

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.



TRIANA

2 & 3-Storey Shop Offices



ALL WITHIN A HEALTHY WALKING & BIKING COMMUNITY



85-ACRE CENTRAL PARK

The brainchild of Tropicana Aman, a growing lifescape 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
tropicanaaman.com.my



Developer:
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Level 10-12, Tropicana City Office Tower
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t +603 7710 1018 f +603 7710 1025
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
GPS Coordinate: 2.955240 N, 101.549156 E
Waze: Tropicana Aman New Property Gallery
<https://waze.to/lr/hw280y9r9d>

A member of



TROPICANA
CORPORATION BERHAD

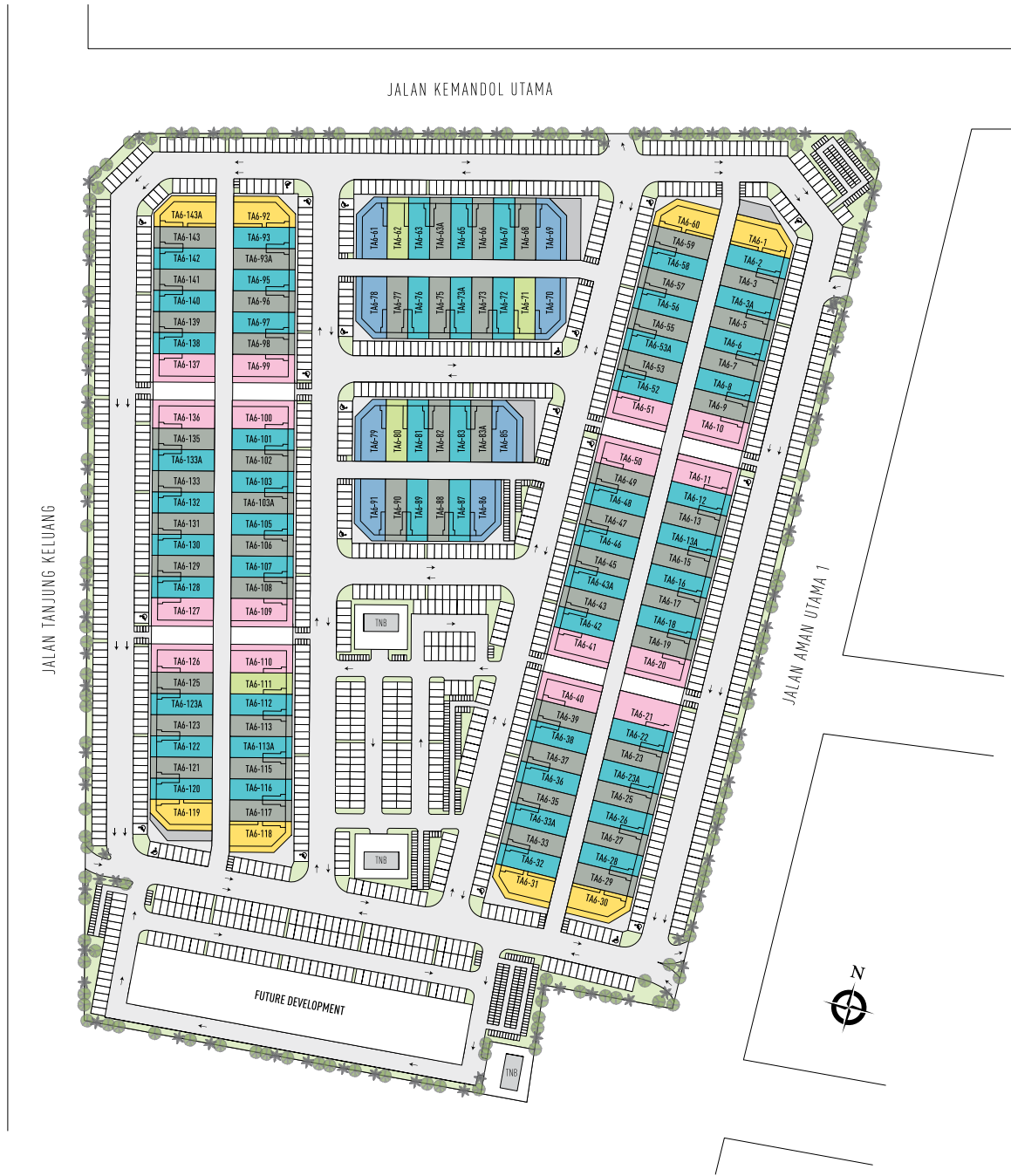
the new commercial heart

- 18 Acres
- Individual Title
- High Visibility
- Wide Shop Frontage 24'-35'
- Selected Double Volume Units
- Spacious Flexi Layouts
- Conducive Co-working Environs
- Easy Access

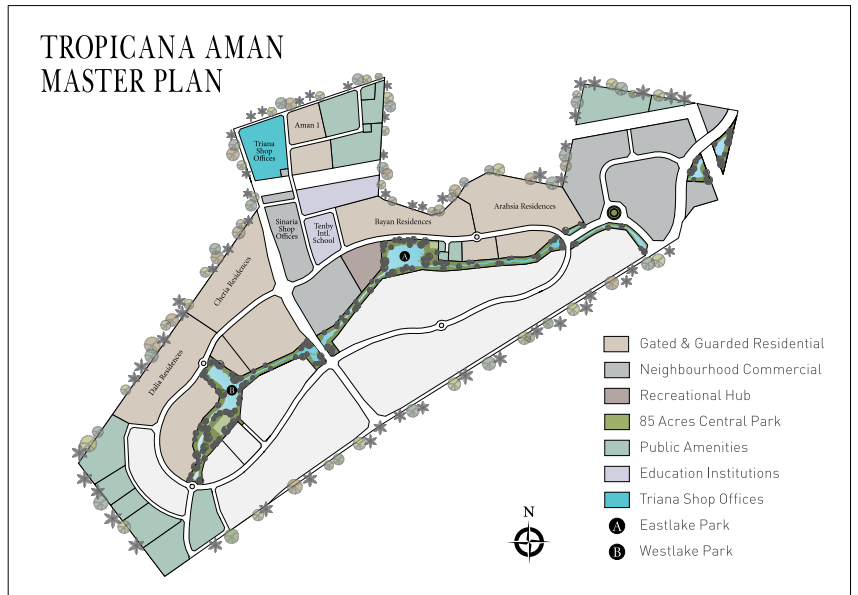


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SITE PLAN

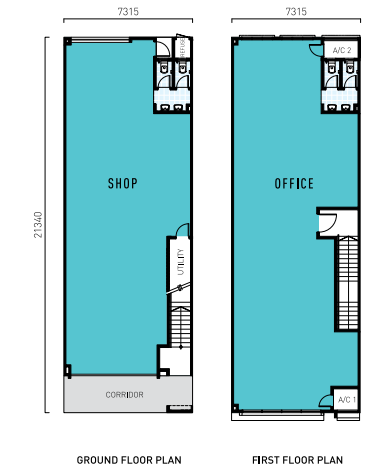


- TYPE A1 - 2 STOREY (24' X 70')
- TYPE A2 - 2 STOREY (24' X 70')
- TYPE A3 - 2 STOREY (24' X 70')
- TYPE B - 2 STOREY (32' X 70')
- TYPE C - 2 STOREY (35' X 70')
- TYPE D - 3 STOREY (35' X 70')



TYPICAL FLOOR PLANS

TYPE A
2-Storey Intermediate Unit | BUILT-UP 3,360 sq ft



TYPE B
2-Storey End Unit | BUILT-UP 4,478 sq ft



TYPE C
2-Storey Corner Unit | BUILT-UP 4,514 sq ft



TYPE D
3-Storey Corner Unit | BUILT-UP 6,771 sq ft



Note: The built-up area for certain units may differ. An actual configuration of the built-up areas can be obtained upon request.

SPECIFICATIONS

STRUCTURE		DOORS				
Reinforced Concrete Frames		Shop	Metal Roller Shutter / Flush Door			
WALL		Office	Fire Rated Door			
Reinforced Concrete / Brickwork		Refuse	Aluminium Door			
ROOF		Others	Flush Door			
Metal Deck Roof / Reinforced Concrete Flat Roof		WINDOWS				
FLOOR FINISHES		Aluminium Framed Glass Window				
Toilet / Corridor / Refuse	Tiles	IRONMONGERY				
Others	Cement Render	Quality Locksets				
WALL FINISHES		SANITARY INSTALLATION				
Toilet	Tiles Up to 1500mm Height / 2100mm Height	Shop	Kitchen Sink / Sink Tap			
Pantry	Tiles Up to 1500mm Height	Toilet	Wash Basin / Toilet Roll Holder / Basin Tap / Water Tap / Water Closet			
Refuse	Tiles	ELECTRICAL INSTALLATION				
Others	Plaster & Paint		A	B	C	D
CEILING		13A Socket Outlet	15	15	15	21
Shop / Office / Corridor / Staircase / A/C	Skim Coat & Paint / Exposed Grid Ceiling	Lighting Point	31	43	43	64
Toilet	Exposed Grid Ceiling	Fan Point	4	4	4	6
Refuse	Bare Finish	Telecommunication Wall Socket	2	2	2	3