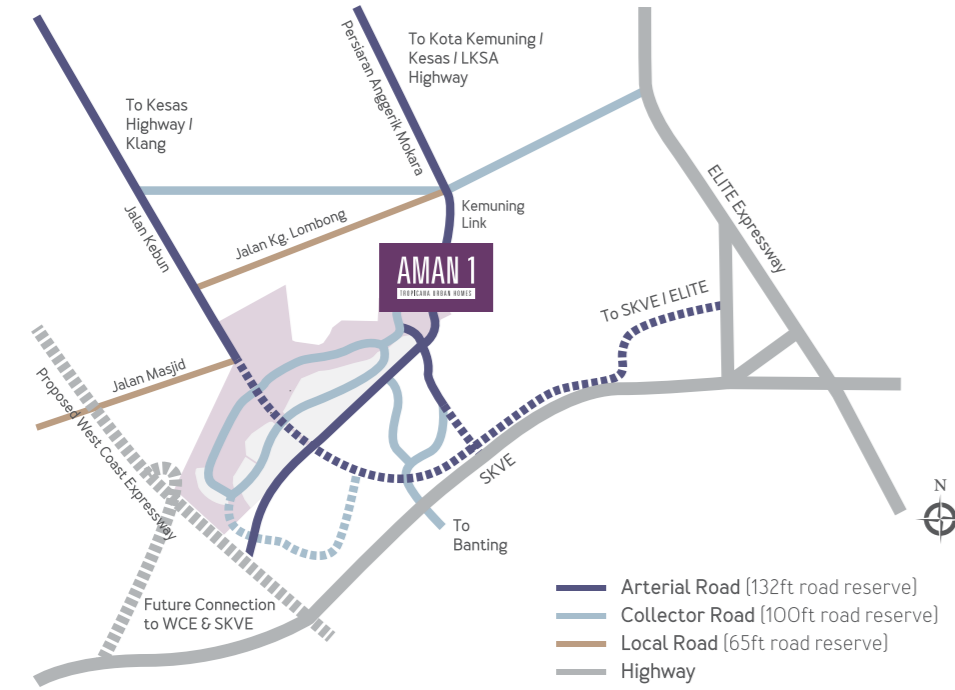


WHERE LOCATION IS CENTRAL

TROPICANA AMAN IS NEAR THE ESTABLISHED AND AFFLUENT NEIGHBOURHOOD OF KOTA KEMUNING.

Connected by roads and highways like the Lebuhraya Shah Alam (KESAS), Lebuhraya Kemuning Shah Alam (LKSA), South Klang Valley Expressway (SKVE), Expressway Lingkar Tengah (ELITE) and the proposed West Coast Expressway (WCE) that directly links Banting to Perak, Tropicana Aman is an accessible and convenient township. It is also surrounded by a variety of facilities and public service amenities like schools, neighbourhood malls, international schools, business hubs, as well as banks and medical facilities.



ALL WITHIN A HEALTHY WALKING & BIKING COMMUNITY



85 Acres Central Park

The brainchild of Tropicana Aman, a growing lifestyle of pavilions, amenities and 7km walking & biking trail for residents.

Educational Institutions

Tenby International School will offer tailored international-oriented programmes. The township will also be completed by a public school.

Gated & Guarded

The residential enclaves comprise of link homes, semi-d units, bungalows and high-rise towers. Each enclave is mutually exclusive and has its own community centre.

Neighbourhood Commercial

Convenient and easy access to neighbourhood retail and Commercial plots for all encompassing urban living.

1700 81 8868
tropicanaurbanhomes.com



Developer
Tropicana Aman Sdn Bhd 1030655-A
(formerly known as Sapphire Index Sdn Bhd)
No. 2, Persiaran Aman Perdana 3,
Bandar Tropicana Aman, 42500 Telok Panglima Garang,
Selangor Darul Ehsan, Malaysia
GPS Coordinates: N 2.951494, E 101.546007
Website: Tropicana Aman New Property Gallery



Developer: Tropicana Aman Sdn Bhd (1030655-A) • Developer's Address: Level 10 - 12, Tropicana City Office Tower, No. 3, Jalan SS20/27, 47400 Petaling Jaya, Selangor • Tel No: 03-77138888 • Developer's License No.: 14012-512-2019(10733) • Validity: 19/12/2017 - 18/12/2019 • Advertising and Permit License No.: 14012-512-2019(10733) • Validity: 19/12/2017 - 18/12/2019 • Building Plan Reference: MCKLJ2482/24/252(1) • Approval Authority: Majlis Daerah Kuala Langat • Expected Date of Completion: December 2020 • Land Encumbrance: Nil • Future Use: 99 Years (99 Years) (R112) (11) • Type of House: Apartment • Total Units: 766 • Block A: 300 units, Block B: 190 units, Block C: 190 units, Block D: 870 units, Block E: 870 units, Block F: 870 units, Block G: 870 units, Block H: 870 units, Block I: 870 units, Block J: 870 units, Block K: 870 units, Block L: 870 units, Block M: 870 units, Block N: 870 units, Block O: 870 units, Block P: 870 units, Block Q: 870 units, Block R: 870 units, Block S: 870 units, Block T: 870 units, Block U: 870 units, Block V: 870 units, Block W: 870 units, Block X: 870 units, Block Y: 870 units, Block Z: 870 units • Selling Price: Block A: RM260,800 (min) - RM260,800 (max), Block B: RM260,800 (min) - RM260,800 (max), Block C: RM260,800 (min) - RM260,800 (max), Block D: RM260,800 (min) - RM260,800 (max), Block E: RM260,800 (min) - RM260,800 (max), Block F: RM260,800 (min) - RM260,800 (max), Block G: RM260,800 (min) - RM260,800 (max), Block H: RM260,800 (min) - RM260,800 (max), Block I: RM260,800 (min) - RM260,800 (max), Block J: RM260,800 (min) - RM260,800 (max), Block K: RM260,800 (min) - RM260,800 (max), Block L: RM260,800 (min) - RM260,800 (max), Block M: RM260,800 (min) - RM260,800 (max), Block N: RM260,800 (min) - RM260,800 (max), Block O: RM260,800 (min) - RM260,800 (max), Block P: RM260,800 (min) - RM260,800 (max), Block Q: RM260,800 (min) - RM260,800 (max), Block R: RM260,800 (min) - RM260,800 (max), Block S: RM260,800 (min) - RM260,800 (max), Block T: RM260,800 (min) - RM260,800 (max), Block U: RM260,800 (min) - RM260,800 (max), Block V: RM260,800 (min) - RM260,800 (max), Block W: RM260,800 (min) - RM260,800 (max), Block X: RM260,800 (min) - RM260,800 (max), Block Y: RM260,800 (min) - RM260,800 (max), Block Z: RM260,800 (min) - RM260,800 (max) • The Tropicana Aman development is not associated in any way with the Aman Group. The information herein is subject to change and cannot form an offer or contract, and 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 publication, the developer cannot be held liable for any inaccuracy. The Tropicana Aman development is not associated in any way with the Aman Group. Printing Reference: Version 2 (11/04/2018)

SITE PLAN

LEGEND

- 1 Guard House
- 2 Swimming Pool
- 3 Wading Pool
- 4 Pool Deck
- 5 Gazebo
- 6 Sitting Benches
- 7 Multipurpose Hall
- 8 BBQ Pit
- 9 Children's Playground
- 10 Reflexology Path
- 11 Bicycle Track
- 12 Gymnasium

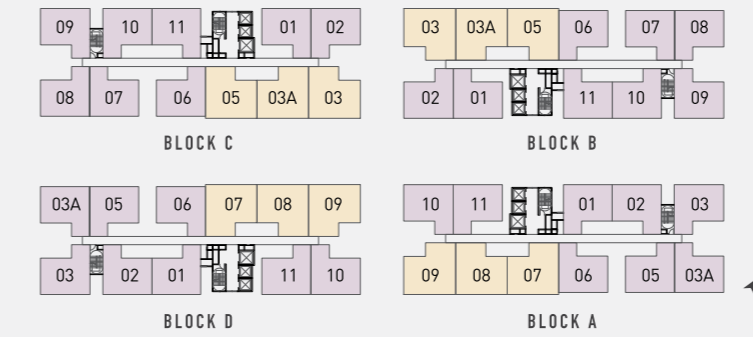


MASTER PLAN

- Aman 1
- Gated & Guarded Residential
- Neighbourhood Commercial
- Recreational Hub
- 85 Acres Central Park
- Public Amenities
- Educational Institutions
- Eastlake Park
- Westlake Park

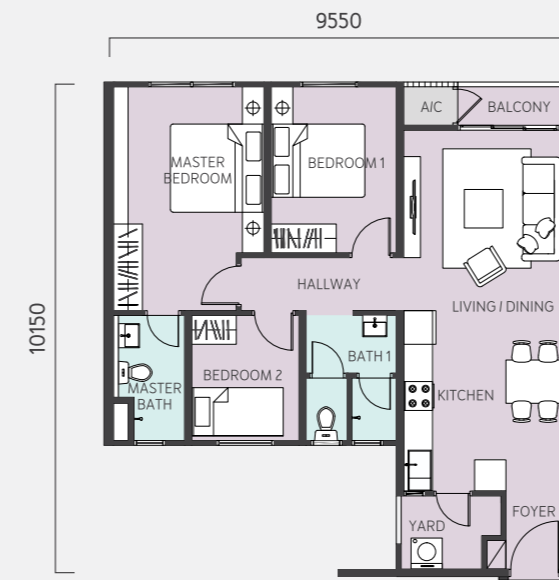


FLOOR PLANS



TYPE A

Built-up 870 SF
2+1 Bedrooms & 2 Bathrooms



TYPE B

Built-up 1,000 SF
3 Bedrooms & 2 Bathrooms



SPECIFICATIONS

STRUCTURE	Reinforced Concrete Framework
WALL	Brickwork / RC Wall
ROOF COVERING	Reinforced Concrete
ROOF FRAMING	Reinforced Concrete
CEILING	Skim Coat / Plaster Ceiling & Paint
WINDOWS	Aluminium Framed Glass Window
DOORS	Main Entrance: Fire-rated Timber Door Internal Doors: Timber Flush Door / UPVC Door Balcony: Aluminium Frame Glass Sliding Door
IRONMONGERY	Quality Locksets
WALL FINISHES	Bathrooms & Kitchen: Partially Tiled with Plaster & Paint Others: Plaster / Skim Coat & Paint
FLOOR FINISHES	Living / Dining / Kitchen / Bedrooms / Bathrooms / Balcony: Tiles Yard / Air-conditioner Ledge: Cement Screed
SANITARY & PLUMBING FITTINGS	Wash Basin: 2 Basin Tap: 2 Water Closet: 2 Kitchen Sink: 1 Sink Tap: 1 Washing Machine Tap: 1 Shower Rose: 2
ELECTRICAL INSTALLATIONS	Lighting Point: 17 Ceiling Fan Point: 2 13A Socket Outlet: 16 Air-conditioner Electrical Point & Drain Pipe only: 2 Instant Water Heater Point: 2 TV Point: 1 Doorbell Point: 1
INTERNAL TELECOMMUNICATION TRUNKING & CABLEING	Fibre Wall Socket: 1



life DESIGNED

THE NEW COLLECTION OF MODERN HOMES
IN THIS AWESOME WALKING & BIKING COMMUNITY



FIND PLEASURE IN THE WARMTH & JOY OF FAMILY WHEN HOME IS SAFE WITHIN THIS GATED & GUARDED DOMAIN.

Surrounded by the abundant greenery and amenities of Tropicana Aman, life is designed to be easy and convenient for everyday living, activity and interests.

A NEW ARRIVAL



THE ESSENCE OF HOME & DESIGN EXPRESSED IN SPACE, LIGHT, STYLE & ORDER



STEP TO A NEW BEAT, DANCE TO A NEW RHYTHM & DISCOVER NEW HOBBIES.

Myriad facilities comparable to that of condominiums cater to a multitude of leisure and recreational fun for family and friends.

GO WITH THE FLOW



LEAD A DIFFERENT NEW LIFESTYLE ENHANCED BY VARIETY & DIVERSITY.

With practical open-plan layouts, enjoy that perfect balance between personal, family and work within the warm palette of these cosy apartments.