

SKYbreeze

LUXURY IN THE SKY

LUXURY EMANATES
FROM EVERY DETAIL,
EVERY NOOK
AND CORNER...



A BREATH OF FRESH AIR

Step into Sky Breeze suites and be embraced by luxury that's as subtle and satisfying as a spring breeze. Every minute detail necessary for the tastefully luxurious and modern lifestyle you desire has been put in place.

Sky Breeze soars to the height of 28 storeys in Bukit Indah, at the heart of Iskandar Malaysia. This landmark sits on 1.46 acres of prime land right next to the award-winning 20-acre Bukit Indah Town Park.

Everything is within reach, whether you need to travel far and wide or stay close to home. Sky Breeze is strategically located so that key destinations are just a drive away. What's more, a short walk brings you to all the amenities you would need for the good life.

BREEZE THROUGH EVERY DAY

Sky Breeze promises a life of ease and delight. Enjoy a range of facilities set in a resort-like environment. These include an infinity swimming pool, children's pool and playground, gym, BBQ pit, reflexology path, jogging track and sauna.

Extensive lifestyle amenities as well are available just a short walk away, across the road or round the corner. Sky Breeze is conveniently located near Bukit Indah Commercial Hub, AEON shopping centre, Bukit Indah Convention Centre and a swathe of shopping, dining and entertainment opportunities.

Of course, whenever the need to commune with Nature arises, the 20-acre Bukit Indah Town Park is right next door, offering a wide range of active and passive recreational options.





AS THE WIND BLOWS

Strategically located in Bukit Indah, Iskandar Malaysia, Sky Breeze is superbly served by a network of highways such as the Eastern Dispersal Link (EDL), Lebuhraya Persisiran Pantai (Coastal Highway), North-South Expressway and Second Link Expressway. Best of all, commuting to Johor Bahru city takes mere minutes.

3km to Medical Hub

9km to LEGOLAND Malaysia, Medini Shopping Mall, Sanrio Hello Kitty Town and The Little Big Club

10km to Marlborough College and Newcastle University Medical Malaysia (NUMed) in EduCity, Iskandar Malaysia

13km to Johor Bahru city centre via the Coastal Highway

24km to Tenby International School in Setia Eco Gardens

26km to Singapore via the Second Link Expressway

29km to Senai International Airport



BRIGHT AND BREEZY

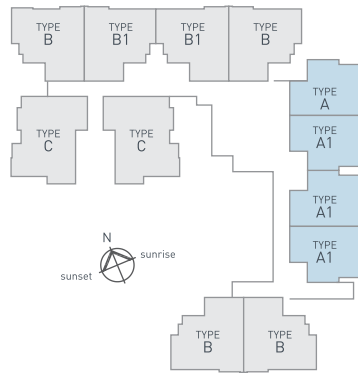
Sky Breeze offers just 234 units that redefine spaciousness, serenity and refined luxury. Each two or three bedroom suite boasts a generously sized balcony, lofty high ceilings as well as ample and practical floor space. Each unit also comes with a kitchen and yard.

All the units have a north, south or east orientation with large windows to allow in as much natural light as possible while avoiding the intense glare of the afternoon sun.

Sky Breeze provides security system which requires smart card access at the guard house and lobby door. There is also 24-hour guard patrol to give you peace of mind.

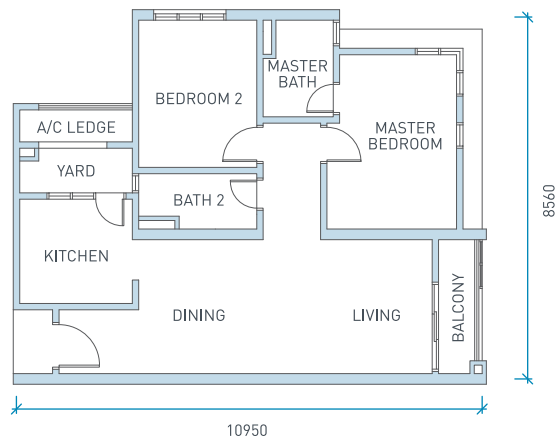


FLOOR PLAN



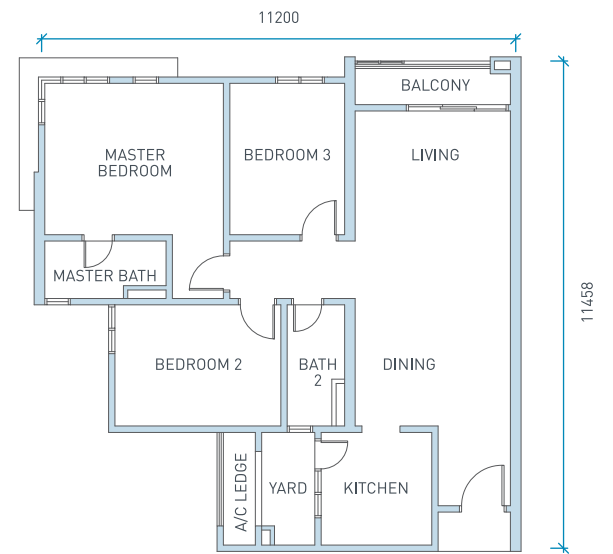
TYPE A CORNER

Built-Up Area :
861 sq.ft.



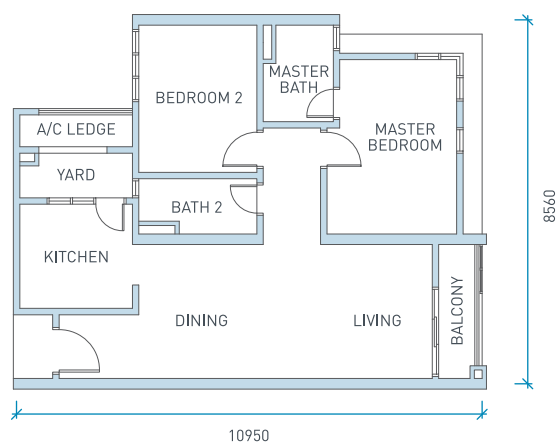
TYPE B CORNER

Built-Up Area :
1,130 sq.ft.



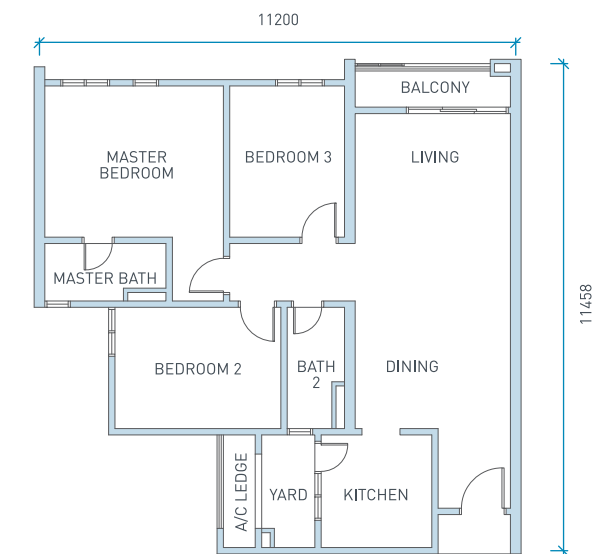
TYPE A1 INTERMEDIATE

Built-Up Area :
861 sq.ft.

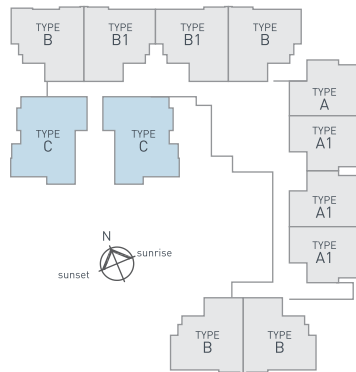


TYPE B1 INTERMEDIATE

Built-Up Area :
1,130 sq.ft.

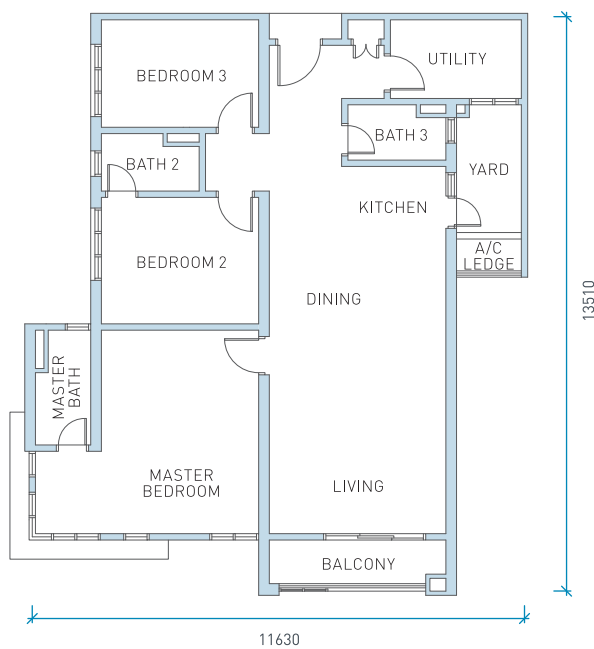


FLOOR PLAN



TYPE C

Built-Up Area :
1,334 sq.ft.



SPECIFICATIONS

Structure	Reinforced concrete structure
Walls	Reinforced concrete wall / Brick wall
Roofing covering	Reinforced concrete roof
Roof framing	Steel roof truss
Ceiling	Skim coat / Plaster ceiling / Asbestos-free ceiling board
Windows	Aluminium framed glass windows
Doors	Fire-rated door / Plywood flush door / Aluminium framed glass sliding door
Ironmongery	Quality locks
Wall Finishes	2100 mm height ceramic tiles where applicable to kitchen Full height ceramic tiles to bathrooms

Floor Finishes

Type A, A1, B, B1, C

Living / Dining	Ceramic tiles
Bedrooms / Bathrooms	Ceramic tiles
Utility / Yard / Balcony / Kitchen	Ceramic tiles
Other areas	Cement render

Sanitary and Plumbing Fittings

	A	A1	B	B1	C
Kitchen sink	1	1	1	1	1
Wash basin	2	2	2	2	3
Soap holder	2	2	2	2	3
Toilet roll holder	2	2	2	2	3
Shower rose	2	2	2	2	3
W.C.	2	2	2	2	3

Electrical Installation

	A	A1	B	B1	C
Lighting point	13	13	14	14	15
Power point (13A)	13	13	15	15	15
Ceiling fan point	3	3	4	4	4
TV point	2	2	2	2	2
Water heater point	2	2	2	2	3
Aircon point	3	3	4	4	4
Door bell point	1	1	1	1	1

Internal Telephone Trunking and Cabling

	A	A1	B	B1	C
	1	1	1	1	1

Fencing*	N/A
Turfing*	N/A
Gas piping*	N/A

NOTE

The Vendor shall at its own cost and expense install or construct all of the items listed above in accordance to the description set out for the item or items marked with an * which may be deleted if not applicable.



BUKIT INDAH

the address

+607 241 2255
www.spsetia.com
livelearnworkplay

S P Setia Project Management Sdn Bhd (Co. No. 246695-X)

Bukit Indah (Johor) Sdn Bhd (307260-V)

Wisma S P Setia Sales Gallery, S3-0111, Indahwalk 3, Jalan Indah 15, Taman Bukit Indah, 81200 Johor Bahru, Johor

T: +607-241 2255 **F:** +607-241 5955 **GPS Coordinates:** N1° 28'48.295 E103° 39'27.374

Operation Hours: Mon – Sat 9:00am – 6:00pm, Sun & P/H 10:00am – 6:00pm

Disclaimer: ** Despite careful and well planned measures, the nature of crime is that it is not possible to provide absolute safety and security. Therefore the occupant and the users of the property/facilities do so at their own risks and the developer or service providers cannot be held for any injuries, death, loss or damage to property or self however arising in respect of or in connection with the provision, quality and maintenance of service or lack or shortcoming thereof. Hourly patrolling for overall development is subject to developer's discretion.

Setia