

INTRODUCTION



A Complete Living Experience

SkyVUE climbs 22 storeys into the clouds and boasts 200 residential units including eight penthouses and a four-level multi-storey car park. Each unit has a built-up area that ranges from a cozy 1265 sq.ft to a very generous and spacious 3500 sq.ft. Designed to cater to the different needs of each home owner, this most anticipated residential development offers a level of convenience and security in style.

Standing elegantly in attitude and altitude, SkyVUE is strategically located in Kobusak, Penampang, a sought after location for many home buyers and investors in Kota Kinabalu. It is accessible from Jalan Penampang with close proximity to excellent amenities, shopping and dining experiences. Plus, SkyVUE is just minutes away from the bustling Kota Kinabalu International Airport and Kota Kinabalu City Centre.

FACILITIES

TYPICAL FLOOR PLAN



ROOFTOP SKY GARDEN



GROUND FLOOR FACILITIES



LOCATION

EXCELLENT ACCESSIBILITY & CONNECTION



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A signature project by : **NBLand Group**

Financed by: **CIMB BANK**

Exclusive Marketing Agent:
TWINS REALTY
 Triple Win-Marketer
 www.twins.com.my

Developer's License No: (100-24/1188/5/1)/08-2018/05235 • Validity Date: 24.08.2015 – 23.08.2018 •
 Advertising Permit No: (100-24/1188/5/1)/08-2018/04370 • Validity Date: 24.08.2015 – 23.08.2018 •
 Building Plan Approving Authority: Majlis Daerah Penampang • Building Plan Approval No.: MDPPG :
 (B)200-013/15/83 • Land Tenure: Leasehold for 99 Years • Land Encumbrances: CIMB Bank Berhad •
 Expected Date of Completion: End of 2018 • Total Units: 200 Units • Build Up Area: 1265 sq.ft – 3254 sq.ft
 • 30% reserved for Bumiputra with 5% Discount • All plans & specifications are subject to change as
 directed & approved by relevant authorities • All monies including deposit/booking fee must be paid into
 Housing Development Account No. 8007891324 with CIMB Bank Berhad.

DISCLAIMER
 The information, artist impressions and pictures contained in this leaflet are merely suggestions and
 representations provided by the consultants and developer. Clients are advised to refer to actual
 information, specifications and plans inserted in the stamped Sales & Purchase Agreement.



Luxury Condominium
 @ Kobusak, Penampang



Lifestyle Living In The Sky

Look up and live the high life in the latest iconic condominium building that is set to change the skyline of *Kota Kinabalu*. The sleek and graceful designs coupled with quality amenities and thoughtful touches will surely enhance your urban living experience



SKYVUE Residence is redesigning the meaning of *chic* and *comfort* living in a *safe environmental* that is *ideal* for you and your family.

INTERIOR DESIGN ILLUSTRATION FOR TYPE F



STYLE
QUALITY
COMFORT

A LUXURIOUS
RESIDENCE



SPECIFICATIONS

BUILDING SCHEDULE

- (a) STRUCTURE Reinforced concrete
- (b) WALL Reinforced concrete/ brick wall where applicable
- (c) ROOFING Reinforced concrete slab
- (d) CEILING Generally skim coat and emulsion paint
Bathrooms - plaster ceiling board
- (e) WINDOWS Aluminium frame glass window
- (f) DOORS
Main Entrance 2.4m high Timber Decorative Door
Bedroom Timber Flush door
Other Timber Flush door
Aluminium Framed Glass Door
- (g) IRONMONGERY Quality lockset
- (h) WALL FINISHES
External Cement plaster and weather proof paint
Internal Skim coat/cement plaster and emulsion paint
Kitchen Selected ceramic tiles
All bathrooms Selected ceramic tiles
- (i) FLOOR FINISHES Selected ceramic tiles in the kitchen, all bathrooms, balconies and yard
Laminated timber flooring in the living area, dining area & bedrooms
- (j) SANITARY FITTINGS Quality wares and accessories

ELECTRICAL INSTALLATION

ELECTRICAL POINTS
Electrical points for lighting, fans, SMATV, telephones, intercoms, air-conditioner, switch sockets and water heater will be provided according to the developer's specifications.

FLOOR PLAN



TYPE A - 32 Units
• Intermediate unit - Unit 03 & 09
• Total Built Up Area : 1265 SQ.FT.
• 3 Bedroom Type



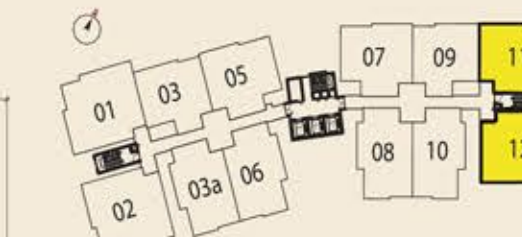
TYPE B - 16 Units
• Corner unit - Unit 10
• Total Built Up Area : 1265 SQ.FT.
• 3 Bedroom Type



TYPE C - 48 Units
• Corner unit - Unit 3A, 05, 08
• Total Built Up Area : 1340 SQ.FT.
• 3 Bedroom Type



TYPE D - 32 Units
• Corner unit - Unit 05 & 07
• Total Built Up Area : 1377 SQ.FT.
• 3 Bedroom Type



TYPE E - 32 Units
• Corner unit - Unit 11 & 12
• Total Built Up Area : 1557 SQ.FT.
• 3 Bedroom & 1 Study Area Type



TYPE F - 32 Units
• Corner unit - Unit 01 & 02
• Total Built Up Area : 1590 SQ.FT.
• 3 Bedroom & 1 Study Area type

Luxury Condominium



- The structural design of this building has taken the seismic loading requirement into consideration.
- 24-hour security guard surveillance, CCTV, intercom and multi-tier security system.
- Access card to resident's floor and public areas only.
- High speed fibre optic broadband infrastructure.
- A rooftop sky garden that boasts panoramic views of the Kota Kinabalu city centre, South China Sea and Mount Kinabalu. Ideal for hosting trendy parties or simply lounging under the stars.
- A five-tier sky terrace with soothing green ambiance and a public lounge.
- Premium facilities that complement the SkyVue lifestyle include a children's playground, landscaped garden, swimming pool, wading pool, Jacuzzi, BBQ area, multipurpose hall, meeting room, fitness centre and sky lounge.