



TROPICANA  
UPLANDS

GELANG PATAH



FRASER HEIGHTS

PHASE 1

# ENJOY TRANQUIL & PRIVATE LIVING IN A GUARDED COMMUNITY

Enter a realm of unmatched serenity and seclusion within our carefully crafted guarded community near Gelang Patah, Johor. Here, each moment transpires in a sanctuary of unmatched tranquility and seclusion, surrounded by lush green landscapes and meticulously planned amenities, providing residents with an incomparable living environment.



Strategic Location



Freehold Gated & Guarded Development



313 Acre Mixed Development



Seamlessly Connected for Ultimate Convenience



19-Acre Central Park



Artist impression only



FRASER HOMES

# DISCOVER THE HOME PERFECTLY TAILORED TO YOUR NEEDS

Discover our thoughtfully designed terrace homes with 4 bedrooms and 3 bathrooms, offering stylish efficiency, family-friendly layouts, and three levels of refined space.

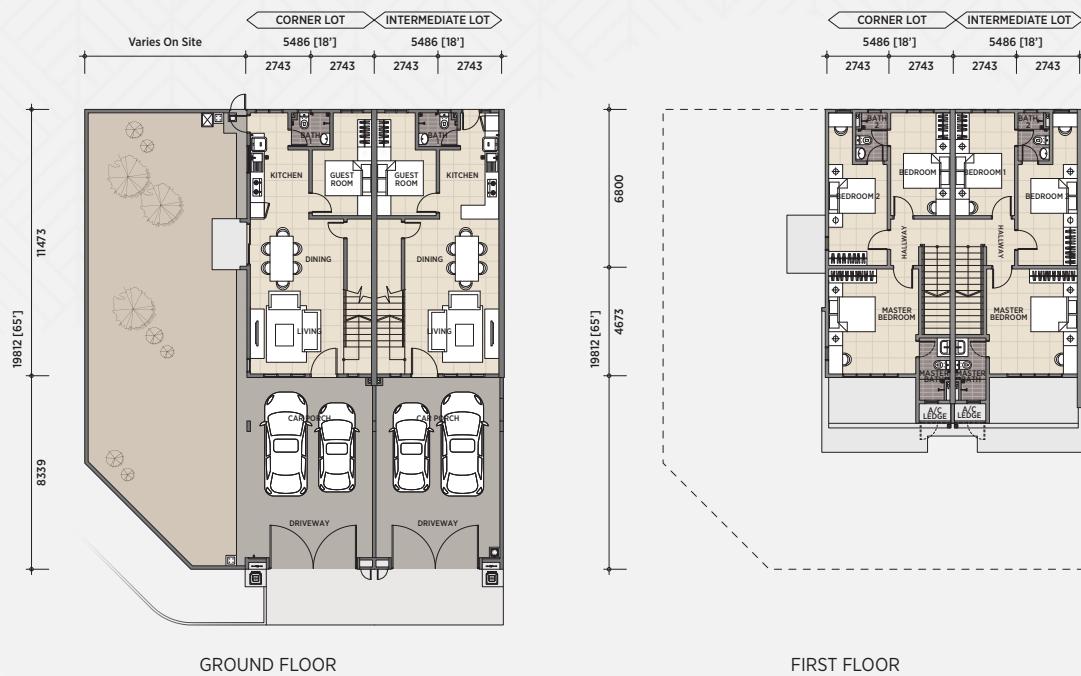


## Type A 2-Storey Terrace House

- Land Size : 18' x 65'
- Built-up Area : 1,500 sq. ft.

4 Bedrooms | 3 Bathrooms

### TYPE A FLOOR PLAN





# 19-ACRE CENTRAL PARK FUSING ENERGY & SERENITY

Experience a seamless fusion of nature, recreation, and relaxation in spaces thoughtfully designed to suit every mood. Whether you're seeking energetic activities, quality time with loved ones, or a peaceful retreat to reconnect with nature, these versatile environments invite you to create moments of joy, serenity, and connection in the heart of lush greenery.

Artist impression only



## Eco Esplanade

- Lush landscaping offers a peaceful retreat for residents.
- Safe and creative interactive play zone for kids.
- Well-paved tracks surrounded by greenery for fitness enthusiasts.



## Eco Meadow

- Serves as the main activity area.
- An active area focused on the young generation.
- Equipped with an outdoor gym, jogging spots, and a playground.

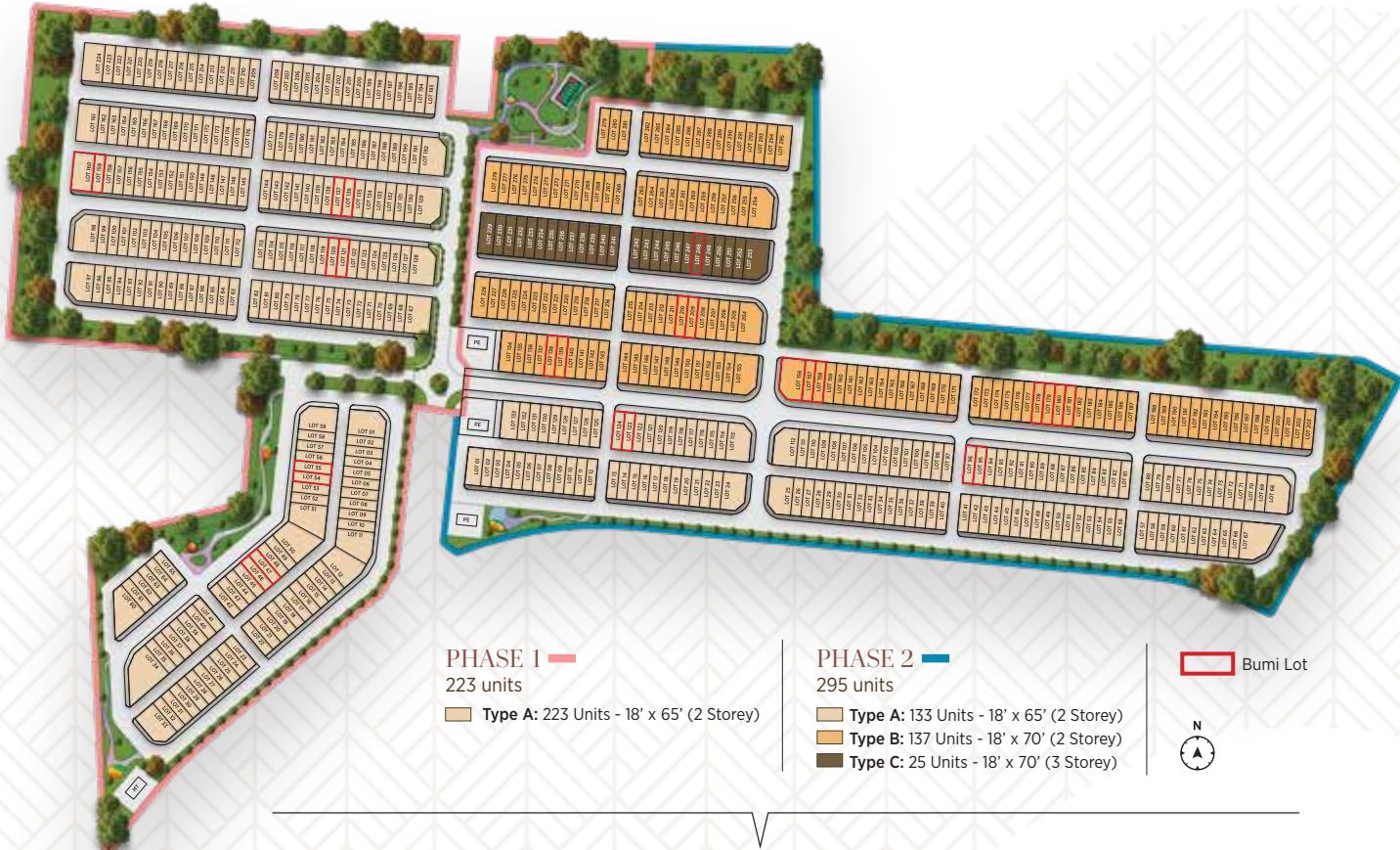


## Eco Oasis

- Wellness-oriented design.
- Meandering trails encourage slow, reflective walks.
- Space dedicated to the older generation for a peaceful living environment.



## SITE PLAN



## MASTER PLAN

### LEGEND

- Ⓐ Petrol Station Plot
- Ⓑ Future Commercial Plot
- Ⓒ Future Residential Plot
- Ⓓ Community Facilities
- Ⓔ 19-Acre Central Park



# LOCATION MAP

Easily Accessible, Convenient & Well-Established



**Developer**  
**Tropicana GP Views Sdn. Bhd.** (1014956-A)  
 Lot PTD 15346, Jalan Tanjung Kupang.  
 81550 Gelang Patah, Johor.  
 F: +607-585 7583

**Operation Hours**  
 9am - 6pm (Mon - Fri)  
 10am - 6pm (Sat - Sun)  
 GPS Coordinate  
 1.505861, 103.572389

tropicanauplands.com.my  
 +6016-727 0388 | +607-510 3838

Developer: Tropicana GP Views Sdn Bhd (1014956-A) • Address: Lot PTD 22902, Teluk Danga, Persiaran Abu Bakar Sultan, 80200 Johor Bahru, Johor Darul Takzim, Malaysia • Fraser Heights @ Tropicana Uplands • Type of Property: Double Storey Terrace House • Developer License No.: 2021/12-2026/1554(A) • Validity Period: 3/12/2023-30/12/2026 • Advertising & Sale Permit: 2022-2/12-2026/194(N-L) • Validity Period: 30/12/2023 - 29/12/2026 • Authority Approving Building Plan: Majlis Perbandaran Pontian • Building Plan Approval No.: (13)dm-MPPN16/D0012/2024 • Tenure of Land: Freehold • Land Encumbrances: CIMB Mortgage • Expected Date of Completion: Dec 2027 • No. of Units: 223 units • Selling Price: RM720,000.00 (Min) - RM1,000,000.00 (Max)

Disclaimer: All renderings, illustrations, photographs, show units, landscape amenities or accessories are shown for illustrative purposes only and do not represent the actual design, physical or structural details of the building. Plans, specifications, materials and other information contained herein are intended to give a general indication of the proposed design only and are subject to change and/or amendments as may be required by the developer, vendor or as directed by the relevant authorities or consultants. All areas and measurements are approximate only and subject to final survey. All features, fixtures, fittings, goods, accessories and furniture reflected or displayed in the show units are strictly for display purposes only and are not part of the final amenities and finishes. Any models of furniture or electrical appliances provided are up to the developer, vendor's discretion and do not form part of any contract or warranty. While every reasonable care has been taken in preparing this website/ publication/ banner/ poster and in constructing the scale models and sales gallery/ show unit, the developer, vendor and its related companies, representatives, consultants and agents accept no responsibility for any inaccuracies or omissions. The sale and purchase agreement embodies all the terms and conditions between the developer/vendor and the purchasers.

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 CORPORATION BERHAD