

**SOLD FOR RM4.5 million**

(around RM500.66 psf based on land area)

## Two-storey bungalow, Sierramas, Sungai Buloh, Selangor



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**DONE  
DEAL**



### Noteworthy

- Freehold
- Land area: 8,988 sq ft
- Built-up: 5,500 sq ft
- Semi-furnished
- Amenities:  
landscaped park and clubhouse, IGB International School, Jaya Grocer, eateries and Damansara Damai Medical Centre.
- Accessibility: Easy access to major business hubs in the Klang Valley via Jalan Kuala Selangor, Federal Highway and North-South Expressway; 6km from Sungai Buloh KTM station and Kepong Sentral

Located close to Damansara Damai and Bandar Sri Damansara, Sierramas is the first gated-and-guarded residential development in Malaysia.

It is located close to mature residential areas such as Bandar Menjalara, Kepong, Desa ParkCity, Sungai Buloh and Bukit Rahman Putra.

The 200-acre freehold resort-style landed homes development by Tan & Tan Developments offers two-storey bungalows, semidees and courtyard homes.

Janice Ng from Tech Realtors Properties Sdn Bhd said although the Sierramas township is almost 20 years old, the facilities and common areas are well maintained, making it one of the most preferred addresses for upgraders.

"The good security in Sierramas is also a major attraction for homebuyers. It may take longer to sell the high-end properties here but there is always demand for them," she told EdgeProp.my.

This double-storey bungalow is 15-years-old with a land area

of 8,988 sq ft. "This was originally a nice, flat bungalow plot which is rare in the development.

The owner had purchased the land and built the house which he had lived in until he was transferred overseas for work a few years ago," Ng explained.

The owner had asked for RM5 million as it is a well-kept bungalow that comes with storage cabinets, kitchen bar, plaster ceiling, lighting and ceiling fans. However, after waiting for over one year, he decided to lower the asking price to RM4.5 million which attracted the buyer who is also a Sierramas resident. He bought the unit for his daughter.

EdgeProp.my data revealed that six detached houses in Sierramas were sold at an average price of RM3.155 million or RM425 psf in 2019. A total of 13 bungalows were transacted in 2018 at an average selling price of RM3.6 million or RM458 psf.

As at March 2020, there were 43 landed homes listed for sale in Sierramas with an average asking price for bungalows at RM4.79 million or RM630 psf.