

SKYLUXE

RESIDENTIAL NEW CONSTRUCTION [RNC]

OWNER/APPLICANT

SKYLUXE DEVELOPMENT SDN BHD

PROJECT ADDRESS

LOT 36464 (LOT PT4797) AND 36465 (LOT PT 4798), MUKIM PETALING, DAERAH KUALA LUMPUR 57000 WILAYAH PERSEKUTUAN KUALA LUMPUR

PROJECT DESCRIPTION

Skyluxe On The Park in Bukit Jalil, Kuala Lumpur developed by Skyluxe Development Sdn Bhd was awarded a GBI Certified rating for Residential New Construction (RNC) in June 2021. This residential serviced development with a gross floor area of 56,364sqm comprises of two residential towers with 477 residential units. Skyluxe Development adopted a bold approach in its design creating exciting lifestyle with sustainability and innovations in mind.

This development is strategically located in Bukit Jalil and has excellent community connectivity. It is easily accessible by highways, LRT stations and is surrounded by various public amenities such as schools, institutions of higher learning, recreation parks and upcoming shopping malls.

The building façade is designed with low window to wall ratio of 0.23 and has incorporated horizontal shading to minimise heat gain through its building envelope. This translates into high energy saving during daytime as artificial lighting utilization is greatly reduced. Tower A and Tower B achieved an Overall Thermal Transfer Value (OTTV) of 47.65 W/m² and 48.70 W/m² respectively. The thermal comfort of the occupants are also greatly enhanced with approximately 38.8% lush greenscapes comprising of maze garden, garden terrace, kitchen garden, vertical green wall and waterbodies particularly the panoramic infinity pool at the sky terrace.



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The carefully designed herb garden next to the kitchen garden provides a wide range of fresh herb species that are readily available for the residents to enjoy. During construction stage, the building contractors implemented sustainable management where reused, recycled contents and regional building materials were highly prioritized during materials selection. This important aspect of recycling can be seen evidently post construction through its availability of recycling centre and recycling facilities provided to encourage the occupants to adopt this good practice which will save energy and thus reduce greenhouse gas emissions.

This design has also taken water resources into consideration, thus installed water efficient sanitary fittings certified by WEPLS and WELS which contributes up to a significant water savings of 57%. A rainwater harvesting system is installed and the harvested water is used for irrigation purpose and this has allowed up to 37.32% of potable water reduction.

Some significant green initiatives are the installation of Central Pneumatic Waste Collection System which reduces travelling for occupants and promotes more hygienic environment and Regenerative lifts which effectively clocks in energy savings up to 20% for the management. With the integration of innovative green strategies in Skyluxe, it shows that the developer's serious commitment to drive green and sustainability in their other projects.

