



LIVE EXTRAORDINARILY
AMIDST TWIN GARDENS

————— JELUTONG, PENANG —————

Setia

COME HOME TO A TRULY DESIRABLE ADDRESS

Set amidst 5.3 acres of freehold land in the well established and prime location of Jelutong, Setia Sky Ville is designed to be the new benchmark in luxurious island living. With 33 storey twin towers, this latest statement of modernity is the perfect choice for those seeking a contemporary lifestyle in a truly desirable address.



AERIAL VIEW

You are Surrounded by...



...the BEST AMENITIES in Penang.

STRATEGICALLY LOCATED IN THE HEART OF JELUTONG, PENANG

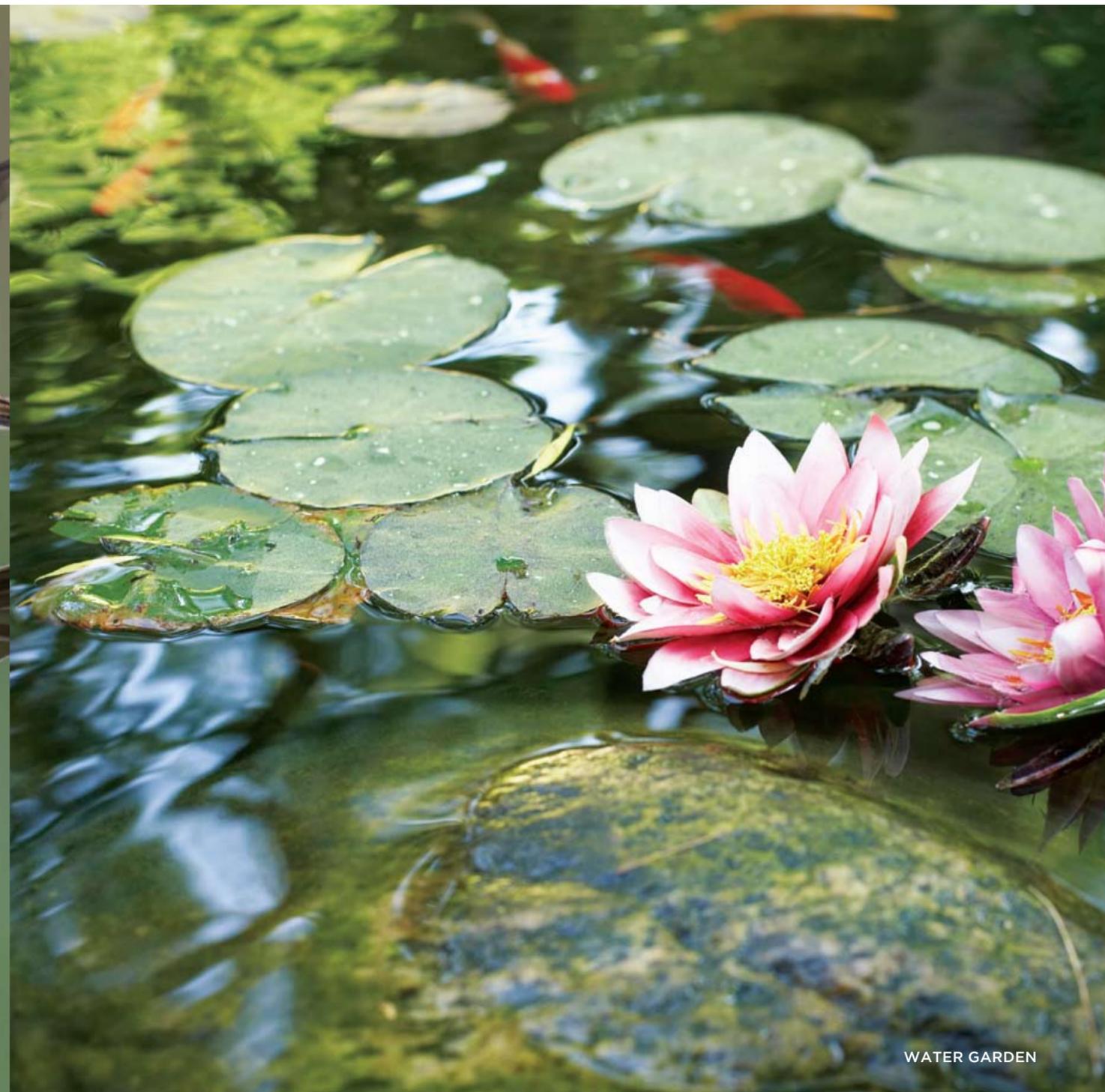
Other Essentials

- 1.0km to F&B outlets
- 1.9km to Batu Lanchang market
- 1.9km to Penang City Stadium
- 3.7km to Shopping malls in Georgetown
- 3.8km to Georgetown (Komtar)
- 14.7km to Penang International Airport

Easily accessible via major roads such as Jalan Masjid Negeri, Jalan Perak, Jalan Free School and Jelutong Expressway, Setia Sky Ville is mere minutes away from the city centre. Within just a stone's throw away is a diverse network of life's essential amenities. Whether its dining, shopping or the finest schools, Setia Sky Ville is perfectly positioned for your contemporary lifestyle.



WIND GARDEN



WATER GARDEN

TWIN GARDENS OF PARADISE



Scan here
to view
"My Birdie Tale"
Video

Discover Twin Gardens that are a harmonious balance of wind and water. Immerse into the serenity of a rejuvenating Water Garden, where lilies thrive and tropical fishes flourish in an aquatic sanctuary. Or feel the gentle breeze and be greeted by delightful hummingbirds at the soothing Wind Garden. Inspired from S P Setia's passion for creating award winning living environments, this private haven is more than just an ordinary home. At Setia Sky Ville, your well-being is at the heart of a grand design where nature's beauty is truly celebrated and life is extraordinarily enriching each day.



WATER GARDEN

Come home to a 1-acre Water Garden with rejuvenating cascades that are truly a celebration of Nature's timeless beauty. Its centrepiece is a naturally sustainable bio pond that is home to a rich diversity of tropical fish and aquatic life. Here, your children can explore nature's wonders every day in a secure environment that gives you total peace of mind. Discover your very own private sanctuary at Setia Sky Ville and let the cares of the world all melt away.

Residents' Clubhouse

- Multi-Purpose Hall
- Pre-Function Area
- Games Room
- Childrens' Playroom
- Gym Room
- Reading Room
- Guest Lounge
- Open Terrace

Water Garden

- Water Cascades
- Bio Pond
- Swimming Pool
- Childrens' Pool
- Sauna
- Jacuzzi
- Childrens' Playground
- Landscape Gardens



A RETREAT RESORT RIGHT AT HOME

Imagine life at an idyllic tropical resort. Now envision the resort as your home. Workout at the gym in your private 2-storey clubhouse and then take a rejuvenating dip in the therapeutic resort-styled salt water pool. Meanwhile, the kids can play to their hearts' content at the outdoor playground close by. At Setia Sky Ville, you'll experience the best amenities that promote an active, healthy lifestyle amidst nature's breathtaking beauty.



COCOON LANE

Be embraced by one of the delightful and unique hammocks here as you unwind on a breezy Sunday afternoon.

WIND GARDEN

As a new day dawns, the cool sea breeze blows gently through the Wind Garden and sways the inviting hammocks along Cocoon Lane. The evening sees the soothing wind from Penang Hill usher away the afternoon heat. Perched high above on level 7, you'll find tranquil havens that are ideal for different times of the day. Here, you can choose between uniquely themed gardens that suit your different moods. With carefully curated nectar plants that attract delightful hummingbirds, the Wind Garden is the perfect place to enjoy cherished moments amidst nature's serenity while you take in the breathtaking views of Penang Island.

Wind Gardens (Level 7)

- Citrus Grove
- Cocoon Lane
- Fountain Terrace
- Petunia Courtyard
- Tai-Chi Garden
- Multi-Purpose Court
- Basketball Court
- Community Herb Garden
- Barbeque Deck
- Outdoor Pavilion
- Landscape Gardens

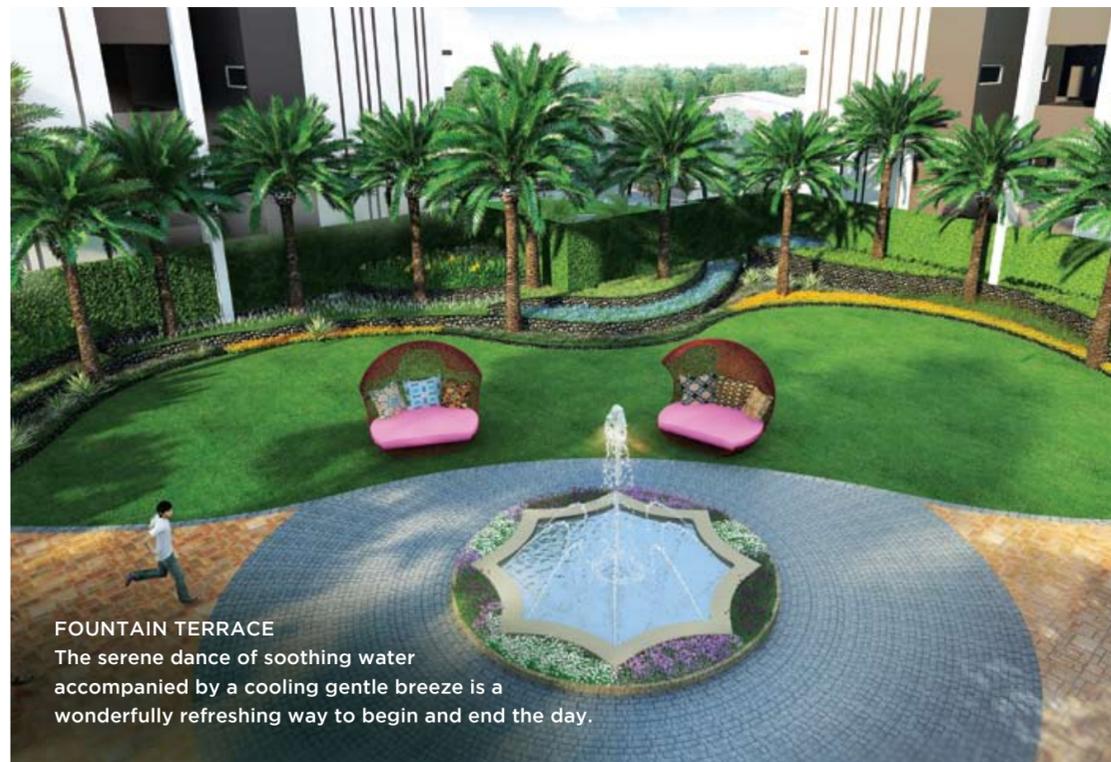
UNIQUELY THEMED HAVENS

Escape the cares of the world as you journey through the day amidst the uniquely themed havens of Setia Sky Ville. Each with something different to offer, these meticulously crafted spaces give the feeling of retreating to your very own secret garden. Somewhere that sets you above and beyond the ordinary, yet perfectly nestled right at your doorstep.



PETUNIA COURTYARD

Enjoy a relaxing evening barbeque with family and friends amidst the soothing trickle of water features framed by petunia bushes that blossom in vivid hues.



FOUNTAIN TERRACE

The serene dance of soothing water accompanied by a cooling gentle breeze is a wonderfully refreshing way to begin and end the day.



CITRUS GROVE

Infuse your cooking with lemons and limes freshly picked from the bountiful trees of this picturesque orchard.



AN EXCLUSIVE & SECURE HAVEN

Residents of Setia Sky Ville will have peace of mind, knowing that their gated & guarded sanctuary remains secure at all times. With multi-tiered security as well as 24-hours surveillance systems in place, your home will be a truly private haven for you and your loved ones.

Multi-Tiered Security:

- Guard House with Video Surveillance Monitoring / Intercom
- 24-hour CCTV surveillance in common areas
- Card access to lift lobby from car park
- Individual residences - Intercom system, panic buttons, magnetic contacts at the main entrance and yard door.

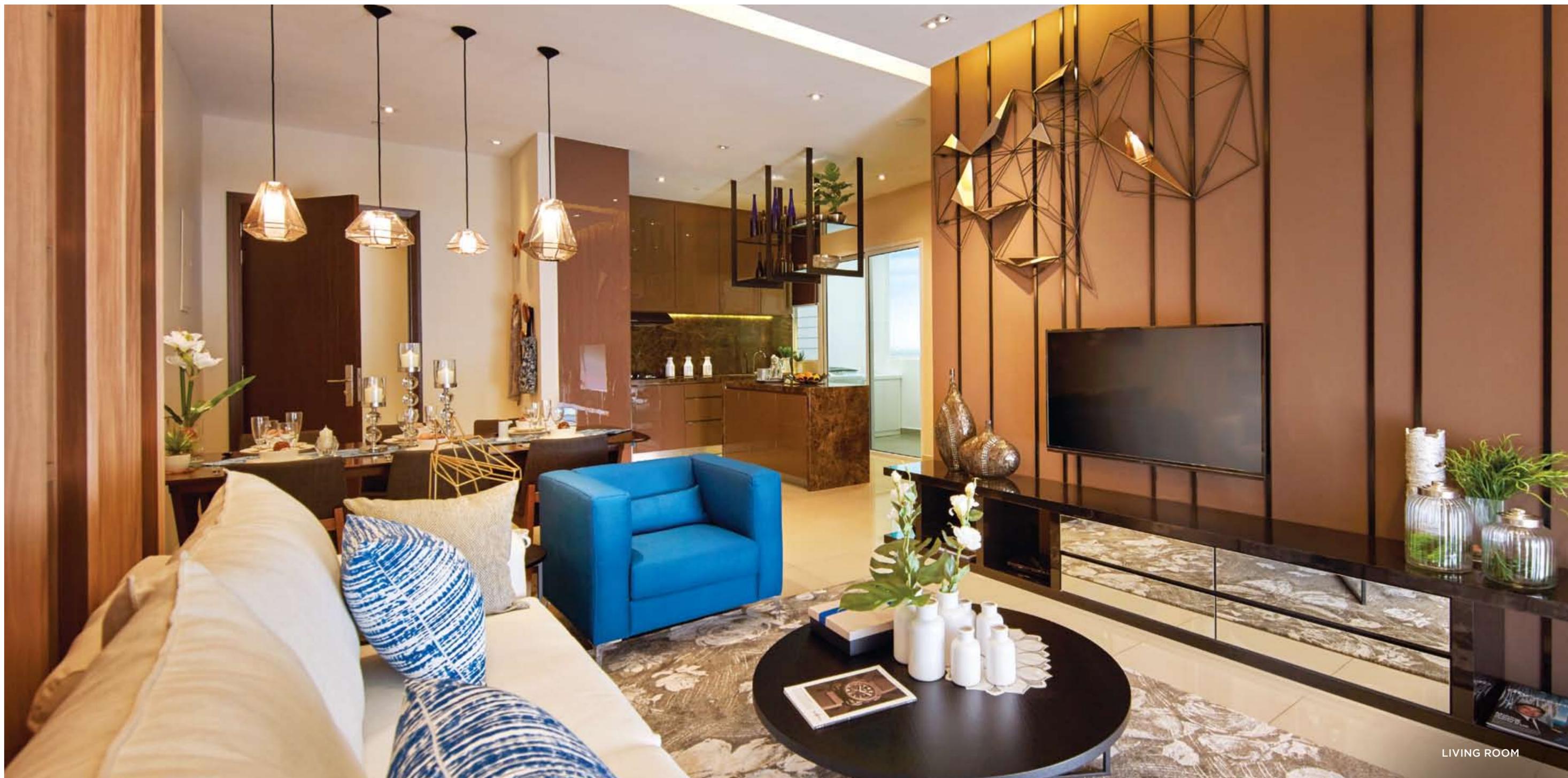


WELCOME HOME

Rise up above the rest and experience spacious and luxurious living at its best. The well ventilated corridors from the lift lobby are filled with natural light leading up to the entrance of your residence. Meticulously planned, Setia Sky Ville residences epitomise modernity, exclusivity and privacy.



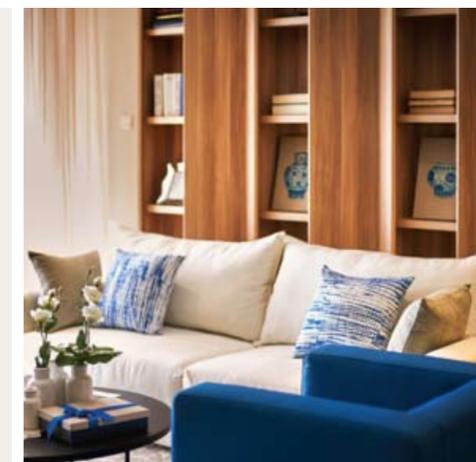
DINING AREA



LIVING ROOM

INDULGE IN LUXURIOUS SPACE

The open plan concept and layouts ranging from 1,036 sq.ft. to 1,424 sq.ft. exude a feeling of living in a semi-detached home in the sky. Warm shades contrast beautifully with strong yet light steel structures, while full length glass sliding doors usher light into the living space to create your own private oasis. Live life to the fullest amidst well appointed interiors that reflect your passion for refinement.



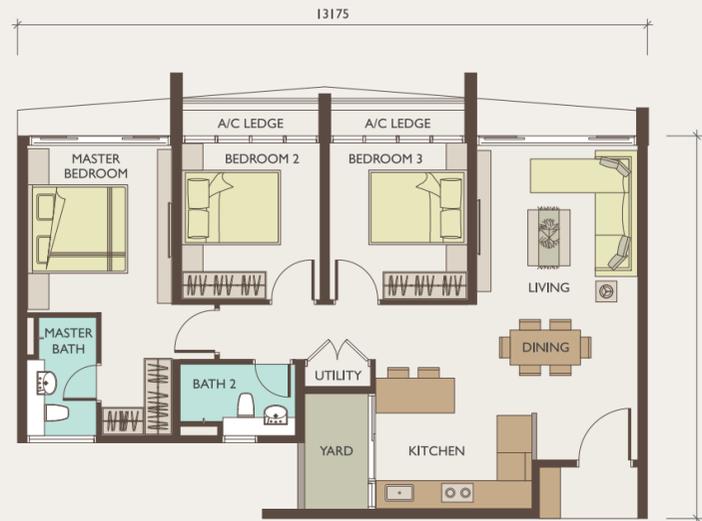


MASTER SUITE

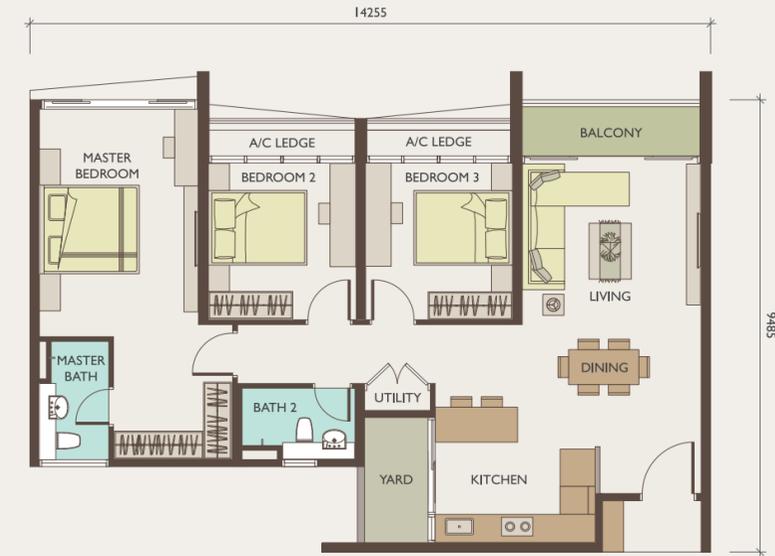
DESIGNED FOR MODERN LIVING

Wake up to blue skies and enjoy the picturesque view from the full length windows of your room. With 3 bedroom configurations, each residence is designed to cater to the needs of a growing family without compromising on little luxuries such as an en-suite bathroom and walk-in wardrobe for the Master Suite.

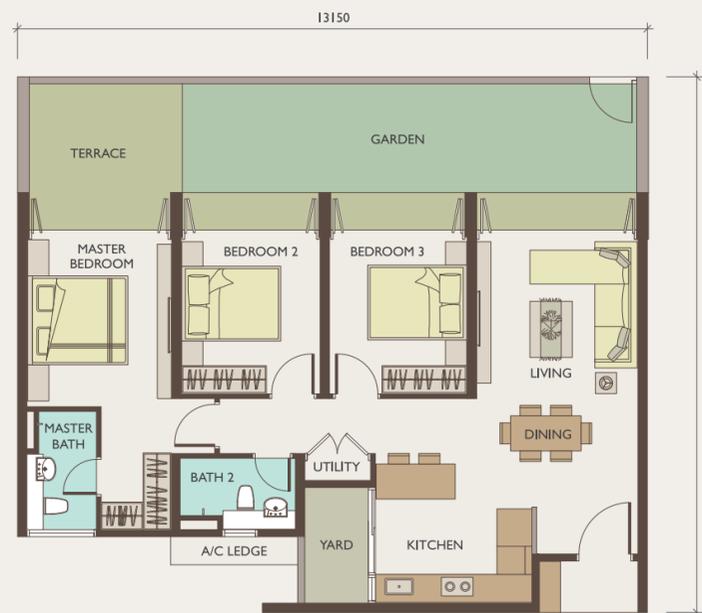
LAYOUT PLANS



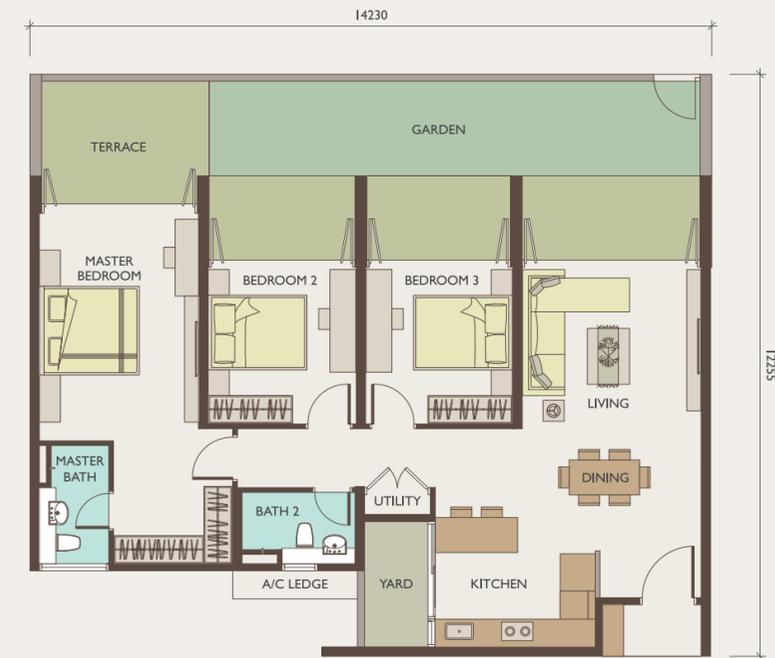
TYPE A
1,036 SQ.FT. (96.23 SQ.MT.)



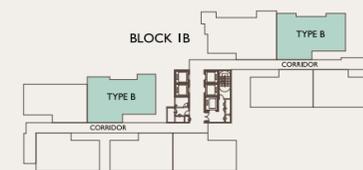
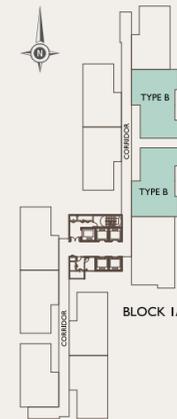
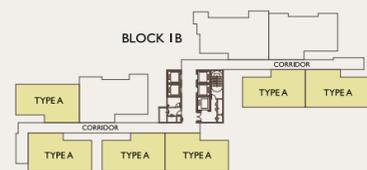
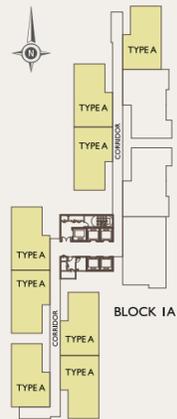
TYPE B
1,239 SQ.FT. (115.07 SQ.MT.)



TYPE A1
1,036 SQ.FT. + 464 SQ.FT. GARDEN & TERRACE
(96.23 SQ.MT. + 43.16 SQ.MT. GARDEN & TERRACE)



TYPE B1
1,187 SQ.FT. + 563 SQ.FT. GARDEN & TERRACE
(110.30 SQ.MT. + 52.28 SQ.MT. GARDEN & TERRACE)



LAYOUT PLANS



SPECIFICATIONS

Structure	Reinforced Concrete Framework	
Wall	Reinforced Concrete Wall /IBS Wall/Brickwall	
Roofing Covering	Reinforced Concrete Roof	
Roof Framing	Reinforced Concrete	
Ceiling	Plaster Board Ceiling/Skim Coat & Paint/Asbestos Free Ceiling Board. (Where Applicable)	
Windows	Powder Coated Aluminium Frame With Tinted Glass Windows	
Doors	Main Entrance	: Solid Core Timber Door
	Living & Master Bedroom (For Type A & A (Mirror), Type B & B (Mirror) only)	: Powder Coated Aluminium Frame Glass Sliding Door
	Living & Master Bedroom (For Type C & C (Mirror) only)	: Powder Coated Aluminium Frame Glass Sliding & Folding Door
	Living & All Bedrooms (For Type A1, Type B1 & B1 (Mirror) only)	: Powder Coated Aluminium Frame Glass Sliding & Folding Door
	Yard (For All Types except Type C)	: Powder Coated Aluminium Frame Glass Sliding Door
	Yard (For Type C only)	: Powder Coated Aluminium Frame Glass Swing Door
	Bedrooms/Bathrooms/Others	: Timber Flush Door
Ironmongery	Approved Quality Lockset	
Wall Finishes	Wet Kitchen	: Porcelain Wall Tiles to Ceiling Height
	All Bathrooms	: Porcelain Wall Tiles to Ceiling Height
	Bedrooms/Bathrooms/Others	: Plaster And Paint
Floor Finishes	Foyer/Living/Dining/Kitchen/Bedrooms/ Yard/Balcony/Bathrooms/Utility	: Porcelain Tiles
	Others	: Cement Render
	Terrace (For Type A1 & B1 only)	: Timber Strip Flooring
Sanitary & Plumbing Fittings	Approved Quality Sanitary Wares & Fittings	

Electrical Installation	Type A	Type A1	Type B	Type B1	Type C
60 Ampere 1-Phase	1	1	1	1	1
Lighting Point	19	25	20	25	21
13A Power Point	20	20	20	20	24
15A Power Point (Weatherproof Type)	-	2	1	2	2
Ceiling Fan Point c/w Hook	5	5	5	5	5
Water Heater Point	2	2	2	2	2
SMATV Point	2	2	2	2	2
Air Cond Point c/w Refrigerant Piping	4	4	4	4	4
Individual Home Alarm System	1	1	1	1	1
Internal Telecommunication Trunking & Cabling					
Telephone Point	2	2	2	2	2
Data Point	2	2	2	2	2

FACTS ABOUT PENANG

The Pearl of The Orient

Georgetown, Penang, along with Malacca are the first cities in Malaysia to be granted the prestigious UNESCO World Heritage Site status in 2008.

Forbes has recognised Georgetown, Penang as the 3rd best budget city in the world to live in after retirement.

Penang has been ranked by Yahoo! Travel as one of the "10 Islands to Explore Before You Die".

Georgetown, Penang is No.4 in Lonely Planet's Top 10 Cities List for Best Travel in 2016.

In 2016, Georgetown, Penang was picked by CNN Money as the "6th Best Place to Retire Abroad".

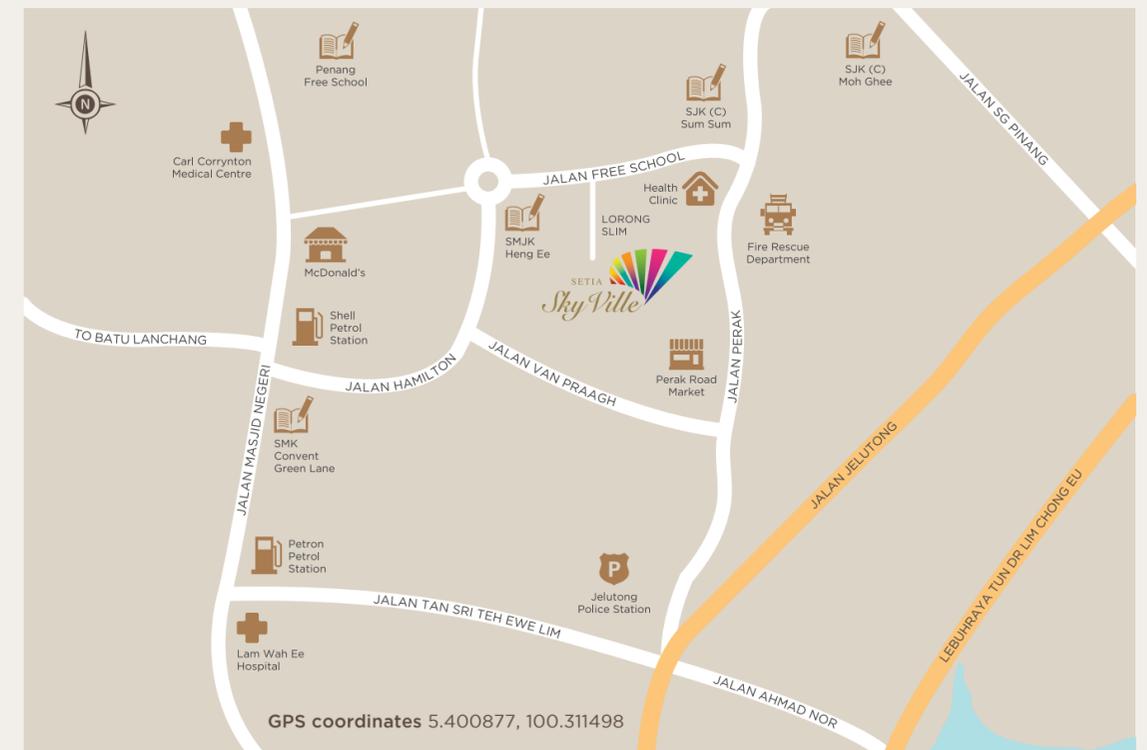
On top of being the only island in Malaysia to be connected to the mainland through land transport, Penang is also widely acknowledged as the pioneer in education in the country. Some of the earliest established schools in Malaysia are from Penang.

Penang has welcomed many eminent visitors in the past, including Somerset Maugham, Rudyard Kipling, Noel Coward and Queen Elizabeth II.

Penang has been featured in Patricia Schultz's best-selling travel book, 1000 Places to See Before You Die.

According to the Malaysia Commercial Real Estate Investment Sentiment Survey 2016, Penang is now the most attractive place in the country for property investment.

LOCATION MAP



Discover the unique lifestyle that Setia Sky Ville offers at our Sales Galleries.

FIND US ON waze



SETIA WELCOME CENTRE, SPICE
No. 108, Jalan Tun Dr Awang,
11900 Pulau Pinang.
T. 604 641 2255 F. 604 642 2255



SETIA SKY VILLE SALES SUITE
Lorong Slim, Bandar Jelutong
11600 Pulau Pinang
T. 04 2828 255, 04 2828 252, 04 2818 255
F. 04 2818 252



SETIA SALES SUITE, GURNEY DRIVE
No. 25, Lorong Burmah
George Town, 10350 Pulau Pinang
T. 604 228 2255 F. 604 228 9255

Developer: KAY PRIDE SDN BHD (177772-V) E. spi-sales@spsetia.com www.spsetia.com

livelearnworkplay Malaysia | Vietnam | Australia | Singapore | China | United Kingdom



Kay Pride Sdn Bhd • Setia Sky Ville: Condominium (550 units) • Housing Developer's License No: 11978-3/12-2019/03331(L) • Validity Date: 18/12/2018 - 17/12/2019 • Advertising and Sales Permit No: 11978-3/12-2019/03331(P) • Validity Date: 18/12/2018 - 17/12/2019 • Tenure of Land: Freehold • Expected Date of Completion: Oct 2020 • Approving Authority: Majlis Perbandaran Pulau Pinang • Reference No: MBPP/OSC/PB(7784)/15-SRT4(99) • Land Charge: HSBC • Price: Block 1A Min RM909,600.00 Max RM1,325,520.00 Block 1B Min RM918,240.00 Max 1,324,320.00

Disclaimer: All art renderings and photographs contained in this circular are artist's impressions only. The developer reserves the right to modify any parts of the building prior to completion as directed or approved by relevant authorities. All plans, layout, information and specifications are subject to change and cannot form part of an offer or contract presentation.

Setia

www.spsetia.com