



TROPICANA
HEIGHTS
KAJANG

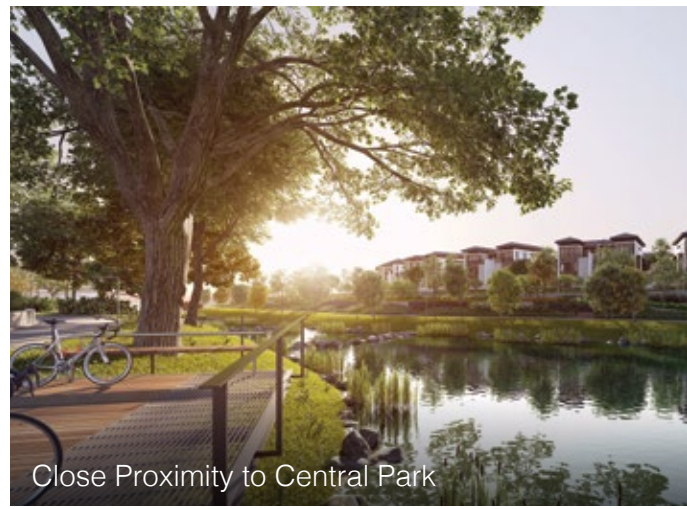
Ridgefield
RESIDENCES

— TOWN VILLAS —
FREEHOLD

Let us be grateful to people
and places that make us happy,
they are the charming gardeners
who make our lives blossom.



Kindred Compass



16 acres of landscaped terrain dotted
with parks and gardens coolly reflected
in a clear azure mirror.

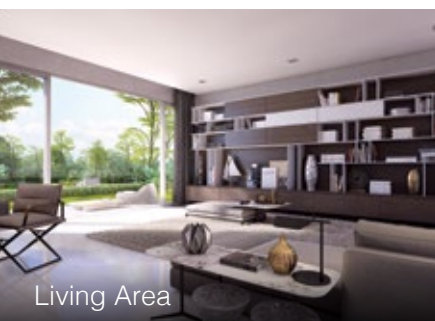


Town Villas

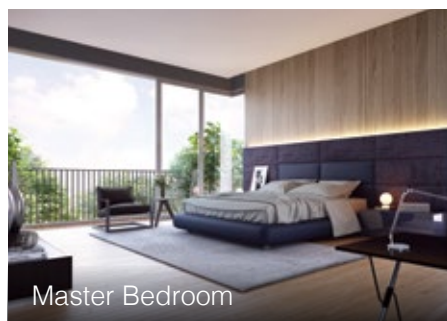
A choice of elegant 3-storey town villas overlooking emerald linear parks or 4-storey town villas with serene lake views awaits you. Relish in wide living spaces with gross floor area ranging from 1,994 to 2,658 sq. ft. All town villas are available in intermediate, end and corner designs with 3 ensuite bedrooms, to cater for urban professionals and modern families.



25ft Wide Frontage



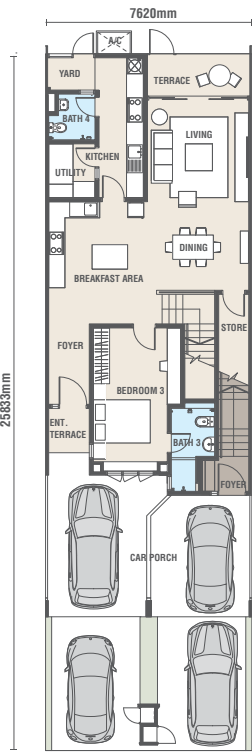
Living Area



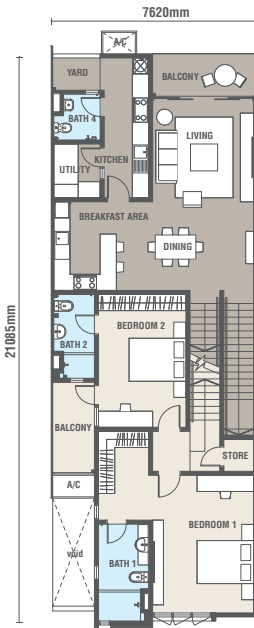
Master Bedroom

- Gross Floor Area From 1,994 Sq. Ft. to 2,658 Sq. Ft.
- Selection of Intermediate, End and Corner designs
- 3-Storey Town Villas Open to Linear Park Views
- 4-Storey Town Villas Open to Lake Views

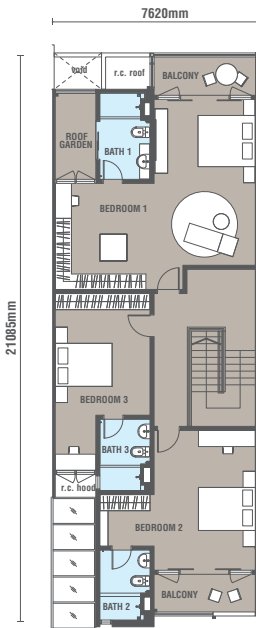
FLOOR PLANS



ground floor



first floor

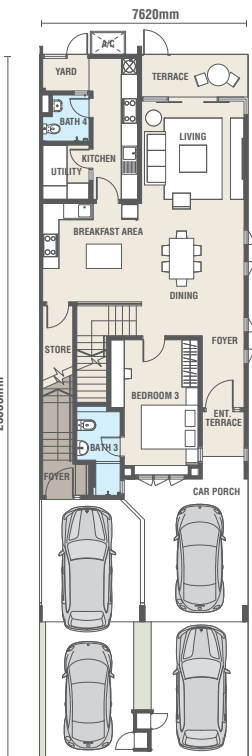


second floor

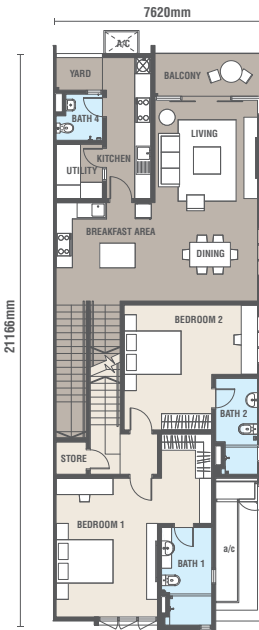
TYPE A1 INTERMEDIATE UNIT

25' x 85'
3 ensuite bedrooms
1 utility room + 1 bathroom

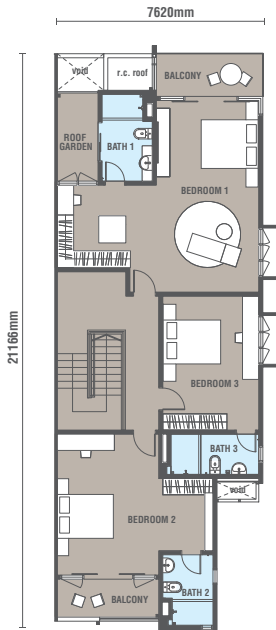
Gross Floor Area:
■ upper unit 2,419 sq.ft
■ lower unit 2,014 sq.ft



ground floor



first floor



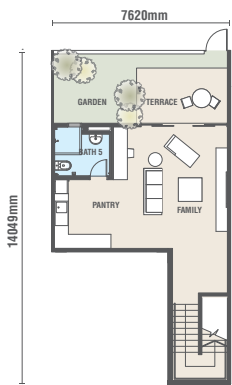
second floor

TYPE A3&A3A END UNIT

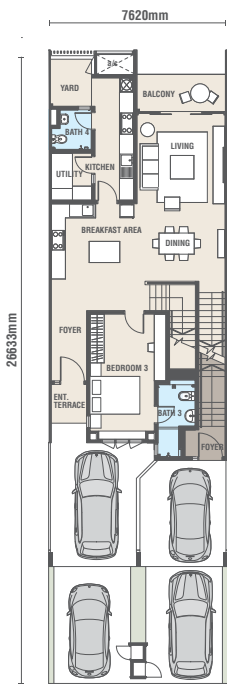
25' x 85'
3 ensuite bedrooms
1 utility room + 1 bathroom

Gross Floor Area:
■ upper unit 2,446 sq.ft
■ lower unit 1,994 sq.ft

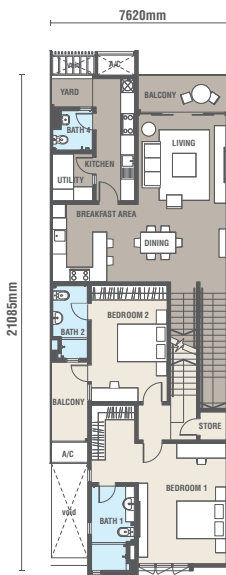
FLOOR PLANS



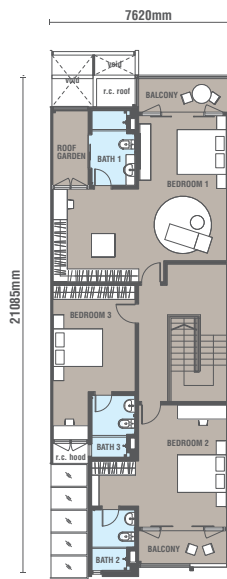
lower ground floor



ground floor



first floor



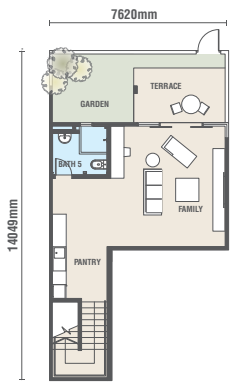
second floor

TYPE B1 INTERMEDIATE UNIT

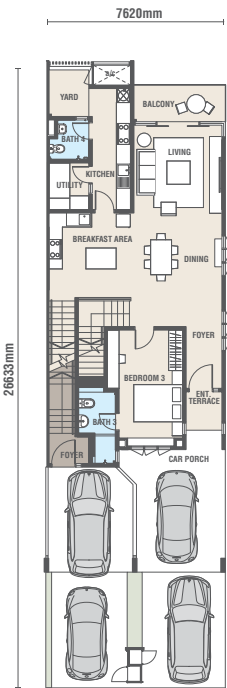
25' x 90'
Lower Unit
3 ensuite bedrooms
1 utility room + 1 bathroom
1 additional guest bathroom
in the family hall

Upper Unit
3 ensuite bedrooms
1 utility room + 1 bathroom

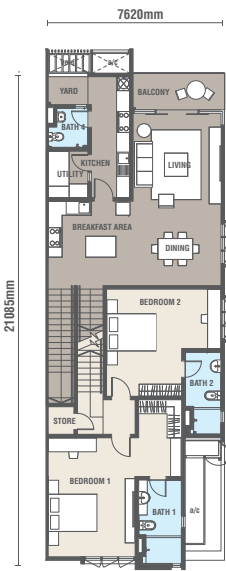
Gross Floor Area:
■ upper unit 2,419 sq.ft
■ lower unit 2,658 sq.ft



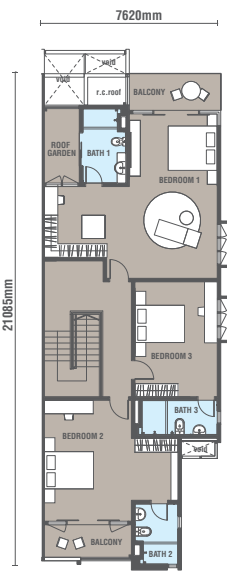
lower ground floor



ground floor



first floor



second floor

TYPE B3&B3A END UNIT

25' x 90'
Lower Unit
3 ensuite bedrooms
1 utility room + 1 bathroom
1 additional guest bathroom
in the family hall

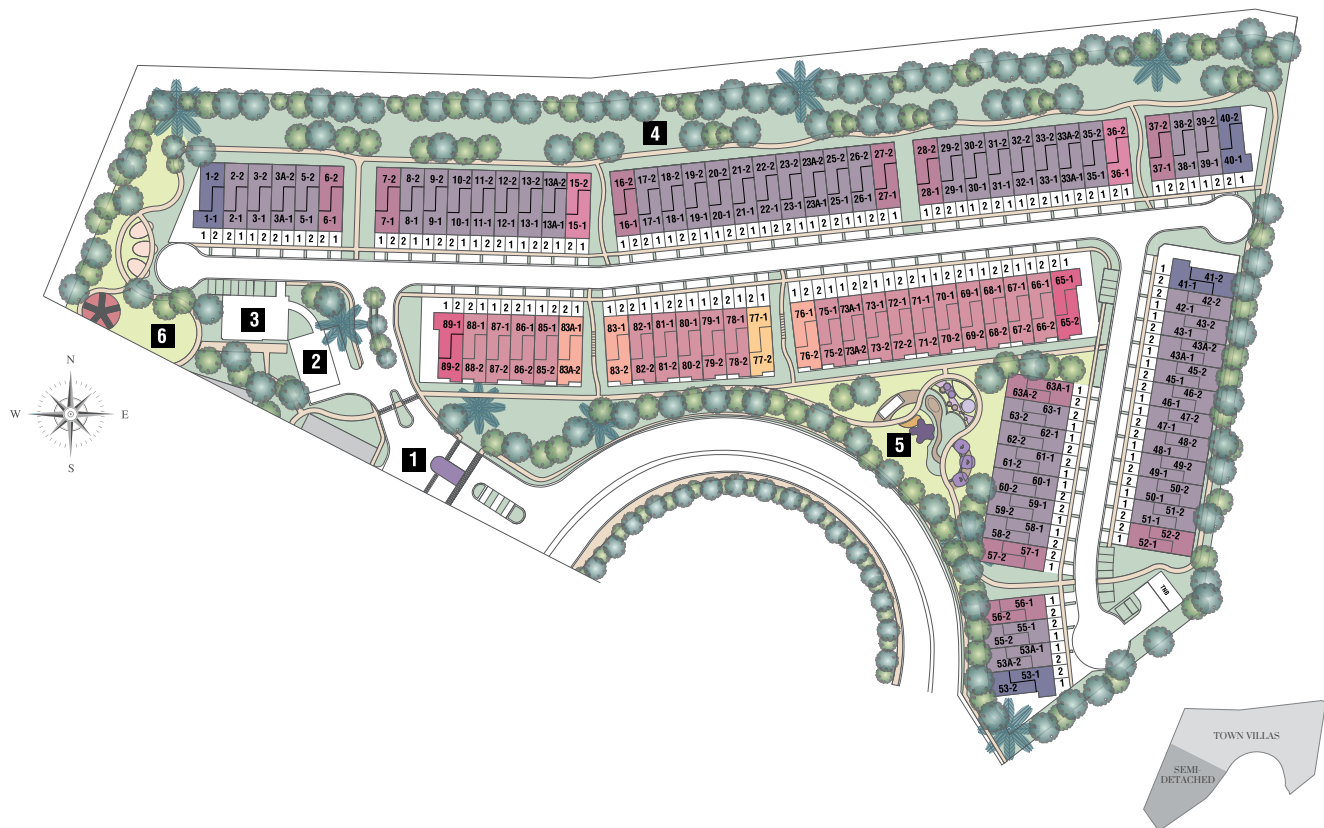
Upper Unit
3 ensuite bedrooms
1 utility room + 1 bathroom

Gross Floor Area:
■ upper unit 2,446 sq.ft
■ lower unit 2,643 sq.ft









Specifications

Structure	Reinforced Concrete Frame				
Wall	Masonry Block Wall				
Roof Covering	Concrete Roofing Tiles, Reinforced Concrete Flat Roof				
Roof Framing	Metal Roof Trusses, Reinforced Concrete Frame				
Ceiling	Skim Coat / Plaster Ceiling / Fibre Cement Board (Upper Units Only)				
Windows	Aluminium Framed Glass Windows				
Doors	Quality Timber Doors, Aluminium Framed Glass Doors, Pvc Doors (Bath 4)				
Ironmongery	All Doors – Quality Locksets				
Wall Finishes	Kitchen	1500Mm High Ceramic Tiles, Plaster And Paint			
	Baths	Ceramic Tiles To Ceiling Height			
	Other Walls	Plaster & Paint			
Floor Finishes	All Lower Units: Living, Dining, Foyer, Breakfast Area, Kitchen, Baths, Balconies, Utility 1, Yard, Bedroom 3, Terrace & Entrance Terrace.			Ceramic Tiles	
	All Upper Units: Living, Dining, Foyer, Breakfast Area, Kitchen, Baths, Balconies, Utility 1, Yard, Roof Garden & Staircase (Ground Floor To First Floor)				
	Type B Lower Units Only: Family & Staircase (Lower Ground Floor To Ground Floor)				
	All Lower Units: Bedrooms 1, 2, Staircase (Ground Floor To First Floor)			Laminated timber flooring	
	All Upper Units: Bedrooms 1, 2, 3 & Staircase (First Floor To Second Floor)				
	Utilities 2, 3 & A/C Ledge (Lower Units Only)			Cement Screed	
	Carporch			Imprint Concrete	
Sanitary & Plumbing Fittings	Item	Quantity (A1, A2, A3, A3a, B1u, B2u, B3u, B3au)	Quantity (B1L, B2L, B3L, B3aL)		
	Wash Basin	4	5		
	Basin Tap	4	5		
	Pedestal Wc	4	5		
	Instant Water Heater	3	4		
	Toilet Roll Holder	4	5		
	Bib Tap	5	7		
	Kitchen Sink With Tap	1	1		
	Shower Rose	1	1		
Electrical Supply	Item	Quantity (A1L, A2L, A3L, A3aL)	Quantity (A1u, A2u, B1u, B2u)	Quantity (B1L, B2L, B3L, B3aL)	Quantity (A3aU, A3U, B3U, B3aU)
	Light Point	30	34	38	33
	Fan Point	4	4	5	4
	Air-Conditioning Point With Refrigerant And Condensate Piping Only	5	5	6	5
	13 Amp Socket Point	26	26	32	26
	15 Amp Socket Point	1	1	1	1
	Tv Point	2	2	3	2
	Telephone Point	2	2	3	2
	Water Heater Point	3	3	4	3
	Doorbell Point	1	1	1	1
	Distribution Board	1	1	1	1
	Booster Pump Point	1	1	1	1
	Data Point	2	2	3	2
Internal Telecommunication Trunking and Cabling	Telephone Cable In Underground Duct				
Fencing	Carporch – 1200Mm High Masonry Block Wall Rear Gate – Mild Steel Rear Gate Others – Rc Kerb				
Turfing	Spot Turfing				
Additional Features	i) Water Booster Pump – Wiring Point Only ii) Security Alarm System iii) 3-Phase Wiring				

Site Layout Plan



Legend

1	Guardhouse	4	Linear Park
2	Management Office	5	Family Park
3	Multi-purpose Hall	6	Community Park
	A1		A2
	B1		B2
			A3
			 A3a
			B3
			 B3a

PRODUCT FEATURES

- Choice of dual frontage design 3-Storey town villas with 80' linear park views or 4-storey town villas open to central park lakeviews.
- One-of-a-kind modern town villas design that exudes villa home living.
- All living areas framed by serene greenery.

Central Lifestyle Location

Located in one of the last remaining green expanse of Kuala Lumpur, Tropicana Heights is comfortably ensconced in the lush greenery. The master plan is a strategic site minutes from Kuala Lumpur City Centre, and close to Putrajaya, the KL International Airport, and local universities. It is also connected by a network of roads, highways and a KTM line.

*Distance to major destinations:

- 6km to Kajang Town
- 7.3km to Bandar Baru Bangi
- 20km to Putrajaya
- 26km to Cyberjaya
- 35km to KL City Centre
- 50km to KL International Airport

*Travel distances may vary depending on the point of departure from Tropicana Heights



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tropicanaheights.com

Developer:

TROPICANA KAJANG HILL SDN BHD
Tropicana Heights Property Gallery
Off Jalan P6/2, 43500 Semenyih
Kajang, Selangor Darul Ehsan, Malaysia

GPS Coordinates: 2°57'36.3"N, 101°48'21.9"E

A member of



TROPICANA
CORPORATION BERHAD

Developer: Tropicana Kajang Hill Sdn Bhd (393924-X). Developer's License No: 13376-3/07-2018/0504(L). Validity Period: 15/07/2016-14/07/2018. Advertising & Sales Permit No: 13376-3/07-2018/0504(P). Validity Period: 15/07/2016-14/07/2018. Approving Authority: Majlis Perbandaran Kajang. Building Plan Reference Number: MPKJ2/P/39/2015. Expected Completion Date: July 2019. Land Tenure: Freehold. Land Encumbrance: An Islamic Bank Berhad. Type of Building: 3&4-Storey Town Villas. Total No. of Units: 3-Storey Town Villas (128 units) & 4-Storey Town Villas (50 units). Selling Price: 3-Storey Town Villas RM673,000.00 (Min) - RM1,331,200.00 (Max), 4-Storey Town Villas RM1,063,400.00 (Min) - RM1,560,000.00 (Max). Built-up Area: 3-Storey Town Villas 1,994sqft (Min) - 2,446sqft (Max), 4-Storey Town Villas 2,419sqft (Min) - 2,658sqft (Max). 7% Discount Bumiputera. Restriction in Interest: Nil.

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