



TROPICANA  
METROPARK  
SUBANG JAYA

paloma  
Courtyard Villas  
复合式庭院别墅

## Refined Luxury For The Discerning Few

Nestled within the enclave of Tropicana Metropark , these 16 exclusive duplex Courtyard Villas are part of the luxurious residential mix of Paloma. These luxurious residences offer an exclusivity of lush greenery and urban elegance.

The Courtyard Villas are meticulously crafted with two design options. **The Villas (Lower Unit)** has a feature courtyard within each unit that brings light into internal living spaces. Other special features include a spacious terrace where one can enjoy unrestricted views of Central Park.

Residents of **The Villas (Upper Unit)** can also enjoy a spectacular panorama over Central Park on their private roof terrace. The area is also an ideal setting for rooftop gatherings where residents can entertain guests in an open environment with the sky as the backdrop. Each unit also feature it's own skylight, thus allowing natural light within the inner spaces of the villas.

## 完美无瑕的优质奢华生活

此限量的复合式高级庭院别墅共计16单位，是坐落于 Tropicana Metropark Paloma 豪华公寓其中组成部分。其绿色空间和奢华的都市时尚生活，是专为追求优质生活的住户们而设置。

此高级庭院别墅共备有两项精心选项。**The Villas (楼下单位)** 单位皆附设庭院景致，这有助于户外自然光导入户内的生活空间。其别出心裁的宽敞阳台设计，必让住户们享有中央公园翠绿景观的视觉享受。

**The Villas (楼上单位)**的住户们则可透过其专属的顶楼平台俯视中央公园壮观的全景，同时也可在此举办个人的露天聚会活动以款待贵客欢度美好时光。其特有天窗的设计更能让户内各室与空间充满大量的户外照明。



Roof Terrace of The Villas (Upper Unit)  
with Panoramic Views over the Central Park  
The Villas (楼上单位) 顶楼平台俯瞰中央公园全景



View of Courtyard Villas  
复合式庭院别墅

CCTV | Card Access At Entry & Exit Point | Card Access At Lift To Unit | Home Alarm System  
闭路电视 | 出入口处配有通行卡 | 直达单位楼层的电梯通行卡 | 家用防盗警报系统

## Breathtaking Views In The Very Comfort Of Your Own Abode

Set amidst an atmosphere of serenity and seclusion, the Courtyard Villas are housed within a gated and guarded enclave.

The Villas blend seamlessly into it's surrounding that comprise of breathtaking views of the Central Park. With its wide frontage and a courtyard avenue that serves as a transition to the villas' entrances, they are also equipped with a dedicated drop off area for residents and visitors where they can immediately immerse themselves in this beautiful surroundings.

## 令人叹为观止的和谐家园

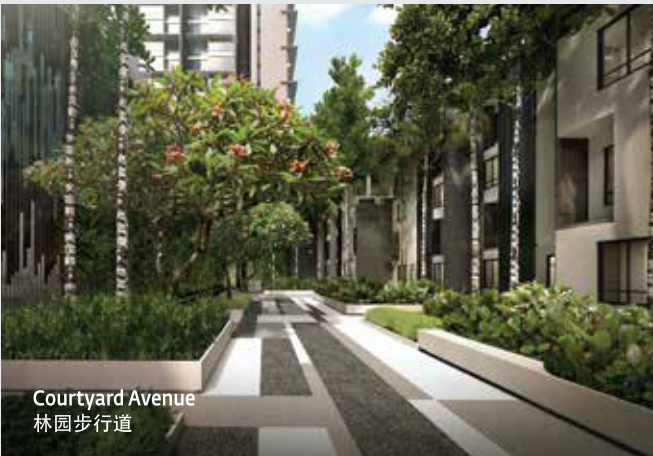
庭院别墅设有围篱社区并备有保安门卫，为您提供安全与和谐的优质居住环境。

经过一系列的精心策划与部署，其独特本色已与周边环境及设施如中央公园的宏伟景色互相融和。拥有宽阔的起居空间，通往林园步行道能抵达别墅正门以及贴心的为住户与宾客们特设专用上下车迎宾区，使您感受宾至如归以及恬静幽美的生活环境。

- 4 parking bays for each unit
  - Exclusive elevator serving only 4 units
  - Courtyard avenue
  - Dedicated drop off area
- 每单位配有四个停车位
  - 每四单位享有一架专属电梯
  - 林园步行道
  - 专用上下车迎宾区



Bubble Tub  
泡泡浴池



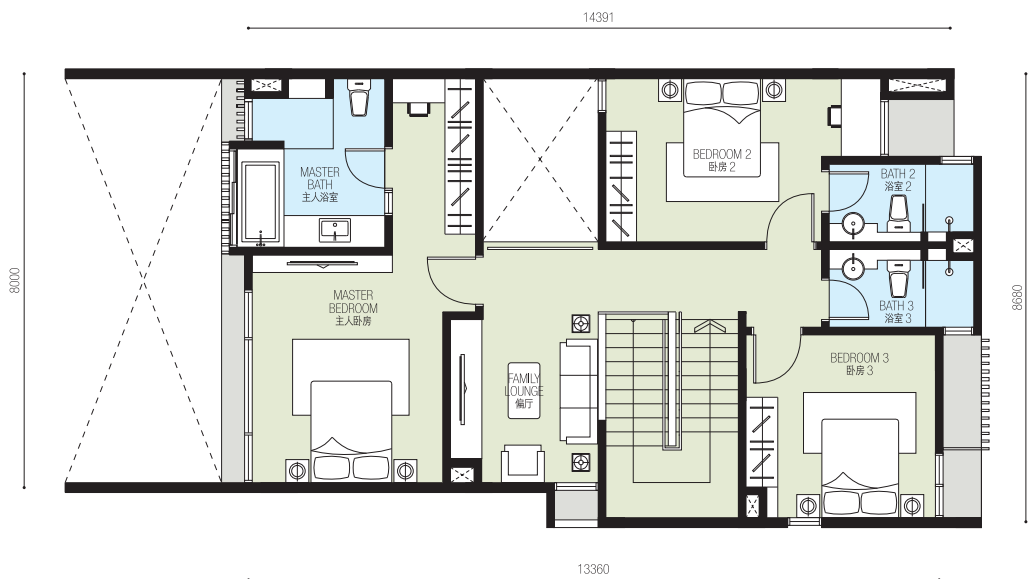
Courtyard Avenue  
林园步行道

Type 房型 A1/A2 The Villas (Lower Unit 楼下单位)

4 Bedrooms 卧室 | Built-up 建筑面积 : 2400 sq.ft. 平方尺



▲ LOWER FLOOR 下层楼

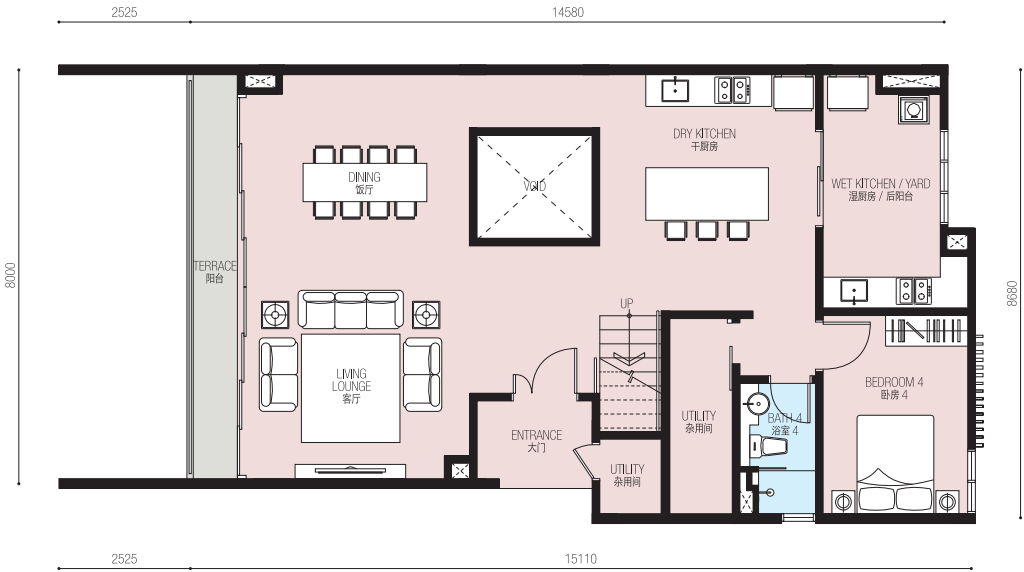


▲ UPPER FLOOR 上层楼

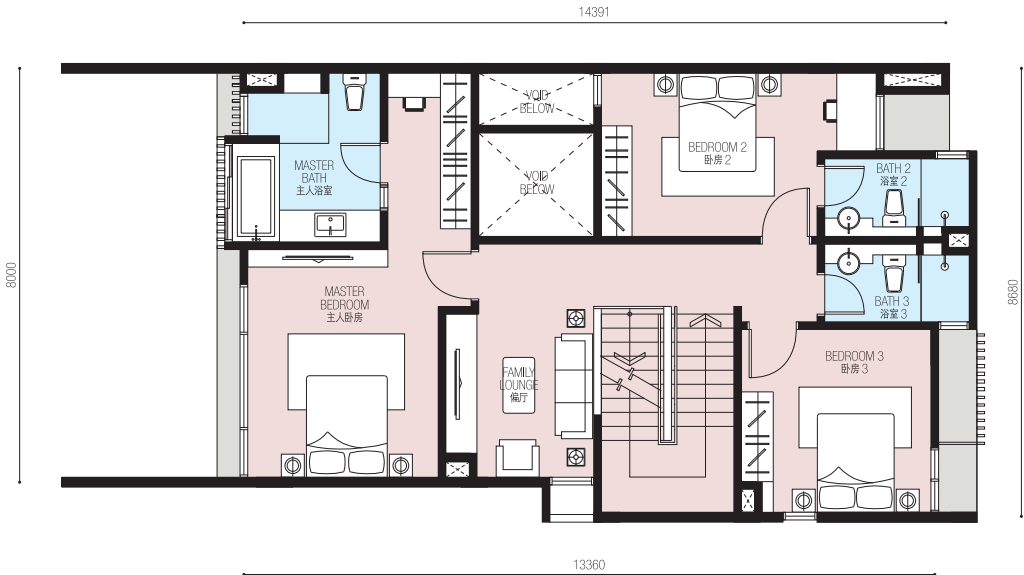
# Type 房型 B1/B2 The Villas (Upper Unit 楼上单位)

4 Bedrooms 卧室 | Built-up 建筑面积 : 2588 sq.ft. 平方尺

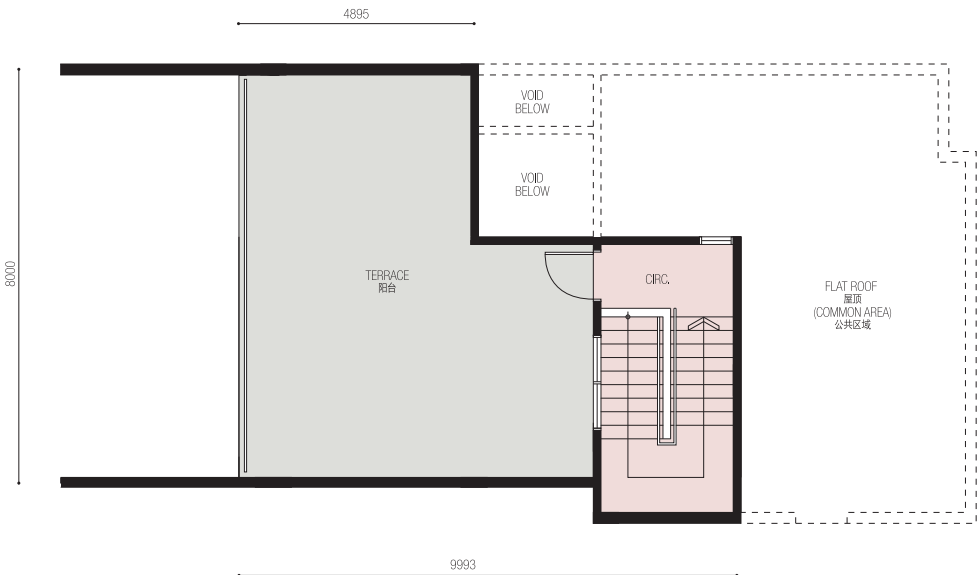
LOWER FLOOR 下层楼 ▶



◀ UPPER FLOOR 上层楼



ROOF 顶楼 ▶



Site Layout Plan 工程平面图



LOWER GROUND 底楼

- A Courtyard avenue  
林园步行道
- B Courtyard Villas drop off area  
庭院别墅的上下车迎宾区

LEVEL 3 楼

- C Waiting lounge  
等候间
- D Reflective pool  
反射池

LEVEL 3a 楼

- E Lift access to Courtyard Villas & to Central Park gate access  
通往庭院别墅的电梯及中央公园闸门
- F Infinity pool  
无边际泳池
- G Jacuzzi  
水疗设备
- H Pool deck  
泳池甲板

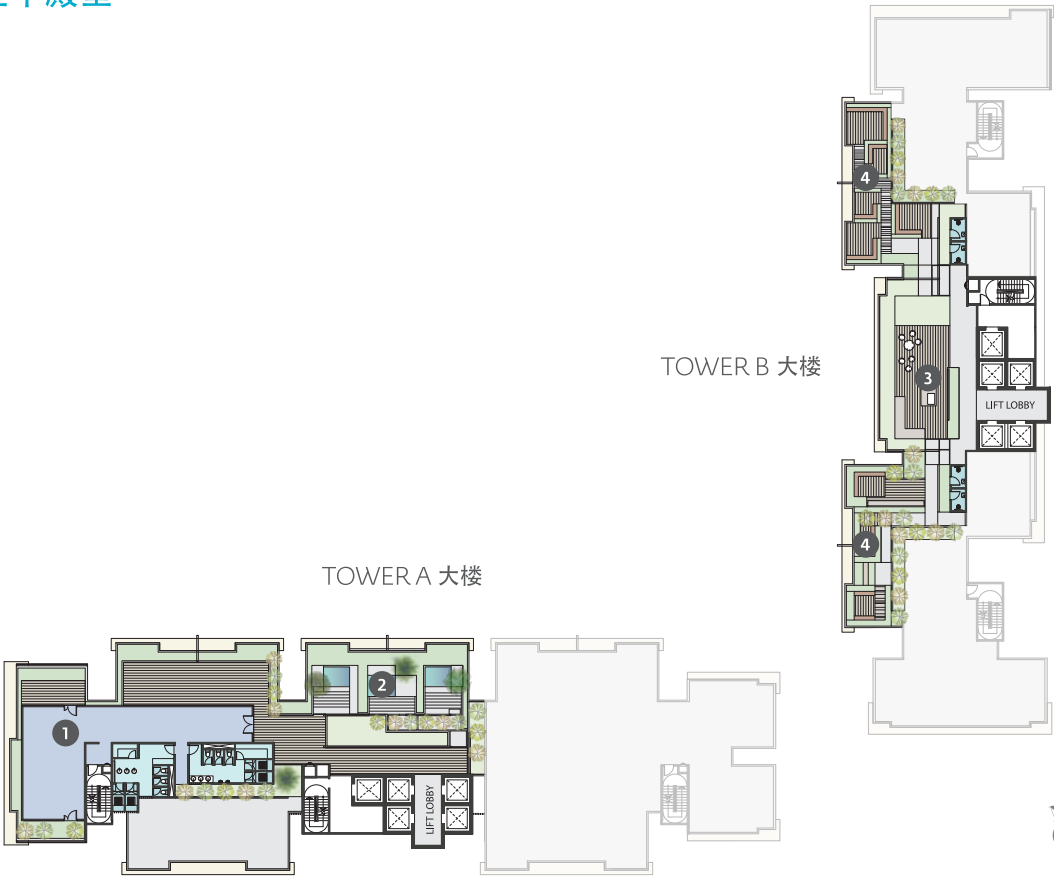
- I Sunken basketball court  
篮球场
- J Pre-function area  
贵宾交流区
- K Multipurpose hall  
多功能礼堂
- L Floating pavilion  
水上凉亭
- M Games room  
游戏室
- N Meeting room  
会议室
- O Stone garden  
石艺花园

- P Great Lawn  
大草地
- Q Lookout pavilion  
眺望台
- R Sanctuary pool  
泳池
- S Wading pool  
嬉水池
- T Children's playground  
儿童游乐场
- U Social terrace  
社交露台

Sky Sanctuary 空中殿堂

LEVEL 30 楼

- 1 Sky Gymnasium  
空中健身室
- 2 Bubble tub  
泡泡浴池
- 3 Sky lounge  
空中休闲区
- 4 Reading corner  
阅读室



Building Specifications 建筑规格

Structure 结构	Reinforced Concrete 钢筋混凝土
Wall 墙壁	Reinforced Concrete / Lightweight Block / Brickwall / Drywall 钢筋混凝土 / 轻型砖块 / 砖墙 / 石膏墙板
Roofing Covering 屋顶盖	Reinforced Concrete 钢筋混凝土
Roof Framing 屋顶框	Reinforced Concrete 钢筋混凝土
Ceiling 天花板	Skim Coat / Plaster Ceiling & Paint 涂层抹灰 / 石膏天花板和油漆
Windows 窗户	Aluminium Framed Glass Window 铝合金框玻璃窗
Doors 门户	Main Entrance 大门 Approved Fire-Rated Timber Panel Door 防火实心木门  Others 其他 Timber Panel Door / Glass Door 实心木门 / 玻璃门
Ironmongery 门窗配件	Quality Locksets 高品质锁具
Wall Finishes 墙面修饰	Bathroom 浴室 Tiles 瓷砖  Others 其他 Plaster / Skim Coat & Paint 石膏涂层和油漆
Floor Finishes 地面修饰	Living / Dining / Kitchen / Bathrooms / Utilities 客厅 / 饭厅 / 厨房 / 浴室 / 杂用间 Tiles 瓷砖  Bedrooms / Staircase / Family Lounge / Entrance / Foyer 卧房 / 楼梯 / 起居室 / 正门 / 玄关 Timber Flooring 复合木地板  Terrace 阳台 Cellulose Cement Fibre Floor Strip 纤维水泥压力板  Others 其他 Cement Screed 水泥砂浆

Sanitary & Plumbing Fittings 卫浴与水管

Type 房型	A / A1 - A5	B/B1 - B5
Wash Basin 面盆	4	4
Basin Tap 面盆水龙头	4	4
Hand Shower Set 手握花洒	4	4
Water Closet 坐厕	4	4
KItchen Sink 厨房水槽	2	2
Sink Tap 厨房水槽水龙头	2	2
Washing Machine Tap 洗衣机水龙头	1	1
Water Tap 水龙头	1	2
Bath Tub And Mixer 浴缸	1	1

Electrical Installations 电插座装置

Type 房型	A / A1 - A5	B/B1 - B5
Lighting Point 电灯掣	37	39
Wall Lighting Point 壁灯电掣	2	5
Ceiling Fan Point 吊式风扇电掣	6	6
Power Point 电源插座	27	27
Waterproof Power Point 防水电源插座	1	2
Air-cond Point 冷气插座	8	8
Water Heater Point 热水器插座	4	4
TV Point 电视插座	3	3
Telephone Point 电话插座	3	3
Door Bell Point 门铃插座	1	1
Exhaust Fan Point 抽风机插座	1	1



A breezy walkway wraps around the 9.2-acre Central Park  
环绕着9.2英亩中央公园的漫步走道

# Location, Right Investment For Living

Tropicana Metropark is located in the exclusive neighbourhood of Subang Jaya, an affluent, self-sustained satellite township with a comprehensive range of educational, medical, commercial and public infrastructure systems. A short distance away from Kuala Lumpur's city centre, Tropicana Metropark is also accessible via public transport in the form of an adjacent KTM station. This urban and convenient lifestyle will be further enhanced with a direct link flyover, connecting the Federal Highway to Tropicana Metropark (scheduled for completion by 2017), thus ensuring a fast and easy commute for residents, workers and visitors alike.

## 地点，为生活作出的明智投资

Tropicana Metropark 与繁华的梳邦再也为邻，这里是一个富裕、自供自给的城镇，备有完善的教育、医药、商业与公共设施系统。距离吉隆坡市中心约30分钟的车程，在 Tropicana Metropark 采用公共交通前往各地非常便捷，邻近就有电动火车站。随着 Tropicana Metropark 直接衔接联邦大道的高架天桥的开通（预定竣工期为2017年），届时整个城镇的交通会更加通畅无阻，居民、上班族和访客更往来自如。



- 1 Sunway Pyramid  
双威金字塔购物商场
- 2 Subang Parade  
梳邦百利购物商场
- 3 Empire Shopping Mall  
帝国购物广场
- 4 Sunway University College & Monash University  
双威大学学院及莫纳什大学

- 5 Taylor's Lakeside University College  
泰莱大学学院
- 6 INTI College  
英迪学院
- 7 Metropolitan College  
城市学院
- 8 Sime Darby Medical Centre  
森纳美医疗中心
- 9 Citta Mall  
Citta 购物商场

- Shopping Mall  
购物商场
- Education  
学校
- KTM Station  
电动火车站
- Hospital  
医药中心

- Direct Access From Federal Highway  
直接连接至联邦大道
- KTM Tracks  
电动火车轨道
- Golf Club  
高尔夫球场
- Airport  
飞机场



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CORPORATION BERHAD  
丽阳机构

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