



TROPICANA

218 Macalister

PENANG

**A VIBRANCY REFRESHED**

SALES KIT

FOR INTERNAL CIRCULATION ONLY

FREEHOLD

## A VIBRANCY REFRESHED

A 33-Storey Fashionable Development





# Hotel

INTERNATIONAL BRAND HOTEL

SIGNATURE CAFETERIA

200 HOTEL SUITES

Malaysia's First

  
**COURTYARD**<sup>®</sup>  
Marriott





# F&B

LOUNGE & BAR SPACE

HIGH VISIBILITY FROM MACALISTER ROAD





# Retail

EXCELLENT SHOP FRONTAGE  
FRONTING BUS STOPS & TAXI STOP





# Neo Suites

211 UNITS OF NEO SUITES, FLEXIBLE HOME & WORK SPACE

RANGING FROM 378 SF TO 1,312 SF

COME WITH MIN 1 CAR PARK FOR EACH UNIT

RECREATIONAL FACILITIES AVAILABLE





# Nostalgia

REFURBISHED HERITAGE BUILDING  
TRANSFORMABLE SPACE FOR RETAIL/BUSINESS





# Residences

88 UNITS OF SERVICED RESIDENCES

CHOICE OF SEA VIEW AND CITY VIEW

WITH DESIGNATED DROP-OFF AND RESIDENCE LOBBY







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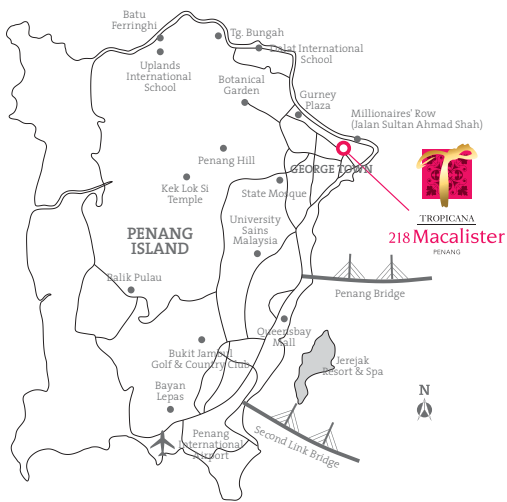
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## Location Map



### Hotel

1. Hotel Grand Continental
2. Traders Hotel
3. Sunway Hotel George Town
4. Red Rock Hotel
5. Tune Hotel
6. 1926 Heritage Hotel Penang
7. Hotel Royal Penang
8. Macalister Mansion
9. Bayview Hotel George Town
10. Cititel Hotel Penang
11. G Hotel
12. The Gurney Resort Hotel & Residences
13. Evergreen Laurel Hotel

### Shopping Malls

1. Penang Plaza
2. 1st Avenue Mall
3. Prangin Mall
4. Mydin
5. Menara Komtar Complex
6. Gurney Plaza
7. Gurney Paragon

### Medical

1. Island Hospital
2. Loh Guan Lye Hospital
3. Gleneagles Medical Centre
4. Penang State Hospital

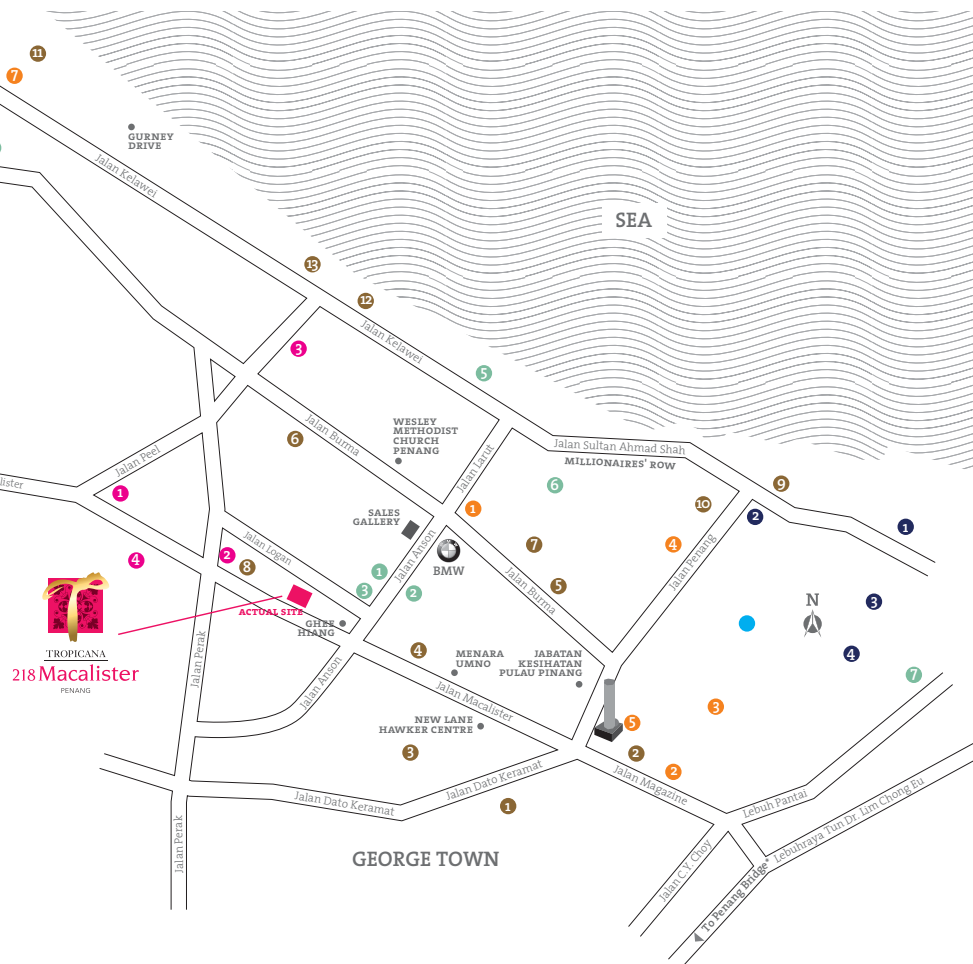
### Education

1. KDU college Penang
2. The One Academy Penang
3. Methodist Girls' School
4. St. Christopher International Primary School
5. Wawasan Open University
6. Equator Academy of Art
7. SEGi University College
8. Taylor's University College

### Attractions

1. Fort Cornwallis
2. Penang Museum & Art Gallery
3. St George's Church
4. Pinang Peranakan Mansion

### UNESCO World Heritage Zone





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### IN THE HEART OF GEORGE TOWN

- A stone's throw to major economic centres, educational institutions, healthcare facilities and tourist destinations.
  - 350m to KDU College Penang
  - 400m to The One Academy
  - 1.2km to Loh Guan Lye Hospital
  - 1.7km to Gleneagles Hospital
  - 3km to Gurney Paragon & Gurney Plaza
  - 4km to Gurney Drive
  - 6.6km to Straits Quay Mall
- In a city rich in cultural and heritage influences, with a growing population due to its strategic location as a sea port.

### A BLUE CHIP INVESTMENT

- The next fastest growing city in the northern region besides Kuala Lumpur.
- Sitting along a strategic sea route, fostering a ideal docking place for sea port businesses.
- Choice location for industrial players to set up factories and plants, creating a sizeable workforce and contributing to the growing population.
- Property prices soaring on the optimistic side due to land scarcity.
- Widely recognised as the best island to live and retire in the region:-
  - **No. 8 Most Liveable and Workable City in Asia** by ECA International.
  - George Town granted the **UNESCO World Cultural Heritage Site** status in July 2008.
  - **One of the Top 10 Island to Explore** by Yahoo! Travel.

### PRODUCT USPS

- Providing a one-stop destination comprising of various components such as 20 units of retail lots with high visibility, serviced residences, neo suites, an international brand hotel and a refurbished heritage mansion.
- All serviced residences and neo suites enjoy a full range of recreational facilities and amenities, equivalent to a high-end development.
- All units come with a choice of sea view or city view.
- Equipped with round-the-clock 3-tier security system with CCTV surveillance.

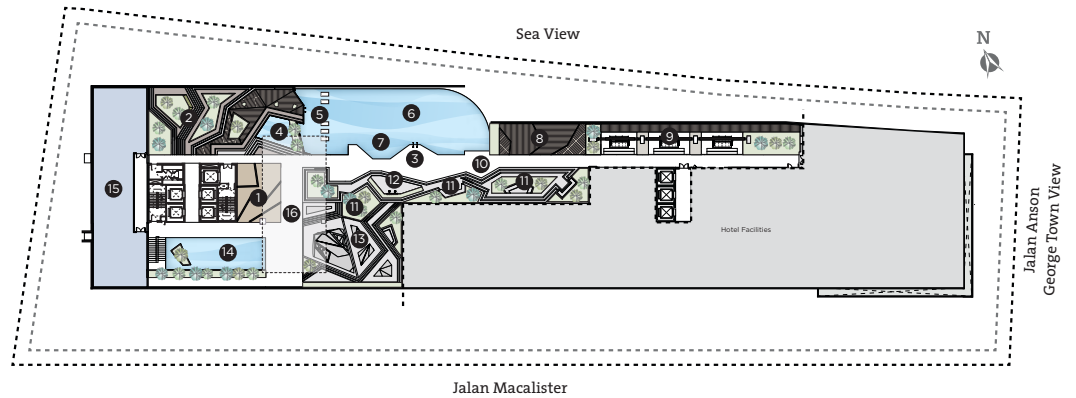


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## Facilities Deck

LEVEL 11

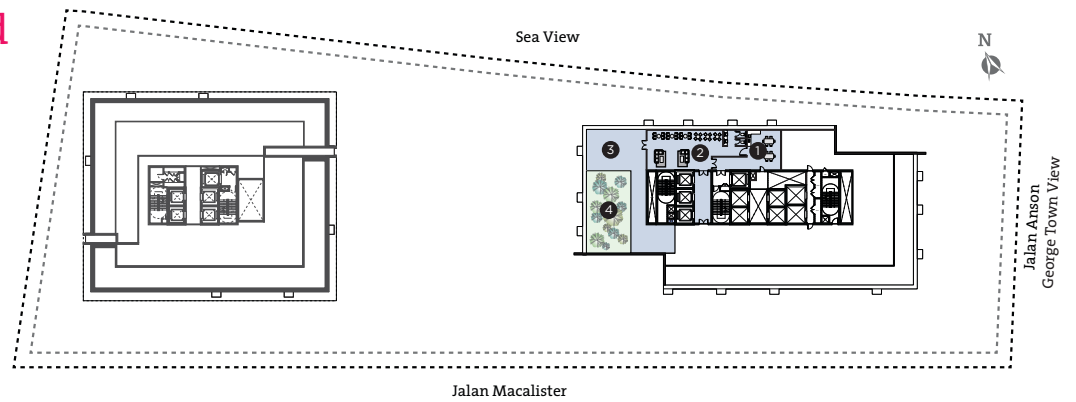
- 1 Children's Rock Climbing Wall
- 2 Reflexology Path
- 3 Open Pool Deck
- 4 Wading Pool
- 5 Aqua Gym
- 6 Swimming Pool
- 7 Jacuzzi
- 8 Open BBQ Deck
- 9 Swing Garden
- 10 Landscaped Walkway
- 11 Pocket Garden
- 12 Shower Area
- 13 Children's Playground
- 14 Reflective Pond
- 15 Gymnasium
- 16 Multi-Purpose Hall (Level 12)



## Residents' Sky Pad

LEVEL 33A

- 1 Kitchenette
- 2 Sky Lounge
- 3 Sky Terrace
- 4 Sky Garden





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artist's impression

Pool Deck



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artist's impression

Pocket Garden



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artist's impression

Landscaped Walkway

A decorative horizontal border featuring a repeating pattern of stylized floral and scrollwork motifs in shades of pink and black. The pattern is symmetrical and intricate, with floral shapes and swirling lines. The text "NEO SUITES" is centered within this border.

# NEO SUITES





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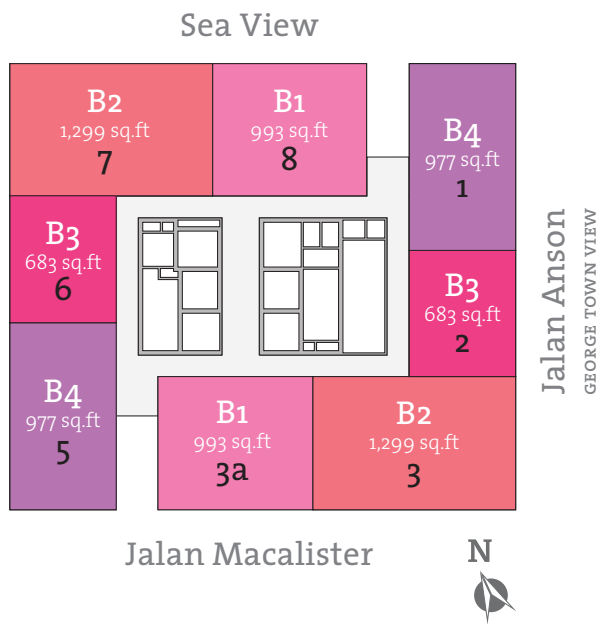
artist's impression

Neo Suites

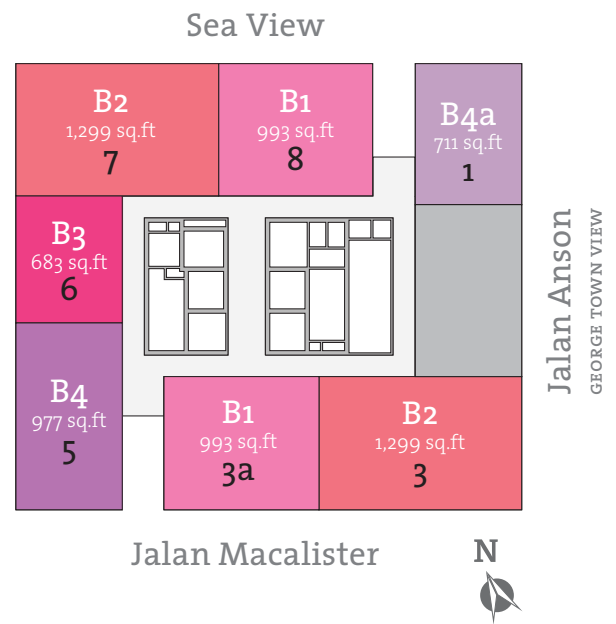


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**Typical Floor Layout**  
TOWER T NEO SUITES



Tower T Level 13-21



Tower T Level 16



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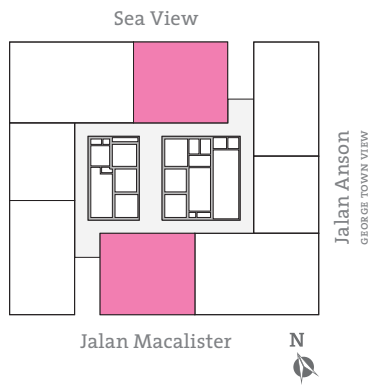
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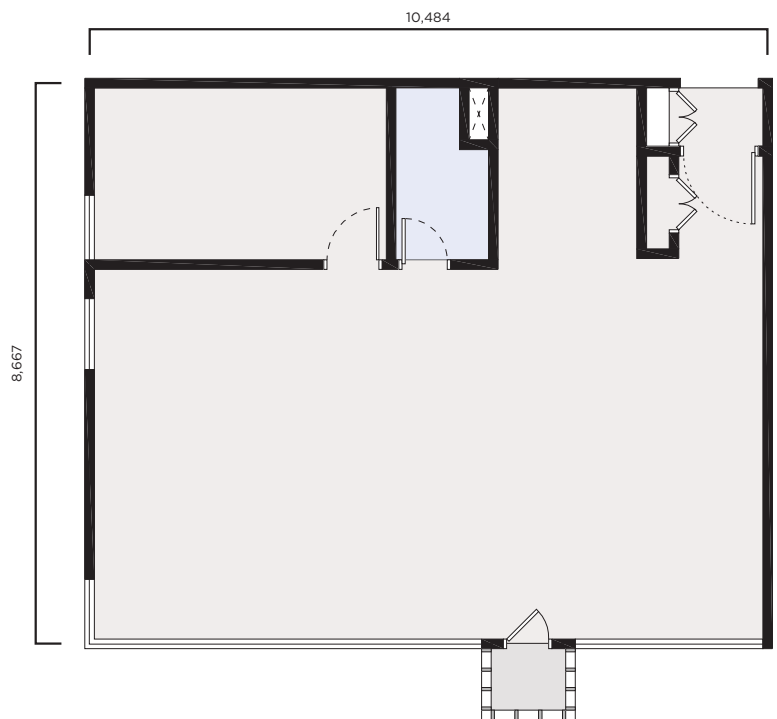
type

B1

BUILT-UP AREA: 993 SQ.FT  
TOWER T NEO SUITES



Tower T Level 13-21



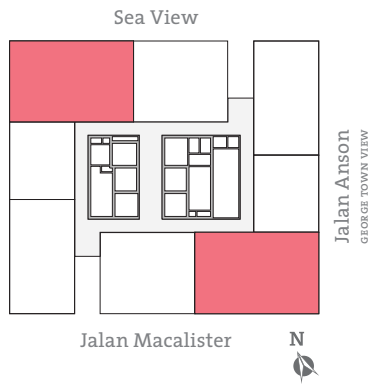
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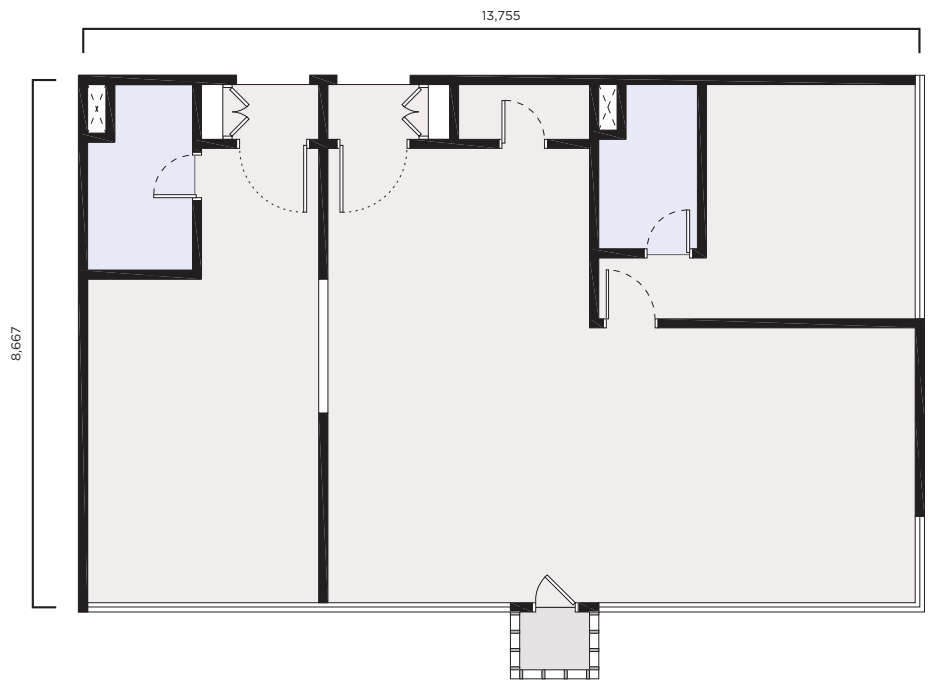
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type  
**B2**

BUILT-UP AREA: **1,299 SQ.FT**  
TOWER T NEO SUITES



Tower T Level 13-21



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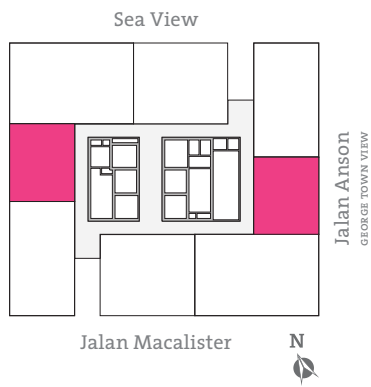
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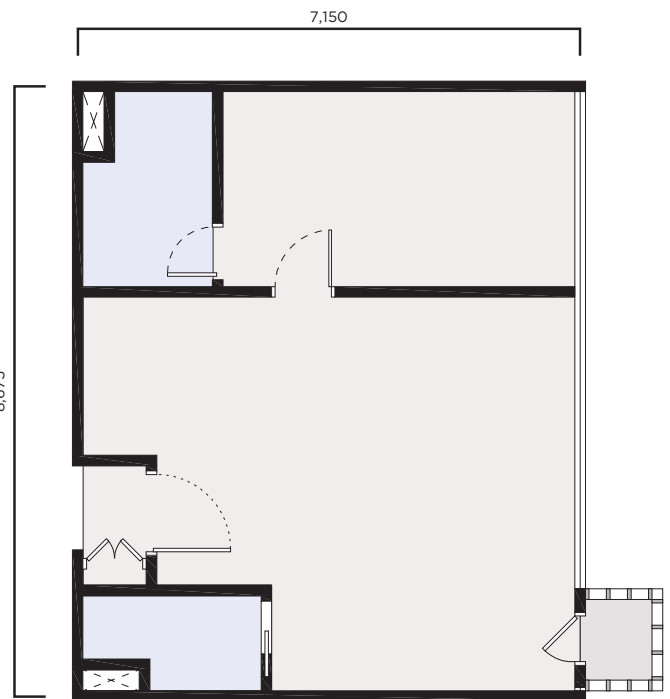
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type  
**B3**

BUILT-UP AREA: **683 SQ.FT**  
TOWER T NEO SUITES



Tower T Level 13-21



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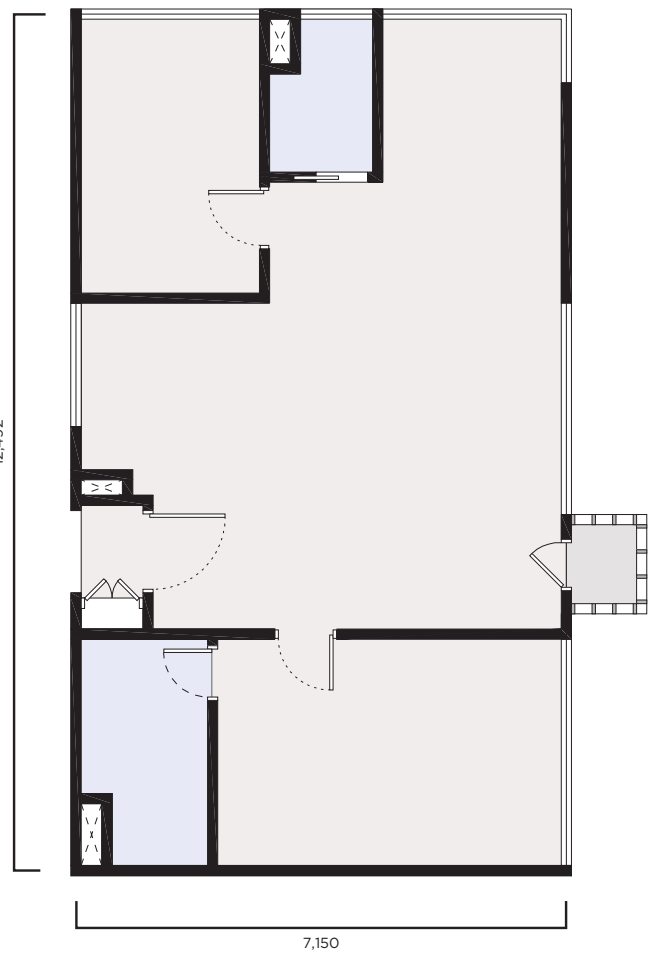
type

B<sub>4</sub>

BUILT-UP AREA: 977 SQ.FT  
TOWER T NEO SUITES



Tower T Level 13-21



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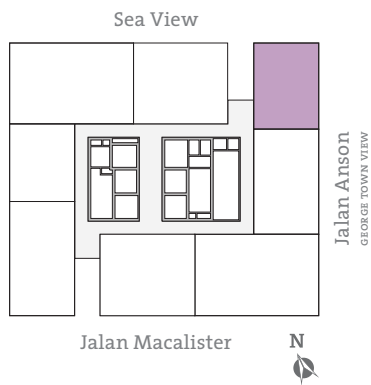
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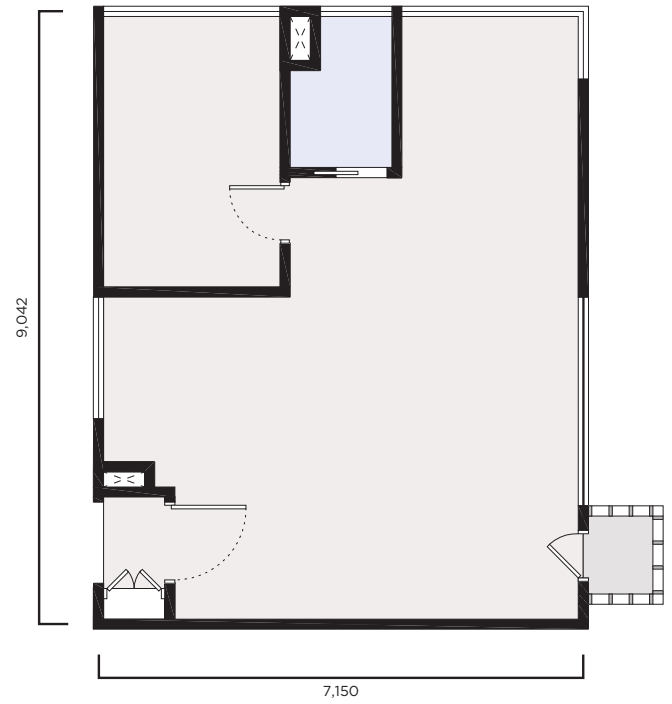
type

B4a

BUILT-UP AREA: 711 SQ.FT  
TOWER T NEO SUITES



Tower T Level 16



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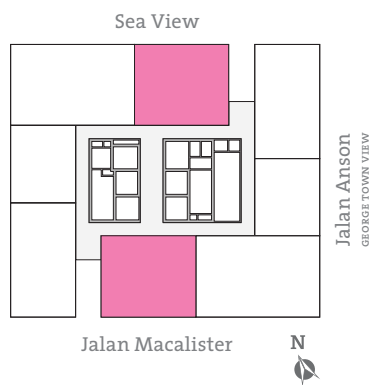


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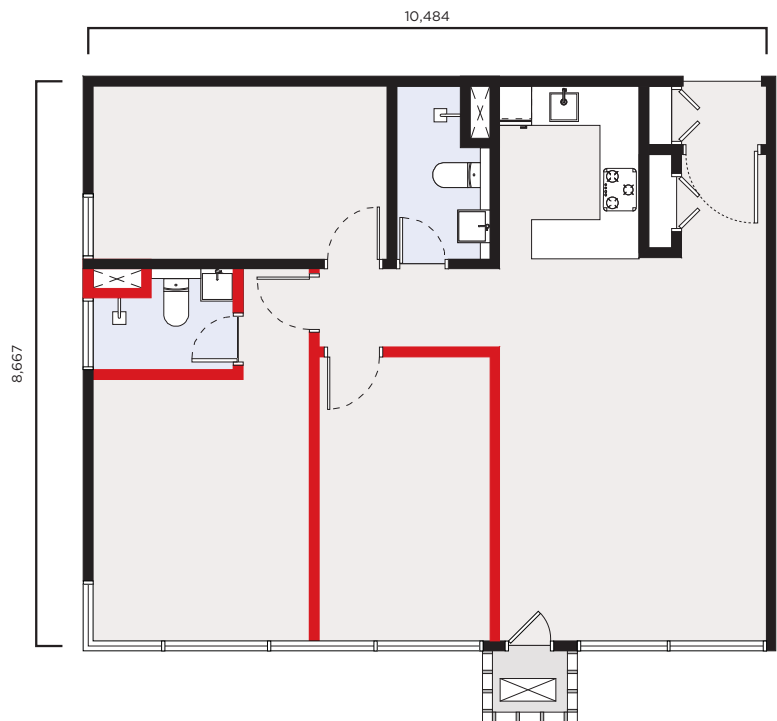
## Renovation Package

type  
**B1**

BUILT-UP AREA: **993 SQ.FT**  
TOWER T NEO SUITES



Tower T Level 13-21



■ Addition of Walls

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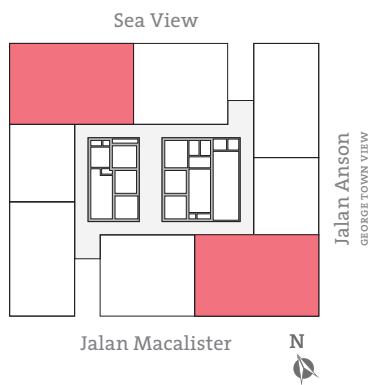


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## Renovation Package

type  
**B2**

BUILT-UP AREA: **1,299 SQ.FT**  
TOWER T NEO SUITES



Tower T Level 13-21

■ Addition of Walls

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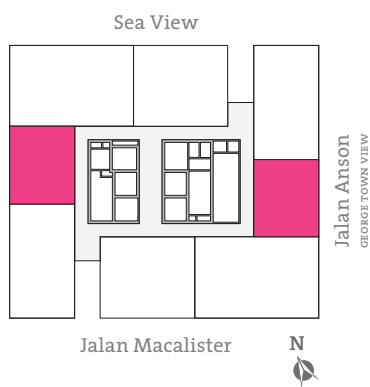


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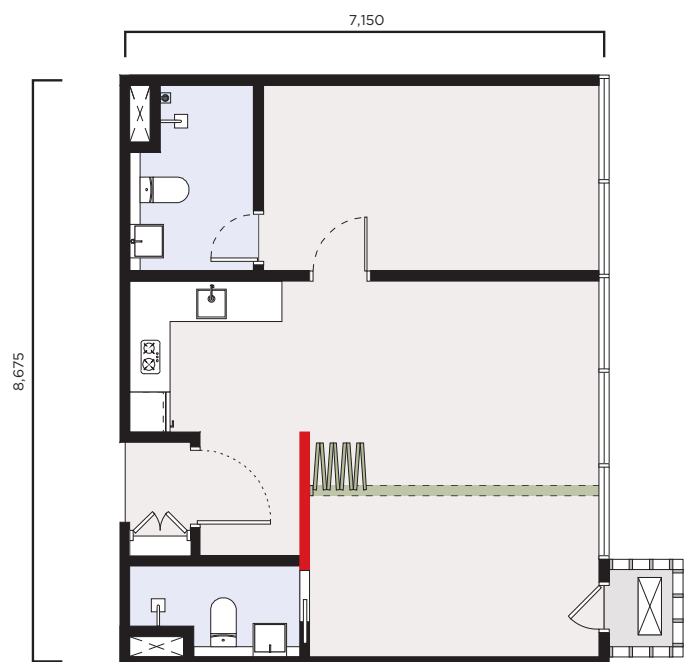
## Renovation Package

type  
**B3**

BUILT-UP AREA: **683 SQ.FT**  
TOWER T NEO SUITES



Tower T Level 13-21



■ Addition of Walls

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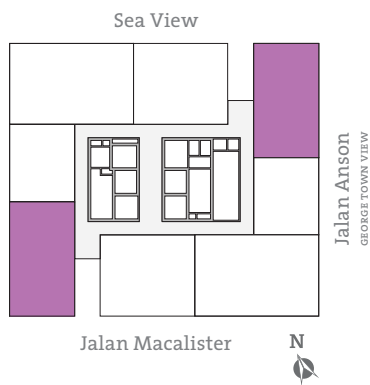


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## Renovation Package

type  
**B4**

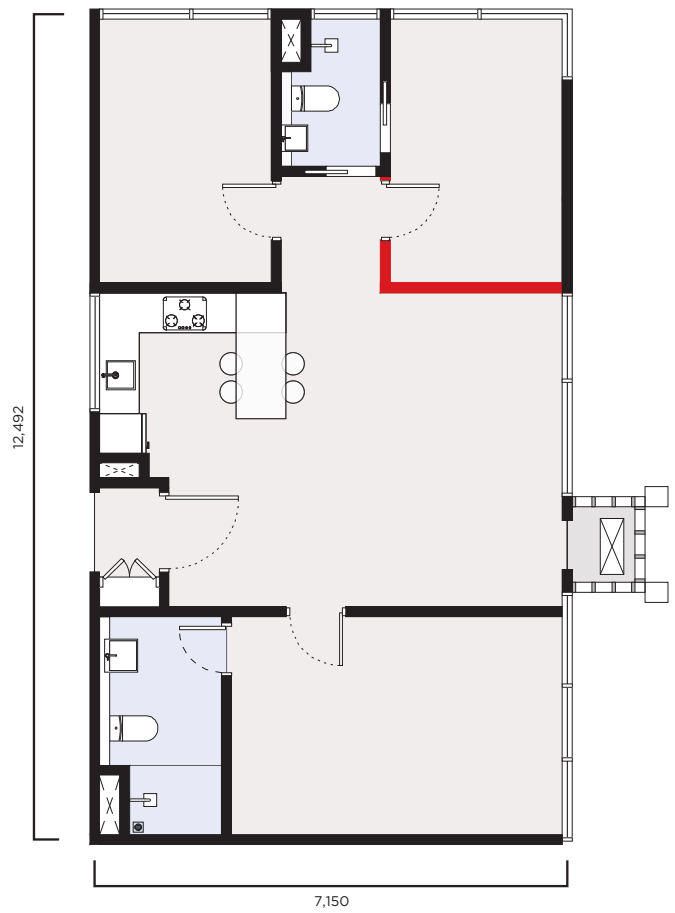
BUILT-UP AREA: **977 SQ.FT**  
TOWER T NEO SUITES



Tower T Level 13-21

 Addition of Walls

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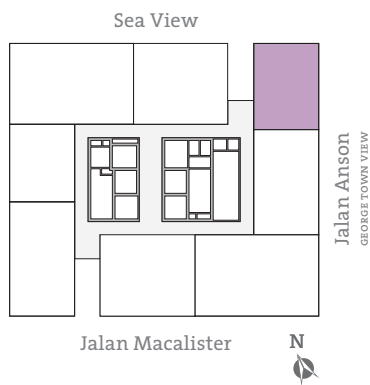


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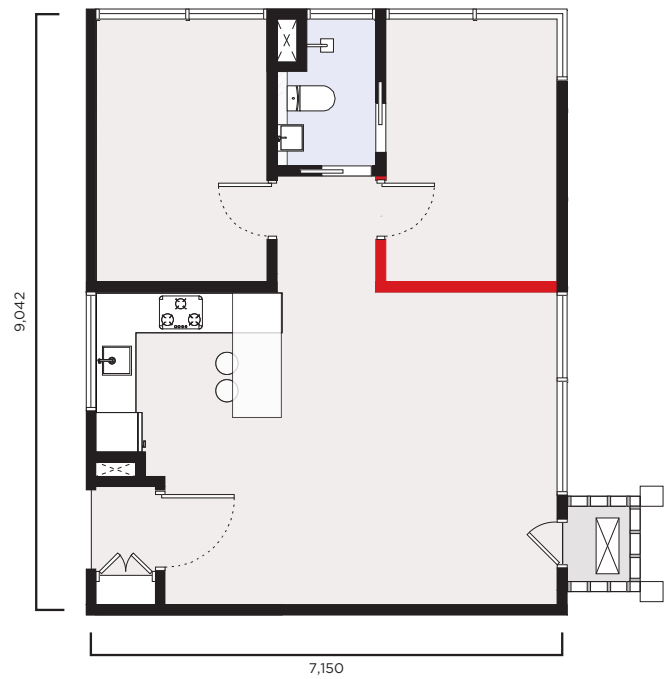
## Renovation Package

type  
**B4a**

BUILT-UP AREA: **711 SQ.FT**  
TOWER T NEO SUITES



Tower T Level 16



■ Addition of Walls

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## Tower T

NEO SUITES  
 Level 13 To Level 21

	East	South	West	North				
	Sea View			Sea View				
	Pool View	Pool View	Pool View					
L	Corner		Corner	Corner				
32	Serviced Residences							
31								
30								
29								
28								
27								
26								
25								
23A								
23								
22								
	Unit No.1 B/Up (S.F)	Unit No.2 B/Up (S.F)	Unit No.3 B/Up (S.F)	Unit No.3A B/Up (S.F)	Unit No.5 B/Up (S.F)	Unit No.6 B/Up (S.F)	Unit No.7 B/Up (S.F)	Unit No.8 B/Up (S.F)
	Type B4 3B	Type B3 2B	Type B2 3B	Type B1 3B	Type B4 3B	Type B3 2B	Type B2 3B	Type B1 3B
21	T-21-01 977	T-21-02 683	T-21-03 1,299	T-21-03A 993	T-21-05 977	T-21-06 683	T-21-07 1,299	T-21-08 993
20	T-20-01 977	T-20-02 683	T-20-03 1,299	T-20-03A 993	T-20-05 977	T-20-06 683	T-20-07 1,299	T-20-08 993
19	T-19-01 977	T-19-02 683	T-19-03 1,299	T-19-03A 993	T-19-05 977	T-19-06 683	T-19-07 1,299	T-19-08 993
18	T-18-01 977	T-18-02 683	T-18-03 1,299	T-18-03A 993	T-18-05 977	T-18-06 683	T-18-07 1,299	T-18-08 993
17	T-17-01 977	T-17-02 683	T-17-03 1,299	T-17-03A 993	T-17-05 977	T-17-06 683	T-17-07 1,299	T-17-08 993
16	T-16-01 Type B4a 711		T-16-03 1,299	T-16-03A 993	T-16-05 977	T-16-06 683	T-16-07 1,299	T-16-08 993
15	T-15-01 977	T-15-02 683	T-15-03 1,299	T-15-03A 993	T-15-05 977	T-15-06 683	T-15-07 1,299	T-15-08 993
13A	T-13A-01 977	T-13A-02 683	T-13A-03 1,299	T-13A-03A 993	T-13A-05 977	T-13A-06 683	T-13A-07 1,299	T-13A-08 993
13	T-13-01 977	T-13-02 683	T-13-03 1,299	T-13-03A 993	T-13-05 977	T-13-06 683	T-13-07 1,299	T-13-08 993
12	Facilities							
11	Facilities							
10	Car Park							
9	Car Park							
8	Car Park							
7	Car Park							
6	Car Park							
5	Car Park							
3A	Car Park							
3	Car Park							
2	Retail							
G	Lobby/Retail							
B1	Car Park							
B2	Car Park							



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## Building Specifications

TOWER T NEO SUITES

### Structure

Reinforced Concrete

### Roof

Metal/Reinforced Concrete

### Walls

Bricks/Reinforced Concrete/  
Concrete Masonry Unit

### Windows

Aluminum Framed with Glass

### Doors

#### MAIN ENTRANCE

Approved Fire Rated  
Timber Panel Door

#### OTHERS

Timber Door/Glass Door  
/Aluminum Door

### Ironmongery

Quality Lock-sets

### Ceiling Finishes

Plaster Ceiling/Skim Coat with Paint

### Floor Finishes

#### MEETING AREA

Porcelain Tiles

#### EXECUTIVE ROOMS

Laminated Timber Flooring System

#### TOILETS

Homogeneous Tiles

#### YARD

Homogeneous Tiles

#### OTHERS

Cement Screed

### Wall Finishes

#### TOILETS

Ceramic Tiles

#### OTHERS

Plaster/Skim Coat with Paint

### Sanitary Installations

#### SANITARY & PLUMBING FITTINGS

	B1	B2	B3	B4	B4a
Wash Basin	2	3	2	2	1
Basin Tap	2	3	2	2	1
Shower Rose/Hand Held Set	2	3	2	2	1
Water Closet	2	3	2	2	1
Hand Bidet	2	3	2	2	1
Pantry Sink	1	1	1	1	1
Sink Tap	1	1	1	1	1
General Tap	1	1	1	1	1

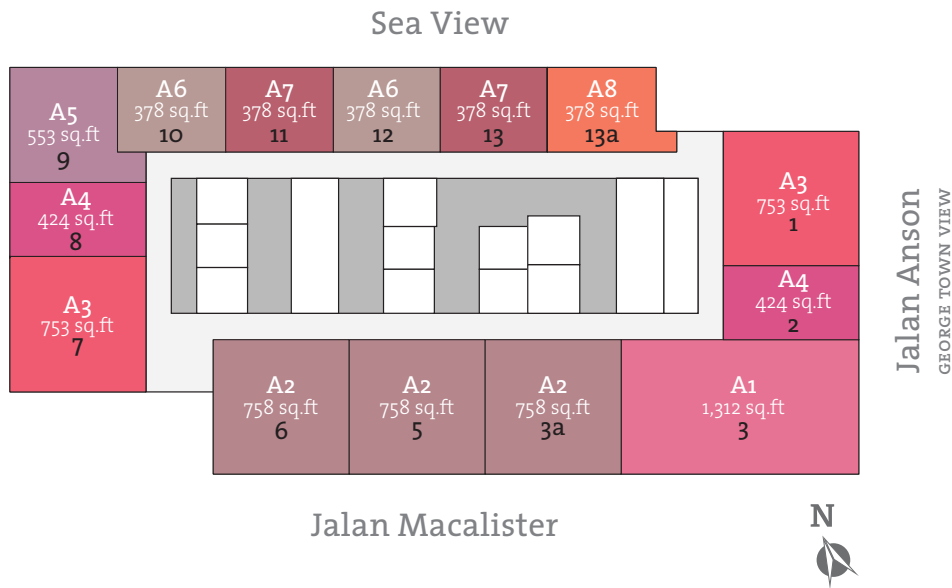
#### ELECTRICAL INSTALLATIONS

Lighting Point	13	19	11	15	12
Ceiling Fan Point	4	4	3	4	3
13A Socket Outlet	13	16	7	9	7
15A Socket Outlet	1	1	1	1	1
Air-Cond Point	5	5	3	4	3
Water Heater Point	2	3	2	2	1
TV Point	1	1	1	1	1
Telephone Point	1	1	1	1	1
Data Point	1	1	1	1	1
Door Bell Point	1	1	1	1	1
Intercom Point	1	1	1	1	1
Exhaust Fan	2	3	3	1	-



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Typical Floor Layout  
TOWER M NEO SUITES



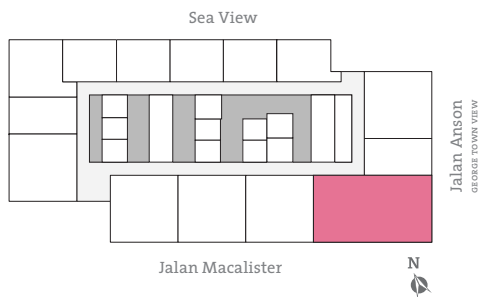
Tower M Level 23A-33



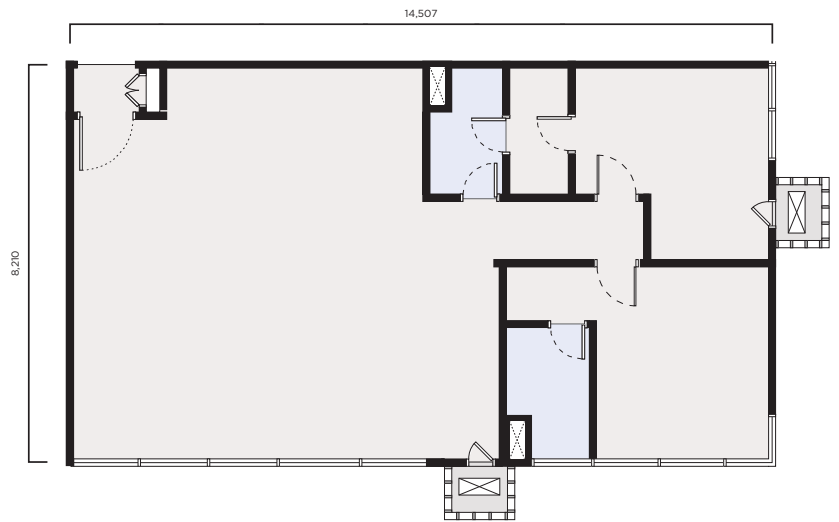
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type  
**A1**

BUILT-UP AREA: **1,312 SQ.FT**  
TOWER M NEO SUITES



Tower M Level 23A-33



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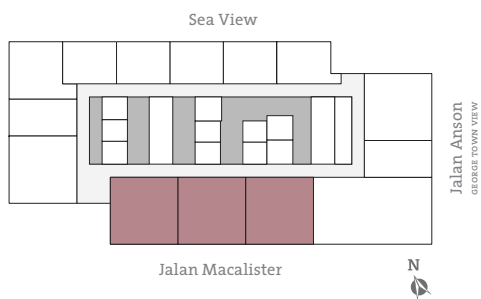




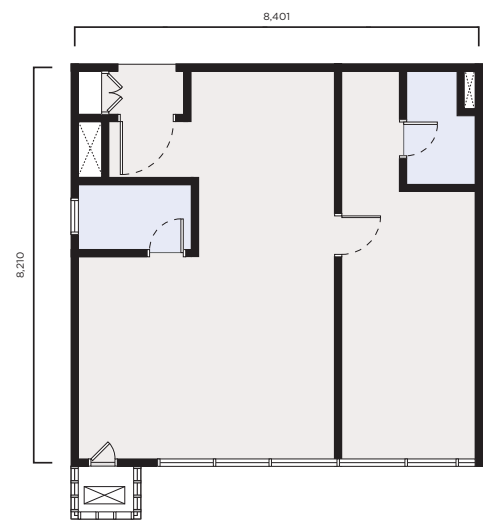
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type  
**A2**

BUILT-UP AREA: **758 SQ.FT**  
TOWER M NEO SUITES



Tower M Level 23A-33



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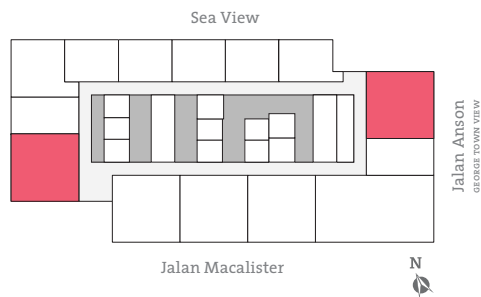
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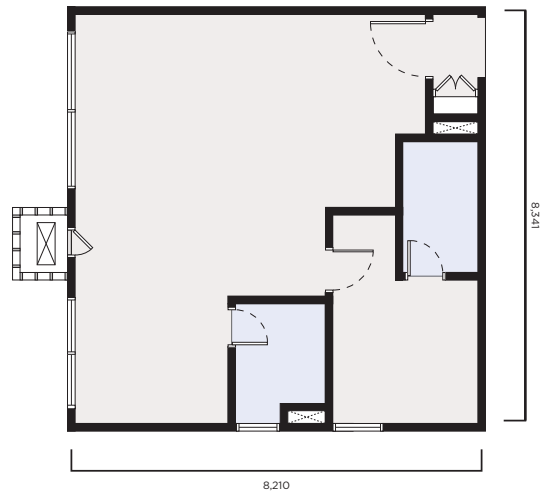
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type  
**A3**

BUILT-UP AREA: **753 SQ.FT**  
TOWER M NEO SUITES



Tower M Level 23A-33



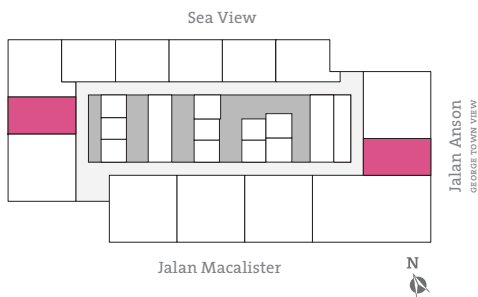
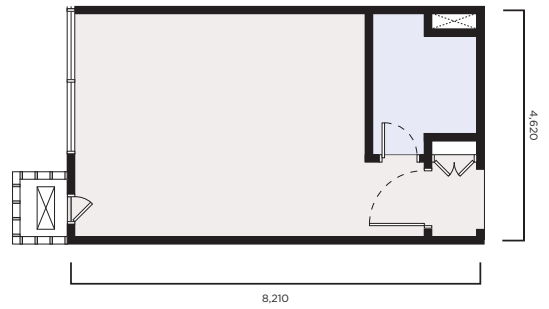
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type  
**A4**

BUILT-UP AREA: **424 SQ.FT**  
TOWER M NEO SUITES



Tower M Level 23A-33

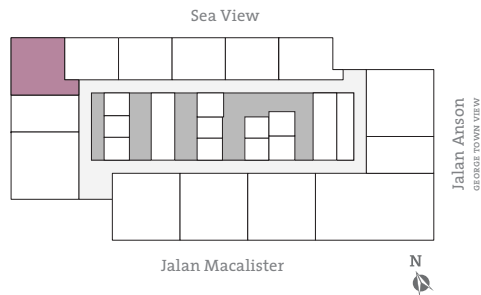
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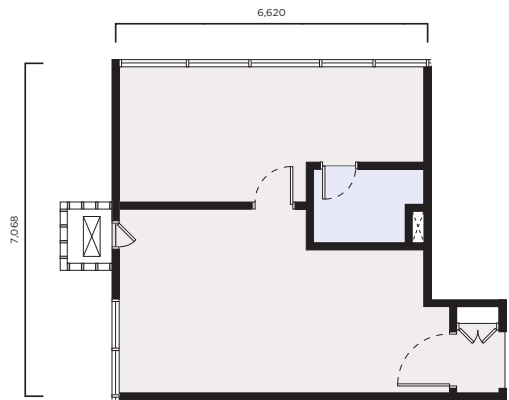
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type  
**A5**

BUILT-UP AREA: **553 SQ.FT**  
TOWER M NEO SUITES



Tower M Level 23A-33



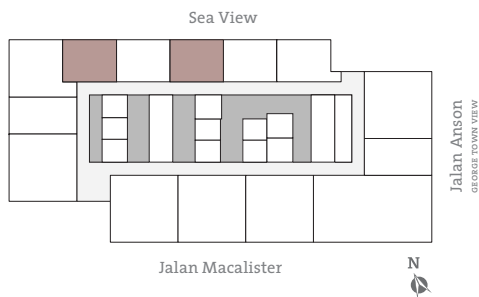
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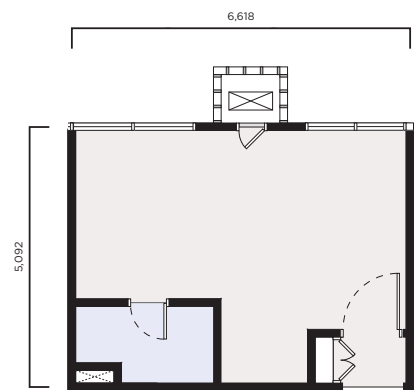
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type  
**A6**

BUILT-UP AREA: **378 SQ.FT**  
TOWER M NEO SUITES



Tower M Level 23A-33



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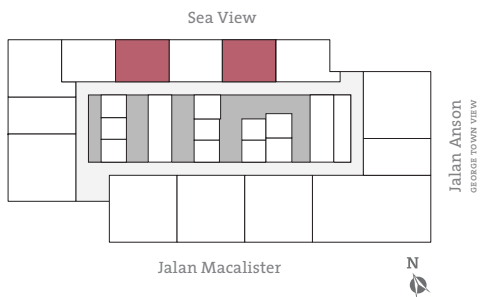
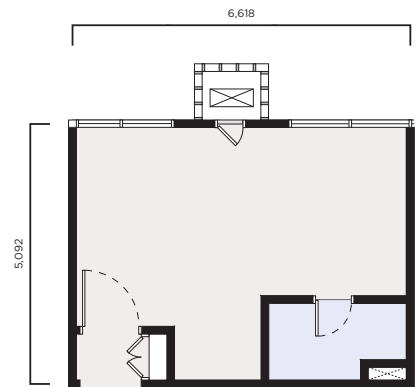
218 Macalister

PENANG

type

A7

BUILT-UP AREA: 378 SQ.FT  
TOWER M NEO SUITES



Tower M Level 23A-33

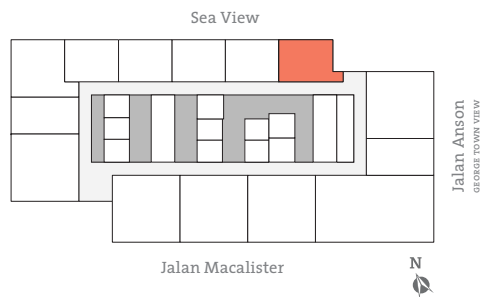
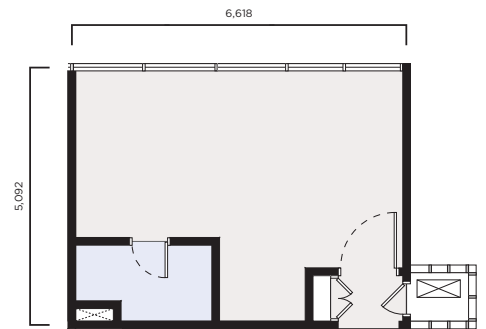
Note: All dimensions are expressed in a millimeters unless specified otherwise.  
All floor plans are for illustrative purposes only and subject to changes.



TROPICANA  
218 Macalister  
PENANG

type  
**A8**

BUILT-UP AREA: **378 SQ.FT**  
TOWER M NEO SUITES



Tower M Level 23A-33

Note: All dimensions are expressed in a millimeters unless specified otherwise.  
All floor plans are for illustrative purposes only and subject to changes.

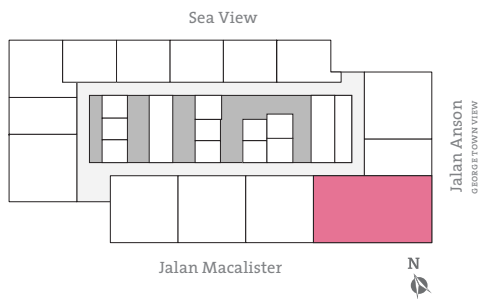


TROPICANA  
**218 Macalister**  
PENANG

## Renovation Package

type  
**A1**

BUILT-UP AREA: **1,312 SQ.FT**  
TOWER M NEO SUITES



Tower M Level 23A-33



**■ Addition of Walls**

Note: All dimensions are expressed in a millimeters unless specified otherwise.  
All floor plans are for illustrative purposes only and subject to changes.



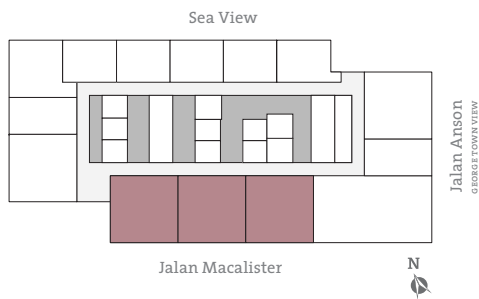


TROPICANA  
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## Renovation Package

type  
**A2**

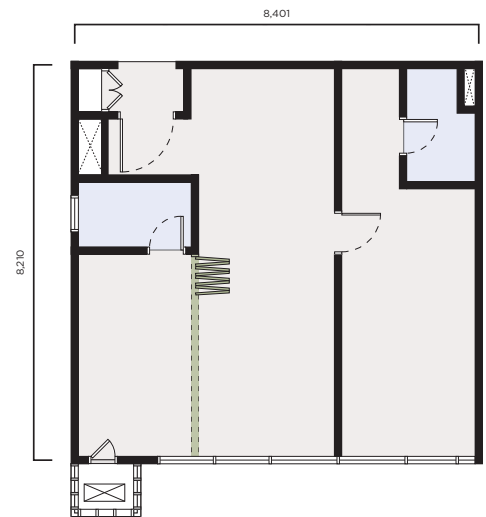
BUILT-UP AREA: **758 SQ.FT**  
TOWER M NEO SUITES



Tower M Level 23A-33

**■ Addition of Walls**

Note: All dimensions are expressed in a millimeters unless specified otherwise.  
All floor plans are for illustrative purposes only and subject to changes.



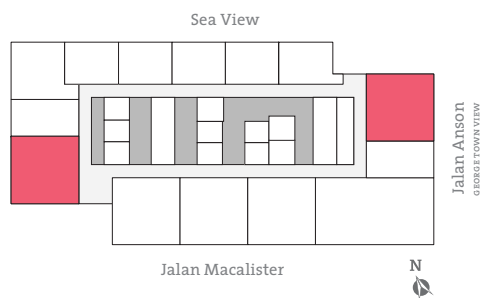


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## Renovation Package



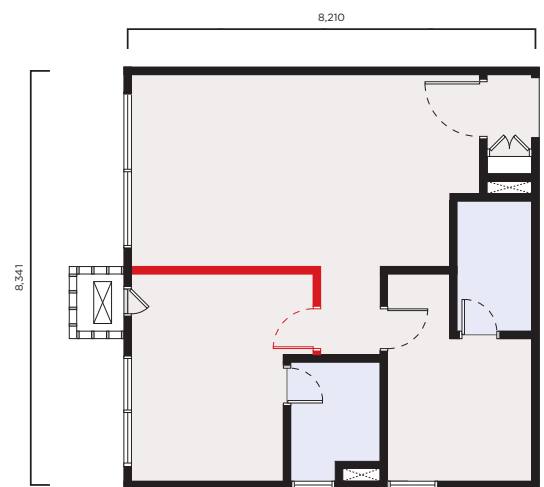
BUILT-UP AREA: **753 SQ.FT**  
TOWER M NEO SUITES



Tower M Level 23A-33

**■ Addition of Walls**

Note: All dimensions are expressed in a millimeters unless specified otherwise.  
All floor plans are for illustrative purposes only and subject to changes.





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**218 Macalister**  
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## Tower M

NEO SUITES  
 Level 23A To Level 33

	East		South				West		North					
								Sea View	Sea View	Sea View	Sea View	Sea View	Sea View	
								Pool View	Pool View	Pool View				
	Corner		Corner			Corner	Corner			Corner			Corner	
	Unit No.1 B/Up (S.F)	Unit No.2 B/Up (S.F)	Unit No.3 B/Up (S.F)	Unit No.3A B/Up (S.F)	Unit No.5 B/Up (S.F)	Unit No.6 B/Up (S.F)	Unit No.7 B/Up (S.F)	Unit No.8 B/Up (S.F)	Unit No.9 B/Up (S.F)	Unit No.10 B/Up (S.F)	Unit No.11 B/Up (S.F)	Unit No.12 B/Up (S.F)	Unit No.13 B/Up (S.F)	Unit No.13A B/Up (S.F)
	Type A3 2B	Type A4 1B	Type A1 3B	Type A2 2B	Type A2 2B	Type A2 2B	Type A3 2B	Type A4 1B	Type A5 1B	Type A6 1B	Type A7 1B	Type A6 1B	Type A7 1B	Type A8 1B
L														
33	M-33-01 753	M-33-02 424	M-33-03 1,312	M-33-03A 758	M-33-05 758	M-33-06 758	M-33-07 753	M-33-08 424	M-33-09 553	M-33-10 378	M-33-11 378	M-33-12 378	M-33-13 378	M-33-13A 378
32	M-32-01 753	M-32-02 424	M-32-03 1,312	M-32-03A 758	M-32-05 758	M-32-06 758	M-32-07 753	M-32-08 424	M-32-09 553	M-32-10 378	M-32-11 378	M-32-12 378	M-32-13 378	M-32-13A 378
31	M-31-01 753	M-31-02 424	M-31-03 1,312	M-31-03A 758	M-31-05 758	M-31-06 758	M-31-07 753	M-31-08 424	M-31-09 553	M-31-10 378	M-31-11 378	M-31-12 378	M-31-13 378	M-31-13A 378
30	M-30-01 753	M-30-02 424	M-30-03 1,312	M-30-03A 758	M-30-05 758	M-30-06 758	M-30-07 753	M-30-08 424	M-30-09 553	M-30-10 378	M-30-11 378	M-30-12 378	M-30-13 378	M-30-13A 378
29	M-29-01 753	M-29-02 424	M-29-03 1,312	M-29-03A 758	M-29-05 758	M-29-06 758	M-29-07 753	M-29-08 424	M-29-09 553	M-29-10 378	M-29-11 378	M-29-12 378	M-29-13 378	M-29-13A 378
28	M-28-01 753	M-28-02 424	M-28-03 1,312	M-28-03A 758	M-28-05 758	M-28-06 758	M-28-07 753	M-28-08 424	M-28-09 553	M-28-10 378	M-28-11 378	M-28-12 378	M-28-13 378	M-28-13A 378
27	M-27-01 753	M-27-02 424	M-27-03 1,312	M-27-03A 758	M-27-05 758	M-27-06 758	M-27-07 753	M-27-08 424	M-27-09 553	M-27-10 378	M-27-11 378	M-27-12 378	M-27-13 378	M-27-13A 378
26	M-26-01 753	M-26-02 424	M-26-03 1,312	M-26-03A 758	M-26-05 758	M-26-06 758	M-26-07 753	M-26-08 424	M-26-09 553	M-26-10 378	M-26-11 378	M-26-12 378	M-26-13 378	M-26-13A 378
25	M-25-01 753	M-25-02 424	M-25-03 1,312	M-25-03A 758	M-25-05 758	M-25-06 758	M-25-07 753	M-25-08 424	M-25-09 553	M-25-10 378	M-25-11 378	M-25-12 378	M-25-13 378	M-25-13A 378
23A	M-23A-01 753	M-23A-02 424	M-23A-03 1,312	M-23A-03A 758	M-23A-05 758	M-23A-06 758	M-23A-07 753	M-23A-08 424	M-23A-09 553	M-23A-10 378	M-23A-11 378	M-23A-12 378	M-23A-13 378	M-23A-13A 378
23	M&E/Recreational Space/Lounge & Kitchen													
22														
21														
20														
19														
18														
17														
16														
15														
13A														
13														
12	Facilities													
11	Facilities													
10	Car Park													
9	Car Park													
8	Car Park													
7	Car Park													
6	Car Park													
5	Car Park													
3A	Car Park													
3	Car Park													
2	Banquet Hall/Hotel/Function/Meeting Rooms													
G	Lobby/Retail													
B1	Car Park													
B2	Car Park													



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## Building Specifications

TOWER M NEO SUITES

### Structure

Reinforced Concrete

### Roof

Metal/Reinforced Concrete

### Walls

Bricks/Reinforced Concrete/  
Concrete Masonry Unit

### Windows

Aluminum Framed with Glass

### Doors

#### MAIN ENTRANCE

Approved Fire Rated  
Timber Panel Door

#### OTHERS

Timber Door/Glass Door  
/Aluminum Door

### Ironmongery

Quality Lock-sets

### Ceiling Finishes

Plaster Ceiling/Skim Coat with Paint

### Floor Finishes

#### MEETING AREA

Porcelain Tiles

#### EXECUTIVE ROOMS

Laminated Timber Flooring System

#### TOILETS

Homogeneous Tiles

#### YARD

Homogeneous Tiles

#### OTHERS

Cement Screed

### Wall Finishes

#### TOILETS

Ceramic Tiles

#### OTHERS

Plaster/Skim Coat with Paint

### Sanitary Installations

#### SANITARY & PLUMBING FITTINGS

	A1	A2	A3	A4	A5	A6	A7	A8
Wash Basin	3	2	2	1	2	1	1	1
Basin Tap	3	2	2	1	2	1	1	1
Shower Rose/Hand Held Set	2	2	2	1	1	1	1	1
Water Closet	2	2	2	1	1	1	1	1
Hand Bidet	2	2	2	1	1	1	1	1
Pantry Sink	1	1	1	1	1	1	1	1
Sink Tap	1	1	1	1	1	1	1	1
General Tap	1	1	1	1	1	1	1	1

#### ELECTRICAL INSTALLATIONS

Lighting Point	21	11	10	6	9	7	7	7
Ceiling Fan Point	5	3	3	1	2	2	2	2
13A Socket Outlet	21	14	17	11	13	10	10	10
15A Socket Outlet	1	1	1	1	1	1	1	1
Air-Cond Point	5	3	3	1	2	2	2	2
Water Heater Point	2	2	2	1	1	1	1	1
TV Point	1	1	1	1	1	1	1	1
Telephone Point	1	1	1	1	1	1	1	1
Data Point	1	1	1	1	1	1	1	1
Door Bell Point	1	1	1	1	1	1	1	1
Intercom Point	1	1	1	1	1	1	1	1
Exhaust Fan	3	2	2	2	2	2	2	2

A decorative horizontal band with a repeating floral and scrollwork pattern in shades of purple and black. The pattern consists of stylized flowers and swirling vines. The text "SERVICED RESIDENCES" is centered within this band in a white, bold, serif font.

# SERVICED RESIDENCES



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FREEHOLD



artist's impression

Serviced Residences



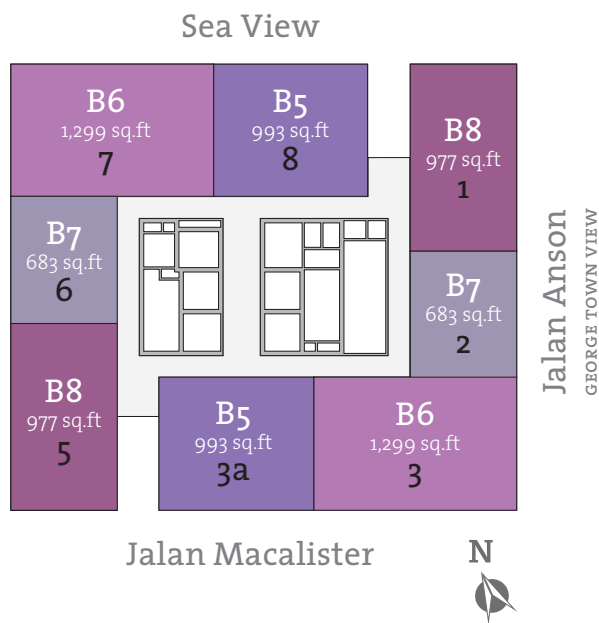
TROPICANA

218 Macalister

PENANG

## Typical Floor Layout

SERVICED RESIDENCES



Tower T Level 22-32



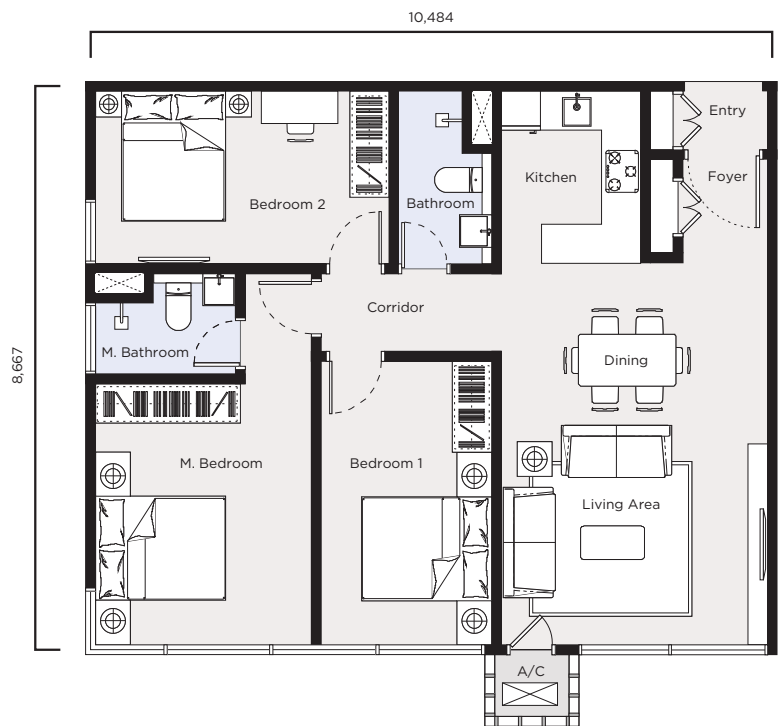
TROPICANA  
218 Macalister  
PENANG

type  
B5

BUILT-UP AREA: 993 SQ.FT  
SERVICED RESIDENCES



Tower T Level 22-32



Note: All dimensions are expressed in a millimeters unless specified otherwise.  
All floor plans are for illustrative purposes only and subject to changes.





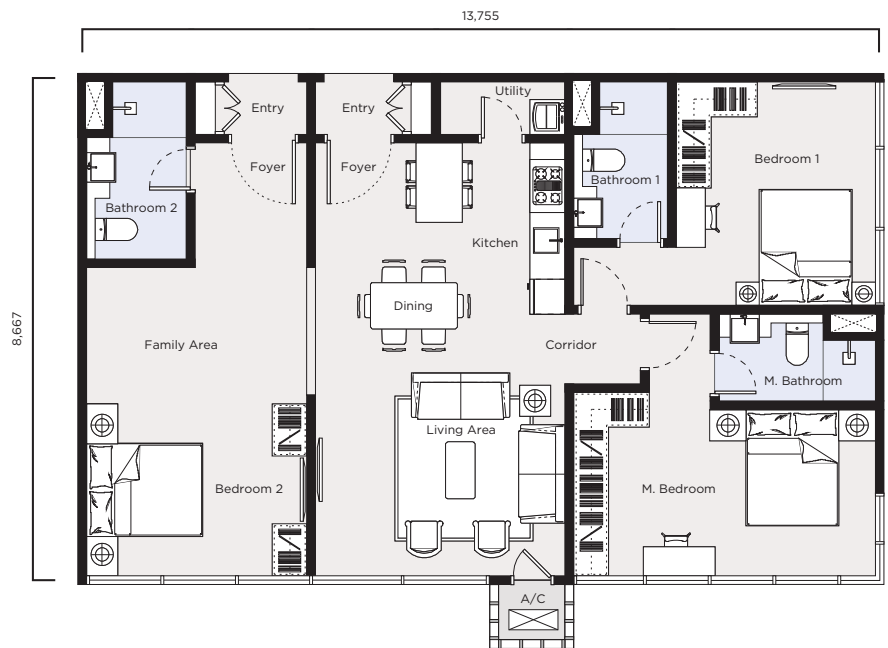
TROPICANA  
218 Macalister  
PENANG

type  
**B6**

BUILT-UP AREA: **1,299 SQ.FT**  
SERVICED RESIDENCES



Tower T Level 22-32



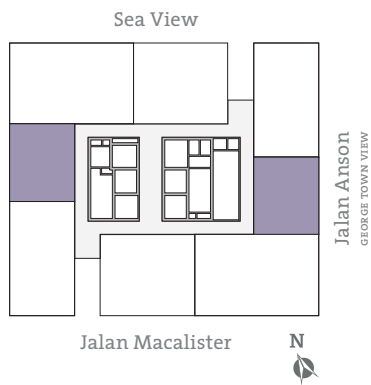
Note: All dimensions are expressed in a millimeters unless specified otherwise.  
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TROPICANA  
218 Macalister  
PENANG

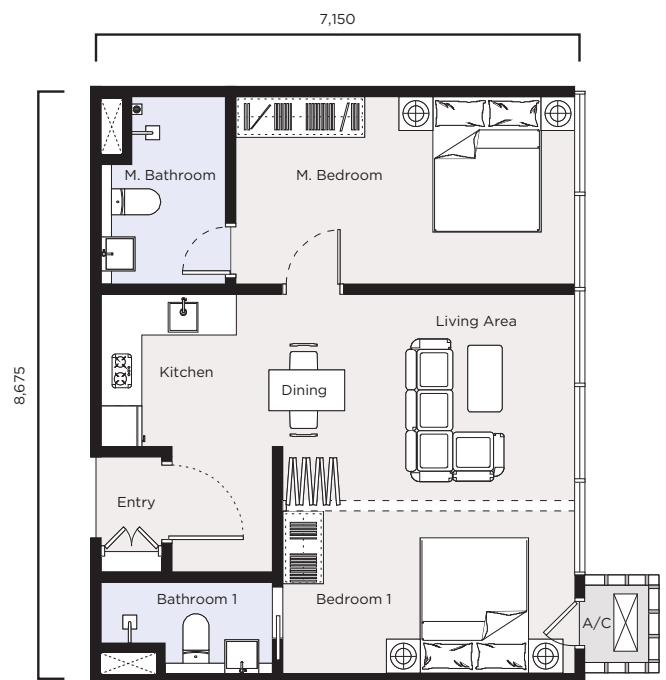
type  
B7

BUILT-UP AREA: 683 SQ.FT  
SERVICED RESIDENCES



Tower T Level 22-32

Note: All dimensions are expressed in a millimeters unless specified otherwise.  
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218 Macalister  
PENANG

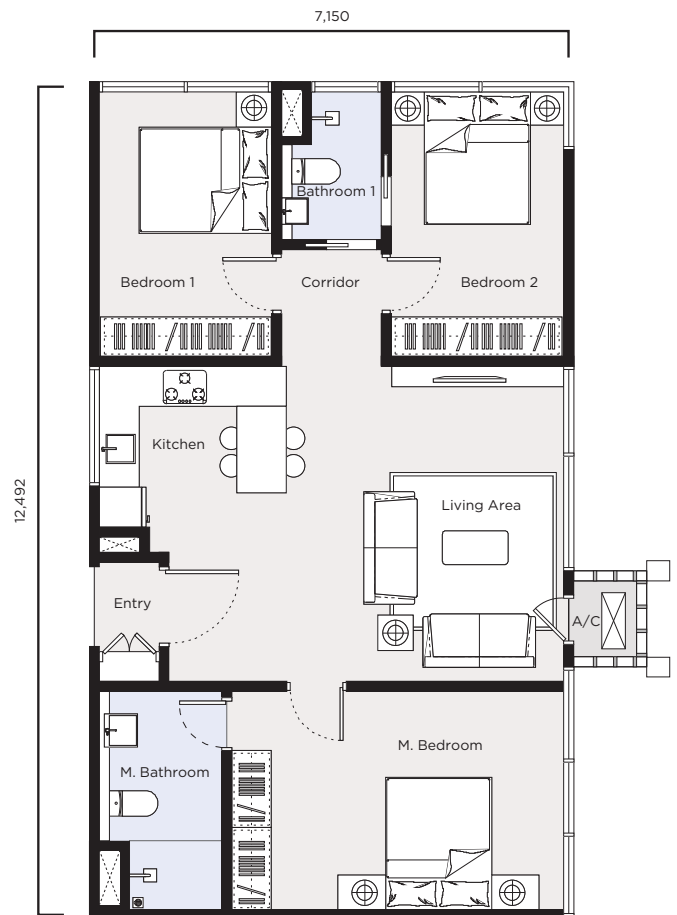
type  
**B8**

BUILT-UP AREA: **977 SQ.FT**  
SERVICED RESIDENCES



Tower T Level 22-32

Note: All dimensions are expressed in a millimeters unless specified otherwise.  
All floor plans are for illustrative purposes only and subject to changes.





TROPICANA  
**218 Macalister**  
 PENANG

## Tower T

SERVICED RESIDENCES  
 Level 22 To Level 32

	East	South	West	North				
	Sea View			Sea View				
	Pool View	Pool View	Pool View					
	Corner		Corner	Corner				
	Unit No.1 B/Up (S.F)	Unit No.2 B/Up (S.F)	Unit No.3 B/Up (S.F)	Unit No.3A B/Up (S.F)	Unit No.5 B/Up (S.F)	Unit No.6 B/Up (S.F)	Unit No.7 B/Up (S.F)	Unit No.8 B/Up (S.F)
L	Type B8 3B	Type B7 2B	Type B6 3B	Type B5 3B	Type B8 3B	Type B7 2B	Type B6 3B	Type B5 3B
32	T-32-01 977	T-32-02 683	T-32-03 1,299	T-32-03A 993	T-32-05 977	T-32-06 683	T-32-07 1,299	T-32-08 993
31	T-31-01 977	T-31-02 683	T-31-03 1,299	T-31-03A 993	T-31-05 977	T-31-06 683	T-31-07 1,299	T-31-08 993
30	T-30-01 977	T-30-02 683	T-30-03 1,299	T-30-03A 993	T-30-05 977	T-30-06 683	T-30-07 1,299	T-30-08 993
29	T-29-01 977	T-29-02 683	T-29-03 1,299	T-29-03A 993	T-29-05 977	T-29-06 683	T-29-07 1,299	T-29-08 993
28	T-28-01 977	T-28-02 683	T-28-03 1,299	T-28-03A 993	T-28-05 977	T-28-06 683	T-28-07 1,299	T-28-08 993
27	T-27-01 977	T-27-02 683	T-27-03 1,299	T-27-03A 993	T-27-05 977	T-27-06 683	T-27-07 1,299	T-27-08 993
26	T-26-01 977	T-26-02 683	T-26-03 1,299	T-26-03A 993	T-26-05 977	T-26-06 683	T-26-07 1,299	T-26-08 993
25	T-25-01 977	T-25-02 683	T-25-03 1,299	T-25-03A 993	T-25-05 977	T-25-06 683	T-25-07 1,299	T-25-08 993
23A	T-23A-01 977	T-23A-02 683	T-23A-03 1,299	T-23A-03A 993	T-23A-05 977	T-23A-06 683	T-23A-07 1,299	T-23A-08 993
23	T-23-01 977	T-23-02 683	T-23-03 1,299	T-23-03A 993	T-23-05 977	T-23-06 683	T-23-07 1,299	T-23-08 993
22	T-22-01 977	T-22-02 683	T-22-03 1,299	T-22-03A 993	T-22-05 977	T-22-06 683	T-22-07 1,299	T-22-08 993
21	Neo Suits							
20								
19								
18								
17								
16								
15								
13A								
13								
12								
11	Facilities							
10	Car Park							
9	Car Park							
8	Car Park							
7	Car Park							
6	Car Park							
5	Car Park							
3A	Car Park							
3	Car Park							
2	Retail							
G	Lobby/Retail							
B1	Car Park							
B2	Car Park							



TROPICANA

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## Building Specifications

TOWER T SERVICED RESIDENCES

### Structure

Reinforced Concrete

### Roof

Metal/Reinforced Concrete

### Walls

Bricks/Reinforced Concrete/  
Concrete Masonry Unit

### Windows

Aluminum Framed with Glass

### Doors

#### MAIN ENTRANCE

Approved Fire Rated  
Timber Panel Door

#### OTHERS

Timber Door/Glass Door  
/Aluminum Door

### Ironmongery

Quality Lock-sets

### Ceiling Finishes

Plaster Ceiling/Skim Coat with Paint

### Floor Finishes

#### LIVING/DINING/KITCHEN

Porcelain Tiles

#### BEDROOM

Laminated Timber Flooring System

#### BATHROOM

Homogeneous Tiles

#### YARD

Homogeneous Tiles

#### OTHERS

Cement Screed

### Wall Finishes

#### BATHROOM

Ceramic Tiles

#### OTHERS

Plaster/Skim Coat with Paint

### Sanitary Installations

SANITARY & PLUMBING FITTINGS	B5	B6	B7	B8
Wash Basin	2	3	2	2
Basin Tap	2	3	2	2
Shower Rose/Hand Held Set	2	3	2	2
Water Closet	2	3	2	2
Hand Bidet	2	3	2	2
Kitchen Sink	1	1	1	1
Sink Tap	1	1	1	1
Washing Machine Tap	1	1	1	1

### ELECTRICAL INSTALLATIONS

Lighting Point	17	18	11	15
Ceiling Fan Point	5	4	3	4
13A Socket Outlet	21	23	9	16
15A Socket Outlet	1	1	1	1
Air-Cond Point	5	5	3	4
Water Heater Point	2	3	2	2
TV Point	1	1	1	1
Telephone Point	1	1	1	1
Data Point	1	1	1	1
Door Bell Point	1	1	1	1
Intercom Point	1	1	1	1
Exhaust Fan	2	3	3	1

A decorative horizontal border featuring a repeating pattern of stylized flowers and leaves in shades of pink and purple, set against a dark background. The pattern is symmetrical and ornate, with intricate scrollwork and floral motifs.

## RETAILS



TROPICANA

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PENANG



artist's impression

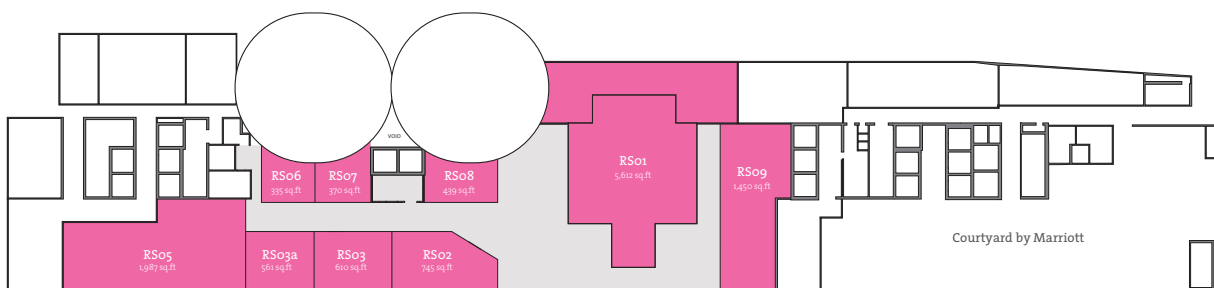
Retail



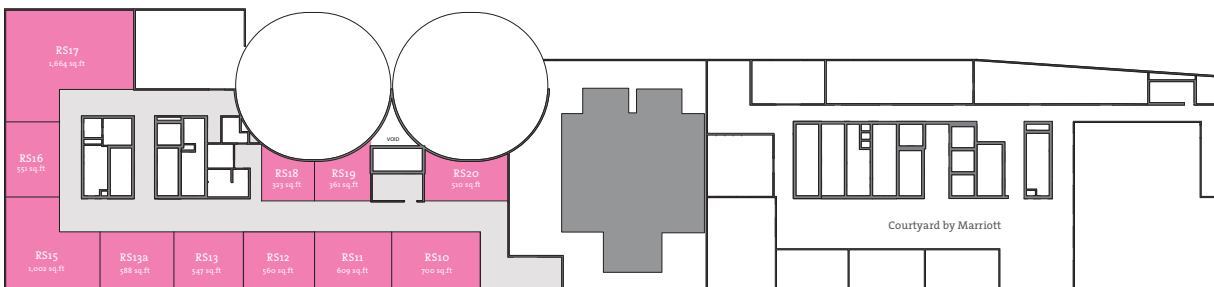
TROPICANA  
218 Macalister  
PENANG

## Typical Floor Layout

RETAIL



Ground Floor



Podium Level 2





TROPICANA

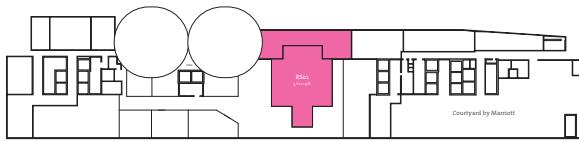
218 Macalister

PENANG

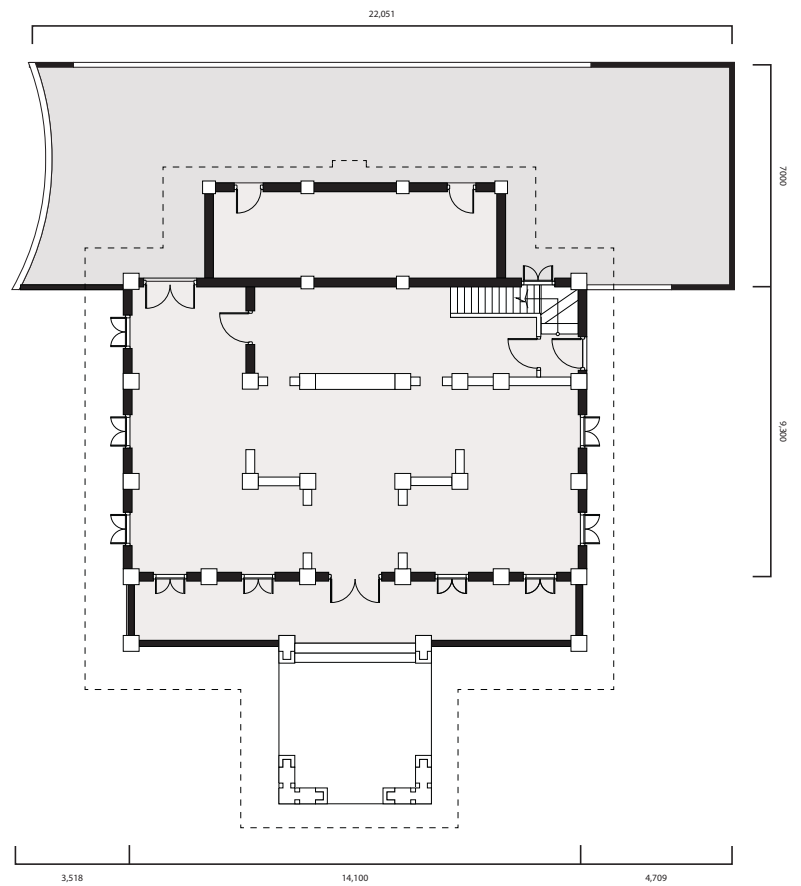
type

RS-01

BUILT-UP AREA: 3,369 SQ.FT  
GROUND FLOOR



Note: All dimensions are expressed in a millimeters unless specified otherwise.  
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TROPICANA

218 Macalister

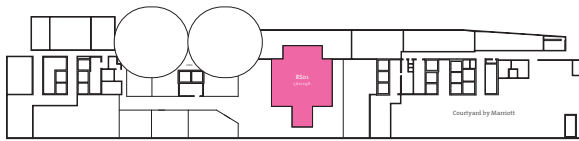
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type

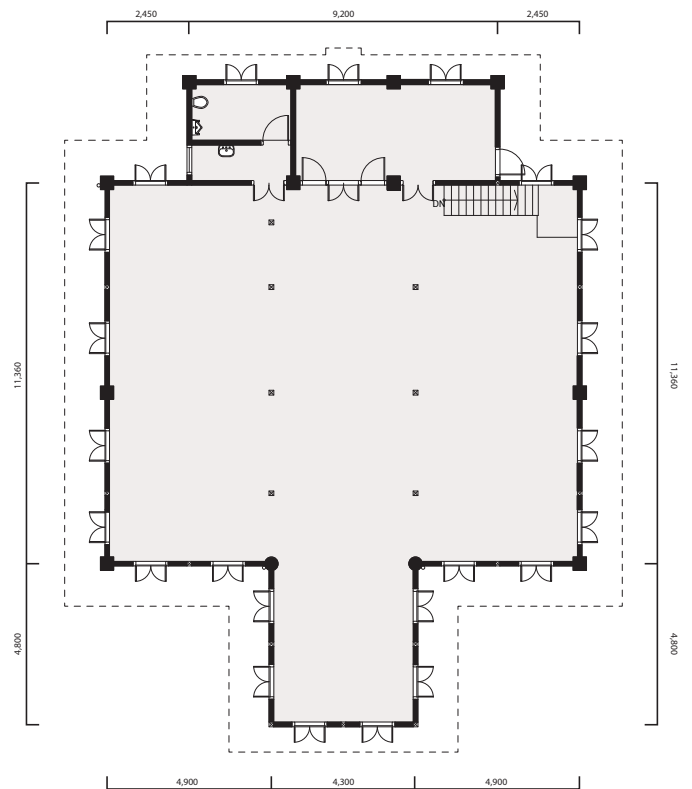
RS-01

BUILT-UP AREA: 2,243 SQ.FT

PODIUM LEVEL 2



Note: All dimensions are expressed in a millimeters unless specified otherwise.  
All floor plans are for illustrative purposes only and subject to changes.





TROPICANA

218 Macalister

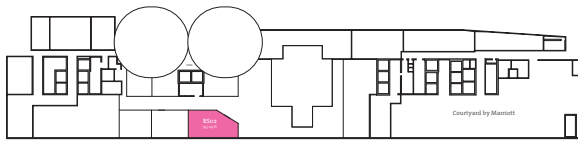
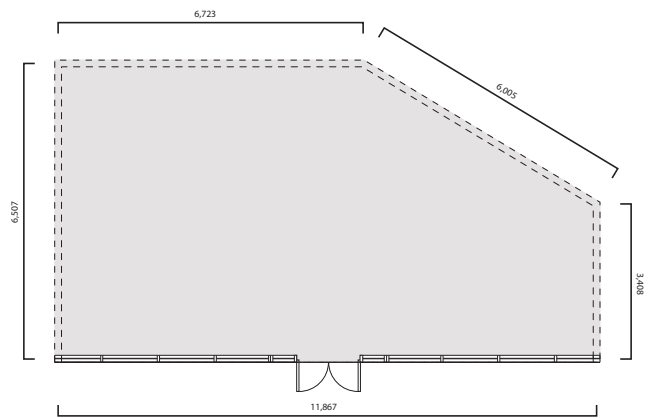
PENANG

type

RS-02

BUILT-UP AREA: 745 SQ.FT

GROUND FLOOR



Note: All dimensions are expressed in a millimeters unless specified otherwise.  
All floor plans are for illustrative purposes only and subject to changes.



TROPICANA

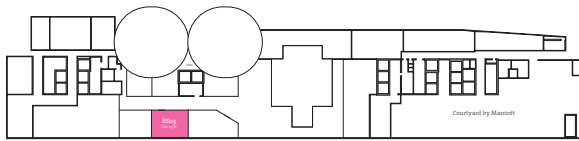
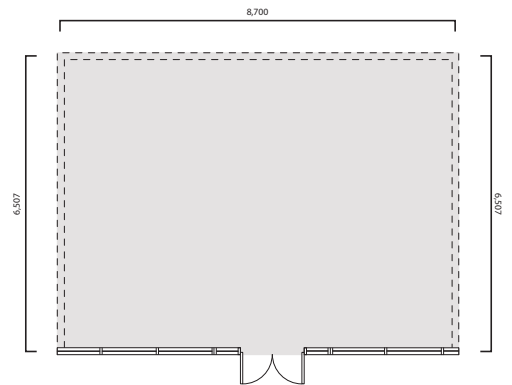
218 Macalister

PENANG

type

RS-03

BUILT-UP AREA: **610 SQ.FT**  
GROUND FLOOR



Note: All dimensions are expressed in a millimeters unless specified otherwise.  
All floor plans are for illustrative purposes only and subject to changes.



TROPICANA

218 Macalister

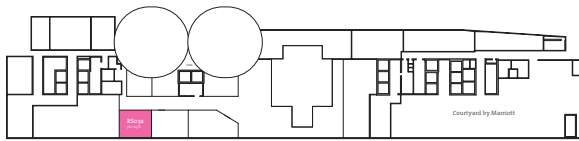
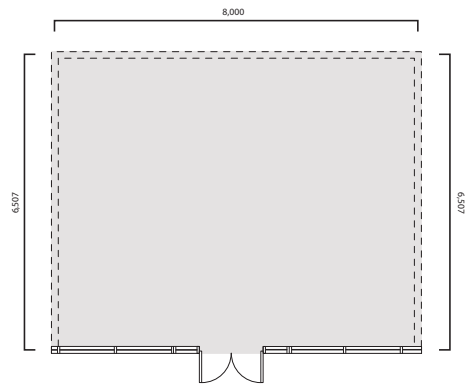
PENANG

type

RS-03a

BUILT-UP AREA: 561 SQ.FT

GROUND FLOOR



Note: All dimensions are expressed in a millimeters unless specified otherwise.  
All floor plans are for illustrative purposes only and subject to changes.



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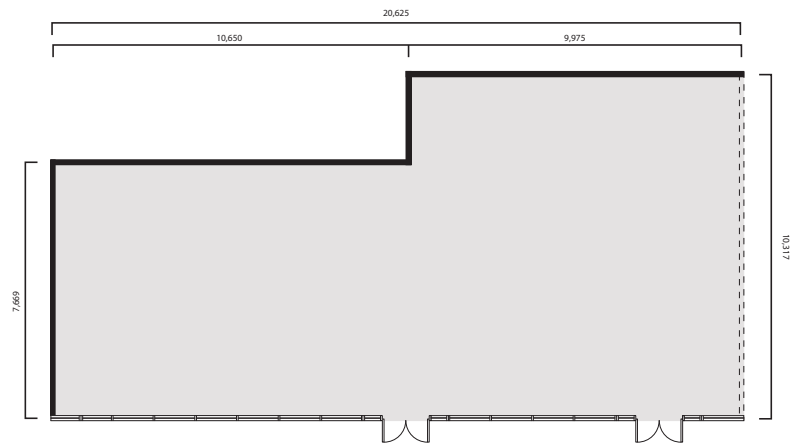
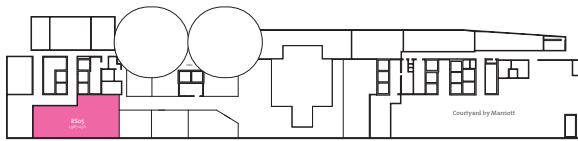
218 Macalister

PENANG

type

RS-05

BUILT-UP AREA: 1,987 SQ.FT  
GROUND FLOOR



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TROPICANA

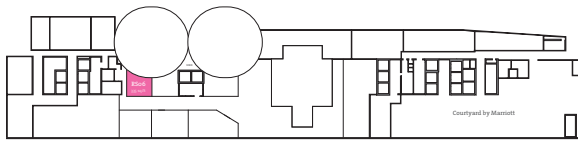
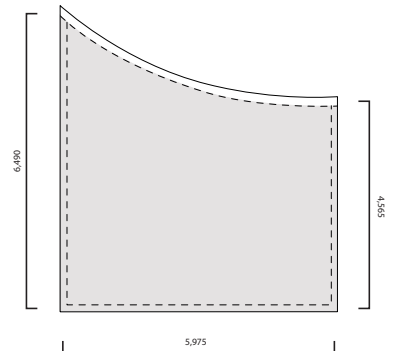
218 Macalister

PENANG

type

RS-06

BUILT-UP AREA: **335 SQ.FT**  
GROUND FLOOR



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TROPICANA

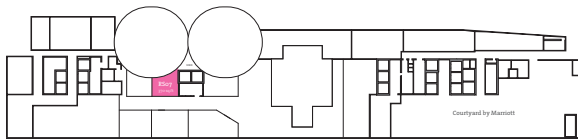
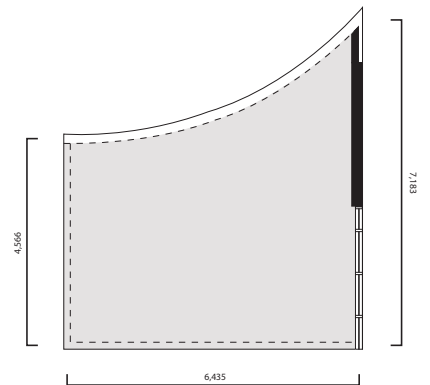
218 Macalister

PENANG

type

RS-07

BUILT-UP AREA: **370 SQ.FT**  
GROUND FLOOR



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TROPICANA

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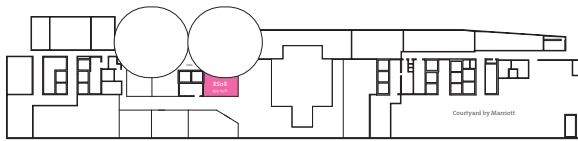
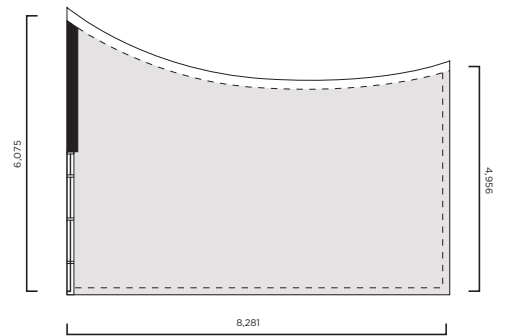
PENANG

type

RS-08

BUILT-UP AREA: 439 SQ.FT

GROUND FLOOR



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TROPICANA

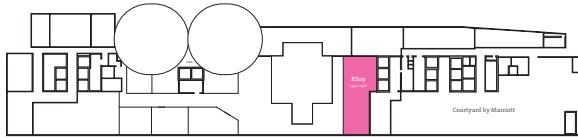
218 Macalister

PENANG

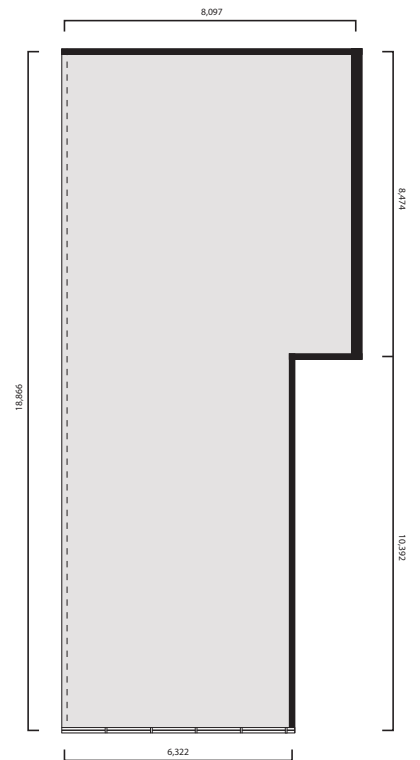
type

RS-09

BUILT-UP AREA: 1,450 SQ.FT  
GROUND FLOOR



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TROPICANA

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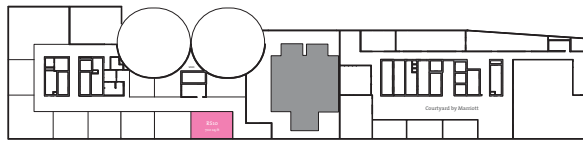
PENANG

type

RS-10

BUILT-UP AREA: 700 SQ.FT

PODIUM LEVEL 2



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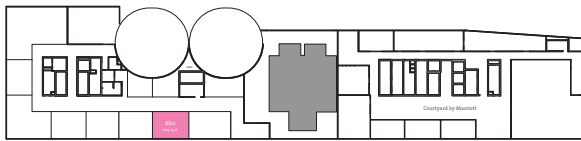
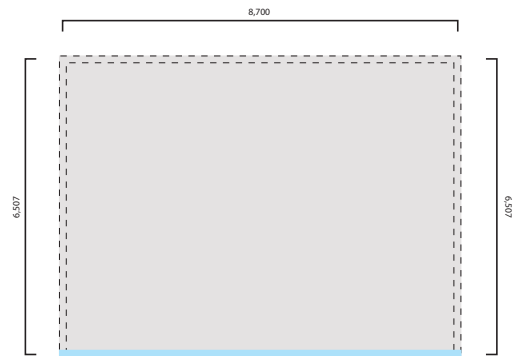
PENANG

type

RS-11

BUILT-UP AREA: 609 SQ.FT

PODIUM LEVEL 2



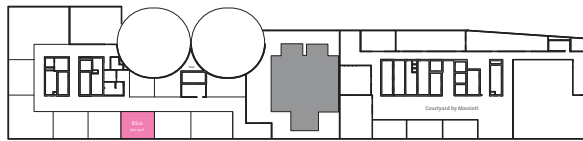
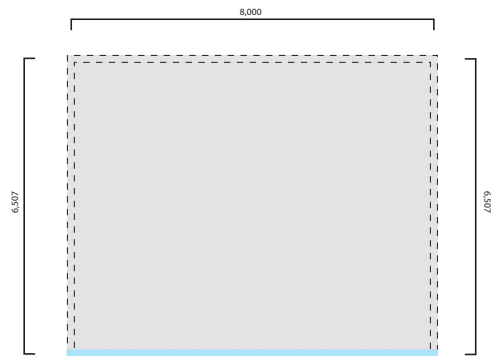
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PENANG

type  
**RS-12**

BUILT-UP AREA: **560 SQ.FT**  
PODIUM LEVEL 2



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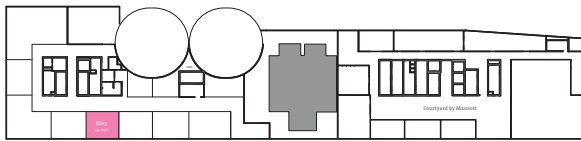
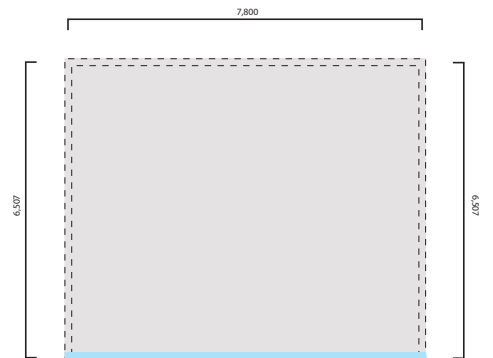
PENANG

type

RS-13

BUILT-UP AREA: 547 SQ.FT

PODIUM LEVEL 2



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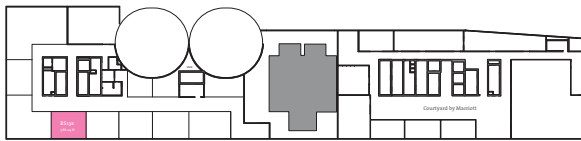
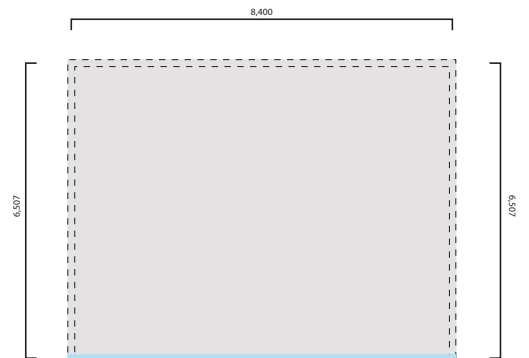
PENANG

type

RS-13a

BUILT-UP AREA: 588 SQ.FT

PODIUM LEVEL 2



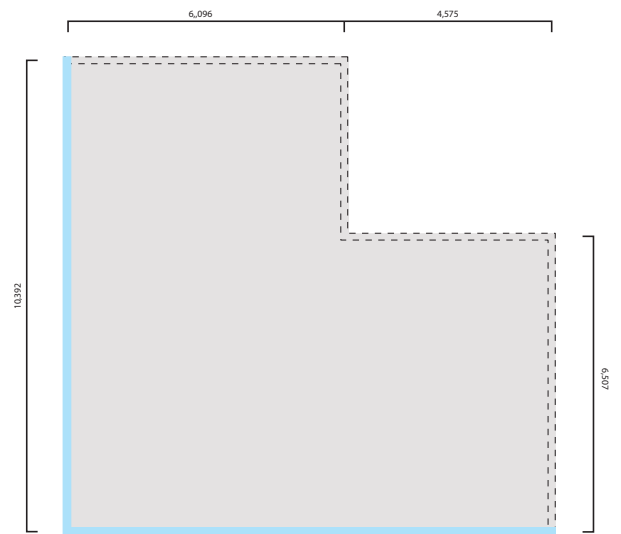
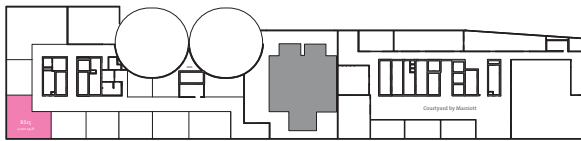
Note: All dimensions are expressed in a millimeters unless specified otherwise.  
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type  
**RS-15**

BUILT-UP AREA: 1,002 SQ.FT  
PODIUM LEVEL 2



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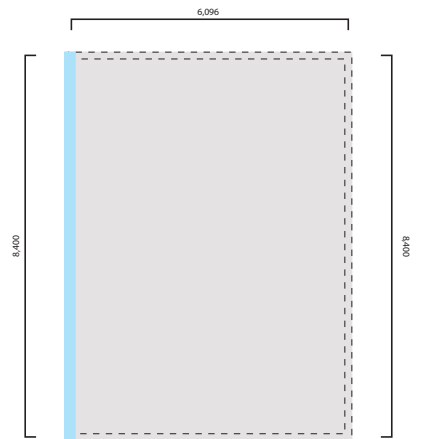
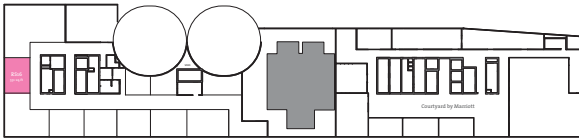
PENANG

type

RS-16

BUILT-UP AREA: 551 SQ.FT

PODIUM LEVEL 2



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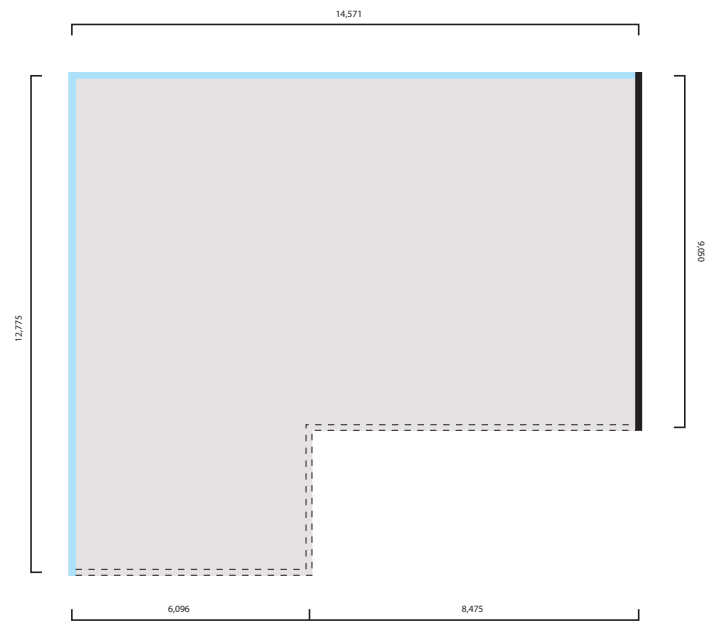
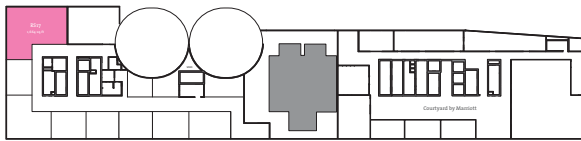
PENANG

type

RS-17

BUILT-UP AREA: 1,664 SQ.FT

PODIUM LEVEL 2



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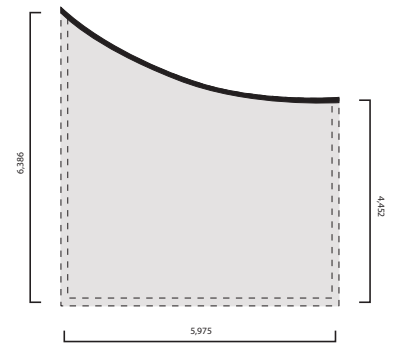
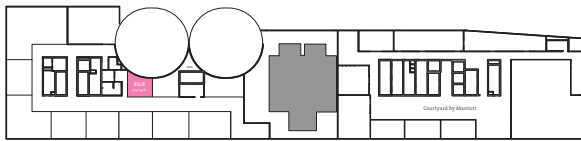
PENANG

type

RS-18

BUILT-UP AREA: 323 SQ.FT

PODIUM LEVEL 2



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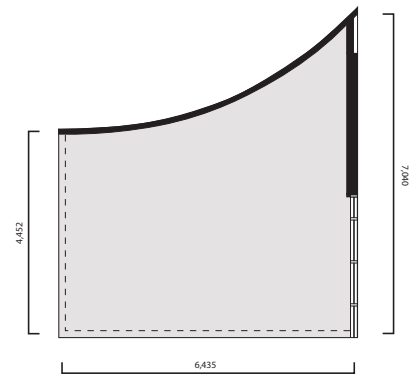
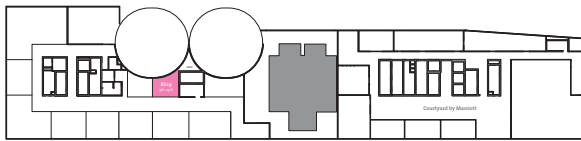
PENANG

type

RS-19

BUILT-UP AREA: 361 SQ.FT

PODIUM LEVEL 2



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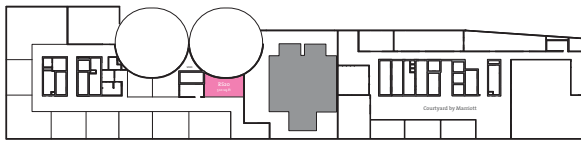
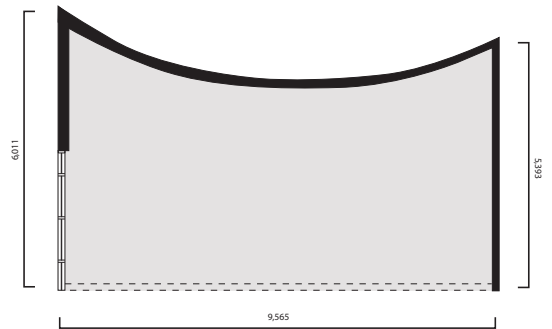
PENANG

type

RS-20

BUILT-UP AREA: 510 SQ.FT

PODIUM LEVEL 2



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## Building Specifications

RETAIL

### Structure

Reinforced Concrete

### Roof

Reinforced Concrete

### Walls

Bricks/Reinforced Concrete/  
Concrete Masonry Unit

### Windows

Aluminum Framed with Glass

### Doors

Glass Door/  
Aluminium Roller Shutter

### Ironmongery

Quality Lock-sets

### Ceiling Finishes

Plaster Ceiling/Bare

### Floor Finishes

Cement Screeds

### Wall Finishes

Skim Coat with Paint

### Sanitary Installations

SANITARY & PLUMBING FITTINGS	rs01-rs05, rs09	rs06 - rs08, rs10-rs20
Water Supply Point	1	N/A
Waste Outlet	1	N/A
LPG Point	1	N/A

### Electrical Installations

	rs01-rs05, rs09	rs06 - rs08, rs10-rs20
Power Outlet	Power Provided at Electrical Distribution Board	Power Provided at Electrical Distribution Board
Air Conditioning Point	60A/100A	60A
Electrical Distribution Board		
Data Point	1	1
TV Point	1	1
Exhaust Air Duct Connection	1	N/A
Fresh Air Duct Connection	1	N/A

04 210 5888/018 310 8188  
tropicana218macalister.com.my

TROPICANA MACALISTER AVENUE (PENANG) SDN BHD 1001150-W  
Tropicana 218 Macalister Sales Gallery 16 Jalan Anson 10400 Penang  
fax. 04 210 5889 email. enquiry@tropicanaacorp.com.my

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