



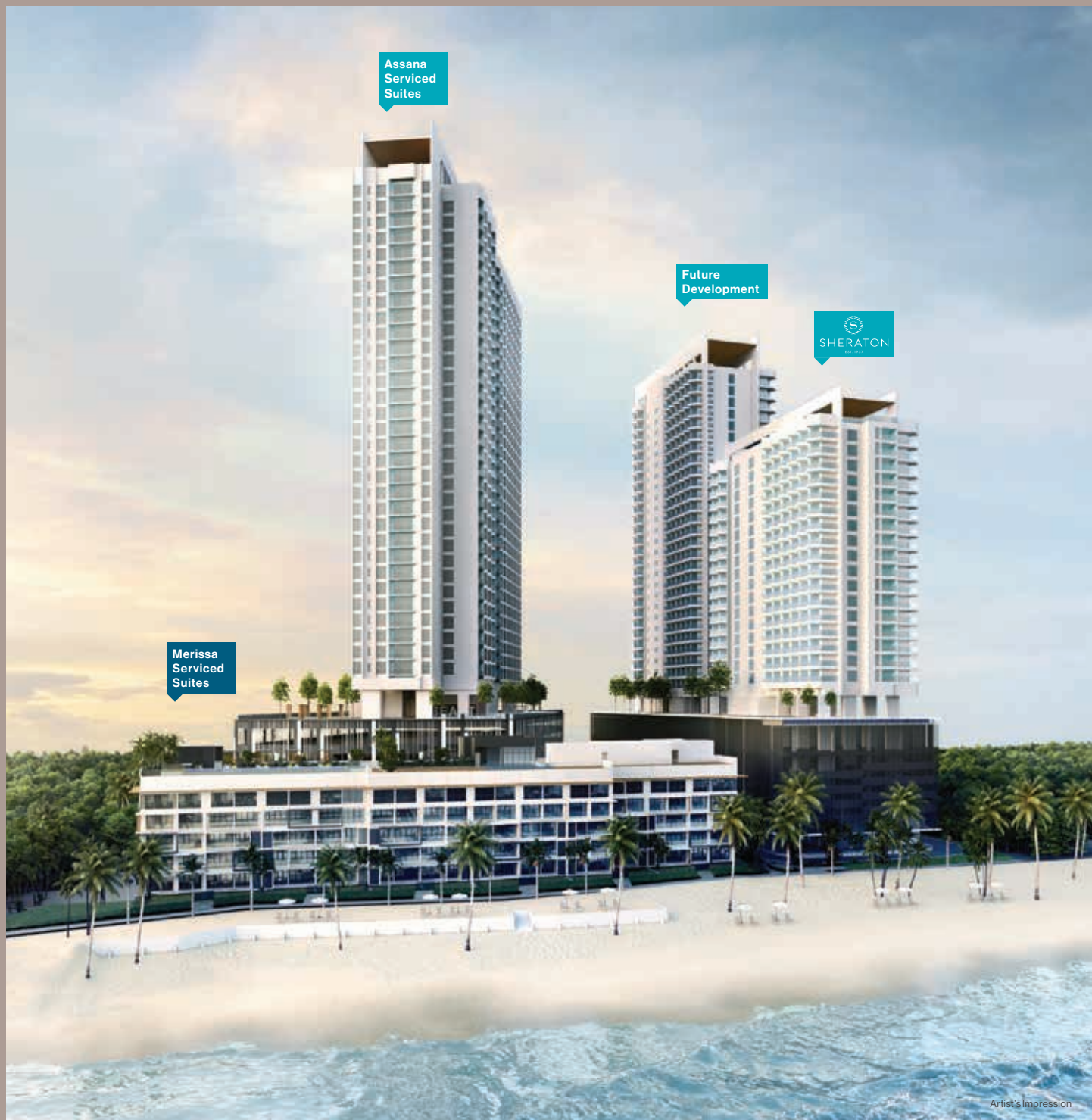
TROPICANA
CENANG
LANGKAWI

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

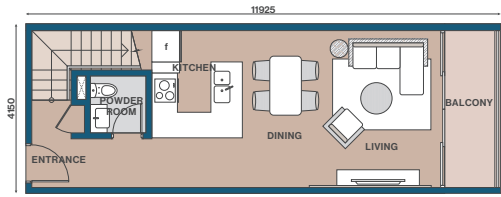
**Terms & Conditions Apply*

LIFE IN THE TROPICS

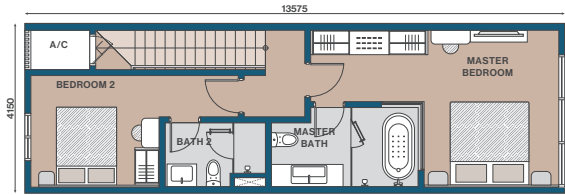
Introducing Merissa Serviced Suites, 60 prime residences with a private-access beach at world-renowned Cenang Beach. These select low-rise suites offer built-ups between 1,066 to 1,303 sf and come with garden and duplex design options to make every homecoming a 5-star holiday.

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)

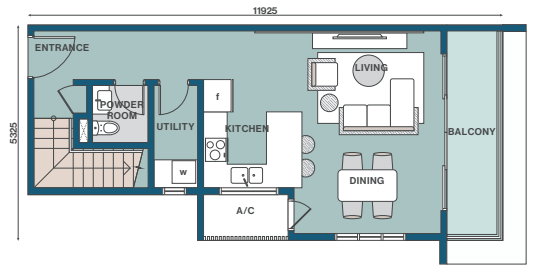


LOWER

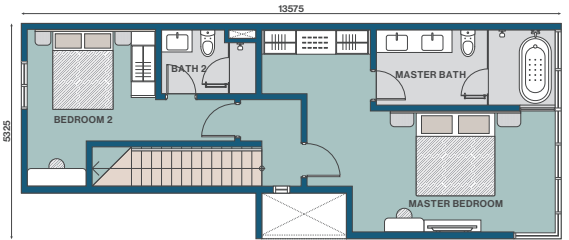


UPPER

F 202020
1119 SF 104 SM



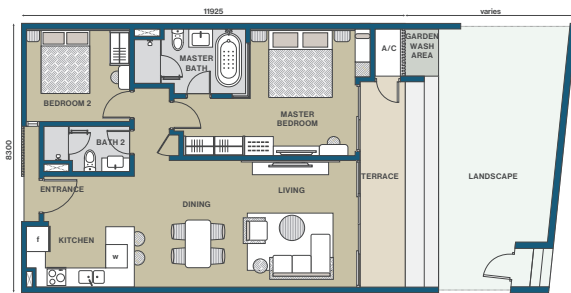
LOWER



UPPER

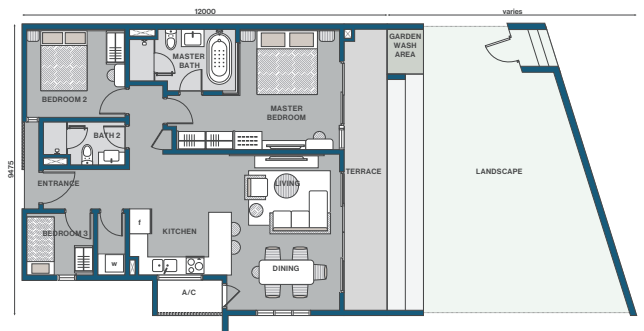
G 202020
1303 SF 121 SM

LEVEL 1-3



H 202020
1066* SF 99* SM

* For standard unit without garden space



J 302020
1161* SF 107.9* SM

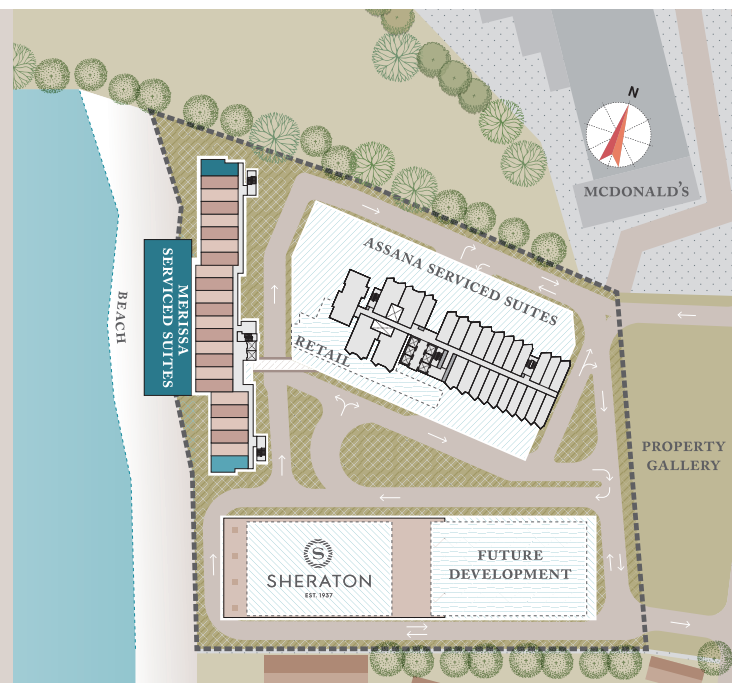
* For standard unit without garden space

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 Level 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?



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+604 952 3939

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



Developer : Cenang Resort Sdn. Bhd. (1012934-P) • Address : Lot 60177, Jalan Pantai Cenang, 07000 Langkawi, Kedah, Malaysia. • Tel. : +604-952 3939 • Developer's License : 19160/09-2027/0822(R) • Validity Period : 29/09/2022 – 28/09/2027 • Advertising & Sale Permit No. : 19160-1/09-2023/0353(R)-(S) • Validity Period : 29/09/2022 – 28/09/2023 • Approving Local Authority : Majlis Perbandaran Langkawi • Building Plan Ref. No. : MPLBP/D/3/01/2020(B) • Land Tenure : Freehold • Land Encumbrances : Affin Bank Berhad • Expected Date of Completion : March 2026 • Type of Property : Serviced Suites • Total Units : Block A : 831 units; Block B : 60 units • Balance Units : Block A – 771 Units; Block B – 59 Units • Built-up Area : Block A : 380sf (Min) – 1,310sf (Max); Block B : 1,066sf (Min) – 1,303sf (Max) • Selling Price : Block A : RM543,000.00 (Min) – RM2,789,000.00 (Max); Block B : RM1,820,000.00 (Min) – RM3,430,000.00 (Max) • Express Conditions : The land contained in this Issue Document Of Title shall be used as a site for Hotel, Serviced Suites and Commercial Buildings only • Restrictions-in-interest : 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. 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. IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA.