

THE  
**VALLEY**  
RESIDENCES

# Natural Refinement

A Haven of Natural Greenery



ASIA PACIFIC  
PROPERTY  
AWARDS  
ARCHITECTURE

in association with

GROHE

AWARD WINNER

RESIDENTIAL HIGH-RISE  
ARCHITECTURE MALAYSIA

The Valley @ SkySterra  
by SkyWorld Development  
Sdn Bhd

2019-2020

# Stand Out in the Crowd, Up in the Clouds

Immerse in sunshine filtered through nature's tranquillity sheltering you in 4.6 acres of Setiawangsa's tallest Integrated Development. Welcome to a world reserved for those who live life with exciting possibilities that reach the skies; welcome to The Valley.

Entrance Facade

# Summit of a Life Made Spectacular

Step up in style, decked out in euphoria as family & friends gather with you under a blanket of stars, celebrating a life that is worth every luxury, and find yourself embraced by an exclusive panoramic skyline that changes every day.



SkyDeck View

## A World of Nature Within

As you gaze into the magnificence of Bukit Dinding and Banjaran Titiwangsa in the distance, set foot into a garden of amenities right at your doorstep, where you and the little ones can pause & play to your heart's content, safe in the knowledge that wellness is within reach.



Forest Veranda

## A SEVENTH HEAVEN OF FULFILMENT

Nothing spells fulfilment quite like The Valley at SkySierra, with a wealth of over 60 facilities to pamper, awakening every inch of your soul.

### Ground Floor

- 1 Guard House
- 2 Lobby Drop-off
- 3 Outdoor Shower
- 4 Jacuzzi Cove
- 5 Olympic-length Lap Pool
- 6 Wading Pool
- 7 Pool Deck
- 8 Changing Rooms & Sauna
- 9 Mezzanine Deck
- 10 Garden Lounge
- 11 Lantern Pod
- 12 Orchard Forest
- 13 Savory Garden
- 14 Wellness Path

### Level 1

- 1 Power MMA Gym
- 2 Crossfit Gym
- 3 Changing Rooms
- 4 Squash Courts
- 5 Aerobic Room
- 6 Dance / Yoga Studio
- 7 Chill Out Lounge
- 8 Canopy Walk
- 9 Kindergarten Room
- 10 Surau
- 11 Nursery Room

### Level 3

- 1 Nestle Patio
- 2 Huddle Corner
- 3 Siesta Deck
- 4 Multipurpose Lounge

### 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 Kid's Corner
  - 22 Outdoor Lounge / Dining
  - 23 BBQ Corners

### Sky Deck

- **TOWER A BREEZE DECK**
  - 1 Sky Party Lounge
  - 2 Breeze Lounge
  - 3 Sky Theatre
  - 4 Family Lounge
- **TOWER B ZEN DECK**
  - 1 Sky Jacuzzi
  - 2 Sky Laze Bed
  - 3 Meditation Deck
- **TOWER C GALAXY DECK**
  - 1 Skyline BBQ Deck
  - 2 Family Lounge
  - 3 Sky Dining
  - 4 Sky Theatre



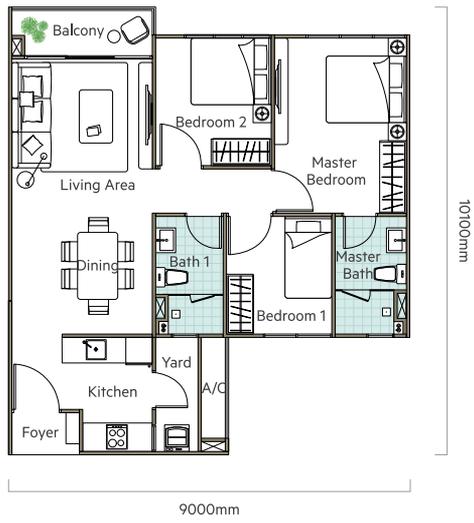
# A FUTURE OF FLEXIBILITY IN YOUR HANDS

Slip into a space of customizable comfort, with or without the dual-key feature, giving you the freedom to alter your plans for investment or family expansion.

## Type A

800 sq. ft.

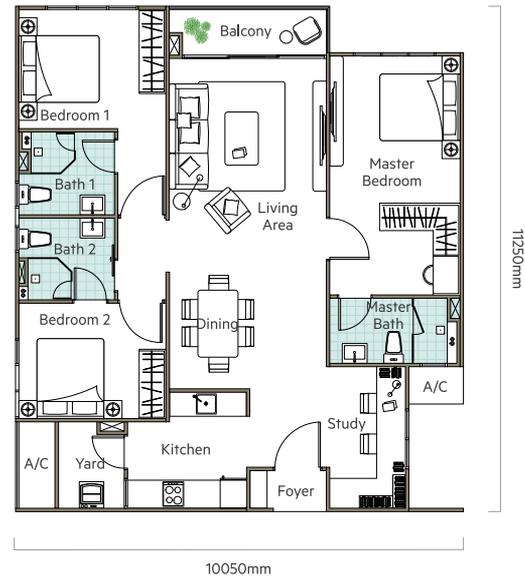
3 2



## Type C

1,118 sq. ft.

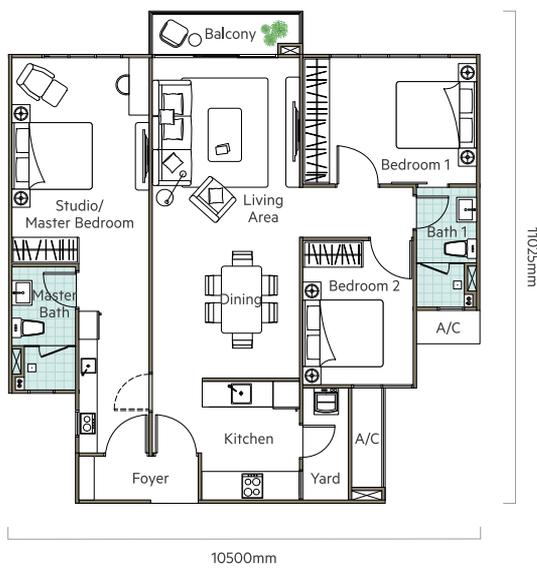
3+1 3



## Type B

1,018 sq. ft. DUAL KEY UNIT

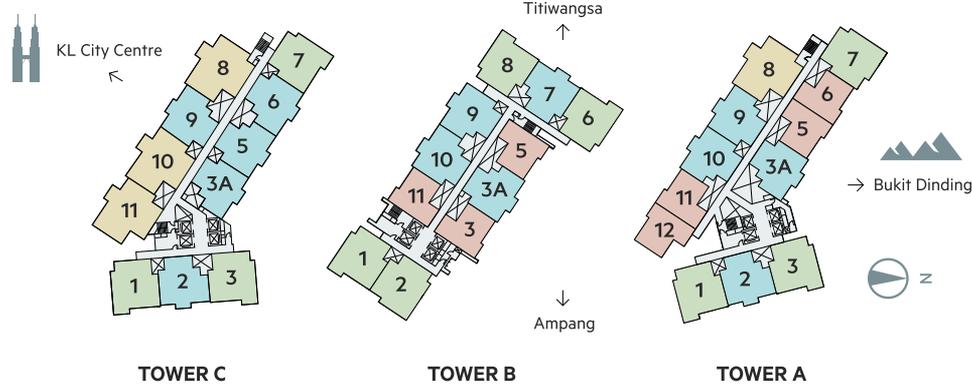
2+1 2



## Type D

1,318 sq. ft. DUAL KEY UNIT

3+1 3



# Urbanity on the Verge of the City

The ideal community for family living, flanked by upscale residential suburbs. Be spoilt for choice with leisure locations & dining delights, whether within the neighbourhood or beyond as you embark on seamless journeys via LRT Setiawangsa or major highways & the upcoming SPE, that increasingly expand your options, right in the heart of the city.



## Legend

-  Hospital
-  Shopping Mall
-  LRT Station
-  Hotel
-  International School
-  Upcoming Setiawangsa-Pantai Expressway (SPE)  
*(Estimated Completion: 2020)*
-  Interchange (Jalan Ampang & Jalan Jelatek)

### SHOPPING MALLS

- Aeon Mall AU2
- Giant Supermarket
- Great Eastern Mall
- Wangsa Walk Mall
- Suria KLCC
- Pavilion KL

### MEDICAL CENTRE

- Gleneagles Medical Centre
- HSC Medical Centre
- KPJ Ampang Puteri Specialist Hospital
- Prince Court Medical Centre
- KL General Hospital

### INTERNATIONAL SCHOOLS

- Fairview International School
- The International School of KL (ISKL)
- Sayfol International School

### LEISURE

- Titiwangsa Lake Garden
- Bukit Dinding
- Bukit Tabur Trail @ Banjaran Titiwangsa
- Zoo Negara

### HIGHWAYS

- Ampang Elevated Highway (AKLEH)
- Duta Ulu Kelang Expressway (DUKE)
- Middle Ring Road II (MRR2)
- Setiawangsa-Pantai Expressway (SPE)  
*(Estimated Completion: 2020)*

### LRT STATIONS

- LRT Setiawangsa
- LRT Jelatek

Sky Living Experience by:

**SkyWorld**  
TRANSFORMING CITIES

SkySierra Development Sdn Bhd (1072808-A)

SkyWorld Gallery @ Setiawangsa  
Kompleks MSN Taman Keramat,  
Jalan 37/56 Taman Keramat,  
54200 Kuala Lumpur, Malaysia

**(03) 9212-0457**  
SkyWorld.my/SkySierra

In Compliance with:



Accolades:



Developer: SkySierra Development Sdn Bhd (1072808-A) • Project Name: Residensi SkySierra (The Valley) • Developer License No.: 19840-1/12-2021/0124(L) • Validity Period: 19/12/2019 - 18/12/2021 • Advertising Permit No.: 19840-1/12-2021/0124(L) • Validity Period: 19/12/2019 - 18/12/2021 • 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: June 2023 • 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 •

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 are subject to variations, modifications & substitutions as may be required by the Authorities or recommended by the Architect or Engineer.