



# TROPICALE<sup>II</sup>

RESIDENCY

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**50 units of 2-sty Terrace**  
**GUARDED CONCEPT**  
**FREEHOLD**

Developer's License No. : 11621-4/08-2016/0794(L) • Validity Period: 13/08/2014 – 12/08/2016 • Advertising Permit No. : 11621-4/08-2016/0794(L) • Validity Period: 13/08/2014 – 12/08/2016 • Approving Authority: Majlis Perbandaran Seberang Perai • Building Plan Approval No.: MPSP/40/20-45/89 • Land Tenure: FREEHOLD • Land Encumbrances: United Overseas Bank (M) Bhd • Expected Date of Completion: 24 months from date of SPA • Total Units: 50 units • Selling Price: Type A RM638,600.00(min) – RM749,120.00(max) Type B RM638,000.00(min) – RM638,000.00(max) Type C RM734,600.00(min) – RM850,880.00(max) Type D RM658,000.00(min) – RM658,000.00(max). The information contained herein (including specification, plan measurements and illustrations) are subject to change without notification as may be required by relevant authorities or the developer's consultant and cannot form part of an offer or contract. Whilst every care is taken in providing this information, the owner developer and manager cannot be held liable for variations. All measurements are approximate and illustrations are artist's impressions only. The items are subject to variations, modification and substitutions as may be recommended by the Company's consultants and/or relevant Approving Authorities.



## WAKE UP TO THE BEST OF GREEN LIVING

Tropicale 2 rides in on the success of its predecessor, Tropicale 1, with another guarded (but not gated) neighborhood that speaks of sophisticated and modern architecture. This thoughtfully designed community features a carefully planned neighborhood that puts all the amenities you'll need within easy reach. Schools, hotels, healthcare, shopping and banking are easily accessible. A modern clubhouse for residents is alive with sporting and entertainment facilities. And if that's not enough, take your fun and exercise outdoors where artfully landscaped surroundings and cool hilly breezes make it a joy to be outside. It's easy enough to maintain an active way of life here because Tropicale 2 was designed with family values and lifestyle in mind. At Tropicale 2, life is truly for living.

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## SMELL OF THE NATURE



A spacious home with ample rooms is perfect for growing families. En-suite and adjoining bathrooms top the list of modern conveniences - a crucial feature of any family home. Enjoy a cosy backyard garden and still have the functionality of a double-car porch in front. The open plan living space flows seamlessly from living room through to dining room then kitchen, taking you from living to entertaining effortlessly.

- Double car-porch
- Backyard garden
- 1 Master Bedroom with En-suite
- 3 Bedrooms with Adjoining Bathrooms
- Open Plan Living, Dining and Kitchen Spaces







KITCHEN



READING AREA





# FLOOR PLAN

	BUILT-UP	LAND AREA
<b>TYPE A</b>	22' X 40'	31' X 60'
<b>TYPE B</b>	20' X 40'	20' X 60'
<b>TYPE C</b>	22' X 40'	31' X 80'
<b>TYPE D</b>	20' X 40'	20' X 80'



# SITE PLAN



- TYPE A
- TYPE B
- TYPE C
- TYPE D



# SPECIFICATIONS

## FOR 2 STOREY TERRACE HOUSE

STRUCTURE	- Reinforced concrete framework	FLOOR FINISHES	- Car porch	: Concrete Imprint			
WALLS	- Cement sand brick		Living & Dining	: Homogeneous tiles			
FENCING	- Brick wall		Kitchen	: Homogeneous tiles			
ROOFING	- Cement roof tiles with G.I. Roof truss		Balcony	: Homogeneous tiles			
CEILING	- GROUND FLOOR		Staircase	: Ceramic tiles			
	Skim coat to soffit of 1st floor slab		Bedrooms	: Ceramic tiles			
	FIRST FLOOR / ALL BATHROOMS		Family area	: Ceramic tiles			
	Plaster board ceiling		Bathrooms	: Ceramic tiles			
	OTHERS		Other Areas	: Cement render			
	Asbestos-free ceiling						
WINDOWS	- Aluminium framed windows	SANITARY	- Shower	: 3 nos			
DOORS	- Main entrance : Decorative timber door	INSTALLATION	Pedestal W.C.	: 3 nos			
	Front entrance : Aluminium framed sliding door		Wash Basin	: 3 nos			
	Rear entrance : Mild steel door		Kitchen sink	: 1 nos			
	Bedrooms : High density fibre door						
	Bathrooms : Bi-fold door						
WALL FINISHES	- Bathrooms : Ceramic tiles	ELECTRICAL	- Air cond points	: 5 nos	5 nos	5 nos	5 nos
	Other Areas : Plaster & paint	INSTALLATION	Ceiling fan points	: 5 nos	5 nos	5 nos	5 nos
			Lighting points	: 21 nos	20 nos	21 nos	20 nos
			13 Amp power point	: 15 nos	15 nos	15 nos	15 nos
			Water heater point	: 3 nos	3 nos	3 nos	3 nos
			Telephone outlet point	: 2 nos	2 nos	2 nos	2 nos
			TV/ Astro outlet point	: 2 nos	2 nos	2 nos	2 nos
			Bell outlet point	: 1 nos	1 nos	1 nos	1 nos
			Auto gate point	: 1 nos	1 nos	1 nos	1 nos

Note : The items stated above are subject to change as required/recommended by the Architect/Authorities

# CLUB HOUSE



# INDOOR FACILITIES

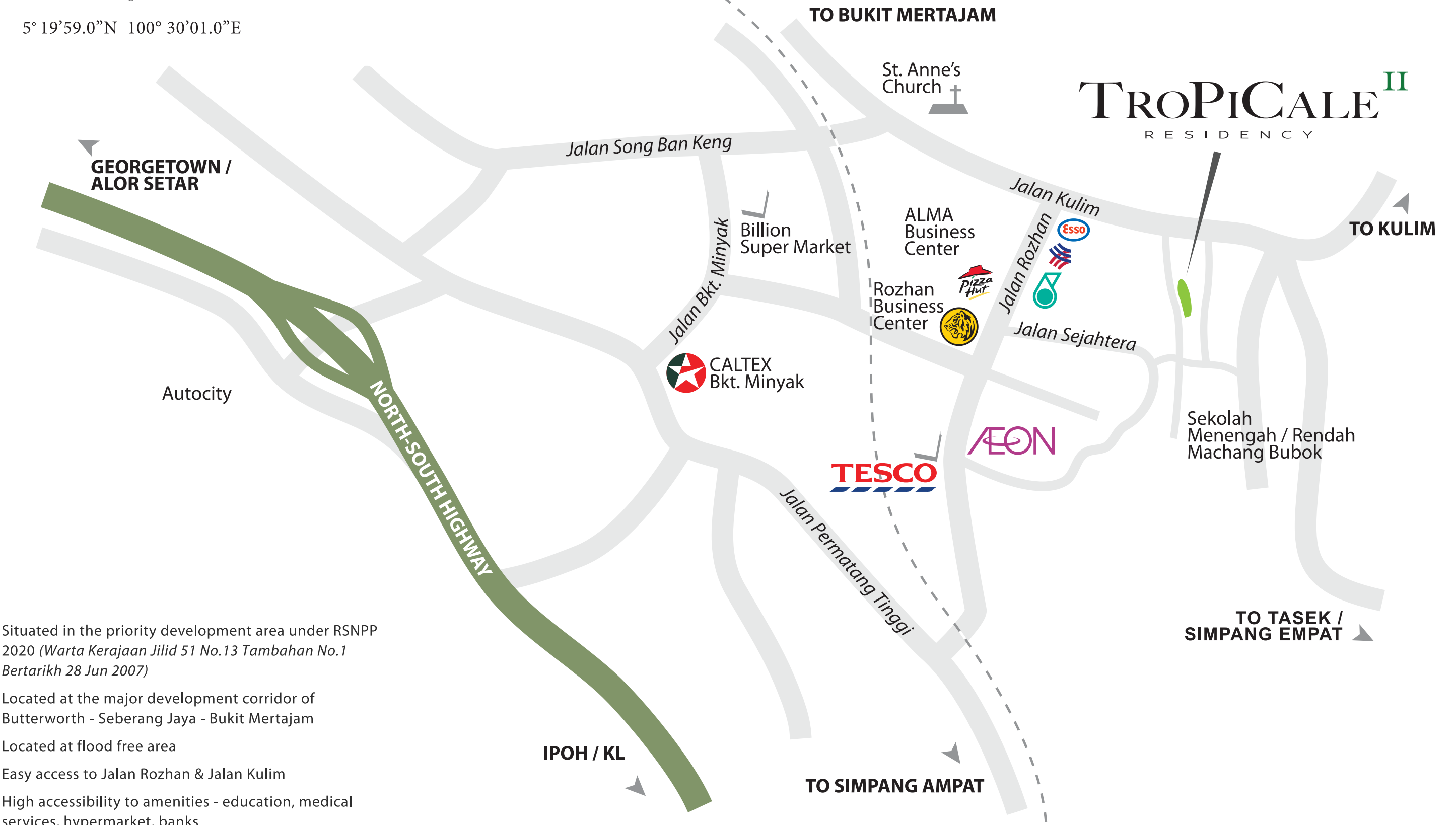


- CORPORATE OFFICE
- EARLY CHILDHOOD EDUCATION CENTRE
- BUSINESS HOTEL & SERVICE APARTMENT
- SWIMMING POOL, CHILDREN POOL & SAUNA
- GYMNASIUM, TENNIS COURT & OTHER CLUB FACILITIES
- ENTERTAINMENT & RECREATION CENTRE
- DINING & CHINESE RESTAURANT
- 150 TABLES BANQUET & MULTI-FUNCTIONAL HALL
- MULTI-STOREY CAR PARKINGS
- RETAIL OUTLETS
- FAMILY-STYLED KARAOKE

**TROPICALE II**  
RESIDENCY

# LOCATION

5° 19'59.0"N 100° 30'01.0"E



- Situated in the priority development area under RSNPP 2020 (*Warta Kerajaan Jilid 51 No.13 Tambahan No.1 Bertarikh 28 Jun 2007*)
- Located at the major development corridor of Butterworth - Seberang Jaya - Bukit Mertajam
- Located at flood free area
- Easy access to Jalan Rozhan & Jalan Kulim
- High accessibility to amenities - education, medical services, hypermarket, banks
- Availability of club house facilities

# AERIAL VIEW



The New Heartbeat of  
Bukit Mertajam, Penang

