



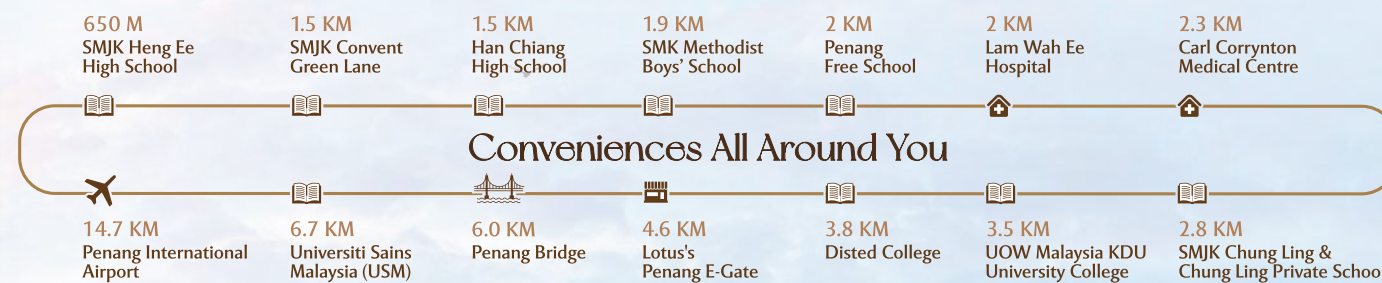
Made for Living, Meant to Last
生活绽放岁月悠长

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.

SKJ(C)
Sum Sun

Perak Road
Wet Market



Setia
SV2

SETIA
SkyVille

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





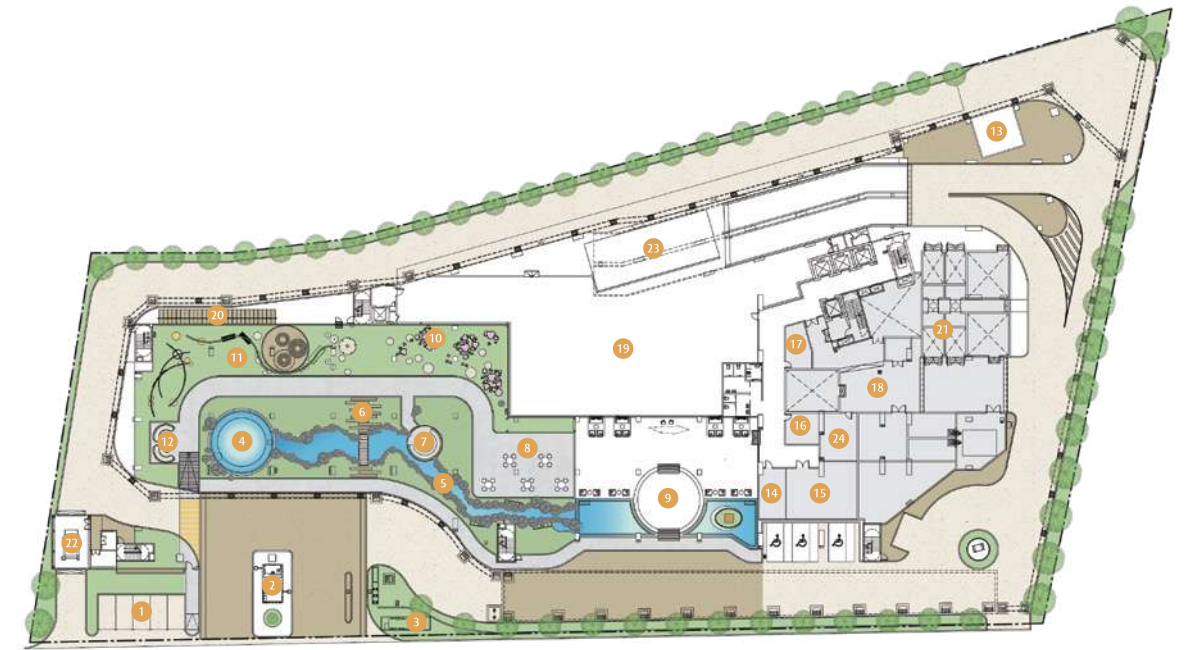
ENJOY SIGNATURE RESORT-STYLE FACILITIES

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.

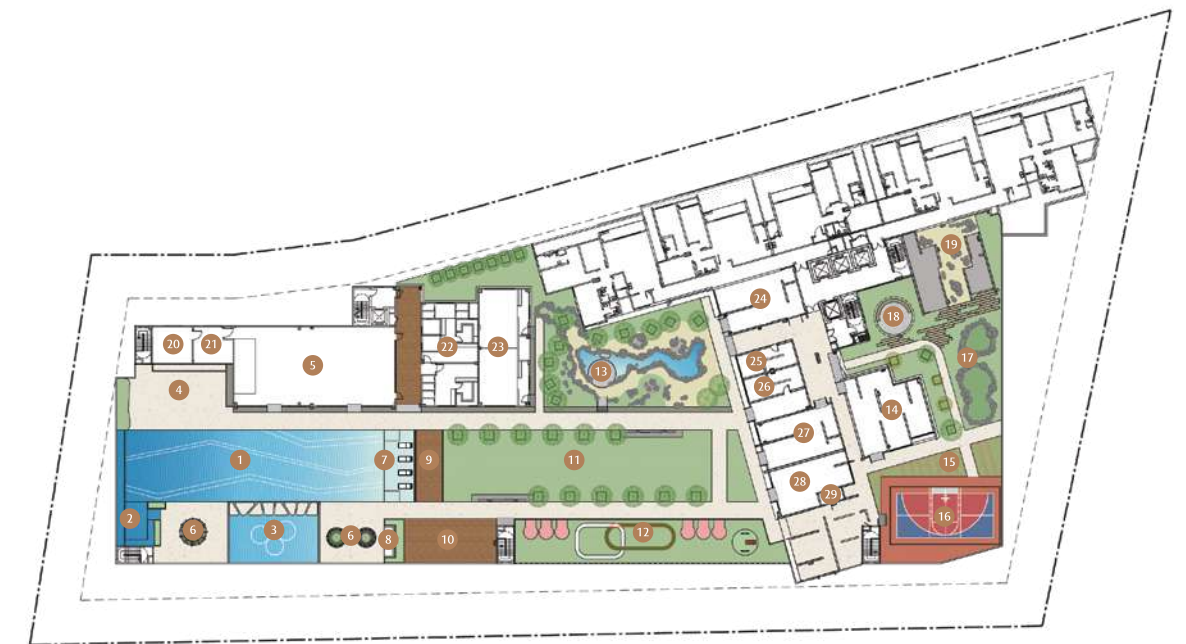


FACILITIES PLAN



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.



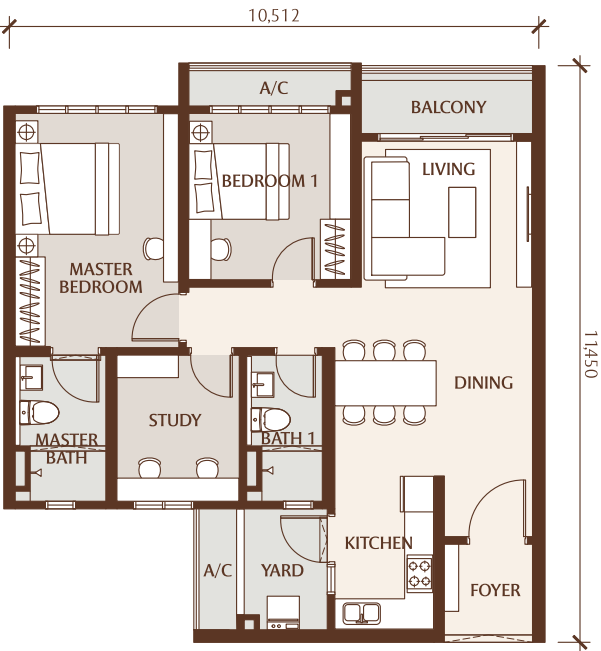
TYPE C

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.

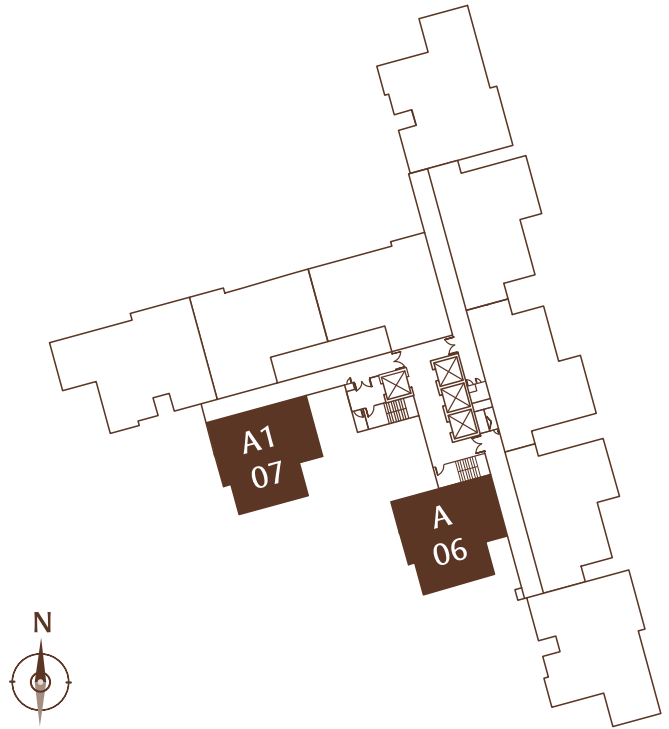
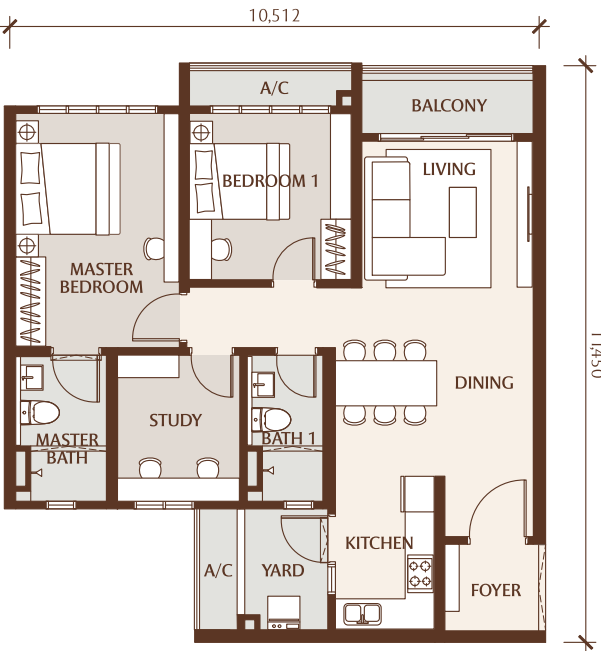
TYPE
A

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



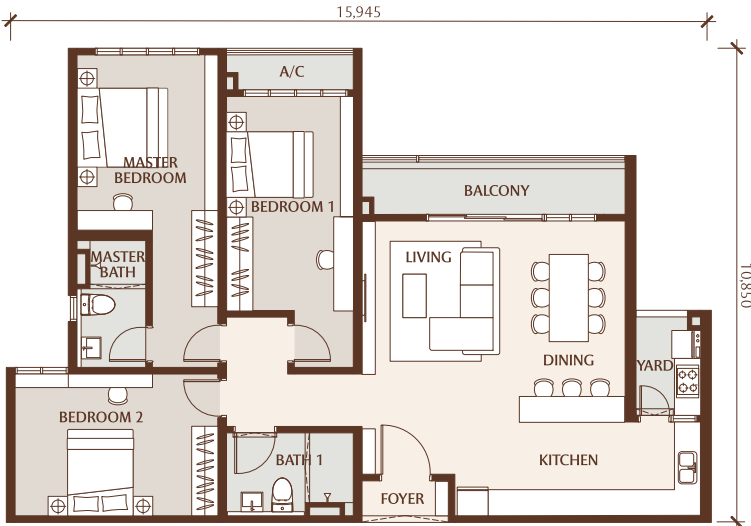
TYPE
A1

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



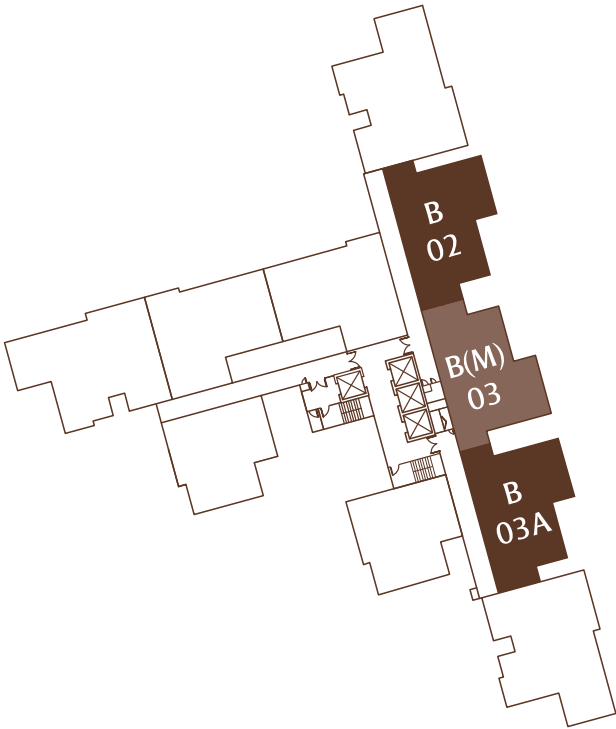
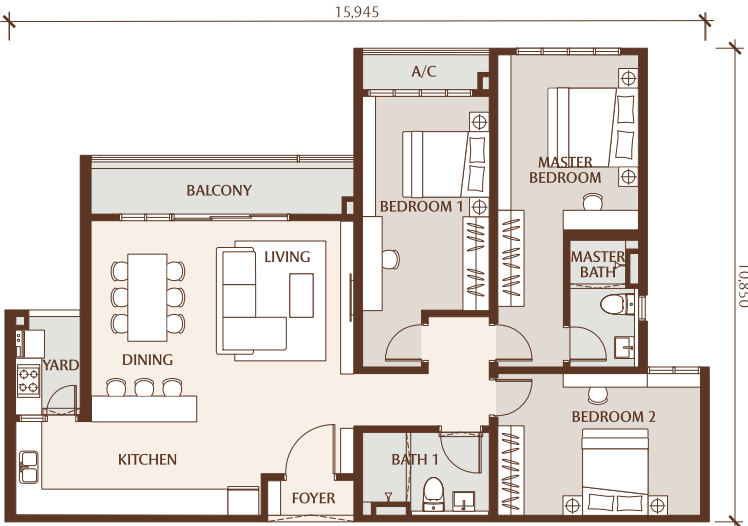
TYPE
B

1,421 sq.ft.
(132sq.m.)
3 Bedrooms
2 Bathrooms



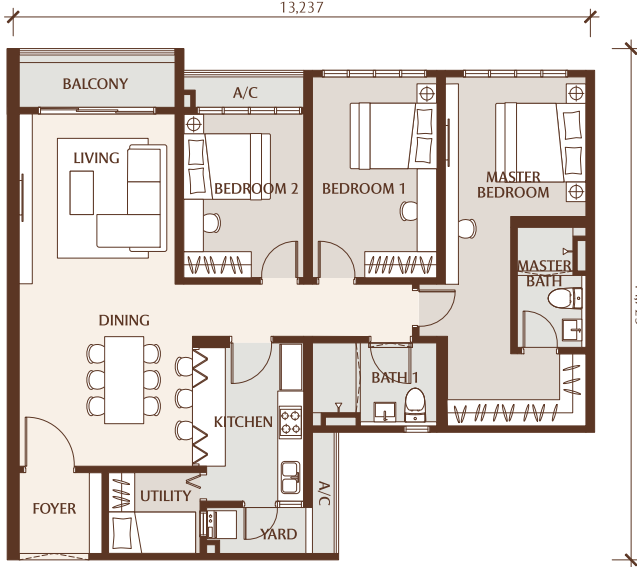
TYPE
B(M)

1,421 sq.ft.
(132sq.m.)
3 Bedrooms
2 Bathrooms



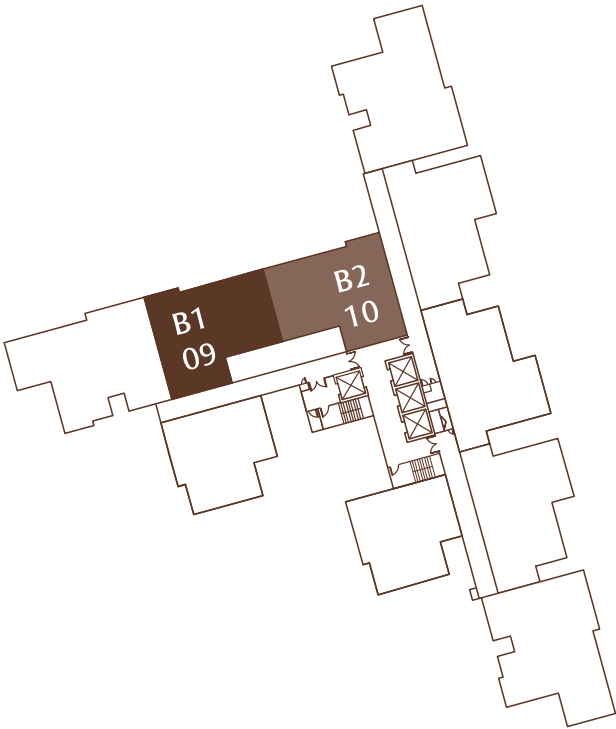
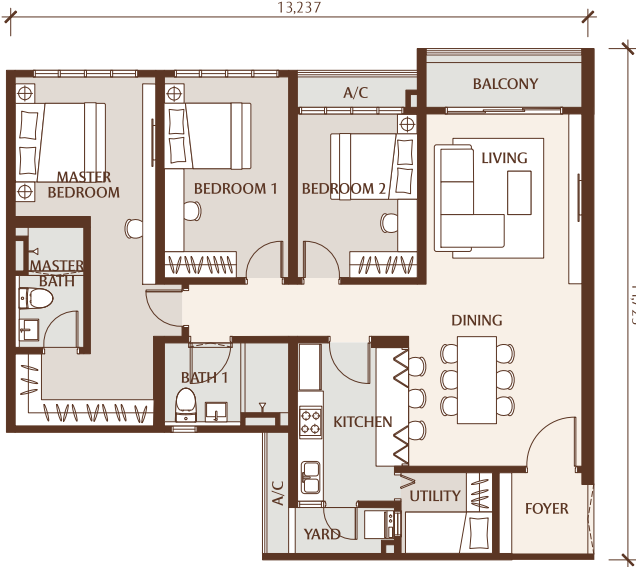
TYPE
B1

1,367 sq.ft.
(127sq.m.)
3 +1 Bedrooms
2 Bathrooms



TYPE
B2

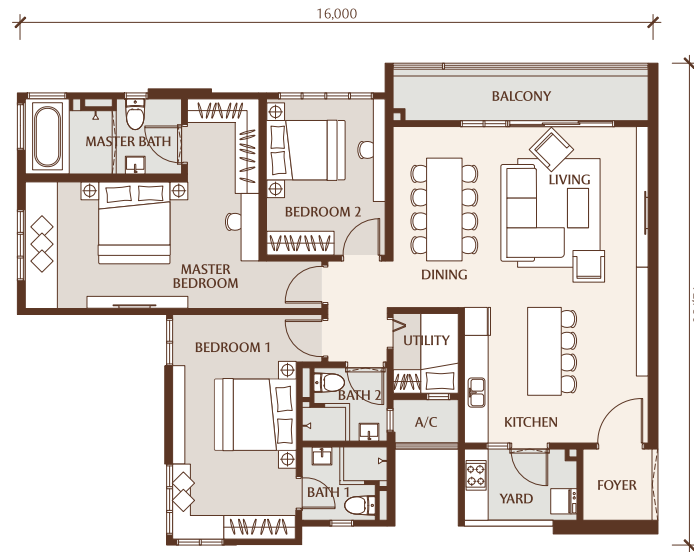
1,367 sq.ft.
(127sq.m.)
3 +1 Bedrooms
2 Bathrooms



TYPE C

1,647 sq.ft.
(153 sq.m.)

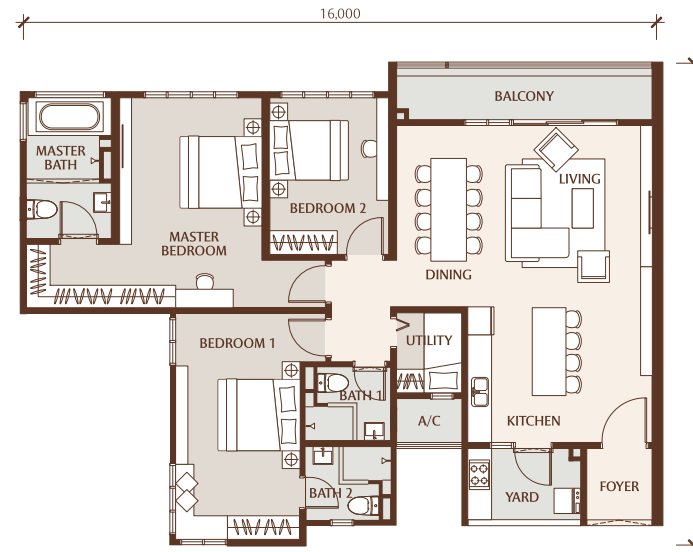
3 +1 Bedrooms
3 Bathrooms



TYPE C1

1,647 sq.ft.
(153 sq.m.)

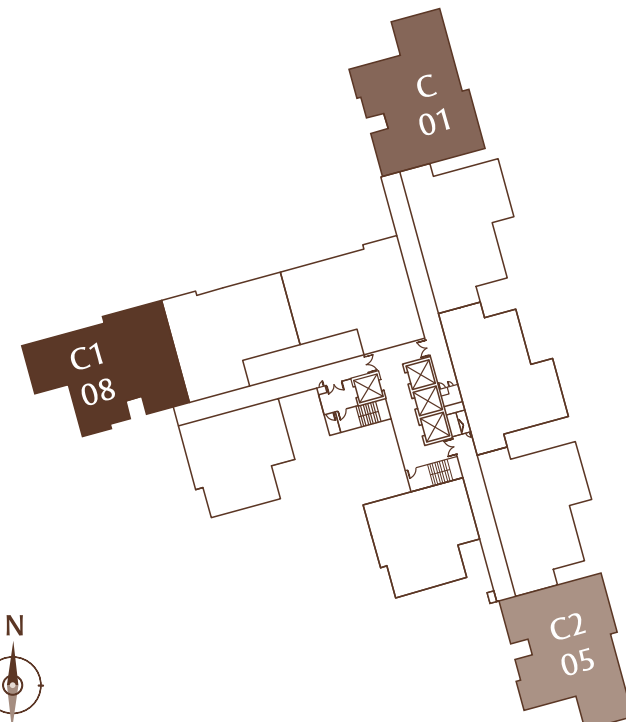
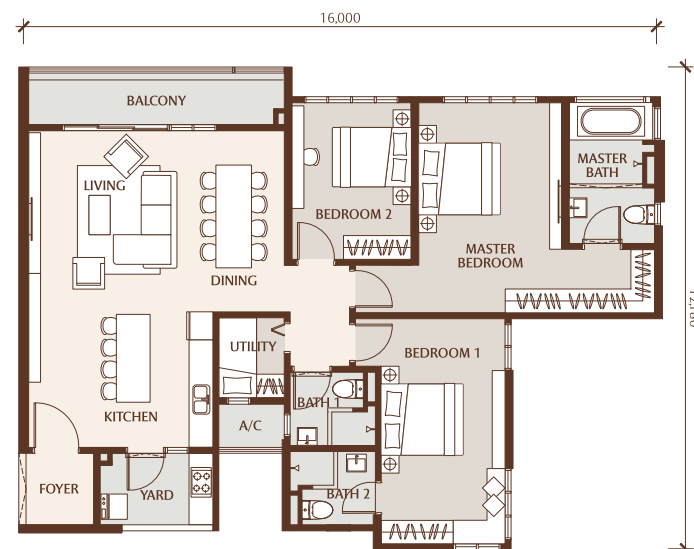
3 +1 Bedrooms
3 Bathrooms



TYPE C2

1,647 sq.ft.
(153 sq.m.)

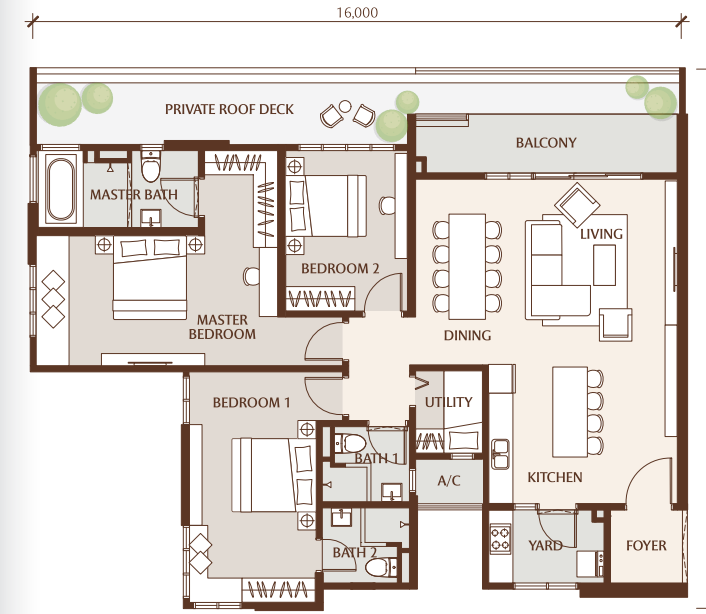
3 +1 Bedrooms
3 Bathrooms



TYPE C3

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

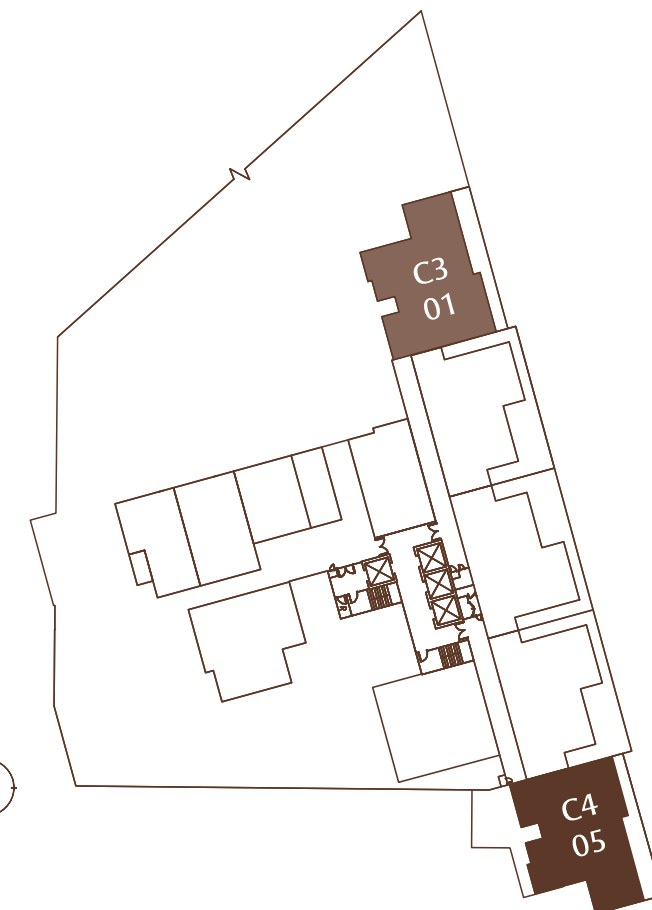
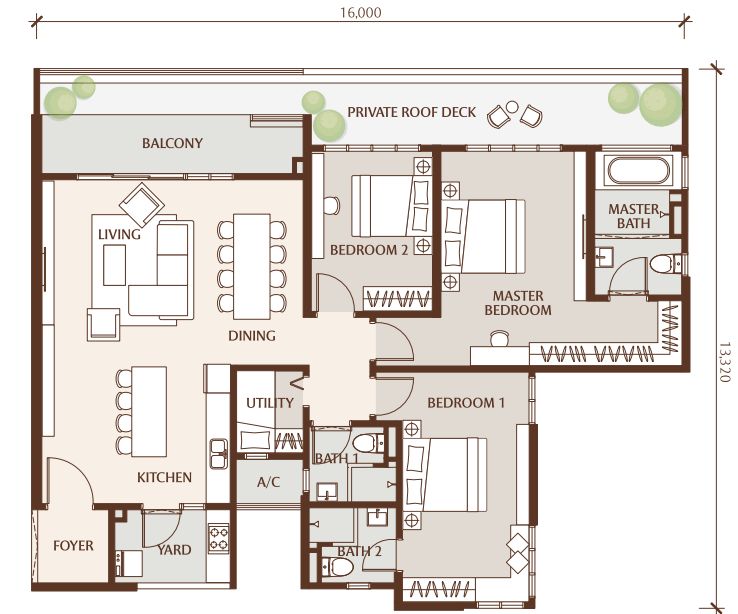
3 +1 Bedrooms
3 Bathrooms



TYPE C4

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

3 +1 Bedrooms
3 Bathrooms

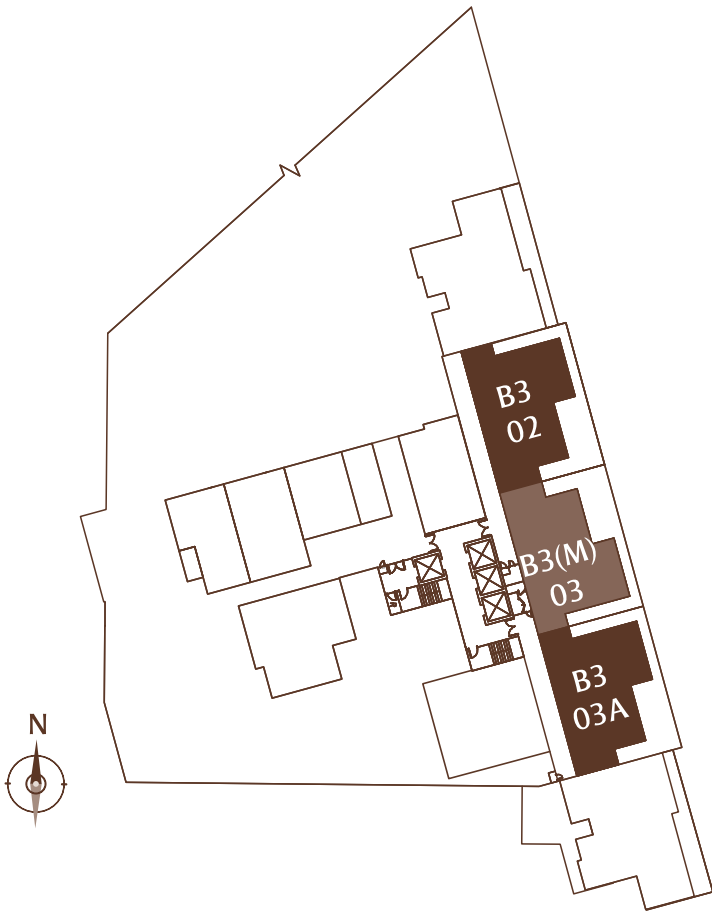
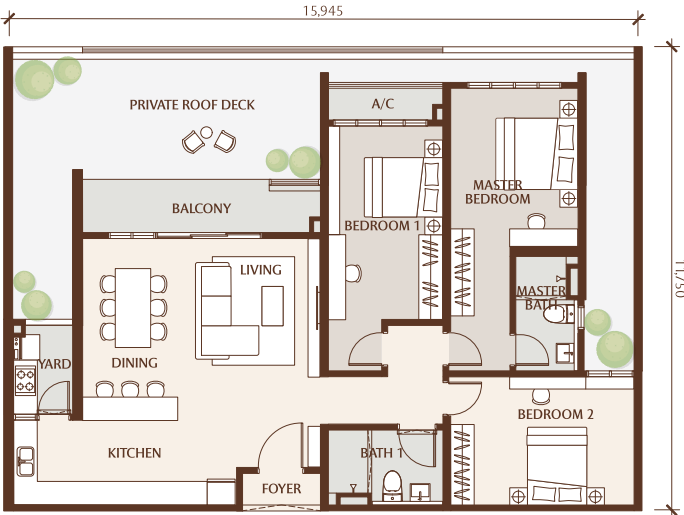
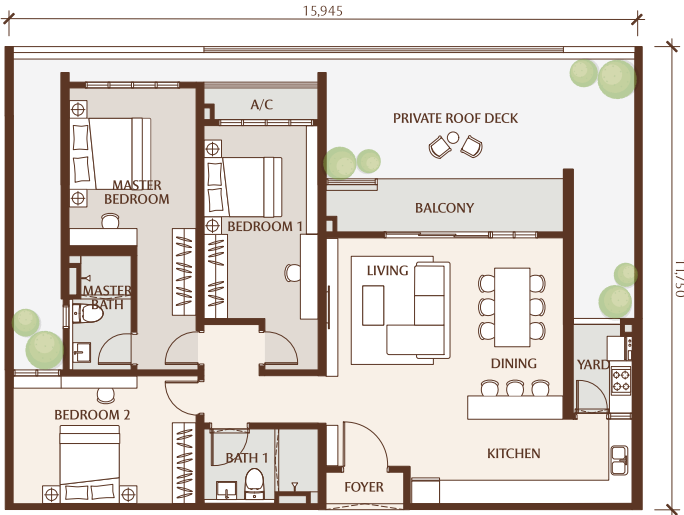


TYPE
B3

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



SPECIFICATIONS

STRUCTURE

Reinforced Concrete

WALL

Masonry wall / Reinforced Concrete / Precast Concrete Panel

ROOF COVERING

Reinforced Concrete Flat Roof

ROOF FRAMING

Reinforced Concrete

CEILING

Skim Coat / Plaster Ceiling

WINDOW

Aluminium Frame Glass Window / Metal Frame Glass Louvers Window

DOOR

Main Entrance Timber Door
Others Aluminium Frame Folding Door (Type B1, B2, C, C1, C2, C3 & C4)
Aluminium Frame Glass Door (Type B1 & B2)
Aluminium Frame Sliding Glass Door
Flush Door

IRONMONGERY

Provided

WALL FINISHES

General Skim Coat / Plaster & Paint

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

A/C Ledge Cement Render

SANITARY & PLUMBING FITTING

	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	3
Shower	2	2	2	3	3	2	3	3
Kitchen Sink	1	1	1	1	1	1	1	1
Basin	2	2	2	3	3	2	3	3
Hand Bidet	2	2	2	3	3	2	3	3
Paper Holder	2	2	2	3	3	2	3	3
Bathtub	-	-	-	1	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	16
Fan Points	5	5	5	6	6	5	6	6
Instant Water Heater Point	2	2	2	3	3	2	3	3
A/C Point	4	4	4	4	4	4	4	4
SMATV Point	1	1	1	1	1	1	1	1
Fibre Wall Socket	1	1	1	1	1	1	1	1
Electrical DB	1	1	1	1	1	1	1	1

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



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livelearnworkplay
Malaysia | Vietnam | Australia | China | United Kingdom

Call 04 576 2255

SETIA EXPERIENCE CENTRE (SEC)
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

Disclaimer: All art renderings and photographs contained in this circular are artist's impressions only. The developer reserves the right to modify any parts of the building prior to completion as directed or approved by relevant authorities. All plans, layout, information and specifications are subject to change and cannot form part of an offer or contract presentation.