



TROPICANA  
METROPARK  
SUBANG JAYA

# SOUTHPLACE 2

## SHOPPES

INDULGENCE. MAGNIFIED.  
FREEHOLD





# ONE ADDRESS FOR BOUNDLESS POSSIBILITIES

Tropicana Metropark is a fully integrated township with components for a self-sustaining lifestyle such as residences, commercial developments, an international school, and the Urban Park.

SouthPlace 2 Shoppes fronts Tropicana Metropark's main access road, providing visitors seamless entry into locale. SouthPlace 2 Shoppes are located just below SouthPlace 2 Residences, ensuring business owners enjoy direct catchment and steady footfall from the residents all day.



Artist's Impression of Tropicana Metropark Master Plan on Actual Site Aerial View

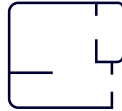


# AN IRRESISTIBLE RETAIL OPPORTUNITY



Limited Edition  
74 Units

---



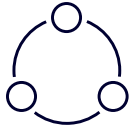
Built-up Area  
562sf - 3,266sf

---



Ample Covered  
Car Park Bays

---



Connected to  
SouthPlace 2 Residences  
& Urban Park

---



Link Bridge at Level 1  
Connected to  
SouthPlace Shoppes

---



Lifestyle Driven  
Alfresco Units Fronting  
9.2-acre Urban Park

---



## First Mover Advantage

High visibility from the main road or Urban Park creates the latest lifestyle commercial hub in Subang Jaya unlike any other.



Artist's Impression Only



Artist's Impression Only

## Freedom in Flexibility

The retail units cater to a vast variety of business types, from F&B to entertainment and lifestyle conveniences.

## A Solid Investment

With a strong and steady population from the immediate residents and Subang Jaya's thriving population, SouthPlace 2 Shoppes is poised for success.



## A Proven Track Record

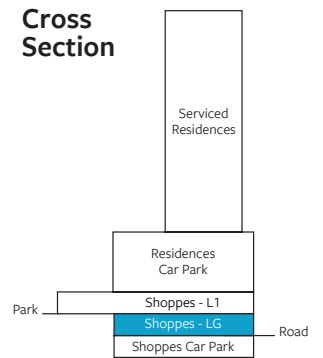
Backed by successful commercial developments with a proven track record, such as Tropicana Avenue and Tropicana Gardens Mall.





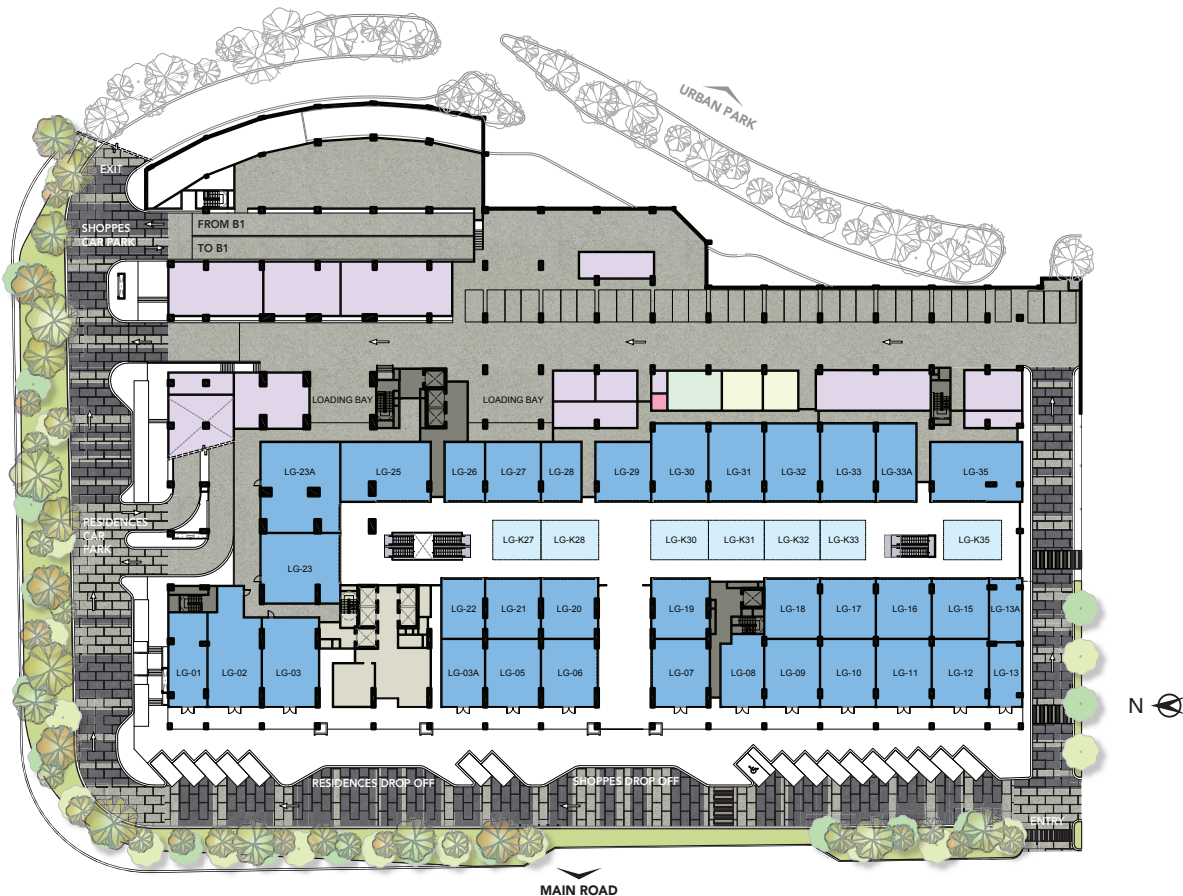
# LG

Unit No	Built-Up	Unit No	Built-Up	Unit No	Built-Up
1 LG-01	973sf	16 LG-16	892sf	31 LG-31 + K31	1,730sf
2 LG-02	1,513sf	17 LG-17	892sf	32 LG-32 + K32	1,730sf
3 LG-03	1,347sf	18 LG-18	892sf	33 LG-33 + K33	1,623sf
4 LG-03A	784sf	19 LG-19	938sf	34 LG-33A	838sf
5 LG-05	1,000sf	20 LG-20	915sf	35 LG-35 + K35	2,053sf
6 LG-06	1,034sf	21 LG-21	892sf		
7 LG-07	1,060sf	22 LG-22	700sf		
8 LG-08	812sf	23 LG-23	1,481sf		
9 LG-09	1,000sf	24 LG-23A	1,907sf		
10 LG-10	1,000sf	25 LG-25	1,429sf		
11 LG-11	1,000sf	26 LG-26	641sf		
12 LG-12	1,026sf	27 LG-27 + K27	1,379sf		
13 LG-13	568sf	28 LG-28 + K28	1,238sf		
14 LG-13A	562sf	29 LG-29	882sf		
15 LG-15	915sf	30 LG-30 + K30	1,780sf		



## LEGEND

Shop	Surau	Shoppes Lobby
Kiosk	Baby Room	Residences Lobby
Washroom	M&E Room & Services	

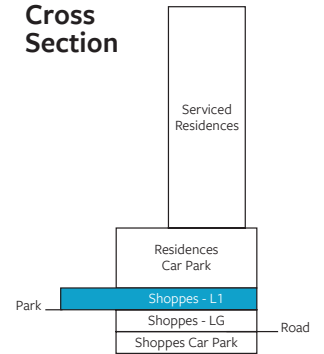




# L1

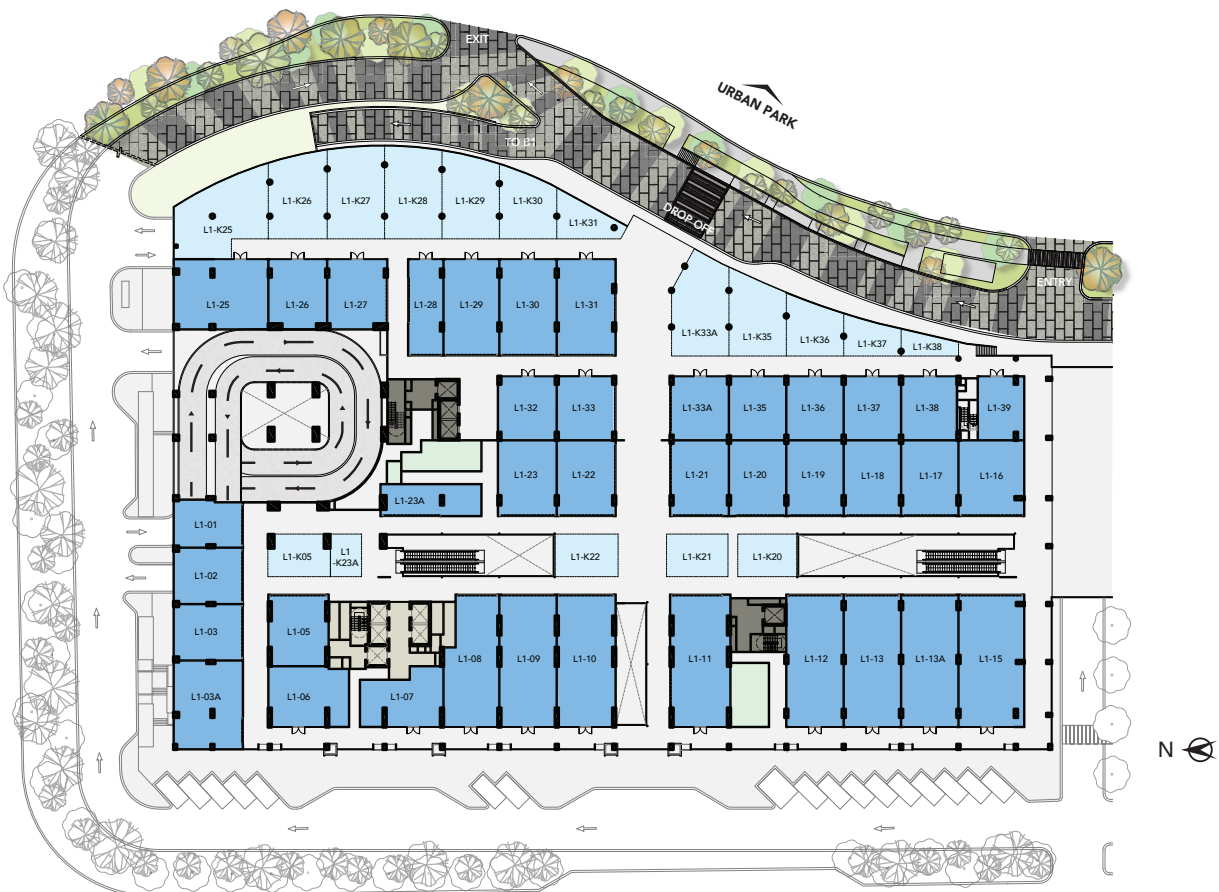
Unit No	Built-Up	Unit No	Built-Up	Unit No	Built-Up
1 L1-01	809sf	16 L1-16	1,251sf	31 L1-31 + K31	1,978sf
2 L1-02	973sf	17 L1-17	1,083sf	32 L1-32	939sf
3 L1-03	973sf	18 L1-18	1,083sf	33 L1-33	947sf
4 L1-03A	1,534sf	19 L1-19	1,083sf	34 L1-33A + K33A	2,270sf
5 L1-05 + K05	1,736sf	20 L1-20 + K20	1,704sf	35 L1-35 + K35	1,992sf
6 L1-06	1,210sf	21 L1-21 + K21	1,767sf	36 L1-36 + K36	1,662sf
7 L1-07	1,096sf	22 L1-22 + K22	1,783sf	37 L1-37 + K37	1,406sf
8 L1-08	1,682sf	23 L1-23	1,111sf	38 L1-38 + K38	1,187sf
9 L1-09	1,892sf	24 L1-23A + K23A	1,136sf	39 L1-39	750sf
10 L1-10	1,941sf	25 L1-25 + K25	3,266sf		
11 L1-11	2,006sf	26 L1-26 + K26	2,248sf		
12 L1-12	1,892sf	27 L1-27 + K27	2,370sf		
13 L1-13	1,892sf	28 L1-28 + K28	2,165sf		
14 L1-13A	1,892sf	29 L1-29 + K29	2,521sf		
15 L1-15	2,169sf	30 L1-30 + K30	2,294sf		

## Cross Section



## LEGEND

Shop	Shoppes Lobby
Kiosk	Residences Lobby
Washroom	





# SPECIFICATIONS

STRUCTURE		Reinforced Concrete
WALL		Reinforced Concrete / Brick Wall
ROOF COVERING		Reinforced Concrete
CEILING		Skim Coat & Paint
WINDOW		Aluminium Framed Glass Window
DOORS	Entrance	Roller Shutter / Aluminium Frame Glass Door
IRONMONGERY		Locksets
WALL FINISHES		Skim Coat / Plaster & Paint
FLOOR FINISHES	Shop	Bare Concrete Finish
	Kiosk	Tiles
	A/C Ledge	Cement Screed
ELECTRICAL & TELEPHONE INSTALLATION	Electrical	Isolator
	Telephone	Fibre Wall Socket

# SITE PLAN

