



pandora
Serviced Residence

An All-Encompassing Living Space

An Enticing Habitat

AN ELEVATION OF DAY-TO-DAY LIVING

Presenting a unique approach to modern urban living, Tropicana Metropark's first residential development has a specially-crafted greenscape design, where outdoor greenery and leisure facilities extend to the indoors as well, creating a seamless belt of lush tranquility and exciting fun.

Designed to attract and entice, every corner of Pandora is a showcase of the unexpected, where both delights and surprises abound. Pandora's close proximity to the Central Park further enlarges the activity area for residents to enjoy a wholesome and holistic lifestyle.



Lounge Pool



Facilities Plaza with Bubble Lift Access to the Central Park



Infinity Swimming Pool with the view of the Central Park



Waiting Lounge



Viewing Deck

A Beautiful Life

THE FLAWLESS UNION OF AESTHETICS AND LUXURY

At Pandora, the power of sublime landscape design comes into play. Every recreational element is enveloped in green and alluringly unique. There are various adrenaline activities to choose from, both indoors and outdoors.



A Charming Tapestry

BEAUTIFULLY DESIGNED INTERIORS FOR ALL LIFESTYLES

Pandora offers a range of floor plans for your perusal, from studio, 2-bedroom to 3-bedroom units. All home types feature expansive, fluid spaces illuminated by a flood of natural light from large windows, which also frame the natural scenes of the beautiful surroundings outside.



Type C1 3-Bedroom Unit

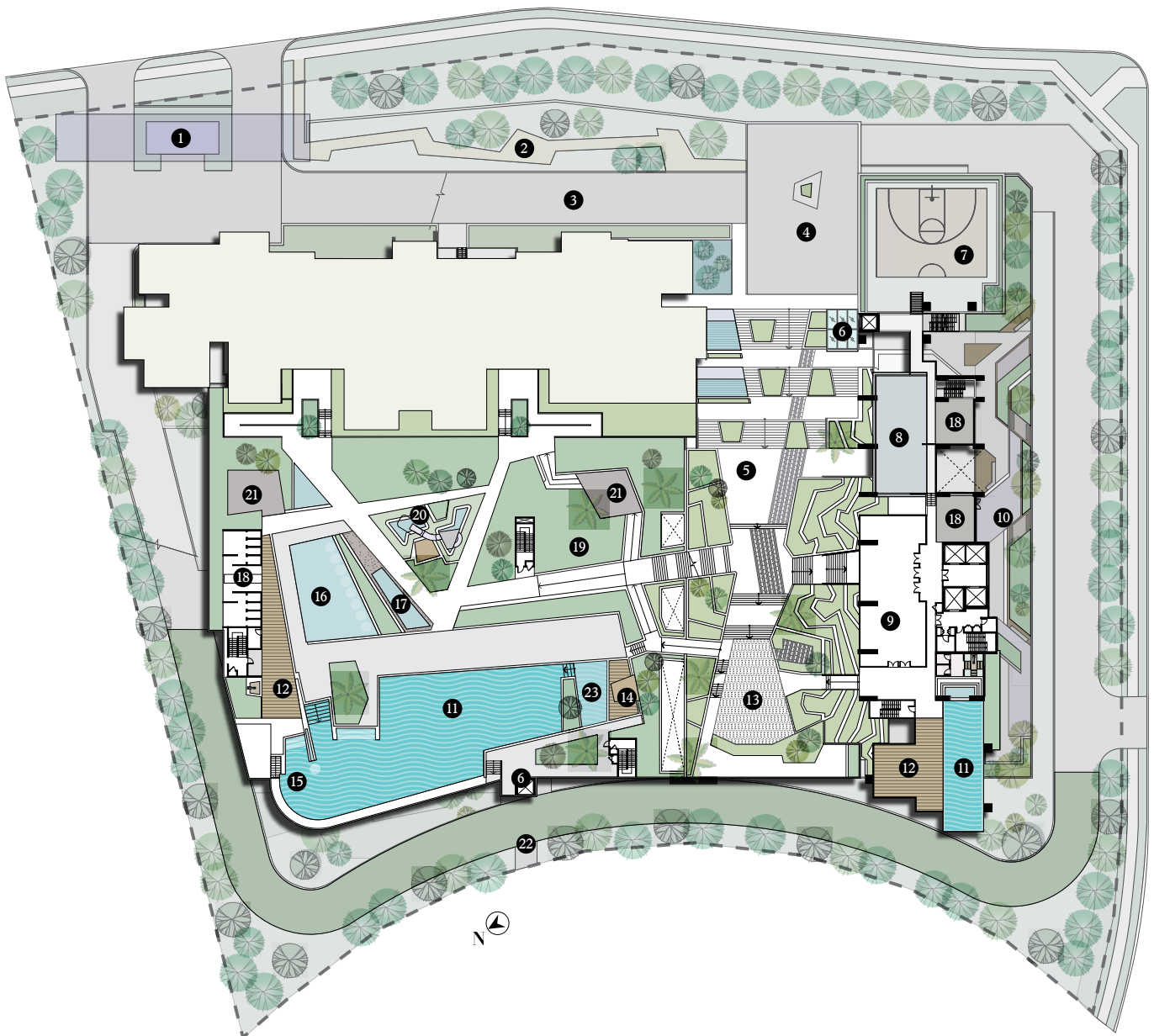


Type A3 Studio Unit



Facilities Layout Plan

- | | |
|-------------------------|--------------------------|
| ① Guard House | ⑬ Terrace / Viewing Deck |
| ② Walkway | ⑭ Pool Deck + Cabanas |
| ③ Driveway | ⑮ Submersible Deck |
| ④ Drop-Off | ⑯ Kid's Pool |
| ⑤ Promenade | ⑰ Water Feature |
| ⑥ Lift | ⑱ Changing Rooms |
| ⑦ Half Basketball Court | ⑲ Lawn |
| ⑧ Gymnasium | ⑳ Children's Playground |
| ⑨ Multipurpose Hall | ㉑ BBQ Area |
| ⑩ Outdoor Gardens | ㉒ Gate Access to Park |
| ⑪ Lap Pool | ㉓ Lounger Pool |
| ⑫ Pool Deck | |

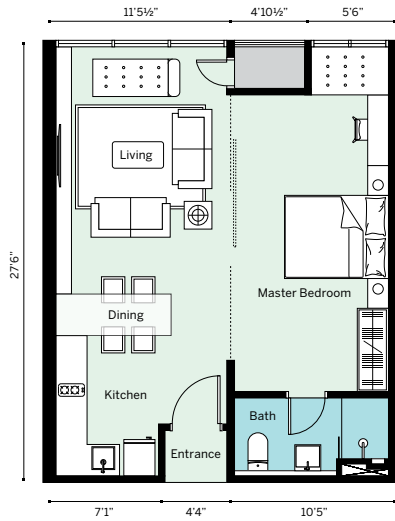


Studio

Built-up: 599 sq. ft.

Type A1

Level 2 - Level 23 // Tower A & B

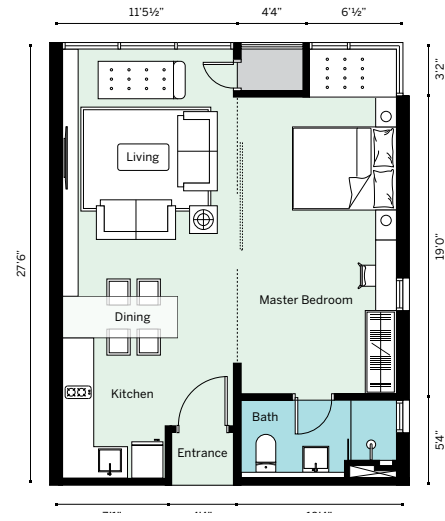


Studio

Built-up: 596 sq. ft.

Type A2

Level 2 - Level 23 // Tower B

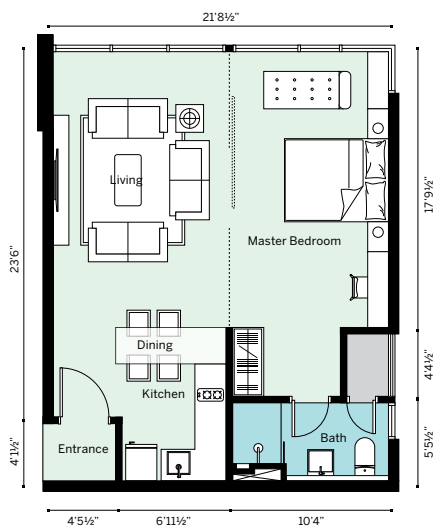


Studio

Built-up: 603 sq. ft.

Type A3

Level 1 - Level 23 // Tower A

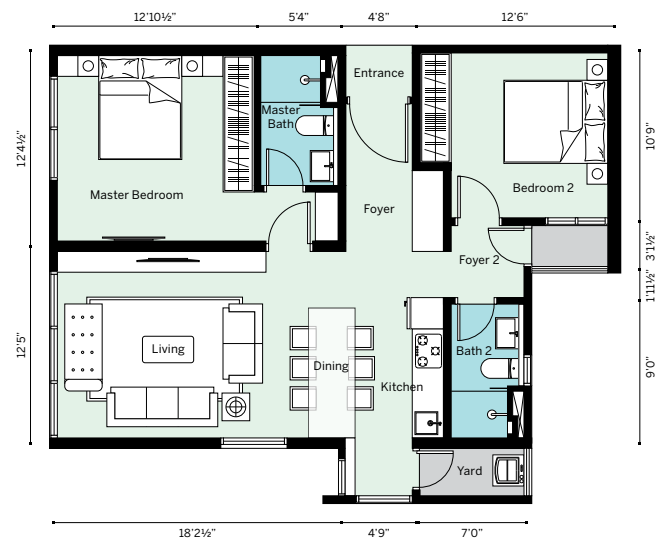


2 Bedrooms

Built-up: 863 sq. ft.

Type B1

Level 2 - Level 23 // Tower A

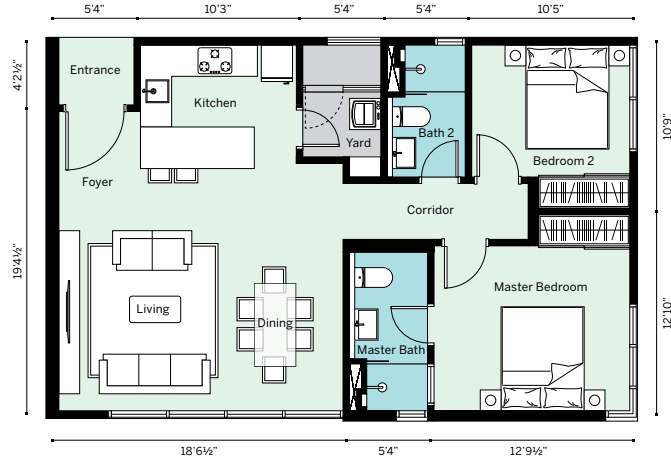


2 Bedrooms

Built-up: 864 sq. ft.

Type B2

Level 2 - Level 23 // Tower A



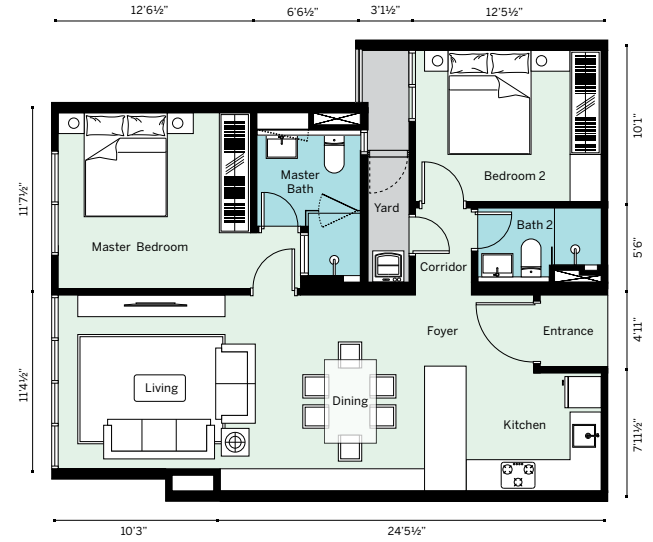
Type B2a is variant units without the corner windows at the master bedrooms. The actual dimension and area configuration of these units can be made available upon request.

2 Bedrooms

Built-up: 896 sq. ft.

Type B3

Level 2 - Level 23 // Tower B



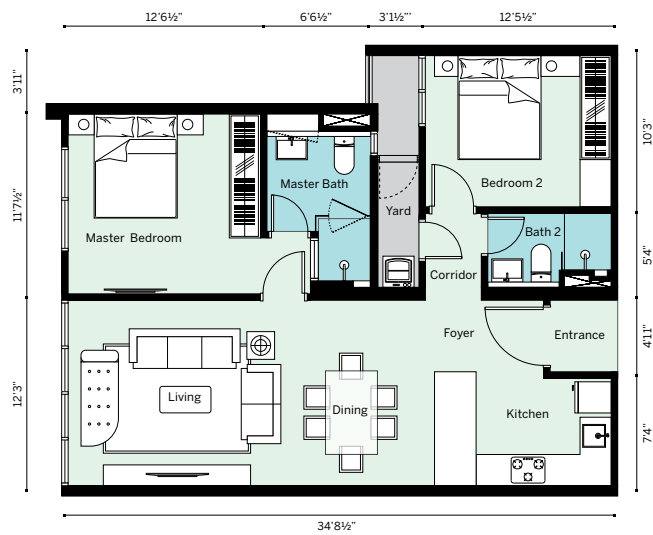
Type B3a is limited variant units with balconies. The actual built-up for these variant types varies and the actual dimension and area configuration of these units can be made available upon request.

2 Bedrooms

Built-up: 893 sq. ft.

Type B4

Level 2 - Level 23 // Tower B



Type B4a is limited variant units with balconies. The actual built-up for these variant types varies and the actual dimension and area configuration of these units can be made available upon request.

3 Bedrooms

Built-up: 1,288 sq. ft.

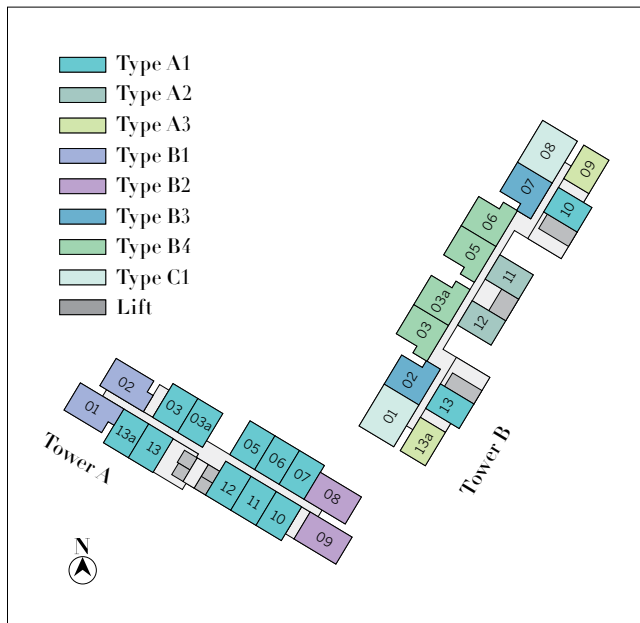
Type C1

Level 2 - Level 23 // Tower B



Type C1a is a limited variant unit with a balcony. The actual built-up for this variant type varies and the actual dimension and area configuration of the unit can be made available upon request.

Key Plans



Building Specifications

Structure

Reinforced Concrete

Roofing

Reinforced Concrete

Wall

Lightweight Block

Reinforced Concrete/Masonry

Windows

Aluminium Framed Glass Window

Doors

Main Entrance

Approved Fire Rated Timber Panel Door

Others

Timber Panel Door/Glass Door

Ironmongery

Quality Locksets

Ceiling Finishes

Plaster Ceiling/Skim Coat/Paint

Floor Finishes

Living/Dining/Kitchen/Bedroom/Bathroom

Porcelain Tiles

Yard/Balcony

Ceramic Tiles/Cement Screed

Wall Finishes

Bathroom

Ceramic Tiles

Others

Plaster/Skim Coat/Paint

Sanitary Installations

Quality Sanitary Wares & Fittings 1 Bedroom 2 Bedrooms 3 Bedrooms

Wash Basin 1 2 3

Basin Tap 1 2 3

Water Closet 1 2 3

Shower Rose 1 2 3

Washing Machine Tap 1 1 1

Sink Tap 1 1 1

Electrical Installations

Lighting Point 8 13 19

Ceiling Fan Point 1 3 4

Power Point 12 15 20

Air Conditioning Point 2 3 5

Water Heater Point 1 2 3

TV Point 1 2 2

Telephone Point 1 2 2

Door Bell Point 1 1 1



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the
Fresher
 Concept

Developer's License No.: 12238-1/05-2015/79(L) • Validity Period: 17/5/2013 – 16/5/2015 • Advertising & Sales Permit No.: 12238-1/05-2015/79(P) • Validity Period: 17/5/2013 -16/5/2015 • Approving Authority: Majlis Perbandaran Subang Jaya • Building Plan Reference No.: MPSJ/BGN/KW/B-9150(42) • Land Tenure: Freehold • Total No. of Units: Block A: 307 units, Block B: 320 units • Expected Completion Date: Jan 2017 • Built-up Areas: 599sf – 4,680sf. Land Encumbrances: Nil • Selling Price: Block A: RM512,000 - RM3,900,000, Block B: RM500,000 - RM2,818,000 • Express Condition: Nil

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