

THE
VALLEY

RESIDENCES

SKYSIERRA

UNPARALLELED JOY

The ultimate joy *in paradise*

Live your life to the fullest at SkySierra, the first ever integrated development in Setiawangsa, Kuala Lumpur. Spread across 13.6 acres of land with residential, commercial and retail components, SkySierra is designed to elevate the urban living experience for you and your family.

The Valley Residences is the first phase of SkySierra, comprises of three iconic residential towers. This is an urban sanctuary combining conveniences and connectivity with breathtaking views of the city and mountain range, making it a sought-after haven where you get to live contently and call your home.



Sculpted *gateway*



The *arrival* experience

Arrive home in style. Leave your worries behind, as the lush landscape brings you serenity and happiness.

The Valley Residences drop-off area is artfully designed to be long and wide. This area is manned 24-hour daily with 4-tier security. As you make your way to the grand entrance, be embraced by a sense of security, starting from a warm greeting by your security personnel.

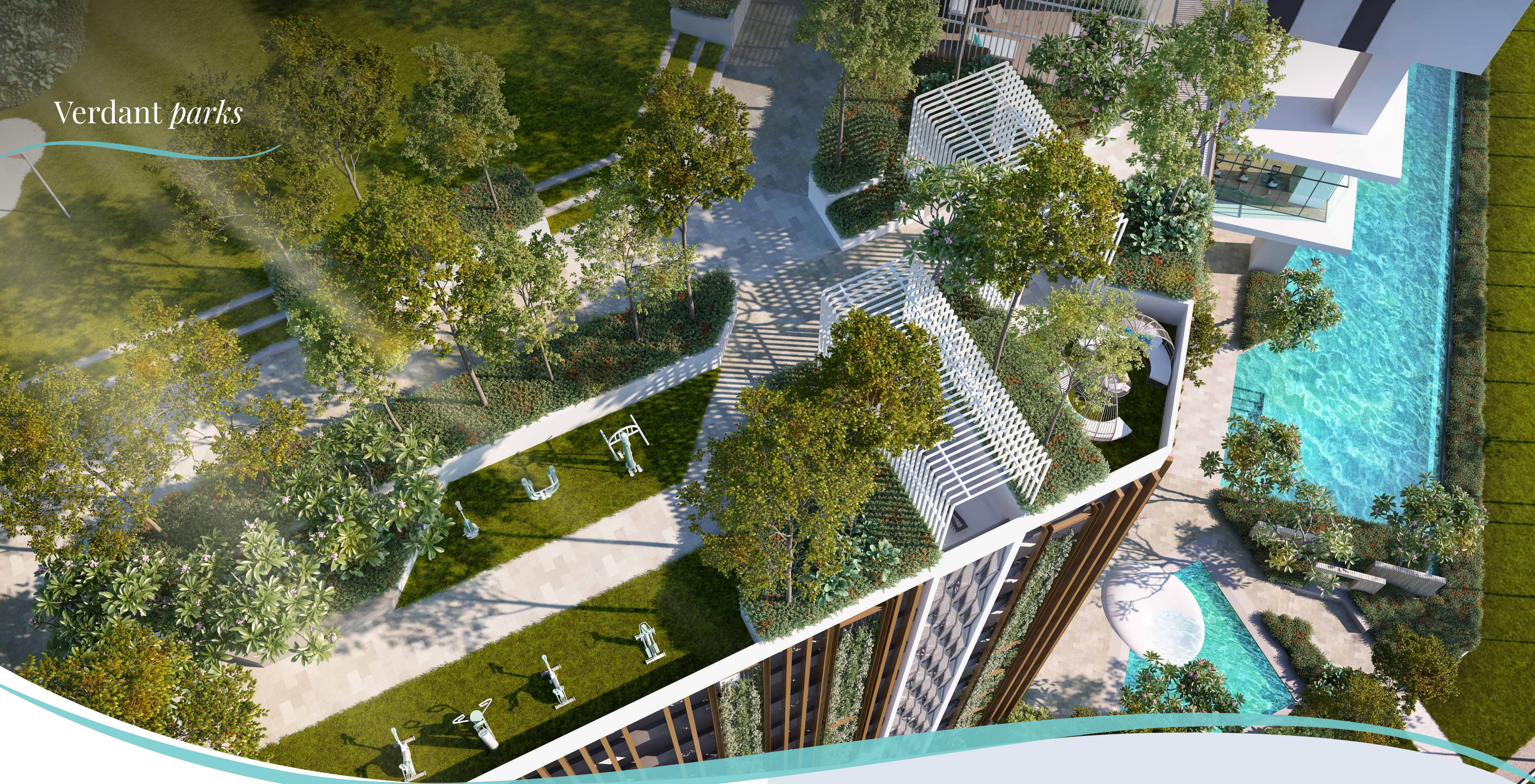


4-TIER SECURITY



Guard House

Verdant *parks*



Canopy Walk



Garden Lounge

*Enriching
facilities
for all*



4 ACRES OF
LANDSCAPE

The Valley Residences offers over 60 facilities across 4 acres of sustainable landscaped parks, with more than 80 plant species that are thoughtfully curated and planted to enrich your mind, body and soul.

Our facilities are specifically planned and placed across multiple floors to ensure that all residents get to enjoy and relax, while minimising congestion. Special attention are also allocated to design a diverse range of unique facilities which is fitting for different age groups, and suitable for different lifestyles and personalities.



*Keep-fit
Stay focus*

Maintaining fitness and wellness is key to healthy body and calming state of mind. Work out your sweats at our state-of-the-art fitness facilities, featuring Malaysia's first Power MMA Gym and Cross Fit Gym, as well as outdoor Zest Gym.

For those who fancy lighter workout routines, the Aerobics and Yoga Studio, as well as the Meditation Deck are also featured here. At The Valley Residences, your journey of physical and spiritual enrichment is only a minutes away from your front door.



Limitless adventures



Wonderous *games & play*

The Valley Residences is where nature captivates and creativity blossoms. Rediscover the wonders of childhood at Sierra Playpark, Malaysia's largest elevated playpark in condominium. Whether you are a child, or a child at heart... Come... Explore... Play... And create beautiful memories with your loved ones.



The Kiddie's Corner



The Toddler's Corner



Unwind *Work & Socialise*

Social activities are the bridges that bring families, friends and communities together. Aptly called the Dream Chamber, our co-working space is specifically designed for this purpose. This well-equipped and stylishly furnished area functions as the perfect place for you to work, plan for social gatherings, or even networking to forge new friends, and strengthen the bond within the community of The Valley Residences.



Relax and *chill out*

Time passes at a slower pace at The Valley Residences. Huddle Corners, or open air lounges are aplenty for you and your family and friends to relax and take in the views of surrounding city skyline and nature. These harmoniously sleek hideaways are generously spread out across all three towers. Get carried away through chatters and banters, while gravity is at ease.



Valley of Greens



Ground Floor

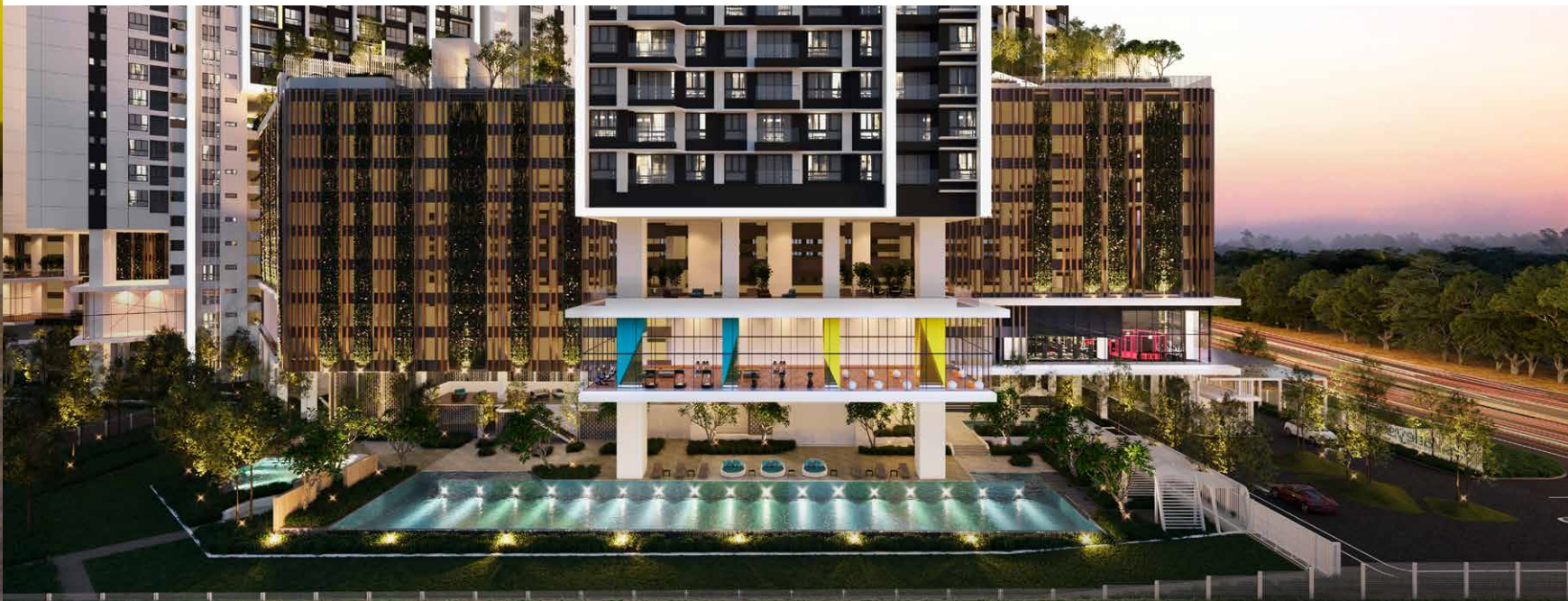
- 1 Guard House
- 2 Lobby Drop-off
- 3 Outdoor Shower
- 4 Jacuzzi Cove
- 5 Olympic-Length Lap Pool
- 6 Pool Deck
- 7 Mezzanine Deck
- 8 Changing Rooms & Sauna
- 9 Wading Pool

Level 1

- 10 Wellness Path
- 11 Garden Lounge
- 12 Lantern Pod
- 13 Orchard Forest
- 14 Savory Garden
- 15 Power MMA Gym
- 16 Changing Rooms
- 17 Crossfit Gym
- 18 Squash Courts
- 19 Aerobic Studio
- 20 Dance / Yoga Studio
- 21 Chill Out Lounge
- 22 Canopy Walk
- 23 Kindergarten Room
- 24 Nursery Room

Level 3

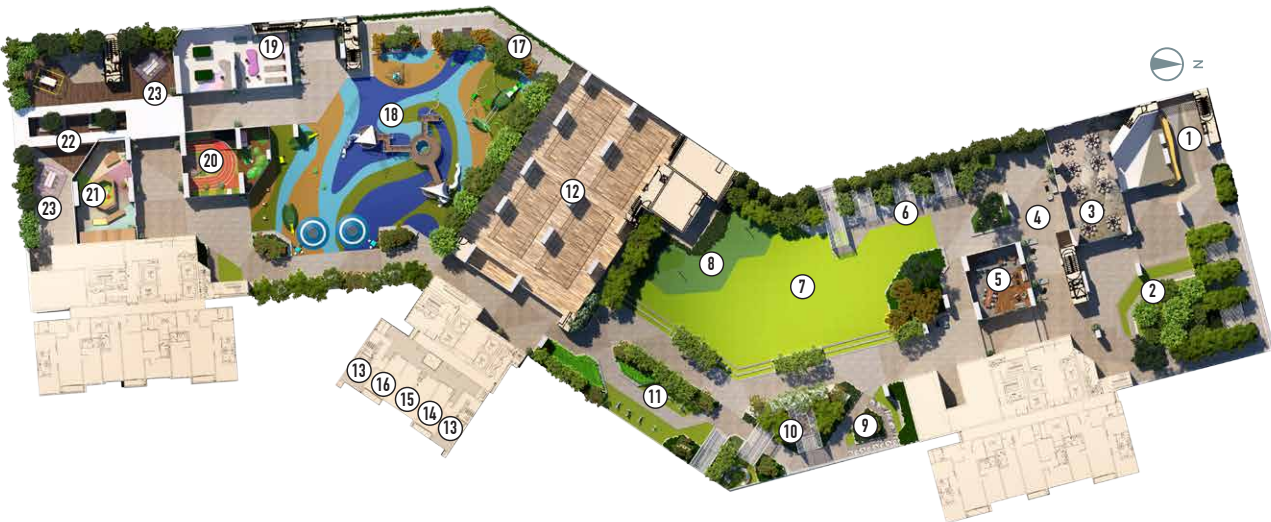
- 25 Surau
- 26 Nestle Patio
- 27 Huddle Corner
- 28 Siesta Deck
- 29 Multipurpose Lounge



Over 60 enriching facilities

Valley of Happiness

Valley of Bliss



Level 9

TRANQUIL ZONE

- 1 Rock Climbing
- 2 Forest Veranda
- 3 Function Banquet
- 4 Pre-Function Lounge
- 5 Dream Chamber
- 6 Hammock Groove
- 7 Croquet Lawn
- 8 Putting Green
- 9 Acupressure Path
- 10 Tea Pavilion
- 11 Zest Gym

LIVELY VALE

- 12 Multipurpose Hall / Badminton Court & Table Tennis
- 13 Changing Rooms & Sauna
- 14 Convenience Store
- 15 Laundry Room
- 16 Management Office
- 17 Laze Corner
- 18 Sierra Playpark
- 19 The Playroom
- 20 The Toddler's Corner
- 21 The Kiddie's Corner
- 22 Outdoor Lounge / Dining
- 23 BBQ Corners



Sky Deck

TOWER C GALAXY DECK

- 1 Skyline BBQ Deck
- 2 Family Lounge
- 3 Sky Dining
- 4 Sky Theatre

TOWER B ZEN DECK

- 5 Sky Jacuzzi
- 6 Meditation Deck
- 7 Sky Laze Bed

TOWER A BREEZE DECK

- 8 Sky Party Lounge
- 9 Breeze Lounge
- 10 Sky Theatre
- 11 Family Lounge



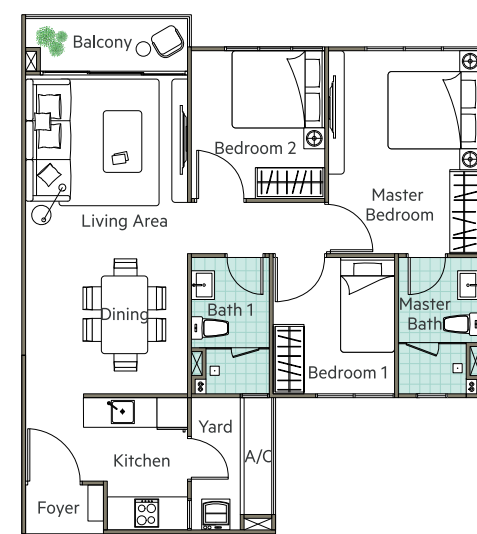


Living Room

Type A

800 sq. ft.

3 2

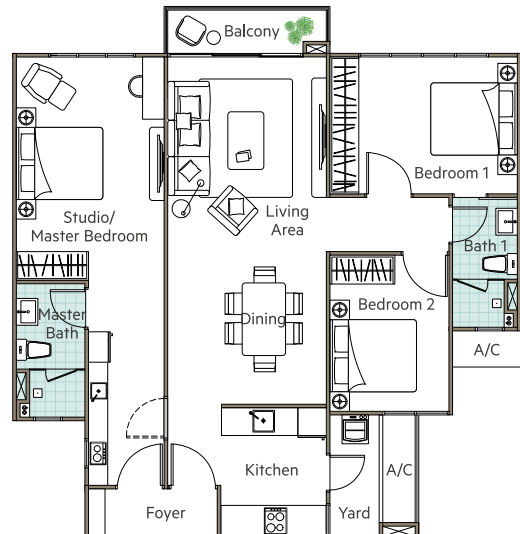


9000mm

Type B

1,018 sq. ft. DUAL KEY UNIT

3 2

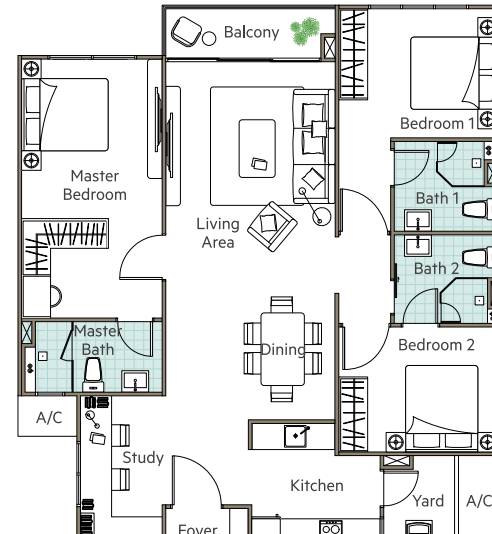


10500mm

Type C

1,118 sq. ft.

3+1 3

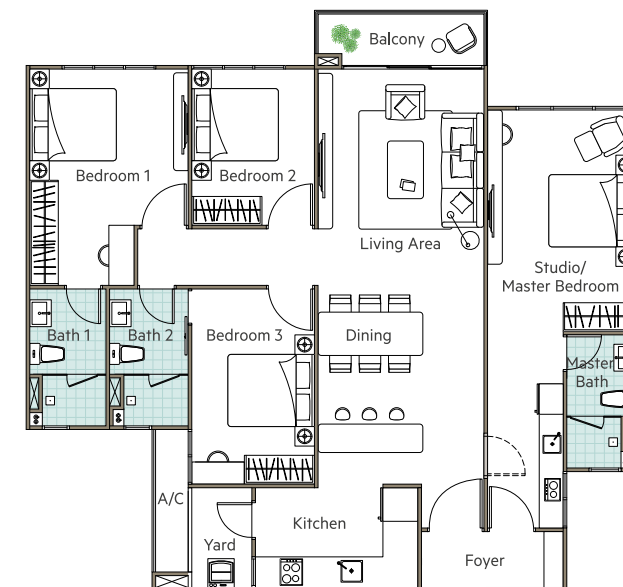


10050mm

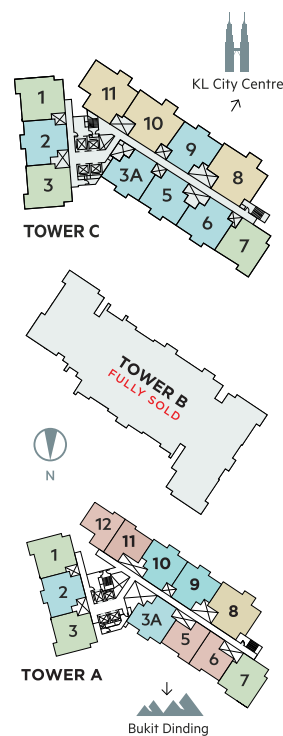
Type D

1,318 sq. ft. DUAL KEY UNIT

4 3



17600mm



The Valley, Where life begins

This is an urban sanctuary designed for ideal community living, nestled at the verge of Kuala Lumpur's city centre. This is a place of wonders, where lavish resort-style facilities is spread out at different levels, like a paradise awaiting your exploration.

The Valley Residences is a walking distance to AEON Mall AU2, easily connected to major highways and just a stone throw from Setiawangsa LRT station. Come here, and experience unparalleled joy!



Groceries shopping at
AEON Mall AU2, 100m



Coffee session at
Setiawangsa Business Centre, 500m



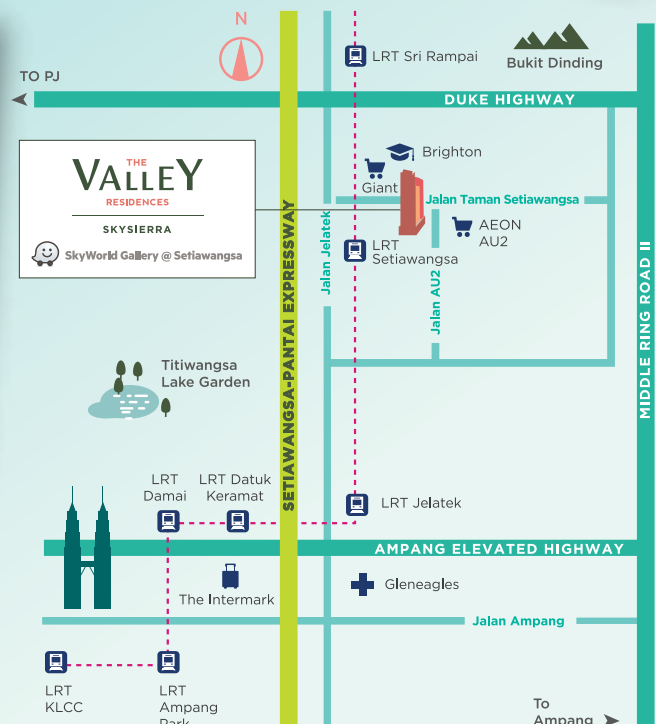
Family time at Bukit Dinding, 600m



Sunset stroll at KLCC Park, 5km



Beat the traffic at
Setiawangsa LRT station, 1.5km



SkyWorld®
TRANSFORMING CITIES

SkySierra Development Sdn Bhd (1072808-A)
SkyWorld Gallery @ Setiawangsa
Jalan AU 2c, AU2
54200 Wilayah Persekutuan Kuala Lumpur

(03) 9212-0457
skyworld.my/skysierra

In Compliance with:



Award-Winning Developer:



Developer: SkySierra Development Sdn Bhd (1072808-A) • **Project Name:** Residensi SkySierra (The Valley) • **Developer License No.:** 19840-1/12-2022/03491(L) • **Validity Period:** 19/12/2021 – 18/12/2022 • **Advertising Permit No.:** 19840-1/12-2022/03491(P) • **Validity Period:** 19/12/2021 – 18/12/2022 • **Land Tenure:** Leasehold 99 years (Expiring on 16th May 2118) • This land cannot be transferred, pledged, or charged without consent from Jawatankuasa Kerja Tanah Wilayah Persekutuan Kuala Lumpur • **Property Type:** 43, 37 & 49 storey Apartment • **Land Encumbrance:** MBSB Bank Berhad • **Authority Approving Building Plan:** Dewan Bandaraya Kuala Lumpur (DBKL) • **Building Plan Reference No.:** BP U2 OSC 2019 1834 (28) • **Expected Completion Date:** Q2 2024 • **Total No. of Units:** 1,309 units • **Block A:** 460 units; 146 units-Type A (800 sqft); 154 units-Type B (1,018 sqft); 123 units-Type C (1,118 sqft); 37 units-Type D (1,318 sqft) • **Block B:** 360 units; 94 units-Type A (800 sqft); 128 units-Type B (1,018 sqft); 138 units-Type C (1,118 sqft) • **Block C:** 489 units; 219 units-Type B (1,018 sqft); 141 units-Type C (1,118 sqft); 129 units-Type D (1,318 sqft) • **Minimum Price:** RM471,520 • **Maximum Price:** RM904,960 • **No. of Car Park per Unit:** 2-3 • **Bumiputera Discount:** 5% • **Registered Address:** Level 1, Block B, Wisma NTP World, Excella Business Park, Jalan Ampang Putra, 55100 Ampang, Kuala Lumpur • IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA •

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