



Parkfield

RESIDENCES

Gated & Guarded • 3-Storey Linked Semi-D • 33' x 70'



**TROPICANA
HEIGHTS**
KAJANG

FREEHOLD

LIVE BY KAJANG'S LARGEST PARK
Live with nature. Everyday. Every way.

WAKE UP TO YOUR PRIVATE FIELD OF DREAMS

All 4.8 acres of it



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Start your story of a lifetime on a grand scale at Parkfield in the 199-acre nature-enriched development of Tropicana Heights.

Draw contentment from a 4.8-acre private community park in an impeccable neighbourhood replete with modern facilities and safeguarded by 24-7 patrolled security, CCTV, perimeter fencing and card-access entry. Urban generational living finds peace of mind and freedom of space in these gorgeous homes with advanced alarm systems.

Here, the world is a playground parked right at your doorsteps. Revel in it.

PROJECT SITE AREA : 47.95 ACRES

TOTAL UNITS :
2-Storey Terraces 471 UNITS
3-Storey Linked Semi-D 327 units
144 units

项目面积：47.95英亩

总单位：471单位
双层排屋 327单位
三层楼半独立式洋房 144单位

SITE PLAN

- | | |
|--------------------------|--------|
| 01 The Forest Walk | 森林小径 |
| 02 Mound Slide | 山坡 |
| 03 The Hill Park | 坡地公园 |
| 04 Multi Purpose Court | 多用途场地 |
| 05 Children's Playground | 儿童游乐场 |
| 06 Linear Fitness | 户外健身设备 |
| 07 Dry Garden | 公园 |
| 08 Linear Park | 景观公园 |
| 09 Multi Purpose Hall | 多用途礼堂 |
| 10 Management Office | 管理处 |
| 11 Guard House | 保安亭 |
| 12 Main Entrance | 入口处 |
| 13 Pocket Park | 精致花园 |



LEGEND 图例

- | | | | | |
|---------------------------------|---------------------------|------------------------|----------------------------|------------------------|
| TYPE A1 户型 | TYPE A2 户型 | TYPE A3 户型 | TYPE A4 户型 | TYPE B 户型 |
| 2-Storey Terrace (Intermediate) | 2-Storey Terrace (Corner) | 2-Storey Terrace (End) | 2-Storey Terrace (Special) | 3-Storey Linked Semi-D |
| 双层排屋 (中间单位) | 双层排屋 (角头单位) | 双层排屋 (尾单位) | 双层排屋 (特别单位) | 三层楼半独立式洋房 |

FLOOR PLAN

3-STOREY LINKED SEMI-D

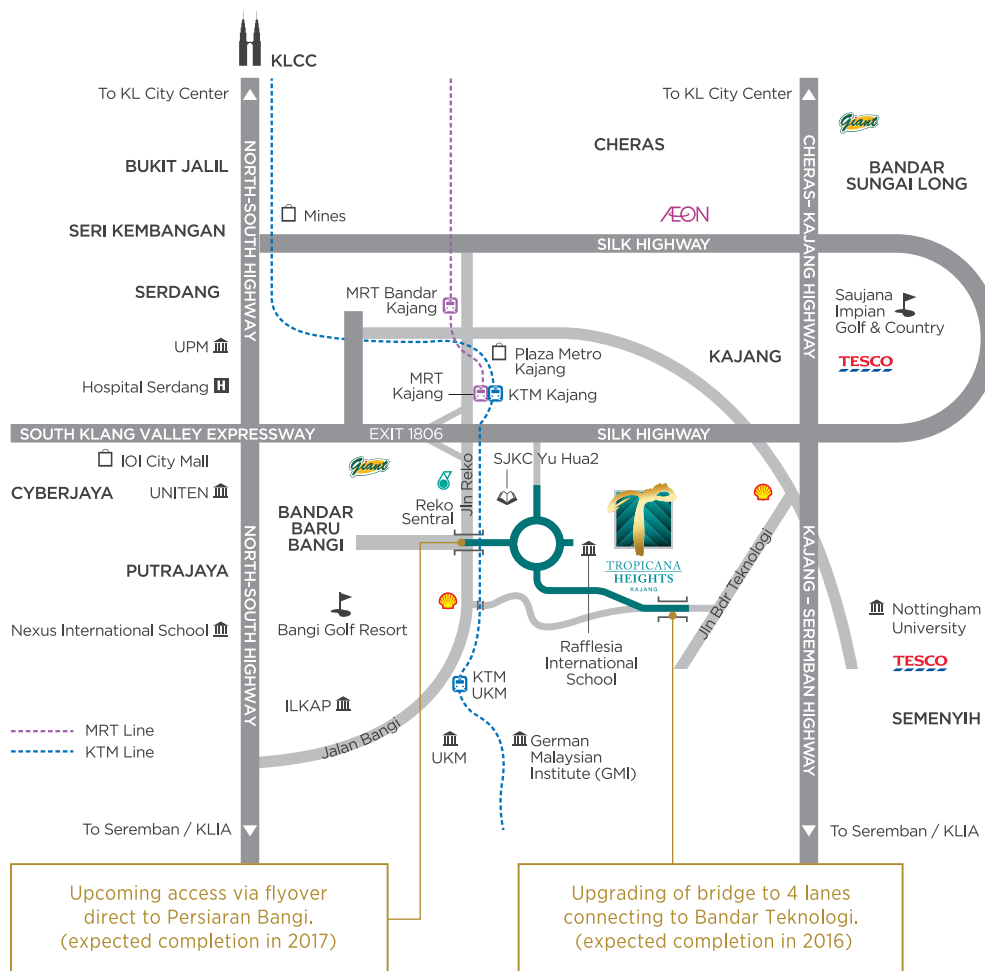
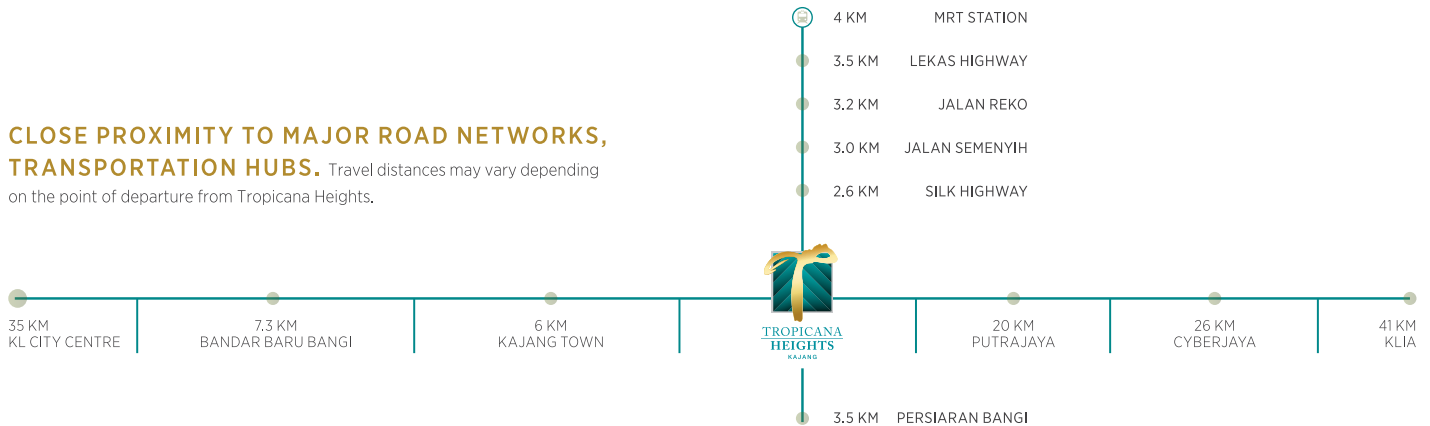
5 Bedrooms + 5 baths • Built-up area 3,079 sq. ft.



SPECIFICATIONS

STRUCTURE 结构	Reinforced concrete frame 钢筋混凝土架构
WALL 墙壁	Masonry bricks 石工墙
ROOFING COVERING 屋顶覆盖	Metal deck / RC flat roof 金属 / 混凝土平顶
ROOFING FRAMING 屋顶框架	Metal roof trusses / Reinforced concrete frame 金属屋顶架构 / 钢筋混凝土架构
CEILING 天花板	Skim coat / Plaster glass ceiling / Fibre cement board 最后粉灰层 / 石膏天花板 / 纤维水泥板
WINDOWS 窗	Aluminium frame casement window 铝框平开窗 Aluminium frame top hung window 铝框上悬窗 Aluminium framed adjustable louvered window 铝框可调百叶窗
DOORS 门	Main entrance 大门 Baths 浴室 Sliding doors 滑动门 Wet kitchen 湿厨房 Bedrooms & utility 卧室和杂物间 Store 储物室 Timber solid core door 实芯木门 Timber flush door 木门 Aluminium frame sliding glass door 铝框玻璃滑动门 Aluminium frame louvered door 铝框百叶窗 Timber flush door 木门 Timber flush door with louvers 百叶扇木门
IRONMONGERY 锁	All doors 全部门 Quality lockset 优质锁头
WALL FINISHES 墙面修饰	Dry & wet kitchen 干、湿厨房 Baths 全部浴室 Other internal walls 其他内墙 External walls 外墙 1500mm high ceramic tiles 墙身铺砌至1500毫米高瓷砖 Ceramic tiles to ceiling height 墙身瓷砖铺砌至天花板 Plaster and emulsion paint 抹灰和乳胶漆 Plaster and weather resistant paint 抹灰和耐候性漆料
FLOOR FINISHES 地面修饰	Living, dining, foyer, dry kitchen, bedroom 5, baths, wet kitchen, drying yard & utility 客厅、饭厅、门厅、干厨房、卧室5、全部浴室、湿厨房、干后院和杂物间 Bedrooms 1, 2, 3, 4, family & staircase 卧室1、2、3、4、客厅和楼梯 Store & others 储物室及其他 Driveway, patio & carporch 车道、庭院和车房 Ceramic tiles 瓷砖 Laminated timber flooring 合成木质地板 Cement screed 水泥层面 Stamped concrete 模压混凝土
SANITARY & PLUMBING FITTINGS 卫生设备及水管配件	Wash basin 洗手盆 Basin tap 面盆水龙头 Pedestal WC 坐式马桶 Instant water heater 热水器 Toilet roll holder 厕纸架 Bib tap at bathroom 浴室水龙头 Kitchen sink 洗碗槽 Kitchen tap 厨房水龙头 Bib tap at drying yard 干后院水龙头 Bib tap at garden 花园水龙头 Shower rose 花洒
ELECTRICAL INSTALLATION 电源装置	Light point 电灯插座 Fan point 风扇插座 Air-cond point 冷气插座 13 amp socket point 13A (13安倍) 电源插座 15 amp socket point 15A (15安倍) 电源插座 TV point 电视天线插座 Telephone point 电话线插座 Water heater point 热水器插座 Door bell point 门铃插座 Distribution board 电源分配箱 Booster pump point 强力水泵插座 Data point 数据插座 13 amp socket point for home alarm panel 13A (13安倍) 防盗系统插座 13 amp socket point for fibre wall socket 13A (13安倍) 纤维电线插座 Gate light point 闸门柱电灯插座
INTERNAL TELEPHONE TRUNKING & CABLING 内部电话线槽及电话线	Telephone cable in underground duct 埋藏电话线管
FENCING 围篱	Mansory brick wall 石砖围墙
TURFING 草坪	Spot turfing 适当草坪
ADDITIONAL FEATURES 额外配备	Security alarm system 防盗系统 3-phase wiring 三相电路

CLOSE PROXIMITY TO MAJOR ROAD NETWORKS, TRANSPORTATION HUBS. Travel distances may vary depending on the point of departure from Tropicana Heights.



CONTACT US FOR MORE DETAILS

03 7453 2328/016 239 7566 www.tropicanaheights.com

TROPICANA HEIGHTS SHOW VILLAGE (Former Kajang Hill Golf & Country Club)
 (GPS 2°57'36.3"N 101°48'21.9"E) Opens Daily : 9.30 am - 6.30 pm
 Off Jalan P6/2, 43500 Semenyih, Kajang, Selangor Darul Ehsan, Malaysia

Developer: Tropicana Kajang Hill Sdn Bhd. Developer's License No.: 13376-2/12-2016/01237(L). Validity Period: 06/12/2014 - 05/12/2016. Advertising & Sales Permit No.: 13376-2/12-2016/01237(P). Validity Period: 06/12/2014 - 05/12/2016. Approving Authority: Majlis Perbandaran Kajang. Building Plan Reference Number: MPKJ 2/P/14/2014. Expected Completion Date: January 2018. Land Tenure: Freehold. Land Encumbrance: Am Islamic Bank Berhad. Type of Building: 2-Storey Terrace. Total No. of Units: 327 units. Selling Price 2-Storey Terrace (22x75): RM635,800.00 (Min) - RM1,827,800.00 (Max). Built-up Area: 2,203 sqft (Min) - 2,978 sqft (Max). Type of Building: 3-Storey Link Semi-D. Total No. of Units: 144 units. Selling Price 3-Storey Link Semi-D (33 x 70): RM1,231,800.00 (Min) - RM1,639,800.00 (Max). Built-up Area: 3,079 sqft (Min) - 3,079 sqft (Max). 7% Discount Bumiputera. Restriction in Interest: 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 and cannot form part of an offer and contract. All images, pictures, plans and illustrations are artist's impressions only and subject to changes. Whilst every reasonable care has been taken in preparing this information, the developer cannot be held liable for any variation or inaccuracy.



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