



CHIC HERITAGE
Freehold Luxury City Resort Residences

A wide-angle photograph of a tree-lined road in Seputeh, Selangor, Malaysia. A large, dark tree trunk is in the foreground on the left, with its branches spreading out. The road is paved and stretches into the distance. On the right side of the road, a dark-colored car is parked. The background is filled with lush green trees and foliage, creating a sense of a quiet, residential area. The sky is visible through the canopy of the trees.

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

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.



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.



THEAN HOU TEMPLE



MID VALLEY CITY

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.



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

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.



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

**5 minutes' walk
to Mid Valley City**

FOR YOUR FAVOURITE CUPPA

Direct pedestrian link to
Mid Valley City and KL Eco City



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, 700m² 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.

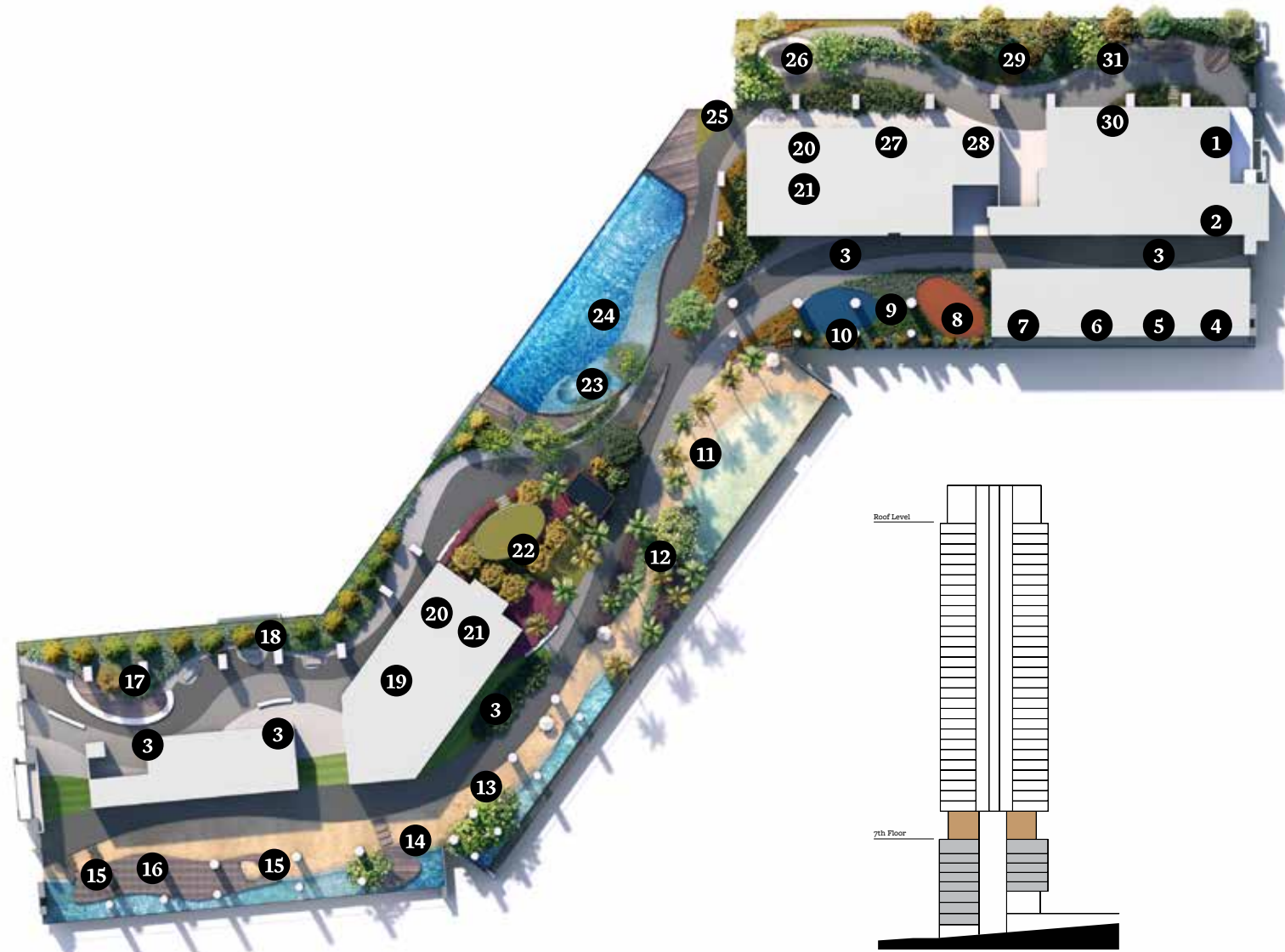
Modern and contemporary facilities

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

The Crescent Sand Beach



WE
Play
BY Day...

Reading Room



AND
Work
ALL Night

Music Room

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

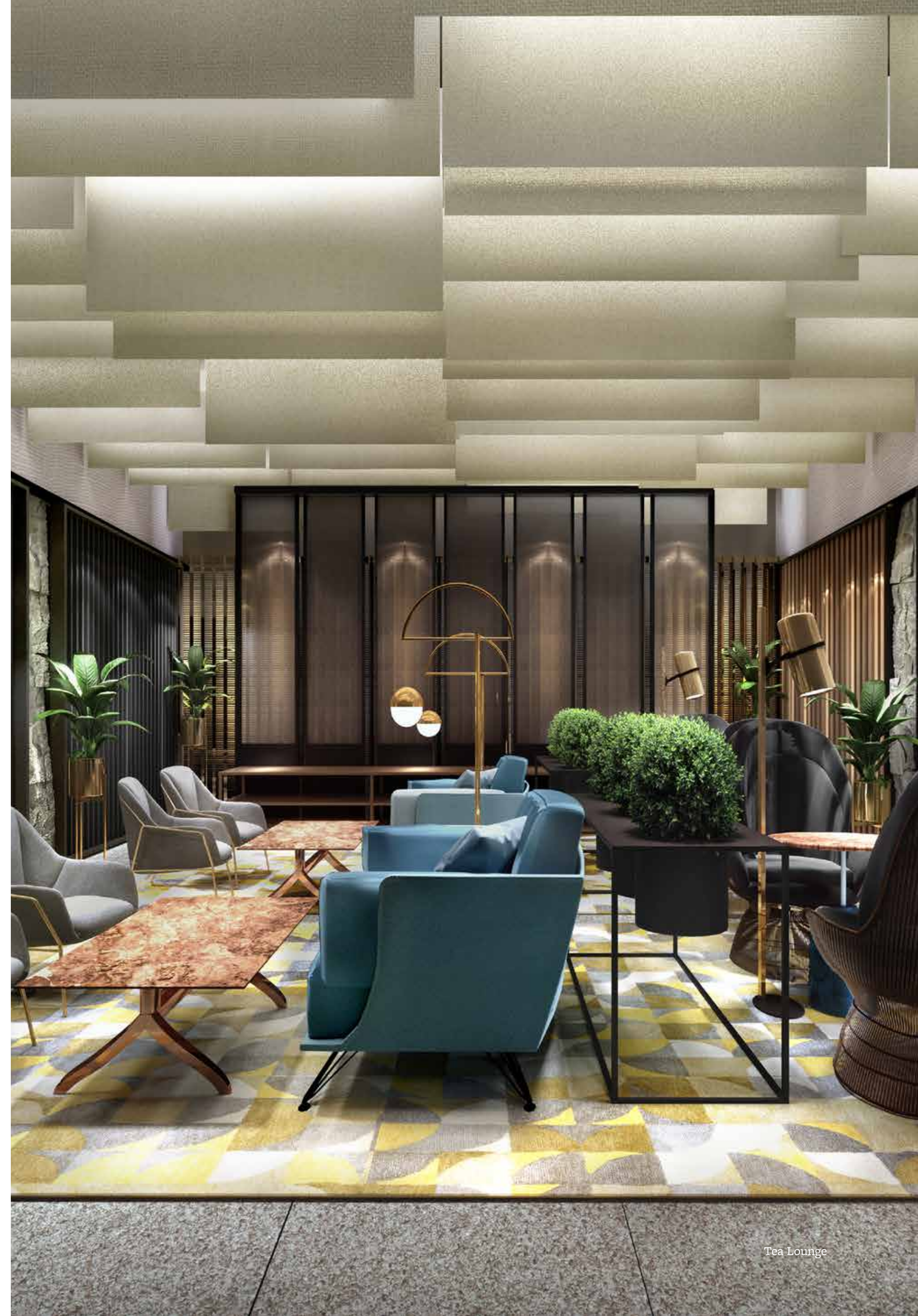
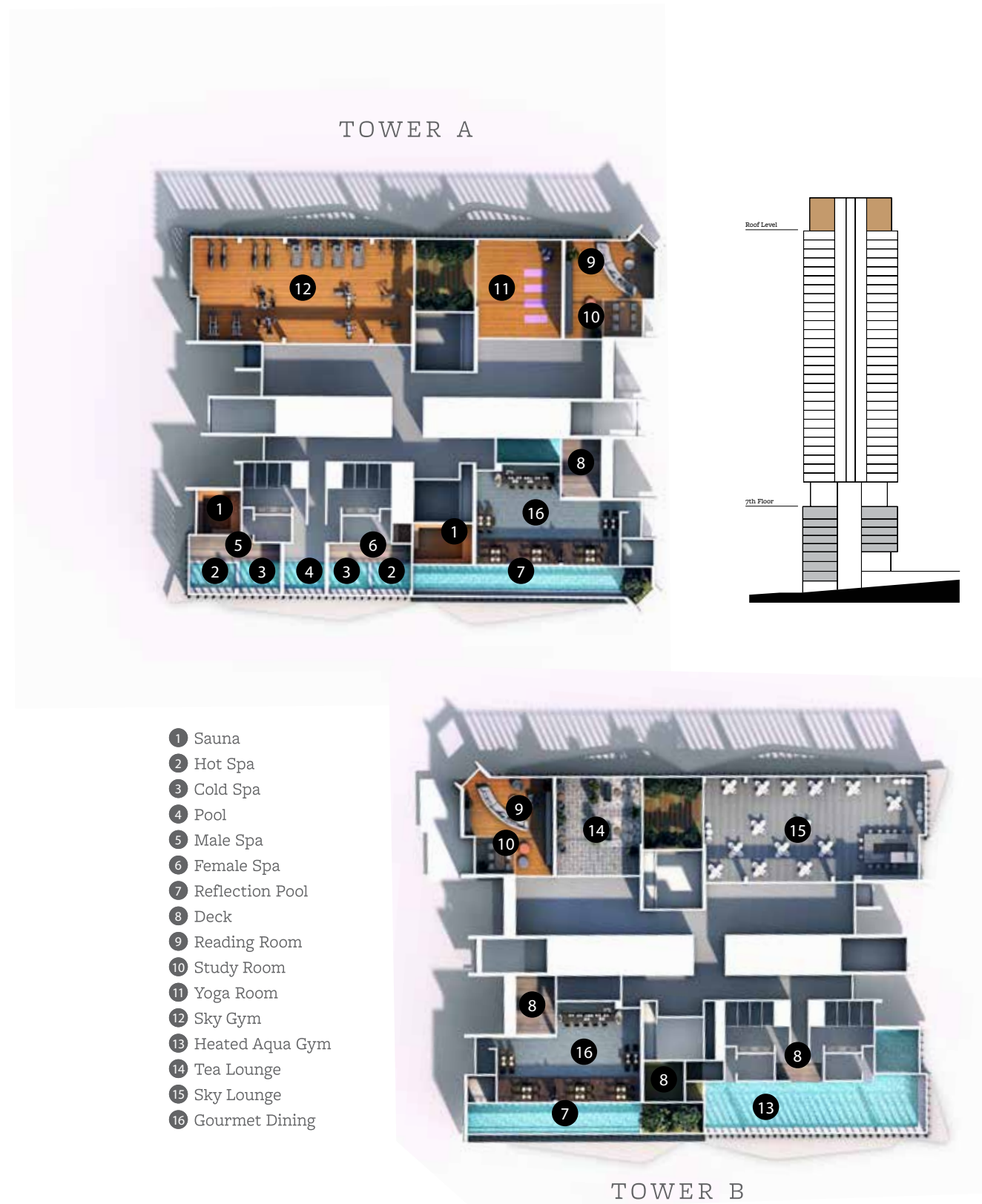


Games Room

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.



Tea Lounge

inhale
TAKE IT
all in...

exhale
AND
take off



SOME
Like
IT Hot

Heated Aqua Gym

TOO
Cool
TO Rule

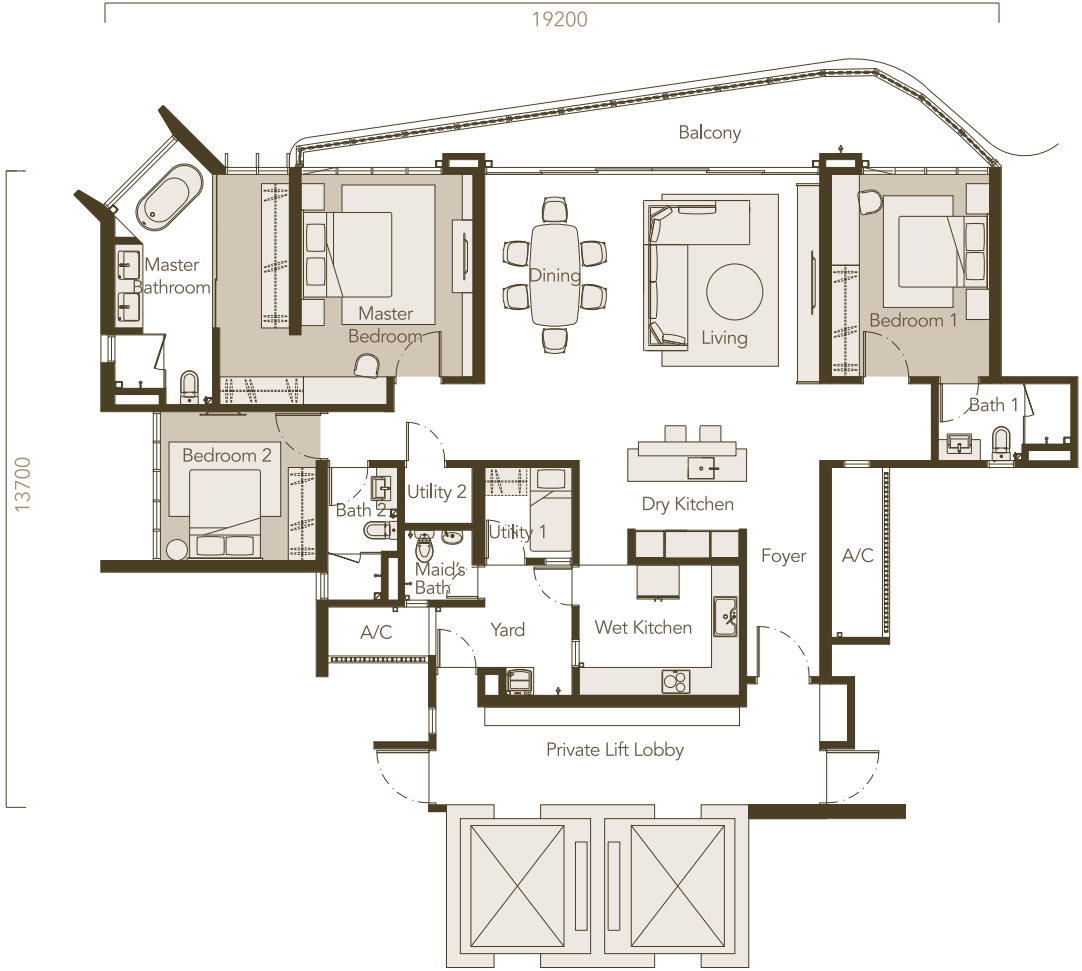
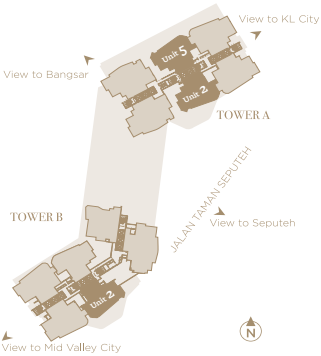
Crescent Sand Beach

SKY SUITES

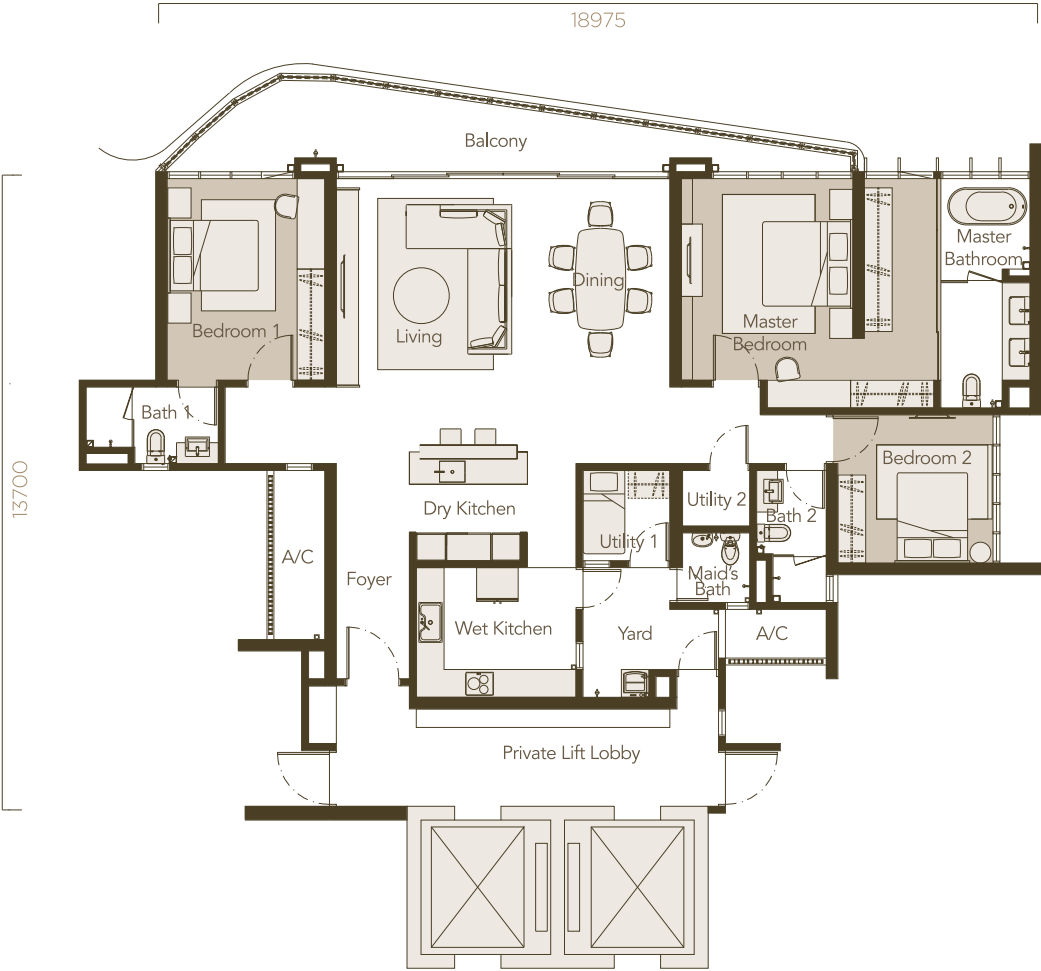
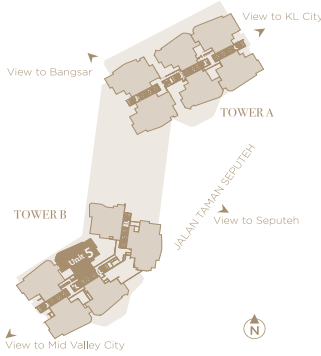
Modern condos for modern lives



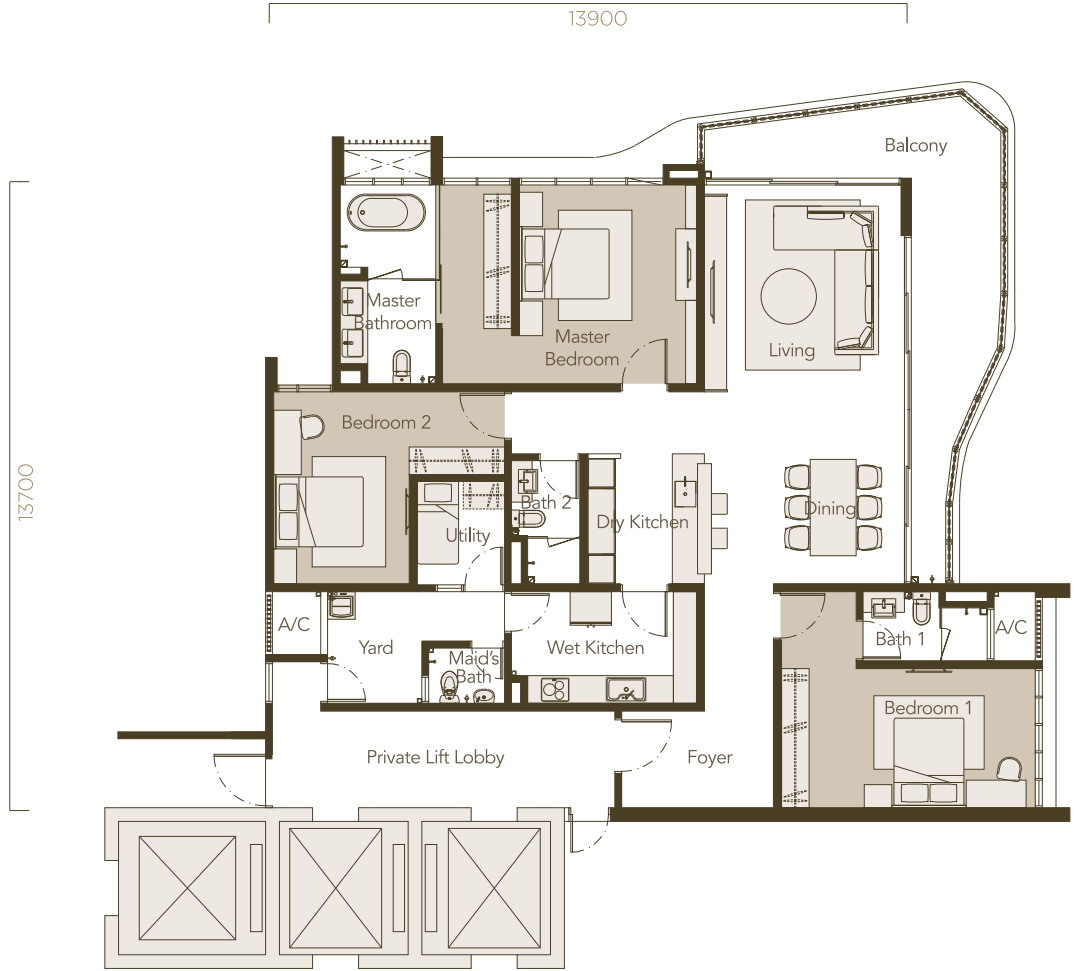
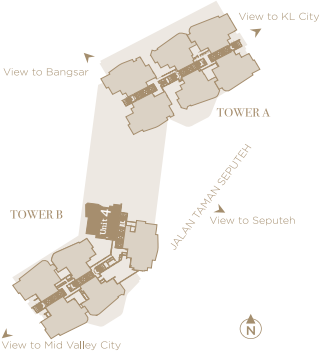
Type B
 2,379 sq. ft.
 221 m²
 3 | 4



Type A
 2,357 sq. ft.
 219 m²
 3 | 4



Type F
 2,347 sq. ft.
 218 m²
 3 | 4

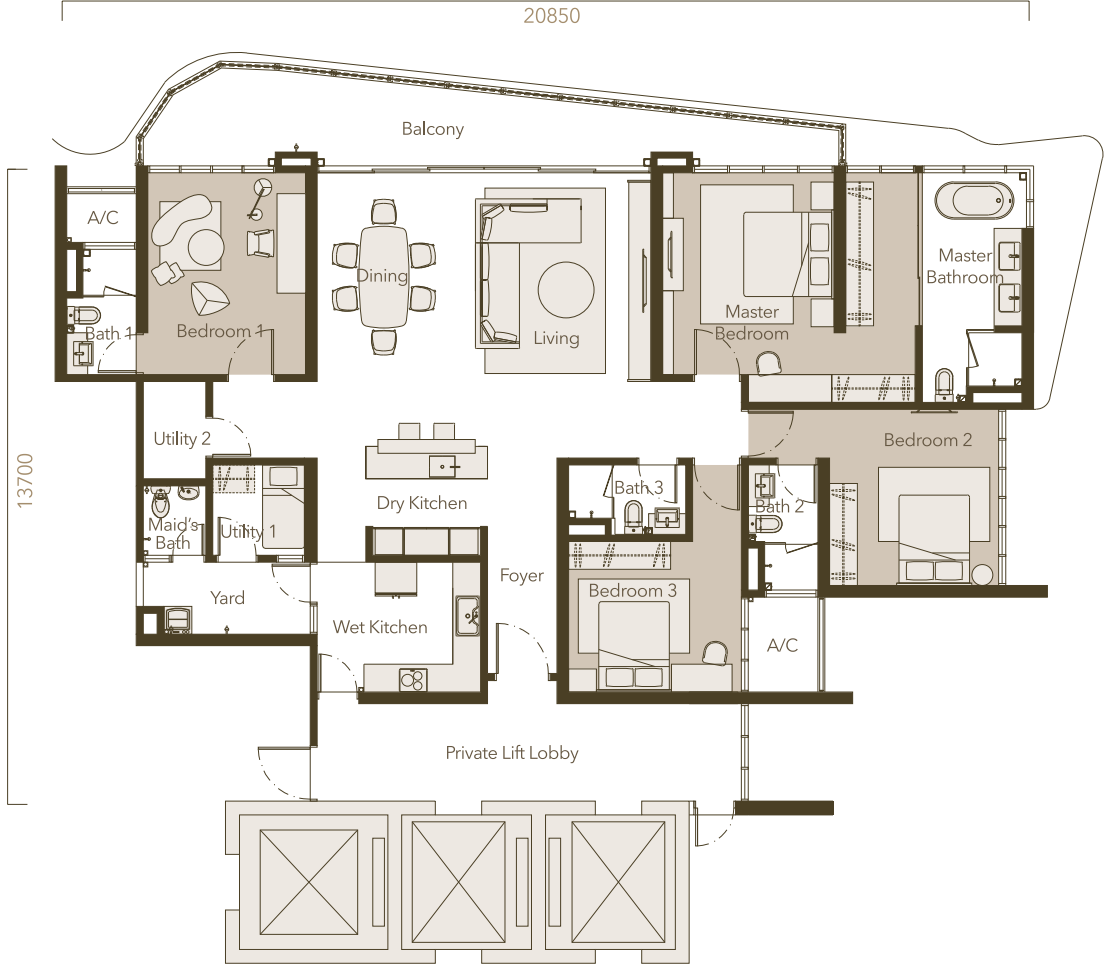
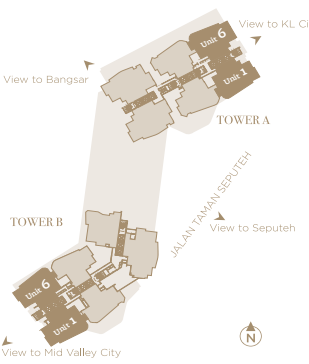




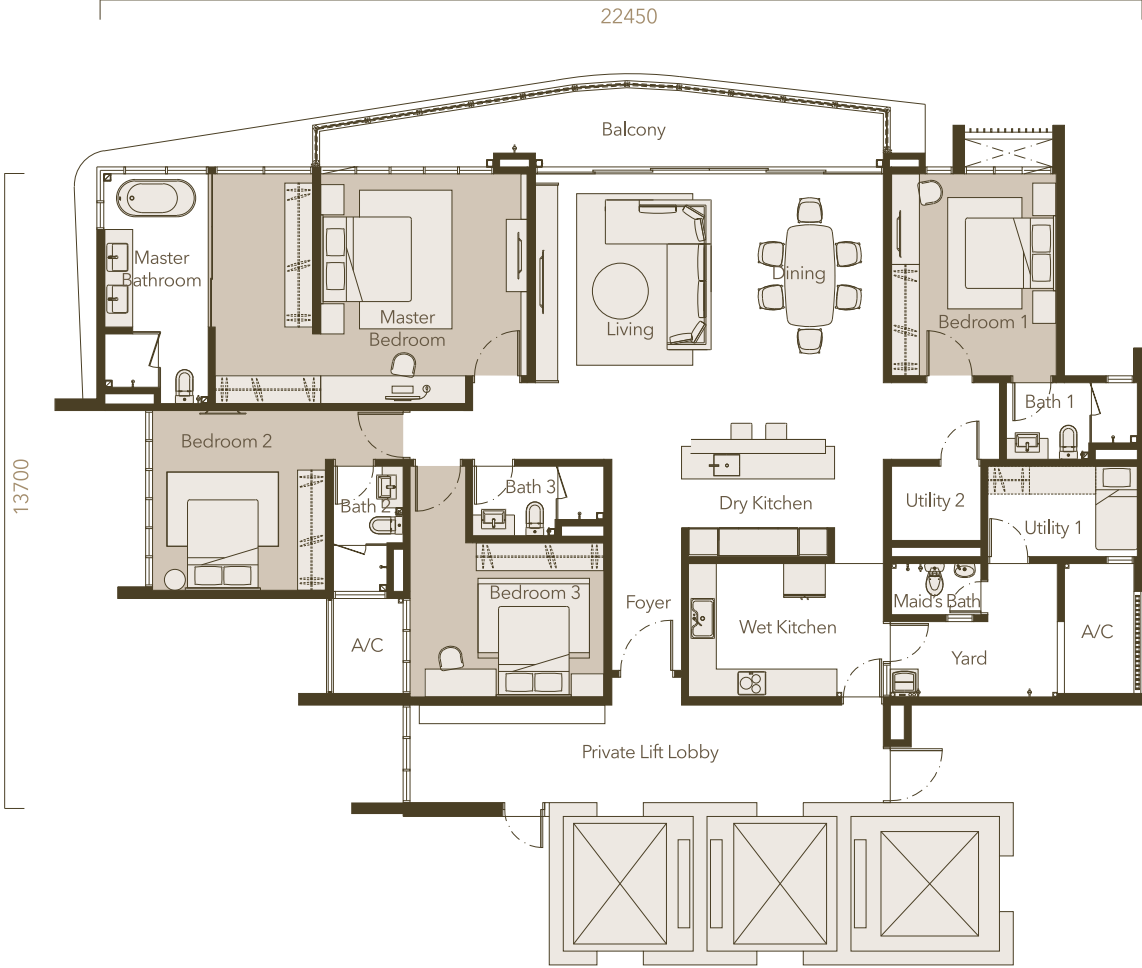
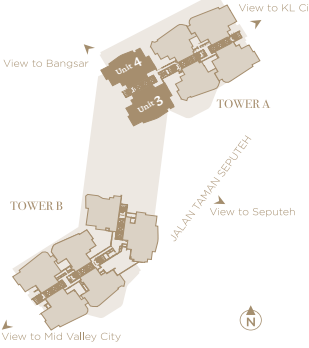
SKY BUNGALOWS

Luxe condos for
multigenerational families

Type C
2,680 sq. ft.
249 m²
4 | 5



Type D
2,863 sq. ft.
266 m²
4 | 5



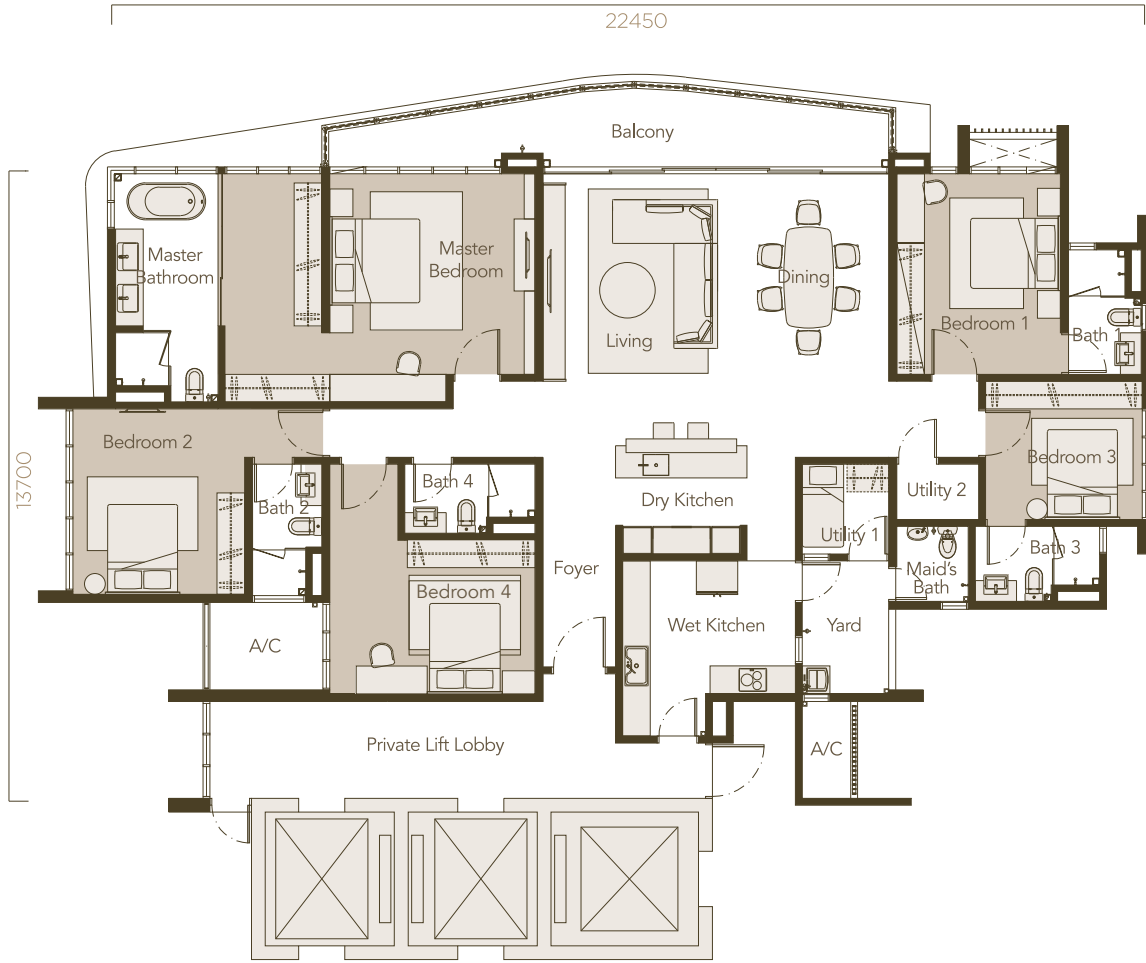
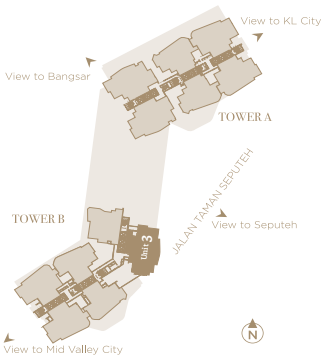
Disclaimer: These are the floor plans for Level 8. Kindly note that floor plans may differ from floor to floor due to the tower's unique facade design.

SKY MANSIONS

The next level in condo living



Type E
2,992 sq. ft.
278 m²
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					
	Maid's Bathroom	Ceramic Tiles					
	A/C Ledge	Cement Render					
WALL FINISHES	External Walls	Weathershield Paint					
	Internal Walls	Emulsion Paint					
	Wet Kitchen	Porcelain Tiles Up To Ceiling Height					
	Master Bathroom	Marble Up To Ceiling Height					
	Bathrooms	Porcelain Tiles Up To Ceiling Height					
	Maid's Bathroom	Ceramic Tiles Up To Ceiling Height					
SANITARY FITTINGS	Master Bathroom	- Long Bath With Mixer Tap		- Basin Mixer Tap			
		- Water Closet		- Paper Holder			
		- Wash Basin		- Hand Bidet			
		- Shower Mixer Set		- Towel Rail			
	Bathrooms	- Water Closet		- Paper Holder			
		- Wash Basin		- Hand Bidet			
		- Shower Mixer Set		- Towel Rail			
		- Basin Mixer Tap					
	Maid's Bathroom	- Wash Basin		- Paper Holder			
		- Shower Rose		- Bib Tap			
		- Water Closet		- Soap Holder			
		- 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

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) S P Setia Berhad Corporation HQ, No.12, Persiaran Setia Dagang, Setia Alam, Seksyen U13, 40170 Selangor. TOWER A: Developer's Licence No.: 14487-1/09-2021/03073(L) • Validity: 11/09/2020 - 10/09/2021 • Sales & Advertising Permit No. : 14487-1/09-2021/03073(P) • Validity: 11/09/2020 - 10/09/2021 • Total Units: 145 • Built-up Area: Type B: 2,368sf • Type C: 2,616sf • Type D: 2,883sf • Selling Price: RM3,439,650 (min)-RM 4,141,150 (max) • TOWER B: Developer's Licence No.: 14487-2/11-2021/03453 (L) • Validity: 28/11/2020 - 27/11/2021 • Sales & Advertising Permit No. : 14487-2/11-2021/03453 (P) • Validity: 28/11/2020 - 27/11/2021 • Total Units: 145 • Built-up Area: Type A: 2,377sf • Type B: 2,379sf • Type C: 2,680sf • Type E: 3,025sf • Type F: 2,347sf • Selling Price: RM3,562,900 (min)-RM 4,463,800 (max) • Building Plans Approving Authority: Dewan Bandaraya Kuala Lumpur • Building Plans Ref. No. : BP S1 OSC 2015 3095 • Expected Date of Completion: 48 Months (Dec 2020) • Land Tenure: Freehold • Land Encumbrances: Nil • Type of Property: Condominium • Bumiputra 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's impressions only. The items are subject to variation, modifications and substitutions as may be recommended by the relevant approving authorities.

Setia