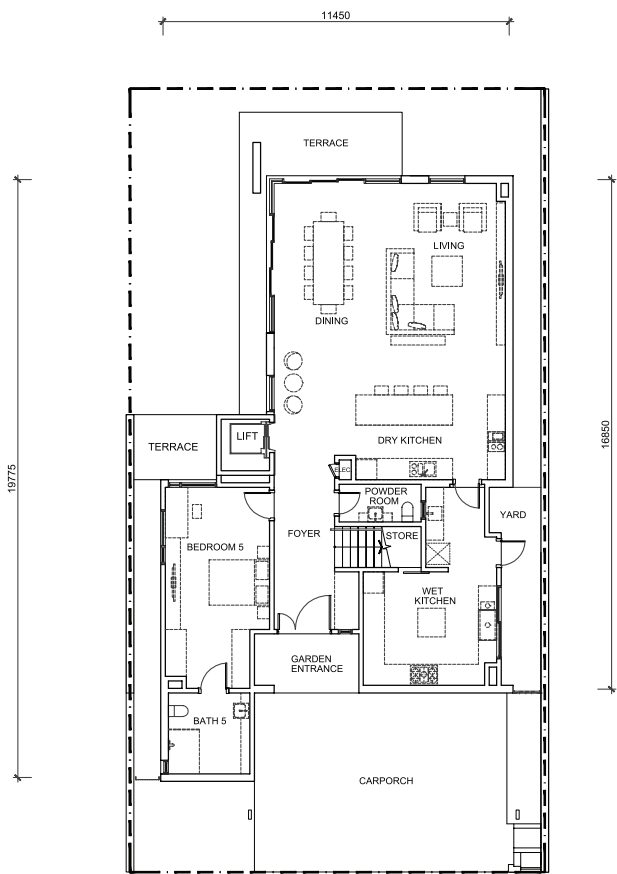
SECOND
FLOOR
PLAN

TYPE B₂

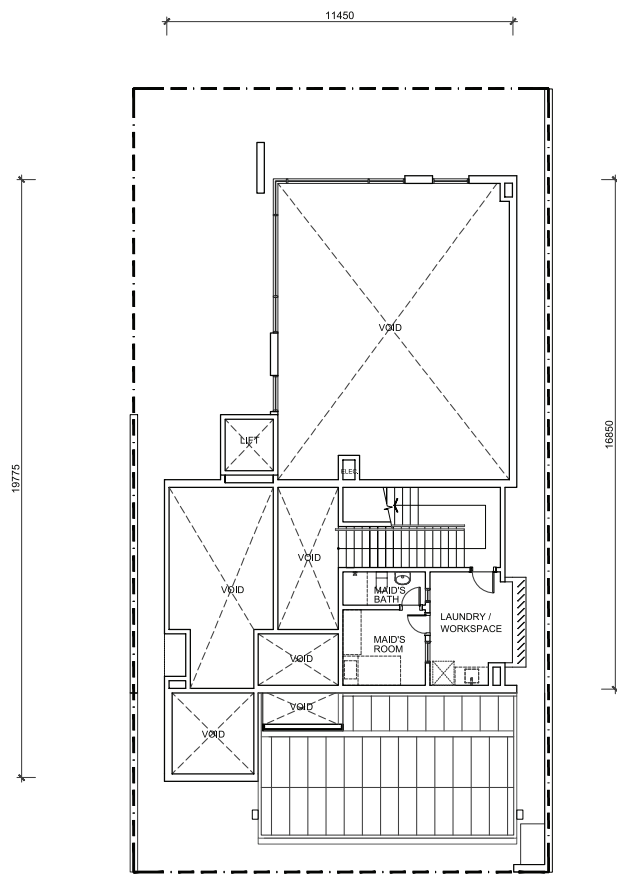
5 BEDROOMS
MAID'S ROOM
INDIVIDUAL LIFT

BUILT-UP AREA
560m² / 6,024 sq ft

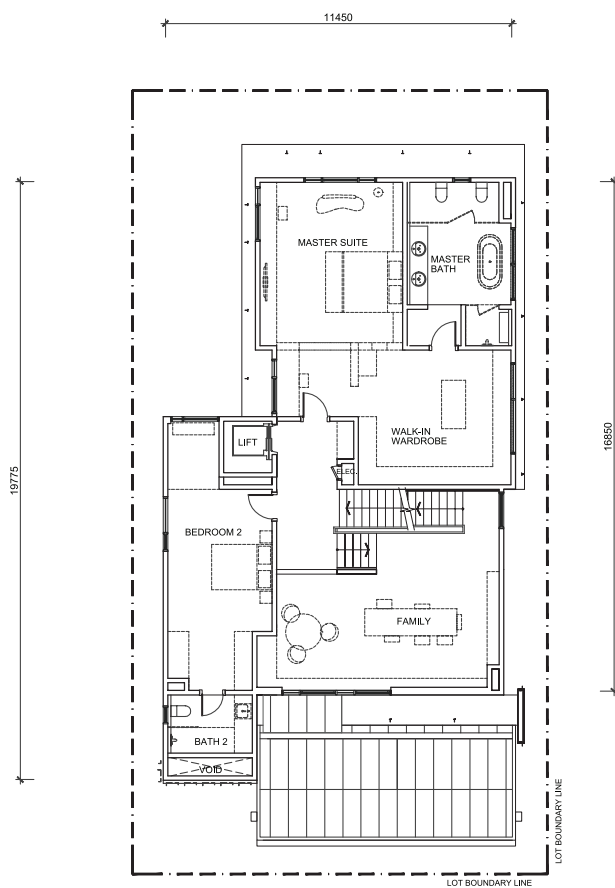
LAND AREA
355m² / 3,821 sq ft



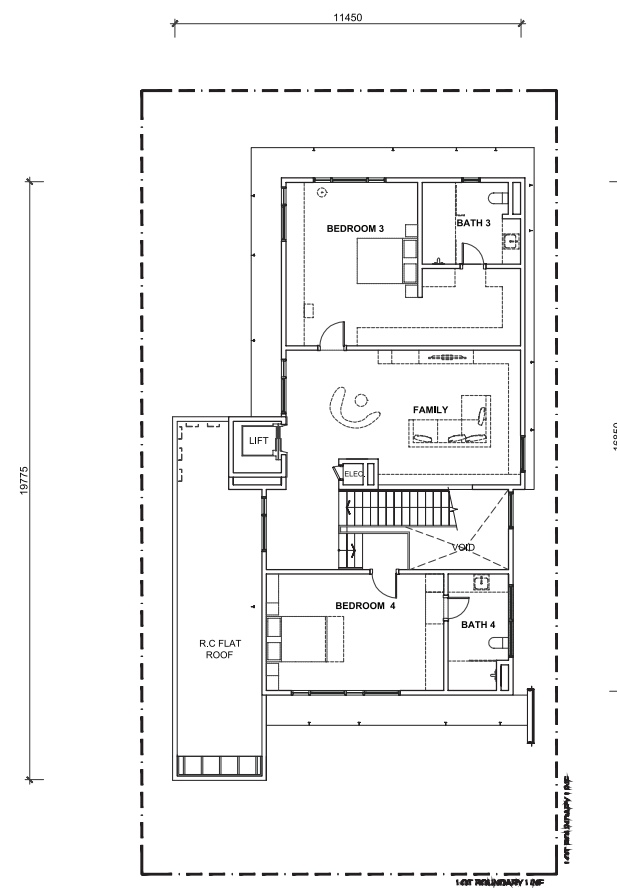
GROUND
FLOOR
PLAN



MEZZANINE
FLOOR
PLAN



FIRST
FLOOR
PLAN

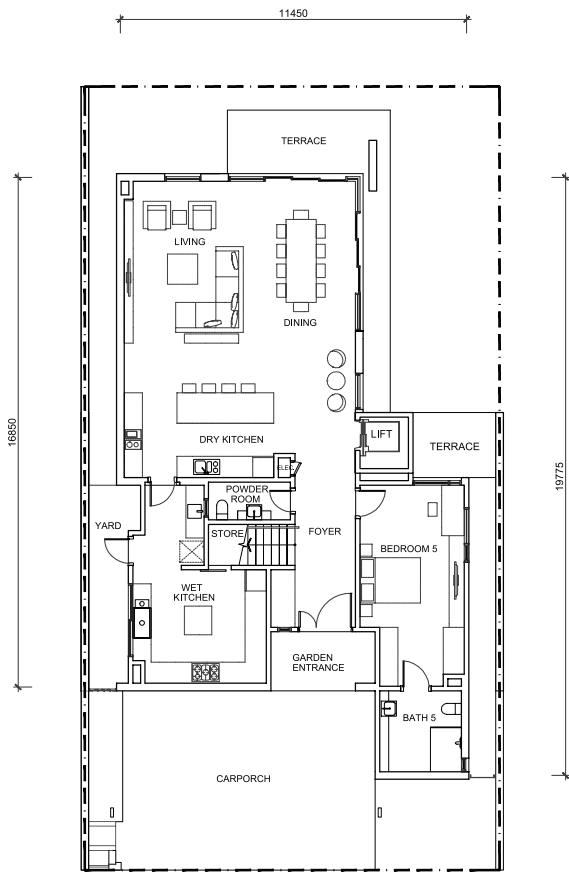


TYPE B₃

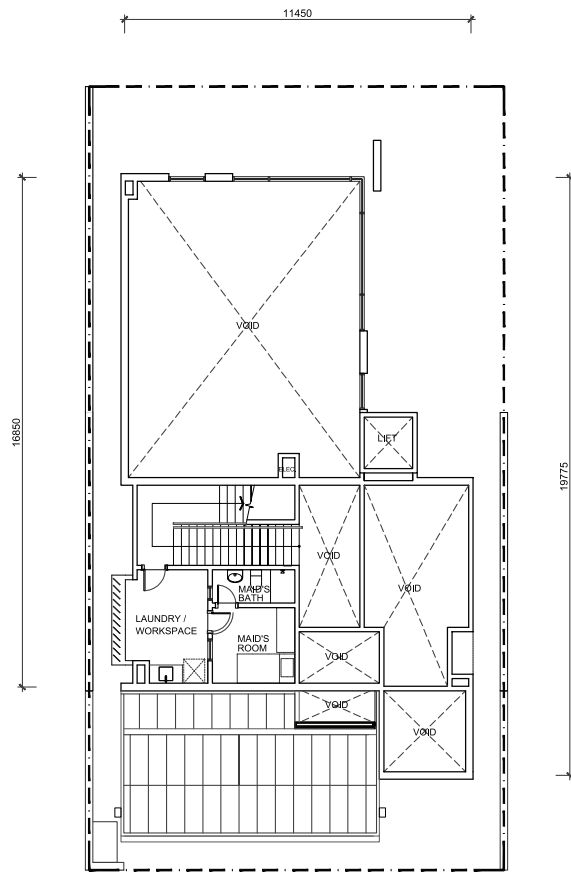
5 BEDROOMS
MAID'S ROOM
INDIVIDUAL LIFT

BUILT-UP AREA
560m² / 6,024 sq ft

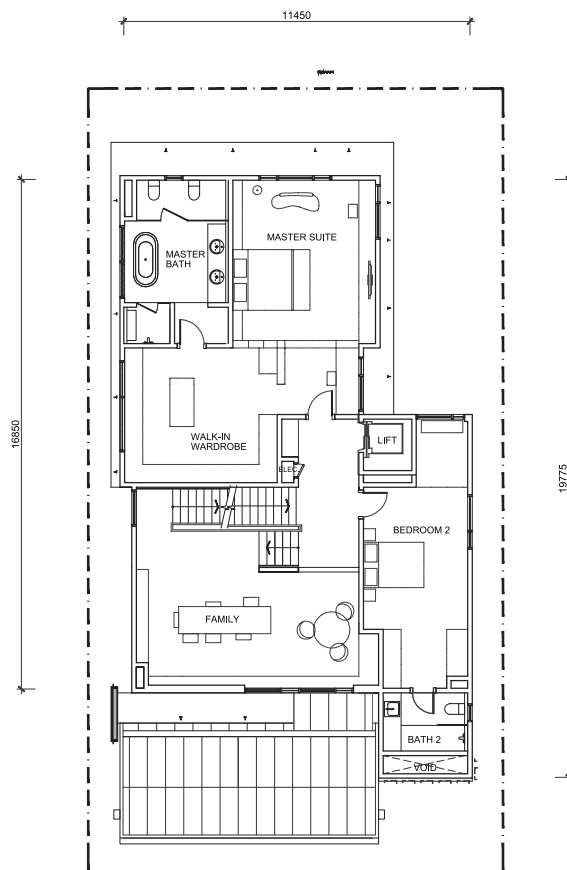
LAND AREA
355m² / 3,821 sq ft



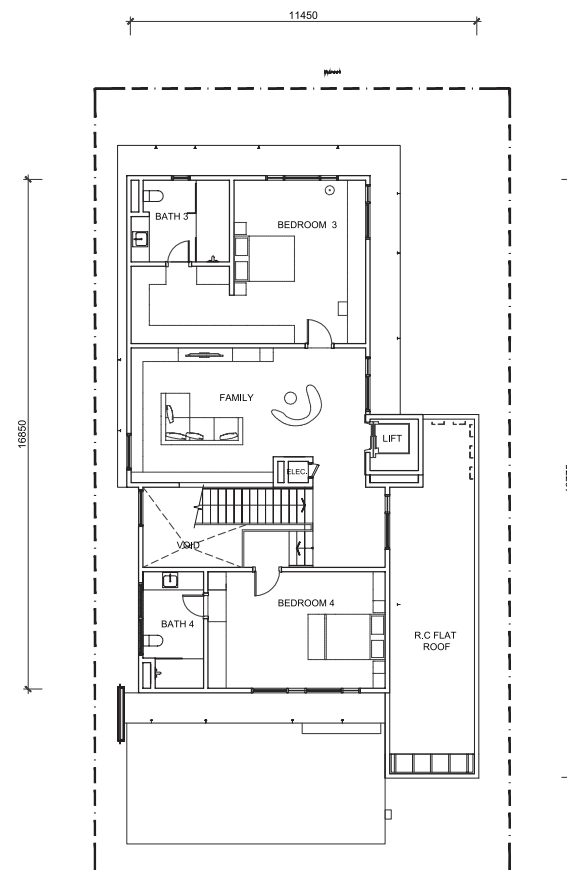
GROUND
FLOOR
PLAN



MEZZANINE
FLOOR
PLAN



FIRST
FLOOR
PLAN



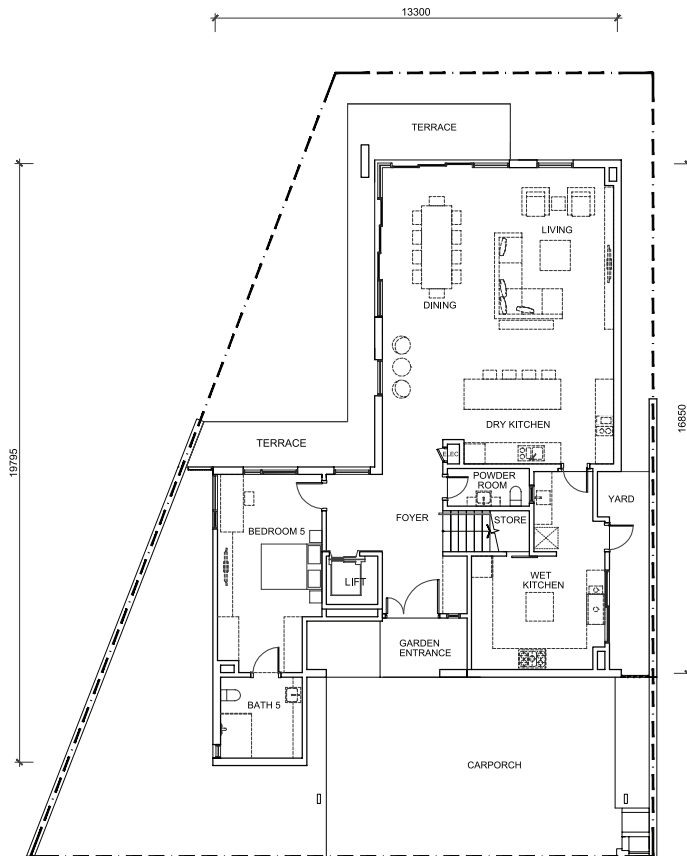
SECOND
FLOOR
PLAN

TYPE B4

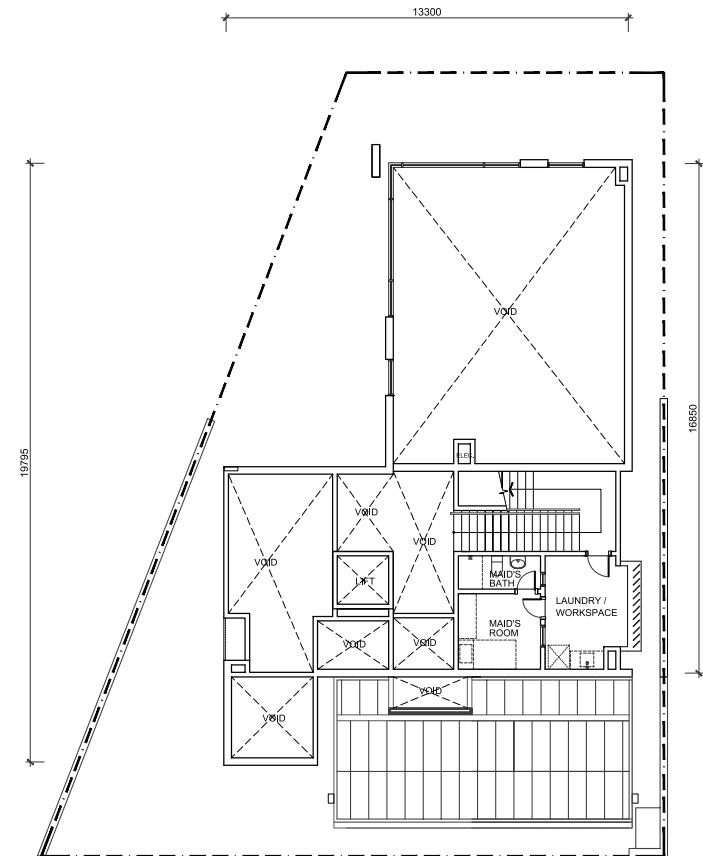
5 BEDROOMS
MAID'S ROOM
INDIVIDUAL LIFT

BUILT-UP AREA
575m² / 6,191 sq ft

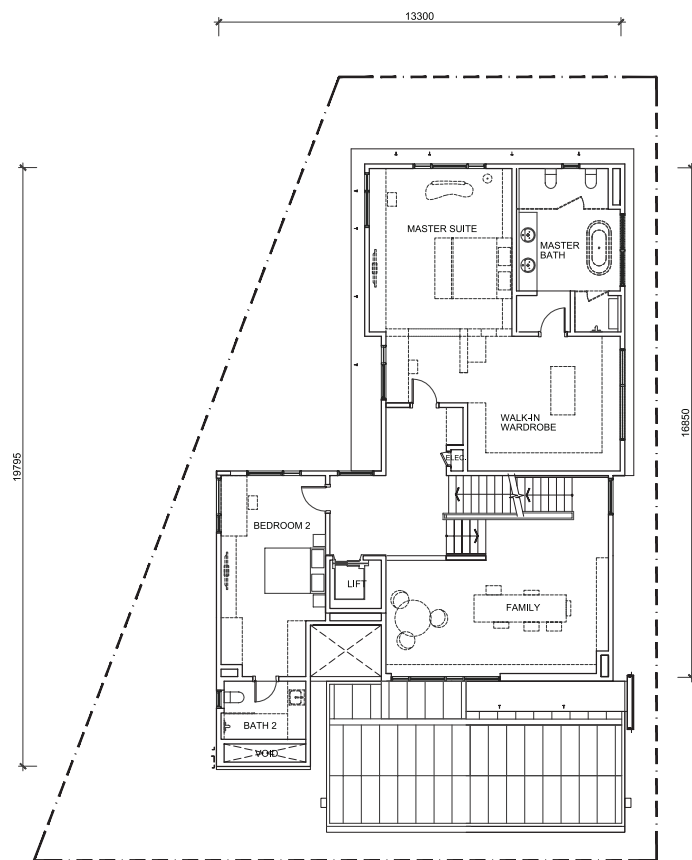
LAND AREA
403m² / 4,338 sq ft



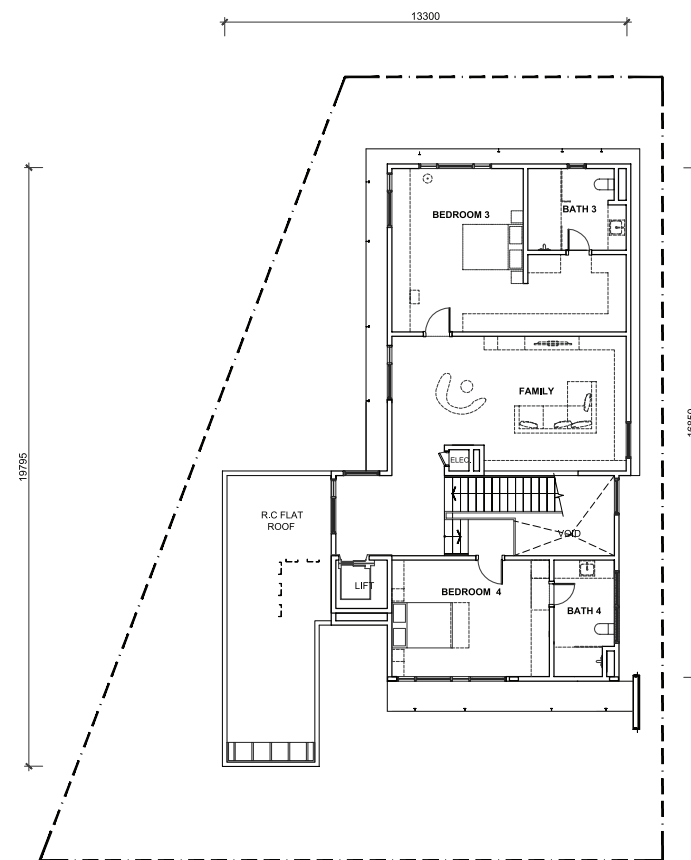
GROUND
FLOOR
PLAN



MEZZANINE
FLOOR
PLAN



FIRST
FLOOR
PLAN



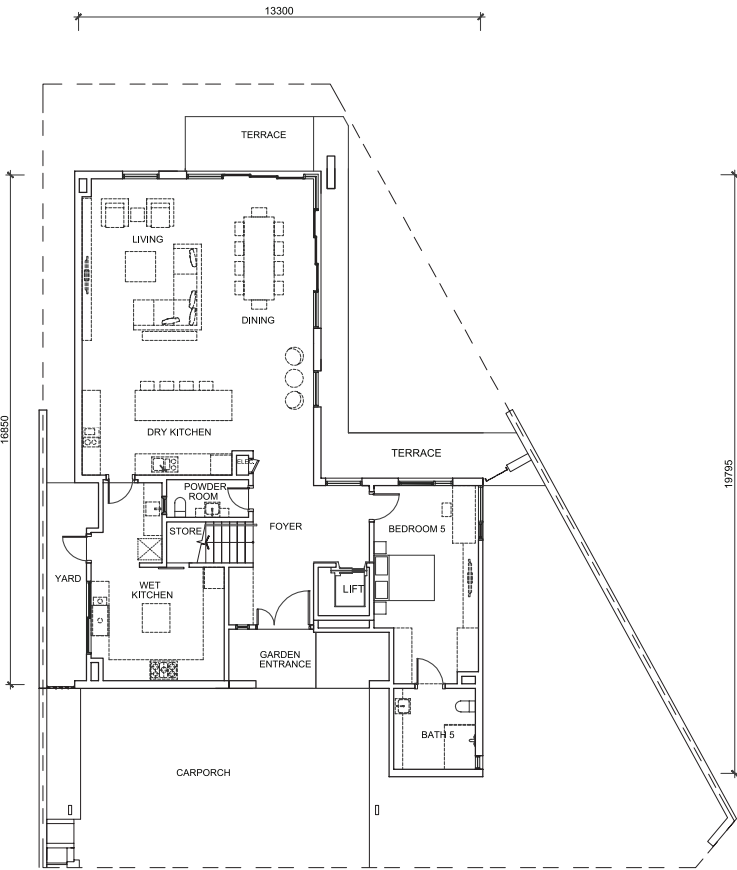
SECOND
FLOOR
PLAN

TYPE B5

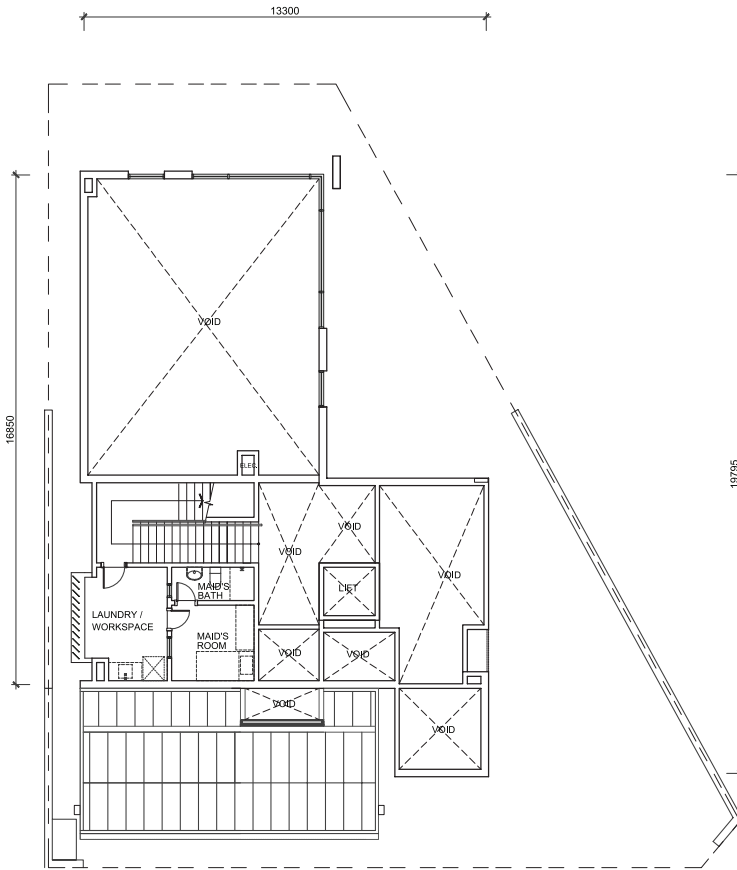
5 BEDROOMS
MAID'S ROOM
INDIVIDUAL LIFT

BUILT-UP AREA
575m² / 6,191 sq ft

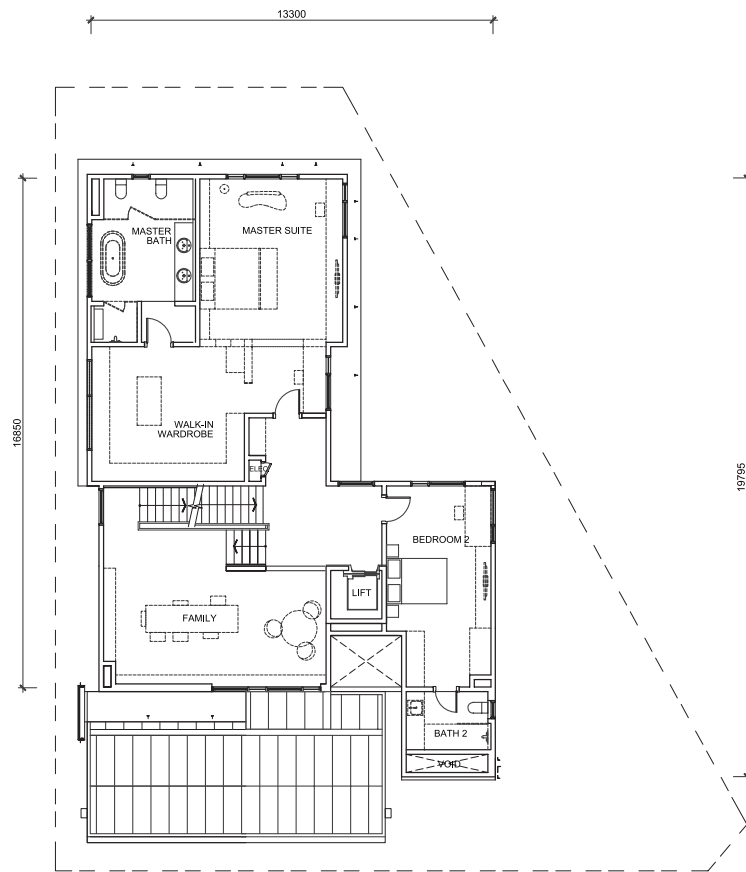
LAND AREA
429m² / 4,618 sq ft



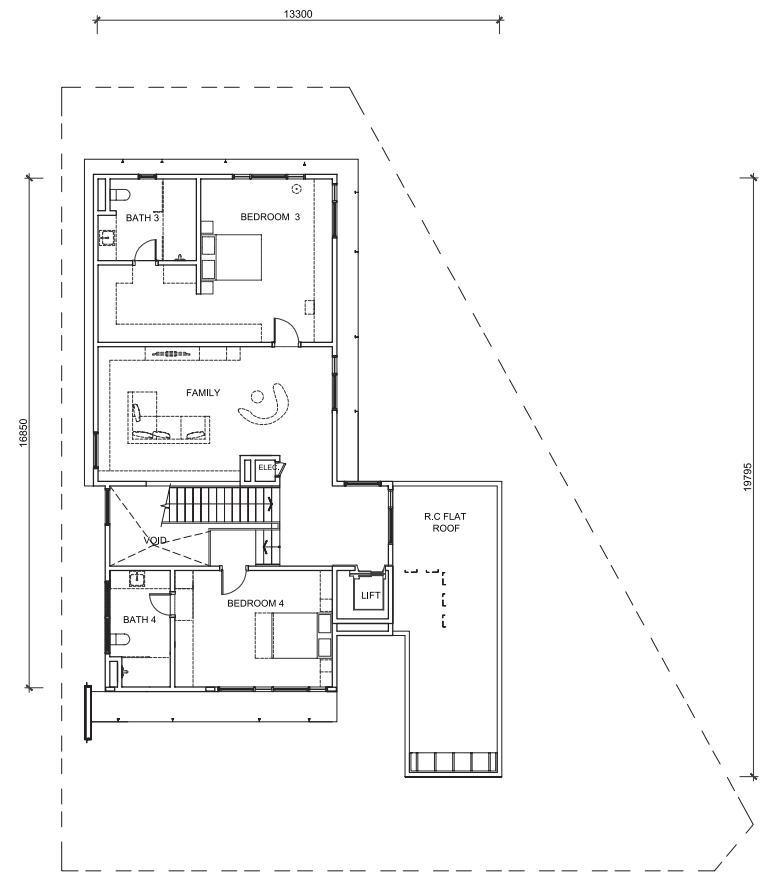
GROUND
FLOOR
PLAN



MEZZANINE
FLOOR
PLAN



FIRST
FLOOR
PLAN



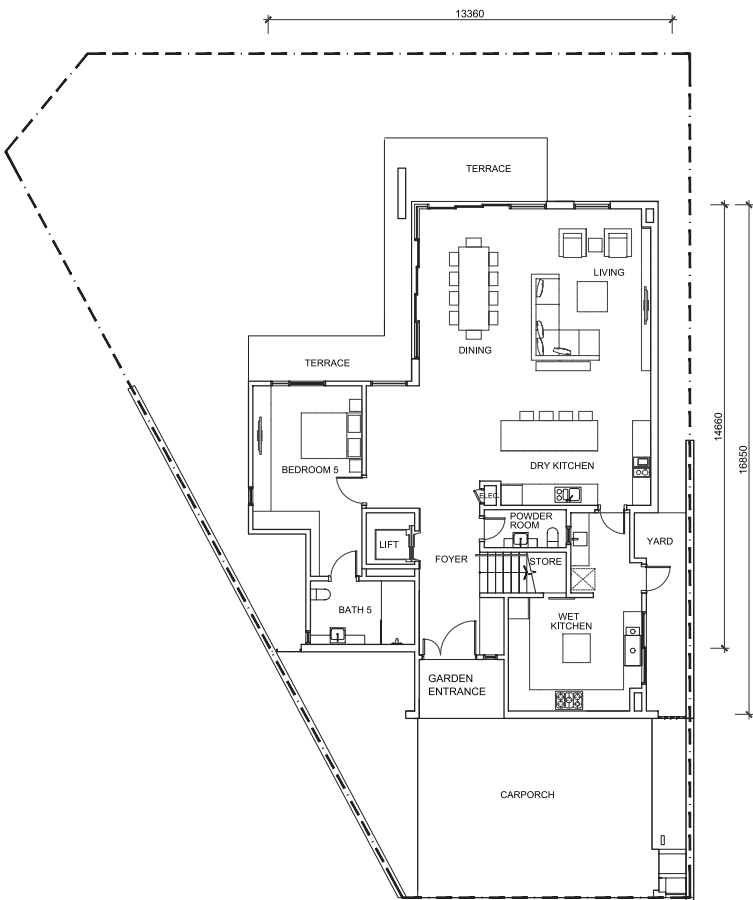
SECOND
FLOOR
PLAN

TYPE C

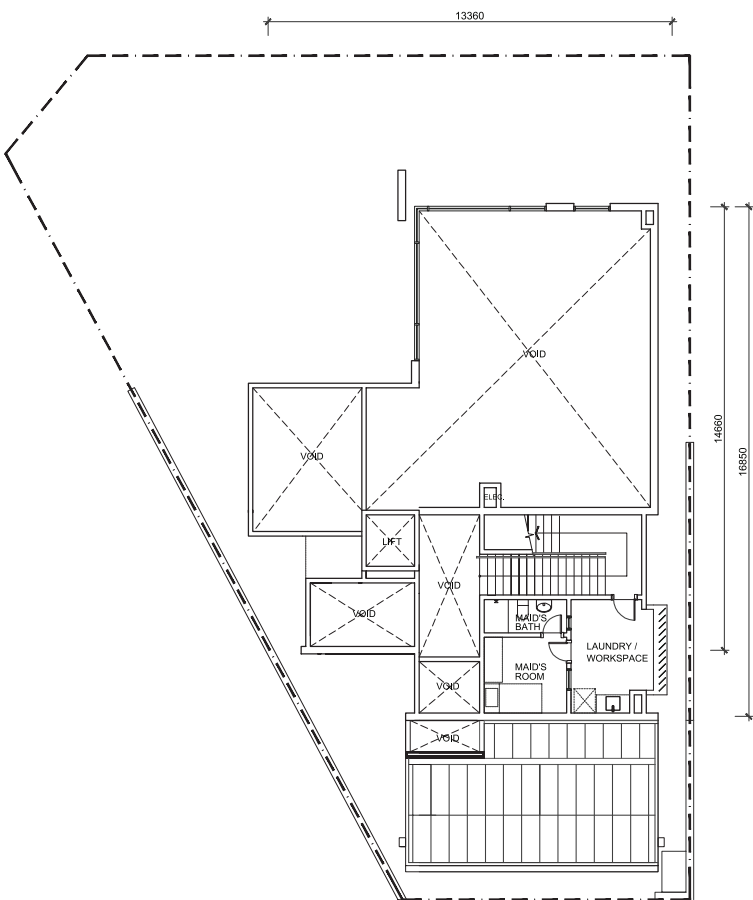
5 BEDROOMS
MAID'S ROOM
INDIVIDUAL LIFT

BUILT-UP AREA
553m² / 5,950 sq ft

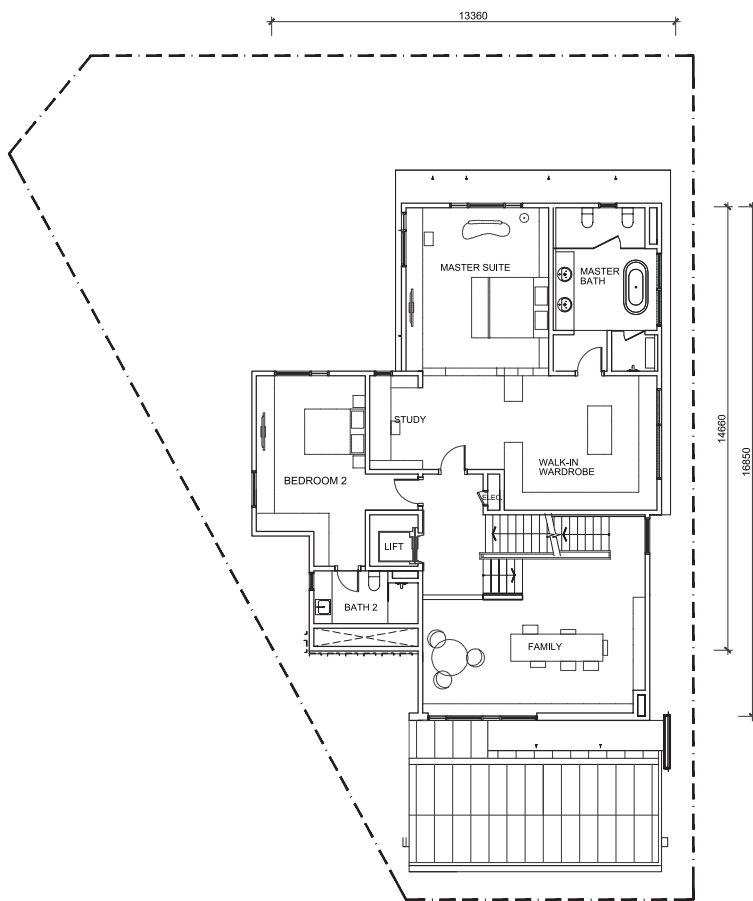
LAND AREA
465m² / 5,005 sq ft



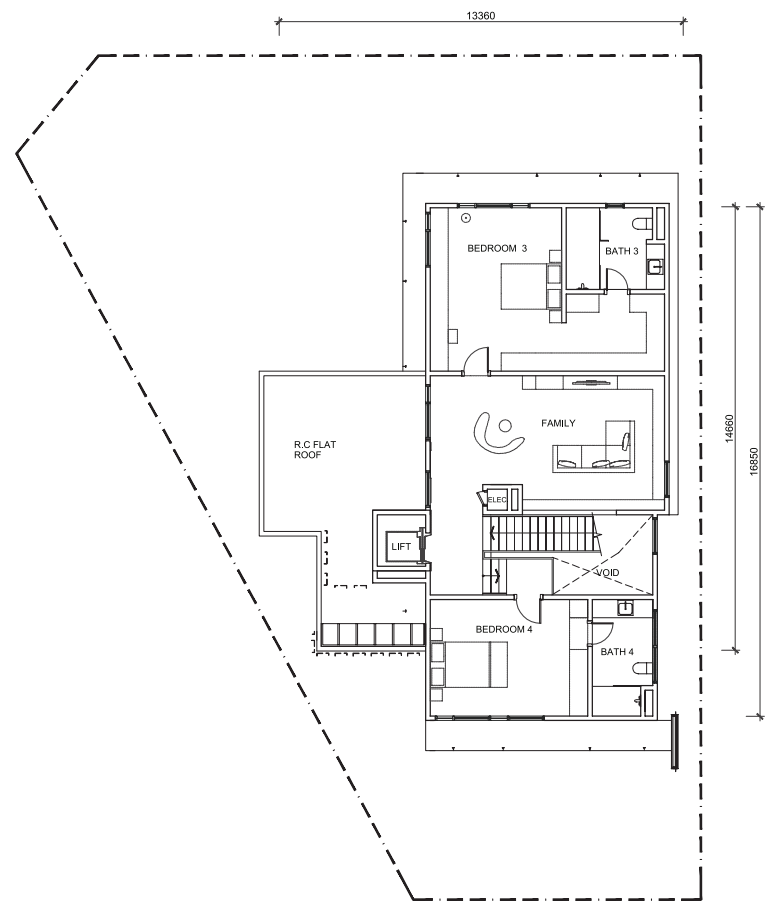
GROUND
FLOOR
PLAN



MEZZANINE
FLOOR
PLAN



FIRST
FLOOR
PLAN



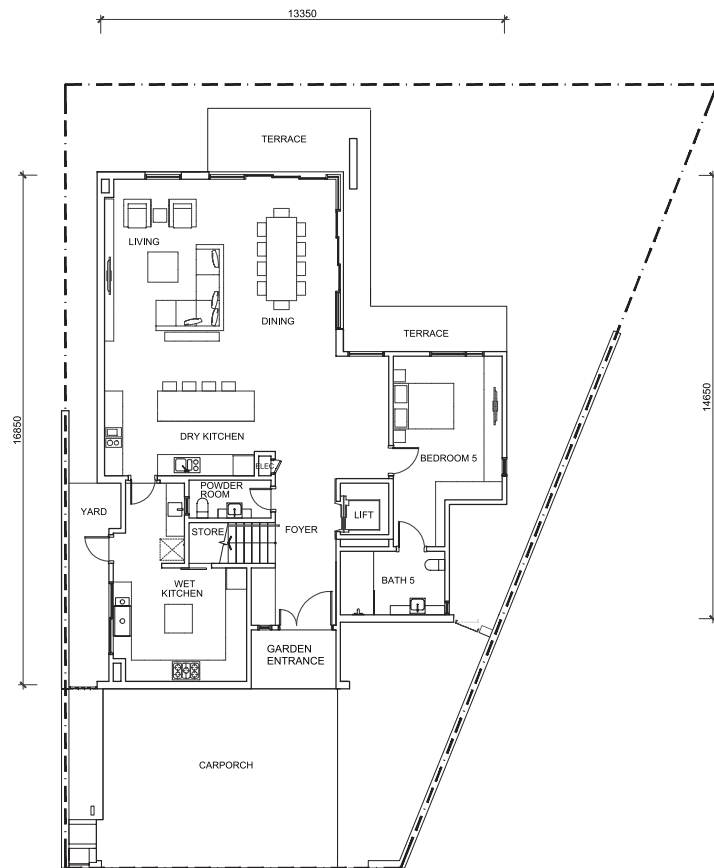
SECOND
FLOOR
PLAN

TYPE C_I

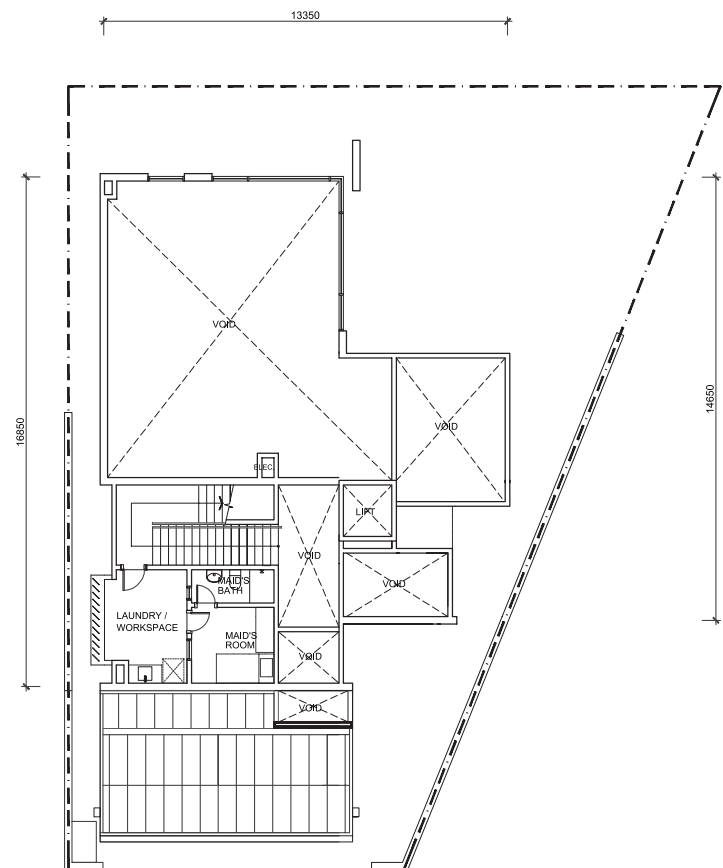
5 BEDROOMS
MAID'S ROOM
INDIVIDUAL LIFT

BUILT-UP AREA
553m² / 5,950 sq ft

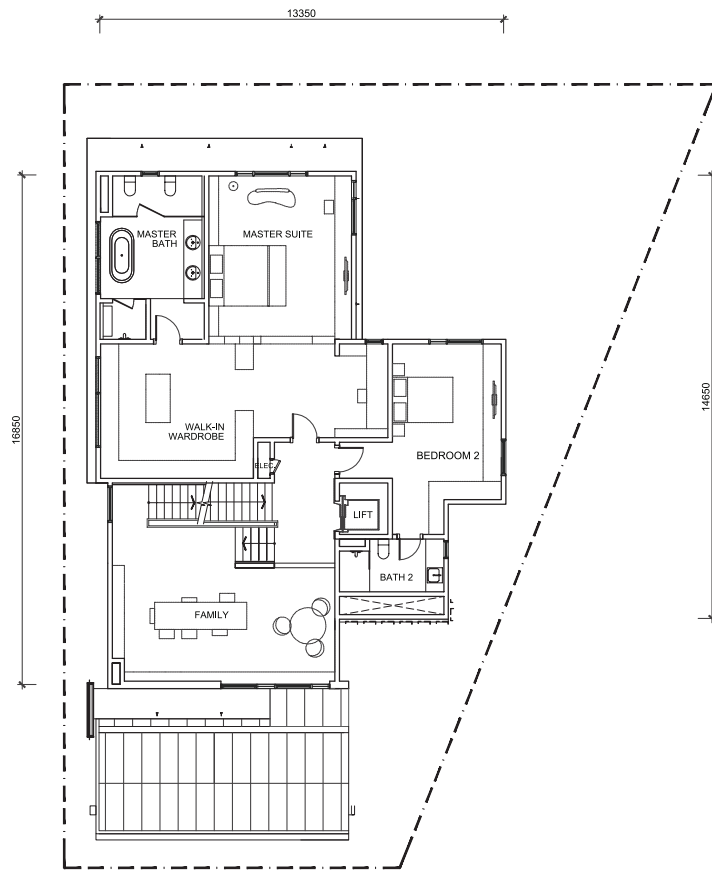
LAND AREA
423m² / 4,553 sq ft



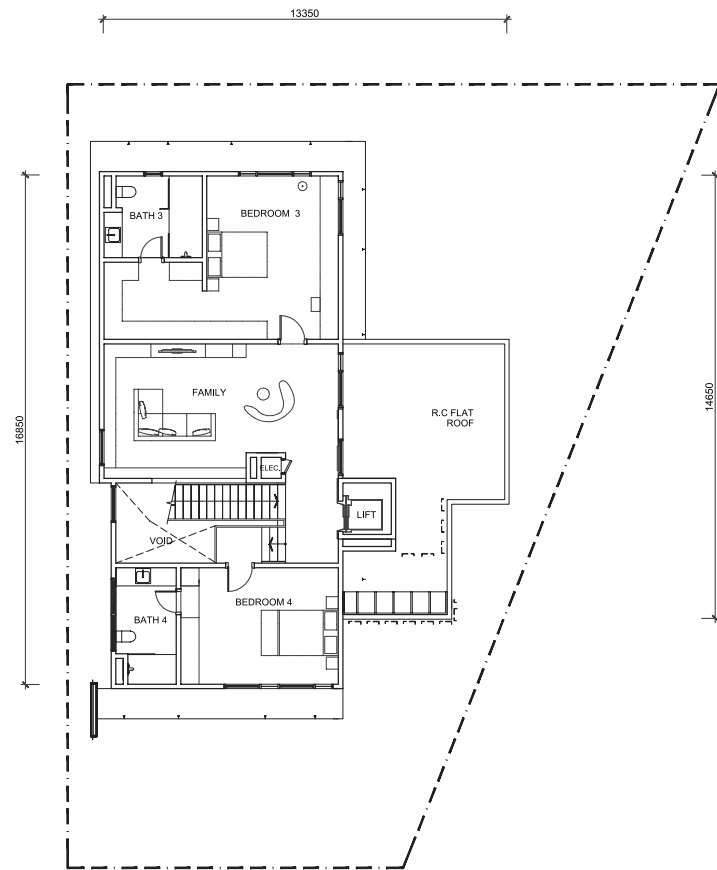
GROUND
FLOOR
PLAN



MEZZANINE
FLOOR
PLAN



FIRST
FLOOR
PLAN



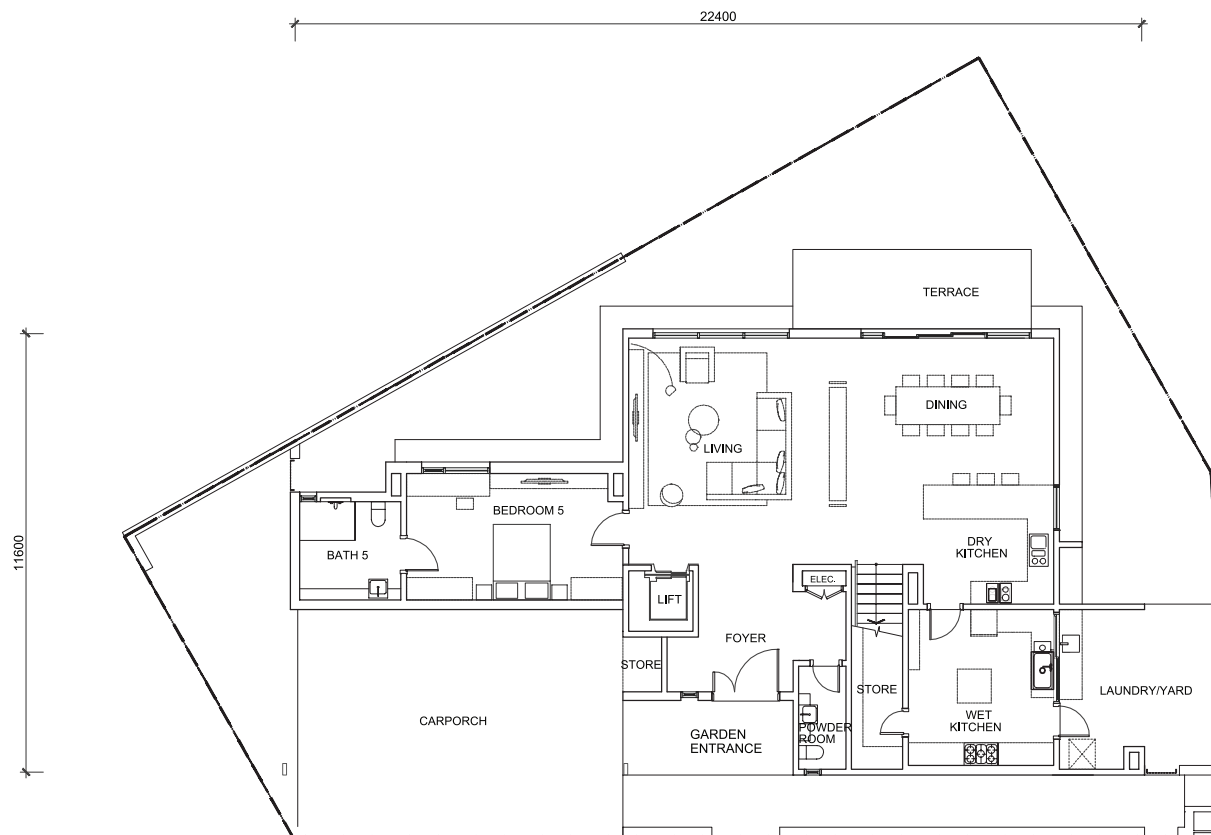
SECOND
FLOOR
PLAN

TYPE C₂

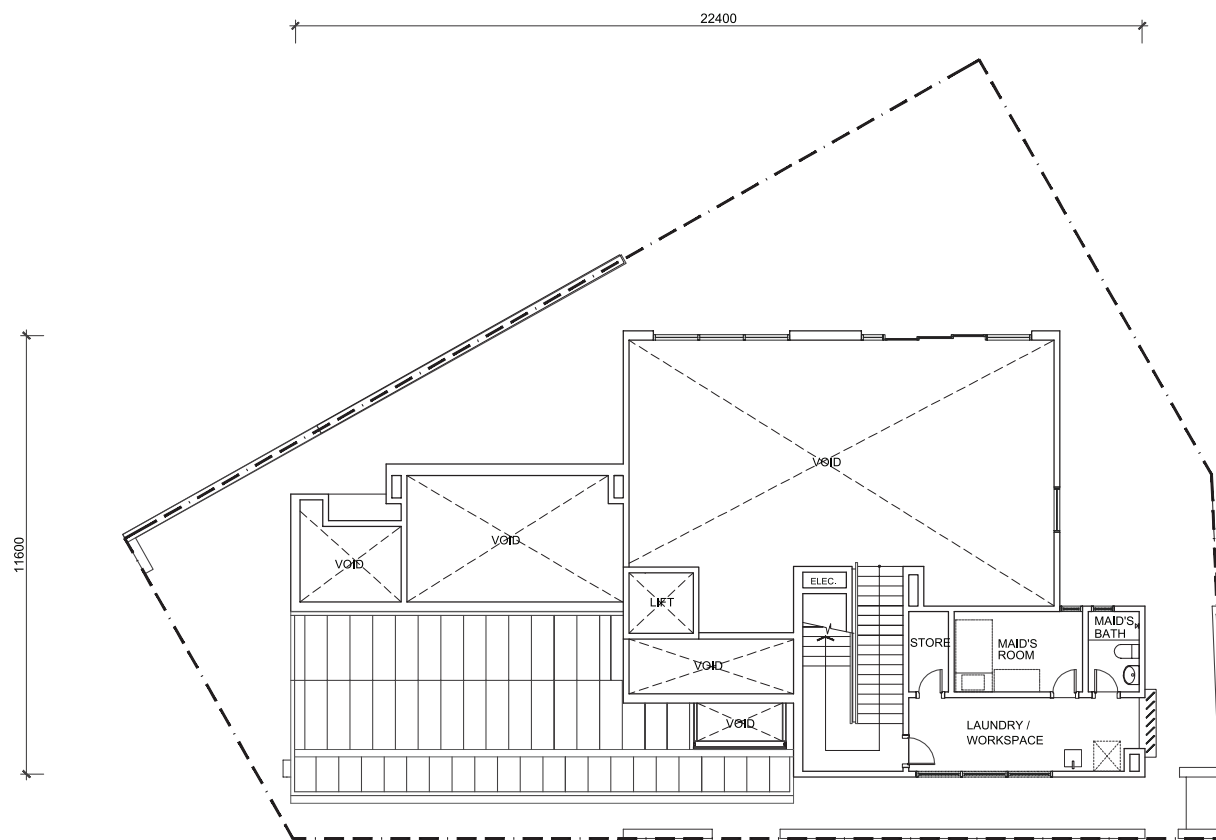
6 BEDROOMS
MAID'S ROOM
INDIVIDUAL LIFT

BUILT-UP AREA
557m² / 5,997 sq ft

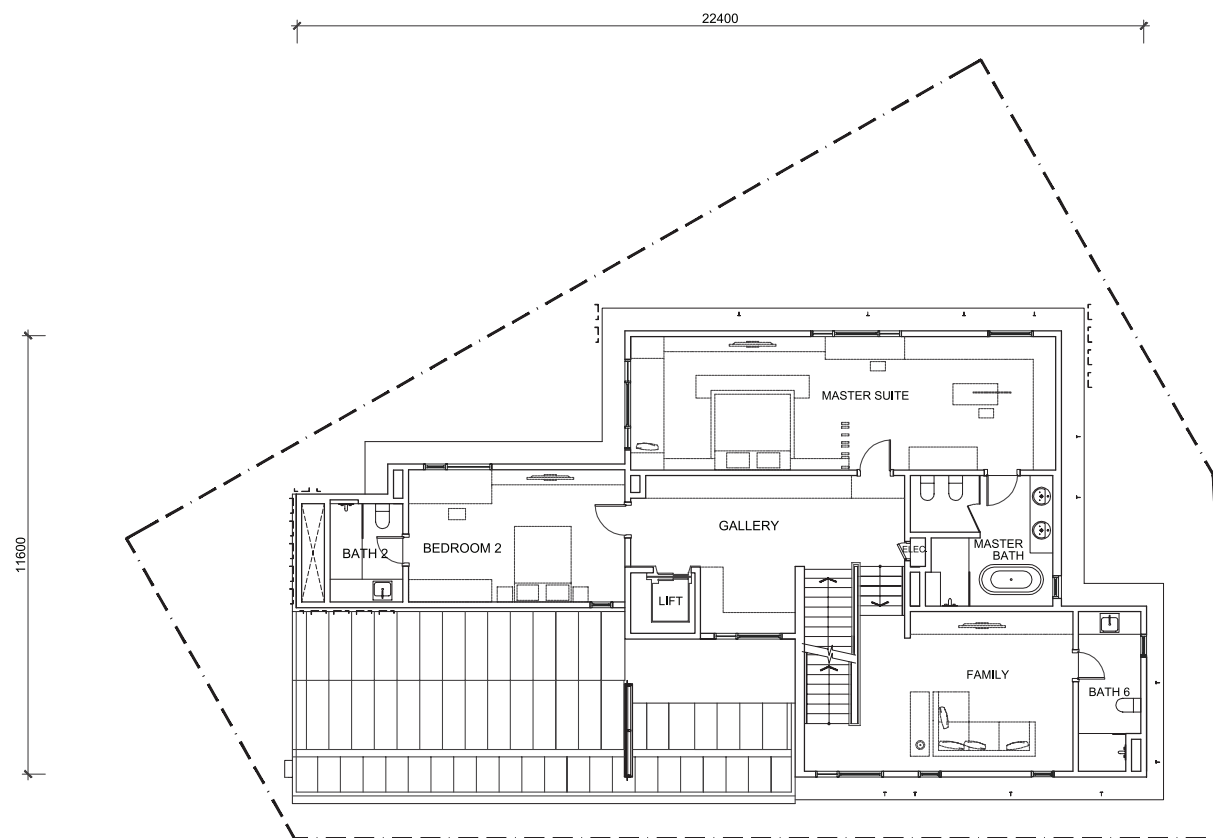
LAND AREA
400m² / 4,306 sq ft



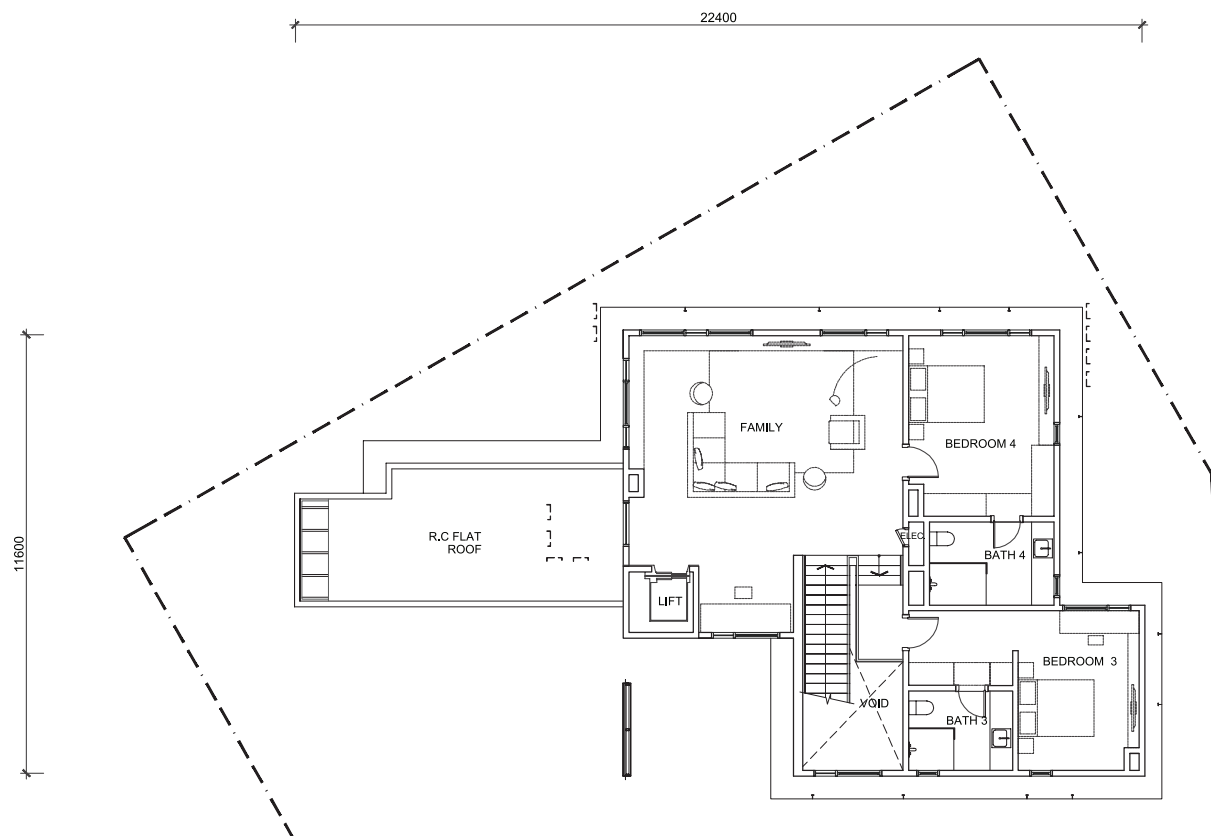
GROUND
FLOOR
PLAN



MEZZANINE
FLOOR
PLAN



FIRST
FLOOR
PLAN



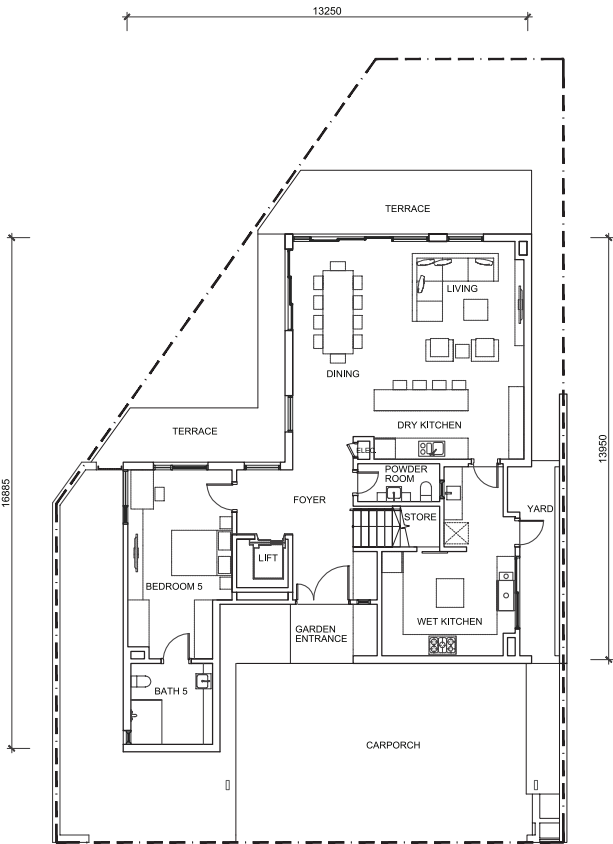
SECOND
FLOOR
PLAN

TYPE D

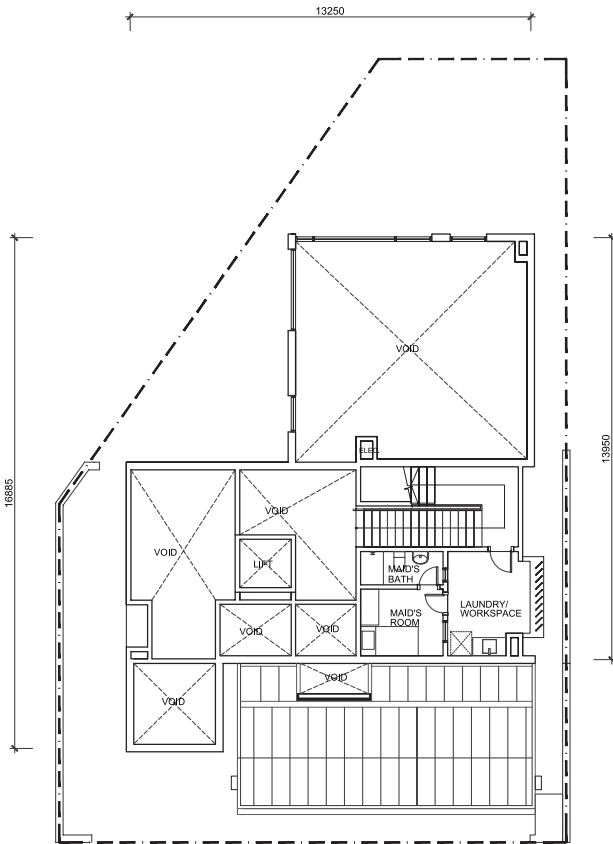
5 BEDROOMS
MAID'S ROOM
INDIVIDUAL LIFT

BUILT-UP AREA
508m² / 5,470 sq ft

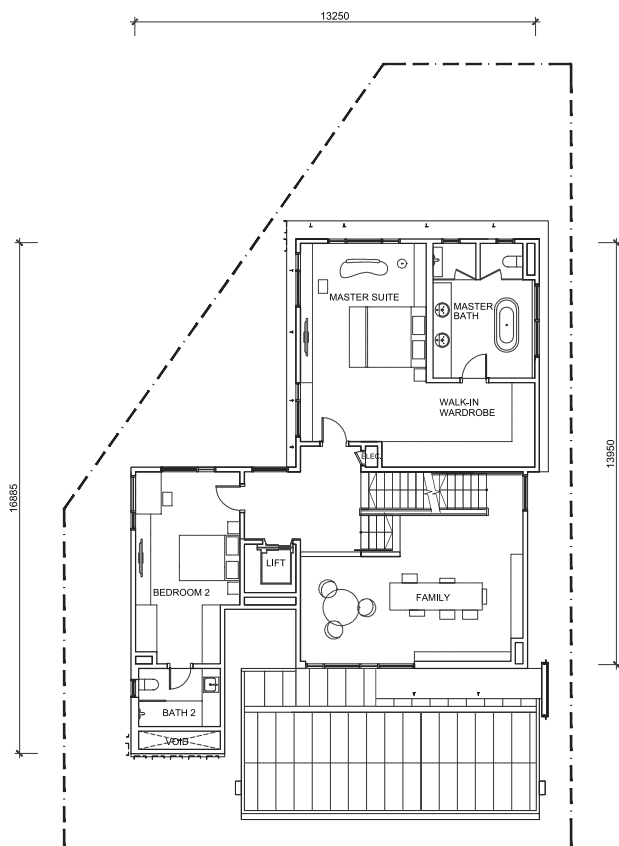
LAND AREA
357m² / 3,843 sq ft



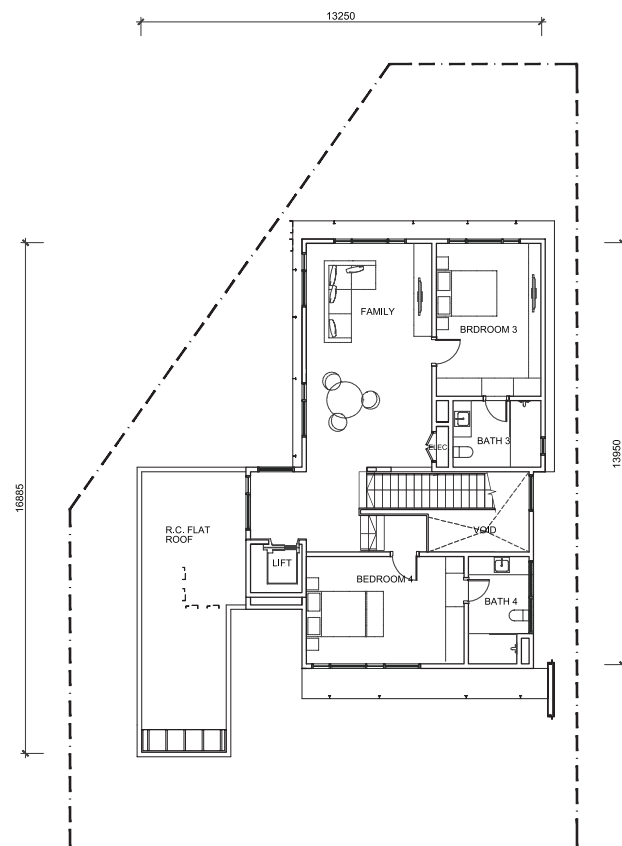
GROUND
FLOOR
PLAN



MEZZANINE
FLOOR
PLAN



FIRST
FLOOR
PLAN



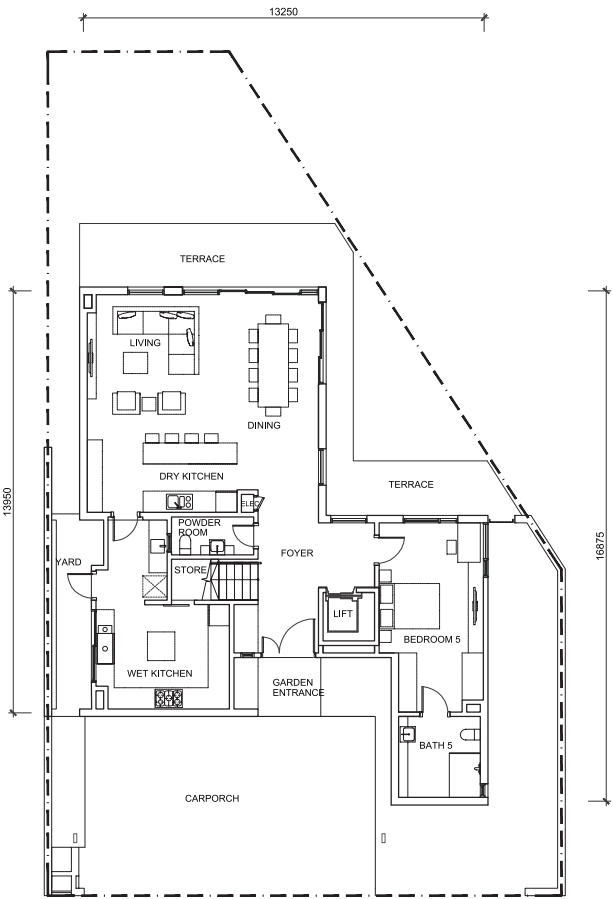
SECOND
FLOOR
PLAN

TYPE D_I

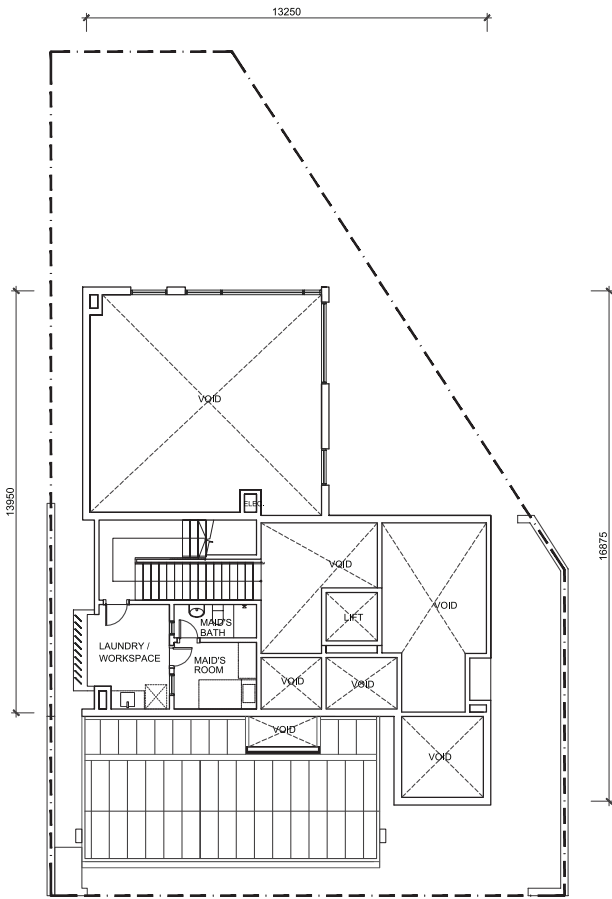
5 BEDROOMS
MAID'S ROOM
INDIVIDUAL LIFT

BUILT-UP AREA
508m² / 5,470 sq ft

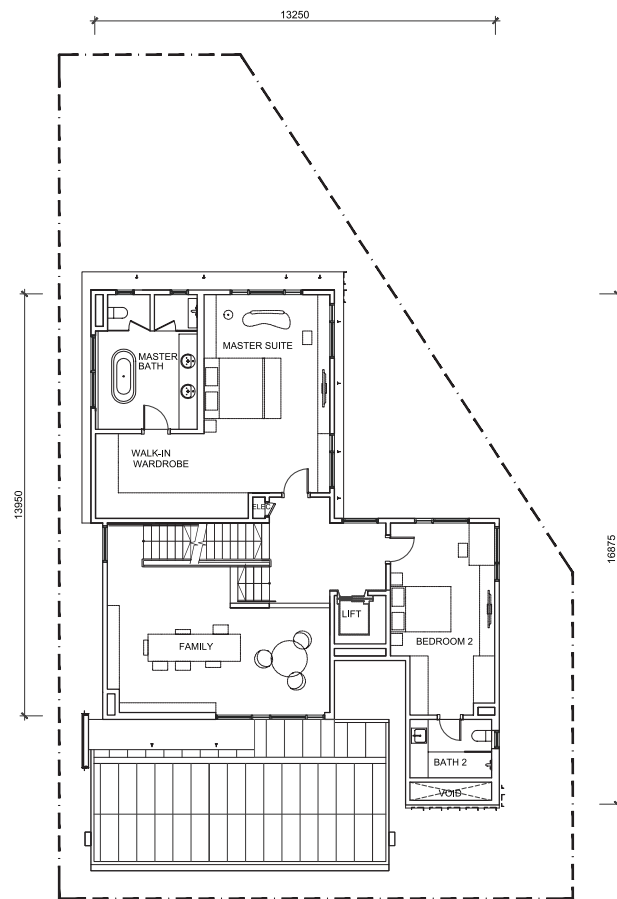
LAND AREA
380m² - 414m² / 4,090 sq ft - 4,456 sq ft



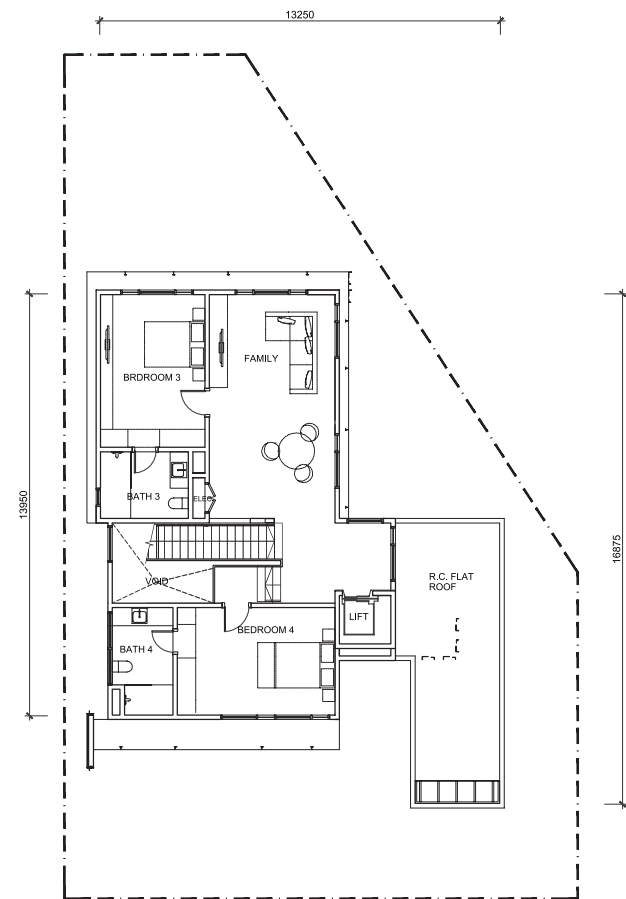
GROUND
FLOOR
PLAN



MEZZANINE
FLOOR
PLAN



FIRST
FLOOR
PLAN



SECOND
FLOOR
PLAN

TYPE E

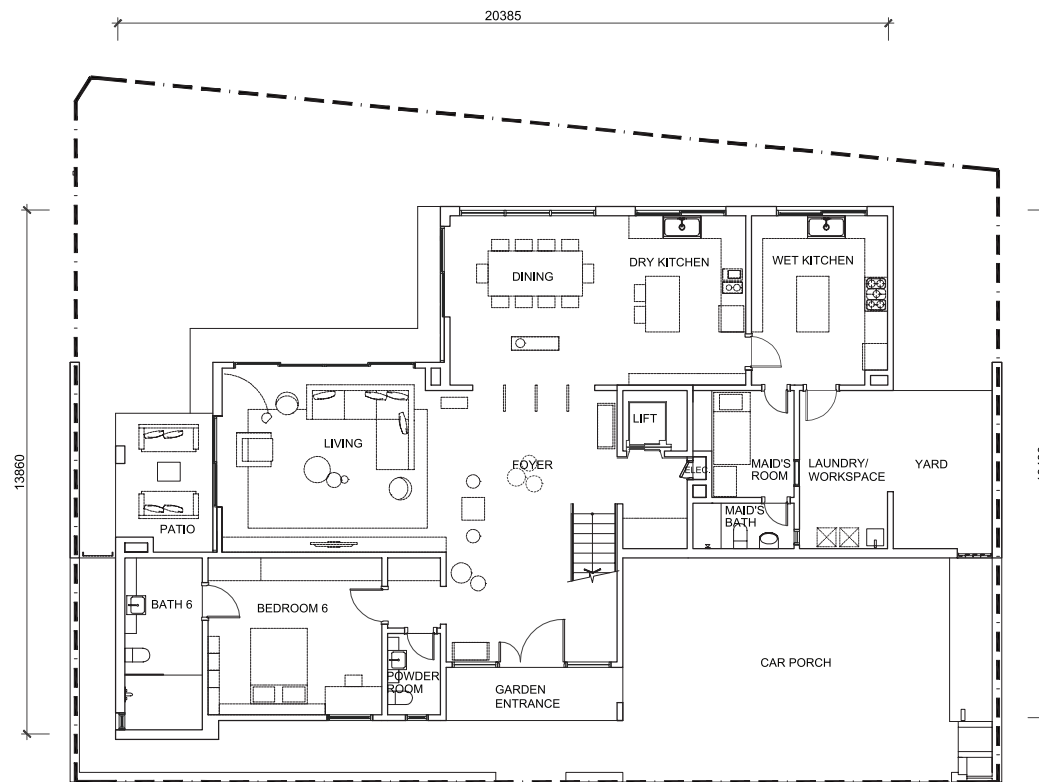
6 BEDROOMS
MAID'S ROOM
INDIVIDUAL LIFT

BUILT-UP AREA

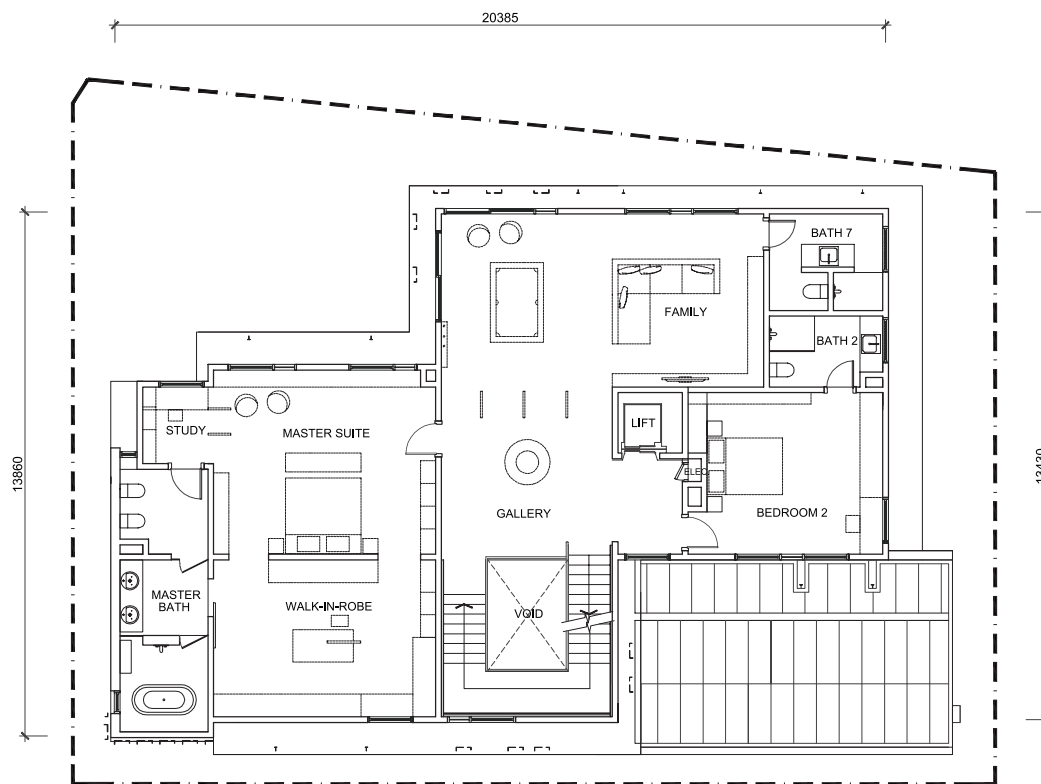
648m² / 6,980 sq ft

LAND AREA

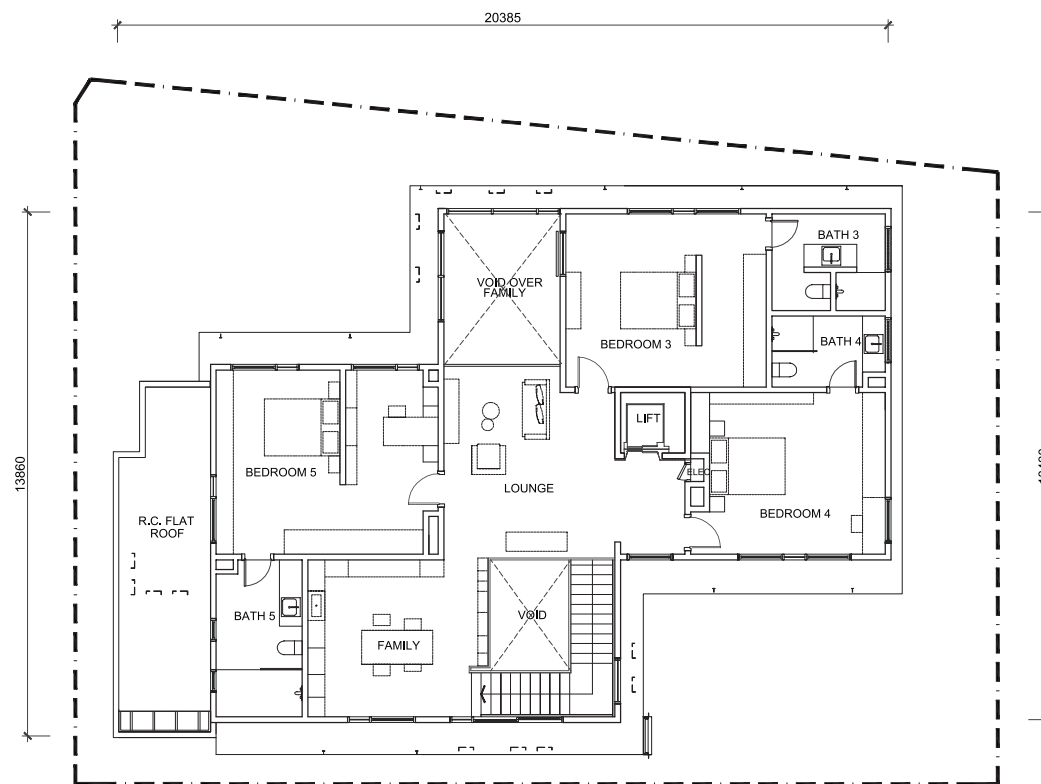
425m² - 486m² / 4,575 sq ft - 5,231 sq ft



GROUND FLOOR PLAN



FIRST
FLOOR
PLAN



SECOND
FLOOR
PLAN

SPECIFICATIONS

TYPE A, B, C, D & E

STRUCTURE		Reinforced concrete framework				
WALL		Brick				
ROOF		Metal deck / reinforced concrete flat roof				
CEILING	All Bedrooms, All Bathrooms, Kitchen, Study, Living, Dining, Family, Foyer Maid's Room, Car Porch, Yard, Laundry, Maid's Bath Roof Eaves	Plasterboard ceiling				
		Skim coat plaster / plasterboard ceiling (where applicable) Asbestos- free ceiling board				
WINDOWS		Aluminium frame with glass panel				
DOOR	Entrance Door Others	Solid timber panel door				
		Plywood flush door, Aluminium frame door with glass, Timber louvered door				
IRONMONGERY		Quality lockset				
FLOOR FINISH	Living, Dining, Dry Kitchen, Foyer, Powder Room Master Bath All Bedrooms, Study, Family Wet Kitchen, Bathrooms, Yard, Laundry Patio (Type E only) Maid Room and Maid Bath Car Porch Store Terrace (Type A,B, C & D only)	Marbles				
		Marbles Timber strips with skirting Homogeneous tiles Homogeneous tiles Ceramic tiles Homogeneous tiles Cement render Homogeneous tiles				
WALL FINISH	Exterior Interior Master Bath Bathrooms Wet Kitchen, Powder Room, Maid Bath	Plaster and paint / stone cladding				
		Plaster and paint Marbles, plaster and paint, glass Ceramic tiles Ceramic tiles				
SANITARY WARES AND FITTINGS	Master Bath	WC, long bath (c/w hot & cold water mixer), wash basin with marble vanity top, shower (c/w hot & cold water mixer), soap and sponge holder, soap holder, toilet roll holder and towel rail.				
	Bath Rooms	WC, wash basin with marble vanity top and shower (c/w hot & cold water mixer), soap holder, toilet roll holder and towel rail.				
	Powder Wet Kitchen Maid Bath	WC, wash basin, soap holder, toilet roll holder and towel rail. Single bowl single drainer (stainless steel). WC, wall hung wash basin, shower, soap holder, toilet roll holder and towel rail.				
ELECTRICAL INSTALLATION	Telephone points	TYPE A	TYPE B	TYPE C	TYPE D	TYPE E
	Television points	9	9	9	9	9
	Doorbell point	8	8	8	8	8
	Intercom points	1	1	1	1	1
	Ceiling fan points	3	3	3	3	3
	Light points	10	9	9	9	15
	Power points	100	100	100	100	100
ELECTRICAL FITTINGS		80	80	80	80	80
		Air-conditioners in Living / Dining / Dry Kitchen / Family / Study / Bedrooms (except Maid Room) Home Lift				

MARKETED BY



TAN & TAN DEVELOPMENTS BERHAD
(An **IGB** company) (13042-H)

DEVELOPED BY

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

A joint venture between
Tan & Tan Developments Berhad and
KL - Kepong Property Holdings Sdn Bhd

MARKETING & SALES HEADQUARTERS

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Malaysia

tel **+603 2283 2266**

fax **+603 2287 8868**

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marketingsales@igbcorp.com

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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 • Bebanan Tanah: Tiada • Pegangan Tanah: Bebas • Harga Minimum: RM3,970,000 • Harga Maksimum: RM5,240,000