



TROPICANA DANGA BAY

B O R A
RESIDENCES™

FREEHOLD
永久产权

A New Dimension to
Urban Living by the Waterfront
海滨城市生活新维度

TOWER A



Artist's impression only, subject to change 设计效果图

WHOLESOME 有益身心

Holistic Communal Living 整体社区生活

Tropicana Danga Bay is planned to be an entirely walkable neighbourhood, with landscaped gardens and walkways. Designed to merge seamlessly with the natural water body of the site, it creates an interesting waterfront neighbourhood that promotes urban park life.

金海湾丽阳拥有景观花园和步行道，提倡步行及健康生活。天然水景与都市建筑完美融合，打造充满都市花园生活趣味的海滨社区。



Artist's impression only, subject to change 设计效果图

- 5-acre waterfront central park • Shaded walkways & driveways • Waterfront boardwalk
- Impressive entrance statement • Seamless park and waterfront landscape design
- 5英亩湖畔公园 • 绿荫步行道及车道 • 海滨走廊 • 令人印象深刻的社区入口 • 无缝式公园和海滨景观设计

- Freehold • Lavish urban residences
- Water's edge business vibrancy • Waterfront central park
- 永久产权 • 奢华的城市住宅 • 水边商业活力 • 湖畔公园



Artist's impression only, subject to change 设计效果图

INTEGRATED 综合社区


An Integrated Waterfront Master Plan 综合性海滨社区发展计划

Tropicana Danga Bay is the pioneer waterfront master plan designed for urban and wholesome living. Infused with ingenuity and a human touch, the concepts contained in this integrated master plan promote a holistic lifestyle, strategic commerce and an indulgent range of leisure and entertainment facilities.

金海湾丽阳以都市健康生活理念为导向, 通过独创性设计与人性触觉将此概念注入总体规划之中, 汇集多元化生活方式、商业战略和丰富的室内外休闲娱乐设施。

- A** Tropez Residences
- B** Bora Residences
- C** Future Development 未来发展计划
- D** Waterfront Central Park 湖畔公园



- | | |
|--|--------------------------------|
| 1 New Coastal Highway | 5 North South Expressway |
| 2 S'pore - JB Ring Road | 6 Pasir Gudang Highway |
| 3 JB Parkway | 7 Eastern Dispersal Link (EDL) |
| 4 Senai Desaru Highway | 8 Eastern Coastal Highway |
| --- Proposed JB-S'pore Rail Transit System  Iskandar Malaysia | |



**TROPICANA
DANGA BAY**
ISKANDAR MALAYSIA

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+607 234 1585

www.tropicanadangabay.com.my

Developer 开发商

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BCI ASIA
AWARDS 2013



GPS COORDINATES
1.48138 N, 103.719628 E

A Joint Venture Development Between 联合开发



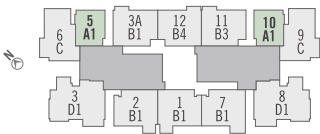
Developer License No.: 11712-2/10-2016-02482(L) - Validity Period: 23/10/2015 - 22/10/2016 - Advertising Permit No.: 11712-2/10-2016/02482(P) - Validity Period: 23/10/2015 - 22/10/2016 - Approving Authority: Majlis Bandaraya Johor Bahru (MBJB) - Building Plan Reference No.: MBJB/U/2013/14/BGN/104(10) - Land Tenure: Freehold - Land Encumbrance: Maybank Investment Bank Berhad - Expected Completion Date: October 2017 - Type of Property: Serviced Apartment - Total Unit: Tower A - 396 units - Build-up: Tower A 694 sf - 3,443 sf - Selling Price: Tower A - RM1,065,900 (Min), RM 6,089,900 (Max) - 15 % Bumiputera Discount // All information and specifications are current at the time of going to press and are subject to changes as may be required and cannot form part of the contract. All plans are subject to any amendment or may be approved by the relevant authority. Rendering pictures and illustrations are artist's impression only, which are subject to change and photographs are only decor suggestions and none can be regarded as representation of fact.

Typical Floor Plans With Dual Key Concept

采用双钥匙概念的典型户型图

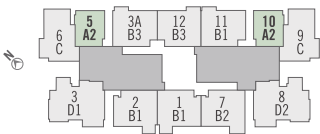
TYPE A1 (With Balcony 有阳台)

694 sf 平方尺 (64.5 sm 平方米)
1 Bedroom 卧室 + Study 书房



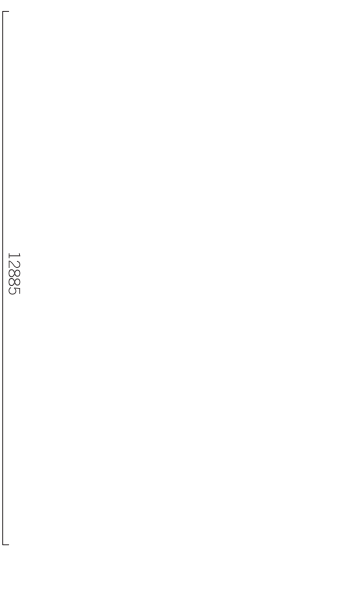
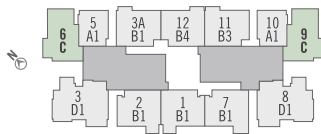
TYPE A2

694 sf 平方尺 (64.5 sm 平方米)
1 Bedroom 卧室 + Study 书房



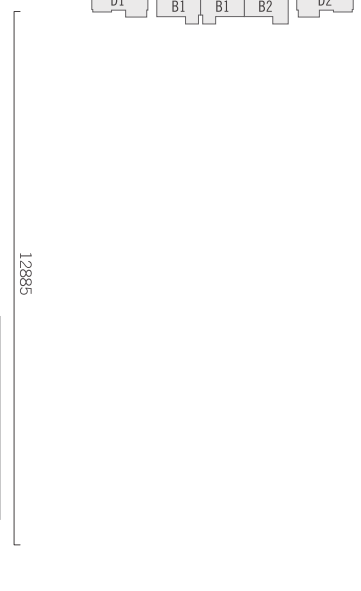
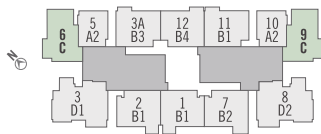
TYPE C (With Balcony 有阳台)

1,103 sf 平方尺 (102.5 sm 平方米)
2 Bedrooms 卧室 + Study 书房



TYPE C (With Balcony 有阳台)

1,103 sf 平方尺 (102.5 sm 平方米)
2 Bedrooms 卧室 + Study 书房



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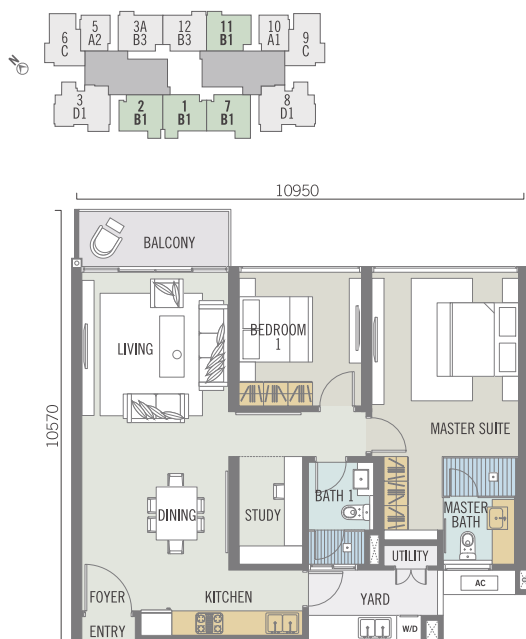
Typical Floor Plans

典型户型图

TYPE B1 (With Balcony 有阳台)

1,088 sf 平方尺 (101.1 sm 平方米)

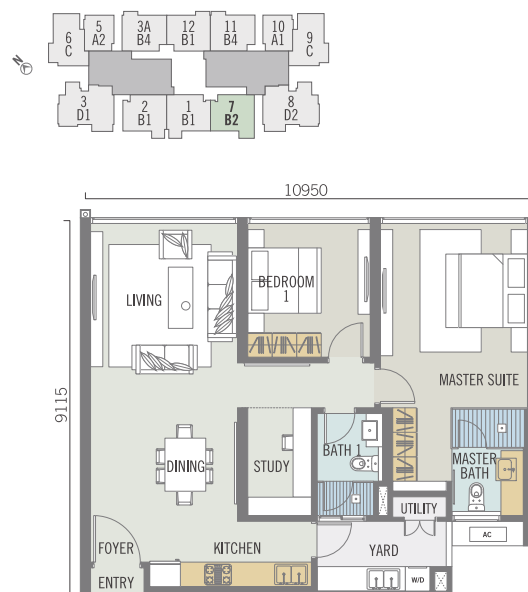
2 Bedrooms 卧室 + Study 书房



TYPE B2

1,029 sf 平方尺 (95.6 sm 平方米)

2 Bedrooms 卧室 + Study 书房

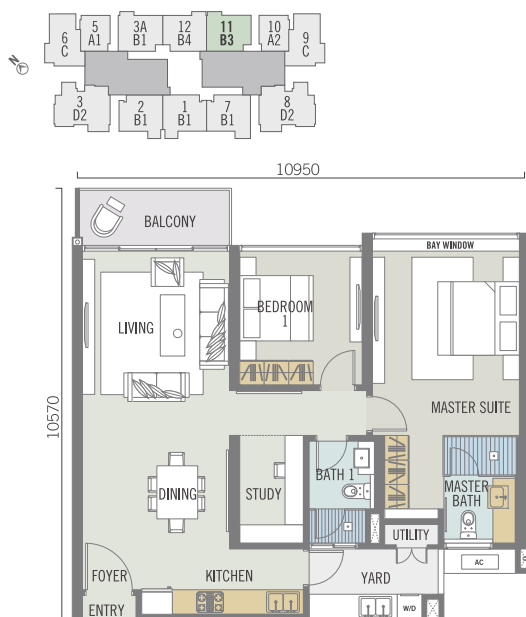


TYPE B3 (With Balcony 有阳台)

1,088 sf 平方尺 (101.1 sm 平方米)

2 Bedrooms 卧室 + Study 书房

Master suite with bay window 主卧室使用凸窗



TYPE B4 (With Balcony 有阳台)

1,088 sf 平方尺 (101.1 sm 平方米)

2 Bedrooms 卧室 + Study 书房

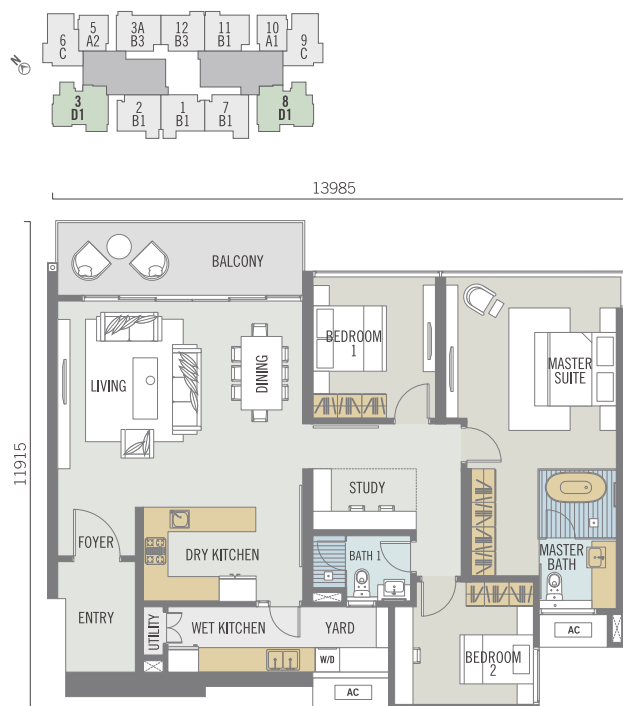
Bedroom 1 with bay window 卧室1使用凸窗



TYPE D1 (With Balcony 有阳台)

1,550 sf 平方尺 (144 sm 平方米)

3 Bedrooms 卧室 + Study 书房



TYPE D2

1,466 sf 平方尺 (136.2 sm 平方米)

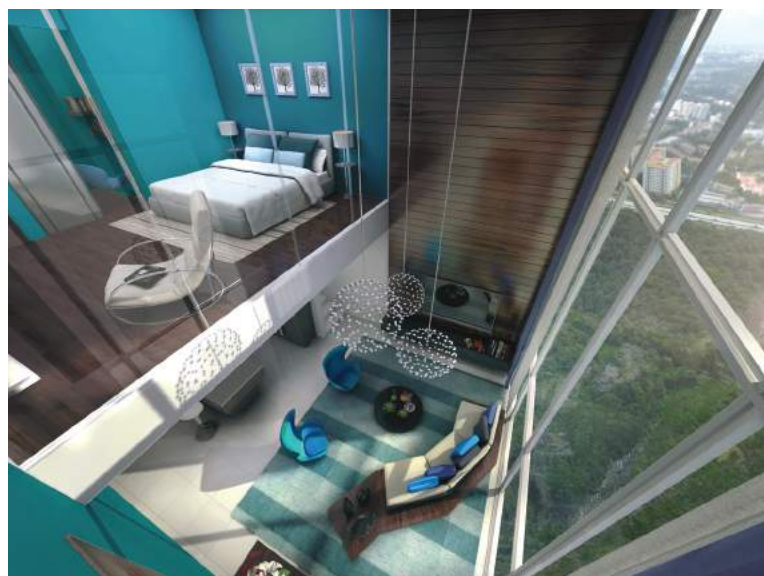
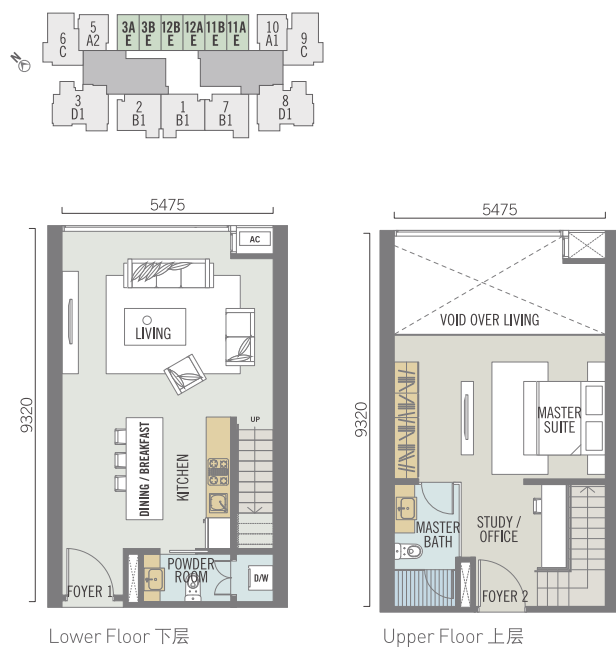
3 Bedrooms 卧室 + Study 书房



TYPE E (Duplex 复式)

945 sf 平方尺 (87.8 sm 平方米)

1 Bedroom 卧室 + Study 书房



Unique 1-Bedroom Duplex Unit
1卧室复式单位

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Specifications 规格

STRUCTURE 结构

Reinforced Concrete 钢筋混凝土

WALL 墙

Brickwall / Reinforced Concrete 砖墙/钢筋混凝土

ROOFING COVERING 屋顶

Reinforced Concrete Roof 钢筋混凝土屋顶

CEILING 天花板

Concrete Slab with Skim Coat / Ceiling Board 混凝土板和粉灰层

WINDOWS 窗

Powder Coated Aluminium Frame Glazed Window 铝框玻璃窗

DOORS 门

Quality Timber Door 高质量木门

Main Entrance 正门

Timber Flush Door 木门

Bathrooms 浴室

Timber Flush Door / Glass Door 木门/玻璃门

Balcony (if any) 阳台(如果有)

Powder Coated Aluminium Frame Glazed Door 铝框玻璃门

Others (if any) 其他(如果有)

Powder Coated Aluminium Frame Glazed Door / Timber Flush Door 铝框玻璃门/木门

IRONMONGERY 五金器件

Quality Locksets 高质量锁具

WALL FINISHES 墙面装饰

Full Height Homogeneous/ Porcelain Tiles 从地面至天花板瓷砖/优质瓷砖

Bathrooms 浴室

1500mm Height Porcelain Tiles (Where Applicable) 1500mm高优质瓷砖(适用情况下)

Kitchen 厨房

Plaster & Paint 石膏和涂料

General 综述

FLOOR FINISHES 地面装饰

Homogeneous / Porcelain Tiles

Living / Dining / Kitchen / Bathrooms

瓷砖/优质瓷砖

起居室/餐厅/厨房/浴室

Timber Flooring 木地板

Bedrooms 卧室

Homogeneous / Porcelain Tiles 瓷砖/优质瓷砖

Balcony / Yard (if any) 阳台(如果有)

Cement Render (Where Applicable) 水泥地(适用情况下)

Other Areas 其他区域

SANITARY & PLUMBING FITTINGS 卫浴和洁具

[illegible]

ELECTRICAL INSTALLATIONS 电器装置

[illegible]