



**TROPICANA**  
**AMAN**  
KOTA KEMUNING

**2, 3 & 4 STOREY  
SHOP OFFICES**

**THE PINNACLE  
OF  
BUSINESS  
EXCELLENCE**





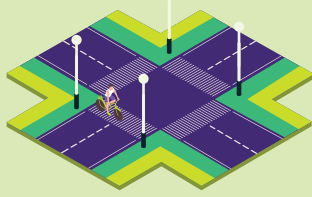
Artist's impression

## EXPERIENCE THE PULSE OF PROGRESS



### WELL-PLANNED CONNECTIVITY

Discover effortless connections at Bandar Tropicana Aman. Highways like KESAS, SKVE, and NKVE intertwine gracefully, offering seamless journeys to this verdant haven.



### GAME-CHANGING CONVENIENCE

Revel in the ease of multiple access points to the bustling commercial hub for a seamless experience.



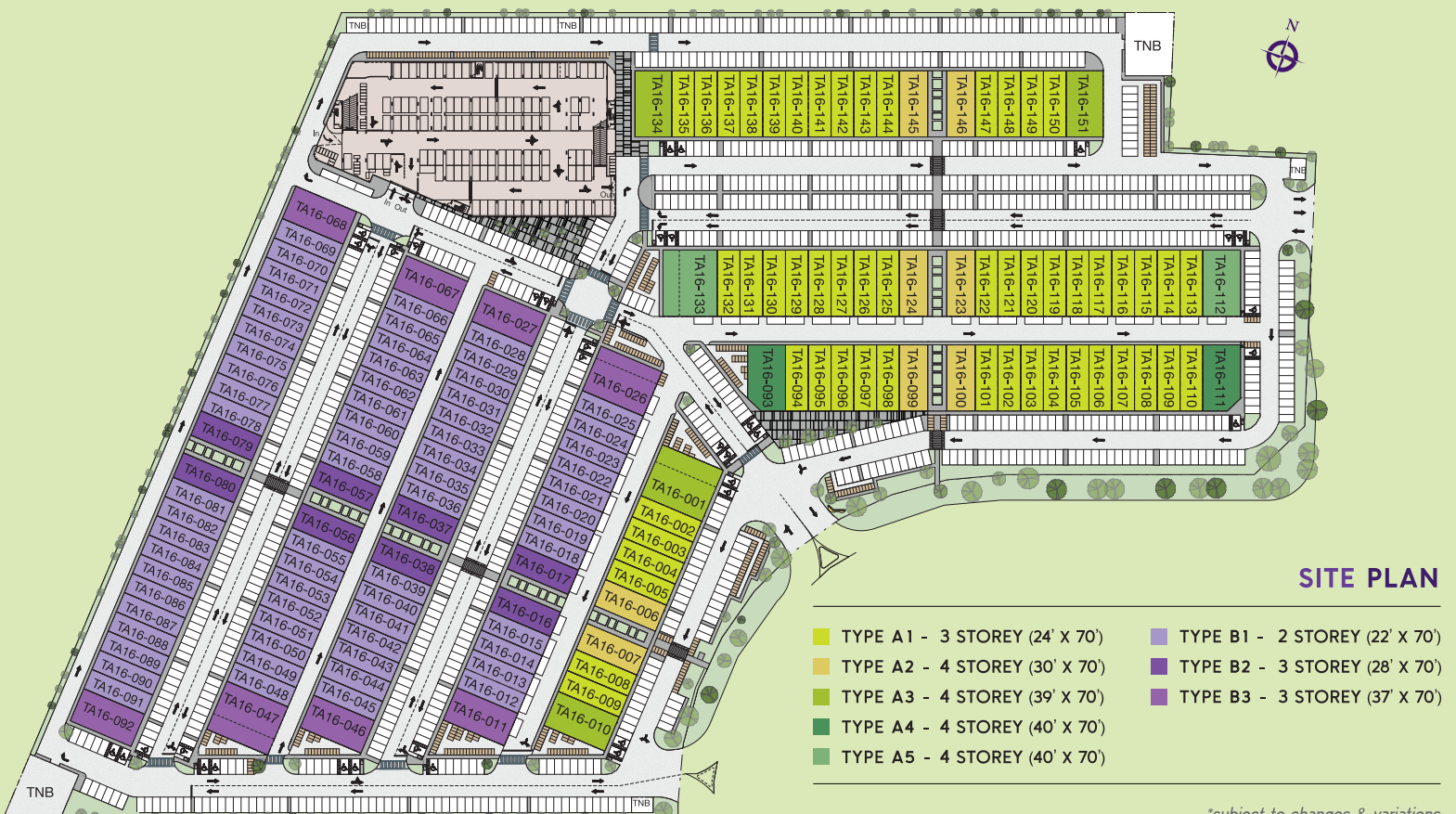
### STRATEGIC PROMINENCE

Elevate your visibility with a vantage point strategically positioned to face key main roads. Revel in the prominence and enjoy ample parking for your utmost convenience.



### A THRIVING COMMERCIAL HUB

In opulent surroundings, the residence harmonizes with a 500,000-strong catchment and a robust workforce of 4,000. A perfect blend of luxury living and economic affluence



SITE PLAN

- TYPE A1 - 3 STOREY (24' X 70')
- TYPE A2 - 4 STOREY (30' X 70')
- TYPE A3 - 4 STOREY (39' X 70')
- TYPE A4 - 4 STOREY (40' X 70')
- TYPE A5 - 4 STOREY (40' X 70')
- TYPE B1 - 2 STOREY (22' X 70')
- TYPE B2 - 3 STOREY (28' X 70')
- TYPE B3 - 3 STOREY (37' X 70')

\*subject to changes & variations



# BESPOKE SPACES FOR VISIONARY VENTURES AND DISCERNING ENTREPRENEURS



Artist's impression



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Tailored for astute entrepreneurs, visionary restaurateurs, boutique aficionados, and those shaping the canvas of artistic expression or sophisticated workplaces, your journey of unrivaled luxury begins here. Immerse yourself in meticulously designed spaces crafted to elevate your venture – whether it's a chic boutique, culinary sanctuary, artisanal bakery, captivating art gallery, intimate café, or refined office space. Seize the opportunity to select your exclusive unit now and let opulence define your business legacy.



Artist's impression



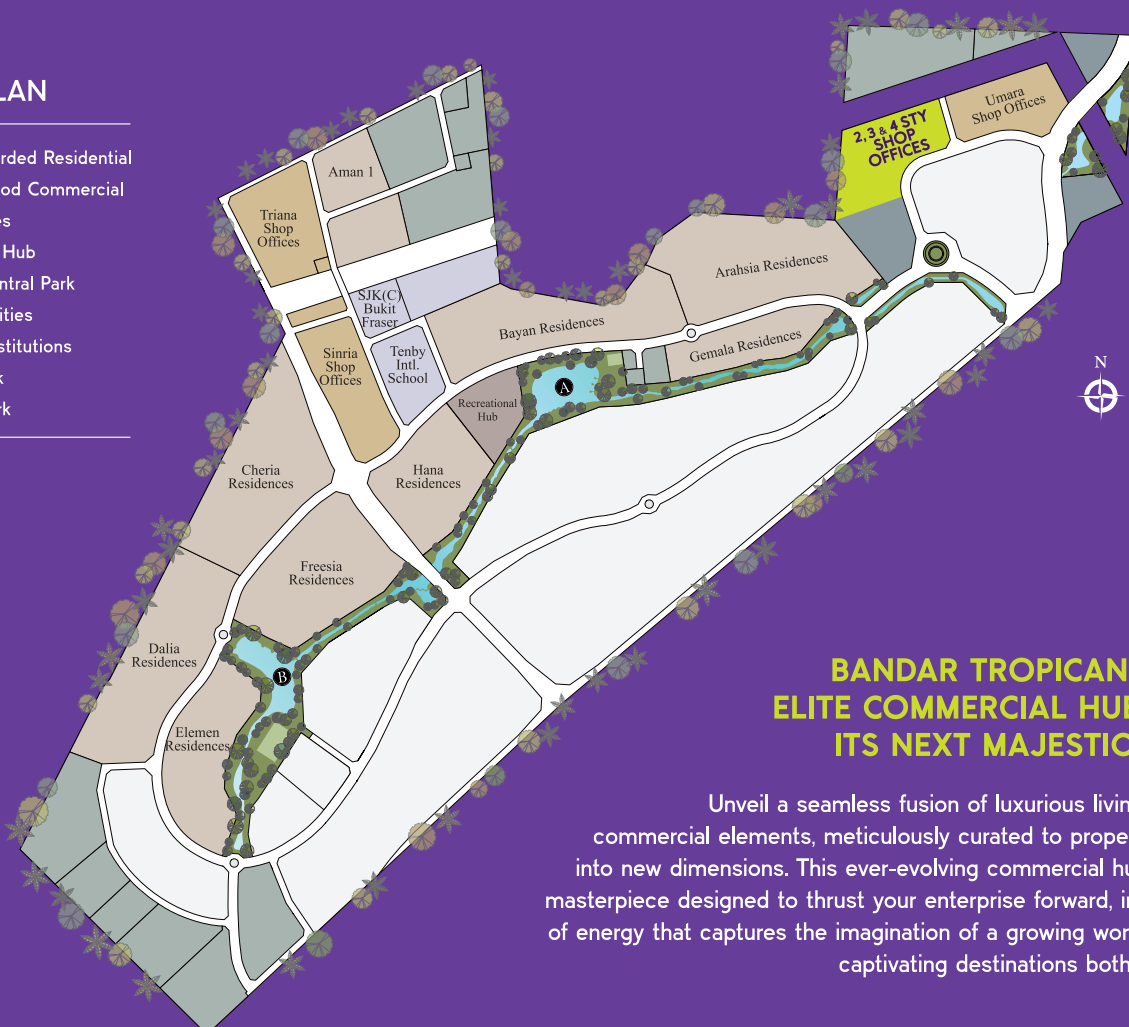
Artist's impression

## PREMIUM SPACES FOR BUSINESS GROWTH

Seize exceptional investment opportunities with our new exclusive shop offices starting from 22' x 70'. This project features 151 meticulously crafted units, redefining upscale commercial excellence and strategically located next to the **AWARD-WINNING UMARA SHOP OFFICES (BEST COMMERCIAL DEVELOPMENT)**. Crafted for visionary entrepreneurs and discerning investors, these prime spaces offer unmatched convenience and prestige. Expand your business in an extraordinary township.

### MASTER PLAN

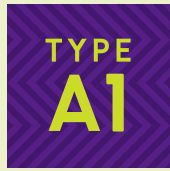
- Gated & Guarded Residential
- Neighbourhood Commercial
- Future Phases
- Recreational Hub
- 85 Acres Central Park
- Public Amenities
- Education Institutions
- A Eastlake Park
- B Westlake Park



### BANDAR TROPICANA AMAN'S ELITE COMMERCIAL HUB UNVEILS ITS NEXT MAJESTIC CHAPTER

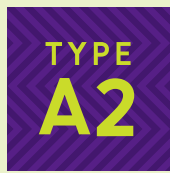
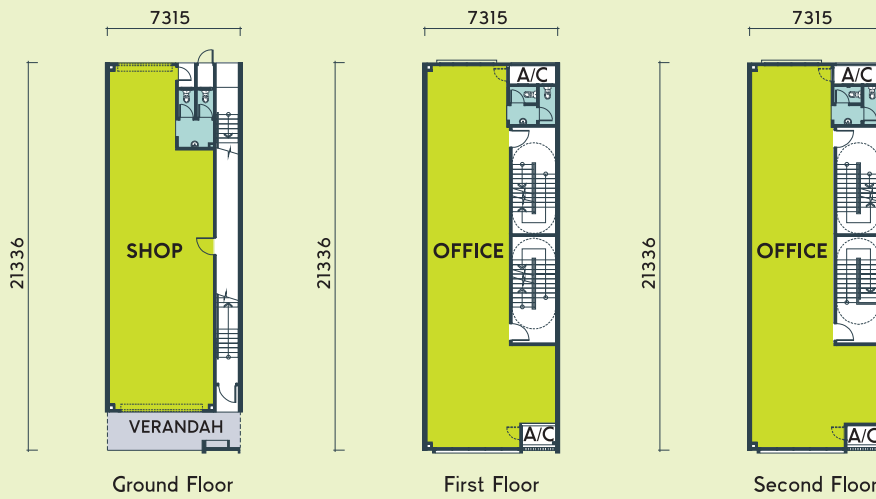
Unveil a seamless fusion of luxurious living and dynamic commercial elements, meticulously curated to propel your business into new dimensions. This ever-evolving commercial hub is an artistic masterpiece designed to thrust your enterprise forward, infusing a surge of energy that captures the imagination of a growing workforce, offering captivating destinations both day and night.

# FLOOR PLAN



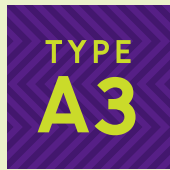
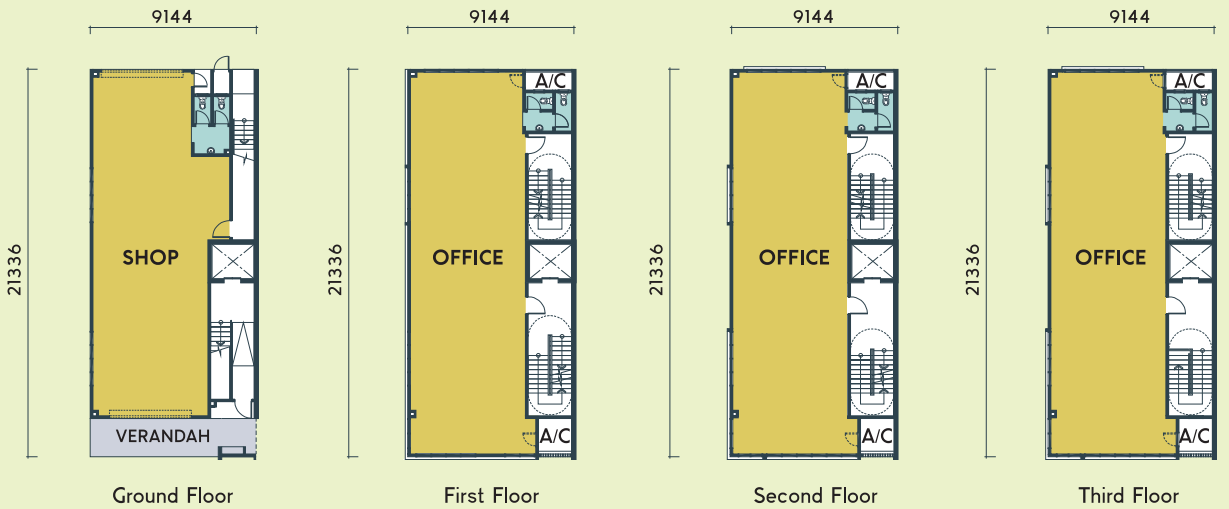
## 3 STOREY INTERMEDIATE UNIT

Land Area : 24' x 70'  
Built-up : 5,040 sq. ft.



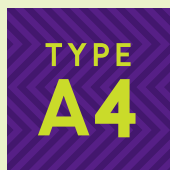
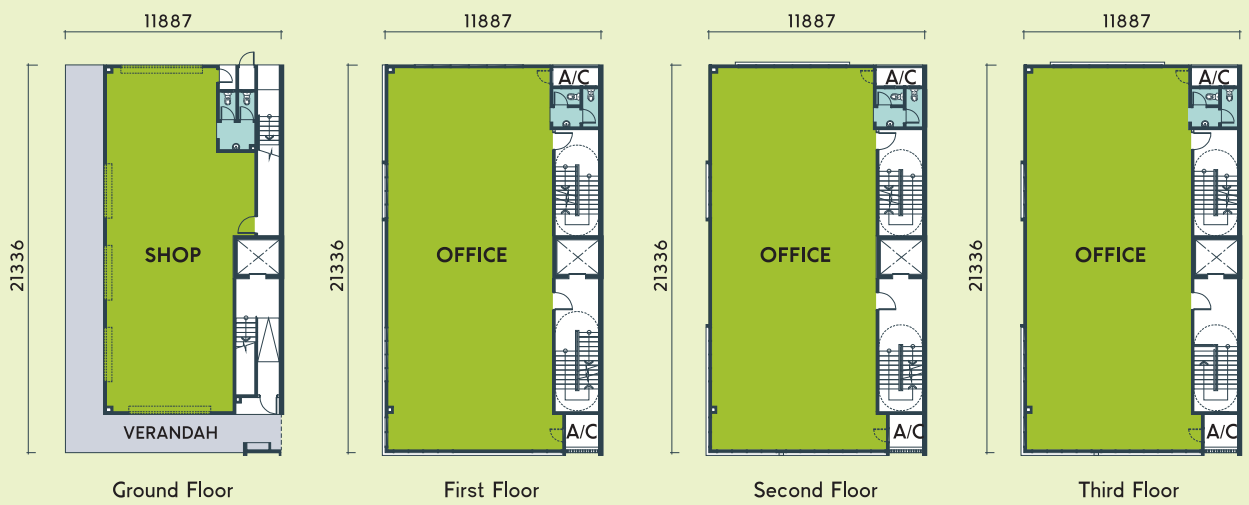
## 4 STOREY END UNIT (WITH LIFT FEATURE)

Land Area : 30' x 70'  
Built-up : 8,400 sq. ft.



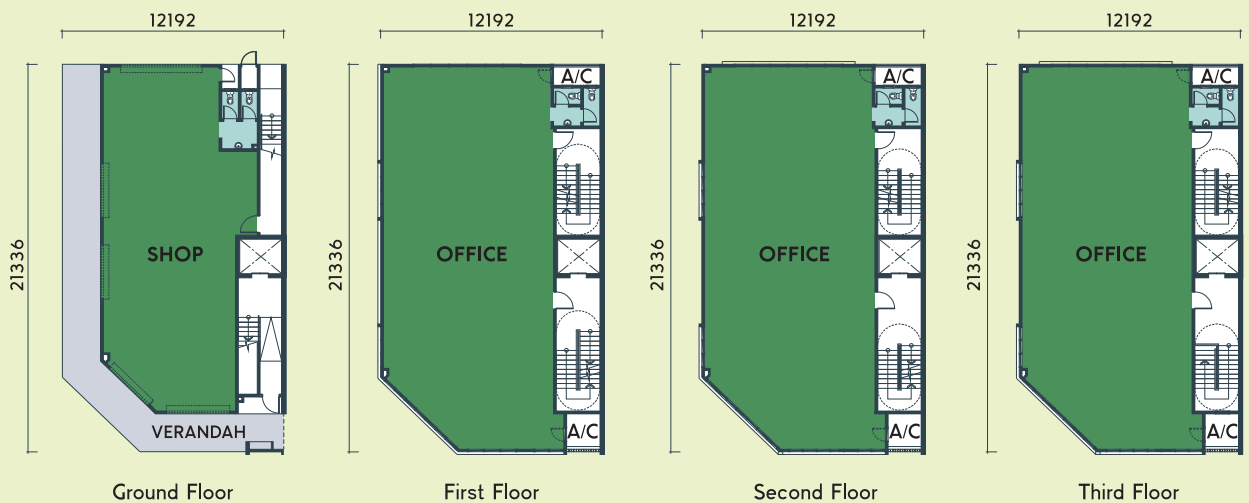
## 4 STOREY CORNER UNIT (WITH LIFT FEATURE)

Land Area : 39' x 70'  
Built-up : 10,920 sq. ft.



## 4 STOREY CORNER UNIT (WITH LIFT FEATURE)

Land Area : 40' x 70'  
Built-up : 10,823 sq. ft.

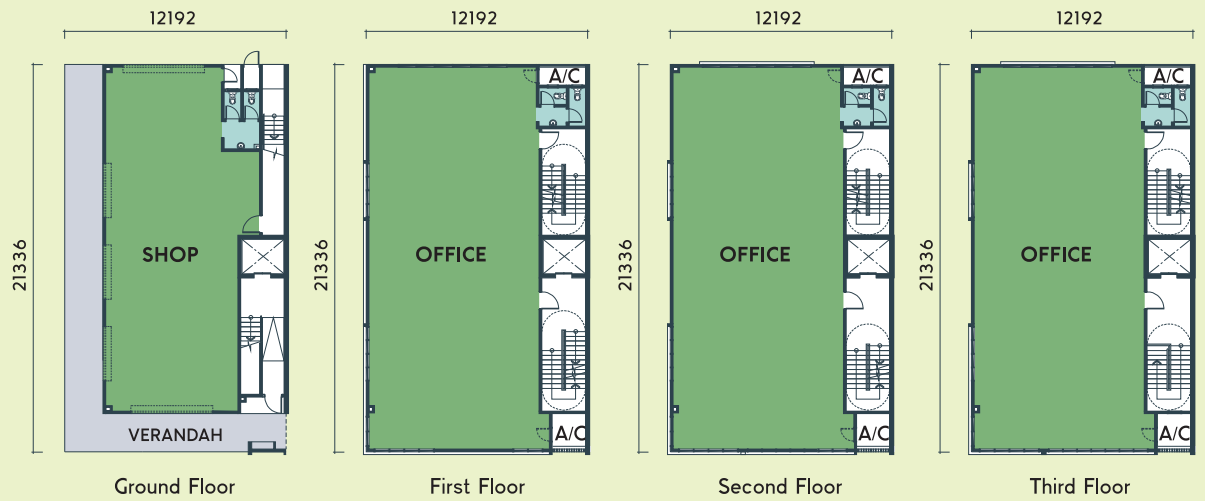


# FLOOR PLAN



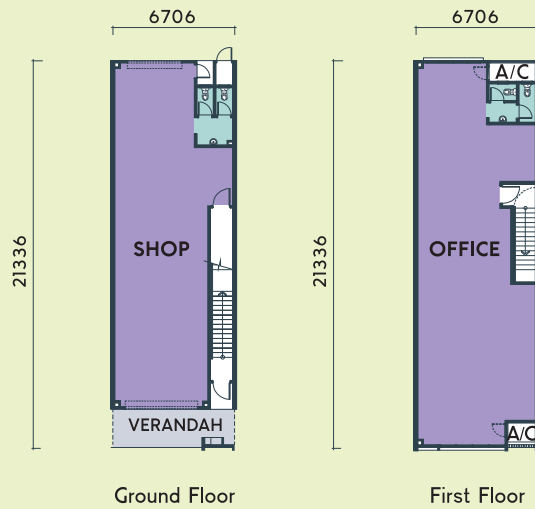
## 4 STOREY CORNER UNIT (WITH LIFT FEATURE)

Land Area : 40' x 70'  
Built-up : 11,200 sq. ft.



## 2 STOREY INTERMEDIATE UNIT

Land Area : 22' x 70'  
Built-up : 3,080 sq. ft.



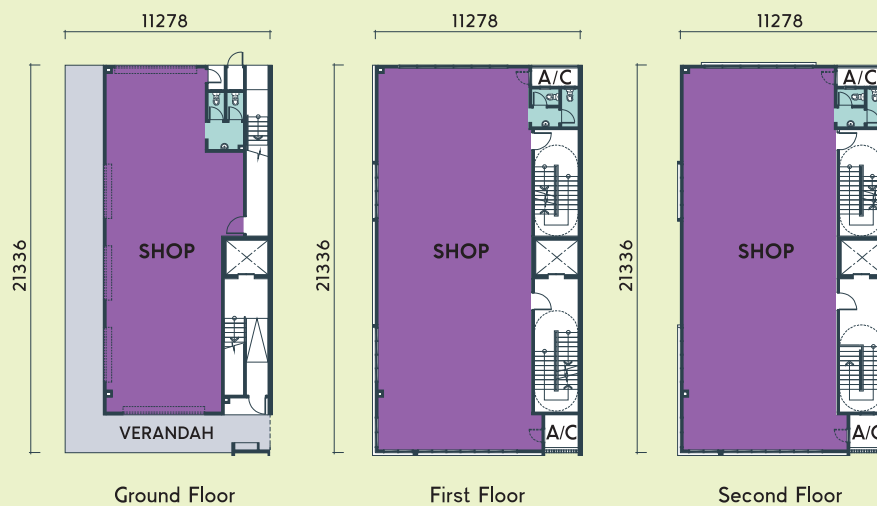
## 3 STOREY END UNIT

Land Area : 28' x 70'  
Built-up : 5,881 sq. ft.



## 3 STOREY CORNER UNIT (WITH LIFT FEATURE)

Land Area : 37' x 70'  
Built-up : 7,700 sq. ft.





Artist's impression

## ACHIEVE NEW LEVELS OF SOPHISTICATION WITH HIGH CEILINGS AND ADVANCED LIFT FEATURES

Showcase your brand's grandeur with impressive **high ceilings** and expansive interiors, perfect for innovative planning and design. Enjoy seamless convenience with modern **lift access**, enhancing your business operations for maximum efficiency. Transform your workspace and leave a lasting impact.

CONVENIENT  
LIFT ACCESS

ABUNDANT  
PARKING  
SPACES

## REDEFINE YOUR BUSINESS SUCCESS WITH PARKING CONVENIENCE AND LUXURIOUS ALFRESCO SPACES

Experience the ultimate convenience with our expansive **covered** and **open-space parking**, designed to provide effortless access and enhance the experience for both you and your customers. Elevate your brand with luxurious **alfresco spaces**. Our customizable workspaces are designed to showcase your brand and captivate your customers, ensuring maximum visibility and accessibility. Transform your business and stand out like never before.

EXQUISITE  
ALFRESCO  
DINING

## SPECIFICATIONS

### STRUCTURE

Reinforced Concrete Frame

### WALL

Brickwork

### ROOF

Metal Deck Roof

### FLOOR FINISHES

Toilet, Verandah & Refuse	Tiles
Shop, Pantry, Office, Utility	Cement Render
Staircase & A/C	

#### \*Terrace

(\*Applicable only to special corner units for Type A3, Type A5, and Type B3.)

### WALL FINISHES

Toilet	Tiles up to 1500mm Height / Plaster & Paint
Pantry	Tiles up to 1500mm Height / Plaster & Paint
Refuse	Tiles
Others	Plaster & Paint

### CEILING

Shop, Pantry, Office, Utility	Skim Coat & Paint / Ceiling Board
Verandah & Staircase	
Toilet	Ceiling Board
Refuse & Others	Skim Coat / Ceiling Board

### DOOR

Shop	Metal Roller Shutter / Flush Door
Office	Fire Rated Door / Flush Door
Refuse	Aluminium Louvers Door

### WINDOW

Aluminium Framed Glass Window

### IRONMONGERY

Locksets

### SANITARY AND FITTINGS

Shop	Kitchen Sink, Sink Tap
Toilet	Wash Basin, Toilet Roll Holder, Basin Tap, Water Tap, Water Closet

### ELECTRICAL

INSTALLATION	A1	A2	A3	A4	A5	B1	B2	B3
Power Point	12	16	16	16	16	8	12	12
Lighting Point	39	45	48	48	48	21	35	35
Fan Point	2	2	2	2	2	2	2	2
Fiber Wall Socket	3	4	4	4	4	2	3	3
Suction Tank Pump	-	4	4	4	4	-	-	-



## STRATEGIC PINNACLE, OPULENT TRANQUILITY



Tropicana Aman stands as the pinnacle of strategic living next to Kota Kemuning, assuring a lifestyle that creates lasting impressions. Explore the impactful pathways of KESAS, SKVE, NKVE, ELITE, and LKSA. Bask in a destination where the fusion of strategic brilliance and tranquil opulence sets a new standard.



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A member of

