



TROPICANA
AMAN

BAYAN
RESIDENCES

A BLISSFUL LIFE

A Beautiful Home
A Peaceful Environment
A Blissful Life

At Bayan Residences,
your happily-ever-after is waiting in the wings.





STEP FOOT INTO

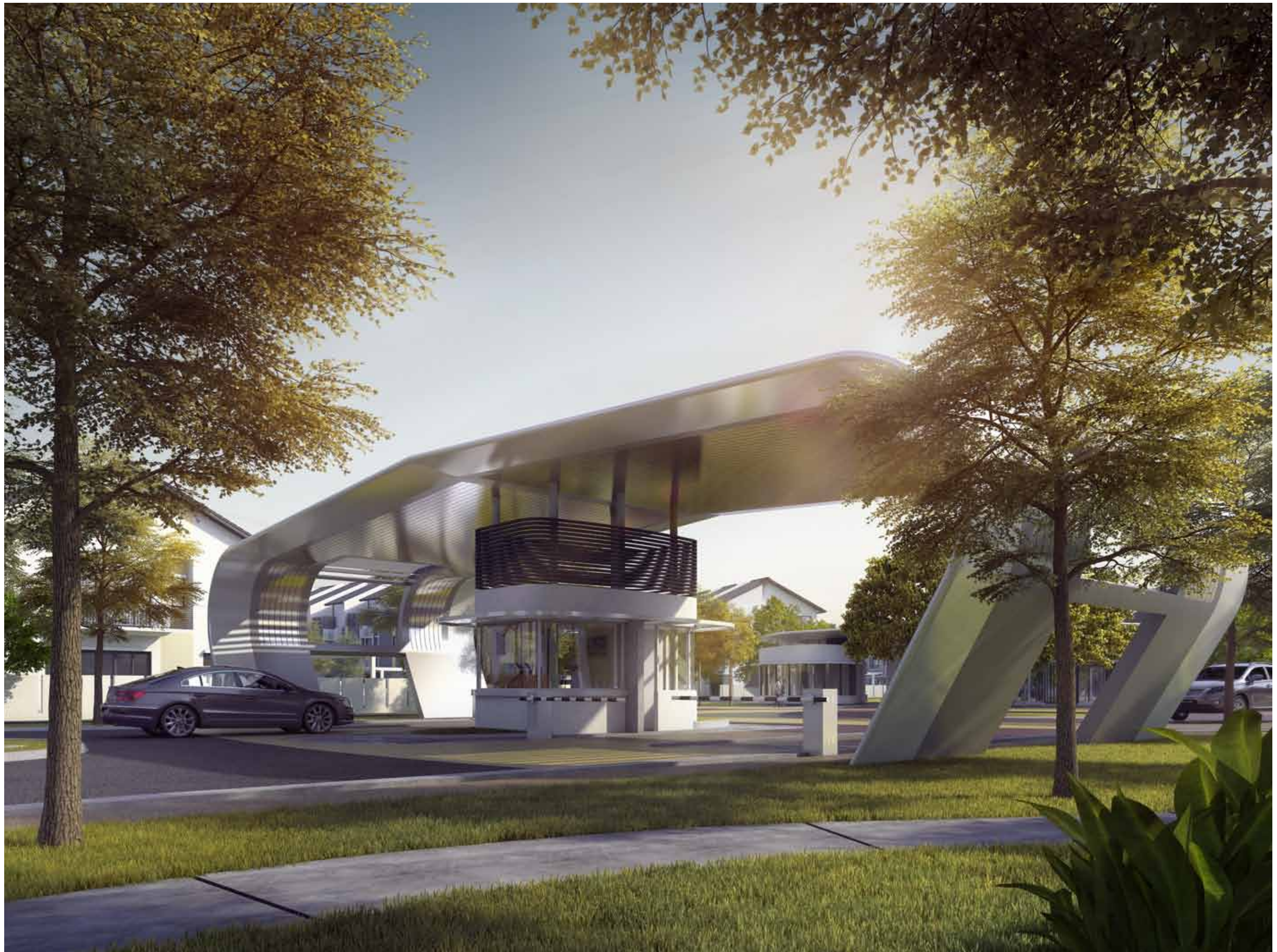
A Transformative Living Experience

Bayan Residences is a peaceful and leafy enclave where a blissful life takes centre stage. Modern 2- and 3-storey link homes are placed on a sprawling community park that traverses the length of the development, giving you a wholesome lifestyle close to nature.

The Journey Home

STARTS WITH A SINGLE HOPEFUL STEP

Designed to inculcate a sense of welcome and wellbeing, the grand entrance statement of Bayan Residences signals the sweet welcome of home. A modern guardhouse comes complete with 24-hour security, fence-up perimeter with CCTV surveillance and patrolling guards for your peace of mind.







Design That Engages

YOUR FEELINGS AND EMOTIONS

Bayan Residences is conceived as a cradle lush greenery, with a community park at the heart of the development and a 20-foot wide linear park that traverses entire enclave. Beautiful pocket parks conceived as a cradle of lush greenery, and the modern landscape design creates a vibrant and inviting environment that beckons residents to come out and play.

The Chemistry of Joy

LIES IN FRIENDSHIP
AND PASSION

Bayan Residences hosts communal space designed to facilitate hobbies, conversations and shared activities. The community centre sits in the centre of the development, within the community park, greeting you on your drive home. A sports court, children's playground, jogging track, skateboard plaza, kick about area, reflexology path, and par course complete the attractions that keep residents young and old alike entertained and engaged.







TRUE BEAUTY IS
More Than What We See
IT'S WHAT WE FEEL

Bayan Residences boast of dual frontage design, with the front of homes facing tree-lined driveways and the rear opening to the wide linear park. A wide range of layouts are available to suit your lifestyle needs, with options like living room placement at the front or rear of the home, generation configuration, and junior master suites.

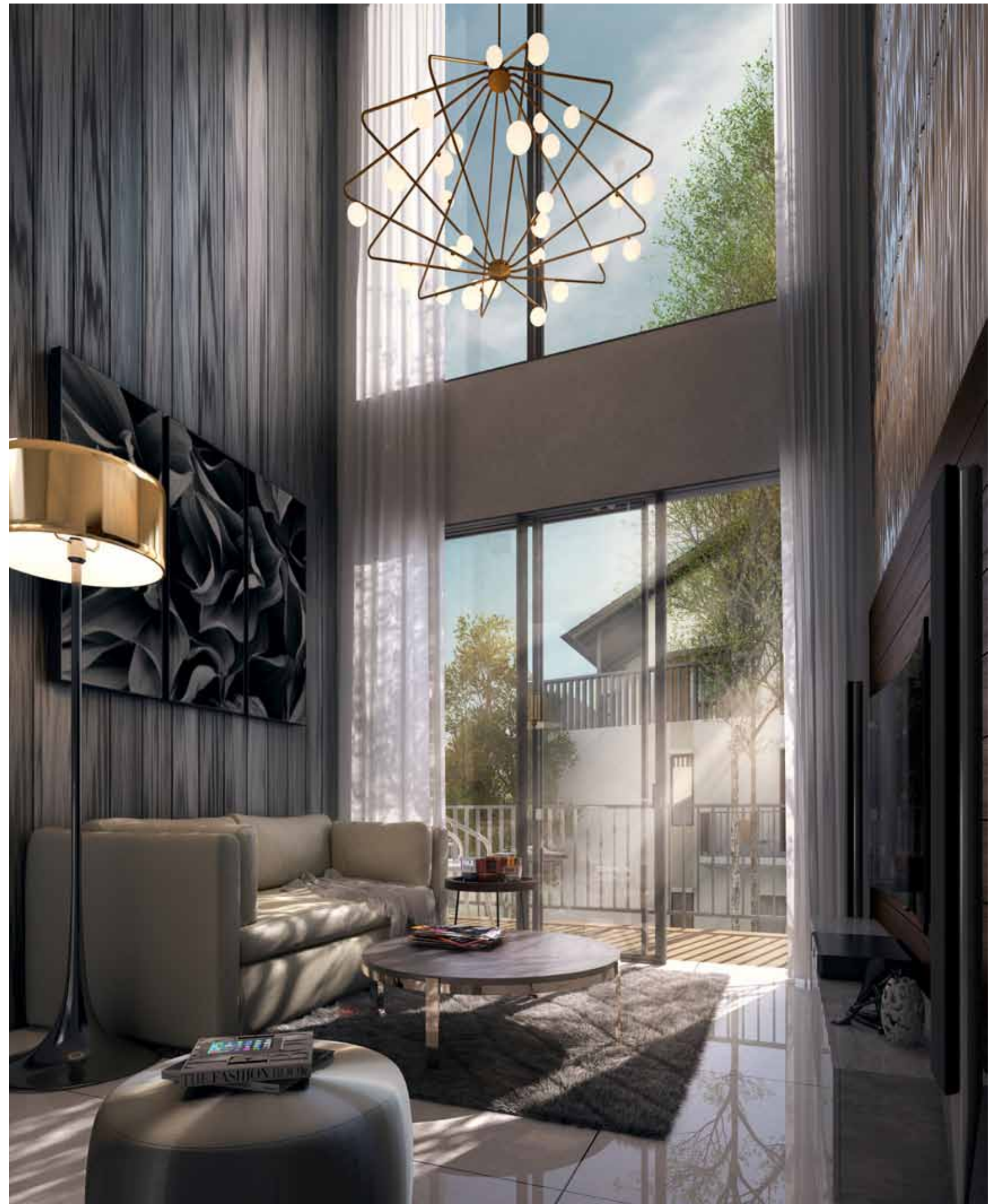
Modern open kitchens are placed at the back, facing the linear park, giving you the option to entertain amidst lush greenery or just mingle with family and friends over an alfresco home-cooked meal.





The homes are a creation of light and space, with expansive windows to allow natural sunlight to stream into the interiors, resulting in a bright and airy home.

All bedrooms come with ensuite baths, and wide doors that allow for easy movement for the elderly and the disabled. The covered porch is spacious enough for two vehicles, while the corner porch allows for the parking of an additional car.





COME ALONG FOR A RIDE

A WALKING & BIKING COMMUNITY



85 Acres Central Park

REVEL IN THE GREENERY OF THE CENTRAL PARK, EASILY ACCESSED BY MYRIAD TRAILS AND PATHS.

A belt of greenery 85 acres long, the central park is rich in flora and fauna, and is traversed by a 7km-long trail for you to go jogging, walking or cycling. Taking centre stage in Tropicana Aman, this park houses a biologically-diverse range of habitats for a sustainable circle of life.



Neighbourhood Commercial

LUXURIATE IN THIS TROPICAL HAVEN WHILE STILL ENJOYING THE CONVENIENCES OF AN URBAN LIFESTYLE.

A vibrant neighbourhood retail and commercial village sits near the residential enclaves and are connected via walkways and bike trails, making it easy and convenient for residents to enjoy an urban lifestyle.



Residents' Clubhouse

RELAX IN THE LUXURIOUS ATMOSPHERE OF THE CLUBHOUSE, ENCIRCLED BY FOLIAGE AND GLISTENING WATER.

The Lakeside Boulevard is part of the clubhouse, and has a unique strip of greenscape at the entrance. Water bodies and interconnected linkages allow residents to stroll around to appreciate the beauty of nature.



Gated & Guarded Residential

BASK IN THE COMPANY OF FAMILY AND FRIENDS, DELIGHTING IN THE STUNNING DESIGN AND MODERN AESTHETIC OF YOUR TROPICANA AMAN HOME.

The residential enclaves in Tropicana Aman comprise of link homes, semi-detached units, bungalows as well as limited zones of high-rise residences. Each enclave is gated and guarded, and houses its own communal gathering space.



MASTER PLAN

- Gated & Guarded Residential
- Neighbourhood Commercial
- Residents' Clubhouse
- 85 Acres Central Park
- Public Amenities
- A Eastlake Park
- B Westlake Park

STREAMS & CREEKS

The central park is criss-crossed with wandering ribbons of water



PAVILIONS

Marquees dot the landscape, convenient places for socialising and relaxing



WHAT'S IN THE PARK



FOLIAGE

Greenery surrounds the grounds of the central park



TRAILS

Walking, biking and reflexology paths connect all points of interest

BAYAN
RESIDENCES

SITE LAYOUT PLAN

Choice of 2 and 3-storey link homes ranging from 2428 sf. to 3828 sf.

20' wide linear park surrounding the backlane of the houses, designed with 3.5km jogging track that surrounds the entire residential enclave.

2.5-acre of community central park that houses the residents' only community centre, come with a skateboard plaza, a half-basketball court, a par course and 2 feature gazebos.

Open concept layout with dining and living halls facing the open lawn.

Homes designed for 3 generations with elderly-friendly doorways at ground floor.



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|---------|---------|---------|--------------------|----------------------|----------------------|
| TYPE A | TYPE B | TYPE C | 1 CENTRAL PARK | 4 GAME COURTS | 7 LINEAR PARK |
| TYPE A1 | TYPE B1 | TYPE C1 | 2 COMMUNITY CENTRE | 5 NEIGHBOURHOOD PARK | 8 JOGGING TRACK |
| TYPE A2 | TYPE B2 | TYPE C2 | 3 PLAYGROUND | 6 GUARD HOUSE | 9 VISITOR'S CAR PARK |



5+1 Bedrooms
6 Bathrooms

LOT SIZE: 24'/26' x 83'
LAND AREA: 2002 sf - 4747 sf
BUILT-UP: 3415.50 sf - 3828.18 sf

TYPE A



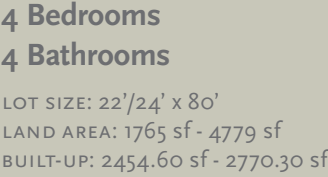


4 Bedrooms
4 Bathrooms

LOT SIZE: 22'24' x 80'
LAND AREA: 1765 sf - 5436 sf
BUILT-UP: 2428.77 sf - 2852.44 sf

TYPE B





TYPE C



SPECIFICATIONS

Structure	Reinforced concrete frame								
Wall	Generally cement sand brick								
Roof Covering	Generally concrete roof tiles / reinforced concrete flat roof								
Roof Framing	Metal roof truss (proprietary system)								
Ceiling	Skim coat / plaster ceiling								
Windows	Aluminium frame glass windows								
Doors	Quality door								
Ironmongery	Quality lockset								
Wall Finishes	Plaster and paint								
	Kitchen	Tiles up to 1.5m height							
	Bathrooms	Tiles up to ceiling height							
Floor Finishes	Car Porch	Concrete Imprint							
	Living / Dining / Lobby / Foyer / Guest bedroom	Tiles							
	Kitchen	Tiles							
	Master Bedrooms / Bedrooms / Family	Laminated Flooring							
	Bathrooms	Tiles							
	Staircase	Laminated Flooring							
	Utility / Laundry	Tiles							
	Store room	Cement Render							
	Terrace 1 / Terrace 2	Tiles							
	Yard	Cement Render							
Sanitary & Plumbing	Bathrooms	Basin, water closet, tap, shower,							
	Kitchen	Kitchen sink with tap							
Electrical Installation	A	A1	A2	B	B1	B2	C	C1	C2
Light point	42	44	45	33	35	35	33	35	38
Fan point	7	7	8	6	6	6	6	6	6
13A switch socket outlet	38	38	40	30	30	33	30	30	33
15A switch socket outlet	1	1	1	1	1	1	1	1	1
Water heater socket outlet	5	5	5	4	4	4	4	4	4
Data points	4	4	4	3	3	3	3	3	3
Telephone points	5	5	5	4	4	4	4	4	4
20A A/C points	7	7	7	6	6	6	6	6	6
Door bell point (without bell)	1	1	1	1	1	1	1	1	1
SMATV point	4	4	4	3	3	3	3	3	3
Electrical DB	1	1	1	1	1	1	1	1	1
Electric Supply	3 Phase								
Fencing	Block Wall / G.I Fencing / Low Brickwall								

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 Lingkarang 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.






TROPICANA CORPORATION BERHAD

Tropicana Corporation Berhad is a pioneer in resort-style home concepts with a strong track record in residential and commercial developments. 90% of the Group's revenue is generated by its property development, resort operations and property investment.

Klang Valley Tropicana Metropark, Tropicana Gardens, Tropicana Avenue, Tropicana Grande, Golf Villas, Pool Villas, Tropicana Heights, Tropicana Cheras	Iskandar Malaysia Tropicana Danga Bay, Tropicana Danga Cove Northern Malaysia Penang WorldCity, 10 Island Resort, Tropicana 218 Macalister
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1700 81 8868
tropicanaaman.com.my



Developer:
Sapphire Index Sdn Bhd 1030655-A
Level 10-12, Tropicana City Office Tower
No. 3, Jalan SS20/27, 47400 Petaling Jaya, Selangor
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/hwz8oygrgd

International Property Awards



• Developer's License No: 14012-2/07-2017/0690(L) • Validity: 1/8/2015 – 31/7/2017 • Advertising & Sales Permit No: 14012-2/07-2017/0690(P) • Validity: 1/8/2015 – 31/7/2017
• Approving Authority: Majlis Daerah Kuala Langat • Building Plan Reference No: MDKL/JKB/2/4/1079(17) • Expected Date of Completion: September 2018 • Tenure of Land: 99 Years (Expiry 9/11/2110) • Land Encumbrances: Nil • Total Units: 2 Storey Terrace House - 280 units; 3 Storey Terrace House - 92 units • Type of House: 2 and 3 Storey Terrace House
• Selling Price: 2 Storey Terrace House RM1,020,960 (Min.) – RM1,702,250 (Max.); 3 Storey Terrace House RM1,368,960 (Min.) – RM1,908,160 (Max.)
• Built-up Areas: 2 Storey Terrace House: 2,428.77 sf (Min.) - 2,852.44 sf (Max.); 3 Storey Terrace House: 3,415.50 sf (Min.) - 3,828.18 sf (Max.)
• 7% Bumiputera Discount • Express Condition: The Land Cannot be Transferred, Leased, or Charged except with the Consent of The State Authority.

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.

A member of



TROPICANA
CORPORATION BERHAD
丽阳机构