

Where A New Life Grows, A Brilliant Pearl Glows

TRANSFORMATION BEGINS AT SEBERANG JAYA

3-Time World Winner of the FIABCI World Prix D'Excellence Awards







SKYAWANI 2 RESIDENCES

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SKYLUXE ON THE PARK



Founded on a single vision, Always Best City Developer and driven by our purpose to Make Living Better, SkyWorld is an urban property developer with a proven track record of delivering high-quality and innovative residences for city communities.

We craft thoughtfully designed spaces that blend functionality with quality craftmanship, meeting the evolving needs of modern urban dwellers while delivering exceptional value.

Shaped by our corporate values and an unwavering commitment to excellence, we continuously push boundaries to enhance everyday living, redefine urban lifestyles, and build for long-term, sustainable growth – all guided by our brand promise:

You can now own a quality home and living.

SkyWorld HEALTHY TM HEALTHY

At SkyWorld, we believe that a healthy home is the foundation of a thriving life. That is why we craft homes that unite timeless design with sustainability, creating vibrant spaces where families can grow and flourish together.

LIGHT

Warm, energy-efficient homes with an abundance of natural light.

Sustainable spaces inspired by nature and greener

AIR & WATER



84%

NATURE

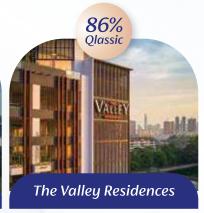
Fresh air, thermal comfort and water-efficient features.

Get active and build connections with our wellness-focused social spaces.

(COMMUNITY)















Penang Island View from SkyWorld Pearlmont.

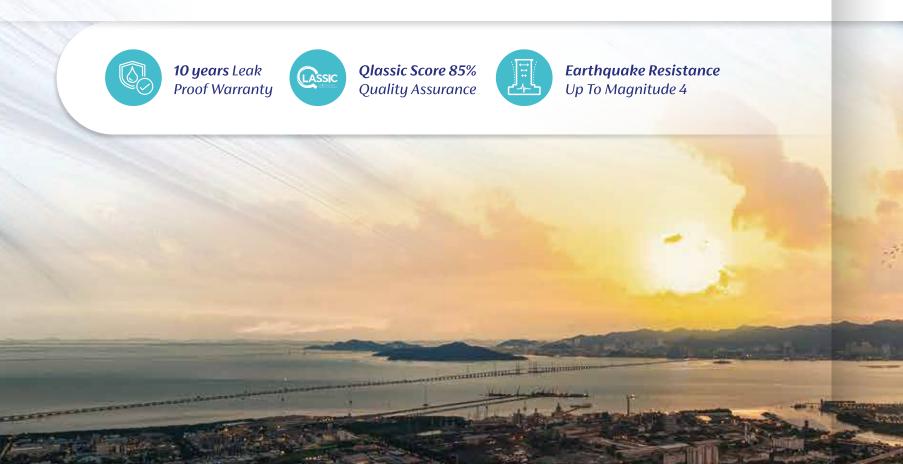
PPVC

PREFABRICATED PREFINISHED
VOLUMETRIC CONSTRUCTION METHOD

Building Our Future Through Innovation

FIRST-OF-ITS-KIND IN MALAYSIA

A new era of home building is now being pioneered in Malaysia by SkyWorld with the nation's first PPVC method development. This innovative approach makes it possible to effortlessly build and finish home units in a controlled environment, resulting in a level of precision that ensures the home's durability for decades after its on-site assembly and quality inspection.



Penang's New Urban Frontier— The Transformation of Seberang Jaya

FROM SUBURBAN TOWN TO CENTRAL LANDMARK OF PENANG MAINLAND

From a quiet town, Seberang Jaya is emerging as a beacon of future growth, poised to become the heart of technology's next wave. As Penang solidifies its position as a global technology hub, SkyWorld is laying the foundation for a quality lifestyle, providing a home for those who envision a brighter future for their families.

SURROUNDED BY HUMBLE TOWN & PARK







23 🗥

Growth begins At The Epicenter of Seberang Jaya's Core



Hospital

3 Hospital Seberang Jaya

4 KPJ Penang Specialist

N

GEORGETOWN

- EDUCATION
- 1 Bagan Specialist Centre 5 UiTM Cawangan Pulau Pinang
- 2 Sunway Medical Centre 6 SK Seberang Jaya 2
 - 7 SMK Seberang Jaya
 - 8 Open University Malaysia (OUM)
 Penang Learning Centre
 - 9 Kolej Komuniti Seberang Jaya10 Universiti Sains Malaysia
- SHOPPING
- 11 Lotus's Seberang Jaya
- 12 Sunway Carnival Mall
- Aeon Big Seberang Jaya
- 14 Tesco Extra Seberang Jaya15 Megamall Pinang
- 16 Design Village Outlet Mall
- 17 IKEA Batu Kawan
- 18 Queensbay Mall

LEISURE

SkyWorld

PEARL*mont*

BUTTERWORTH

- 19 Penang Bird Park20 Seberang Jaya
- Municipal Park

 21 Kolam Renang DSA
- Seberang Jaya

 22 Chai Leng Park
- 23 Pantai Bersih



Freehold Master Plan for Enduring Holistic Living Live, Learn, Chill & Bond

PARKLANE BY THE RIVER















Full Amenities for **Primary** & **Secondary School**

MALAYSIA'S FIRST INTEGRATED VERTICAL SCHOOL

Your children can enjoy a well-rounded, "home-grown" education at Malaysia's first Vertical School. You can walk them home along the tranquil riverside parklane or through the Level 9 Elevated Sky Park using a covered walkway, safe from any weather. Here, every moment flows perfectly with your life's journey.

DIRECT ACCESS TO VERTICAL SCHOOL



Future Ready Living Where Daily Routines Flow With Seamless Conveniences



Commercial Retails Zero Commute for Local Eats & Necessities





LIFE'S ESSENTIALS, RIGHT AT YOUR DOORFRONT

Central to our vision for self-sustaining living at SkyWorld Pearlmont is the creation of a vibrant social and retail hub. This dedicated space, featuring total 108 units of commercial retails, is strategically designed to serve Seberang Jaya's dynamic life, ensuring residents enjoy exclusive, direct access to day-and-night conveniences, all within steps of home.



LESS CLUTTER, MORE FUNCTION. DESIGN FOR DECADES OF LIVING

Every home is designed for maximum functionality. By using the PPVC method, we've created a more spacious layout with an abundance of natural light and airflow. Our pre-cast modular construction provides a more durable home, giving you peace of mind from potential water leakage.

Every Corner Perfected For A Life Without Clutter or Compromise



Streamlined open space maximises the feeling of spaciousness from door to balcony.

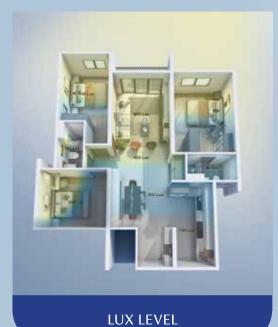


Where Family Roots Grow, A Home for Next Generations

FEATURES

Designed for optimal habitation, all rooms feature windows that maximise natural ventilation & reduce electricity consumption. The optimal building orientation blocks intense direct sunlight, keeping the unit naturally cooler yet providing ample natural light for daily activities.





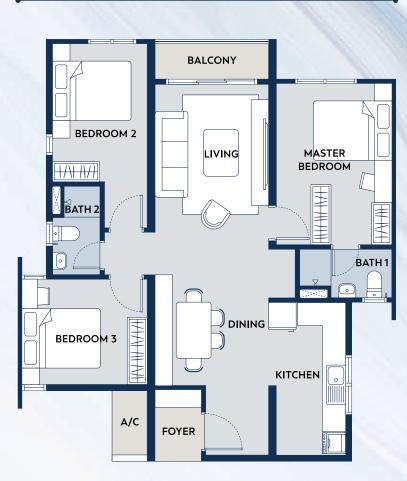
Smart 900 Sq.ft. Living, Designed for Daily Life



3 Bedrooms



2 Bathrooms



9650

Building Specifications

STRUCTURE	Reinforced Concrete	
WALL	Reinforced Concrete	
ROOFING COVERING	Reinforced Concrete Roof	
ROOFING FRAMING	Reinforced Concrete	
WINDOWS	Aluminium Framed Glass Window	
DOORS	MAIN ENTRANCE, BEDROOMS & BATHROOMS	Timber Door
	LIVING	Aluminium Sliding Glass Door
CEILING	BATHROOMS & KITCHEN	Plaster Ceiling
	OTHER AREAS	Skim Coat & Paint
WALL FINISHES	LIVING, DINING & BEDROOMS & BALCONY	Skim Coat & Paints
	BATHROOMS	Ceramic Tiles
	KITCHEN	Ceramic Tiles (Designated Area)
FLOOR FINISHES	LIVING, DINING & BEDROOMS	Composite Flooring
	BATHROOMS & KITCHEN	Ceramic Tiles
	AIRCOND LEDGE (A/C)	Concrete
	BALCONY	Ceramic Tiles

IRONMONGERY	Quality Lockset	
SANITARY & PLUMBING FITTINGS	WATER CLOSET	2
	WASH BASIN	2
	BASIN TAP	2
	SHOWER SET	2
	TAP	2
	TOILET PAPER HOLDER	2
	KITCHEN SINK	1
	KITCHEN TAP	1
ELECTRICAL	LIGHTING POINT	12
	FAN POINT	2
	POWER POINT	11
	A/C POINT	2
	WATER HEATER POINT	2
	SMATV POINT	1
INTERNAL TELECOMMUNICATION TRUNKING & CABLING	FIBRE WALL SOCKET	1



Developer: SkyWorld Mutiara Development 5dn Bhd 202101025030 (1425330-T) · Project Name: SkyAwani Pearlmont Residences · Developer License No.: 31075/06-2030/0131(N) · Validity Date: 26/06/2025 - 25/06/2030 · Sales & Advertising Permit No.: 31075-1/07-2028/0570(A)-(S) · Validity Date: 17/07/2025 - 16/07/2028 · Land Tenure: Freehold · Restriction of Interest: This land cannot be transferred, mortgaged, leased, sub-leased, leased or involved in any transaction whatsoever without written permission from the State Authority · Property Type: 37 & 38 Storey Apartment · Land Encumbrance: Hong Leong Bank Berhad · Authority Approving Building Plan: Majlis Bandaraya Seberang Perai (MBSP) · Building Plan Reference No.: MBSP/40/20-31/53(SR) (12) · Expected Date of Completion: Jul 2029 · Total No. of Units: 1,846 units; Block 18 (583 units) - Type A (900sq.ft.); Block 10 (680 units) - Type A (900sq.ft.) · Minimum Price: RM450,800 · No. of Car Park per Unit: 1-2 · Bumiputera Discount: 5% · Registered Address: Level 1, Block B, Wisma NTP World, Excella Business Park, Jalan Ampang Putra, 55100 Ampang, Kuala Lumpur, Malaysia.