

The logo for SKY Curve @ TAMAN PERLING. It features a stylized blue bird icon to the left of the text "SKY" in blue, "Curve" in orange script, and "@ TAMAN PERLING" in orange below it.

**SKY**  
*Curve*  
@ TAMAN PERLING

FREEHOLD SERVICED APARTMENT



## The Newest Hallmark of Taman Perling

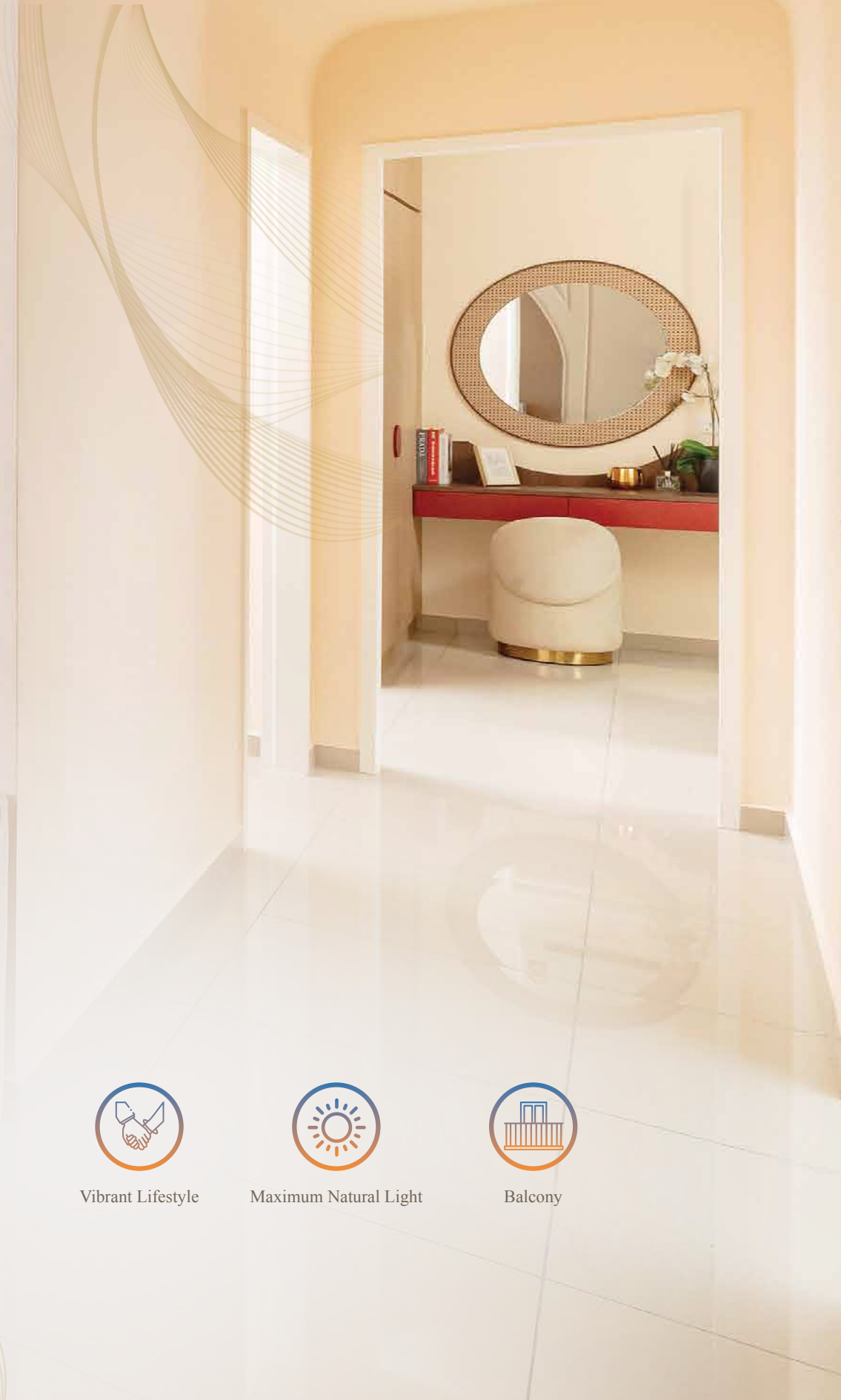
A home of pure beauty and a haven for holistic living. It is a true aesthetic set in the core of city's liveliest region - Taman Perling.

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.



# 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

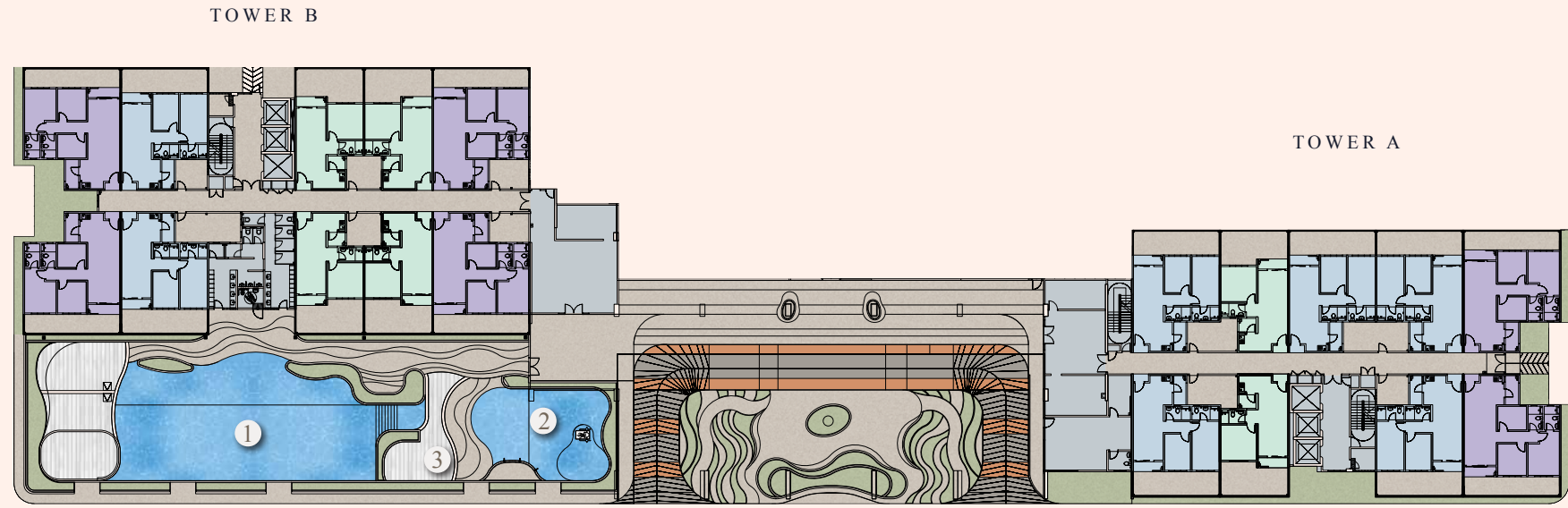


Maximum Natural Light



Balcony

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

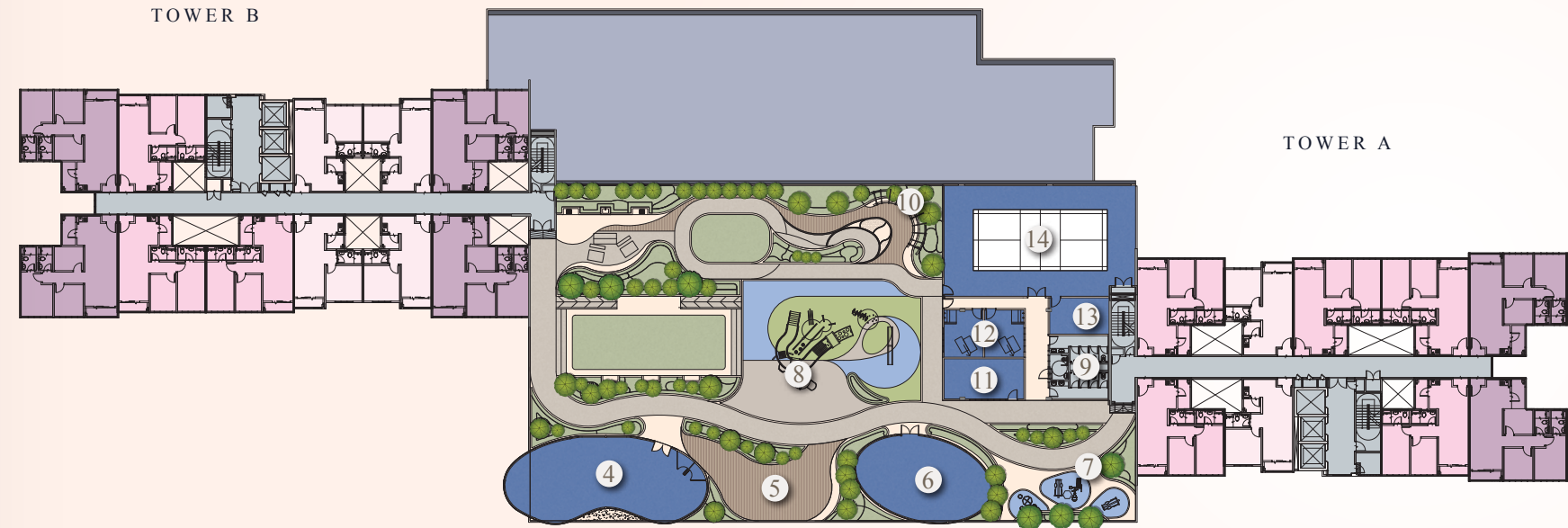


24/7  
Security

## Secured Living, Well-Curated Facilities



FLOOR PLAN  
•LEVEL 9

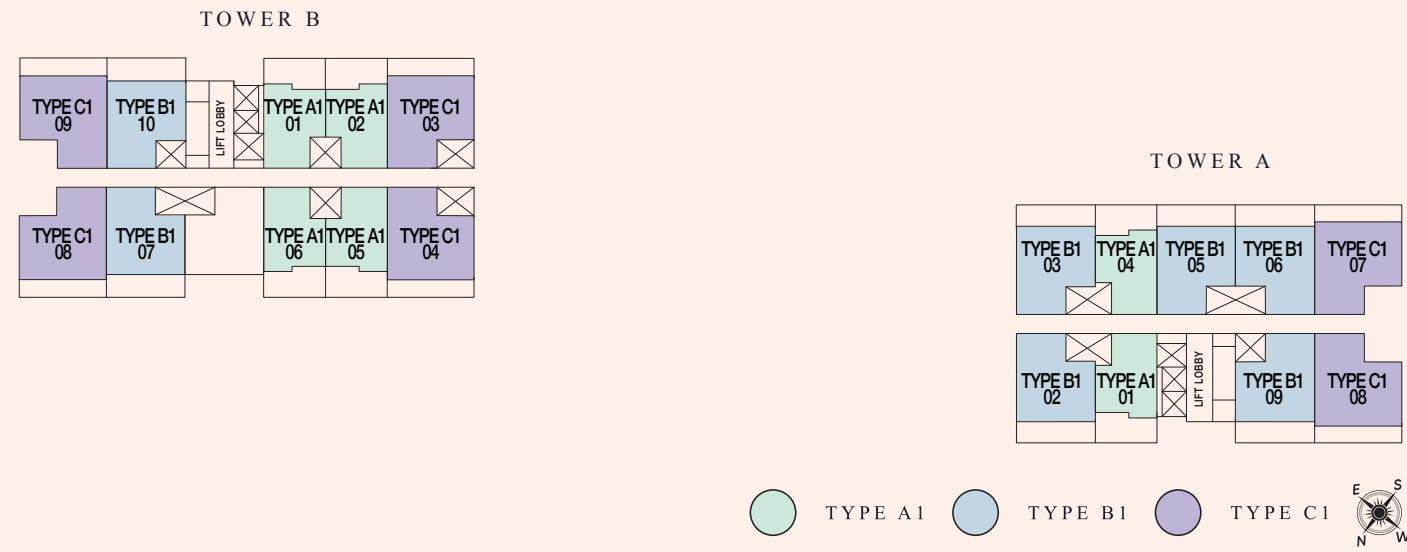


FACILITIES | LEVEL 9

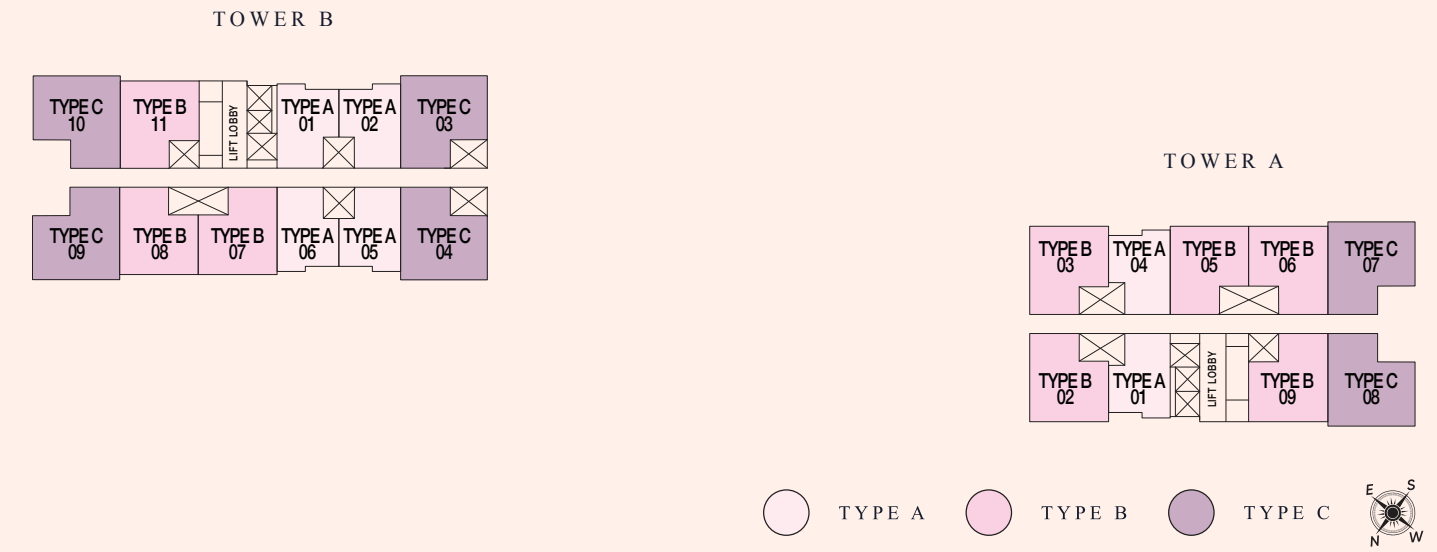
- 4. Gymnasium
- 5. BBQ Area
- 6. Multipurpose Room
- 7. Outdoor Gymnasium
- 8. Kid's Playground
- 9. Rest Room
- 10. Follies Garden
- 11. Recreation Room
- 12. Surau
- 13. Utility Room
- 14. Multipurpose Hall



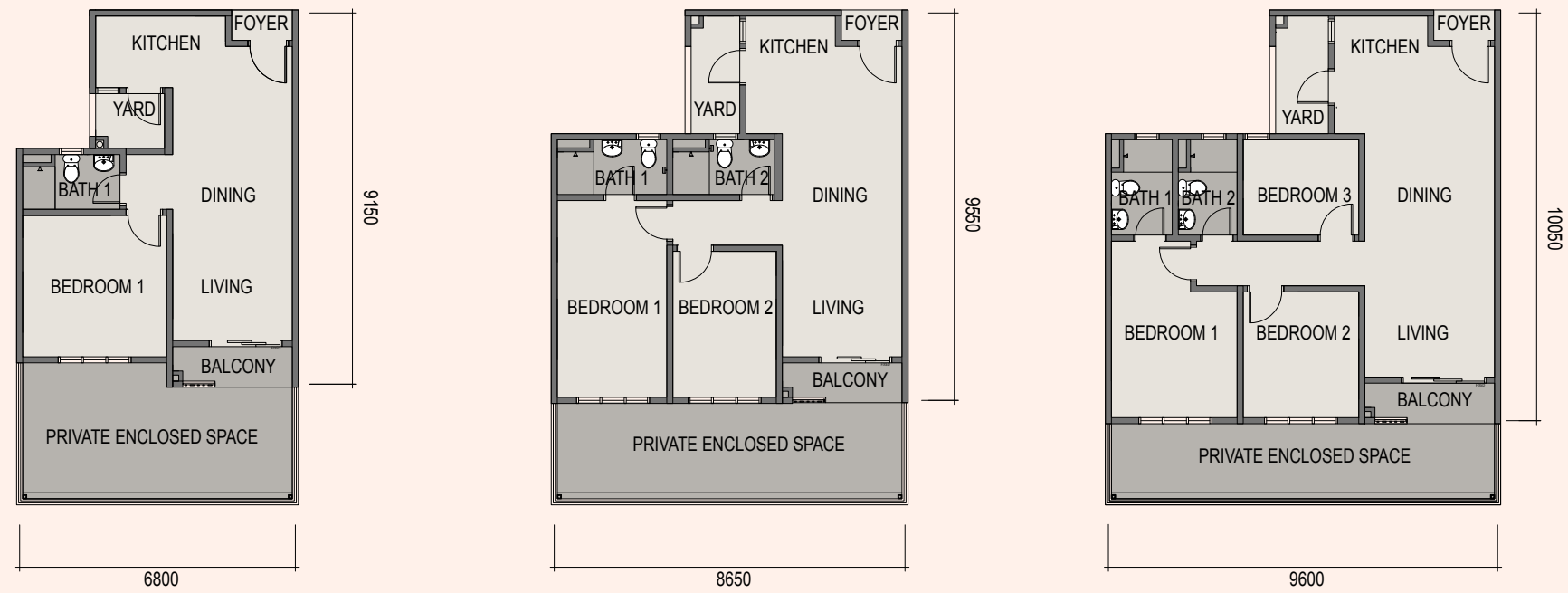
FLOOR PLAN  
•LEVEL 1



FLOOR PLAN  
•LEVEL 2 - 25



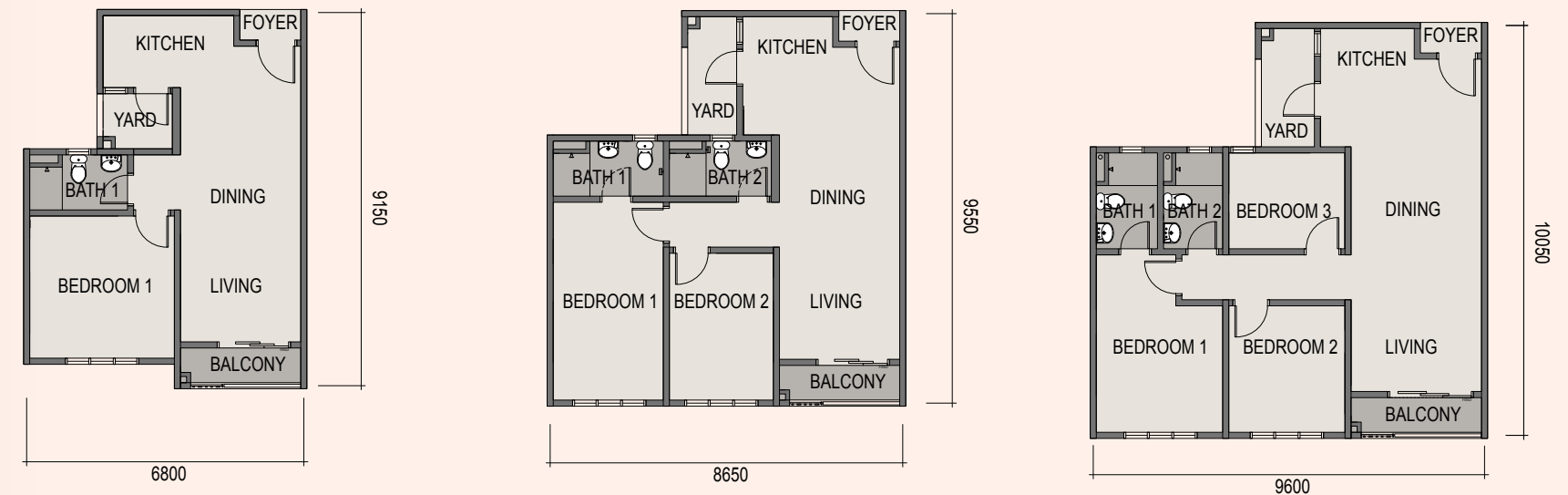
UNIT PLAN



TYPE A1  
815 sq.ft.  
1 Bedroom | 1 Bath

TYPE B1  
1012 sq.ft.  
2 Bedrooms | 2 Baths

TYPE C1  
1111 sq.ft.  
3 Bedrooms | 2 Baths



TYPE A  
579 sq.ft.  
1 Bedroom | 1 Bath

TYPE B  
780 sq.ft.  
2 Bedrooms | 2 Baths

TYPE C  
905 sq.ft.  
3 Bedrooms | 2 Baths



## 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) Internal Wall	: Cement Plaster and paint / Skim Coat & Paint
(b) Bathroom	: Tiles up to 2100mm height
(c) Kitchen	: Tiles up to 1500mm height, Cement Plaster and Paint
Floor Finishes	
(a) Foyer / Living / Dining / Kitchen	: Tiles
(b) Bedroom	: Tiles
(c) Bath	: Tiles
(d) Yard	: Tiles
(e) Balcony	: Tiles
(f) Private Enclosed Space (Type A1, B1 & C1)	: Tiles

### Sanitary & Plumbing Fittings

Kitchen sink  
Wash basin  
Toilet roll holder  
Shower rose  
Water closet

TYPE A/A1	TYPE B/B1	TYPE C/C1
1	1	1
1	2	2
1	2	2
1	2	2
1	2	2

### Electrical Provision

Lighting Point  
13A Power Point  
15A Power Point (Kitchen Hob)  
15A Power Point (For Aircond)  
Ceiling Fan Point  
TV Point  
Water Heater Point  
Door Bell Point

TYPE A/A1	TYPE B/B1	TYPE C/C1
11	15	16
13	15	15
1	1	1
2	3	4
2	3	4
2	2	2
1	2	2
1	1	1

*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*

# 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.



**07 241 2255**

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

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Stay Together. Stay Setia  
livelearnworkplay

**Setia**

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(B)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

All art renderings and photographs contained in this circular are artist's impression only. The developer reserves the right to modify any part 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 order or contract presentation.

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