

T H E
Vesta

R E S I D E N C E S

SKYSIERRA

LANDMARK LIVING IN THE HEART OF SETIAWANGSA

EXPLORE THE
NEW HEIGHTS OF
SOPHISTICATED
LIVING



WELCOME TO THE STUNNING NEW RESIDENTIAL IN SKYSIERRA, SETIAWANGSA

Introducing the latest new masterpiece by renowned developers, SkyWorld Development Group - The Vesta Residences.

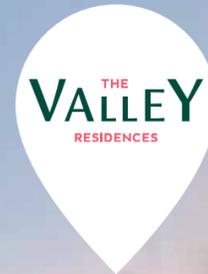
Poised in the heart of the multi-award-winning SKYSIERRA 13.6-acre mixed-use township, just minutes from the city yet within view of Setiaawangsa's natural vistas, The Vesta Residences consists of two towers of stylish high-rise homes that offer the perfect balance of aesthetic homes, functional layouts, lifestyle facilities and urban convenience amidst nature's serenity.

▶ AEON
AU2

▶ International
School KL

▶ SMK Keramat
Wangsa

▶ Gleneagles
Medical
Centre



▶ Merdeka
118

▶ KLCC



THE PATHWAY TO GRANDEUR

It is here where it all starts, at a majestic entrance that exudes elegance. Drive up to the drop-off point to be greeted by its sophisticated craftsmanship and refined contours that are perfectly balanced to match your exclusive lifestyle.

The image depicts a sophisticated, modern interior space, likely a lobby or lounge. The room features a curved, light-colored sofa with two orange cushions, positioned in front of a large, multi-paned window. A dark, cylindrical coffee table sits in front of the sofa. The walls are composed of large, light-colored panels, and the ceiling is high with recessed lighting. The overall atmosphere is clean, bright, and contemporary.

THE GRAND ENTRANCE

The exclusivity begins as you step foot through the doors of the Grand Lobby with double-volume ceiling height and luxurious interiors leading in from the spacious drop-off area. It is the perfect way to welcome you home! Plus, you can enjoy additional convenience with services such as food delivery collection points and parcel lockers. Meanwhile, your safety and privacy is assured with CCTV surveillance, e-intercom and multi-tier security access cards.

ELEVATING TO THE HIGH LIFE

The Vesta is a sophisticated urban high-rise that offers a variety of layouts to suit your needs with high quality interiors enhanced with smart home and community app features. As the skyscraper in the vicinity, you can enjoy views of the Bukit Dinding mountain range and the KL city skyline.

Surrounded by lush green landscaping and a wide range of sky facilities at your doorstep, your lifestyle is complete here at The Vesta.



BESPOKE LIVING
715-1,125 sq.ft.
2-3 Bedrooms



SMARTER & GREENER
SkyWorld Connect
Community App



QUALITY ASSURED
GreenRE Certified &
QLASSIC Compliance



WIDE BALCONY
For Superb Views,
Natural Sunlight & Airflow



SPACIOUS INTERIORS
6m-Wide Living
& Dining Halls



SKY FACILITIES
Infinity Pool, Jogging Track,
Themed Gardens & More



Artist's Impression Only

THE SKY INFINITY POOL DECK

Imagine spending your evenings with your loved ones unwinding from a day in the city in your very own sky infinity pool, enjoying the sensation of jets in a warm jacuzzi.

Now imagine no more, because this lifestyle can be yours, only at The Vesta Residences.

EXCITING FACILITIES SPREAD OUT ACROSS 3 FLOORS

Live your best life with a vast range of premium facilities that are specially curated to cater to the body, mind and soul including the sky gymnasium, outdoor garden footpath with jogging tracks and relaxing garden with laze hammock deck, BBQ patio, fun & magical playground, and even a convenient laundrette and co-working space, there's something for every member of your family to enjoy.



Artist's Impression Only

GROUND FLOOR FACILITIES PLAN



LEGEND

- | | | |
|---------------------------|---------------------------|----------------------|
| 1 Entrance Driveway | 6 Delivery Waiting Corner | 11 Mail Room |
| 2 Garden Footpath | 7 Multipurpose Hall | 12 Management Office |
| 3 Terraced Green Planters | 8 Surau | 13 Retail |
| 4 Hidden Resting Pods | 9 Mortuary (Non-Muslim) | 14 Laundrette |
| 5 Jogging Track | 10 Mortuary (Muslim) | |

LEVEL 8 FACILITIES PLAN



LEGEND

- | | | |
|--------------------------|-----------------------------|----------------------------------|
| 1 BBQ Patio | 9 Laze Hammock Deck | 17 Atrium Garden |
| 2 Star Gazing Lawn | 10 Canopy Trail | 18 Scenic Garden |
| 3 Meadow Trail | 11 Secret Forest Pavilion | 19 Aromatic Garden |
| 4 Relaxing Garden | 12 Floating Step | 20 Herbs Garden |
| 5 Waiting Pocket Pods | 13 Jacuzzi Pool | 21 Sensory Garden |
| 6 Entrance Foyer | 14 Outdoor Shower | 22 Sauna Room / Antioxidant Room |
| 7 Pool Deck | 15 Wading Pool | |
| 8 Infinity Swimming Pool | 16 Fun & Magical Playground | |

ROOF TOP FACILITIES PLAN



LEGEND

- | | | |
|--------------------------------|----------------------------|------------------------------|
| 1 BBQ Terrace | 7 Dance / Yoga Room | 13 Sky Terrace |
| 2 Sky Dining / Gourmet Kitchen | 8 Outdoor Fitness | 14 Dream Hammock Garden |
| 3 Garden Pathway | 9 Sky Gymnasium | 15 Meandering Garden |
| 4 Skylounge | 10 Play Area with Sand Pit | 16 Co-Working Space |
| 5 Observation Deck | 11 Kids Play Room | 17 Family Entertainment Room |
| 6 Sky Pods | 12 Hopscotch Area | 18 Games Room |

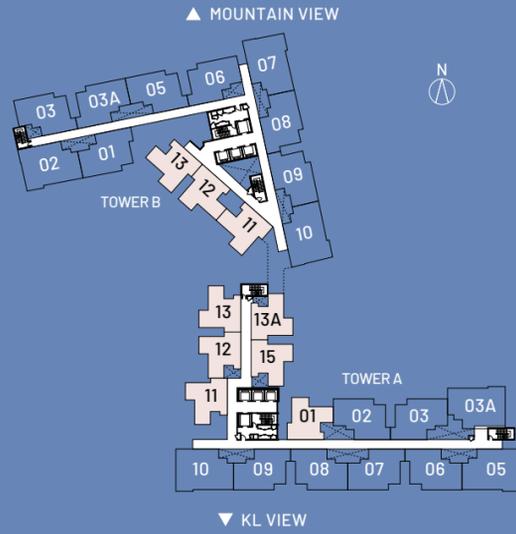
PRIVILEGED LIVING AT THE PEAK

Stay close to home as you work on your fitness with the well-equipped rooftop Sky Gym available at your leisure. Featuring magnificent views of the city, you no longer have to wait to use the equipment as the facility is private access for residents only. After a workout, you can head over to the Skylounge and observation deck to cool off or visit the gourmet kitchen for a tasty bite while you relax with the views of forest greenery. This is truly a lifestyle haven high above the city.

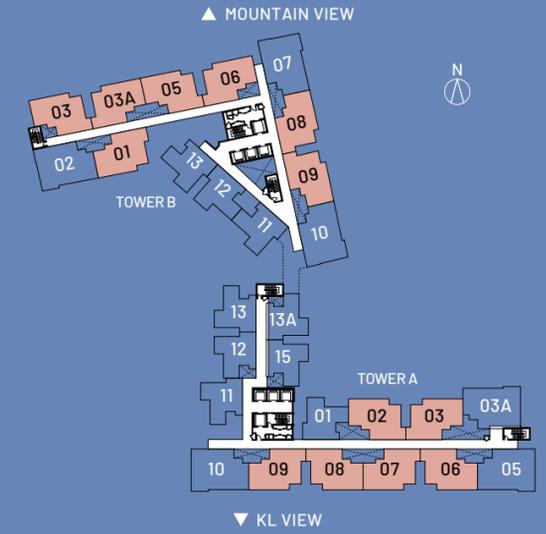




Artist's Impression Only



Artist's Impression Only

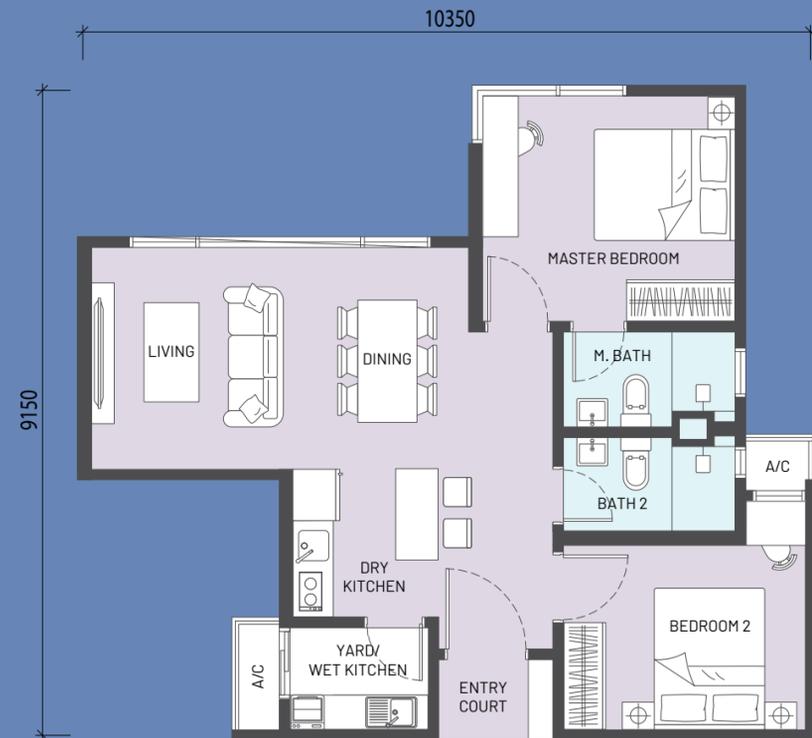


TYPE A

715 sq.ft. 2 2

TYPE B

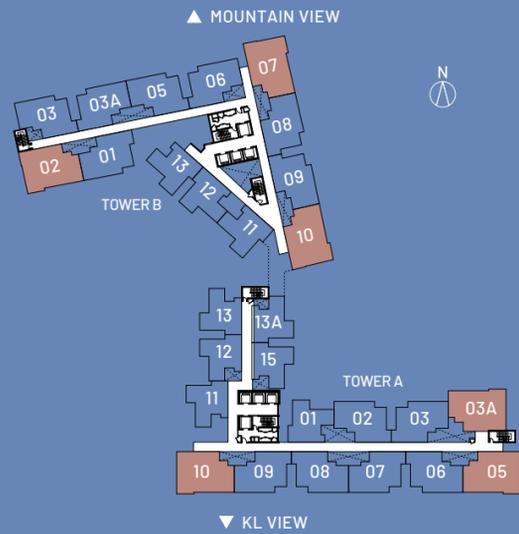
1,000 sq.ft. 3 2



* Mountain / City Balcony Views For Type B & C Only



Artist's Impression Only



SPECIFICATIONS

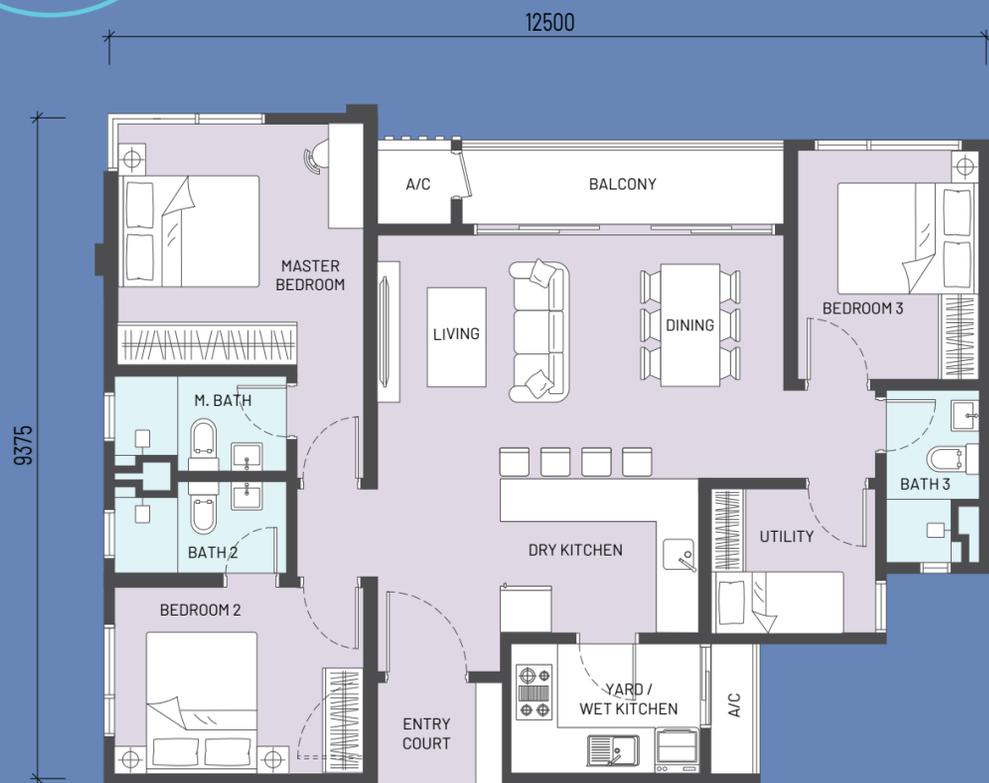
| Wall Finishes | Internal / External | Skim Coat / Plaster / Spray Tile & Paint |
|---------------------|-------------------------|--|
| | Yard / Wet Kitchen | Tiles Up To 1.5m Height (1 side wall) |
| | Living & Dining | Skim Coat / Plaster & Paint (3 sides wall) |
| | Bathrooms | Skim Coat / Plaster & Paint |
| | Bedrooms | Tiles Up To Ceiling Height |
| | Balcony | Skim Coat / Plaster & Paint |
| | Dry Kitchen | Plaster / Spray Tile & Paint |
| | | Skim Coat / Plaster & Paint |
| Floor Finishes | | |
| | Entry Court | Tiles |
| | Living & Dining | Tiles |
| | Bedrooms | Tiles |
| | Bathrooms | Tiles |
| | Balcony (Type B&C only) | Tiles |
| | Dry Kitchen | Tiles |
| | Yard / Wet Kitchen | Tiles |
| | A/C Ledge | Cement Render |
| Ceiling | | |
| | Foyer | Plaster Ceiling |
| | Entry Court | Porcelain Tiles |
| | Living & Dining | Skim Coat |
| | Bedrooms | Skim Coat |
| | Bathrooms | Plaster Ceiling |
| | Balcony (Type B&C only) | Plaster / Skim Coat |
| | Dry Kitchen | Plaster Ceiling |
| | Yard / Wet Kitchen | Plaster Ceiling |
| Door | | |
| | Main Entrance | Fire Rated Door |
| | Bedroom | Timber Flush Door |
| | Bathroom | Timber Flush Door |
| | Yard / Wet Kitchen | Timber Flush Door |
| | Balcony (Type B & C) | Aluminium Framed Sliding Glass Door |
| Glass Window / Door | | |
| | Glass Railing | Laminated / Tempered Glass |
| | Sliding Door | Glass Aluminium Frame Sliding Door |
| | Casement Window | Glass Aluminium Frame Casement Window |
| | Bathroom | Glass Aluminium Top Hung Window |

TYPE C

1,125 sq.ft.

3+1

3



* Mountain / City Balcony Views For Type B & C Only

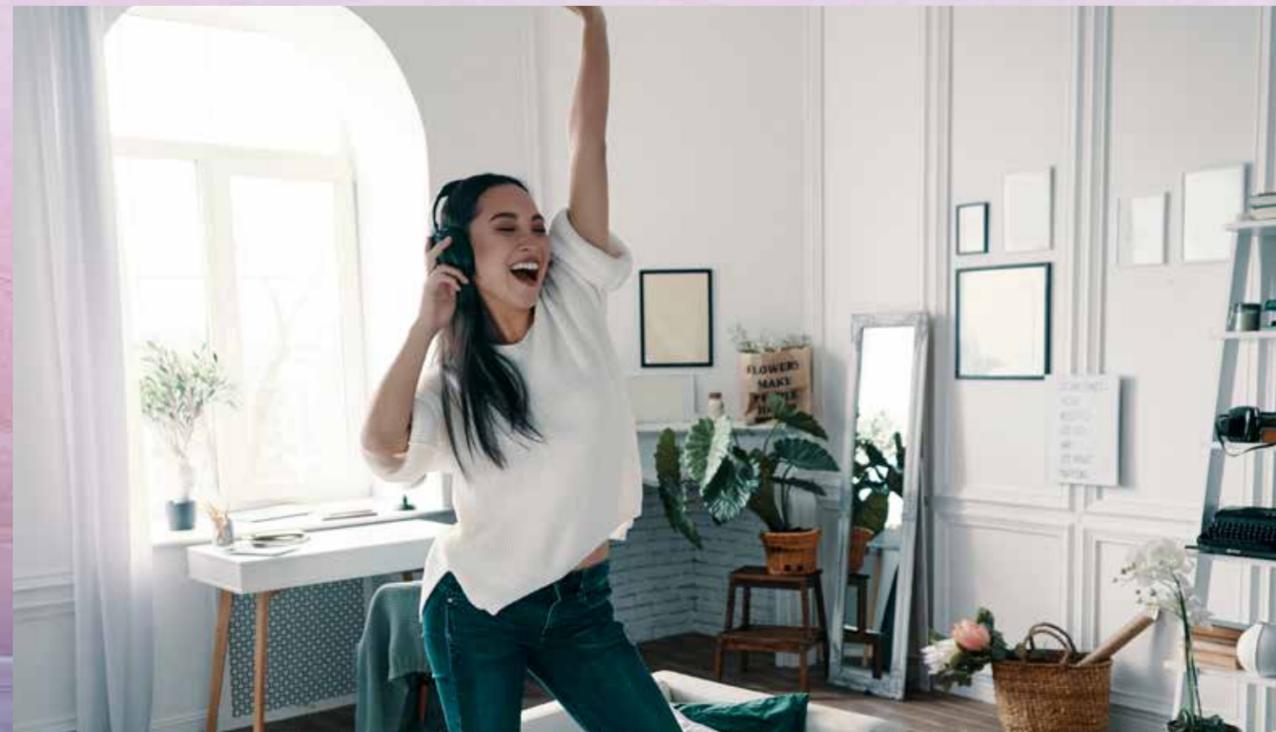
| | | TYPE A | TYPE B | TYPE C |
|---------------------------|----------------|--------|--------|--------|
| M&E Points | Lighting Point | 13 | 17 | 20 |
| Fan Point | 3 | 4 | 4 | |
| SMATV Point | 1 | 1 | 1 | |
| Power Point | 14 | 17 | 19 | |
| Kitchen Hood Point Outlet | 1 | 1 | 1 | |
| Kitchen Hob Point Outlet | 1 | 1 | 1 | |
| Air Cond Point | 3 | 4 | 4 | |
| Water Heater Point | 2 | 2 | 3 | |
| Door Bell Point | 1 | 1 | 1 | |
| Fibre Stock Point | 1 | 1 | 1 | |
| Sanitary Wares & Fittings | Water Closet | 2 | 2 | 3 |
| Wash Basin | 2 | 2 | 3 | |
| Bidet | 2 | 2 | 3 | |
| Shower Head | 2 | 2 | 3 | |
| Kitchen Sink And Tap | 1 | 1 | 1 | |
| Washing Machine Tap | 1 | 1 | 1 | |

*All measurements are in mm.

YOUR IDEAL HOME IN THE CITY

Setting a new standard for urban living, The Vesta Residences is strategically located close to the city centre. Where your needs are conveniently close by - schools, medical, banking, shopping, leisure-entertainment and F&B, all located within a 5km radius. You can travel to and from the city with ease via major highway links or choose to commute via LRT or MRT where the nearest stations are within walking distance.

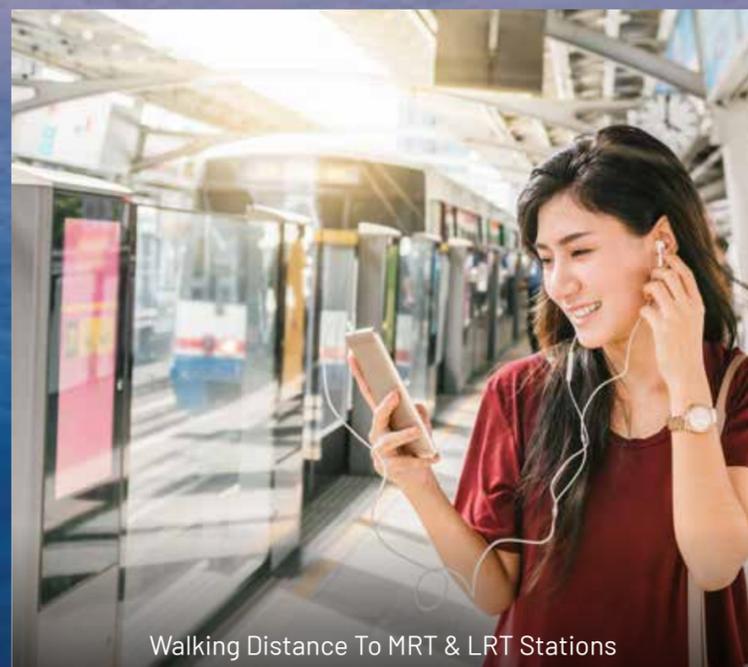
The Vesta Residences is simply the smarter choice of home for working professionals, young couples or multi-generational families.



Education Hubs Within 3km

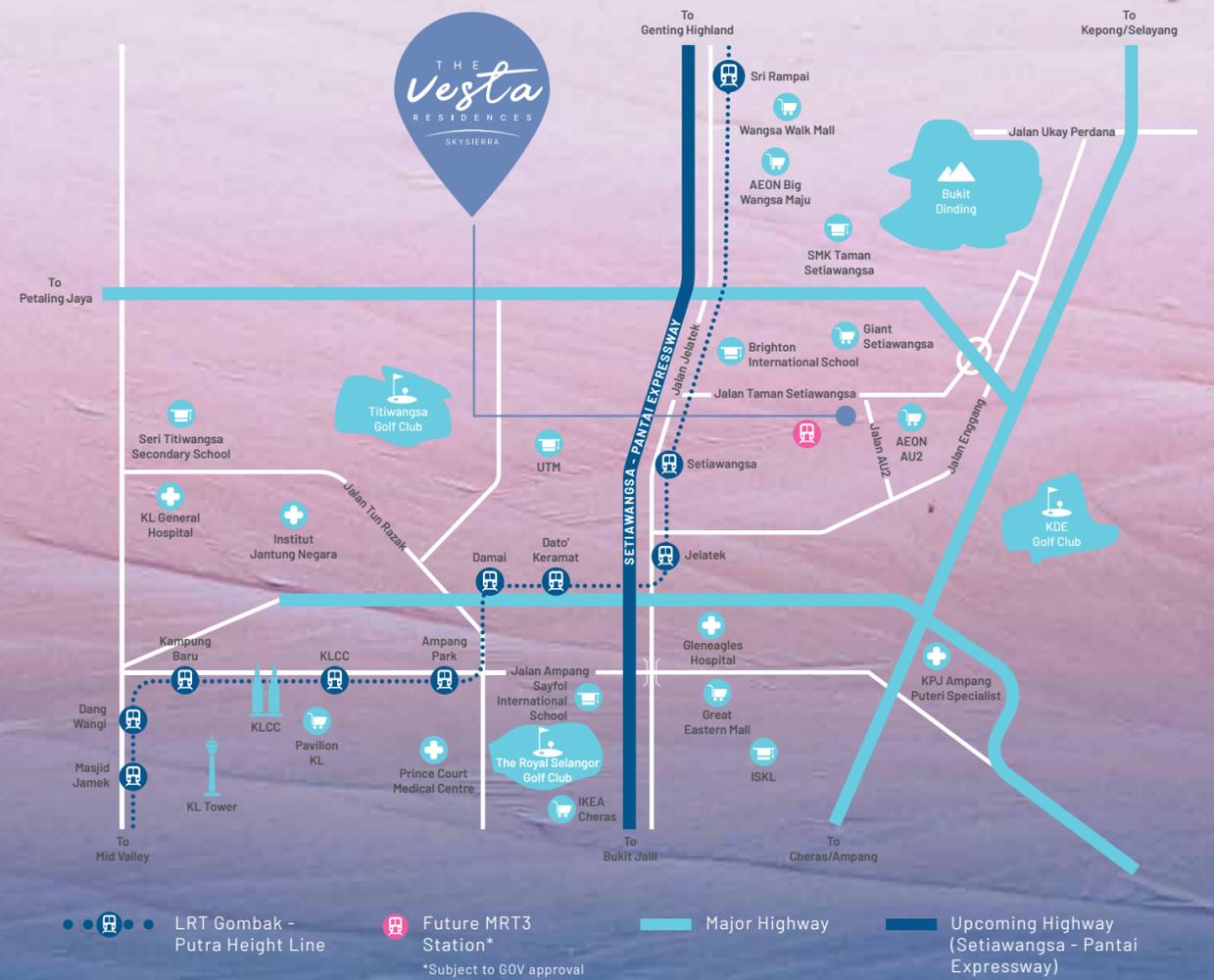


Next To AEON AU2



Walking Distance To MRT & LRT Stations

LOCATION MAP



SkyWorld®

SkySierra Development Sdn Bhd (1072808-A)
Jalan AU 2C, AU 2
54200 Wilayah Persekutuan Kuala Lumpur



SkyWorld Gallery @ Setiawangsa

(03) 9212 0457
<http://skyworld.my/thevesta>

In Compliance with:



Scan for more information



Developer: SkySierra Development Sdn. Bhd. (1072808-A) · Project Name: Residensi Vesta · Developer License No: 19840/12-2027/1381(A) · Validity Date: 19/12/2022 – 18/12/2027 · Advertising Permit No: 19840-2/07-2026/0814(N)-(S) · Validity Date: 17/07/2023 – 16/07/2026 · Land Tenure: Leasehold 99 years (Expiring on 14 June 2119) · Restriction of Interest: This land cannot be transferred, pledged, or changed without consent from Jawatankuasa Kerja Tanah Wilayah Persekutuan Kuala Lumpur · Property Type: 44 Storey Service Suite · Land Encumbrance: United Overseas Bank (Malaysia) Berhad · Authority Approving Building Plan: Dewan Bandaraya Kuala Lumpur (DBKL) · Building Plan Reference No: BP U2 OSC 2022 0171 (28) · Expected Date of Completion: Mac 2027 · Total No. of Unit: 1,001 units · Block A: 535 units; Block B: 466 units; 305 units Type A (715 sq.ft), 476 units Type B (1,000 sq.ft), 220 units Type C (1,125 sq.ft) · Block A – Minimum Price: RM414,000; Maximum Price: RM931,000 · Block B – Minimum Price: RM406,000; Maximum Price: RM855,000 · No. Of Car Park per Unit: 2-4 · Bumiputera Discount: 5% · Developer Address: Ground Floor, Block B, Wisma NTP World, Excella Business Park, Jalan Ampang Putra, 55100 Ampang, Kuala Lumpur, Wilayah Persekutuan, Malaysia · THIS ADVERTISEMENT HAS BEEN APPROVED BY JABATAN PERUMAHAN NEGARA.

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