

SETIASKY

SEPUTEH

*CHIC HERITAGE*

Freehold Luxury City Resort Residences





# DISTINGUISHED *LUXURY*

THE CITY'S NEWEST ALLURE IS RISING IN SEPUTEH

As a mark of pedigree and perfection, Setia Sky Seputeh's family-oriented sky mansions are absolutely low density. Designed to ensure unrivalled privilege and peacefulness, it is the modern legacy for generations to come.





SEPUTEH

the  
golden  
*age*

Long equated to lush natural beauty and quiet affluence, Seputeh is a rare find of unmatched privacy yet highly accessible at the heart of Kuala Lumpur's new 'Golden Triangle'.

Once home to nobles and merchants, the hills of Seputeh are historically significant for their status. Elevated by a rich local heritage and quaint natural landscapes, it has flourished into one of the city's most coveted addresses today.





# At Your Doorstep 360° of attractions & landmarks

THEAN HOU TEMPLE



Just 500m away are **MID VALLEY CITY** and **KL ECO CITY**. Everything you need in three retail malls, three branded hotels, co-working spaces, offices, dining options plus KTM and LRT links.

Directly connected to Malaysia's largest rail transport hub, **NU SENTRAL** is highly accessible, filled with celebrated international brands, a multitude of entertainment and dining options.

As the former residence of the Agong, the King of Malaysia, the **ROYAL MUSEUM** remains a national landmark of regal glamour and majesty.



MID VALLEY CITY



GLASSHOUSE AT SEPUTEH

Built in 1894, **THEAN HOU TEMPLE** is one of the largest temples in Southeast Asia. Its ornate architecture making it a popular cultural and tourist attraction.

The hilltop **GLASSHOUSE AT SEPUTEH**, an ultra-luxurious multi-purpose space makes for unique events, big or small, in a bungalow.

A manicured public parkland, the 19-acre **URBAN ORCHARD PARK** offers a peaceful place for an outdoor stroll with great views of the city.

A short drive away, the sprawling 247-acre **BUKIT GASING FOREST PARK** sits on the border of Selangor and Kuala Lumpur – a beloved hiking haven for locals.



KL ECO CITY

LOCAL FOOD HAVEN



A little-known food haven, Seputeh is home to some of Klang Valley's most established eateries. From local fare, 'fatty crabs' to delectable pastries, there is something to suit every taste.

For the adventurous at heart, the lively artisanal cafes, lifestyle businesses and all-day eateries of Bangsar and Bangsar South are ready to serve in style.



ARTISANAL CAFES

KUEN CHENG HIGH SCHOOL



Illustrious educational institutions like Kuen Cheng High School, Alice Smith School, Stella Maris International School and Malaysia's first university, University of Malaya are within easy reach.



*A Home of*  
**Sheer**  
perfection

Enter a lifestyle that impresses like no other, shaped for you by luminaries and industry leaders.

**Dancing Silhouette**

In a duet of nature's curves and luxurious urbanity, this modern landmark's twin towers will raise the temperature and set a new high, transforming the city skyline.

**Authentic Landscape**

Artfully planted trees and ornamental plants organically synergise Setia Sky Seputeh with the adjacent forest and its surrounds. Well-chosen trees and shrubs attract friendly indigenous species of butterflies and birds from the neighbouring forest.

**Top of the World**

The extra-wide balconies of Setia Sky Seputeh create a simple yet elegant visual mark. Extending the home space out to enjoy clear views of the city and beyond.

**Illuminating Luxury**

Spanning the dining and living spaces, expansive glass doors provide almost panoramic views and infuse home with natural light.

**Built to Last**

Versatile, the design and layout can suit any desire – from a gaming room to a den for your collector's items or simply more room for family to relax.





*High End & Low Density*

Only  
**290**  
HOMES

**4 to 6**  
homes  
PER STOREY

**3 to 4**  
parking  
spaces  
PER HOME

each home  
COMES WITH  
**a private  
lift lobby**

A  
Home of  
**great**  
heights

*Exclusive & Lavish*

ULTRA-LUXURIOUS  
LAYOUTS FROM

**2,303 sq. ft. -  
3,025 sq. ft.**

DRAMATIC

**6-metre high  
lobby ceilings**

with a designed porte  
cochère to offer a grand  
sense of arrival

**24/7**

SPECIALISED  
PERSONNEL &  
AUTOMATED  
SECURITY

SHOW-STOPPING  
BALCONIES FOR AN

**expansive &  
continuous view**  
of the city or the hills

ONLY  
**500m walking distance**  
to Mid Valley City  
FOR YOUR FAVOURITE CUPPA



Direct pedestrian link to  
Mid Valley City and KL Eco City



# 1 Podium

## 2 PERSPECTIVES

A home with the best of both worlds

Urban sprawl to the West and lush greens to the East, be spoilt for choice by the 1.5 acres Facilities Podium that blends resort-style ambience with modern 5-star facilities.

4.4 ACRES

2 TOWERS

37 STOREYS

1.5 ACRES FACILITIES PODIUM



- A** Tower A
- B** Tower B
- C** Existing covered walkway to Mid Valley City
- D** Covered pedestrian walkway that directly links to C

Come enjoy this extraordinary experience for yourself at welcome previews of this 1.5-acre resort-themed Facilities Podium.\*

\*Kindly call us for more information.



*Sleek*  
LINES

*Natural*  
CURVES

The Grand Arrival





# *A Home of indulgence*

Every homecoming feels like your grand debut into high society. The warm embrace of the luxurious Grand Lobby is a treat for the senses every step of the way.



*City*  
THRILLS



*Forest*  
CALM



# MILES FROM CARE

Take in the lush foliage of the adjacent forest as you stroll along Malaysia's longest man-made beach...

Crescent Sand Beach, 700m<sup>2</sup> of sand stretching 100m



# CENTRE OF ATTENTION

...then step across and dive into  
the infinity salt-water pool framed  
by vistas of the city beyond.

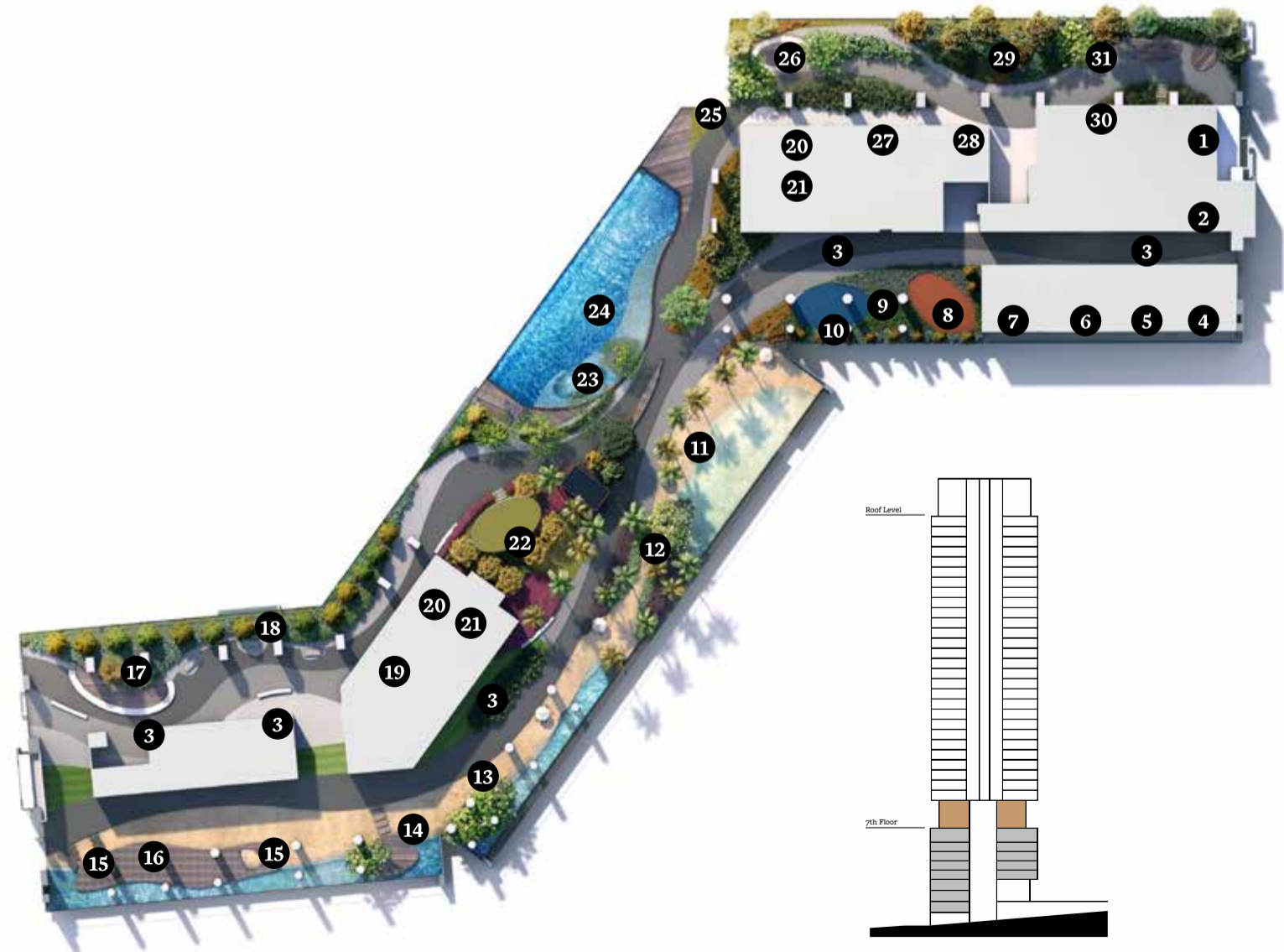


# Beach Podium

## LEVEL 7

Name your fun here as swaying palms and tropical plants make it a holiday everyday at Level 7 - beautiful sunset walks, lounging in the sun, swimming in the 'sea' or simply watching the city come alive.

- |                              |                          |                      |
|------------------------------|--------------------------|----------------------|
| 1 Surau                      | 11 Crescent Sand Beach   | 21 Toilet            |
| 2 Laundrette                 | 12 Wavy Coconut Grove    | 22 Cabana Lounge     |
| 3 Lift Lobby                 | 13 Tropical Oasis        | 23 Moonlight Jacuzzi |
| 4 Dancing Room               | 14 Paradise Island       | 24 Swimming Pool     |
| 5 Music Room                 | 15 Breezy Sunken Lounges | 25 BBQ Pit           |
| 6 Games Room                 | 16 Cocktail Bar          | 26 Meditation Garden |
| 7 Children's Playroom        | 17 Blogger Decks         | 27 Management Office |
| 8 Shipwreck Theme Playground | 18 Fitness Gymboree      | 28 Business Centre   |
| 9 Trampoline Garden          | 19 Virtual Golf          | 29 Kitchen Garden    |
| 10 Music Pods                | 20 Changing Room         | 30 Multipurpose Hall |
|                              |                          | 31 Outdoor Yoga Deck |







A home by  
*the*  
bay

REDEFINING MULTIGENERATIONAL BLISS

Live the new paradigm of family ties in this coveted address where you can enjoy the familiarity of the city without leaving the city.



Breezy Sunken Lounges



AND  
*Work*  
ALL Night



Reading Room



Music Room

WE  
*Play*  
BY Day...



# sublimity as desired

Indulge your inner child  
amongst nooks and corners  
that exemplify light and air.  
Myriad recreational choices  
deepen the delights that truly  
comfortable spaces can give.



Virtual Golf



Games Room

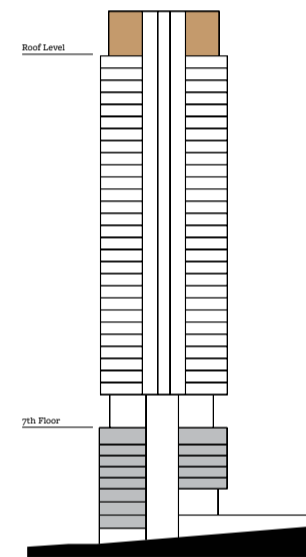
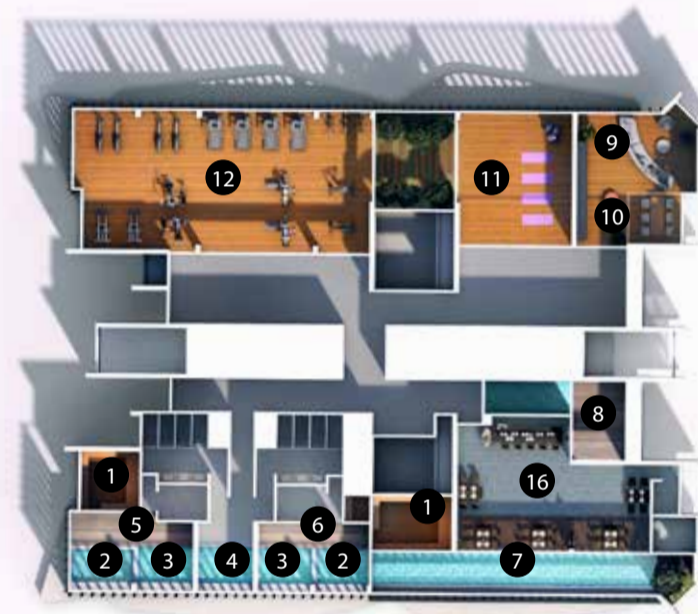


# Sky Rooftop Podium

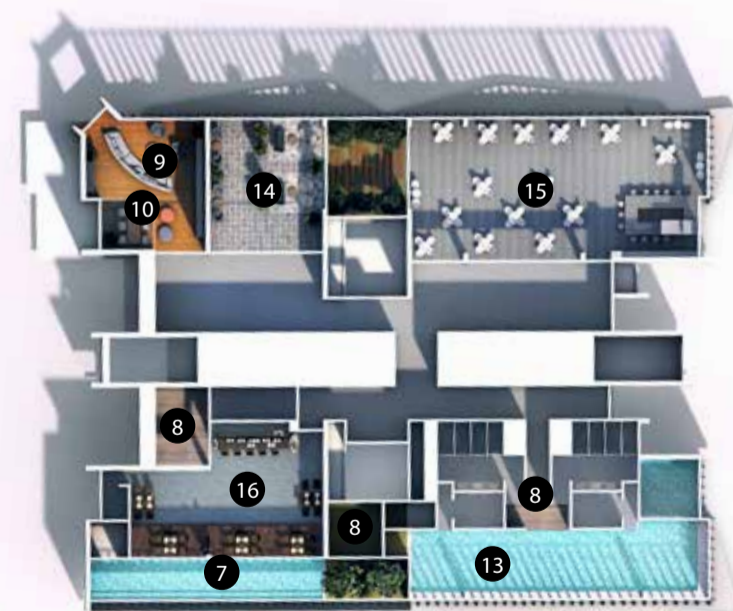
## LEVEL 36

Extend entertainment beyond the four walls of home up into the Sky Podium. Furnished to perfection, the sumptuously unexpected amenities and insta-gold spots will keep guests entertained in style all day long.

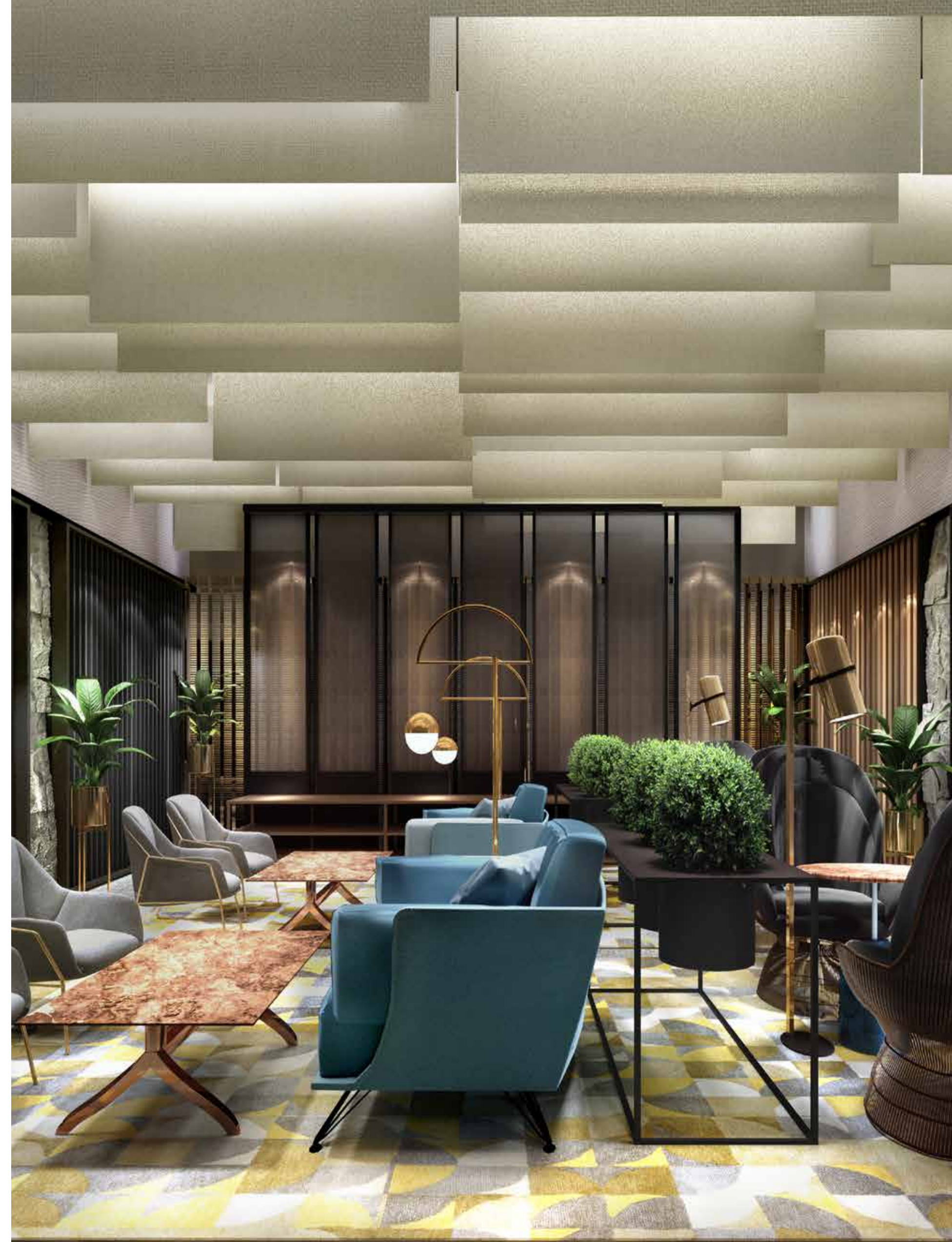
TOWER A



- 1 Sauna
- 2 Hot Spa
- 3 Cold Spa
- 4 Pool
- 5 Male Spa
- 6 Female Spa
- 7 Reflection Pool
- 8 Deck
- 9 Reading Room
- 10 Study Room
- 11 Yoga Room
- 12 Sky Gym
- 13 Heated Aqua Gym
- 14 Tea Lounge
- 15 Sky Lounge
- 16 Gourmet Dining



TOWER B



Tea Lounge



*inhale*  
TAKE IT  
all in...

*exhale*  
AND  
take off





SOME  
*Like*  
IT Hot

Heated Aqua Gym

TOO  
*Cool*  
TO Rule

Crescent Sand Beach

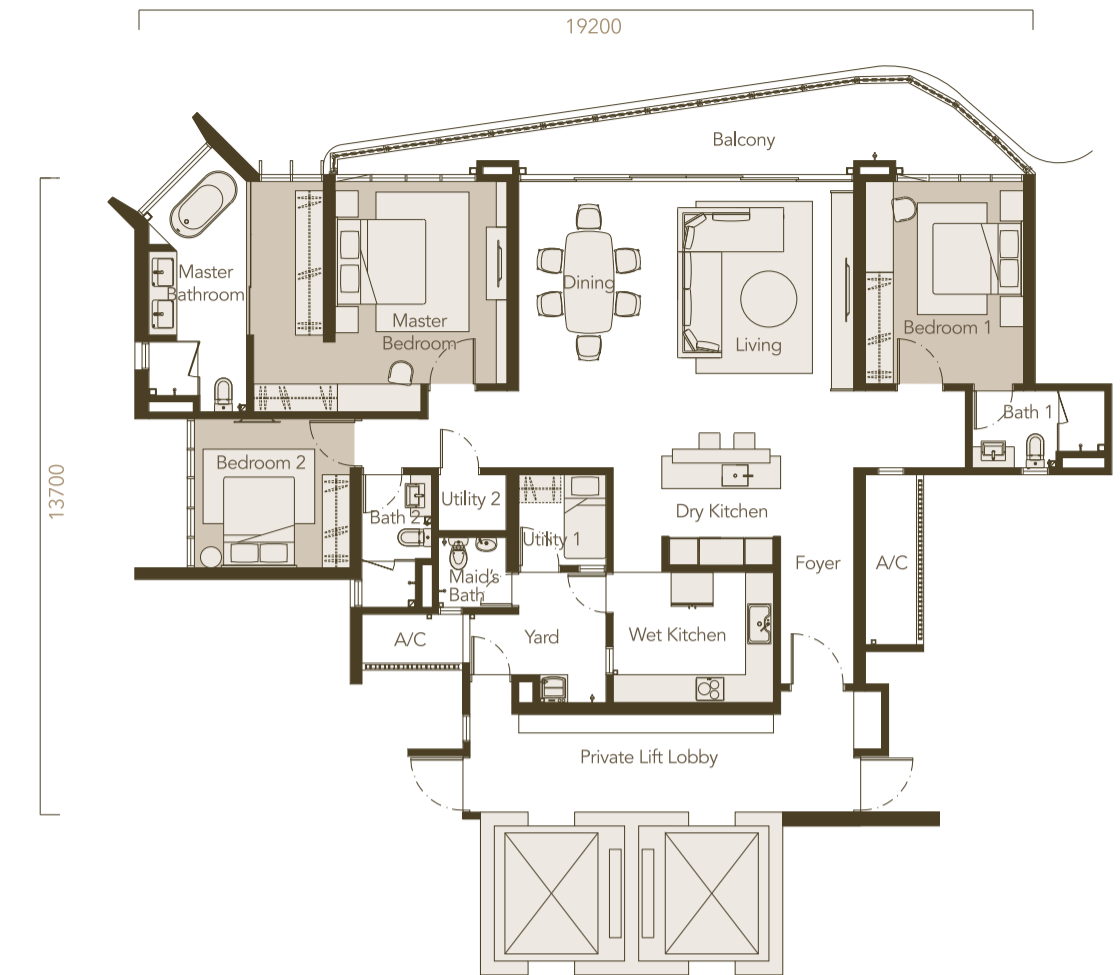
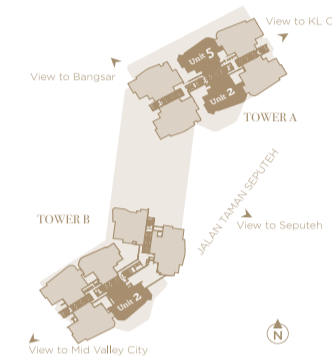


# SKY SUITES

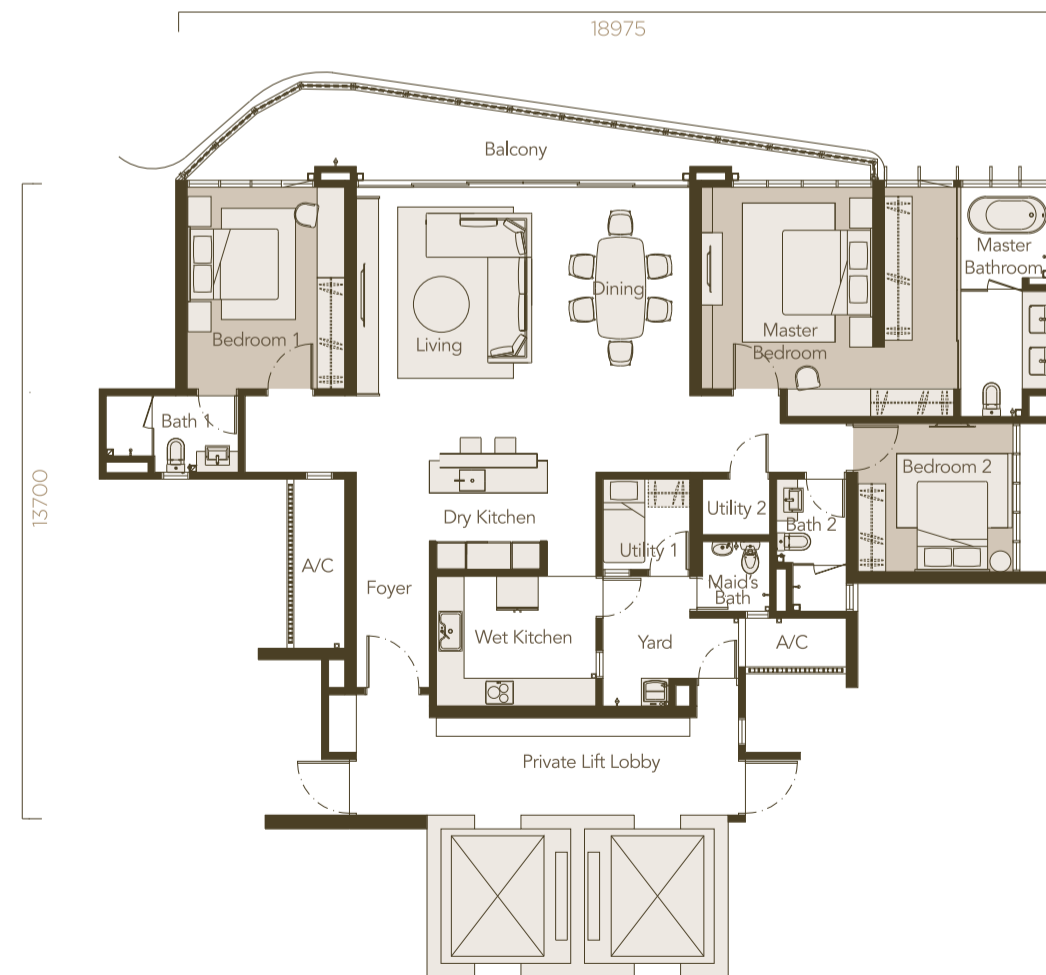
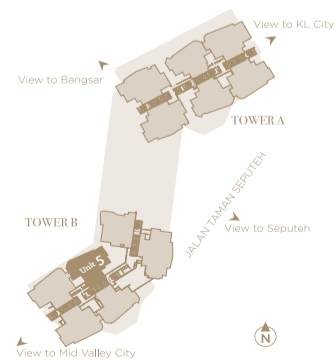
Modern condos for modern lives



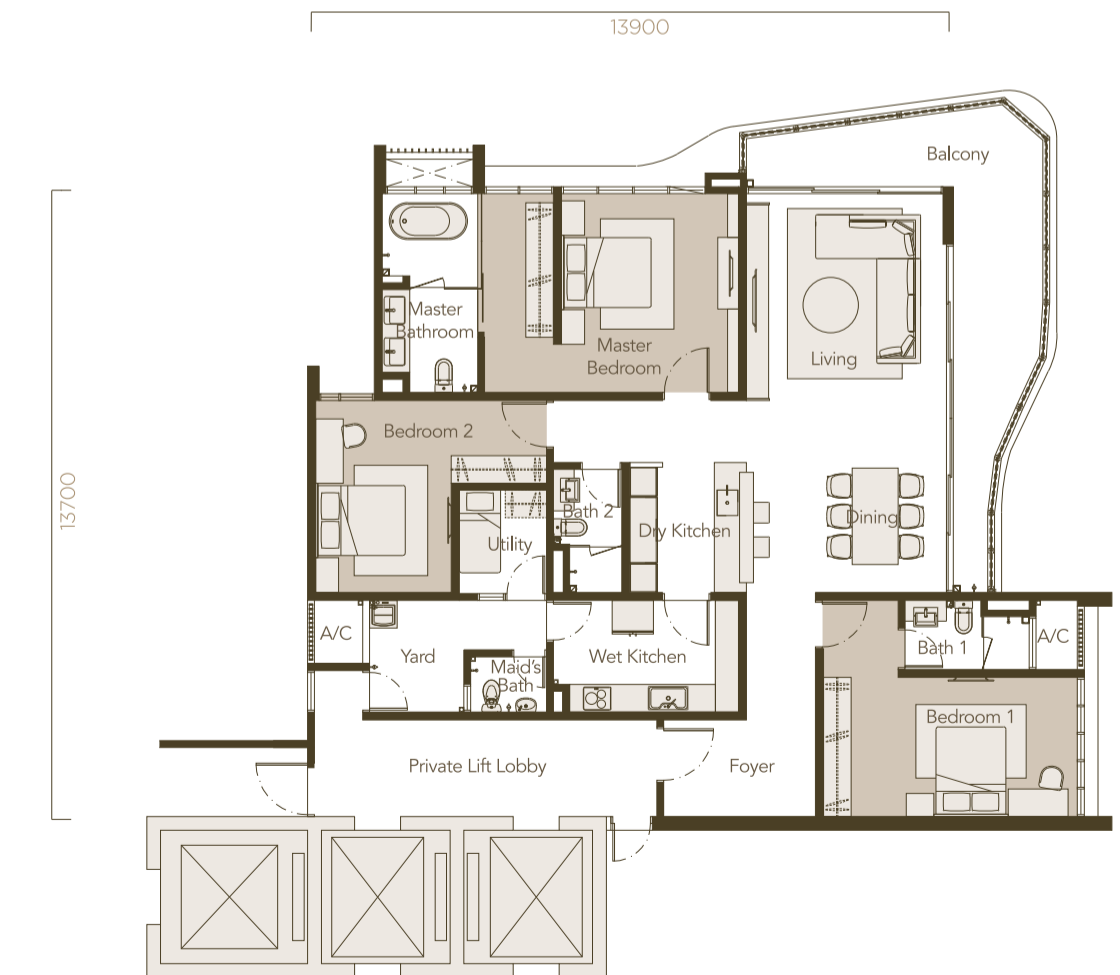
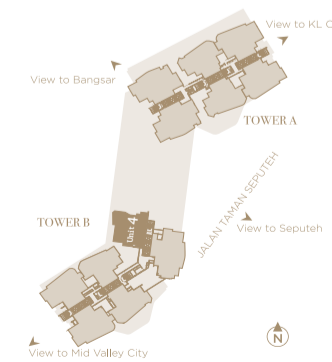
**Type B**  
 2,379 sq. ft.  
 221 m<sup>2</sup>  
 3 | 4



**Type A**  
 2,357 sq. ft.  
 219 m<sup>2</sup>  
 3 | 4



**Type F**  
 2,347 sq. ft.  
 218 m<sup>2</sup>  
 3 | 4

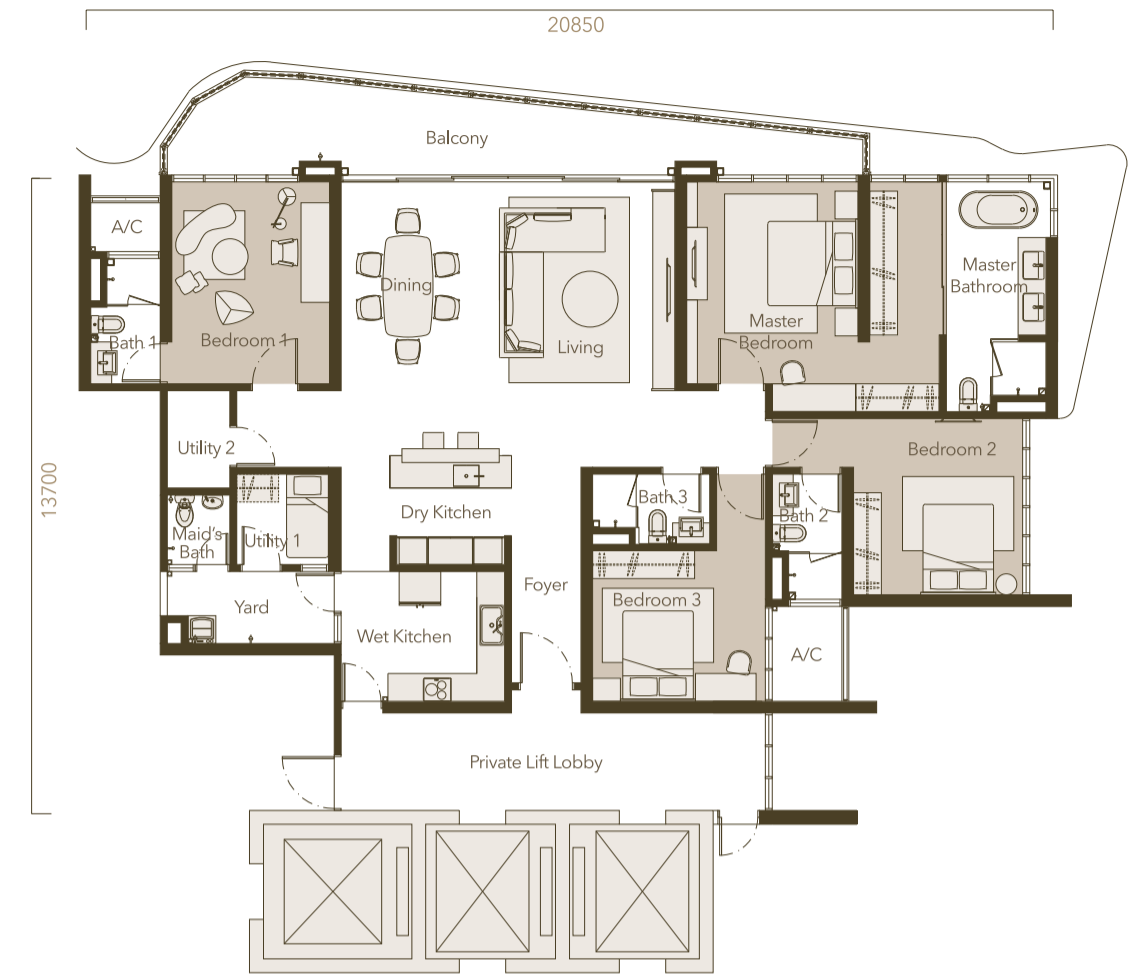
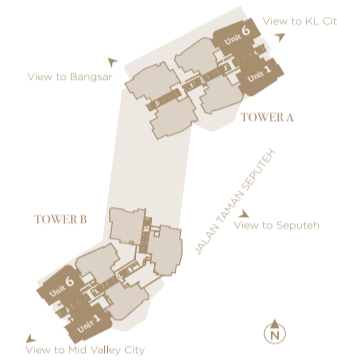




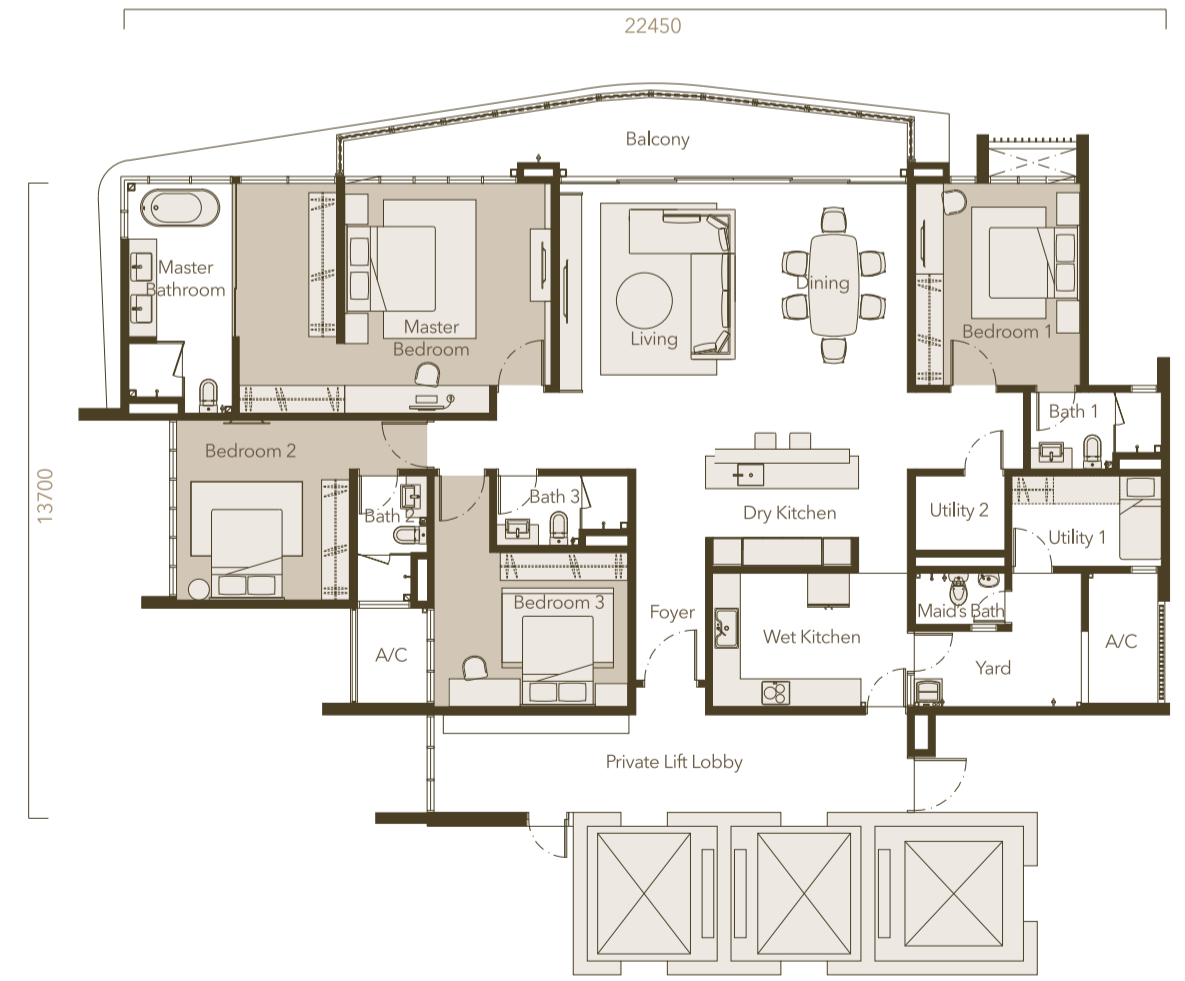
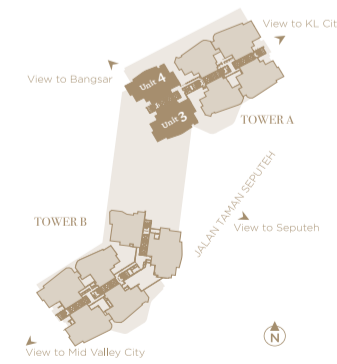


SKY BUNGALOWS  
Luxe condos for  
multigenerational families

**Type C**  
2,680 sq. ft.  
249 m<sup>2</sup>  
4 | 5



**Type D**  
2,863 sq. ft.  
266 m<sup>2</sup>  
4 | 5



Disclaimer: These are the floor plans for Level 8. Kindly note that floor plans may differ from floor to floor due to the tower's unique facade design.

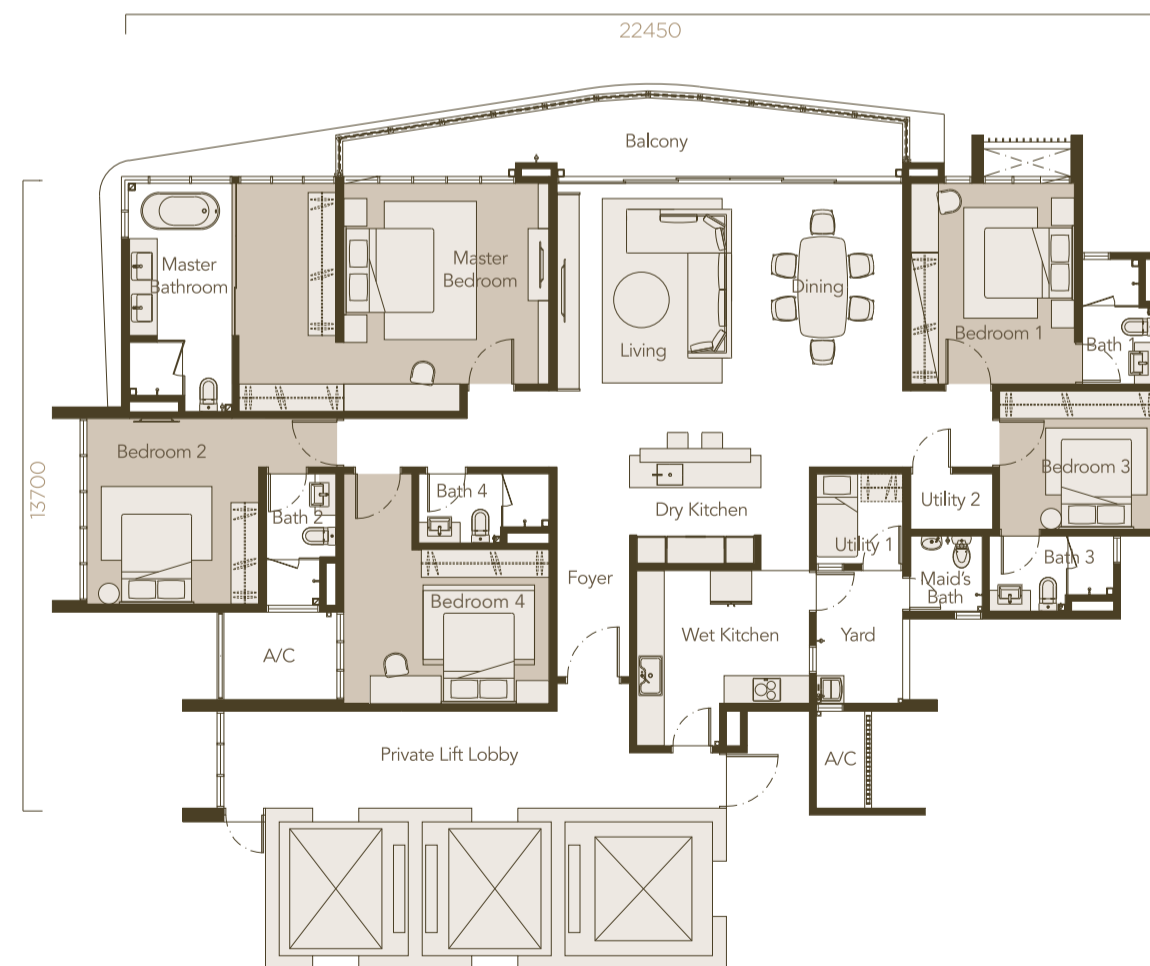
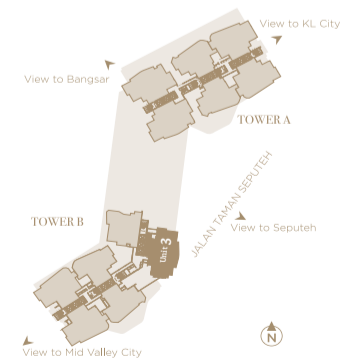


# SKY MANSIONS

The next level in condo living



**Type E**  
 2,992 sq. ft.  
 278 m<sup>2</sup>  
 5 | 6



## General Specifications







STRUCTURE	Reinforced Concrete						
ROOF	Reinforced Concrete Flat Roof / Metal Deck Roof						
WALL	External Walls	Brick Wall / Reinforced Concrete Wall / Fixed Glass Panel					
	Internal Walls	Brick Wall / Reinforced Concrete Wall					
WINDOWS	Powder Coated Aluminium Frame Glass Windows						
DOORS	Entrance	Fire Rated Timber Door					
	Others	Timber Flush Door / Powder Coated Aluminium Frame Glass Sliding Door / Frameless Glass Sliding Door / Fire Rated Door, Where Applicable					
IRONMONGERY	Quality Locksets & Accessories						
CEILING FINISHES	Skimcoat / Plaster Ceiling						
FLOOR FINISHES	Living / Dining / Dry Kitchen / Foyer / Private Lift Lobby	Porcelain Tiles					
	Wet Kitchen / Utility / Yard	Porcelain Tiles					
	Balcony	Porcelain Tiles					
	Master Bedroom / Bedrooms	Engineered Timber Flooring					
	Master Bathroom	Granite					
	Bathrooms	Porcelain Tiles					
WALL FINISHES	Master's Bathroom	Ceramic Tiles					
	A/C Ledge	Cement Render					
	External Walls	Weathershield Paint					
	Internal Walls	Emulsion Paint					
	Wet Kitchen	Porcelain Tiles Up To Ceiling Height					
	Master Bathroom	Marble Up To Ceiling Height					
SANITARY FITTINGS	Bathrooms	Porcelain Tiles Up To Ceiling Height					
	Maid's Bathroom	Ceramic Tiles Up To Ceiling Height					
	Master Bathroom	- Long Bath With Mixer Tap	- Basin Mixer Tap				
		- Water Closet	- Paper Holder				
	Bathrooms	- Wash Basin	- Hand Bidet				
		- Shower Mixer Set	- Towel Rail				
Maid's Bathroom	- Water Closet	- Paper Holder					
	- Wash Basin	- Hand Bidet					
Maid's Bathroom	- Shower Mixer Set	- Towel Rail					
	- Basin Mixer Tap	- Paper Holder					
Maid's Bathroom	- Shower Rose	- Bib Tap					
	- Water Closet	- Soap Holder					
Maid's Bathroom	- Basin Tap						
BUILT-IN	Kitchen Cabinet At Kitchen						
ELECTRICAL APPLIANCES	Hob, Hood, Microwave Oven, Refrigerator, Washer, Dryer						
ELECTRICAL INSTALLATIONS	ITEMS	TYPE A	TYPE B	TYPE C	TYPE D	TYPE E	TYPE F
	Lighting Point	34	34	38	38	42	33
	Power Point	31	31	33	33	36	30
	Ceiling Fan Point	5	5	6	6	7	5
	Air Conditioner Split Unit	5	5	6	6	7	5
	Water Heater	3	3	4	4	5	3
	Water Heater Point (Wet Kitchen)	1	1	1	1	1	1
	Telephone Point	2	2	2	2	2	2
	Video Intercom	1	1	1	1	1	1
	Fibre Optic	1	1	1	1	1	1
	SMATV Point	2	2	2	2	2	2
	Door Bell	1	1	1	1	1	1
	Hood Point	1	1	1	1	1	1
	Hob point	1	1	1	1	1	1

Disclaimer: These are the floor plans for Level 8. Kindly note that floor plans may differ from floor to floor due to the tower's unique facade design.



# singularly close-knit

Live the blue-chip life at Setia Sky Seputeh, while discovering many amazing leisure and recreational avenues that are a short drive away from home with your loved ones.

-  **SHOPPING**
- Mid Valley City 1km
- The Gardens Mall 2km
- Bangsar Village 3km
- NU Sentral 4km
- Bangsar Shopping Centre 6km
- Kuala Lumpur City Centre (KLCC) 7km
  
-  **HEALTHCARE**
- Taman Desa Medical Centre 3.5km
- Pantai Hospital Kuala Lumpur 5km
- University Malaya Medical Centre 5km
- Prince Court Medical Centre 8.5km
  
-  **EDUCATION**
- Kuen Cheng High School 2.5km
- Alice Smith School (Primary Campus) 4km
- University of Malaya 5km
- Stella Maris International School 9km
  
-  **RECREATION**
- Kuala Lumpur Butterfly Park 4km
- Kuala Lumpur Bird Park 4km
- Perdana Botanical Gardens 6km
  
-  **PUBLIC TRANSPORT**
- Seputeh KTM Station 0.75km
- Mid Valley KTM Station 1km
- Bangsar LRT Station 2km
- Abdullah Hukum LRT Station 3.5km
- KL Sentral 4km
  
-  **GOLF CLUB**
- Royal Selangor Golf Club 8km
- TPC Kuala Lumpur 9km

Shuttle Service\*  
\*Terms & Conditions Apply

-  KTM KOMUTER
-  LRT KELANA JAYA
-  KLIA EXPRESS







### Ease of Transport

Next to Federal Highway and within walking distance of two KTM stations (Mid Valley and Seputeh) as well as the Abdullah Hukum LRT station, exceptional access and convenience is a given here.



### Pedestrian Links

A covered and lit pedestrian walkway connects residents directly to Mid Valley Megamall and KL Eco City.

## rewards of a lifetime



### Complimentary Shuttle Service

An exclusive shuttle service to nearby malls and amenities add to residents' convenience.

**Setia 10:90**

Just pay a 10% downpayment and one of these exclusive homes is yours for the choosing. Everyone is eligible - no special requirements, no progressive billing, just a 10% downpayment.





+603 2276 5252

[www.setiaskyseputeh.com.my](http://www.setiaskyseputeh.com.my)

Visit us at Setia Sky Seputeh Sales Galleria  
Gita Kasturi Sdn Bhd (953635-X)  
No 1, Jalan Taman Seputeh Satu,  
Taman Seputeh, 58000 Kuala Lumpur.

Monday - Friday (9am - 6pm)  
Saturday, Sunday & Public Holidays (10am - 6pm)

Stay Together. Stay Setia  
livelearnworkplay

Setia

Developer: Gita Kasturi Sdn Bhd (953635-X) • Address: S P Setia Berhad Corporation HQ, No.12, Persiaran Setia Dagang, Setia Alam, Seksyen U13, 40170 Selangor. • TOWER A: Developer's Licence No.: 14487-1/09-2022/02773 (L) • Validity: 11/09/2021 - 10/09/2022 • Sales & Advertising Permit No.: 14487-1/09-2022/02773 (P) • Validity: 11/09/2021 - 10/09/2022 • Total Units: 145 • Built-up Area: Type B: 2,379 sf • Type C: 2,680 sf • Type D: 2,863 sf • Selling Price: RM3,439,650.00 (min) - RM4,141,150.00 (max) • TOWER B: Developer's Licence No.: 14487-2/11-2022/03404(L) • Validity: 30/11/2021 - 29/11/2022 • Sales & Advertising Permit No.: 14487-2/11-2022/03404(P) • Validity: 30/11/2021 - 29/11/2022 • Total Units: 145 unit • Built-up Area: Type A: 2,357 sf • Type B: 2,379 sf • Type C: 2,680 sf • Type E: 2,992 sf • Type F: 2,347 sf • Selling Price: RM3,562,900 (min) - RM 4,463,800.00 (max) • Building Plans Approving Authority: Dewan Bandaraya Kuala Lumpur • Building Plans Ref. No.: BP S1 OSC 2015 3095 • Expected Date of Completion: December 2022 • Land Tenure: Freehold • Land Encumbrances: Nil • Type of Property: Condominium • Bumiputera Discount: 5% • Restriction in Interest: N/A. \*DISCLAIMER: All information contained herein is subject to changes without notification as may be required by the relevant authorities and cannot form part of an offer or contract. Whilst every care has been taken in providing this information, the owner, developer and managers cannot be held liable for variations. All illustrations and pictures are artist impressions only. The items are subject to variation, modifications and substitutions as may be recommended by the relevant approving authorities.



**Setia**