



TROPICANA  
METROPARK  
SUBANG JAYA

# SOUTHPLACE 2

## RESIDENCES

LIVING. MAGNIFIED.  
FREEHOLD

# A COMPLETE NEIGHBOURHOOD



## Freehold

A freehold, integrated 88-acre township in Subang Jaya

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## Integrated

Walking distance to Urban Park, Sri KDU International School and future commercial hub within the township

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## Accessible

Immediate access from Federal Highway via a dedicated interchange

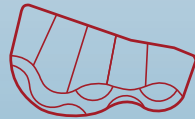
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## Better Living

Embrace a life surrounded by a vibrant retail community

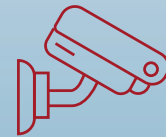
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## Parkfront Living

Residential homes are carefully planned to enjoy views of the iconic 9.2-acre Urban Park

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## Peace Of Mind

Round-the-clock security keeps you and your family safer

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# AT THE HEART OF SUBANG JAYA

Tropicana Metropark is a sprawling township within the flourishing city of Subang Jaya. Featuring a 9.2-acre Urban Park, the masterplan comes complete with residences, vibrant commercial developments and an international school.

Anchored by complete integration, Tropicana Metropark provides seamless connectivity and easy accessibility throughout the development through a direct link into the township via a purpose-built Tropicana Metropark Link from the Federal Highway.

## A Home With All You Need



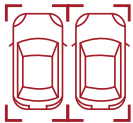
**Low Density**  
553 Units



**Flexible Layout**  
1 - 4 Bedrooms



**Built-Up from**  
583 sf - 1,129 sf



**1 - 3 Parking Bays**  
Per Unit

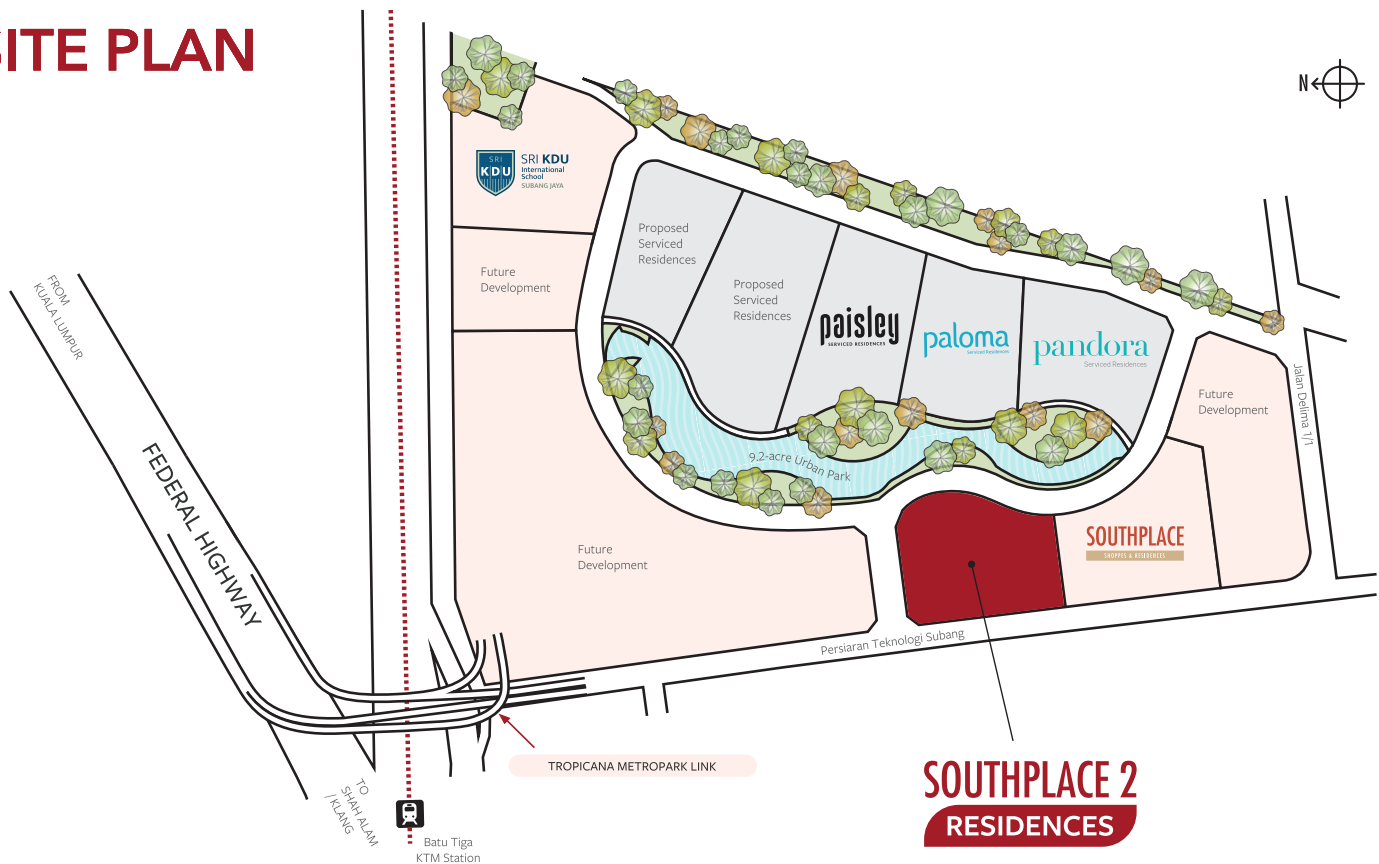


**Facilities Deck on Level 8**  
and Sky Gym on Level 38



**Partially**  
Furnished

## SITE PLAN



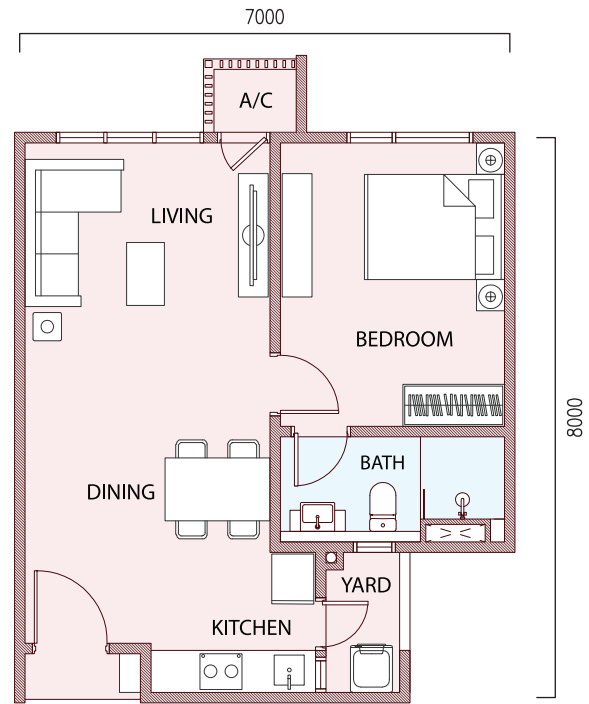
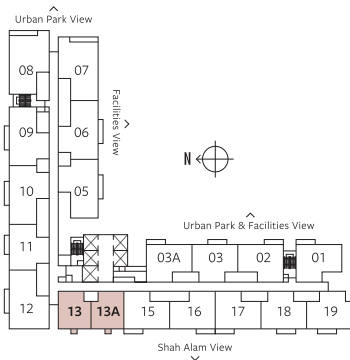
**SOUTHPLACE 2**  
RESIDENCES

# FLOOR PLAN

## TYPE A

1 Bedroom  
1 Bathroom

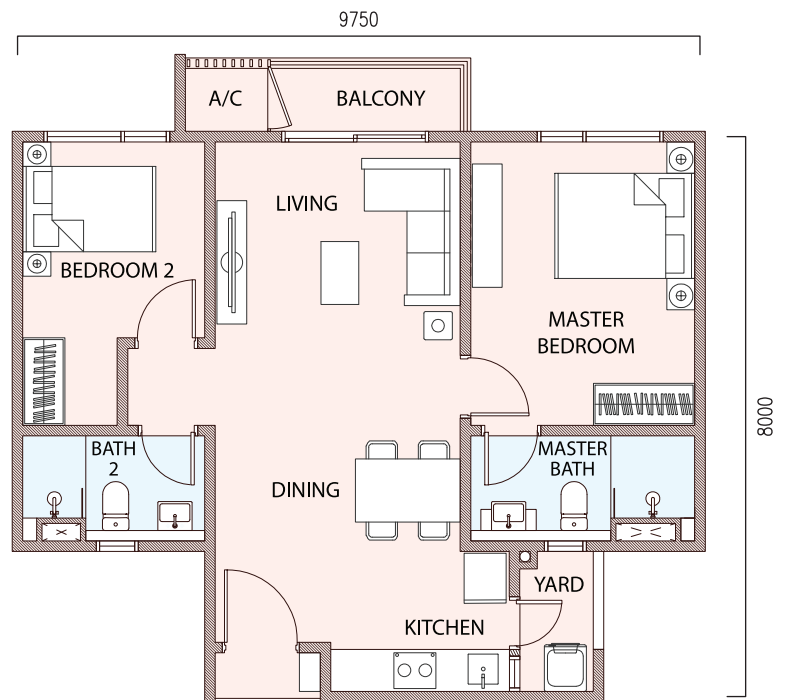
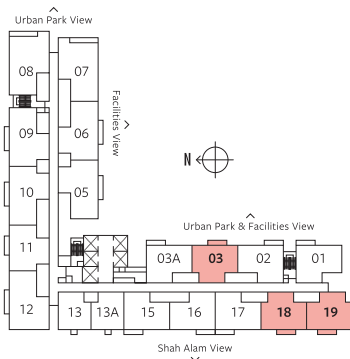
Built-up  
583 sq. ft.



## TYPE B

2 Bedrooms  
2 Bathrooms

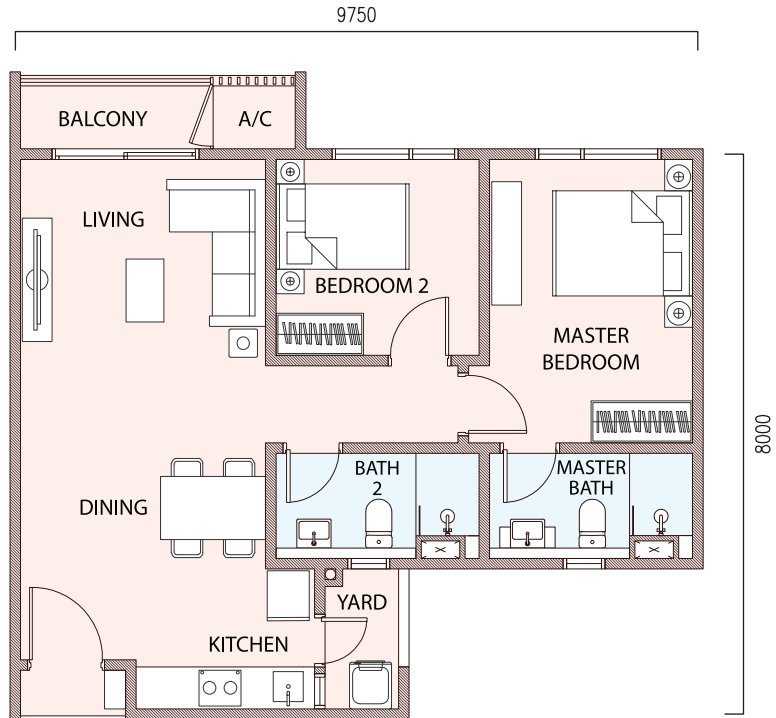
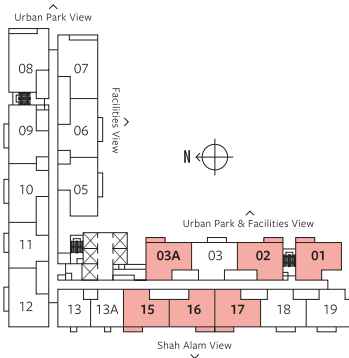
Built-up  
788 sq. ft.



# TYPE B4

2 Bedrooms  
2 Bathrooms

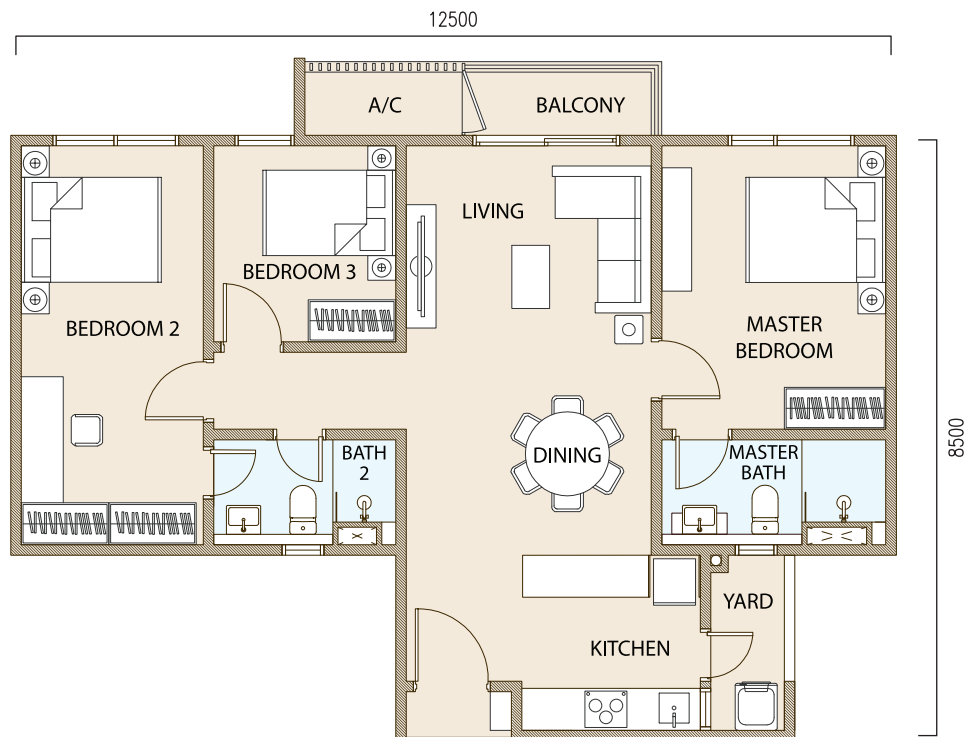
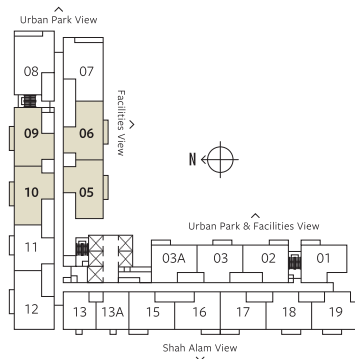
Built-up  
788 sq. ft.



# TYPE C

3 Bedrooms  
2 Bathrooms

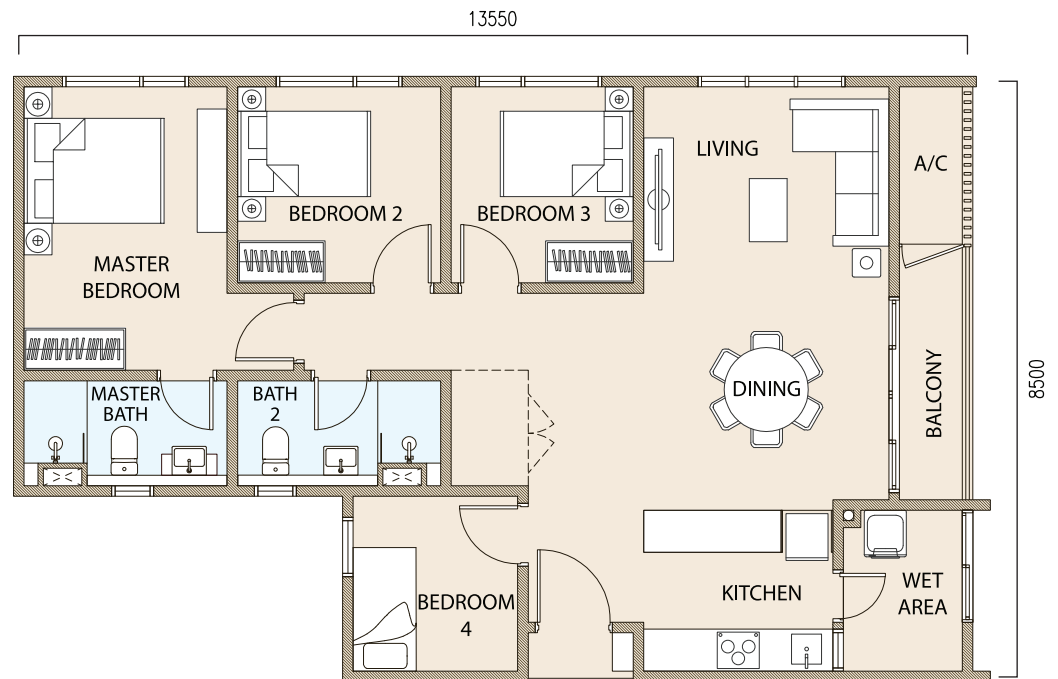
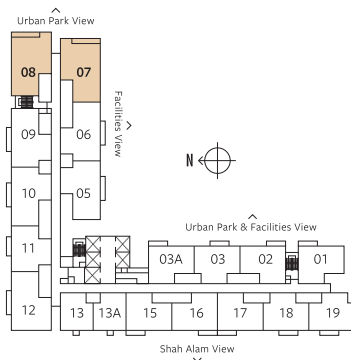
Built-up  
1,003 sq. ft.



# TYPE C4

4 Bedrooms  
2 Bathrooms

Built-up  
1,105 sq. ft.



## SPECIFICATIONS

<b>STRUCTURE</b>		Reinforced Concrete
<b>WALL</b>		Reinforced Concrete / Lightweight Block / Brick Wall
<b>ROOF COVERING</b>		Reinforced Concrete
<b>CEILING</b>		Skim Coat & Paint / Plaster Ceiling
<b>WINDOW</b>		Aluminium Framed Glass Window
<b>DOORS</b>	MAIN ENTRANCE	Approved Fire-Rated Door
	BALCONY	Aluminium Framed Sliding Door
	A/C LEDGE	Metal Grill Door (Type B, B2, B4, C, C2, C4, C5) Aluminium Framed Glass Door (Type A, B1, B3, B5, C1, C3)
	OTHERS	Timber Flush Door
<b>IRONMONGERY</b>		Lockset
<b>WALL FINISHES</b>	BATHROOM	Tiles
	OTHERS	Skim Coat / Plaster & Paint
<b>FLOOR FINISHES</b>	LIVING / DINING / KITCHEN / BATHROOM / YARD / WET AREA / BALCONY	Tiles
	A/C LEDGE	Cement Screed
	BEDROOM	Laminated Flooring

<b>SANITARY &amp; PLUMBING FITTINGS</b>	<b>A</b>	<b>B, B4, C &amp; C4</b>		
Wash Basin	1	2		
Basin Tap	1	2		
Water Closet	1	2		
Toilet Paper Holder	1	2		
Hand Bidet	1	2		
Kitchen Sink with Tap	1	1		
Washing Machine Tap	1	1		

<b>ELECTRICAL &amp; TELEPHONE INSTALLATION</b>	<b>A</b>	<b>B</b>	<b>B4</b>	<b>C</b>	<b>C4</b>
Lighting Point	11	16	17	20	22
Fan Point	3	4	4	5	6
Power Point	13	15	15	18	18
Air Conditioning Point	2	3	3	4	5
Water Heater Point	1	2	2	2	2
SMATV Point	1	1	1	1	1
Fiber Wall Socket	1	1	1	1	1
Door Bell Point	1	1	1	1	1
Hood Point	1	1	1	1	1
Hob Point	1	1	1	1	1
Distribution Board	1	1	1	1	1

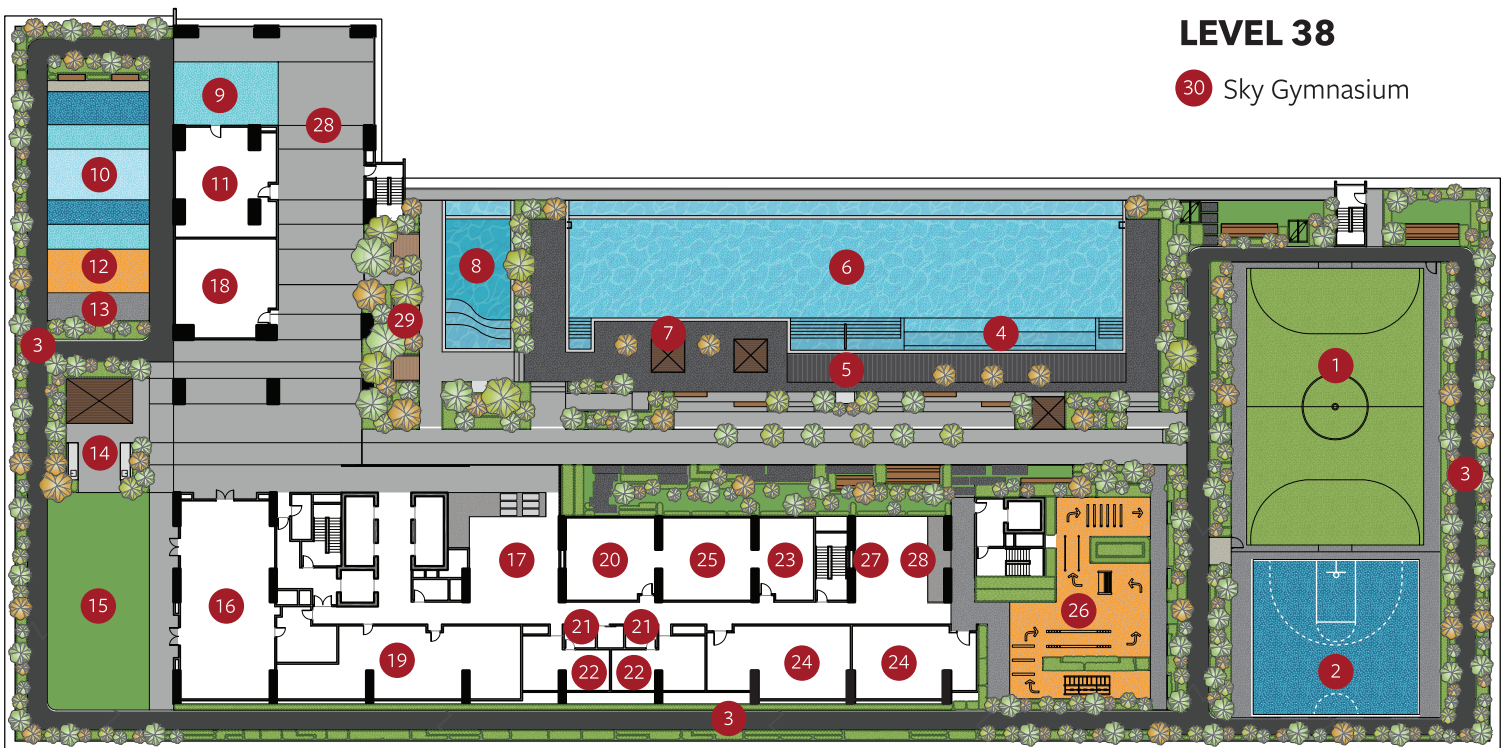
# FACILITIES PLAN

## LEVEL 8

- |                         |                     |                      |                         |
|-------------------------|---------------------|----------------------|-------------------------|
| 1 Mini Futsal Court     | 6 Infinity Pool     | 14 BBQ Terrace       | 22 Changing Room        |
| 2 Half Basketball Court | 7 Cabana            | 15 Play Lawn         | 23 Reading Room         |
| 3 Jogging Track         | 8 Kid's Pool        | 16 Multipurpose Hall | 24 Surau                |
| 4 Jacuzzi               | 9 Indoor Playground | 17 Lobby             | 25 Co-working Space     |
| 5 Pool Deck             | 10 Kid's Playground | 18 Yoga Room         | 26 Teen Tactical Course |
|                         | 11 Kid's Play Room  | 19 Management Office | 27 Laundry Room         |
|                         | 12 Parcourse        | 20 Games Room        | 28 Open Lounge          |
|                         | 13 Reflexology Path | 21 Sauna             | 29 Seating Lounge       |

## LEVEL 38

- 30 Sky Gymnasium



## SKY GYM @ LEVEL 38



# 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.



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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

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 Metropark Sdn Bhd (412231-X) Unit 1301, Level 13, Tropicana Gardens Office Tower, No. 2A, Persiaran Surian, Tropicana Indah, 47810 Petaling Jaya, Selangor Darul Ehsan • Developer's License No: 12238/02-2028/0118(R) • Validity Period: 28/02/2023 - 27/02/2028 • Advertising & Sale Permit No.: 12238-5/05-2026/0512(N)-(S) • Validity Period: 03/05/2023 - 02/05/2026 • Approving Authority: Majlis Bandaraya Subang Jaya • Building Plan Reference No.: MBSJ.BGN.BP2.600-1/10/4/3(12) • Land Tenure: Freehold • Type of Development: Serviced Apartment • Land Encumbrances: OCBC Bank • Expected Completion Date: March 2027 • Total No. of Units: 553 • Built-up: 583sf (Min) - 1,129sf (Max) • Selling Price: RM506,000 (Min) - RM1,061,000 (Max) • 7% Bumiputera Discount • Express Condition: Nil.

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA