



TROPICANA
METROPARK
SUBANG JAYA

SOUTHPLACE 2

SHOPPES

INDULGENCE. MAGNIFIED.
FREEHOLD



ONE ADDRESS FOR BOUNDLESS POSSIBILITIES

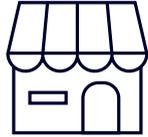
Tropicana Metropark is a fully integrated township with components for a self-sustaining lifestyle such as residences, commercial developments, an international school, and the Urban Park.

SouthPlace 2 Shoppes fronts Tropicana Metropark's main access road, providing visitors seamless entry into locale. SouthPlace 2 Shoppes are located just below SouthPlace 2 Residences, ensuring business owners enjoy direct catchment and steady footfall from the residents all day.

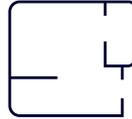


Artist's Impression of Tropicana Metropark Master Plan on Actual Site Aerial View

AN IRRESISTIBLE RETAIL OPPORTUNITY



Limited Edition
74 Units



Built-up Area
562sf - 3,266sf



Ample Covered
Car Park Bays



Connected to
SouthPlace 2 Residences
& Urban Park



Link Bridge at Level 1
Connected to
SouthPlace Shoppes



Lifestyle Driven
Alfresco Units Fronting
9.2-acre Urban Park



First Mover Advantage

High visibility from the main road or Urban Park creates the latest lifestyle commercial hub in Subang Jaya unlike any other.



Artist's Impression Only



Artist's Impression Only

Freedom in Flexibility

The retail units cater to a vast variety of business types, from F&B to entertainment and lifestyle conveniences.

A Solid Investment

With a strong and steady population from the immediate residents and Subang Jaya's thriving population, SouthPlace 2 Shoppes is poised for success.



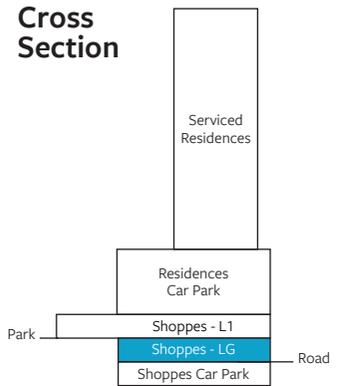
A Proven Track Record

Backed by successful commercial developments with a proven track record, such as Tropicana Avenue and Tropicana Gardens Mall.



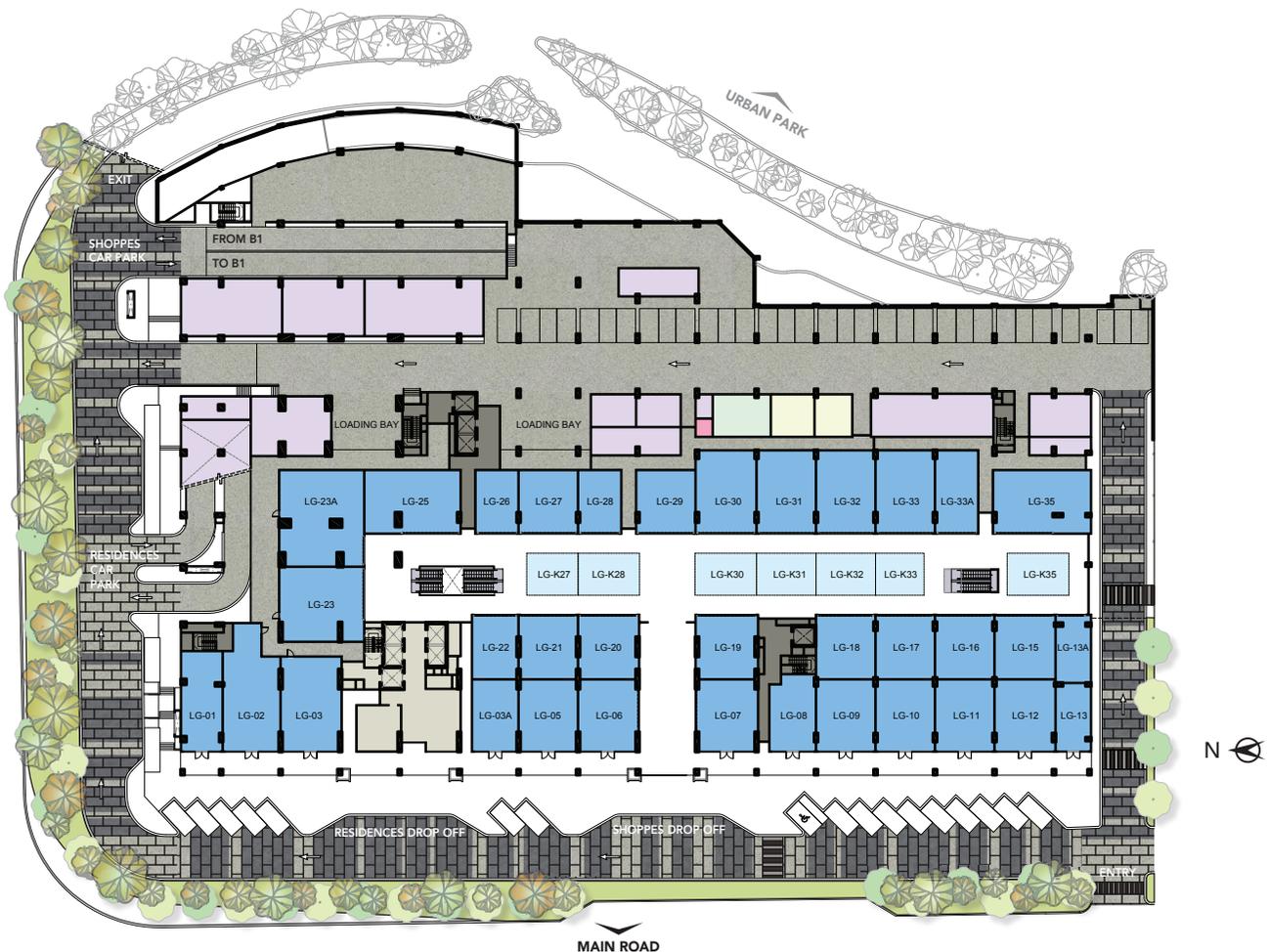
LG

Unit No	Built-Up	Unit No	Built-Up	Unit No	Built-Up
1 LG-01	973sf	16 LG-16	892sf	31 LG-31 + K31	1,730sf
2 LG-02	1,513sf	17 LG-17	892sf	32 LG-32 + K32	1,730sf
3 LG-03	1,347sf	18 LG-18	892sf	33 LG-33 + K33	1,623sf
4 LG-03A	784sf	19 LG-19	938sf	34 LG-33A	838sf
5 LG-05	1,000sf	20 LG-20	915sf	35 LG-35 + K35	2,053sf
6 LG-06	1,034sf	21 LG-21	892sf		
7 LG-07	1,060sf	22 LG-22	700sf		
8 LG-08	812sf	23 LG-23	1,481sf		
9 LG-09	1,000sf	24 LG-23A	1,907sf		
10 LG-10	1,000sf	25 LG-25	1,429sf		
11 LG-11	1,000sf	26 LG-26	641sf		
12 LG-12	1,026sf	27 LG-27 + K27	1,379sf		
13 LG-13	568sf	28 LG-28 + K28	1,238sf		
14 LG-13A	562sf	29 LG-29	882sf		
15 LG-15	915sf	30 LG-30 + K30	1,780sf		



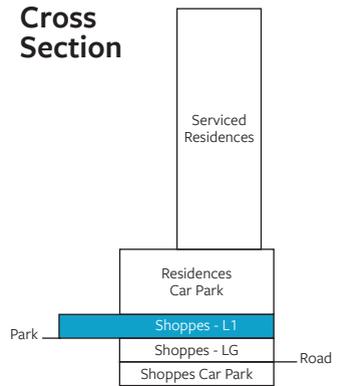
LEGEND

- Shop
- Surau
- Shoppes Lobby
- Kiosk
- Baby Room
- Residences Lobby
- Washroom
- M&E Room & Services



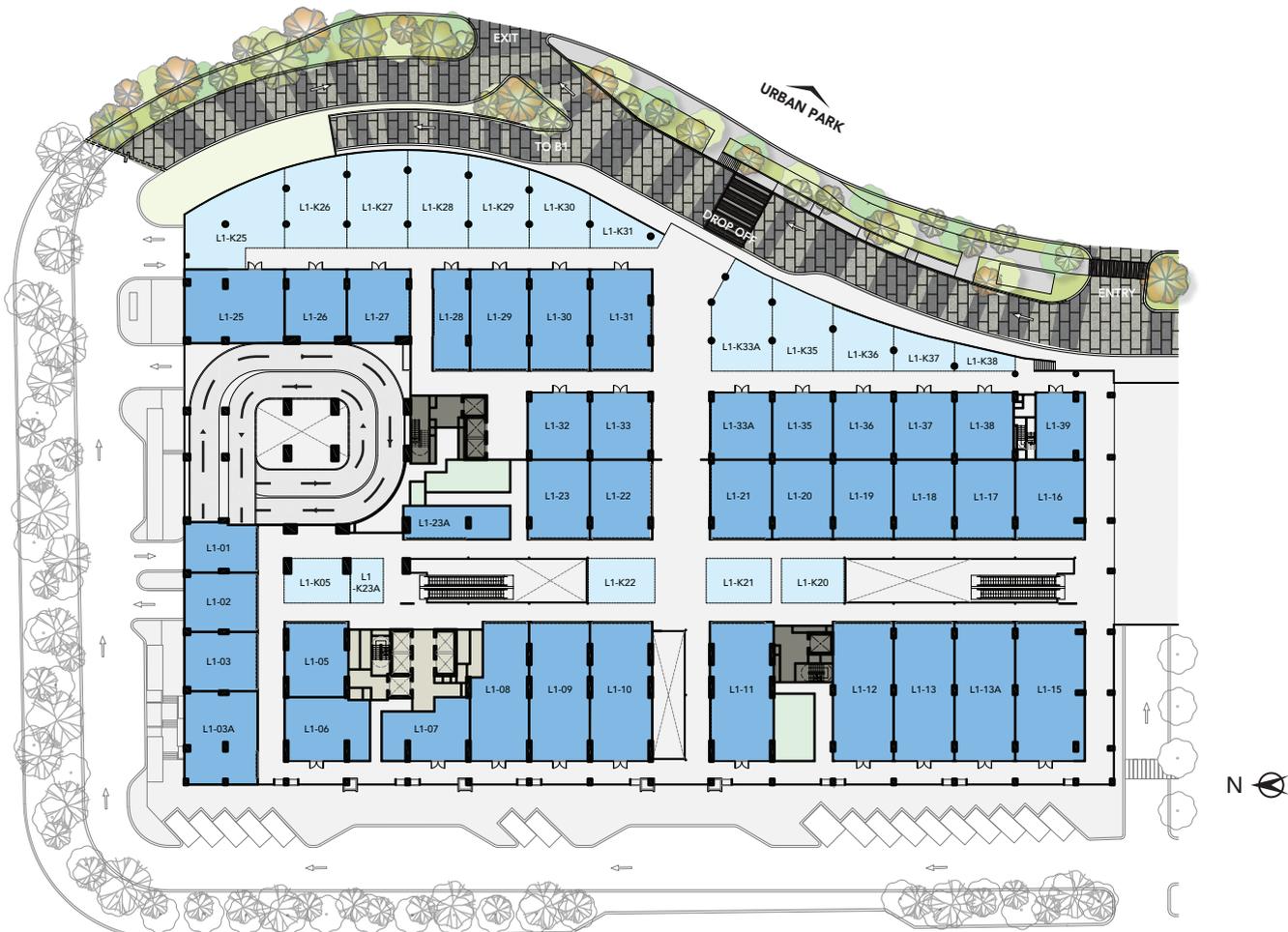
L1

Unit No	Built-Up	Unit No	Built-Up	Unit No	Built-Up
1 L1-01	809sf	16 L1-16	1,251sf	31 L1-31 + K31	1,978sf
2 L1-02	973sf	17 L1-17	1,083sf	32 L1-32	939sf
3 L1-03	973sf	18 L1-18	1,083sf	33 L1-33	947sf
4 L1-03A	1,534sf	19 L1-19	1,083sf	34 L1-33A + K33A	2,270sf
5 L1-05 + K05	1,736sf	20 L1-20 + K20	1,704sf	35 L1-35 + K35	1,992sf
6 L1-06	1,210sf	21 L1-21 + K21	1,767sf	36 L1-36 + K36	1,662sf
7 L1-07	1,096sf	22 L1-22 + K22	1,783sf	37 L1-37 + K37	1,406sf
8 L1-08	1,682sf	23 L1-23	1,111sf	38 L1-38 + K38	1,187sf
9 L1-09	1,892sf	24 L1-23A + K23A	1,136sf	39 L1-39	750sf
10 L1-10	1,941sf	25 L1-25 + K25	3,266sf		
11 L1-11	2,006sf	26 L1-26 + K26	2,248sf		
12 L1-12	1,892sf	27 L1-27 + K27	2,370sf		
13 L1-13	1,892sf	28 L1-28 + K28	2,165sf		
14 L1-13A	1,892sf	29 L1-29 + K29	2,521sf		
15 L1-15	2,169sf	30 L1-30 + K30	2,294sf		



LEGEND

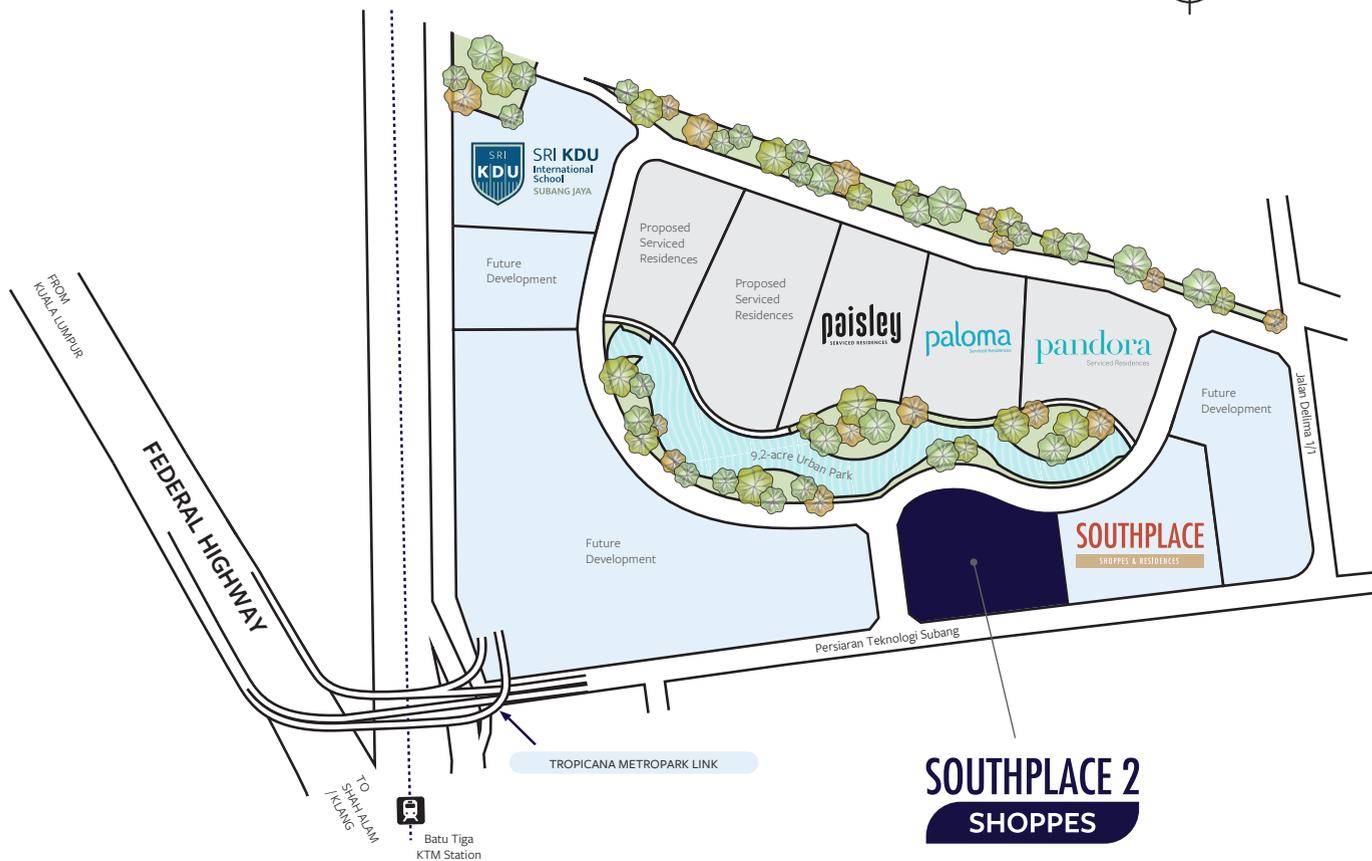
- Shop
- Kiosk
- Washroom
- Shoppes Lobby
- Residences Lobby



SPECIFICATIONS

STRUCTURE		Reinforced Concrete
WALL		Reinforced Concrete / Brick Wall
ROOF COVERING		Reinforced Concrete
CEILING		Skim Coat & Paint
WINDOW		Aluminium Framed Glass Window
DOORS	Entrance	Roller Shutter / Aluminium Frame Glass Door
IRONMONGERY		Locksets
WALL FINISHES		Skim Coat / Plaster & Paint
FLOOR FINISHES	Shop	Bare Concrete Finish
	Kiosk	Tiles
	A/C Ledge	Cement Screed
ELECTRICAL & TELEPHONE INSTALLATION	Electrical	Isolator
	Telephone	Fibre Wall Socket

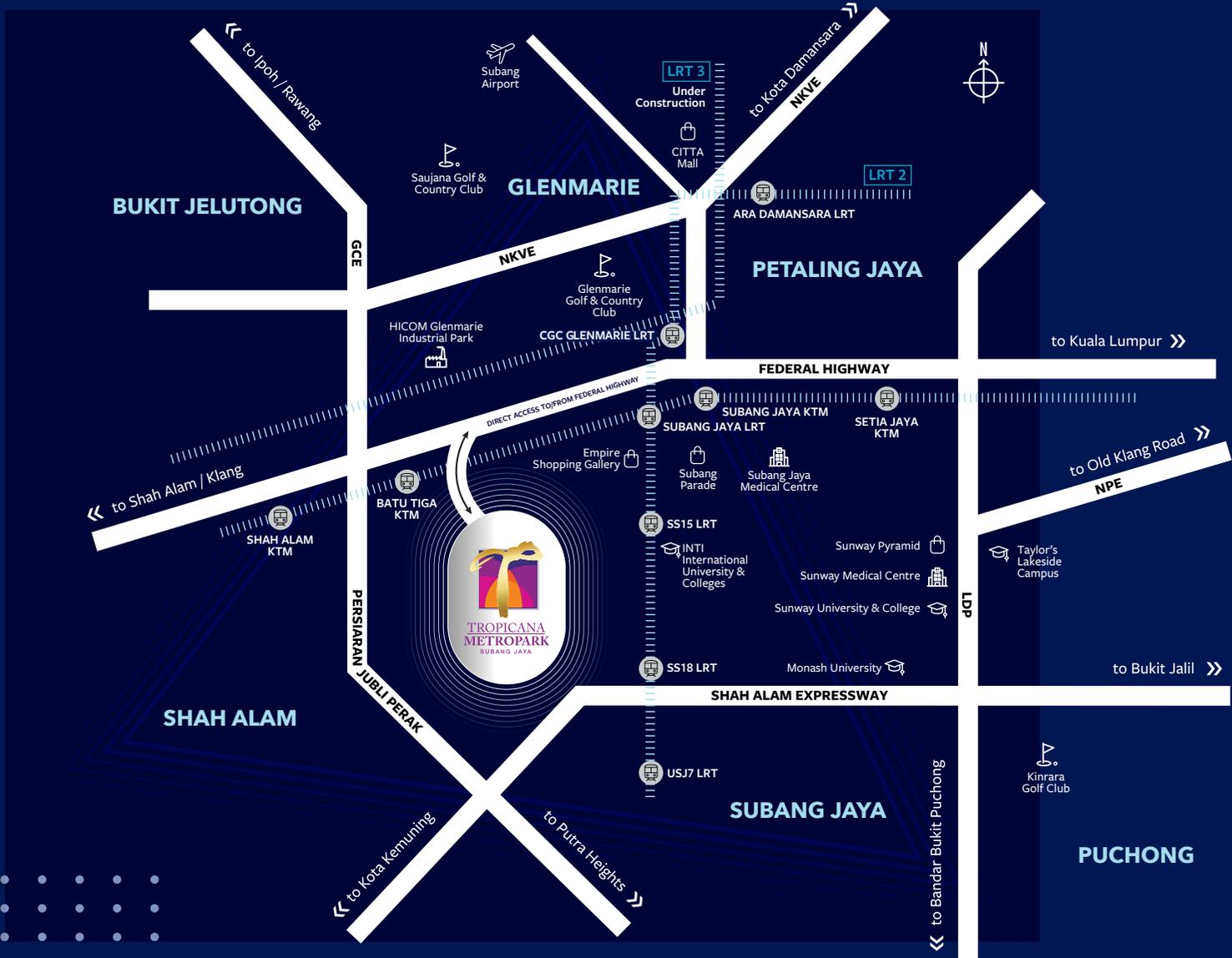
SITE PLAN



SOUTHPLACE 2
SHOPPES

THE PULSE OF SUBANG JAYA

Tropicana Metropark's strategic location positions it within close reach to mature neighbourhoods and is easily accessible via a direct link to the Federal Highway.



1700 81 8887
012 533 1428
tropicanametropark.com.my

DEVELOPER
TROPICANA METROPARK SDN BHD
TROPICANA METROPARK PROPERTY GALLERY
No. 1, Jalan Delima 1/1, Subang Hi-Tech Industrial Park,
47500 Subang Jaya, Selangor, Malaysia.
GPS Coordinate: 3.069312 N, 101.564488 E
Operating hours: Open Daily, 10.00am-6.00pm

A member of



TROPICANA
CORPORATION BERHAD

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