



TROPICANA
UPLANDS
GELANG PATAH

Aster

— HEIGHTS —

2-Storey Terrace Homes
Freehold

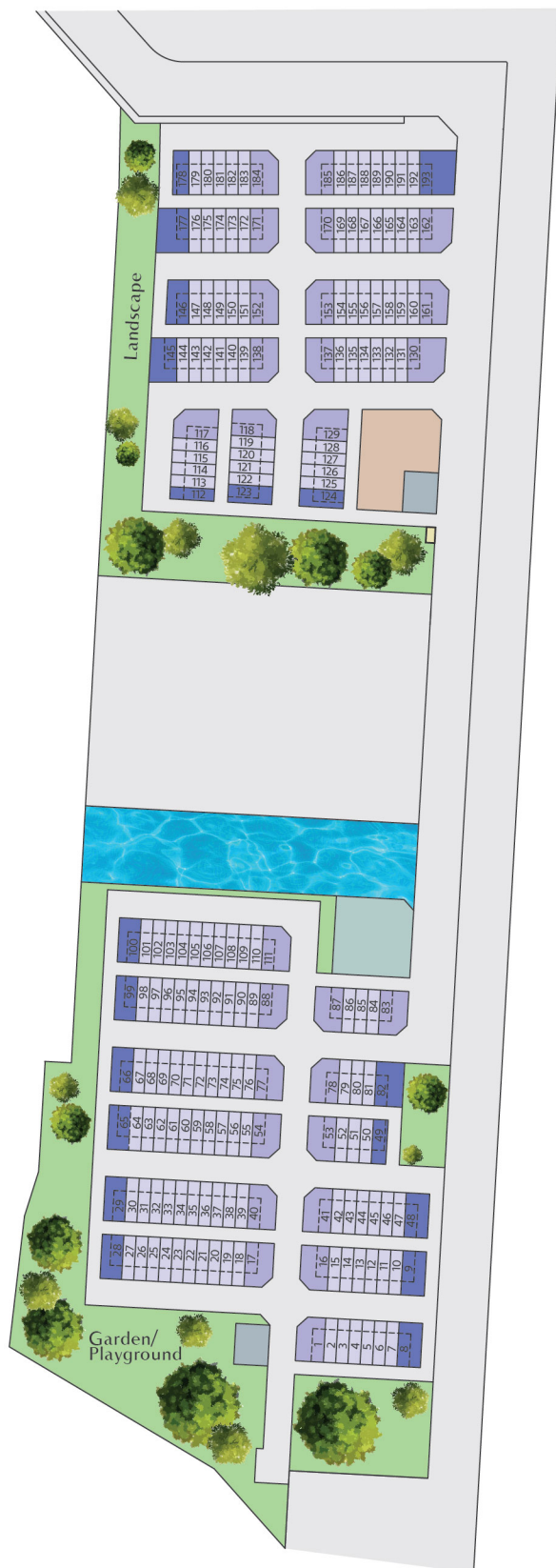


Where Life Blossoms

Inspired by the latest sensibilities, Aster Heights' location in the prime district lends it the best in modern upper class living where serenity, bliss, convenience, and safety come together, the perfect setting for where life blossoms.



Artist's Impression Only



SITE PLAN

LEGEND

	Intermediate Lot
	End Lot
	Corner Lot

FACILITIES

	Landscape		Kindergarden
	PE		Compact Sub
	Surau		

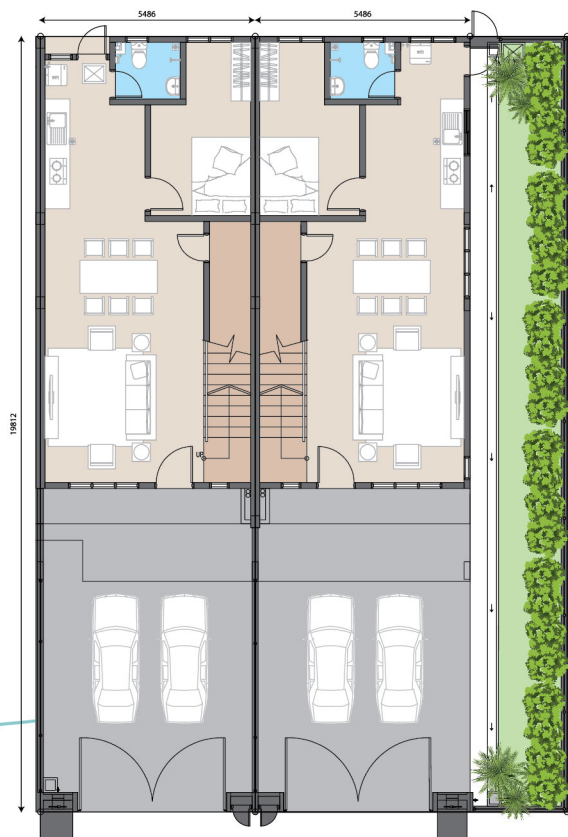
MASTER PLAN



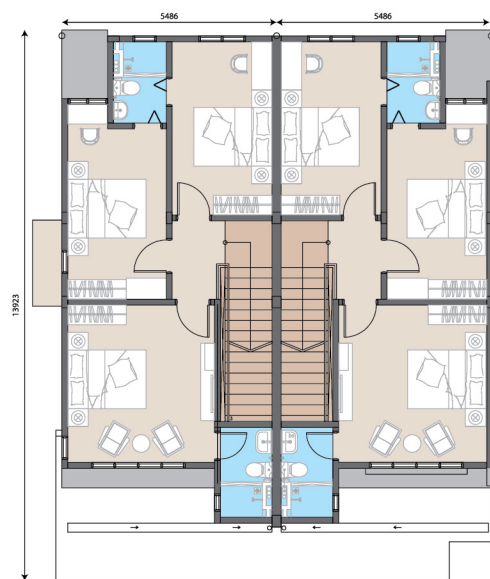


FLOOR PLAN

GROUND FLOOR



FIRST FLOOR



Land Area: 18'x65'
Built-up Area: 1,446 sq.ft.
4 Bedrooms | 3 Bathrooms





Tropicana Uplands -
new catalyst township
development at
Gelang Patah.

Freehold houses
spanning at 12.57
acres of land.

Spacious and practical
layout with fully
extended kitchen.

BUILDING DESCRIPTION

STRUCTURE

Reinforced Concrete Frame

WALL

Brickwall/ Cement Sand Brick/ RC Wall

ROOF COVERING

Concrete Roof Tile | Reinforced Concrete Flat Roof

ROOF FRAMING

Metal Roof Truss

CEILING

Skim Coat/ Plaster Ceiling/ Cement Board

WINDOWS

Aluminium Framed Glass Window

DOORS

Timber Door/ Flush Door/
Aluminium/ Framed Door/ MS Door

IRONMONGERY

Lockset With Accessories

WALL FINISHES

Plaster And Paint

Kitchen	Tiles up to 1.5m Height
Bathrooms	Tiles up to Door Height
Master Bathroom	Tiles up to Ceiling Height

FLOOR FINISHES

Driveway	Cement Render
Car Porch	Cement Render
Entrance/ Terrace	Tiles
Living/ Dining/ Kitchen	Tiles
Master Bedroom/ Bedrooms/ Hallway	Tiles
Bathrooms	Tiles
Staircase	Tiles
Utility	Cement Render

SANITARY & PLUMBING FITTINGS

Master Bathroom/ Other Bathrooms	Basin, Water Closet, Tap, Toilet Paper Holder, Shower
Kitchen	Kitchen Sink With Tap
Car Porch	Tap
Garden	Tap

ELECTRICAL INSTALLATION	Corner Lot	End Lot	Intermediate Lot
Light Points	19	18	18
Fan Points	6	6	6
13A Switched Socket Outlets	13	13	13
15A Switched Socket Outlets	1	1	1
Water Heater Points	1	1	1
Data Points	1	1	1
A/C Points	2	2	2
TV Points	1	1	1
Electrical DB	1	1	1

FENCING

Generally Low Cement Sand Brickwall/ BSP Fencing

AMENITIES



Mydin Mall
Mutiara Rini
- 17km



Legoland
Malaysia
- 16km



Aeon Mall
Bukit Indah
- 14km



Local Government
& Authorities
- 16km



Medical Centre &
Hospitals
- 11km



Local & International
Schools - 4km



Finance
Institution
- 9km



GP Sentral
Bus Terminal
- 4km

Aster
— HEIGHTS —
2-STOREY
TERRACE HOMES

Excellent Accessibility



LEGEND

- RESIDENTIAL AREA
- EDUCATION
- GOVERNMENT & INDUSTRIAL
- LEISURE & TOURISM
- HEALTHCARE



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Developer:
Tropicana GP Views Sdn. Bhd. (1014956-A)
 PTD 15346, Jalan Tanjung Kupang,
 81550 Gelang Patah, Johor.
 Operation hours: 10am - 6pm (Open Daily)
 Tropicana Uplands Property Gallery



*Developer: Tropicana GP Views Sdn. Bhd. (1014956-A) • Aster Heights @ Tropicana Uplands (Double Storey Terrace House) • Developer's License No.: 20212-1/12-2023/0972 (L) • Validity Period: 31/12/2021 - 30/12/2023 • Advertisements and Sales Permit No.: 20212-1/12-2023/0972 (P) • Validity Period: 31/12/2021 - 30/12/2023 • Authority Approving Building Plan: Majlis Perbandaran Pontian • Building Plan Reference No.: (17)dlm. MDP.16/D0016/2021 @ MDP.3291/PB/2021/0015 • Land Encumbrance: Public Bank Berhad • Tenure of Land: Freehold • Expected date of Completion: December 2023 • Total No. of Unit: 193 : (Min.) RM 550,850.00 - (Max.) RM 776,250.000

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IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA.