

FREEHOLD



TROPICANA
GRANDHILL
GENTING HIGHLANDS

TROPICANA
WINDCITY
GENTING HIGHLANDS



**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.



An aerial rendering of a lush, forested hillside. The terrain is covered in dense green and brown trees. Several modern, multi-story buildings are scattered across the landscape, some clustered together and others more isolated. A winding road or path snakes through the forest, connecting different areas. In the background, a larger hilltop features more prominent buildings, including one with a red roof. The sky is a clear, light blue.

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.

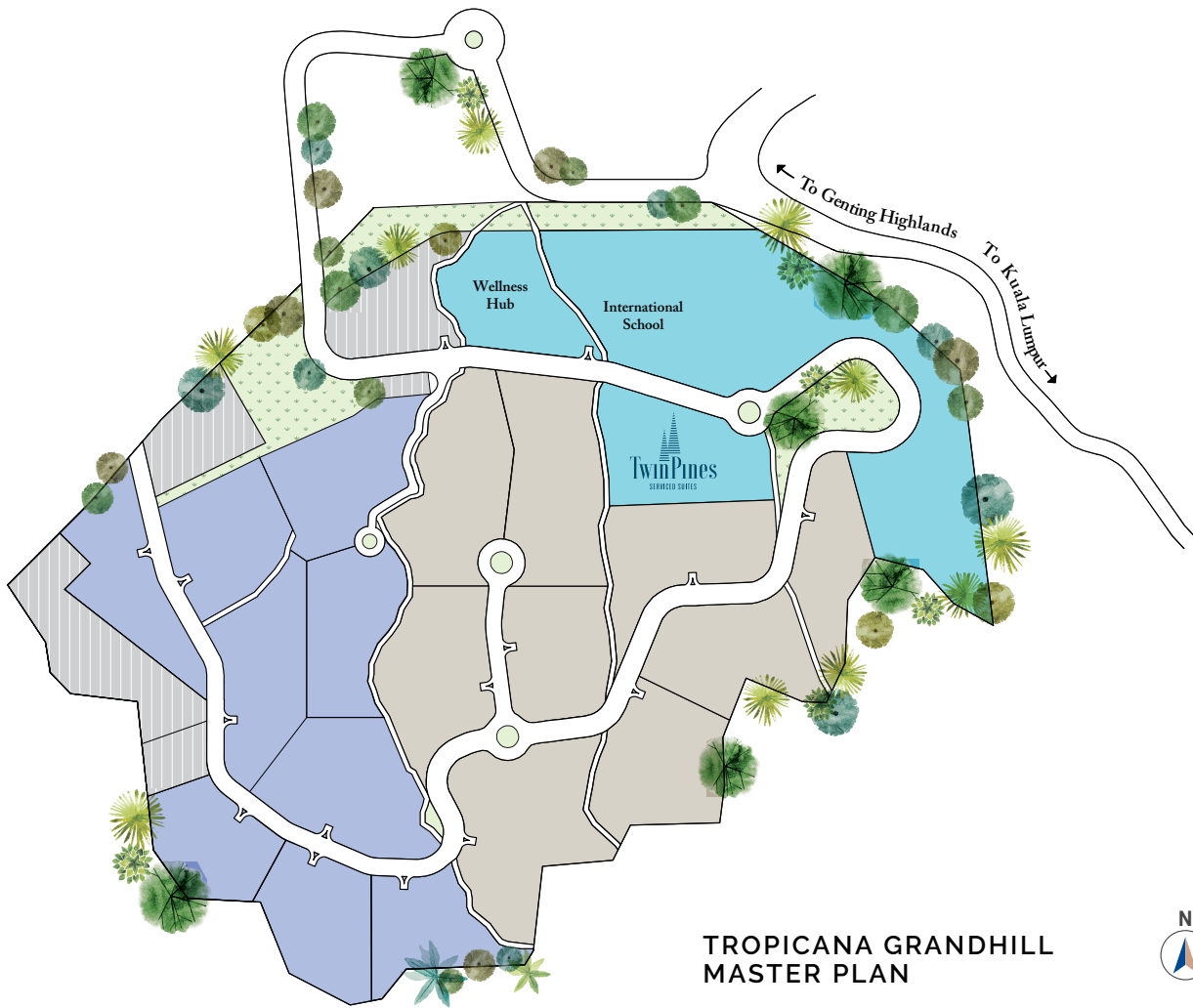
TROPICANA
WINDCITY
GENTING HIGHLANDS



**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.



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



2 Heated Swimming Pool



11 Sunken Seat



12 Putting Green



13 Children's Playground



A Gymnasium



C Children's Playroom



G Gourmet Kitchen



H Multimedia Room



I Games Room

- TOWER B -



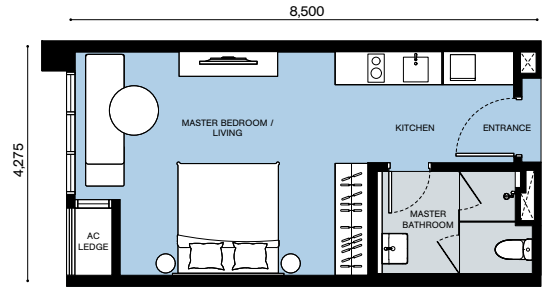
- TOWER A -



A1

Studio

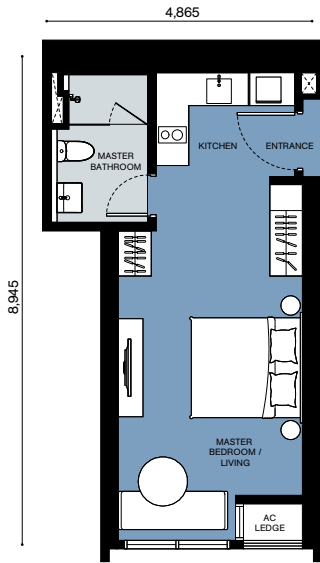
1 1
 BUILT-UP
 379 - 407 sf
 35.2 - 37.8 sm



A2

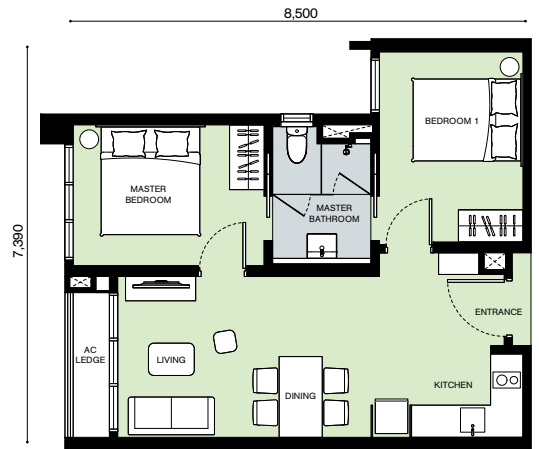
Studio

1 1
 BUILT-UP
 384 - 395 sf
 35.7 - 36.7 sm



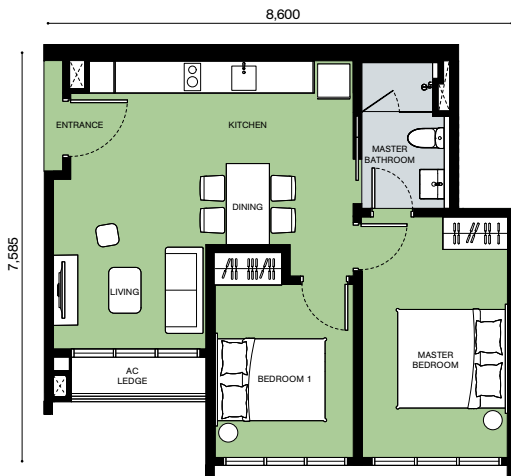
B1

2 1
 BUILT-UP
 564 - 580 sf
 52.4 - 53.9 sm



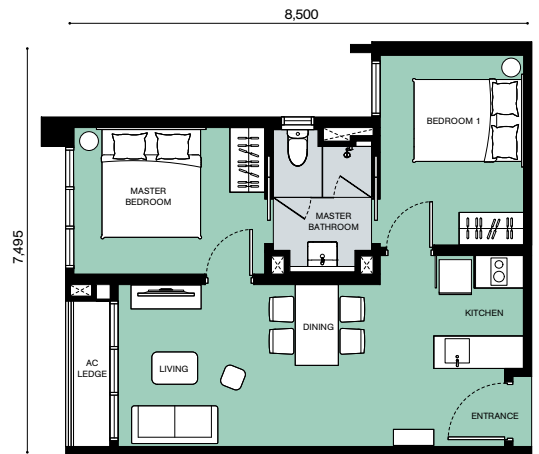
B2

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





B3

2 1
 BUILT-UP
 574 - 600 sf
 53.3 - 55.7 sm





B3a

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





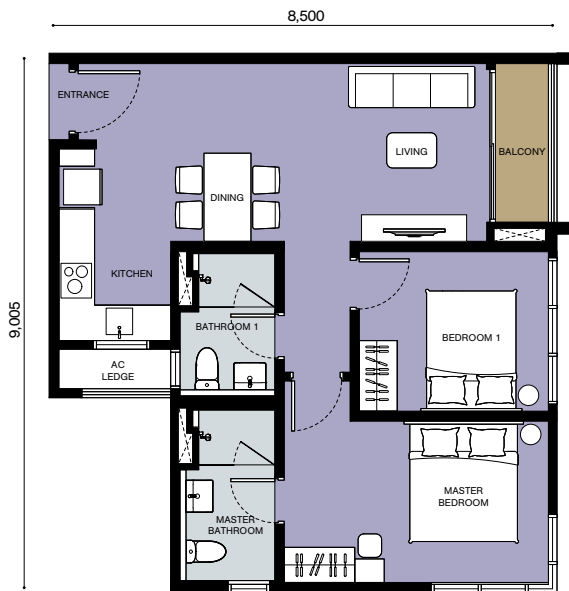
C1

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

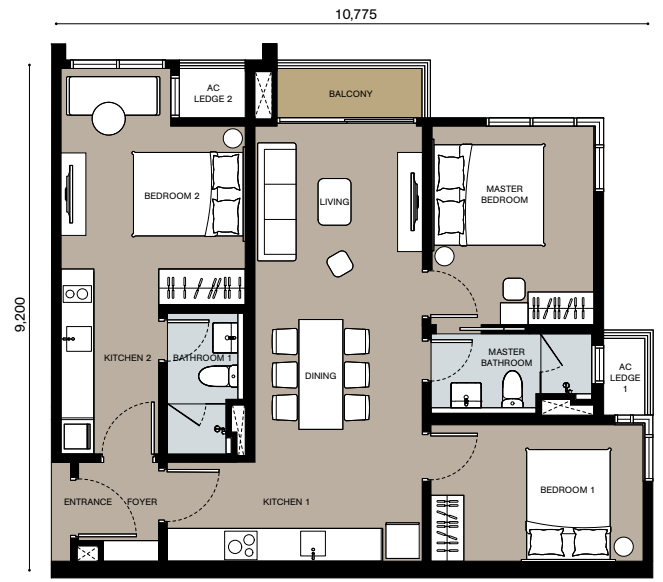
3  2 
 BUILT-UP
 946 - 961 sf
 87.9 - 89.3 sm



D2



Dual Key

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



E



Dual Key

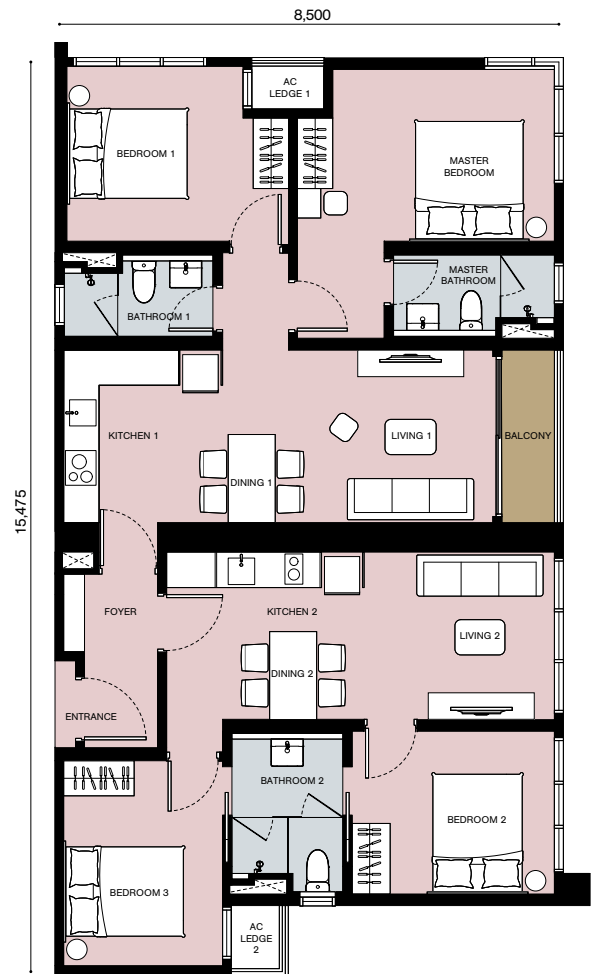
4  3 
 BUILT-UP
 1,154 - 1,168 sf
 107.2 - 108.5 sm



F

Dual Key

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

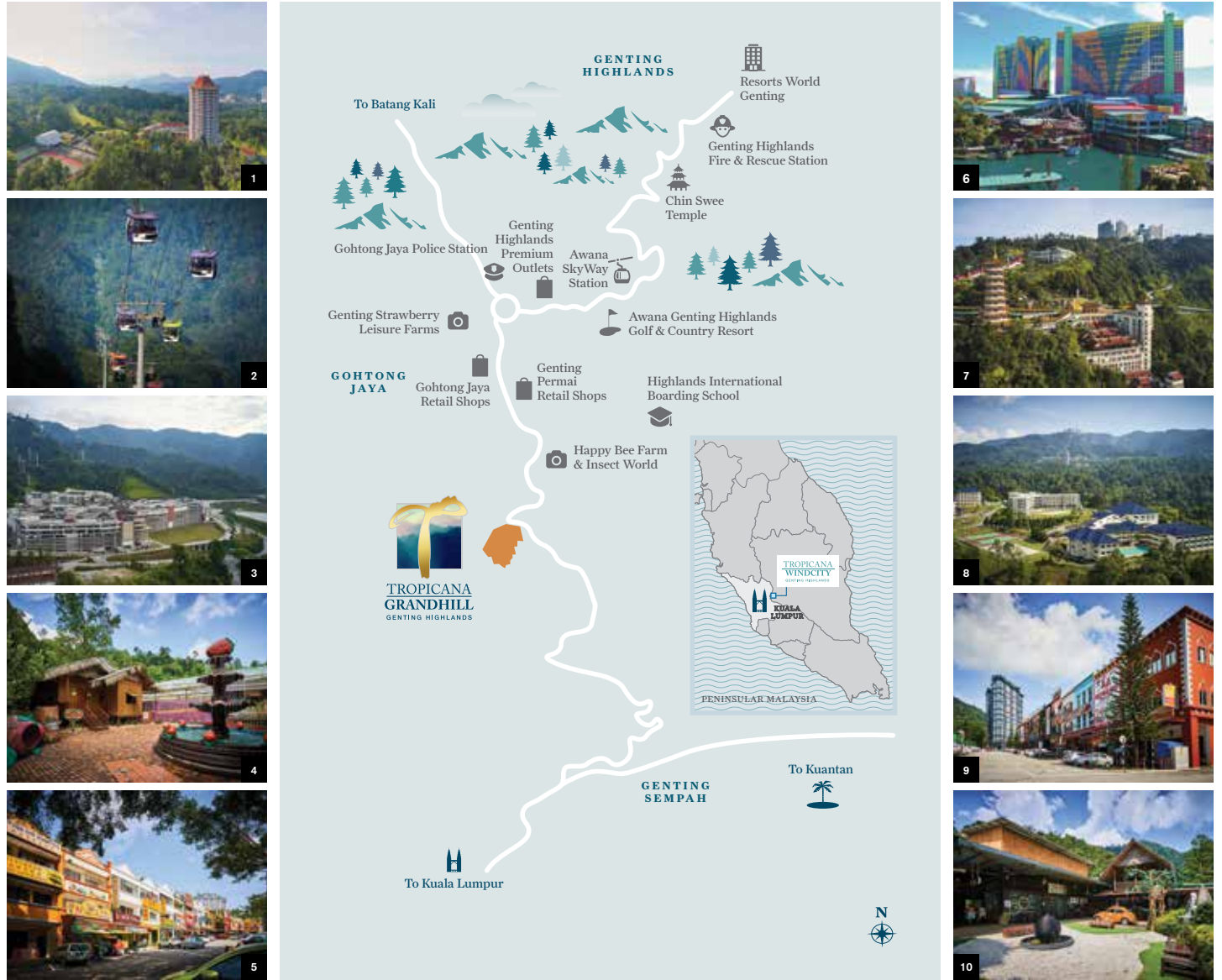


GENERAL SPECIFICATIONS

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
tropicanaandhill.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.

TROPICANA
WINDCITY
GENTING HIGHLANDS

A member of
TROPICANA
CORPORATION BERHAD

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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.: 19893-1/03-2025/0091(R)-(S) • Validity: 03/03/2024 - 02/03/2025 • 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