

LOCATION

Positioned strategically within the vibrant Setia Tropika commercial hub, this location ensures exceptional accessibility and convenience. Besides with seamless access to essential amenities, including retail shops, banking facilities and dining options, its prime location offers easy connectivity to other significant landmarks in the vicinity, enhancing both professional and lifestyle pursuits.



Call 07 237 2255
www.setiatropika.com
Setia Indah Sdn Bhd 198901008253 (185555-H)
Setia Tropika Sales Gallery
Tropika Welcome Centre
No. 10 Jalan Setia Tropika 1/21, Taman Setia Tropika,
81200 Kempas Johor Bahru, Johor Darul Takzim, Malaysia
Fax: 07 237 2225 Web: www.setiatropika.com

Stay Together. Stay Setia
livelearnworkplay

Sky Valley Residences • Service Apartment • Built-up Tower A: 400 & 677 sqft • Built-up Tower B: 488 - 873 sqft • Housing Developer's License No.: 8118/04-2028/0567(A) • Validity Period: 16/04/2023 – 15/04/2028 • Advertising & Sales Permit No.: 8118-78/03- 2028/0222(A)-(S) • Validity Period: 18/03/2025 – 17/03/2028 • Expected Date of Completion: July 2029 • Approving Local Authority: Majlis Bandaraya Johor Bahru • Building Plan Reference No.: MBJB/U/2024/14/BGN/40/RP • SIFUS Reference No.: PTG/SIFUS/11/02/08/303/253/2019 • Land Tenure: Freehold • Land Charge: Free From Encumbrances • Total Units Tower A: 280 units – (Min): RM371,483 (Max): RM615,256 • Total Units Tower B: 320 units – (Min): RM445,141 (Max): RM765,870 • 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 oDer or contract presentation.

Sekatan Kepentingan: (i) Tuan punya tanah tidak dibenarkan menawarkan atau menjual unit-unit (parcels) bangunan yang akan dibina di atas tanah ini melainkan bangunan telah mula dibina mengikut pelan yang diluluskan oleh Pihak Berkuasa Tempatan yang berkenaan. (ii) Petak-petak bangunan yang didirikan di atas tanah ini apabila sahaja bertukar miliknya kepada seorang Bumiputera/Syarikat Bumiputera maka tidak boleh terkemudian daripada itu dijual, dipajak atau dipindahmilik dengan apa cara sekalipun kepada orang Bukan Bumiputera/Syarikat Bukan Bumiputera tanpa persetujuan Pihak Berkuasa Negeri. (iii) Petak-petak bangunan yang didirikan di atas tanah ini tidak boleh dijual atau dipindahmilik dengan apa cara sekalipun kepada bukan warganegara/syarikat asing tanpa persetujuan Pihak Berkuasa Negeri. Developer: Setia Indah Sdn Bhd

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA. MAKLUMAT PEMAJUAN DAN IKLAN YANG DILULUSKAN BOLEH DISEMAK DI PORTAL TEDUH.KPKT.GOV.MY'

Setia

SKY VALLEY

SETIA TROPIKA
RESIDENCES

SERVICED APARTMENT

Seamless Living, Endless Convenience

From shopping malls to future developments,
enjoy a lifestyle where convenience is just around the corner.

Step outside and discover a world built around you.



Key amenities are easily within reach, whether by walking or a quick drive.

12km Radius:

- CIQ Causeway, Singapore Link
- Rapid Transit System (RTS) final station terminal to Singapore

Walking Distance:

- Lotus's
- Setia Tropika Convention Centre

Shopping Malls:

- Lotus's Setia Tropika
- AEON Dato Onn
- AEON Tebrau
- Ikea Tebrau
- Mid Valley Southkey
- Paradigm Mall
- AEON Bukit Indah
- Johor Premium Outlet

Banking Facilities:

- Maybank
- Ambank
- RHB Bank
- Hong Leong Bank

F&B Outlets:

- McDonald's
- KFC
- VIVO
- Burger King
- Pizza Hut
- Tea Garden
- Coffee Bean & Tea Leaf
- Starbucks



LOVE IN THE SKY

Sky Valley Residences is an exclusive 26-floor mixed-use development, perfectly integrating premium residential apartments with a curated selection of F&B and retail outlets. Designed to enhance the urban lifestyle, the development features thematic landscaping and unobstructed views, offering residents a tranquil yet connected living experience.

Sky Valley Residences offers residents peace of mind with advanced smart living through an Integrated Intelligent Management System. This includes Biometric Access Control via Facial Recognition, Seamless Entry with License Plate Recognition Technology, Digital Key Access, and an Integrated Resident Portal. Together, these state-of-the-art security technologies ensure a safe, secure, and protected living environment.



Intelligent Smart Living
with Integrated
Security Management



Freehold Ownership
Mature Neighbourhood



Low Density
with Great Sustainability

Curated Spaces Tailored for Every Need

Discover a diverse collection of meticulously crafted layouts, from 400 to 873 sq.ft., designed to accommodate varying household sizes and functional needs. Each residence is a versatile canvas, offering flexible interiors to inspire your dream home, with innovative design settings that effortlessly adapt to your unique needs and tastes.



Entrance Statement



Tower A Entrance

- **30 commercial units** for daily necessities.
- **24/7 security patrol** and guardhouse.
- **Trendy building facade** for a modern appeal





- | | | | |
|---|--|---|--|
| 1. Tropika Welcome Centre
Setia Sales Gallery
(S.P. Setia, Customer Relations) | 8. Petronas
9. Livistonia IX
10. KDN Complex
(Ministry of Home Affairs Complex) | 14. Spice Garden
15. Fenix Villas
16. Caranday Precinct
17. Licuala Garden Precinct
18. Areca Green Precinct
19. Caryota Square Precinct
20. Dictyo Alba Precinct | 21. Alexandre Avenue Precinct
22. Elata Haven Precinct
23. Aurinia @ Palmyra Sanctuary
24. Tropika Square
FD. Future Development |
| 2. Retail, F&B & Services
3. McDonald's
4. Wisma OKA
5. Sky Peak Residences
6. Sky Gardens Residences
7. Livistonia VIII | 11. Town Park
12. Surau
13. Basketball Court | | |



Podium Facilities



Landscaping

Luxurious facilities significantly elevate the living experience, providing residents with a premium lifestyle that goes beyond traditional comfort. With features such as a modern fitness centre, swimming pools, landscaped gardens, a childcare centre, playground, and multi-purpose hall, residents enjoy relaxation, recreation, and social connection—all within the comfort of their own community.



For illustration purpose only



Catering to a diverse range of residents - from single professionals and investors to small and medium-sized families - Sky Valley Residences offers a flexible living environment for all. Single professionals can enjoy the convenience of nearby retail and dining, while investors benefit from its prime location. Small and medium-sized families will appreciate the spacious layouts and accessible amenities, providing a comfortable and balanced lifestyle for everyone.



North-South
Orientation



Optimal
Lighting



Good
Ventilation

UNIT
DISTRIBUTION PLAN

FACING	NORTH					SOUTH								
UNIT TYPE	A - 400sf	B - 677sf	B - 677sf	B - 677sf	B - 677sf	B - 677sf	B - 677sf	B - 677sf	B - 677sf	A - 400sf	A - 400sf	A - 400sf	A - 400sf	A - 400sf
UNIT NO.	01	02	03	05	06	07	08	09	10	11	12	13	15	16
LEVEL24	#24-01	#24-02	#24-03	#24-05	#24-06	#24-07	#24-08	#24-09	#24-10	#24-11	#24-12	#24-13	#24-15	#24-16
LEVEL23	#23-01	#23-02	#23-03	#23-05	#23-06	#23-07	#23-08	#23-09	#23-10	#23-11	#23-12	#23-13	#23-15	#23-16
LEVEL22	#22-01	#22-02	#22-03	#22-05	#22-06	#22-07	#22-08	#22-09	#22-10	#22-11	#22-12	#22-13	#22-15	#22-16
LEVEL21	#21-01	#21-02	#21-03	#21-05	#21-06	#21-07	#21-08	#21-09	#21-10	#21-11	#21-12	#21-13	#21-15	#21-16
LEVEL20	#20-01	#20-02	#20-03	#20-05	#20-06	#20-07	#20-08	#20-09	#20-10	#20-11	#20-12	#20-13	#20-15	#20-16
LEVEL19	#19-01	#19-02	#19-03	#19-05	#19-06	#19-07	#19-08	#19-09	#19-10	#19-11	#19-12	#19-13	#19-15	#19-16
LEVEL18	#18-01	#18-02	#18-03	#18-05	#18-06	#18-07	#18-08	#18-09	#18-10	#18-11	#18-12	#18-13	#18-15	#18-16
LEVEL17	#17-01	#17-02	#17-03	#17-05	#17-06	#17-07	#17-08	#17-09	#17-10	#17-11	#17-12	#17-13	#17-15	#17-16
LEVEL16	#16-01	#16-02	#16-03	#16-05	#16-06	#16-07	#16-08	#16-09	#16-10	#16-11	#16-12	#16-13	#16-15	#16-16
LEVEL15	#15-01	#15-02	#15-03	#15-05	#15-06	#15-07	#15-08	#15-09	#15-10	#15-11	#15-12	#15-13	#15-15	#15-16
LEVEL14	#14-01	#14-02	#14-03	#14-05	#14-06	#14-07	#14-08	#14-09	#14-10	#14-11	#14-12	#14-13	#14-15	#14-16
LEVEL13	#13-01	#13-02	#13-03	#13-05	#13-06	#13-07	#13-08	#13-09	#13-10	#13-11	#13-12	#13-13	#13-15	#13-16
LEVEL12	#12-01	#12-02	#12-03	#12-05	#12-06	#12-07	#12-08	#12-09	#12-10	#12-11	#12-12	#12-13	#12-15	#12-16
LEVEL11	#11-01	#11-02	#11-03	#11-05	#11-06	#11-07	#11-08	#11-09	#11-10	#11-11	#11-12	#11-13	#11-15	#11-16
LEVEL10	#10-01	#10-02	#10-03	#10-05	#10-06	#10-07	#10-08	#10-09	#10-10	#10-11	#10-12	#10-13	#10-15	#10-16
LEVEL9	#09-01	#09-02	#09-03	#09-05	#09-06	#09-07	#09-08	#09-09	#09-10	#09-11	#09-12	#09-13	#09-15	#09-16
LEVEL8	#08-01	#08-02	#08-03	#08-05	#08-06	#08-07	#08-08	#08-09	#08-10	#08-11	#08-12	#08-13	#08-15	#08-16
LEVEL7	#07-01	#07-02	#07-03	#07-05	#07-06	#07-07	#07-08	#07-09	#07-10	#07-11	#07-12	#07-13	#07-15	#07-16
LEVEL6	#06-01	#06-02	#06-03	#06-05	#06-06	#06-07	#06-08	#06-09	#06-10	#06-11	#06-12	#06-13	#06-15	#06-16
LEVEL5	#05-01	#05-02	#05-03	#05-05	#05-06	#05-07	#05-08	#05-09	#05-10	#05-11	#05-12	#05-13	#05-15	#05-16
LEVEL4	FACILITIES FLOOR													
LEVEL3	CARPARK													
LEVEL2	CARPARK													
LEVEL1	CARPARK													
LEVELG	CARPARK & ENTRANCE LOBBY													
BASEMENT	CARPARK													

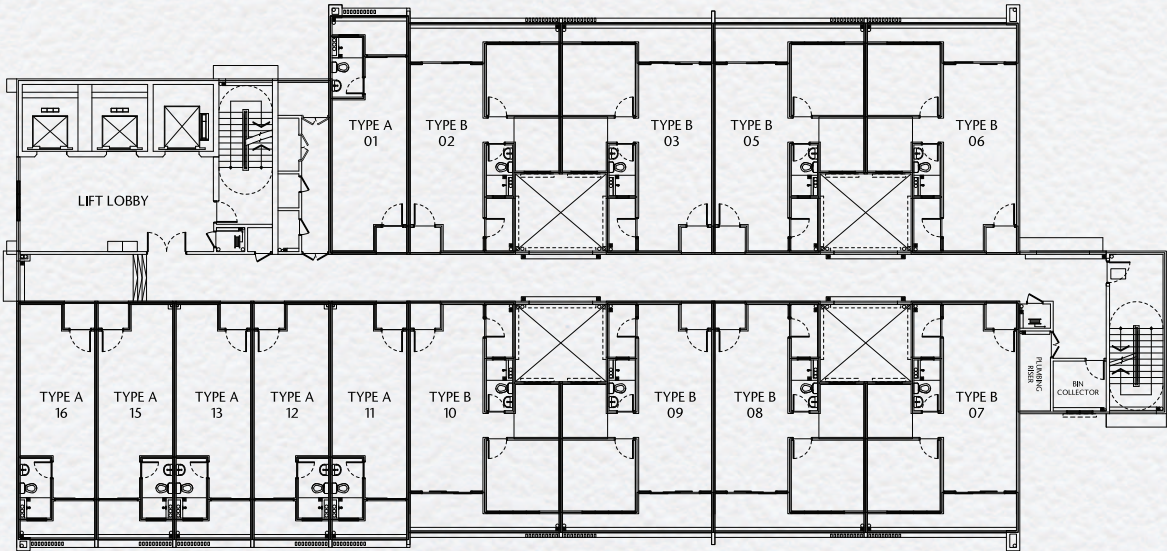
UNIT APARTMENT - TOWER A

Bumi Lot

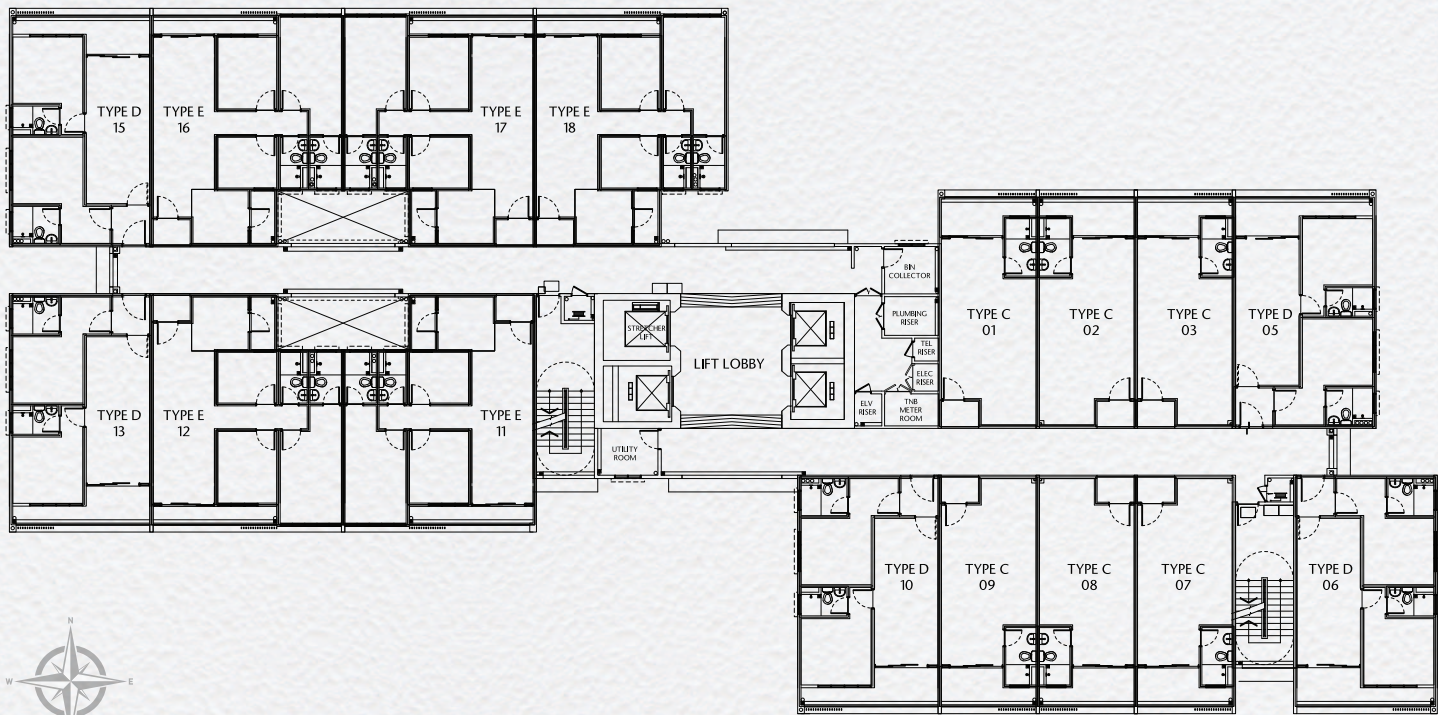
FACING	NORTH					SOUTH						NORTH				
UNIT TYPE	C - 488sf	C - 488sf	C - 488sf	D - 698sf	D - 698sf	C - 488sf	C - 488sf	C - 488sf	D - 698sf	E - 873	E - 873	D - 698sf	D - 698sf	E - 873	E - 873	E - 873
UNIT NO.	01	02	03	05	06	07	08	09	10	11	12	13	15	16	17	18
LEVEL24	#24-01	#24-02	#24-03	#24-05	#24-06	#24-07	#24-08	#24-09	#24-10	#24-11	#24-12	#24-13	#24-15	#24-16	#24-17	#24-18
LEVEL23	#23-01	#23-02	#23-03	#23-05	#23-06	#23-07	#23-08	#23-09	#23-10	#23-11	#23-12	#23-13	#23-15	#23-16	#23-17	#23-18
LEVEL22	#22-01	#22-02	#22-03	#22-05	#22-06	#22-07	#22-08	#22-09	#22-10	#22-11	#22-12	#22-13	#22-15	#22-16	#22-17	#22-18
LEVEL21	#21-01	#21-02	#21-03	#21-05	#21-06	#21-07	#21-08	#21-09	#21-10	#21-11	#21-12	#21-13	#21-15	#21-16	#21-17	#21-18
LEVEL20	#20-01	#20-02	#20-03	#20-05	#20-06	#20-07	#20-08	#20-09	#20-10	#20-11	#20-12	#20-13	#20-15	#20-16	#20-17	#20-18
LEVEL19	#19-01	#19-02	#19-03	#19-05	#19-06	#19-07	#19-08	#19-09	#19-10	#19-11	#19-12	#19-13	#19-15	#19-16	#19-17	#19-18
LEVEL18	#18-01	#18-02	#18-03	#18-05	#18-06	#18-07	#18-08	#18-09	#18-10	#18-11	#18-12	#18-13	#18-15	#18-16	#18-17	#18-18
LEVEL17	#17-01	#17-02	#17-03	#17-05	#17-06	#17-07	#17-08	#17-09	#17-10	#17-11	#17-12	#17-13	#17-15	#17-16	#17-17	#17-18
LEVEL16	#16-01	#16-02	#16-03	#16-05	#16-06	#16-07	#16-08	#16-09	#16-10	#16-11	#16-12	#16-13	#16-15	#16-16	#16-17	#16-18
LEVEL15	#15-01	#15-02	#15-03	#15-05	#15-06	#15-07	#15-08	#15-09	#15-10	#15-11	#15-12	#15-13	#15-15	#15-16	#15-17	#15-18
LEVEL14	#14-01	#14-02	#14-03	#14-05	#14-06	#14-07	#14-08	#14-09	#14-10	#14-11	#14-12	#14-13	#14-15	#14-16	#14-17	#14-18
LEVEL13	#13-01	#13-02	#13-03	#13-05	#13-06	#13-07	#13-08	#13-09	#13-10	#13-11	#13-12	#13-13	#13-15	#13-16	#13-17	#13-18
LEVEL12	#12-01	#12-02	#12-03	#12-05	#12-06	#12-07	#12-08	#12-09	#12-10	#12-11	#12-12	#12-13	#12-15	#12-16	#12-17	#12-18
LEVEL11	#11-01	#11-02	#11-03	#11-05	#11-06	#11-07	#11-08	#11-09	#11-10	#11-11	#11-12	#11-13	#11-15	#11-16	#11-17	#11-18
LEVEL10	#10-01	#10-02	#10-03	#10-05	#10-06	#10-07	#10-08	#10-09	#10-10	#10-11	#10-12	#10-13	#10-15	#10-16	#10-17	#10-18
LEVEL9	#09-01	#09-02	#09-03	#09-05	#09-06	#09-07	#09-08	#09-09	#09-10	#09-11	#09-12	#09-13	#09-15	#09-16	#09-17	#09-18
LEVEL8	#08-01	#08-02	#08-03	#08-05	#08-06	#08-07	#08-08	#08-09	#08-10	#08-11	#08-12	#08-13	#08-15	#08-16	#08-17	#08-18
LEVEL7	#07-01	#07-02	#07-03	#07-05	#07-06	#07-07	#07-08	#07-09	#07-10	#07-11	#07-12	#07-13	#07-15	#07-16	#07-17	#07-18
LEVEL6	#06-01	#06-02	#06-03	#06-05	#06-06	#06-07	#06-08	#06-09	#06-10	#06-11	#06-12	#06-13	#06-15	#06-16	#06-17	#06-18
LEVEL5	#05-01	#05-02	#05-03	#05-05	#05-06	#05-07	#05-08	#05-09	#05-10	#05-11	#05-12	#05-13	#05-15	#05-16	#05-17	#05-18
LEVEL4	FACILITIES FLOOR															
LEVEL3	CARPARK															
LEVEL2	CARPARK															
LEVEL1	CARPARK															
LEVELG	CARPARK & ENTRANCE LOBBY															
BASEMENT	CARPARK															

UNIT APARTMENT - TOWER B

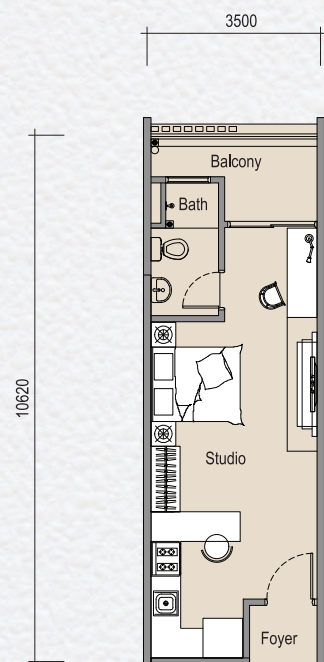
Bumi Lot



TYPICAL FLOOR – TOWER A



TYPICAL FLOOR – TOWER B

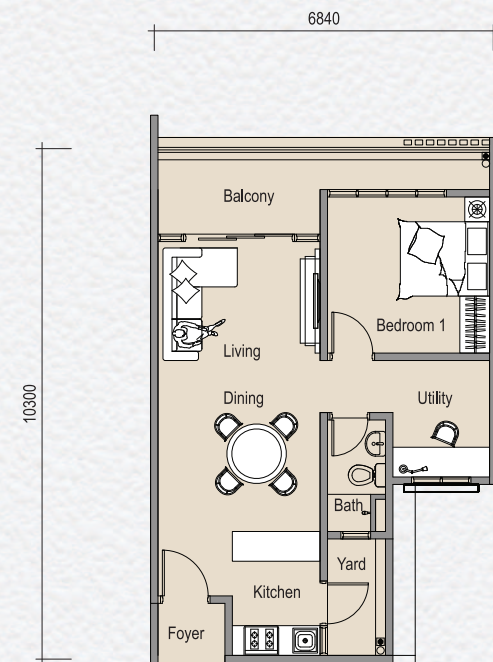


TYPE A

- 120 Units
- Built Up : 400 sq.f.t
- Studio

Unit features:

- Everyone can invest
- Open concept design

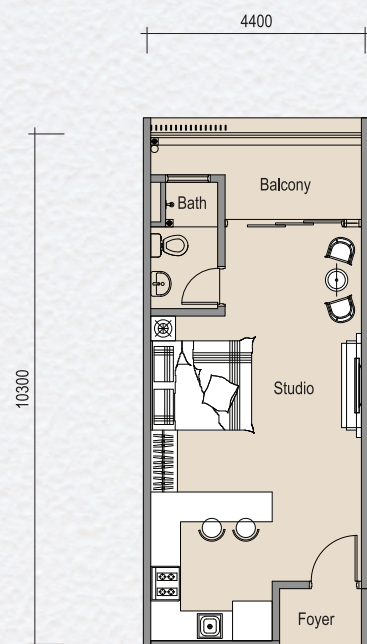


TYPE B

- 160 Units
- Built Up : 677 sq.ft.
- 1+1 Bedrooms

Unit features:

- Better space allocation
- Easier to maintain

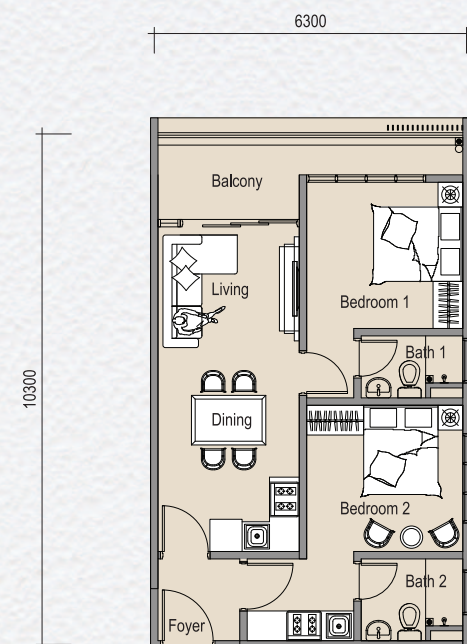


TYPE C

- 120 Units
- Built Up : 488 sq.ft.
- Studio

Unit features:

- Everyone can invest
- Open concept design

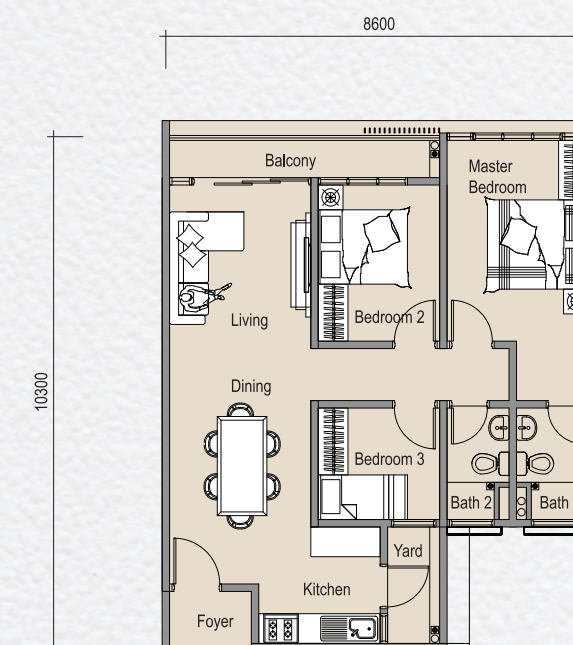


TYPE D

- 100 Units
- Built Up : 698 sq.ft.
- Dual Key

Unit features:

- Separate entrance increases privacy for tenants
- Double income investment



TYPE E

- 100 Units
- Built Up : 873 sq.ft.
- 3 Bedrooms

Unit features:

- Room for everyone
- Accommodates growing families

Specifications

(a) STRUCTURE	: Reinforced Concrete Frame
(b) WALL	: Reinforced Concrete Wall / Precast Concrete Wall Panel
(c) ROOFING COVERING	: Reinforced Concrete Flat Roof / Metal Roofing Sheet
(d) ROOFING FRAMING	: Reinforced Concrete / Steel
(e) CEILINGS	: Skim Coat : Plaster Ceiling Board
(f) WINDOWS	: Aluminium Framed Glass Window
(g) DOORS	: Aluminium Framed Glass Sliding Door : Fire Rated Door : Plywood Flush Door
(h) IRONMONGERY	: Provided
(i) WALL FINISHES	
Kitchen	: Tiles up to 1500mm Height / Plaster and Paint
All Bathrooms	: Tiles up to Ceiling Height
Miscellaneous	: Emulsion Paint on Internal Plastered Walls : Weather Resistant Paint on External Walls
(j) FLOOR FINISHES	
Living, Dining, Kitchen	: Tiles
All Bedrooms	: Tiles
All Bathrooms	: Tiles
Utility, Yard, Balcony	: Tiles

(k) SANITARY AND PLUMBING FITTINGS					
Type	A	B	C	D	E
Pedestal Water closet	1	1	1	2	2
Wash Basin	1	1	1	2	2
Toilet Roll Holder	1	1	1	2	2
Shower Head	1	1	1	2	2
Kitchen Sink	1	1	1	2	1

(l) ELECTRICAL INSTALLATION					
Type	A	B	C	D	E
Lighting Point	7	11	7	11	14
13A Power Point	9	12	9	13	14
TV Point	-	-	-	-	-
Ceiling Fan Point	1	4	1	4	5
15A Water Heater Point	1	1	1	2	2
15A Air -Con Point	1	2	1	3	4
Door Bell Point	1	1	1	1	1

(m) INTERNAL TELECOMMUNICATION	
TRUNKING & CABLING	: Provided
(n) FENCING	: Nil
(o) TURFING	: Nil
(p) GAS PIPING	: Nil

Note : The Developer shall, at its own cost & expense, install or construct all of the items listed above in accordance with the description set out save for the item or items marked with an * which may be deleted if not applicable.