

FREEHOLD





**TROPICANA
GRANDHILL**
GENTING HIGHLANDS

**LIFE
IS IN THE AIR**

A **112-acre** wholesome & holistic city curated with an array of everlasting lifestyle offerings.



**TROPICANA
PARADISE**
GENTING HIGHLANDS

**LAUGH
IS IN THE AIR**

A **308-acre** serene neighbourhood set amidst lush highland forests, adorned with luxurious lifestyle and wellness offerings.



**TROPICANA
AVALON**
GENTING HIGHLANDS

**LOVE
IS IN THE AIR**

A **176-acre** intimate and luxurious township encapsulating the most exquisite and finesse lifestyle experiences.



A 596-ACRE MEGA HIGHLAND PROJECT
3 DISTINCTIVE MASTER PLANS
THE NEW HIGHLAND CITY IN THE AIR

Tropicana WindCity is poised to become Genting Highlands' newest mid hill destination to nest or invest, splurged by an interesting mix of freehold residential, commercial and recreational offerings.



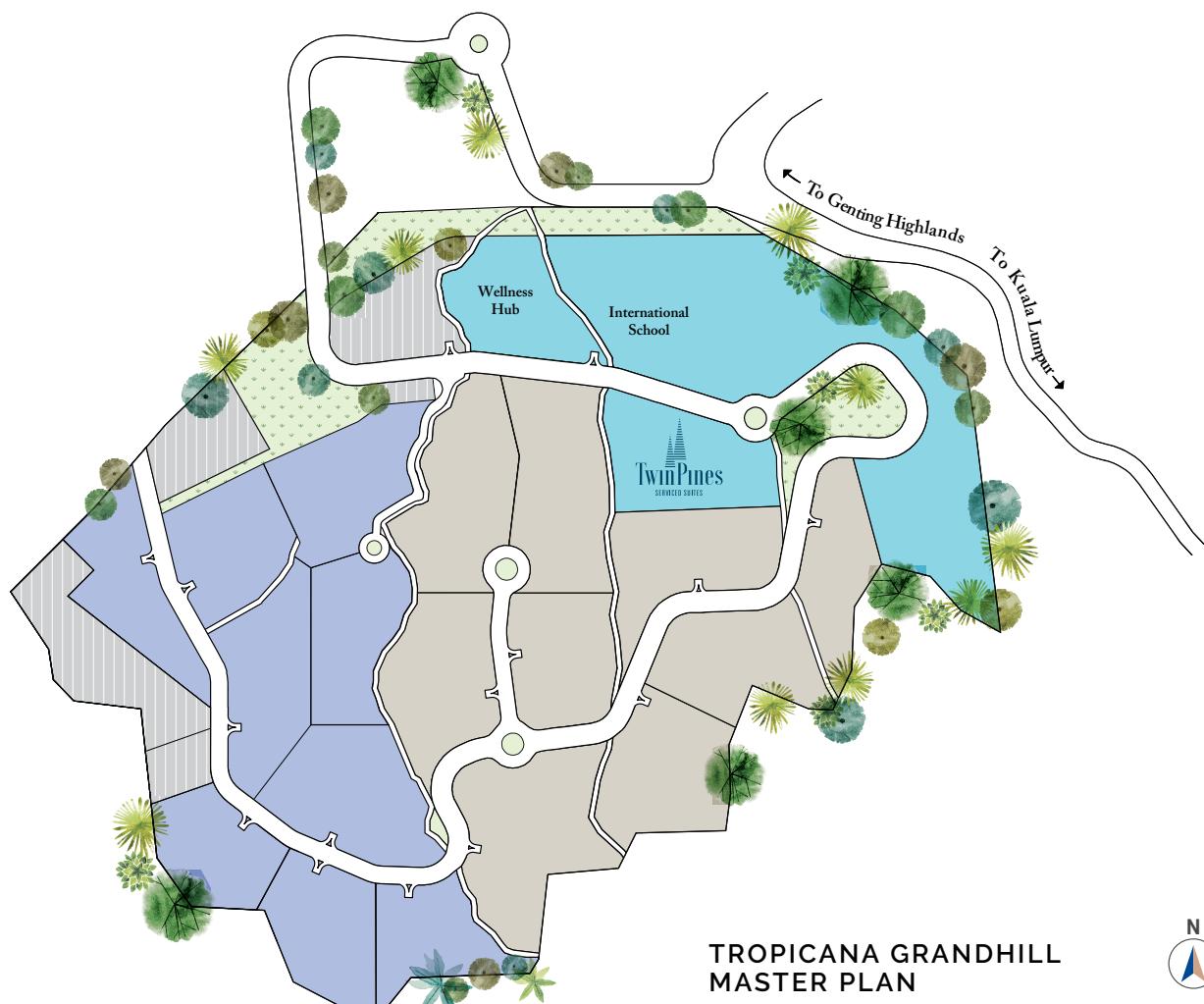
TROPICANA
WINDCITY
GENTING HIGHLANDS



**TROPICANA
GRANDHILL**
GENTING HIGHLANDS

FREEHOLD 112 ACRES 3,000 FT ABOVE SEA LEVEL

Embodying holistic, wholesome and overwhelmingly positive vibes, Tropicana Grandhill embodies the pioneering spirit of this development, featuring a collection of choice residential selections, alongside refreshing recreational and esteemed educational options.



**TROPICANA GRANDHILL
MASTER PLAN**

■ PHASE 1 ■ PHASE 2 ■ PHASE 3 ■ UTILITY



Residential

Grandhill offers retreat style living spaces with far-reaching forest views, where stress evaporates and worries get switched off.



Commercial

Commercial spaces are planned to capitalise on the immersive beauty of Grandhill's environs, with cantilevered decks, mountain view cafés and more.



Education

Revolutionising spaces for learning, Grandhill provides a unique close-to-nature environment for a host of international educational institutions.



Wellness

Grandhill offers a variety of private medical and wellness businesses that form a comprehensive set of health services, making it the new city of medical tourism.



Parks

A refreshing space of cool highland breeze, Grandhill's parks are designed to be the social heart of the master plan.



Silver Hair

With cool fresh air and the serene atmosphere, Grandhill introduces a green concept of retirement living not far away from the city.



Chillin' *in the Clouds*

Layered & full of surprises,
a place for every shade of off-duty mood.
The first residential development of Tropicana Grandhill,
with a full range of leisure facilities and retail goodness.



TwinPines facade

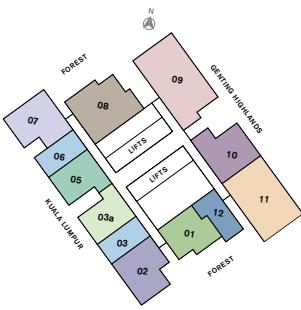
FACILITIES

- 1 Event Lawn
- 2 Heated Swimming Pool
- 3 Shallow Lounge
- 4 Pool Terrace
- 5 Gazebo/Cabana
- 6 Disabled Ramp
- 7 Outdoor Shower
- 8 Blossom Garden
- 9 Wading Pool
- 10 Spring Jacuzzi
- 11 Sunken Seat
- 12 Putting Green
- 13 Children's Playground
- 14 Fragrant Garden
- 15 Retreat Space
- 16 Wellness Path/Reflexology
- 17 Covered Walkway
- 18 Herbs Garden
- 19 BBQ
- 20 Trellis with Shade
- 21 Viewing Terrace

- A Gymnasium
- B Yoga Studio
- C Children's Playroom
- D Management Office
- E Pre-Function
- F Multipurpose Hall
- G Gourmet Kitchen
- H Multimedia Room
- I Games Room



- TOWER B -

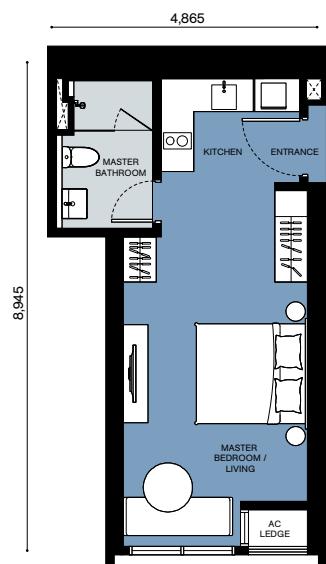


- TOWER A -

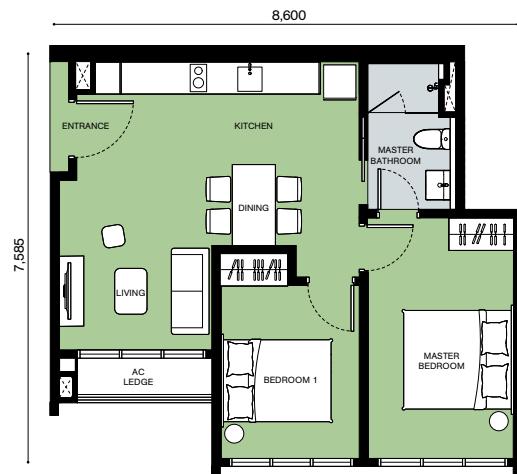


A2
Studio

BUILT-UP
 384 - 395 sf
 35.7 - 36.7 sm

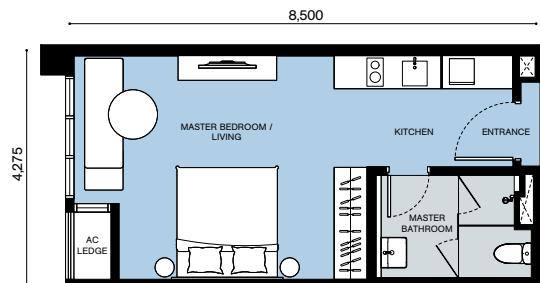


B2
2 1
BUILT-UP
603 - 617 sf
56.0 - 57.3 sm



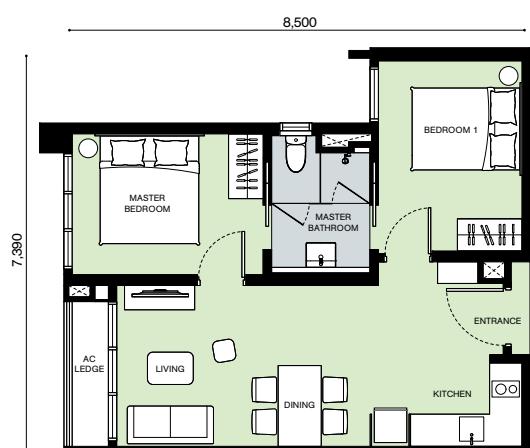
A1
Studio

BUILT-UP
 379 - 407 sf
 35.2 - 37.8 sm



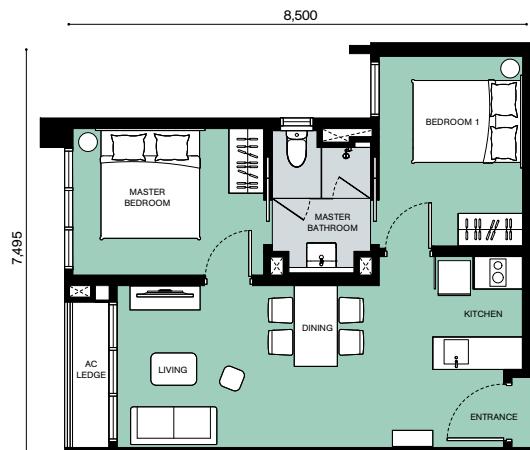
B1

BUILT-UP
 564 - 580 sf
 52.4 - 53.9 sm



B3

BUILT-UP
 574 - 600 sf
 53.3 - 55.7 sm



B3a

2 1
BUILT-UP
575 - 586 sf
53.4 - 54.4 sm



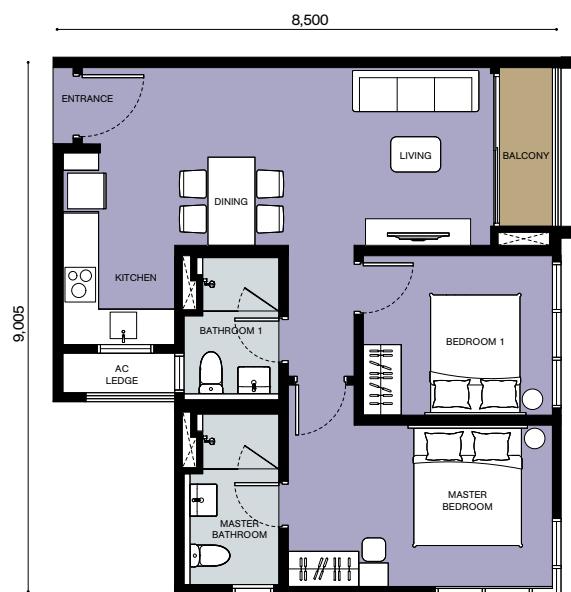
C1

2 2
BUILT-UP
751 - 753 sf
69.8 - 70.0 sm



C2

2 2
BUILT-UP
731 - 746 sf
67.9 - 69.3 sm



C3

2 2
BUILT-UP
739 - 756 sf
68.7 - 70.2 sm



D1

Dual Key

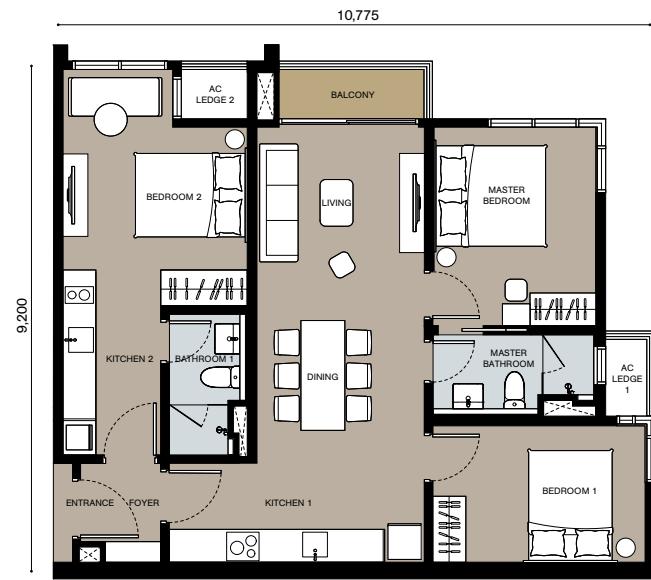
3 2
BUILT-UP
946 - 961 sf
87.9 - 89.3 sm



D2

Dual Key

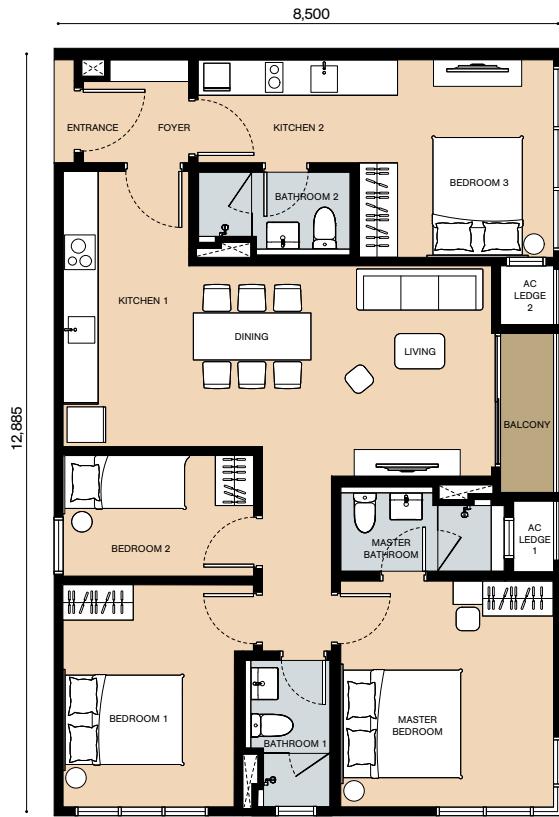
3 2
BUILT-UP
954 - 968 sf
88.6 - 89.9 sm



E

Dual Key

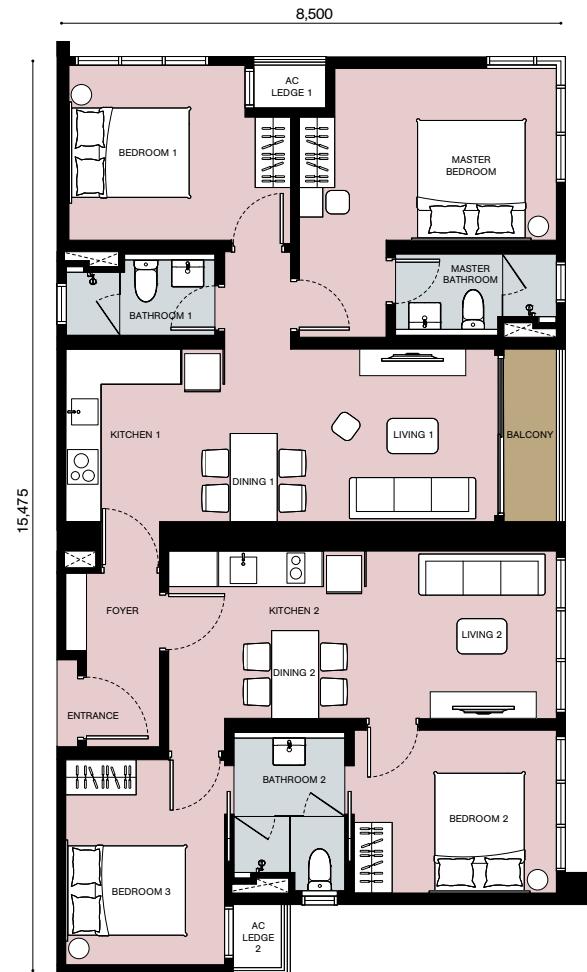
4 3
BUILT-UP
1,154 - 1,168 sf
107.2 - 108.5 sm



F

Dual Key

4 3
BUILT-UP
1,328 - 1,330 sf
123.4 - 123.6 sm

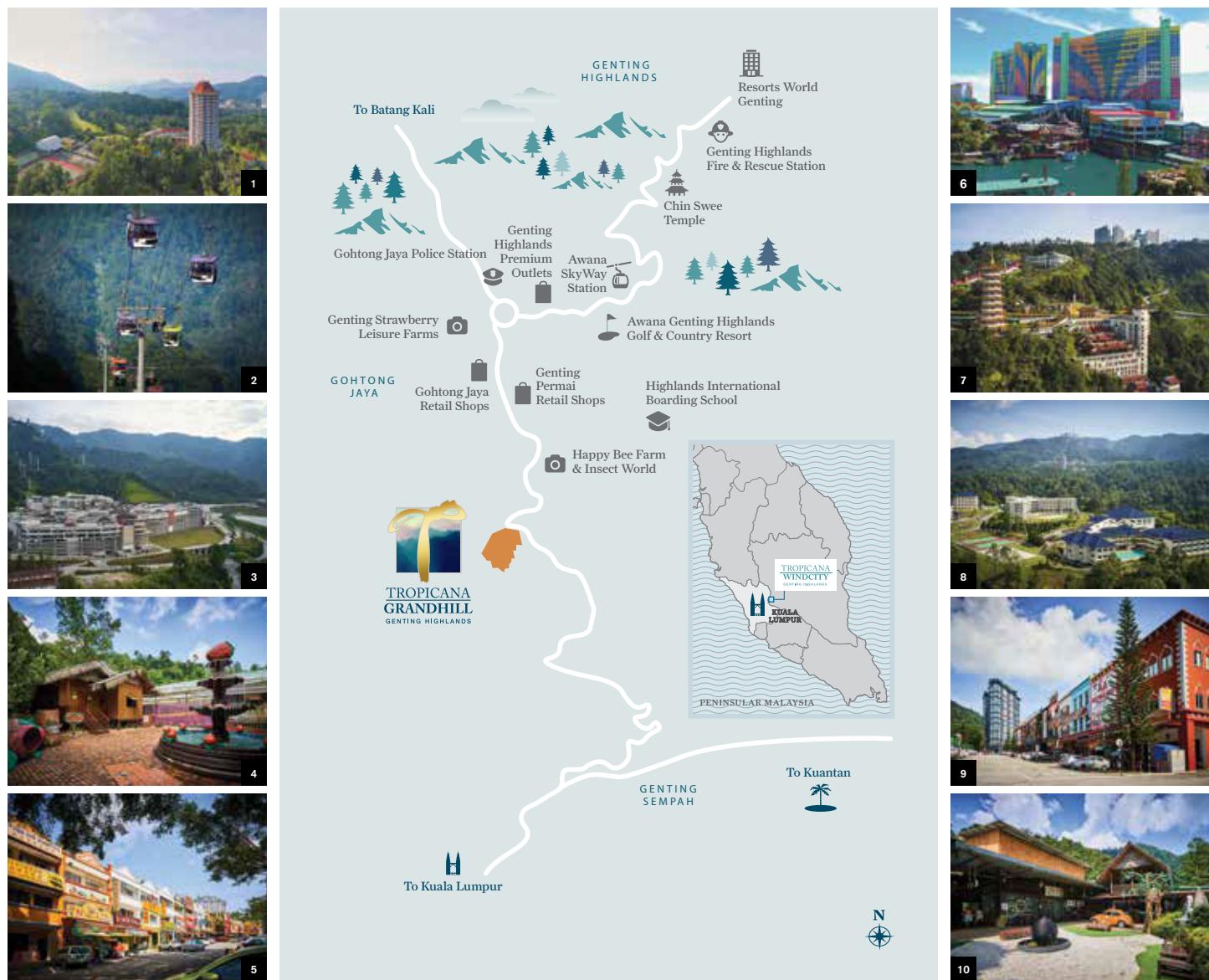


GENERAL SPECIFICATIONS

Structure	Reinforced Concrete												
Roof Covering	Reinforced Concrete												
Roof Framing	Reinforced Concrete												
Wall	Reinforced Concrete/Brickwall/Drywall (Where Applicable)												
Window	Aluminium Framed Glass Window												
Doors	Main Entrance				Approved Fire Rated Timber Door								
	Bedroom/Bathroom/Foyer				Timber Flush Door (Where Applicable)								
	Living				Aluminium Frame Glass Sliding Door (Where Applicable)								
Ironmongery	Quality Locksets												
Ceiling Finishes	Bedroom/Living/Dining				Skim Coat/Plaster Ceiling & Paint (Where Applicable)								
	Balcony/Aircond Ledge				Skim Coat & Paint (Where Applicable)								
	Kitchen/Bathroom/Foyer/ Corridor/Entrance				Plaster Ceiling & Paint (Where Applicable)								
Floor Finishes	Bedroom/Living /Kitchen/Dining/Bathroom/Balcony/Foyer				Porcelain Tiles (Where Applicable)								
	Aircond Ledge				Cement Screed								
Wall Finishes	Bedroom/Kitchen/Living/Dining/Balcony/Foyer/ Corridor/Aircond Ledge/Entrance				Skim Coat/Plaster & Paint								
	Bathroom				Porcelain Tiles								
Type	A1	A2	B1	B2	B3	B3a	C1	C2	C3	D1	D2	E	F
Sanitary & Plumbing Finishes													
Wash Basin	1	1	1	1	1	1	2	2	2	2	2	3	3
Basin Tap	1	1	1	1	1	1	2	2	2	2	2	3	3
Rain Shower Set	-	-	-	-	-	-	1	1	1	1	1	1	1
Hand Shower Set	1	1	1	1	1	1	2	2	2	2	2	3	3
Hand Bidet	1	1	1	1	1	1	2	2	2	2	2	3	3
Kitchen Sink	1	1	1	1	1	1	1	1	1	2	2	2	2
Sink Tap	1	1	1	1	1	1	1	1	1	2	2	2	2
Washing Machine Tap	1	1	1	1	1	1	1	1	1	2	2	2	2
Electrical Installations													
Lighting Point	7	8	13	13	13	13	18	18	17	21	21	26	30
Ceiling Fan Point	1	1	3	3	3	3	3	3	3	4	4	5	6
13A Socket Outlet	10	10	12	12	12	12	12	12	12	19	20	20	22
13A Socket Outlet + USB Outlet	2	2	3	3	3	3	3	3	3	4	4	5	6
Aircond Point	1	1	3	3	3	3	3	3	3	4	4	5	6
Exhaust Fan Point	1	1	-	1	-	-	-	-	1	1	1	1	-
Water Heater Point	1	1	1	1	1	1	2	2	2	2	2	3	3
Fridge Point	1	1	1	1	1	1	1	1	1	2	2	2	2
Washing Machine Point	1	1	1	1	1	1	1	1	1	2	2	2	2
Hood Point	1	1	1	1	1	1	1	1	1	2	2	2	2
Hob Point	1	1	1	1	1	1	1	1	1	2	2	2	2
Fibre Wall Socket	1	1	1	1	1	1	1	1	1	1	1	1	1
TV Point	1	1	1	1	1	1	1	1	1	3	3	3	4
Door Bell Point	1	1	1	1	1	1	1	1	1	1	1	1	1
Electrical Distribution Board	1	1	1	1	1	1	1	1	1	1	1	1	1
Telephone Point	1	1	1	1	1	1	1	1	1	2	2	2	2

COVETED LOCATION AT MID-HILL

Situated in the established township of Genting Highlands, Tropicana Grandhill is equipped with all the necessities and conveniences of modern life outside of its master plan. From schools, cultural destinations to shopping centres, Tropicana Grandhill is the starting point for a fulfilling time in Genting Highlands, with only 20 minutes' drive to the mountain's peak.



1 Awana Genting Highlands Golf & Country Resort 2 Awana SkyWay Station 3 Genting Highlands Premium Outlets 4 Genting Strawberry Leisure Farms
 5 Gohtong Jaya Retail Shops 6 Resorts World Genting 7 Chin Swee Temple 8 Highlands International Boarding School 9 Genting Permai Retail Shops
 10 Happy Bee Farm & Insect World



018 390 9988
tropicaganagrandhill.com

DEVELOPER
 TROPICANA SIERRA SDN. BHD.
 Unit 1301, Level 13, Tropicana Gardens Office Tower
 No. 2A, Persiaran Surian, Tropicana Indah
 47810 Petaling Jaya, Selangor Darul Ehsan

TROPICANA GRANDHILL PROPERTY GALLERY
 Jalan Permai 2, Genting Permai Avenue,
 69000 Genting Highlands, Pahang.

A member of
TROPICANA
WINDCITY
 GENTING HIGHLANDS

TROPICANA
 CORPORATION BERHAD

The information herein is subject to change and cannot form an offer or contract, and 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 publication, the Developer cannot be held liable for any inaccuracies.

Developer: Tropicana Sierra Sdn. Bhd. (289863-A) • Developer's Address: Unit 1301, Level 13, Tropicana Gardens Office Tower, No. 2A, Persiaran Surian, Tropicana Indah, 47810 Petaling Jaya, Selangor • Developer's License No.: 19893/03-2028/0114(A) • Validity: 03/03/2023 – 02/03/2028 • Advertising & Sale Permit License No.: 19893-1/03-2026/0152(R)-(S) • Validity: 03/03/2025 – 02/03/2026 • Approval Authority: Majlis Perbandaran Bentong • Building Plan Reference: MPB/JKB/GH/4/26/2019 • Expected Date of Completion: December 2026 • Land Tenure: Freehold • Land Encumbrances: Nil • Type of Property: Serviced Apartment • Total Units: 1,443 Units • Block A: 795 Units; Block B: 648 Units • Selling Price: Block A RM477,000 (Min.) - RM1,154,000 (Max.); Block B RM702,000 (Min.) - RM1,954,000 (Max.) • Built-up Area: Block A 379 sf (Min.) - 961 sf (Max.); Block B 381 sf (Min.) - 1,330 sf (Max.) • 5% Bumiputera Discount • Express Condition: The Land cannot be transferred, leased, or charged except with the consent of the State Authority.

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA