

*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



SKYAWANI 3 RESIDENCES



SKYLUXE ON THE PARK

SkyWorld®
MAKE LIVING BETTER

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 craftsmanship, 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™
HOME**

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.

NATURE

Fresh air, thermal comfort and water-efficient features.



Sustainable spaces inspired by nature and greener

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

AIR & WATER

COMMUNITY

86%
Classic



EdgeWood Residences

84%
Classic



SkyVogue Residences

86%
Classic



The Valley Residences

SkyBlox



86%
Classic

SkyAwani 5 Residences



84%
Classic

SkyAwani 4 Residences



81%
Classic



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.



**10 years Leak
Proof Warranty**



**Classic Score 85%
Quality Assurance**



**Earthquake Resistance
Up To Magnitude 4**

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



2.1 KM

Chai Leng
Park

5.5 KM

Ferry
Terminal

500 M

Sunway Medical
Centre

1.1 KM

Sunway
Carnival Mall

Penang
Bird Park

George Town

Penang Bridge

Butterworth-Kulim Expressway

SkyWorld Pearlmont soaring above, perfectly adjacent to the vibrant core of Seberang Jaya.



Growth begins At The Epicenter of Seberang Jaya's Core



HEALTHCARE

- 1 Bagan Specialist Centre
- 2 Sunway Medical Centre
- 3 Hospital Seberang Jaya
- 4 KPJ Penang Specialist Hospital



EDUCATION

- 5 UiTM Cawangan Pulau Pinang
- 6 SK Seberang Jaya 2
- 7 SMK Seberang Jaya
- 8 Open University Malaysia (OUM) Penang Learning Centre
- 9 Kolej Komuniti Seberang Jaya
- 10 Universiti Sains Malaysia



SHOPPING

- 11 Lotus's Seberang Jaya
- 12 Sunway Carnival Mall
- 13 Aeon Big Seberang Jaya
- 14 Tesco Extra Seberang Jaya
- 15 Megamall Pinang
- 16 Design Village Outlet Mall
- 17 IKEA Batu Kawan
- 18 Queensbay Mall



LEISURE

- 19 Penang Bird Park
- 20 Seberang Jaya Municipal Park
- 21 Kolam Renang DSA Seberang Jaya
- 22 Chai Leng Park
- 23 Pantai Bersih

*10-Acre Elevated SkyPark.
A Place for Community To
Grow & Childhood To Bond*



**Low Maintenance
Fee Guaranteed
for 10 Years**



**Largest Elevated
SkyPark In Penang**

● Boundless green flows through the SkyPark, with your home just one bridge away.

**BEYOND THE HORIZON OF SEBERANG
JAYA'S ELEVATED VERDANT LIVING.**

Find your serenity with a direct connection to a 10-acre elevated SkyPark. Take a long walk on the beautiful man-made landscape, knowing that the incredibly low RM0.18/sf. maintenance fee keeps your lifestyle both comfortable and carefree.

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



Level 9 10 Acres Elevated SkyPark & Pay Per Use Clubhouse



A COMPLETE CANVAS FOR
A LIFE WELL-LIVED

Imagine a life where every routine is effortlessly within reach. Meet a friend at the vibrant commercial hub just around the corner, or take a refreshing stroll with your neighbors at the Elevated SkyPark before a cool dip in the pool at Pay Per Use Clubhouse – all just a doorstep away.



- Infinite jogging across the 10-acre SkyPark with themed rest pavilions along the way.

Leisure On Your Terms Unbound by Fees

PAY PER USE CLUBHOUSE WITH COMPLETE LIFESTYLE FACILITIES

A streamlined lifestyle means you only invest in what you truly enjoy. We've done away with paying for unused amenities, allowing you to access a fully equipped gym and dedicated sports centre when your wellness journey calls for it. Every swim in the infinity pool, overlooking the spectacular city view, then becomes an affordable and meaningful experience.



**Only Pay for The
Workouts You Attend**



**Complete Fitness &
Sports Centre, Managed
By External Professionals**

Overlooking Seberang Jaya town from the
stunning infinity edge at Pay Per Use Clubhouse.



*Rain or Shine
Enjoy Hassle-free
Covered Walkway*



*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*



*Ample Car Park
for Retail Visitors*



*Completed
livelihood with
Various Retails*

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



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
ELECTRICAL INSTALLATION	KITCHEN TAP	1
	LIGHTING POINT	12
	FAN POINT	2
	POWER POINT	11
	A/C POINT	2
INTERNAL TELECOMMUNICATION TRUNKING & CABLING	WATER HEATER POINT	2
	SMATV POINT	1
INTERNAL TELECOMMUNICATION TRUNKING & CABLING	FIBRE WALL SOCKET	1



SKYWORLD MUTIARA DEVELOPMENT SDN BHD 202101025030 (1425330-T)
(A Wholly Owned Subsidiary of SkyWorld Development Berhad)



SKYWORLD GALLERY @ SEBERANG JAYA

T/S Sales Gallery, JL F/P N, 61, Lorong Tenggara 28,
13700 Seberang Jaya, Penang.

(04)2024 263
skyworld.my/skyworldpearlmount

Developer: SkyWorld Mutiara Development Sdn Bhd 202101025030 (1425330-T) · Project Name: SkyAwani Pearlmount 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 1B (583 units) - Type A (900sq.ft.); Block 1C (583 units) - Type A (900sq.ft.); Block 1D (680 units) - Type A (900sq.ft.) · Minimum Price: RM371,450; Maximum 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.

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA. MAKLUMAT PEMAJUAN DAN IKLAN BOLEH DISEMAK DI PORTAL TEDUH.KPKT.GOV.MY