

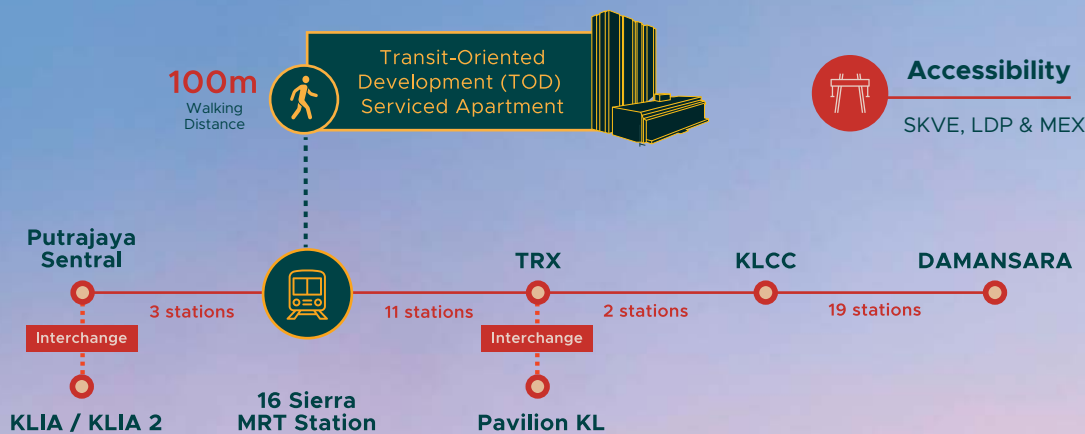


LIVE
NEXT
TO
MRT
STATION

16
SIERRA
@ Puchong South

Live Next to MRT Station

Enjoy Fast & Easy City Travel from Putrajaya to Damansara



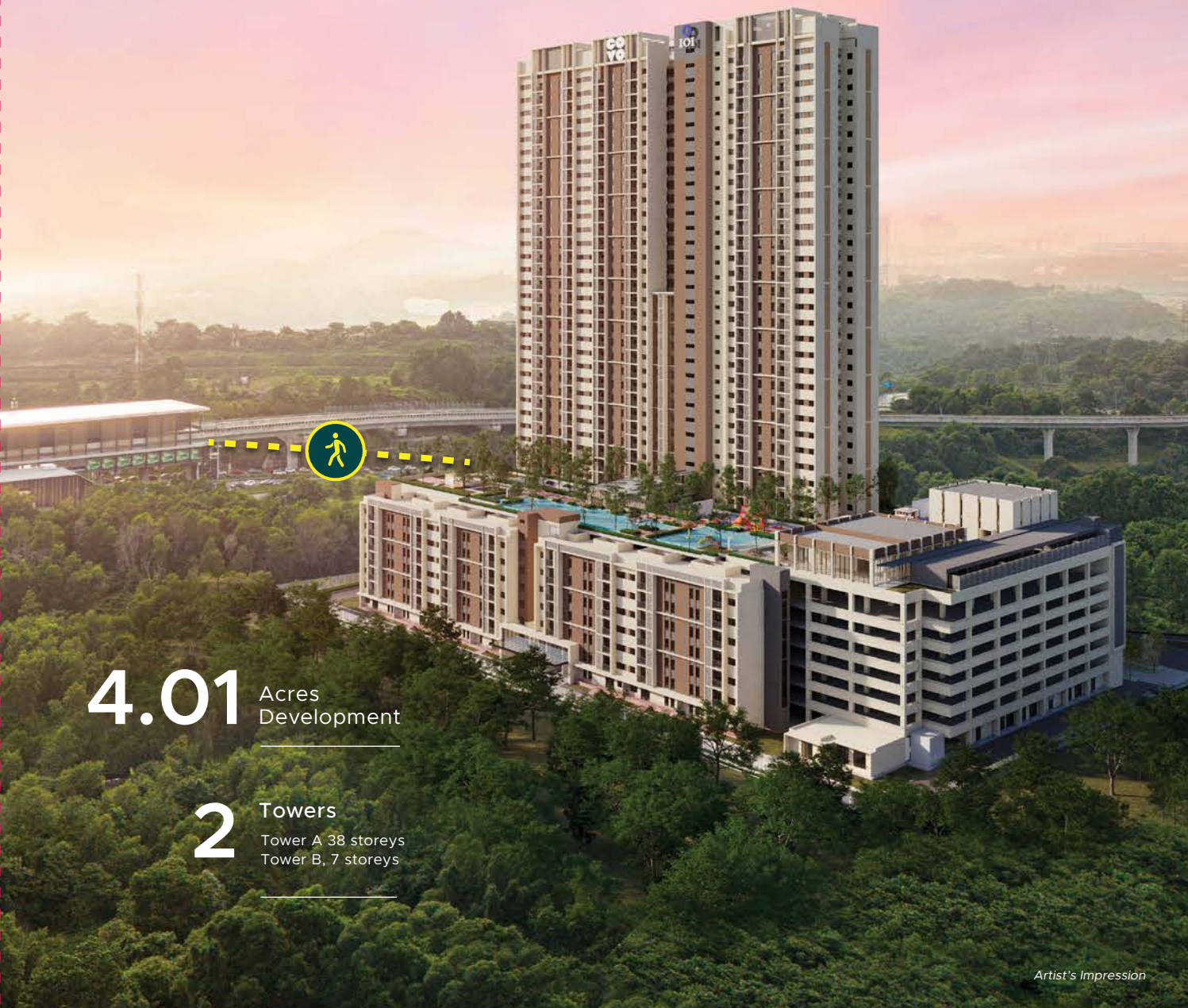
100m to
16 Sierra Station
MRT Line 2
(with covered walkway)



Not Your Usual Transit-Oriented Development (TOD)



COVO's strategic location offers direct access to the 16 Sierra MRT station, facilitating commutes to over 170 stops across Klang Valley's growing metropolitan rail network, along with proximity to the SKVE, MEX and LDP Expressways placing Putrajaya, Puchong and Kuala Lumpur within easy reach.



4.01 Acres
Development

2 Towers
Tower A 38 storeys
Tower B, 7 storeys

First GreenRE- certified Development In 16 Sierra

COVO includes solar powered landscape compound lightings, sensor-activated LED T5 tubes for carpark driveways and common staircases, water-efficient sanitary fittings, battery sensor-operated taps for common areas and rainwater harvesting systems. COVO also incorporates insulated roofing for passive thermal cooling, and utilises low-VOC paint and green label products for waterproofing works.

With its MRT connectivity facilitating sustainable use of public rail networks, COVO also includes electric vehicle (EV) charging stations, promoting greener modes of transport, along with an e-hailing station, reducing reliance on private vehicles and associated road congestion.



Accessible to
Major Highways
(SKVE, LDP, MEX)



100m to 16 Sierra
MRT Station
(with covered walkway)



EV
Charging Station



E-Hailing
Waiting Zone





4-Tiers
Security



Keyless Entry
From Guardhouse
to Doorstep



Speed Ramp
at Car Park
Level 1 to Level 3



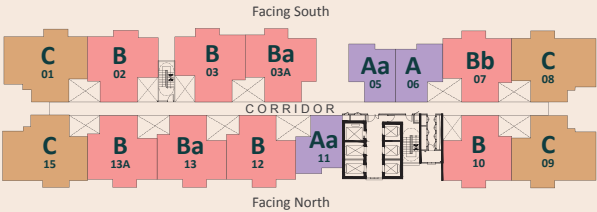
2 Car Parks
for Every
Unit

Your Oasis of Relaxation

33 Facilities
Spread Across
1.46 Acres

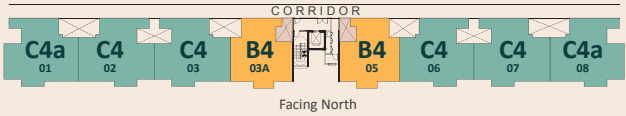


Typical Floor Plan



Tower A

Type A/Aa 550 sq.ft.
Type B/Ba/Bb 926 sq.ft.
Type C 1,130 sq.ft.



Tower B

Type B4 1,001 sq.ft.
Type C4/C4a 1,206 sq.ft.

TYPE
B

926
sq. ft.

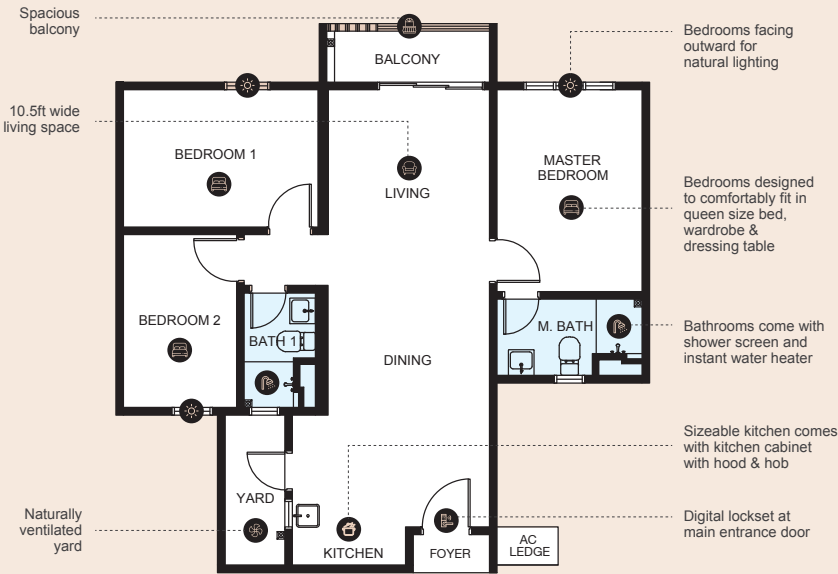
3
Bedrooms

2
Bathrooms

2
Carparks

The unit comes **partially furnished**, featuring essential items:

- Digital Lockset
- Kitchen Cabinet
- Kitchen Hood & Hob
- Shower Screen
- Instant Water Heater



TYPE
C

1,130
sq. ft.

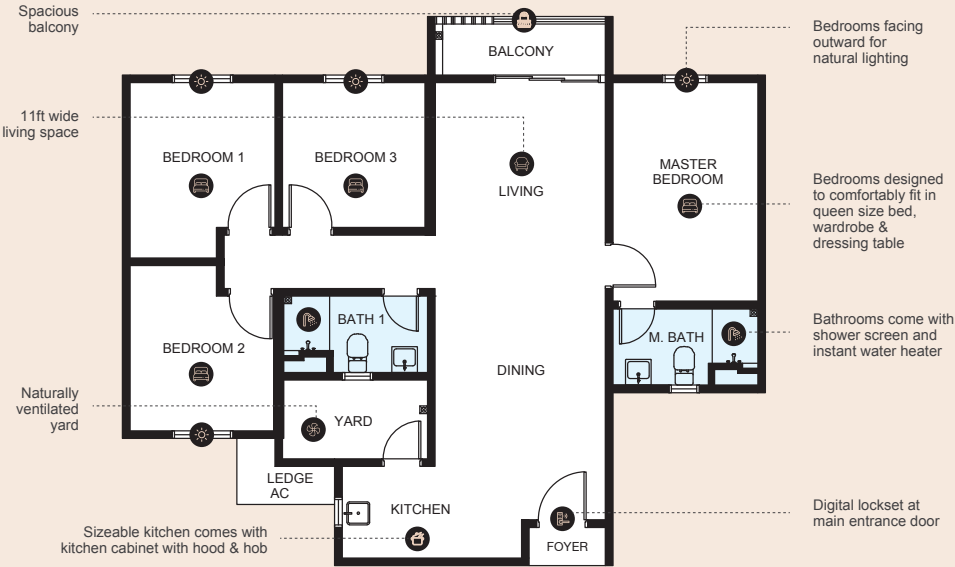
4
Bedrooms

2
Bathrooms

2
Carparks

The unit comes **partially furnished**, featuring essential items:

- Digital Lockset
- Kitchen Cabinet
- Kitchen Hood & Hob
- Shower Screen
- Instant Water Heater



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.

Facilities Embracing All Ages, All Lifestyles

Unique layout featuring low-rise and high-rise structures, along with **33 facilities** meticulously arranged across **1.46 acres** of carefully planned space.



- | | | | |
|-------------------------|--------------------------|-----------------------|--------------------------------|
| 1 Yoga Deck | 10 Pool Deck | 18 Kickabout Lawn | 26 Co-Working Space |
| 2 Tea House | 11 Forest Jacuzzi | 19 Pavilion | 27 Green Courtyard |
| 3 Sensory Garden | 12 Lap Pool | 20 Par-Course Station | 28 Multipurpose Hall |
| 4 Forest Reflexology | 13 Cabana | 21 Gazebo | 29 Basketball Court |
| 5 Forest Path | 14 Wading Pool | 22 Gymnasium | 30 Male / Female Changing Room |
| 6 Hammock Rest | 15 Beach Entry | 23 Pilates Room | 31 Karaoke Room |
| 7 BBQ Deck | 16 Wall Climbing | 24 Games Room | 32 Reading Room |
| 8 Picnic Lawn | 17 Children's Playground | 25 Event Space | 33 Male / Female Surau |
| 9 Entry Lounge Pavilion | | | |





Actual Photo

The Tribe
Glamping



Actual Photo

7.2 Acres
Central Park

Experience Elevated Living

Township Introduces
Central Park Oasis,
Exclusive Clubhouse, and
Unique Glamping Retreat



Actual Photo

Amigo
Clubhouse



Actual Photo

Sierra Fresco.
Neighborhood Street Mall

Live Better, Live Closer

Bringing connectivity, convenience and comfort closer to home, COVO is the latest transit-oriented development (TOD) at the heart of 16 Sierra, a 535-acre integrated lifestyle township in Puchong South.

16
SIERRA
@ Puchong South



Master Plan



A Township Development By:



Developer

LUSH DEVELOPMENT SDN BHD (199501019432 (348635-D))
(A Subsidiary Company of IOI Properties Group Berhad)
IOI City Tower 2, Lebuhraya 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

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www.ioiproperties.com.my

TOD RESIDENCES 1 • Type of Property: Serviced Apartment • Developer License No. : 11100/02-2028/0384(R) • Validity Period: 28/02/2023 – 27/02/2028 • Advertising Sales and Permit No.: • 11100-15/05-2027/0417(N)-(S) • Validity Period : 15/05/2024 – 14/05/2027 • Authority Approving Building Plan: Majlis Perbandaran Sepang • Building Plan No: MPSepang 600-34/1/1204 • Expected Date of Completion: May 2027 • Land Tenure: Leasehold 99 years (Expiring On: 29/01/2123) • Land Encumbrances: Nil • Total units: 601 units • Price: RM250,000 (Min) – RM906,000 (Max) • 10% 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.