



TROPICANA
METROPARK

SUBANG JAYA

FREEHOLD

SHOPPES

SOUTH

**THE NEW
COMMERCIAL HUB
IN SUBANG JAYA**



ARTIST'S IMPRESSION ONLY

BREAKFAST PASTRIES AFTERLUNCH DESSERTS HAPPY HOUR SWEETNESS

ANY TIME IS ALFRESCO TIME

COMMUNITY RETAIL WITH A HEART FOR NEIGHBOURS, REGULARS & BUDDING FAMILIES

A refreshed retail concept in a freehold masterplan to be introduced to the mature Subang Jaya community.

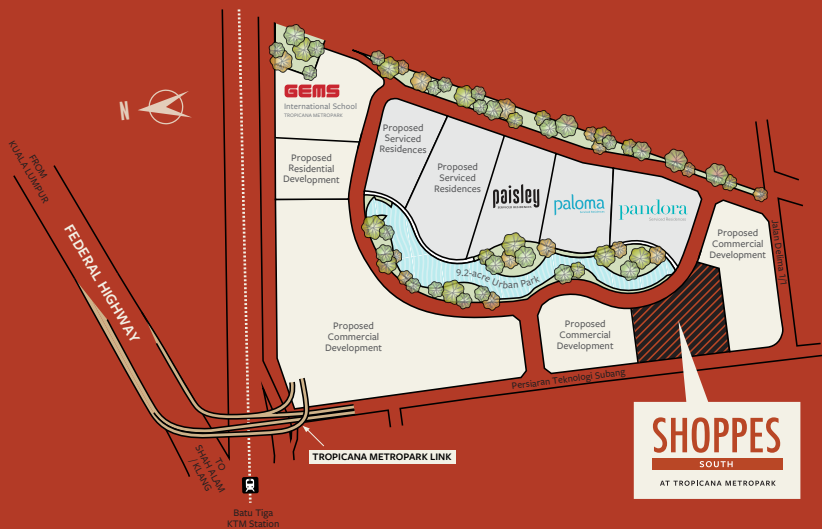
.....

Tropicana Metropark unites urban lifestyle and the great outdoors by offering high-rise residences and an international school that encircle a designed lake park.

The arrival of Shoppes South, Tropicana Metropark's first retail destination, is both timely and highly anticipated as the community matures along with rapidly growing commercial demands of its surrounding towns.

We maintain a vibrant balance among convenience, sophistication and society, perfect for the gradually evolving needs of working professionals and young families.

The core of our existence is to recreate the good old days, where everyone is a neighbour and every place is a second home.



- LIMITED EDITION** ONLY 69 UNITS
- GROCER ANCHOR TENANT** REPUTABLE SUPERMARKET
- TROPICANA'S PRESTIGE** PROVEN TRACK RECORD WITH TROPICANA AVENUE RETAIL SHOPS
- HIGH VISIBILITY** RETAIL FRONTAGE SEEN FROM URBAN PARK & MAIN ROAD
- GREAT USER EXPERIENCE** BASEMENT PARKING, LIFTS, ESCALATORS, PLAYGROUND & BABY ROOMS
- METICULOUS DESIGN** TYPICAL LOT SIZE 24' X 70' (1,665 SF) • FLOOR-TO-FLOOR HEIGHT 6 METRES
DESIGNATED F&B ZONE • REVITALISING PARKFRONT EXPERIENCE
- TAILORED TENANT MIX** F&B • EDUCATION & ENRICHMENT CENTRE • BEAUTY & WELLNESS
GROCERY & CONVENIENCES • PARENTS & KIDS • ENTERTAINMENT
- SOCIALLY DRIVEN** WIDE CONCOURSE AREA FOR EVENTS & BAZAARS

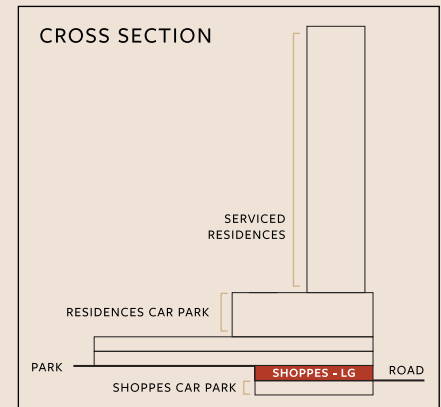


ARTIST'S IMPRESSION ONLY

LG

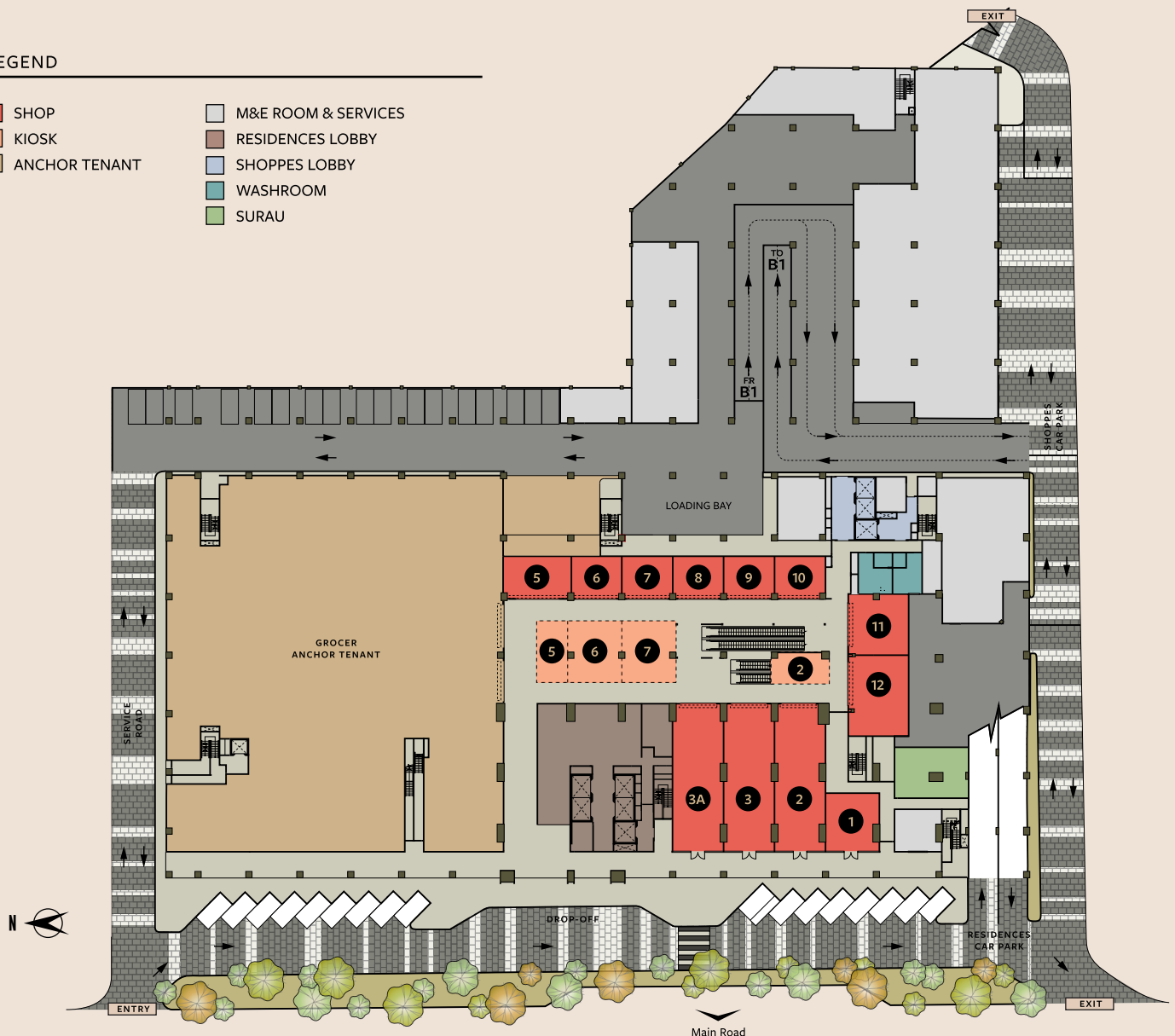
This sales chart is showing the gross built-up area for each shop lot.
A copy of the detailed built-up area for each unit can be obtained upon request.

	UNIT NO	BUILT-UP		UNIT NO	BUILT-UP
1	LG-01	667 sf	7	LG-07 + K07	1,229 sf
2	LG-02 + K02	2,165 sf	8	LG-08	491 sf
3	LG-03	1,665 sf	9	LG-09	491 sf
3A	LG-03A	1,666 sf	10	LG-10	517 sf
5	LG-05 + K05	1,074 sf	11	LG-11	822 sf
6	LG-06 + K06	1,229 sf	12	LG-12	1,109 sf



LEGEND

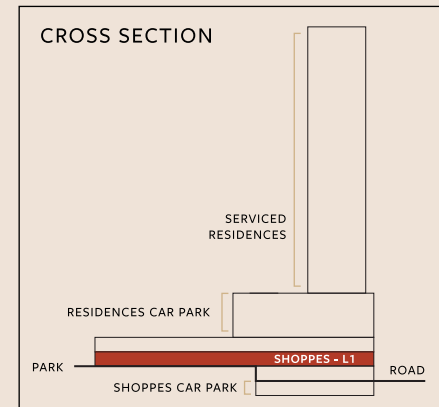
SHOP	M&E ROOM & SERVICES
KIOSK	RESIDENCES LOBBY
ANCHOR TENANT	SHOPPES LOBBY
	WASHROOM
	SURAU



L1

This sales chart is showing the gross built-up area for each shop lot.
A copy of the detailed built-up area for each unit can be obtained upon request.

UNIT NO	BUILT-UP	UNIT NO	BUILT-UP
1	L1-01 1,794 sf	15	L1-15 + K15 1,866 sf
2	L1-02 1,762 sf	16	L1-16 + K16 2,028 sf
3	L1-03 1,665 sf	17	L1-17 + K17 2,223 sf
3A	L1-03A 1,665 sf	18	L1-18 + K18 2,527 sf
5	L1-05 276 sf	19	L1-19 + K19 1,903 sf
6	L1-06 1,115 sf	20	L1-20 + K20 2,170 sf
7	L1-07 1,762 sf	21	L1-21 + K21 2,170 sf
8	L1-08 1,326 sf	22	L1-22 1,651 sf
9	L1-09 1,665 sf	23	L1-23 1,737 sf
10	L1-10 1,665 sf	23A	L1-23A 3,193 sf
11	L1-11 1,665 sf	25	L1-25 + K25 3,700 sf
12	L1-12 + K12 945 sf	26	L1-26 + K26 3,476 sf
13	L1-13 1,363 sf	27	L1-27 + K27 2,699 sf
13A	L1-13A 1,651 sf	28	L1-28 + K28 3,837 sf



LEGEND

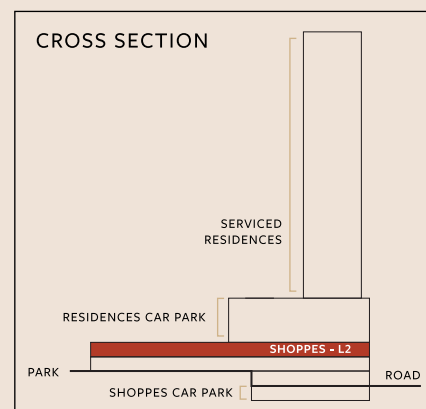
SHOP	M&E ROOM & SERVICES
KIOSK	RESIDENCES LOBBY
	SHOPPES LOBBY
	WASHROOM
	BABY ROOM



L2

This sales chart is showing the gross built-up area for each shop lot.
A copy of the detailed built-up area for each unit can be obtained upon request.

UNIT NO	BUILT-UP	UNIT NO	BUILT-UP
1	L2-01 1,335 sf	16	L2-16 1,644 sf
2	L2-02 1,540 sf	17	L2-17 1,644 sf
3	L2-03 1,762 sf	18	L2-18 1,644 sf
3A	L2-03A 1,665 sf	19	L2-19 1,729 sf
5	L2-05 1,665 sf	20	L2-20 + K20 2,433 sf
6	L2-06 + K06 7,986 sf	21	L2-21 1,644 sf
7	L2-07 + K07 2,171 sf	22	L2-22 1,644 sf
8	L2-08 + K08 2,813 sf	23	L2-23 1,644 sf
9	L2-09 1,326 sf	23A	L2-23A 1,729 sf
10	L2-10 1,665 sf	25	L2-25 3,197 sf
11	L2-11 1,665 sf	26	L2-26 1,856 sf
12	L2-12 1,665 sf	27	L2-27 1,777 sf
13	L2-13 348 sf	28	L2-28 1,777 sf
13A	L2-13A 1,363 sf	29	L2-29 + K29 3,930 sf
15	L2-15 1,644 sf		



LEGEND

SHOP	M&E ROOM & SERVICES
KIOSK	RESIDENCES LOBBY
EVENT SPACE	SHOPPES LOBBY
	WASHROOM
	BABY ROOM
	PLAYGROUND





STRUCTURE		Reinforced Concrete
WALL		Reinforced Concrete / Brick Wall
ROOF COVERING		Reinforced Concrete
WINDOWS		Aluminium Framed Glass Window
DOORS		Roller Shutter / Aluminium Framed Glass Door
IRONMONGERY		Locksets
CEILING		Bare Concrete Finish
WALL FINISHES		Skim Coat / Plaster & Paint
FLOOR FINISHES	SHOP	Bare Concrete Finish
	KIOSK	Tiles
	A/C LEDGE	Cement Screed



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



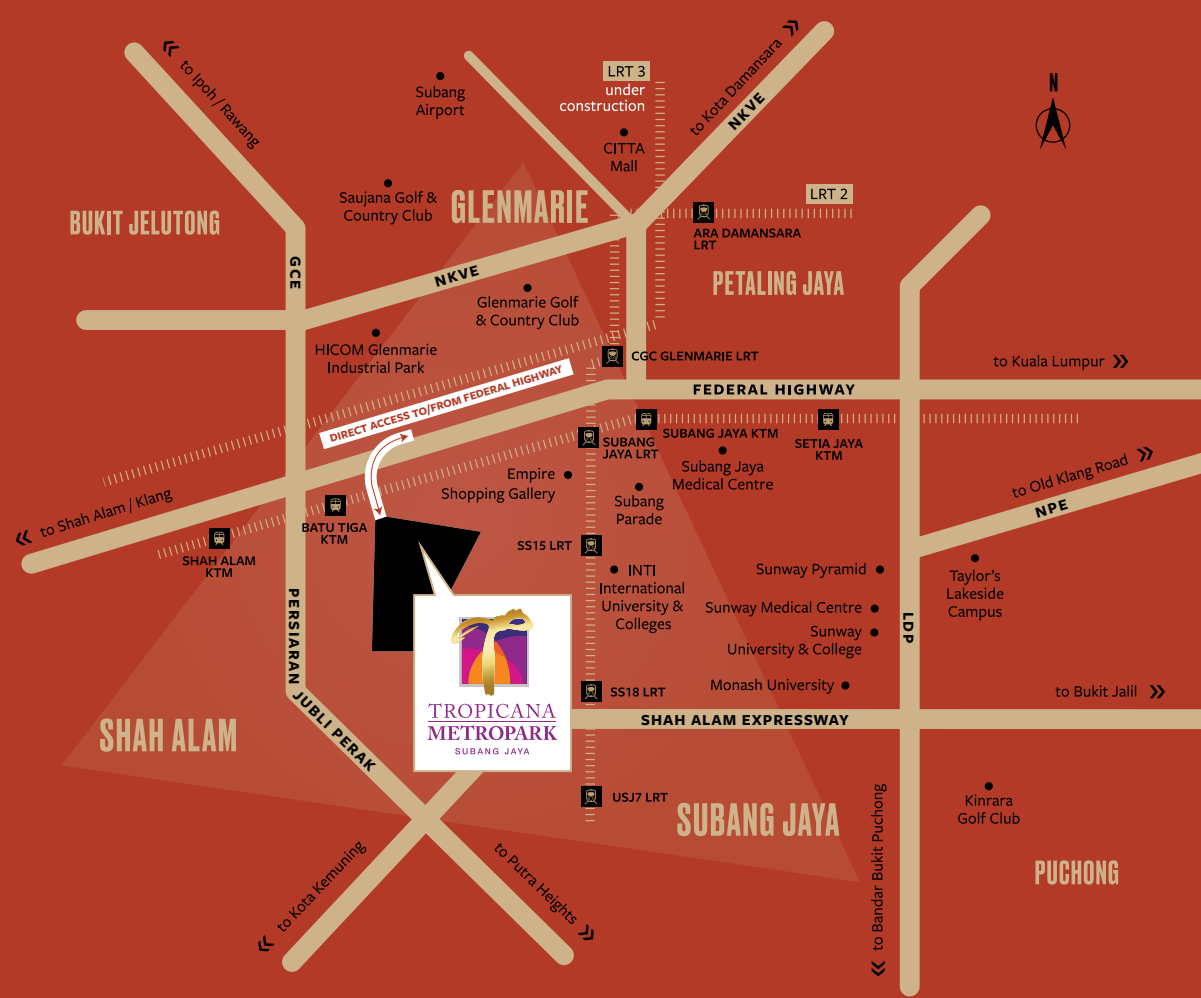
4

State-of-the-art

GEMS INTL SCHOOL

quality education for 3 to 18 year-olds

A PART OF THE LIVELY SUBANG JAYA



<p>GO ANYWHERE ANYTIME</p> <p>NEAR 6 MAJOR HIGHWAYS</p>	<p>SUBSTANTIAL DEMAND FOR RETAIL</p> <p>CATERING TO AN ESTIMATE OF 15,000 TROPICANA METROPARK RESIDENTS AND 1.3 MILLION PEOPLE WITHIN SUBANG JAYA & SHAH ALAM</p>	<p>THE DEFINING LIFESTYLE HUB</p> <p>HEART OF SUBANG JAYA-SHAH ALAM-GLENMARIE GOLDEN TRIANGLE</p> <p>1ST COMMERCIAL HUB OF TROPICANA METROPARK</p>
----------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------



1700 81 8887
012 533 1428
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

The information herein is subject to change and cannot form an offer or contract, and all renderings are artist's impressions only. The Developer reserves the right to modify any part or parts of the building, development and/or any unit prior to completion as directed or approved by the architects and/or the relevant authorities. While every reasonable care has been taken in preparing this publication, the Developer cannot be held liable for any inaccuracies.