

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 a prominent building with a red roof and other structures. 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.

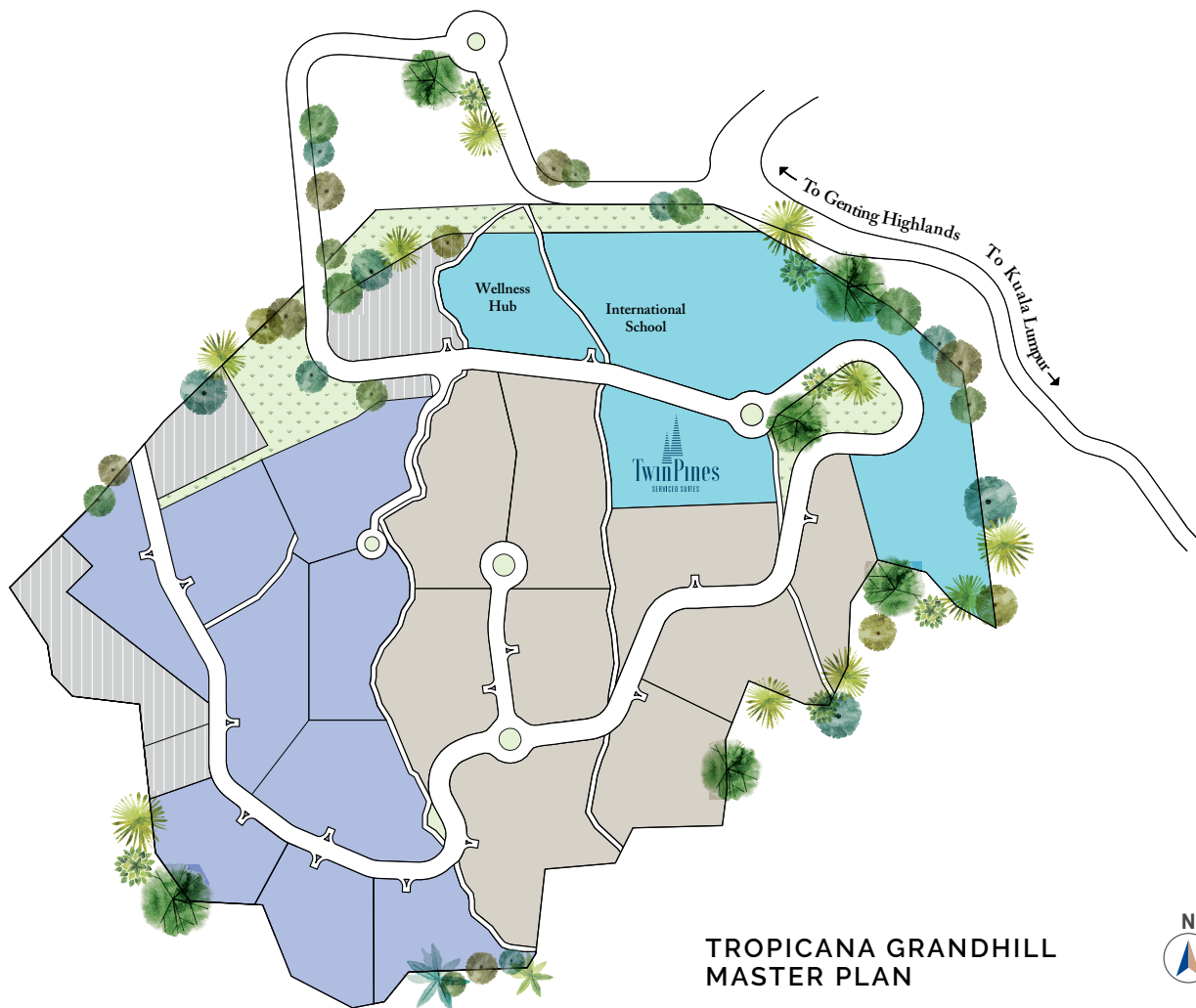
**TROPICANA**  
**WINDCITY**  
GENTING HIGHLANDS



**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

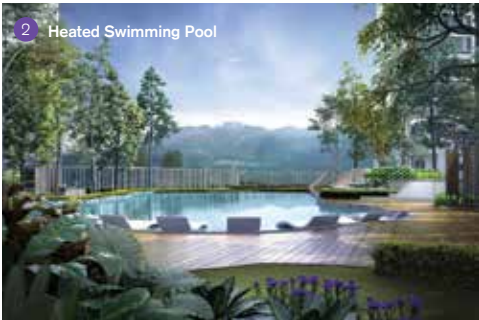
Layered & full of surprises,  
a place for every shade of off-duty mood.  
The first residential development of Tropicana Grandhill,  
with a full range of leisure facilities and retail goodness.



## 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 -



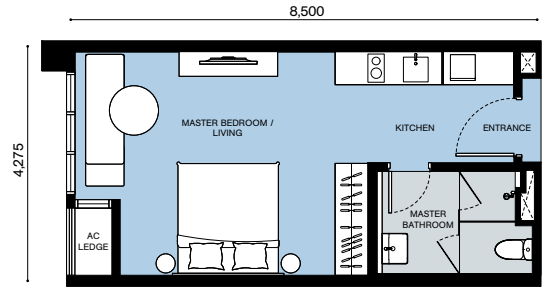
- TOWER A -




# A1

Studio

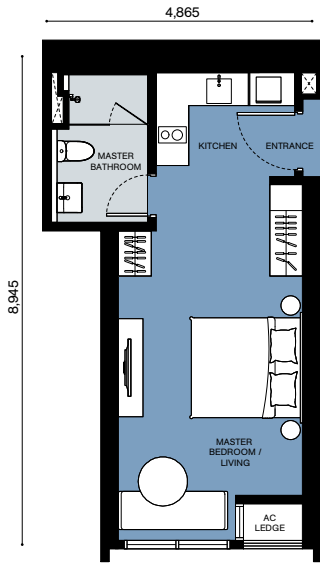
1 1   
 BUILT-UP  
 379 - 407 sf  
 35.2 - 37.8 sm



# A2

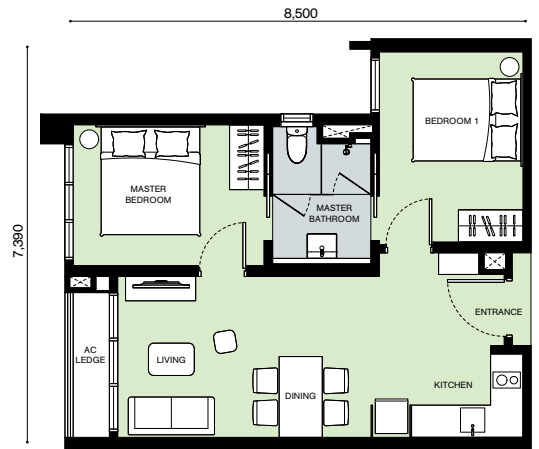
Studio

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



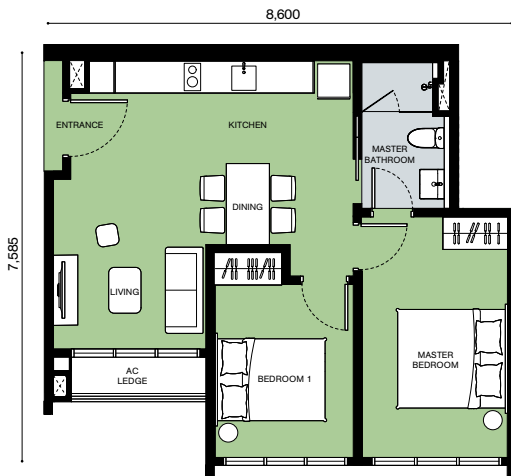
# B1

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



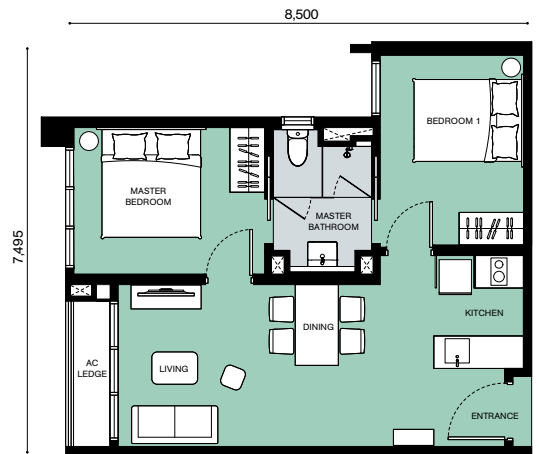
# B2

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





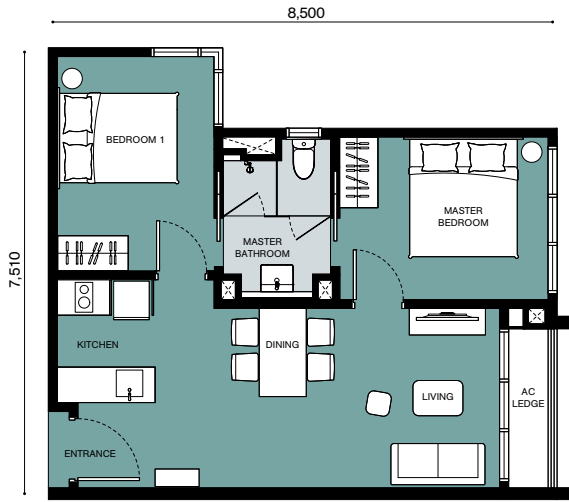
# B3

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





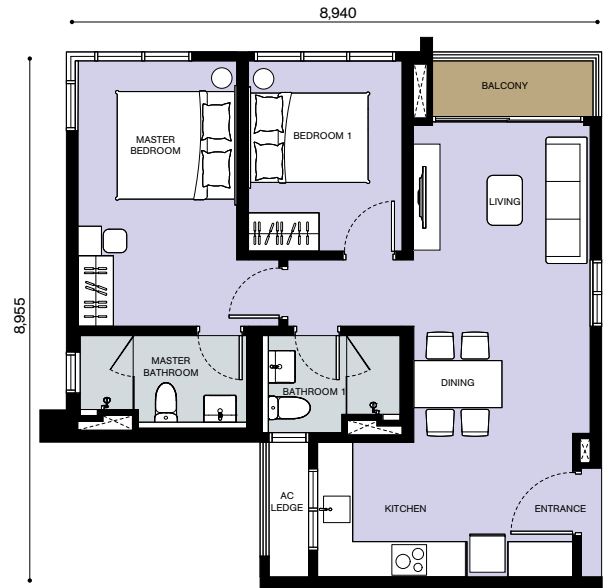
# B3a

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





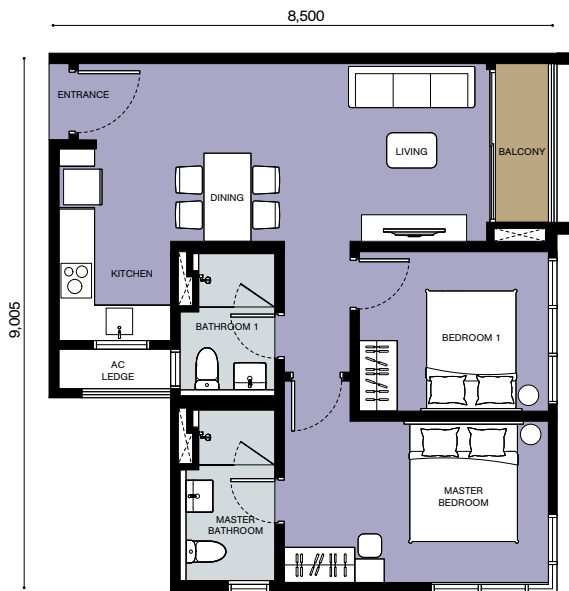
# C1

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





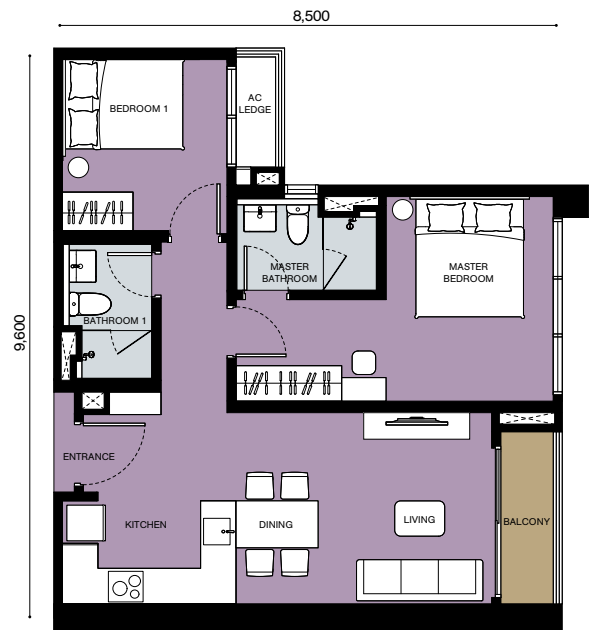
# C2

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

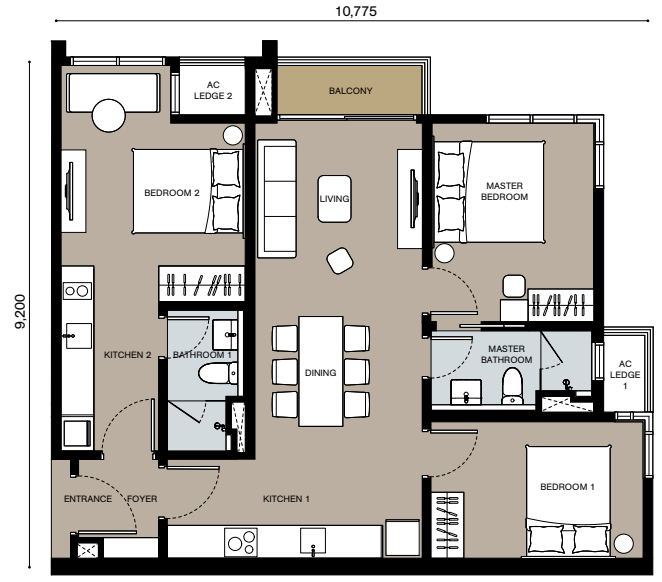
3  2   
 BUILT-UP  
 946 - 961 sf  
 87.9 - 89.3 sm



# D2



Dual Key

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



# E



Dual Key

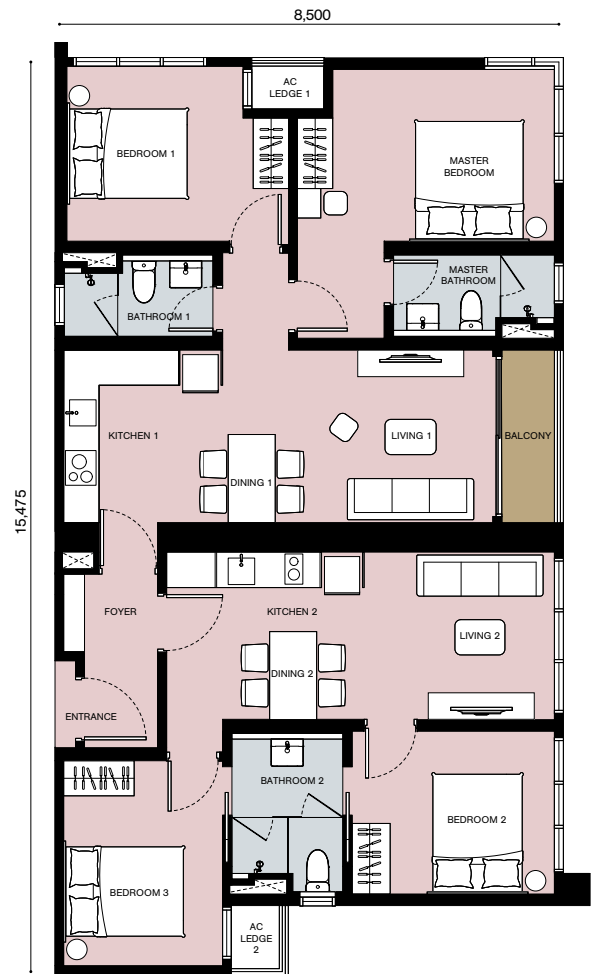
4  3   
 BUILT-UP  
 1,154 - 1,168 sf  
 107.2 - 108.5 sm



# F

Dual Key

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

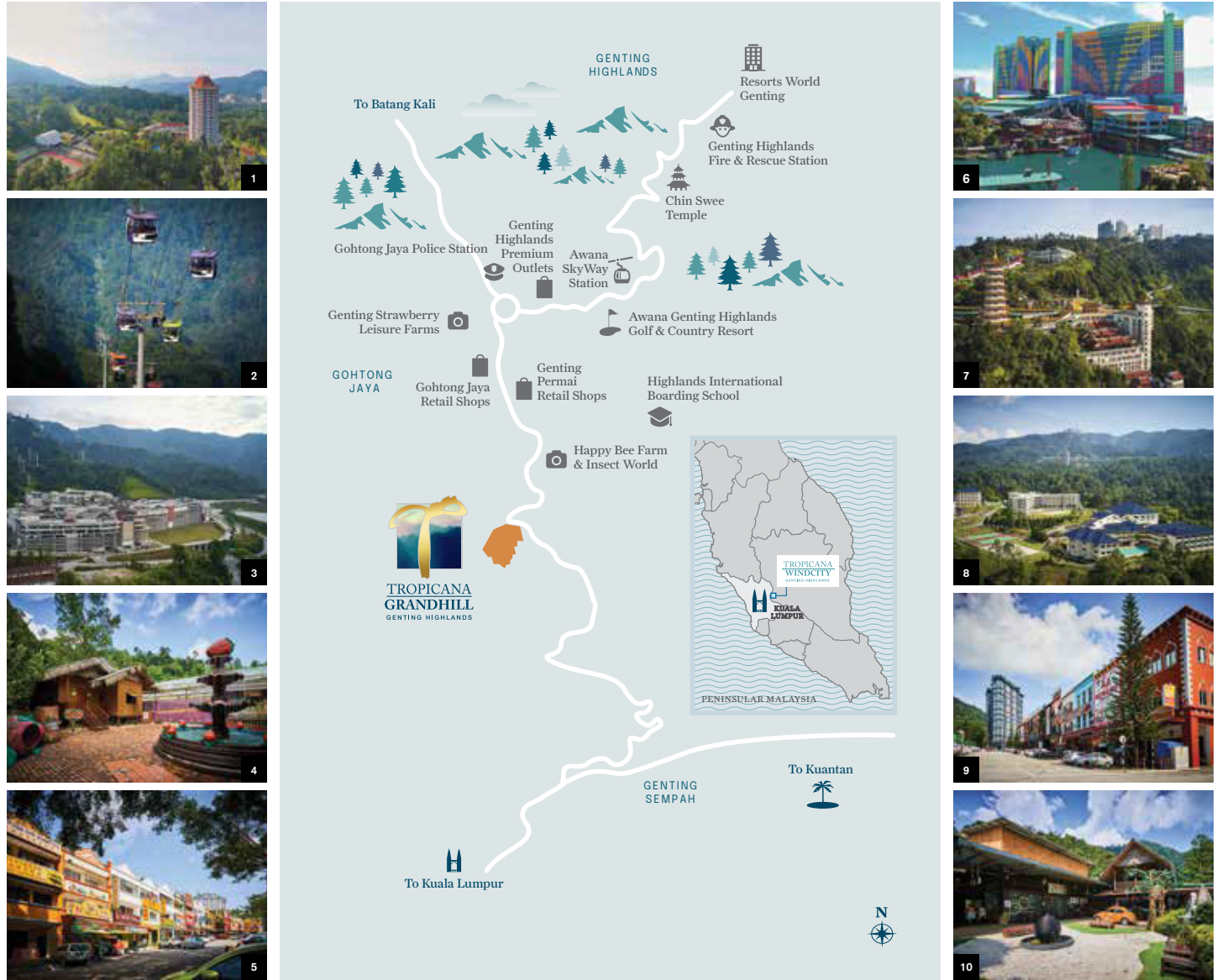


## GENERAL SPECIFICATIONS

<b>Structure</b>	Reinforced Concrete												
<b>Roof Covering</b>	Reinforced Concrete												
<b>Roof Framing</b>	Reinforced Concrete												
<b>Wall</b>	Reinforced Concrete/Brickwall/Drywall (Where Applicable)												
<b>Window</b>	Aluminium Framed Glass Window												
<b>Doors</b>	Main Entrance						Approved Fire Rated Timber Door						
	Bedroom/Bathroom/Foyer						Timber Flush Door (Where Applicable)						
	Living						Aluminium Frame Glass Sliding Door (Where Applicable)						
<b>Ironmongery</b>	Quality Locksets												
<b>Ceiling Finishes</b>	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)						
<b>Floor Finishes</b>	Bedroom/Living /Kitchen/Dining/Bathroom/Balcony/ Foyer						Porcelain Tiles (Where Applicable)						
	Aircond Ledge						Cement Screed						
<b>Wall Finishes</b>	Bedroom/Kitchen/Living/Dining/Balcony/Foyer/ Corridor/Aircond Ledge/Entrance						Skim Coat/Plaster & Paint						
	Bathroom						Porcelain Tiles						
<b>Type</b>	<b>A1</b>	<b>A2</b>	<b>B1</b>	<b>B2</b>	<b>B3</b>	<b>B3a</b>	<b>C1</b>	<b>C2</b>	<b>C3</b>	<b>D1</b>	<b>D2</b>	<b>E</b>	<b>F</b>
<b>Sanitary &amp; Plumbing Finishes</b>													
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
<b>Electrical Installations</b>													
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  
tropicana-grandhill.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

The information herein is subject to change and does not constitute an offer or contract. All renderings are artist's impressions only. The Developer reserves the right to modify any part of the building, development and/or any unit prior to completion as directed or approved by the architects and/or relevant authorities. While every reasonable care has been taken in preparing this publication, the Developer shall not be held liable for any inaccuracies.

Developer: Tropicana Sierra Sdn. Bhd. (289863-A), Unit 1301, Level 13, Tropicana Gardens Office Tower, No. 2A, Persiaran Surian, Tropicana Indah, 47810 Petaling Jaya, Selangor. Developer's License No.: 19898/03-2028/0114(A), valid from 03/03/2023 to 02/03/2028. Advertising & Sale Permit License No.: 19893-1/03-2027/0119(R)-(S), valid from 03/03/2026 to 02/03/2027. 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 from RM477,000 to RM1,154,000; Block B from RM702,000 to RM1,954,000. Built-up Area: Block A from 379 sq ft to 961 sq ft; Block B from 381 sq ft to 1,330 sq ft. Bumiputera Discount: 5%. 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.**