



SKYLUXE

ON THE PARK

BUKIT JALIL

F R E E H O L D

Prestigious Address of Splendour



At home where every elegant detail is
crafted especially for you.

At home within the sweet spot between
urban and green pleasures.

Welcome to SkyLuxe On The Park



The awe-inspiring entrance that
exudes a sense of grandiosity

Elevated Living in Bukit Jalil

SkyLuxe On The Park exudes exclusivity at the final prime spot in Bukit Jalil. Located upon a luxuriant park, the freehold residential suites are designed to incorporate Nature's splendour into our busy city lives.

All around you are dazzling amenities such as the scenic golf resort and thrilling retail mall. Framed by beautiful landscapes and excellent facilities, home puts you at the heart of pure sophistication.

PAVILION 2 MALL

BUKIT JALIL
RECREATIONAL PARK

BUKIT JALIL GOLF &
COUNTRY RESORT



Bukit Jalil Recreational Park

Live on the Park

SkyLuxe is the residential centrepiece tucked upon the 80-acre Bukit Jalil Recreational Park, an iconic landmark in Kuala Lumpur that offers a myriad of outdoor activities for nature lovers. There is always something new to discover here at the park.

Beautifully wrapped by verdant greenery, your life begins afresh here.



Balcony with a view of the overall facilities & Bukit Jalil Recreational Park

Luxurious Views Par Excellence

Nestled within the green lungs of Kuala Lumpur, the Bukit Jalil Golf & Country Resort is truly a sight to behold. Its panoramic sceneries will take your breath away, where the 165-acre elite leisure getaway forms a lush backdrop that enhances its tranquil environment. While you are honing your golfing skills, there is a plethora of leisure activities to be enjoyed by everyone in the family.

Let the great outdoors inspire healthy living for all.



Balcony with a view of
Bukit Jalil Golf & Country Resort





Lifestyle Indulgences Within Reach

For your much needed coffee fix, a casual catch-up with friends or weekly shopping spree, just head on down to Pavilion 2 mall where the premium shopping and entertainment haven beckons. Getting there is a breeze, as the mall is accessible via a link bridge situated just 0.5km away from SkyLuxe On The Park.

The modern conveniences of life. Right at your doorstep.



Facilities Plan of Pleasure and Perfection



Schedule a little 'me' time for yourself and enjoy the myriad of facilities crafted for sweet escapades anytime of the day. Whether it's a soothing soak in the Jacuzzi after a long day at work, or a good, satisfying workout at the Cantilevered Gym, there is always something to do to while away the time as you take in all the refreshing landscapes. Life has never been better.

24 Contemporary Lifestyle Facilities

GROUND FLOOR

- A Infinity Water Wall
- B Guard House
- C Maze Garden

LEVEL 23A-25

- 23 Sky Garden

ROOFTOP

- 24 Sky Terrace

LEVEL 9 AQUATICS

- 1 Jacuzzi
- 2 Wet Deck
- 3 Infinity Pool
- 4 Wading Pool
- 5 Function Terrace
- 6 Pool Deck
- 7 Floating Cocoon

GARDEN

- 8 Cocoon Pavilion
- 9 Lawn
- 10 Garden Terrace
- 11 Ulam Terrace
- 12 Kitchen Garden

PLAY

- 13 Games Room
- 14 Play Web

QUIET

- 15 Surau
- 16 Reading Room
- 17 Library

HEALTH

- 18 Cantilevered Gym
- 19 Sauna/Steam Room

OTHERS

- 20 Deck
- 21 Multipurpose Hall
- 22 Changing Room





Entrance Statement with Maze Garden

Live It Up.
Take It Slow.

Whether you are a fitness enthusiast, social butterfly, avid reader, adventure seeker or a relaxed soul, there is something here for you. The dedicated recreational podium comprises urban facilities and landscaped gardens that fill you with an enthusiasm for life.



Cocoon Pavilion



Kitchen Garden





Garden Terrace



Cantilevered Gym



Infinity Pool with Jacuzzi



Sky Terrace

Alluring Designs.
Distinctive Layouts.

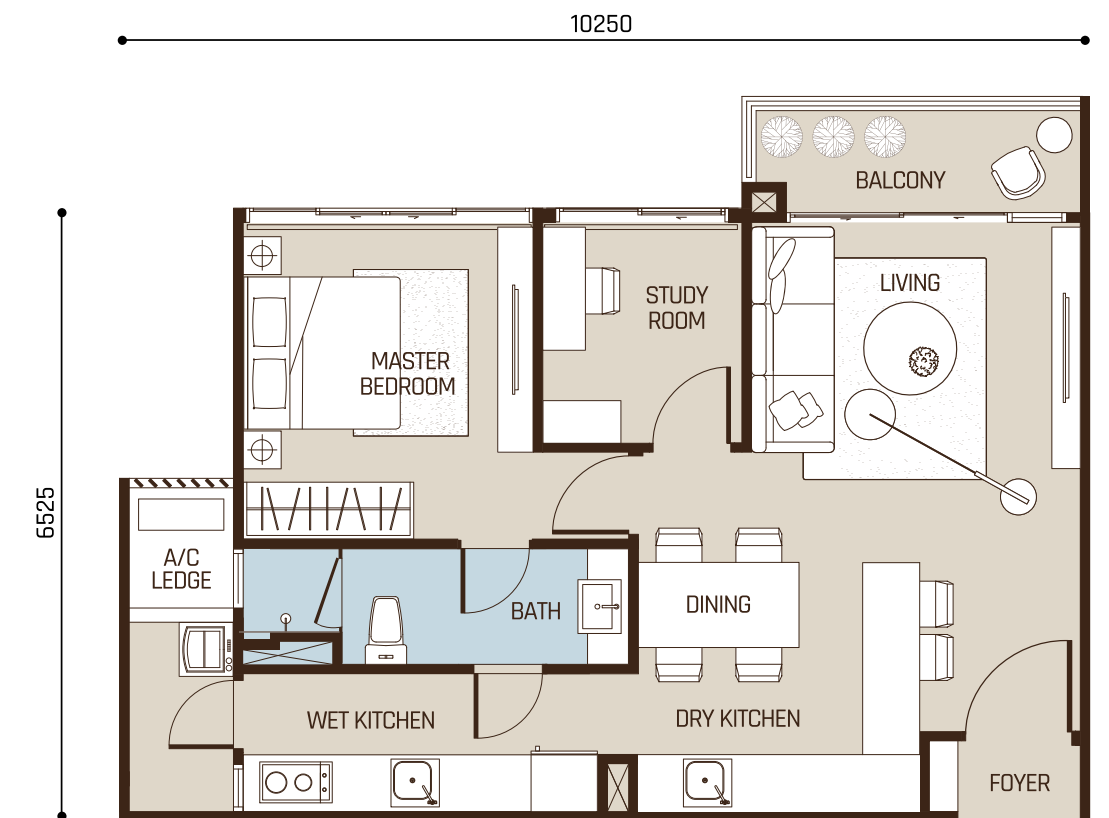
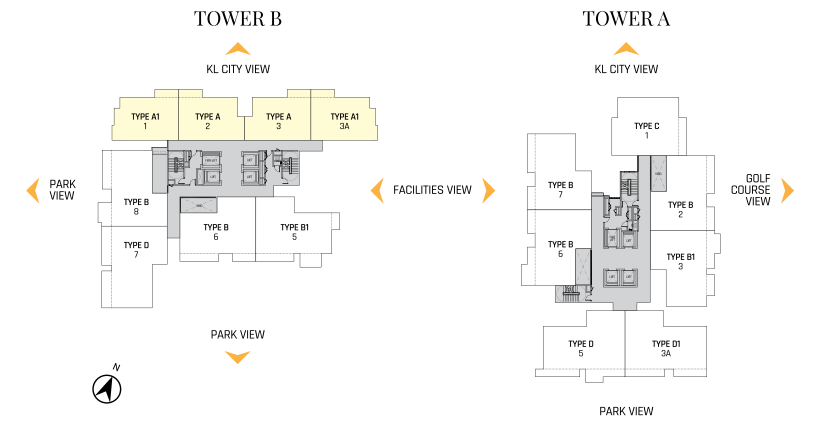
Classical or contemporary? Rustic or revolutionary? It's all up to you. Versatile, stylish living spaces with a selection of impressive sceneries are made to reveal the real you.



TYPE A

661 - 727sf
1 + 1 Bedrooms
1 Bathroom

Ideal for single individuals seeking a more private space or for young couples, with most units offering breathtaking views of KL City.



*Size and balcony vary from unit to unit. Artist's impression only. Actual configurations and measurements can be made available by our sales personnel.



Elegant interiors of the living room

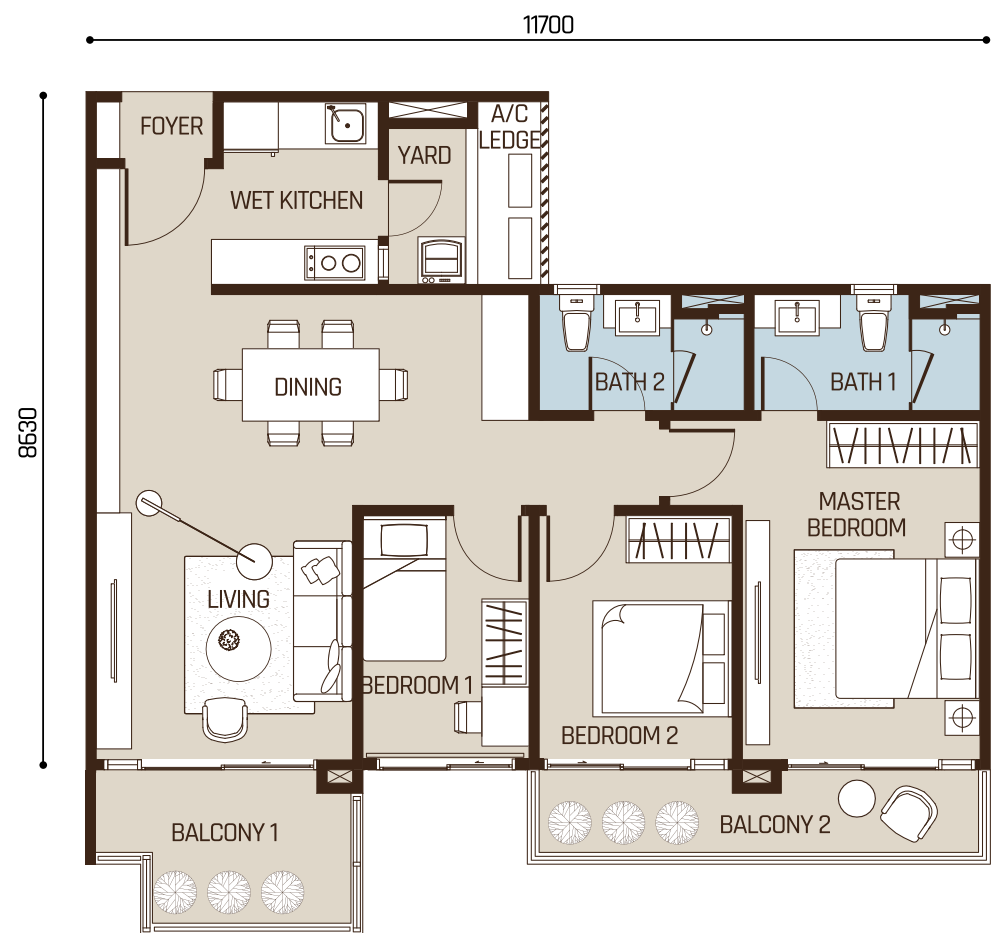
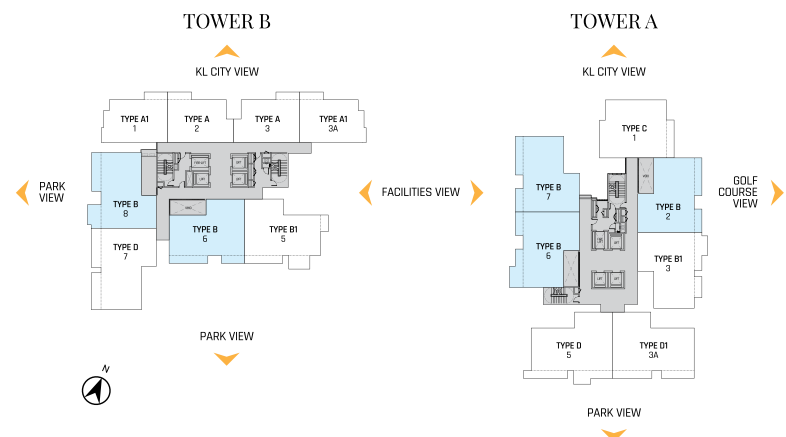
TYPE B

1,011 - 1,083sf

3 Bedrooms

2 Bathrooms

The ideal layout for small families, with a master bedroom for the parents and a room each for the son and daughter.



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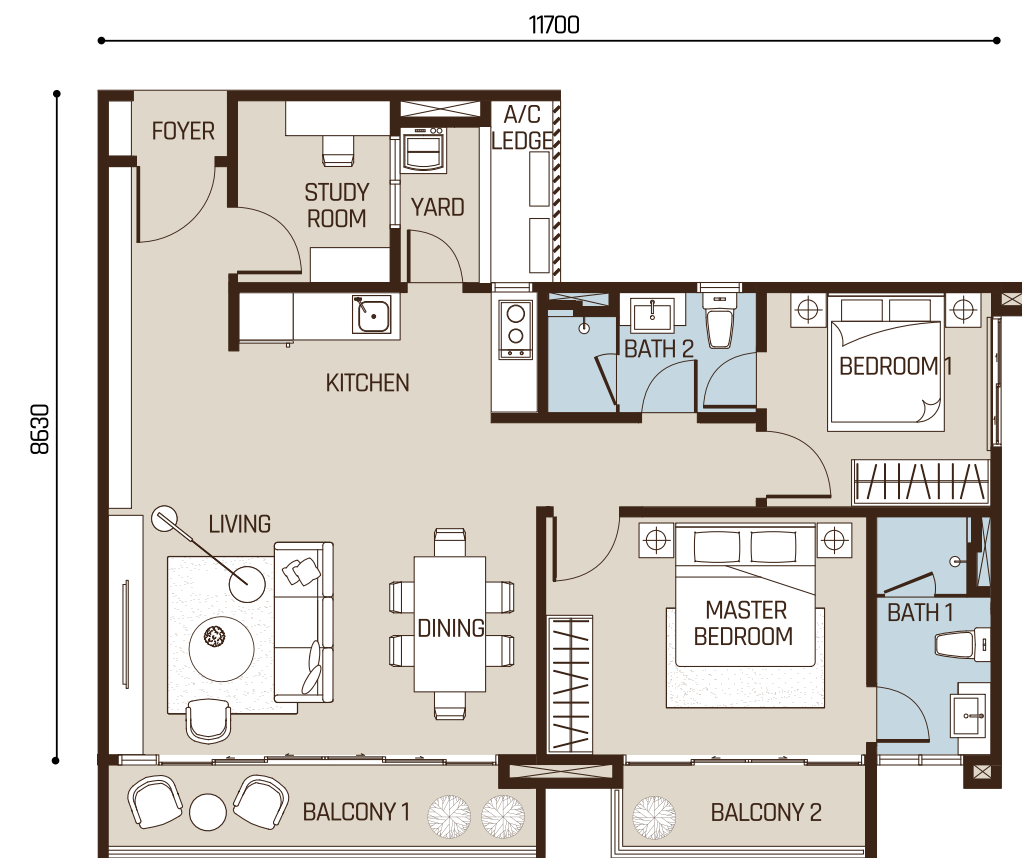
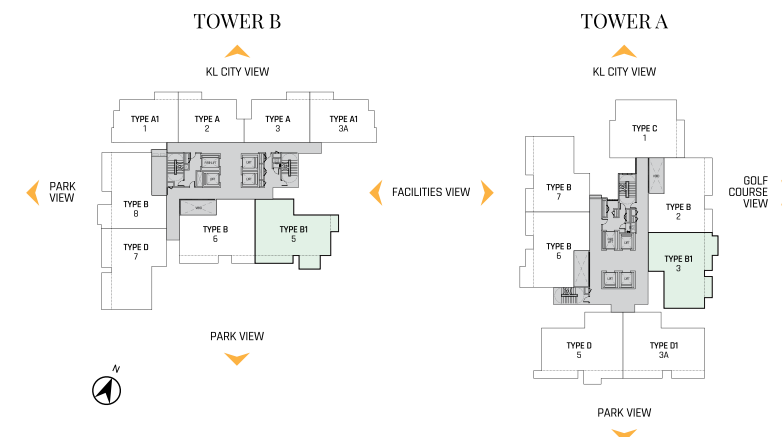
TYPE B1

1,024 - 1,087sf

2+1 Bedrooms

2 Bathrooms

Residents have the privilege of enjoying a full view of the golf course, made even more breathtaking in the morning sun. Those with units facing the park will be entertained by birds chirping their melodious tunes.



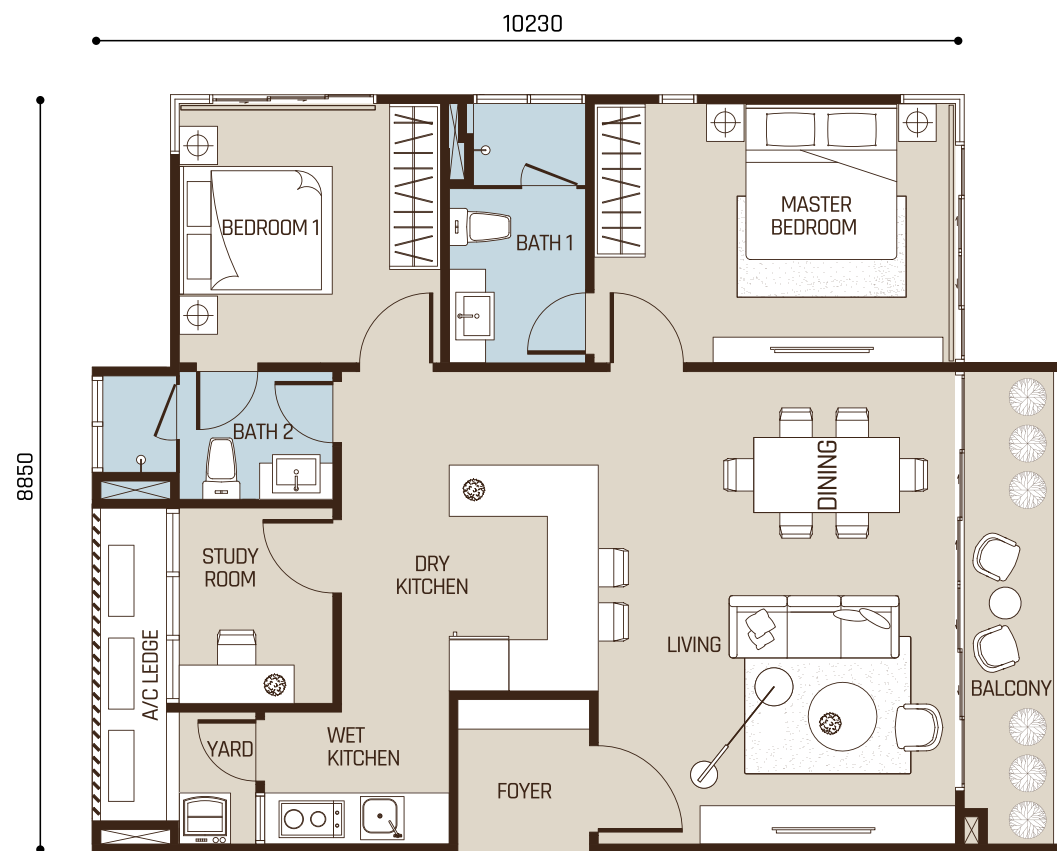
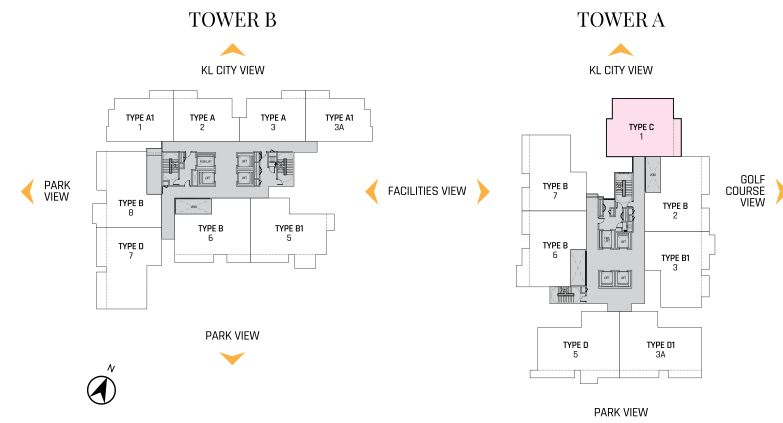
*Size and balcony vary from unit to unit. Artist's impression only. Actual configurations and measurements can be made available by our sales personnel.



TYPE C

905 - 978sf
2+1 Bedrooms
2 Bathrooms

Indulge in joyous moments with buddies at the dry kitchen or simply chill out with friends and family in the living area.

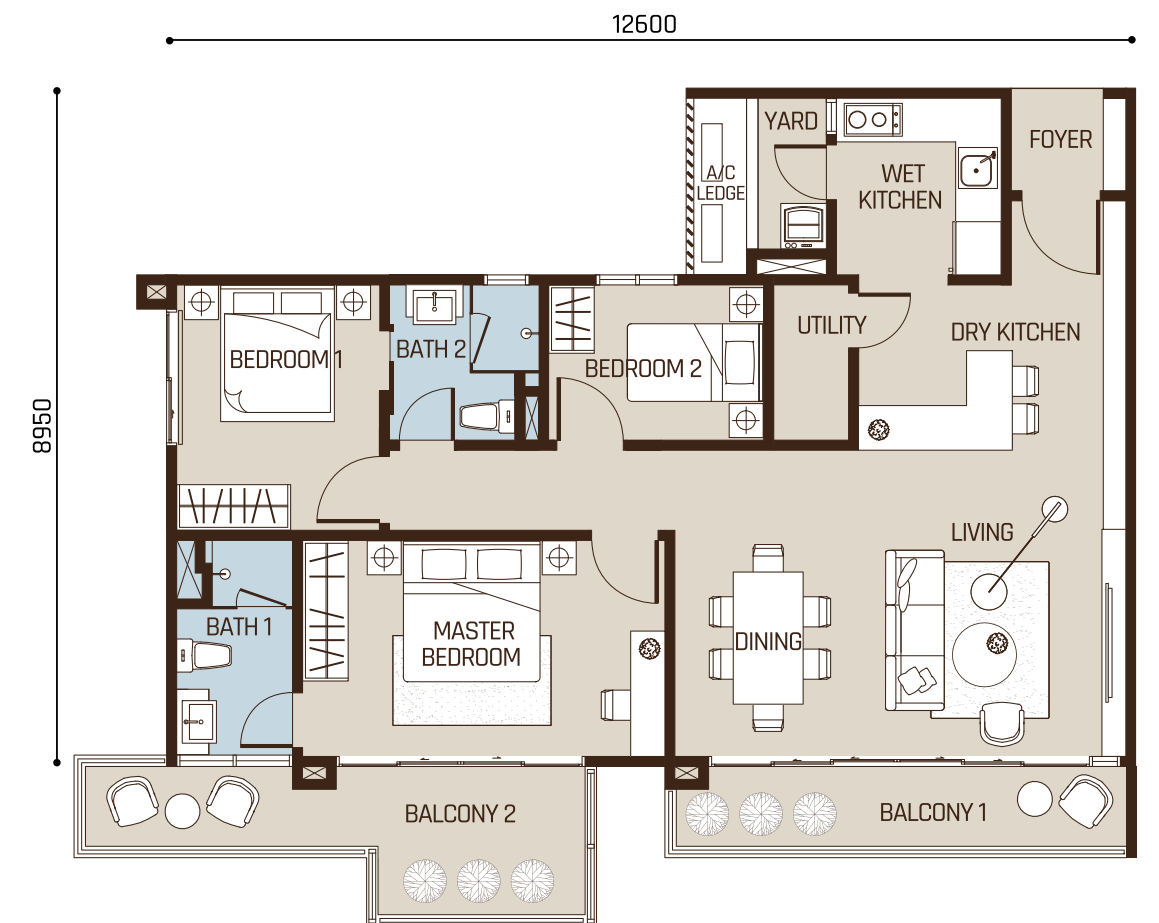
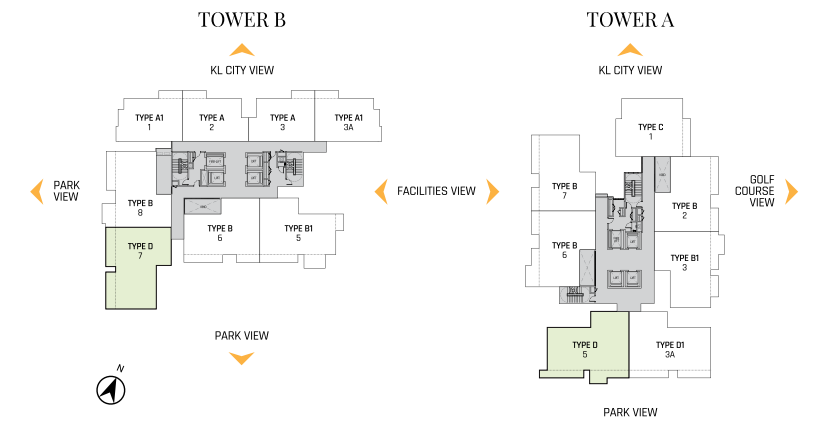


*Size and balcony vary from unit to unit. Artist's impression only. Actual configurations and measurements can be made available by our sales personnel.

TYPE D

1,140 - 1,205sf
3 Bedrooms
2 Bathrooms

Wake up to views of the breathtaking sunrise every morning, and enjoy fun moments with the family in the living area



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The spacious master bedroom



Living & dining room

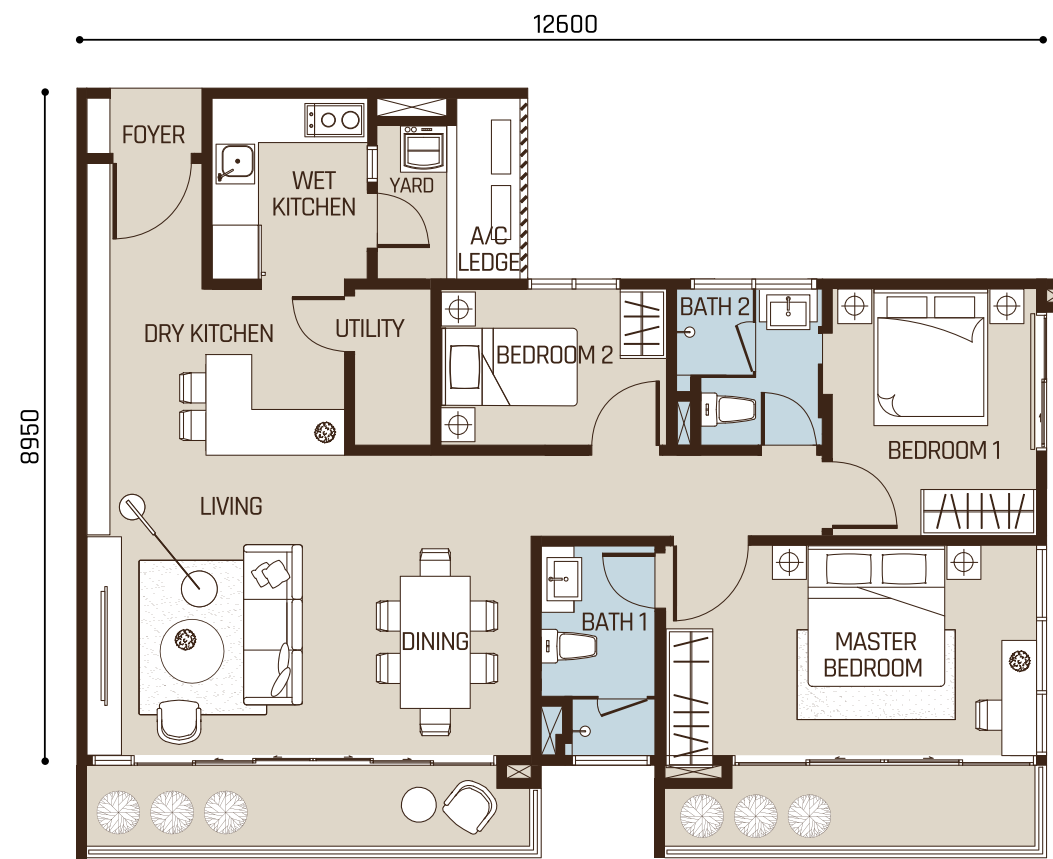
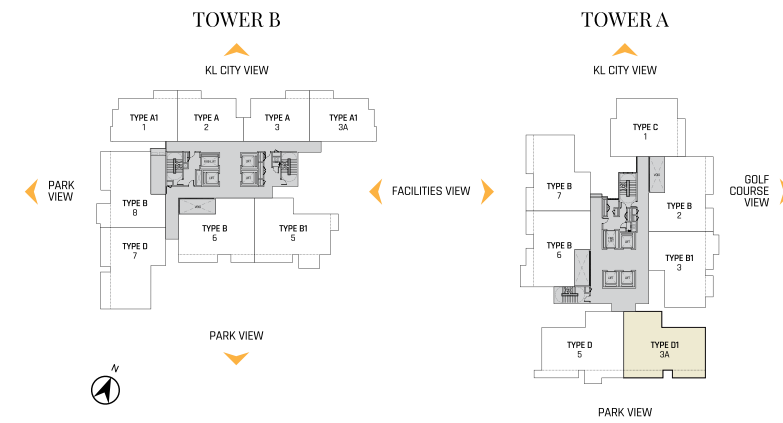
TYPE D1

1,130 - 1,224sf

3 Bedrooms

2 Bathrooms

The layout offers great spaces that are perfect for multigenerational living, complemented with scenic views of the Bukit Jalil Recreational Park and its impressive backdrops.



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Specifications

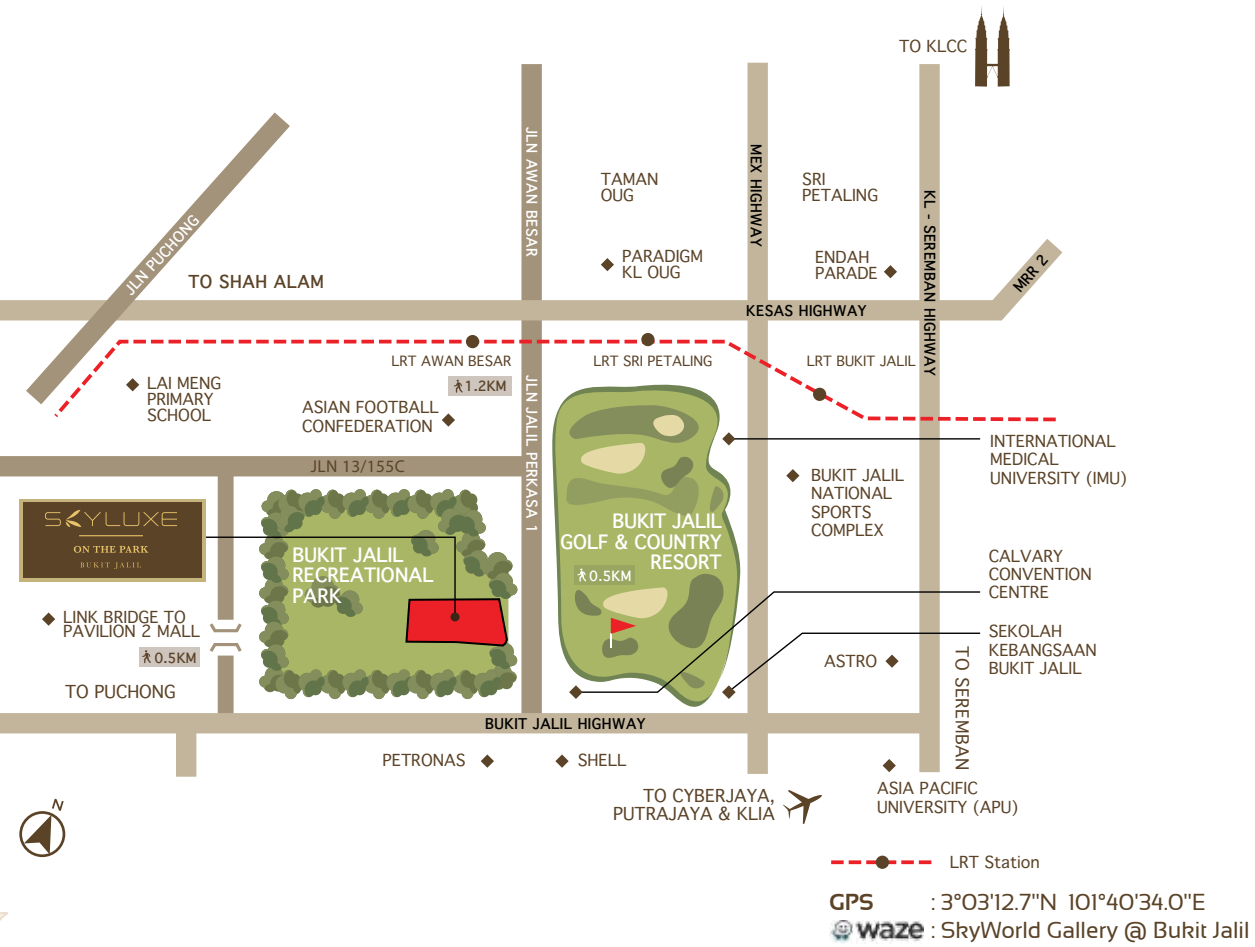
STRUCTURE	Reinforced Concrete
WALL	Brickwall / Reinforced Concrete Wall / Blockwall Where Applicable
CEILING	
General	Plaster Board / Skim Coat
Bathroom	Plaster Board / Skim Coat
WINDOWS	Aluminium Framed Glass Windows In Powder Coated Finish
DOORS	
Main entrance	Fire Rated Door
Balcony	Aluminium Framed Glass Door
Others	Timber Flush Door
IRONMONGERY	Quality Locksets & Accessories
FLOOR FINISHES	
Living / Dining / Bedrooms	Quality Tiles
Wet / Dry kitchen	Quality Tiles
Bathrooms	Quality Tiles
Balcony	Quality Tiles
Yard	Quality Tiles
A/C ledge	Cement Sand Screed
WALL FINISHES	
Bedroom	Plaster And Paint / Skim Coat And Paint
Wet kitchen	Quality Tiles Up To Ceiling Height
Dry Kitchen	Plaster And Paint / Skim Coat And Paint
Bathrooms	Quality Tiles Up To Ceiling Height
Internal walls	Plaster And Paint / Skim Coat And Paint
SANITARY AND PLUMBING FITTINGS	
	Type A Type B Type B1 Type C Type D Type D1
Water closet	1 2 2 2 2 2
Wash Basin	1 2 2 2 2 2
Bidet	1 2 2 2 2 2
Shower Head	1 2 2 2 2 2
Kitchen Sink and Tap	1 1 1 1 1 1
Washing Machine Tap	1 1 1 1 1 1
ELECTRICAL INSTALLATION	
	Type A Type B Type B1 Type C Type D Type D1
Lighting point	12 16 17 18 20 20
Fans Point	3 4 4 4 5 5
SMATV Point	2 2 2 2 2 2
Power Point	17 17 16 16 19 19
Air Cond Point	3 4 4 4 4 4
Water Heater Point	1 2 2 2 2 2
Door Bell Point	1 1 1 1 1 1
Telephone point cw internet point	2 2 2 2 2 2



Dining room and kitchen area



Everywhere Starts At Home



Accessibility

Highways

- Bukit Jalil
- KL-Seremban
- KESAS Highway
- MRR2
- MEX
- Sungai Besi
- LDP

LRT

- Awan Besar
- Bukit Jalil
- Sri Petaling

Sports & Recreation

- Bukit Jalil Recreational Park
- Bukit Jalil Golf & Country Resort
- Bukit Jalil National Sports Complex

Shopping Malls

- Upcoming Pavilion 2 Mall (Direct Access via Link Bridge)
- Upcoming Paradigm KL OUG
- Endah Parade
- The Mines
- Giant Hypermarket

Education

- International Medical University (IMU)
- Bukit Jalil Sports School
- Sekolah Kebangsaan Bukit Jalil
- Asia Pacific University (APU)
- Lai Meng Kindergarten & Primary School

SkyWorld
 TRANSFORMING CITIES

Transforming the City Skyline

Established in 2008, SkyWorld is founded on one single vision – to be the best city developer in Malaysia that provides the ultimate “sky living” experience in a sustainable environment. Transforming the city skyline, one development at a time, SkyWorld provides an urban living experience to the city communities and believes in its brand promise which is centred around its three brand pillars – value creation, sky living experience, and innovation. Poised to be the largest landbank developer in Kuala Lumpur, SkyWorld is growing from strength to strength as it expands its footprints to different property hotspots and unlocks its large landbank in Kuala Lumpur.



SkyLuxe Development Sdn Bhd (1057041-W)
 (A member of SkyWorld Development Group)

SkyWorld Property Gallery
 Jalan Jalil Perntasa 4, Bukit Jalil, 57000 Kuala Lumpur.

An Exquisite Lifestyle Awaits Your Call:
 (03) 4031-2999
 (016) 211-9831
 (016) 211-9892
www.skyluxe.com.my

In Compliance with:



Accolades:



Developer: SkyLuxe Development Sdn Bhd (1057041-W) • Project Name: SkyLuxe Residensi • Developer's License No: 14494-1/09-2018/0715(L) • Validity Period: 09/09/2016 - 08/09/2018 • Advertisement & Sales Permit No: 14494-1/09-2018/0715(P) • Validity Period: 09/09/2016 - 08/09/2018 • Tenure of Land: Freehold. This land cannot be transferred, pledged, or charged without consent from Jawatankuasa Kerajaan Tanah Wilayah Persekutuan Kuala Lumpur • Property Type: 44-storey Service Apartment • Land Encumbrance: OCBC Bank (M) Bhd • Authority Approving Building Plan: Dewan Bandaraya Kuala Lumpur (DBKL) • Building Plan Reference No: BP 53 OSC 2015 2760 • Expected Date of Completion: Mar 2020 • Total No. of Units: 225 (Blok A) - Type B 97 (1,011-2,102 sq ft); Type B1 29 (1,024-1,081 sq ft); Type C 33 (905-1,675 sq ft); Type D 33 (1,140-1,240 sq ft); Type D1 (1,130-1,223 sq ft) • Minimum Price: RM988,000 • Maximum Price: RM2,276,300 • Total No. of Units: 252 (Blok B) - Type A 65 (661-727 sq ft); Type A1 61 (661-727 sq ft); Type B 63 (1,011-2,102 sq ft); Type B1 30 (1,024-1,624 sq ft); Type D 33 (1,140-1,204 sq ft) • Minimum Price: RM765,700 • Maximum Price: RM2,194,400 • No. of Car Park Per Unit: 1-4 • Bumi Discount: 5% • Developer's Address: No.22-3, Jalan Prima 2, Pusat Niaga Metro Prima, Kepong 52100 Kuala Lumpur.

The information contained herein is subject to change and cannot form part of an offer or contract. All renderings are artist's impression only. All measurements are approximate. While every reasonable care has been taken in preparing this material, the developer cannot be held responsible for any inaccuracy. All the above items are subject to variations, modifications & substitutions as may be required by the Authorities or recommended by the Architect or Engineer.

