



TROPICANA  
CENANG  
LANGKAWI

丽阳珍南海滨  
兰卡威

THE BEST BEACH IN MALAYSIA

马来西亚绝美沙滩



merissa

SERVICED SUITES

海景服务式公寓

FREEHOLD

永久产权





# PRIME BEACHFRONT HOMES

THE SEA AT YOUR DOORSTEP

★★★★★

独一无二海景服务式公寓  
在沙滩共度夕阳

Direct Sea Views from Every Unit  
全海景单位

Artist's Impression 效果图



# HOLIDAY, EVERYDAY.

PREMIUM MIXED DEVELOPMENT  
AT CENANG BEACH

天天度假好心情  
珍南沙滩的综合开发项目

★★★★★

Placed elegantly within Tropicana Cenang, the best of resort living in prime beachfront serviced suites next to retail outlets and a luxury international 5-star hotel is yours here. Set on Cenang Beach – the most happening beach at Langkawi with its vibrant mix of shopping and entertainment, and a short stroll to Pantai Tengah which is renowned for its genuine tranquillity – this new icon will truly embody the best of both worlds.

坐落于丽阳珍南海滨（Tropicana Cenang）内的优质海景服务式公寓。在海风的伴随下，自由随性、惬意十足，享受毗邻的零售店和豪华国际5星级酒店。兰卡威最热闹的海滩，珍南沙滩（Cenang Beach）是娱乐与购物的完美结合，且步行即可抵达班台登加海滩（Pantai Tengah）。热闹非凡或是享受宁静时光，无需选择，这里两全其美。



assana  
SERVICED SUITES

Future  
Development

SHERATON  
EST. 1937

merissa  
SERVICED SUITES

Artist's Impression 效果图

Integrated with Hotel & Retail Component  
服务式公寓、酒店与零售的综合项目





# 60 HOMES BY THE SEA

海 洋 之 家

★★★★★

Welcome to Merissa Serviced Suites. Exquisite island living crafted just for you in 60 prime seafront residences with direct access to world-renowned Cenang Beach. The perfect investment or holiday home, selected units come with a private garden and duplex design options to make every homecoming a 5-star pleasure.

精致的岛屿生活就在我们专属为您打造的60间优质海景服务式公寓，并衔接着世界著名的地标-珍南海滩。作为完美的投资产业或者休闲度假屋，我们提供了配备花园的精选单位，以及复式设计的楼款，绝对能让您拥有5星级的住宿体验。

1

Freehold 6-storey  
low-rise serviced suites  
永久产权  
6楼层的服务式公寓

2

Direct sea view  
from every unit  
全海景单位

3

60 exclusive  
fully furnished units  
仅有60个全精装  
拎包入住的单位

4

Garden units\* with  
direct access to the beach  
附带花园的单位\*  
可直通海滩

5

Resort-style rooftop facilities  
& hotel-grade services  
位于顶楼的露天休闲  
设施和酒店级服务

6

Professional property  
management services  
专业的物业管理服务

*\* Terms & Conditions Apply*  
\* 仅限于底层单位



# LIFE IN THE TROPICS

★★★★★

热带生活的气息

Resort-Style Rooftop Facilities  
度假村式顶楼露天休闲设施

Artist's Impression 效果图





Terraced Deck  
梯田甲板

Artist's Impression 效果图



Poolside Cabana  
泳池凉亭

Artist's Impression 效果图

# YOUR ISLAND HIDEAWAY

岛屿世外桃源

★★★★★

Bask in a world of pure relaxation at your very own resort-style rooftop facilities deck. Oriented around stunning views of the Andaman sea, surf and sand, its perfect mix of sport, leisure and wellness choices including BBQ nooks and private cabanas is a pure treat for the senses.

沐浴在阳光照射的露天休闲设施，纯粹的沉浸于这个世界所带来的悠闲体验。被安达曼海域环绕，享受海上冲浪和洁白沙滩的壮丽景观。完美结合着运动、休闲、保健与其它设施，例如烧烤区和海景凉亭所提供的感官享受。





Hammock Garden  
户外花园

Artist's Impression 效果图



Artist's Impression 效果图

TV Room  
视频室

# EXCITING HORIZONS

振奋人心的第一印象

★★★★★

Extending the pleasure of leisure are an additional 30 amenities at the adjacent tower's facilities deck. Enticingly framed by swaying palms and landscaped greens, escape and chill at the pool, jacuzzi, children's pool and playground, TV room, yoga terrace and more.

拥有30种不同便利设施的塔楼甲板，只为增添更多休闲乐趣。在游泳池、按摩浴缸、儿童游泳池、游乐场、视频室和瑜伽露台等处放松身心。  
日暖风和的气候，海景宜人，使您充分沉浸在风景如画般的环境。



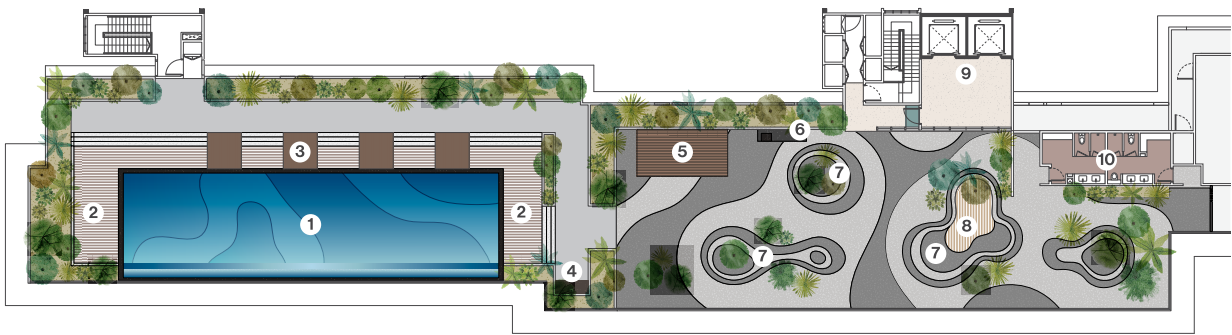


SITE PLAN  
平面图

# RESORT-THEMED FACILITIES

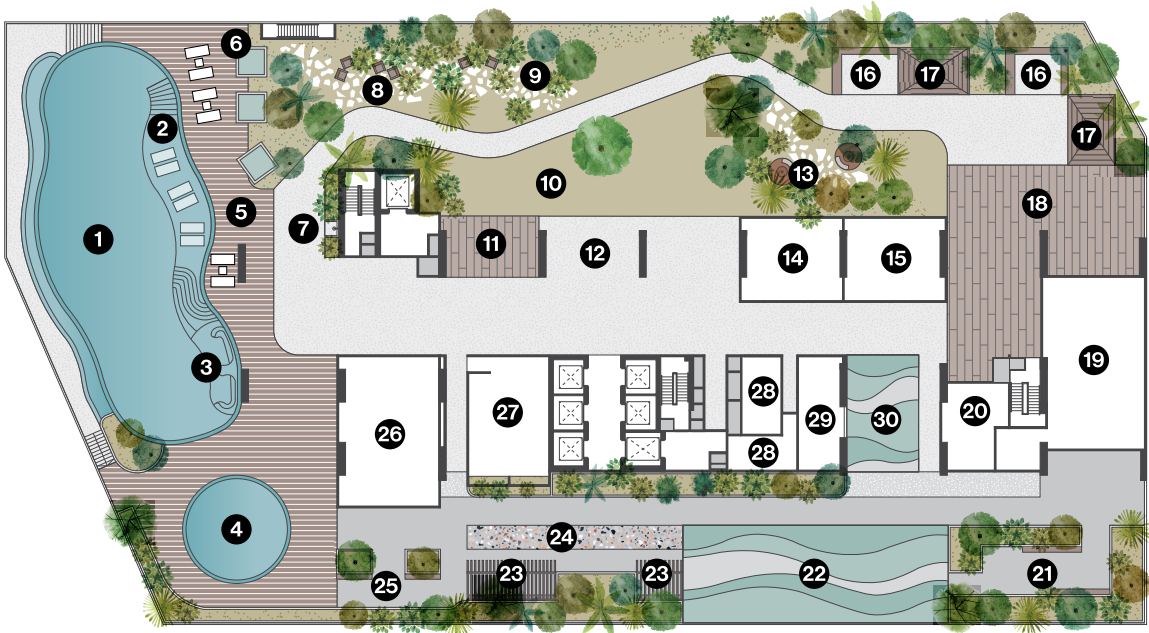
度假村主题休闲设施

## MERISSA



- |                       |                          |                                    |                            |                         |
|-----------------------|--------------------------|------------------------------------|----------------------------|-------------------------|
| 1 Swimming Pool<br>泳池 | 3 Cabana<br>泳池凉亭         | 5 Cabana With Seating<br>附带座位的泳池凉亭 | 7 Terraced Seating<br>露台座位 | 9 Main Lift Lobby<br>电梯 |
| 2 Pool Deck<br>泳池甲板   | 4 Outdoor Shower<br>户外花洒 | 6 BBQ Pit<br>烧烤炉                   | 8 Terraced Deck<br>梯田甲板    | 10 Changing Room<br>更衣室 |

## ASSANA



- |                            |                          |                              |  |  |
|----------------------------|--------------------------|------------------------------|--|--|
| 1 Swimming Pool<br>泳池      | 7 Outdoor Shower<br>户外花洒 | 13 Cocoon Seat<br>户外茧形座      | 19 Multi-Purpose Room Space<br>多功能礼堂空间 | 25 Fern Garden<br>蕨类花园                   |
| 2 Shallow Lounge<br>浅池休憩区  | 8 Garden Seat<br>庭院座     | 14 Games Room Space<br>游戏室空间 | 20 Utility<br>储物室                      | 26 Gym<br>健身房                            |
| 3 Jacuzzi<br>按摩浴           | 9 Hammock Garden<br>户外花园 | 15 TV Room Space<br>视频室空间    | 21 Fragrant Garden<br>芬芳园              | 27 Changing Room<br>更衣室                  |
| 4 Children's Pool<br>儿童泳池  | 10 Turf Lawn<br>绿意草坪     | 16 BBQ Terrace<br>烧烤区        | 22 Children's Playground<br>儿童游乐园      | 28 Surau<br>祈祷房                          |
| 5 Pool Deck<br>泳池甲板        | 11 Yoga Terrace<br>瑜伽甲板  | 17 Gazebo<br>凉亭              | 23 Trellis with Seating<br>有盖花棚休憩区     | 29 Children's Play Room Space<br>儿童游乐室空间 |
| 6 Pool Side Cabana<br>泳池凉亭 | 12 Lounge Terrace<br>休憩台 | 18 Pre-Function Area<br>迎宾区  | 24 Reflexology Path<br>脚板反射疗愈径         | 30 Children's Play Area<br>儿童游乐区         |



# PRIVATE PARADISE

私人天堂

★★★★★

Unique only to Merissa Serviced Suites, 12 exclusive garden units come with a private garden for lounging, entertaining and al-fresco dining to the sound of lapping waves and the sea shimmering in the distance.

For those who desire more, the duplex units offer a new set of seafront living experiences. From its dynamic living spaces to the spaciously appointed master bedroom that comes with large wardrobe space and a bathtub that overlooks the sea.

独一无二的 Merissa 海景服务式公寓配备了12个底层单位以及拥有自己的私人花园，供您休闲、娱乐和户外用餐，聆听海浪声并享受波光粼粼的大海。

为了满足更多的需求，复式单位提供了一套全新的海滨生活体验。从实用的起居空间到宽敞的主卧室，且配备有主卧衣柜以及浴缸。让您透过落地玻璃俯瞰大海，体验度假乐趣。



Artist's Impression 效果图

Living Area with Private Garden (Type J)  
客厅空间与私人花园(J户型)

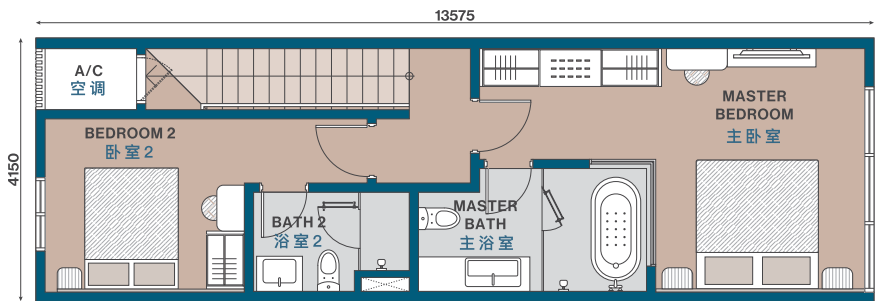
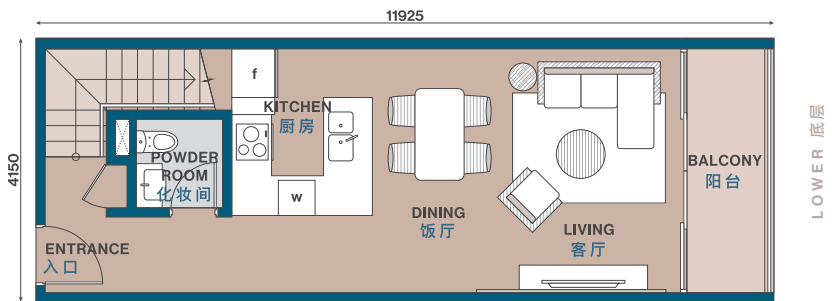


Level 楼层 3A-5 | Duplex Unit 复式单位

F

2 2 2 2

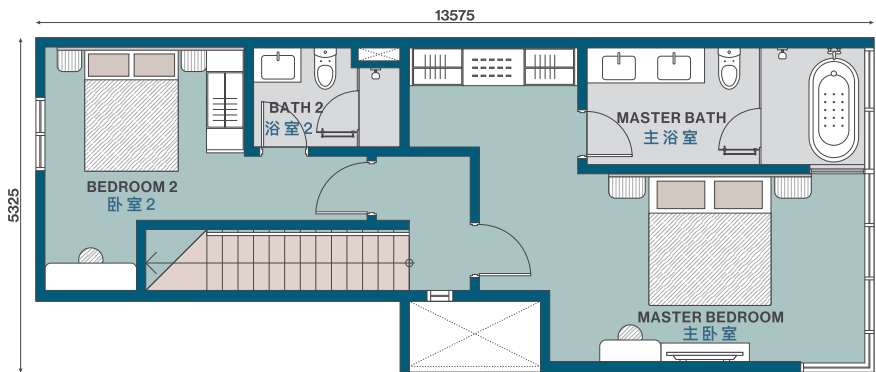
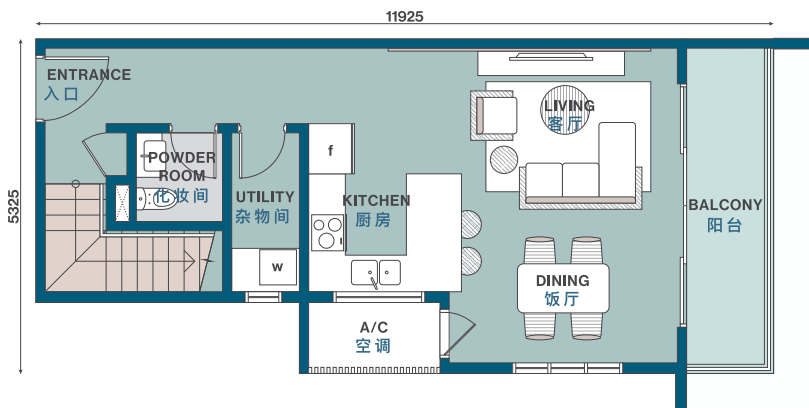
1119 SF 平方尺  
104 SM 平方米



G

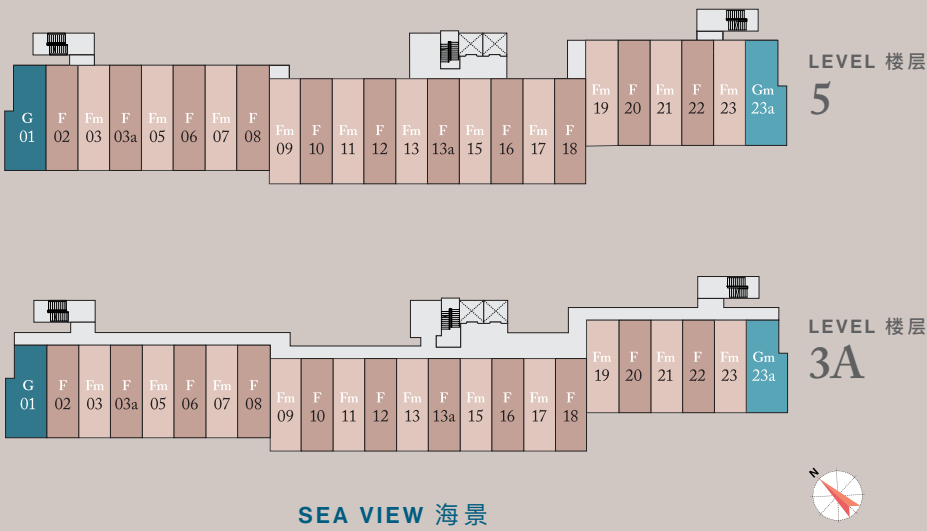
2 2 2 2

1303 SF 平方尺  
121 SM 平方米



KEY  
PLAN  
面图

DUPLEX UNIT  
复式单位





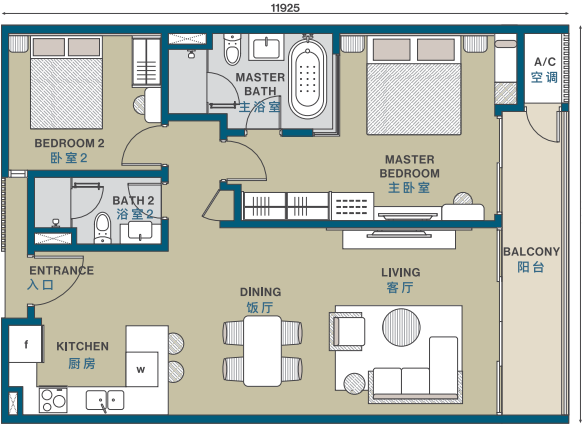
Level 楼层 1-3| Typical Unit 典型单位

H

2 2 2 2

1066\* SF 平方尺  
99\* SM 平方米

\* Standard unit built-up without garden space  
\* 无花园空间典型单位总面积

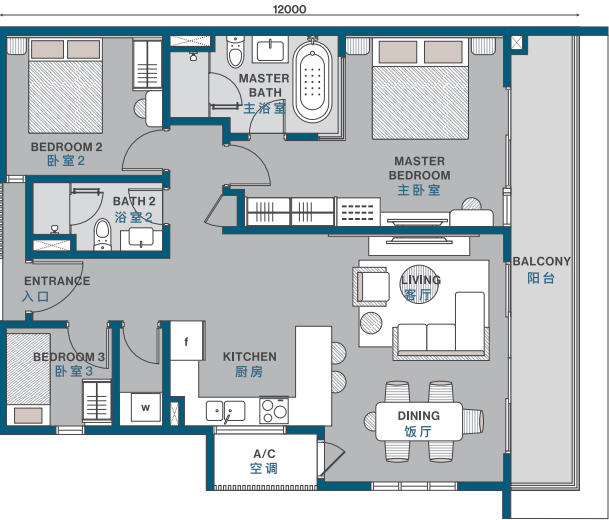


J

3 2 2 2

1161\* SF 平方尺  
107.9\* SM 平方米

\* Standard unit built-up without garden space  
\* 无花园空间典型单位总面积

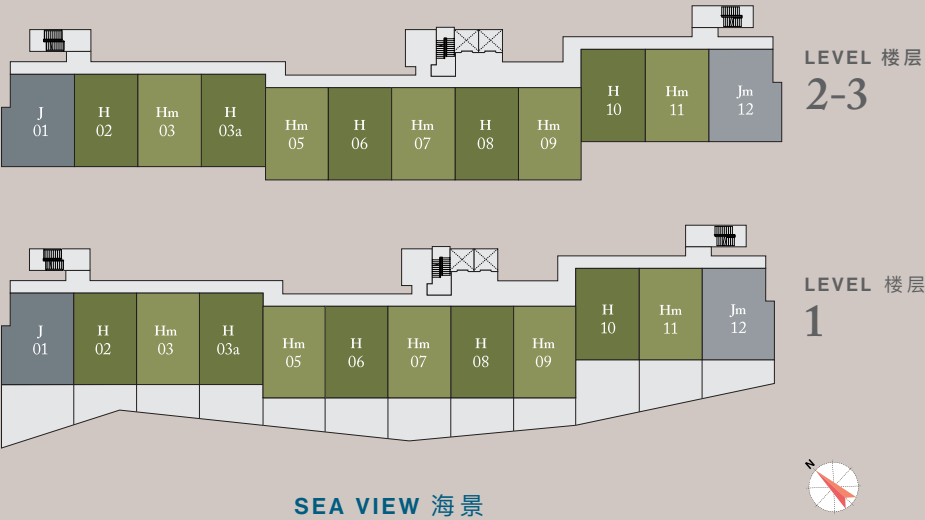


Types J and H are available in different layouts and dimensions. Only ground floor units have garden space. Kindly refer to our friendly sales executives for the full information. For the accurate specification(s) and finishing detail(s) as approved by the relevant authorities of the actual unit purchased, kindly refer to the formal Sale and Purchase Agreement.

J 和 H 型有不同的布局和尺寸。只有底层单位有花园空间。请咨询我们友好的销售主管以获取完整信息。有关购买的实际单位与有关当局批准的准确规格和装修细节，请参阅正式的买卖合同。

KEY PLAN  
面图

TYPICAL UNIT  
典型单位



GENERAL SPECIFICATIONS

总体规格

Structure 结构	Reinforced Concrete 钢筋混凝土
Roof Covering 屋顶覆盖物	Reinforced Concrete 钢筋混凝土
Roof Framing 屋顶柜架	Reinforced Concrete 钢筋混凝土
Wall 墙壁	Reinforced Concrete/Brickwall/ Drywall 钢筋混凝土/砖墙/平式墙
Ceiling Finishes 天花板饰面	Skim Coat/Plaster Ceiling & Paint 薄涂层/石膏天花板和油漆
Windows 窗	Aluminium Framed Glass Window 铝框玻璃窗
Doors 门	
Main Entrance 主要入口	Fire Rated Timber Door 防火木门
Internal Doors 内门	Timber Flush Door 平开木门
Sliding Door 滑行门	Aluminium Frame/Glass Panel 铝框/玻璃门
Ironmongery 五金	Locksets 锁具
Wall Finishes 墙壁饰面	
Kitchen 厨房	Tiles 瓷砖
Bathroom 浴室	Tiles 瓷砖
Others 其他	Skim Coat/Plaster & Paint 薄涂层/石膏和油漆

Floor Finishes 地板饰面	
Foyer 门厅	Tiles 瓷砖
Living/Dining 客厅/餐厅	Tiles 瓷砖
Kitchen 厨房	Tiles 瓷砖
Bedrooms 卧室	Tiles 瓷砖
Bathrooms 浴室	Tiles 瓷砖
Air-Conditioning Ledge 空调壁架	Cement Screed 水泥砂浆
Washing Area 洗涤区	Tiles 瓷砖
*Terrace 露台	Tiles 瓷砖
*Garden Wash Area 花园洗涤区	Cement Render 水泥打底
*Staircase Terrace 楼梯露台	Granolithic 花岗岩
*Staircase Garden 花园楼梯	Cement Render 水泥打底
Balcony 阳台	Tiles 瓷砖 Levels楼层 2 - 5 only 仅限
Staircase 楼梯	Tiles 瓷砖 Type户型 F & G only 仅限
Internal Telecommunications Trunking & Cabling 内部电信中继和布线	Fibre wall socket 光纤墙壁插座

\* Level 1 Units Only 仅限楼层 1

		Level 楼层 1		Level 楼层 2-3		Level 楼层 3A-5	
Sanitary & Plumbing Fittings	卫浴和水管装置	H/Hm	J/Jm	H/Hm	J/Jm	F/Fm	G/Gm
Kitchen Sink	厨房水槽	1	1	1	1	1	1
Sink Tap	水槽水龙头	1	1	1	1	1	1
Washing Machine Tap	洗衣机水龙头	1	1	1	1	1	1
Wash Basin	洗手盆	2	2	2	2	3	3
Basin Tap	面盆龙头	2	2	2	2	3	3
Water Closet	坐浴	2	2	2	2	3	3
Hand Bidet	手持浴管	2	2	2	2	3	3
Paper Holder	纸架	2	2	2	2	3	3
Shower Set	沐浴花洒套装	2	2	2	2	2	2
Bathtub	浴缸	1	1	1	1	1	1
Bathtub Sets/Mixer	浴缸套装/龙头	1	1	1	1	1	1
Water Tap	水龙头	1	1	1	1	1	1
Electrical Installations	电气安装						
Lighting Point	电灯点	27	29	26	28	27	31
Ceiling Fan Point	风扇点	3	3	3	3	3	3
13A Socket Outlet	13A 插座	15	15	14	14	14	14
13A Socket + USB Outlet	13A + USB 插座	3	4	3	4	3	3
Air-Conditioning Point	空调点	4	5	4	5	4	4
Water Heater Point	热水器点	3	2	3	2	3	3
Hood Point	油烟机点	1	1	1	1	1	1
Hob Point	灶台点	1	1	1	1	1	1
TV Point	电视点	2	2	2	2	2	2
Door Bell Point	门铃点	1	1	1	1	1	1
Electrical DB	配电盘	1	1	1	1	1	1



# THE RIGHT CONNECTIONS

完美契机

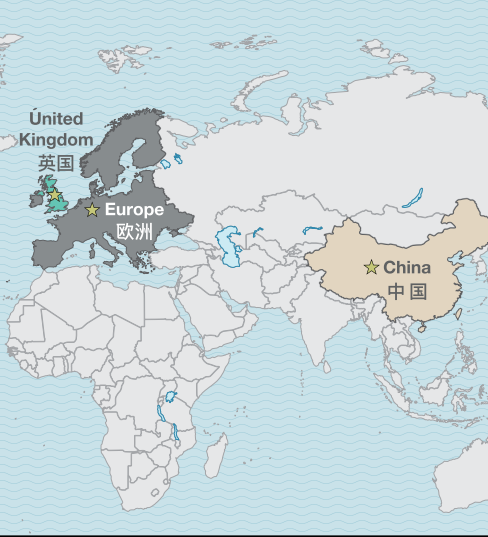


Staying in or headed out, a world of choices awaits at Merissa Serviced Suites. Just 9km from Langkawi International Airport, discover a treasure trove of natural wonders, landmarks, adventure, duty-free shopping, delectable F&B and so much more.

无论是自住的度假屋或者产业投资，Merissa 海景服务式公寓提供了各种房款供您选择。距离兰卡威国际机场仅有9公里，一个完美的度假胜地，让您探索自然奇观，著名地标，冒险休闲活动，免税购物和享用美味餐饮等等。







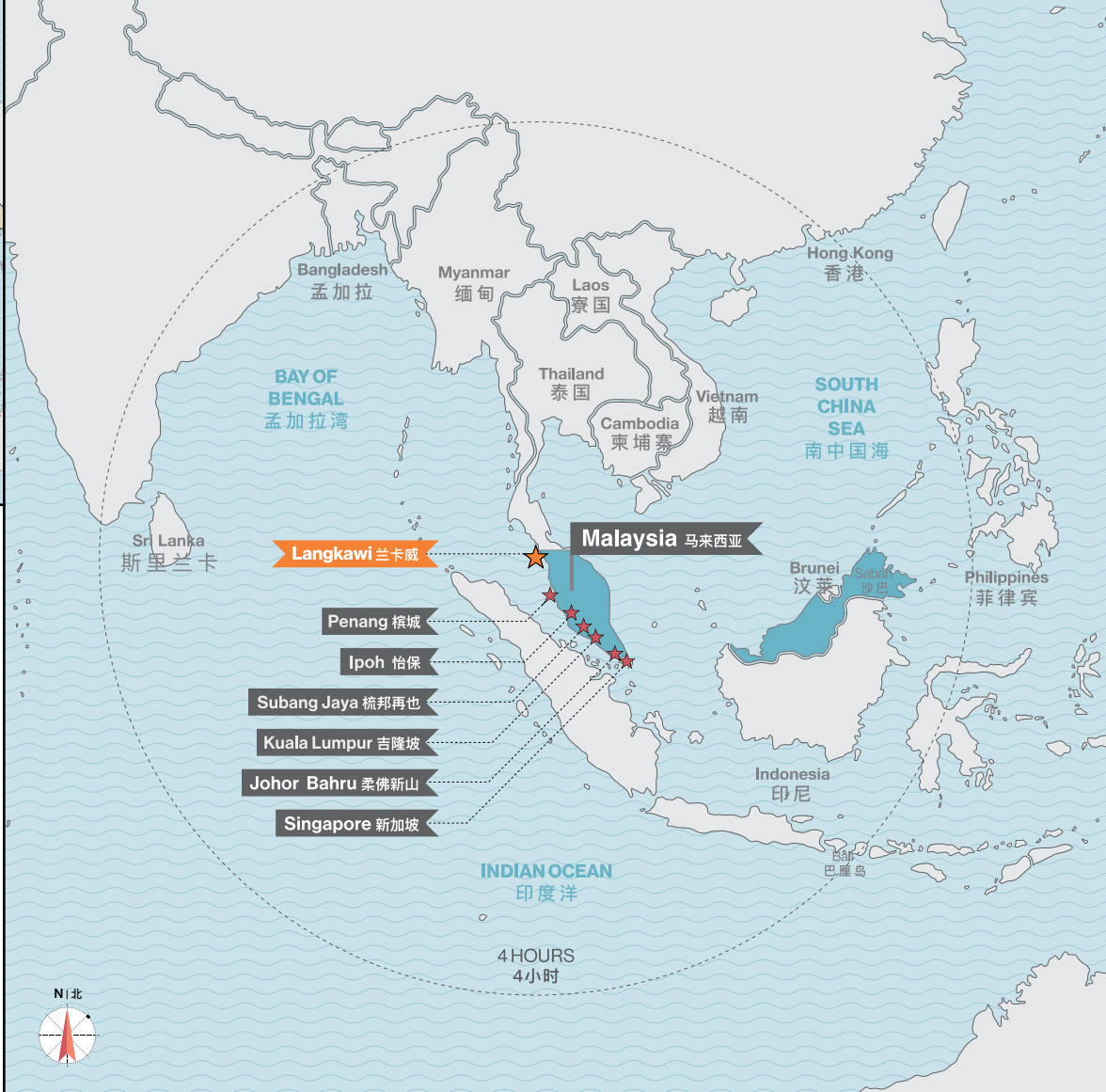
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SCHEDULED DIRECT  
FLIGHTS MONTHLY

每月定期直飞航班

- ★ Scheduled flights 定期航班
- ★ Chartered flights\* 包机航班\*

\* All information provided here is for reference only. To find out more about chartered flights to Langkawi, kindly refer to your local providers.  
此处提供的所有信息仅供参考。如需了解更多有关兰卡威包机航班的详情，请咨询您当地的供应商。



# LANGKAWI

兰卡威

★★★★★

As Malaysia's best-known and most popular beach destination, Langkawi serves more than 415 scheduled direct flights from six different locales monthly – five local (Kuala Lumpur, Subang Jaya, Penang, Ipoh and Johor Bahru) and one international (Singapore). Over the last decade, Langkawi has also grown from a local flight destination into a regional one – receiving charter flights from multiple departure points in the United Kingdom, Europe and China.\*

作为马来西亚颇受欢迎且众所周知的沙滩，每月有超过415个来自6个不同地区的定期直飞航班。  
5条本地航线（吉隆坡、梳邦再也、槟城、怡保和新山）和1条国际航线（新加坡）。过去的十年里，兰卡威也逐渐从当地航班发展至区域性的目的地。英国、欧洲和中国都具有多个出发点的包机航班。\*



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Developers Awards  
2022



Developer 开发商: Cenang Resort Sdn. Bhd. (1012934-P) • Address 地址: Lot 60177, Jalan Pantai Cenang, 07000 Langkawi, Kedah, Malaysia. • Tel 电话号码: +604-952 3939 • Developer's License 开发商执照编号: 19160/09-2027/0622(A) • Validity Period 有效期: 29/09/2022 – 28/09/2027 • Advertising & Sale Permit No. 广告准证编号: 19160-1/09-2023/0353(A)-(S) • Approving Local Authority 建筑蓝图批准单位: Majlis Perbandaran Langkawi • Building Plan Ref. No. 批准蓝图编号: MPLBP/D/3/01/2020(B) • Land Tenure 土地期限: Freehold 永久地契 • Land Encumbrances 土地负担: Affin Bank Berhad • Expected Date of Completion 估计竣工日期: March 2026 • Type of Property 发展项目: Serviced Suites 服务式公寓 • Total Units 单位总数: Block A 座: 831 units 单位; Block B 座: 60 units 单位 • Balance Units 平衡单位: Block A 座: 771 units 单位; Block B 座: 59 units 单位 • Built-up Area 单位面积: Block A 座: 380sf 方尺 (Min 最小) – 1,310sf 方尺 (Max 最大); Block B 座: 1,068sf 方尺 (Min 最小) – 1,303sf 方尺 (Max 最大) • Selling Price 售价: Block A 座: RM543,000.00 (Min 最低) – RM2,789,000.00 (Max 最高); Block B 座: RM1,920,000.00 (Min 最低) – RM3,430,000.00 (Max 最高) • Express Conditions 土地的使用用途: The land contained in this Issue Document Of Title shall be used as a site for Hotel, Serviced Suites and Commercial Buildings only 此地契所载的土地仅可用于兴建酒店、服务式公寓及商业建筑 • Restrictions-In-interest 土地的权限限制: Prohibited from conducting any dealings on the land which is intended to be developed as a site for Hotel, Serviced Suites and Commercial Buildings save for the construction and maintenance of road reserves, sealing of the road reserves with tar and stone chips in accordance with the requirements of the Public Works Department and construction of drainages to the satisfaction of the Local Authorities and with the support from the Public Works Department or with a guarantee from the Local Authorities and the Public Works Department that the works for road reserves and the drainages can be completed. 业主被禁止在依照公共工程局标准兴建和维护道路并铺设石头和沥青;并在依照地方政府要求且得到公共工程局批准或得到地方政府和公共工程局的道路及沟渠完工保证的情况下建设沟渠前,在仅可用于兴建酒店、服务式公寓及商业建筑的土地上进行任何土地交易。The information herein is subject to change and cannot form an offer or contract. 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 material, the developer cannot be held liable for any inaccuracies. 我们已尽力在最大程度确保该文件所含内容和信息的准确性和可靠性。尽管如此,我们不对此内容和信息,包括但不限于由第三方提供的内容和信息,以及第三方内容和信息的引用来源(包括但不限于网站来源)的准确性、最新性、可靠性、正确性负责。读者及公众有贵为此文件所含内容和信息作出自己的判断和决定。我们保留权利不时或随时,通知或不通知的情况下对此文件所含内容和信息作出修改或改变任何。我们明确声明不負責任何責任。不对任何人因此文件包含的任何内容和信息而引起的任何索賠、損失、損害負責任何責任。如中、英文两个版本有任何抵触或不相符之处,应以英文版本为准。

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA 此广告已经过国家房屋管理局批准

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