



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



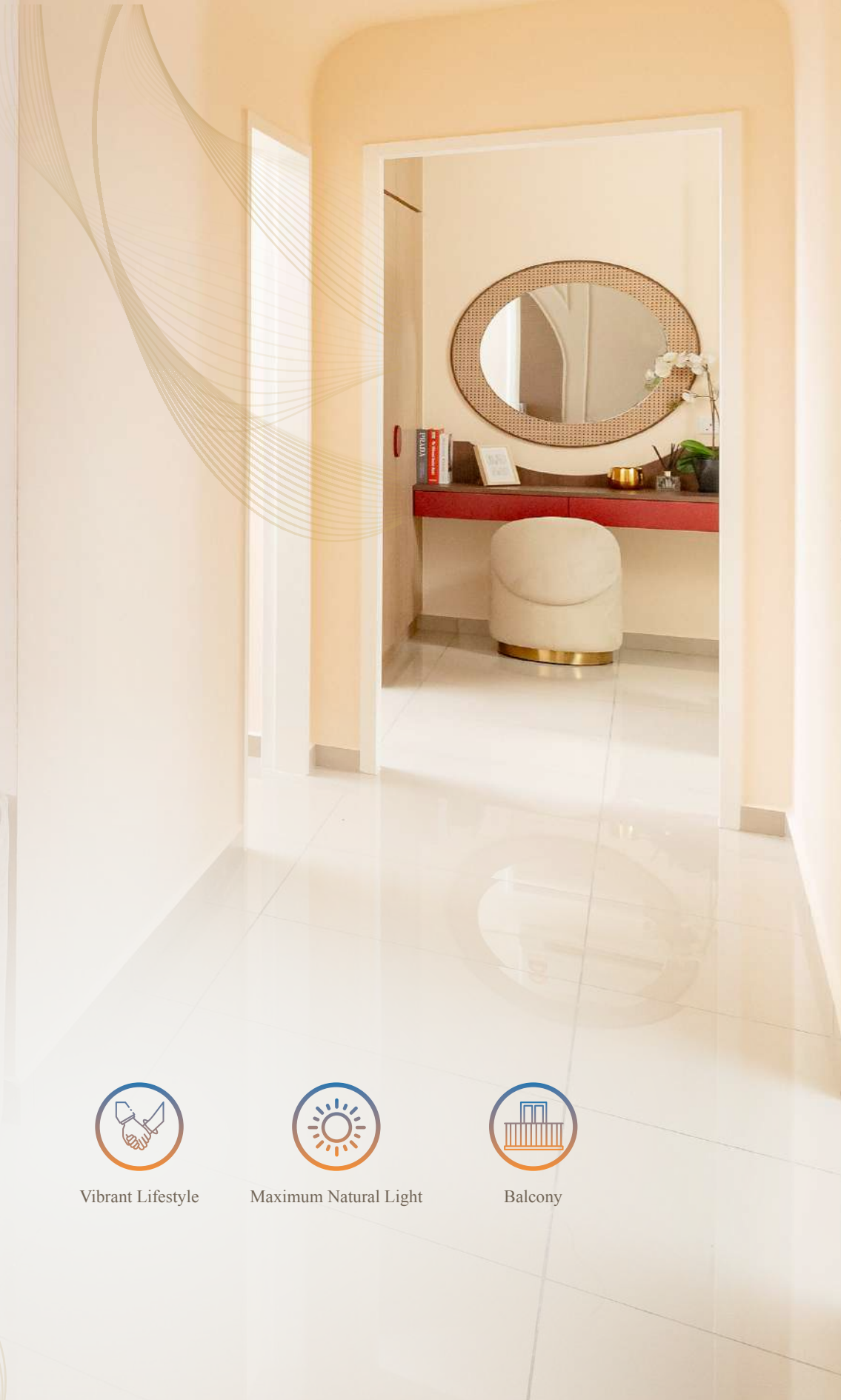
Vibrant Lifestyle



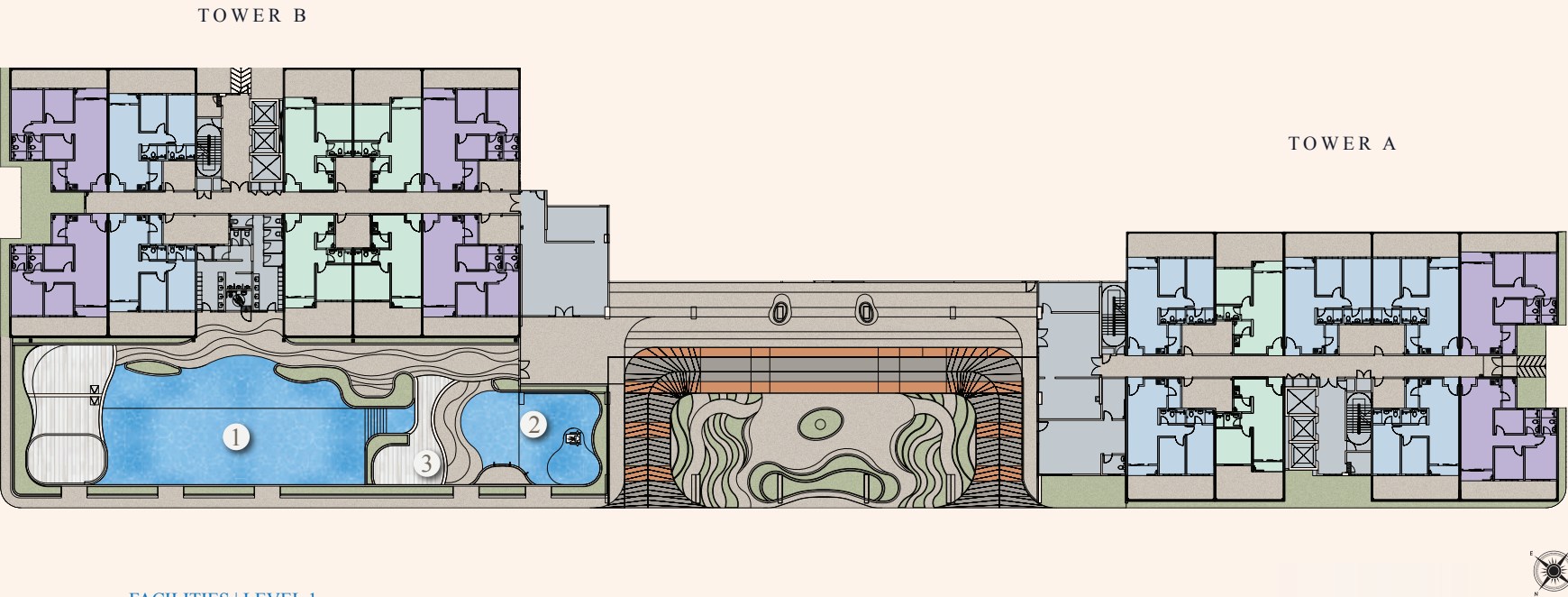
Maximum Natural Light



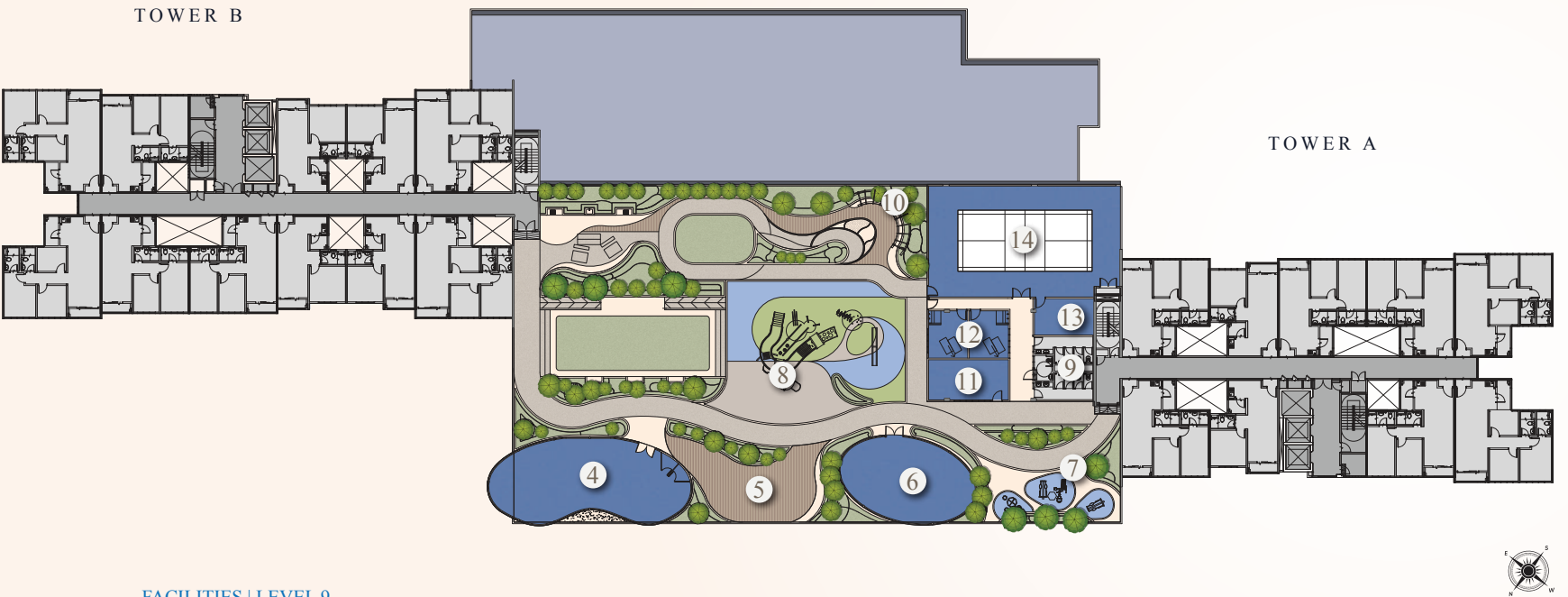
Balcony



FLOOR PLAN
•LEVEL 1



FLOOR PLAN
•LEVEL 9



FACILITIES | LEVEL 1

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

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



keycard to
main access, lift lobby



24-hour
CCTV surveillance

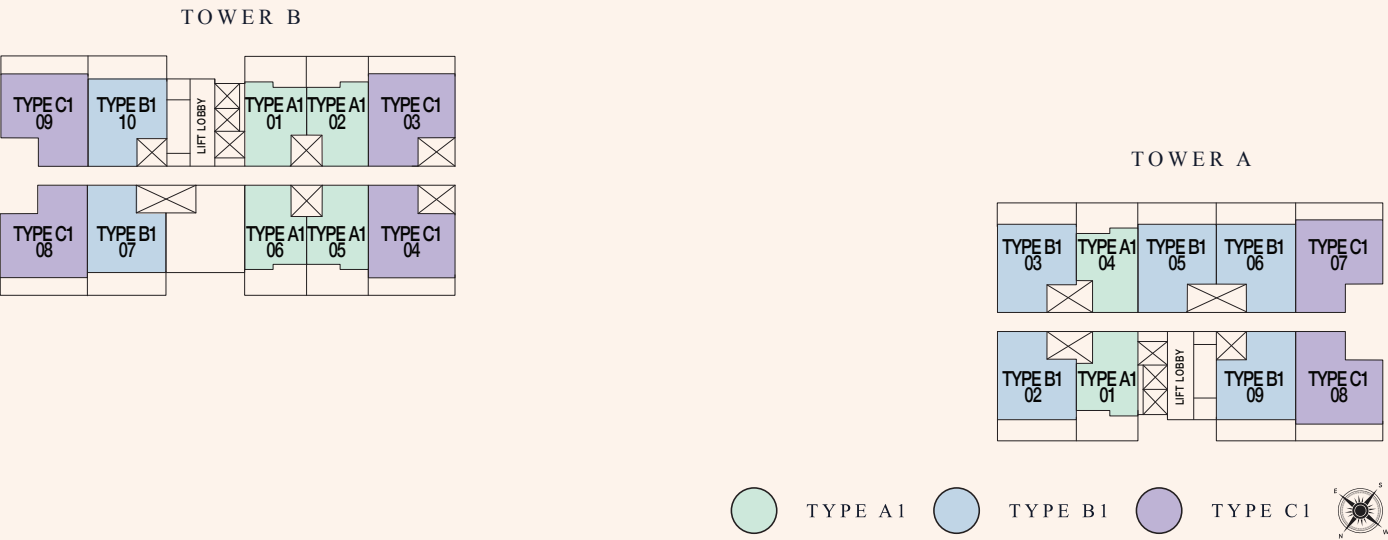


24/7
Security

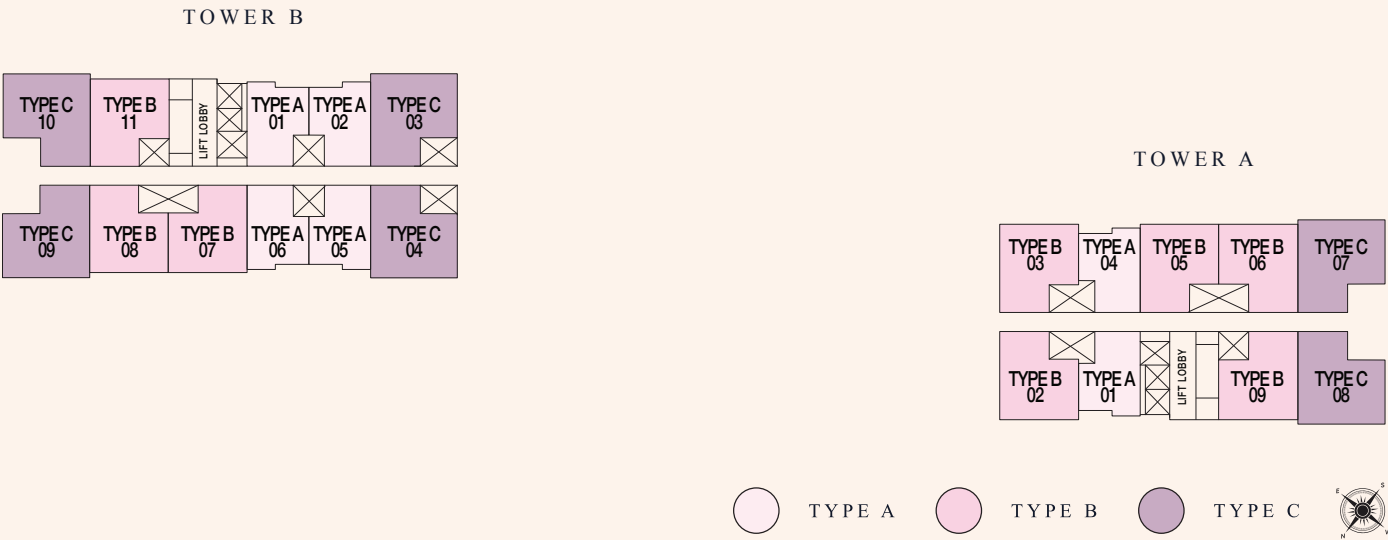
Secured Living,
Well-Curated Facilities



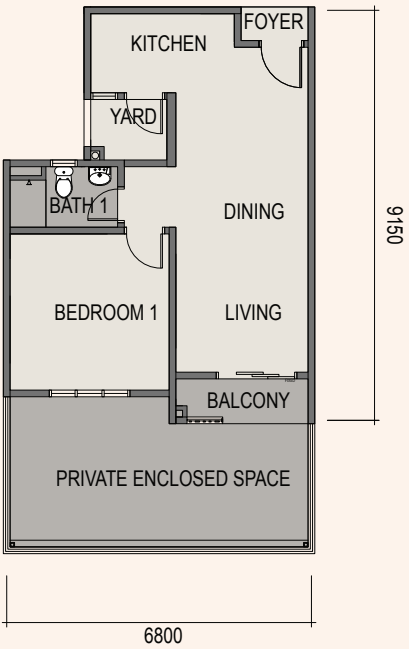
FLOOR PLAN
•LEVEL 1



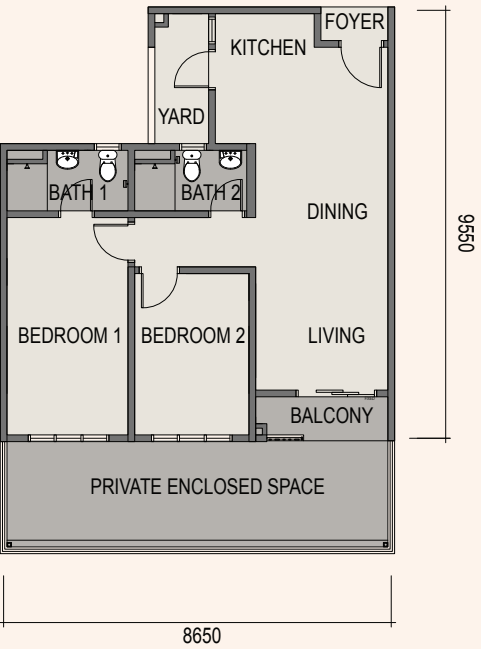
FLOOR PLAN
•LEVEL 2 - 25



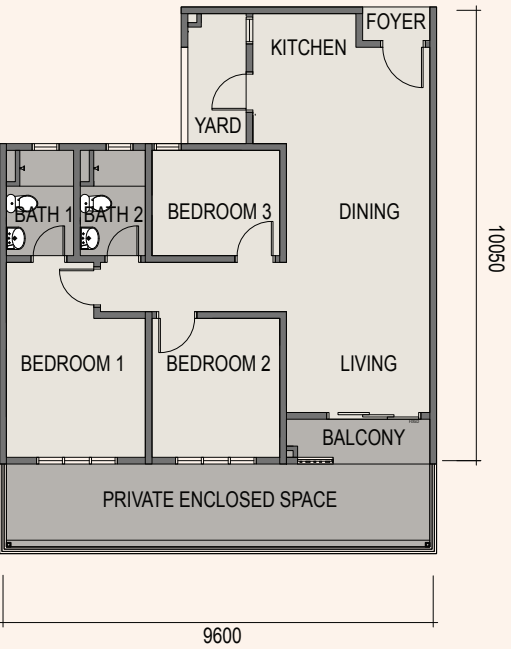
UNIT PLAN



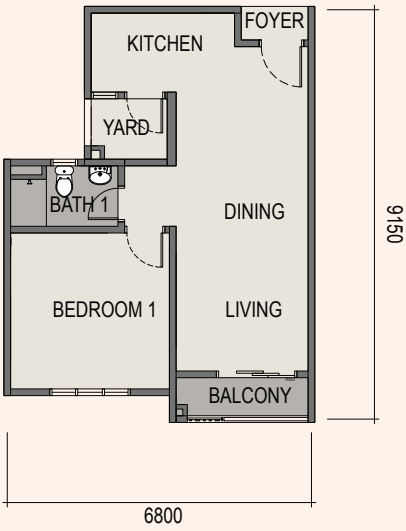
TYPE A1
815 sq.ft.
1 Bedroom | 1 Bath



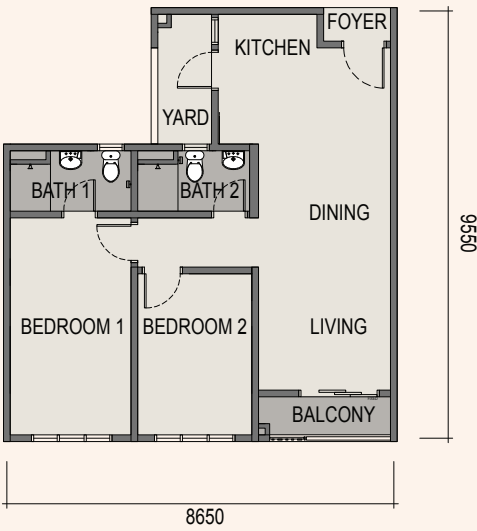
TYPE B1
1012 sq.ft.
2 Bedrooms | 2 Baths



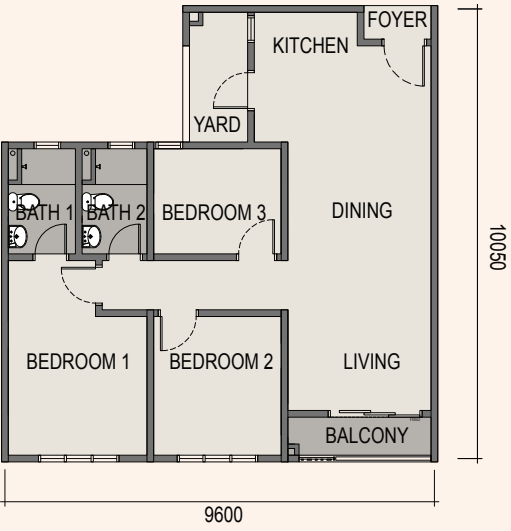
TYPE C1
1111 sq.ft.
3 Bedrooms | 2 Baths



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	TYPE A/A1	TYPE B/B1	TYPE C/C1
Wash basin	1	1	1
Toilet roll holder	1	2	2
Shower rose	1	2	2
Water closet	1	2	2
Electrical Provision			
Lighting Point	TYPE A/A1	TYPE B/B1	TYPE C/C1
13A Power Point	11	15	16
15A Power Point (Kitchen Hob)	13	15	15
15A Power Point (For Aircond)	1	1	1
Ceiling Fan Point	2	3	4
TV Point	2	3	4
Water Heater Point	2	2	2
Door Bell Point	1	2	2
	1	1	1
Internal Telecommunication Trunking & Cabling	: Network point		
• Fencing	: Nil		
• Turfing	: Nil		
• Gas Piping	: Nil		

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.



Stay Together. Stay Setia
livelearnworkplay

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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(JB)RP/8/10/2024(30) • SiFUS Reference No.: PTC/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 memindahkan 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 dipindahkan 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