




SIERRAMAS *heights*

HOMES at great *heights*
located in SIERRAMAS



Sierramas Heights, a condominium consisting of 98 units, rises above the foliage.
Homes are offered from 1216 sq. ft. to 2508 sq. ft.
Own an address within the affluent vicinity of Sierramas
and embrace a quality lifestyle in the suburbs.

LOCATION MAP

Sierramas Heights enjoys the convenience of being located in this established suburb.

The main conveniences include:

Sierramas West Clubhouse	0.08 KM
ELC International School	0.18 KM
Future IGB International School	1.1 KM
Jaya Grocer Supermarket	1.15 KM
Future Sungai Buloh MRT Station	2.45 KM
Sungai Buloh KTM Station	2.53 KM

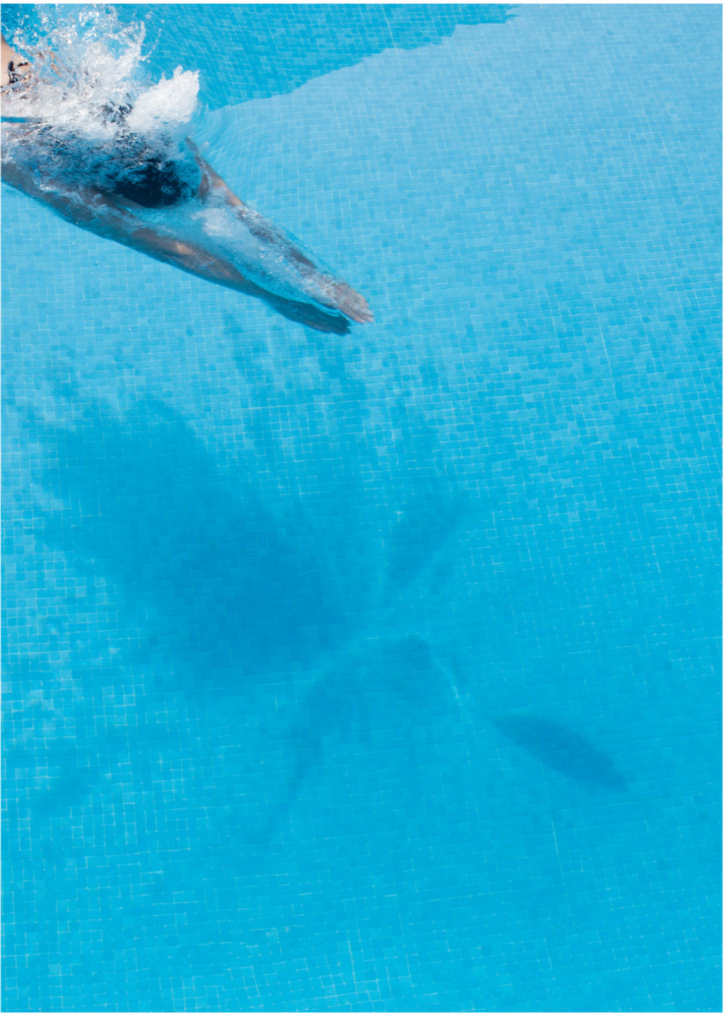






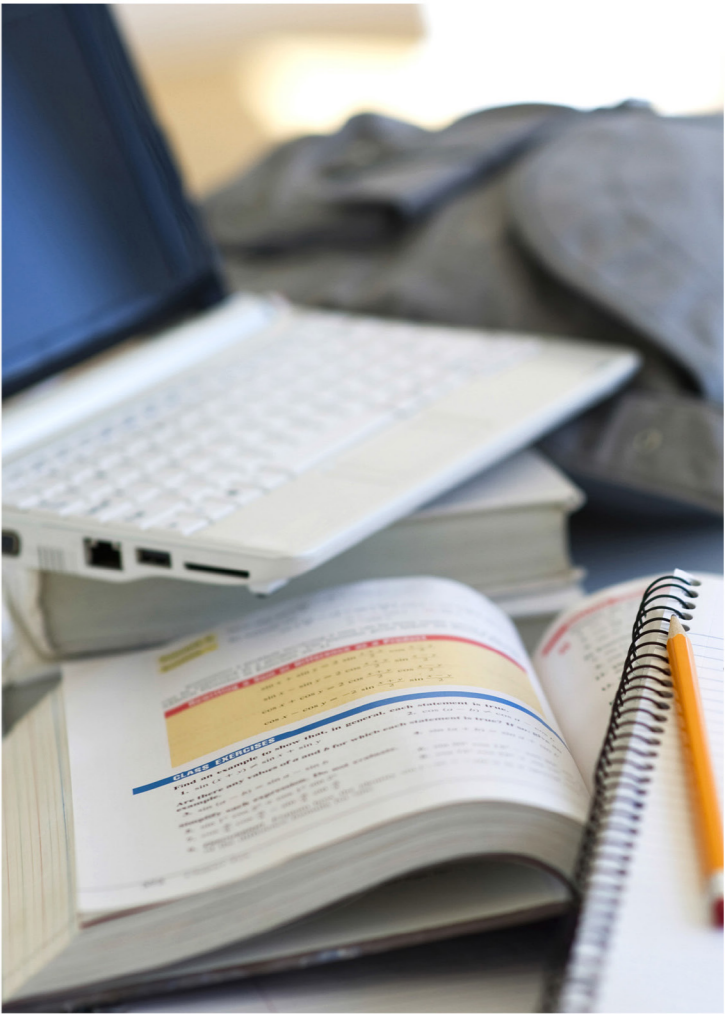
RECREATION

Convene with other communities within the suburb and keep your fitness in check. The existing clubhouse offers shared facilities that include a gym, tennis courts, a lap pool and a children's pool.



SUPERMARKET

Supermarket is conveniently located at your doorstep. Save so much time picking up any necessities en route home.



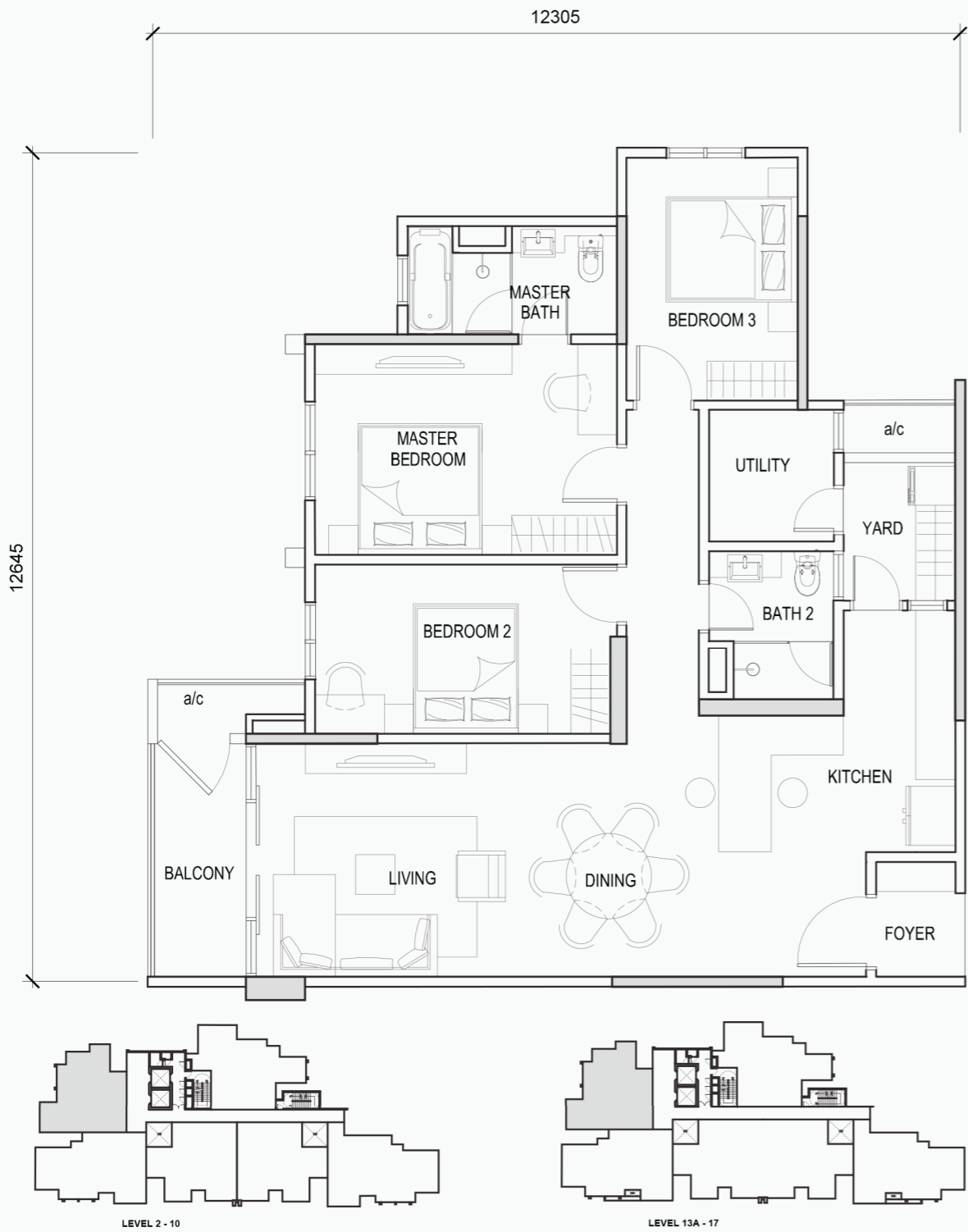
EDUCATION

2 international schools are located within the vicinity. Choose between the established ELC or the new upcoming IGB International School.



TYPE A

Built-Up Area
(Approx.) 119 SQ. M./1281 SQ. FT.



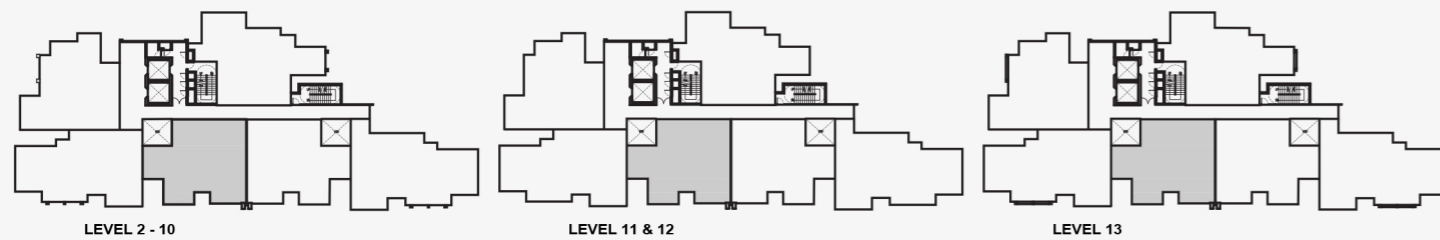
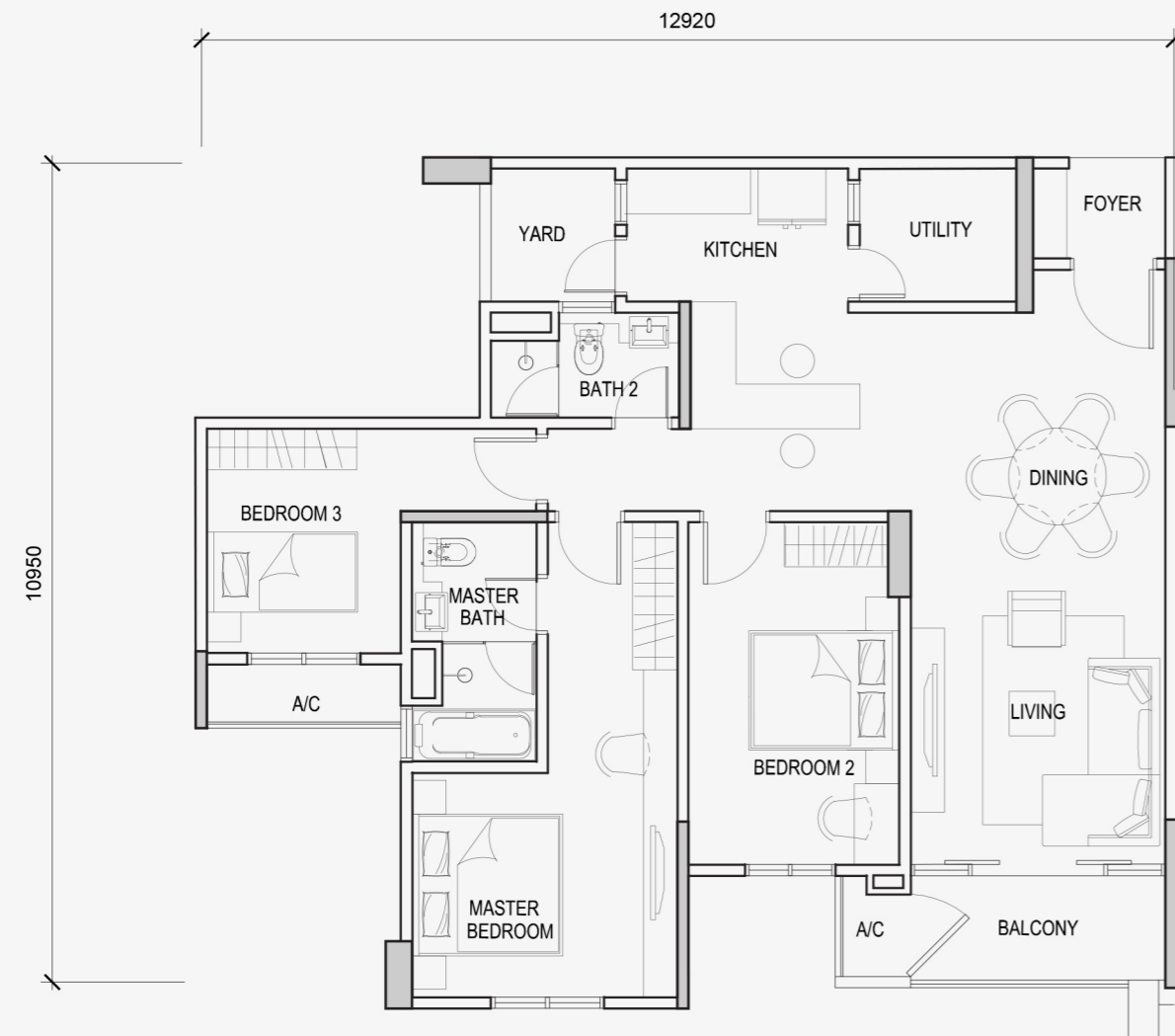
TYPE B

Built-Up Area
(Approx.) 129 SQ. M./1389 SQ. FT.



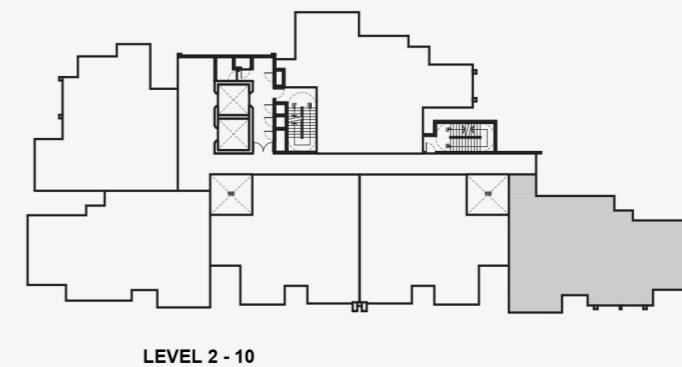
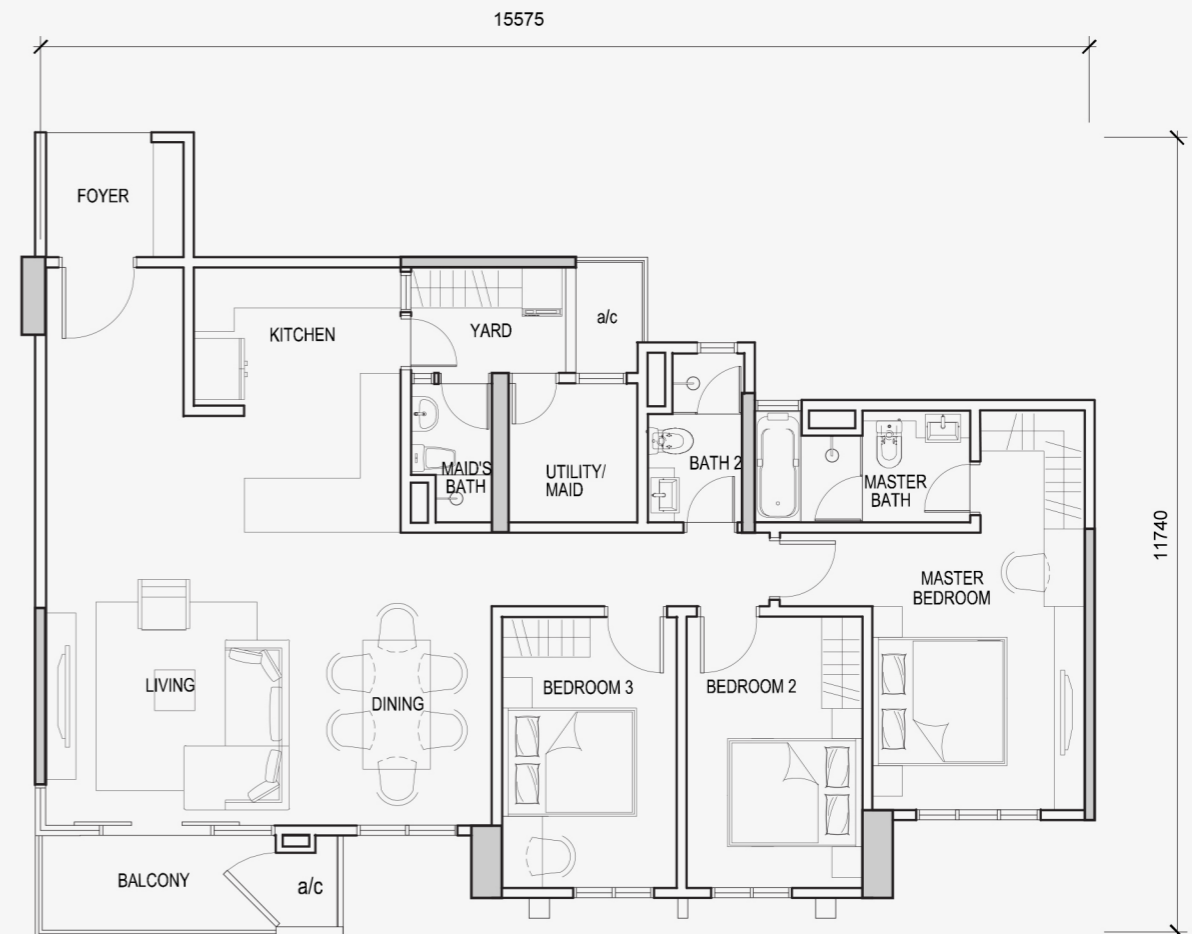
TYPE C

Built-Up Area
(Approx.) 117 SQ. M./1259 SQ. FT.

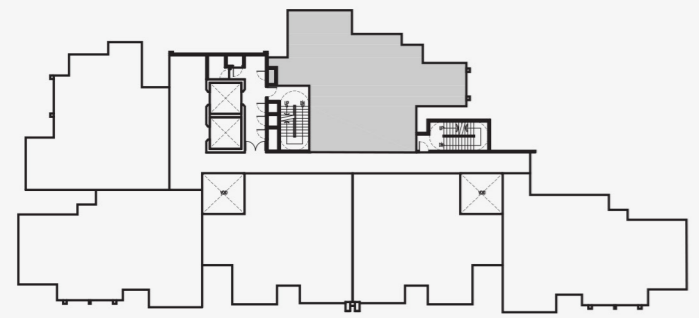


TYPE D

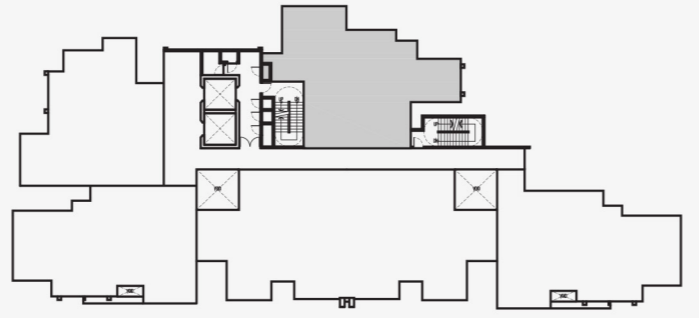
Built-Up Area
(Approx.) 133 SQ. M./1432 SQ. FT.



TYPE E
Built-Up Area
(Approx.) 128 SQ. M./1378 SQ. FT.



LEVEL 2 - 10



LEVEL 13A - 17



Artist's Impression

SPECIFICATION TYPE A, B, C, D & E

Structure	Reinforced Concrete
Wall	Masonry Block/Reinforced Concrete
Roof Covering	Reinforced Concrete Flat Roof
Roof Framing	Reinforced Concrete
Ceiling	Fibrous Plaster Ceiling/Skim Coat & Paint
Windows	Aluminium Frame Glass
DOORS	
Main Entrance Door	Fire Rated Door
Others	Timber Door/Aluminium Framed Glass Door
Ironmongery	Quality Locksets
WALL FINISHES	
Master Bathroom, Other Bathrooms	Homogeneous Tiles/Porcelain Tiles/Ceramic Tiles
Kitchen	Homogeneous Tiles/Porcelain Tiles/Plaster & Paint
Other Areas	Plaster & Paint/Skim Coat & Paint
FLOOR FINISHES	
Foyer, Living, Dining, Kitchen	Homogeneous Tiles/Porcelain Tiles
Balcony, Yard, Utility, Maid's Room	Homogeneous Tiles/Ceramic Tiles
Master Bathroom, Other Bathrooms	Porcelain Tiles/Ceramic Tiles
Master Bedroom, Other Bedrooms	Timber Flooring
A/C Ledge	Cement Screed
FIXTURE & EQUIPMENT	
Kitchen	Built-in Kitchen Cabinet with Hob & Hood
Master Bathroom, Bathroom 2, Bathroom 3	Electric Storage Water Heater
AIR CONDITIONING SYSTEM	
Living/Dining, Master Bedroom, Bedroom 2, Bedroom 3	Wall Mounted Split Units

SANITARY WARES & PLUMBING FITTINGS

	TYPE						
	A/A1/A2/A3	B/B1/B2/B3	B4	C/C1/C2/C3	D/D1/D2/D3	D4	E/E1/E2/E3
Long Bath with Mixer	1	1	1	1	1	1	1
Hand Shower with Mixer	2	2	2	2	2	2	3
Shower Head with Tap	0	1	1	0	1	1	0
Wash Basin with Mixer	2	2	2	2	2	2	3
Wash Basin with Tap	0	1	1	0	1	1	0
Water Closet	2	3	3	2	3	3	3
Bib Tap	1	1	1	1	1	1	1
Kitchen Sink with Tap	1	1	1	1	1	1	1

LIGHTING & ELECTRICAL INSTALLATION

	TYPE						
	A/A1/A2/A3	B/B1/B2/B3	B4	C/C1/C2/C3	D/D1/D2/D3	D4	E/E1/E2/E3
Lighting Point	21	22	23	18	22	23	22
Fan Point	4	4	4	4	4	4	4
13A SSO	18	18	18	17	18	18	16
Water Heater Point	2	2	2	2	2	2	3
Fibre Socket Point	1	1	1	1	1	1	1
SMATV Point	2	2	2	2	2	2	2
Door Bell Point	1	1	1	1	1	1	1
Intercom Point	1	1	1	1	1	1	1
Power Supply (Single/Three Phase)	3	3	3	3	3	3	3



Artist's Impression



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