

16
SIERRA
@ Puchong South

BURWOOD

2-STOREY GARDEN VILLAS

THE COLLECTIONS
32' X 75'

THE EDITION
38' X 120'

Another prestigious development
crafted by:



IOI PROPERTIES
Trusted.

16
SIERRA
@ Puchong South

Well Master-Planned Township

535
acres
Township

7.2
acres
Central Park
(Pet-friendly)

3.9km
Walking & Biking
Path



Upcoming 50 Acres
Mixed Development

The Tribe
Glamping

Amigo
Clubhouse

MRT Station

60.5 Acres of
Green District

IOiCITY
MALL

Upcoming
Lifestyle
Hub &
Residential

IOI Galleria

Rafflesia
Intl School

Putrajaya

First Parklet
in Selangor

Central Park

Lookout
Point

BURWOOD

Cyberjaya

MEX Highway

LDP

zentro
RESIDENCES

SIERRA zentro1

SIERRA Fresco

SIERRA 1

LaThea
RESIDENCES

SIERRA 12

SIERRA 9

SIERRA 13

SIERRA 8

SIERRA 6

SIERRA 2

SIERRA 15

SIERRA 7

SIERRA 16

SIERRA 3

Oakleaf

Aster

SIERRA 5

SKVE

16 Sierra MRT Station
✔ Park & Ride Facility
✔ RapidKL On-Demand

PUTRAJAYA SENTRAL 3 stations
KLIA/KLIA2 10 Mins

16 SIERRA 11 stations
37 Mins

The Exchange TRX 2 stations
PAVILION KL 2 Mins

Ombak KLCC 19 stations
DAMANSARA

From Alfresco to Adventure, Discover 16 Sierra's Thriving Core



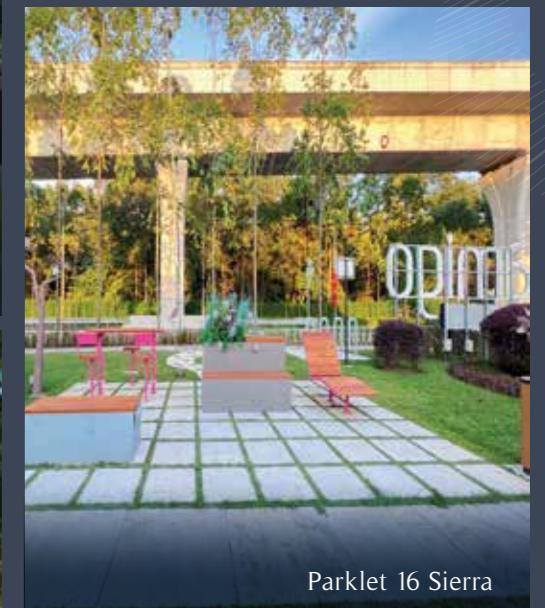
Amigo Clubhouse



Tiny House



The Tribe Glamping



Parklet 16 Sierra



16 Sierra Lookout Point



Boom Grow



Pet-Friendly Central Park

-  Supermarket
-  Drive-Thru
-  Alfresco style Eateries
-  24 hours Gym
-  Urban Farm
-  Lifestyle Retail Outlets

Where Peace, Safety, and Sunset Hues Welcome You Home

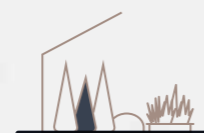
Step into a sense of calm as you return home through a grand guardhouse entrance, embraced by golden sunset skies. More than just a secure entryway, it's your everyday welcome home — where safety, serenity, and scenic beauty greet you at the entrance.



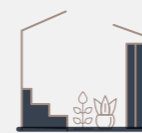
102 Units



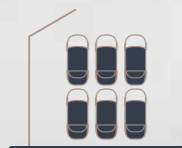
Individual Title
(with Guardhouse)



Biophilic
Living



Private
Garden



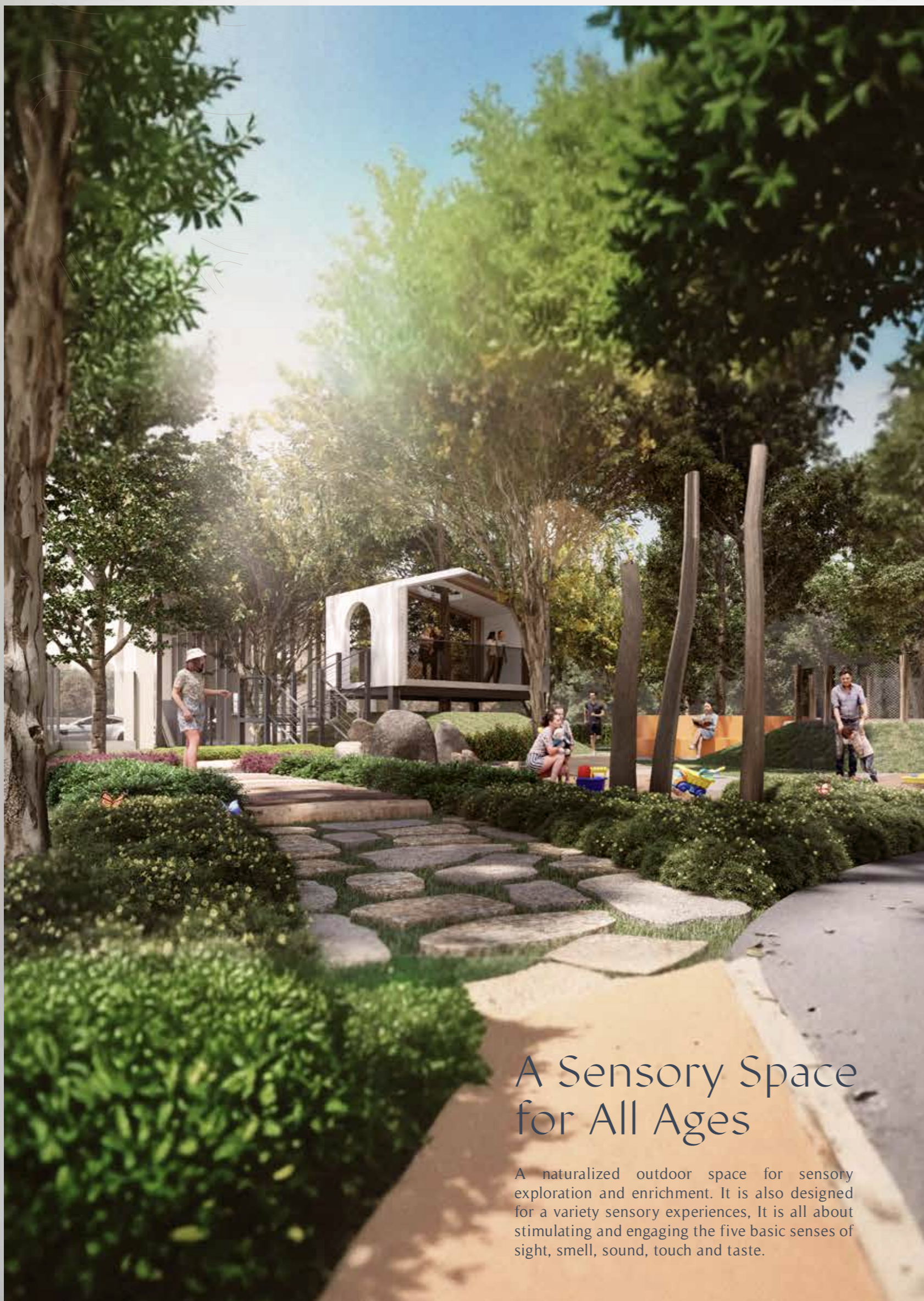
Park Up to
6 Cars



12ft Height
Ceiling



Wide Living Space
Up to 5+1 Bedrooms
6+1 Bathrooms






A Sensory Space for All Ages

A naturalized outdoor space for sensory exploration and enrichment. It is also designed for a variety of sensory experiences. It is all about stimulating and engaging the five basic senses of sight, smell, sound, touch and taste.



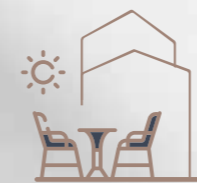
Embracing Nature

<p>BREEZE</p>  <p>Living in Harmony with Nature</p> <p>Maximized natural light, ventilation, and passive cooling create a comfortable and sustainable living environment.</p>	<p>BLEND</p>  <p>Seamless Indoor-Outdoor Integration</p> <p>Private gardens and courtyards blend with natural landscaping, offering a seamless connection to outdoor spaces.</p>	<p>BALANCED</p>  <p>Natural Elegance in Design</p> <p>Natural materials and greenery come together to create elegant spaces that harmonize with the environment.</p>
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Crafted with natural elegance and mindful detailing, each space celebrates seamless indoor-outdoor living. Large openings, organic textures, and soothing palettes invite sunlight, breeze, and greenery into everyday life. More than architecture, it's a lifestyle of harmony — where homes breathe with nature, and life flows with the land.

Your Private Green Escape, Right on the Patio

A private patio designed to embrace biophilic living — where light, air, and greenery flow naturally into your daily life. Whether for morning yoga, quiet reading, or family bonding, this versatile outdoor space seamlessly connects you to nature and nurtures your wellbeing.



Connecting to outdoor spaces



Maximizing natural light



Natural Ventilation



Private Garden

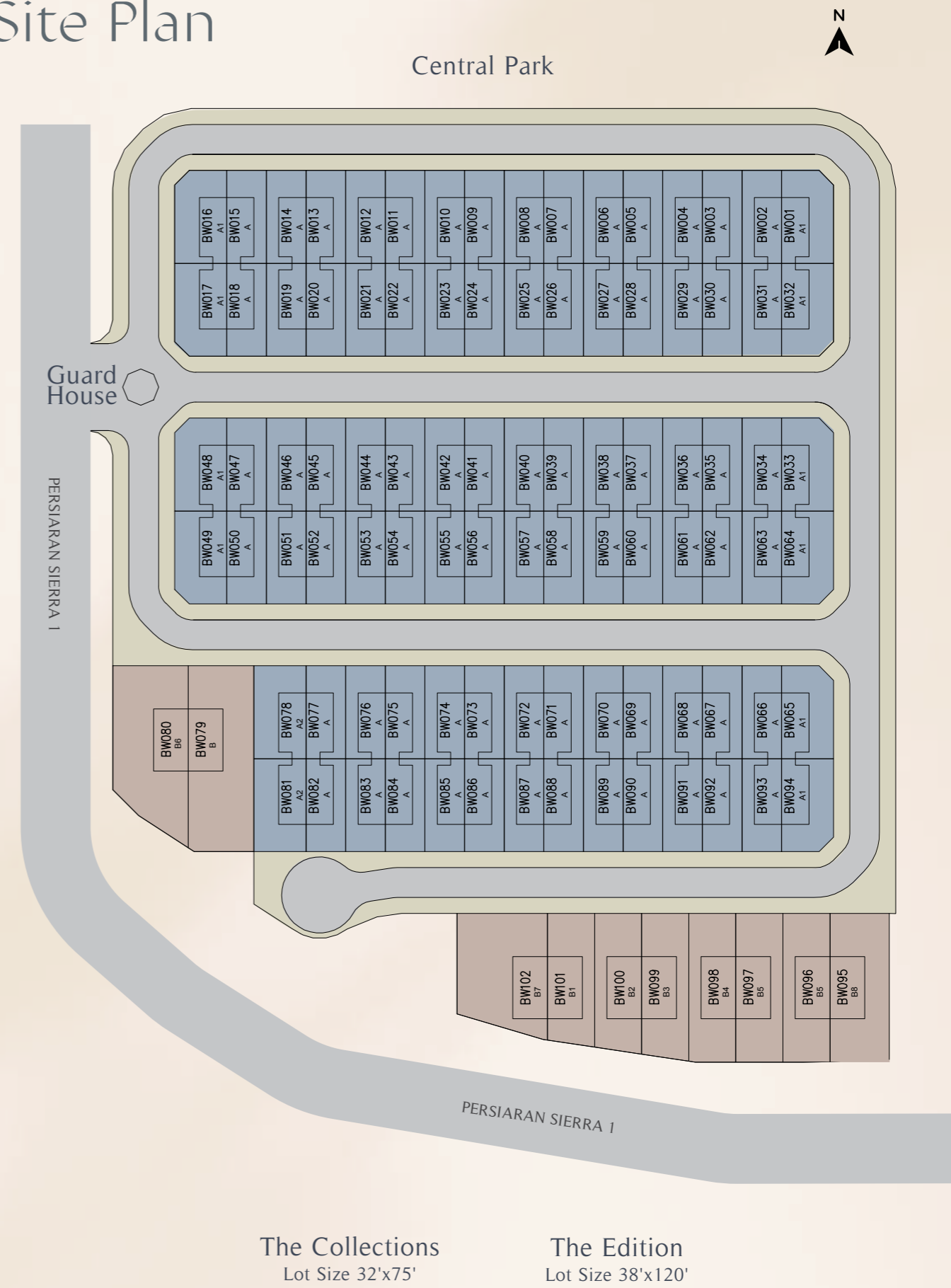


Use of natural look materials

Master Plan



Site Plan





THE COLLECTIONS

Lot Size: 32'x75'

Built-up 2,577 sq. ft.

Park Up to 3 Cars



5 Bedrooms



1 Utility Room



4 Bathrooms



THE EDITION

Lot Size: 38'x120'

Built-up 3,255 sq. ft.

Park Up to 6 Cars



5 Bedrooms



1 Maid Room



6 Bathrooms



1 Powder Room



Built-In Innovations, No Extra Cost



Smart Home System



Digital Lockset



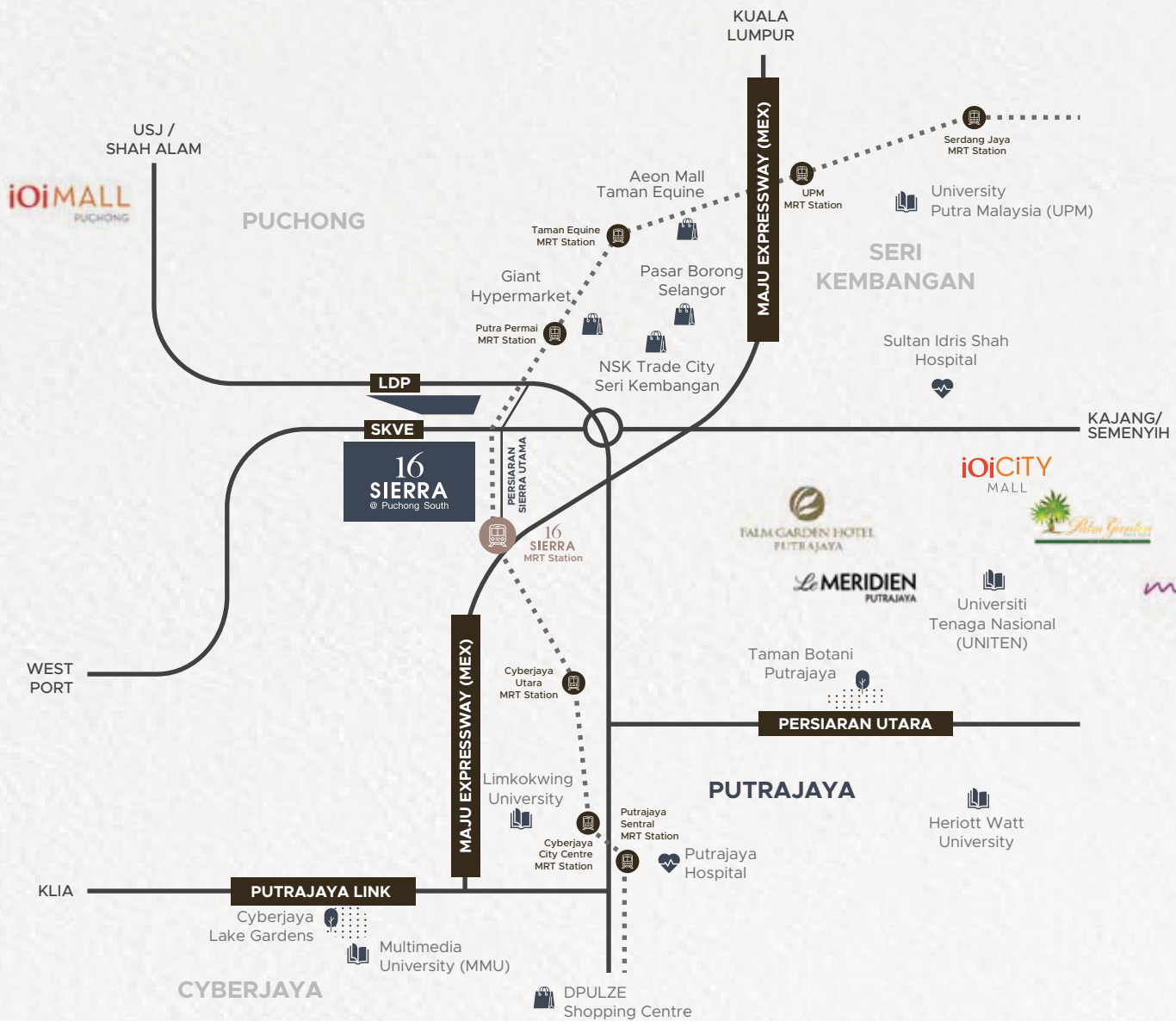
Solar Hot Water System



EV Charging Point & Solar PV Conduit Ready

Urban Conveniences Within Easy Reach

Strategically located in Puchong South, 16 Sierra offers seamless connectivity with direct access to major highways and 16 Sierra MRT Station – bringing modern conveniences, schools, and lifestyle hubs within easy reach.



SHOPPING & LEISURE

Giant Hypermarket	3 km
NSK Trade City Seri Kembangan	4 km
Pasar Borong Selangor	4 km
Aeon Mall Taman Equine	6 km
IOI City Mall Putrajaya	8 km
DPULZE Shopping Centre	10 km
Alamanda Shopping Complex	12 km
IOI Mall Puchong	14 km

RECREATION

Central Park	16 Sierra
Farm In The City	5 km
Taman Saujana Hijau Putrajaya	8 km
Putrajaya Wetlands Park	9 km
Cyberjaya Lake Garden	14 km

EDUCATION

Primary Chinese Schools	
SJK (C) Han Ming Puchong	7 km
SJK (C) Union Cyberjaya	14 km
SJK (C) Serdang Baru 2	16 km

International & Private Schools

Rafflesia International & Private Schools	16 Sierra
Taylor's International School Puchong	6 km
Alice Smith School	7 km

Tertiary Educations

Limkokwing University	8 km
Multimedia University (MMU)	11 km
Universiti Putra Malaysia (UPM)	11 km
Universiti Tenaga Nasional (UNITEN)	13 km
Heriot-Watt University Malaysia	15 km

HEALTHCARE

Hospital Serdang	9 km
Hospital Putrajaya	10 km
Hospital Cyberjaya	12 km
Hospital Columbia Asia	16 km

A Township Development By:



IOI PROPERTIES
Trusted.

Developer **LUSH DEVELOPMENT SDN BHD**
(199501019432 (348635-D))
(A Subsidiary Company of IOI Properties Group Berhad)
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SIERRA 7A • Type of Property: 2-Storey Cluster Semi-D / Semi-D • Developer License No.: 11100/02-2028/0384(R) • Validity Period: 28/02/2023 – 27/02/2028 • Advertising Sales and Permit No.: 11100-16/12-2027/1038(N)-(L) • Validity Period: 24/12/2025 – 23/12/2027 • Authority Approving Building Plan: Majlis Perbandaran Sepang • Building Plan No: MPSEPANG 600-34/1/231 (7) • Expected Date of Completion: December 2027 • Land Tenure: LTeasehold 99 years (Expiring On: 12/11/2124) • Land Encumbrances: NIL • Total units: 102 units • Price: RM1,953,000 (Min) – RM3,307,000 (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. THE APPROVED PROJECT INFORMATION AND ADVERTISEMENT MAY BE VERIFIED AT PORTAL TEDUH.KPKT.GOV.MY