



VILLA IN THE SKY

实达天悦世家



SEPUTEH'S FINEST RIGHTFULLY YOURS

绝佳豪邸·非您莫属

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

实达天悦世家豪华公寓耸立于幽静舒适的高级社区，立于尊贵之上。这座备有永久地契的豪华公寓，毗邻吉隆坡谷中城，咫尺之内，多姿多彩的时尚生活选择随手可得。让您在相邻的繁华大都会里，任何角落，都能享受属于您的舒适生活。





290 Private Villas • Only 4 to 6 Units Per Floor • Built-up Size from 2,300 sq.ft. - 3,000 sq.ft.
The Lustrous Long Beach • Private Lift Lobby

290 个私人豪邸 • 每层楼仅4或6个单位 • 单位面积从 2,300 平方尺 - 3,000 平方尺 • 空中人造沙滩 • 每户专属的私人电梯大厅





24-hour multi-tier security
24小时多重保安

STYLE WITH SUBSTANCE

豪华气派·独具一格



Private lift lobby for each home
每户专属的私人电梯大厅



Copious living and dining spaces
宽敞的起居空间和用餐区域



Broad balcony with stunning views
宽绰的阳台，尽收一望无际的美景



Crescent sand beach with lush forest view
新月型人造沙滩与郁郁葱葱的树林，塑造完美的度假氛围

LIVE BEYOND BESPOKE

精致高雅·养尊处优

Setia Sky Seputeh offers premium lifestyle that features a host of leisurely facilities, where one may indulge in private recreation or social soirées.

实达天悦世家拥有多种高级设施，给您高品质的生活体验，全身心投入至尊无比的私人休闲时光或社交活动。

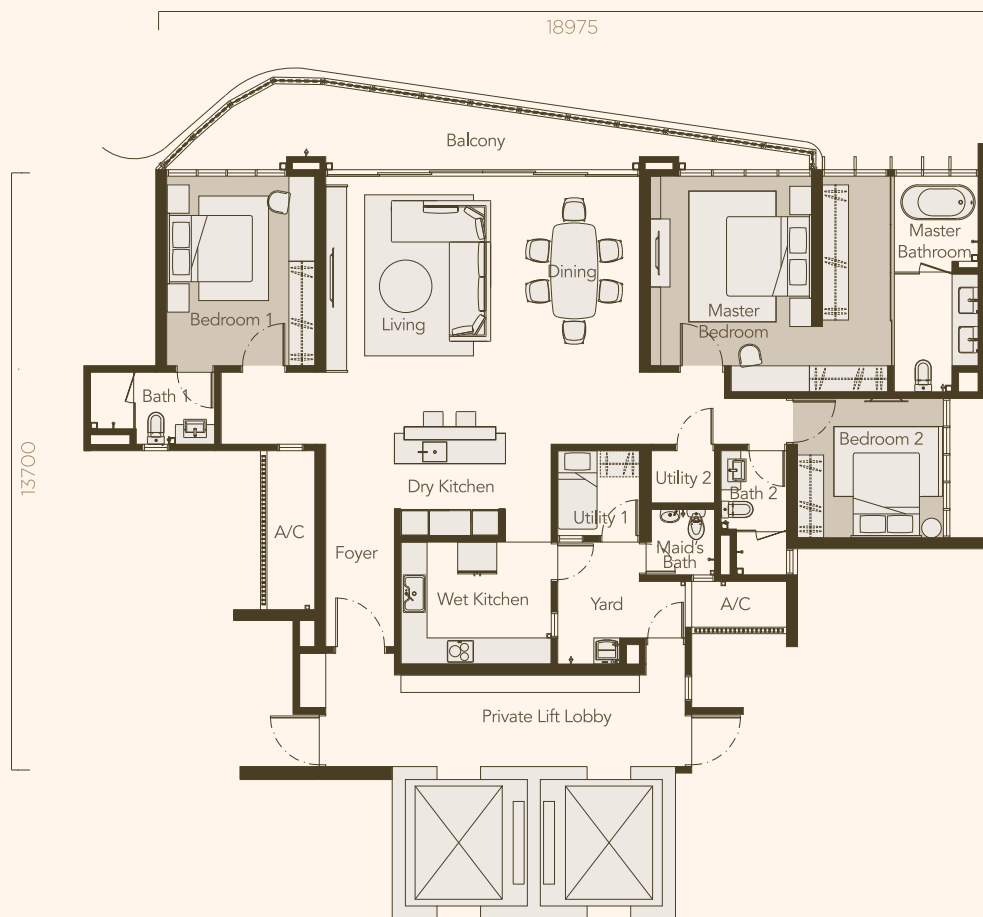
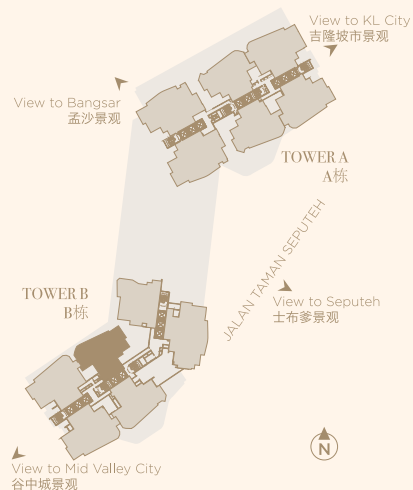


Organically-shaped infinity pool with vibrant city views
自然流线设计的无边泳池与繁华城市的美景相映成辉

TYPE A 户型A

2,357 sq.ft. 平方尺
219 sq.m 平方米

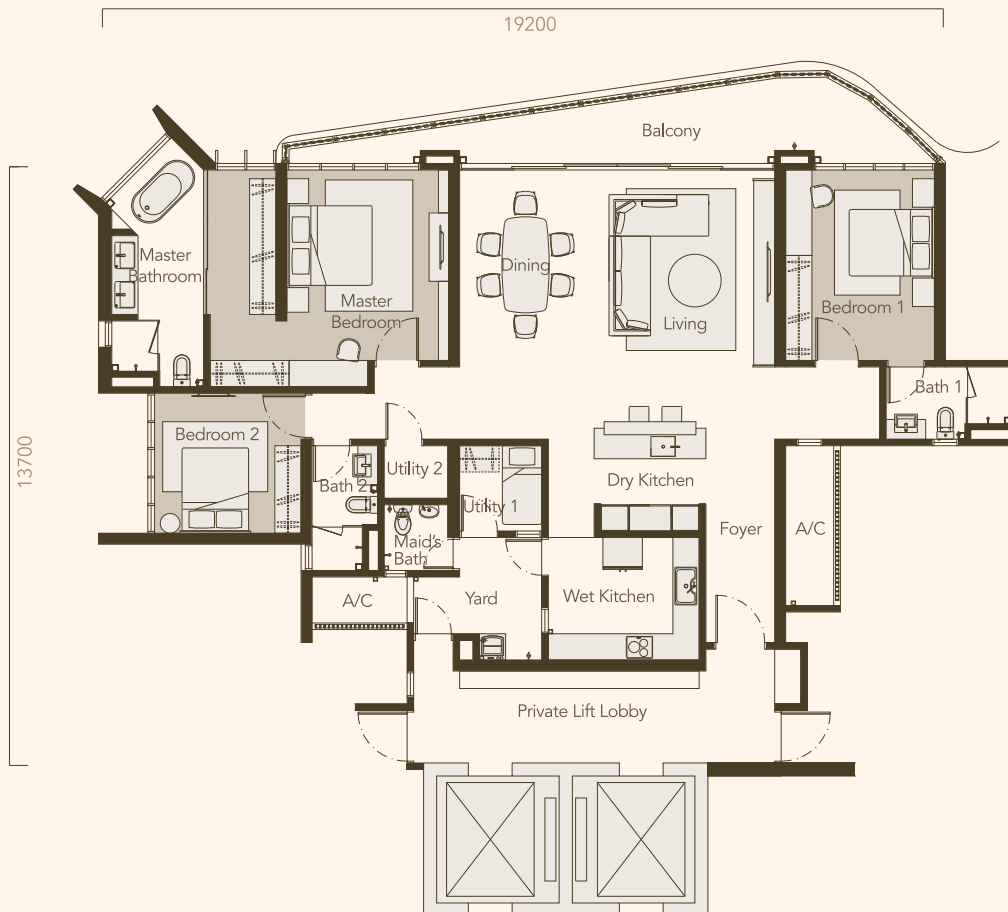
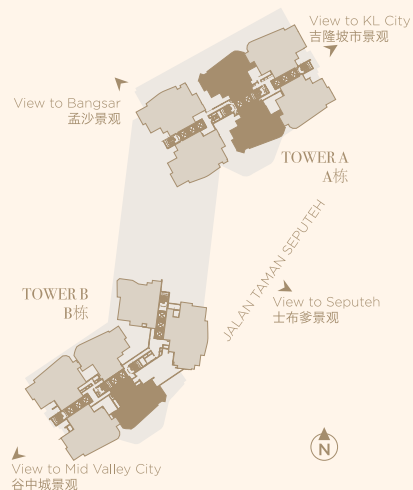
3 Bedrooms 卧室 +
4 Bathrooms 浴室



TYPE B 户型B

2,379 sq.ft. 平方尺
221 sq.m 平方米

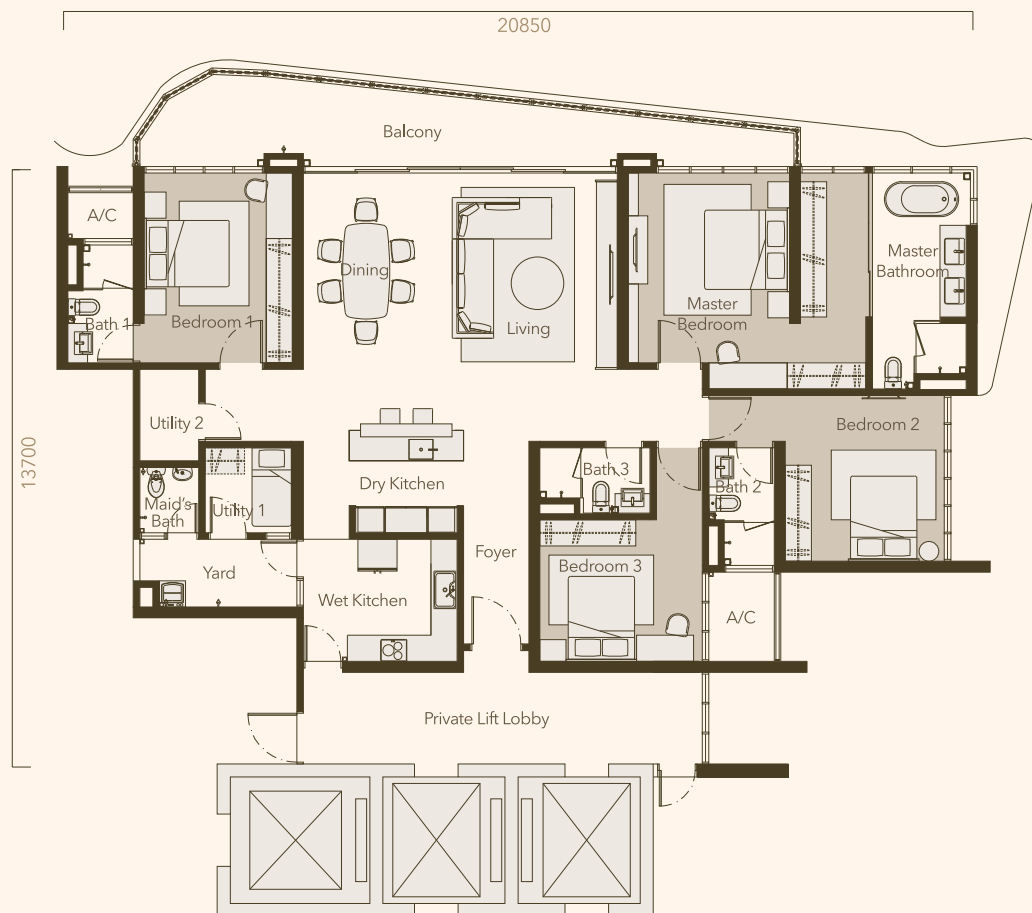
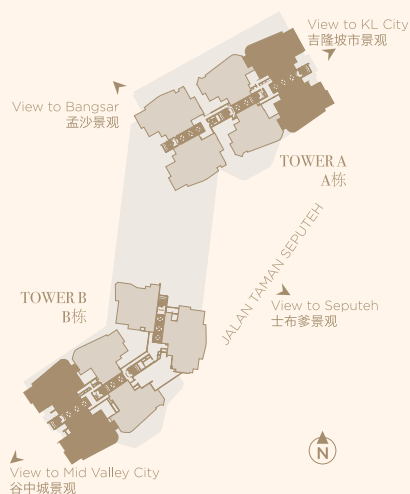
3 Bedrooms 卧室 +
4 Bathrooms 浴室



TYPE C 户型 C

2,680 sq.ft. 平方尺
249 sq.m 平方米

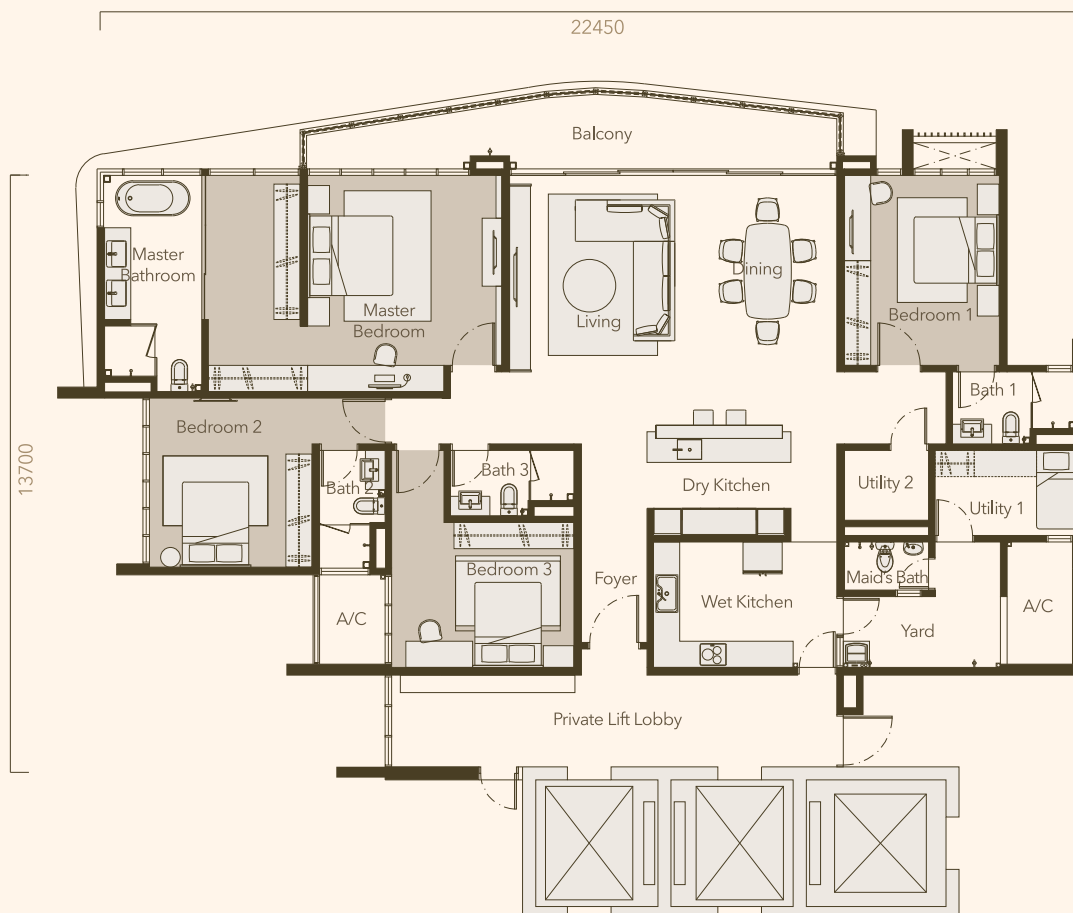
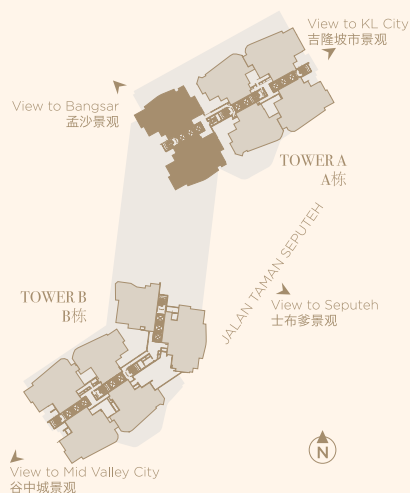
4 Bedrooms 卧室 +
5 Bathrooms 浴室



TYPE D 户型 D

2,863 sq.ft. 平方尺
266 sq.m 平方米

4 Bedrooms 卧室 +
5 Bathrooms 浴室

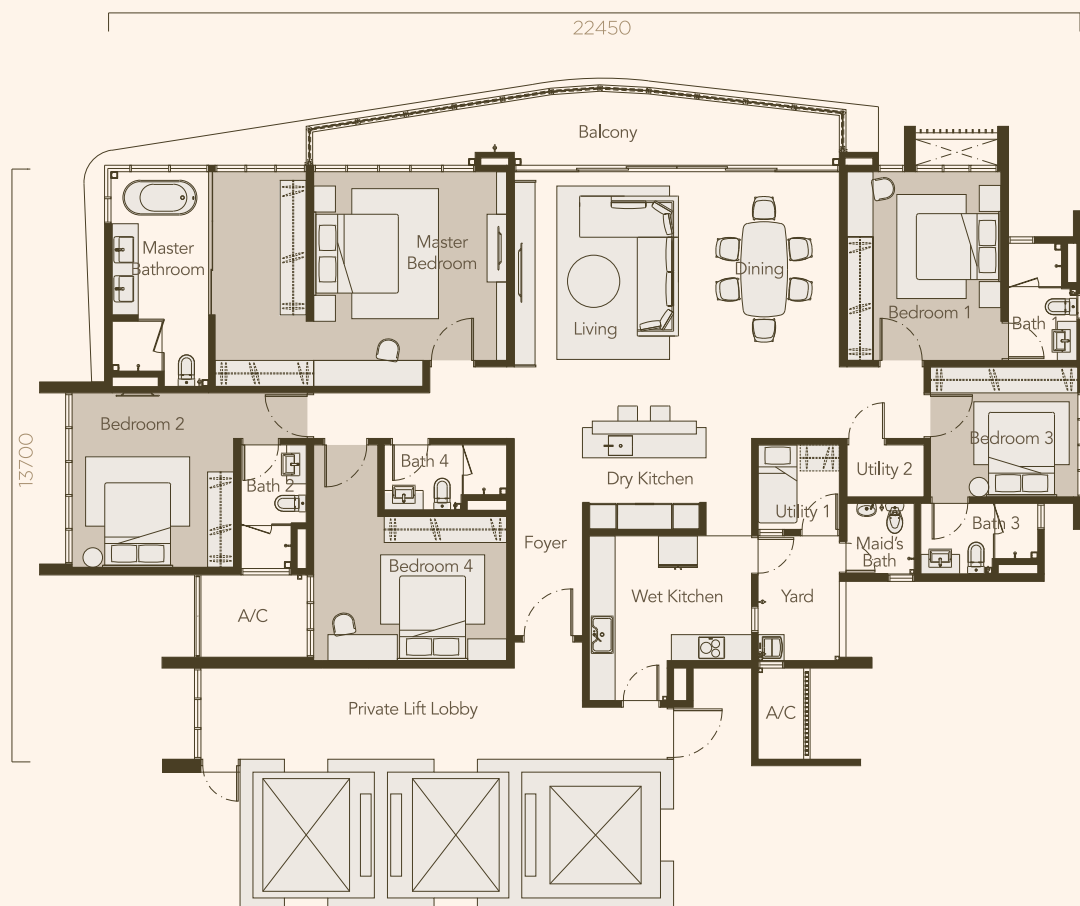
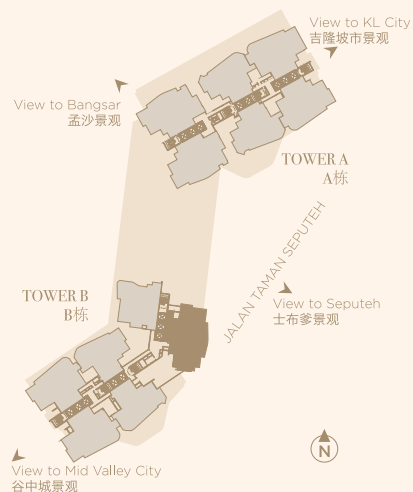


TYPE E

户型 E

2,992 sq.ft. 平方尺
278 sq.m 平方米

5 Bedrooms 卧室 +
6 Bathrooms 浴室

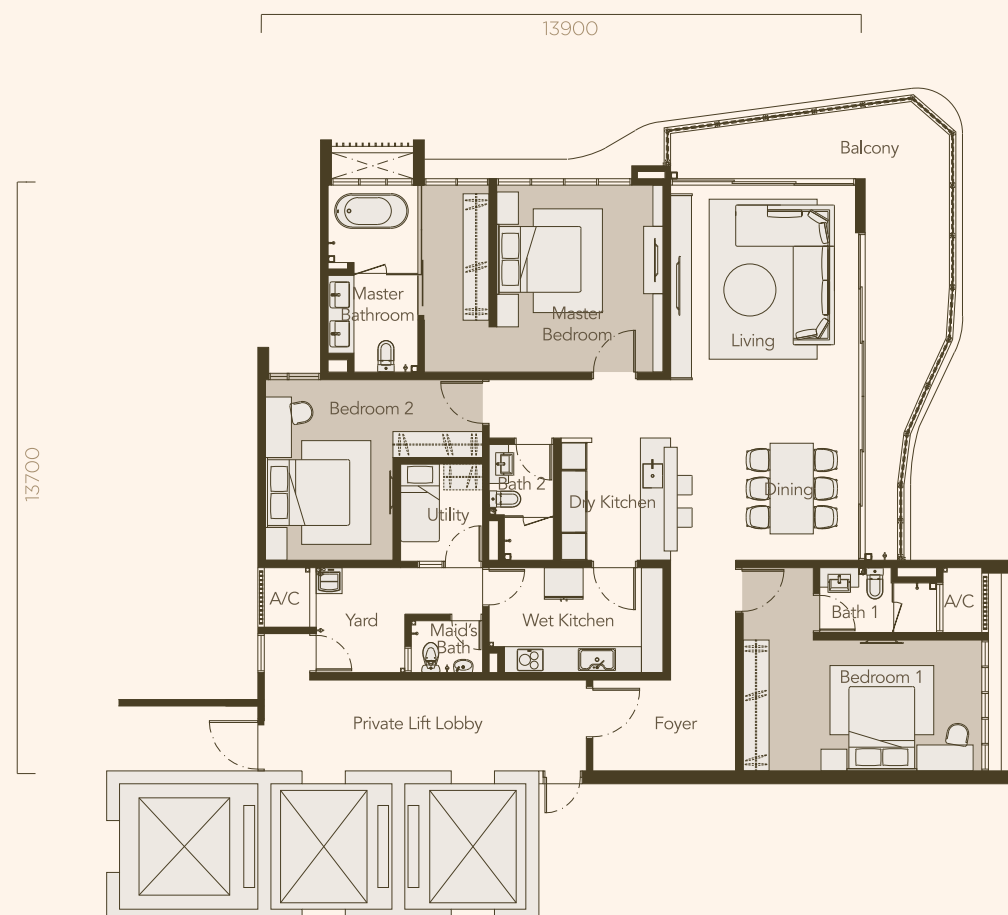
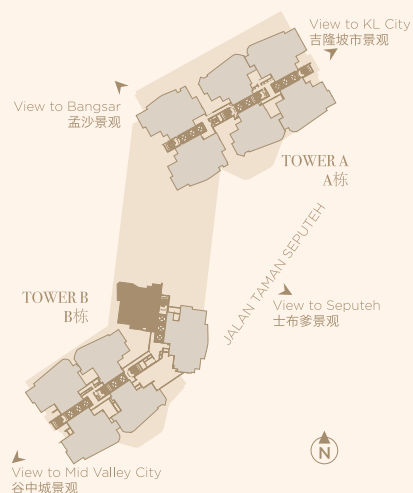


TYPE F

户型 F

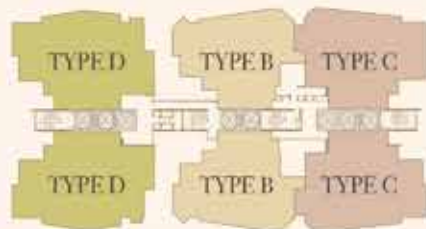
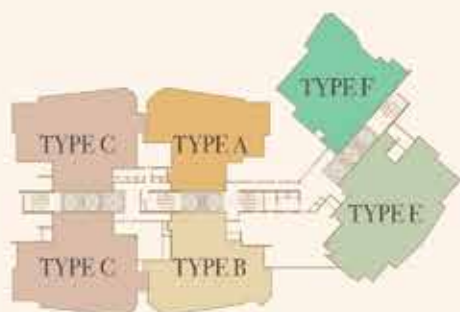
2,347 sq.ft. 平方尺
218 sq.m 平方米

3 Bedrooms 卧室 +
4 Bathrooms 浴室



TOWER B
B栋

TOWER A
A栋

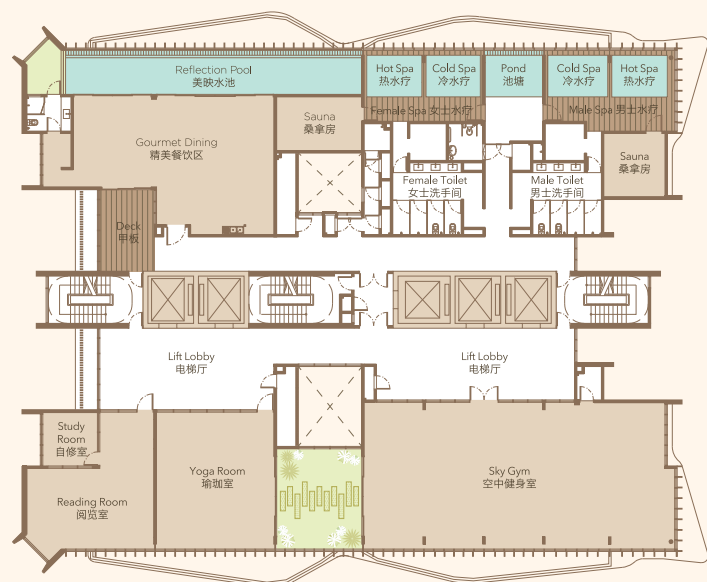


FACILITIES 公寓设施

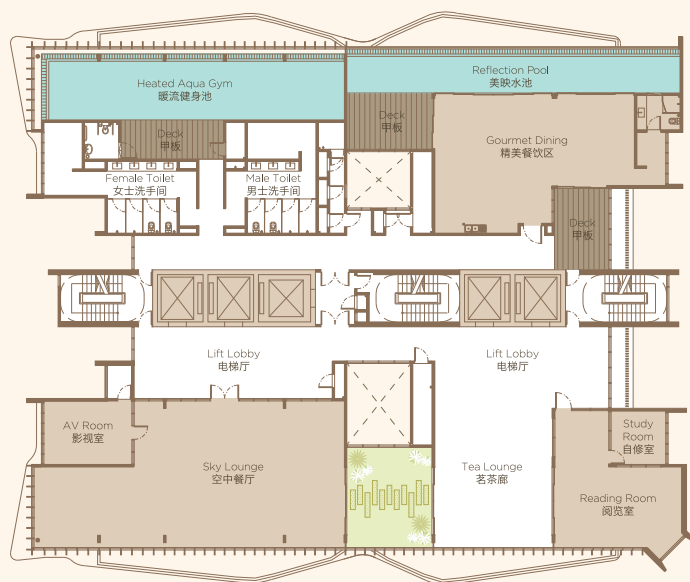
LEVEL 7
楼 7



TOWER A (A 栋)
LEVEL 36
楼 36



TOWER B (B 栋)
LEVEL 36
楼 36



SPECIFICATIONS 建筑规格

STRUCTURE 结构	Reinforced Concrete 钢筋混凝土							
ROOF 屋顶架构	Reinforced Concrete Flat Roof / Metal Deck Roof 钢筋混凝土平屋顶 / 金属板屋顶							
WALL 墙壁	External Walls 外墙		Brick Wall / Reinforced Concrete Wall / Fixed Glass Panel 砖墙 / 钢筋混凝土墙 / 固定玻璃板					
	Internal Walls 内墙		Brick Wall / Reinforced Concrete Wall 砖墙 / 钢筋混凝土墙					
WINDOWS 窗户	Powder Coated Aluminium Frame Glass Windows 亚光处理铝框玻璃窗							
DOORS 门户	Entrance 大门		Fire Rated Timber Door 防火木门					
	Others 其他		Timber Flush Door / Powder Coated Aluminium Frame Glass Sliding Door / Frameless Glass Sliding Door Fire Rated Door, Where Applicable 平面木门 / 亚光处理铝框玻璃滑动门 / 无框玻璃滑动门 / 防火门					
IRONMONGERY 锁头	Quality Locksets & Accessories 高品质锁头及配件							
CEILING FINISHES 天花板	Skimcoat / Plaster Ceiling 薄涂层 / 石膏天花板							
FLOOR FINISHES 地板表面	Living / Dining / Dry Kitchen / Foyer / Private Lift Lobby 客厅 / 饭厅 / 干厨房 / 走廊 / 私人电梯厅		Porcelain Tiles 瓷砖					
	Wet Kitchen / Utility / Yard 湿厨房 / 杂物间 / 院子		Porcelain Tiles 瓷砖					
	Balcony 露台		Porcelain Tiles 瓷砖					
	Master Bedroom / Bedrooms 主卧房 / 卧室		Engineered Timber Flooring 複合木地板					
	Master Bathroom 主浴室		Granite 花岗岩					
	Bathrooms 浴室		Porcelain Tiles 瓷砖					
	Maid's Bathroom 保姆浴室		Ceramic Tiles 陶砖					
	Ac Ledge 空调槽		Cement Render 水泥抹面					
	WALL FINISHES 墙面	External Walls 外墙		Weathershield Paint 天气防护漆				
		Internal Walls 内墙		Emulsion Paint 乳胶漆				
Wet Kitchen 湿厨房		Porcelain Tiles 瓷砖						
Master Bathroom 主浴室		Marble Up To Ceiling Height 大理石至天花板						
Bathrooms 浴室		Porcelain Tiles Up To Ceiling Height 瓷砖至天花板						
Maid's Bathroom 保姆浴室		Ceramic Tiles Up To Ceiling Height 陶砖至天花板						
SANITARY FITTINGS 卫生配件	Master Bathroom 主浴室		- Long Bath With Mixer Tap - 浴缸配冷热混合式水龙头		- Basin Mixer Tap - 洗漱盆冷热混合式水龙头			
			- Water Closet - 抽水厕所		- Paper Holder - 卫生纸匣			
			- Wash Basin - 洗漱盆		- Hand Bidet - 坐浴盆			
			- Shower Mixer Set - 冷热混合式淋浴组件		- Towel Rail - 毛巾杆			
	Bathrooms 浴室		- Water Closet - 抽水厕所		- Paper Holder - 卫生纸匣			
			- Wash Basin - 洗漱盆		- Hand Bidet - 坐浴盆			
			- Shower Mixer Set - 冷热混合式淋浴组件		- Towel Rail - 毛巾杆			
			- Basin Mixer Tap - 冷热混合式水龙头					
	Maid's Bathroom 保姆浴室		- Wash Basin - 洗漱盆		- Paper Holder - 卫生纸匣			
			- Shower Rose - 淋浴花洒		- Bib Tap - 小水龙头			
			- Water Closet - 抽水厕所		- Soap Holder - 香皂托			
			- Basin Tap - 洗漱盆水龙头					
BUILT-IN 内建	Kitchen Cabinet At Kitchen 位于厨房的厨房壁柜							
ELECTRICAL APPLIANCES 家用电器	Hob, Hood, Microwave Oven, Refrigerator, Washer, Dryer 燃气灶、抽油烟机、微波炉、冰箱、洗衣机、干衣机							
ELECTRICAL INSTALLATIONS 电器配件	ITEMS 项目	A户型 TYPE A	B户型 TYPE B	C户型 TYPE C	D户型 TYPE D	E户型 TYPE E	F户型 TYPE F	
	Lighting Point 电灯接座	34	34	38	38	42	33	
	Power Point 电源接座	31	31	33	33	36	30	
	Ceiling Fan Point 天花板风扇接座	5	5	6	6	7	5	
	Air Conditioner Split Unit 空调分配设施	5	5	6	6	7	5	
	Water Heater 热水器	3	3	4	4	5	3	
	Water Heater Point (Wet Kitchen) 热水器接座 (湿厨房)	1	1	1	1	1	1	
	Telephone Point 电话接座	2	2	2	2	2	2	
	Video Intercom 视像对讲设备	1	1	1	1	1	1	
	Fiber Optic 光纤电缆	1	1	1	1	1	1	
	Smatv Point 卫星共用天线电视系统接座	2	2	2	2	2	2	
	Door Bell 门铃	1	1	1	1	1	1	
	Hood Point 抽油烟机接座	1	1	1	1	1	1	
	Hob point 燃气灶接座	1	1	1	1	1	1	



Prime Address 黄金地段

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.

生活在谷中城的咫尺之内，无与伦比的便利让您无时无刻衔接大都会的时尚生活，尽情享受与众不同的乐趣，何时何地，由您做主。

Setia 10:90

Today's freedom for tomorrow's comfort



Stay Together. Stay Setia
livelearnworkplay

Call 致电 +603 2276 5252

GITA KASTURI SDN BHD (953635-X)

No 1, Jalan Taman Seputeh Satu, Taman Seputeh, 58000 Kuala Lumpur.

F 传真 603 2276 3232 W 网站 www.setiaskyseputeh.com.my



Setia Sky Seputeh
Sales Galleria

Setia

Developer: Gita Kasturi Sdn Bhd (953635-X) SP Setia Berhad Corporation HQ, No.12, Persiaran Setia Dagang, Setia Alam, Seksyen U13, 40170 Selangor.
TOWER A: Developer's Licence No.: 14487-1/09-2022/02773 (L) • Validity: 11/09/2021 - 10/09/2022 • Sales & Advertising Permit No.: 14487-1/09-2022/02773 (P) • Validity: 11/09/2021 - 10/09/2022 • Total Units: 145 • Built-up Area: Type B: 2,379 sf • Type C: 2,680 sf • Type D: 2,863 sf • Selling Price: RM3,439,650.00 (min) - RM4,141,150.00 (max) • TOWER B: Developer's Licence No.: 14487-2/11-2022/03404 (L) • Validity: 30/11/2021 - 29/11/2022 • Sales & Advertising Permit No.: 14487-2/11-2022/03404 (P) • Validity: 30/11/2021 - 29/11/2022 • Total Units: 145 unit • Built-up Area: Type A: 2,357 sf • Type B: 2,379 sf • Type C: 2,680 sf • Type E: 2,992 sf • Type F: 2,347 sf • Selling Price: RM3,562,900 (min) - RM 4,463,800.00 (max) • Building Plans Approving Authority: Dewan Bandaraya Kuala Lumpur • Building Plans Ref. No.: BP S1 OSC 2015 3095 • Expected Date of Completion: December 2022 • 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 impressions only. The items are subject to variation, modifications and substitutions as may be recommended by the relevant approving authorities.