



**TROPICANA
METROPARK**

SUBANG JAYA

FREEHOLD

RESIDENCES

SOUTH

**A FRESHER
CONCEPT OF LIVING
IN SUBANG JAYA**

How green is
my valley
So flushed with life
So gentle in the wind
And every moment
is a song



A BRIGHT ARRIVAL
(ARTIST'S IMPRESSION ONLY)

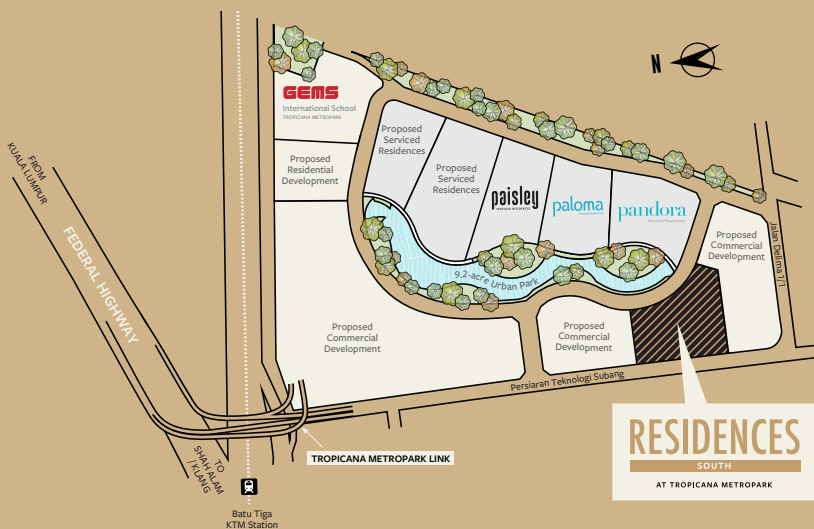


STUNNING VIEWS OF THE URBAN PARK
(ARTIST'S IMPRESSION ONLY)

JUMP START EVERYDAY

**RESIDENCES SOUTH @ TROPICANA METROPARK
IS THE HAPPIEST OF SUBANG JAYA'S HIGH RISE HOMES.**

Introducing the new stylish serviced apartments of Tropicana Metropark— lifestyle-centric residences right above exciting neighbourhood shoppes, surrounded by spectacularly vibrant towns of Subang Jaya, Shah Alam and Glenmarie, with winning views of the urban park with a canal.



ESSENTIALS

1 **STUDIOS AND TWO-BEDDERS**

2 **EXCLUSIVE FACILITIES AND LANDSCAPE DECK**

3 **DIRECTLY CONNECTED TO RETAIL, RESTAURANTS AND SERVICES BY ACCESS-CONTROL LIFTS**

Let your home reflect the youthful you.
From breezy design to bubbly vibes,
Residences South exemplifies colourful urban lives
that stay fresh forever.



A BEAUTIFUL EVENING STROLL
(ARTIST'S IMPRESSION ONLY)

FREEHOLD ABOVE THE LATEST COMMERCIAL HUB COSY HOMES PARK VIEW



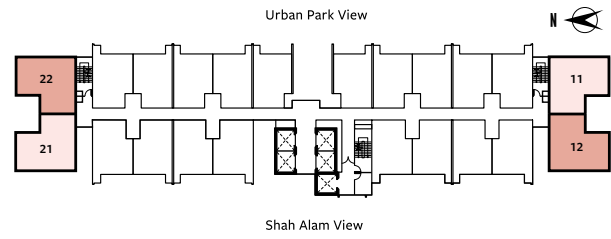
SHOPPES JUST AROUND THE CORNER
(ARTIST'S IMPRESSION ONLY)

TYPE A

2 Bedrooms

700 sf
65.1 sm

■ A
■ A-M



A STYLISH LIFESTYLE
(ARTIST'S IMPRESSION ONLY)

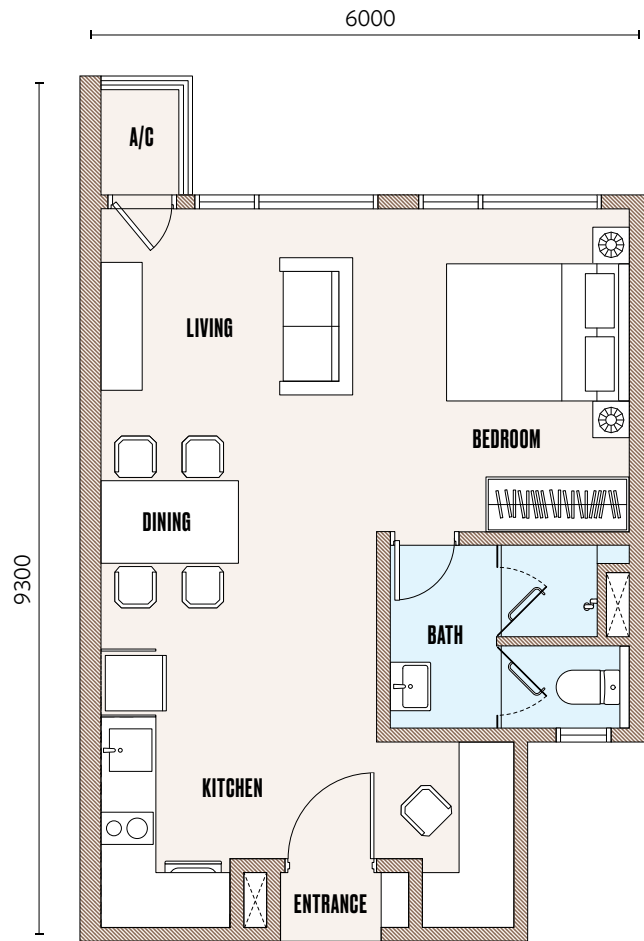
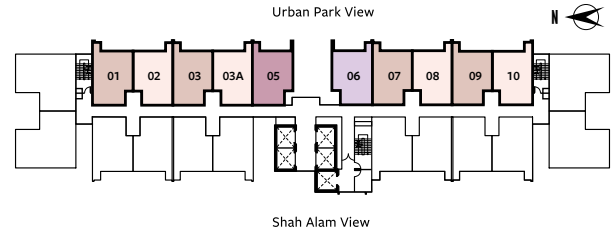
SPECIFICATIONS

TYPE B

Studio

500 sf
46.5 sm

- B
- B-M
- B1
- B1-M



STRUCTURE	Reinforced Concrete
WALL	Reinforced Concrete / Lightweight Block / Brick Wall
ROOF COVERING	Reinforced Concrete
WINDOWS	Aluminium Framed Glass Window
DOORS	MAIN ENTRANCE Approved Fire-Rated Door
	OTHERS Timber Flush Door
IRONMONGERY	Locksets
CEILING	Skim Coat & Paint / Plaster Ceiling

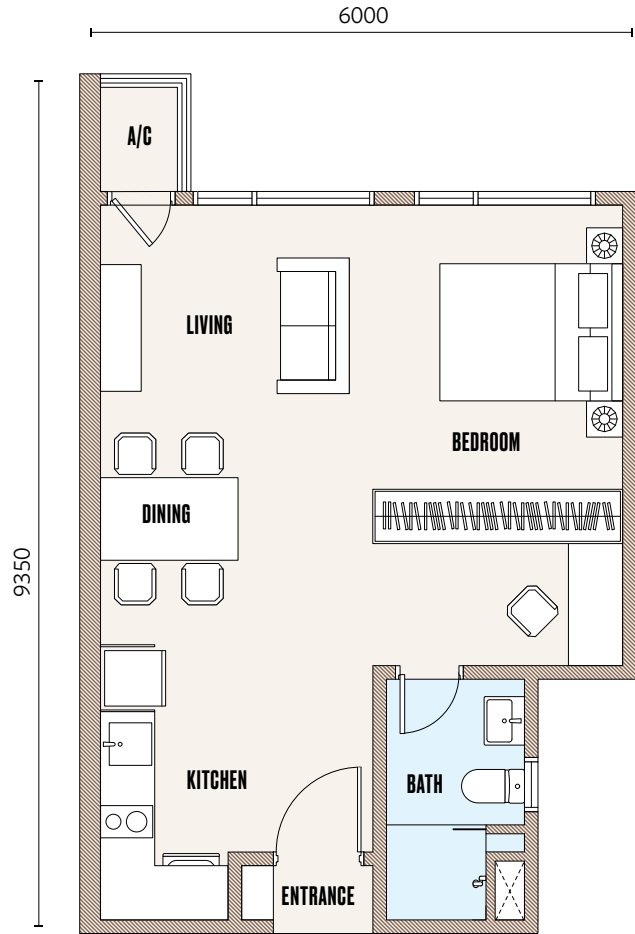
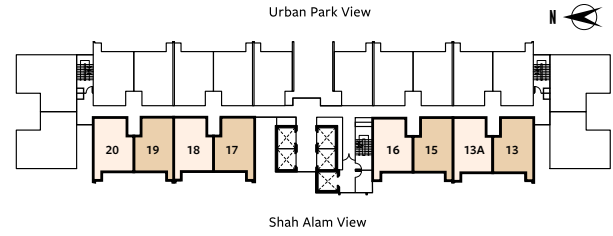
WALL FINISHES	BATHROOM Tiles
	OTHERS Skim Coat / Plaster & Paint
FLOOR FINISHES	LIVING / DINING / KITCHEN / BATHROOM / STUDY / YARD Tiles
	A/C LEDGE Cement Screed
	BEDROOM (ALL TYPE A) Laminated Flooring
	BEDROOM (ALL TYPE B & C) Tiles

TYPE C

Studio

500 sf
46.5 sm

C
 C-M



SANITARY WARE & PLUMBING FITTINGS

	A	B	C
WASH BASIN	2	1	1
BASIN TAP	2	1	1
WATER CLOSET	2	1	1
TOILET PAPER HOLDER	2	1	1
HAND BIDET	2	1	1
KITCHEN SINK WITH TAP	1	1	1
WASHING MACHINE TAP	1	1	1

ELECTRICAL INSTALLATIONS

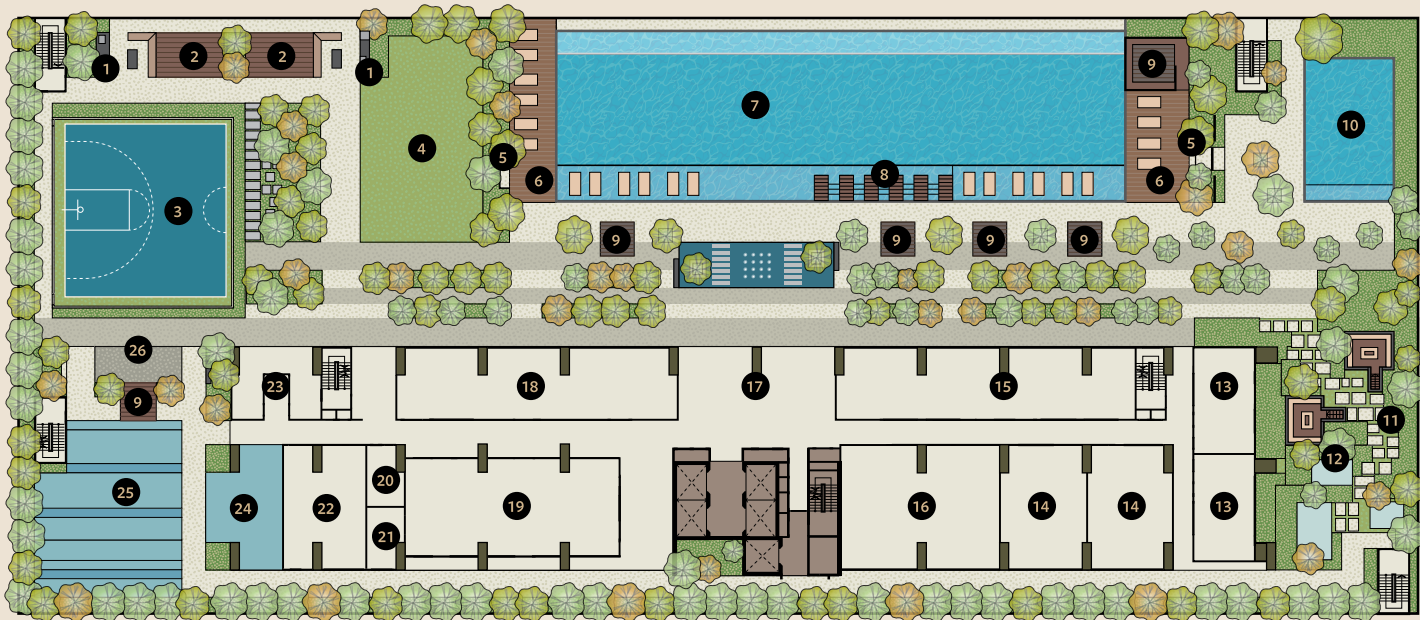
	A	B	C
LIGHTING POINT	15	11	10
CEILING FAN POINT	3	2	2
POWER POINT	15	13	13
AIR-CONDITIONING POINT	3	2	2
WATER HEATER POINT	2	1	1
TV POINT	1	1	1
FIBRE WALL SOCKET	1	1	1
DOOR BELL POINT	1	1	1



FACILITIES YOU'LL LOVE

AT L9
PODIUM

A RELAXING SWIM
(ARTIST'S IMPRESSION ONLY)



LEGEND

- | | | | |
|----|-----------------------|----|-------------------|
| 1 | BBQ Terrace | 14 | Surau |
| 2 | Gazebo | 15 | Gymnasium |
| 3 | Half Basketball Court | 16 | Management Office |
| 4 | Picnic Lawn | 17 | Lobby |
| 5 | Outdoor Shower | 18 | Lounge Space |
| 6 | Pool Deck | 19 | Multipurpose Hall |
| 7 | Swimming Pool | 20 | Laundry Room |
| 8 | Jacuzzi | 21 | Prep & Store Room |
| 9 | Cabana | 22 | Nursery |
| 10 | Kid's Pool | 23 | Washroom |
| 11 | Herbs Garden | 24 | Kid's Play Area |
| 12 | Par Course | 25 | Kid's Playground |
| 13 | Changing Room | 26 | Reflexology Path |



LOUNGING BY THE POOL
(ARTIST'S IMPRESSION ONLY)

A PART OF THE LIVELY SUBANG JAYA



1

88-acre

MASTERPLAN

residences, commercial, education, greenery



2

Purpose-built

DIRECT LINK

connecting Federal Highway to Tropicana Metropark



3

9.2-acre

URBAN PARK

airy spaces for modern fun 'n fitness



4

State-of-the-art

GEMS INTL SCHOOL

quality education for 3 to 18 year-olds



GO ANYWHERE ANYTIME

NEAR 6 MAJOR HIGHWAYS

A BUZZING HUB

RESIDENCES SOUTH IS SITUATED RIGHT ABOVE SHOPPES SOUTH, THE LATEST HANGOUT SPOT OF SUBANG JAYA

THE CORE OF VIBRANCY

THE NEW MEETING POINT AT THE HEART OF SUBANG JAYA-SHAH ALAM-GLENMARIE GOLDEN TRIANGLE



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tropicanametropark.com.my

DEVELOPER
TROPICANA METROPARK SDN BHD
TROPICANA METROPARK PROPERTY GALLERY
No. 1, Jalan Delima 1/1, Subang Hi-Tech Industrial Park,
47500 Subang Jaya, Selangor, Malaysia.
GPS Coordinate: 3.069312 N, 101.564488 E
Operating hours: Open Daily, 9.30am - 6.30pm

A member of



TROPICANA
CORPORATION BERHAD

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Tropicana Metropark Sdn Bhd (412231-X), Level 10-12, Tropicana City Office Tower, No. 3, Jalan SS20/27, 47400 Petaling Jaya, Selangor. • Developer's License No.: 12238-4/02-2022/0180(L) • Validity Period: 27/02/2020 - 26/02/2022 • Advertising & Sale Permit No.: 12238-4/02-2022/0180(P) • Validity Period: 27/02/2020 - 26/02/2022 • Approving Authority: Majlis Perbandaran Subang Jaya • Building Plan Reference No.: MPSJ.BGN.BP2.600-1/01/12/18) • Land Tenure: Freehold • Type of Development: Serviced Apartment • Land Encumbrances: OCBC Bank • Expected Completion Date: March 2024 • Total No. of Units: 656 • Built-up: 500sf - 700sf • Selling Price: RM377,000 (min) - RM852,000 (max) • 7% Bumiputera Discount • Express Condition: Nil.

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA.