



TROPICANA  
AMAN  
KOTA KEMUNING

2-STOREY

MODERN TROPICAL  
SUPERLINKS

26' X 80'

ELEMEN  
RESIDENCES





The vitality of water creates positive ripples that will enrich loved ones in these stylish dual-frontage homes.

Artist's Impression Only

# LAKE SIDE GARDEN

HOMES

The fresh accents of gardens flow gently into home's contemporary lines awakening dreams and nurturing life.



Artist's Impression Only



A New Living Style Comes to the

# Walking & Biking Community of Tropicana Aman

Celebrate the good life in this prime new Phase.  
Right next to the 85-acre Central Park Lake,  
Elemen Residences combines the best elements of  
lakeside and terrace living in a wholesome environment  
close to water and amenities.

Spanning  
26.49 acres  
with 6.37 acres  
of greenery

Direct access  
to adjacent  
85-acre  
Central Park

Choice of Lakeside Homes  
or Garden Homes ranging  
from 3,013.89 – 3,172.12 sf

Select units come  
with dual frontage  
or pocket garden  
views

Modern tropical design,  
built-in comforts and  
smart technology to  
enhance everyday living









FLOOR PLANS

Type A

2-STOREY  
LAKESIDE  
HOMES  
26' x 80'

4+1 BEDROOMS  
5 BATHROOMS

LAND AREA  
2,080 sf - 3,873 sf

BUILT-UP  
3,056.30 sf - 3,172.12 sf

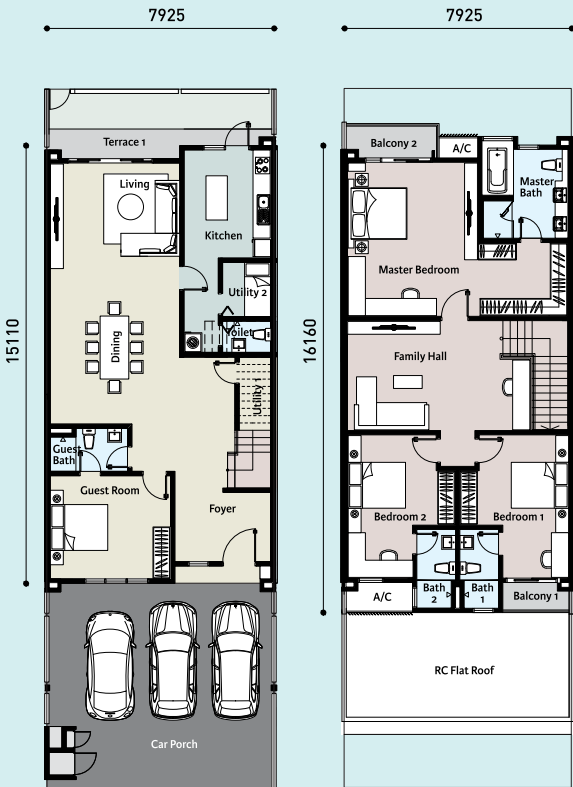
CORNER UNIT



GROUND FLOOR

FIRST FLOOR

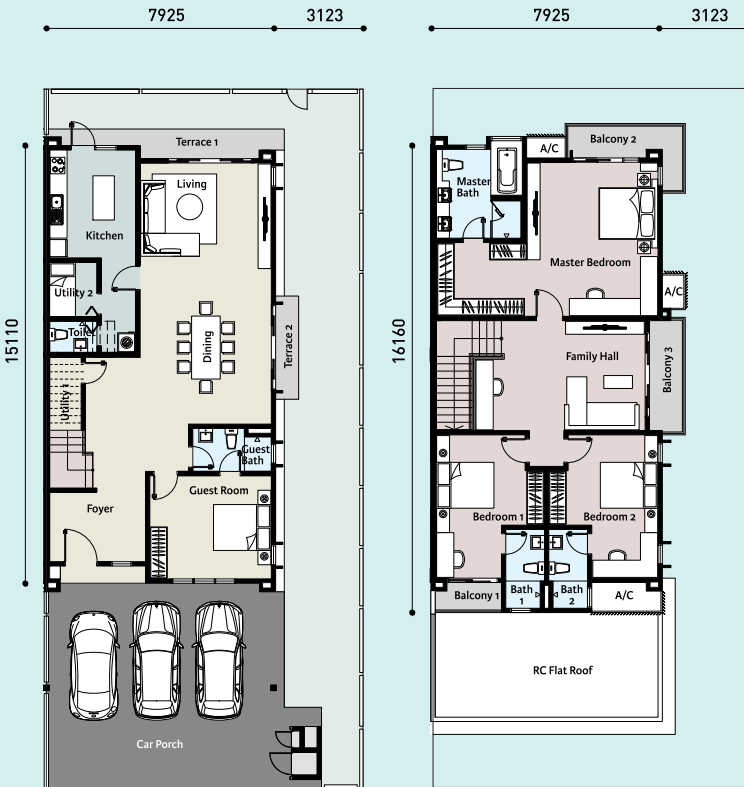
INTERMEDIATE UNIT



GROUND FLOOR

FIRST FLOOR

END UNIT



GROUND FLOOR

FIRST FLOOR



FLOOR PLANS

Type B

2-STOREY  
GARDEN  
HOMES

26' x 80'

4+1 BEDROOMS  
5 BATHROOMS

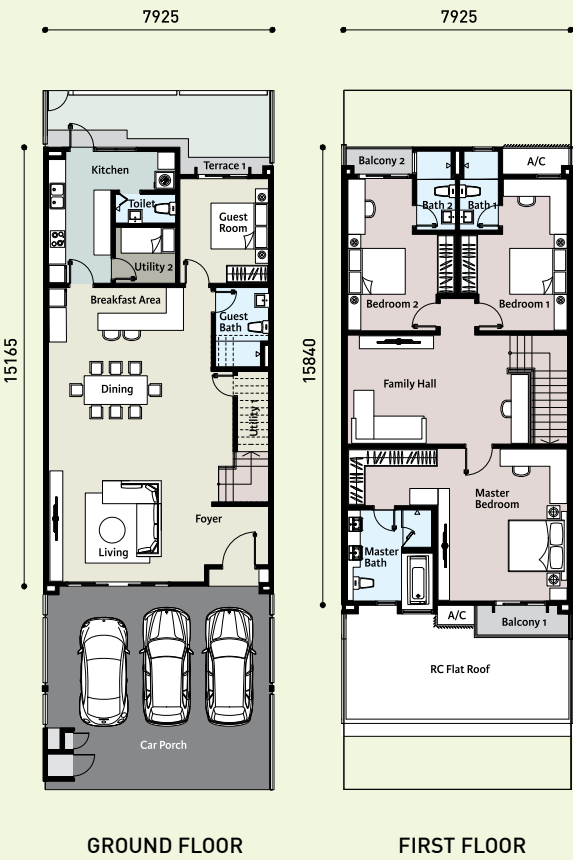
LAND AREA  
2,080 sf - 4,153 sf

BUILT-UP  
3,013.89 sf - 3,142.31 sf

CORNER UNIT



INTERMEDIATE UNIT



END UNIT





# SPECIFICATIONS

STRUCTURE	Reinforced Concrete Frame				
WALL	Brick Wall / Cement Sand Brick				
ROOF COVERING	Roof Tiles / Reinforced Concrete Flat Roof				
ROOF FRAMING	Metal Roof Truss (Proprietary System)				
CEILING	Skim Coat / Plaster Ceiling / Cement Board				
WINDOWS	Aluminium Framed Glass Window				
DOORS	Timber Doors				
	Aluminium Louvre Door				
	Aluminium Framed Sliding Glass Doors				
	Aluminium Framed Swing Glass Door				
	PVC Folding Door				
IRONMONGERY	Lockset				
WALL FINISHES	Plaster and Paint				
	Kitchen	Tiles up to 1.5m Height			
	Master Bath / Bath 1 & 2 / Guest Bath / Toilet	Tiles up to Ceiling Height			
FLOOR FINISHES	Car Porch	Tiles			
	Foyer / Living / Dining / Breakfast Area* <sup>1</sup> / Guest Room	Tiles			
	Kitchen / Utility 1 & 2 / Terrace 1 / Terrace 2* <sup>2</sup> / Balcony 1 & 2 / Balcony 3* <sup>2</sup>	Tiles			
	Master Bath / Bath 1 / Bath 2 / Guest Bath / Toilet	Tiles			
	Master Bedroom / Bedroom 1 & 2 / Family Hall & Staircase	Laminated Timber Flooring			
	AC Ledge	Cement Render			
	SANITARY AND PLUMBING FITTINGS	Master Bath	Bath Tub, Basins, Shower, Tap, Water Closet, Toilet Paper Holder		
		Bath 1 & 2 / Guest Bath / Toilet	Basin, Water Closet, Tap, Toilet Paper Holder		
Kitchen		Kitchen Sink with Tap			
ELECTRICAL INSTALLATION		A	A1 & A2	B	B1 & B2
	Light Point	39	41	39	41
	Fan Point	8	8	8	8
	13A Switch Socket Outlet	28	28	31	31
	13A Switch Socket Outlet with USB	2	2	2	2
	15A Switch Socket Outlet	2	2	2	2
	20A Water Heater Socket Outlet	4	4	4	4
	Data Point	3	3	3	3
	Telephone Points	3	3	3	3
	20A A/C Points	7	7	7	7
	Door Bell Points (without chime)	1	1	1	1
	SMATV Points	3	3	3	3
	Electrical DB of 3 Phase 60 Amp	1	1	1	1
	20A Water Pump Point	1	1	1	1
	Exhaust Fan Point	2	1	2	2
	INTERNAL TELEPHONE TRUNKING AND CABLING	Telephone Cable in Concealed Conduit			

\*1 Only for Type B, B1 & B2  
\*2 Only for Type A1 & A2, A1 & A2 (Lakeside), Type B1 & B2



## 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), and Expressway Lingkar Tengah (ELITE), 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-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:  
**Tropicana Aman Sdn Bhd** 1030655-A  
Lot G-28A, 3 Damansara, No. 3, Jalan SS20/27  
47400 Petaling Jaya, Selangor  
t +603 7710 1018 f +603 7710 1025  
e enquiry@tropicanacorp.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/tr/hw280y9r9d>

A member of



**TROPICANA**  
CORPORATION BERHAD

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. • Developer's License No.: 14012-6/11-2021/01100(L) • Validity: 19/11/2019 - 18/11/2021 • Advertising & Sale Permit No.: 14012-6/11-2021/01100(P) • Validity: 19/11/2019 - 18/11/2021 • Approving Authority: Majlis Daerah Kuala Langat • Building Plan Ref. No.: MDKL/JKB/2/4/1332(10) • Expected Completion Date: November 2022 • Land Tenure: 99 Years (Expiry: 09/11/2110) • Land Encumbrances: Nil • Type of House: 2-Storey Terrace • Total Units: 233 Units [Type A: 56 Units; Type A1: 20 Units; Type A2: 10 Units; Type B: 107 Units; Type B1: 20 Units; Type B2: 20 units] • Selling Price: RM1,166,800 [Min.] - RM2,664,800 [Max.] [Type A: RM1,508,800 [Min.] - RM1,921,800 [Max.]; Type A1: RM1,782,800 [Min.] - RM2,170,800 [Max.]; Type A2: RM2,102,800 [Min.] - RM2,664,800 [Max.]; Type B: RM1,166,800 [Min.] - RM1,736,800 [Max.]; Type B1: RM1,687,800 [Min.] - RM1,800,800 [Max.]; Type B2: RM1,729,800 [Min.] - RM2,297,800 [Max.]] • Built-up Area: 3,013.89 sf [Min.] - 3,172.12 sf [Max.] [Type A: 3,056.30 sf; Type A1: 3,171.12 sf; Type A2: 3,172.12 sf; Type B: 3,013.89 sf; Type B1: 3,142.31 sf; Type B2: 3,142.31 sf] • 7% Bumiputera Discount • Restriction in Interest: Nil • Express Condition: The Land cannot be transferred, leased, or charged except with the consent of the State Authority. The Tropicana Aman development is not associated in any way with the Aman group.

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA

Printing Reference: Version 2 (14/2/2020)