



Sky88
RESIDENCES

@BUNDUSAN, KK

LUXURY CONDO (PHASE 1)

SKY88 RESIDENCES



Sky88
RESIDENCES
@BUNDUSAN, KK

PHASE 2

PHASE 1

LUYANG

TAMAN
FORMOSA

T1 BUNDUSAN

BEVERLY HILL

BATARAS
HYPERMARKET

TAMAN
MILLENIUM
HEIGHT

TAMAN
PERDANA

STRATEGICALLY LOCATED AT BUNDUSAN, KK



A GRAND WELCOME

Sky88 homes are designed to bring comfort, convenience, and accessibility to homeowners. A blend of calm serenity and modern urban living.

This residential high-rise development under phase one will consist of two blocks of 30-storey towers and each tower will consist of 294 residential units respectively including 4 storeys of a multi-level carpark with a facility floor at podium level.



LIVING IN PERFECT HARMONY

Welcome home to comfort and rest.
Everything you and your family need is
right at your doorstep.



FUNCTION HALL, GYMNASIUM ROOM, SWIMMING POOL



GRAND ENTRANCE



CHILDREN PLAYGROUND



OPEN CAFE



BBQ PIT



TOWER TWO TERRACE





FACILITIES PLAN

Sky88 features modern facilities and amenities to help you enjoy and relax. Home is where the heart is, and where the mind comes to rest.

Have peace of mind that all the convenience of a modern home is readily available. Fibre optic-ready infrastructure brings uncapped access to the digital world while Sky88's earthquake-resistant design gives you peace of mind.

When the day is done, rest assured you and your family is safe and sound thanks to our 24-hour 3-tier security system and personnel at the ready.



GROUND FLOOR

- ① Drop Off Area
- ② Main Lobby
- ③ Counter Reception
- ④ Lift Lobby to Tower 1
- ⑤ Lift Lobby to Tower 2
- ⑥ Management Office
- ⑦ Meeting Room
- ⑧ Seating Area
- ⑨ Security Guard House



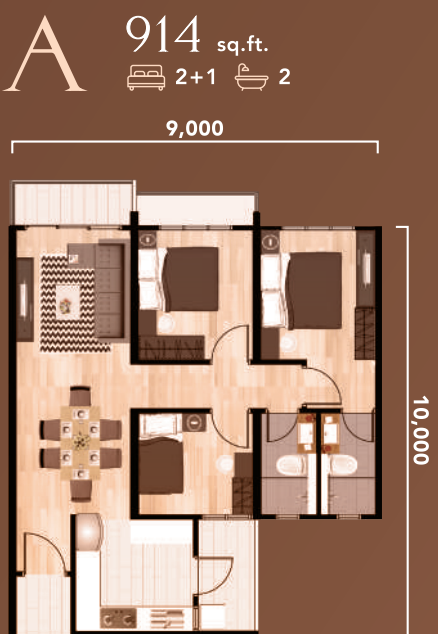
LEVEL (3A)

- ① Swimming Pool
- ② Wading Pool
- ③ Pool Deck
- ④ Changing Room
- ⑤ Function Hall
- ⑥ Gymnasium Room (Upper Level)
- ⑦ Recreation Deck
- ⑧ Basketball Court (Half)
- ⑨ Badminton Court
- ⑩ Children Playground
- ⑪ BBQ Pit
- ⑫ Pavillion
- ⑬ Stone Garden & Reflexology Path
- ⑭ Indoor Garden
- ⑮ Open Cafe

LEVEL PLAN



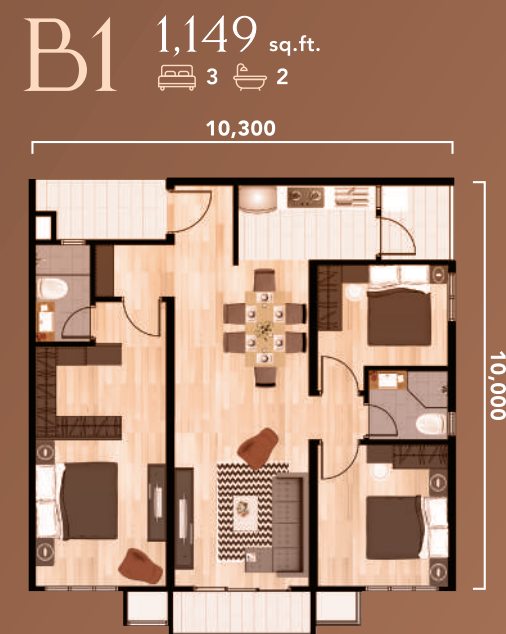
FLOOR PLAN



INTERMEDIATE UNIT



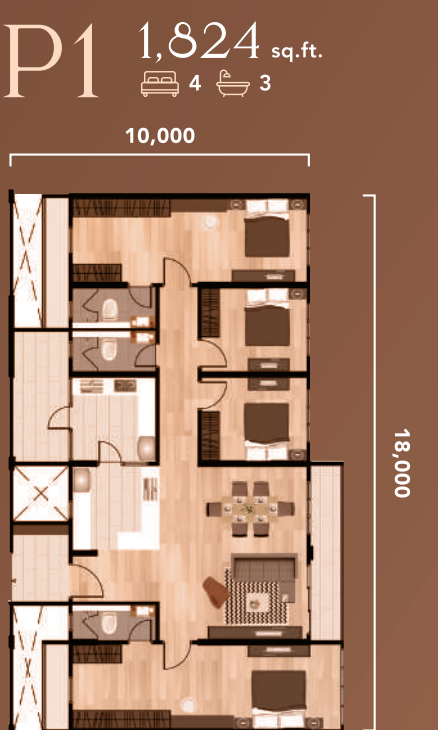
INTERMEDIATE UNIT
DUAL KEY



INTERMEDIATE UNIT
B2 CORNER UNIT



INTERMEDIATE UNIT
C2 CORNER UNIT



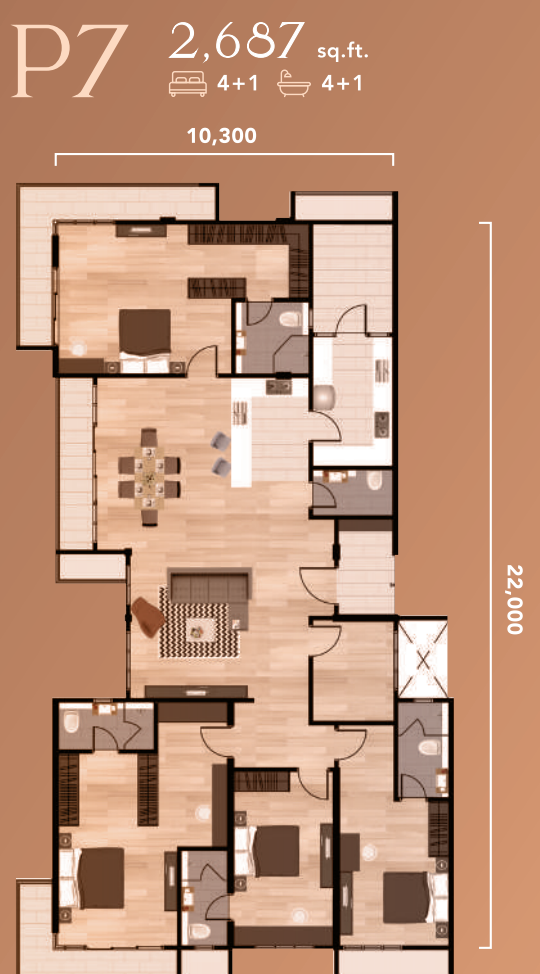
END CORNER UNIT
P2 - 1,999sqft | P3 - 2,086sqft | P3A - 2,093sqft



CORNER UNIT



END CORNER UNIT



CORNER UNIT



INTERIOR DESIGN

SPECIFICATION

Structure	Reinforced Concrete Frame	
Roof	Reinforced Concrete Slab / Metal Roofing	
Walls	Reinforced Concrete Wall / Brick Wall	
Ceiling Finished	Plaster & Paint Plaster Board Ceiling (Bathrooms)	
Windows	Aluminium Frame Glass Windows	
Ironmongery	Quality Lockset	
Doors	Main Entrance	Solid Door
	Internal & Bathroom	Timber Flush Door
	Balcony	Aluminium Frame Glass Door
Floor Finishes	Living / Dining	Laminated Timber Floor Board
	All Bedrooms	Laminated Timber Floor Board
	All Bathrooms	Ceramic Tiles or equivalent
	Kitchen	Ceramic Tiles or equivalent
	Balcony & Yard	Ceramic Tiles or equivalent
Wall Finishes	Kitchen	1.5m high Ceramic Tiles or equivalent
	Bathrooms	Ceramic Tiles or equivalent up to ceiling level
	Other	Plaster & Paint
	External Wall	Weather Proof Paint
	Internal Wall	Emulsion Paint
Sanitary	Bathrooms	Wall Hung Wash Basin, Wall Mounted ShowerHead and Water Closet
	Kitchen	Sink
Electrical Installation	All Electrical Wiring Installation to be Concealed Conduct to SESB Standard	
Plumbing Installation	All plumbing installation to be concealed piping to Jabatan Air Standard	



Sky88 homes are designed with flexibility and practicality in mind. Select from 4 layouts, varying with built-up sizes. Homeowners can select from cosy built-up areas from 914 sq.ft. to 1,194 sq.ft., as well as two rooms configurations, be it a 2+1 bedroom or a 3+1 bedroom option. New families will find these options ideal for their needs. Sky88 Residences also offer a dual-key concept option for homebuyers.

This concept means two separate units will be grouped under one strata title. A dual-key layout will allow for more options and is perfect for those who prefer the privacy and flexibility it offers. For those looking for a more exclusive option, look no further than Sky88 Residences' penthouse suites. These units on the top level will offer bigger built-up areas allowing for more flexibility to suit your living needs.





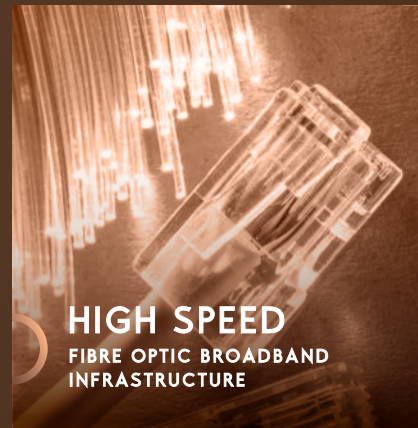
DUAL KEY CONCEPT
OFFERS FLEXIBILITY AND PRIVACY



1-ACRE
RECREATION FACILITIES



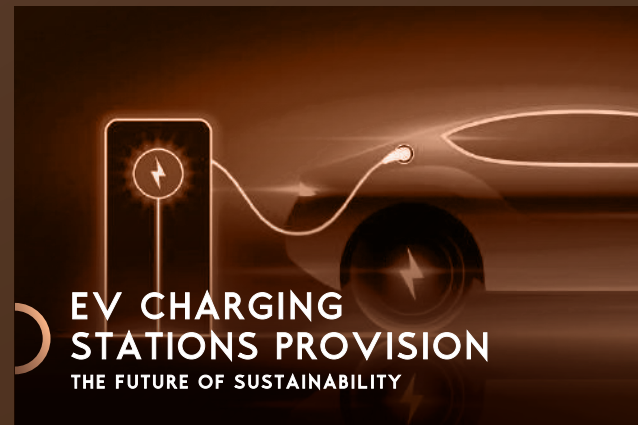
SEISMIC DESIGN
IMPROVE SAFETY & PEACE OF MIND



HIGH SPEED
FIBRE OPTIC BROADBAND INFRASTRUCTURE



24-HOUR
3-TIER SECURITY SURVEILLANCE



EV CHARGING STATIONS PROVISION
THE FUTURE OF SUSTAINABILITY



999 YEARS
LEASEHOLD PROPERTY

LOCATION MAP



Sky88 Residences by NBLand is a residential development that is strategically located along Jalan Bundusan, a major linkway between Penampang and the bustling city of Kota Kinabalu.

For Enquiries

T +6088 448 008
F +6088 488 448

Sales Gallery

T +6088 738 298



The Developer :

North Borneo Land Properties (S) Sdn Bhd (1031281-W)

B-1-13A & B-1-15, 1st Floor, Block B, Sutera Avenue Sembulan,
Lorong Lebu Raya Sutera, 88100 Kota Kinabalu, Sabah.

T +6088 448 008 F +6088 488 448 E info@nblandgroup.com

A Signature Project by : NBLand Group (A Subsidiary of )

scan for website



Disclaimer :

All information contained in this sales brochure including the visuals and illustrations, furniture and fitting layout, and presentation of show units/houses are subject to change without notification from the relevant authorities. The content shall not be taken as an identical representation of the actual unit by you or as part of any offer or contract. Please refer to the sales and purchase agreement for the actual unit specifications and descriptions that are approved by the relevant authorities.

• Developer's License No: (100-24/1327/5/1)01-2027/06571 • Validity Date: 10/01/2023 ~ 09/01/2027 • Advertising Permit No: (100-24/1327/5/1)01-2027/04998
• Validity Date: 10/01/2023 ~ 09/01/2027 • Building Plan Approving Authority: Majlis Daerah Penampang • Building Plan Approval No.: MDPPG : (B)200-0(20)/1/123 • Land Tenure: Leasehold for 999 Years • Land Encumbrances: CIMB Islamic Bank Berhad • Expected Date of Completion: 48 months from SPA date • Total Units: 294 Units • Build Up Area: 914 sq.ft ~ 2913 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. 8011019251 with CIMB Islamic Bank Berhad.