



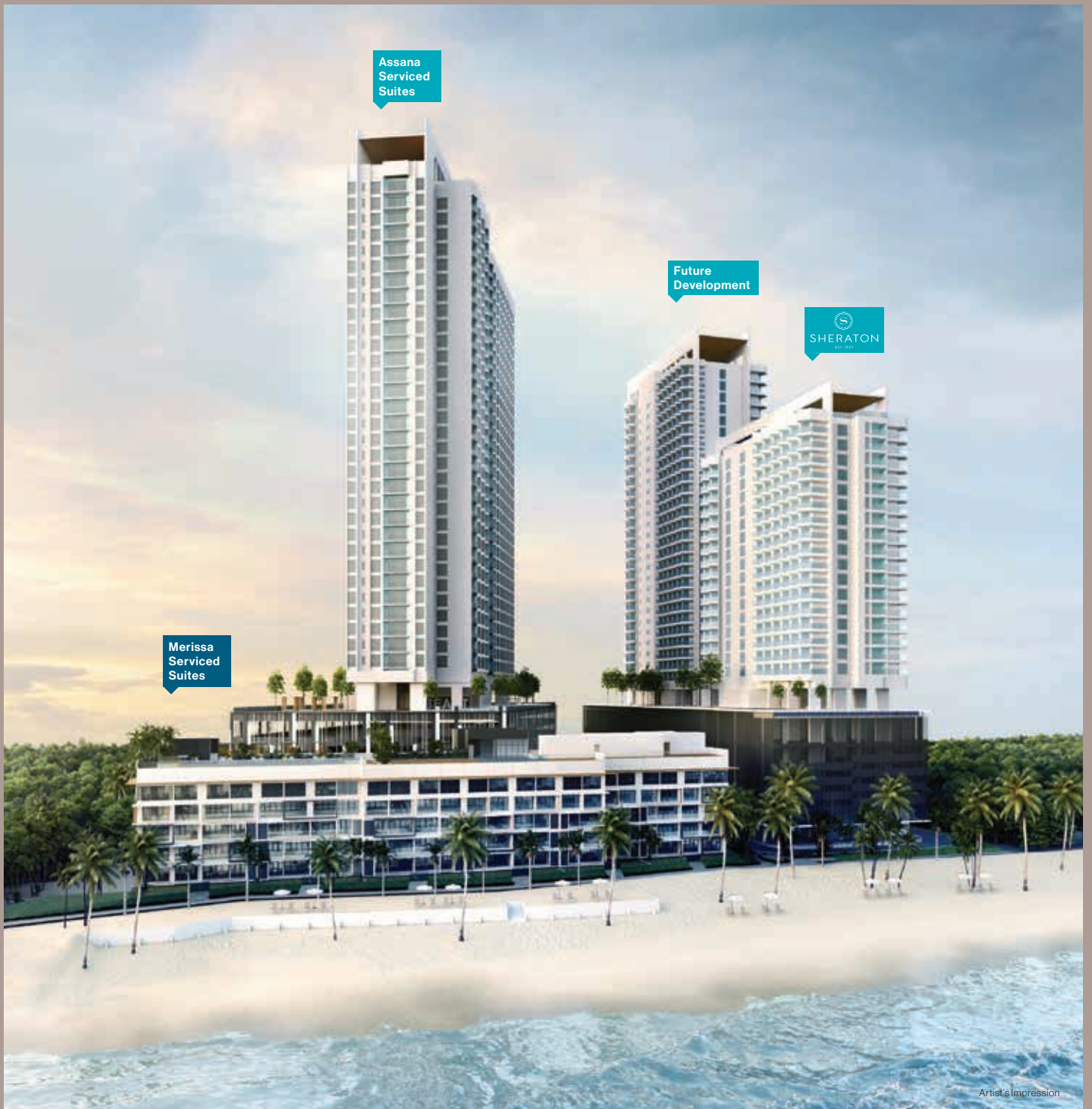
TROPICANA  
CENANG  
LANGKAWI

# PRIME BEACHFRONT HOMES

THE SEA AT YOUR DOORSTEP

merissa

SERVICED SUITES



Artist's Impression

★	★	★	★	★	★
Freehold 6-storey low-rise suites	Direct sea view from every unit	60 limited, fully furnished units	Direct access to Cenang Beach from garden units*	Resort-style rooftop facilities & hotel-grade services	Professional property management services

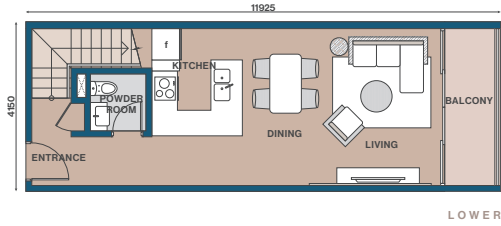
*\*Terms & Conditions Apply*

# LIFE IN THE TROPICS

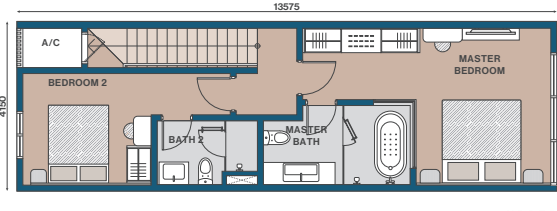
Introducing Merissa Serviced Suites, 60 prime residences with a private-access beach at world-renowned Cenang Beach. These select low-rise suites offer built-ups between 1,066 to 1,303 sf and come with garden and duplex design options to make every homecoming a 5-star holiday.

Welcome to exquisite island living crafted just for you. The sand beneath your feet, clear skies above and gorgeous views of the Andaman Sea just outside your door.

DUPLEX (LEVEL 3A-5)

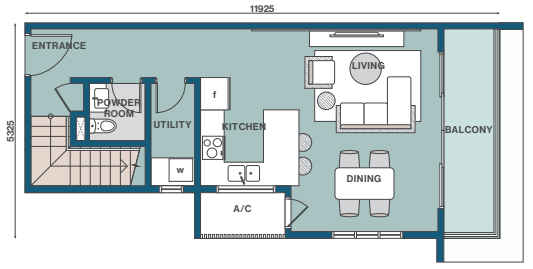


LOWER

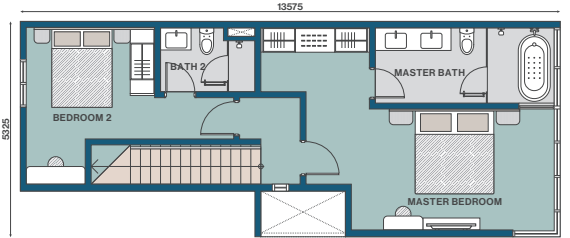


UPPER

**F** 2 2 2  
1119 SF 104 SM



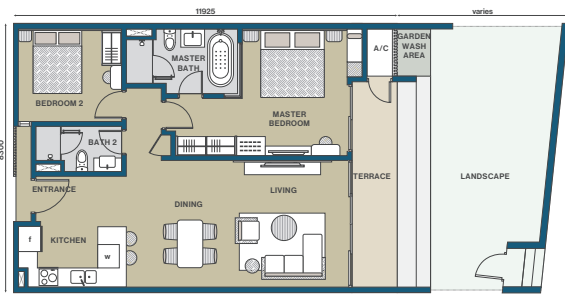
LOWER



UPPER

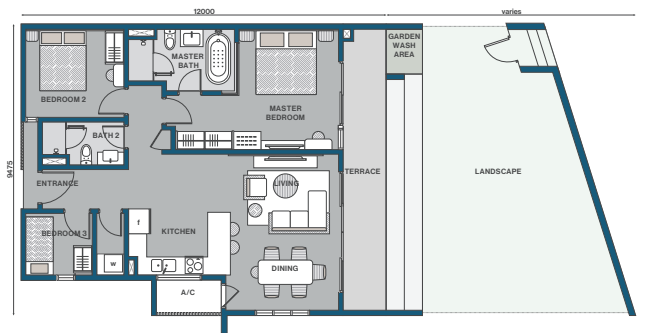
**G** 2 2 2  
1303 SF 121 SM

LEVEL 1-3



**H** 2 2 2  
1066\* SF 99\* SM

\* For standard unit without garden space



**J** 3 2 2  
1161\* SF 107.9\* SM

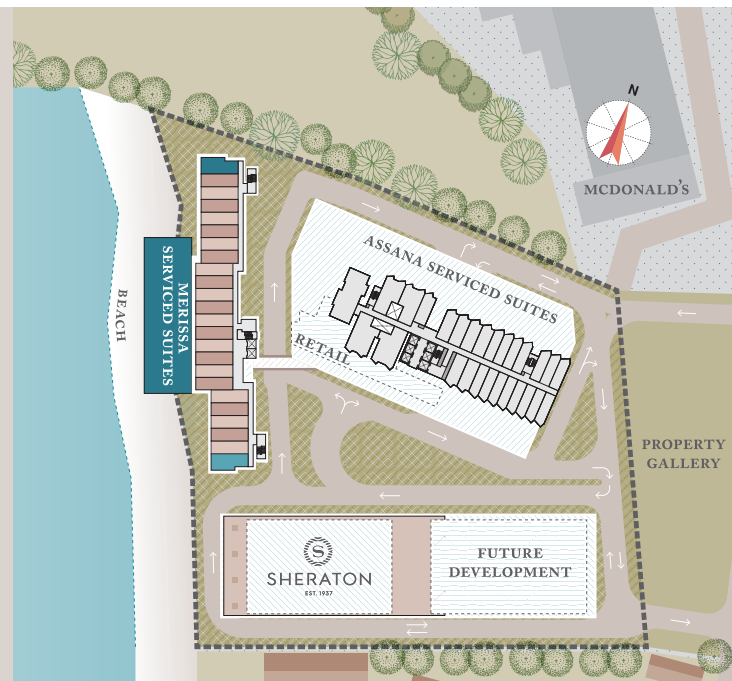
\* For standard unit without garden space

Types J and H are available in different layouts and dimensions. Only ground floor units have garden space. Kindly refer to our friendly sales executives for the full information. For the accurate specification(s) and finishing detail(s) as approved by the relevant authorities of the actual unit purchased, kindly refer to the formal Sale and Purchase Agreement.

Units on Levels 3A - 5 are Duplex Units.



SEA VIEW



# LANGKAWI



Merissa Serviced Suites' proximity to the Langkawi International Airport – just 9km away is the perfect home base to get around the island. Everything you yearn for is mere minutes away, from duty-free shopping, nature, beach fun to live music and food. What are you waiting for?



+6016 363 0900  
+604 952 3939

Tropicana Cenang Property Gallery  
Lot 60177, Jalan Pantai Cenang,  
07000 Langkawi, Kedah, Malaysia.  
enquiry@tropicancenang.com.my  
Property Gallery Open Daily (10am – 6pm)



Pemaju: Cenang Resort Sdn. Bhd (1012934-P) Alamat: Lot 60177, Jalan Pantai Cenang, 07000 Langkawi, Kedah, Malaysia. Tel: +604-952-3939 • No. Lesen Pemaju: 19160/09-2027/0822(A) • Tempoh Sah: 29/09/2022 – 28/09/2027 • No. Permit Iklan dan Jualan: 19160-1/09-2024/1321(R)-(S) • Tempoh Sah: 29/09/2023 – 28/09/2024 • Pihak Berkuasa: Majlis Perbandaran Langkawi • No. Rujukan Pelan Bangunan: MPLBP/D/3/01/2020(B) • Pegangan Tanah: Kekal • Bebanan Tanah: Affin Bank Berhad • Tarikh Dijangka Siap: Mac 2026 • Jenis Pembangunan: Suite Servis • Unit, Blok B - 60 Unit • Baki Unit: Blok A – 459 Unit; Blok B – 57 Unit • Keluasan Unit: Blok A: 380kp (Min) – 1,310kp (Maks); Blok B: 1,066kp (Min) – 1,303kp (Maks); • Harga Jualan: Blok A – RM461,000.00 (Min) – RM2,789,000.00 (Maks); Blok B – RM1,820,000.00 (Min) – RM3,430,000.00 (Maks) • Syarat-syarat Nyata: Tanah yang terkandung dalam hakmilik ini hendaklah digunakan sebagai Tapak Hotel, Suite Servis & Bangunan Perniagaan sahaja. Sekatan-sekatan Kepentingan: Ditegah membuat sebarang perikaraan (dealings) di atas tanah yang hendak dimajukan sebagai Tapak Hotel, Suite Servis & Bangunan Perniagaan sahaja melainkan budi tanah bina dan pelikara simpanan jalan itu dan taruh batu dan tar menurut taraf Jabatan Kerja Raya serta peranti-parti dengan sepuas hati Penguasa Tempatan serta mendapat sokongan daripada Jabatan Kerja Raya atau ada jaminan daripada Penguasa Tempatan dan Jabatan Kerja Raya bahawa jalan-jalan dan parti-parti itu dapat diselesaikan. IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA