SPECIFICATIONS 建筑规格

A)	Structure 结构	Reinforced Concrete Frame 钢筋水泥架构				
B)	Wall 墙壁	Masonry Brick 石工墙				
C)	Roof Covering 屋顶覆盖	Generally concrete roof tiles / reinforced concrete flat roof/ Polycarbonate roof (2A, 2B) 全面混凝土瓦片 / 钢筋混凝土平屋顶 / 聚碳酸酯屋顶 (2A, 2B)				
D)	Roof Framing 屋顶框架	Light weight steel roof truss (proprietary system) 轻型钢桁架 (专有系统)				
E)	Ceiling 天花板	Skim coat / plaster board /cement sheet board 刷灰泥 / 石膏板 / 水泥板片				
F)	Windows 窗	Aluminum frame glass windows 铝框玻璃窗				
G)	Door 门	Plywood flush door / plywood flush door (with louvre below) / solid door for main entrance / Aluminium frame glass sliding door 平面夹板门 / 平面夹板门 (下面百叶) / 大门实心门 / 铝框滑动门				
H)	Ironmongery 锁	Quality Lockset 优质锁头				
I)	Wall Finishes 墙面修饰	Generally Plaster And Paint 全面灰泥及油漆				
		Dry Kitchen / Wet Kitchen 干厨房 / 湿厨房	1500mm High Tiles 1500mm高瓷砖			
		Master Bathroom / Bathroom 主浴室 / 浴室	Tiles To Ceiling Height 瓷砖至天花板高度			
		External Walls 外墙	Plaster And Weather Resistant Paint 灰泥及雨漆			
J)	Floor Finishes 地面修饰	Car Porch / Driveway 停车门廊 / 车道	Tiles 瓷砖			
		Entrance Foyer / Living / Dining / Guest Bedroom 大门玄关 / 客厅 / 饭厅 / 客房	Tiles 瓷砖			
		Dry Kitchen 干厨房	Tiles 瓷砖			
		Wet Kitchen 湿厨房	Tiles 瓷砖			
		Master Bedroom / Bedroom 2 / Bedroom 3 / Bedroom 4 (2A) / Bedroom 5 (2A) / Family Area (except 1B) / Study Area / Corridor / Bedroom 6 (2B) 主卧室 / 卧室2 / 卧室3 / 卧室4 (2A) / 卧室5 (2A) / 二厅 (1B除外) / 阅读区 / 走廊 (2A)、2房间 (2B)	Tiles 瓷砖			
		Master Bathroom / Bathroom 2 / Bathroom 3 / Bathroom 4 (except 1A, 1B) /Bathroom 5 (2A, 2B) / Bathroom 6 (2A) 主浴室 / 浴室2 / 浴室3 / 浴室4 (1A及1B除外) / 浴室5 (2A、2B) / 浴室6 (2A)	Tiles 瓷砖			
		Staircase / Balcony (1A, 1B corner units) / Yard (2B) / Terrace (1A) / Utility (2A, 2B) 楼梯 / 阳台 (1A、1B角头单位) / 后院 (2A, 2B) / 平台 (1A) / 杂物间 (2A, 2B)	Tiles 瓷砖			
		Utility / Yard (1A, 1B) / Utility 1 (2A, 2B) 杂物间 / 后院 (1A, 1B) / 杂物间1 (2A, 2B)	Cement render 浮灰地面			
K)	Sanitary & Plumbing Fittings 卫浴及水管装置	Master Bathroom / Bathroom 2, 3 / Bathroom 4 (2A ,2B) / Bedroom 5, 6 (2A) 主浴室 / 浴室2, 3 / 浴室4 (2A, 2B) / 浴室5, 6 (2A)	Basin / Water Closet / Tap / Shower / Toilet Paper Holder 洗手盆 / 马桶 / 水龙头 / 花洒 / 厕纸托			
		Dry Kitchen / Wet Kitchen 干厨房 / 湿厨房	Kitchen sink with tap 洗碗盆及水龙头			
L)	Electrical Installation 电器装置		1A	1B	2A	2B
		Light Point 电灯插座	26	27	40	38
		Fan Point 风扇插座	7	6	8	7
		13A Switch Socket Outlet 13安培电源插座	29	27	33	32
		15A Switch Water Heater Outlet 15安培热水器插座	3	3	5	4
		Telephone Point 电话插座	3	2	3	3
		Air-Cond Point 冷气插座	7	6	9	8
		Door Bell Point 门铃插座	1	1	1	1
		SMATV Point 电视共用天线插座	3	2	3	3
		Autogate Point 自动门插座	1	1	1	1
		Booster Pump Point 强力水泵插座	1	1	1	1
M)	Electrical Supply 电力供应	3 Phase 3相	60Amp 60安倍			
N)	Fencing 篱笆	Generally Low Brickwall With M.S. Grille Fencing 低砖墙及铁花				

018 323 8818 / 03 7453 2328
WWW.TROPICANAHEIGHTS.COM

TROPICANA HEIGHTS SHOW VILLAGE
Off Jalan PK 2, 43900 Sepangah, Kajang
(Former Kajang Hill Golf & Country Club)

2°57'36.3"N 101°48'21.9"E

A member of TROPICANA
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www.tropicana.com.my/construction

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•Developer: Tropicana Kajang Hill Sdn Bhd •Developer's License No. (1979-5151-0190/0191) •Validity Period(01/1/2014 - 16/3/2018) •Advertising & Sales Permit No.(1976-1/10-2016/0159(P)) •Validity Period(01/1/2014 - 16/3/2018) •Housing Authority Plain Perlembagan Kajang •Building Plan Reference Number: KPKL/2/97/2018 •Expected Completion Date: Feb 2018 •Land Tenure: Freehold •Land Encumbrance: Ain Islamic Bank Berhad •Total No. of Units: 289 • Type of Building: Terrace Homes (2 & 3 Storey (2A/2B & 2A/2C)) • Selling Price: Terrace Homes (2 & 3 Storey (2A/2B & 2A/2C)): RM738,800.(Min) - RM1,100,000.(Max) • Built Up Area: 2,135 sqft (Min) - 3,344 sqft (Max) • 7% Discount Bumiputera • Restriction In Interest: Nil

Outdoor areas that facilitate conversations and family gatherings
优美的户外环境让亲友洽谈

Guarded community giving residents peace of mind
保安社区让居民静享无忧生活

Open plan interiors creating fluid spaces
开放式的室内格局创造空间畅通感

Fairfield Residences, the first residential development in Tropicana Heights, spans 25 acres of prime freehold land. Anchored by a 1.5-acre community linear park, Fairfield Residences is a low-density neighbourhood of 289 units of 2- and 3-storey Parkview Terraces, with a density of only 11 units per acre. The streetscape is pleasant and welcoming, with a 50'-wide internal road and cul-de-sac design that leads to the linear park, giving residents a healthier, more private lifestyle.

Take the first step to pursue life in the holistic master plan of Tropicana Heights that perfectly encapsulates the wholesome and urban way of life.

Fairfield Residences是Tropicana Heights的首个住宅发展，率先在这片占地25英亩、属于永久地契的社区粉墨登场。低密度的Fairfiled Residences，依傍着1.5英亩的社区公园，仅兴建289单位2及3层园林排屋，即每英亩只有11单位。而走在50尺宽的美丽社区街道，将可感受一路是风景的美妙。胡同式的街道串联了社区公园，让居民生活更健康，享受更大隐私空间。

悉心规划的Tropicana Heights，开启了全方位的生活方式，同时带来了城市的便利和乡间的清新。

Product Features

- An exclusive guarded community with a mix of 22'x70' 2-storey and 24'x70' 3-storey parkview terraces.
- Built-up sizes ranging from 2,135 sq ft to 3,344 sq ft.
- Parkview terraces with 4 to 6 Bedrooms complemented by 3 to 6 Bathrooms.
- Intersected by a 1.5-acre linear park that features lush gardens and children's playground.
- Enveloped by landscaped driveways and pedestrian walkways designed for residents' safety.

产业特点

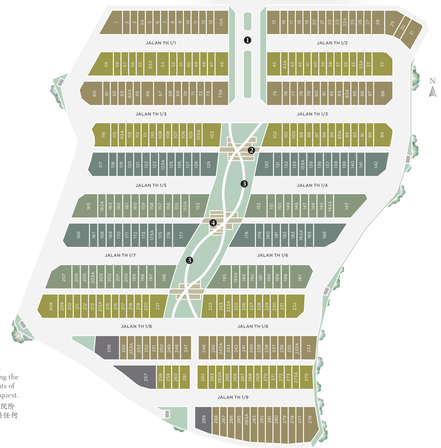
- 高尚保安社区综合了22' x70' 的双层及24' x70' 三层园林排屋。
- 建筑面积由2,135平方尺至3,344平方尺。
- 园林排屋的布局有4至6卧室和3至6浴室。
- 串联了面积1.5英亩的公园和儿童游乐场。
- 车道造景优美，人道车道分流，居民安全有保障。

Site Layout Plan
工地图

Legend 图标

1. Guard House / Entrance 警卫室 ／入口
2. Outdoor Fitness 户外健身器材
3. Jogging / Bicycle Track 慢跑与脚踏车专用道
4. Children's Playground 儿童游乐园

- Type 1A 1A户型
- Type 1B 1B户型
- Type 2A 2A户型
- Type 2B 2B户型
- Special 特别户型



*The land configuration, dimensions, backyard staircase and area vary from unit to unit. A copy of the plan showing the actual configuration and measurements of any lot can be made available upon request.
*每各种不同单位的土地配置、尺寸、后院梯级面积皆有所不同。可根据要求提供任何单位的实际配置与测量的版本。

FREEHOLD
永久地契

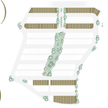
Fairfield
RESIDENCES

At the threshold of a brand new contemporary village
时尚生活村 生活新纪元

Type 1A (22' x 70')

4 Bedrooms / 3 Bathrooms

Built-up: 2,424 sq ft (corner)
2,170 sq ft (intermediate)



1A户型 (22' x 70')

4房/3浴室

建筑面积 2,424平方尺 (角头单位)
2,170平方尺 (中间单位)

Intermediate 中间单位 Corner 角头单位

Ground Floor 底楼

Intermediate 中间单位 Corner 角头单位

First Floor 一楼

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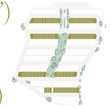
Type 1B (22' x 70')

4 Bedrooms / 3 Bathrooms

Built-up: 2,425 sq ft (corner)
2,135 sq ft (intermediate)



1B户型 (22' x 70')

4房/3浴室

建筑面积 2,425平方尺 (角头单位)
2,135平方尺 (中间单位)

Intermediate 中间单位 Corner 角头单位

Ground Floor 底楼

Intermediate 中间单位 Corner 角头单位

First Floor 一楼

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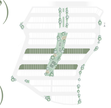
Type 2A (24' x 70')

6+1 Bedrooms / 6 Bathrooms

Built-up: 3,344 sq ft (corner)
3,105 sq ft (intermediate)



2A户型 (24' x 70')

6+1房/6浴室

建筑面积 3,344平方尺 (角头单位)
3,105平方尺 (中间单位)

Intermediate 中间单位 Corner 角头单位

Second Floor 二楼

Intermediate 中间单位 Corner 角头单位

Ground Floor 底楼

Intermediate 中间单位 Corner 角头单位

First Floor 一楼

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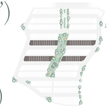
Type 2B (24' x 70')

5+1 Bedrooms / 5 Bathrooms

Built-up: 3,213 sq ft (corner)
2,947 sq ft (intermediate)



2B户型 (24' x 70')

5+1房/5浴室

建筑面积 3,213平方尺 (角头单位)
2,947平方尺 (中间单位)

Intermediate 中间单位 Corner 角头单位

Second Floor 二楼

Intermediate 中间单位 Corner 角头单位

Ground Floor 底楼

Intermediate 中间单位 Corner 角头单位

First Floor 一楼

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