



— SETIA —  
**SKY VISTA**

Relau, Penang

---

A NATURAL HAVEN  
OF REJUVENATION



## A PERFECT ENVIRONMENT TO NURTURE A FAMILY

Setia Sky Vista is nestled amidst lush greenery in Relau, surrounded by rolling hills and nature's beauty. The picturesque silhouette of Penang is now more alluring with these 27-storey and 32-storey towers that offer a total of 426 residences.

The residences here range from 910 - 1,479 sq. ft., variety enough to pick one that best suits your lifestyle. Nearby amenities are aplenty. Schools, hospitals, shopping malls and a well-established transportation network are mere minutes away from this 6-acre freehold haven.



### LEARNING INSTITUTIONS

- 850m to R.E.A.L Kids Relau
- 1.8km to Chung Hwa Chinese Secondary School
- 2.1km to Fairview International School Penang
- 2.1km to Sekolah Kebangsaan Seri Relau
- 3.1km to Min Sin Primary School
- 3.2km to INTI International College Penang
- 3.5km to Kindergarten Chong Cheng
- 7.4km to Universiti Sains Malaysia



### HEALTHCARE

- 2.9km to Relau Clinic
- 3.1km to Hope Children Hospital
- 4.3km to Pantai Hospital Penang
- 4.7km to Pearl Maternity Hospital



### SHOPPING

- 1.2km to Lebuhraya Wet Market
- 2.4km to Sungai Ara Wet Market
- 4km to Mydin Wholesale Hypermarket
- 4.1km to Bukit Jambul Complex
- 4.1km to Sunshine Square
- 4.4km to Giant Hypermarket
- 4.7km to Bayan Lepas Wet Market
- 6.4km to Tesco Extra Penang
- 7.3km to Queensbay Mall

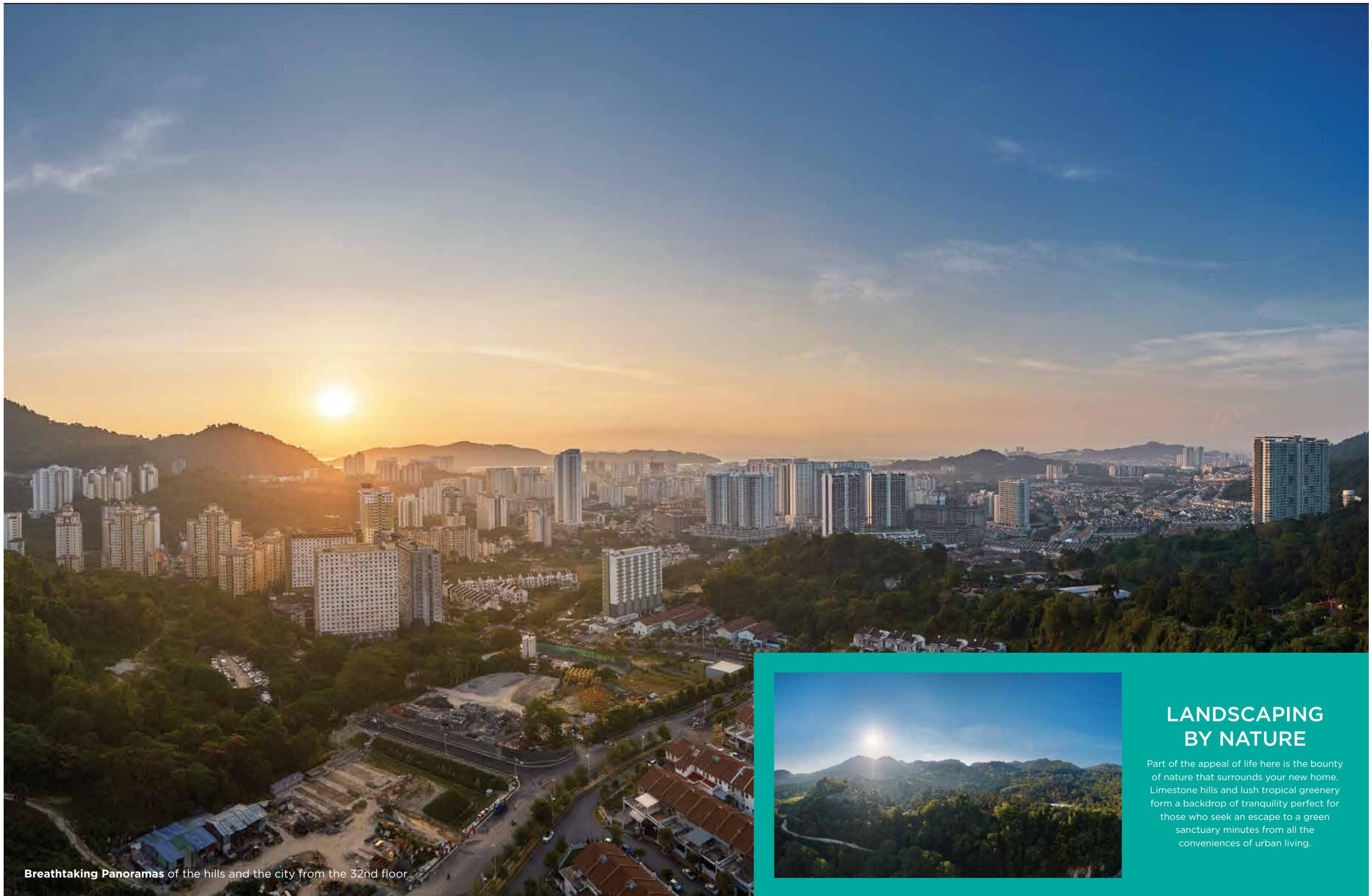


### CONNECTIVITY

- 6.7km to Penang International Airport
- 9.3km to Penang Second Bridge
- 10.3km to Penang Bridge



Actual photo of Exterior Facade



Breathtaking Panoramas of the hills and the city from the 32nd floor

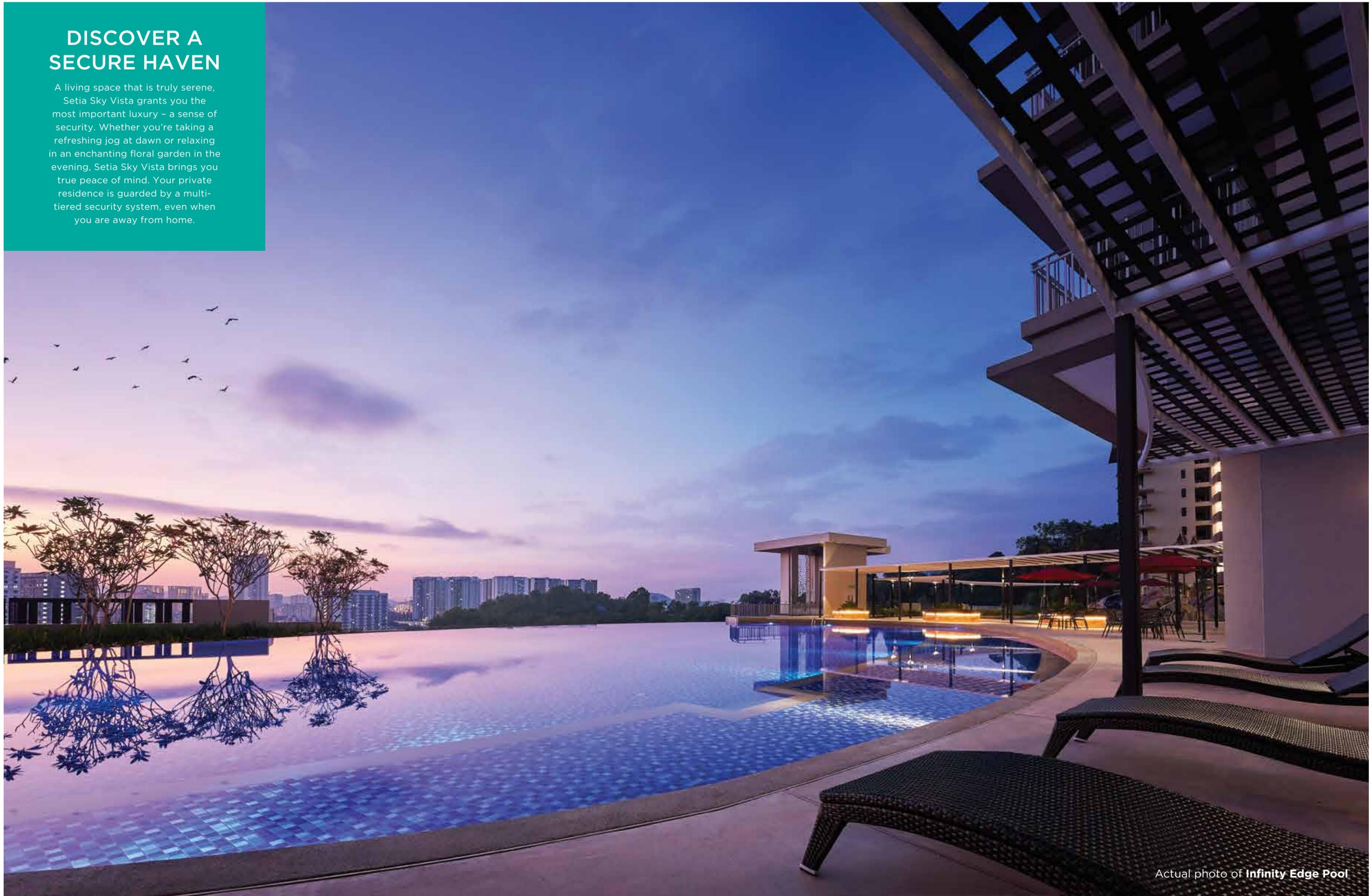


## LANDSCAPING BY NATURE

Part of the appeal of life here is the bounty of nature that surrounds your new home. Limestone hills and lush tropical greenery form a backdrop of tranquility perfect for those who seek an escape to a green sanctuary minutes from all the conveniences of urban living.

## DISCOVER A SECURE HAVEN

A living space that is truly serene, Setia Sky Vista grants you the most important luxury – a sense of security. Whether you're taking a refreshing jog at dawn or relaxing in an enchanting floral garden in the evening, Setia Sky Vista brings you true peace of mind. Your private residence is guarded by a multi-tiered security system, even when you are away from home.



Actual photo of **Infinity Edge Pool**

## IMMERSE INTO NATURE'S SERENITY

The ecosystem at Setia Sky Vista is designed to be a close semblance to nature. At level 7, a Japanese inspired garden as well as a host of facilities connect you and your family with nature.

At almost every turn, your gaze will be greeted by verdant hills. At Setia Sky Vista, plants have been meticulously selected to attract birds and create a natural setting. A true celebration of nature's diversity on any given day.



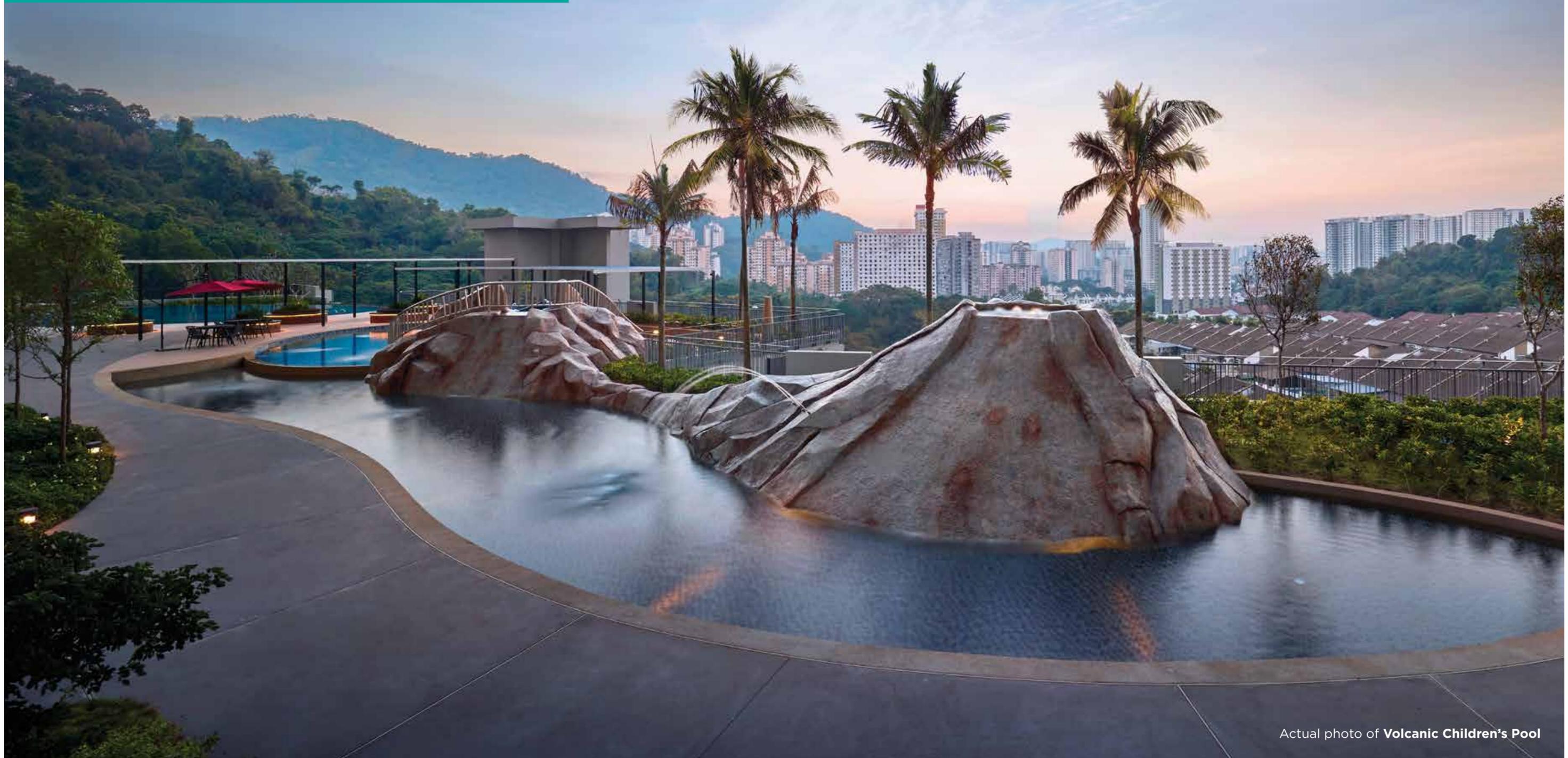
Actual photo of Type B5 Master Bedroom

## A RETREAT RESORT RIGHT AT HOME

From the wide spectrum of lifestyle activities to the sweeping vistas of its tranquil surroundings, this haven pampers you with pure indulgence. Residents of Setia Sky Vista will be spoilt for choice with comprehensive resort inspired facilities right at their doorstep.

### Comprehensive Facilities (Level 7)

- Infinity Edge Pool
- Jacuzzi
- Volcanic Children's Pool
- Fun Puddle
- Children's Playground
- Child Stream Play
- Picnic Platforms
- Garden Terrace
- BBQ Deck
- Multi-Function Hall
- Half Basketball Court
- Yoga Deck
- Sauna
- Gymnasium
- Reading Room
- Landscape Gardens



Actual photo of **Volcanic Children's Pool**



## DESIGNED FOR THE WHOLE FAMILY

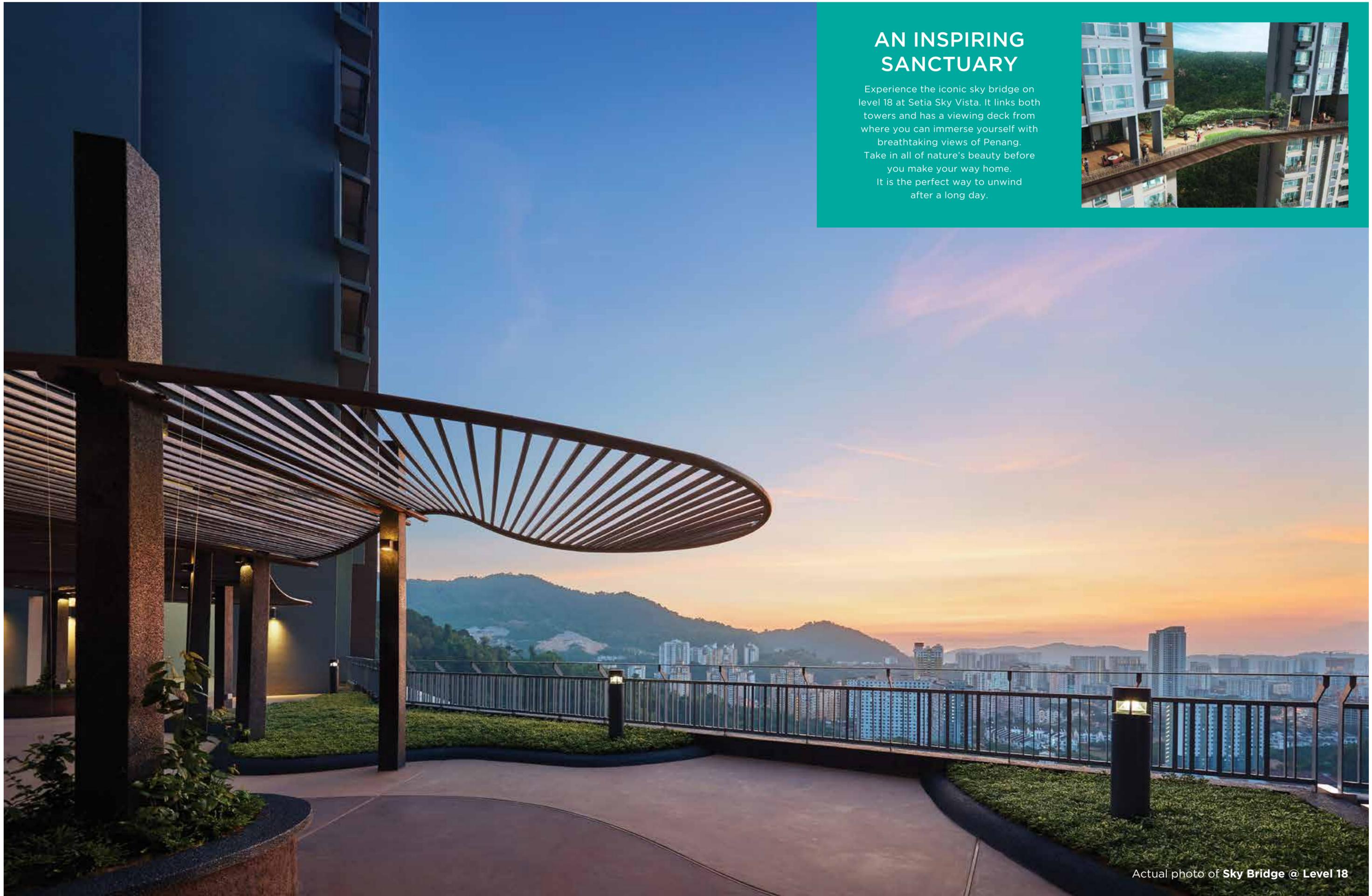
At Setia Sky Vista, there is something for the entire family. Experience the best of community living where you can share life's precious moments with loved ones. Share fun family time at the pool or have a rejuvenating yoga session with close friends as you enjoy the breathtaking view.



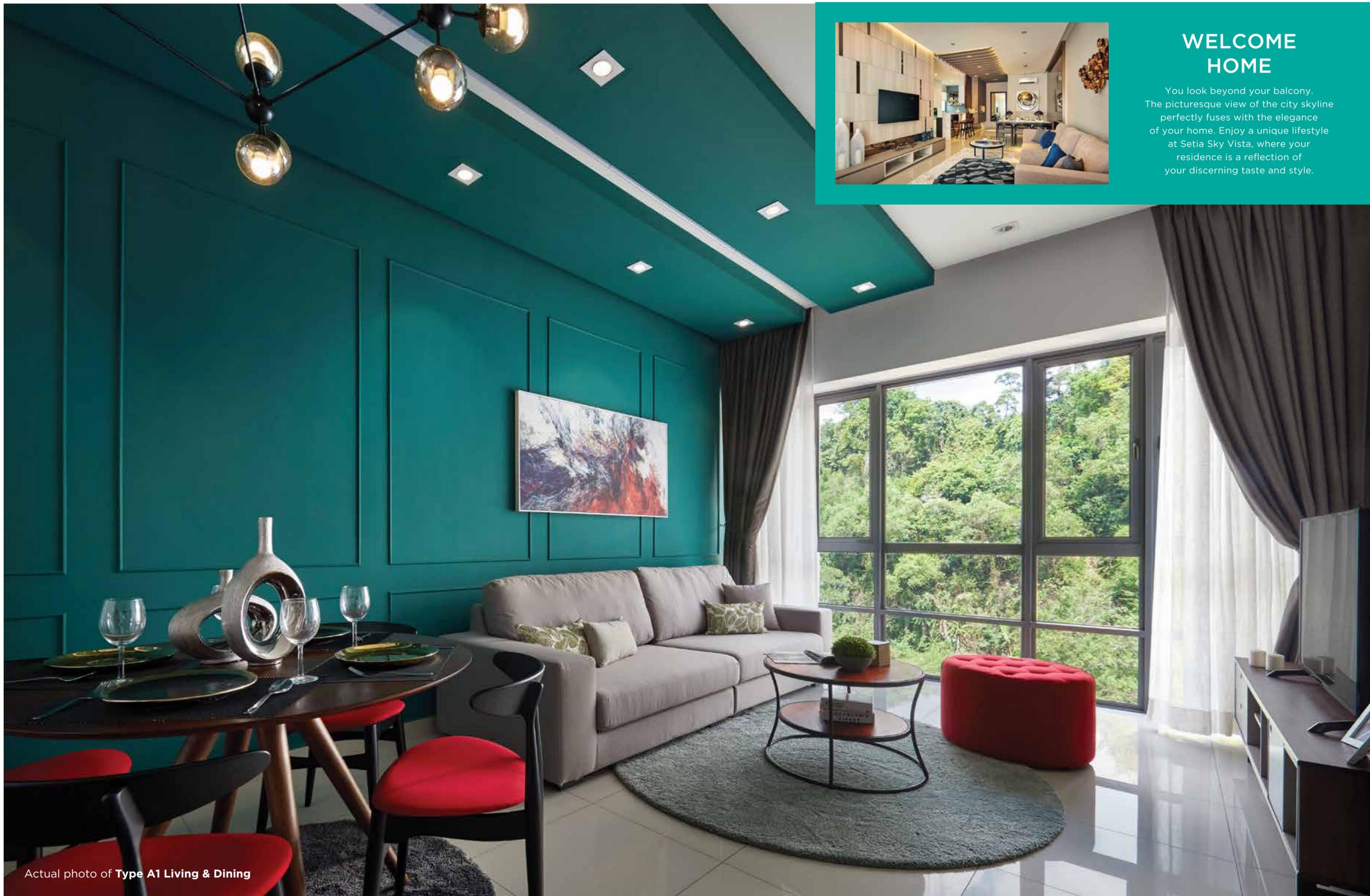
Actual photo of **Facilities Podium**

## AN INSPIRING SANCTUARY

Experience the iconic sky bridge on level 18 at Setia Sky Vista. It links both towers and has a viewing deck from where you can immerse yourself with breathtaking views of Penang. Take in all of nature's beauty before you make your way home. It is the perfect way to unwind after a long day.



Actual photo of **Sky Bridge @ Level 18**



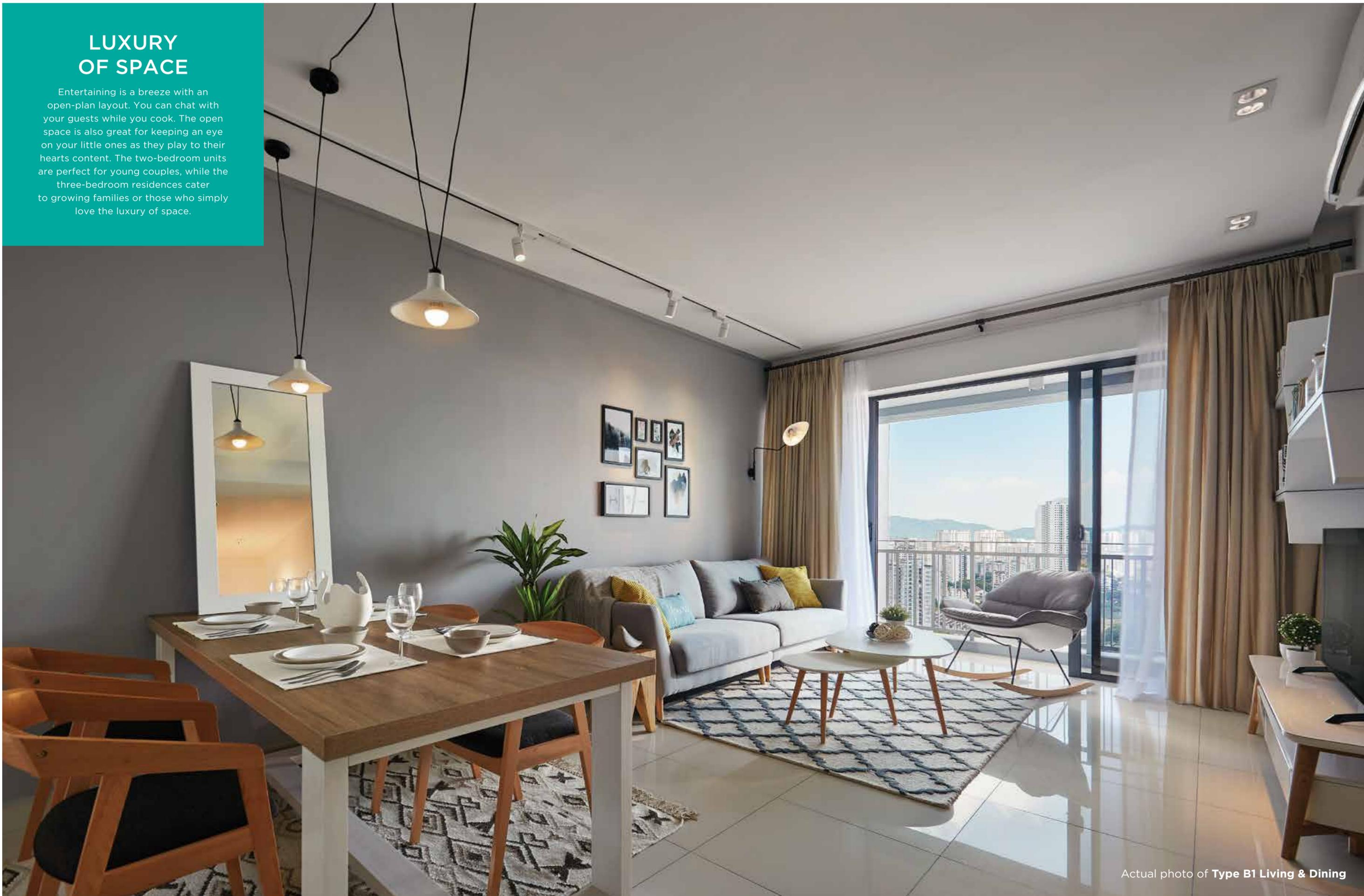
## WELCOME HOME

You look beyond your balcony. The picturesque view of the city skyline perfectly fuses with the elegance of your home. Enjoy a unique lifestyle at Setia Sky Vista, where your residence is a reflection of your discerning taste and style.

Actual photo of **Type A1 Living & Dining**

## LUXURY OF SPACE

Entertaining is a breeze with an open-plan layout. You can chat with your guests while you cook. The open space is also great for keeping an eye on your little ones as they play to their hearts content. The two-bedroom units are perfect for young couples, while the three-bedroom residences cater to growing families or those who simply love the luxury of space.



Actual photo of Type B1 Living & Dining

## STYLISH DESIGN

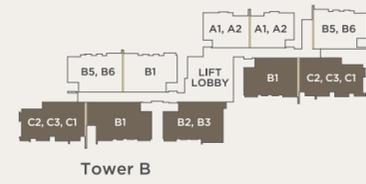
Setia Sky Vista combines the elegance of timeless design with contemporary versatility. Space and beauty are not mutually exclusive here. Something truly unique is created when you add your personality and lifestyle into these modern and well appointed residences.



Actual photo of **Type B1 Master Bedroom**

# LAYOUT PLANS

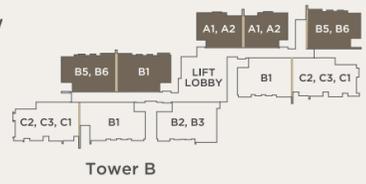
HILL VIEW



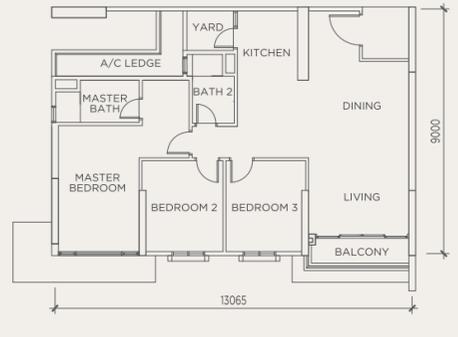
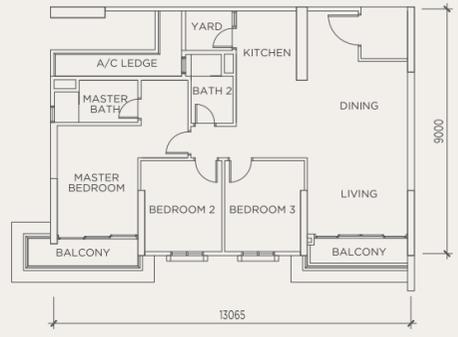
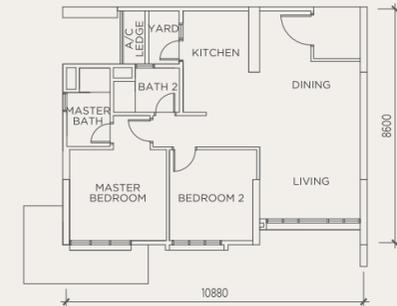
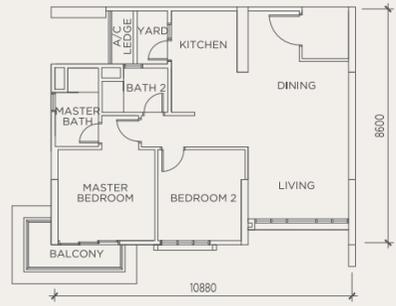
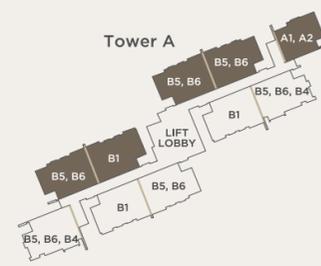
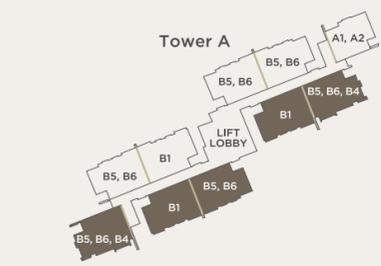
CITY VIEW



HILL VIEW



CITY VIEW

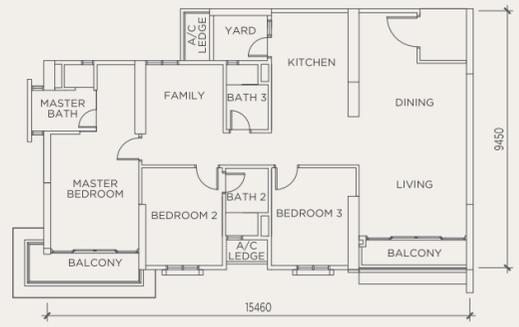
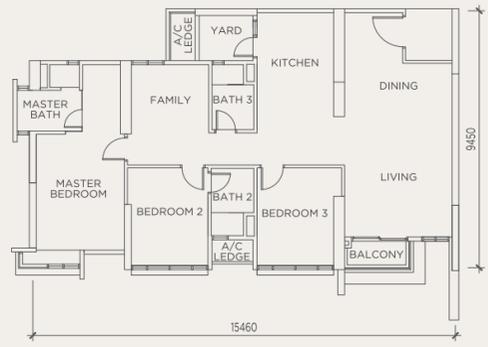
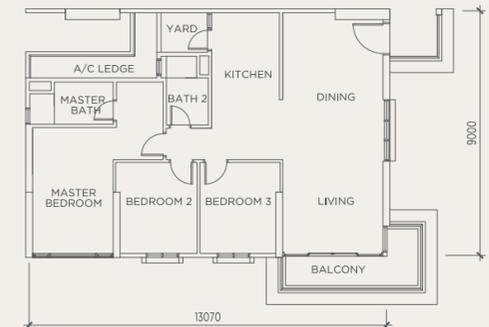
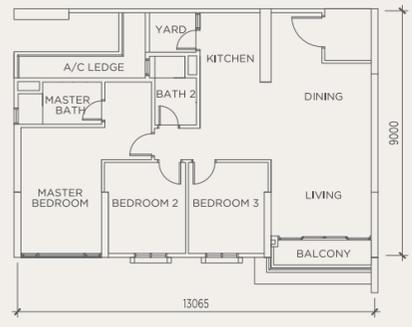


A1: 956 sq.ft. / 88.81 sq.m

A2: 910 sq.ft. / 84.59 sq.m

B5: 1,194 sq.ft. / 110.95 sq.m

B6: 1,162 sq.ft. / 107.97 sq.m

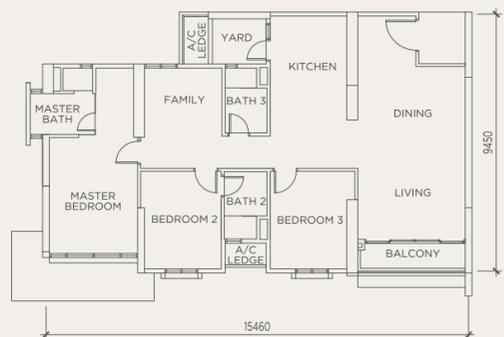
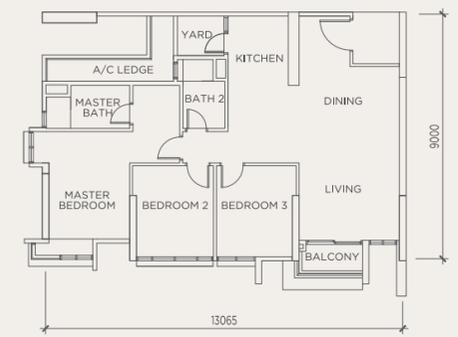
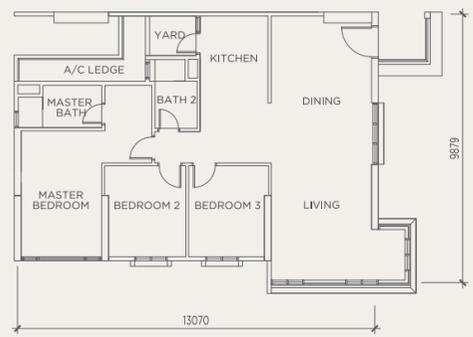


B1: 1,153 sq.ft. / 107.18 sq.m

B2: 1,262 sq.ft. / 117.27 sq.m

C1: 1,419 sq.ft. / 131.85 sq.m

C2: 1,479 sq.ft. / 137.48 sq.m



B3: 1,235 sq.ft. / 114.78 sq.m

B4: 1,144 sq.ft. / 106.36 sq.m

C3: 1,424 sq.ft. / 132.35 sq.m

## SPECIFICATIONS

|                              |  |
|------------------------------|--|
| Structure                    | : Reinforced concrete framework  |
| Wall                         | : Bricks / Reinforced concrete wall / Drywall partition  |
| Roofing                      | : Reinforced concrete roof   |
| Ceiling                      | : Plaster board ceiling / Skim coat & paint / Asbestos-free ceiling board - where applicable   |
| Window                       | : Aluminium frame with tinted glass window   |
| Doors                        | : Main Entrance : Solid core timber door<br>Other areas : Timber flush door<br>: Aluminium frame with glass swing door<br>: Aluminium frame with glass sliding door - where applicable       |
| Ironmongery                  | : Approved quality lockset   |
| Wall Finishes                | : Kitchen : Ceramic wall tiles to ceiling height<br>All bathrooms : Porcelain wall tiles to ceiling height<br>Other areas : Plaster and paint  |
| Floor Finishes               | : Foyer / Living / Dining / Kitchen / : Porcelain tiles<br>Yard / Balcony / Bathrooms<br>Bedrooms : Porcelain tiles<br>Family room (Type C) : Porcelain tiles<br>Other areas : Cement render |
| Sanitary & Plumbing Fittings | : Approved quality sanitary wares & fittings   |
| Electrical Installation      | :  |

| M&E Schedules              | Typical Unit Type            |        |                            |        |               |        |
|----------------------------|------------------------------|--------|----------------------------|--------|---------------|--------|
|                            | A1/A1M                       | A2/A2M | B1/B1M/B2/B3/B4/B4M/B6/B6M | B5/B5M | C1/C1M/C3/C3M | C2/C2M |
| Lighting Point             | 14                           | 13     | 16                         | 17     | 19            | 20     |
| 13A Power Point            | 16                           | 16     | 18                         | 18     | 20            | 20     |
| Ceiling Fan Point c/w Hook | 3                            | 3      | 5                          | 5      | 6             | 6      |
| Water Heater System        | 2                            | 2      | 2                          | 2      | 3             | 3      |
| Telephone Point            | 2                            | 2      | 2                          | 2      | 2             | 2      |
| SMATV Point                | 2                            | 2      | 2                          | 2      | 3             | 3      |
| Data Point                 | 2                            | 2      | 2                          | 2      | 3             | 3      |
| Air-Cond System            | 4                            | 4      | 5                          | 5      | 6             | 6      |
| Security Alarm System      | Individual Home Alarm System |        |                            |        |               |        |

## FACTS ABOUT PENANG

Gurney Drive was listed in the 'Best streets for tourists to visit around the world: 25 places to see before you die' list by the Australian Traveller Magazine 2017.

CNN recommended Penang as one of the 17 best places to visit for 2017.

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

WE ARE HERE!



Waze/GPS Coordinates : 5.341215, 100.267020



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

FIND US ON WAZE



**SETIA SKY VISTA SALES SUITE,**  
No.8, Lebuhraya 9,  
11900 Pulau Pinang.  
T. 604 641 2255 M. 6010 393 8804



**SETIA WELCOME CENTRE, SPICE**  
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**SETIA SKY VILLE SALES SUITE**  
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11600 Pulau Pinang  
T. 604 2828 255, 604 2828 252, 604 2818 255  
F. 04 2818 252



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George Town, 10350 Pulau Pinang  
T. 604 228 2255 F. 604 228 9255

Developer:  
**SETIA PROMENADE SDN BHD** (388384-W)  
E. spi-sales@spsetia.com.my  
www.spsetia.com

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



Setia Promenade Sdn. Bhd. • Setia Sky Vista: Condominium (426 unit) • Housing Developer's License No.: 10244-18/12-2019/03278(L) • Validity Date: 07/12/2018 - 06/12/2019 • Advertising and Sales Permit No.: 10244-18/12-2019/03278(P) • Validity Date: 07/12/2018 - 06/12/2019 • Tenure of Land: Freehold • Expected Date of Completion: Feb 2019 • Approving Authority: Majlis Perbandaran Pulau Pinang • No. Rujukan: MBPP/OSC/PB8461/16(LB) • Land Charge: HSBC Bank Malaysia Berhad • Price: Min RM685,500.00 Max RM1,123,680.00

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**Setia**

[www.spsetia.com](http://www.spsetia.com)