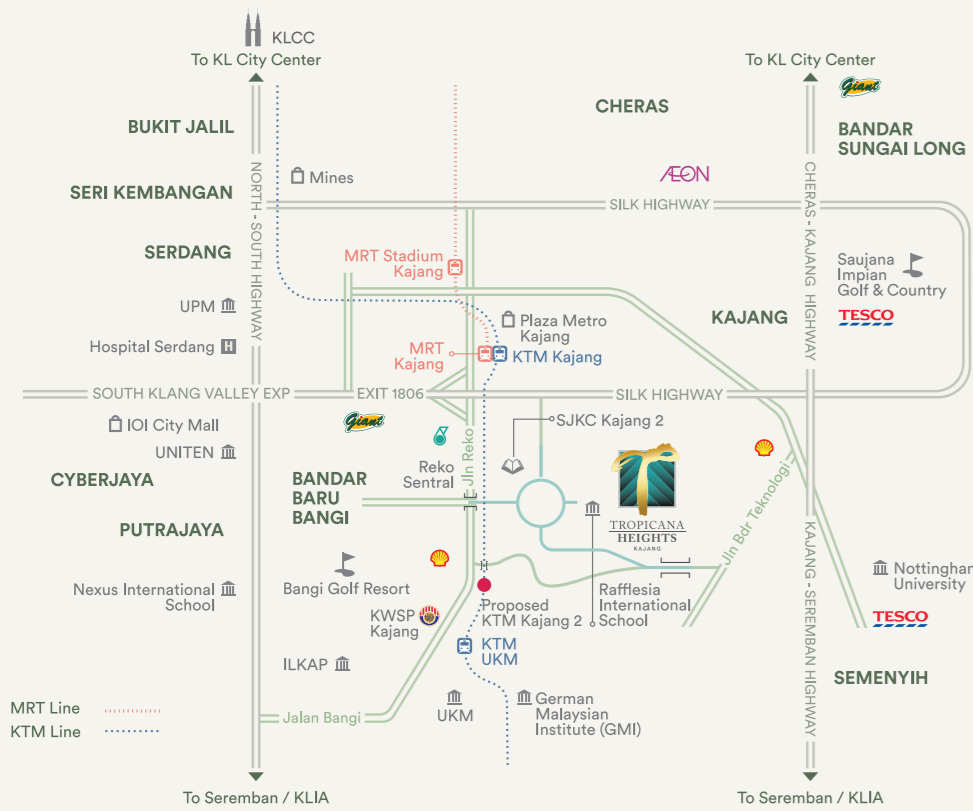




LIVE BY THE LAKE, ON THE PARK

Lakefield is located within Tropicana Heights, Kajang, a lush township close to the city, surrounded by local and international schools, universities, golf and country clubs.



SPECIFICATIONS

| | | | | | | | |
|---------------------|--|-----------------------------|------|------------|---------|------|----|
| Structure | Reinforced Concrete Frame | | | | | | |
| Wall | Brick Wall | | | | | | |
| Roof Covering | Concrete Roofing Tiles / Reinforced Concrete Flat Roof | | | | | | |
| Roof Framing | Metal Roof Trusses / Reinforced Concrete Frame | | | | | | |
| Ceiling | Skim Coat / Plaster Ceiling / Cement Board | | | | | | |
| Doors | Timber Door / Mild Steel Gate | | | | | | |
| Ironmongery | Locksets | | | | | | |
| Wall Finishes | Kitchen | Tiles up to 1.5m height | | | | | |
| | Bathroom | Tiles up to 2.4m height | | | | | |
| | Powder Room | Tiles up to 2.3m height | | | | | |
| | Others | Plaster and paint | | | | | |
| Floor Finishes | Car Porch | Imprint Concrete | | | | | |
| | Foyer / Living / Dining / Breakfast Area / Kitchen Store / Bathrooms / Powder Room / Bedroom 1 | Tiles | | | | | |
| | Terrace / Yard | | | | | | |
| | Master Bedroom 1 & 2 / Bedroom 2 & 3 / Family / Staircase | Laminate Flooring | | | | | |
| | Apron / Air-Cond Ledge | Cement Screed | | | | | |
| Sanitary Plumbing | | A,A1,A2 | B,B3 | C,C1,C2,C3 | D,D1,D2 | | |
| Fittings | Wash Basin | 6 | 9 | 9 | 9 | | |
| | Basin Tap | 6 | 9 | 9 | 9 | | |
| | Pedestal WC | 5 | 7 | 7 | 7 | | |
| | Toilet Paper Holder | 5 | 7 | 7 | 7 | | |
| | Bip Tap | 7 | 10 | 10 | 10 | | |
| | Kitchen Sink with Tap | 1 | 1 | 1 | 1 | | |
| | Shower Rose | 4 | 6 | 6 | 6 | | |
| | Soap Holder | 5 | 7 | 7 | 7 | | |
| Electrical Supply | | A,A1 | A2 | B,C,C1,C2 | B3,C3 | D,D1 | D2 |
| | Light Point | 35 | 36 | 47 | 49 | 50 | 51 |
| | Fan Point | 7 | 7 | 8 | 8 | 8 | 8 |
| | Air-Conditioning Point with Refrigerant & Condensate Piping Only | 6 | 6 | 7 | 7 | 7 | 7 |
| | Water Heater Point | 4 | 4 | 5 | 5 | 5 | 5 |
| | 13amp Switch Socket Outlet | 21 | 21 | 26 | 26 | 24 | 24 |
| | 15amp Socket Point | 1 | 1 | 1 | 1 | 1 | 1 |
| | TV Point | 1 | 1 | 1 | 1 | 1 | 1 |
| | Fibre Wall Socket | 1 | 1 | 1 | 1 | 1 | 1 |
| | Door Bell Point | 1 | 1 | 1 | 1 | 1 | 1 |
| | Distribution Board | 1 | 1 | 2 | 2 | 2 | 2 |
| | Autogate Point | 1 | 1 | 1 | 1 | 1 | 1 |
| | Water Pump Point | 1 | 1 | 1 | 1 | 1 | 1 |
| Fencing | Carporch | Brickwall | | | | | |
| | Rear | Brickwall & Mild Steel Gate | | | | | |
| Turfing | Spot Turfing | | | | | | |
| Additional Features | Home Alarm System | | | | | | |



1700 81 9566
tropicanaheights.com

Developer:
TROPICANA KAJANG HILL SDN BHD
Tropicana Heights Property Gallery
Off Jalan P6/2, 43500 Semenyih,
Kajang, Selangor Darul Ehsan, Malaysia
Waze: Tropicana Heights Property Gallery
GPS Coordinates: 2°57'36.3"N, 101°48'21.9"E



Developer: Tropicana Kajang Hill Sdn Bhd (393924-X), Developer's License No: 13376-4/03-2021/0288(L), Validity Period: 29/03/2019 - 28/3/2021, Advertising & Sales Permit No: 13376-4/03-2021/0288(P), Validity Period: 29/03/2019 - 28/3/2021, Approving Authority: Majlis Perbandaran Kajang, Building Plan Reference No: MP/02/P/15/2018, Expected Completion Date: Jun 2021, Land Tenure: Freehold, Land Encumbrance: AmBank Islamic Bhd, Type of Building: 2-storey link house & 3-storey link house, Total No. of Units: 2-storey link house (2 Units) & 3-storey link house (49 Units), Selling Price: 2-storey link house RM1,212,700 (Min) - RM1,330,960 (Max), 3-storey link house RM1,499,350 (Min) - RM2,165,860 (Max), Built-up Area: 2-storey link house: 2,361sqft (Min) - 2,426sqft(Max) & 3-storey link house: 2,953sqft (Min) - 3,730sqft (Max), 7% Bumi Putra Discount, Restriction of Interest: Nil

All information contained herein (including specifications, plan measurements and illustrations) are subject to amendments, variations and modifications without notification as may be required by the relevant authorities or developer's consultants and is not intended to form and cannot form part of an offer and contract. All images, pictures, plans and illustrations are artist's impressions only and subject to changes. Whilst every reasonable care has been taken in preparing this information, the developer cannot be held liable for any variation or inaccuracy.



TROPICANA
HEIGHTS
KAJANG

Lakefield

RESIDENCES

LINKED HOMES
FREEHOLD

Lakefield

RESIDENCES
FREEHOLD

Being the most scenic, final landed residential precinct at Tropicana Heights.

Lakefield presents the limited 66 luxury spacious linked homes within a community curated for the best living experiences. Enjoy the vantage point of tree-lined boulevard fronting a linear lake and park.



LOW-DENSITY PRECINCT
66 limited units of exclusive homes traversing 5.94 acres of land extending from the expanse of the township's crown jewel - a breathtaking 16-acre Central Park.

GENEROUS DWELLINGS
2-storey and 3-storey elegant FREEHOLD homes, with ensuite bedrooms and generous built-up of up to 3,730 sq ft.

IDYLIC LIVING
Scenic landscape and surroundings enveloped by nature, including a 750m linear lake with tree-lined avenues creating the perfect setting for a wholesome lifestyle.



To SILK Highway (2.6km) /
Persiaran Bangi (2.3km) <<

To Jalan Semenyih (3km) /
LEKAS Highway (3.5km)

1 Market Square 2 Recreational Hub 3 Neighbourhood School

SITE PLAN



Central Park View

- TYPE A (24'x65') - 2-Storey Link Villa
- TYPE B (24'x65') - 3-Storey Link Villa
- TYPE C (24'x70') - 3-Storey Link Villa
- TYPE D (24'x70') - 3-Storey Link Villa

- 1 Feature Tree
- 2 Walkway
- 3 Reflexology
- 4 Playground
- 5 Outdoor Gym
- 6 Slanting Mound
- 7 Gazebo
- 8 Bench
- 9 Stepping Stone
- 10 Herbs Garden



LIBERATING SPACES & LAYOUT

Generous spaces combined with highly practical layout in each unit. Landscaped surroundings is complemented by a thoughtful list of facilities, which has something for everyone in the family.



FLOOR PLANS

TYPE A

INTERMEDIATE
24'x65'

Built-Up
2,361 sq.ft.



TYPE B3

CORNER
26'x65'

Built-Up
3,392 sq.ft.



FLOOR PLANS

TYPE C

INTERMEDIATE
24'x70'

Built-Up
3,264 sq.ft.



TYPE D

INTERMEDIATE
24'x70'

Built-Up
3,269 sq.ft.

