



# 16

# SIERRA

@ Puchong South

A Township by IOI Properties Group Berhad

# 16 SIERRA @ Puchong South

## A Township by IOI Properties Group Berhad

IOI Properties Group Berhad (“IOIPG”) is an award-winning top-ten property developer in Malaysia with a legacy of more than four decades in the property development industry. The Group’s three core business segments comprise property development, property investments and hospitality and leisure across Malaysia, Singapore and Xiamen, People’s Republic of China (PRC).

In its commitment towards sustainability, IOIPG’s investment properties such as office buildings and high-rise commercial developments amongst others are designed to meet the Green Building Index (“GBI”) or are Green Mark-certified. It adopts the ISO 9001:2015 standards for its property developments and benchmarks its developments against Quality Assessment System in Construction (“QLASSIC”) certification by the Construction Industry Development Board (“CIDB”).





## Property Developments

Over the years, IOIPG has successfully developed sustainable townships and commercial enclaves in sought-after regions of Klang Valley and established a strong presence in Johor, in the southern region of Malaysia as well as Penang, in the northern corridor. Beyond Malaysia, IOIPG has achieved notable success in Singapore and Xiamen, PRC.



## Property Investments

The Group owns and manages the GBI-certified IOI City Mall, Putrajaya which stands proud as Malaysia's largest retail mall in Malaysia as well as IOI Mall Puchong, IOI Mall Damansara, IOI Mall Kulai, Johor and IOI Mall Xiamen, PRC. Apart from malls, IOIPG's property investment segment comprises retail and offices such as IOI City Towers and Puchong Financial Corporate Centre (PFCC) amongst others.



## Hospitality & Leisure

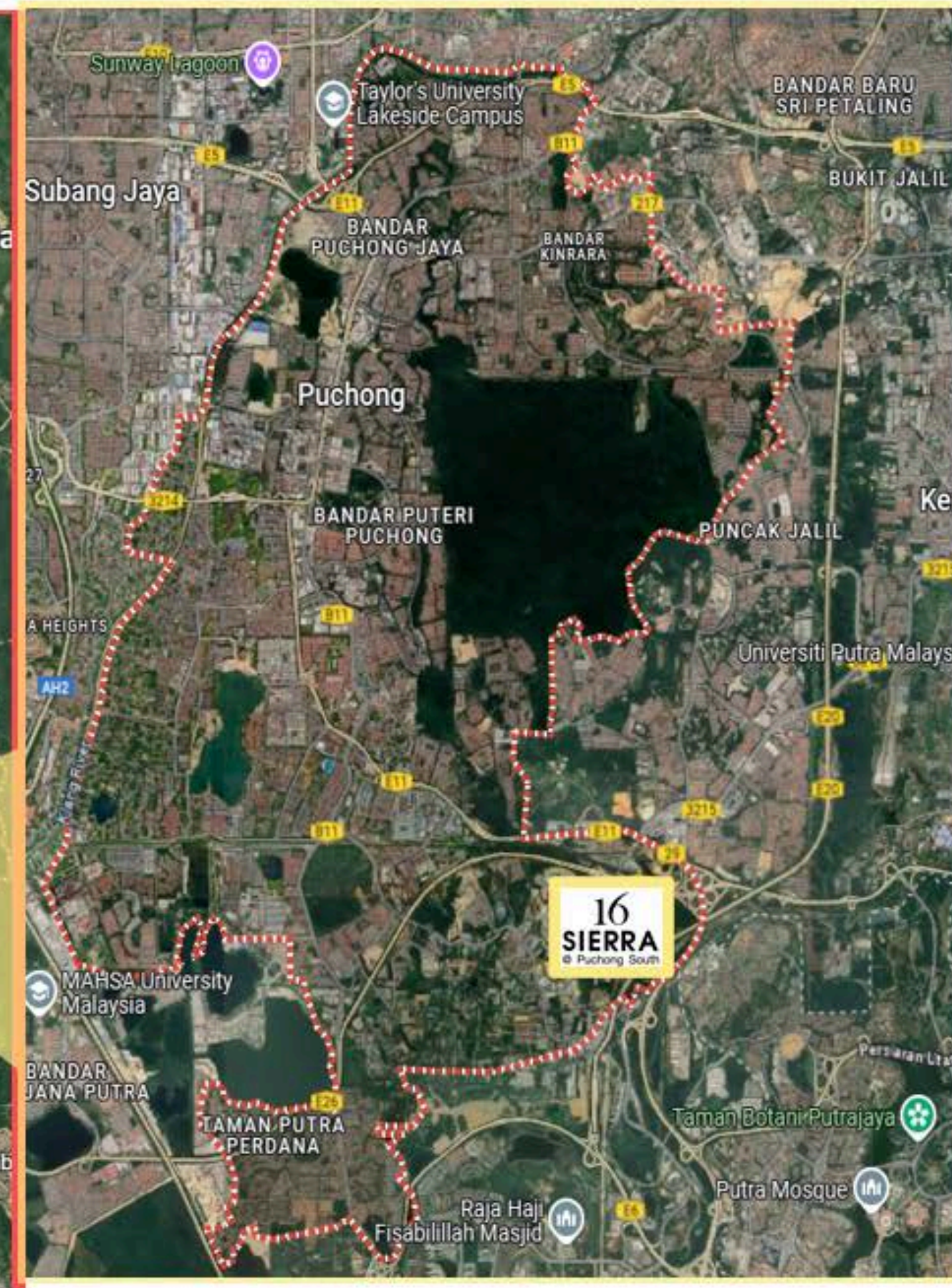
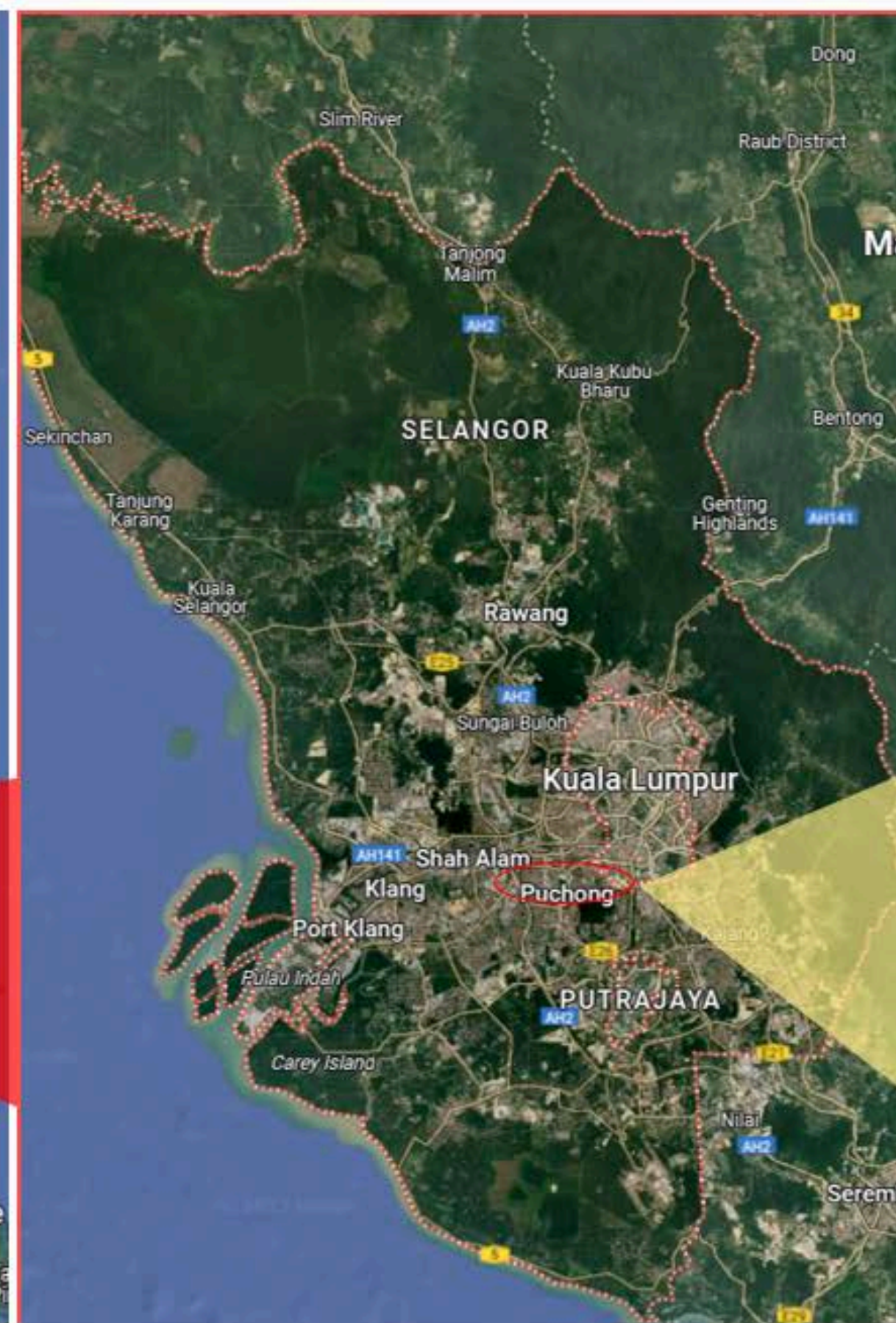
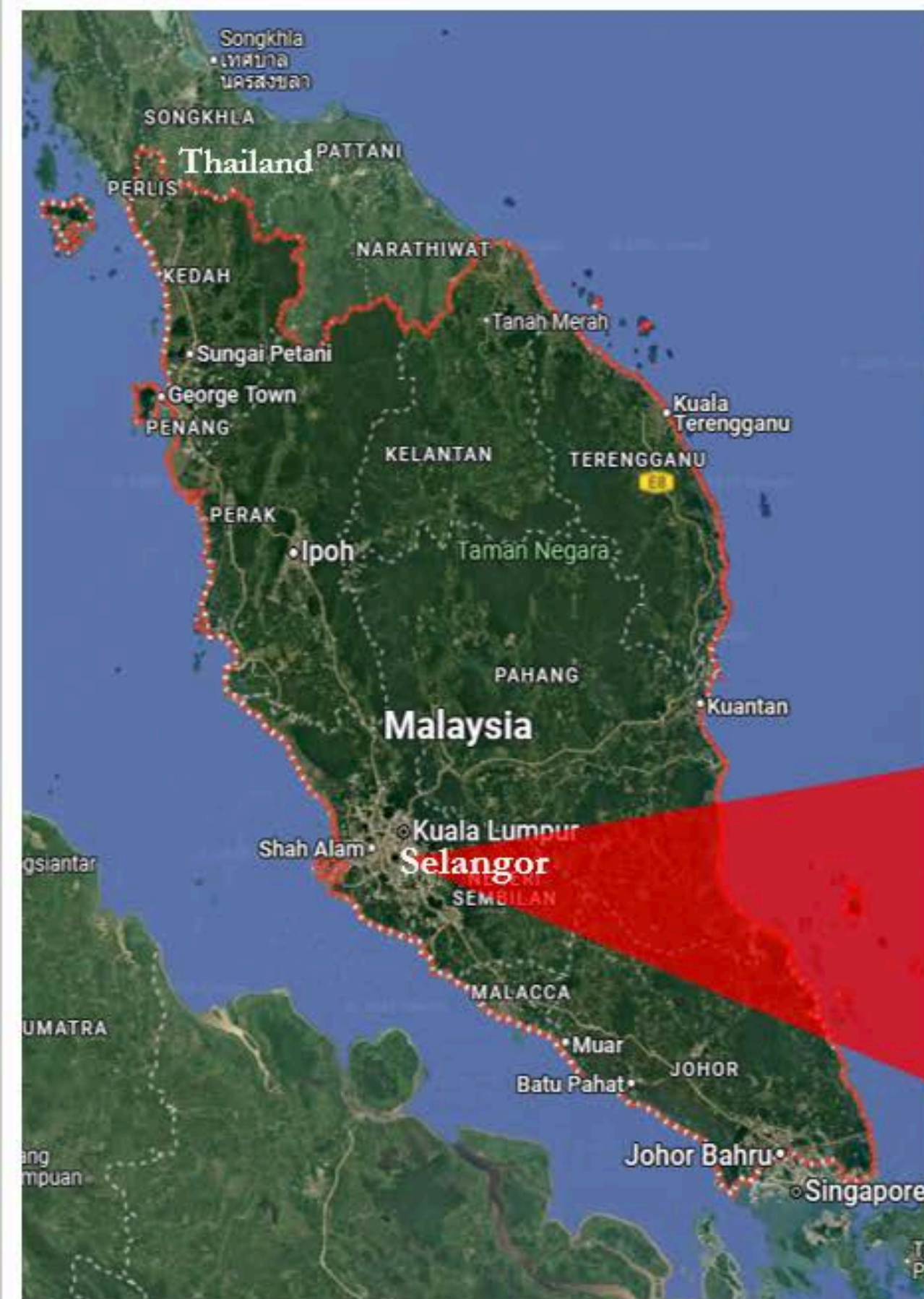
IOIPG also owns seven hotels, offering a total of more than 1,800 keys namely Le Meridien Putrajaya, Putrajaya Marriott Hotel, Four Points by Sheraton Puchong, Palm Garden Hotel, Putrajaya, a Tribute Portfolio Hotel, Moxy Putrajaya, W Kuala Lumpur, as well as JW Marriott Hotel Singapore South Beach. IOIPG's golf courses include Palm Garden Golf Club in IOI Resort City, Putrajaya and Palm Villa Golf & Country Resort in Johor.

# Where is exactly 16 Sierra located ?

## State of Selangor

## District of Puchong

## 16 Sierra (A Township in Puchong)





### Silicon Valley of Malaysia (11km)

Cyberjaya, a well-planned, intelligent city and the first hub of the Multimedia Super Corridor (MSC) project. It aims to be a global technology center, attracting businesses and fostering innovation in areas like AI, big data and smart city solutions.



### Administrative Centre of Malaysia (15km)

Putrajaya, city and federal territory of Malaysia. Putrajaya is Malaysia's federal administrative centre, serve as a model for modern, sustainable urban planning.



### Tun Razak Exchange (27km)

The new international business and financial district.



### KL City Centre (28km)

City within a city, known for its modern architecture and iconic Petronas Twin Towers.



### KL International Airport (36km)

The largest and busiest airport in Malaysia, serves as Malaysia's main international and domestic airport.



### Port Klang Malaysia (40km)

Largest port and a major hub for international trade. A vital gateway for goods entering and leaving Malaysia, connecting it to over 120 countries and 500 ports worldwide.



Within Easy Reach of the Nation's Landmark

**THE MOST LIVABLE TOWNSHIP IN PUCHONG SOUTH**

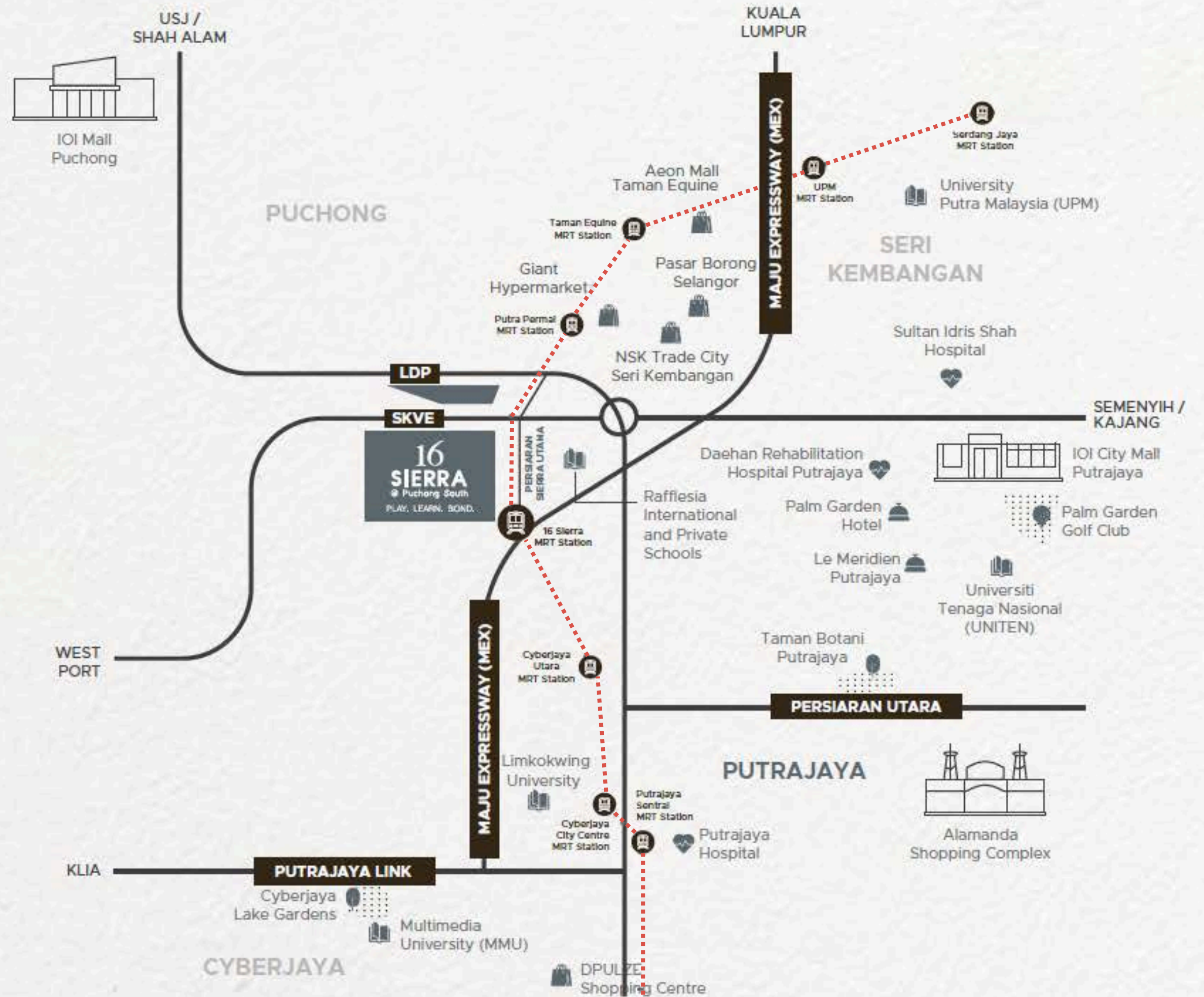
Click here to Watch The Video!



# The Location

Nestled in Puchong South, 16 Sierra, crafted by IOI Properties Group, harmoniously combines well-being and modern convenience.

Only 8km from IOI City Mall, Malaysia's largest shopping destination, it offers a unique blend of healthy living and urban ease.



# 16 SIERRA

@ Puchong South

# 535<sup>acres</sup> Township



# 16

inter-connected  
Themed Garden

# 70

m above sea level

'Sierra' in Spanish  
means high elevated land

# 7.2

acres  
Central Park

# 3.9

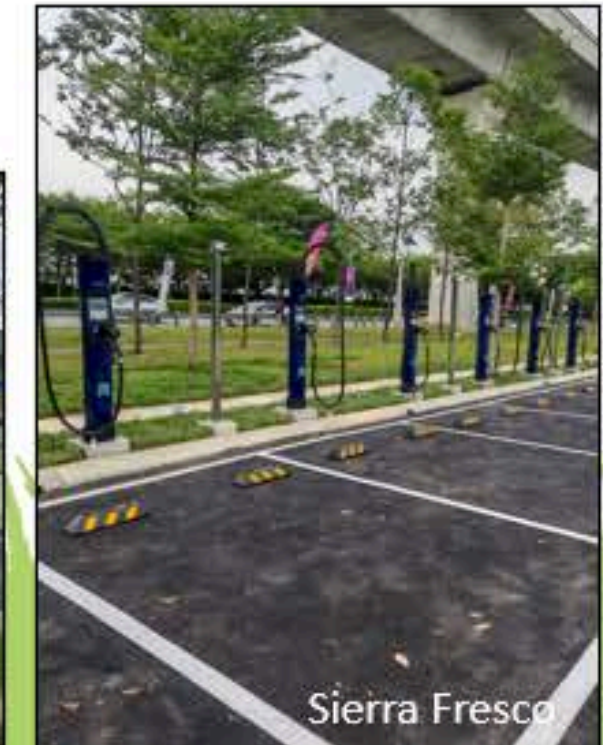
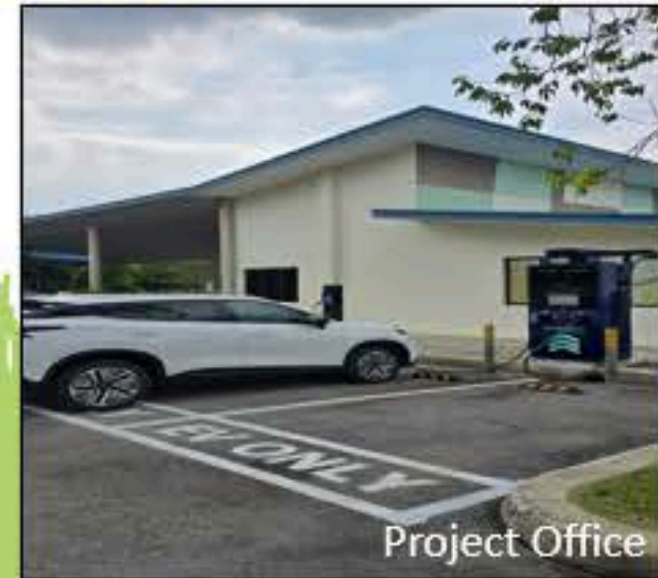
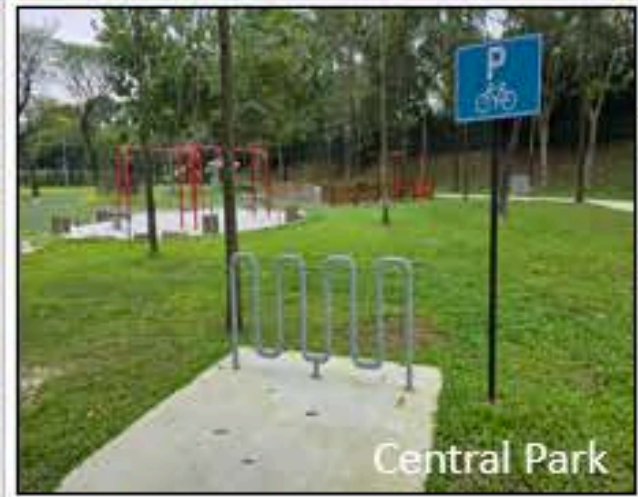
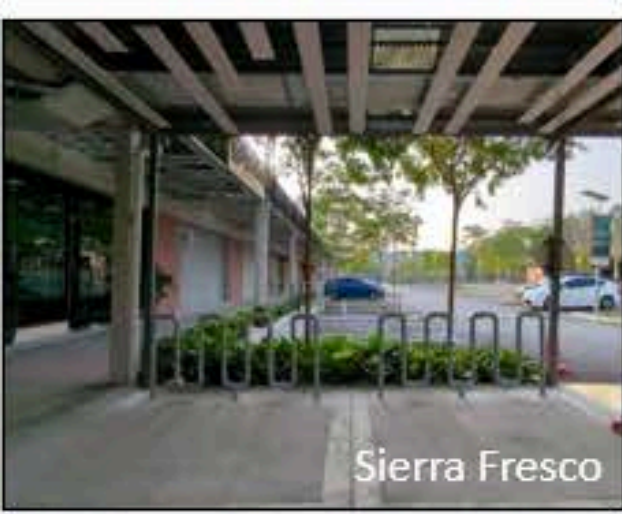
km  
Cycling & Jogging Path

# 60.5

acres  
Green District



16 SIERRA



16  
**SIERRA**  
@ Puchong South

*Lifestyle*  
*Influencer*



# A Coveted Address

with vibrant & matured neighbourhood



# A Coveted Address

with vibrant & matured neighbourhood



# EDUCATION

## Primary Chinese Schools

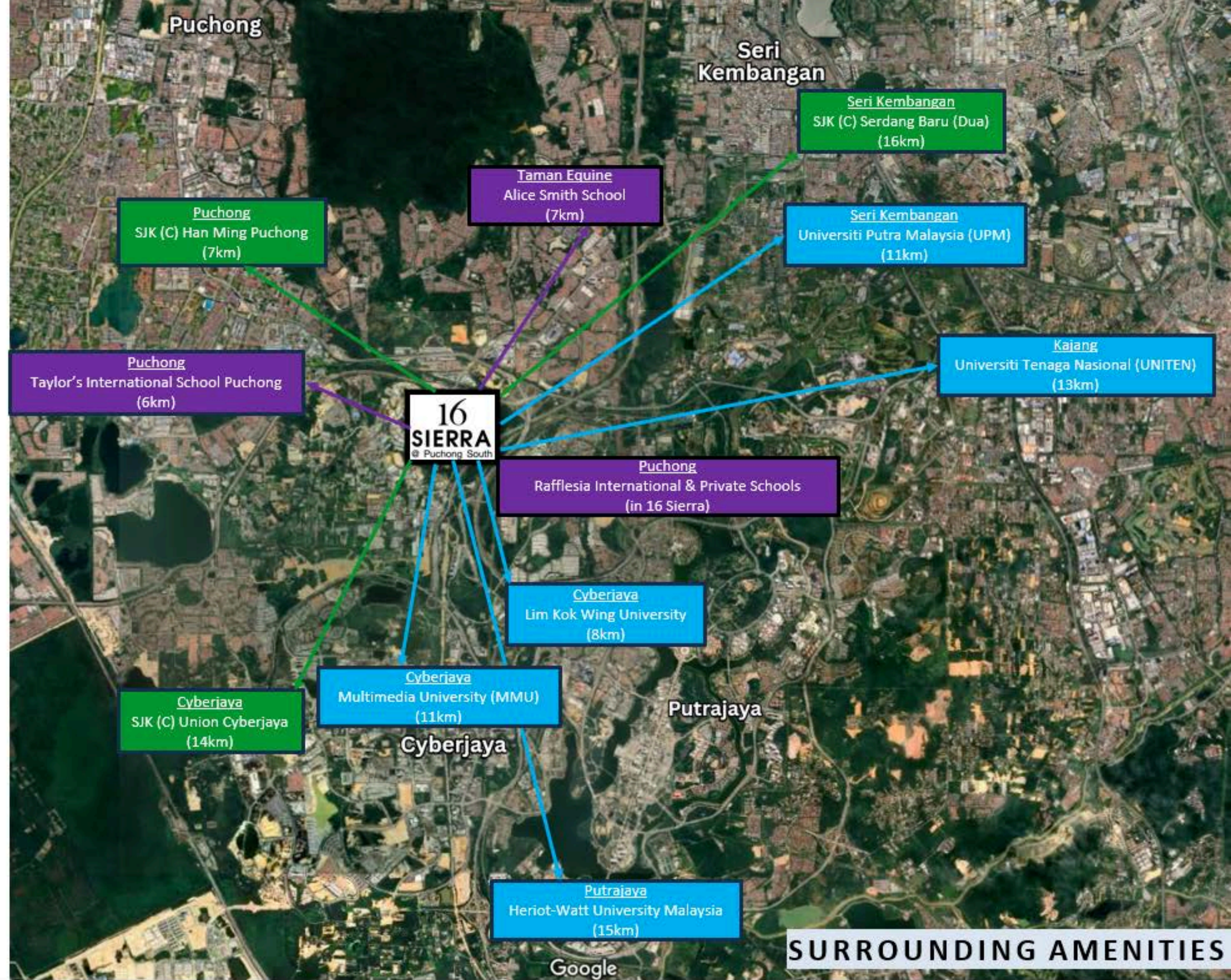
SJK (C) Han Ming Puchong	7km
SJK (C) Union Cyberjaya	14km
SJK (C) Serdang Baru 2	16km

## International & Private Schools

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

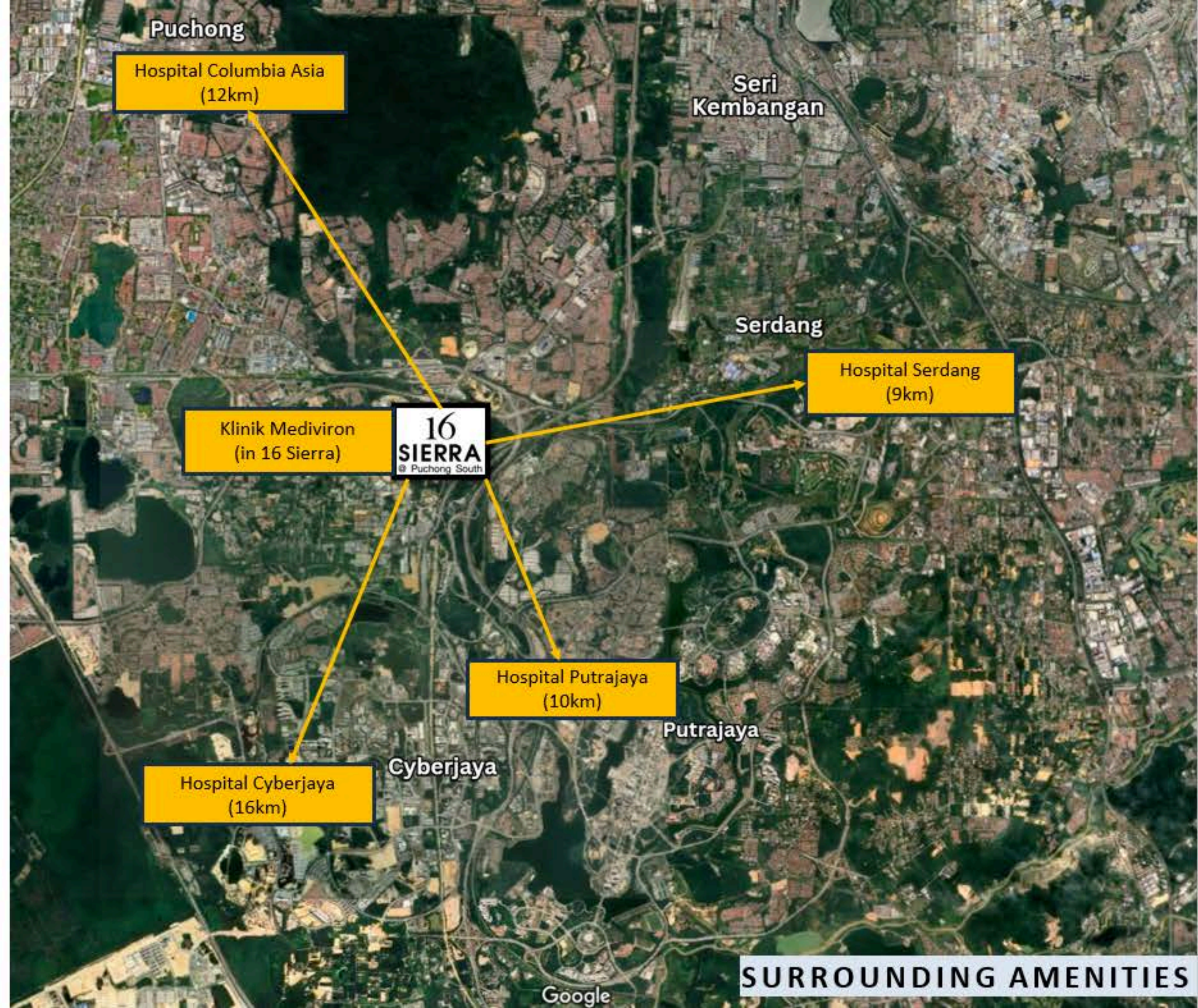
## Tertiary Educations

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



# HEALTHCARE

Klinik Mediviron	in 16 Sierra
Hospital Serdang	9km
Hospital Putrajaya	10km
Hospital Cyberjaya	12km
Hospital Columbia Asia	16km



SURROUNDING AMENITIES

# LEISURE

## Malls

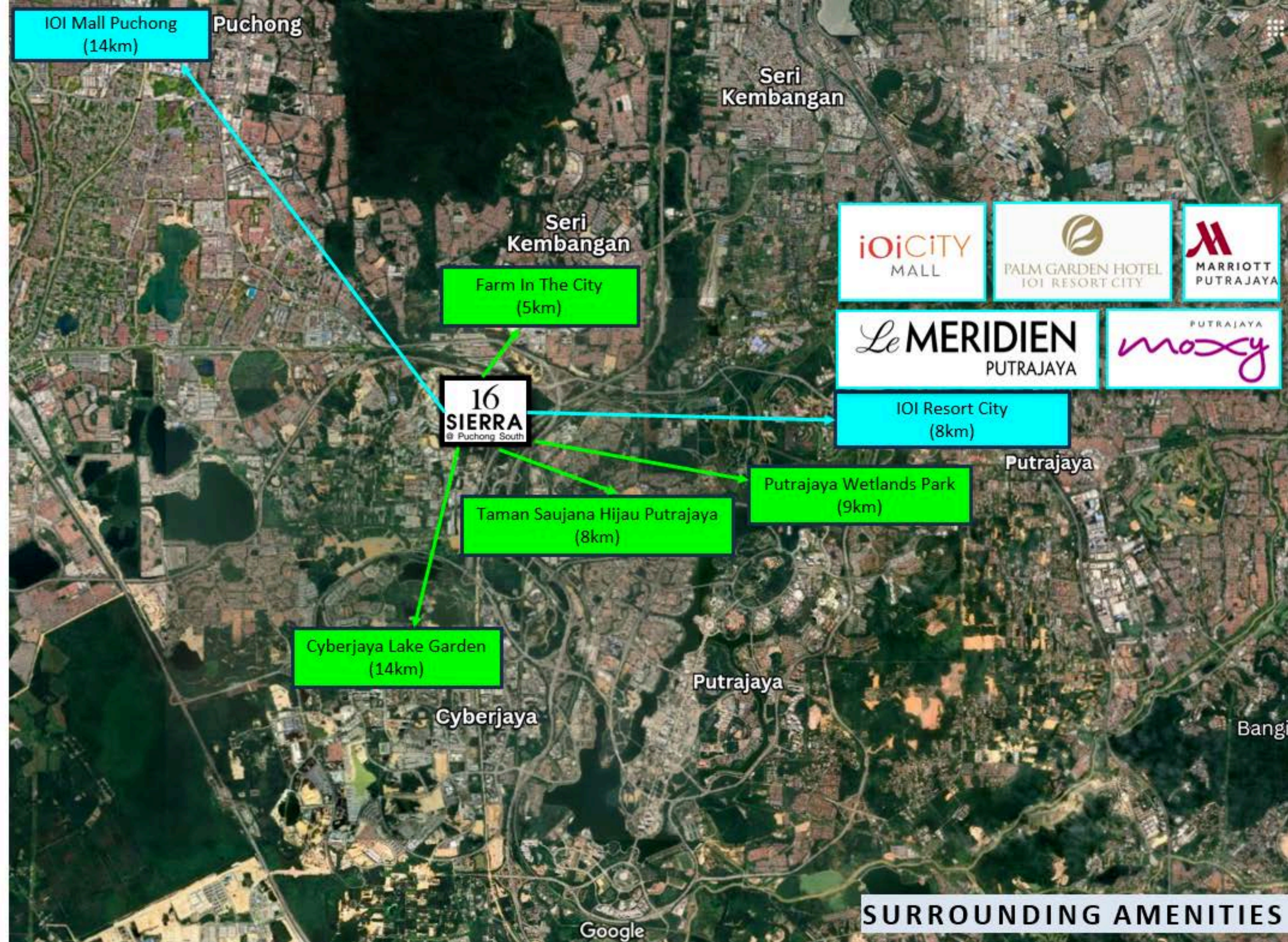
IOI City Mall Putrajaya	8km
IOI Mall Puchong	14km

## International Hotels

Palm Garden Hotel Putrajaya	8km
Putrajaya Marriott Hotel & SPA	8km
Le Meridien Putrajaya	8km
Moxy Putrajaya	8km

## Recreational

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



SURROUNDING AMENITIES



# Malaysia's Largest

8km away  
from 16 Sierra

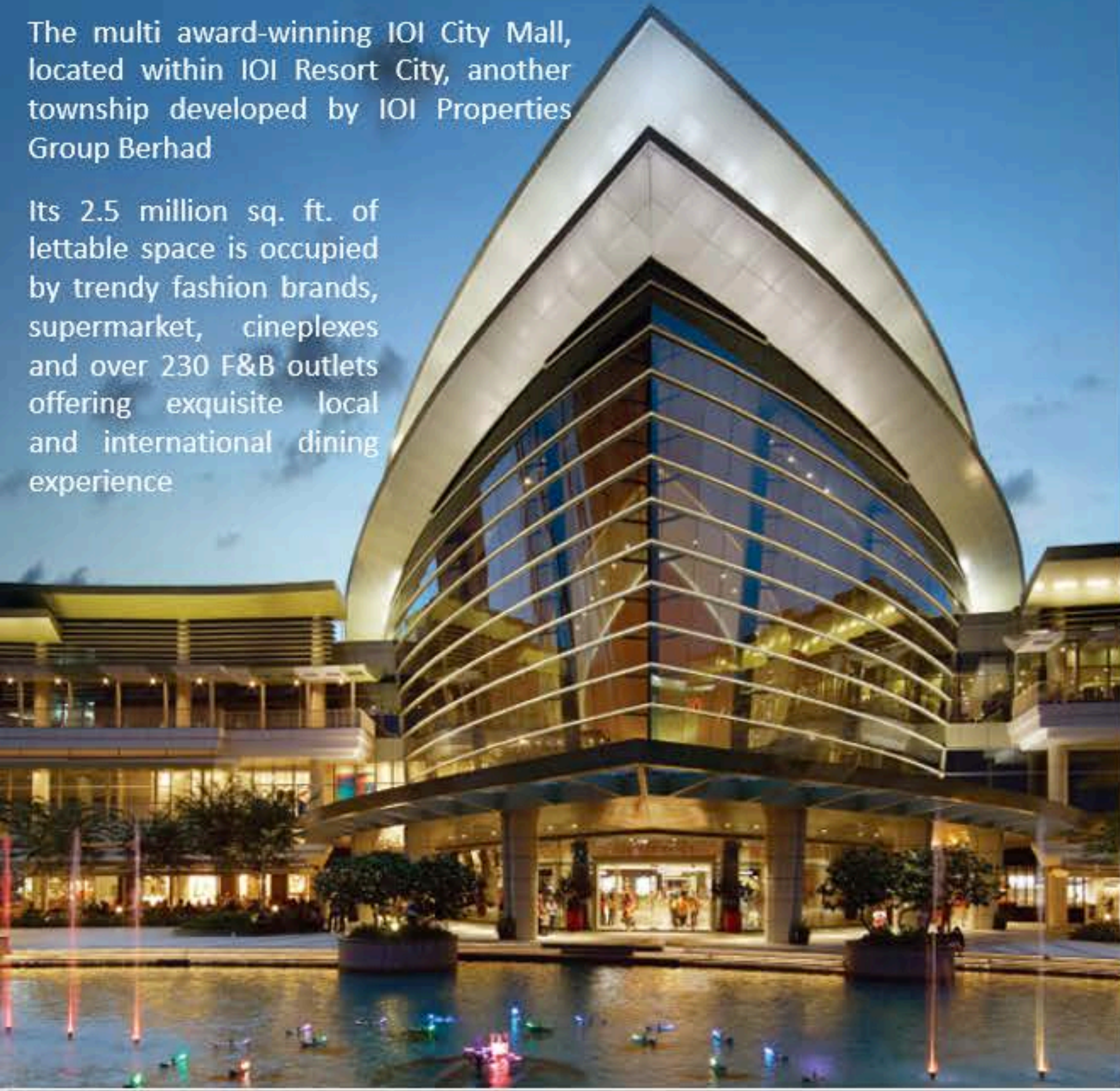
Shopping  
Mall

# IOI CITY MALL

## Malaysia's Largest Shopping Mall

The multi award-winning IOI City Mall, located within IOI Resort City, another township developed by IOI Properties Group Berhad

Its 2.5 million sq. ft. of lettable space is occupied by trendy fashion brands, supermarket, cineplexes and over 230 F&B outlets offering exquisite local and international dining experience



Olympic-sized ice-skating rink – "Icescape"



A 70,000 sq. ft. adventure park – "District 21"



A rooftop sports centre and gymnasium



A 40,000 sq ft exhibition hall



First indoor urban farm - IOI City Farm with 23 animals, 39 aquatic species and 70 living plants species.



The Symphony Walk – myriad of cuisines amidst an ambience of tranquillity and lush landscape



DISTRICT 21 52,200 sq. ft. adventure park



ICESCAPE Olympic Size Ice Skating Rink



The Symphony Walk



IOI Sports Centre

# LOVE





Well-Planned  
Mixed Development  
Township



Completed  
3,005 units

16

SIERRA

@ Puchong South



Accessible via  
3 Major Highways  
SKVE, LDP & MEX



Est. 12,000  
Population

# IOI Galleria

(You Are Here)

**LEGEND**

- Terrace House / Townhouse
- Semi-Detached
- Condominium / Service Apartment
- Shopoffice / Commercial
- Future Development



**Well-Planned  
Mixed Development Township**

# 16 SIERRA

@ Puchong South

IOI Galleria  
 Village Grocer CU BURGER KING COFFEE BEAN TRAILER  
 AW SUBWAY ANYTIME FITNESS guardian

Preschools Clinics Eateries Convenience Stores Pharmacies Cafes  
 and many more



Aster  
 Oakleaf

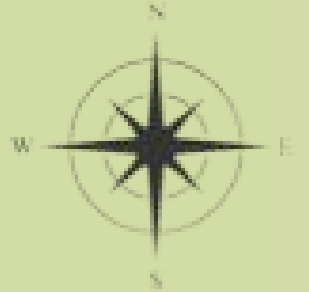
Burwood

COVO

### Township Hotspots

- |                     |                  |
|---------------------|------------------|
| EV Charging         | Cafe             |
| Lookout Point       | Gym              |
| Open Space Car Park | Yoga             |
| Bicycle Lane        | Skate Park       |
| Bicycle Pit         | Takraw Court     |
| Jogging Lane        | Badminton Court  |
| Community Garden    | Basketball Court |
| Restaurant          | Futsal Court     |

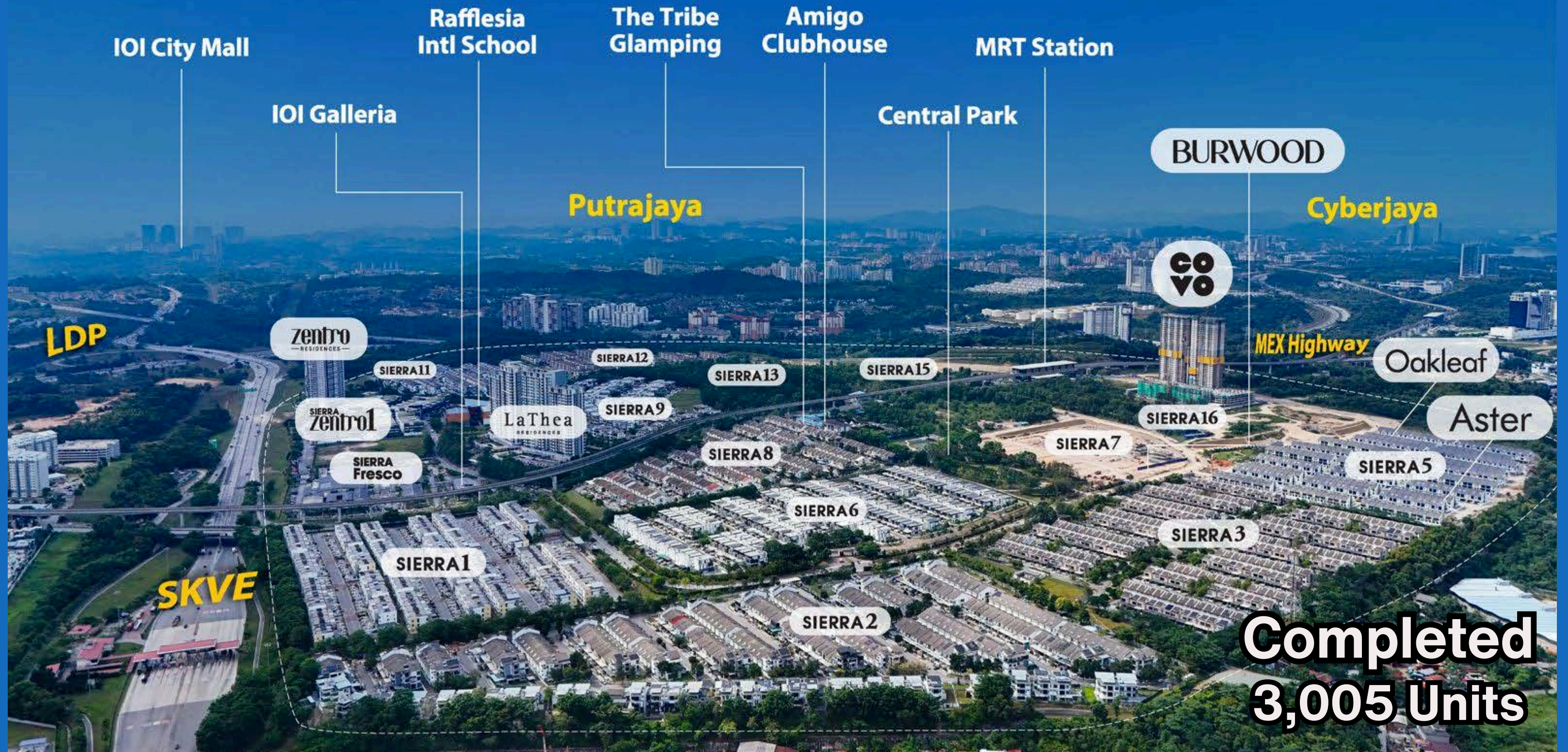
- MRT Line**  
**Bicycle & Jogging Lane**
- Info:
- Route 1:**
    - Distance: 1.9km run
    - Calories burned by cycling 66 kJ for 5 mins
    - Calories burned by jogging 120 kJ for 15 mins
  - Route 2:**
    - Distance: 2.0km run
    - Calories burned by cycling 72 kJ for 5 mins
    - Calories burned by jogging 130 kJ for 16 mins



Well-Planned  
 Mixed Development Township

# 16 SIERRA

@ Puchong South



**Completed  
3,005 Units**

# Strategically Connected

by Major Highways



**SKVE**



**LDP**



**MEX**

# 16 Sierra MRT Station

Fast & Easy Travel to  
KL City Centre and KL International Airport

16 Sierra to Putrajaya Sentral  
RM2.00  
10 mins

16 Sierra to Tun Razak Exchange  
RM3.70  
37 mins

16 Sierra to KLCC, Petronas Twin Towers  
RM3.90  
39 mins

Putrajaya Sentral

TRX

KLCC

Damansara

3 stations

11 stations

2 stations

19 stations

Interchange

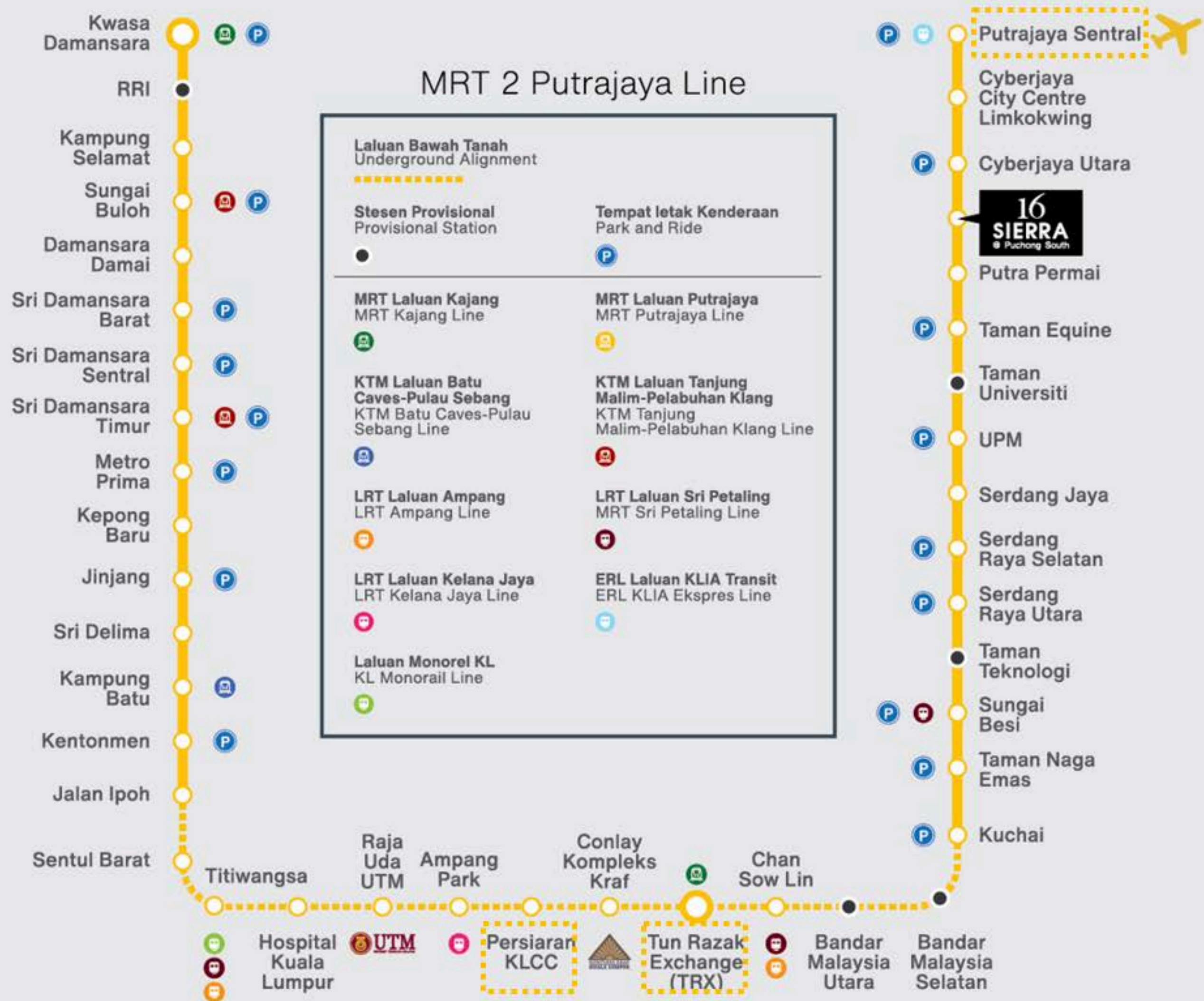
Interchange

KLIA/KLIA2  
(KL International Airports)



Pavillion KL





# MRT Park & Ride Facility

Offer commuters a cost-effective and convenient way to access public transportation, reducing traffic congestion and promoting eco-friendly travel.



MRT Parking Facilities



16 Sierra MRT Station

# rapidKL On-Demand

Last-mile connectivity for commuters, providing a seamless connection between public transport hubs and residential or commercial areas.



MRT 16 Sierra - 16 Sierra  
RM 1 6am-11.30pm



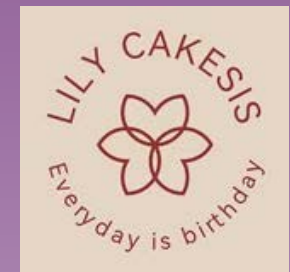


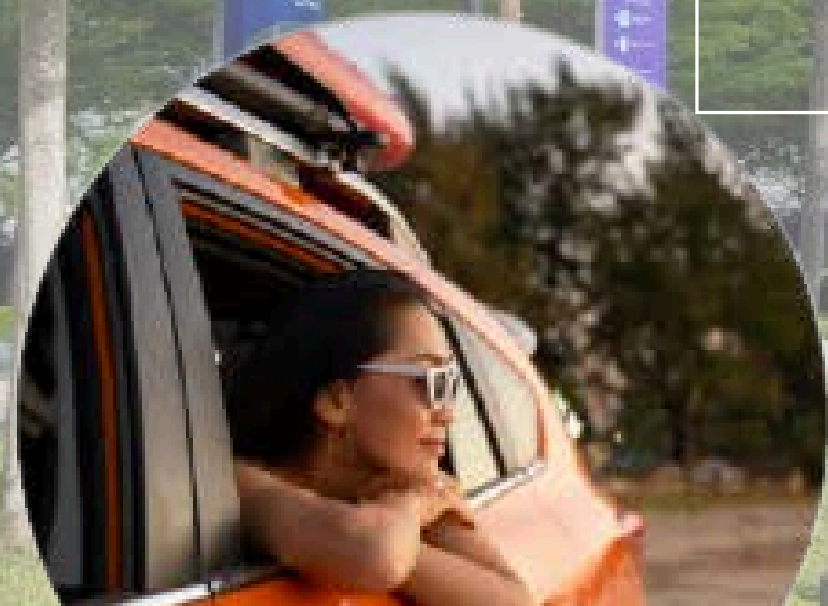
# SIERRA Fresco

Lifestyle Commercial Hub

101 Galleria

# SIERRA Fresco





# chargEV

8 nos.

DC Fast Charger



**SIERRA  
Fresco**

# SIERRA Fresco



Supermarket



Drive-Thru



Alfresco Style  
Eateries



24 Hours Gym



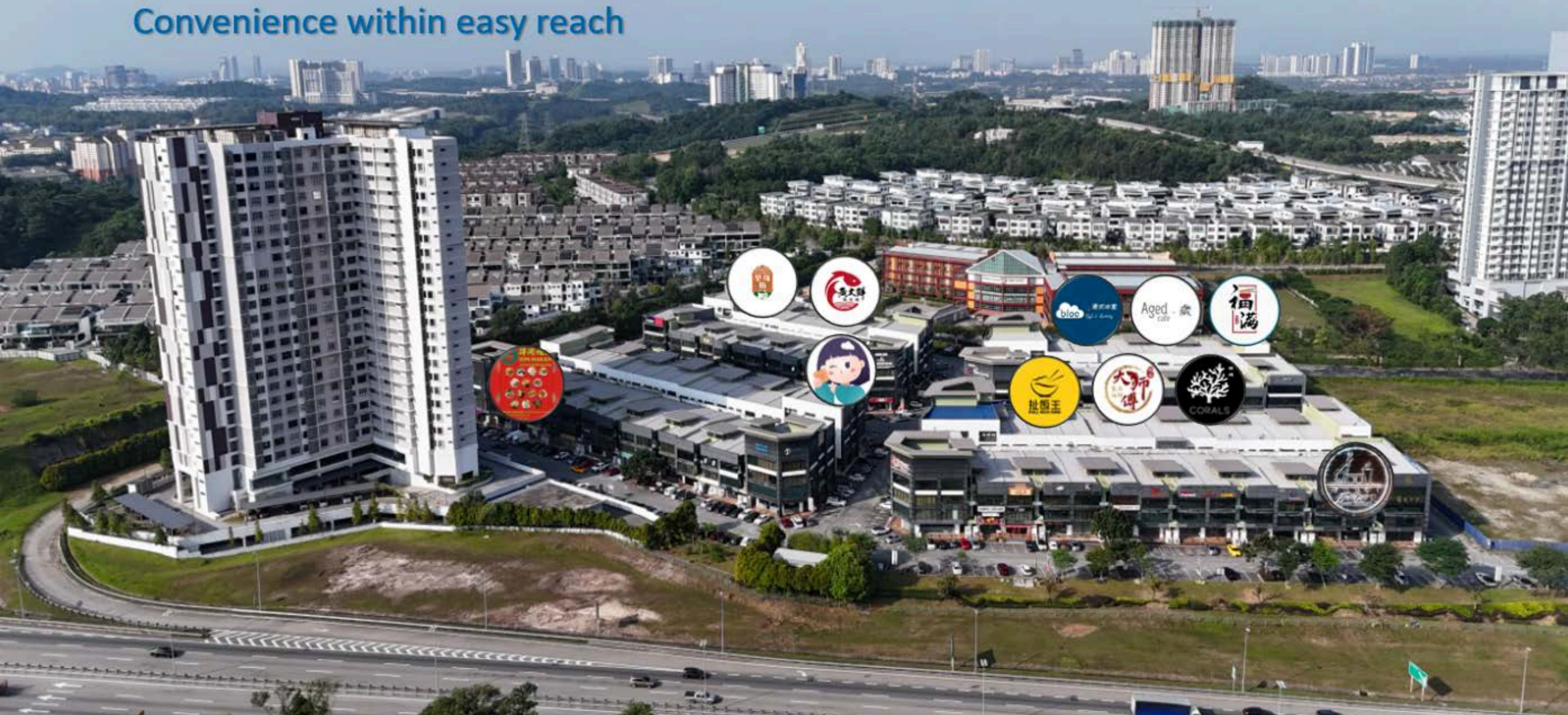
Urban Farm



Lifestyle  
Retail Outlets

# SIERRA Zentro1

Convenience within easy reach





SIERRA **zentro1**



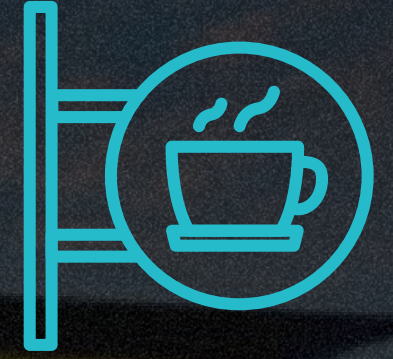
SIERRA  
**Zentro1**



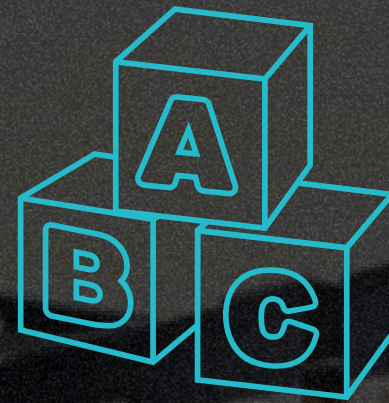
**Convenience  
Stores**



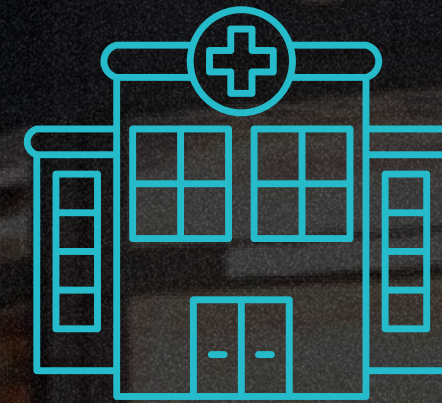
**Eateries**



**Cafes**



**Preschools**



**Clinics  
Pharmacies**



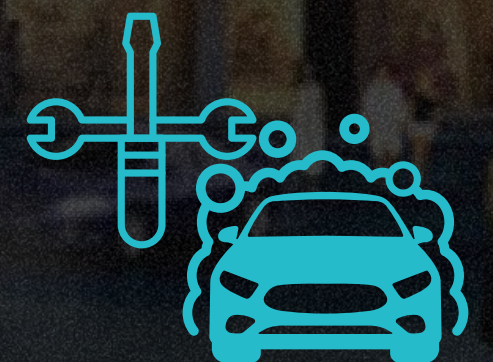
**Hardware**



**Salons**



**Laundry  
Service**



**Car Wash  
Car Workshop**

# PLAY DAY





# Amigo Clubhouse

Weekend Retreats



## CLUBHOUSE FACILITIES

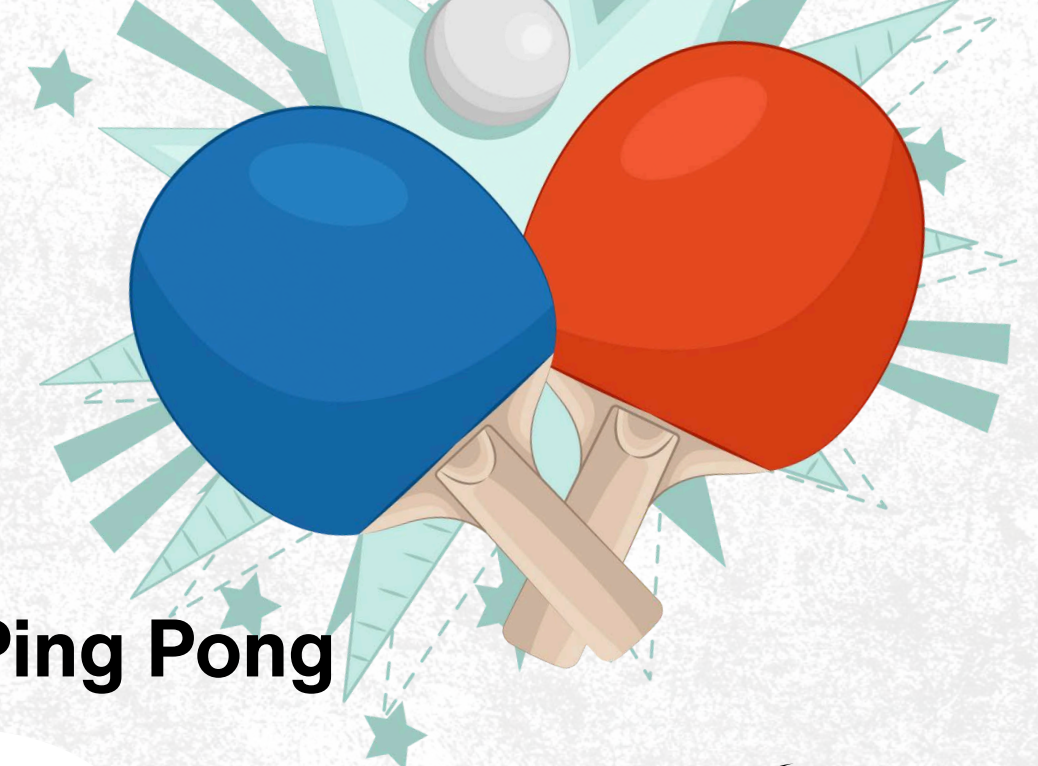


- 40m Swimming Pool
- Kid's Sliding Pool & Wading Pool with Tipping Bucket
- Children's Play Area with Trampoline

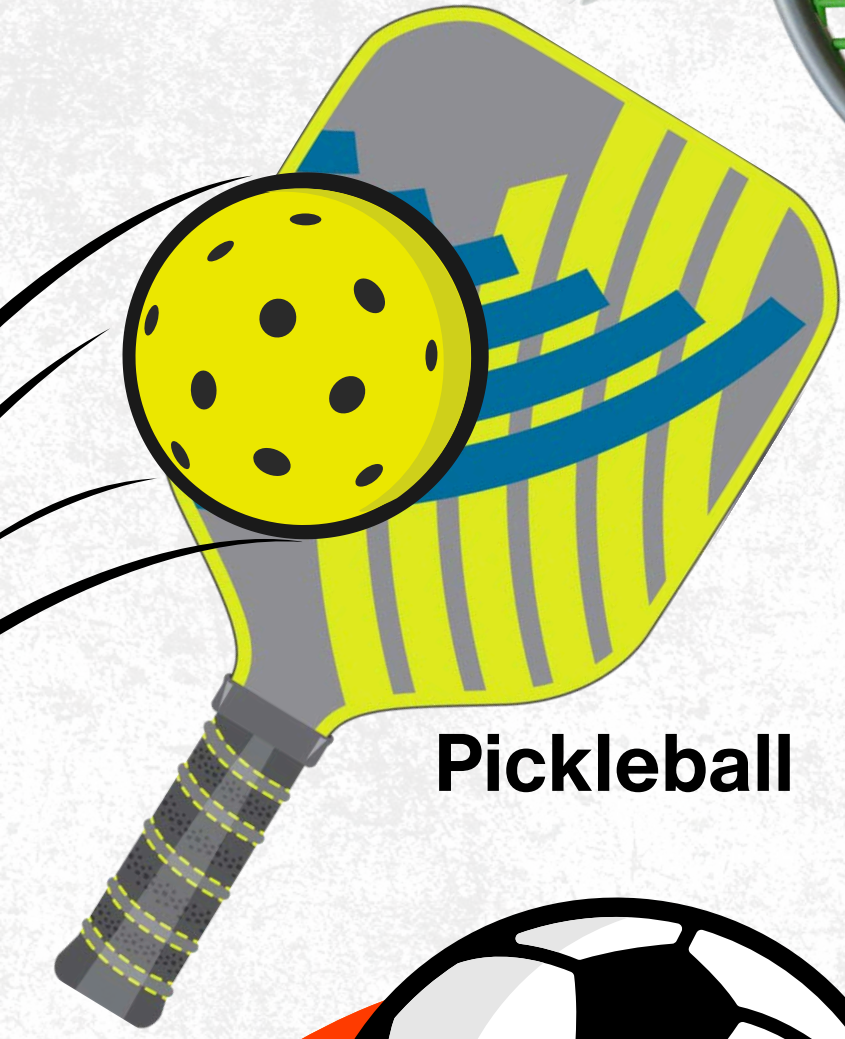
- Gymnasium
- Badminton Courts
- Table Tennis
- Dance Studio
- Cafeteria



**Badminton**



**Ping Pong**



**Pickleball**

# SPORT

**Play Hard. Play Smart. Play Here**



**Basketball**



**Futsal**



**Skate**



**Swim**



# The Tribe Glamping

Short Getaway



Parklet 16 Sierra  
Rest & Relax





Tiny House

Private Getaway



# amigo SOCIAL CLUB

Level Up! JUST dink it.



**PICKLEBALL COURTS**  
AVAILABLE DAY & NIGHT

**SERVE, SMASH & SCORE**



**Amigo Social Club**

Level Up! JUST dink it.



## Boom Grow

Sustainable Farming



**16 Sierra Lookout Point**

Breathtaking Sunset View

Green Space in the Heart of Town



16 Sierra Central Park

Reconnecting with Nature



Instagrammable Rainbow Park



Instagrammable Pathway



Kids Play Area



Pet-Friendly Park



# Central Park

3m Wide Jogging & Cycling Path





Sand Play Area



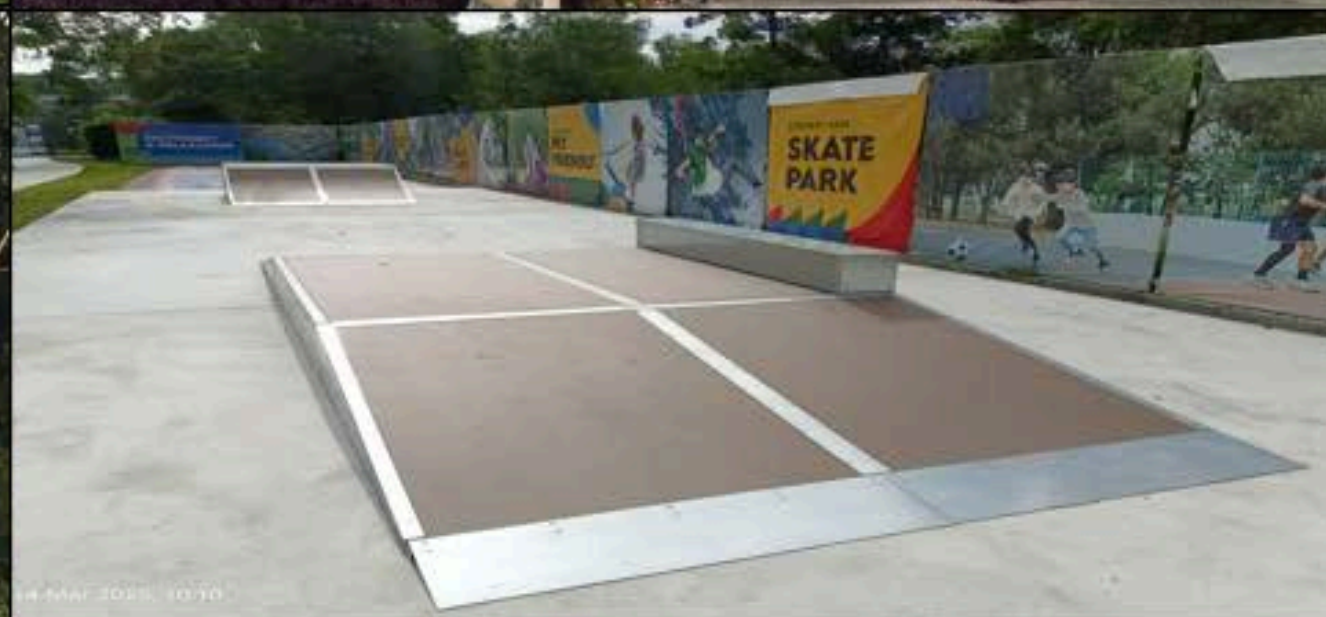
Iconic Rainbow Arch



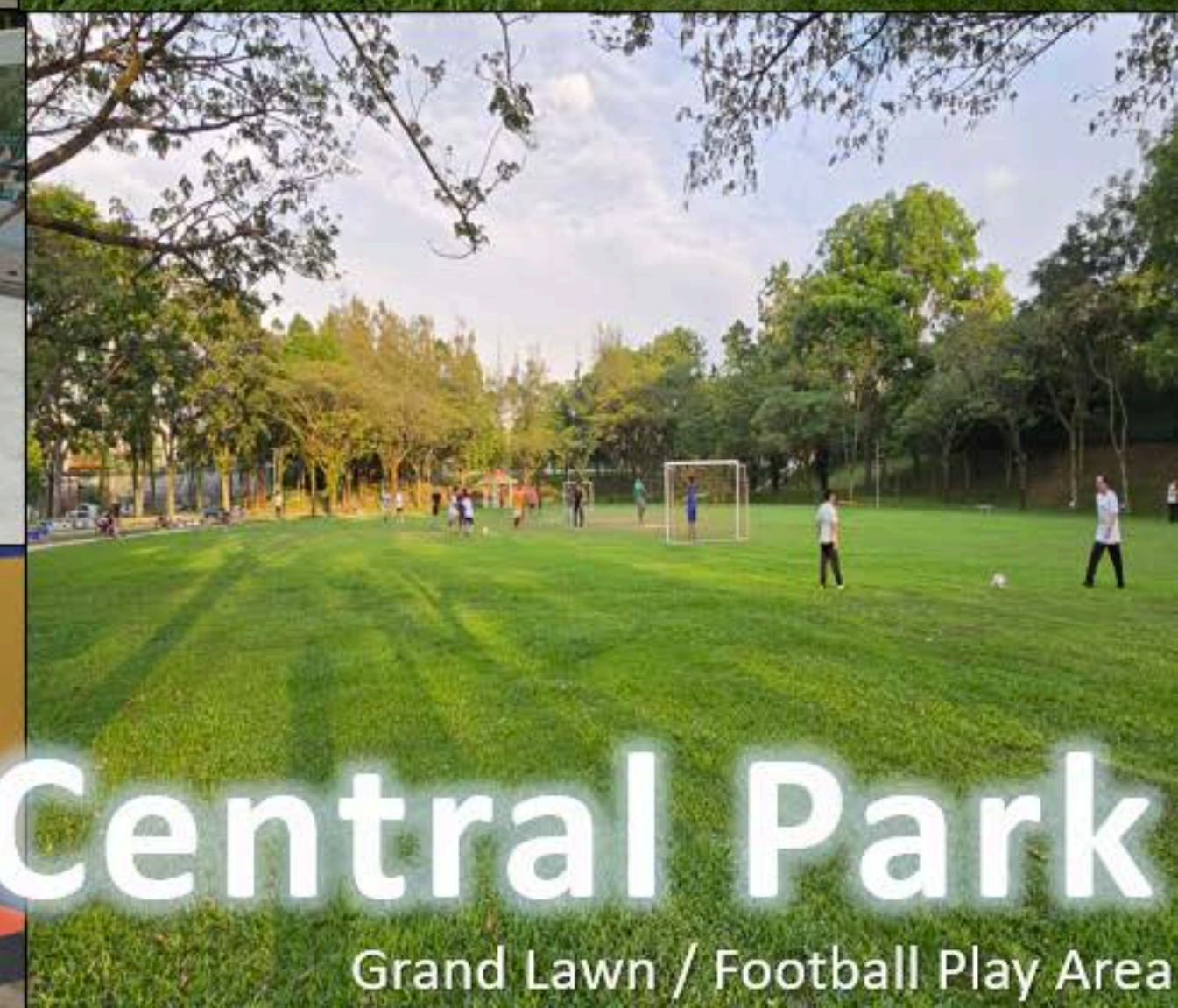
Basketball, Futsal  
& Badminton Courts



Gazebo



Mini Skatepark with Graffiti



# Central Park

Grand Lawn / Football Play Area



# PET PLAYGROUND / AGILITY ZONE



**GRAND  
LAWN**



# SANDPIT PLAYGROUND



# KIDS PLAYGROUND



**RAINBOW  
PARK**

# RAINBOW PATH





# AMPHITHEATRE SEATINGS



**EXERCISE  
STATIONS**



**COMMUNITY  
GARDEN**

# 16 SIERRA

Exit to SKVE  
Puchong/Putrajaya



IOI Galleria  
Sierra Fresco



La Thea  
Residences

Zentro  
Residences

Sierra Zentro 1  
Shop Offices

Lush Dev.  
Office



Amigo  
Clubhouse

MRT Station



**Cycling & Walking Path**



**Exercise Pit**



LEARN



# Rafflesia

INTERNATIONAL & PRIVATE SCHOOLS

**FOUNDED IN 2010 BY DATUK TAN YEW SING  
(WHO ALSO FOUNDED THE INTI EDUCATION GROUP)**



Rafflesia International School  
Sekolah Rendah Rafflesia



**Rafflesia**  
INTERNATIONAL & PRIVATE SCHOOLS



**Sekolah Rendah Rafflesia**

## **Local Primary School Syllabus**

Year Group	Fee Per Semester (RM)
Standard 1	9,600
Standard 2	9,600
Standard 3	9,600
Standard 4	9,600
Standard 5	9,600
Standard 6	9,600





**Rafflesia**  
INTERNATIONAL & PRIVATE SCHOOLS



**Sekolah Menengah Rafflesia**

# Local Secondary School Syllabus

Year Group	Tuition Fees Per Semester (RM)
Form 1	9,700
Form 2	9,700
Form 3	9,700
Form 4 (Arts)	9,900
Form 5 (Arts)	9,900
Form 4 (Science)	9,900
Form 5 (Science)	9,900





**Rafflesia**  
INTERNATIONAL & PRIVATE SCHOOLS



**Rafflesia International School**

## International Kindy, Primary & Secondary School Syllabus

Year Group	Fee Per Term (RM)
Nursery	5,411
Reception	5,411
Year 1	7,800
Year 2	7,800
Year 3	11,655
Year 4	11,655
Year 5	11,655
Year 6	11,655
Year 7	14,805
Year 8	14,805
Year 9	14,805
Year 10	16,600
Year 11	16,600



The **Most Livable**  
**Township**  
in Puchong South

16  
**SIERRA**





THANK  
**YOU!**