TROPICANA
LAGOON
TANJUNG RHU, LANGKAWI

FREEHOLD | OCEANFRONT | FULLY FURNISHED

Global Inspiration. *Malaysian Life.*

MAIA SOLANA

RESORT VILLAS & SERVICED SUITES

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Memories

that Matter

Where light becomes part of your story

MAIA SOLANA

RESORT VILLAS & SERVICED SUITES

Shaped by sunlight. Sealed by time.

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Langkawi, *Where Light Meets Horizon*

Beyond its beaches and limestone cliffs, Langkawi is defined by its light. Mornings shimmer across the Andaman Sea. Evenings settle in warm gold.

At Maia Solana, this natural radiance becomes part of everyday living.

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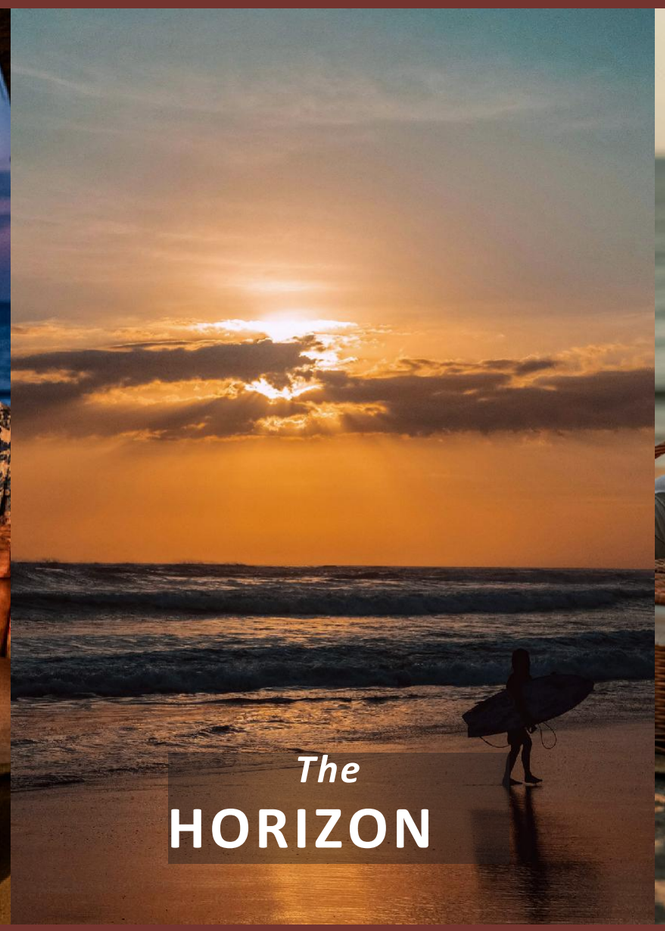
Langkawi is not only a destination — it is a rhythm you return to.
Here, days unfold gently, shaped by familiarity, warmth and the quiet comfort of belonging.



Where journeys end and life settles naturally into place.



Shared tables, unhurried conversations, moments that stay.



Open views. Open time. Space to breathe deeply.



Moments become stories. Stories become keepsakes.

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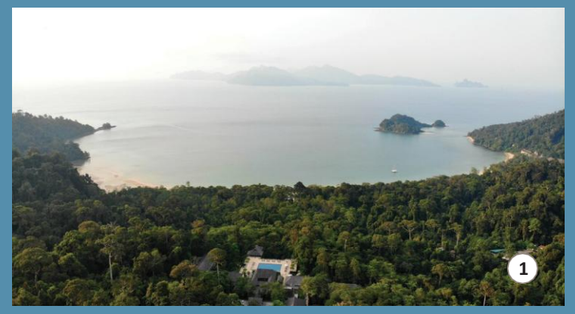
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Map of Langkawi



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Explore Langkawi's Landmarks



DATAI BAY

A secluded pocket of paradise with sandy white beaches, enjoy a swim in the Andaman Sea.



TANJUNG RHU

Secluded and peaceful; with high limestone cliffs and mangroves.



PANTAI KOK

One of Langkawi's best marinas, a major gateway and destination for yachts in the region.



CENANG BEACH

A vibrant shoreline with lush trees, white sandy beaches, diverse watersports, and seaside dining.



KUAH TOWN

The capital and administrative headquarters, Kuah Town is also the main hub for duty-free shopping.

MAIN ISLAND POPULATION

98,100

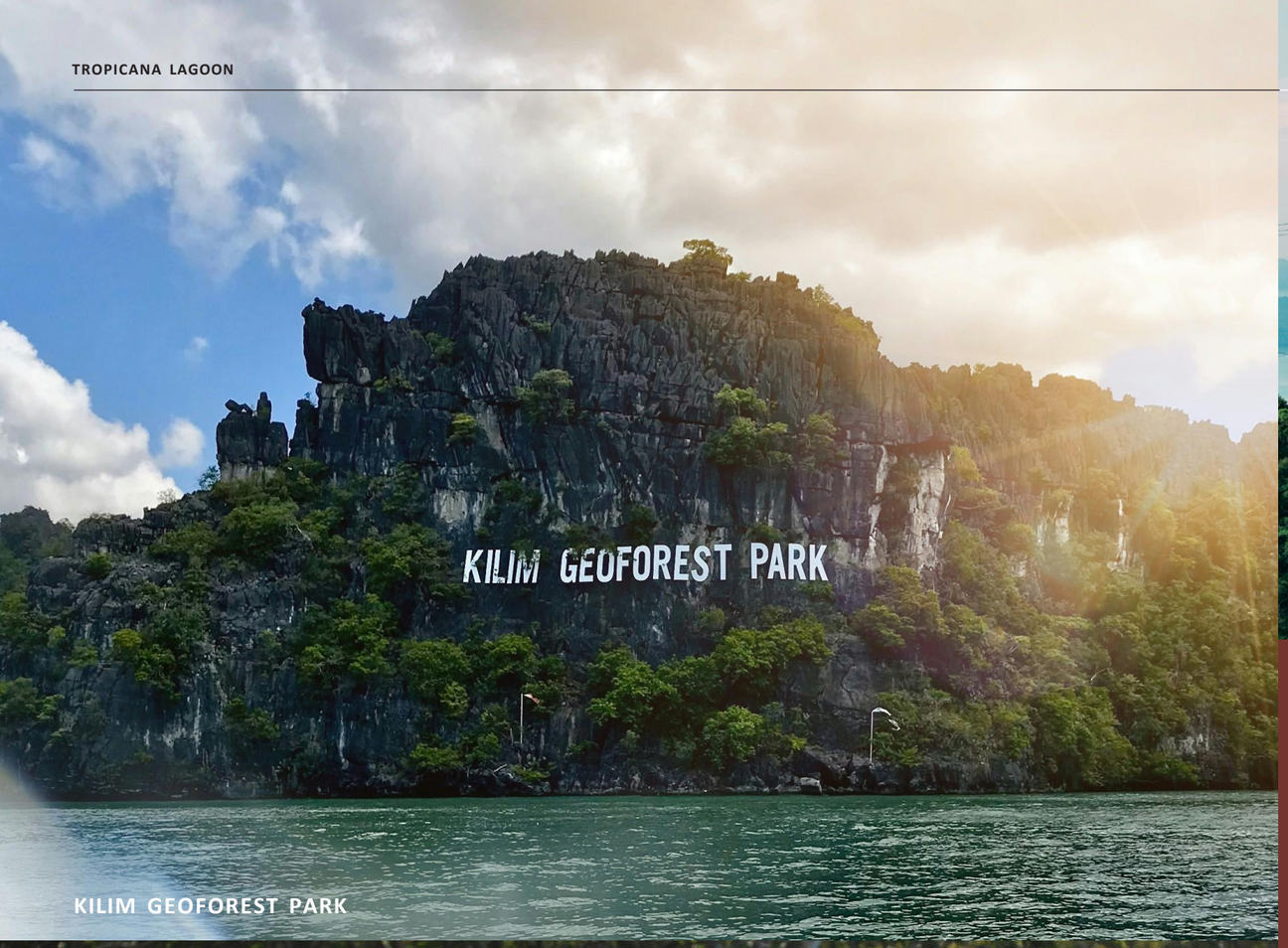
TOTAL POPULATION

110,500

ETHNICITY

Malay (92.3%), Chinese, Indian, and other ethnic groups

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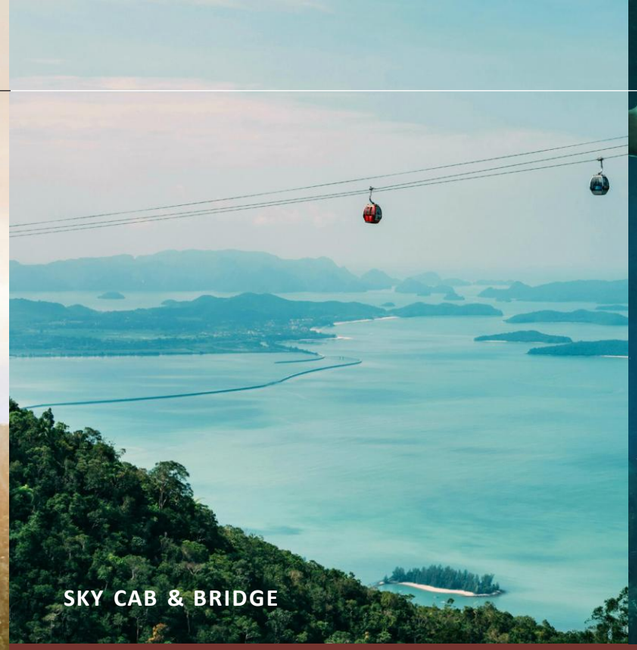


KILIM GEOFOREST PARK



MANGROVE RIVER CRUISE

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SKY CAB & BRIDGE



UNDERWATER WORLD LANGKAWI

TOP 6
Attractions

Langkawi is the perfect destination for holidays and adventure, offering a mix of natural wonders and thrilling activities, from exploring lush landscapes to enjoying serene beaches and iconic attractions.



PANTAI CENANG



EAGLE SQUARE

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Returning *Feels Natural*



Journeys to Langkawi unfold with quiet assurance

From international gateways to island runway, movement feels seamless, familiar and unhurried.
Whether returning for a season or escaping for a moment, every arrival at Maia Solana begins in light — and ends in belonging.

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Connectivity to Langkawi

>1000
FLIGHTS MONTHLY

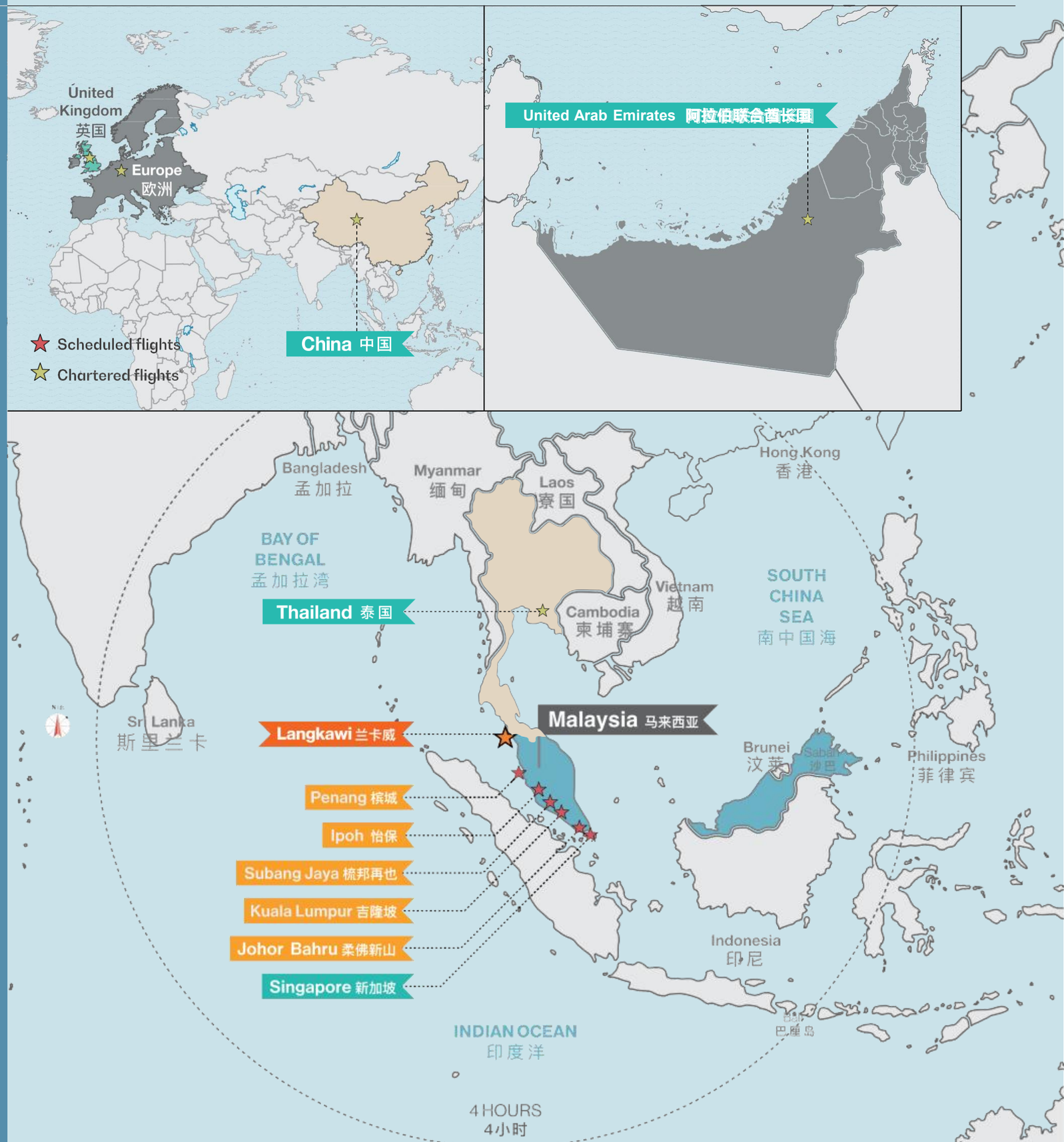
4 international

5 domestic

CRUISE AND FERRY SERVICE

Embark at Port Klang (Malaysia) and Singapore

From Kuala Kedah, Kuala Perlis, Penang, Satun and Koh Lipe (Thailand)



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Location Map

SURROUNDING AMENITIES WITHIN REACH:

Ayer Hangat Night Market	**1.2**	**km**
Rhu Bar	**1.5**	**km**
Pantai Pasir Hitam	**2**	**km**
Ayer Hangat Village	**2.3**	**km**
Langkawi Craft Complex	**3.5**	**km**
Tanjung Rhu Mangrove Tour & Jetty	**4.4**	**km**
Pantai Pasir Panjang	**4.7**	**km**
Durian Perangin Waterfall	**5.6**	**km**
Galeria Perdana	**7.4**	**km**
Kilim Geoforest Park	**7.9**	**km**

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MAIA SOLANA

TOWNHOUSES & SERVICED SUITES

The Light *of the Lagoon*

Where memories are made in warmth.

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Private Passage

to Tanjung Rhu

Beyond the gates, a private path unfolds toward the untouched sands of **Tanjung Rhu**. Reserved for residents, this quiet shoreline invites unhurried walks, golden-hour reflections and moments shaped by sea and sky —without the presence of the public.

At **Maia Solana**, exclusivity is not declared. It is experienced.

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Defined

by Its Setting

Positioned along one of Langkawi's most distinguished coastlines, beside **Four Seasons** and **Tanjung Rhu Resort**, Maia Solana occupies ground that few developments can claim.

Surrounded by legacy hospitality and protected shoreline, the address holds its place with quiet authority.

A location not often repeated —and seldom replaced.

FOUR SEASONS RESORT
Langkawi, Malaysia

TANJUNG RHU RESORT
LANGKAWI

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Every Day Becomes Worth Remembering

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Memories *that Matter*

MAIA SOLANA

A calm expression of coastal living.

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Capture the Moment.

Keep the Memory.

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Composed in Form. *Defined by Light.*

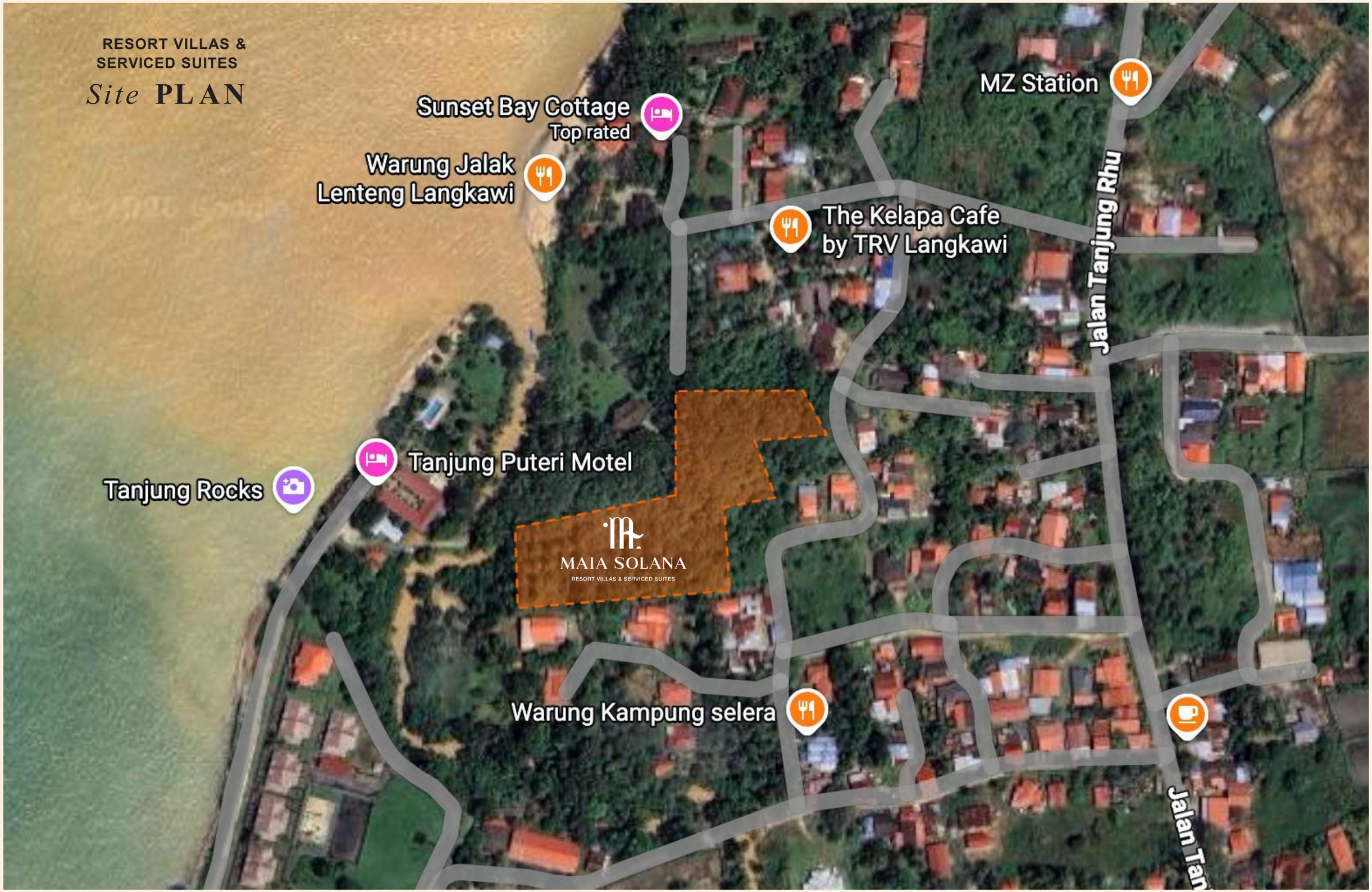
A façade of measured lines and warm restraint, designed to filter sunlight, frame views and stand with quiet confidence.

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RESORT VILLAS &
SERVICED SUITES

Site PLAN

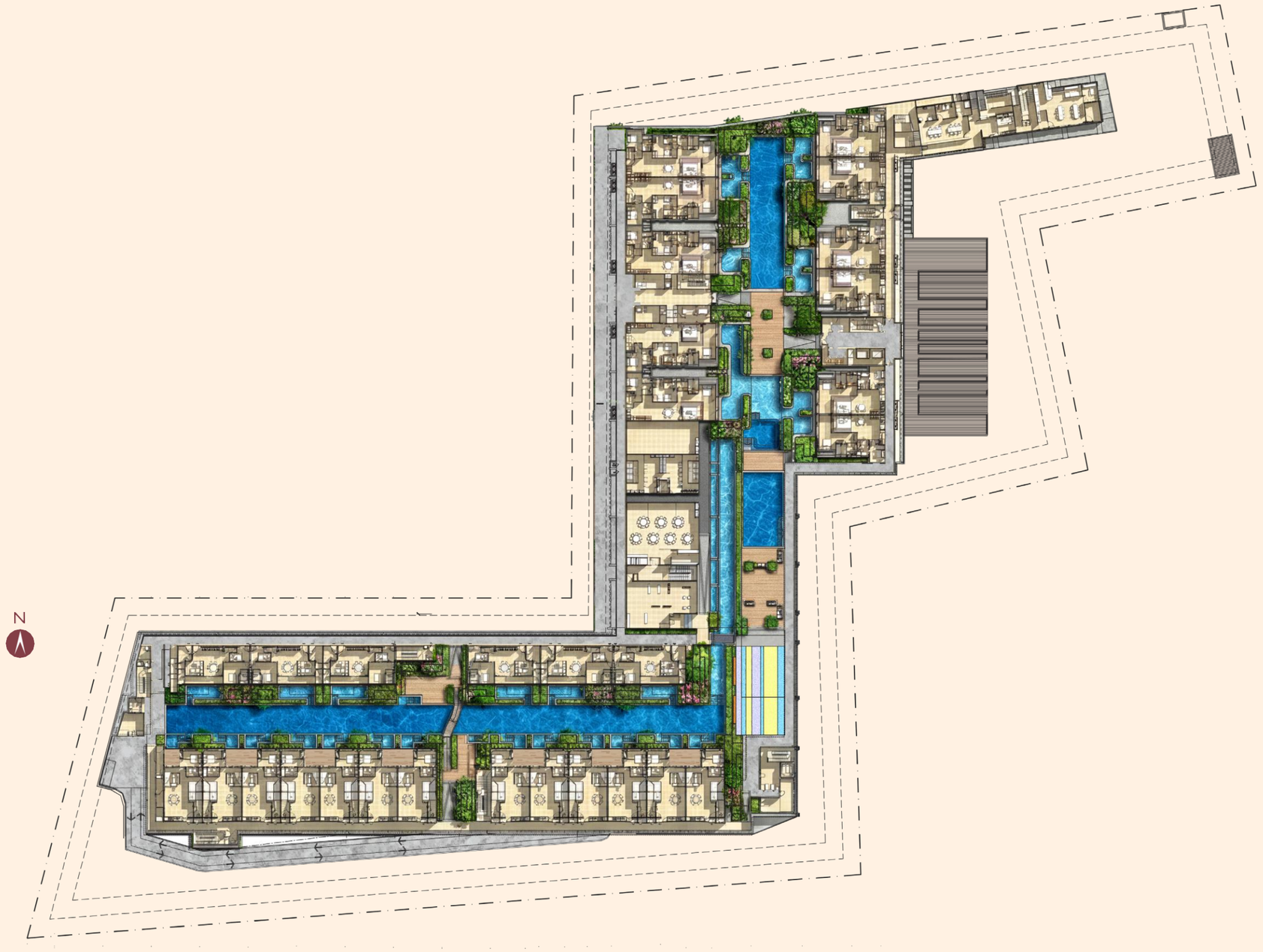


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TOWNHOUSES & SERVICED SUITES

Site PLAN



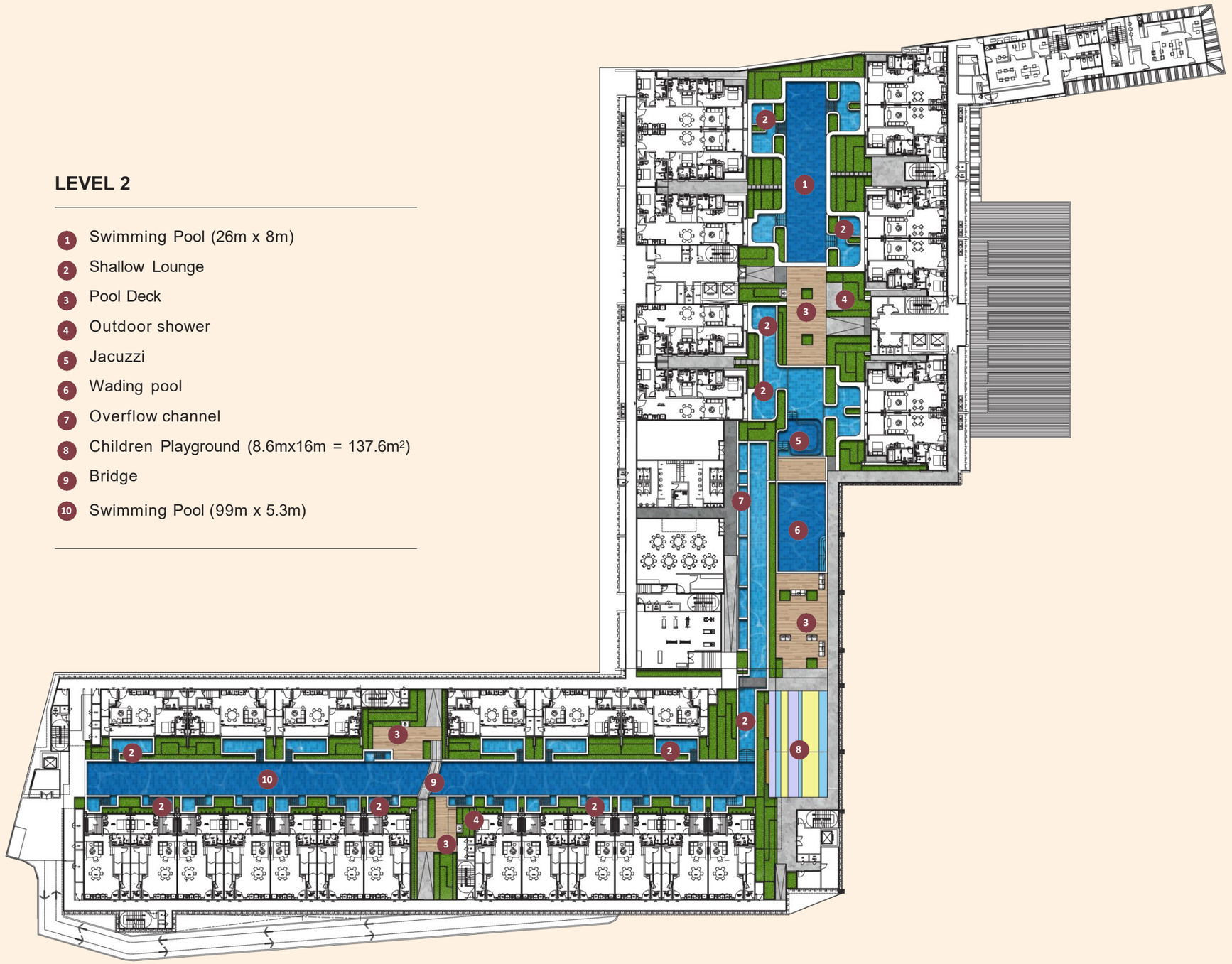
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Facilities **PLAN**

LEVEL 2

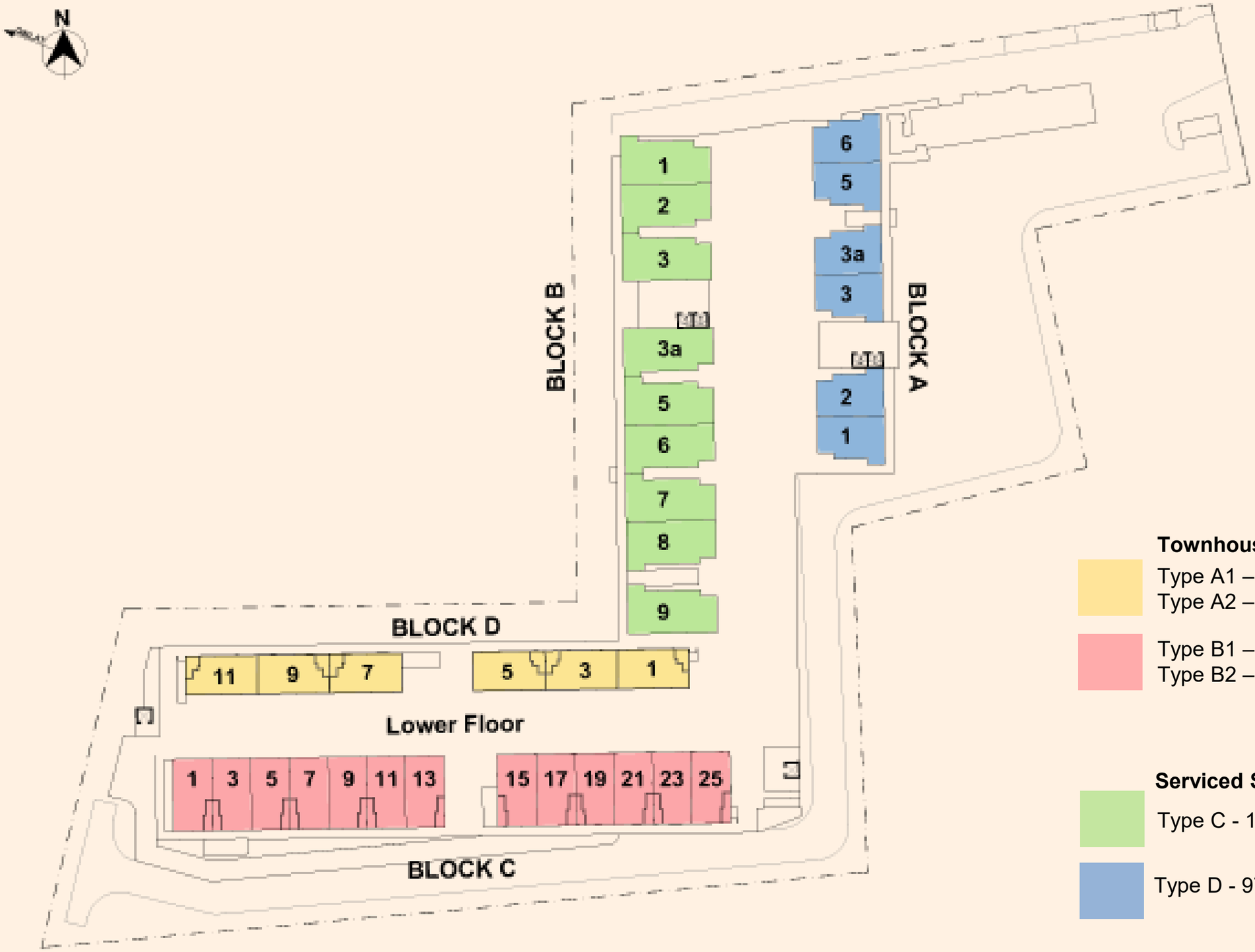
1. Swimming Pool (26m x 8m)
2. Shallow Lounge
3. Pool Deck
4. Outdoor shower
5. Jacuzzi
6. Wading pool
7. Overflow channel
8. Children Playground (8.6mx16m = 137.6m²)
9. Bridge
10. Swimming Pool (99m x 5.3m)



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Typical Floor **PLAN**



Townhouse

Type A1 – 1,314 sqft (lower unit)
Type A2 – 1,387 sqft (upper unit)

Type B1 – 1,304 sqft (lower unit)
Type B2 – 1,390 sqft (upper unit)

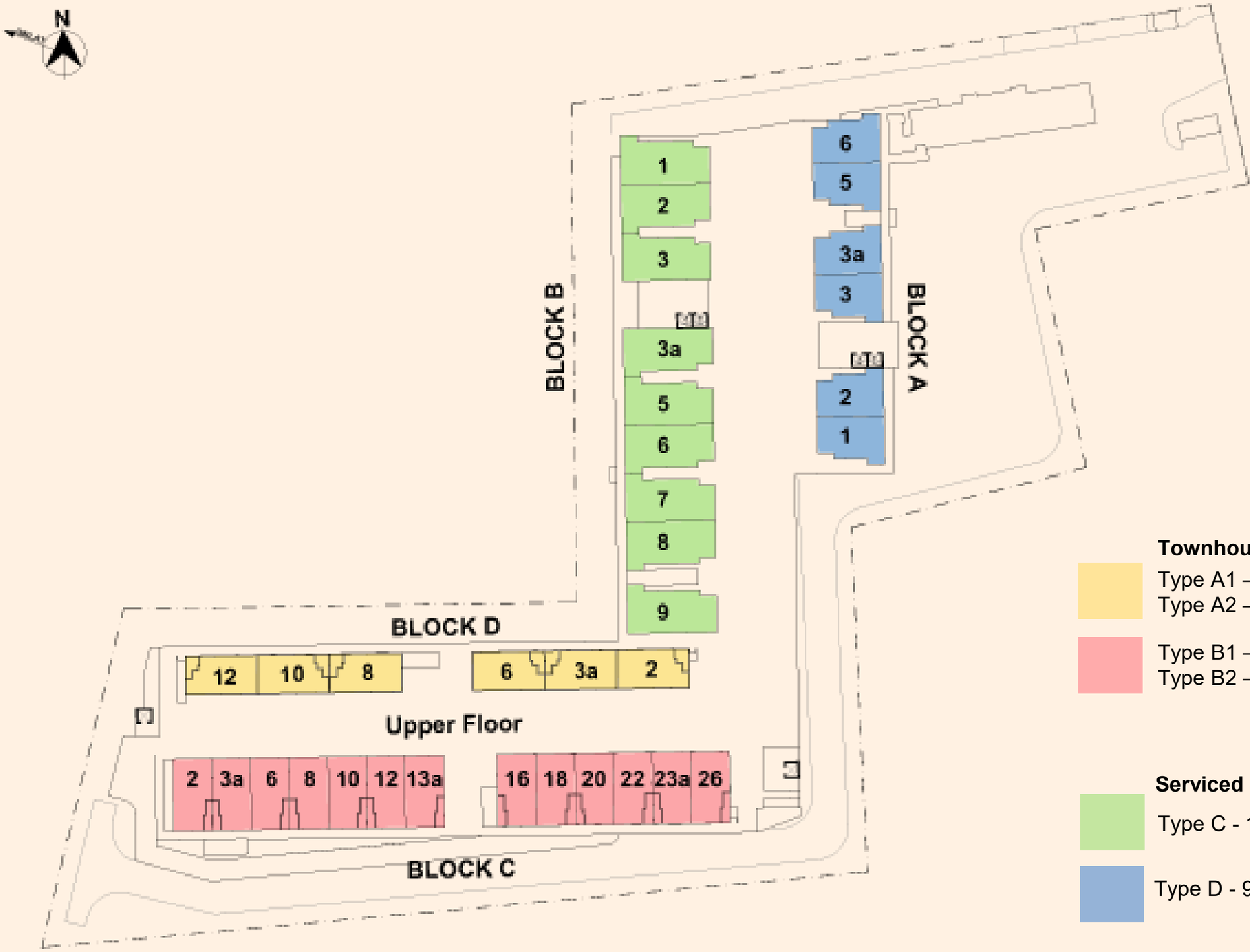
Serviced Suite

Type C - 1,300 sqft

Type D - 975 sqft

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Typical Floor **PLAN**



Townhouse

Type A1 – 1,314 sqft (lower unit)
Type A2 – 1,387 sqft (upper unit)

Type B1 – 1,304 sqft (lower unit)
Type B2 – 1,390 sqft (upper unit)

Serviced Suite

Type C - 1,300 sqft

Type D - 975 sqft

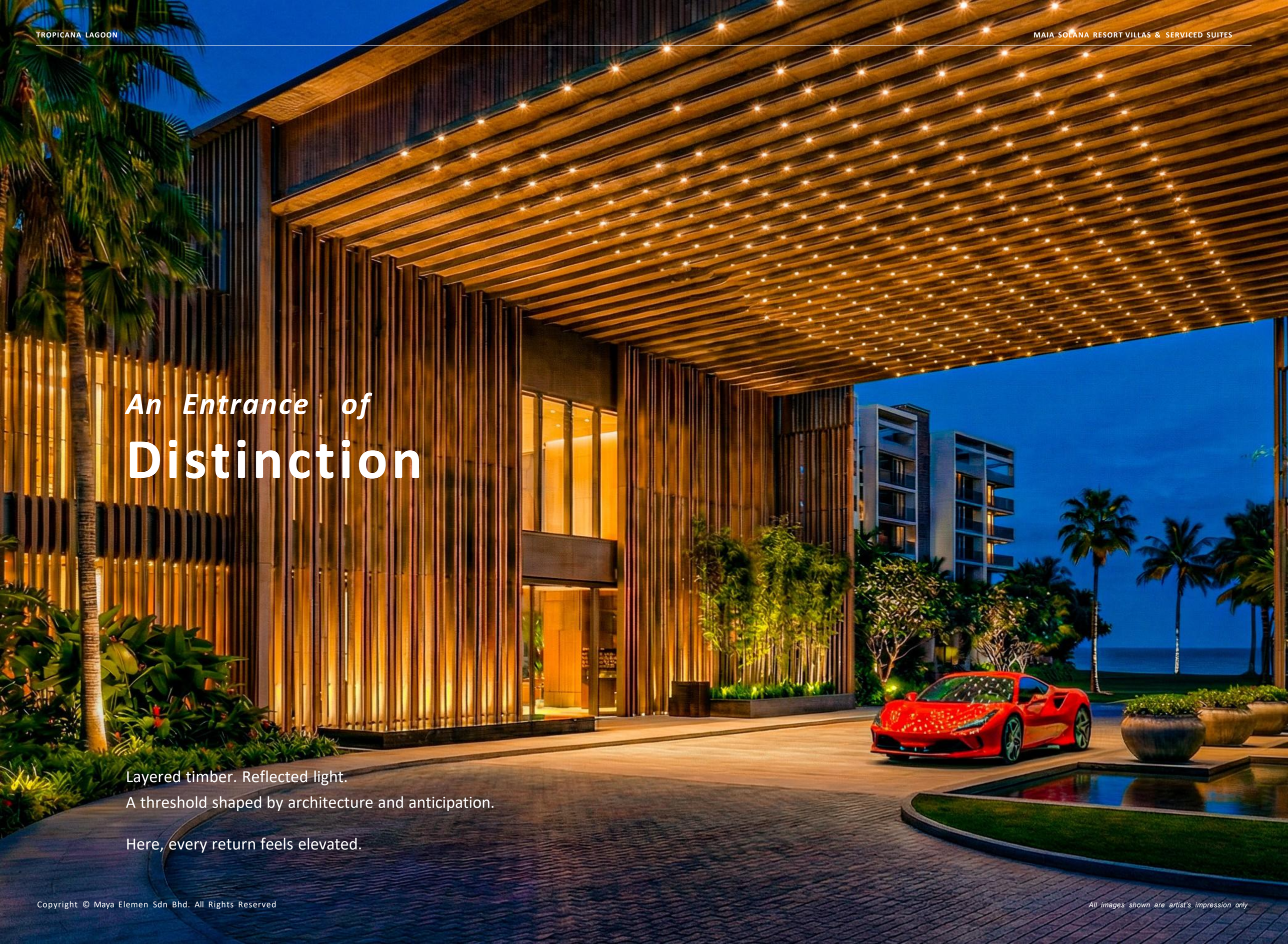
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At **Maia Solana**, the journey shifts long before you reach the shore. The horizon widens, the light grows warmer, and the island settles around you —quietly signalling a life lived at its own rhythm.

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An Entrance of

Distinction

Layered timber. Reflected light.
A threshold shaped by architecture and anticipation.

Here, every return feels elevated.

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A Welcome Framed by

Horizon

Crafted in timber, stone and woven detail, the lobby rises in quiet grandeur — open to sea, light and breeze beyond. Here, arrival is not a moment of pause, but of transition. From movement to stillness. From outside to belonging.

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A Space to Settle In

Framed by timber, softened by light and open to garden and water beyond, this is where moments unfold naturally.

Not hurried. Not staged.
Just shared — in comfort, in quiet, in connection.



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A Length of

Quiet

Set between architecture and greenery, the pool stretches in measured calm — inviting early swims, slow afternoons and unspoken moments of pause.



Here, water reflects more than sky. It mirrors a life lived without haste.





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The Light Lingers

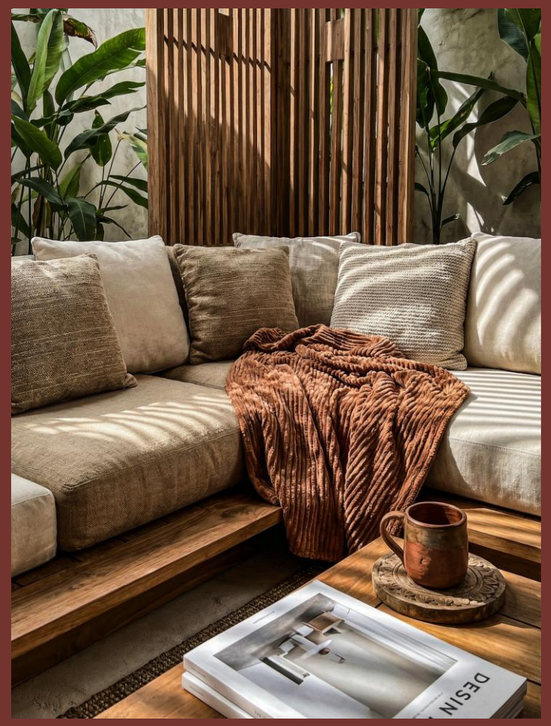
As day softens, water turns to gold. Sunlight settles across the façade, and the pool becomes a quiet theatre of reflection.

An evening swim.
A pause on the deck.
Moments that stretch just a little longer.

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Living,
Seamlessly Open



Timber warmth within.
Water and greenery just beyond.

From quiet conversations indoors to laughter drifting in from the pool, the home flows effortlessly between comfort and connection.

Private. Relaxed. Naturally yours.

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A Room That

Breathes

Timber lines rise toward the light.
Glass opens to water and garden beyond.

Here, rest is not enclosed —
it flows effortlessly between indoors and out,
between comfort and calm.

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A Private Rhythm

Framed by greenery and softened by light, the space invites pause. Where water rests just steps away, and stillness feels natural.

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From Form to

Feeling

The exterior makes its statement. The interior reveals its soul.

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Typical

FLOOR PLAN

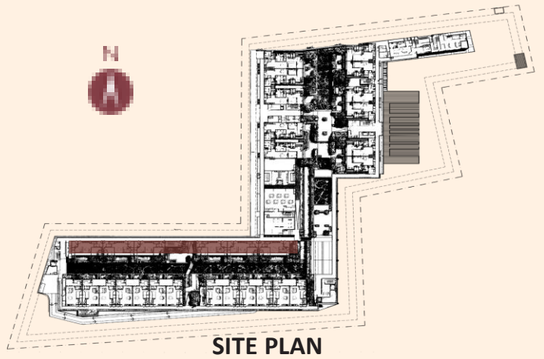
TYPE A1

Townhouse (lower unit)

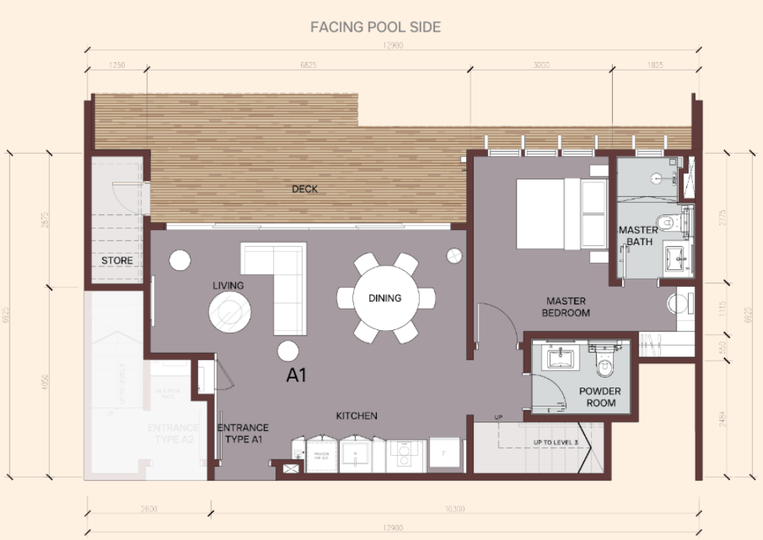
3 3

BUILD-UP

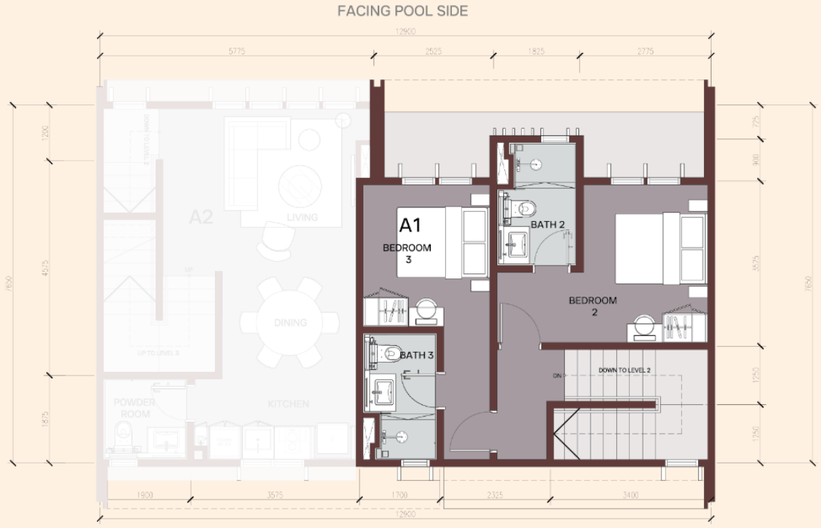
1,314 SF.



SITE PLAN



LEVEL 2



LEVEL 3

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Typical

FLOOR PLAN

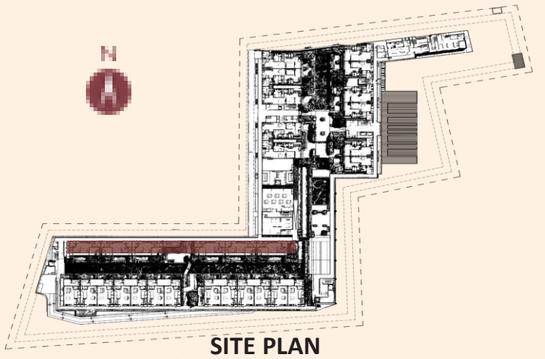
TYPE A2

Townhouse (upper unit)

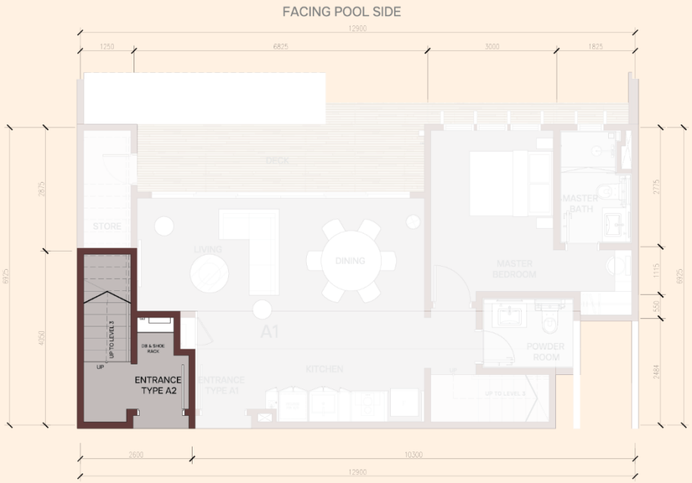
3 3

BUILD-UP

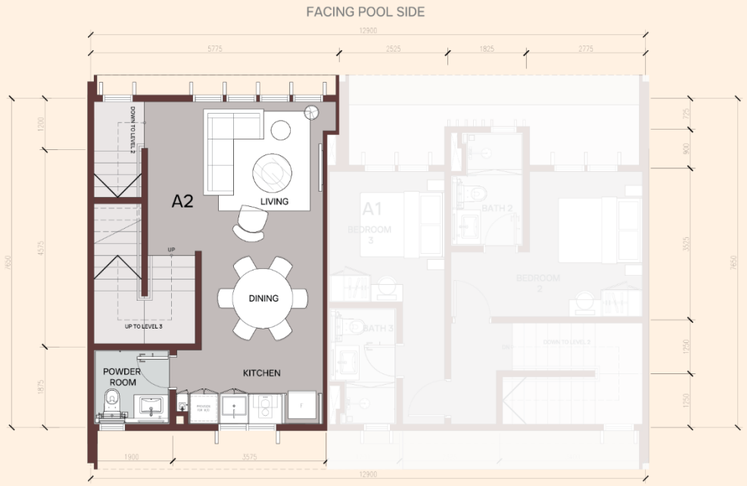
1,387 SF.



SITE PLAN



LEVEL 2



LEVEL 3



LEVEL 4

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Typical

FLOOR PLAN

TYPE

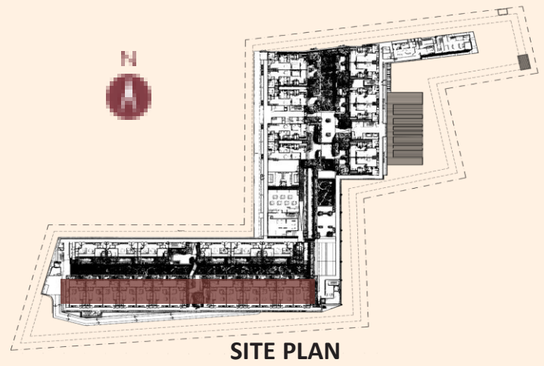
B1

Townhouse (lower unit)

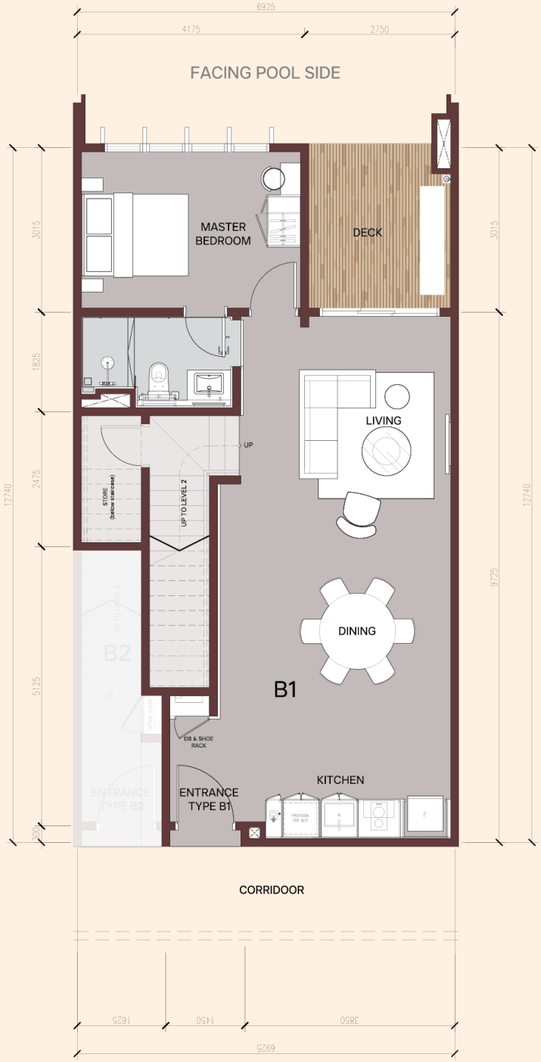
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BUILD-UP

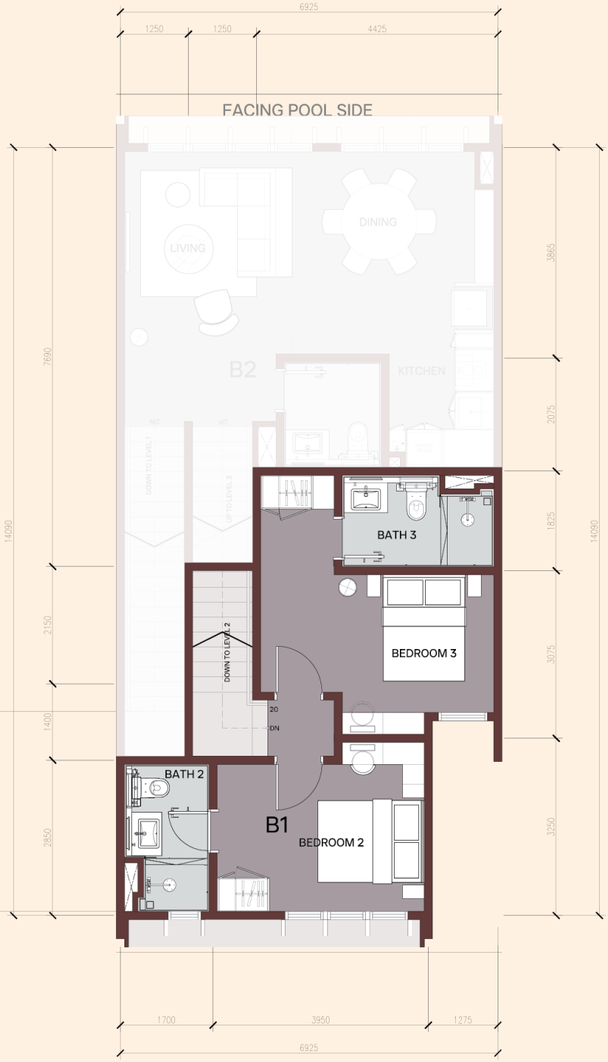
1,304 SF.



SITE PLAN



LEVEL 2



LEVEL 3

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Typical

FLOOR PLAN

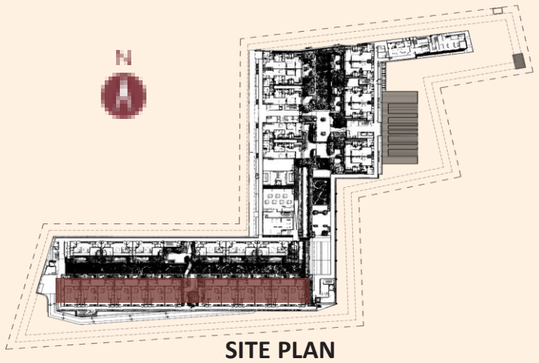
TYPE B2

Townhouse (upper unit)

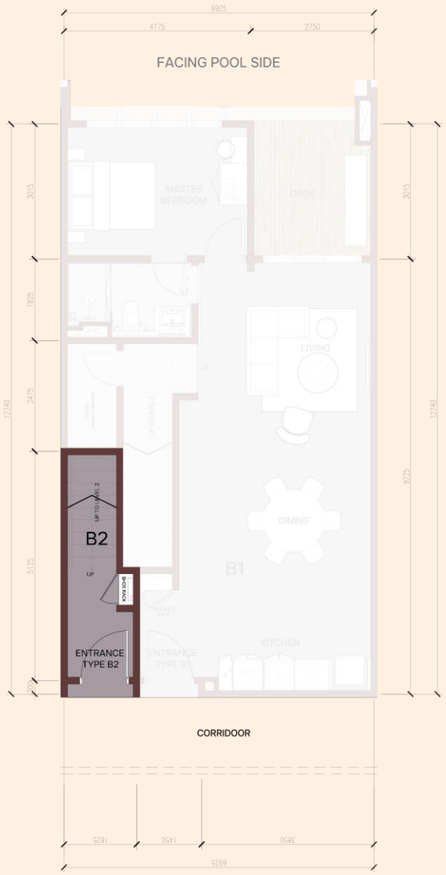
3 3

BUILD-UP

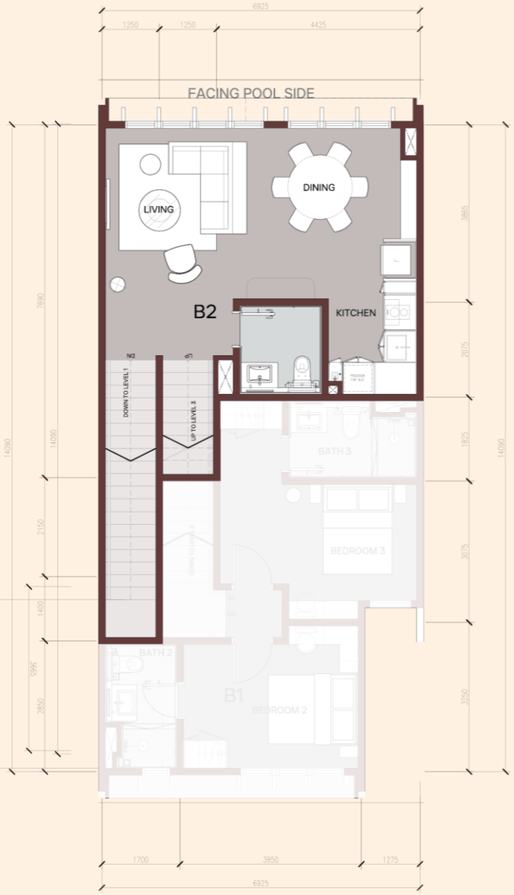
1,390 SF.



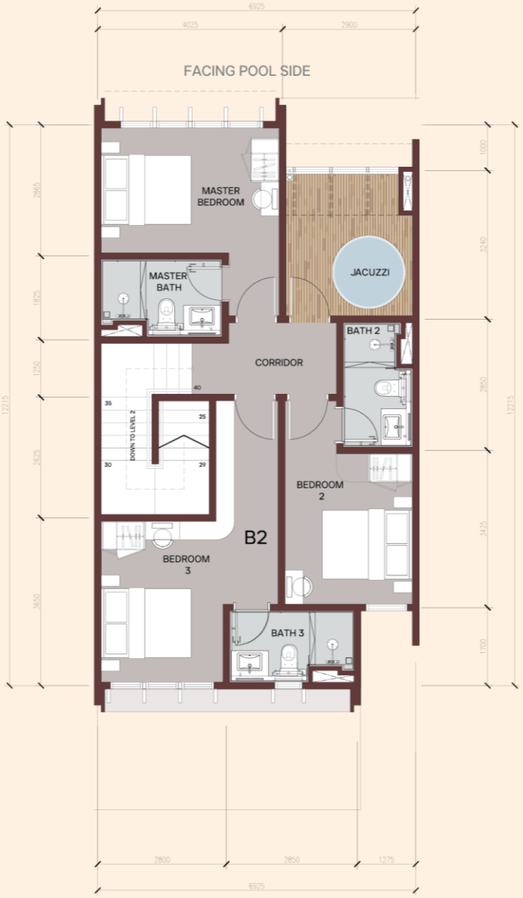
SITE PLAN



LEVEL 2



LEVEL 3



LEVEL 4

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Typical

FLOOR PLAN

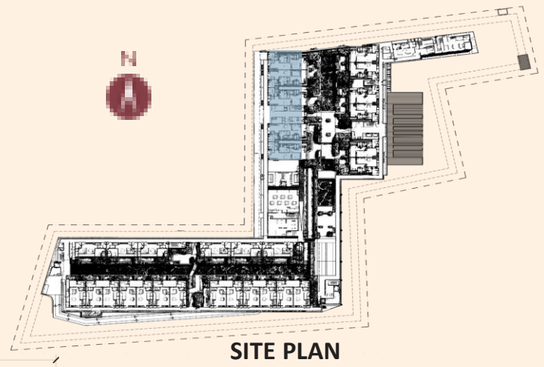
TYPE C1/2

Serviced Suite

3 3

BUILD-UP

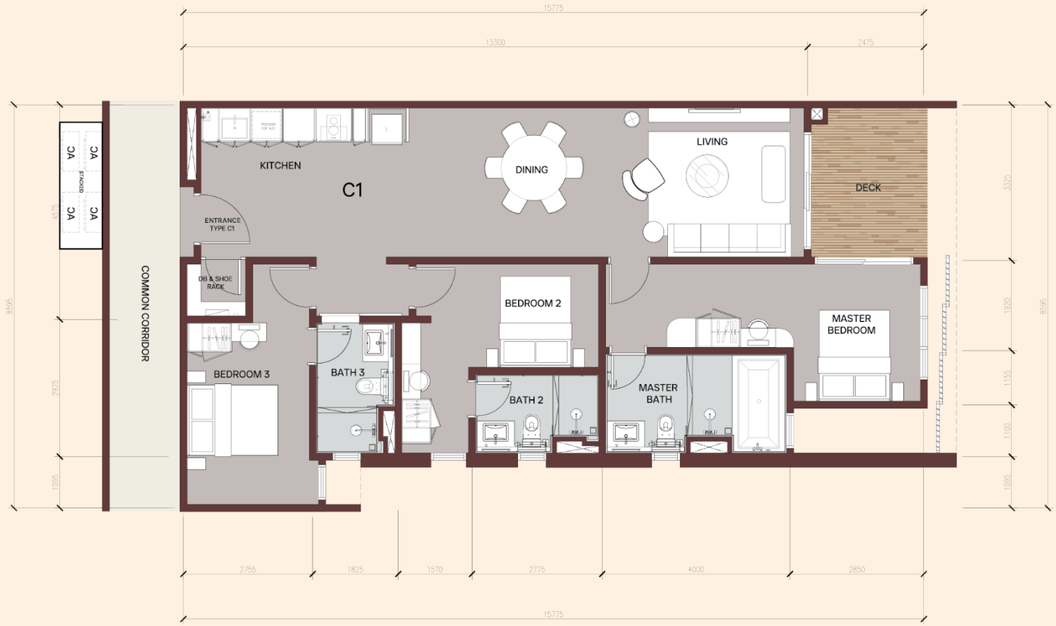
1,300 SF.



SITE PLAN



C2 - LEVEL 3 & above



C1 - LEVEL 2

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Typical

FLOOR PLAN

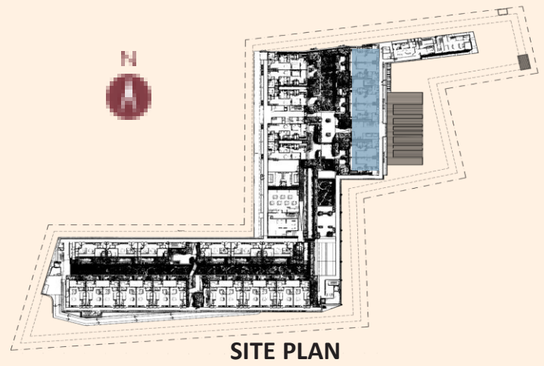
TYPE D1/2

Serviced Suite

2 2

BUILD-UP

975 SF.



SITE PLAN



D2 - LEVEL 3 & above



D1 - LEVEL 2

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