



TROPICANA  
CENANG  
LANGKAWI

丽阳珍南海滨  
兰卡威

THE BEST BEACH IN MALAYSIA

马来西亚绝美沙滩

assana

SERVICED SUITES

海景服务式套房

FREEHOLD

永久产权





# HOLIDAY, EVERYDAY.

A MIXED DEVELOPMENT AT PANTAI CENANG

★★★★★

天天度假好心情  
珍南沙滩的综合开发项目

Tropicana Cenang will epitomise the best of resort living in prime beachfront serviced suites, retail outlets and luxury international 5-star hotel. Set on Pantai Cenang – the most happening beach at Langkawi with its vibrant mix of shopping and entertainment, and a short stroll to Pantai Tengah which is renowned for its genuine tranquillity – this new icon will truly embody the best of both worlds.

丽阳珍南海滨（Tropicana Cenang）坐落于兰卡威最著名的珍南沙滩（Pantai Cenang），这里活力四射热闹非凡，购物与娱乐应有尽有。丽阳珍南海滨是一个大型综合项目，包括优质海景服务式套房、零售店铺和五星级豪华酒店。丽阳珍南海滨未来必定成为兰卡威独一无二的新地标，开创兰卡威另一个新旅游神话。此外，这个项目距离安详宁静的中央沙滩（Pantai Tengah）仅有几步之遥，它将繁华与静谧完美结合。







# STAY IN, LAY BACK.

RESIDENCES BY THE SEA

★★★★★

安心入住，尽情享受

海滨服务式套房

Beautifully crafted residences in a realm of golden sunshine and clear blue skies. Sublime sky suites where bliss is found in the rhythm of the tides and endless vistas of the Andaman Sea. Experience only the very best at Assana Serviced Suites, your perfect holiday home.

金色阳光洒满海滩，湛蓝的天空尽收眼底，一望无际辽阔的大海。  
在精美的天际套房，您可聆听波浪的优美旋律，尽情欣赏安达曼海美丽风光。  
在这纯净的世外桃源，Assana 服务式套房将为您缔造独一无二的最佳居住体验。

## MANY REASONS TO BE HERE

拥有此产业的理由

★★★★★

1

Freehold title  
永久产权

2

Premium seafront  
mixed development  
首屈一指的  
海滨综合开发项目

3

Direct access to the most  
happening Pantai Cenang  
直通珍南沙滩，  
兰卡威最热闹的海滨地带

4

Resort-themed facilities  
& hotel-grade services  
度假村主题的设施  
和酒店式服务

5

Fully furnished units with  
various built-up sizes  
多种房型，  
全精装拎包入住

6

Professional property  
management services  
专业的物业  
管理服务





# FIND ME UNDER THE PALMS

RESORT-STYLE FACILITIES

★★★★★

## 棕榈树下的邂逅

度假村主题休闲设施

Pamper yourself in this refuge of sun-kissed grounds and pools shaded by palms and greens. A host of facilities has been created to complement nature and to get you feeling your best, be it healthy or zen.

阳光亲吻着大地，棕榈树和绿荫遮蔽着泳池。在这迷人的景色中尽情享受吧。这里有许多设施与大自然相辅相成，禅意弥漫，身心舒缓，为您带来最佳健乐感受。



- 1 Swimming Pool  
泳池
- 2 Shallow Lounge  
浅池休憩区
- 3 Jacuzzi  
按摩浴
- 4 Children's Pool  
儿童泳池
- 5 Pool Deck  
泳池甲板
- 6 Pool Side Cabana  
池边小屋

- 7 Outdoor Shower  
户外花洒
- 8 Garden Seat  
庭院座
- 9 Hammock Garden  
吊床园
- 10 Turf Lawn  
绿意草坪
- 11 Yoga Terrace  
瑜伽甲板
- 12 Lounge Terrace  
休憩台

- 13 Cocoon Seat  
户外茧形座
- 14 Games Room Space  
游戏室空间
- 15 TV Room Space  
视频室空间
- 16 BBQ Terrace  
烧烤区
- 17 Gazebo  
凉亭
- 18 Pre-Function Area  
迎宾区

- 19 Multi-Purpose Room Space  
多功能礼堂空间
- 20 Utility  
储存室
- 21 Fragrant Garden  
芬芳园
- 22 Children's Playground  
儿童游乐园
- 23 Trellis with Seating  
有盖花棚休憩区
- 24 Reflexology Path  
脚板反射疗愈径

- 25 Fern Garden  
蕨类花园
- 26 Gym  
健身房
- 27 Changing Room  
更衣室
- 28 Surau  
祈祷房
- 29 Children's Play Room Space  
儿童游乐室空间
- 30 Children's Play Area  
儿童游乐区

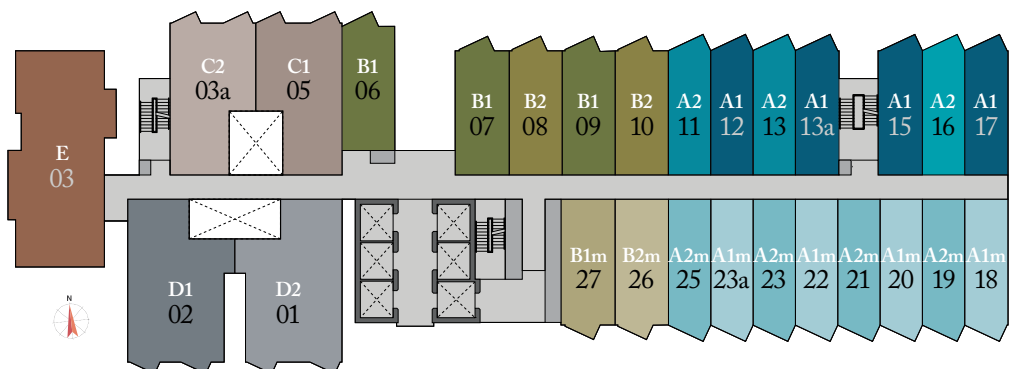
# SITE PLAN

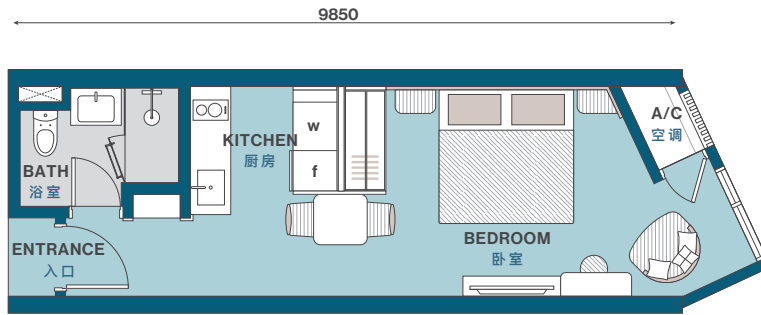
平面图



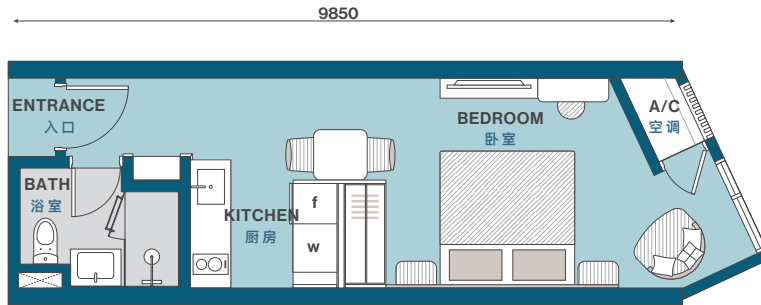
# assana

SERVICED SUITES

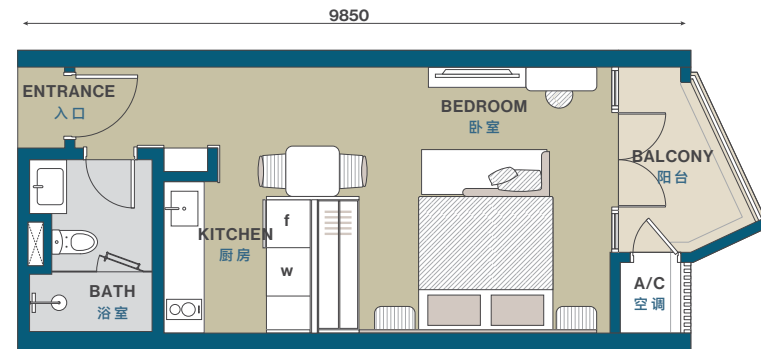




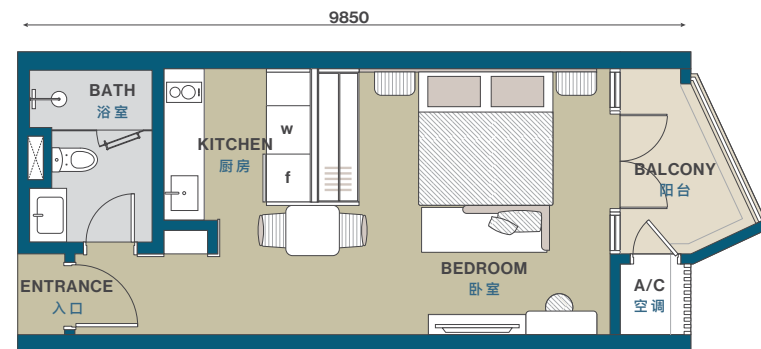
**A1**  
 1 🚗 1 🏠  
 380 SF 平方尺  
 35.3 SM 平方米



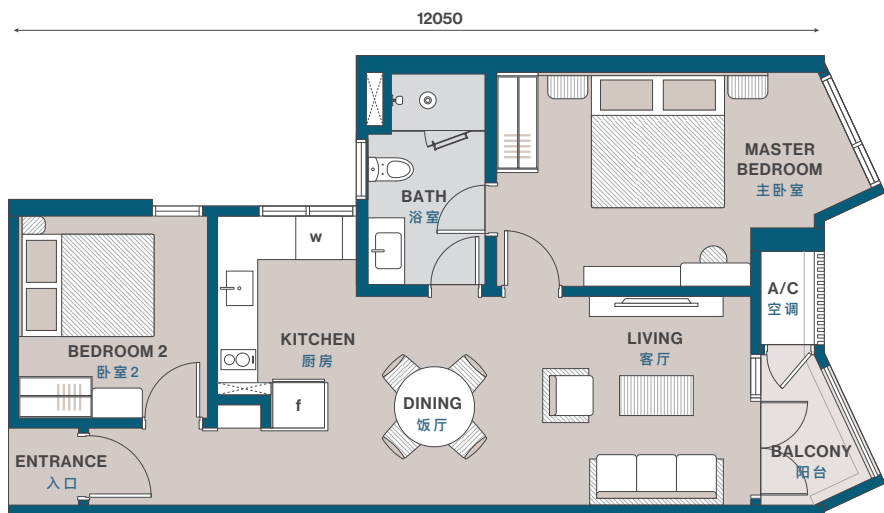
**A2**  
 1 🚗 1 🏠  
 380 SF 平方尺  
 35.3 SM 平方米



**B1**  
 1 🚗 1 🏠  
 463 SF 平方尺  
 43 SM 平方米

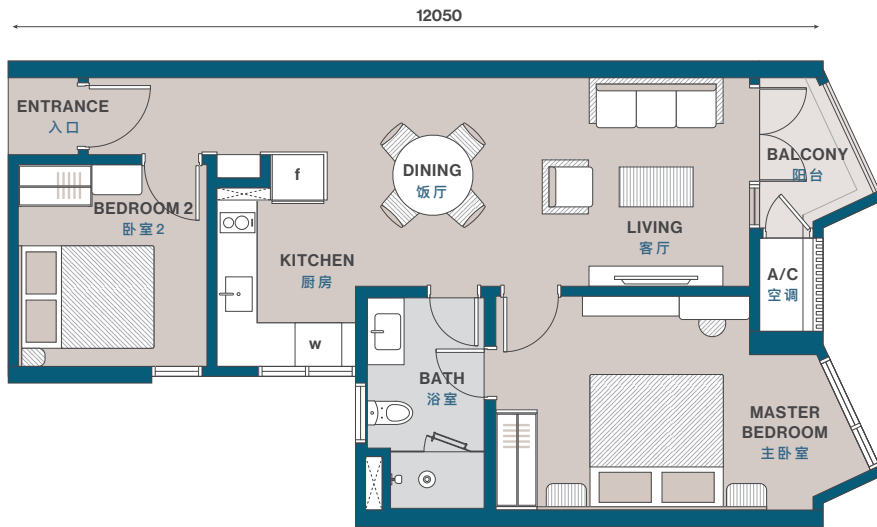


**B2**  
 1 🚗 1 🏠  
 463 SF 平方尺  
 43 SM 平方米



**C1**  
 2 🚗 1 🏠  
 771 SF 平方尺  
 71.6 SM 平方米

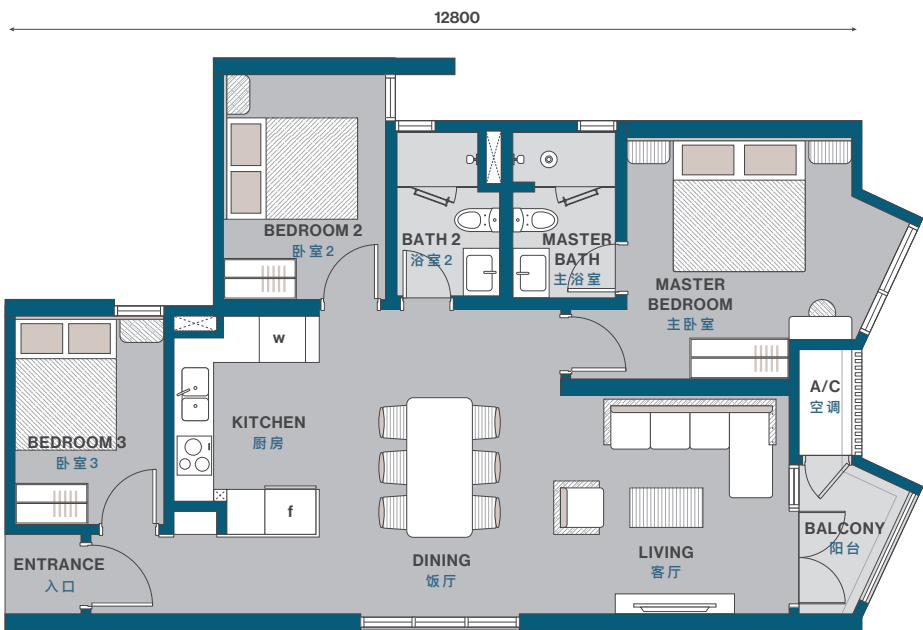




**C2**

2 1

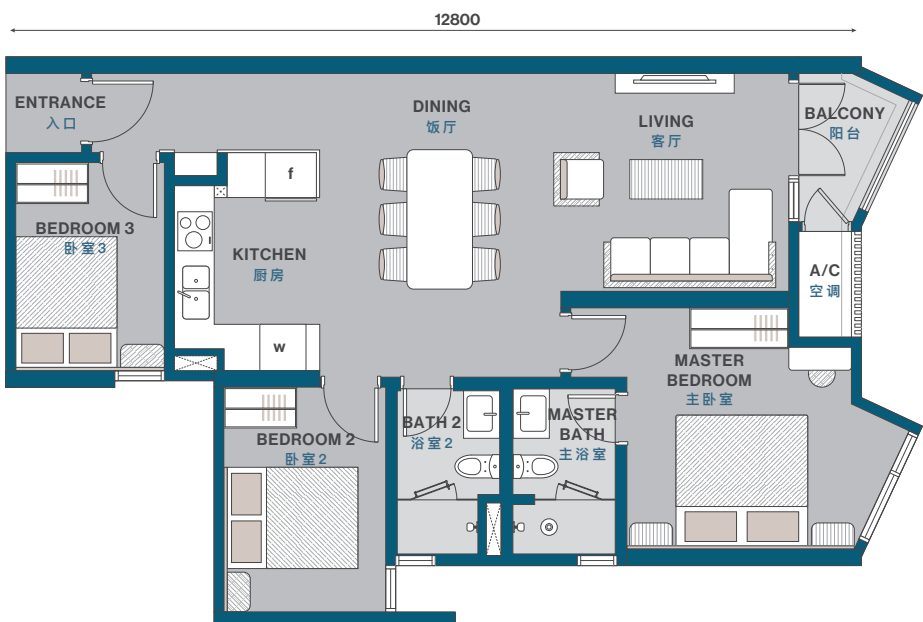
771 SF 平方尺  
71.6 SM 平方米



**D1**

3 2

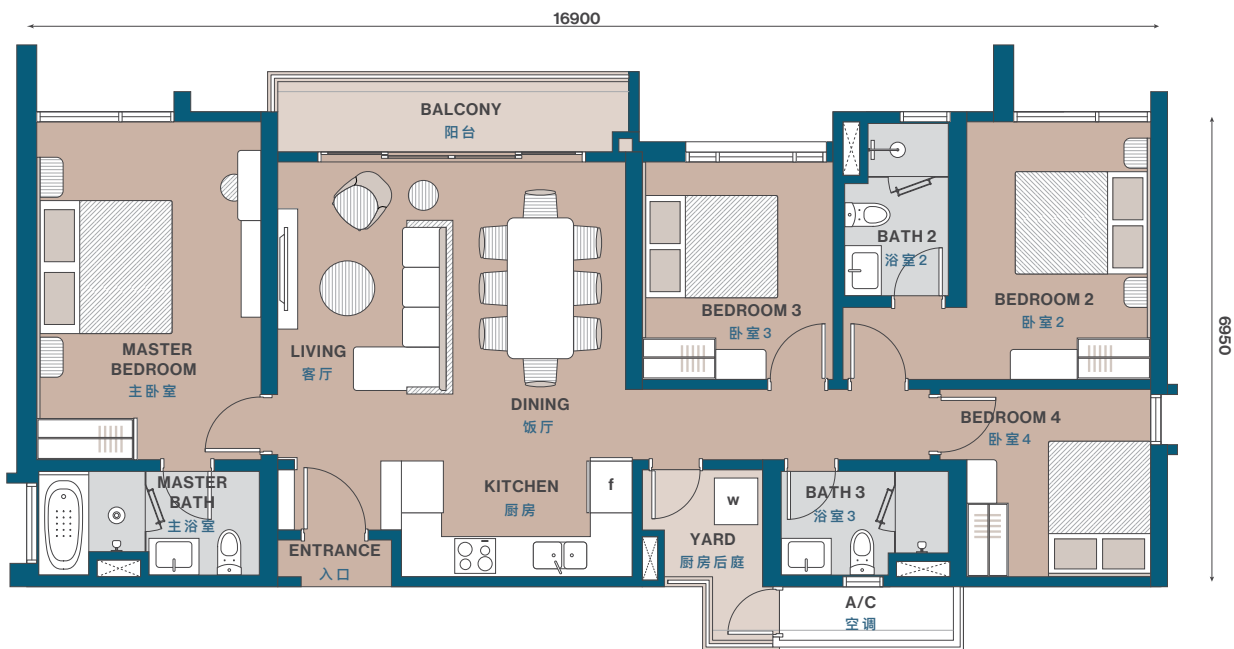
986 SF 平方尺  
91.6 SM 平方米



**D2**

3 2

986 SF 平方尺  
91.6 SM 平方米



**E**  
 4 3  
 1,310 SF 平方尺  
 121.7 SM 平方米

## GENERAL SPECIFICATIONS

### 一般规格

<b>Structure</b>	Reinforced Concrete
<b>Roof Covering</b>	Reinforced Concrete
<b>Roof Framing</b>	Reinforced Concrete
<b>Wall</b>	Reinforced Concrete/Brickwall/Drywall
<b>Windows</b>	Aluminium Framed Glass Window
<b>Ironmongery</b>	Locksets
<b>Ceiling Finishes</b>	Skim Coat/Plaster Ceiling & Paint
<b>Doors</b>	
Main Entrance	Approved Fire Rated Timber Door
Bedroom / Bathroom	Timber Flush Door
Living	Aluminium Framed Glass Door
<b>Floor Finishes</b>	
Air-Conditioning Ledge	Cement Screed
Others	Tiles
<b>Wall Finishes</b>	
Bathroom	Tiles
Others	Skim Coat/Plaster & Paint

<b>结构</b>	钢筋混凝土
<b>屋顶覆盖物</b>	钢筋混凝土
<b>屋顶柜架</b>	钢筋混凝土
<b>墙壁</b>	钢筋混凝土/砖墙/平式墙
<b>窗</b>	铝框玻璃窗
<b>五金</b>	锁具
<b>天花板饰面</b>	薄涂层/石膏天花板和油漆
<b>门</b>	
主要入口	经核准防火门
卧室/浴室	平开木门
客厅	铝制框架玻璃门
<b>地板饰面</b>	
空调壁架	水泥整平板
其他	瓷砖
<b>墙壁饰面</b>	
浴室	瓷砖
其他	薄涂层/石膏和油漆

<b>Sanitary &amp; Plumbing Fittings</b>	卫浴和水管装置	A	B	C	D	E
Kitchen Sink	厨房水槽	1	1	1	1	1
Sink Tap	水槽水龙头	1	1	1	1	1
Washing Machine Tap	洗衣机水龙头	1	1	1	1	1
Wash Basin	洗手盆	1	1	1	2	3
Basin Tap	面盆龙头	1	1	1	2	3
Water Closet	坐浴	1	1	1	2	3
Hand Bidet	手拿浴管	1	1	1	2	3
Shower Set	沐浴花洒套装	1	1	1	2	3
Bathtub	浴缸	-	-	-	-	1
<b>Electrical Installations</b>	电气安装					
Lighting Point	电灯点	9	11	18	25	29
Ceiling Fan Point	风扇点	1	1	3	4	5
Power Point	电气点	11	11	13	15	15
Air-Conditioning Point	空调点	1	1	4	5	6
Water Heater Point	热水器点	1	1	1	2	3
TV Point	电视点	1	1	1	1	1
Door Bell Point	门铃点	1	1	1	1	1
Fibre Wall Socket	光纤壁式插座	1	1	1	1	1



# A TROPICAL PARADISE

ONE OF THE BEST ISLANDS IN ASIA



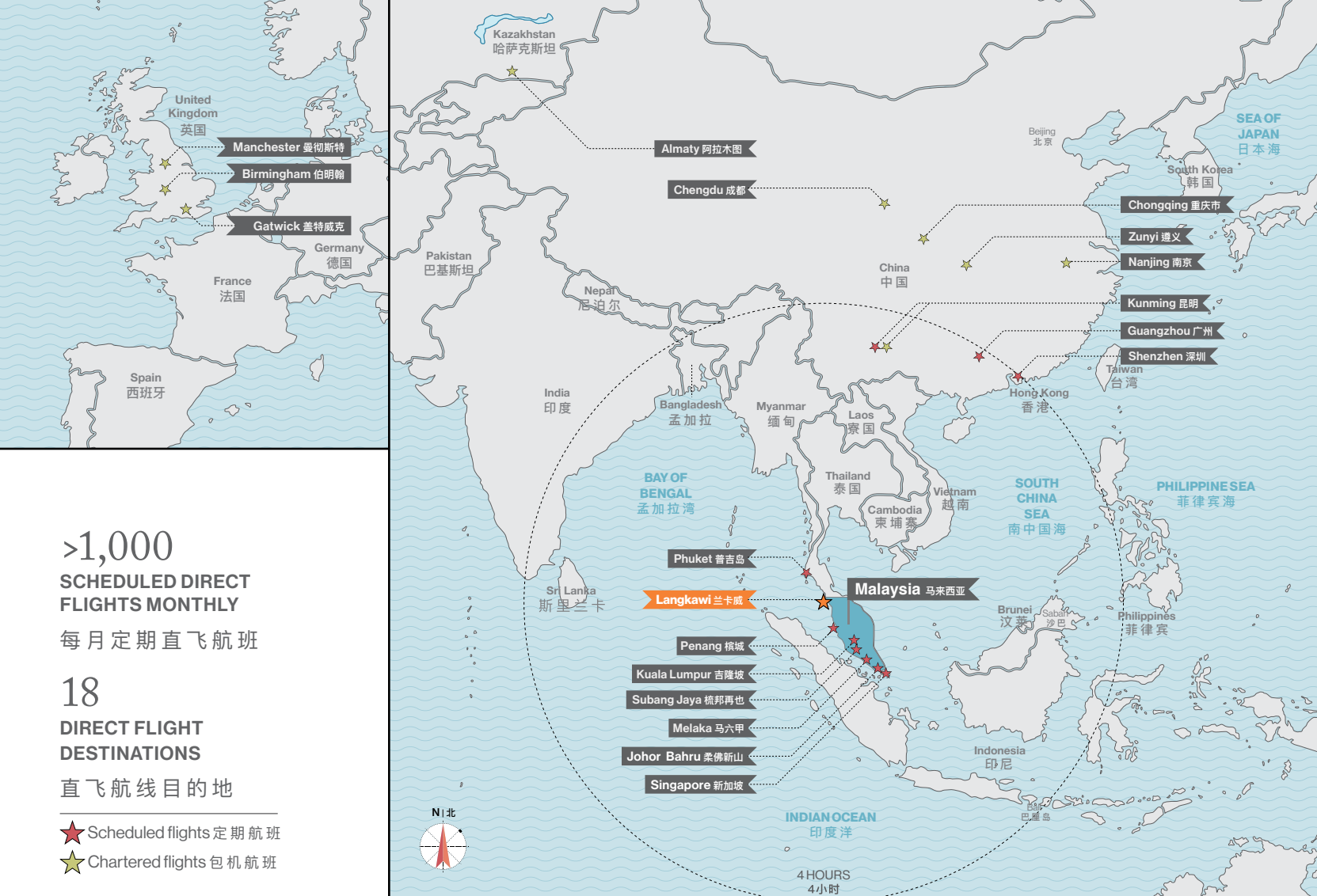
## 热带仙境

亚洲最佳岛屿之一

As a natural paradise, Langkawi is perhaps unmatched anywhere else in Southeast Asia. Its beautiful geological heritage of stunning landscapes and unique rock formations earns Langkawi an UNESCO Geopark status. Fine beaches, clear emerald waters and rich marine life offer sun-and-fun-filled holidays.

作为一处天然仙境，兰卡威是东南亚其中一个魅力四射的热带岛屿。兰卡威拥有令人惊叹的风景和独特的岩层等美丽地质遗产，被联合国教科文组织认证为地质公园。优美的海滩、翡翠般清澈的海水以及丰富的海洋生物，尽会让您享受充满阳光与欢乐的假日。





>1,000

SCHEDULED DIRECT  
FLIGHTS MONTHLY

每月定期直飞航班

18

DIRECT FLIGHT  
DESTINATIONS

直飞航线目的地

- ★ Scheduled flights 定期航班
- ★ Chartered flights 包机航班

# LANGKAWI

AN ARCHIPELAGO OF 99 ISLANDS WITH  
ALL-YEAR ROUND TROPICAL WEATHER

★★★★★

兰卡威

由九十九个常年热带海岛组成

As Malaysia's best-known and most popular beach destination, Langkawi serves more than 1,000 scheduled direct flights from 10 different locales monthly – five local (Kuala Lumpur, Subang Jaya, Penang, Melaka and Johor Bahru) and five international (Phuket, Singapore, Guangzhou, Kunming and Shenzhen). Increasingly popular, there are also chartered flights from nine destinations, namely Chengdu, Kunming, Zunyi, Nanjing and Chongqing in China; Almaty in Kazakhstan; as well as Manchester, Gatwick and Birmingham in United Kingdom.

作为马来西亚颇受欢迎且人尽皆知的海滩，兰卡威每个月有来自10个不同地区的1000余次定期直飞航班—5条本地航线（吉隆坡、梳邦再也、檳城、马六甲和新山）和5条国际航线（普吉岛、新加坡、广州、昆明和深圳）。与此同时，包机也在逐渐变得更受欢迎，目前有9条包机航线，包括中国的成都、昆明、遵义、南京和重庆；哈萨克斯坦的阿拉木图；以及英国的曼彻斯特、盖特威克和伯明翰。

WECHAT ID  
微信账号



MALAYSIA 马来西亚  
**+6016 243 3506**  
tropicnacenang.com.my  
CHINA 中国  
**+86 4000702326**  
tropicnachina.com

Langkawi Property Gallery  
兰卡威销售展厅  
Lot 60177, Jalan Pantai Cenang,  
07000 Langkawi, Kedah, Malaysia.  
enquiry@tropicnacenang.com.my

Developer  
开发商



Sales & Marketing Agent  
销售及营销代理



Developer 开发商: Cenang Resort Sdn. Bhd. (1012934-P) • Address 地址: Lot 60177, Jalan Pantai Cenang, 07000 Langkawi, Kedah, Malaysia. • Tel 电话号码: +604-952 3939 • Developer's License 开发商执照编号: 19160-1/09-2021/02881(L) • Validity Period 有效期限: 29/09/2020 – 28/09/2021 • Advertising & Sale Permit No. 广告准证编号: 19160-1/09-2021/02881(P) • Validity Period 有效期限: 29/09/2020 – 28/09/2021 • Approving Local Authority 建筑蓝图批准单位: Majlis Perbandaran Langkawi • Building Plan Ref. No. 批准蓝图编号: MPLBP/D/3/01/2020(B) • Land Tenure 土地期限: Freehold 永久地契 • Land Encumbrances 土地负担: Affn Bank Berhad • Expected Date of Completion 估计竣工日期: Sep 2025 • Type of Property 发展项目: Serviced Suites 服务式套房 • Total Units 单位总数: Block A 座: 831 units 单位; Blok B 座: 60 units 单位 • Built-up Area 单位面积: Block A 座: 380sf 方尺 (Min 最小) – 1,310sf 方尺 (Max 最大); Block B 座: 1,068sf 方尺 (Min 最小) – 1,303sf 方尺 (Max 最大) • Selling Price 售价: Block A 座: RM543,000.00 (Min 最低) – RM2,789,000.00 (Max 最高); Block B 座: RM1,820,000.00 (Min 最低) – RM3,430,000.00 (Max 最高) • Express Conditions 土地的使用用途: The land contained in this Issue Document Of Title shall be used as a site for Hotel, Serviced Suites and Commercial Buildings only 此地契所载的土地仅可用于兴建酒店、服务式套房及商业建筑 • Restrictions-in-interest 土地的权利限制: Prohibited from conducting any dealings on the land which is intended to be developed as a site for Hotel, Serviced Suites and Commercial Buildings save for the construction and maintenance of road reserves, sealing of the road reserves with tar and stone chips in accordance with the requirements of the Public Works Department and construction of drainages to the satisfaction of the Local Authorities and with the support from the Public Works Department or with a guarantee from the Local Authorities and the Public Works Department that the works for road reserves and the drainages can be completed. 业主被禁止在依照公共工程局标准兴建和维护道路并铺设石头和沥青;并在依照地方政府要求且得到公共工程局批准或得到地方政府和公共工程局的道路及沟渠完工保证的情况下建设沟渠前,在仅可用于兴建酒店、服务式套房及商业建筑物的土地上进行任何土地交易。The information herein is subject to change and cannot form an offer or contract. All renderings are artist's impressions only. The developer reserves the right to modify any part or parts of the building, development and/or any unit prior to completion as directed or approved by the architects and/or the relevant authorities. While every reasonable care has been taken in preparing this material, the developer cannot be held liable for any inaccuracies. 我们已尽力在最大程度上确保该文件所含内容和信息的准确性和可靠性。尽管如此,我们不对此内容和信息,包括但不限于由第三方提供的内容和信息,以及第三方内容和信息的引用来源(包括但不限于网站来源)的准确性、最新性、可靠性、正确性负责。读者及公众有责任为自己的判断和决定。我们保留权利不时或随时,通知或不通知的情况下对此文件所含内容和信息作出修改或更改任何。我们明确声明不負責任何責任,不对任何人因此文件包含的任何内容和信息而引起的任何索賠、損失、損害負責責任;不对任何第三方的索賠、損失或損害負責任何責任。如中、英文两个版本有任何抵触或不相符之处,应以英文版本为准。

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA 此广告已经过国家房屋管理局批准

Printing Reference:  
Version 1(18/9/2020)