



FREEHOLD SERVICED APARTMENT



The Newest Hallmark of Taman Perling

A home of pure beauty and a haven for holistic living. It is a true aesthetic set in the core of city's liveliest region - Taman Perling.

Delivering a total of 25 floors with 3 distinctive layouts, this signature Serviced Apartment by S P Setia is another formidable force that will transform the landscape with potential and elegance. Here, life will find its roots stronger than ever with a myriad of amenities at close reach and accessibility beyond ease.



BUILDING SPECIFICATIONS

Structure	: Reinforced Concrete
Walls	: Reinforced Concrete / Brick
Roof Covering	: Reinforced Concrete
Ceiling	: Skim Coating / Plaster Board
Windows	: Aluminium Frame Glass Window
Doors	: Fire Rated Door (Main Entrance) / Flush Door Aluminium Frame Glass Sliding Door
Ironmongery	: Quality lockset
Wall Finishes	
(a) Intern Wall	: Cement Plaster and paint / Skim Coat & Paint
(b) Bathr	: Tiles up to 2100mm height
(c) Kitc	: Tiles up to 1500mm height, Cement Plaster and Paint

Floor Finishes	
(a) Foyer / Living / Dining / Kitc	: Tiles
(b) Bedroom	: Tiles
(c) Bath	: Tiles
(d) Yard	: Tiles
(e) Balcony	: Tiles
(f) Private Enclosed Sp (Type A1, B1 & C1)	: Tiles

Sanitary & Plumbing Fittings

	TYPE A/A1	TYPE B/B1	TYPE C/C1
Kitchen sink	1	1	1
Wash basin	1	2	2
Toilet roll holder	1	2	2
Shower rose	1	2	2
Water closet	1	2	2

Electrical Provision

	TYPE A/A1	TYPE B/B1	TYPE C/C1
Lighting Point	11	15	16
13A Power Point	13	15	15
15A Power Point (Kitchen Hob)	1	1	1
15A Power Point (For Aircond)	2	3	4
Ceiling Fan Point	2	3	4
TV Point	2	2	2
Water Heater Point	1	2	2
Door Bell Point	1	1	1

Unrivalled Comfort,
From Within to Beyond

Step into a home that welcomes you with modern, functional design element, and thoughtful everyday comforts. Expansive windows fill each space with an abundance of natural light, showcasing breathtaking panoramic views.



Functional Layout



Freehold



Vibrant Lifestyle



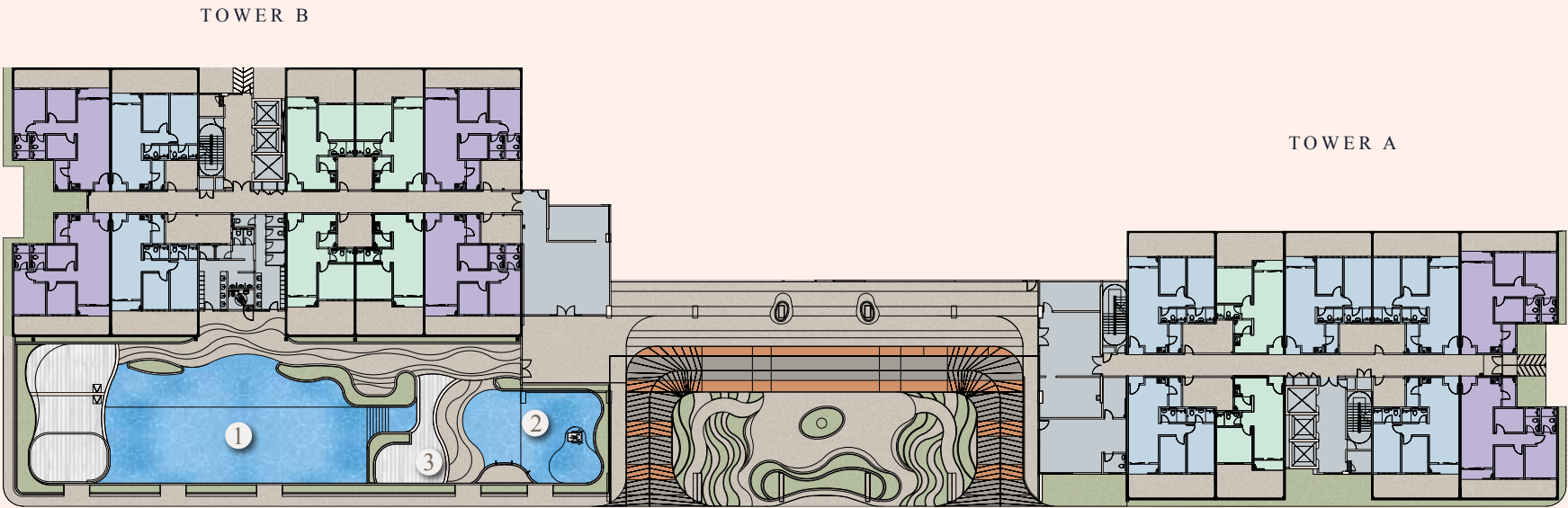
Maximum Natural Light



Balcony

Note: All the above items are subjected to variations, modifications and substitutions as required by the relevant authorities or recommended by the architect, engineer or the developer

FLOOR PLAN
•LEVEL 1



FACILITIES | LEVEL 1

1. Swimming Pool 2. Kid's Pool 3. Sun Deck



Key card for
main access and lift lobby



24-hour
CCTV surveillance

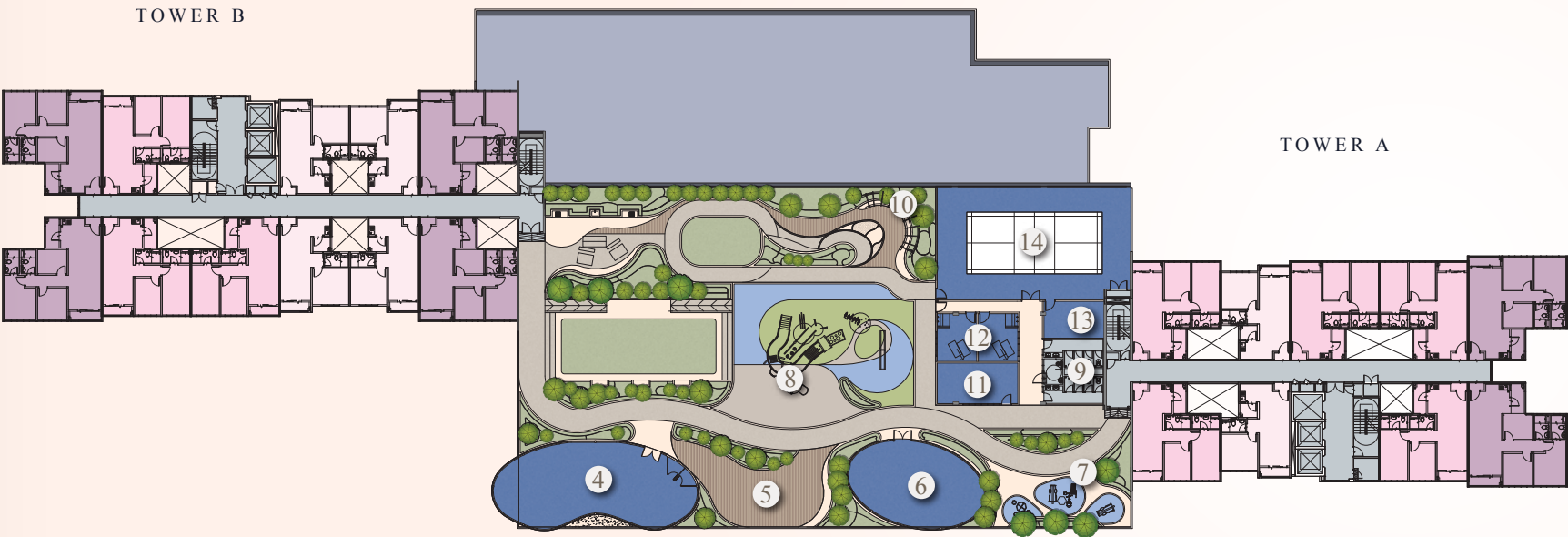


24/7
Security

Secured Living,
Well-Curated Facilities



FLOOR PLAN
•LEVEL 9

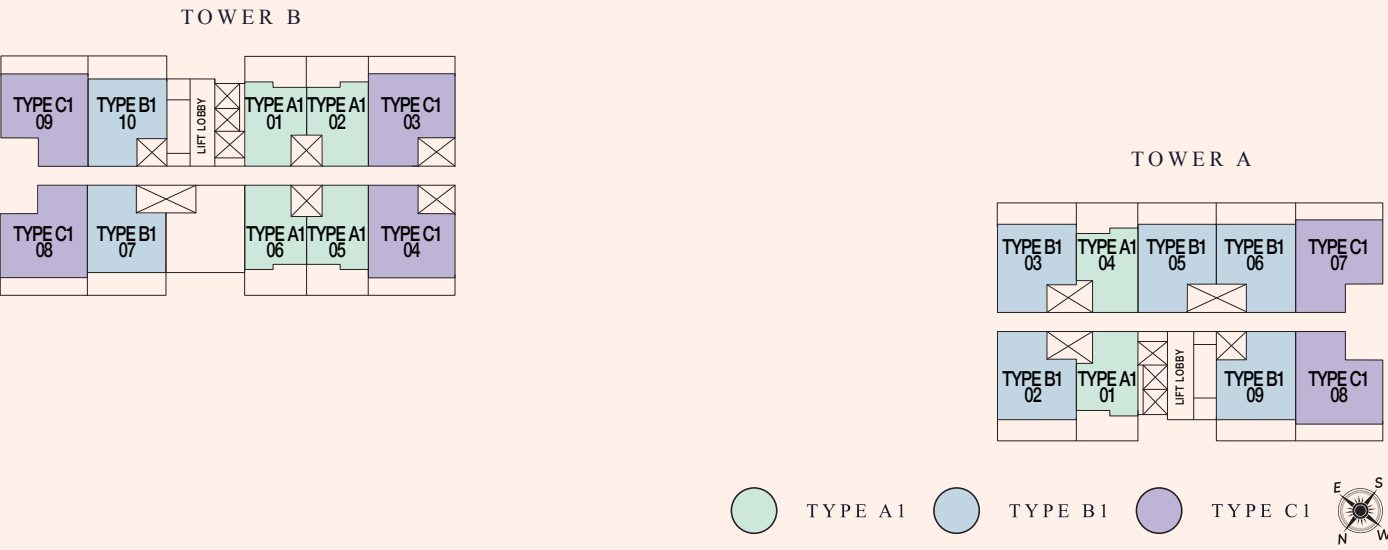


FACILITIES | LEVEL 9

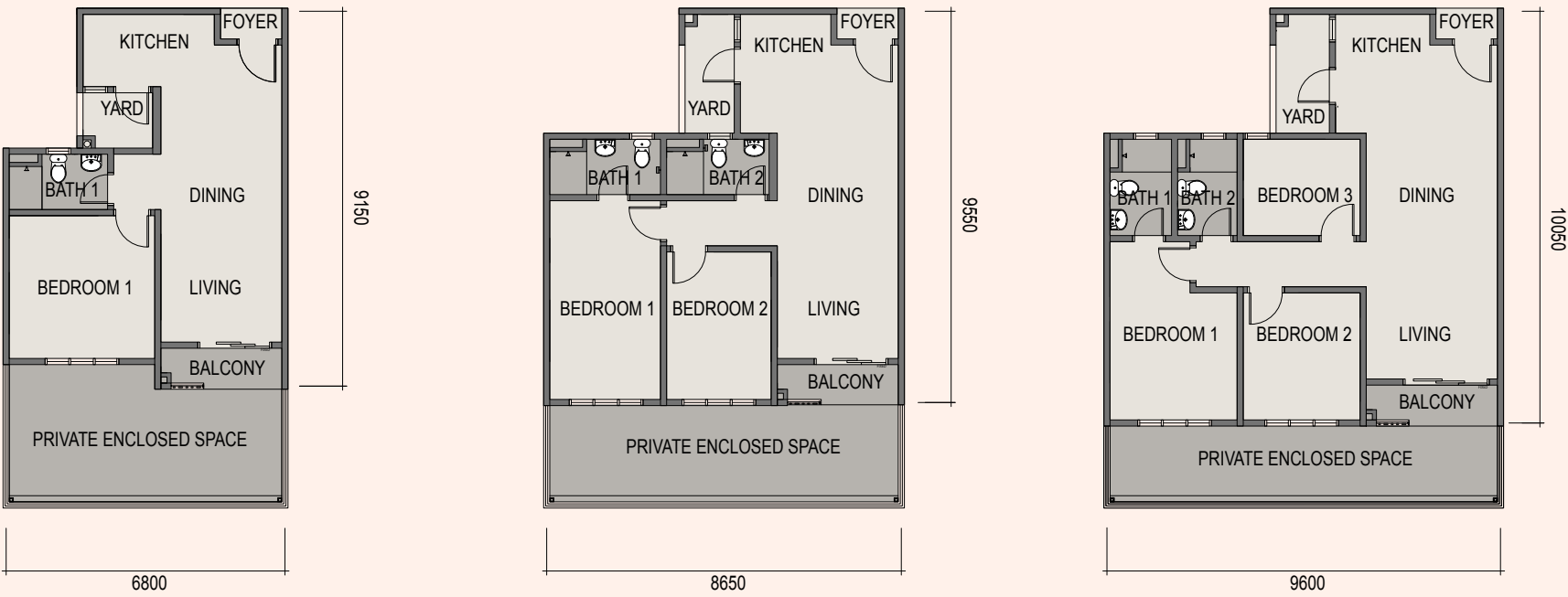
4. Gymnasium 5. BBQ Area 6. Multipurpose Room 7. Outdoor Gymnasium 8. Kid's Playground 9. Rest Room
10. Follies Garden 11. Recreation Room 12. Surau 13. Utility Room 14. Multipurpose Hall



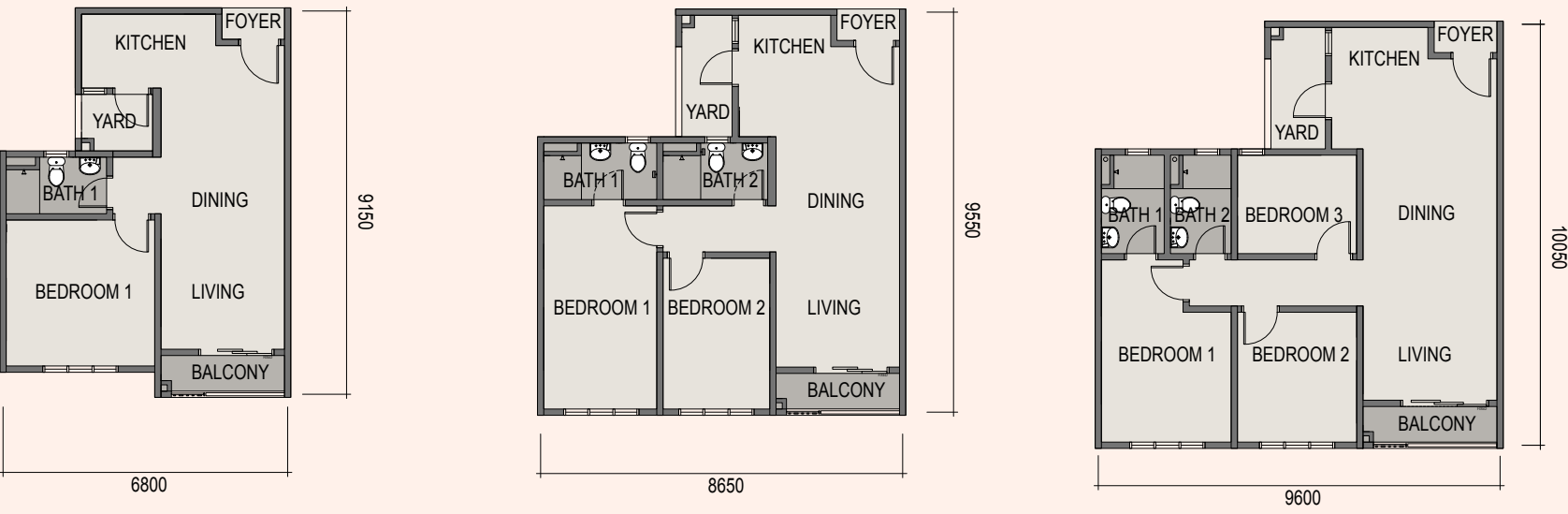
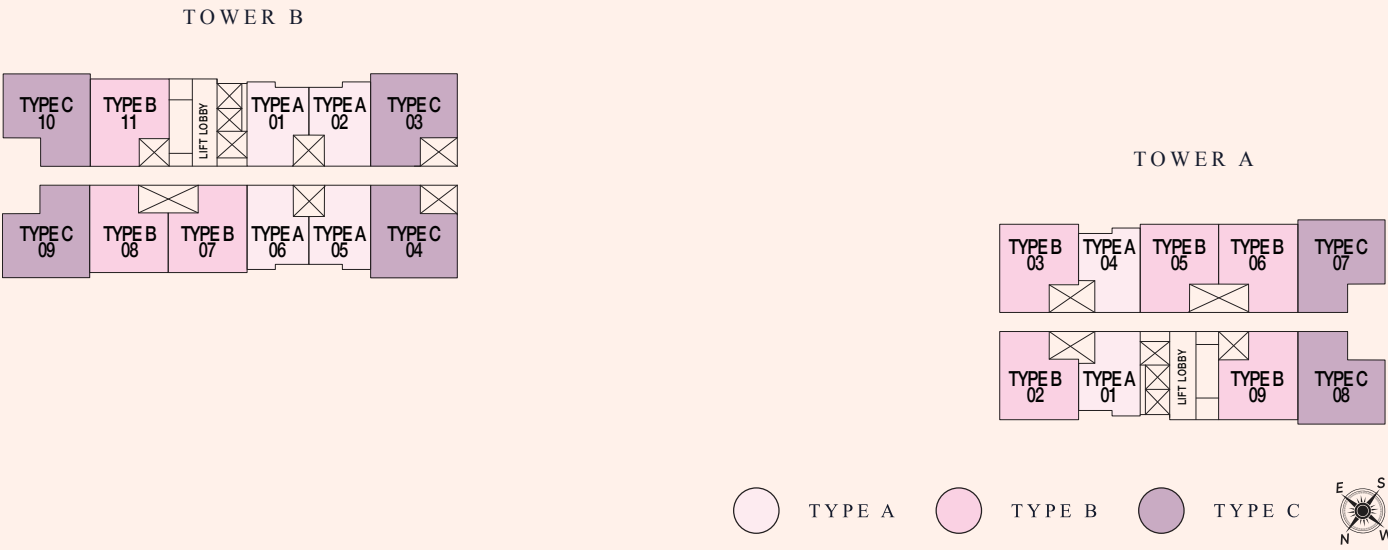
FLOOR PLAN
•LEVEL 1



UNIT PLAN



FLOOR PLAN
•LEVEL 2 - 25





Seamless Connectivity to Major Routes

Sky Curve stands out for its close proximity to surrounding amenities, such as educations, banking, essentials, medical, and recreation. Along with the direct access to several major highways, you may find living here provides an abundance of ease while cutting short your daily commute from anywhere in the city.





Stay Together. Stay Setia
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Sky Curve • Serviced Apartment • Housing Developer's License No.: 673/06-2028/1427(R) • Validity Period: 16/06/2023 - 15/06/2028 • Advertising & Sales Permit No.: 673-12/04-2028/0324(A)-(S) • Validity Period: 25/04/2025 - 24/04/2028 • Expected Date of Completion: June 2029 • Approving Local Authority: Majlis Bandaraya Iskandar Puteri / Building Plan Reference No.: MBIP(JB)RP/8/10/2024(30) • SiFUS Reference No.: PTG/SiFus/11/02/03/303/5/2025 • Land Tenure: Freehold • Land Charge: Free From Encumbrances • Total Units Tower A: 225 units – (Min): RM454,000.00 (Max): RM809,000.00 • Total Units Tower B: 274 units – (Min): RM454,000.00 (Max): RM803,000.00 • 15% Discount For Bumiputera • Restriction In Interest: Nil

Sekatan-sekatan Kepentingan: (i) Tuan tanah selepas nama Pemaju tidak boleh menjual, mencagar, menggadai, memajak atau memindahmilik dengan apa cara sekalipun termasuklah menggunakan segala surat perjanjian yang bertujuan untuk melepaskan/menjual tanah ini tanpa persetujuan Pihak Berkuasa Negeri. (ii) Tuan Tanah tidak dibenarkan menjual unit-unit (parcel) bangunan yang akan dibina di atas tanah ini melainkan bangunan telah mula dibina mengikut pelan yang diluluskan oleh Pihak Berkuasa Tempatan yang berkenaan. (iii) Pecahan hakmilik strata daripada hakmilik ini tidak boleh dijual atau dipindahmilik dengan apa cara sekalipun kepada Bukan Warganegara/Syarikat Asing tanpa persetujuan Pihak Berkuasa Negeri.

Developer: Pelangi Sdn Bhd

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA • MAKLUMAT PEMAJUAN DAN IKLAN YANG DILULUSKAN BOLEH DISEMAK DI PORTAL TEDUH.KPKT.GOV.MY