# Setia







#### The Treasure Trove

Setia Sky Seputeh heralds an unprecedented indulgence in its tranquil and cosy neighbourhood. Located a stone's throw to Mid Valley City and in the vicinity of lifestyle choices aplenty, you can pamper yourself at every corner of the adjacent metropolis.

Built on 4.8 acres of prime Taman Seputeh land, the freehold resort-themed residence comprises 290 spacious units, with 4 to 6 units per floor. Each unique residence ranges from 2,300 to 3,000 sq.ft. and is designed with a private lift lobby.

Come home each day to a luxurious "sandy bay in the sky"

- an urban privilege like no other.





### Most Sought-After Address

Living within a stone's throw to Mid Valley City enables freedom to explore the metropolitan lifestyle with unparalleled convenience.

Indulge in a change of pace whenever, wherever you please.



#### Unrivaled Convenience

Be the envy of your friends living at a prime location topped-off with great accessibility.

Surrounded by a host of highly frequented destinations such as Mid Valley City, Bangsar and Kuala Lumpur City Centre, boundless opportunities and experiences are ever available to you.





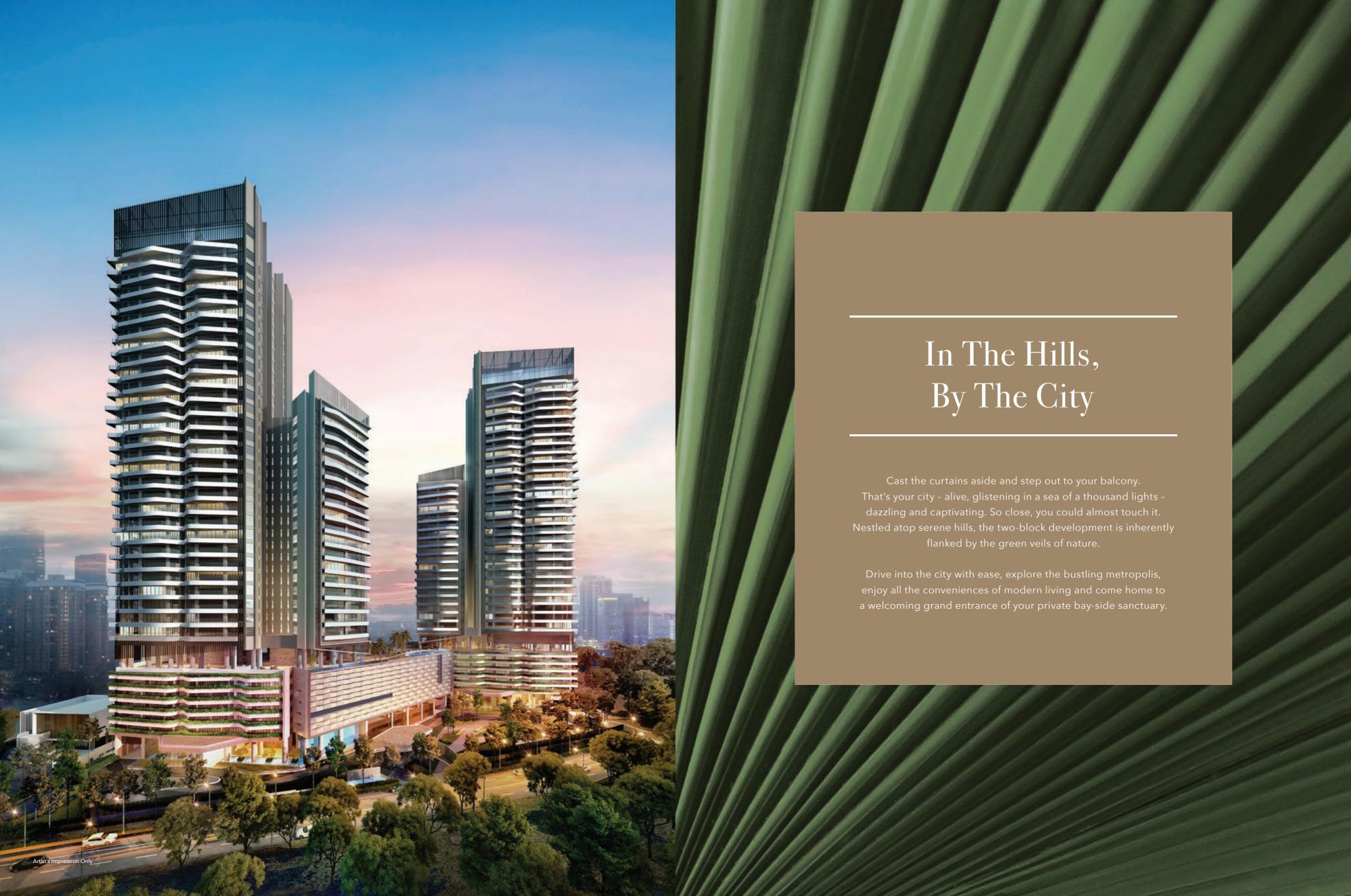


 $1~\mathrm{km}$  to Mid Valley City  $3~\mathrm{km}$  to Bangsar & KL Eco City  $4~\mathrm{km}$  to KL Sentral  $7~\mathrm{km}$  to Kuala Lumpur City Centre



### Refined Exclusivity

Setia Sky Seputeh welcomes 290 homeowners, entitling them to an exclusive lifestyle. With only 4 to 6 units per floor, residents can enjoy uninterrupted tranquillity.





Boasting lofty 6-metre lobby ceilings that greet you each day, this is a rare opportunity to buy into a very distinguished development within Taman Seputeh; one that is characterized by limited residences and a living of unlimited facets.

Blending elements of quaint hilltop lifestyle with contemporary yet timeless design, we bring you Setia Sky Seputeh; the long awaited answer to brilliantly balanced 21st century living.

Expression of Affluence



#### A Safe Haven







A distinct rhythm of peace echoes throughout
Setia Sky Seputeh every minute of the day.
With 24-hour surveillance coupled with a variety of uncompromising security features, residents shall have full confidence in the state of their safety.



# Opulent Amenities

Whether it's swimming laps or taking leisurely strolls, the excellent facilities, spread across 1.5 acres of resort-themed landscape, present something for everyone.

#### The Lustrous Long Beach





At Setia Sky Seputeh, residents are showered with a luxurious selection of facilities that are dotted along the Beach Podium.

From welcoming water features, to lush swaths of greeneries, to various multi-functional decks, there is a personal favourite for everyone to enjoy. Other engaging amenities include the crescent long beach, fitness park, trampoline garden, barbecue zone and cocktail bar.



Complete with pampering facilities on two levels, the Beach Podium welcomes you to recharge in the warmth of the sun, while the rooftop Sky Lounge, with its gourmet kitchen, is the perfect place to spend an evening dining under the stars.





Where Escaping
Means Staying

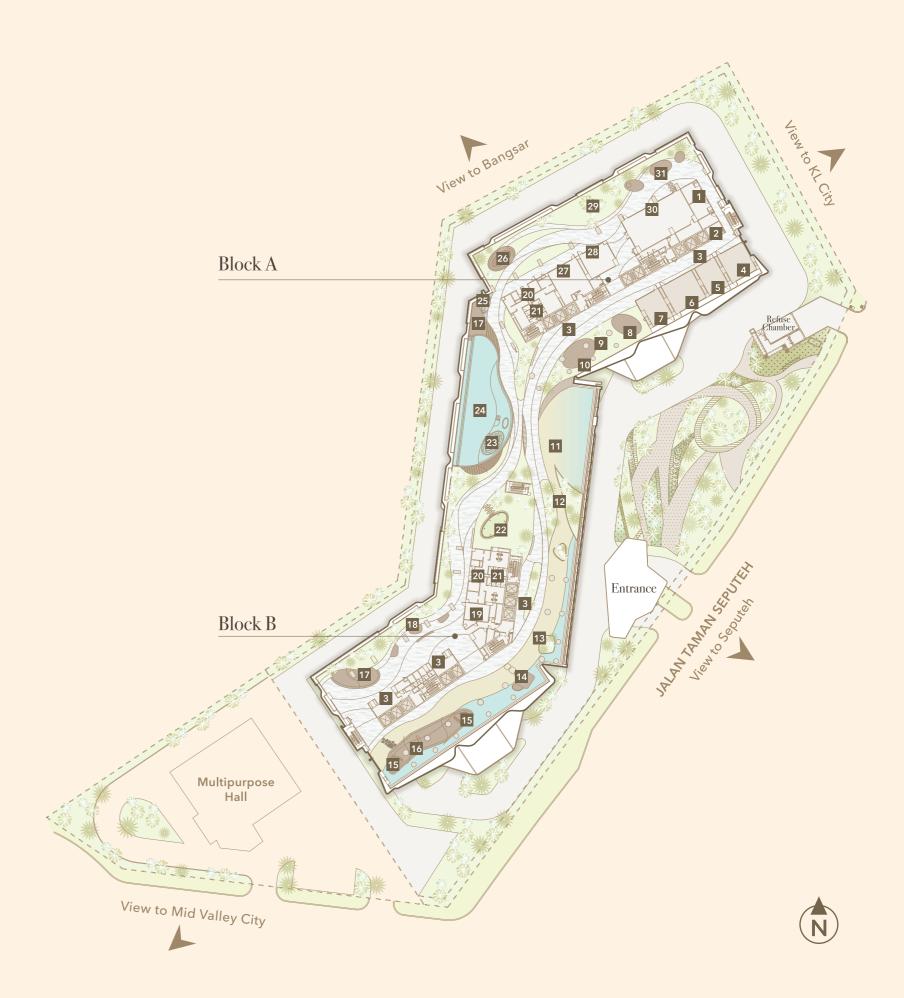


#### Facilities Plan

#### Podium Level

Level 7

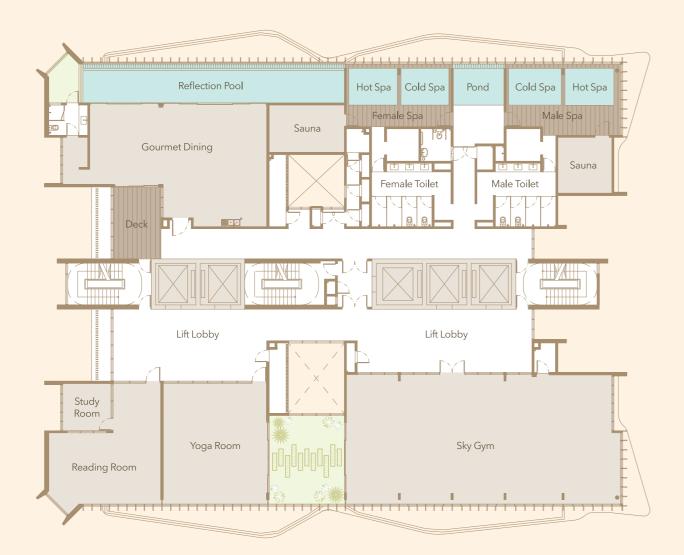
1	Surau	17	Decks
2	Laundrette	18	Fitness Gymboree
3	Lift Lobby	19	Virtual Golf
4	Dancing Room	20	Changing Room
5	Music Room	21	Toilet
6	Games Room	22	Cabana Lounge
7	Children's Playroom	23	Moonlight Jacuzzi
8	Shipwreck Themed Playground	24	Swimming Pool
9	Trampoline Garden	25	BBQ Pit
10	Music Pods	26	Meditation Garden
11	Crescent Sand Beach	27	Management Office
12	Wavy Coconut Grove	28	Business Centre
13	Tropical Oasis	29	Kitchen Garden
14	Paradise Island	30	Multipurpose Hall
15	Breezy Sunken Lounges	31	Outdoor Yoga Deck
16	Cocktail Bar		



#### Block A

#### Sky Roof Facilities

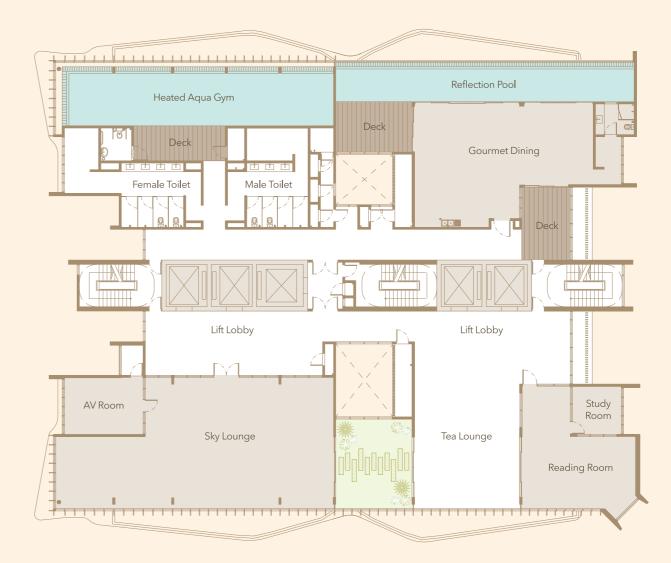
Level 36

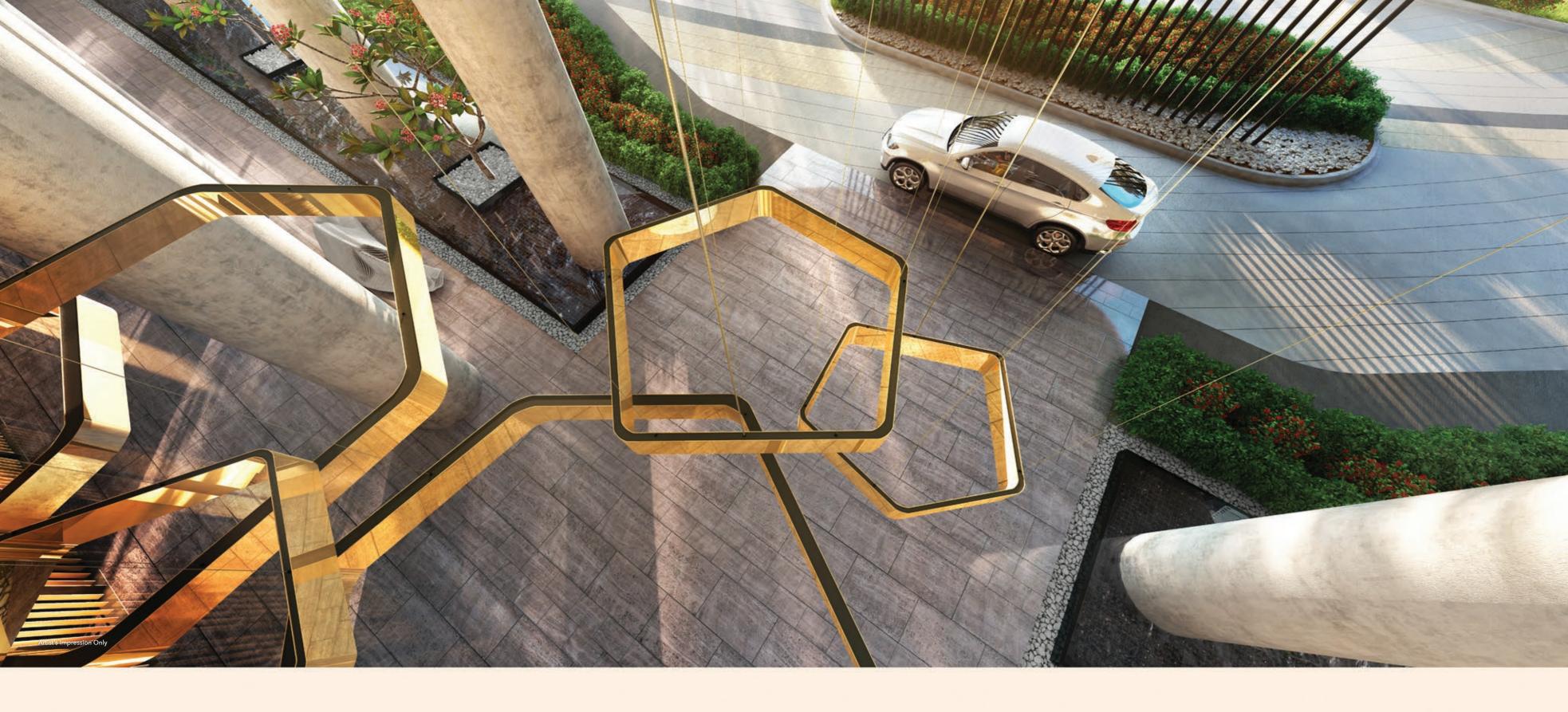


#### Block B

#### Sky Roof Facilities

evel 36





### Ultimate Privacy

Experience thoughtful privilege like no other in Taman Seputeh, where each residence is designed with its own private lift lobby. Precious peace of mind becomes a gift that you receive daily.





Each residence is completed with a kitchen that inspires culinary creation. The installation of modern and sleek cabinets perfectly complements the utility of essential electrical appliances - all readily available from the moment you step into your home.



Source of Gastronomic Inspiration

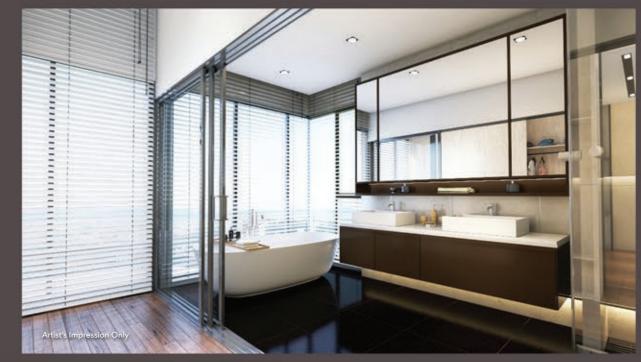


## Luxury of Space

Luxuriously sparse residences made with distinction, ranging from 2,300 to 3,000 sq.ft..

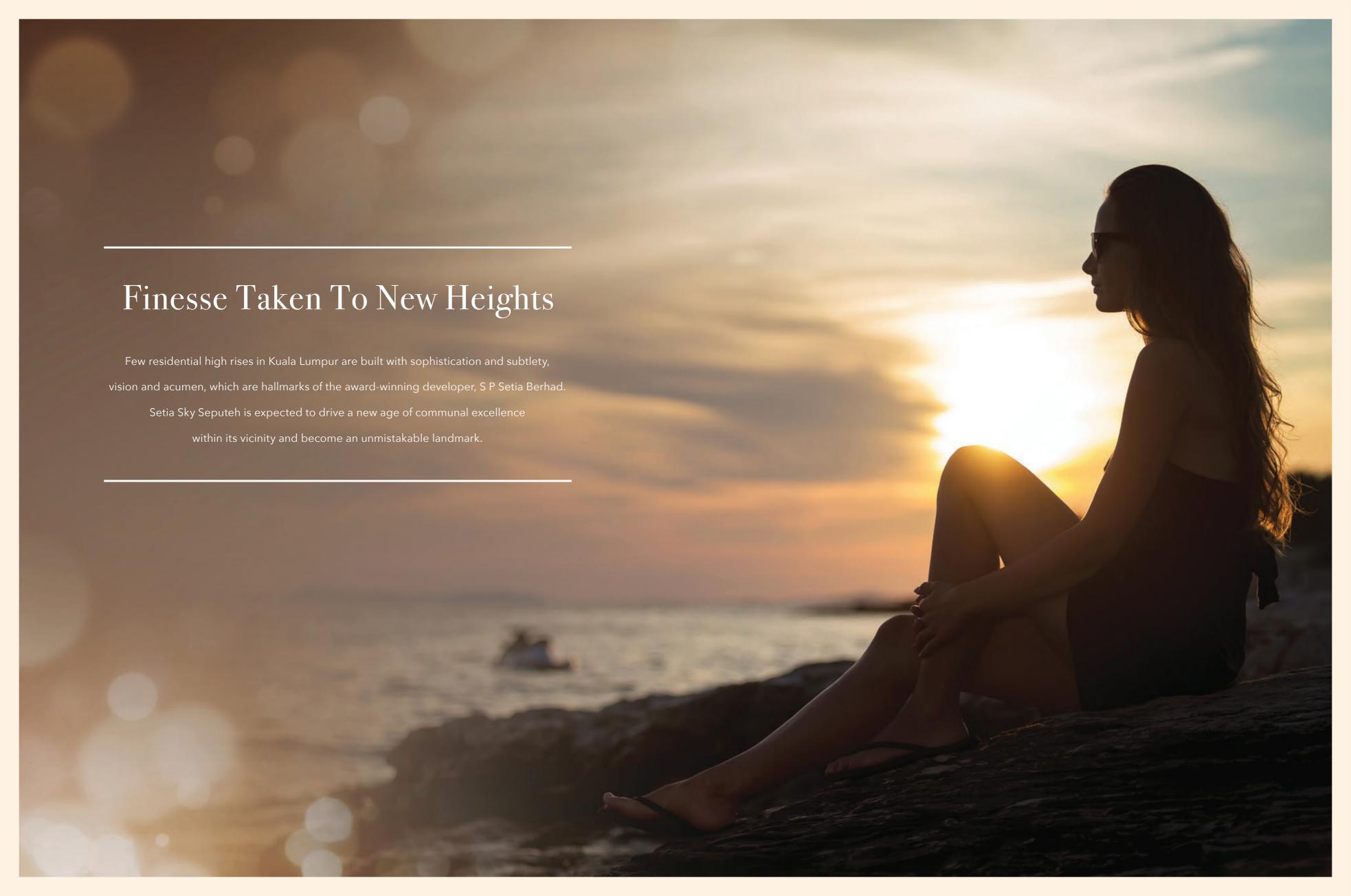
Setia Sky Seputeh is tailored to meet the demands of affluent urban living.

### Design With Depth





Designed with three to five bedrooms and broad balconies, each luxurious residence is carefully crafted for a distinguished living experience, where functionality and interior styling shall stand the test of time. Setia Sky Seputeh is well-represented by elegance that touches every aspect of your home, both inside and out.



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#### Visit us at Setia Sky Seputeh Sales Gallery

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Monday - Friday (9am - 6pm) Saturday, Sunday & Public Holidays (10am - 6pm)













\*All illustrations are artist's impressions. The illustrations may differ from the actual final presentation of the area and subject to change. The lifestyle depicted herein is a mere suggestion and implementation of the depicted lifestyle depends on collective agreement of owners to contribute towards set up, maintenance of necessary fittings or accessories of respective facilities and provision of the relevant lifestyle services.

Developer's Licence No.: 14487-1/09-2019/02468(L) • Validity: 06/09/2018 - 05/09/2019 • Sales & Advertising Permit No.: 14487-1/09-2019/02468(P) • Validity: 06/09/2019 • Ballding Plans Approving Authority: Dewan Bandaraya Kuala Lumpur • Building Plans Ref. No.: BP S1 OSC 2015 3095 • Expected Date of Completion: 48 Months (December 2020) • Land Tenure: Freehold • Land Encumbrances: Nil • Type of Property: Condominium • Total Units: 145 • Selling Price: Type B: RM3,439,650 (min): RM 3,660,450 (max) • Type C: RM 3,782,350 (min): RM 3,967,500 (max) • Type D: RM4,000,850 (min): RM 4,141,150 (max) • Built-up Area: Type B: 2,368sf • Type C: 2,616sf • Type D: 2,885sf • Bumiputra Discount: 5% • Restriction in Interest: N/A.