



*La Sierra*

**Another Community By**



International  
Project  
Initiatives Ltd.

***August 2025***



UTT Chaguana Campus

Sun Plaza

Holiday Snacks LTD

BEJUCAL ROAD

URIAH BUTLER HIGHWAY

Monroe Road  
Hindu School

The Mythical Brew

WARREN ROAD



La Sierra  
Duplexes

# Home Sweet

H O M E Emotion Life Centre

Calling La Sierra 'home' means convenience and easy accessibility. This development is 2 minutes from the Uriah Butler Highway, 20 minutes from Port of Spain, 10 minutes from Chaguana and close to all major amenities.

# Central Living

REDEFINED

Located in Cunupia, Trinidad is La Sierra - a commuter's dream. This pet-friendly duplex development is the perfect midpoint between North and South Trinidad.

La Sierra is a modern living solution for young professionals, families and investors.



La Sierra





## *Key Features*

- Approx. 1,500+ Sq. Ft.
- 3 Bedrooms, 2.5 Bathrooms
- HOA Fee - \$650 per month
- Open Concept Living Space
- Covered Front & Back Patio Area with Private Backyard
- Pet-Friendly Community
- Green Spaces
- Personal & Visitor Parking
- Proximity to Schools, Shopping Centers, & More





## INTERNAL WALL & CEILING FINISHES

- Ceiling - Gypsum, Modern Downlights
- Approx 9 - 10 ft. Tall Ceilings Throughout Unit
- Internal Walls - Concrete Blocks

## BATHROOM

- Bathroom - Porcelain Tiles
- Glass Shower Enclosures
- Vanity Sinks & LED Lighted Mirrors
- Additional Drainage In All Of The Bathrooms

## FLOOR FINISHES

- Flooring - Vinyl Plank
- Skirting - PVC

## KITCHEN/UTILITY

- Kitchen Counters - Quartz
- Cabinets - 15mm Thick Masisa Medium Density Fiber Board & White Melamine Coating
- Cabinet Doors - Snow White Anti-Scratch Acrylic Laminate & Soft Close
- Large Kitchen Island With Large Farmhouse/Apron Sink
- Kitchen Island Has Electricity For All Appliances
- Modern Faucets With Hose
- Provision For Pendant Lighting

## LAUNDRY ROOM

- Porcelain Tiles
- Option Of Stacked Washer & Dryer
- Additional Drainage



## ELECTRICAL FIXTURES & FITTINGS

- Air Conditioning - Units Are Fully Equipped With Inverter ACs
- Downlighters

## OUTSIDE

- Fencing Height - Minimum 6ft. From The Inside Of The Back Wall.
- Water Storage - Total Of 1450G Complete With Covered Pumps
- Renewable Energy Feature - Solar Lights
- Private Backyard - Minimum 3ft. Concrete Patio Area
- Garden Taps - Located At The Front Of Each Unit
- 523 sq. ft Of Outdoor Space

## PARKING

- 2 Personal Parking Spaces Per Unit
- Visitors' Parking Available

## SECURITY

- Camera System By Front Entrance
- Electronic Gate With Ground Sensor, Remote & Pedestrian Access Gate.
- Solar & External Perimeter Lighting

## STORAGE

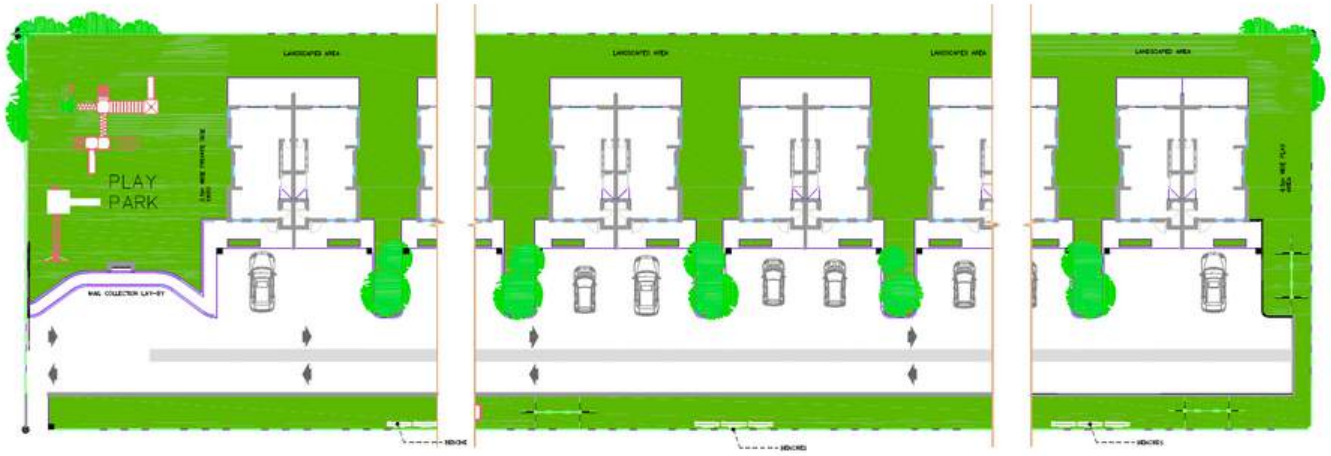
- Ample Storage Space Throughout The Unit; Pantry, Kitchen Cabinetry, Linen Closet, His & Hers Closet, **Cabinetry Under Stairs** *Optional*

## ADDITIONAL FIXTURES

- Water Heater - Tankless
- Sewage System - Wastewater Treatment Plant Close To The Entrance On The Western Side Of The Compound.
- Garbage Disposal - Located On The Eastern Side Of The Compound Near The Entrance
- Private Mailboxes

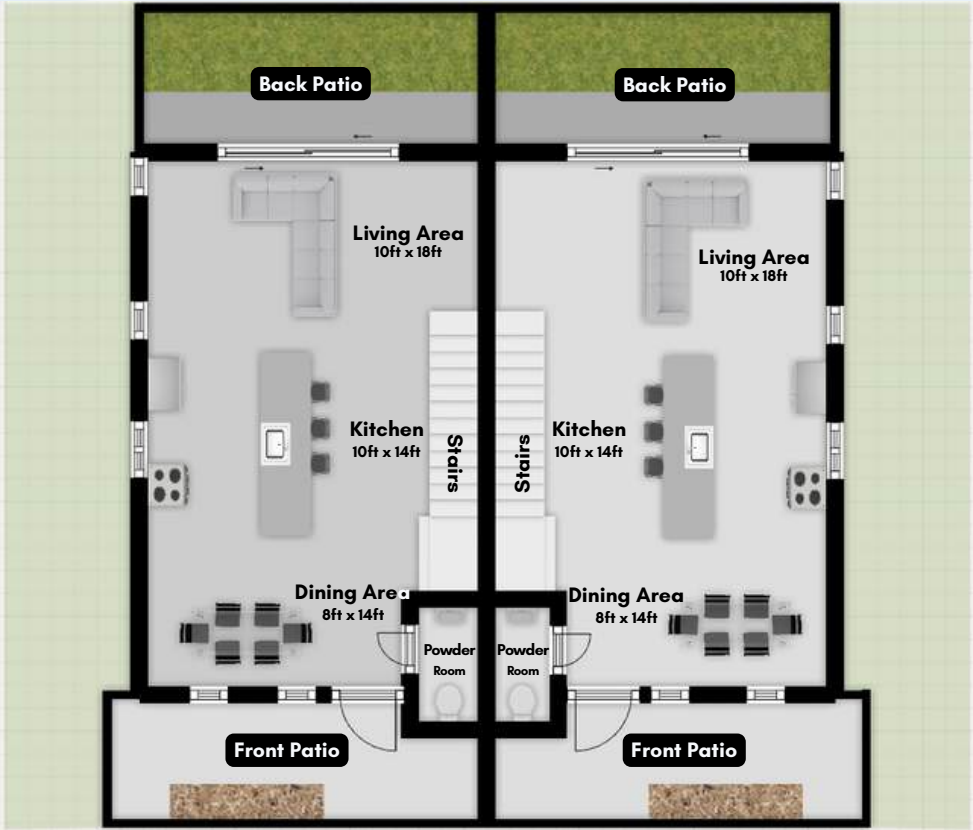


# Site Plan



# Floor Plans

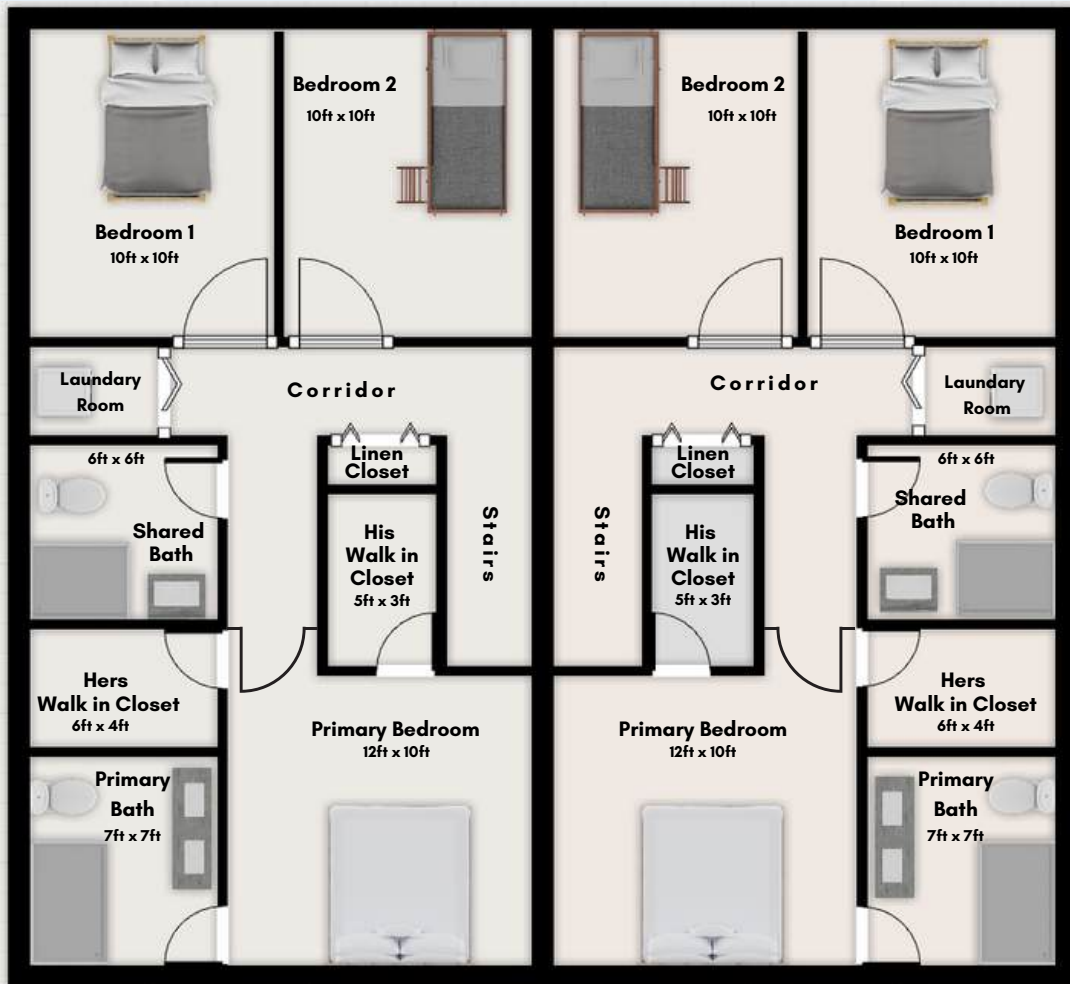
## Ground Floor



\*The measurements provided are approximate.

# Floor Plans

## First Floor



\*The measurements provided are approximate.

# Price List



<b>Unit</b>	<b>Total Floor Area (sq. ft.)</b>	<b>Outdoor Space (sq. ft.)</b>	<b>Price (TTD)</b>
<b>4</b>	<b>1,522</b>	<b>522</b>	<b>\$1,999,000</b>
<b>6</b>	<b>1,522</b>	<b>522</b>	<b>\$1,775,000</b>
<b>11</b>	<b>1,522</b>	<b>522</b>	<b>\$1,775,000</b>
<b>15</b>	<b>1,522</b>	<b>522</b>	<b>\$1,775,000</b>
<b>20</b>	<b>1,522</b>	<b>522</b>	<b>\$1,775,000</b>
<b>21</b>	<b>1,522</b>	<b>522</b>	<b>\$1,775,000</b>

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Another community by:

**IPI**  
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"Creating Communities, Building Dreams"



**FOR MORE INFORMATION, PLEASE CONTACT:**

**E: [info@ipi-ltd.com](mailto:info@ipi-ltd.com)**

**M: +1 (868) 355-2539**

**O: +1 (868) 235-5600**

**W: [www.ipi-ltd.com](http://www.ipi-ltd.com)**



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