



TROPICANA
CENANG
LANGKAWI

丽阳珍南海滨
兰卡威

clarissa

SERVICED SUITES

服务式套房公寓

FREEHOLD
永久产权

ON THE BEACH BY THE SEA

AT THE CENTRE OF IT ALL

海之滨



TROPICANA
CENANG
LANGKAWI

丽阳珍南海滨
兰卡威

Cenang Mall
& Retail Strip
珍南商场与
零售区

The Zon Duty Free Shop
& Underwater World Langkawi
免税特区商店与兰卡威
海底世界水族馆

PARKROYAL
Langkawi Resort
兰卡威宝乐雅
度假村

Between the vibrancy of Cenang Beach and the tranquil environs of Tengah Beach, there is nothing you cannot do here in these larger studio to 4-bedroom serviced suites that come complete with family-friendly amenities.

珍南海滨的热闹活力，中央沙滩的静谧悠闲，
双重享受一次拥有！单卧套房至四房单位服务式套房，
亲子设施贴心满分，无论是度假还是家庭欢聚，
尽享舒适自在，满足您对理想海滨生活的一切向往。



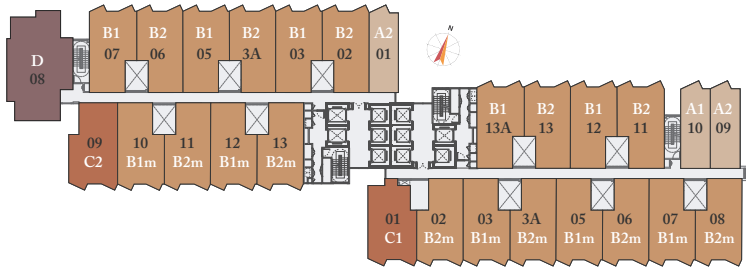
The Frangipani Langkawi
Resort & Spa
素馨花兰卡威
度假村

Langkawi
Cruise Terminal
兰卡威邮轮码头

SITE PLAN
平面图



KEY PLAN
面图



LEGEND 图例说明			
A1 / A2	536 sq.ft. 平方米	Studio (单卧套房)	
B1 / B1m	784 sq.ft. 平方米	2R 2B (2卧2卫)	
B2 / B2m	784 sq.ft. 平方米	2R 2B (2卧2卫)	
C1	805 sq.ft. 平方米	2R 2B (2卧2卫)	
C2	829 sq.ft. 平方米	2R 2B (2卧2卫)	
D	1,356 sq.ft. 平方米	4R 3B (4卧3卫)	

ENDLESS REASONS TO STAY
拥有此产业的理由

Prime Location 黄金地段

9km from the Langkawi International Airport, Cenang Beach offers a variety of attractions, all within walking distance.
距兰卡威国际机场仅9公里，珍南海滩周边景点丰富，步行即可轻松抵达。



Seaview Units 无敌海景套房

Pure beachfront luxury with breathtaking sea views and the sound of waves.
纯正一线海景奢华体验，坐拥醉人海景，聆听浪涛私语。



Perfect for Families 天伦之乐

Cenang Beach's only serviced suites with kids-friendly facilities and a rooftop deck.
珍南海滩唯一配备儿童设施的服务式套房，且附带顶楼景观台。

Professional Property Management
Services by T Journey
由 T Journey 提供的专业物业管理服务

Professional services to up rental appeal and maximise returns on investment.
为您带来可观的租金回报率，提升出租竞争力。

Freehold Prestige 永久产权



Own your very own slice of paradise.
独享您的度假胜地。



Resort-Style Living 度假村生活

Premium facilities including a rooftop bar, beachside retail and F&B at your doorstep.
高端配套触手可及：空中餐厅、海滨零售与餐饮举步即达。

Fully Furnished Suites 全装套房

Hassle-free, every unit is move-in ready, just bring your holiday bags!
即可拎包入住，每间套房配备齐全，随时带上度假好心情。



FAMILY-FRIENDLY RESORT-THEMED
FACILITIES

亲子度假村主题休闲设施

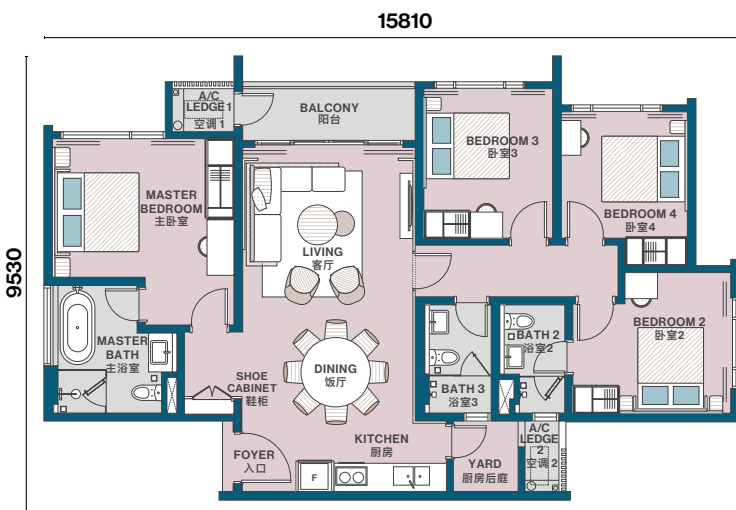
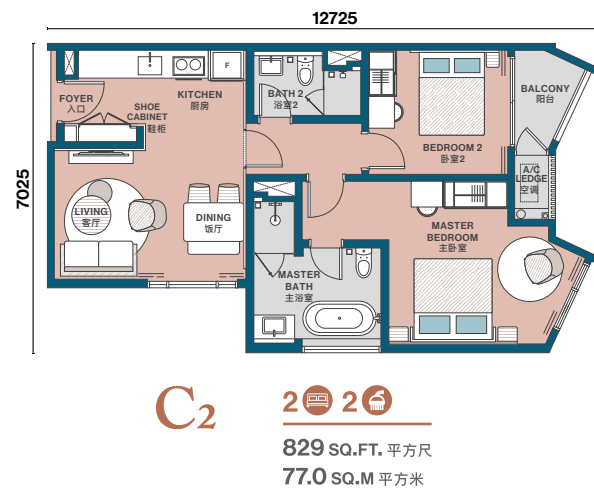
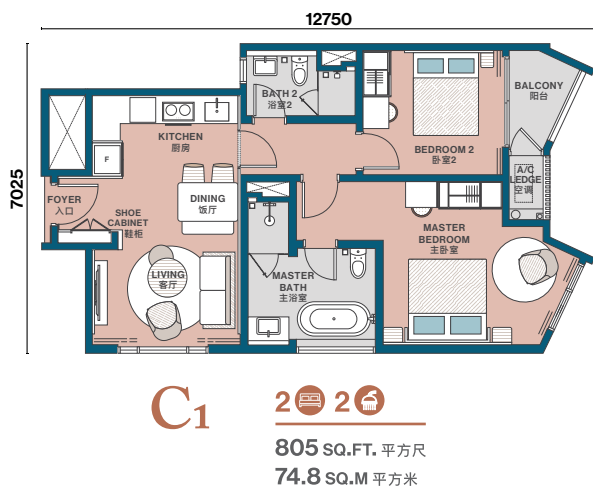
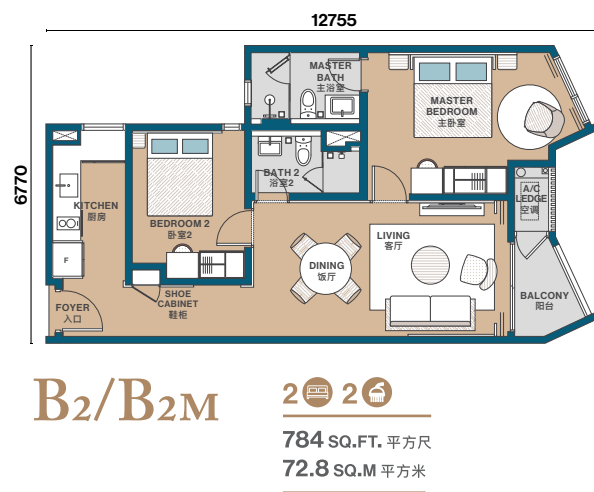
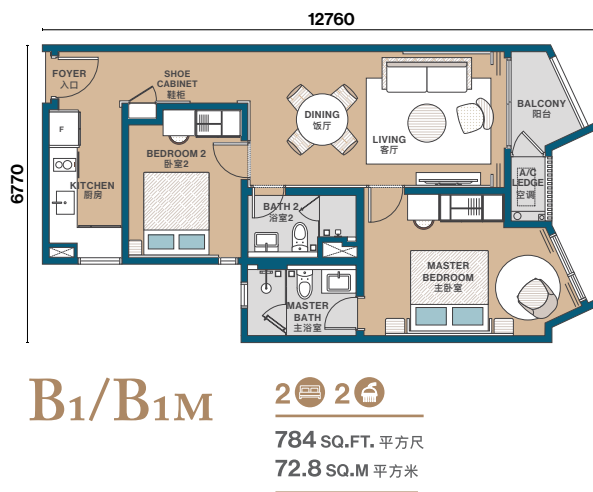
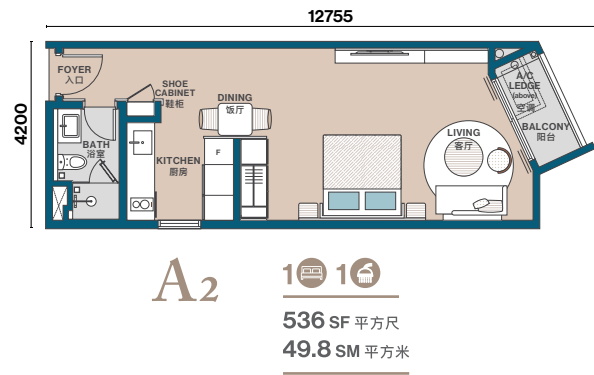
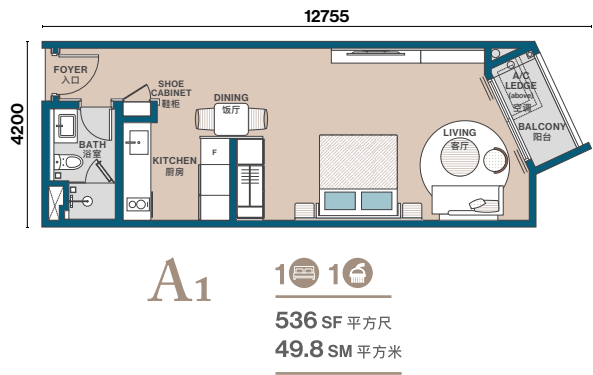


LEGEND 图例说明

- | | | | |
|--|--|--|--|
| 1 Swimming Pool
泳池 | 7 Pool Deck
泳池露台 | 14 Kids' Water Slide
儿童水滑梯 | 21 BBQ Terrace
烧烤区 |
| 2 Overflow Weir
溢水堰 | 8 Cabana
凉亭 | 15 Seating with Trellis
棚架座位 | 22 Seating Deck/
Yoga Deck
座位平台/瑜伽平台 |
| 3 Wet Lounge
湿水休息区 | 9 Pool Deck Lounge
泳池露台休憩区 | 16 Feature Seat
户外座位 | 23 Gym Room
健身房 |
| 4 Fun Pool
欢乐泳池 | 10 Outdoor Shower
户外花洒 | 17 Pre-Function Area
迎宾区 | 24 Changing Rooms
更衣室 |
| 5 Jacuzzi
按摩池 | 11 Bar Counter with Seat
吧台座位 | 18 Multipurpose Lawn
绿意草坪 | 25 Games Room
游戏室 |
| 6 Jacuzzi with
Trellis Above
棚架按摩池 | 12 Seating Lounge
座位休息区 | 19 Kids' Playground
儿童游乐区 | 26 Multipurpose Room
多功能礼堂 |
| | 13 Wading Pool with
Water Play
儿童戏水池 | 20 Semi-Outdoor
Play Area
半户外儿童游乐区 | |

FLOOR PLANS

户型图



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
Windows 窗	Aluminium Framed Glass Window 铝框玻璃窗
Ironmongery 五金	Locksets 锁具
Ceiling Finishes 天花板饰面	Skim Coat/Plaster Ceiling & Paint 薄涂层 / 石膏和油漆
Doors 门	
Main Entrance 主要入口	Approved Fire Rated Timber Door 防火木门
Internal Doors 内门	Timber Flush Door 平开木门
Sliding Doors 滑行门	Aluminium Frame / Glass Panel 铝框 / 玻璃门
Floor Finishes 地板饰面	
Air-Conditioning Ledge 空调壁架	Cement Screed 水泥砂浆
Others 其他	Tiles 瓷砖
Wall Finishes 墙壁饰面	
Bathroom 浴室	Tiles 瓷砖
Others 其他	Skim Coat/Plaster & Paint 薄涂层 / 石膏和油漆

Sanitary & Plumbing Fittings 卫浴和水管装置	A	B	C1	C2	D
Kitchen Sink 厨房水槽	1	1	1	1	1
Sink Tap 水槽水龙头	1	1	1	1	1
Washing Machine Tap 洗衣机水龙头	1	1	1	1	1
Wash Basin 洗手盆	1	2	2	2	3
Basin Tap 面盆龙头	1	2	2	2	3
Water Closet 坐浴	1	2	2	2	3
Hand Bidet 手持浴管	1	2	2	2	3
Paper Holder 纸巾架	1	2	2	2	3
Shower Set 沐浴花洒套装	1	2	2	2	3
Bathtub & Bathtub Mixer 浴缸 / 龙头	0	0	1	1	1
Electrical Installations 电气安装					
Lighting Point 电灯点	14	22	20	18	35
Ceiling Fan Point 风扇点	1	3	3	3	5
13A Socket Outlet 13A 插座	9	11	12	11	17
13A Socket + USB Outlet 13A + USB 插座	2	2	2	2	2
Air-Conditioning Point 空调点	1	3	3	3	5
Water Heater Point 热水器点	1	2	2	2	3
Hood & Hob Point 油烟机点 & 灶台点	1	1	1	1	1
Doorbell Point 门铃点	1	1	1	1	1
Electrical DB 配电盘	1	1	1	1	1
Fibre Wall Socket 光纤墙插	1	1	1	1	1



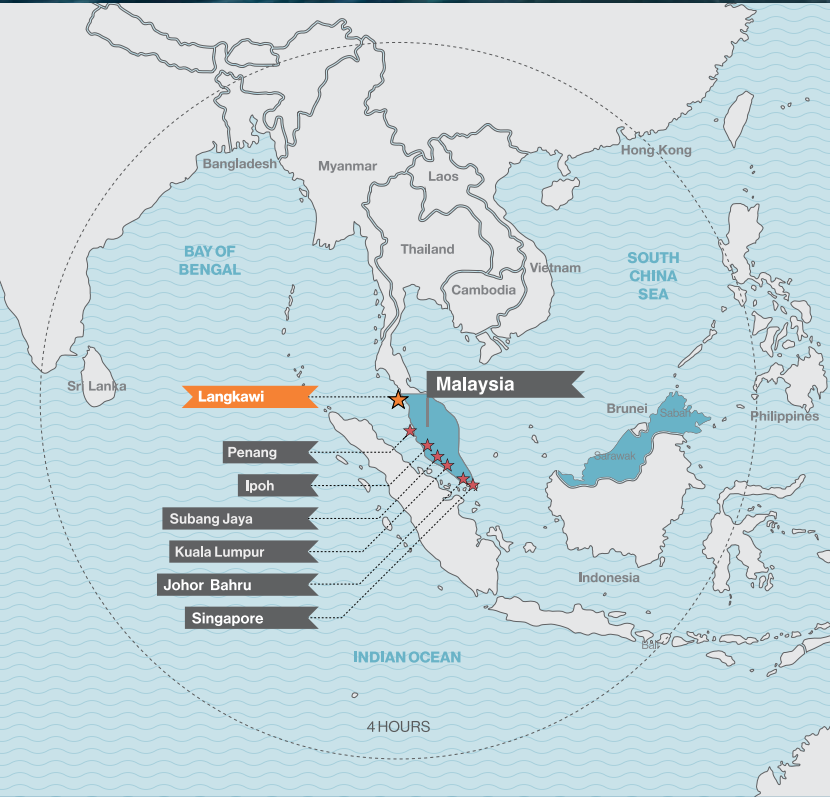
Artist's Impression
艺术效果图

AT LANGKAWI'S BEST BEACH

THE ULTIMATE ISLAND LIVING

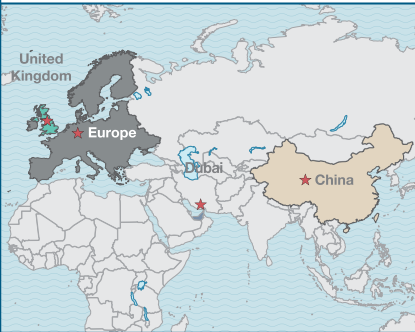
兰卡威
精致岛屿生活

Photo Impression of Cenang Beach
珍南海滨想象图



★★★
The Langkawi International Airport is just 9km away with more than 1,000 flights monthly from international hubs like Kuala Lumpur, Penang, Singapore, Dubai, Europe and London. Getting to Tropicana Cenang and Langkawi is a breeze.

距离兰卡威国际机场仅9公里，每月起过逾千趟航班，通达吉隆坡、檳城、新加坡、迪拜、欧洲及伦敦等国际枢纽，出行便捷无忧。



> 1,000
FLIGHTS MONTHLY
> 每月千趟航班

★ Incoming local and international flights
国内外城市直达

**All information provided here is for reference only.
To find out more about flights to Langkawi, kindly refer to your local providers.
资讯仅供参考。预知兰卡威航班更多详情，敬请向当地业者查询。



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Tropicana Cenang Property Gallery
丽阳珍南海滨销售展厅
Lot 60177, Jalan Pantai Cenang,
07000 Langkawi, Kedah, Malaysia.
enquiry@tropicanacenang.com.my

Developer:
Cenang Resort Sdn Bhd
丽阳珍南海滨销售展厅
Unit 1301, Level 13, Tropicana Gardens Office Tower
No. 2A, Persiaran Surian, Tropicana Indah,
47810 Petaling Jaya, Selangor Darul Ehsan, Malaysia.



Pemaju: Cenang Resort Sdn. Bhd. (1012934-P). Alamat: Lot 60177, Jalan Pantai Cenang, 07000 Langkawi, Kedah, Malaysia. Tel.: +604-952 3939 • No. Lesen Pemaju: 19160/09-2027/0822(A) • Tempoh Sah: 29/9/2022 – 28/9/2027 • No. Permit Iklan dan Jualan: 19160-2/06-2028/0482(A)-(S) • Tempoh Sah: 18/6/2025 – 17/6/2028 • Pihak Berk kuasa yang Meluluskan: Majlis Perbandaran Langkawi • No. Rujukan Pelan Bangunan: MPLBP/D/3/04/2020 JLD1 (8) • Pegangan Tanah: Kekal • Bebanan Tanah: Affin Hwang Investment Bank Berhad • Tarikh Dijangka Siap: April 2030 • Jenis Pembangunan: Suite Servis • Jumlah Unit: 806 Unit • Baki Unit: 805 Unit • Keluasan Unit: 536 kps. (Min.) – 1,356 kps. (Maks.) • Harga Jualan: RM825,600 (Min.) – RM2,399,600 (Maks.)
• Syarat-syarat Nyata: Tanah yang terkandung dalam hak milik ini hendaklah digunakan sebagai Tapak Hotel, Suite Servis dan Bangunan Perniagaan sahaja. Sekatan-sekatan Kepentingan: Ditegah membuat sebarang perkiraan (dealings) di atas tanah yang hendak dimajukan sebagai Tapak Hotel, Suite Servis dan Bangunan Perniagaan sahaja melainkan tuan tanah membina dan memelihara kawasan jalan dengan batu dan turap mengikut spesifikasi Jabatan Kerja Raya, serta membuat parit dengan kebenaran Penguasa Tempatan dan mendapat sokongan daripada Jabatan Kerja Raya atau jaminan daripada Pihak Berk kuasa Tempatan dan Jabatan Kerja Raya bahawa pembinaan jalan dan parit dapat disempurnakan.

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA. MAKLUMAT PEMAJUAN BOLEH DISEMAK DI PORTAL TEDUH.KPKT.GOV.MY