



TROPICANA
CENANG
LANGKAWI

clariSSa

BEACHWALK SHOPPES

FREEHOLD

THE ULTIMATE PARADISE TO LIVE, PLAY & INVEST

LANGKAWI'S BOOMING LIFESTYLE HUB

Nestled in the heart of Langkawi's most bustling hotspot, **Tropicana Cenang** is surrounded by **beachfront lifestyle, residences and hotels, recreational amenities, trendy Cenang Street,** and the ever popular **Pantai Cenang.**

Here, Clarissa Beachwalk Shoppes is set to be the premier destination for new business owners to thrive, offering 6 unique prime retail units.

assana
SERVICED SUITES

clarissa
SERVICED SUITES & BEACHWALK SHOPPES

merissa
SERVICED SUITES

More Attractions,
More Rewarding Returns

PRIME LOCATION AMONG POPULAR ATTRACTIONS

Benefit from high visibility and significant foot traffic of diverse range of customers to your retail space, Clarissa Beachwalk Shoppes is located in a strategic spot surrounded by a wealth of attractions.



**The ZON
Duty Free**

300 m

Attract large number of international and local tourists who shop here.



**Nightlife
Street**

300 m

Capitalise on Pantai Cenang's lively nightlife like unique fire shows with endless spending customers.



**Water Sports
Activities**

400 m

Attract adventure enthusiasts and beachgoers seeking leisure.



**Underwater
World Langkawi**

400 m

Malaysia's largest aquarium, featuring over 4,000 species, is a top attraction that consistently draws thousands of visitors each year, especially young families & animal lovers.



**F&B
Outlets**

500 m

Gain a steady flow of tourists seeking exclusive dining experience by the beach.



**Langkawi
International Airport**

9 km

Close proximity for the convenience of airport travelers seeking instant leisure.

SERVING THOUSANDS OF HOMES IN PANTAI CENANG

With 891 residential units in Assana and Merissa, plus 806 units in upcoming Clarissa Serviced Suites, anticipate high-spending consumers for your retail space.

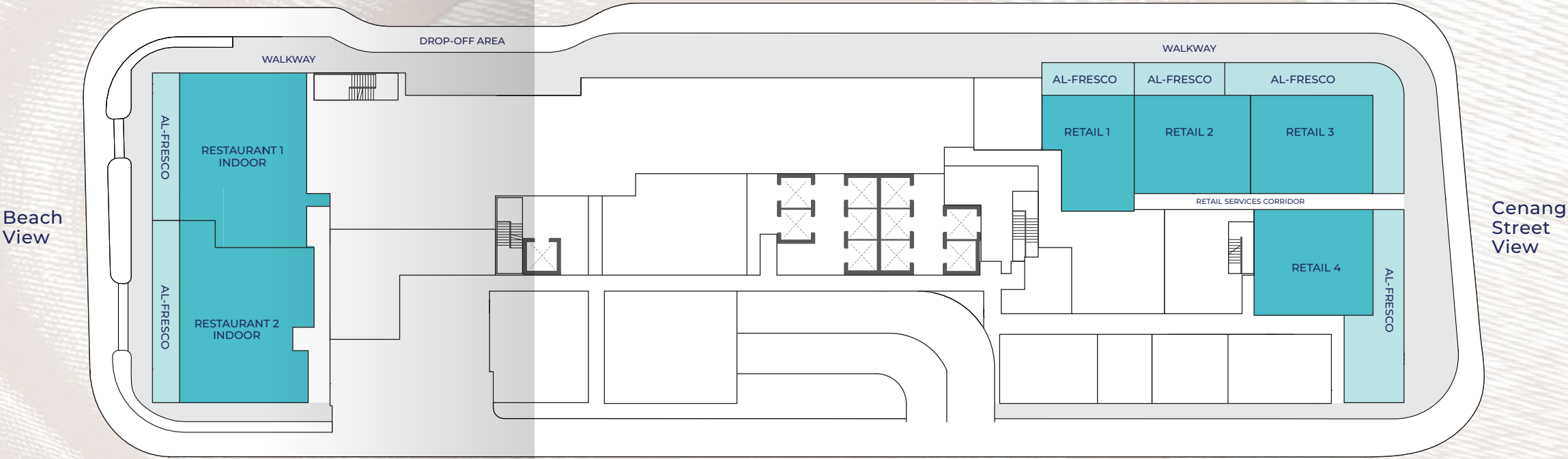
OPPORTUNITIES FROM BOUTIQUE & 5-STAR HOTELS NEARBY

Located along Pantai Cenang, our site is surrounded by boutique hotels and 5-star resorts with over 90% occupancy. With PARKROYAL Langkawi Resort and Nautilus Resort, Curio Collection by Hilton just next door, this location attracts high foot traffic - an excellent opportunity for retail success.

VIBRANT COMMERCIAL ATTRACTIONS

Be prepared to thrive at the heart of residents and visitors eager to indulge in your retail space every day.

SITE PLAN



STRATEGIC DESIGN TO OPTIMISE YOUR TRAFFIC

With a dynamic blend of dining and entertainment options, captivating architecture, breathtaking sea views and strategically designed for optimal traffic flow and visibility, Clarissa Beachwalk Shoppes offer **unparalleled exposure for a prime investment opportunity.**

High Visibility from Both Sides

6 exclusive retail units with sea view and al-fresco area to attract major foot traffic from Pantai Cenang & Cenang Street.



Convenient Access to Drive Footfall

Strategic drop-off points and walkways to Cenang Street to optimise customer flow.



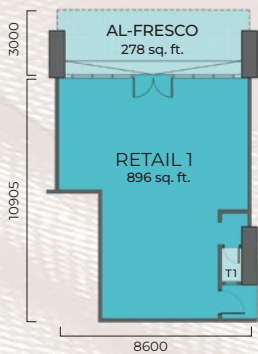
Flexible Retail Unit Sizes

Set up your dream business from 1,174 sq. ft. to 2,442 sq. ft.



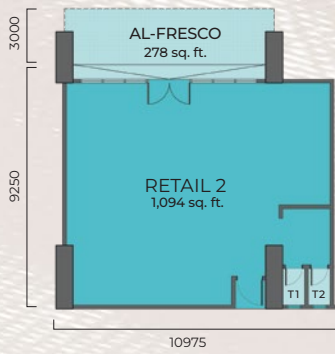
Commitment to ESG

Green design with sustainable features for energy efficiency.



RETAIL 01

BUILT-UP | 1,174 sq. ft.



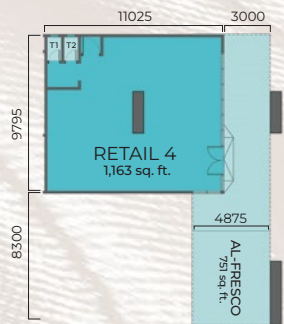
RETAIL 02

BUILT-UP | 1,372 sq. ft.



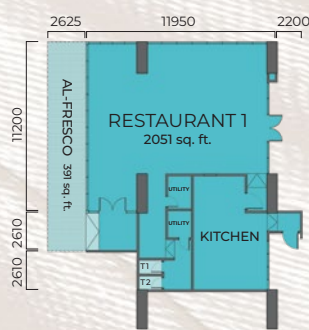
RETAIL 03

BUILT-UP | 1,950 sq. ft.



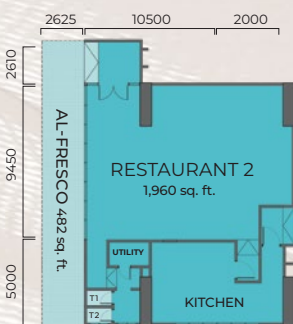
RETAIL 04

BUILT-UP | 1,914 sq. ft.



RESTAURANT 01

BUILT-UP | 2,442 sq. ft.



RESTAURANT 02

BUILT-UP | 2,442 sq. ft.



GENERAL SPECIFICATION

STRUCTURE		: Reinforced Concrete
ROOF COVERING		: Reinforced Concrete
ROOF FRAMING		: Reinforced Concrete
WALL		: Reinforced Concrete / Brickwork
CEILING		: Skim Coat / Plaster Ceiling and Paint
WINDOWS		: Aluminium Frame Glass Window
DOORS	: Main Entrance	: Glass Door
	: Rear Door	: Fire Rated Timber Door
	: Others	: Timber Flush Door
IRONMONGERIES		: Quality Lockset
WALL FINISHES	: Toilet	: Tiles
	: Others	: Plaster and Paint
FLOOR FINISHES	: Retail	: Cement Render
	: Toilet	: Tiles
	: Al-Fresco	: Tiles

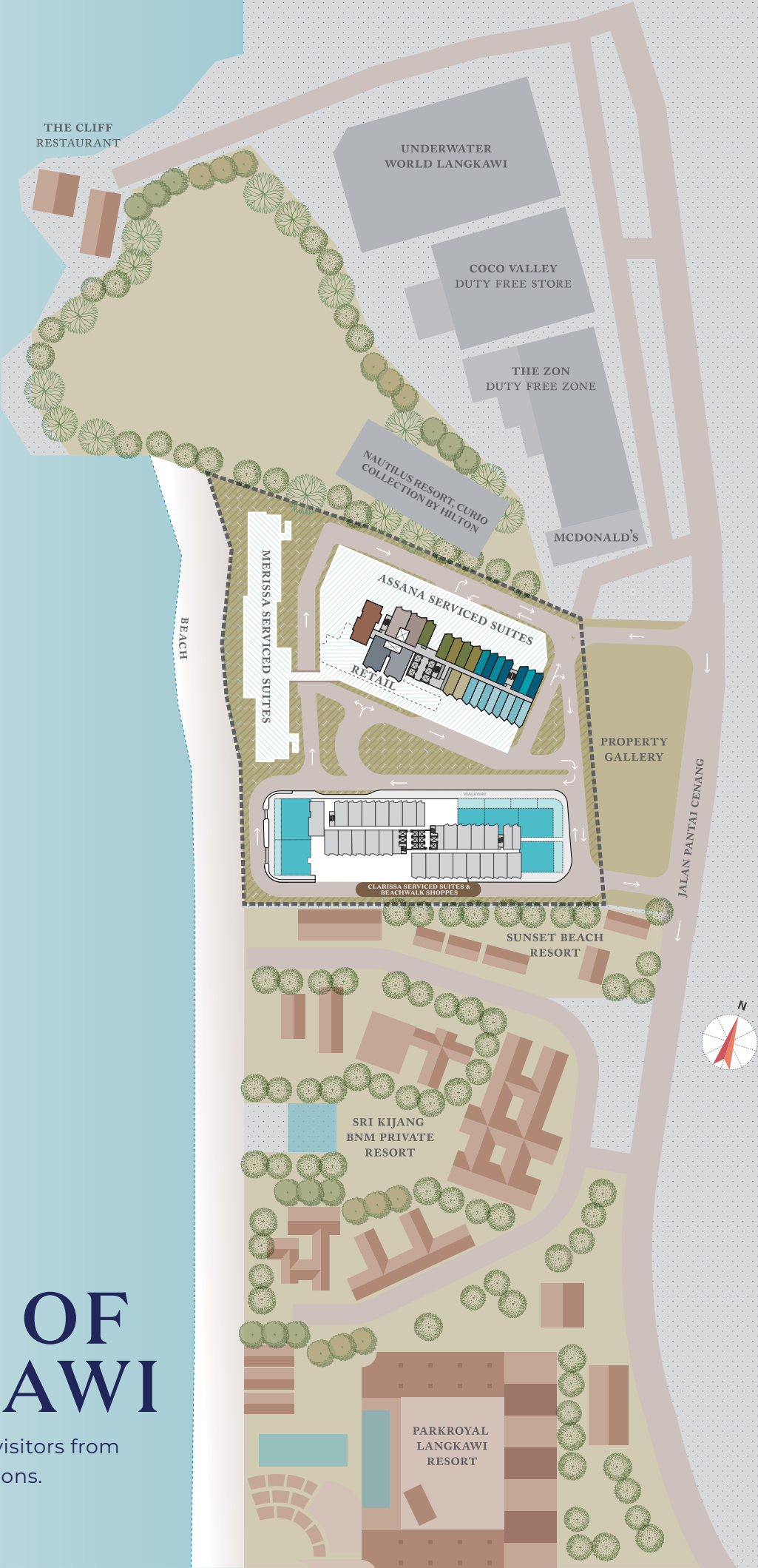
SANITARY & PLUMBING FITTINGS	RETAIL 1	RETAIL 2,3,4	RESTAURANT 1,2
Kitchen Tap Point	1 no	1 no	1 no
Wash Basin	1 no	2 nos	2 nos
Sink Tap	1 no	2 nos	2 nos
Water Closet	1 no	2 nos	2 nos

ELECTRICAL INSTALLATIONS			
Lighting Point	1 no	2 nos	2 nos
13A Socket Outlet	2 nos	2 nos	4 nos
Electrical DB	1 no	1 no	1 nos

INTERNAL TELECOMMUNICATIONS TRUNKING & CABLING	: 1 no Fiber wall socket
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THRIVE IN THE BUSTLING
HEART OF LANGKAWI

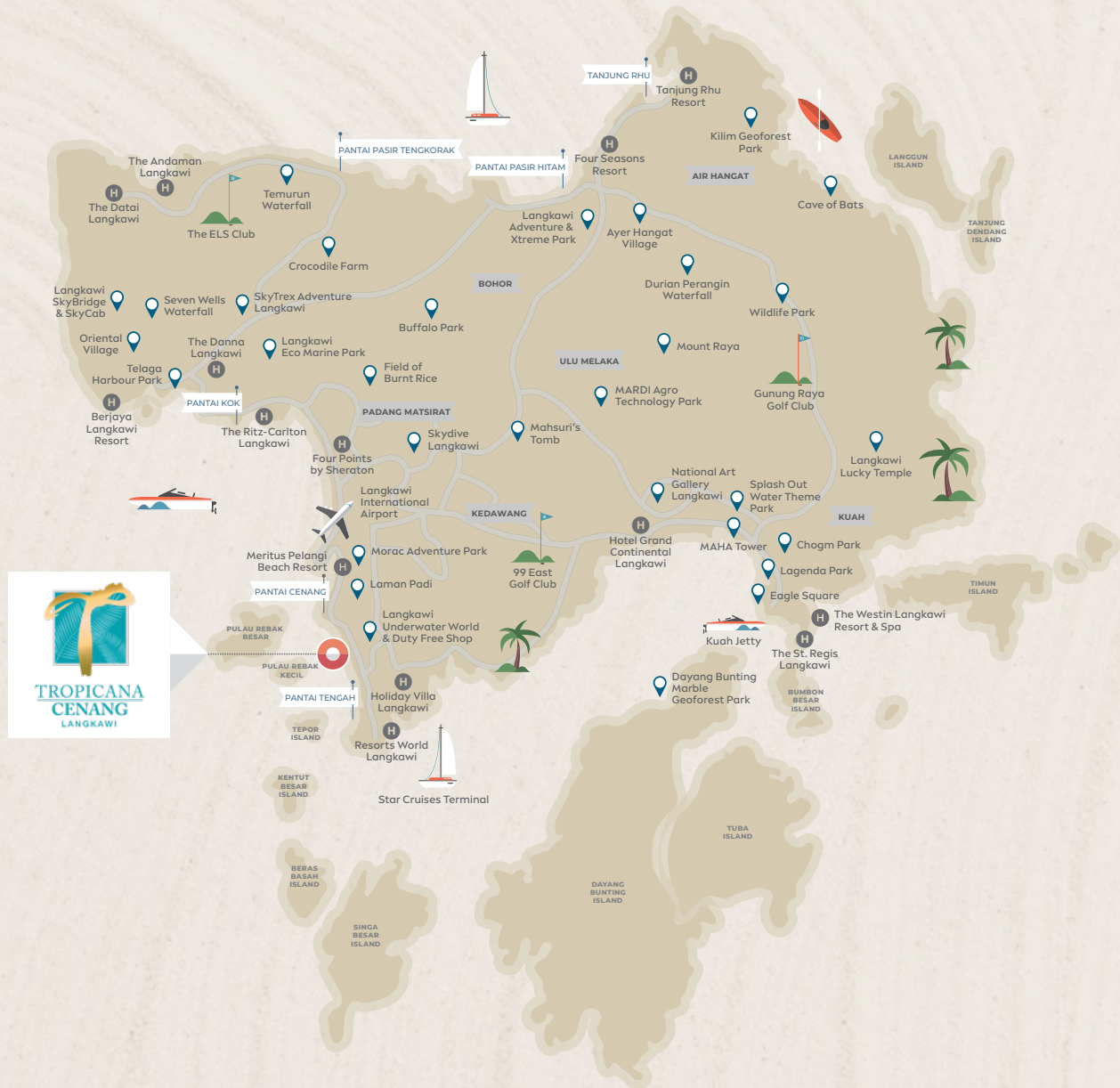
Draw a substantial influx of visitors from surrounding popular attractions.



WELCOME TO THE

TOP ISLAND DESTINATION IN ASIA

A UNESCO Global Geopark gem set in the stunning Andaman Sea, Langkawi boasts pristine beaches, lush rainforests, and diverse outdoor activities - making it an ideal destination for travelers and investors seeking natural beauty and sustainable growth.



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Developer:

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TROPICANA LAGOON &

**TROPICANA CENANG
PROPERTY GALLERY**

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A member of



TROPICANA
CORPORATION BERHAD

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