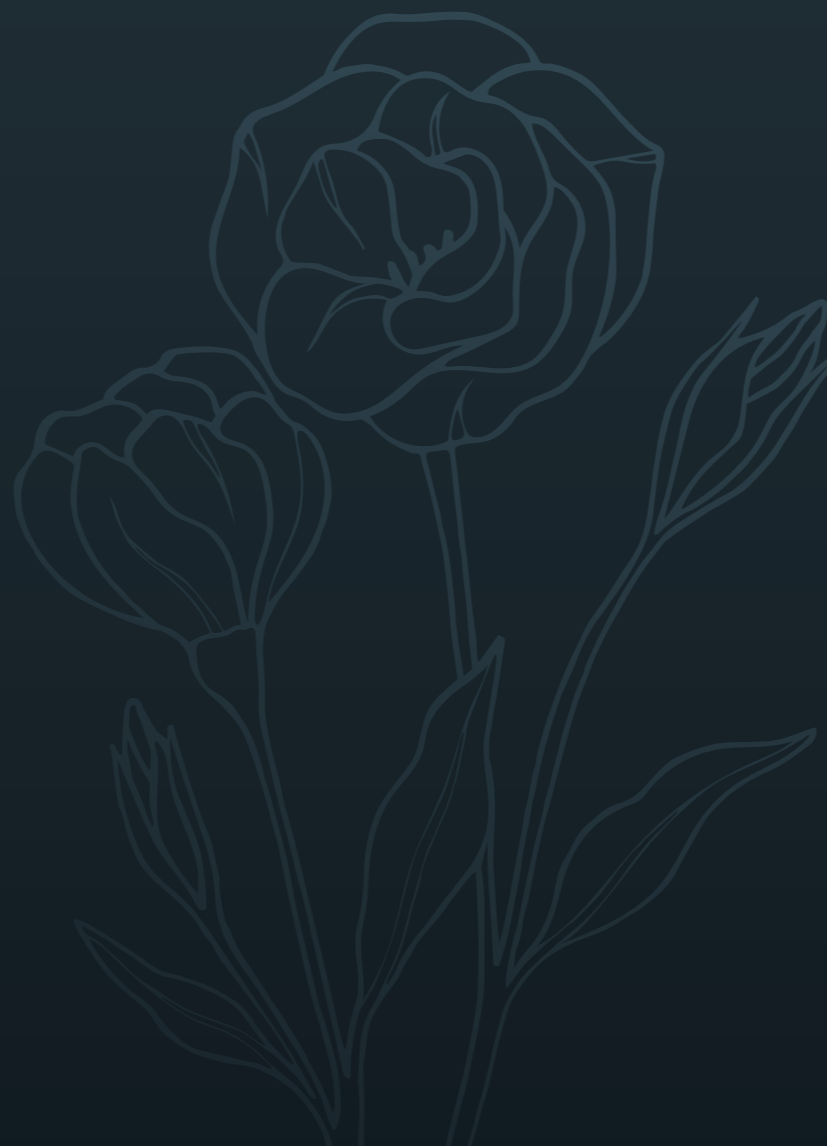


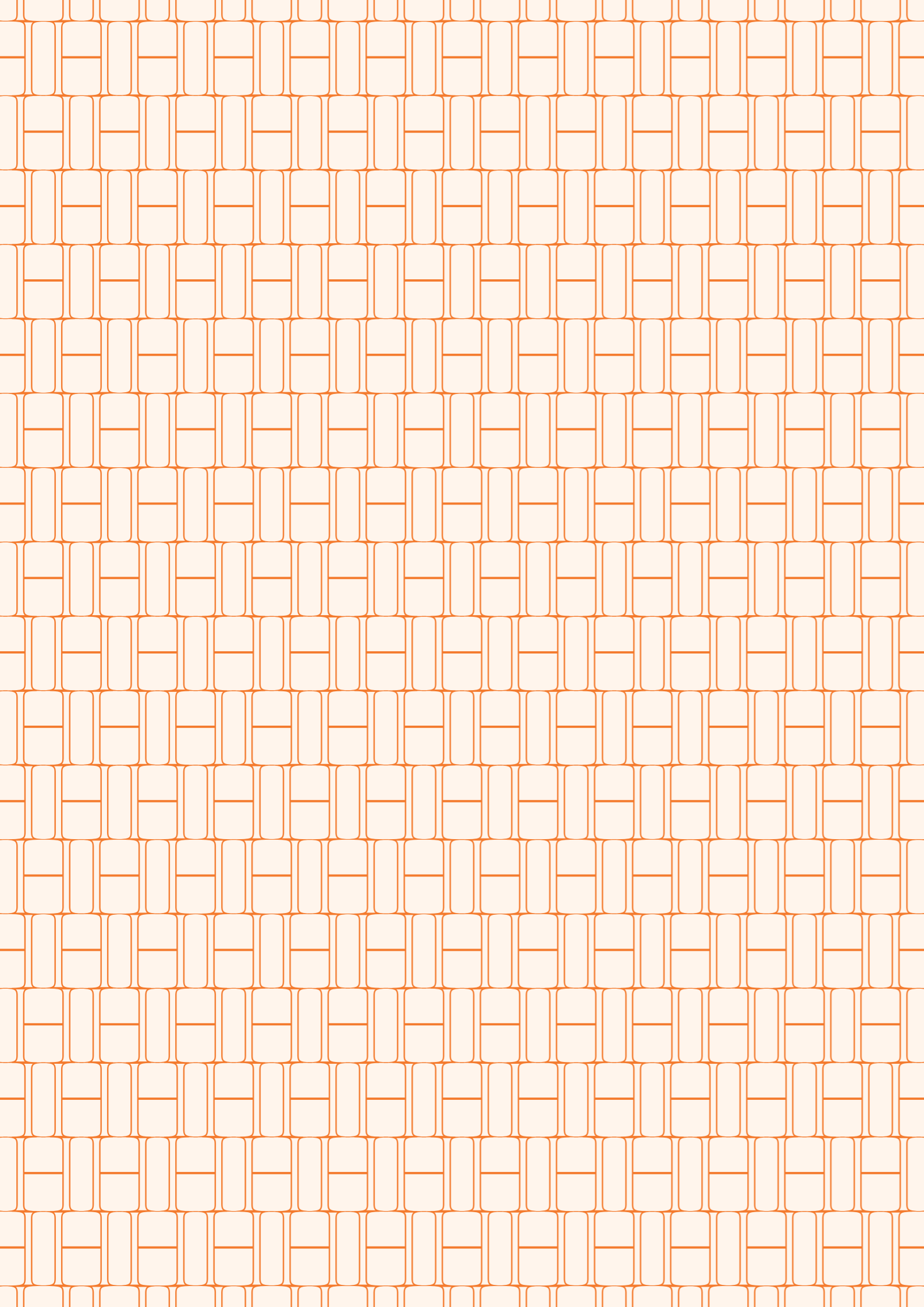


TROPICANA
AMAN
KOTA KEMUNING



HANA
RESIDENCES

Signature Villa Series
BUNGALOW | SEMI-DETACHED



A
HAVEN
FOR LIFE
MADE
BEAUTIFUL

Beauty can be a cypher of varied possibilities; it is warmth, it is joy, it is lushness and absolute contentment. So many pursue it with focus, yet few have the honor of truly experiencing it.

Live life like no other in a home where the heart is - surrounded by the lush gracefulness of a tropical oasis, designed with immaculate attention to detail, where beauty is a certainty.

Introducing Hana Residences,
where the beautiful life can truly begin.

T
haven
T



LEISURE LIFESTYLE

Embrace a life of active adventure amidst lush landscapes and boundless lakeside vistas.

85-acre Central Park
7km Walking and Biking Trail
Recreational Hub



A WALKING & BIKING COMMUNITY

Tropicana Aman welcomes you to experience the splendours of nature throughout the masterplan. Live your desirable life nestled in our walking and biking community where the yellow bicycle is a reminder to unwind and breathe in the fresh air.



85-ACRE CENTRAL PARK & LAKE

Actual Image

BEAUTIFUL ARE THOSE WHO WALK WITH NATURE

Embrace the verdant lushness of the 85-acre Central Park and its tropical surroundings.

7km
-LONG WALKING
AND BIKING TRAIL



8
FACILITIES AT THE
RESIDENTS' CLUBHOUSE



100
FEET WIDE
TREE-LINED BOULEVARD



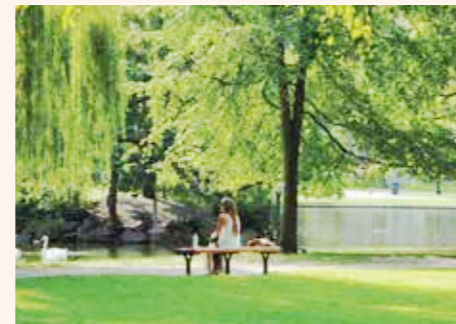
5
FEET WIDE
LANDSCAPED ROUNDABOUTS



17
PAVILIONS AND
10 LINK BRIDGES



2,400
TREES & 39 BENCHES



85
ACRES OF
PARKLANDS



- 01 Westlake
- 02 Football Field
- 03 Pavilions
- 04 7km Trail
- 05 Playground
- 06 Link Bridge

- 08 Boardwalk
- 09 Open Play Area
- 10 Link Bridge

- 11 Eastlake
- 12 Pavilions Promenade
- 13 Promenade
- 14 Playground
- 15 Basketball Courts
- 16 Pavilions
- 17 7km Trail
- 18 Link Bridge
- 19 Floating Pavilions

- 20 Feature Roundabout
- 21 Wetland and Marginal Fringe
- 22 Boulevard
- 23 Viewing Deck
- 24 Link Bridge





T H A B I T A T

habitat

A LIFE OF TRANQUILITY

Be confidently at peace, assured and content, in a home elevated above the rest.

Central Garden

Multiple Pocket Parks

Multi-tiered Security Levels

A private sanctuary awaits your arrival. With lush leafy greenery and comprehensive security levels, Hana Residences welcomes you home to an idyllic environment where you can enjoy a life made beautiful with total peace of mind.



ENTRANCE STATEMENT

Artist's Impression

HANA





RESIDENCES

SITE PLAN



- 1 Community Centre
- 2 BBQ Area
- 3 Reflexology Garden
- 4 Trellis Gazebo
- 5 Leisure Deck
- 6 Recreational Lawn
- 7 Amphitheater
- 8 Children's Playground
- 9 Outdoor Gymnasium
- 10 Access Gate to Central Park
- 11 Jogging Path
- 12 Garden Courtyard

LEGEND

	TYPE A 3-Storey Bungalow	80' x 100'
	TYPE B 2-Storey Bungalow	60' x 100'
	TYPE C 2-Storey Semi-Detached	55' x 80'
	TYPE D 2-Storey Semi-Detached	45' x 80'

Land area: 27.94 acres
Total units: 130 units

WHERE THE BEAUTY OF DAWN
MEETS THE HORIZON



AERIAL VIEW

Artist's Impression

Nestled in a tropical enclave,
Hana Residences is the epitome of a beautiful sanctuary.



LAKESIDE VIEW

Artist's Impression

EXPERIENCE NATURE, SEE BEAUTY

Let nature nurture the body and soul as you enjoy the splendours of nature with easy access to the Linear Park, Central Garden and multiple pocket parks. There's no better place to spend quality time bonding with loved ones while reconnecting with nature.



BBQ AREA

Artist's Impression

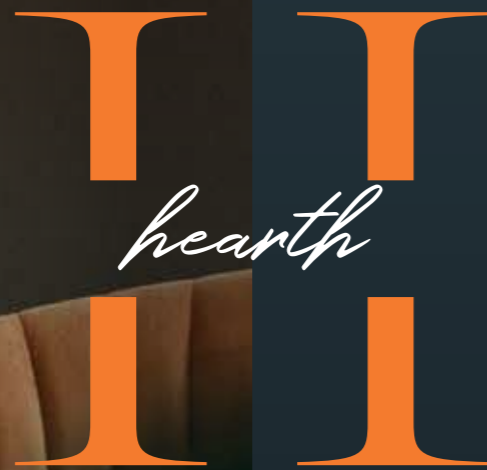


RECREATIONAL LAWN

Artist's Impression

LIVE BEAUTIFUL

Bask in the warmth of a home built with meticulous thought, designed for families, made for living the beautiful life.



The multigenerational homes at Hana Residences are meticulously designed with double volume ceiling height in living and dining areas. Experience the spacious comfort of living in a light-filled and well-ventilated home nestled atop elevated ground.



Double Volume Ceiling Height
North-South Orientation
Smart Home System

DOUBLE VOLUME CEILING

Artist's Impression



Indulge in the ultimate luxury of waking up to a picturesque view of the lake* and the 85-acre Central Park from the comfort of your master bedroom. Built with impeccable attention to detail, all bedrooms in each unit come with immaculate en-suite bathrooms which allow you to immerse in a world of harmony and inner peace from within your home.



LAVISH LIFESTYLE REDEFINED

Boasting of expansive open spaces that seamlessly flow from the living area to the dining, embrace a sense of airiness and grandeur, complemented by quality finishes that exquisitely elevate your home's aesthetic appeal.

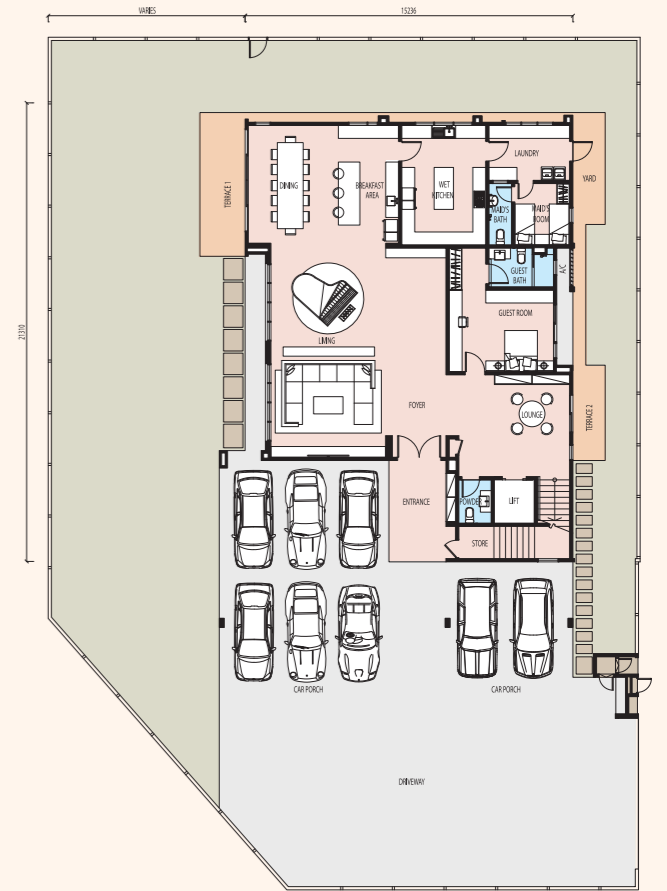
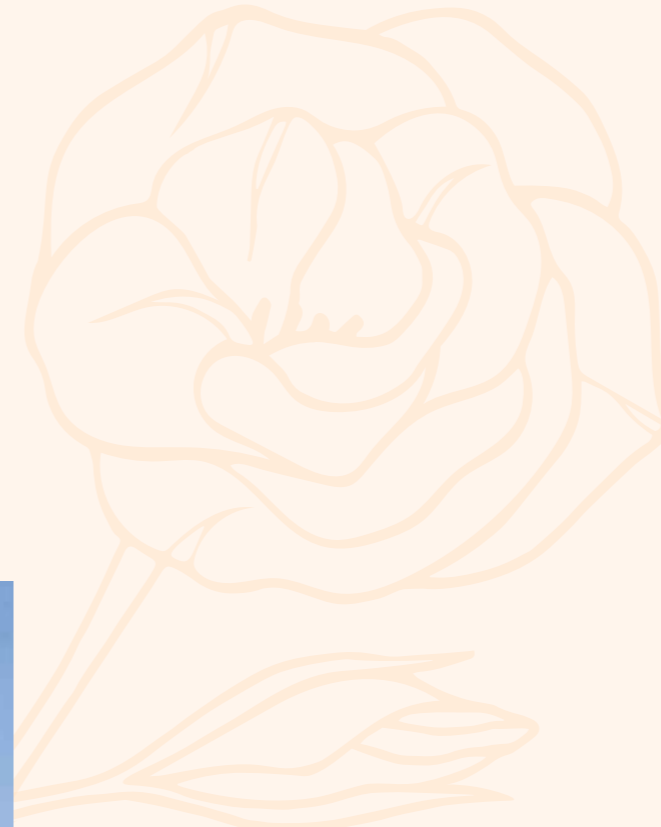
*Available for selected units only

TYPE A

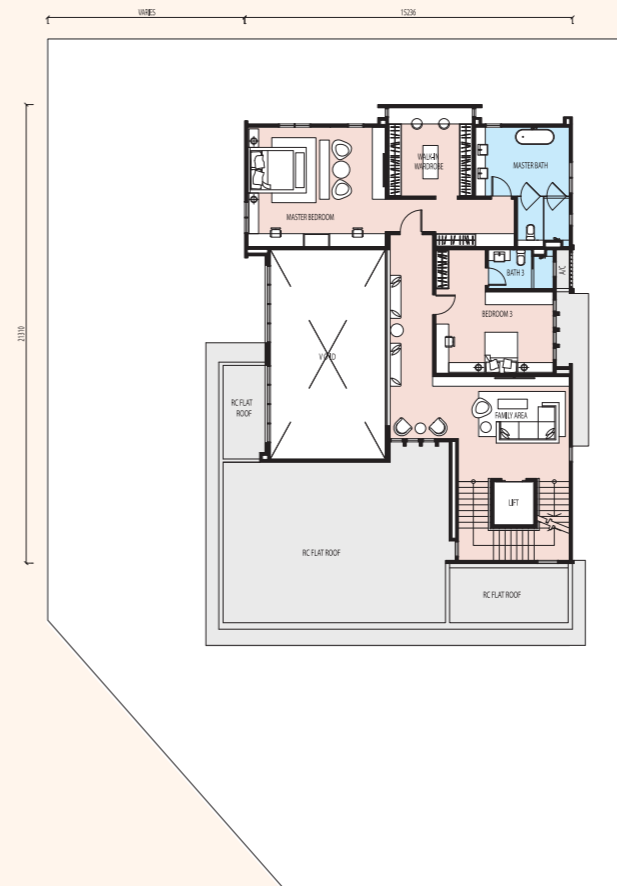
3-STOREY BUNGALOW

7+1 Bedrooms | 8 Bathrooms
Land Area: 80' x 100' | Built-up: 9,052 sf

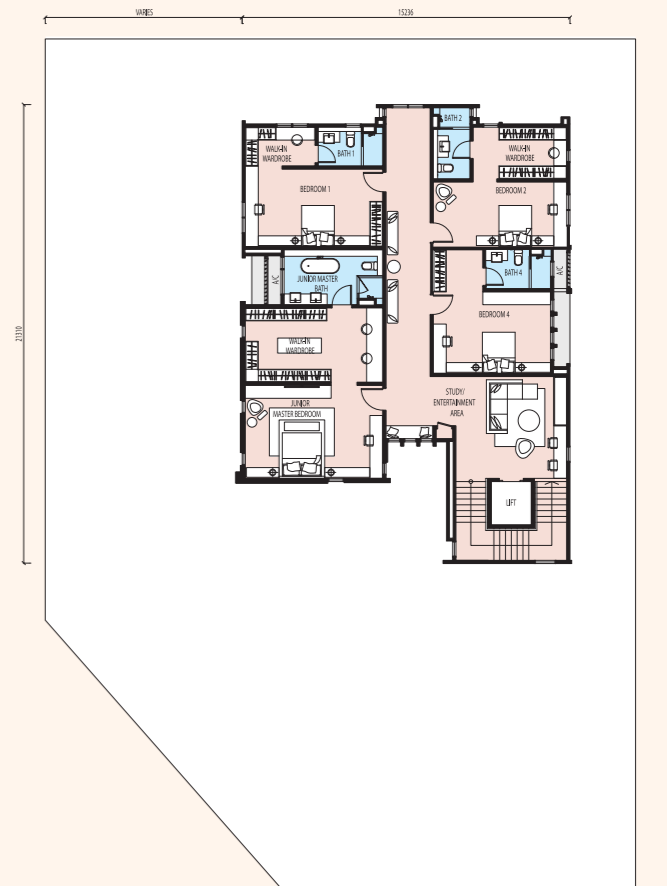
- 1 Double Volume Ceiling Height**
 - Maximum natural light for living and dining areas
- 2 Spacious Kitchen**
 - Functional space for island layout
- 3 En-suite Bathrooms**
- 4 Lift Across All Levels**
- 5 Garden-Facing Living and Dining Area**
- 6 Comprehensive Smart Home System**
- 7 Reliable Security Alarm System**
- 8 Ample Parking Spaces**
 - Accommodate up to 8 cars
- 9 Rear Garden Gate**
 - Direct access to jogging path and linear park



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Artist's Impression

TYPE B

2-STOREY BUNGALOW

5+1 Bedrooms | 6 Bathrooms

Land Area: 60' x 100' | Built-up: 5,745 sf

- 1 Double Volume Ceiling Height
 - Maximum natural light for dining area
- 2 Spacious Kitchen
 - Functional space for island layout
- 3 En-suite Bathrooms
- 4 Master Bedroom Positioned at the Back of Upper Floor
 - Presenting a mesmerising lakeside view
- 5 Garden-Facing Living and Dining Area
- 6 Comprehensive Smart Home System
- 7 Reliable Security Alarm System
- 8 Lakeside Bungalow
- 9 Dual Frontage Design
- 10 Rear Garden Gate
 - Direct access to jogging path and linear park



GROUND FLOOR



FIRST FLOOR

TYPE C

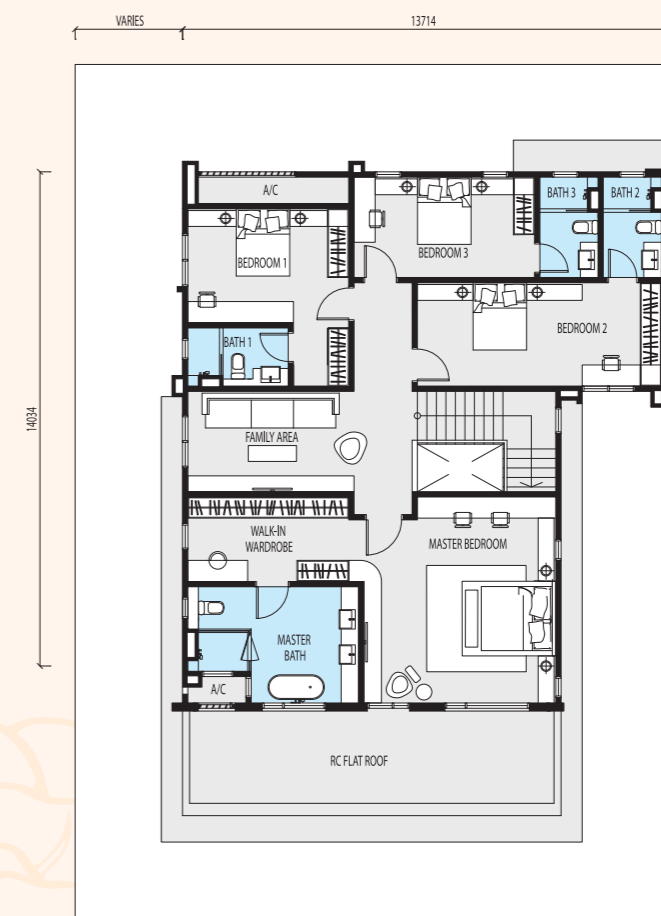
2-STOREY SEMI-DETACHED

5+1 Bedrooms | 6 Bathrooms
Land Area: 55' x 80' | Built-up: 4,450 sf

- 1 High Ceiling
- 2 Spacious Kitchen
 - Functional space for island layout
- 3 En-suite Bathrooms
- 4 Garden-Facing Living and Dining Area
- 5 Comprehensive Smart Home System
- 6 Reliable Security Alarm System
- 7 Bungalow Facade Design
- 8 Rear Garden Gate
 - Direct access to jogging path and linear park



GROUND FLOOR



FIRST FLOOR

TYPE D

2-STOREY SEMI-DETACHED

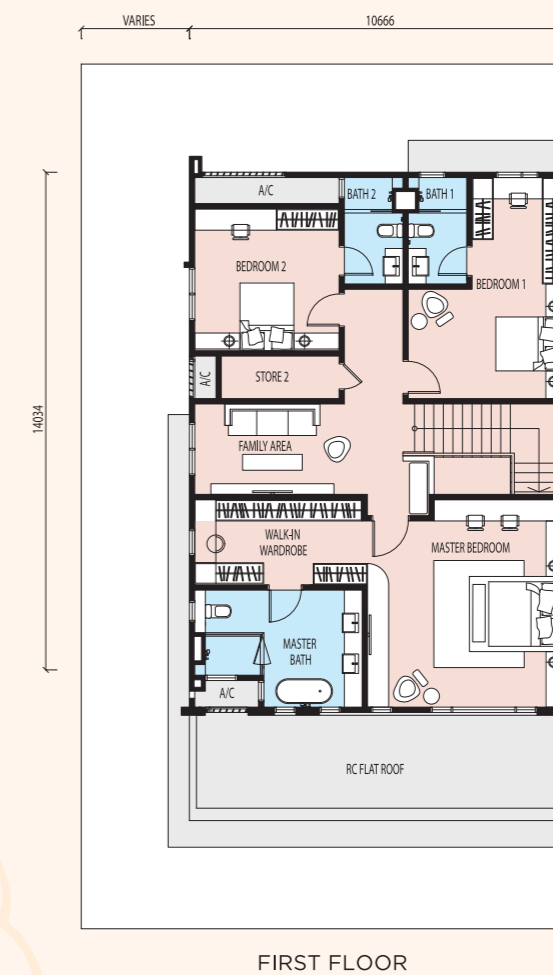
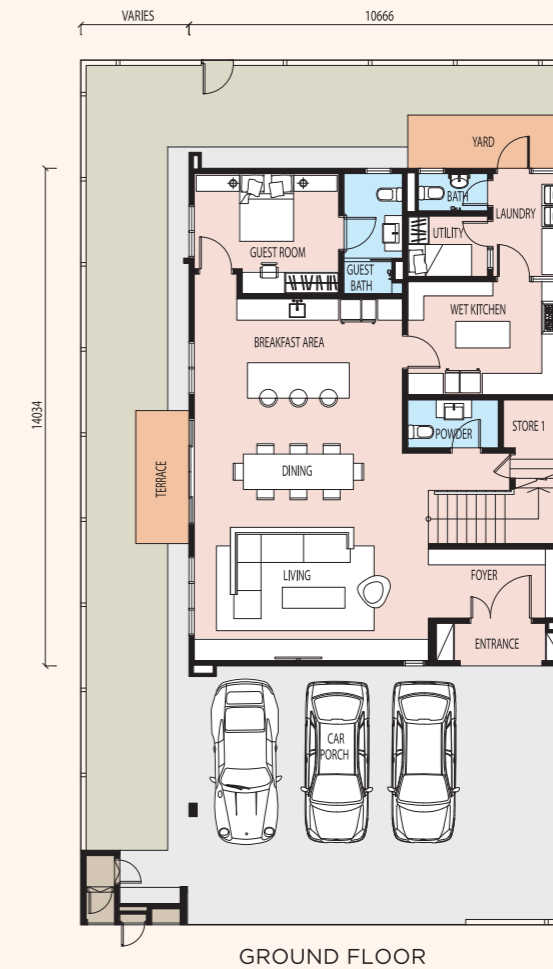
4+1 Bedrooms | 5 Bathrooms

Land Area: 45' x 80' | Built-up: 4,004 sf

- 1 High Ceiling
- 2 Spacious Kitchen
 - Functional space for island layout
- 3 En-suite Bathrooms
- 4 Open Plan Design for Dining and Living Area
- 5 Garden-Facing Living and Dining Areas
- 6 Comprehensive Smart Home System
- 7 Reliable Security Alarm System
- 8 Rear Garden Gate
 - Direct access to jogging path and linear park



Artist's Impression



SPECIFICATIONS

STRUCTURE	Reinforced Concrete Frame
WALL	Cement Sand Brick
ROOFING MATERIAL	Concrete Roof Tiles / RC Flat Roof
ROOF FRAMING	Metal
CEILING	Plaster Ceiling / Cement Board / Skim Coat
WINDOWS	Aluminium Frame Glass Window
DOORS	Solid Timber Door / Flush Door / Flush Door with Louvres / Aluminium Frame Glass Sliding Door / Aluminium Frame Glass Swing Door
LOUVRES	Aluminium Frame Louvres
IRONMONGERY	Locksets
FENCING	Low Brick Wall

	A	B	C	D	
WALL FINISHES	External Wall	Plaster and Paint / Cement Board Cladding	Plaster and Paint / Cement Board Cladding	Plaster and Paint	Plaster and Paint
	Internal Wall	Plaster / Skim Coat / Paint			
	General Wall	Plaster and Paint			
	Kitchen	Tiles up to 2.4m Height			
	Bathrooms / Powder Room	Tiles up to Ceiling Height			
FLOOR FINISHES	Car Porch / Driveway	Tiles			
	Entrance / Terrace	Tiles			
	Living / Dining / Breakfast Area / Store	Tiles			
	Kitchen / Laundry / Utility	Tiles			
	Bathrooms / Powder Room	Tiles			
	A/C Ledge / Apron	Cement Render			
	Bedrooms / Family Area / Entertainment Area	Timber Flooring	Timber Flooring	Laminated Timber Flooring	Laminated Timber Flooring
	Staircase	Timber Flooring	Timber Flooring	Laminated Timber Flooring	Laminated Timber Flooring
	Distribution Board	Tiles / Solid Timber Flooring	-	-	-
	SANITARY & PLUMBING FITTINGS	Master Bathroom	Basins, Water Closet, Tap, Paper Holder, Bathtub, Shower		
Bathrooms		Basin, Water Closet, Tap, Paper Holder, Shower			
Powder Room		Basin, Water Closet, Tap, Paper Holder			
Kitchen		Sink with Tap			
ELECTRICAL INSTALLATION	Distribution Board	2	1	1	1
	Lighting Point	102	66	49	47
	13A Switch Socket Outlet	66	50	41	40
	13A Switch Socket Outlet with USB	2	2	2	2
	15A Switch Socket Outlet	2	2	2	2
	20A SPN Isolator	2	2	1	1
	Solar Water Heater Point	1	1	1	1
	Air-Conditioning Point	14	8	8	7
	Ceiling Fan Point	18	12	10	9
	Door Bell Point	1	1	1	1
	Fibre Wall Socket	1	1	1	1
	SMATV Point	4	3	3	3
	Booster Pump Point	1	1	1	1
Data Point	5	4	4	4	
Telephone Point	3	3	3	3	

CENTRAL CONNECTIVITY ALL AROUND

Strategically situated near the established neighbourhood of Kota Kemuning, Tropicana Aman enjoys excellent accessibility to major roads and highways such as Lebuhraya Shah Alam (KESAS), Lebuhraya Kemuning Shah Alam (LKSA), South Klang Valley Expressway (SKVE) and Expressway Lingkaran Tengah (ELITE). A wealth of amenities is in close proximity such as schools, neighbourhood malls and business hubs, as well as banks and medical facilities.



ALL WITHIN A HEALTHY WALKING & BIKING COMMUNITY



EDUCATIONAL INSTITUTIONS

Tenby International School offers tailored international-oriented programmes while the SJK (C) Bukit Fraser would provide direct access to quality education.



NEIGHBOURHOOD COMMERCIAL

Residents can enjoy an urban and convenient retail experience as the vibrant neighbourhood retail hub is connected to residential enclaves through walkways and bike rails.



RECREATIONAL HUB

Fronting Eastlake Park, the Recreational Hub offers an eclectic range of world-class facilities surrounded by a lush landscape of greenery.



A TRACK RECORD OF EXCELLENCE

Tropicana Corporation Berhad boasts more than four decades in the property industry, having pioneered residential resort-lifestyle living focusing on accessibility, connectivity, innovative concepts and designs, generous open spaces, multi-tiered security and quality define their brand.

Prime locations and desirable lifestyle propositions are distinctive hallmarks of Tropicana Corporation developments. The Tropicana brand is synonymous with prestige and the Tropicana address is a symbol of status with potential rich investment value.

With over 40 years of celebrated excellence in development quality and innovation, we are proud to present the latest and finest masterpieces that promise a new dimension of lifestyle privileges and indulgences.

AWARDED EXCLUSIVELY TO
Tropicana Corporation



Tropicana Aman



Hana Residences



1700 81 8868
tropicanaaman.com.my

DEVELOPER
TROPICANA AMAN SDN BHD 1030655-A
Unit 1301, Level 13, Tropicana Gardens Office Tower,
No. 2A, Persiaran Surian, Tropicana Indah,
47810 Petaling Jaya, Selangor Darul Ehsan, Malaysia.
t +603 7663 6888 f +603 7663 6688
e enquiry@tropicanaacorp.com.my

TROPICANA AMAN PROPERTY GALLERY
No 2, Persiaran Aman Perdana 3,
Bandar Tropicana Aman, 42500 Telok Panglima
Garang, Selangor Darul Ehsan, Malaysia.
GPS Coordinates: N 2.9514414, E 101.5438089
Waze: Tropicana Aman Property Gallery
<http://waze.to/tr/hw280y9r9d>



Developer: Tropicana Aman Sdn. Bhd. (1030655-A) • Developer's Address: Unit 1301, Level 13, Tropicana Gardens Office Tower, No. 2A, Persiaran Surian, Tropicana Indah, 47810 Petaling Jaya, Selangor Darul Ehsan. • Developer's License No: 14012/02-2024/0103(A) • Validity: 15/02/2022 - 14/02/2024 • Advertising & Sale Permit No: 14012-9/10-2025/0242(N)-S • Validity: 18/10/2022 - 17/10/2025 • Approving Authority: Majlis Perbandaran Kuala Langat • Building Plan Ref No: MPKL/JKB/2/4/16/2022(21) • Expected Completion Date: September 2025 • Land Tenure: 88 Years (Expiry: 09/11/2110) • Land Encumbrances: Nil • Types of Houses: 3-Storey Bungalow; 2-Storey Bungalow; 2-Storey Semi-Detached • Total Units: 130 units (Type A: 5 Units; Type B: 21 Units; Type C: 44 Units; Type D: 60 Units) • Selling Price: 3-Storey Bungalow Type A: RM 6,288,800 (Min.) - RM 7,986,800 (Max.); 2-Storey Bungalow Type B: RM 4,238,800 (Min.) - RM 5,570,800 (Max.); 2-Storey Semi-D Type C: RM 2,798,800 (Min.) - RM 4,084,800 (Max.); 2-Storey Semi-D Type D: RM 2,338,800 (Min.) - RM 3,389,800 (Max) • Built-up Area: 4,004 sf (Min.) - 9,052 sf (Max.) • Type A: 9,052 sf (Min. & Max.); Type B: 5,745 sf (Min. & Max.); Type C: 4,450 sf (Min. & Max.); Type D: 4,004 sf (Min. & Max.) • 7% Bumiputera Discount • Restriction in Interest: Express Condition: The Land Cannot be Transferred, Leased, or Changed except with the Consent of The State Authority. The Tropicana Aman development is not associated in any way with the Aman group.
IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA.