



SK Luxury Construction Sdn Bhd

Design & Build | Construction | Maintenance
Fit Out | Commercial | Residential



G7 Contractor

ver. 2026

SK Luxury Construction Sdn Bhd

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Introduction

Our Purpose & Foundation

SK Luxury Construction Sdn Bhd is a Malaysian-based G7 contractor specialising in design & build, construction, and maintenance works for both commercial and residential projects. With decades of hands-on industry experience,

SK Luxury has built a strong reputation as a reliable execution partner for businesses that demand consistency, speed, and quality across multiple locations. Our expertise is deeply rooted in food & beverage franchises, retail outlets, corporate spaces, factories, and bespoke residential developments, where precision, compliance, and timelines are critical.

We believe that successful construction is not defined by structures alone, but by the long-term value delivered to our clients. Every project is approached with a clear focus on functionality, durability, cost efficiency, and brand alignment, ensuring outcomes that support our clients' operational and commercial objectives.

Our Principles

SK Luxury Construction operates on four core principles that guide every project we undertake:

Quality in Execution

Delivering well-built, compliant, and durable end products.

Client Satisfaction

Understanding client needs and translating them into practical, buildable solutions.

Cost Effectiveness

Optimising construction methods and resources without compromising standards.

Long-Term Partnership

Building trust-driven relationships that extend beyond a single project.



G7 Contractor

Core Scope of Services

Our capabilities cover the full project lifecycle, including:



Project Management & Coordination



Design & Build Solutions



Commercial & Retail Fit-Outs



Maintenance & Upgrading Works

We Build
Future.

Dwelling and speedily ignorant any steepest.
Prosperous in. Shy saw declared age debatin gman.

Key Management Personnel

Our working staff introduction.

Rainny Yap

Managing Director

Rainny Yap leads the company's strategic direction with a strong focus on design integrity, project execution, and client experience. With a deep understanding of both creative and operational requirements, she ensures every project balances aesthetics, functionality, and constructability.

Her role spans project planning, consultant coordination, cost control oversight, and quality assurance, ensuring that client expectations are not only met but consistently exceeded. Rainny plays a key role in aligning design intent with on-site execution, delivering results that are practical, compliant, and commercially viable.

SK Yap

Founder & Project Director

With nearly 40 years of experience in the construction industry, SK Yap forms the backbone of SK Luxury Construction's operational strength. As a seasoned main contractor, his expertise covers project management, construction methodology, cost efficiency, and quality control.

His hands-on leadership has shaped the company's disciplined approach to construction, emphasising workmanship, site management, and long-term reliability. SK Yap's experience across commercial, franchise, and industrial projects continues to guide the company's standards, risk management practices, and delivery consistency nationwide.

Leadership Philosophy

The leadership team at SK Luxury combines experience-driven execution with modern design and management practices, creating a balanced structure that supports both speed and quality. This synergy enables the company to handle complex, multi-location projects while maintaining consistent standards across all sites.

Key Personnel

Core Project Team

Jackson Yap
Project Manager

Industry Experience: 10 years

Jackson Yap oversees day-to-day project execution with a strong emphasis on site coordination, timeline control, and cross-party communication. He plays a key role in aligning consultants, subcontractors, and suppliers to ensure projects progress smoothly and according to specifications. With extensive exposure to franchise and retail construction, Jackson brings practical problem-solving skills to fast-paced environments where consistency and compliance are critical.

Notable Projects Involved:

Nando's KFC, Pizza Hut, Tealive, Domino's Pizza, Manhattan Fish Market, Kenny Rogers Roasters, O'Briens Irish Sandwich Bar, Dr Cafe, Starbucks Coffee, The Chicken Rice Shop, SOGO Kuala Lumpur, Nando's

Key Personnel

Core Project Team

Vince Yap
Project Manager

Industry Experience: 8 Years

Vince Yap is responsible for managing commercial, corporate, and institutional projects, ensuring construction works meet technical requirements, safety standards, and client expectations. His experience spans coordination with corporate stakeholders, consultants, and property managers across diverse environments. He is particularly experienced in handling corporate fit-outs, banking environments, and industrial facilities, where precision and compliance are essential.

Notable Projects Involved:

Sysmex (M) Sdn Bhd, MIMOS Berhad, Dao Heng Bank Berhad, Proven Resources, Inter Data Technologies, Pelabuhan Tanjung Pelepas, RHB Property Management, Hong Leong Bank & Assurance, Novartis, Kia Peng Development, Hampton Construction, Domino's Pizza, Malaysian Kopitiam, Popeyes

Team Strength

How We Work

A structured and transparent approach from planning to handover

Design Alignment & Feasibility

Aligning design intent with site conditions, budget, and operational requirements.

Authority & Landlord Coordination

Managing submissions, approvals, and technical coordination with relevant authorities and landlords.

Construction & Fit-Out

Controlled execution with clear timelines, strong site discipline, and quality oversight.

Handover & Post Completion Support

Final inspections, rectifications, and support to ensure smooth operational readiness.

Designed for fast-track commercial and franchise projects.

Compliance

Safety, quality, and regulatory confidence

Our Commitment

SK Luxury Construction is committed to maintaining safe, compliant, and well-managed sites across all projects, regardless of scale or complexity.

What Clients & Landlords Can Expect

- Adherence to applicable regulatory and authority requirements
- Familiarity with mall, franchise, and corporate operating environments
- Strong site discipline and supervision
- Emphasis on safety, quality control, and workmanship

Our Clients

SK Luxury Construction is trusted by a wide range of national and regional brands, delivering consistent construction quality across commercial, retail, industrial, and residential sectors.

Our long-standing relationships with established organisations reflect our ability to execute projects that meet brand standards, operational requirements, and regulatory compliance, often across multiple locations nationwide.

Commercial: Corporate & Retail

SK Luxury Construction has delivered projects for:

- Corporate offices and headquarters
- Retail outlets and showrooms
- Shopping malls and commercial complexes

These projects often involve close coordination with property managers, consultants, and corporate stakeholders, ensuring works are executed safely, efficiently, and in line with corporate standards.

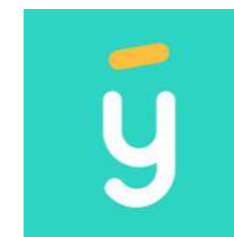
Commercial: Corporate Retail

We are experienced in handling high-volume franchise and restaurant rollouts, where speed, consistency, and coordination are critical.

Key client segments include:

- International & regional fast-food franchises
- Casual dining and café chains
- Food courts and mall-based F&B outlets

Our team understands franchise requirements, standard drawings, authority submissions, and tight operational timelines, allowing outlets to open on schedule with minimal disruption.



Clientele

ECOWORLD
CREATING TOMORROW & BEYOND



Clientele

ECOWORLD
CREATING TOMORROW & BEYOND



Clientele KFC

2025
KLIA 2
54 outlets (Maintenance)
Petronas Tmn Universiti (Awning)
Sungai Buloh Mall
Senai Impian
Gemas
Mersing Harbour
Pavilion Bukit Bintang
Batch 9 (Rantau Panjang & Pasir Tumboh)
Meru Jaya (Ipoh)

2023
Wisma Hualang (Jalan Ipoh)
DT Pontian
Tmn Tun Aminah (Skudai)
DT Pengkalan Chepa (Kelantan)
Kuantan 1 (LKNP)
Sunway Velocity Mall, Bidor (Perak)
Balok (Kuantan)
Raub (Pahang)
Petronas Station Metramac (Jalan Cheras)
Giant Hypermarket Batu Caves
Desa Jaya Kepong
Jalan Bercham (Ipoh)
Lotus Ara Damansara
Kluang Parade

2022
Tun Razak Exchange (TRX)
Desa Ria, Sg. Ara Penang
KL Sentral
Cockman, Ipoh
Simpang Renggam, Johor
Baling (Kedah)
Sungai Besi (KL)
Jalan 5 Barat (PJ)
Bahau, Sitiawan (Perak)
Melaka 2
Jalan Tun Perak (Cheras)
Jengka (Pahang)
Kuala Terengganu 1
DT Tasek Ipoh (Kuala Kangsar)

2020
KTCC Mall, Terengganu
Tesco Kepong, K.Lumpur
Pokok Sena, Kedah

2019
Muadzam Shah, Pahang
Tesco Extra Selayang, K.Lumpur
Alor Gajah, Melaka
The Shore Shopping Mall, Melaka

Gurun, Kedah
Giant Kuantan, Pahang
Kangar Jaya, Perlis
Pekan Senawang, N.Sembilan
Tesco Cheng, Melaka

2018
Sungei Wang Plaza KL
UMK Jeli Kelantan
Teluk Cempedak Kuantan
Langkawi Mall Kedah
Sea Park Petaling Jaya
Mukim Semabok Melaka
Lebuh AMJ Melaka
Shell Sungai Rambai Melaka
Setia City Mall Selangor
Palm Beach Kuantan
Bukit Pasir, Batu Pahat
Parit Buntar, Perak
Tumpat, Kelantan
Upgrading 35 Outlets
Kuala Lipis

2017
Bahau Negeri Sembilan
Petron Pengerang Johor
Komtar Penang
Wisma Hualang KL
Kuala Lipis Pahang
RSA Juru Sentral Penang
BHP Kampar DT
Damansara Aliff DT
Bukit Goh Kuantan
Jerlun Kedah
Pekan Pendang Kedah
Taman Kampar Perak
PLUS Highway Penang

2016
Jalan Ipoh KL
Sungai Petani Kedah
Taman Danau Kota Setapak
A' Famosa Melaka
Taman Indah Sekinchan
Jalan Muar Parit Sulong Johor
Taman Merah Kelantan
Ayer Hitam Kedah
Gemas Square N. Sembilan
Bandar Country Homes Rawang
Kuala Lipis Pahang
Terminal Larkin
KMart Muar Johor
North-South Expressway Seremban
Sri Manja



Clientele KFC

Tanah Merah
Genting Klang
Parit Sulong
Sekinchan
Jalan Suppiah Pillay
Arowana Jerlun
Damansara Aliff
Desaru Johor
Gemas Square
K Mart Muar
Kangar Perlis
Kuantan Parade Kuantan
Megamall PenangPendangTuanku Haminah

2015
Bandar Pekan Pahang
Jalan Kuala Krai Kelantan
Kuala Kangsar Ipoh
Bandar Jengka
Kota Tinggi Johor
Aman Central Kedah
Raub Pahang
One Segamat Johor
Jalan Penjara Kangsar Perlis
Niaga Tesco Kuala Selangor
Taman Tas Kuantan
Taman Sri Maja PJ
Sungai Bajar Kuala Berang Terengganu
Persiaran Putra Timur 1 Perlis
Taman Rasah Jaya N. Sembilan
Port Klang

2014
Farlim Business Centre Penang
Kubang Kerian KB Kuantan
Pusat Niaga Paya Keladi Terengganu
Alor Setar Mall Kedah
Seksyen U13 Shah Alam
Jejahan Pasir Mas Kelantan
Taman Segati Kuala Selangor
Deluxe Business Park Dengkil
Jalan Changkat Permata KL
Jalan Setia Rawang Rawang
Jitra Kedah
Jalan Bandar Rawang Rawang
Bandar Muadzam Shah Kuantan Pahang
NU Sentral KL
Jalan Ibrahim Sungai Petani Kedah
Bandar Melawati KL
Mukim Kuah Langkawi
Taman Klang Utama Klang

2013
Terminal 1 Seremban N. Sembilan

AEON Seremban 2 Seremban
Mukim Beting KB Kelantan
Jalan Larut Penang
Teluk Cempedak Kuantan
Jalan Batu Ambar Taman Kok Lian
Tesco Cheng Melaka
Berjaya Time Square
Desa Aman Puri Kepong
Jalan Lagenda Sungai Petani Kedah
Bandar Kijal Kemaman Pahang
Bukit Sentosa Rawang
Bandar Baru Sik Kedah
Besar Lukut Port Dickson
Masjid Tanah Raja Melaka
Jalan Kepong
Kuala Pilah N. Sembilan
Perai Jaya Seberang Prai Penang
Putrajaya Shopping Centre
Jalan Dato Sheik Ahmad N. Sembilan
Jalan Yahaya Ahmad Dungun Terengganu

2012
Jalan Balakong Kajang
Sunway Pyramid
Mentakab Shopping Mall Pahang
Subang Parade PJ
Lebuhraya KL-Seremban
Taman Slim River Makmur Perak
New Township Rawang
Jalan Besar Jerteh Terengganu
Petronas Station Subang Jaya
Bandar Baru Salak Tinggi Sepang
3 Storeys Shoplot Marang Terengganu

2011
Taman Pening JB
Jalan Batu Unjur Pandamaran Klang
Alam Damai Cheras
Taman Batu Berendam Melaka
Jalan Syed Sheikh Baling Kedah
Endah Parade Shopping Mall
Bandar Kota Bharu
Tasik Prima 3 Pekan Puchong Perdana
Mukim Tawar Kedah
Jalan Bagan Luar Butterworth
Selayang Shopping Mall
Pusat Bandar Bayan Serai Perak

2010
Carrefour Kota Damansara PJ
Mukim KL TTDI
Tesco Bukit Indah Johor
Main Hall JB Sentral



Clientele KFC

AEON Mahkota Cheras
 Bandar Baru Sungai Udang Melaka
 Taman Gamelan Indah Sungai Bakap Penang
 Medan Idaman Jalan Gombak
 Tesco Kepong
 Island Plaza Penang
 Taman Anggerik Bandar Tenggara JB
 Jalan Temerloh Mentakab Pahang
 Jalan Taman Hiburan Tanah Merah Kelantan
 Tesco Bukit Mertajam Pahang
 Wisma Low Hai Whan Jalan Sultan Ismail Terengganu
 Jalan Raya Bandar Serdang Kedah
 Bandar Raub Perdana Raub Pahang
 Giant Tanah Putih Kuantan
 Tesco Bukit Kepayang Seremban
 Mukim Mahang East KB
 Jalan Kuchai Lama
 Wangsa Maju
 Jalan University
 Metro Prima Kepong

2009
 Jalan Paymas Tangkak Johor
 Taman University Mukim Pulaui Johor
 AEON Desa Tebrau Johor
 Bandar Setia Alam Seksyen U13
 Jln Dato Ismail Hashim Bayan Lepas Penang
 NorthSouth Expressway Seremban
 Jalan Raya Gurun Kedah
 Lorong Beriduri 1 Nadikota Bandar Jengka Pahang



Clientele KFC

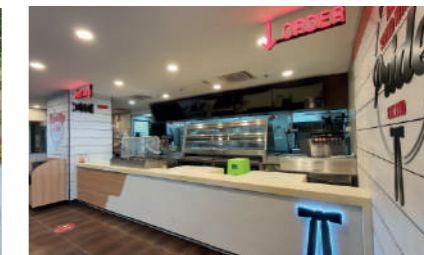
KLIA



Simpang Renggam, Johor



Cockman Ipoh, Perak



Desa Ria Sg. Ara Penang



Clientele

Pizza Hut & PHD



2025
Avenue K (KL)
Kiosk Queensbay Mall (Penang)
Puchong Utama
Tmn Bukit Beruang (Melaka)

2024
Kulai (Johor)
Taman Molek (Johor)

2023
Wisma Hualang (Jalan Ipoh)
DT Pontian
Taman Tun Aminah (Skudai)
DT Pengkalan Chepa (Kelantan)
Kuantan 1 (LKNP)
Sunway Velocity Mall
Bidor (Perak)
Balok (Kuantan)
Raub (Pahang)
Petronas Station Metramac (Jalan Cheras)
Giant Hypermarket Batu Caves
Desa Jaya Kepong
Jalan Bercham (Ipoh)
Lotus Ara Damansara
Kluang Parade

2022
Oasis Kota Puteri (Johor)
Bandar Baru Sri Bangi
Giant Kuantan
Uptown Jelawat (Kelantan)
C Mart Jitra
Kajang 2 (Selangor)

2019
Hospital Sultan Aminah, Johor
Tampin, Negeri Sembilan
Toppen Shopping Centre, Johor Bahru
Mukim Semenyih, Selangor
Dungun, Terengganu
Kulaijaya, Johor
Jalan Bakri, Muar
Nibong Tebal, Penang

2018
Medan Niaga Tasik Damai, K.Lumpur
Ampang Point, K.Lumpur
Pontian, Johor
Tanah Merah, Kelantan
Pasir Gudang, Johor
Kemaman, Terengganu
Ulu Tiram Johor

Bandar Indera Mahkota Kuantan
Taman Mutiara Mas Skudai Johor
Kinta City Mall Perak

2017
Kepala Batas Seberang Prai
Bertam
Setiawangsa
Seberang Prai Penang
Bukit Pasir Johor
Tanah Merah Kelantan
Chukai Kemaman Terengganu
Pasir Gudang Johor
Pontian Johor
Jerteh Terengganu

2016
Mukim Senai Kulai
Taman Connaught Cheras
Kompleks Mutiara Genting Klang
Lebu Tapah Klang
Larkin Central

2015
Tesco Ampang
Lagenda Village Mall Kedah
AEON Shopping Centre Rawang
Jalan Kepong KL
Setiawangsa
Kuala Kangsar Perak
Extreme Park Shah Alam
Jalan Bandar Rawang
Centre Point KK Sabah
Merlimau

2014
Bagan Serai
Bukit Sentosa Rawang
Raja Uda Butterworth
Jalan Ipoh KL
Mentari Business Park PJ
KB Mall Kelantan
Mutiara
Damansara Jaya
Arau Perlis
Jenjarom Selangor
Setia Alam
Jalan Besar Sungai Siput
Simpang Ampat Penang
Tanjung Karang Selangor
R2 Avenue Penang

2013
Pasir Tumbuh Kelantan

Clientele

Pizza Hut & PHD



Pendang Baru Kedah
Bandar Meru Jaya Ipoh
Machang Kelantan
Jln Raya Kedah
Complex Utama Sultanah-Sambungan Kedah
Jalan Bertam Penang
Jalan Abu Bakan Johor
Parit Buntar
Alor Setar
Changlun
Gurun
Jasin
Lumut Perak
Merlimau
Mersing
Paka Terengganu
Pendang Kedah
Seri Iskandar
Simpang Empat Penang
Tapah
Jalan Besar Penang
Lorong Inten 2 Pahang

2012
Jalan Riang Ria KL
Alor Setar
Ampang Putra
Bentong
Bukit Mertajam
Damansara Perdana
Kota Kenangan
Kuala Krai
Kulai
Lembah Sireh Kota Bharu
Menjalara Kepong
Tuanku Haminah Sungai Petani
Tanjung Bungah
Taman Gembira
Jengka
Puchong Kinrara
Alam Avenue
Jln Surtan Zainal Abidin Terengganu
Jalan Bakri Muar
Bangi Utama Shopping Centre
Complex Kota Raya Johor
Teluk Pulai Klang
Jln Jambatan Surtan Yahta Petra KB
Jln Gemilang Penang
Jln Lembah Prima Penang
Jln Medan Putra 3 KI
Jln Hospital Kota Bahru
Jln Susur Kulai 3 Johor
Jln ST IC-4 Sepang
Ampang Putra Jln Sulaiman

Jln Prima 1 Bentong
Jln Besar Guchil Kelantan
Jalan Surasa Cheras

2011
SS22 Damansara Jaya
Jalan Padang Garong Kota Bharu
Jalan Genang Johor
Glamour Square Ipoh
Jalan Batu Unjur Klang
Jalan Zohirb Melaka

2010
Cyberjaya
Delco Hussein Onn
Seksyen
Bukit Kemuning Drive Thru
2009
Landmark Central Kedah
Teluk Intan
Taman Setia Tropika Johor DT
Kulim
Mid Valley

2008
Ampang Park
Pasir Gudang Drive Thru
Pavilion
Tesco Ipoh

Clientele
Pizza Hut & PHD



Clientele
Pizza Hut & PHD



Clientele Pizza Hut & PHD



Bakri Muar



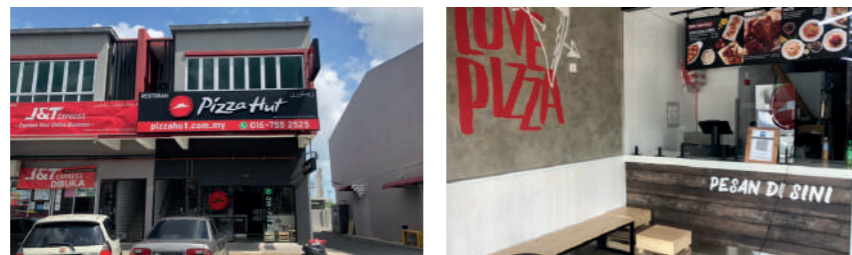
Bidor, Perak



Mantin, Negeri Sembilan



Kampung Kuala Ibai, Terengganu



Clientele Texas Chicken



Jerantut Pahang



2025
Sri Manjung (Ipoh)

2024
Amanjaya Walk (Kedah)
Kamunting (Taiping)
AEON Bkt Mertajam
Aman Central (Kedah)
Jitra (Kedah)

MPK Kuantan



2023
Jalan Kapar (Bdr Klang)
Tun Hussein Onn

2022
Nilai Square
Bangsar
City Junction Penang
AEON Metro Prima Kepong
Eco Grandeur Puncak Alam

Alor Setar, Kedah



Clientele Taco Bell



2023
AEON Tmn Maluri
Berjaya Times Square

2022
Nilai Square
Bangsar
City Junction Penang
AEON Metro Prima Kepong

Berjaya Times Square



AEON Taman Maluri



Nilai Square



AEON Kepong Metro Prima



City Junction Penang



Clientele Nando's



2025
Vivacity (Kuching)
Juru (Penang)
Batu Pahat Mall
Avenue K
IOI Mall Damansara

2024
IOI Mall Kulai (Johor)



Clientele Tealive



2022
Mentakab

2020
Giant Kuala Terengganu, Terengganu
KPDNHEP, Putrajaya
Temerloh, Pahang
Pontian, Johor

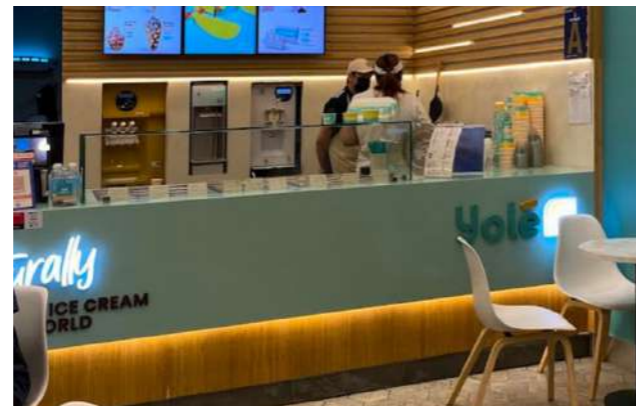
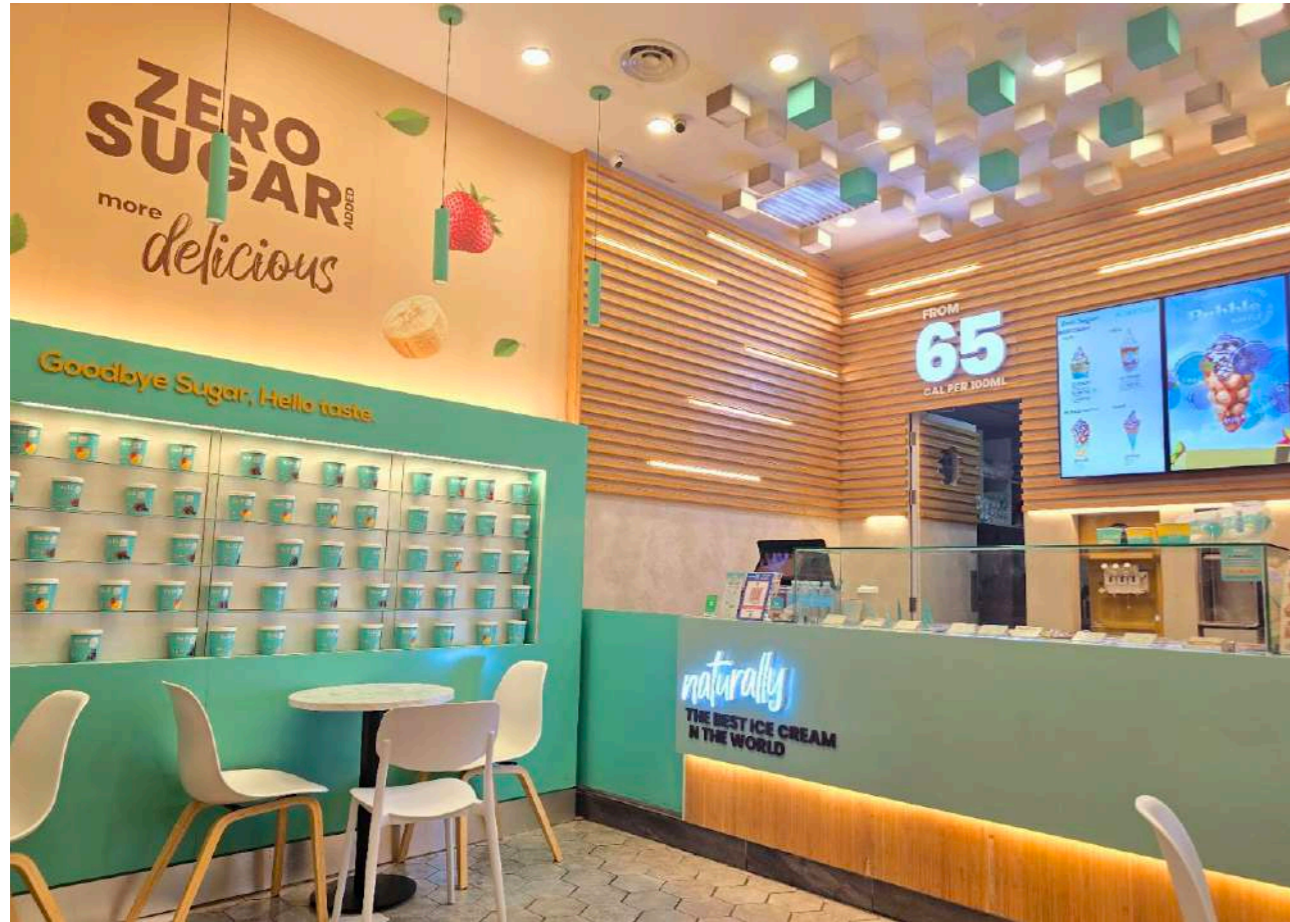
2019
Residensi UTMKL, K.Lumpur
Bentong, Pahang
Bandar Baru Nilai, N. Sembilan
Mydin Bukit Mertajam, Penang
Bandar Baru Bangi, Selangor
Tesco Bertam Perdana, Penang
Bukit Bakri Muar, Johor
Mantin, Negeri Sembilan
South City Plaza, Selangor
Sunway Geo Avenue, Selangor
Jalan Boling Padang, Shah Alam



Clientele Burgerman



Clientele
Yolé
Pavilion KL



Clientele
Yam Fresh



Setapak



Pavilion Bukit Jalil



Kepong



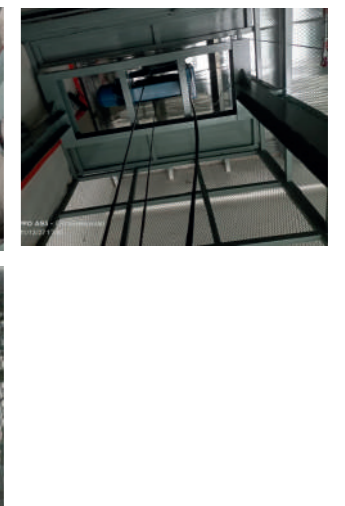
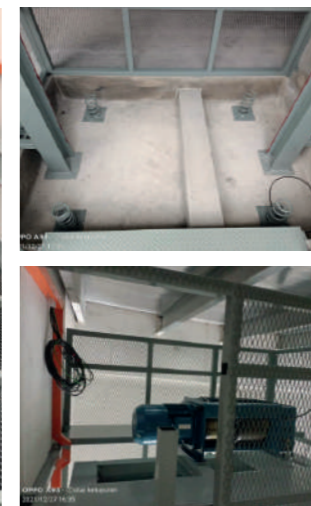
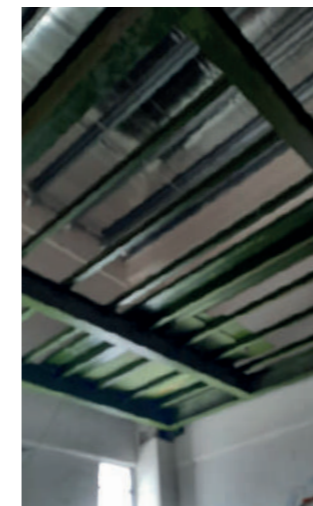
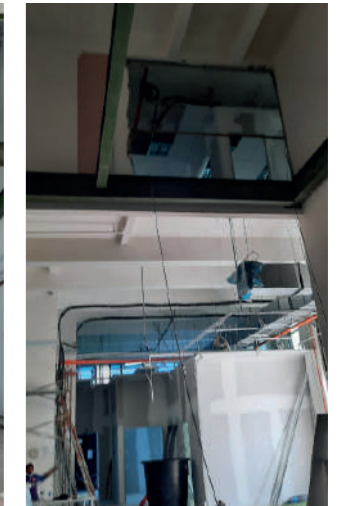
Clientele Aesthetic Clinics

2021
Celgen Clinic @ United Point Kepong
NK Biocell @ United Point Kepong
Sothys Premium Aesthetic @ United Point Kepong



Clientele JAG Scoop Factory

Shah Alam



Misc Clientele



Marrybrown

BHP Bukit Ubi Kuntan
Sungai Lalang (Kedah)
Caltex Melor
Kuala Pilah
Dungun
Genting Premium Outlet
Paka
Jeli (Kelantan)

Uncle Bob

D'Pulze Cyberjaya
Teluk Panglima Garang

Gindaco

Genting Highland

Manhattan Fish Market

Pavilion
Mid Valley

Tony Roma's

The Garden
Yap Kwan Seng

Starbucks Coffee

Highland Hotel

Dr Cafe.

Solaris Mont Kiara
KL Life Centre
KL Festive City Setapak

Domino's Pizza

Mid Valley
Mount Austin Johor
Damansara Jaya
Jalan Gasing
Bandar Sunway
Penang

Sahara Tent

Shah Alam
Alamanda

Sakae Sushi

Subang Parade

Popeyes

Jalan Yap Kwan Seng
The Mines
Sunway Pyramid
Mid Valley

HK Sheng Kee

One Utama
IOI City Mall

Ayamas

Bukit Tenggara Johor

Rasamas

Kl Sentral

Chewie Mellow

Setapak
Solaris Mont Kiara

Hematology Ward

Hospital Sultanah Aminah

Wonjin Clinic

Subang Parade

Dim Studio Interior

Retrobeen Design Coway

Jiowines

Burgerman

We Build
Future.



Residence
Exterior



Residence
Living

Residence
Bar & Kitchen



Residence
Bedroom



Residence
Wardrobe

Residence
Bathroom



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Commercial | Residential



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