

*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



EdgeWood Residences



SkyVogue Residences



The Valley Residences



SkyBlox



SkyAwani 5 Residences



SkyAwani 4 Residences



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

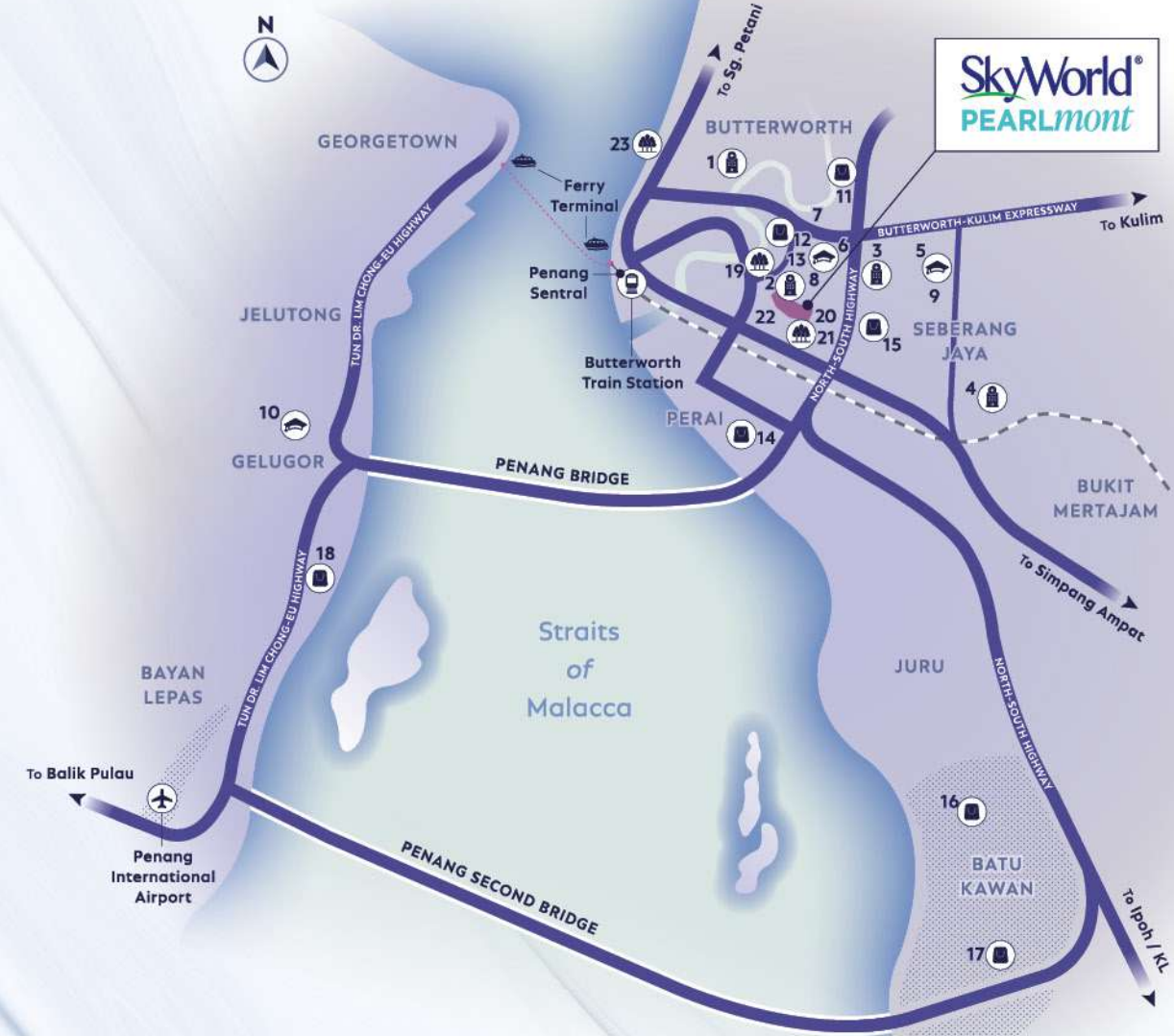
Penang Bird Park

Penang Bridge

George Town

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	EDUCATION	SHOPPING	LEISURE
1 Bagan Specialist Centre	5 UiTM Cawangan Pulau Pinang	11 Lotus's Seberang Jaya	19 Penang Bird Park
2 Sunway Medical Centre	6 SK Seberang Jaya 2	12 Sunway Carnival Mall	20 Seberang Jaya Municipal Park
3 Hospital Seberang Jaya	7 SMK Seberang Jaya	13 Aeon Big Seberang Jaya	21 Kolam Renang DSA Seberang Jaya
4 KPJ Penang Specialist Hospital	8 Open University Malaysia (OUM) Penang Learning Centre	14 Tesco Extra Seberang Jaya	22 Chai Leng Park
	9 Kolej Komuniti Seberang Jaya	15 Megamall Pinang	23 Pantai Bersih
	10 Universiti Sains Malaysia	16 Design Village Outlet Mall	
		17 IKEA Batu Kawan	
		18 Queensbay Mall	



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



**Low Maintenance
Fees Guaranteed**
@ RM0.18/sf for 10 years



**Largest Elevated SkyPark
in Penang with High
Green Plot Ratio**

**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.

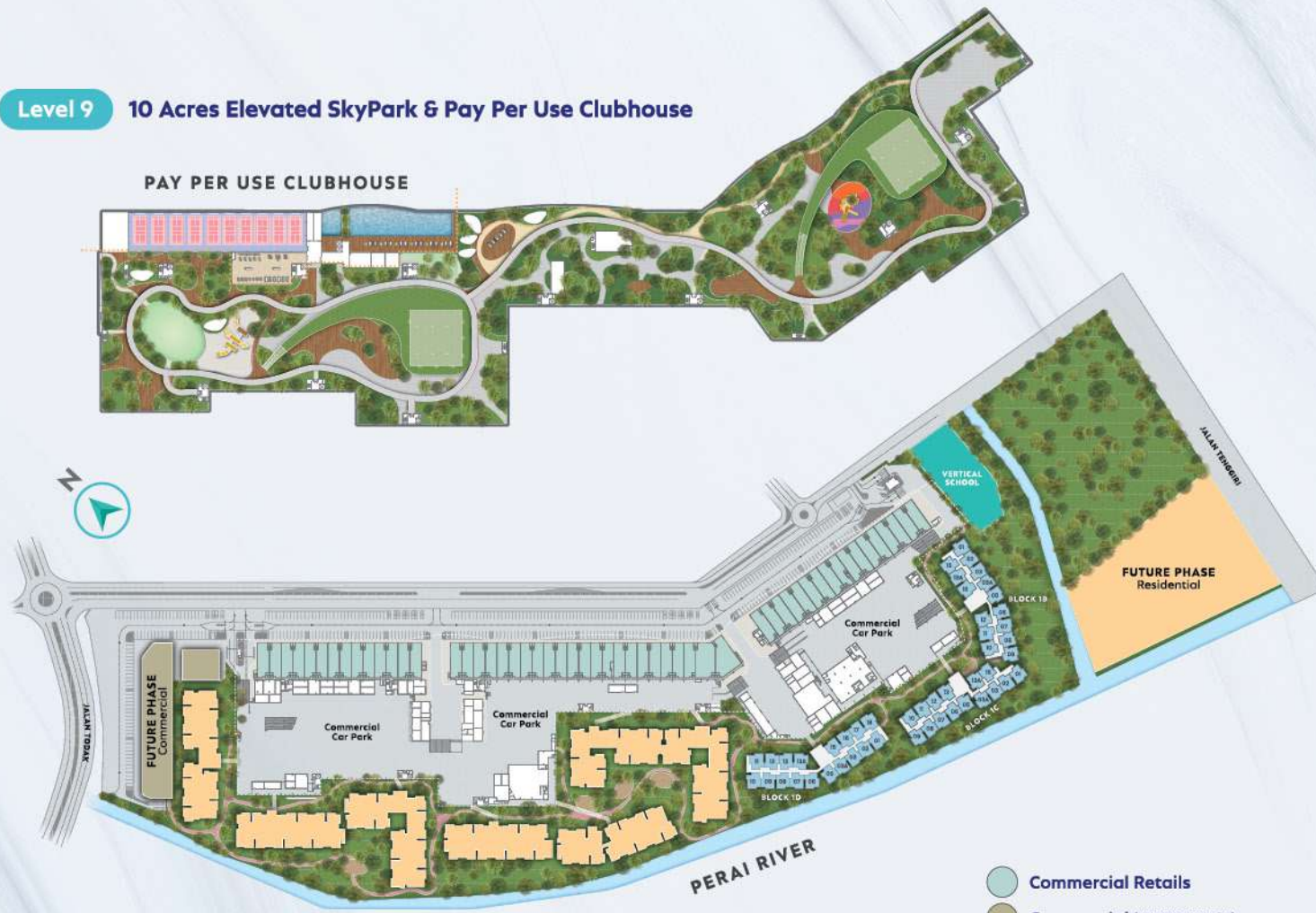
● Boundless green flows through the SkyPark, with your home just one bridge away.

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

PARKLANE BY THE RIVER



Level 9 10 Acres Elevated SkyPark & Pay Per Use Clubhouse



Ground Level Commercial Hub & Parklane By The River

- Commercial Retails
- Commercial (FUTURE PHASE)
- Residential (FUTURE PHASE)
- Residential (PHASE 1)
- Vertical School



Multiple Linked Bridges Direct Connect to Park & Amenities



Multi-Tier Security Lift System Ensures Complete Peace of Mind

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.



Malaysia's 1st Vertical School



Rain or Shine
Enjoy Hassle-free
Covered Walkway



Full Amenities
for Primary &
Secondary School



Commercial Retails

Zero Commute
for Local Eats
& Necessities



Ample Car Park
for Retail Visitors



Completed
livelihood with
Various Retails

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

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.



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



3 Bedrooms



2 Bathrooms



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.



NATURAL VENTILATION



NATURAL LIGHT

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



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/skyworldpearlont

Developer: SkyWorld Mutiara Development Sdn Bhd 202101025030 (1425330-T) · Project Name: SkyAwani Pearlont 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 (MBSPP) · Building Plan Reference No.: MBSPP/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