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16 SIERRA & D'ALPINIA

With a great locale and thriving commercial activity, these suburbs are sure to explode in the coming year.



Cradled by established schemes like Putrajaya and Cyberjaya, 16 Sierra is located at the southern part of Puchong governed by Majlis Perbandaran Sepang. The scheme is developed by IOI Properties Group Berhad into 16 themed gardens, each of the themed gardens is connected by walkways and allows residents to visit the various gardens within the neighbourhood in the same time acting as extra green buffer along the major arterial roads. The existing property types within 16 Sierra are mostly of terraced houses, semi-detached houses and townhouses with many parts of the township is still being developed. Located right across the SKVE to the north is the D'Alpinia developed by Hap Seng Land Sdn Bhd, One of the first few developments in the Malaysia that is based on the "Build Then Sell" (BTS) concept spanning over 77 acres consist of superlinks, townhouses, semi-detached houses, link bungalow, bungalow, condominium, villas and a business park.

These schemes are surrounded by many highway / main roads making accessibility a good selling point to the townships, examples are like the South Klang Valley Expressway SKVE, Lebuhraya Damansara-Puchong (LDP), Persiaran Alpinia linking to Putra Permai, as well as the Maju Expressway (MEX) which will have a new interchange in Seri Kembangan just 5 minutes away from 16 Sierra. Not to forget the proposed Lebuhraya Serdang-Kinrara-Putrajaya (SKIP) which acts as intra-urban expressway completing the "Missing Links" to the planned and existing highway/expressway networks within the Greater Kuala Lumpur, connecting 16 Sierra and D'Alpinia towards the north and north-east. At the moment there is no integrated public transportation system available

within the schemes, however, as the schemes are located in the middle of Puchong, Cyberjaya, Putrajaya and Seri Kembangan, it indirectly enjoys the transportation and other facilities from these townships. The nearest available train services will be the KLIA Express Line in Cyberjaya and Putrajaya, as well the coming LRT stations which is placed and constructing in Puchong, which is expected to be completed in 2016.

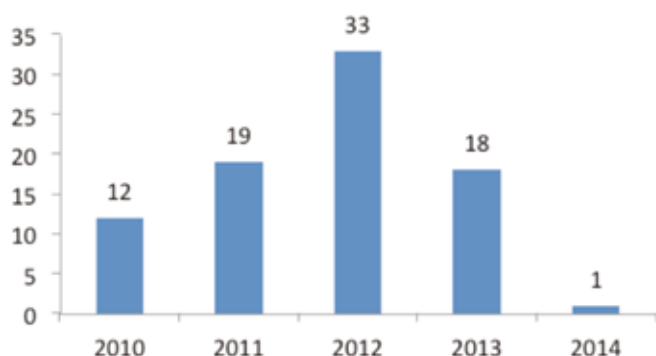
The recorded transaction prices of selected residential schemes in 16 Sierra as at November 2014 are as follows:-

16 SIERRA - LANDED HOUSES

TYPE	STOREY	LAND AREA	YEAR	MIN (RM)	MAX (RM)	COUNT
Terraced	2	1,650 sf	2010	436,077	468,900	11
			2011	577,344	680,000	14
			2012	623,844	829,800	28
			2013	480,000	869,800	10
			2014	750,000	750,000	1
		2,400 sf	2010	534,657	534,657	1
			2011	780,000	780,000	1
			2012	650,000	1,398,800	4
			2013	800,000	838,000	4
		3,280 sf	2011	768,924	920,000	4
			2012	1,050,000	1,050,000	1
			2013	965,000	1,632,800	4

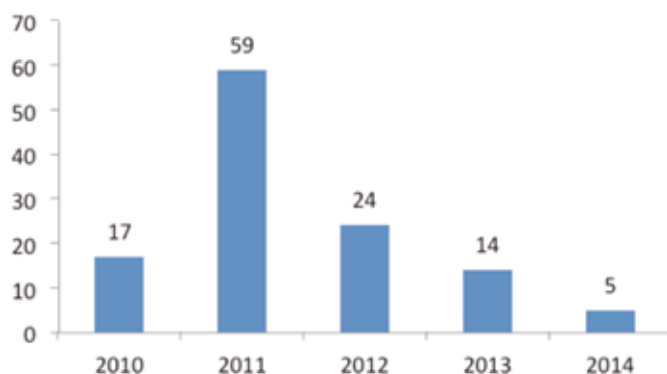
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Amount of Transacted Units (Terraced House)



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Amount of Transacted Units (Landed)



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16 SIERRA - TOWNHOUSES

SCHEME	BUILT UP AREA	YEAR	AVERAGE (RM PSF)	COUNT
Odora Parkhomes	1,188 - 1,862 sf	2013	400	29
		2014	343	5

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D' ALPINIA TOWN HOUSES

SCHEME	BUILT UP AREA	YEAR	AVERAGE (RM PSF)	COUNT
D' Alpinia	1,618 sf	2012	319	6
		2013	370	8
		2014	393	4

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D' ALPINIA LANDED HOUSES

TYPE	STOREY	LAND AREA	YEAR	MIN (RM)	MAX (RM)	COUNT
Semi-Detached	2	2,271 sf	2010	468,177	670,000	13
			2011	509,638	920,000	27
			2012	670,000	1,924,018	11
			2013	750,000	847,000	8
			2014	750,000	888,000	3
	2.5	3,993 sf	2011	1,138,216	1,353,314	8
			2012	1,238,888	1,238,888	4
Terraced	2	1,540 SF	2011	477,916	513,888	4
			2013	650,000	670,000	2
			2014	860,000	860,000	1
		1,650 sf	2010	553,888	553,888	1
			2011	528,888	620,800	11
			2012	595,000	639,000	5
			2014	740,000	740,000	1
		1,800 sf	2010	638,888	638,888	1
			2011	603,466	638,888	7
	2012		645,000	725,000	2	
	2013		600,000	800,000	2	
	2,400 sf	2010	517,906	720,138	2	
		2011	596,250	600,000	2	
		2012	630,000	650,000	2	
		2013	700,000	1,030,000	2	

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Generally transacted prices for landed properties in 16 Sierra and D' Alpinia were in an increasing trend from year 2010 to year 2014 with a few exceptional transactions due to state of renovation. However, townhouses in 16 Sierra have shown a decrease from RM400 psf to RM343 psf in year 2014. Terraced houses were transacted from RM750K onwards in year 2014, it may not be as affordable as some other schemes in Puchong as different building material, design and concept were applied in these townships. In terms of amount of transacted unit, almost all property types are showing a decreasing trend in year 2013 and 2014, especially in year 2014 has shown a significant drop in amount of transacted unit.



REGULARS | 16 Sierra & D'Alpinia

Some of the notable on-going developments within the townships are as follows:-

DEVELOPER	TYPE
Lush Development Sdn. Bhd	2 blocks of 20 to 24-storey condominium (526 units)
	99 units of 3 & 4-storey shop-office
	99 units of 3-storey terraced house
	Gated & guarded community consisting 336 units of 3-storey townhouse
	Stratified gated & guarded community consisting 201 units of 3-storey cluster terraced house and 22 units of 3-storey terraced house

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PROJECT	DEVELOPER	TYPE
Andana	Hap Seng Land Development (Puchong) Sdn. Bhd	Stratified development consisting 30 units of 3-storey stratified terraced villa, 2 blocks of condominium
Business Park D'Alpinia	Hap Seng Land Development (Puchong) Sdn. Bhd	6 blocks of 3 & 4-storey shop-office

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From the table, we can see the rather smaller sizes on-going townships are still being developed, from the notable developments, it looks like high-rise and landed houses are among the most popular in-coming products. It is also noted that most of the new products are of high-end products of which is quite similar to the existing perception of 16 Sierra and D' Alpinia.

16 Sierra and D' Alpinia are very well planned townships, they may not be very near to Kuala Lumpur City Centre

but as commonly known, it is very much depends the residents' frequent destination that makes the final say. As Puchong, Cyberjaya and Putrajaya are offering great career opportunity it increases the property demand in the near surrounding too, other than that, these schemes also offer the ready facilities that will eventually benefit 16 Sierra and D' Alpinia too, developers and purchasers can fully make use of these advantages and the growth of these townships shall be interesting. 📍



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