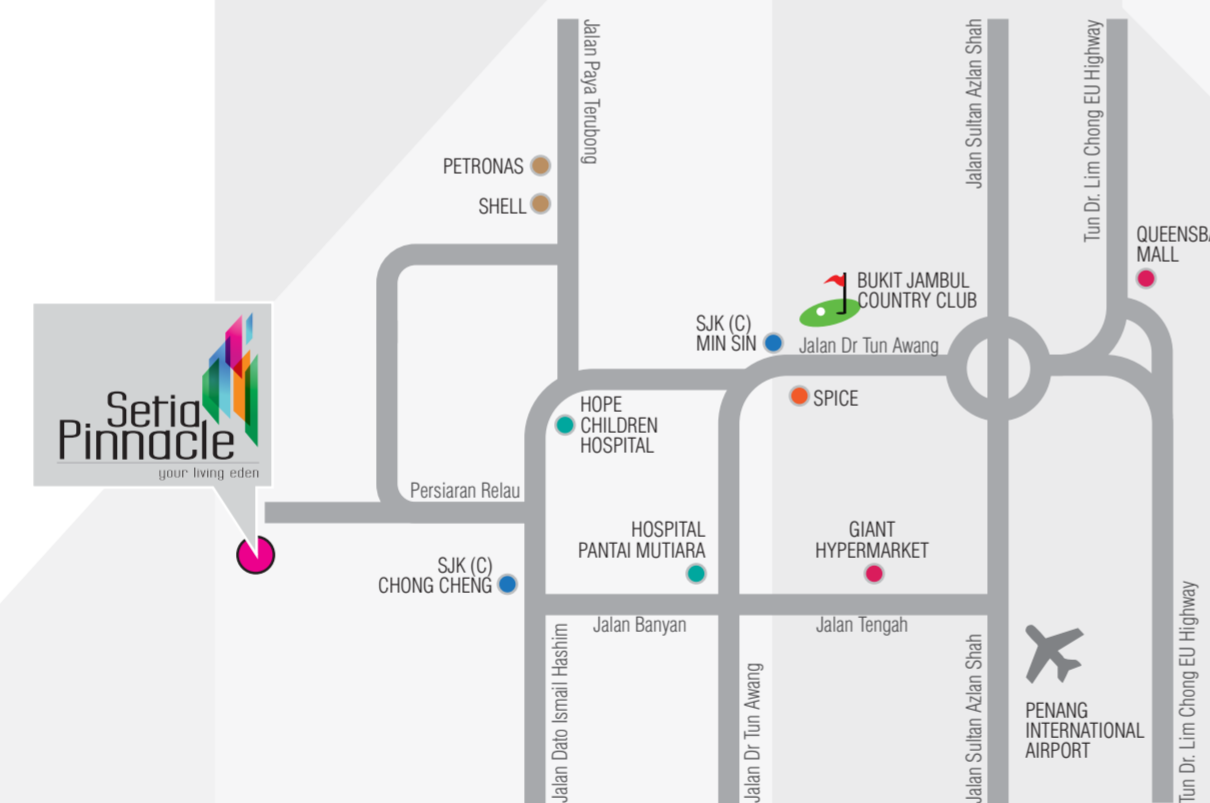




## Specifications

STRUCTURE	Reinforced concrete framework		
WALL	Bricks / Reinforced concrete wall		
ROOFING	Reinforced concrete roof		
CEILING	Plaster board ceiling / Skim coat & paint / Asbestos free ceiling board - where applicable		
WINDOWS	Aluminium frame with tinted glass window		
DOORS	Main entrance	solid core timber door	
	Others area	timber flush door aluminium frame swing door aluminium framed sliding door - where applicable	
IRONMONGERY	Approved quality lockset		
WALL FINISHES	Wet kitchen	porcelain wall tiles to ceiling height	
	All bathrooms	porcelain wall tiles to ceiling height	
	Others area	plaster and paint	
FLOOR FINISHES	Foyer / living / dining / kitchen / yard / balcony / bathrooms / utility (utility for Type A / A1 only)	porcelain tiles	
	Bedrooms	porcelain tiles	
	Others area	cement render	
SANITARY & PLUMBING FITTINGS	Approved quality sanitary wares & fittings		
ELECTRICAL INSTALLATION			
M&E Schedules	Typical Unit Type		
	Type A / A1	Type B / B1	Type C / C1
Lighting Point	18	18	15
13A Power Point	19	19	18
13A Power Point (weatherproof type)	1	1	1
Ceiling Fan Point c/w Hook	5	5	5
Water Heater Point	2	2	2
Telephone Point	2	2	2
SMATV Point	2	2	2
Data Point	2	2	2
Air-Cond Point c/w Refrigerant Piping	5	5	5
Security Alarm System	Individual Home Alarm System		



Builder of Distinction  
**Setia**  
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[www.setiagreens.com.my](http://www.setiagreens.com.my)

Kewira Jaya Sdn Bhd  
 Setia Welcome Centre  
 SPICE, Jalan Tun Dr. Awang,  
 11900 Relau, Penang.

Sales Gallery & Show Village  
 Monday to Friday : 9am to 6pm  
 Saturday, Sunday & Public Holiday : 10am to 6pm



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Housing Developer's License No: 11461-5/12-2017/1729 • Validity Date: 19 Dec 2012 - 18 Dec 2017 • Advertising and Sales Permit No: 11461-5/12/2014/0945/P • Validity Date: 19 Dec 2013 - 18 Dec 2014 • Tenure of Land: Freehold • Expected Date of Completion: Dec 2016 • Approving Authority: Majlis Perbandaran Pulau Pinang • Reference No: MPPP/OSC/PB/4266/11(LB) • Land Charge: nil • Price: Min RM604,440.00 • Mak RM982,100.00 • Unit no: 434 units (Condo)

All pictures and illustrations contained are artist's impressions only. All statements and illustrations are subject to change without prior notice, as may be required by the developer's consultants and / or the relevant authorities. Whilst every care has been taken in providing this information, the developer shall not be held responsible for variations. For avoidance of doubt, please refer to the Sale and Purchase Agreement for the actual specifications and descriptions. The organizer reserves the right to amend or remove the itinerary of the events without prior notice.

**Setia Pinnacle**  
 your living eden

FREEHOLD

## Your Green Masterpiece

In the heart of lush greenery, a luxurious residence towers before you. Setia Pinnacle sets the benchmark for eco lifestyles; living up to its heightened status as the only high-rise development in the environmentally friendly gated community of Setia Greens, Changkat Sungai Ara.

SETIA GREENS



## Where green living flourishes

Live on the pinnacle of breathtaking tranquility; where the perfect living space awaits amidst lush green hills. As a Green Building Index (GBI) certified residence, Setia Pinnacle presents a healthy living ambience – reducing its impact on the environment. Through our efficient management of resources such as energy, water and materials; a green utopia emerges.



Infinity Swimming Pool

## Relaxation at your doorstep

The Green Pavilion (Level 8) provides the ideal setting for fun family outings. Let the children enjoy the pool as well as the games and play rooms while you unwind. Relaxation presents itself in several ways – including a swim in the pool, sweating it out at the gym or savouring a run through the jogging track. From excitement to peace of mind, Setia Pinnacle's various features ensure that it will attain a special place in the hearts of many.



Gourmet Kitchen & Sky Dining

## Site Plan



38 Sky Pavilion

## Pinnacle of luxury

For unparalleled sophistication, the rooftop is the place to be. Part of a two-tier facility feature, 38 Sky Pavilion offers lavish amenities such as a heated Jacuzzi, panoramic viewing deck, landscaped garden, entertainment promenade and a well equipped kitchen to prepare delectable meals amidst the blue skies.



South View @ 440ft

## Elegantly designed

Setia Pinnacle features a distinct staggered design – with a central core of six elevators dividing the two wings.



Type B  
Total Built-Up: 1,314 sq ft



Type A  
Total Built-Up: 1,515 sq ft



Type C  
Total Built-Up: 1,095 sq ft

## A lasting impression of exclusivity

As you set foot in the drop-off area, the first thing that comes to mind would be exclusive luxury. A welcoming ambience beckons; surrounded by the flowing serenity of water features and the elegantly designed double volume floating lobby.



Fitness Zone



Kids Wonderland

## Picturesque scenery

Feast your eyes on an assortment of breathtaking scenery. Whether you're admiring the towering hills or gazing at a sea of emerald green, every view is a moment to remember. The visual majesty is enhanced even further should you own a corner residence with 180° views.