



Above
The Horizon.
Beyond
The Ordinary

An
Arrival That
Speaks Before
You Do



The Premier Freehold Sky-Residence In The Heart Of Jelutong

268 Elite Units

There are places you stay, and then there are places where you truly belong. Welcome to Setia SV2, an exclusive, low-density freehold sanctuary rising 34 storeys above the vibrant pulse of Jelutong.

Designed for those who refuse to compromise, Setia SV2 seamlessly blends contemporary architectural mastery with the quiet solace of a private resort. With only 268 elite units meticulously crafted across a private 2.3-acre sanctuary, this isn't just a new address. It is a bold statement of modern luxury, privacy and neighbourhood spirit on Penang Island.



Smart Home System



Exclusive
Low-Density Living



Rainwater Harvesting
System (for irrigation)



Spacious, Flexible
Layouts



Solar Panels
(for common areas)



Resort-style
Facilities



Smart Lock



Freehold Ownership
in Jelutong



EV Charging Station

Positioned For Prominence. Connected To Life.



At Setia SV2, your home is an urban vantage point. Open your floor-to-ceiling glass doors to invite natural light and experience the everyday rhythm of Penang.

But true luxury is about time and being exactly where you need to be within minutes. Nestled in a mature, highly sought-after enclave off Lorong Slim, everything your lifestyle demands rotates effortlessly around you.



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FACILITIES

Where Every Day Feels Like An Escape



Dive into pure serenity with a stunning infinity pool that merges seamlessly with the horizon

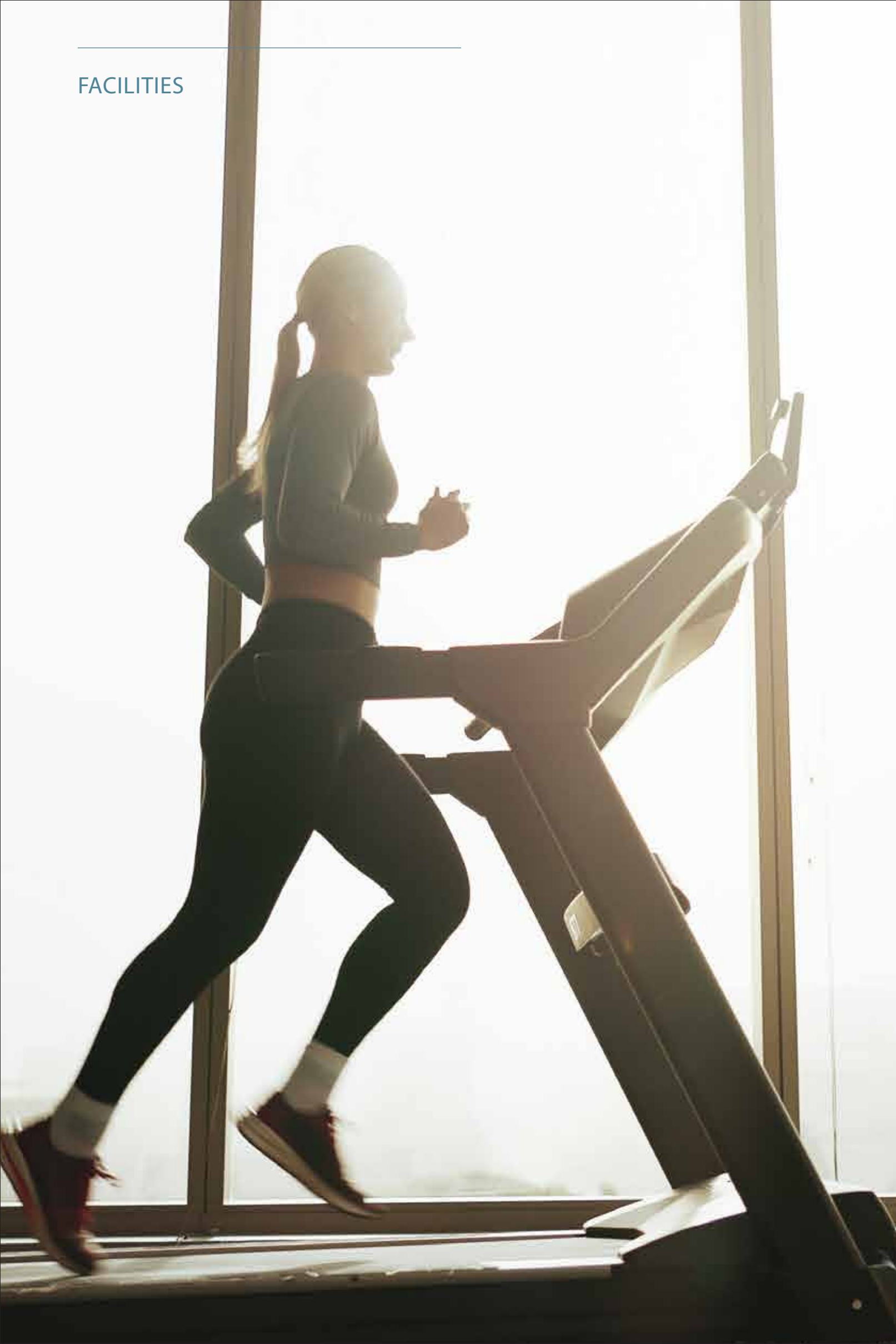


The perfect shaded outdoor pavilion to socialize, unwind and gather with neighbours



Find your inner peace strolling through beautifully manicured, zen-inspired green spaces

FACILITIES



Relax in style within a unique, sculptural outdoor seating oasis surrounded by nature

Step inside and the rush of the city instantly fades into a beautifully orchestrated retreat. Spread across dedicated recreational decks, the lifestyle facilities at Setia SV2 are curated to inspire balance, connection and quiet sophistication.



Crush your fitness goals in a modern, fully-equipped gymnasium tailored for every workout

LIVING

Curated Space For Your Next Chapter

Whether you are seeking a grander stage for your family's milestones or securing a resilient piece of penang real estate, Setia SV2 is tailored to your vision.



LIVING



For the modern upgraders: elevated family living

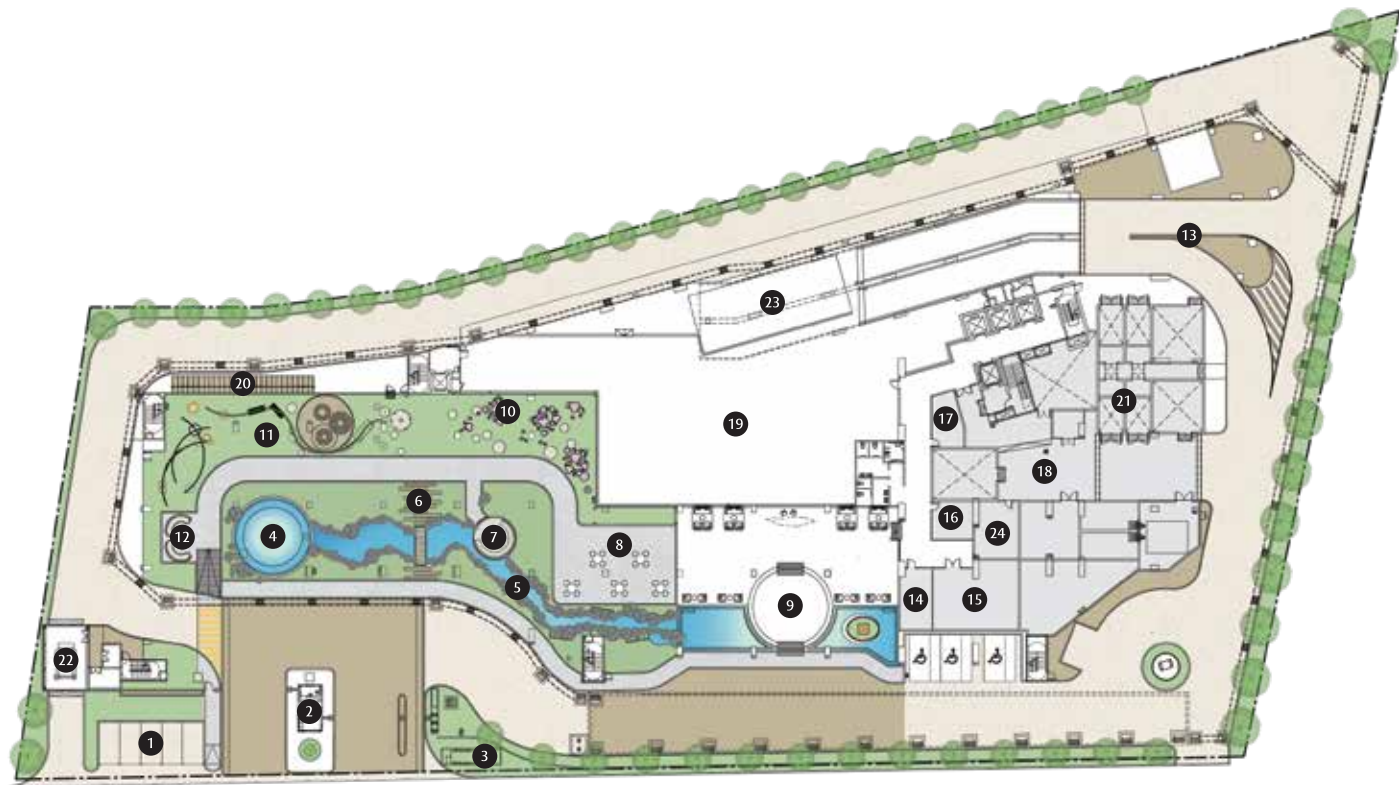
Step into expansive 3 to 4-bedroom sanctuaries crafted for multi-generational living. Experience fluid layouts, premium wet and dry kitchens and grand balconies designed for a life of effortless sophistication.

For the visionary investors: scarcity drives value

A rare asset in Penang's most coveted, land-scarce hub. With just 268 low-density residences adjacent to a proven first phase, Setia SV2 delivers unmatched capital preservation and resilient rental demand.

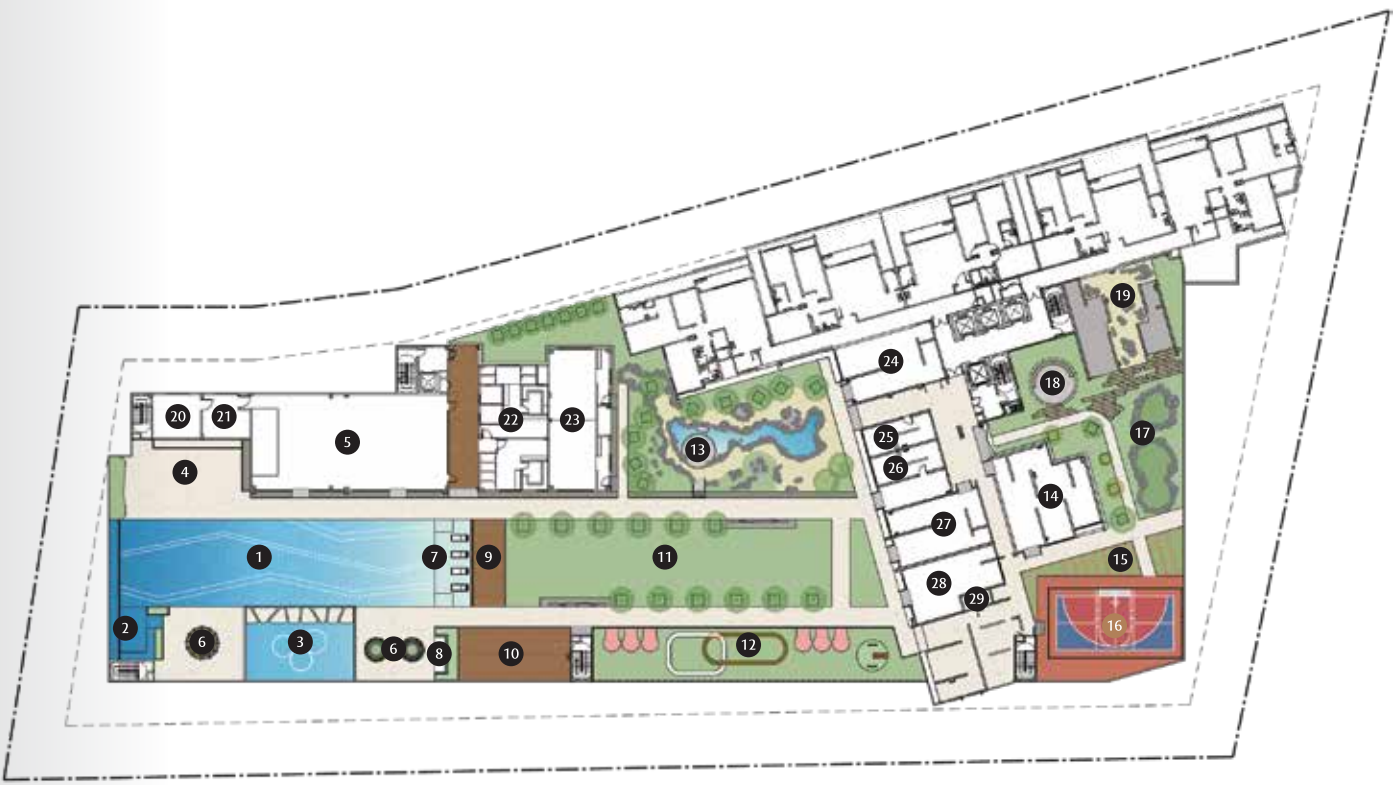


FACILITIES PLAN



LEVEL 1

- | | | |
|-----------------------|----------------------|------------------------|
| 1 Visitor Parking | 9 Grand Arrival | 17 Mail Room |
| 2 Guard House | 10 Flower Sculptures | 18 Loading Bay |
| 3 Bulk Meter Area | 11 Mini Play | 19 Motorcycle Park |
| 4 Grand Water Feature | 12 Half Moon Seating | 20 Bicycle Rack |
| 5 Water Creek Garden | 13 Washing Bay | 21 M&E & Services Area |
| 6 Garden Bridge | 14 Meeting Room | 22 Refuse Chamber |
| 7 Full Moon Seating | 15 Management Office | 23 Tapak RIBI |
| 8 Lounge | 16 Parcel Room | 24 Fire Control Room |



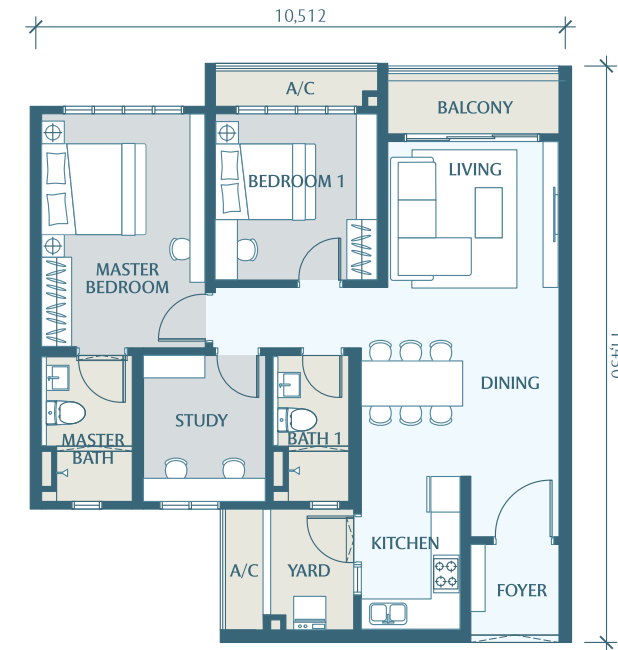
LEVEL 7

- | | | |
|----------------------------------|-----------------------------|-------------------|
| 1 Main Pool | 11 Green Lawn | 21 Store |
| 2 Jacuzzi | 12 Playground & Outdoor Gym | 22 Changing Room |
| 3 Wading Pool | 13 Water Creek with Shelter | 23 Surau |
| 4 BBQ Area | 14 Co-Working Space | 24 Game Room |
| 5 Multipurpose Room & Indoor Gym | 15 Herb Garden | 25 Utility Room 1 |
| 6 Seating Area | 16 Multipurpose Court | 26 Social Room |
| 7 Sun Lounge | 17 Miniature Golf | 27 Social Lounge |
| 8 Outdoor Shower | 18 Zen Shelter | 28 Meeting Room |
| 9 Pool Deck | 19 Zen Garden | 29 Utility Room 2 |
| 10 Yoga Deck | 20 Prep Room | |

FLOOR PLANS

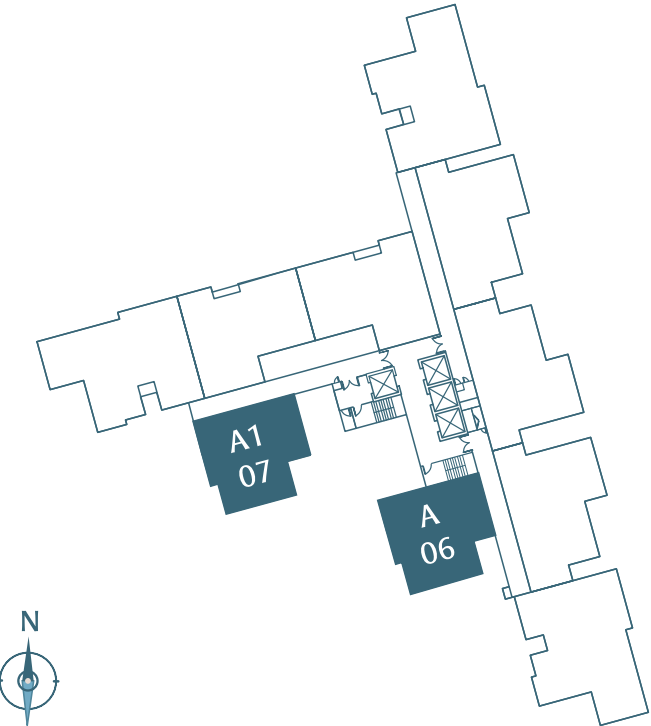
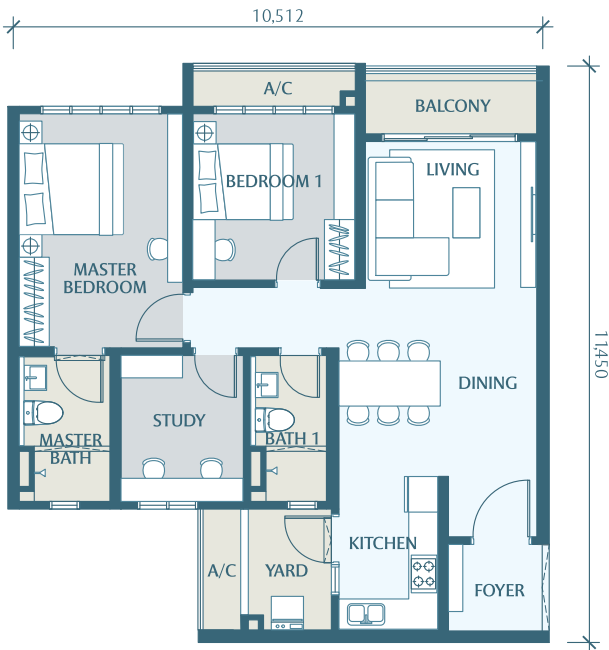
TYPE
A

1,087 sq.ft.
(101 sq.m.)
2+1 Bedrooms
2 Bathrooms



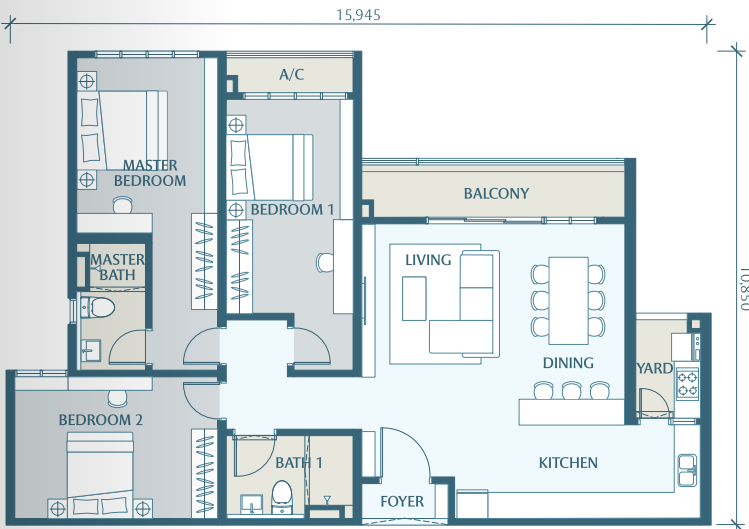
TYPE
A1

1,087 sq.ft.
(101 sq.m.)
2+1 Bedrooms
2 Bathrooms



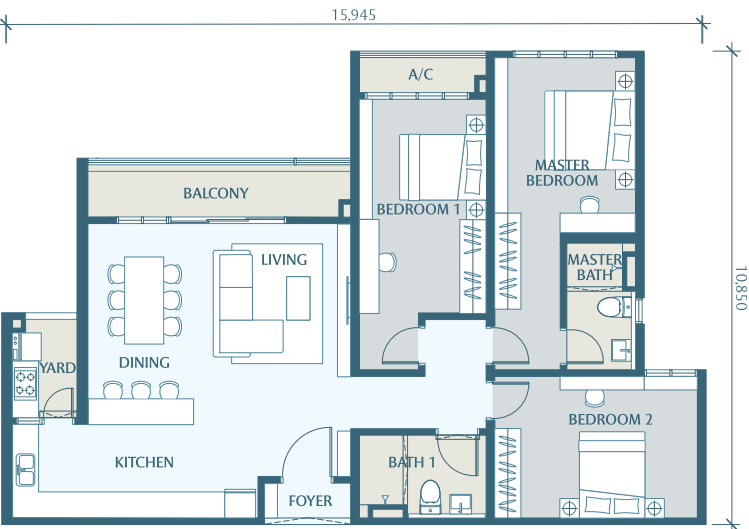
TYPE
B

1,421 sq.ft.
(132 sq.m.)
3 Bedrooms
2 Bathrooms



TYPE
B(M)

1,421 sq.ft.
(132 sq.m.)
3 Bedrooms
2 Bathrooms

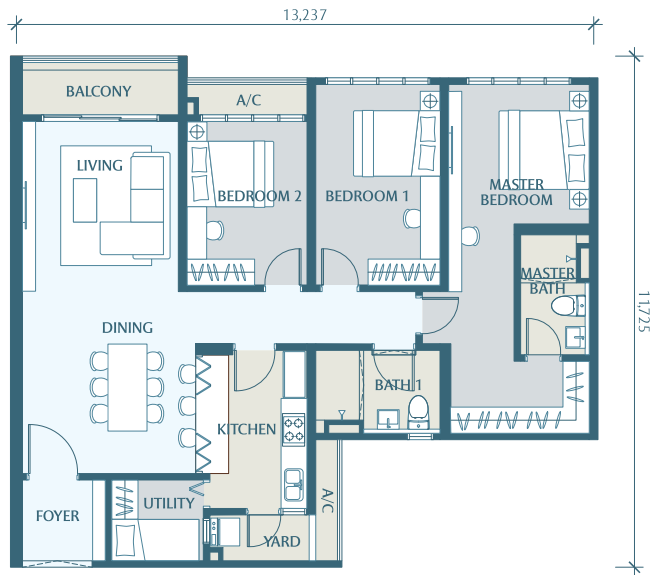


FLOOR PLANS

TYPE
B1

1,367 sq.ft.
(127 sq.m.)

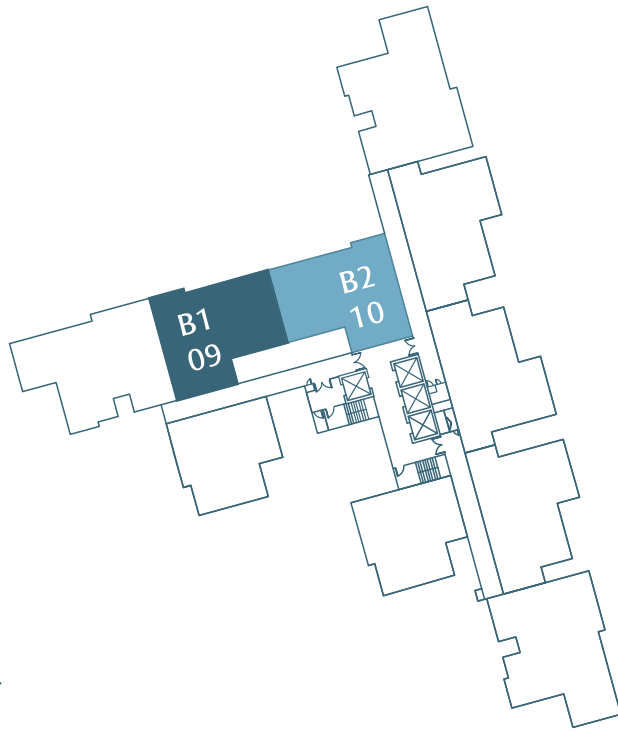
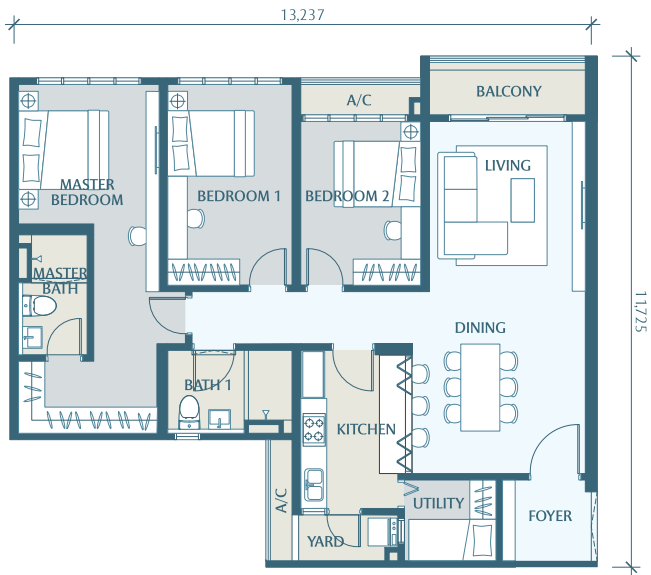
3+1 Bedrooms
2 Bathrooms



TYPE
B2

1,367 sq.ft.
(127 sq.m.)

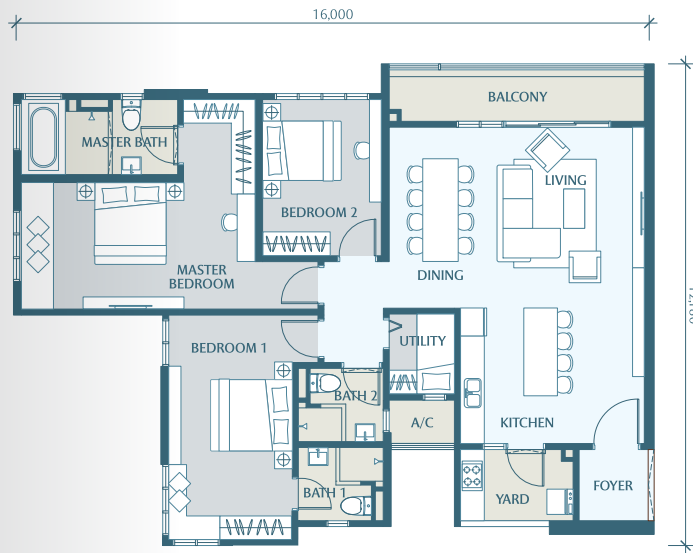
3+1 Bedrooms
2 Bathrooms



TYPE
C

1,647 sq.ft.
(153 sq.m.)

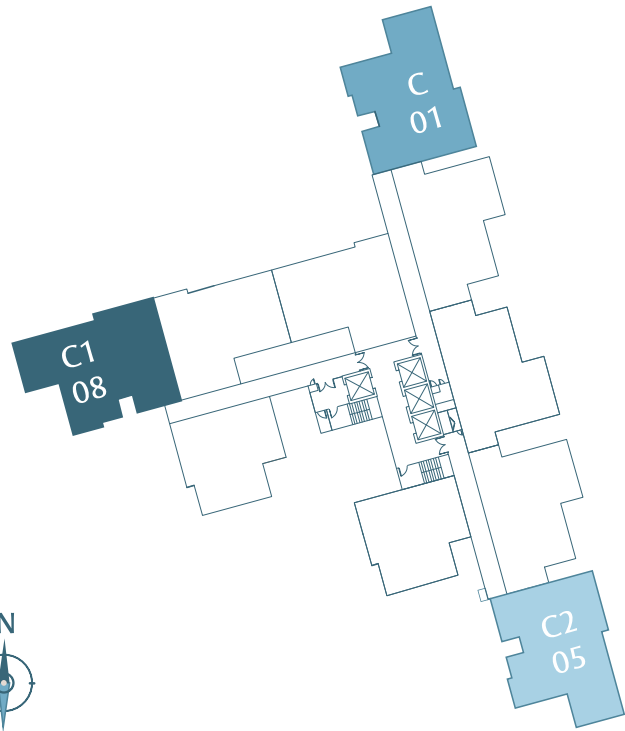
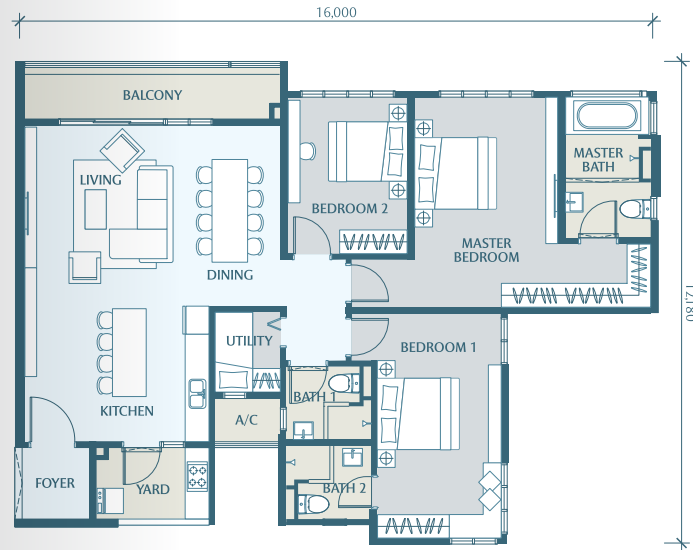
3+1 Bedrooms
3 Bathrooms



TYPE
C2

1,647 sq.ft.
(153 sq.m.)

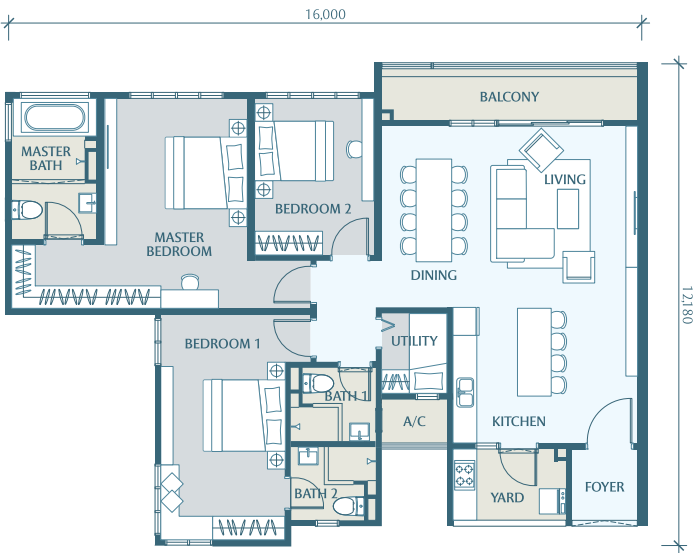
3+1 Bedrooms
3 Bathrooms



TYPE
C1

1,647 sq.ft.
(153 sq.m.)

3+1 Bedrooms
3 Bathrooms



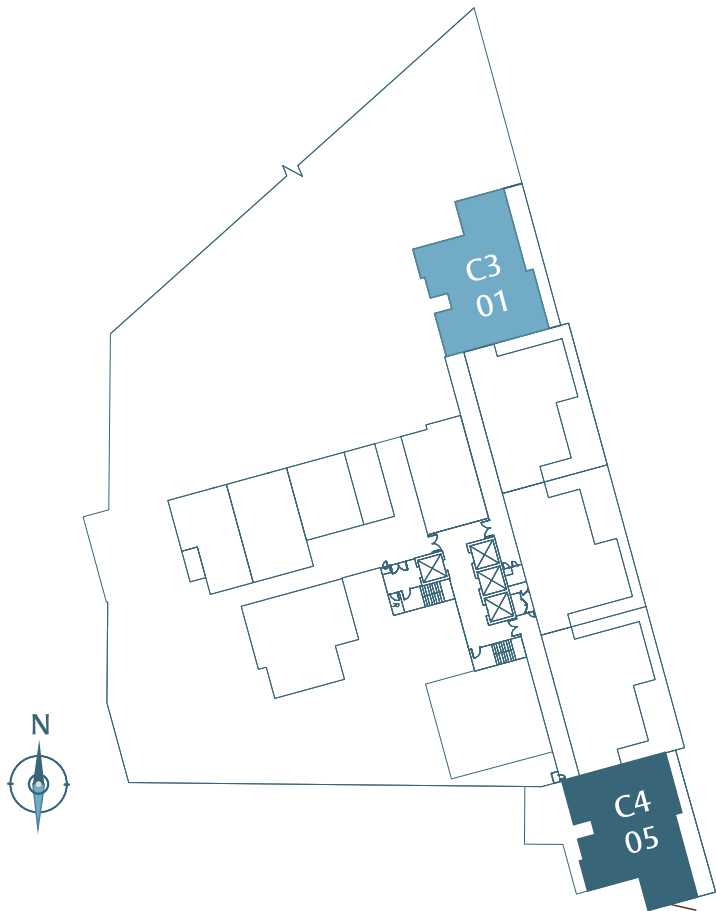
FLOOR PLANS

TYPE
C3

1,647 + 269 sq.ft. Private Roof Deck
(153 + 25 sq.m. Private Roof Deck)
3+1 Bedrooms
3 Bathrooms

TYPE
C4

1,647 + 269 sq.ft. Private Roof Deck
(153 + 25 sq.m. Private Roof Deck)
3+1 Bedrooms
3 Bathrooms

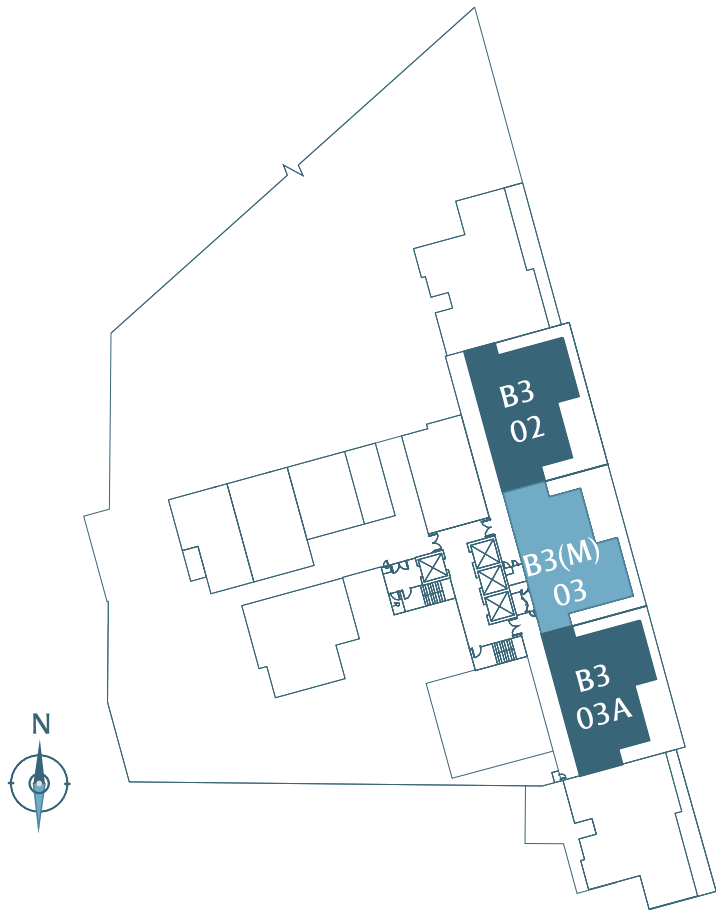


TYPE
B3

1,421 + 549 sq.ft. Private Roof Deck
(132 + 51 sq.m. Private Roof Deck)
3 Bedrooms
2 Bathrooms

TYPE
B3(M)

1,421 + 549 sq.ft. Private Roof Deck
(132 + 51 sq.m. Private Roof Deck)
3 Bedrooms
2 Bathrooms





STRUCTURE	Reinforced Concrete							
WALL	Masonry wall / Reinforced Concrete / Precast Concrete Panel							
ROOF COVERING	Reinforced Concrete Flat Roof							
ROOF FRAMING	Reinforced Concrete							
CEILING	Skim Coat / Plaster Ceiling							
WINDOW	Aluminium Frame Glass Window / Metal Frame Glass Louvers Window							
DOOR	Main Entrance	Timber Door						
	Others	Aluminium Frame Folding Door (Type B1, B2, C, C1, C2, C3 & C4)						
		Aluminium Frame Glass Door (Type B1 & B2)						
		Aluminium Frame Sliding Glass Door						
		Flush Door						
IRONMONGERY	Provided							
WALL FINISHES	General	Skim Coat / Plaster & Paint						
	All Bathrooms	Tiles						
	Kitchen	Tiles (1500mm High) / Plaster & Paint						
FLOOR FINISHES	Foyer / Living & Dining	Tiles						
	Kitchen	Tiles						
	All Bedrooms	Tiles						
	All Bathrooms	Tiles						
	Study / Utility	Tiles						
	Balcony / Yard	Tiles						
	A/C Ledge	Cement Render						
	SANITARY & PLUMBING FITTING	TYPE A/A1	TYPE B/B(M)	TYPE B1/B2	TYPE C	TYPE C1/C2	TYPE B3/B3(M)	TYPE C3
Water Closet (WC)	2	2	2	3	3	2	3	3
Shower	2	2	2	3	3	2	3	3
Kitchen Sink	1	1	1	1	1	1	1	1
Basin	2	2	2	3	3	2	3	3
Hand Bidet	2	2	2	3	3	2	3	3
Paper Holder	2	2	2	3	3	2	3	3
Bathtub	-	-	-	1	1	-	1	1
ELECTRICAL INSTALLATION	TYPE A/A1	TYPE B/B(M)	TYPE B1/B2	TYPE C	TYPE C1/C2	TYPE B3/B3(M)	TYPE C3	TYPE C4
Lighting Points	18	22	22	25	26	22	25	26
Power Points	15	16	17	16	16	16	16	16
Fan Points	5	5	5	6	6	5	6	6
Instant Water Heater Point	2	2	2	3	3	2	3	3
A/C Point	4	4	4	4	4	4	4	4
SMATV Point	1	1	1	1	1	1	1	1
Fibre Wall Socket	1	1	1	1	1	1	1	1
Electrical DB	1	1	1	1	1	1	1	1
TELECOMMUNICATION CONNECTION	Provided							



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piece of it.



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www.setiasv2.com
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Setia

Developer : KAY PRIDE SDN BHD (177772-V) • Setia SV2 Condominium • Developer's License No.: 11978/01-2028/0046(A) • Validity Period: 12/01/2023 - 11/01/2028 • Advertising and Sales Permit No.: 11978-4/10-2028/0885(A)-(S)
• Validity Period: 24/10/2025 - 23/10/2028 • Tenure of Land: Freehold • Expected Date of Completion: March 2030 • Approving Authority: Majlis Bandaraya Pulau Pinang (MBPP) • Building Plan Approval No: MBPP.OSC-PB1430/2025
• Land Charge: No Encumbrances • No of Units: 268 • Selling Price: (Min)RM1,069,916.20 - (Max)RM1,692,654.25 • Bumiputera Discount: 5%

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