



EXPERIENCE PEACE OF MIND
LIVING IN GATED & GUARDED
COMMUNITY

*Artist's Impression.

Oakleaf | 16 SIERRA

3-Storey Townhouse

Oakleaf expansive design seamlessly integrates living, dining and kitchen areas, fostering open spaces to maximise interior sightlines as well as natural lighting and ventilation, along with spacious bedrooms for privacy and comfort.

Homes come partially furnished for a hassle-free home ownership journey.



EV charging point ready



Dedicated parcel box



Kitchen cabinet with hood & hob provided



Instant water heater & water booster pump



Home alarm system & digital lockset



2 parking bays



*Artist's Impression.

ENCHANTING LIVING SURROUNDED BY FAMILY GARDEN & LINEAR GARDENS

Immerse yourself in a living space that seamlessly integrates spacious interiors, flourishing gardens and unparalleled convenience within the confines of this exclusive community.



*Artist's Impression.

A Township Development by



IOI PROPERTIES
Trusted

Developer
LUSH DEVELOPMENT SDN BHD (199501019432(348635-0))
(A Subsidiary Company of IOI Properties Group Berhad)
IOI CITY TOWER 2, LEBUH IRC, IOI RESORT CITY,
62502 PUTRAJAYA, MALAYSIA.

Sales Office
IOI GALLERIA @ 16 SIERRA
Sierra Alfresco, Jalan Sierra 10/1, Bandar 16 Sierra,
47110 Puchong, Selangor D.E.
Email: 16sierramarketing@ioigroup.com



Scan For More Info

03 8944 9999
www.ioiproperties.com.my

SIERRA 5B · Type of Property: 3-Storey Townhouse · Developer License No.: 11100/02-2028/0384(R) · Validity Period: 28/02/2023 – 27/02/2028 · Advertising Sales and Permit No.: 11100-14/04-2027/0318(N)-(S) · Validity Period: 17/04/2024 – 16/04/2027 · Authority Approving Building Plan: Majlis Perbandaran Sepang · Building Plan No: MP-Sepang 600-34/1/778(12) · Expected Date of Completion: April 2027 · Land Tenure: Leasehold 99 years [Expiring On: 29/01/2123] · Land Encumbrances: NIL · Total units: 272 units · Price: RM1,041,000 (Min) – RM1,211,000 (Max) · 7% discount for Bumiputera · All information contained herein including the measurements and illustrations are subject to the amendments without notification as may be required by the authorities or the developer's consultants and are not intended to form and cannot form part of an offer or contract. All measurements are approximate. All illustrations are artist's impression only. THIS ADVERTISEMENT HAS BEEN APPROVED BY NATIONAL HOUSING DEPARTMENT

272 UNITS TAILORED FOR MULTI- GENERATIONAL LIVING

Crafted for families to live together harmoniously while providing the assurance of individual sanctuaries under one roof.



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FLOOR PLAN

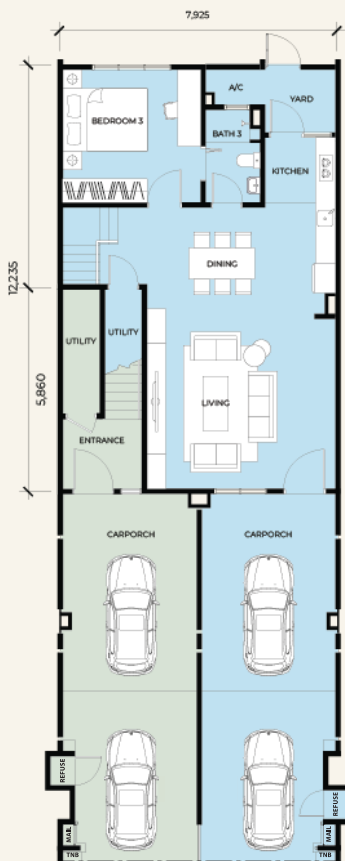
TYPE
B1 / B1A

Lot size: 26' x 75'

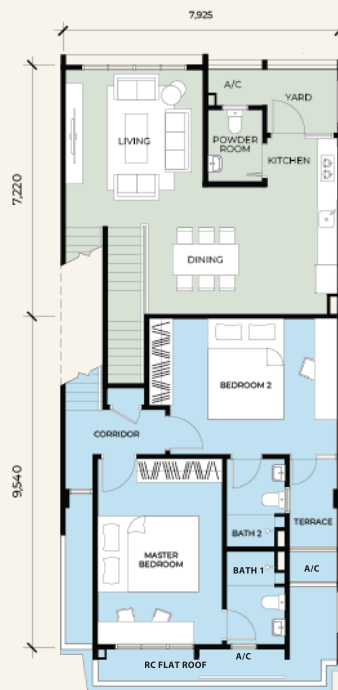
Gross built-up from

■ 2,110 sq. ft. (Lower)
3 Bedrooms
3 Bathrooms

■ 2,497 sq. ft. (Upper)
3 Bedrooms
3+1 Bathrooms



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

*Applicable to Typical & Mirror Units

Disclaimer: All renderings, illustrations, photographs, show units, landscape amenities or accessories are shown for illustrative purposes only and do not represent the actual design, physical or structural details of the building. Plans, specifications, materials and other information contained herein are intended to give a general indication of the proposed design only and are subject to change and/or amendments as may be required by the developer/vendor or as directed by the relevant authorities or consultants. All areas and measurements are approximate only and subject to final survey. All features, fixtures, fittings, goods, accessories and furniture reflected or displayed in the show units are strictly for display purposes only and are not part of the final amenities and finishes. Any models of furniture or electrical appliances provided are up to the developer/vendor's discretion and do not form part of any contract or warranty. While every reasonable care has been taken in preparing this website/publication/banner/poster and in constructing the scale models and sales gallery/show unit, the developer/vendor and its related companies, representatives, consultants and agents accept no responsibility for any inaccuracies or omissions. The sale and purchase agreement embodies all the terms and conditions between the developer/vendor and the purchasers.