

SkyAman1

RESIDENCES



SkyAman 1 Residences blends nature and design, inspired by Shan Shui philosophy, to create a peaceful sanctuary. Every detail fosters connections with nature, community, and self, promoting a life of harmony and peace.

SkyAman 1

RESIDENCES

MERDEKA 118

KL TOWER

KLCC TRX

MRT TAMAN MIDAH

MRR2

LOTUS'S CHERAS

EKOCHERAS MALL

MRT TAMAN MUTIARA

CHERAS LEISURE MALL

JALAN CHERAS

*Living Within a
Masterpiece
of Nature*

Specifications

STRUCTURE	Reinforced Concrete Structure		
WALL	Reinforced Concrete Wall / Masonry Wall		
ROOF COVERING	Reinforced Concrete Roof		
ROOF FRAMING	Reinforced Concrete		
CEILING	Paint / Plasterboard & Paint (where applicable)		
WINDOWS	Aluminium Framed Glass Windows		
DOORS	Fire Rated Door, Flush Door, Aluminium Framed Glass Sliding Door, Aluminium Louvered Door		
IRONMONGERY	Quality Locksets		

WALL FINISHES	Kitchen	Tiles / Paint
	Bathrooms	Tiles
	Others	Paint

FLOOR FINISHES	Foyer, Living, Dining, Kitchen, Bathrooms, Bedrooms, Yard	Tiles
	Balcony (Type A, B, C1, C2 only)	Tiles
	Utility (Type B only)	Tiles
	A/C Ledge	Cement Render

	TYPE A	TYPE B	TYPE C1	TYPE C2
M&E POINTS				
Lighting Point	17	18	20	20
Fan Point	4	4	5	5
SMATV Point	1	1	1	1
Power Point	15	16	17	17
Aircond Point	4	4	5	5
Water Heater Point	2	2	3	3
Door Bell Point	1	1	1	1
Fibre Wall Socket	1	1	1	1

SANITARY AND PLUMBING INSTALLATION	2	2	3	3
Water Closet	2	2	3	3
Wash Basin	2	2	3	3
Basin Tap	2	2	3	3
Shower Set	2	2	3	3
Hand Bidet	2	2	3	3
Toilet Paper Holder	2	2	3	3
Kitchen Sink	1	1	1	1
Kitchen Tap	1	1	1	1

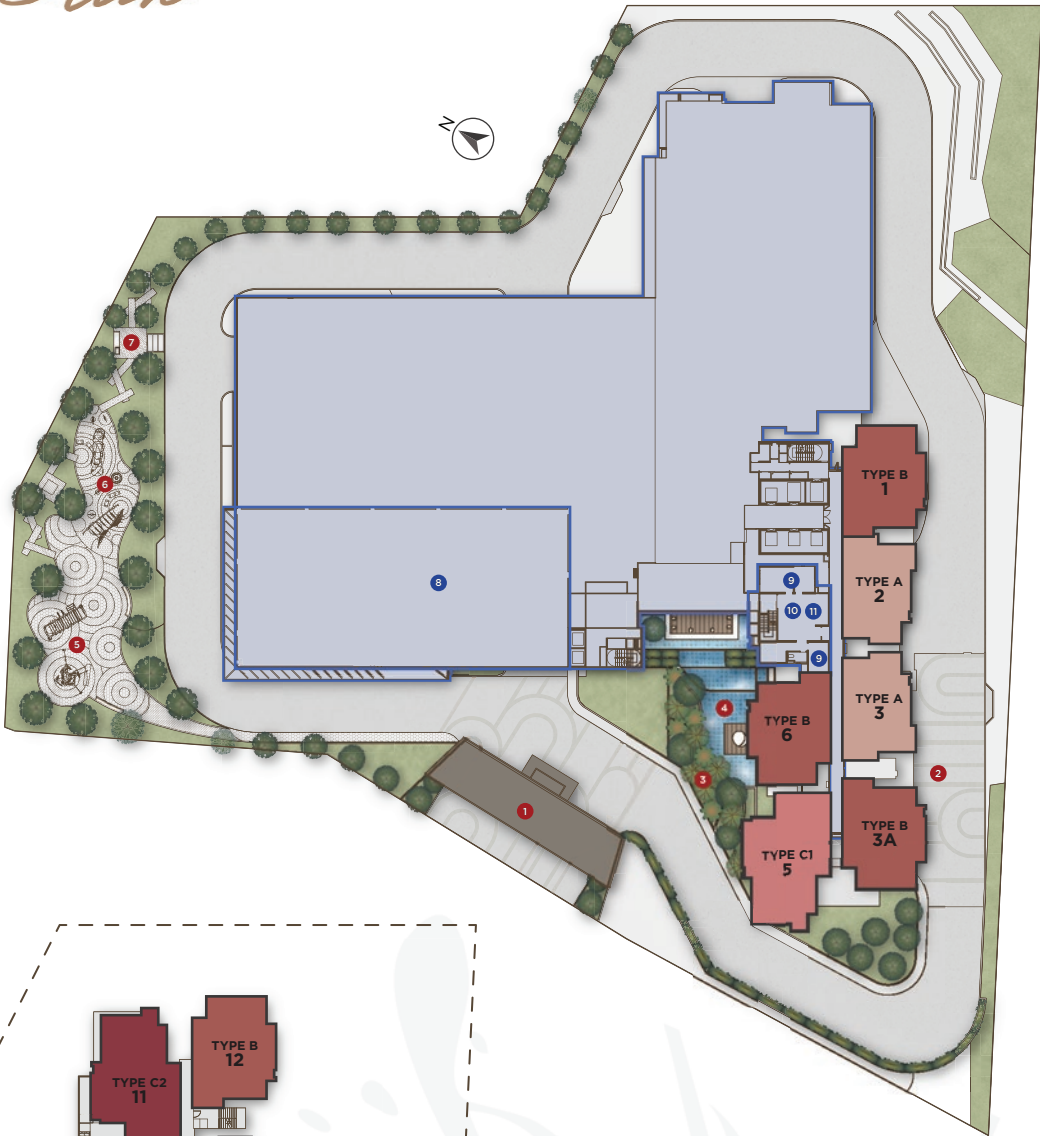
Facilities Plan

GROUND FLOOR

- Entrance Statement
- Drop-Off Area
- Terrace Garden
- Creek Deck
- Fitness Point
- Playground
- Urban Farm

LEVEL 5, 6 & 6A

- Indoor Sports Centre
- Sauna Retreat
- Cyber Den
- Co-Working Suites



LEVEL 7 & 8

- Swimming Pool
- Jacuzzi
- Wading Pool
- Multipurpose Hall
- Bonsai Garden
- Garden Lanai
- Playground
- Reading Rooms

LEVEL 43

- Gymnasium
- Qi Chamber
- Reflexology Path
- Horizon Deck
- BBQ Area

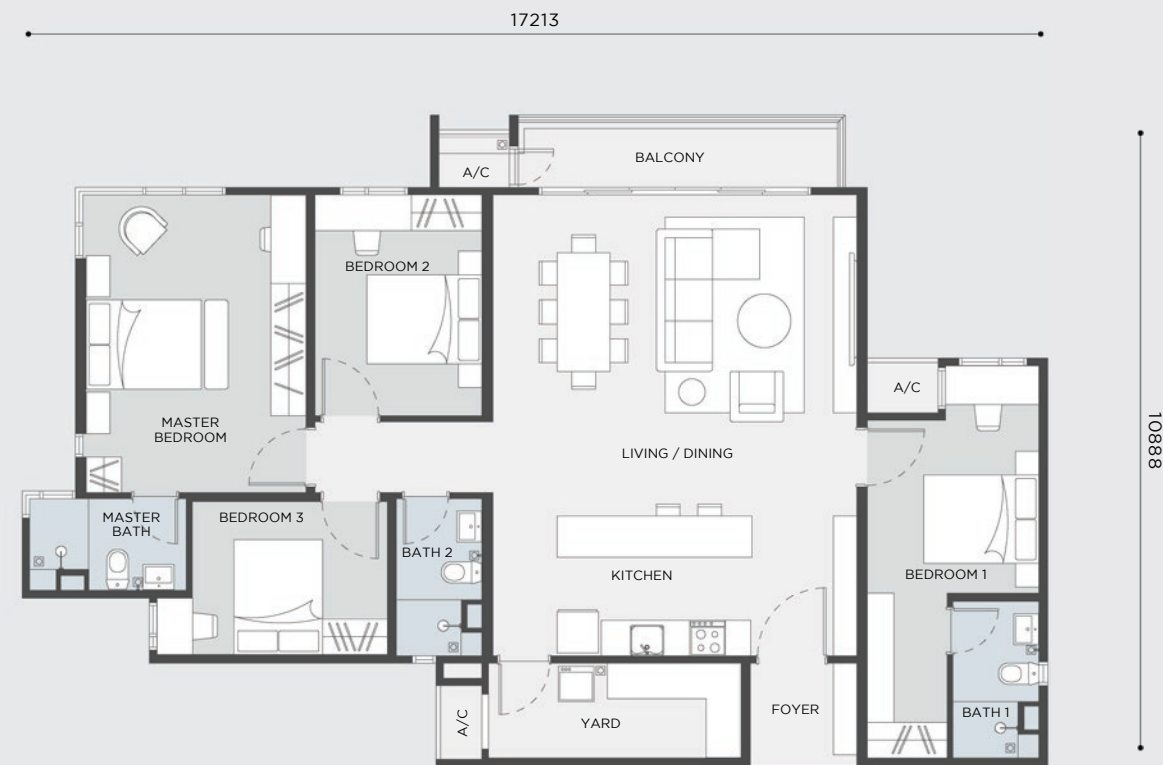
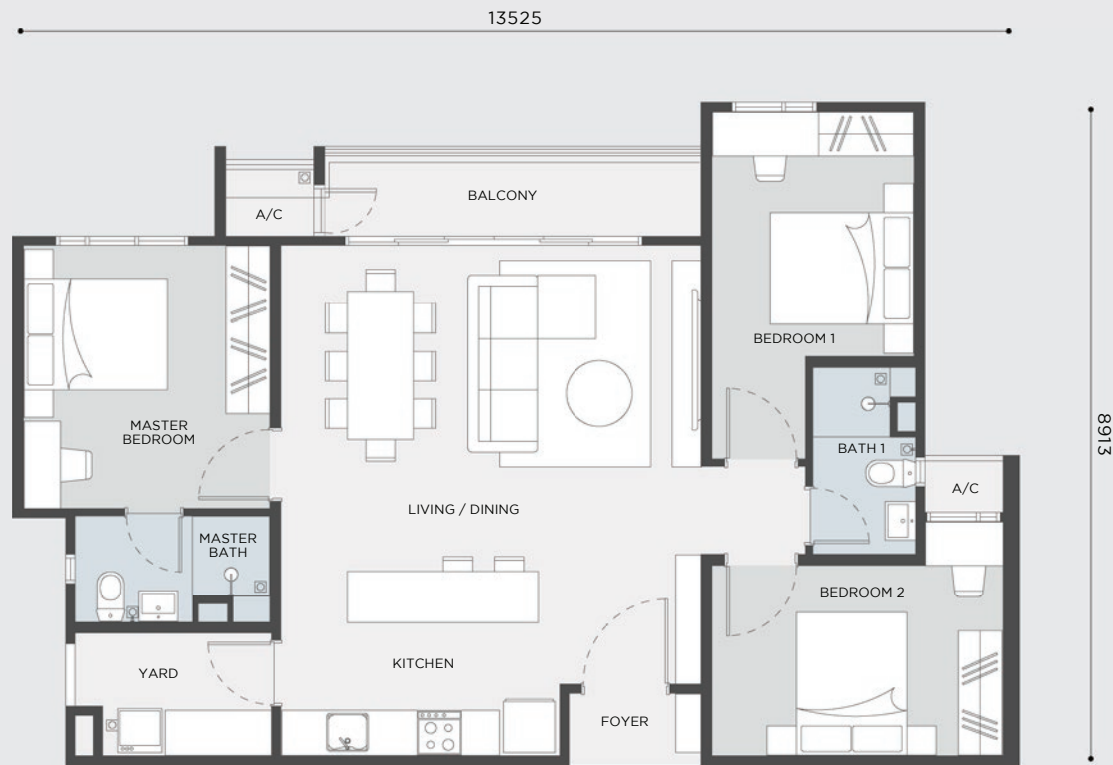
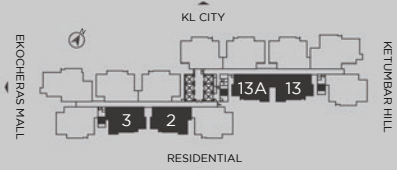


Type A

BUILT-UP
1,097 sqft

3
BEDROOMS

2
BATHROOMS

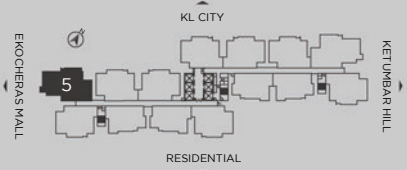


Type C1

BUILT-UP
1,548 sqft

4
BEDROOMS

3
BATHROOMS

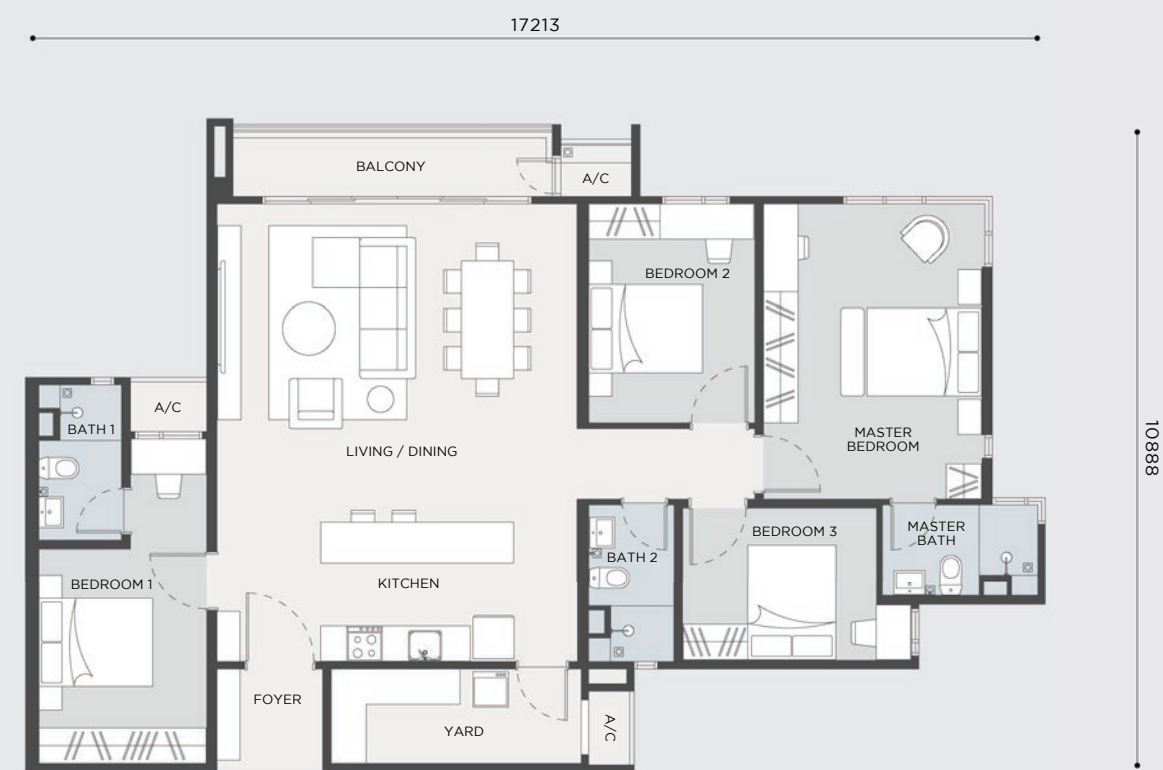
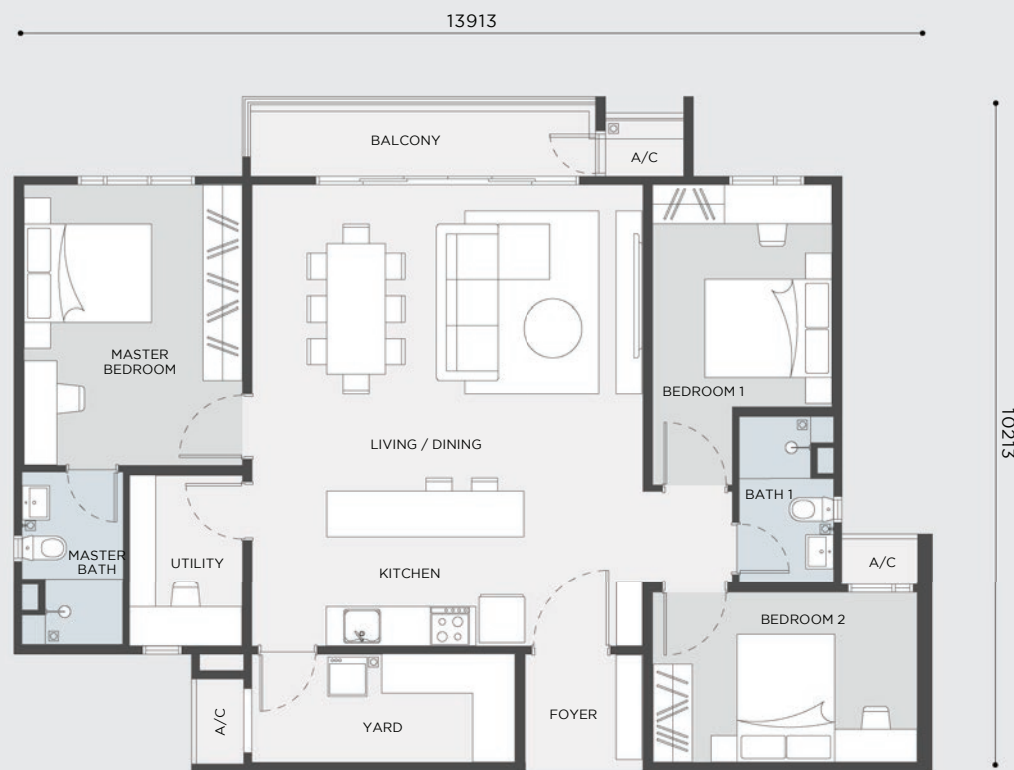
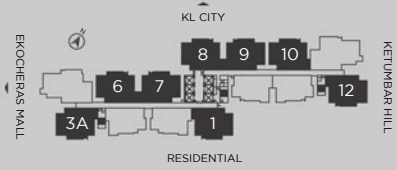


Type B

BUILT-UP
1,275 sqft

3 + 1
BEDROOMS + UTILITY

2
BATHROOMS

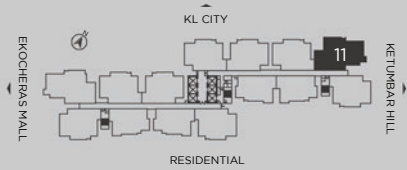


Type C2

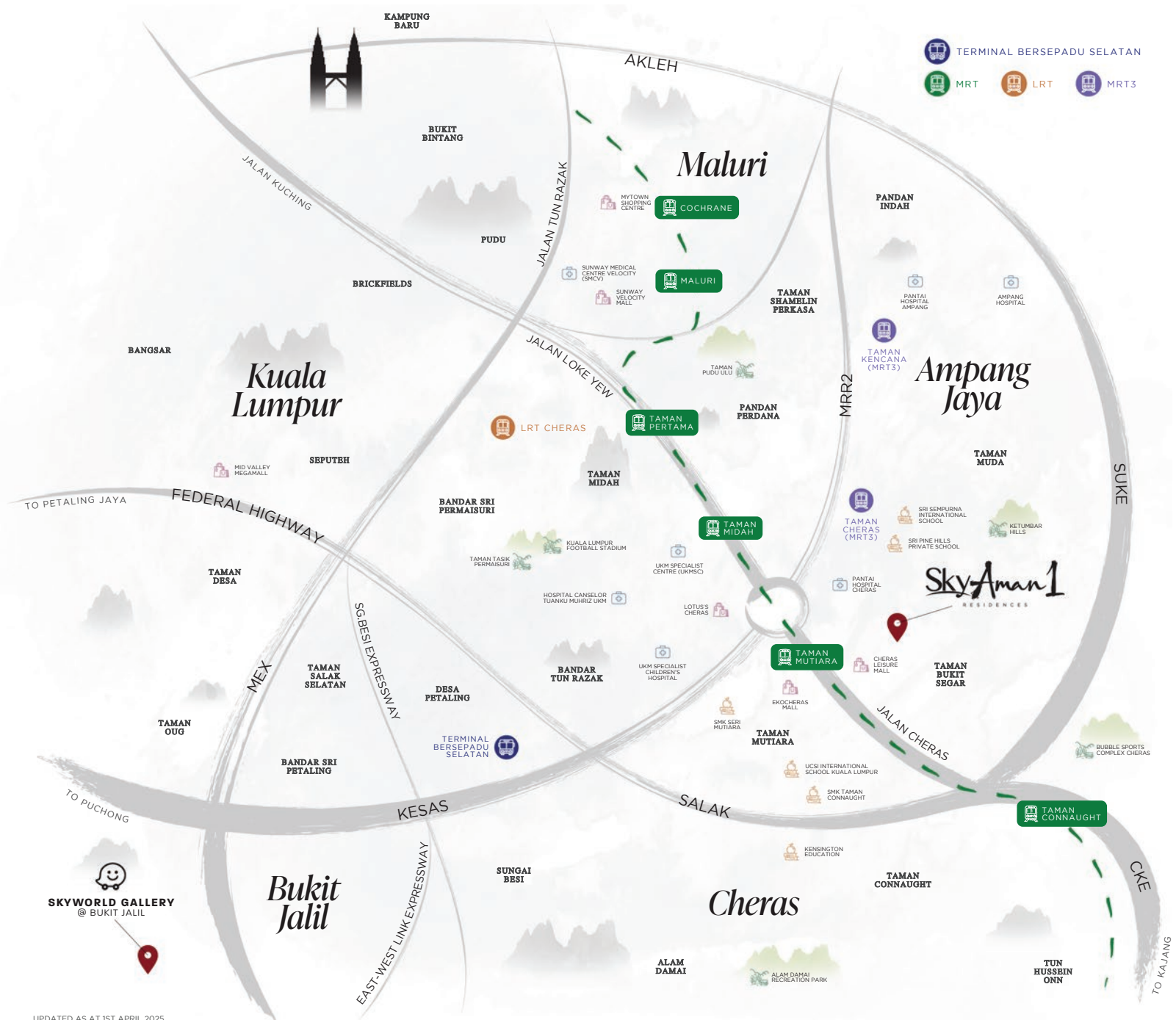
BUILT-UP
1,541 sqft

4
BEDROOMS

3
BATHROOMS



The City's Vibrance Blends with the Hill's Serenity



UPDATED AS AT 1ST APRIL 2025



Shopping Malls

CHERAS LEISURE MALL
EKOCHERAS MALL
LOTUS'S CHERAS
SUNWAY VELOCITY MALL
MYTOWN SHOPPING CENTRE/KEA CHERAS
MID VALLEY MEGAMALL



Health Centres

HOSPITAL CANSELOR TUANKU MUHRIZ UKM
UKM SPECIALIST CENTRE (UKMSC)
UKM SPECIALIST CHILDREN'S HOSPITAL
PANTAI HOSPITAL CHERAS
PANTAI HOSPITAL AMPANG
AMPANG HOSPITAL
SUNWAY MEDICAL CENTRE VELOCITY (SMCV)



Education Institutions

SRI SEMPURNA INTERNATIONAL SCHOOL
SRI PINE HILLS PRIVATE SCHOOL
UCSI INTERNATIONAL SCHOOL KUALA LUMPUR
SMK SERI MUTIARA
SMK TAMAN CONNAUGHT
KENSINGTON EDUCATION
SUNWAY COLLEGE @ VELOCITY



Surrounding Amenities

KETUMBAR HILLS
BUBBLE SPORTS COMPLEX CHERAS
TAMAN TASIK PERMAISURI
ALAM DAMAI RECREATION PARK
STADIUM KUALA LUMPUR
TAMAN PUDU ULU



SkyAman Development Sdn. Bhd. 200901006783 (849746-K)
(A Wholly Owned Subsidiary of SkyWorld Development Berhad)
SkyWorld Gallery @ Bukit Jalil
Jalan Jalil Perkasa 4, Bukit Jalil, 57000, Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur

(03) 2727-7565
skyworld.my/skyaman1

Developer: SkyAman Development Sdn Bhd 200901006783 (849746-K) - Project Name: SkyAman 1 Residences. Developer License No: 30976/03-2030/0032(N) - Validity Date: 04/03/2025 - 03/03/2030 - Advertising Permit No: 30976/1/06-2028/0456(A)-(S) - Validity Date: 11/06/2025 - 10/06/2028 - Land Tenure: Leasehold 99 years (Expiring on 14th February 2123) - Restriction of Interest: This land cannot be transferred, pledged, or changed without consent from Jawatankuasa Kerja Tanah Wilayah Persekutuan Kuala Lumpur - Property Type: 50 Storey Condominium - Land Encumbrance: RHB Bank Berhad - Authority Approving Building Plan: Dewan Bandaraya Kuala Lumpur (DBKL) - Building Plan Reference No: BP 52 OSC 2024 3457 (21) - Expected Date of Completion: March 2028 - Total No. of Units: 510 units - Block A: 510 units - 147 units - Type A (1,097sq.ft.); 278 units - Type B (1,275sq.ft.); 39 units - Type C1 (1,548sq.ft.); 31 units - Type C2 (1,541sq.ft.); 4 units - Type P1 (2,674sq.ft.); 4 units - Type P2 (2,909sq.ft.); 1 unit - Type AG1 (1,099sq.ft.); 1 unit - Type AG2 (1,097sq.ft.); 2 units - Type BGI (1,320sq.ft.); 1 unit - Type BG2 (1,325sq.ft.); 1 unit - Type BG3 (1,283sq.ft.); 1 unit - Type CGI (1,547sq.ft.); 1 unit - Minimum Price: RM808,000; Maximum Price: RM1,941,000 - No. of Car Park per Unit: 2-4 - Bumiputera Discount: 5% - Registered Address: Level 1, Block B, Wisma NTP World, Excella Business Park, Jalan Ampang Putra, 55100 Ampang, Kuala Lumpur, Wilayah Persekutuan, Malaysia.
IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA. MAKLUMAT PEMAJUAN DAN IKLAN YANG DILULUSKAN BOLEH DISEMAK DI PORTAL TEDUH.KPKT.GOV.MY