



Made for Living, Meant to Last
生活绽放岁月悠长

LIVE IN THE HEART OF A THRIVING NEIGHBOURHOOD

Setia SV2 offers a well-connected family address surrounded by daily essentials, with schools, markets, and cafes nearby. Designed for space and comfort, it's ideal for young professionals and growing families seeking room and privacy in a familiar, thriving neighbourhood.



Heng Ee High School

WELCOME TO JELUTONG'S PREMIER FREEHOLD CONDO

In the mature neighbourhood of Jelutong, Setia SV2 connects you to everything. Top schools, hospitals, and daily essentials are all immediately accessible. With landmarks like USM, the Penang Bridge, and Lotus's E-Gate nearby, every day is simplified and always leads you back to the comforts of home.



Prime Location in a
Mature Township



Exclusive
Low-Density Living



Spacious, Flexible
Layouts



Resort-style
Facilities



Freehold Ownership
in Jelutong



Smart Home System



Smart Lock



Rainwater Harvesting
System (for irrigation)



Solar Panels
(for common areas)



EV Charging Station





Water Creek with Shelter | Artist's Impression

ENJOY SIGNATURE RESORT-STYLE FACILITIES

At Setia SV2, life flows with elegance and ease. Unwind by the Water Creek Garden, relax by the Pool Deck, enjoy a round of Miniature Golf, or share a friendly match at the Multipurpose Court.

Every space is thoughtfully composed to inspire balance, connection, and quiet sophistication, creating a place where life feels complete.

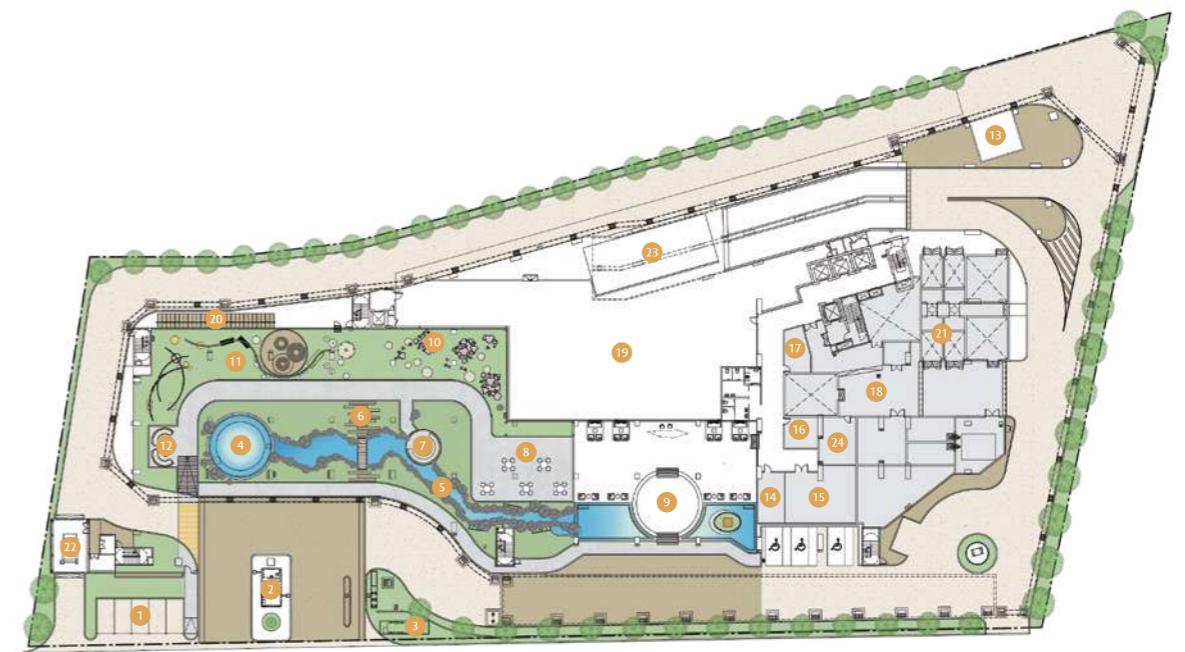


Water Features & Landscape | Artist's Impression



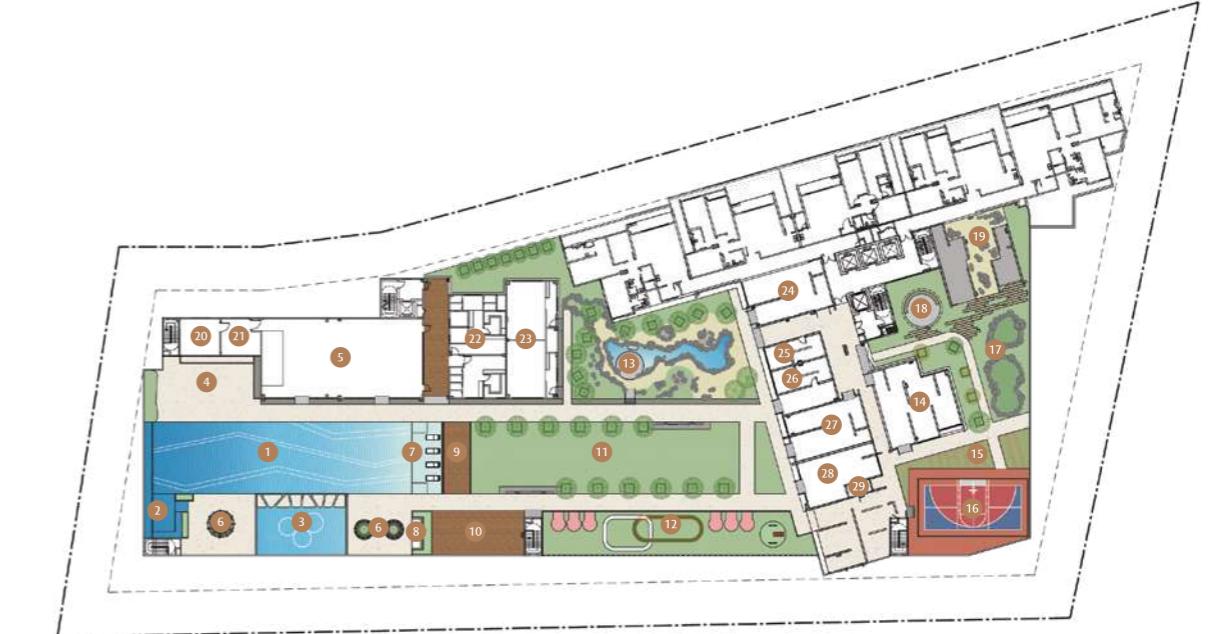
Swimming Pool | Artist's Impression

FACILITIES PLAN



Level 1

1 Visitor Parking	7 Full Moon Seating	13 Washing Bay	19 Motorcycle Park
2 Guard House	8 Lounge	14 Meeting Room	20 Bicycle Rack
3 Bulk Meter Area	9 Grand Arrival	15 Management Office	21 M&E & Services Area
4 Grand Water Feature	10 Flower Sculptures	16 Parcel Room	22 Refuse Chamber
5 Water Creek Garden	11 Mini Play	17 Mail Room	23 Tapak RIBI
6 Garden Bridge	12 Half Moon Seating	18 Loading Bay	24 Fire Control Room



Level 7

1 Main Pool	9 Pool Deck	17 Miniature Golf	25 Utility Room 1
2 Jacuzzi	10 Yoga Deck	18 Zen Shelter	26 Social Room
3 Wading Pool	11 Green Lawn	19 Zen Garden	27 Social Lounge
4 BBQ Area	12 Playground & Outdoor Gym	20 Prep Room	28 Meeting Room
5 Multipurpose Room	13 Water Creek with Shelter	21 Store	29 Utility Room 2
6 Seating Area	14 Co-Working Space	22 Changing Room	
7 Sun Lounge	15 Herb Garden	23 Surau	
8 Outdoor Shower	16 Multipurpose Court	24 Game Room	

DISCOVER YOUR PERFECT SPACE



TYPE A

Compact Living, Smart Design

A flexible layout with a walk-in wardrobe and open-plan design, ideal for singles and young couples seeking modern comfort.



TYPE B

Balanced Spaces, Everyday Ease

Features dry & wet kitchens and an expansive balcony, perfect for small families and professionals who value relaxed living.



TYPE B1

Versatile Comfort, Modern Flow

A 3+1 layout with a foldable glass kitchen window and barrier-free access, suited for growing families with adaptable lifestyles.



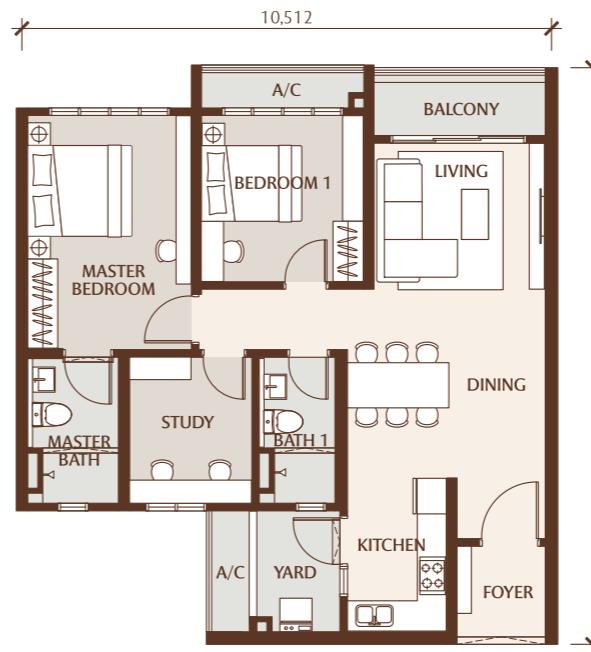
TYPE C

Spacious Living, Elevated Views

Offers triple exposure views, a large balcony, and UD-friendly design, ideal for multi-generation families who treasure space and privacy.

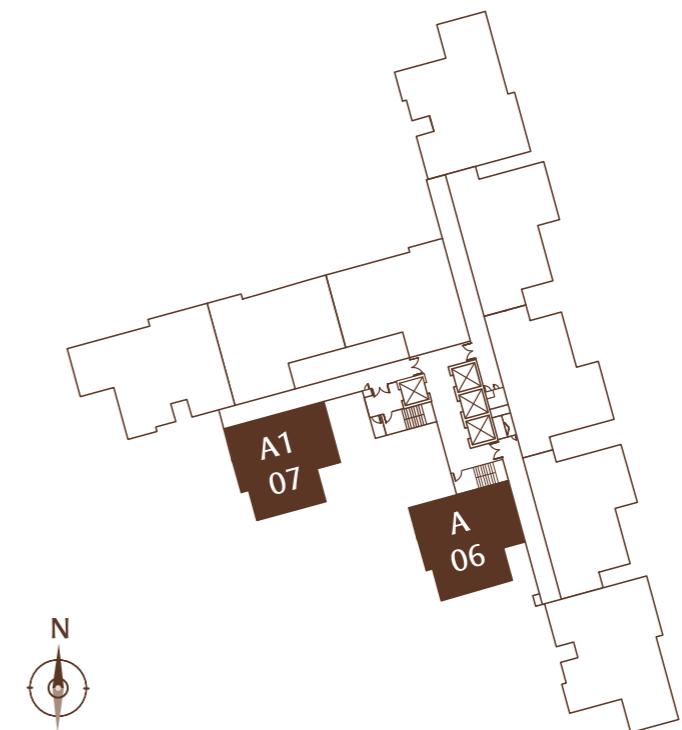
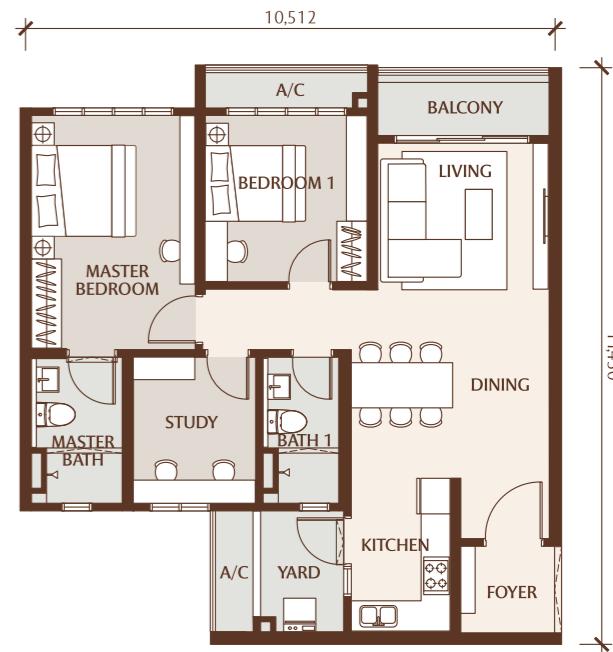
TYPE A

1,087 sq.ft.
(101 sq.m.)
2 + 1 Bedrooms
2 Bathrooms



TYPE A1

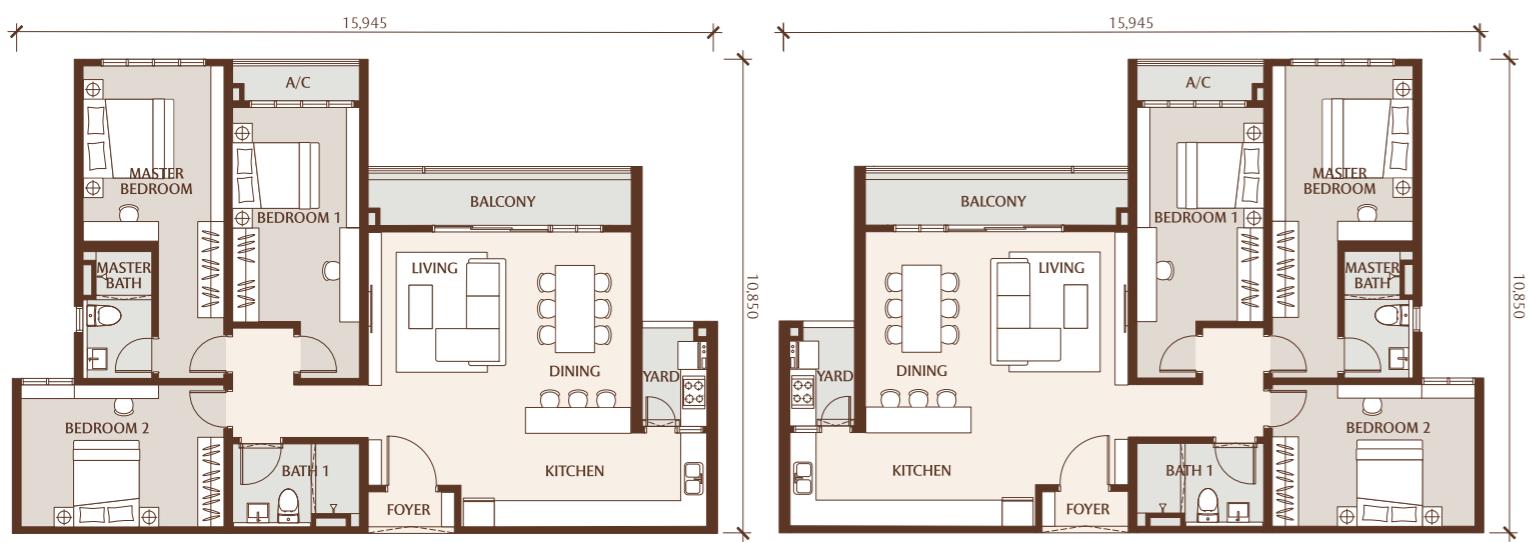
1,087 sq.ft.
(101 sq.m.)
2 + 1 Bedrooms
2 Bathrooms



TYPE B

1,421 sq.ft.
(132 sq.m.)

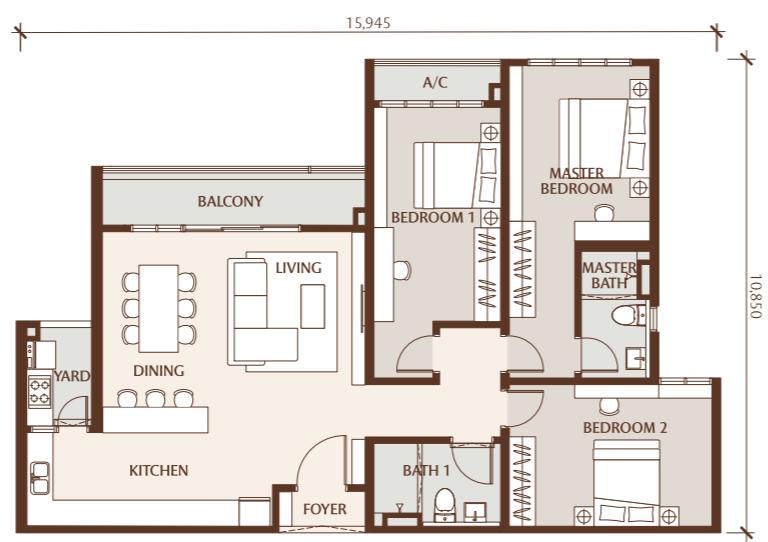
3 Bedrooms
2 Bathrooms



TYPE B(M)

1,421 sq.ft.
(132 sq.m.)

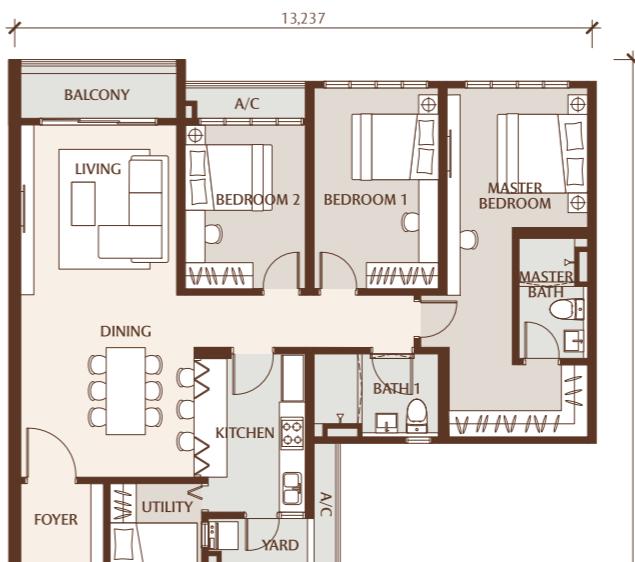
3 Bedrooms
2 Bathrooms



TYPE B1

1,367 sq.ft.
(127 sq.m.)

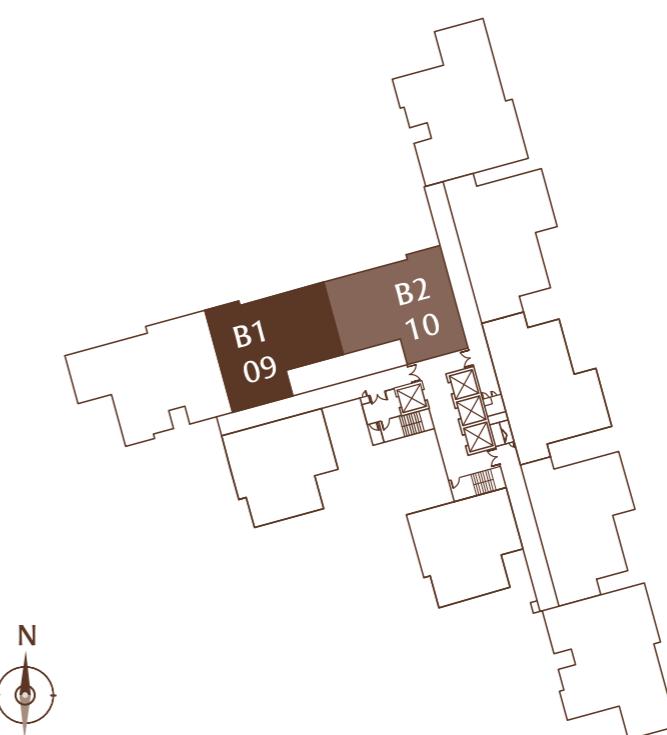
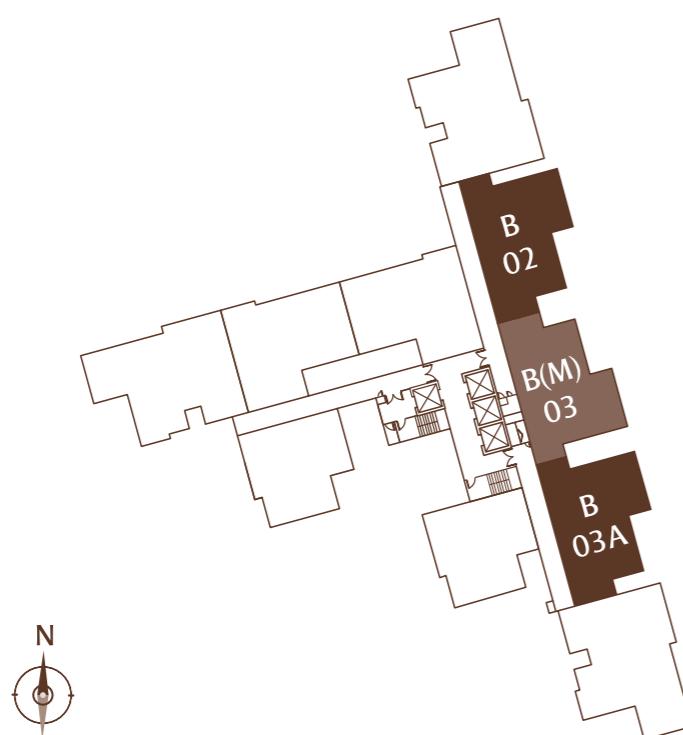
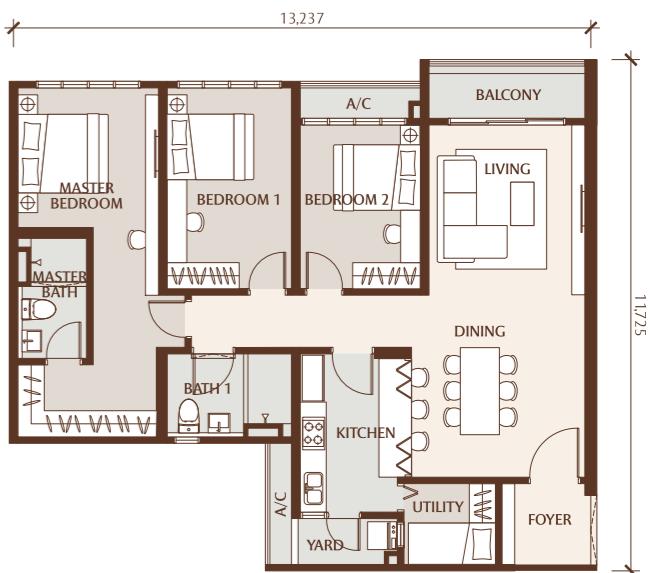
3 +1 Bedrooms
2 Bathrooms



TYPE B2

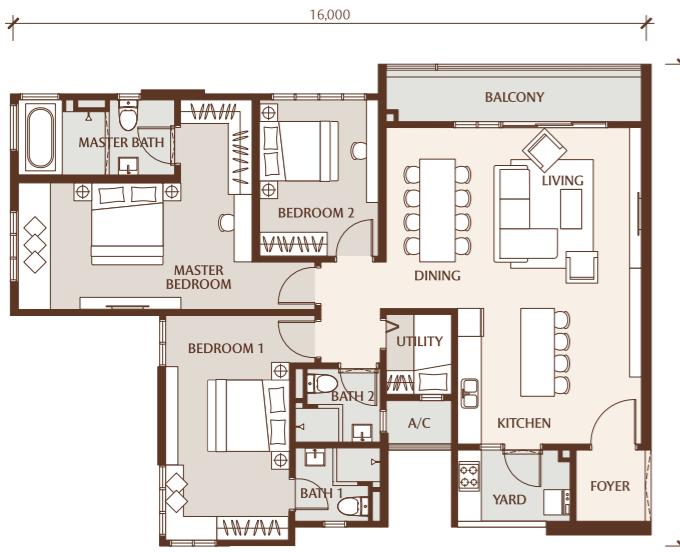
1,367 sq.ft.
(127 sq.m.)

3 +1 Bedrooms
2 Bathrooms



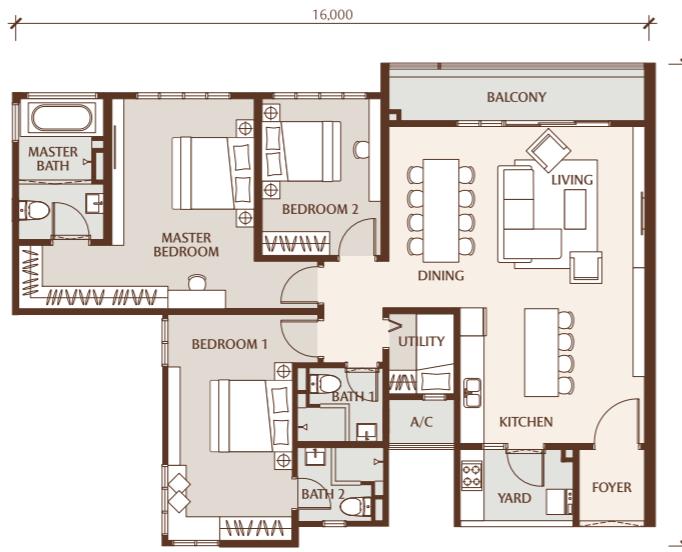
TYPE C

1,647 sq.ft.
(153 sq.m.)
3 +1 Bedrooms
3 Bathrooms



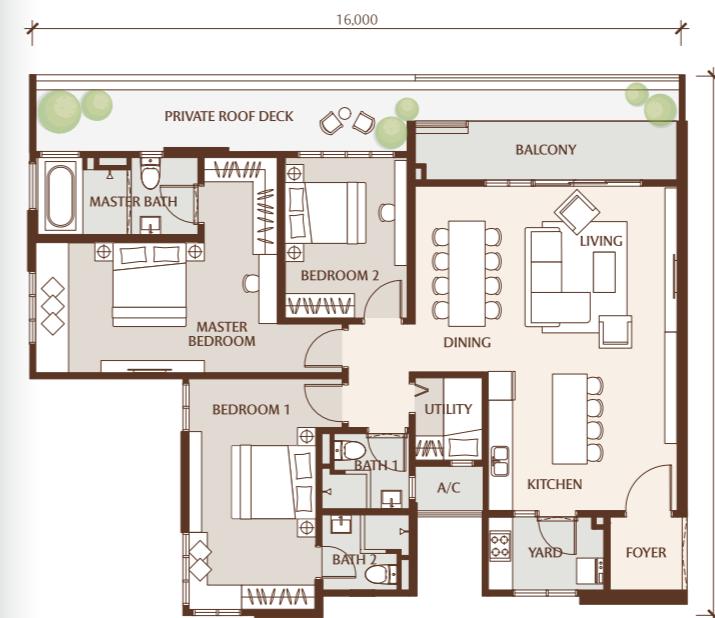
TYPE C1

1,647 sq.ft.
(153 sq.m.)
3 +1 Bedrooms
3 Bathrooms



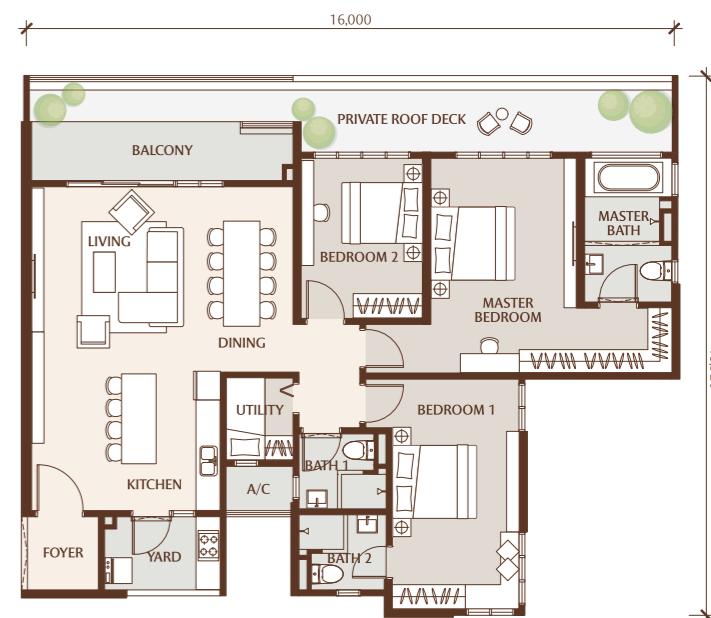
TYPE C3

1,647 + 269 sq.ft.
(153 + 25 sq.m. Private Roof Deck)
3 +1 Bedrooms
3 Bathrooms



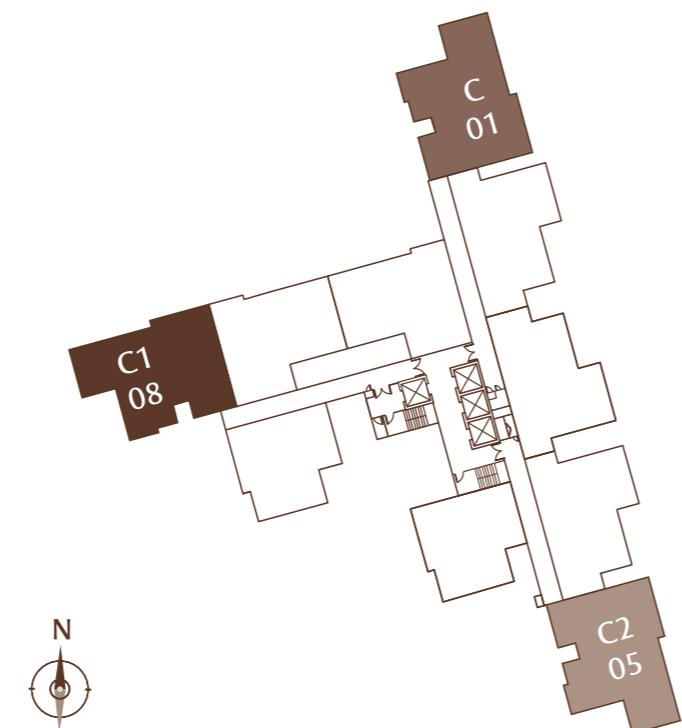
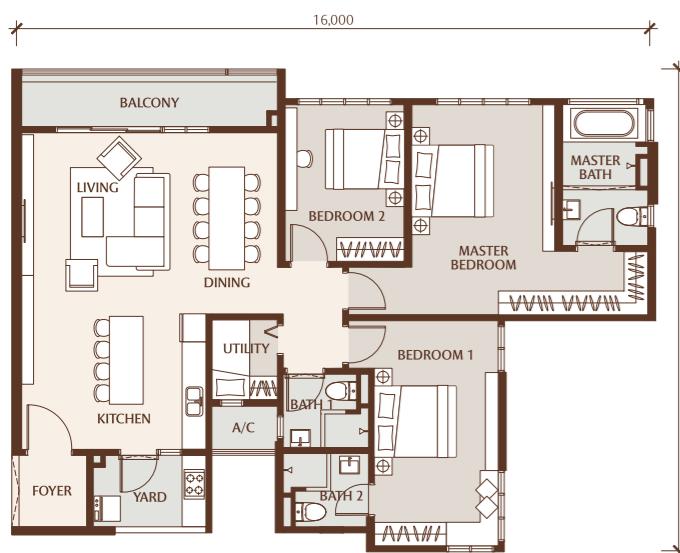
TYPE C4

1,647 + 269 sq.ft. Private Roof Deck
(153 + 25 sq.m. Private Roof Deck)
3 +1 Bedrooms
3 Bathrooms



TYPE C2

1,647 sq.ft.
(153 sq.m.)
3 +1 Bedrooms
3 Bathrooms

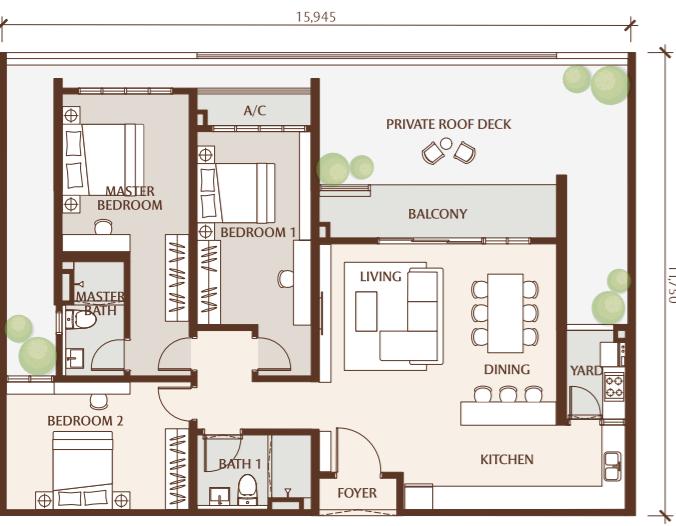


SPECIFICATIONS

TYPE B3

1,421 + 549 sq.ft. Private Roof Deck
(132 + 51 sq.m. Private Roof Deck)

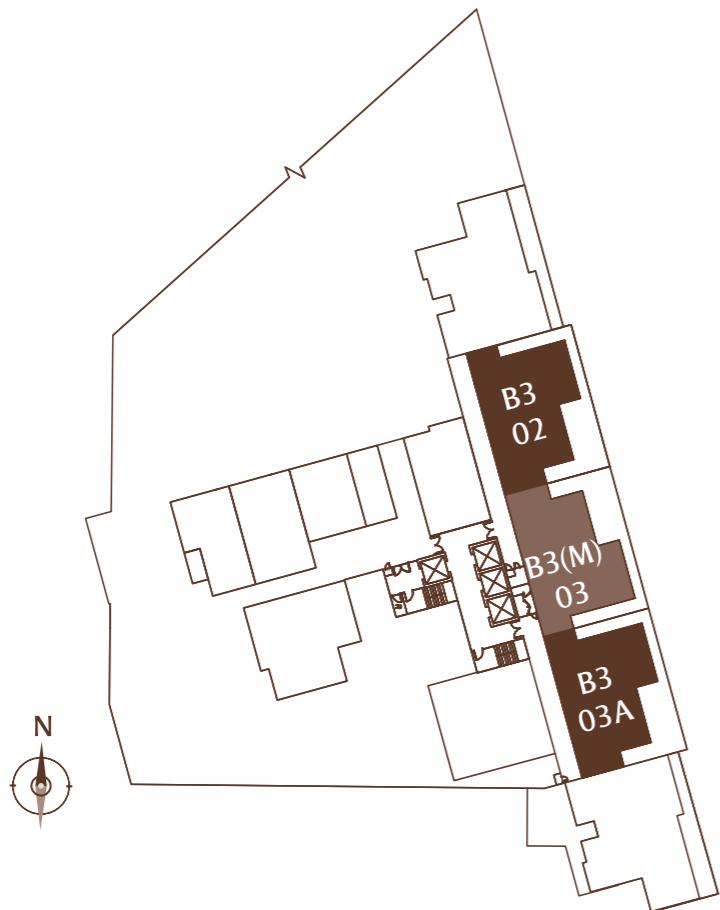
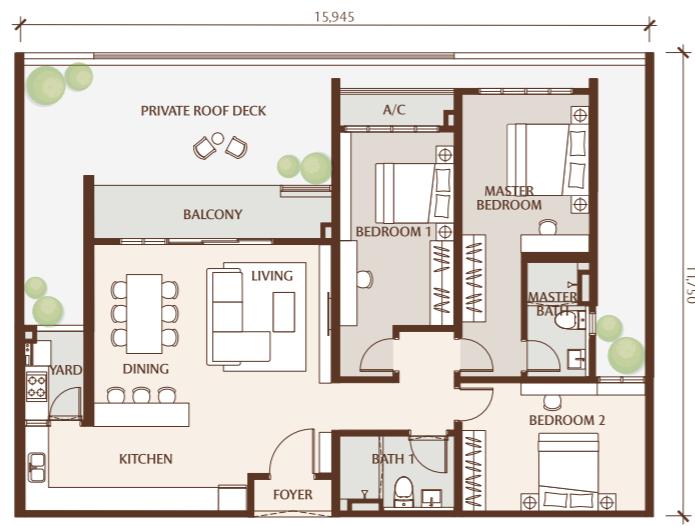
3 Bedrooms
2 Bathrooms



TYPE B3(M)

1,421 + 549 sq.ft. Private Roof Deck
(132 + 51 sq.m. Private Roof Deck)

3 Bedrooms
2 Bathrooms



STRUCTURE

WALL

Reinforced Concrete

ROOF COVERING

Masonry wall / Reinforced Concrete / Precast Concrete Panel

ROOF FRAMING

Reinforced Concrete Flat Roof

CEILING

Reinforced Concrete

WINDOW

Skim Coat / Plaster Ceiling

DOOR

Aluminium Frame Glass Window / Metal Frame Glass Louvers Window

IRONMONGERY

Main Entrance

Timber Door

WALL FINISHES

Others

Aluminium Frame Folding Door (Type B1, B2, C, C1, C2, C3 & C4)

FLOOR FINISHES

Aluminium Frame Glass Door (Type B1 & B2)

Aluminium Frame Sliding Glass Door

Flush Door

IRONMONGERY

Provided

WALL FINISHES

General

Skim Coat / Plaster & Paint

FLOOR FINISHES

All Bathrooms

Tiles

Kitchen

Tiles (1500mm High) / Plaster & Paint

Foyer / Living & Dining

Tiles

Kitchen

Tiles

All Bedrooms

Tiles

All Bathrooms

Tiles

Study / Utility

Tiles

Balcony / Yard

Tiles

SANITARY & PLUMBING FITTING

A/C Ledge

Cement Render

TYPE A/A1	TYPE B/B(M)	TYPE B1/B2	TYPE C	TYPE C1/C2	TYPE B3/B3(M)	TYPE C3	TYPE C4
Water Closet (WC)	2	2	2	3	3	2	3
Shower	2	2	2	3	3	2	3
Kitchen Sink	1	1	1	1	1	1	1
Basin	2	2	2	3	3	2	3
Hand Bidet	2	2	2	3	3	2	3
Paper Holder	2	2	2	3	3	2	3
Bathtub	-	-	-	1	1	-	1

ELECTRICAL INSTALLATION

TYPE A/A1

TYPE B/B(M)

TYPE B1/B2

TYPE C

TYPE C1/C2

TYPE B3/B3(M)

TYPE C3

TYPE C4

Lighting Points

18

22

22

25

26

22

25

26

Power Points

15

16

17

16

16

16

16

Fan Points

5

5

6

6

5

6

Instant Water Heater Point

2

2

3

3

2

A/C Point

4

4

4

4

SMATV Point

1

1

1

1

1

1

Fibre Wall Socket

1

1

1

1

1

Electrical DB

1

1

1

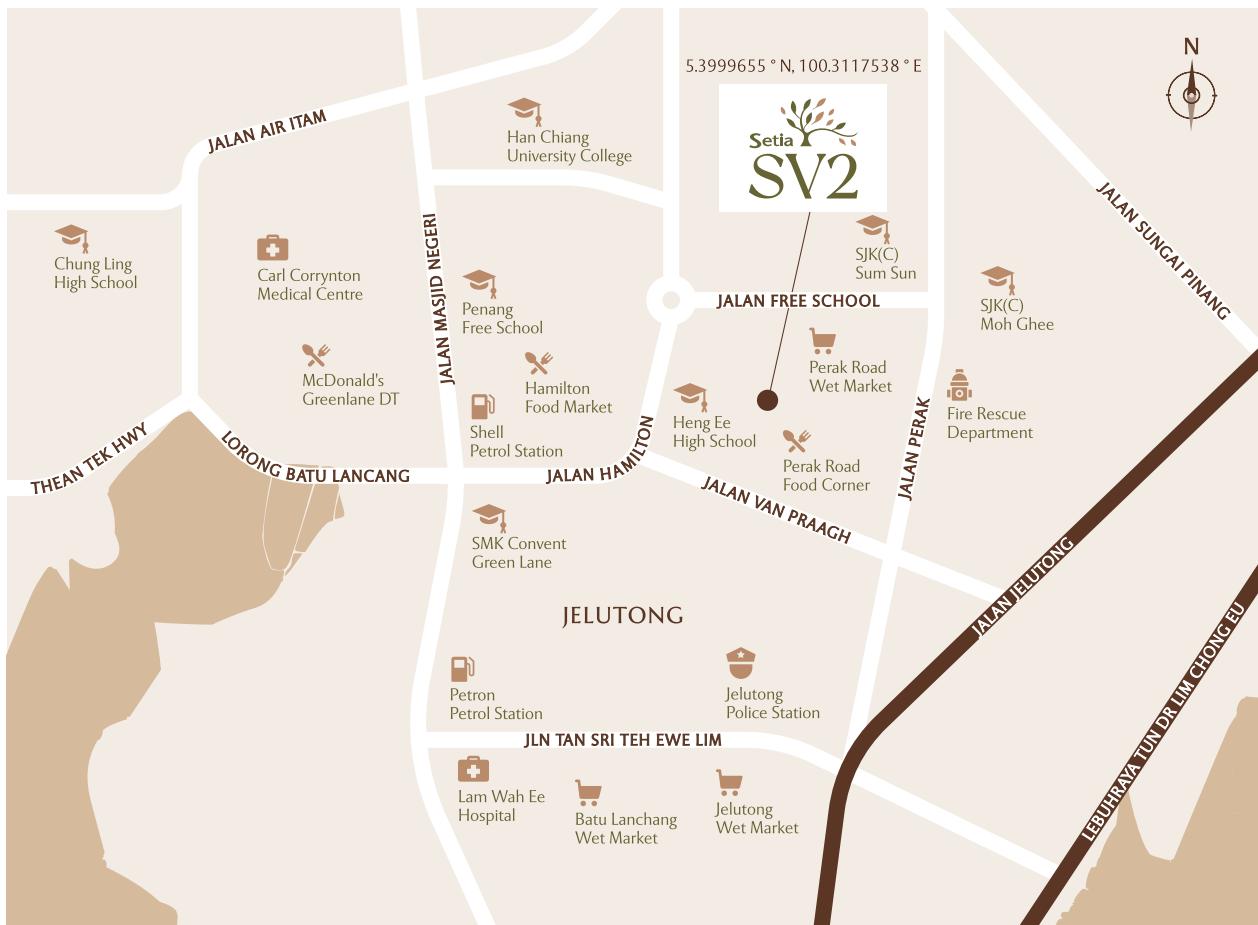
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TELECOMMUNICATION CONNECTION

Provided

A PRIME ADDRESS WITH EVERYDAY EASE

Your new address offers unmatched connectivity in Jelutong. You get direct, effortless routes to George Town and the Penang Bridge. Every key destination is now just minutes from your doorstep.



setiasv2
<https://bit.ly/wazeToSV2>



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Register



Stay Together. Stay Setia
livelearnworkplay
Malaysia | Vietnam | Australia | China | United Kingdom

Call 04 576 2255

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2296, LINGKARAN SETIA, BANDAR SETIA FONTAINES,
13200 KEPALA BATAS, PULAU PINANG
T 604 576 2255 W www.setiasv2.com

Setia

Developer : Kay Pride Sdn Bhd • Setia SV2: Condominium (268 units) • Housing Developer's License No.: 11978/01-2028/0046(A) • Validity Date: 12/01/2023 - 11/01/2028 • Advertising and Sales Permit No.: 11978-4/10-2028/0885(N)-(S) • Validity Date: 24/10/2025 - 23/10/2028 • Tenure of Land: Freehold • Expected Date of Completion: Q1, 2030 • Approving Authority: Majlis Bandaraya Pulau Pinang (MBPP) • Reference No: MBPP.OSC-PB1430/2025 • Land Charge: No encumbrance • Selling Price: (Min) RM1,069,916.20 - (Max) RM 1,692,654.25

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