

BANDAR TASEK GELUGOR'S MOST ANTICIPATED COMMERCIAL HUB



A NEW URBAN HOTSPOT. ONE VIBRANT DESTINATION.

7 Drive-Through
Restaurants

Multi-Storey
Car Park

2-Storey Shop-Shop
Type A

Supermarket

2-Storey Shop-Shop
Type B



Strategically positioned at the Simpang Tiga of Bandar Tasek Gelugor, along the border of Penang and Kedah, Tasek Gelugor XChange (TGX) occupies a rare convergence point where regional movement, daily life and commercial demand naturally intersect. This distinctive positioning draws from an established and expanding catchment, sustaining up to three and a half days of peak business activity.

Surrounded by key residential developments such as projects by Scientex and Setia Fontaines, alongside other rapidly growing townships, TGX sits within an active living corridor that supports consistent daily movement and repeat visitation. These established communities form a reliable base of demand, anchoring TGX as a commercial address designed to serve both businesses and communities across state lines.

As an added advantage, TGX benefits from a direct walkable connection to Tasek Gelugor KTM Station, tapping into a steady commuter flow between Penang and Kedah. This rail-linked accessibility extends TGX's reach beyond its immediate surroundings, amplifying spillover visitation, particularly from Thursday through Sunday, a rare advantage in commercial planning.

Together, this convergence of location, catchment and connectivity drives sustained footfall and growing commercial demand, reinforcing TGX's position as one of the Northern region's most vibrant and strategically located lifestyle destinations.

BRIDGING OPPORTUNITIES FOR DIVERSE BUSINESSES



Tasek Gelugor XChange (TGX) introduces a curated mix of commercial components that support a wide spectrum of business models, including retail, dining, lifestyle services and office-based activities.



Tasek Gelugor XChange (TGX) is poised to progress in tandem with the region's expanding economy, elevating its stature as a resilient commercial node for emerging and growing businesses.



RETAIL



SHOPPING



DINING



A BLUEPRINT OF AN INTEGRATED URBAN MASTERPLAN

COMMERCIAL COMPONENTS

**2-STOREY
SHOP-SHOP**
202 units

25' x 60'
1,482 sq. ft.

TYPE
A

**2-STOREY
SHOP-SHOP**
94 units

33' x 60'
1,805 sq. ft.

TYPE
A1

**1-STOREY
DRIVE-THROUGH
RESTAURANT**
7 units

152.6' x 32.8'
5,005 sq. ft.

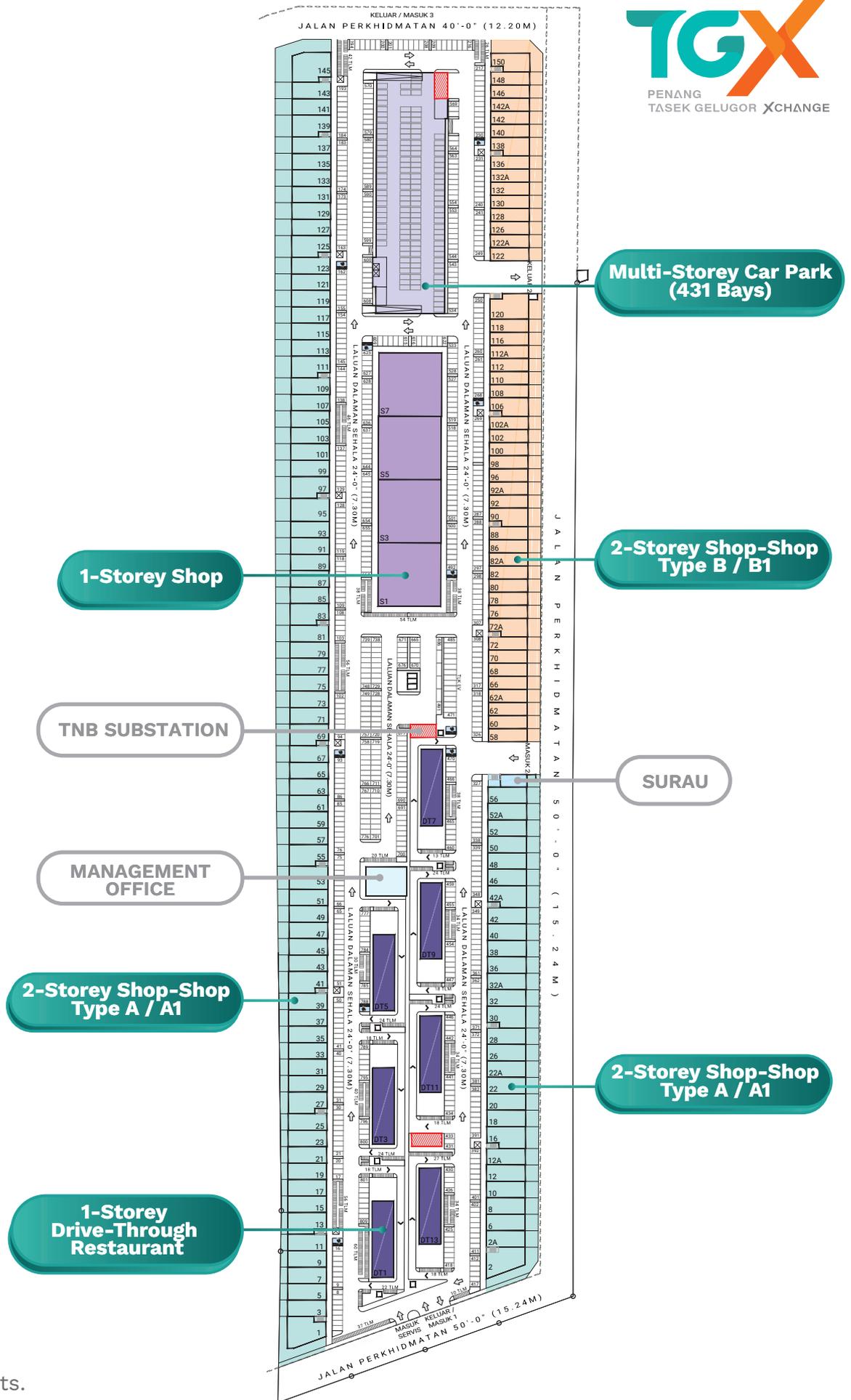
TYPE
B

**1-STOREY
SHOP**
4 units

96.8' x 97.1'
9,399 sq. ft.

TYPE
B1

**MULTI-STOREY
CAR PARK**



* All stated sizes are approximate.
Kindly refer to the SPA for precise measurements.



Conceived as a visionary commercial hub, Tasek Gelugor XChange (TGX) marks the emergence of a New Golden Triangle connecting Bertam, Kepala Batas, Raja Uda, Sungai Dua and Kampung Selamat in Penang with Kulim, Lunas and Padang Serai in Kedah.

Extending from Sungai Petani in the North to Bukit Mertajam and Perai in the South, this strategic corridor defines a new axis of regional growth, signalling an economic shift for forward-thinking businesses.

Positioned within Northern Malaysia's most dynamic industrial zones, anchored by Penang Technology Park, Kulim Hi-Tech Park (North & East) and Northern Tech Valley Industrial Park, TGX channels daily flows of workforce and enterprise into a sustained commercial ecosystem.

The masterplan is deliberately structured for businesses that intend to own, operate and grow. Every component of TGX is designed for adaptability, visibility and long-term performance.



Seven drive-through restaurants are designed to capture peak-hour demand, maximise turnover and sustain daily revenue, keeping TGX active from morning rush to late-night flow as a high-performance commercial destination.

ICONIC & TRENDY DRIVE-THROUGH EXPERIENCE

A buzzing lifestyle awaits at the Tasek Gelugor XChange (TGX). Here, a dynamic lineup of leading F&B brands brings you the latest trending flavours and delights within a cluster of seven drive-through restaurants.

With high-visibility frontage and seamless vehicular circulation, TGX elevates brand presence through cross-brand traffic while maximising customer flow.



Future-ready EV ecosystem to support environmental sustainability.



AMPLE PARKING PROVISION

Approx. 1,300 parking bays, supported by a multi-storey car park.



EXTENDED BACKYARD (ACCESSORY PARCEL) | FROM 10' X 25'

2-Storey Shop-Shop with an additional backyard for spatial flexibility.



GATED & GUARDED ACCESS

Controlled entry points and on-site security.



OKU-FRIENDLY DESIGN

Inclusive convenience featuring lifts, staircases and wheelchair-accessible ramps.



INDIVIDUAL METERING

Separate utility metering by floor for efficient cost control.



Every great district begins with a grand entrance. Tasek Gelugor XChange (TGX) marks the gateway to a new commercial era, built for businesses ready to lead.

A CONDUCTIVE COMMERCIAL DESTINATION. DESIGNED FOR CONNECTION.



An upscale supermarket, established as a key anchor tenant, enriches everyday living, drives consistent daily footfall and reinforces TGX as a complete commercial destination.

Tasek Gelugor XChange (TGX) is conceived as a place where people and businesses naturally converge. More than a commercial address, it functions as a shared meeting ground, designed to support daily interactions, meaningful exchanges and purposeful gatherings in a secured setting.

The hub is gated and guarded, offering businesses and visitors the confidence of a controlled environment without compromising openness or accessibility. This balance of security and ease creates a setting where visitors stay longer and return more often, an essential foundation for sustained commercial activity.

Walkability is central to the TGX experience. Clear pedestrian routes, thoughtful spatial planning and seamless connections enable effortless movement between retail, dining and key touchpoints within the development. The result is an environment that encourages spontaneous visits, repeat footfall and a natural rhythm of activity throughout the day.

Together, these qualities shape TGX as a conducive destination for connection, a place where people meet with intent, businesses engage meaningfully and everyday moments unfold with ease.

**TYPE
A**

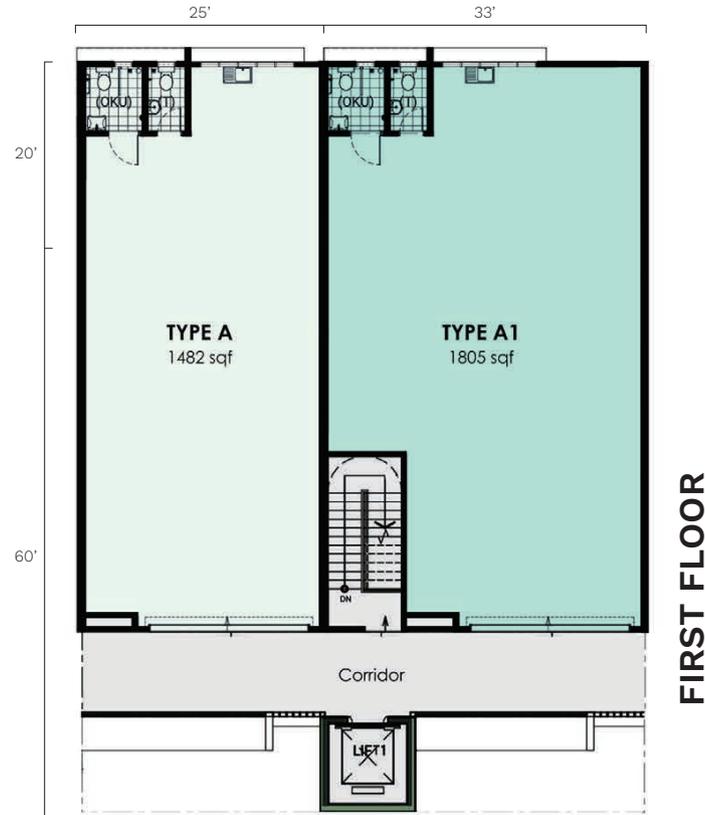
**2-STOREY
SHOP-SHOP**

25' x 60'

Ground Floor
1,482
sq. ft.

First Floor
1,482
sq. ft.

Accessory Parcel
500
sq. ft.



FIRST FLOOR

**TYPE
A1**

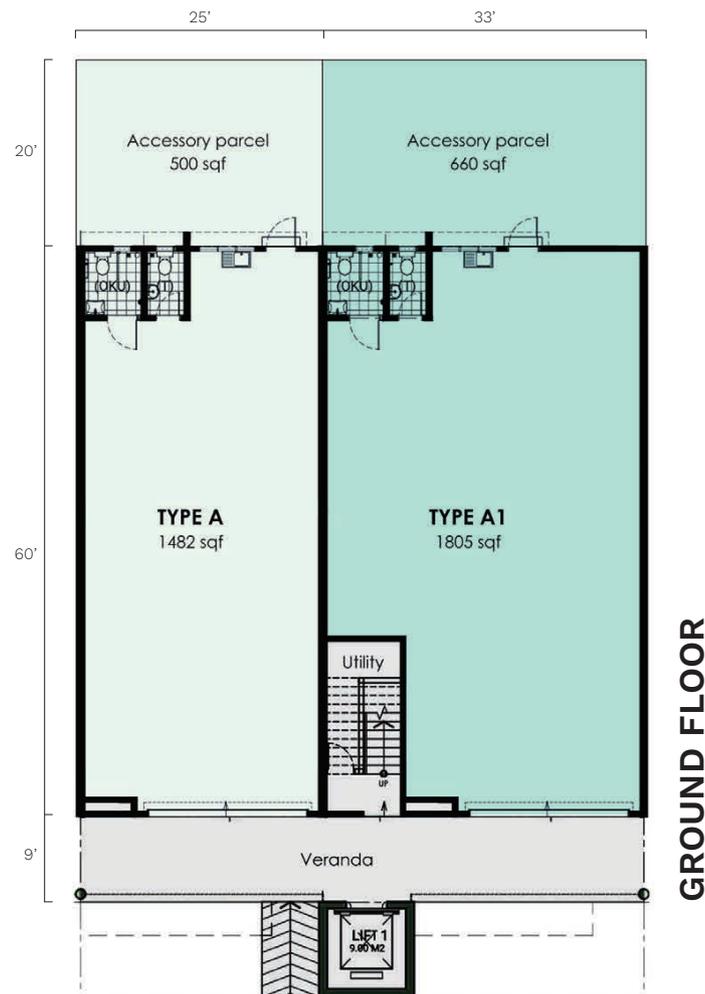
**2-STOREY
SHOP-SHOP**

33' x 60'

Ground Floor
1,805
sq. ft.

First Floor
1,805
sq. ft.

Accessory Parcel
660
sq. ft.

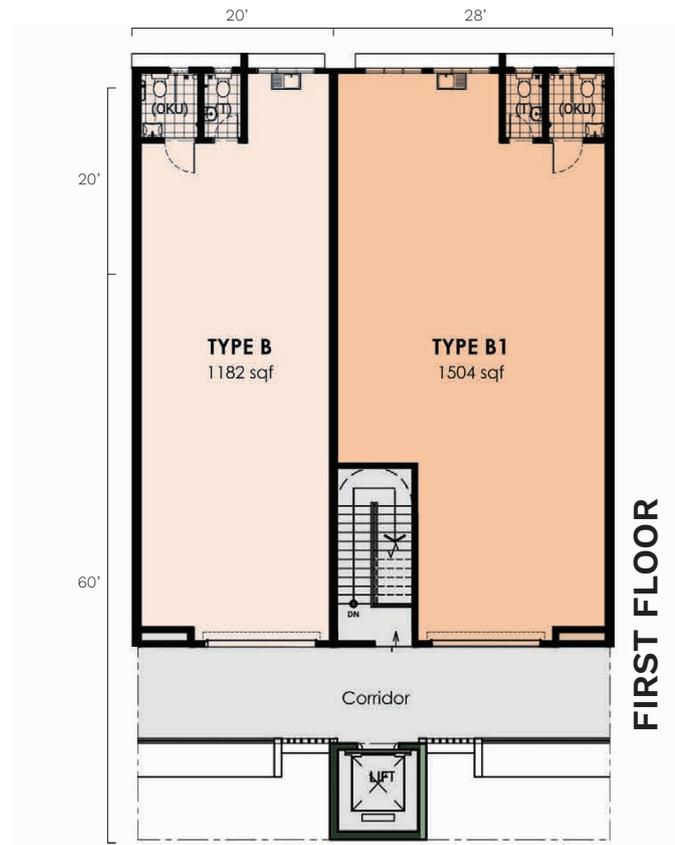


GROUND FLOOR

* All stated sizes are approximate.
Kindly refer to the SPA for precise measurements.

**TYPE
B**

**2-STOREY
SHOP-SHOP**



**TYPE
B1**

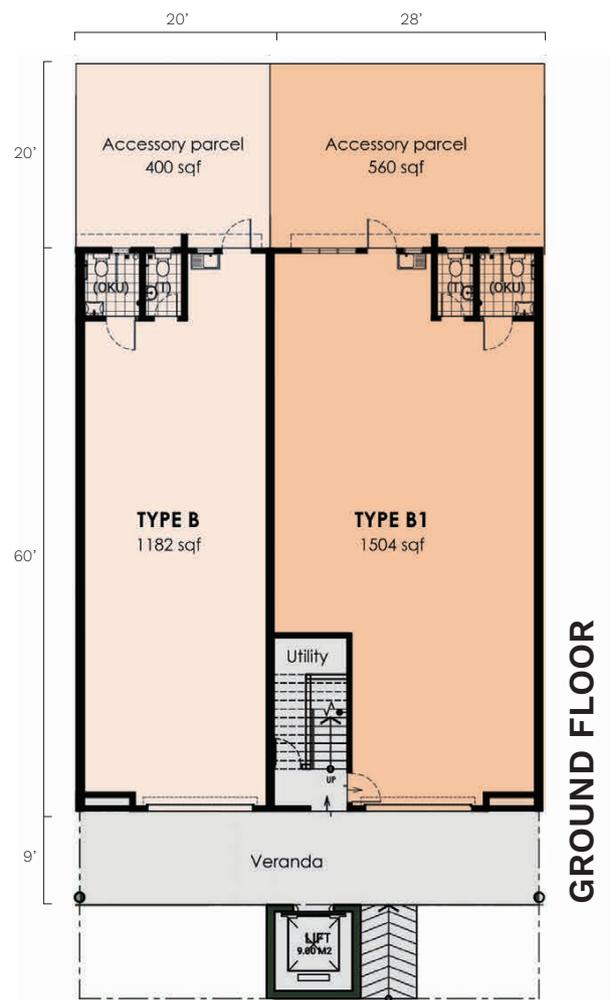
**2-STOREY
SHOP-SHOP**

20' x 60'

Ground Floor
1,182
sq. ft.

First Floor
1,182
sq. ft.

Accessory Parcel
400
sq. ft.



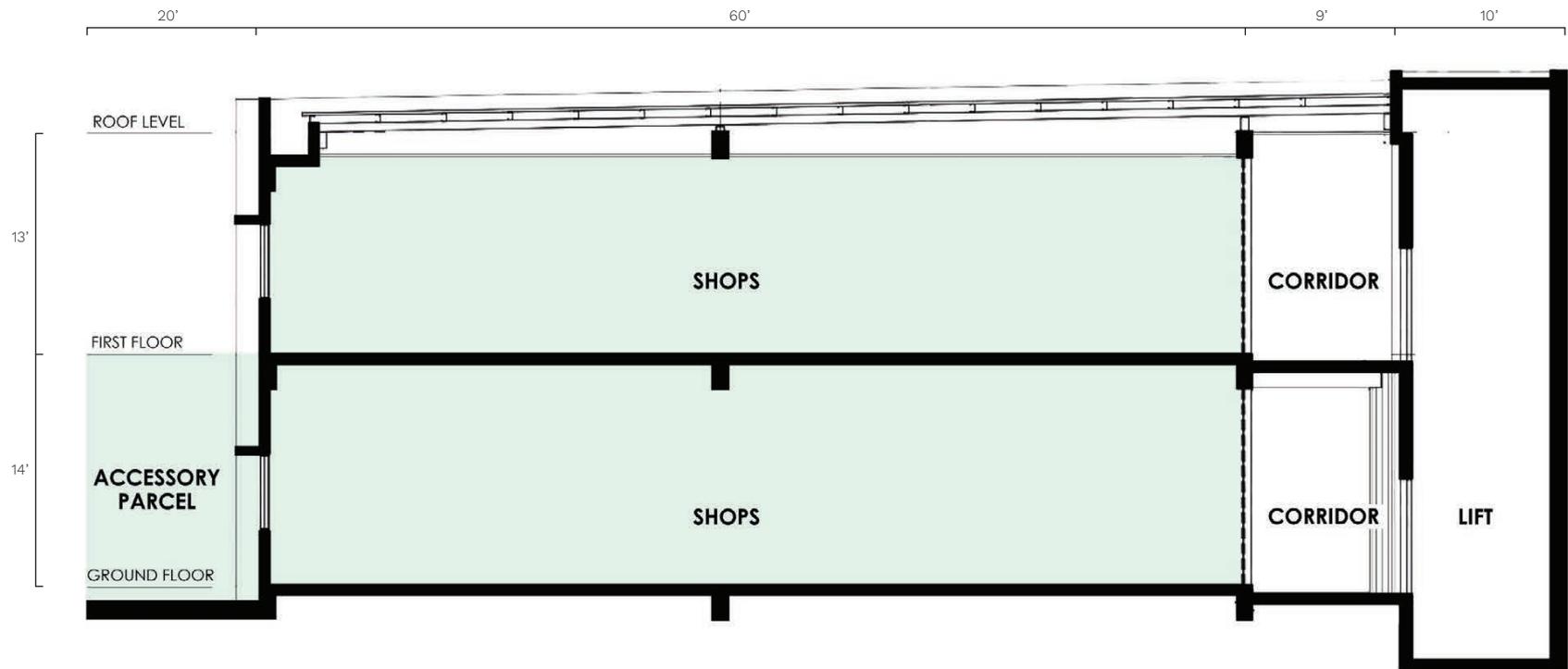
28' x 60'

Ground Floor
1,504
sq. ft.

First Floor
1,504
sq. ft.

Accessory Parcel
560
sq. ft.

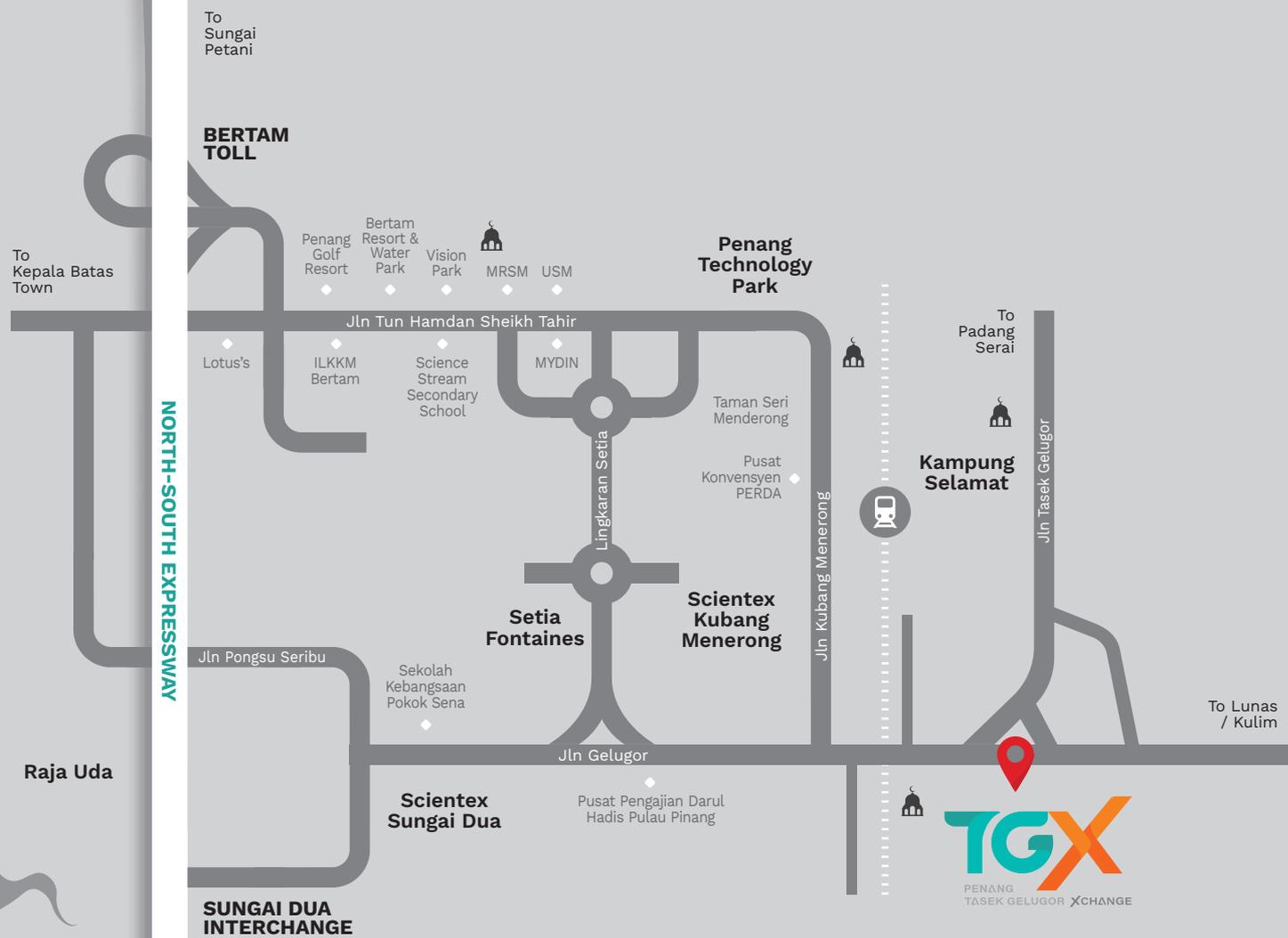
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2-Storey Shop-Shop (Type A & B) Section Plan

SPECIFICATIONS

Structure	Reinforced concrete
Walls	Bricks or AAC lightweight block
Roofing	Metal roofing
Roof Framing	Metal roof framing
Ceiling	Plaster ceiling
Window	Powder coated aluminium framed glass windows
Doors	Main entrance - Roller shutter Others - Semi hollow core doors
Ironmongery	Quality lockset
Flooring	Cement render
Wall Finishes	Bathroom - Porcelain tiles Others - Paint



TO PENANG BRIDGE

Located at the heart of a fast-developing suburban growth corridor in North Seberang Perai, Tasek Gelugor XChange (TGX) is shaping up a new urban hotspot for connectivity.

TGX is a strategic foothold for businesses that understand the value of timing, location and ownership.

EMERGING AMIDST A NEW GOLDEN TRIANGLE

Setia Fontaines	8.5 KM	5 MIN	Kampung Selamat	3.5 KM	5 MIN
Scientex Kubang Menerong	4.6 KM	5 MIN	Lunas Town	8.1 KM	15 MIN
Sungai Dua Town	11.7 KM	15 MIN	Bertam Toll	13.6 KM	34 MIN
Penang Technology Park	10.1 KM	18 MIN	Sungai Dua Toll	13.6 KM	26 MIN
Padang Serai Town	8.5 KM	5 MIN	Penang Bridge	39.7 KM	35 MIN

Vision Park



Abdullah Fahim Masjid



UiTM Cawangan Pulau Pinang Kampus Bertam



**PRIME
SIMPANG TIGA
LOCATION**



**WIDE
CATCHMENT
AREA**



**SURROUNDED
BY MATURE
TOWNSHIPS**



**DUAL
INGRESS &
EGRESS**



**CONNECTED TO
NORTH-SOUTH
EXPRESSWAY**



**NEAR KTM
TASEK
GELUGOR**

With direct access via the North-South Expressway, Tasek Gelugor XChange (TGX) captures a broad regional catchment of daily commuters and diverse communities from the bustling townships of Sungai Petani, Padang Serai and Kulim.

Pusat Perubatan USM Bertam



Mydin Wholesale Hypermarket Bertam



Stesen KTMB Tasek Gelugor





For further enquiries and registration

012 400 1299

Visit Our Sales Gallery

PICCA Convention Centre @
Butterworth Arena,
Lorong Ampang Jajar,
13400, Butterworth, Penang.

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