



TROPICANA  
METROPARK  
SUBANG JAYA

paloma  
Serviced Residences



## An Elevated Living Experience

Nestled within the enclave of Tropicana Metropark, Paloma comprises two serviced residential towers and 16 exclusive duplex courtyard villas to offer the best of green exclusivity and modern luxury. The development is thoughtfully designed with a modern setting, ensuring a grand view of the Central Park. Well-planned touches help enhance the use of natural lighting, setting the stage for a rewarding living experience.







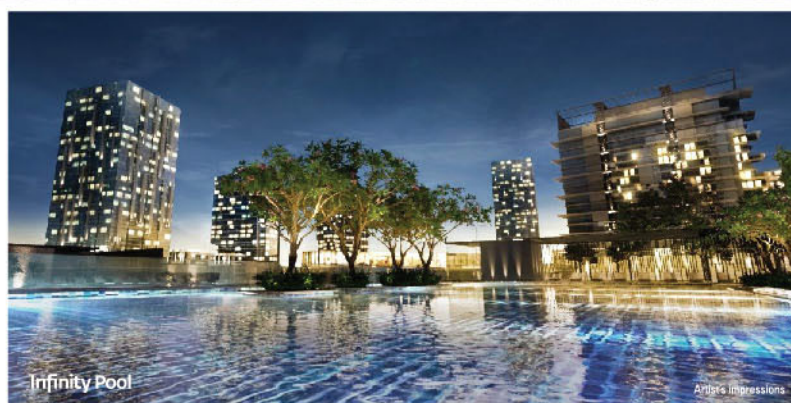
A breezy walkway wraps around the 9.2-acre Central Park

Artis's Impressions



Greenery Social Space

Artis's Impressions



Infinity Pool

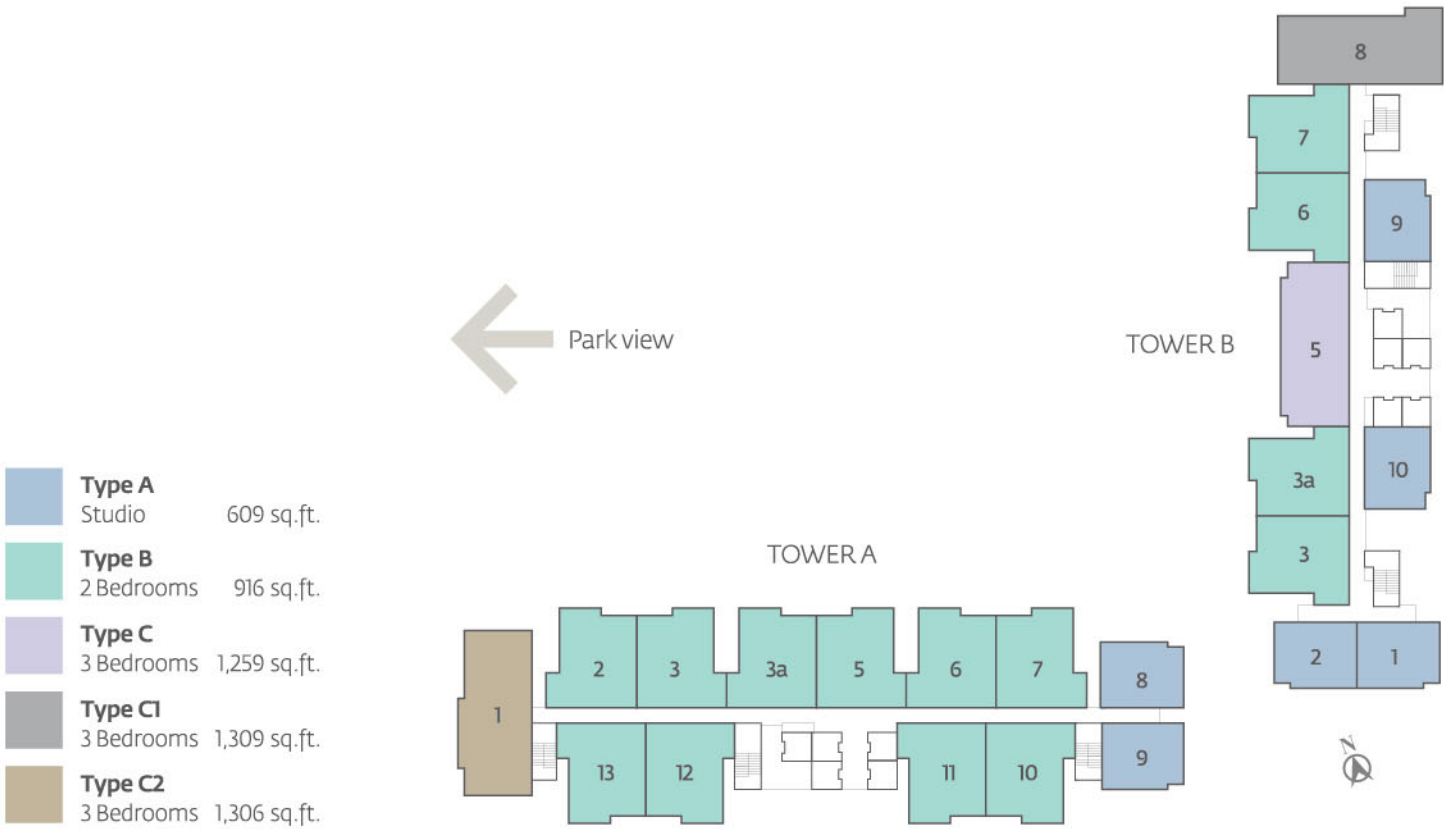
Artis's Impressions

## Perfection In Serenity

Immerse in bliss reminiscent of nature's soothing touches. Paloma is adorned by natural elements such as the Stone Gardens, Lifestyle Pavilion, Sanctuary Pool and Infinity Pool where the gentle sounds of water and breeze caress the air. Each section is connected through beautiful viewing pavilions, enabling friends and family members to share the best seats to captivating portraits of nature.



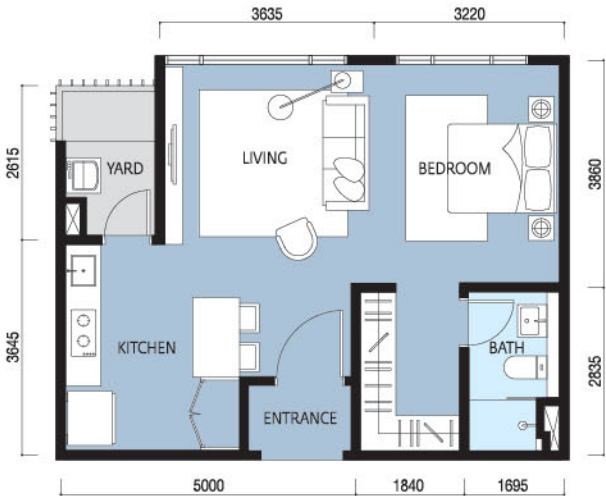
Key Plan



Typical Floor Plan

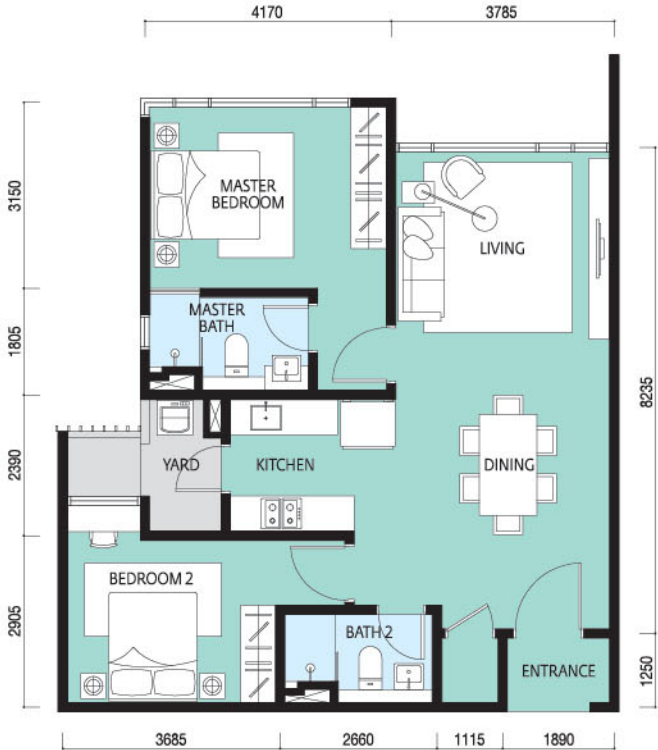
Type A

**Studio**  
Built-up: 609 sq.ft.



Type B

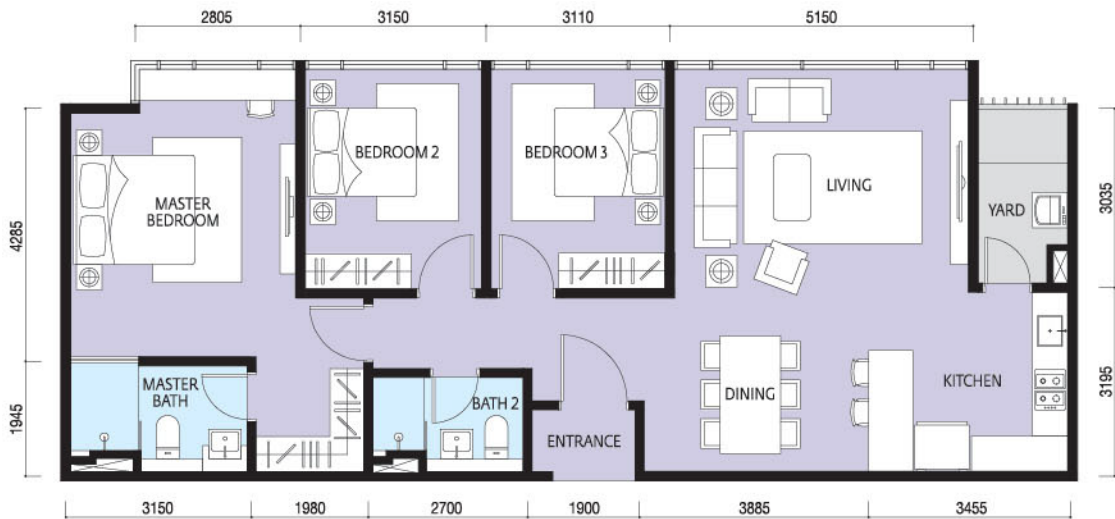
**2 Bedrooms**  
Built-up: 916 sq.ft.





Type C

3 Bedrooms  
Built-up: 1,259 sq.ft.



Type C1

3 Bedrooms  
Built-up: 1,309 sq.ft.



Type C2

3 Bedrooms  
Built-up: 1,306 sq.ft.





# Facilities Floor Plan



## LEVEL 3

- 1 Waiting lounge
- 2 Reflective pool

## LEVEL 3a

- 3 Lift access to Courtyard Villas & to Central Park gate access
- 4 Infinity pool
- 5 Jacuzzi
- 6 Pool deck

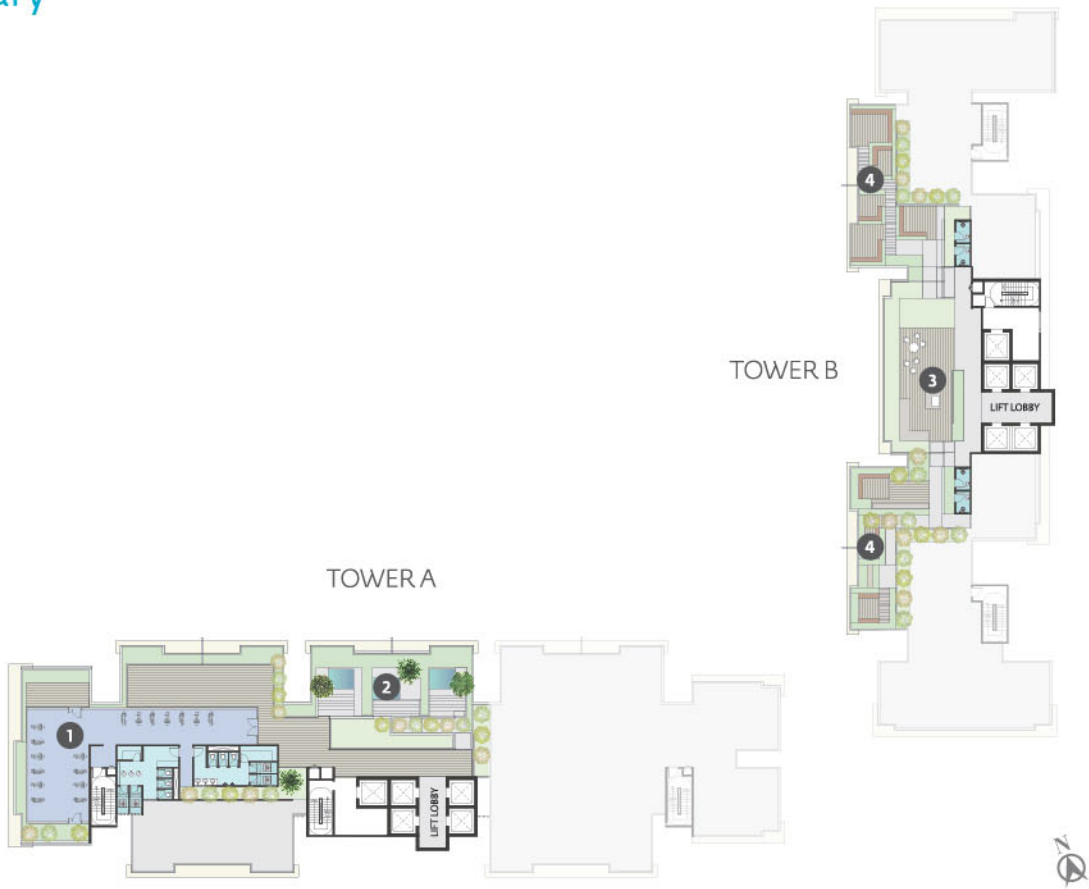
- 7 Sunken basketball court
- 8 Pre-function area
- 9 Multipurpose hall
- 10 Floating pavilion
- 11 Games room
- 12 Meeting room
- 13 Stone garden

- 14 Great lawn
- 15 Lookout pavilion
- 16 Sanctuary pool
- 17 Wading pool
- 18 Children's playground
- 19 Social terrace

# Sky Sanctuary

## LEVEL 30

- 1 Sky gymnasium
- 2 Bubble tub
- 3 Sky lounge
- 4 Reading corner





# Building Specifications

Structure	Reinforced Concrete
Wall	Reinforced Concrete / Lightweight Block / Brickwall / Drywall
Roofing Covering	Reinforced Concrete
Roofing Framing	Reinforced Concrete
Ceiling	Skim Coat / Plaster Ceiling & Paint
Windows	Aluminium Framed Glass Window
Doors	<b>Main Entrance</b> Approved Fire-Rated Timber Panel Door  <b>Others</b> Timber Panel Door
Ironmongery	Quality Locksets
Wall Finishes	<b>Bathroom</b> Tiles  <b>Others</b> Plaster Skim Coat & Paint
Floor Finishes	<b>Living / Dining / Kitchen / Bathrooms / Yard</b> Tiles  <b>Bedrooms</b> Type A – Porcelain Tiles Type B/C/C1/C2 – Engineered Wood  <b>Others</b> Cement Screed

## Sanitary & Plumbing Fittings

Type	A / A1	B/B1	C	C1	C2
Wash Basin	1	2	2	3	3
Basin Tap	1	2	2	3	3
Hand Shower Set	1	2	2	3	3
Water Closet	1	2	2	3	3
Kltchen Sink	1	1	1	1	1
Sink Tap	1	1	1	1	1
Washing Machine Tap	1	1	1	1	1

## Electrical Installations

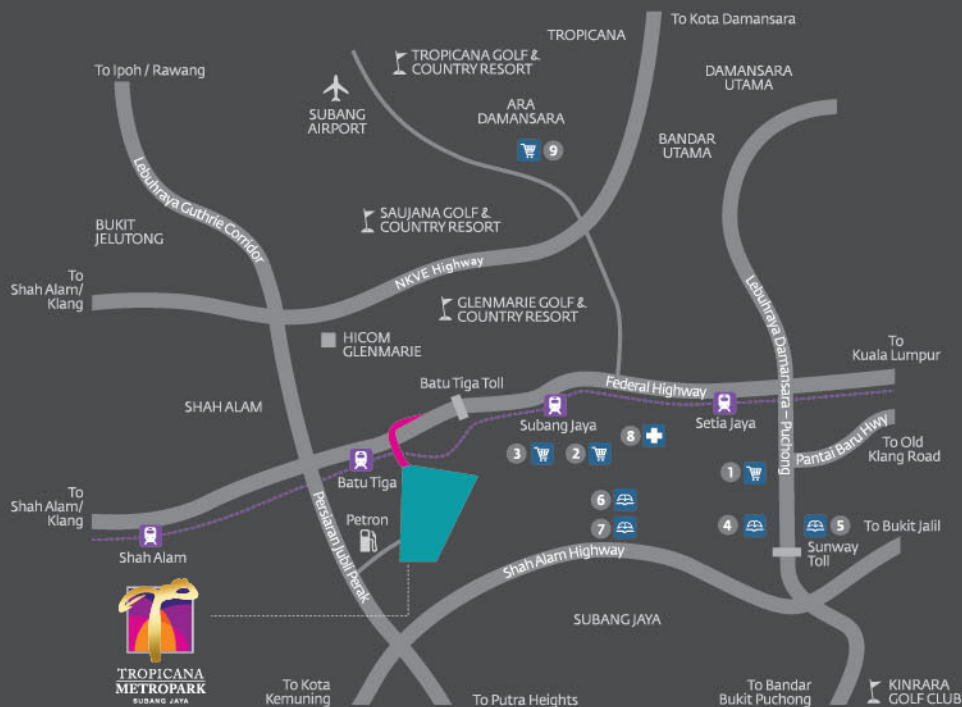
Lighting Point	10	16	19	20	20
Ceiling Fan Point	2	3	4	4	4
Power Point	8	13	18	17	17
Air Conditioning Point	2	3	4	4	4
Water Heater Point	1	2	2	3	3
TV Point	1	1	2	2	2
Telephone Point	1	2	2	2	2
Door Bell Point	1	1	1	1	1
Exhaust Fan Point	1	1	2	2	-





# 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. A mere 30 minutes 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 proposed direct link bridge connecting Federal Highway to Tropicana Metropark, ensuring a fast and easy commute for residents, workers and visitors.



- 1 Sunway Pyramid
- 2 Subang Parade
- 3 Empire Shopping Mall
- 4 Sunway University College & Monash University

- 5 Taylor's Lakeside University College
- 6 INTI College
- 7 Metropolitan College
- 8 Sime Darby Medical Centre
- 9 Citta Mall

- Shopping Mall
- Education
- KTM Station
- Hospital

- Direct Access From Federal Highway
- KTM Tracks
- Golf Club
- Airport



GPS Coordinates  
N3 04.120 E101 33.794

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Developer's License No.: 12238-2/10-2015/0793(L) • Validity Period: 01/11/2013-31/10/2015 • Advertising & Sales Permit No.: 12238-2/10-2015/0793(P) • Validity Period: 01/11/2013-31/10/2015 • Approving Authority: Majlis Perbandaran Subang Jaya • Building Plan Reference No.: MPSJ/BCN/600-1/10/5(BP3-1) (21) • Land Tenure: Freehold • Total No. of Units: Serviced Apartments – Block A: 323units, Block B: 248units, Courtyard Villas: 16 units • Expected Completion Date: 45 months from SPA date • Built-up Areas: 609sf – 2,263sf • Land Encumbrances: Nil • Type of Development: Serviced Apartment • Selling Price: RM650,000 (min) – RM2,940,000 (max) • Express Condition: Nil.

All information contained herein (including specifications, plan measurements and illustrations) are subject to amendments, variations and modifications without notification as may be required by the relevant authorities or developer's consultants and is not intended to form part of an offer and contract. Whilst every reasonable care has been taken in preparing this information, the developer cannot be held liable for any variation or inaccuracy.

A member of

**TROPICANA**  
CORPORATION BERHAD  
丽阳机构  
(FORMERLY KNOWN AS SUKIA CORPORATION BERHAD)

