



TROPICANA
GARDENS
KOTA DAMANSARA
丽阳名捷城

CONNECTED TO LIFE AT EVERY LEVEL

A bright new lifestyle in Kota Damansara

坐拥繁华便利的优质生活

哥打白沙罗灿烂的新生活方式

CYPERUS

SERVICED RESIDENCES

服务公寓

STAY CONNECTED WHERE IT MATTERS

生活起居, 称心如意

CYPERUS

bayberry

arnica



THE ARCHITECTURE & LANDSCAPE BLEND SEAMLESSLY TOGETHER
建筑与景观完美融合一体



MRT ENTRY GARDEN 地铁站花园

TROPICANA GARDENS TRANSCENDS THE DIVERSE LIFESTYLE NEEDS OF THE URBAN POPULATION WITH CONVENIENCE AND CONNECTIVITY AT ONE CONNECTED LOCATION.

Spread across a generous 17-acre land, Tropicana Gardens is a unique integrated development where each element is designed to elevate contemporary living at every level. The master plan comprises a wholesome mix of a shopping mall, a hotel, residences and offices, nestled within its unique urban gardens. Whilst having a beautiful backdrop of the lake and Seri Selangor Golf Club verdant greens, Tropicana Gardens is located within the mature Kota Damansara neighbourhood, connected to various highways and amenities. Accessibility will be further enhanced when the MRT station connected to the development is operational by 2016.

丽阳名捷城设施一应俱全、出入快捷便利、位处黄金地段, 完美符合城市人口生活需求

跨越17英亩的丽阳名捷城为一项独特的综合发展, 其中每个元素皆为各阶层提升现代生活而设计。总体规划包括一座购物中心、一家酒店、公寓和办公楼以及位处得天独厚的城市花园内。丽阳名捷城享拥湖畔和斯里雪兰莪高尔夫球俱乐部青葱翠绿的美景。坐落于哥打白沙罗理想位置, 连接各高速公路。快捷方便地来往主要的商业中心和设施以及经由空桥既可抵达2016年开始运作的地铁站, 更进一步加强其绝妙优势。

A RETAIL RENAISSANCE

别具一格的购物天堂



THE 5-STORY SHOPPING MALL WILL OFFER 1 MILLION SQUARE FEET OF RETAIL, DINING AND ENTERTAINMENT SPACE AMIDST VIVID LANDSCAPING.

Inspired by the Grand Canyon, the shopping mall is designed by world-renowned architecture firm - The Jerde Partnership, to embrace nature by weaving lush gardens into its architectural composition for a sensational shopping experience.

Experience the pleasant qualities of tropical life while you shop and dine at the boutiques and restaurants along the canyon-designed alfresco strip. Immerse in the outdoor Lakeview Plaza which makes for an ideal setting where family and friends can participate in exciting activities and even performances.

5层楼购物广场将提供遍布在一片生动景观中一百万平方尺的零售、餐饮和娱乐空间。

概念来自美国大峡谷的购物广场设计是由世界著名的建筑与城市规划公司 - The Jerde Partnership 所策划。它将建筑融入怡情翠绿的花园中，让您体验与众不同的购物乐趣。

当您在沿着以大峡谷主题设计的露天商场购物与餐厅用餐的同时，亦能体验闲雅欢愉的热带生活。令人心旷神怡的户外湖景广场，坐拥优美环境，让家人和朋友们参与各项活动与表演。



SPECTACULAR VIEWS

优美壮丽的远景



BBQ & VIEWING TERRACE 烧烤台及观景台



LEISURE POOL 戏水池

STEP OUTSIDE TO ENJOY A PANORAMIC VIEW OVERLOOKING THE SERENE LAKE AND LUSH UNDULATING GREENERY OF SERI SELANGOR GOLF CLUB, AND FIND PEACE IN A HOME THAT BALANCES URBAN CONVENIENCE AND NATURE'S BEAUTY.

Staying close to nature is beneficial for your health and soul. Throughout Tropicana Gardens, you will uncover pockets of greeneries and garden pathways that breathe life into this urban city.

步出家门一享俯瞰宁静的湖畔和郁葱起伏的斯里雪兰莪高尔夫球俱乐部景色。并拥有城市便利与大自然共适共存之乐。

亲近大自然有益于您的身心。整个Tropicana Gardens的青葱绿景与花园小径为这个花园城市增添朝气。

INSTANT REJUVENATION AT THE RECREATIONAL PROMENADE

休闲区让您心广神怡, 身心愉快

SAVOUR YOUR LEISURE TIME
AT THE MULTITUDE OF FACILITIES
PROVIDED HERE AT LEVEL 6

A vast water landscape is surrounded by different pools for you to unwind from a long day. Feel like having a get-together? Host friends and family at the BBQ & Viewing Terrace and enjoy the panoramic view of the greenery beyond.

第六层的休闲设施俱全,
让您欢享轻松写意时光

壮丽的水体景观是由不同形式的水池所包围, 让您经过繁忙漫长的一天后能放松身心。想要举办一个聚会? 在BBQ台及观景台举办烧烤会来招待亲朋好友, 观赏壮丽葱郁的园林景观。



MULTIFUNCTION / PARTY ROOM 多功能厅 / 派对空间



FEATURE KITCHEN AND PRIVATE DINING 私人厨房和餐厅

LIVE IN STYLE AT THE SKY SANCTUARY

尽享空中俱乐部的超凡格调

THE SKY SANCTUARY LOCATED
ON LEVEL 42 IS DESIGNED
AS A TRENDY SOCIAL SPACE.

You can mingle with your friends at the Sky Lounge where the city skyline glitters in the backdrop. Or you can share your love for culinary arts by hosting parties at the Feature Kitchen and Private Dining area.

第42层的空中俱乐部为您建设
一个时尚的社交空间。

您可以与您的朋友在空中休憩处同欢共乐, 并观赏闪烁的城市天际线。或者您可以在私人厨房和私人用餐区举办派对, 与朋友一起分享您对烹饪艺术的喜爱。



SKY LOUNGE 空中休憩处

FACILITIES FLOOR PLANS

设备层平面图

LEVEL 6 RECREATIONAL PROMENADE

第6层休闲区

- | | | |
|-------------------------------|--|-------------------------------|
| 1. Basketball Half-Court 篮球半场 | 7. Swimming Pool 游泳池 | 13. Preparation Area 备用区 |
| 2. Exercise Station 健身区 | 8. Jacuzzi 按摩水池 | 14. Playground 游乐场 |
| 3. Landscaped Garden 园艺公园 | 9. Yoga Deck 瑜伽甲板 | 15. Children's Playroom 儿童游戏室 |
| 4. Leisure Pool 戏水池 | 10. BBQ & Viewing Terrace 烧烤台及观景台 | 16. Changing Rooms 更衣室 |
| 5. Hammock Pool 吊床池 | 11. Oasis Pool 绿洲池 | 17. Pool Side Lounge 泳池畔休息区 |
| 6. Wading Pool 儿童戏水池 | 12. Multifunction / Party Room 多功能厅 / 派对空间 | 18. Jogging Path 慢跑道 |



LEVEL 42 SKY SANCTUARY

第42层空中俱乐部

- | |
|---|
| 1. Yoga Deck 瑜伽甲板 |
| 2. Exercise Terrace 健身区 |
| 3. Outdoor Dining 户外餐厅 |
| 4. Feature Kitchen & Private Dining 私人厨房和餐厅 |
| 5. Sky Lounge 空中休憩处 |
| 6. Reading Lounge 阅读中心 |
| 7. Sky Terrace 空中天台 |
| 8. Roof Garden 顶层花园 |
| 9. Changing Rooms 更衣室 |
| 10. Sky Gym (Mezzanine Floor) 空中健身房(阁楼) |



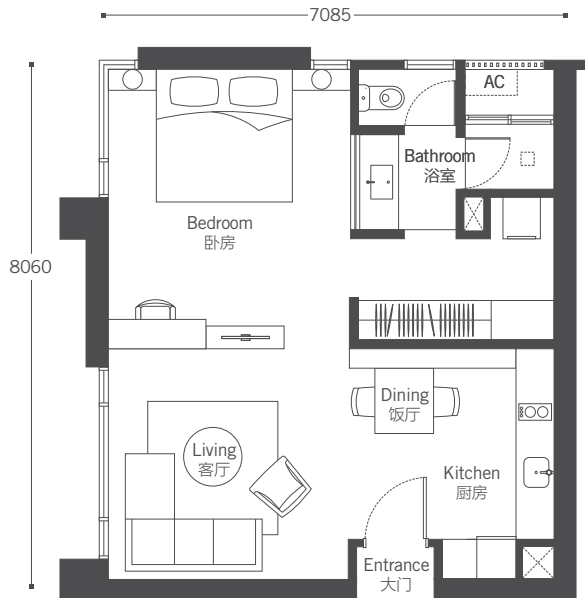
TYPICAL FLOOR PLANS

各类型单位平面图

TYPE 房型 A

Studio 套房

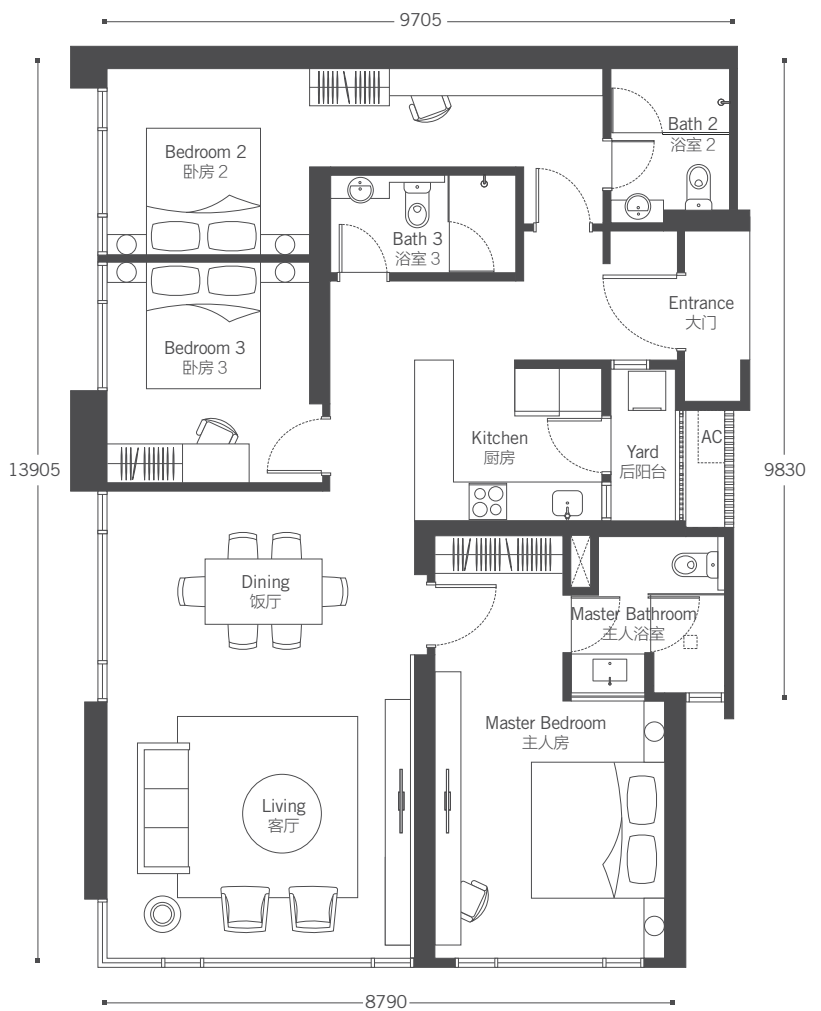
Built-up 面积 : 601 sq. ft. 平方呎



TYPE 房型 D

3 bedrooms 卧房

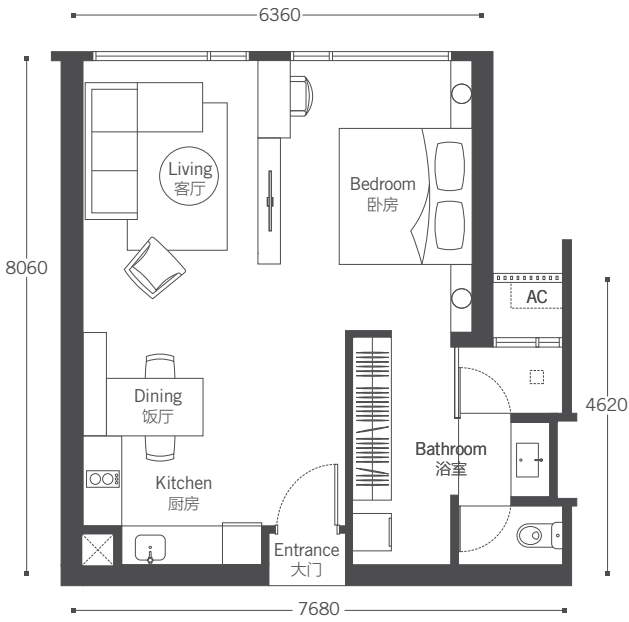
Built-up 面积 : 1,398 sq. ft. 平方呎



TYPE 房型 B

Studio 套房

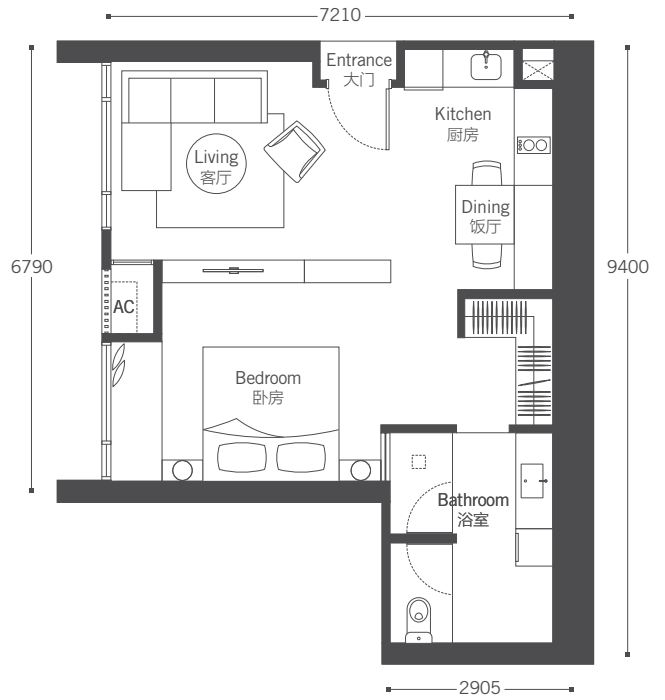
Built-up 面积 : 601 sq. ft. 平方呎



TYPE 房型 C

Studio 套房

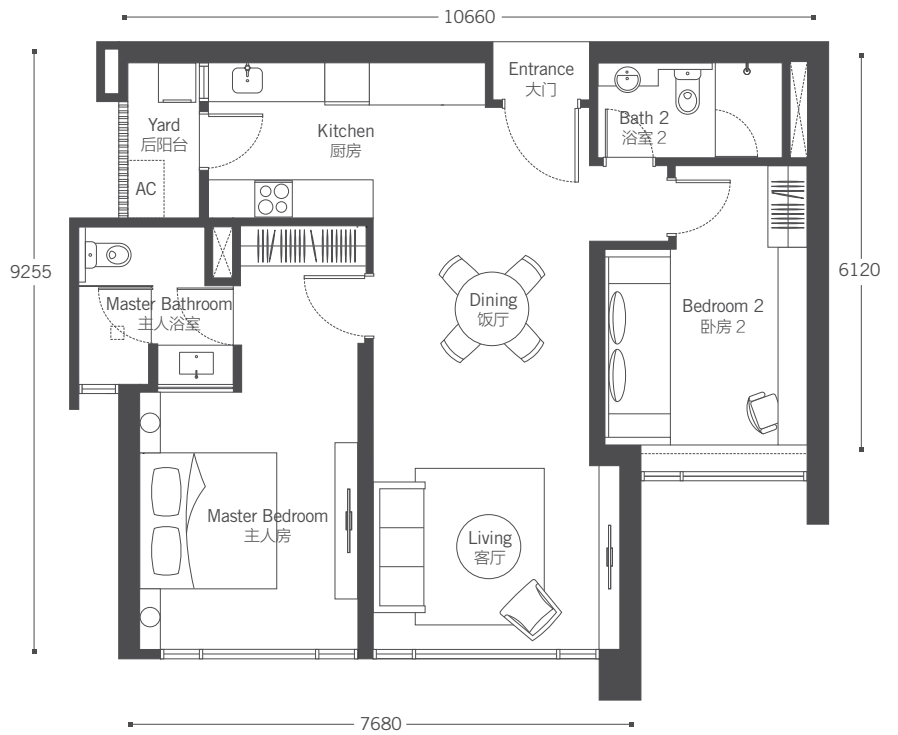
Built-up 面积 : 600 sq. ft. 平方呎



TYPE 房型 E

2 bedrooms 卧房

Built-up 面积 : 981 sq. ft. 平方呎



BUILDING SPECIFICATIONS

建筑规格

| Structure 结构 | Reinforced Concrete 钢筋混凝土 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|---|---------|----|----|----|---|---|--------------------|----|----|----|----|----|--------------------------|---|---|---|---|---|---|---|---|---|----|----|-----------------------------|---|---|---|---|---|--------------------------|---|---|---|---|---|-----------------|---|---|---|---|---|----------------------|---|---|---|---|---|----------------------|---|---|---|---|---|---------------------------|---|---|---|---|---|
| Wall 墙壁 | Reinforced Concrete / Brickwall / Blockwall 钢筋混凝土 / 砖块 / 砖墙 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Roofing Covering 屋顶盖 | Reinforced Concrete 钢筋混凝土 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Roofing Framing 屋顶框 | Reinforced Concrete 钢筋混凝土 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Ceiling 天花板 | Skim Coat / Plaster Ceiling & Paint 涂层抹灰 / 石膏天花板和油漆 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Windows 窗户 | Aluminium Framed Glass Window 铝合金框玻璃窗 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Doors 门户 | Main Entrance 大门 Approved Fire-Rated Timber Panel Door 防火木门 Others 其他 Type / 房型 D, E - Timber Panel Door / Glass Door 木门 / 玻璃门 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Ironmongery 门窗配件 | Quality Locksets 高品质锁具 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Wall Finishes 墙面修饰 | Bathrooms 浴室 Ceramic Tiles 瓷砖 Others 其他 Skim Coat / Plaster & Paint 涂层 / 石膏和油漆 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Floor Finishes 地面修饰 | Living / Dining / Kitchen 客厅 / 饭厅 / 厨房 Porcelain Tiles 瓷砖 Bedrooms 卧室 Type 房型 A, B, C - Porcelain Tiles 瓷砖 Type 房型 D - Timber Flooring / Porcelain Tiles 木地板 / 瓷砖 Type 房型 E - Timber Flooring 木地板 Bathrooms 浴室 - Porcelain Tiles 瓷砖 Yard 后阳台 Type 房型 D, E - Ceramic Tiles 瓷砖 Air-Cond Ledge 冷气窗台 - Cement Screed 水泥砂浆 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Sanitary & Plumbing Fittings 卫生和管路配件 | <table><thead><tr><th>Type 房型</th><th>A</th><th>B</th><th>C</th><th>D</th><th>E</th></tr></thead><tbody><tr><td>Wash Basin 面盆</td><td>1</td><td>1</td><td>1</td><td>3</td><td>2</td></tr><tr><td>Basin Tap 面盆水喉</td><td>1</td><td>1</td><td>1</td><td>3</td><td>2</td></tr><tr><td>Rain Shower & Hand Shower Set 淋浴和手握花洒套件</td><td>1</td><td>1</td><td>1</td><td>1</td><td>1</td></tr><tr><td>Hand Shower Set 手握花洒套件</td><td>0</td><td>0</td><td>0</td><td>2</td><td>1</td></tr><tr><td>Water Closet 坐厕</td><td>1</td><td>1</td><td>1</td><td>3</td><td>2</td></tr><tr><td>Hand Bidet 清洁水喉</td><td>1</td><td>1</td><td>1</td><td>3</td><td>2</td></tr><tr><td>Kitchen Sink 厨房水槽</td><td>1</td><td>1</td><td>1</td><td>1</td><td>1</td></tr><tr><td>Sink Tap 厨房水槽水喉</td><td>1</td><td>1</td><td>1</td><td>1</td><td>1</td></tr><tr><td>Washing Machine Tap 洗衣机水喉</td><td>1</td><td>1</td><td>1</td><td>1</td><td>1</td></tr></tbody></table> | Type 房型 | A | B | C | D | E | Wash Basin 面盆 | 1 | 1 | 1 | 3 | 2 | Basin Tap 面盆水喉 | 1 | 1 | 1 | 3 | 2 | Rain Shower & Hand Shower Set 淋浴和手握花洒套件 | 1 | 1 | 1 | 1 | 1 | Hand Shower Set 手握花洒套件 | 0 | 0 | 0 | 2 | 1 | Water Closet 坐厕 | 1 | 1 | 1 | 3 | 2 | Hand Bidet 清洁水喉 | 1 | 1 | 1 | 3 | 2 | Kitchen Sink 厨房水槽 | 1 | 1 | 1 | 1 | 1 | Sink Tap 厨房水槽水喉 | 1 | 1 | 1 | 1 | 1 | Washing Machine Tap 洗衣机水喉 | 1 | 1 | 1 | 1 | 1 |
| Type 房型 | A | B | C | D | E | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Wash Basin 面盆 | 1 | 1 | 1 | 3 | 2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Basin Tap 面盆水喉 | 1 | 1 | 1 | 3 | 2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Rain Shower & Hand Shower Set 淋浴和手握花洒套件 | 1 | 1 | 1 | 1 | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Hand Shower Set 手握花洒套件 | 0 | 0 | 0 | 2 | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Water Closet 坐厕 | 1 | 1 | 1 | 3 | 2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Hand Bidet 清洁水喉 | 1 | 1 | 1 | 3 | 2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Kitchen Sink 厨房水槽 | 1 | 1 | 1 | 1 | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Sink Tap 厨房水槽水喉 | 1 | 1 | 1 | 1 | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Washing Machine Tap 洗衣机水喉 | 1 | 1 | 1 | 1 | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Electrical Installations 电插座装置 | <table><thead><tr><th>Type 房型</th><th>A</th><th>B</th><th>C</th><th>D</th><th>E</th></tr></thead><tbody><tr><td>Lighting Point 电灯掣</td><td>11</td><td>12</td><td>11</td><td>24</td><td>18</td></tr><tr><td>Ceiling Fan Point 吊式风扇电掣</td><td>2</td><td>2</td><td>2</td><td>4</td><td>3</td></tr><tr><td>13A Socket Outlet 13A电源插座</td><td>8</td><td>8</td><td>8</td><td>16</td><td>12</td></tr><tr><td>Air Conditioning Point 冷气插座</td><td>2</td><td>2</td><td>2</td><td>5</td><td>4</td></tr><tr><td>Water Heater Point 热水器插座</td><td>1</td><td>1</td><td>1</td><td>3</td><td>2</td></tr><tr><td>TV Point 电视插座</td><td>1</td><td>1</td><td>1</td><td>3</td><td>2</td></tr><tr><td>Telephone Point 电话插座</td><td>1</td><td>1</td><td>1</td><td>3</td><td>2</td></tr><tr><td>Door Bell Point 门铃插座</td><td>1</td><td>1</td><td>1</td><td>1</td><td>1</td></tr><tr><td>Mechanical Vent 抽风机插座</td><td>1</td><td>2</td><td>2</td><td>2</td><td>2</td></tr></tbody></table> | Type 房型 | A | B | C | D | E | Lighting Point 电灯掣 | 11 | 12 | 11 | 24 | 18 | Ceiling Fan Point 吊式风扇电掣 | 2 | 2 | 2 | 4 | 3 | 13A Socket Outlet 13A电源插座 | 8 | 8 | 8 | 16 | 12 | Air Conditioning Point 冷气插座 | 2 | 2 | 2 | 5 | 4 | Water Heater Point 热水器插座 | 1 | 1 | 1 | 3 | 2 | TV Point 电视插座 | 1 | 1 | 1 | 3 | 2 | Telephone Point 电话插座 | 1 | 1 | 1 | 3 | 2 | Door Bell Point 门铃插座 | 1 | 1 | 1 | 1 | 1 | Mechanical Vent 抽风机插座 | 1 | 2 | 2 | 2 | 2 |
| Type 房型 | A | B | C | D | E | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Lighting Point 电灯掣 | 11 | 12 | 11 | 24 | 18 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Ceiling Fan Point 吊式风扇电掣 | 2 | 2 | 2 | 4 | 3 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 13A Socket Outlet 13A电源插座 | 8 | 8 | 8 | 16 | 12 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Air Conditioning Point 冷气插座 | 2 | 2 | 2 | 5 | 4 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Water Heater Point 热水器插座 | 1 | 1 | 1 | 3 | 2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TV Point 电视插座 | 1 | 1 | 1 | 3 | 2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Telephone Point 电话插座 | 1 | 1 | 1 | 3 | 2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Door Bell Point 门铃插座 | 1 | 1 | 1 | 1 | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Mechanical Vent 抽风机插座 | 1 | 2 | 2 | 2 | 2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

UNPARALLELED CONNECTIVITY AND ACCESSIBILITY AT A PRIME LOCATION

位于黄金地段, 交通顺畅无阻

Perfectly weaved into the heart of Kota Damansara, Tropicana Gardens is highly accessible via 4 major highways, namely the LDP, Sprint Highway, NKVE and Penchala Link. A multitude of amenities including shopping malls, supermarkets, universities, international schools, medical centres, golf and recreational clubs are conveniently located in the vicinity.

坐落于哥打白沙罗镇中心, 丽阳名捷城的理想位置连接四条主要高速公路即 LDP, Sprint 高速公路, NKVE 和 Penchala Link。许多邻近的设施包括购物广场, 霸级市场, 学校, 高尔夫球场和休闲俱乐部。



When completed in 2016, the MRT station directly connected to Tropicana Gardens will further enhance connectivity to other parts of Klang Valley. 当地铁站在2016年建成后, 将直接相连丽阳名捷城并进一步提高, 连系到巴生谷的便利交通。



* Estimated travel time based on distance between MRT Stations. * 预估行程时间是根据地铁站之间的距离。

SALES HOTLINE 销售热线

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A JOINT VENTURE PROJECT BETWEEN 共同开发项目



TROPICANA
CORPORATION BERHAD
丽阳机构



Developer's License No.: 6467-14/02-2017/172 • Validity Date: 28/09/2014-27/09/2015 • Advertising & Sales Permit No.: 6467-14/09-2015/02261(P) • Validity Period: 28/09/2014 - 27/09/2015 • Approving Authority: Majlis Bandaraya Petaling Jaya • Building Plan Reference No.: MBPJ/120100/T/P10/689/2014 • Land Tenure: 99 years (Expiry 24/04/2106) • Total No. of Units: 406 units • Type of Property: Serviced Apartment • Built-up Areas: 600sf-1,404sf • Selling Price: RM709,000 (Min) - RM2,034,500 (Max) • Expected Completion Date: Dec 2018 • Land Encumbrances: Nil • 7% Bumiputera Discount • Restriction in Interest: This alienated land cannot be transferred, leased or charged except with the consent of the State Authority. Disclaimer: This brochure shall not be construed as an offer to purchase and contract and we shall not be responsible in any way for any representations, opinions or conclusions that may be derived from the contents of this brochure. The concept, layout and plans depicted herein are merely illustrative and are not representations or commitments by us on the works to be undertaken on the project. Accordingly, the final concept, layout and plans of the project may vary and differ from what have been depicted in this brochure. The Company reserves the right to amend, alter and vary the concept, layout and plans depicted herein as it deems fit without further reference to the Purchaser.

发展商准证: 6467-14/02-2017/172 • 有效期: 28/09/2014-27/09/2015 • 广告与销售准证编号: 6467-14/09-2015/02261(P) • 有效期: 28/09/2014 - 27/09/2015 • 批准单位: Majlis Bandaraya Petaling Jaya • 建筑蓝图编号: MBPJ/120100/T/P10/689/2014 • 土地期限: 99 年 (24/04/2106 满期) • 单位数量: 406 单位 • 发展类型: 服务公寓 • 面积: 600 平方呎 - 1,404 平方呎 • 售价 RM709,000(最低) - RM2,034,500(最高) • 预计竣工日期: 2018 年 12 月 • 土地抵押: 无 • 土著享有 7% 折扣 • 其他条件: 有关土地若没有获得相关当局的许可, 不允许转让或抵押。权益限制: 这片土地不得转让, 租赁或收费, 除非获得国家权力机构的同意。声明: 本册子不得被视为购买要约和合同, 我们不得承担可能源于这本册子内容的任何方式的任何陈述, 意见或结论的责任。在此的所有概念, 布局和规范仅属说明用途, 而不得成为我们进行此项工程的陈述或承诺。本公司保有权利在其认为适当和无进一步咨询买方的情况下修订、更改和改变此处所描述的概念、布局和规范。