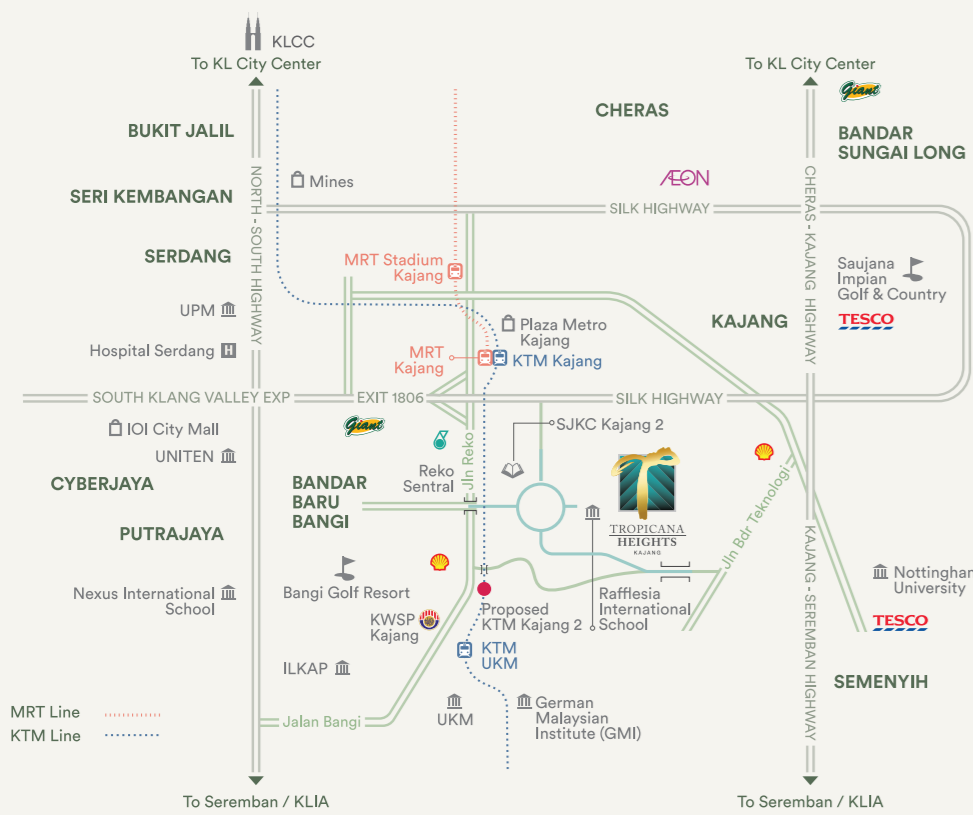




### LIVE BY THE LAKE, ON THE PARK

Lakefield is located within Tropicana Heights, Kajang, a lush township close to the city, surrounded by local and international schools, universities, golf and country clubs.



### SPECIFICATIONS

Structure	Reinforced Concrete Frame						
Wall	Brick Wall						
Roof Covering	Concrete Roofing Tiles / Reinforced Concrete Flat Roof						
Roof Framing	Metal Roof Trusses / Reinforced Concrete Frame						
Ceiling	Skim Coat / Plaster Ceiling / Cement Board						
Doors	Timber Door / Mild Steel Gate						
Ironmongery	Locksets						
Wall Finishes	Kitchen	Tiles up to 1.5m height					
	Bathroom	Tiles up to 2.4m height					
	Powder Room	Tiles up to 2.3m height					
	Others	Plaster and paint					
Floor Finishes	Car Porch	Imprint Concrete					
	Foyer / Living / Dining / Breakfast Area / Kitchen	Tiles					
	Store / Bathrooms / Powder Room / Bedroom 1	Laminate Flooring					
	Terrace / Yard	Cement Screed					
	Master Bedroom 1 & 2 / Bedroom 2 & 3 / Family / Staircase	Laminate Flooring					
	Apron / Air-Cond Ledge	Cement Screed					
Sanitary Plumbing		A,A1,A2	B,B3	C,C1,C2,C3	D,D1,D2		
Fittings	Wash Basin	6	9	9	9		
	Basin Tap	6	9	9	9		
	Pedestal WC	5	7	7	7		
	Toilet Paper Holder	5	7	7	7		
	Bip Tap	7	10	10	10		
	Kitchen Sink with Tap	1	1	1	1		
	Shower Rose	4	6	6	6		
	Soap Holder	5	7	7	7		
Electrical Supply		A,A1	A2	B,C,C1,C2	B3,C3	D,D1	D2
	Light Point	35	36	47	49	50	51
	Fan Point	7	7	8	8	8	8
	Air-Conditioning Point with Refrigerant & Condensate Piping Only	6	6	7	7	7	7
	Water Heater Point	4	4	5	5	5	5
	13amp Switch Socket Outlet	21	21	26	26	24	24
	15amp Socket Point	1	1	1	1	1	1
	TV Point	1	1	1	1	1	1
	Fibre Wall Socket	1	1	1	1	1	1
	Door Bell Point	1	1	1	1	1	1
	Distribution Board	1	1	2	2	2	2
	Autogate Point	1	1	1	1	1	1
	Water Pump Point	1	1	1	1	1	1
Fencing	Carporch	Brickwall					
	Rear	Brickwall & Mild Steel Gate					
Turfing	Spot Turfing						
Additional Features	Home Alarm System						



1700 81 9566  
tropicanaheights.com

Developer:  
**TROPICANA KAJANG HILL SDN BHD**  
Tropicana Heights Property Gallery  
Off Jalan P6/2, 43500 Semenyih,  
Kajang, Selangor Darul Ehsan, Malaysia  
Waze: Tropicana Heights Property Gallery  
GPS Coordinates: 2°57'36.3"N, 101°48'21.9"E



Developer: Tropicana Kajang Hill Sdn Bhd (393924-X), Developer's License No: 13376-4/03-2021/0288(L), Validity Period: 29/03/2019 - 28/3/2021, Advertising & Sales Permit No: 13376-4/03-2021/0288(P), Validity Period: 29/03/2019 - 28/3/2021, Approving Authority: Majlis Perbandaran Kajang, Building Plan Reference No: MP/02/P/55/2018, Expected Completion Date: Jun 2021, Land Tenure: Freehold, Land Encumbrance: AmBank Islamic Bhd, Type of Building: 2-storey link house & 3-storey link house, Total No. of Units: 2-storey link house (2Units) & 3-storey link house (68Units), Selling Price: 2-storey link house RM1,212,700 (Min) - RM1,330,960 (Max), 3-storey link house RM1,499,350 (Min) - RM2,165,860 (Max), Build-Up Area: 2-storey link house, 2.361sqft (Min) - 2.426sqft(Max) & 3-storey link house, 2.953sqft (Min) - 3.730sqft (Max), 7% Bumi Putra Discount, Restriction of Interest: Nil

All information contained herein (including specifications, plan measurements and illustrations) are subject to amendments, variations and modifications without notification as may be required by the relevant authorities or developer's consultants and is not intended to form and cannot form part of an offer and contract. All images, pictures, plans and illustrations are artist's impressions only and subject to changes. Whilst every reasonable care has been taken in preparing this information, the developer cannot be held liable for any variation or inaccuracy.



TROPICANA  
HEIGHTS  
KAJANG

# Lakefield

RESIDENCES

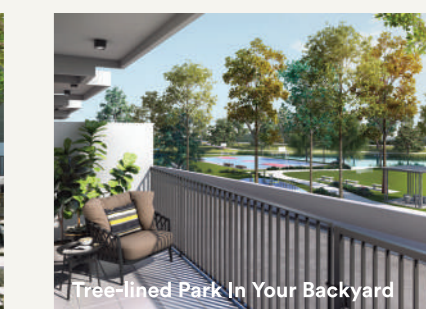
LINKED HOMES  
FREEHOLD

# Lakefield

RESIDENCES  
FREEHOLD

Being the most scenic, final landed residential precinct at Tropicana Heights.

Lakefield presents the limited 66 luxury spacious linked homes within a community curated for the best living experiences. Enjoy the vantage point of tree-lined boulevard fronting a linear lake and park.



**LOW-DENSITY PRECINCT**  
66 limited units of exclusive homes traversing 5.94 acres of land extending from the expanse of the township's crown jewel - a breathtaking 16-acre Central Park.

**GENEROUS DWELLINGS**  
2-storey and 3-storey elegant FREEHOLD homes, with ensuite bedrooms and generous built-up of up to 3,730 sq ft.

**IDYLIC LIVING**  
Scenic landscape and surroundings enveloped by nature, including a 750m linear lake with tree-lined avenues creating the perfect setting for a wholesome lifestyle.



## SITE PLAN



Central Park View

- TYPE A (24'x65') - 2-Storey Link Villa
- TYPE B (24'x65') - 3-Storey Link Villa
- TYPE C (24'x70') - 3-Storey Link Villa
- TYPE D (24'x70') - 3-Storey Link Villa

- 1 Feature Tree
- 2 Walkway
- 3 Reflexology
- 4 Playground
- 5 Outdoor Gym
- 6 Slanting Mound
- 7 Gazebo
- 8 Bench
- 9 Stepping Stone
- 10 Herbs Garden



## LIBERATING SPACES & LAYOUT

Generous spaces combined with highly practical layout in each unit. Landscaped surroundings is complemented by a thoughtful list of facilities, which has something for everyone in the family.

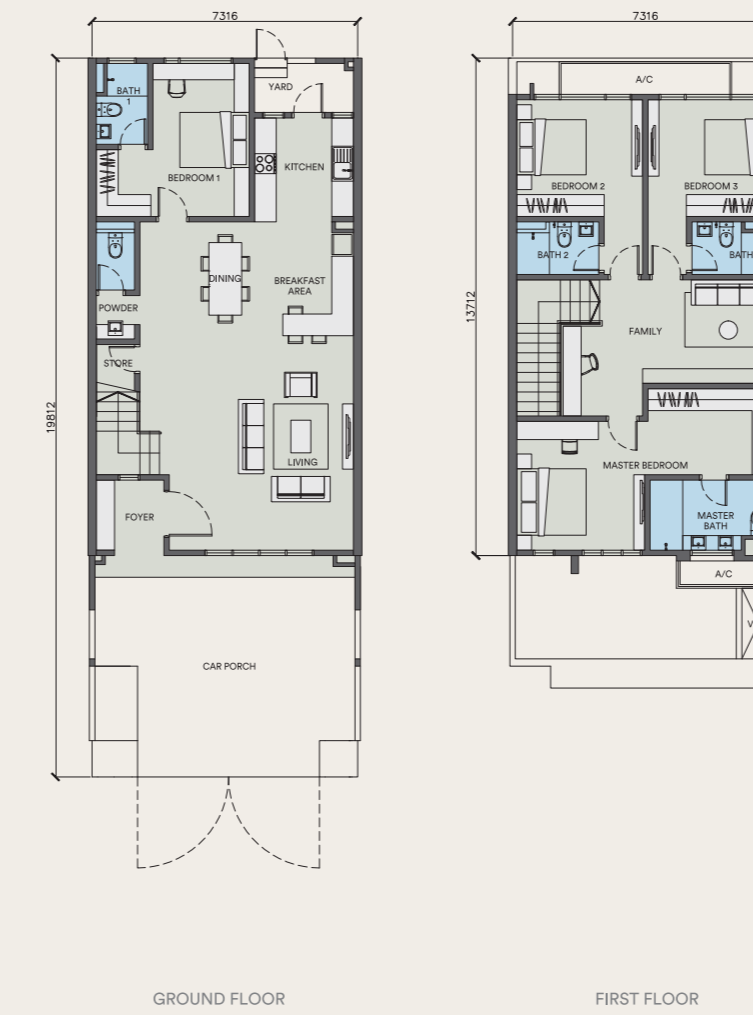


## FLOOR PLANS

### TYPE A

INTERMEDIATE  
24'x65'

Built-Up  
2,361 sq.ft.



### TYPE B3

CORNER  
26'x65'

Built-Up  
3,392 sq.ft.



## FLOOR PLANS

### TYPE C

INTERMEDIATE  
24'x70'

Built-Up  
3,264 sq.ft.



### TYPE D

INTERMEDIATE  
24'x70'

Built-Up  
3,269 sq.ft.

