

16 SIERRA

@ Puchong South

PLAY. LEARN. BOND.

A DISTINCT
NEW ADDRESS

zentro

— RESIDENCES —

IOI CLASSIC



Artist's Impression



Drop-Off Area Artist's Impression

ALWAYS ARRIVE IN STYLE

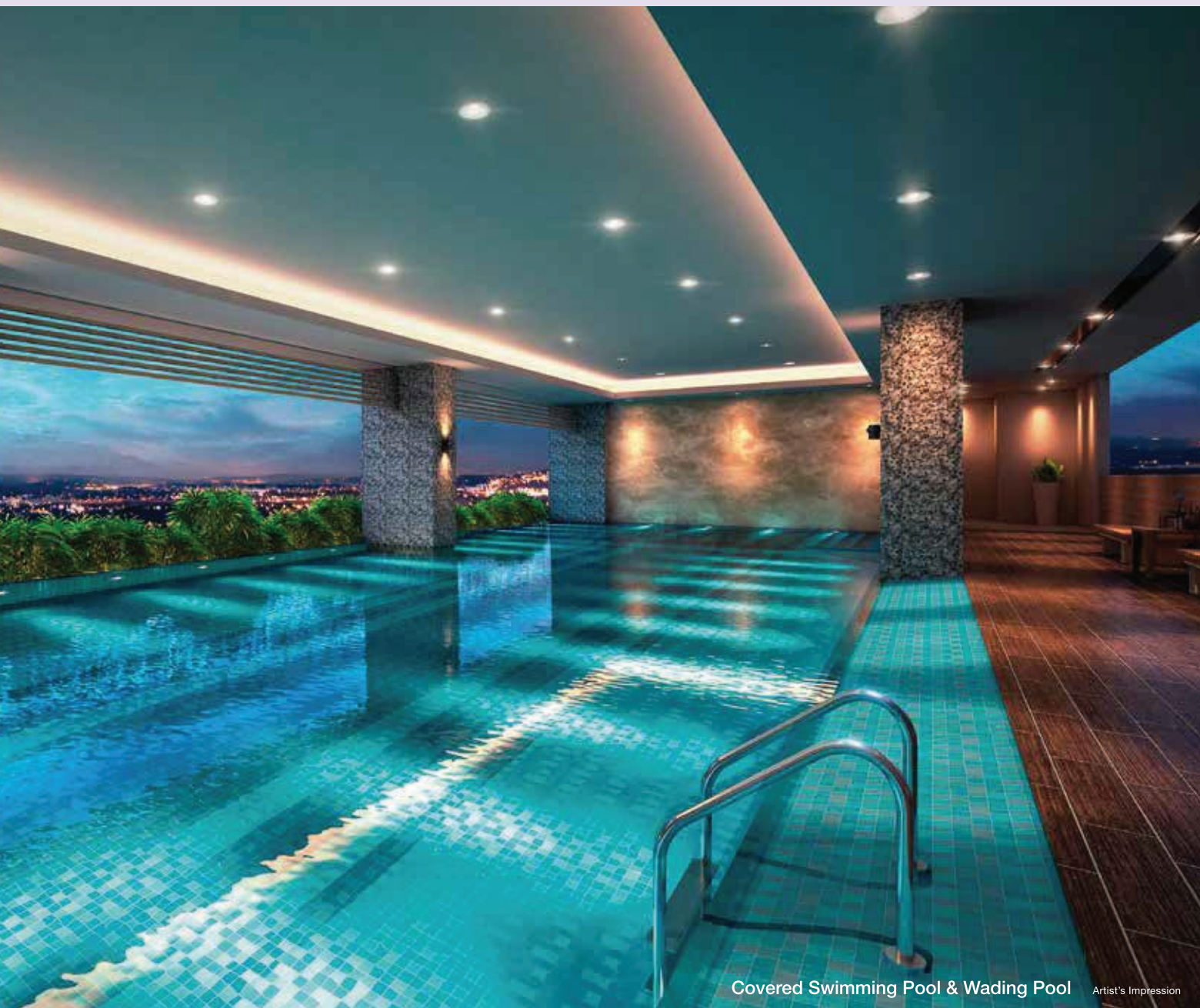
Located in 16 Sierra, Zentro Residences combines a stylish and convenient lifestyle into one address. This service apartment is located next to the bustling Sierra Zentro 1 shop offices and are a comfortable walking distance away from the Rafflesia Private and International Schools. An ideal home for a modern lifestyle, residents can enjoy the ease and convenience of living within the community of a thriving township.

Feature highlights:

- Single entry / exit point
- Corridors with voids for maximum natural lighting and ventilations
- Dedicated visitor's and disabled-friendly parking zones
- Secure environment with CCTV surveillance at the guardhouse, intercom and card access system



Entrance Lobby Artist's Impression

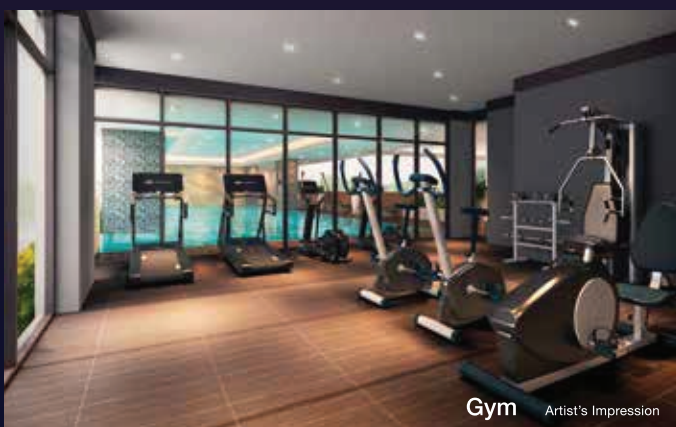


Covered Swimming Pool & Wading Pool Artist's Impression

A LIFESTYLE OF MODERNITY AND ACTIVITIES

To ensure your days are truly filled with activities, Zentro Residences comes complete with:

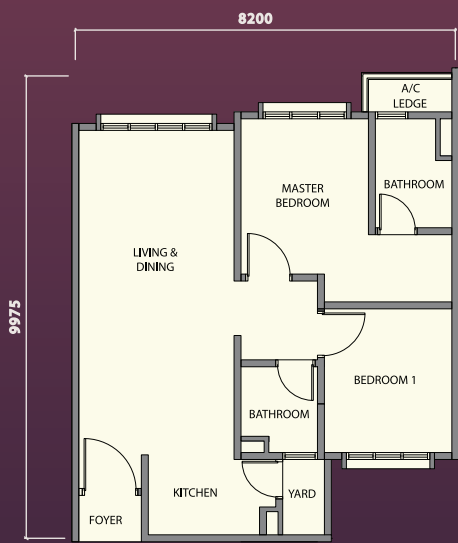
- Covered swimming pool & wading pool
- BBQ area
- Children's playground
- Multi-purpose hall
- Gym
- Nursery



Gym Artist's Impression

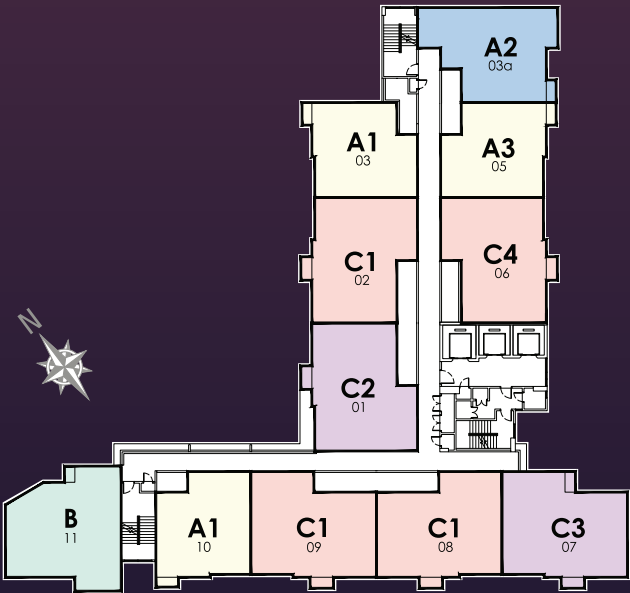
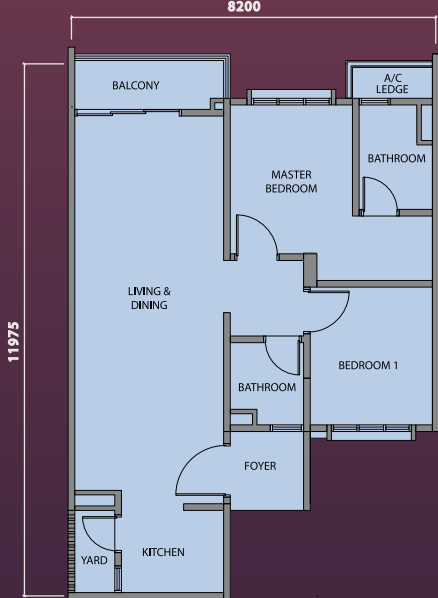
Built-up
764 SF

Type
A1



Built-up
883 SF

Type
A2



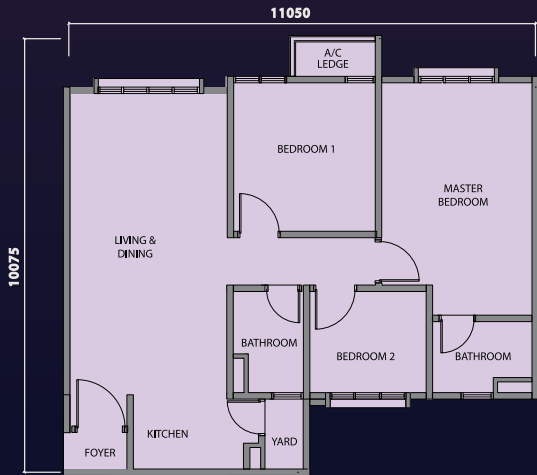
Built-up
969 SF

Type
B



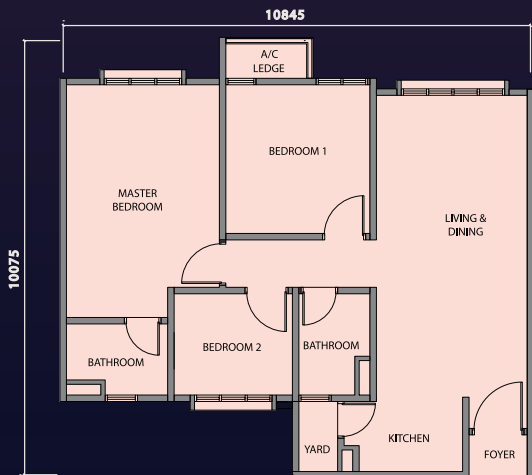
Built-up
990 SF

Type
C2



Built-up
969 SF

Type
C1



AIRY. COSY. PRACTICAL.

Carefully designed for the discerning tastes of modern families, each unit type projects spaciousness and practical layouts. With little touches that go a long way in creating the perfect, comfortable home.

Feature highlights:

- Large recessed main entrance for a sense of privacy
- 2 and 3 bedroom layouts
- 2 car-parks per unit

Facilities Floor

- 1 Covered swimming pool
- 2 Wading pool
- 3 Gym
- 4 Lift lobby
- 5 Children's playground
- 6 Management office
- 7 Nursery
- 8 Multi-purpose hall
- 9 BBQ area
- 10 Surau



STRUCTURE	: Reinforced Concrete Framework
WALL	: Cement Sand Brick / Reinforced Concrete
ROOFING	: Concrete Slab
CEILING	: Skim Coat / Plaster Ceiling
WINDOWS	: Aluminium Frame Glass
DOORS	: Fire Rated Door / Flush Door
IRONMONGERY	: Quality Ironmongery
WALL FINISHES	: Selected Tiles / Plaster and Paint / Skimcoat and Paint
FLOOR FINISHES	: Selected Tiles / Laminated Timber / Cement Render

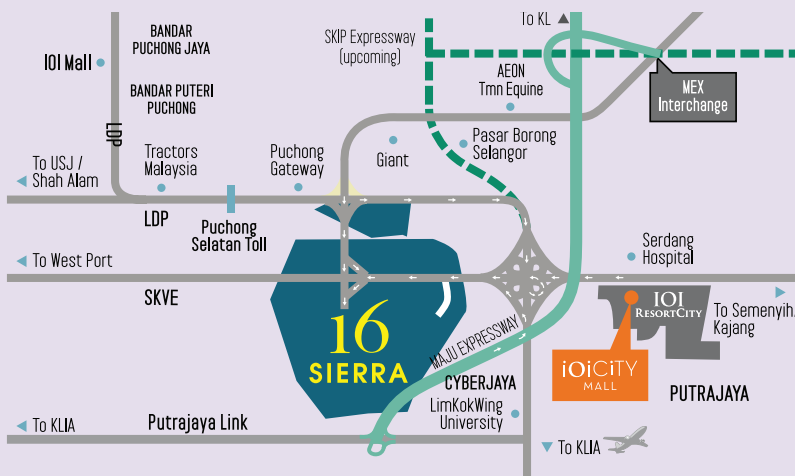
ELECTRICAL FITTINGS : Power Point • Lighting Point • Air-Cond Point • Ceiling Fan • SMATV Point
• Fiber Wall Socket (FWS) • Heater Point

SANITARY FITTINGS : Water Closet • Wash Basin • Shower Rose • Kitchen Sink



EXCELLENT TOWNSHIP AMENITIES

- 16 inter-connected themed gardens
- Rafflesia International & Private Schools
- Amigo Clubhouse with lifestyle facilities
- 3 & 4-storey shop offices suitable for F&B outlets, supermarkets, banks, education institutions, automobile showrooms, speciality stores and other business operations



STRATEGIC LOCATION & CONNECTIVITY

- Main access via SKVE to Putrajaya, Cyberjaya & Puchong
- Close to tertiary institutions
- Just 8km from IOI City Mall
- Hospital Serdang in the vicinity
- Close to Maju Expressway Interchange at Seri Kembangan
- Upcoming MRT Line 2 Station 33
- Close to SJK (C) Bkt Serdang (Seri Kembangan) and SJK (C) Union (Cyberjaya)

GPS Coordinates: 2.969613, 101.654731

03-8944 9999 | IOI Galleria @ 16 Sierra | ioiproperties.com.my/ZentroResidences | IOI Properties

A Township Development By:
IOI PROPERTIES

Developer
LUSH DEVELOPMENT SDN. BHD. (Co. No. 348635-D)
(A Subsidiary Company of IOI Properties Group Bhd)
ML, Two IOI Square, IOI Resort,
62502 Putrajaya, Malaysia.

Marketing & Sales Office
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E-mail: 16sierra@ioigroup.com

BCI ASIA
AWARDS 2017

IOI
AWARDS 2017

THE EDGE
Property Awards 2017

Zentro Residences • Type of Property: Service Apartment • Developer License No. & Advertising and Sales Permit: 11100-12/03-2019/0105 • Validity Period: 15/03/2017 – 14/03/2019 • Authority Approving Building Plan: Majlis Perbandaran Serang • Building Plan No: MPSPG.600-34/1/15 • Expected Date of Completion: September 2020 • Land Tenure: Leasehold 99 years (Expiring On: 17/05/2109) • Land Encumbrances: Nil • Total units: 241 units • Price: RM404,000 (Min) – RM533,000 (Max) • 7% discount for Bumiputera • All information contained herein including the measurements and illustrations are subject to 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.