



**TROPICANA**  
**MIYU**  
PETALING JAYA

FREEHOLD  
LOW DENSITY

Welcome home to  
Tropicana Miyu where  
*beautiful memories* can  
grow in harmony

*Upgrade to a living space where you  
have both the quality and convenience.*

You can have more space,  
an urban setting and still enjoy the comforts  
of a familiar location and environment.



Building facade view from dedicated entrance at Jalan Harapan

ARTIST'S IMPRESSION ONLY

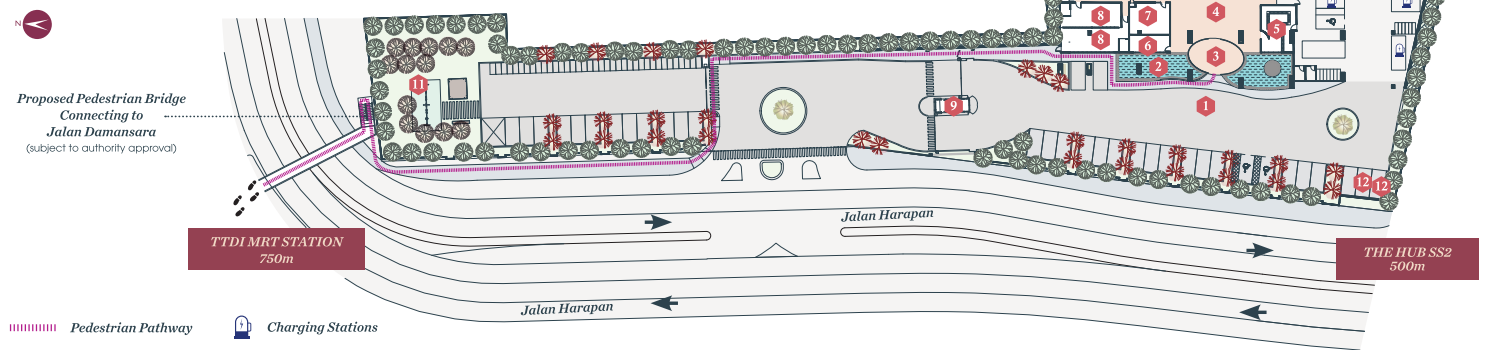


## Ground Floor

Grand Entrance & Lobby

### LEGEND

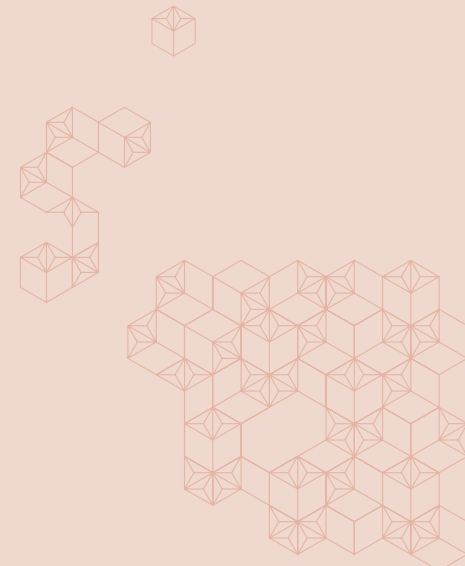
- |                 |                |                         |                   |
|-----------------|----------------|-------------------------|-------------------|
| 1 Main Drop-off | 4 Lobby Lounge | 7 Management Office     | 10 Lift Lobby     |
| 2 Water Feature | 5 Mail Room    | 8 Surau                 | 11 Leisure Garden |
| 3 Grand Lobby   | 6 Meeting Room | 9 360° View Guard House | 12 Washing Bays   |



An array of breathtaking facilities to calm your mind and relax your soul

Perfect for urban PJ dwellers.  
Perfect for living closer to home.

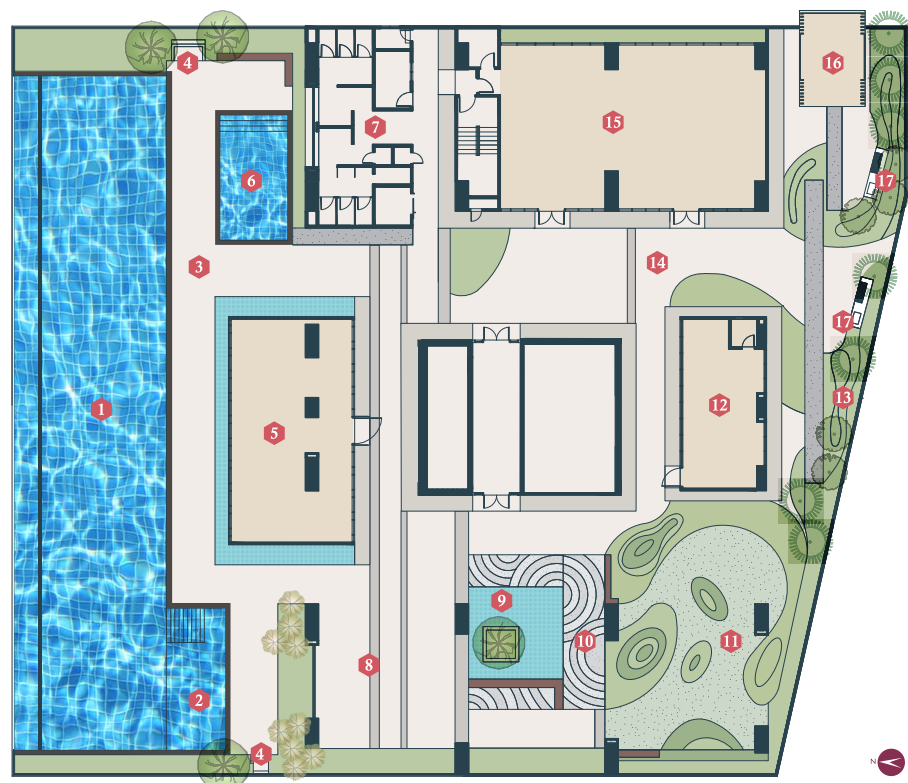
The setting for each facility can be appreciated by all. Enjoy spaces that lets you play and bond with your loved ones. A relaxing day by the water or even a nice quiet stroll can create new meaningful moments to remember.



The harmony of *elegant landscapes* and well-made facilities takes you to a better state of mind

Cool evenings with a warm fire and gazebo deck.

Create your happy moments and enjoy your time spent outdoors. There is an airy gazebo corner, BBQ corners, gym, lounges, cabana and more for everyone to enjoy quality moments together.



## Level 7 Podium Facilities

### LEGEND

- |                           |                                  |
|---------------------------|----------------------------------|
| 1 Infinity Pool (40m)     | 11 Kids Playground / Play Garden |
| 2 Shallow Lounge          | 12 Kids Play Room / Games Room   |
| 3 Pool Deck               | 13 Feature Garden                |
| 4 Outdoor Showers         | 14 Pre-function Area             |
| 5 Floating Gymnasium      | 15 Multipurpose Hall             |
| 6 Wading Pool             | 16 Cabana                        |
| 7 Toilet & Changing Rooms | 17 BBQ Corners                   |
| 8 Leisure Lounge          |                                  |
| 9 Zen Water Feature       |                                  |
| 10 Reflexology Path       |                                  |





A mix of warm colours and bright spaces for a beautiful timeless look

Calm and collected. Cosy spaces that you can call your own.

Calm, cool and polished, the interiors are designed to exude a simple beauty that is both airy and elegant, a welcome sight for all home owners

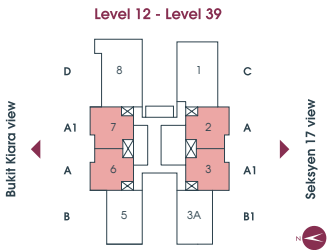


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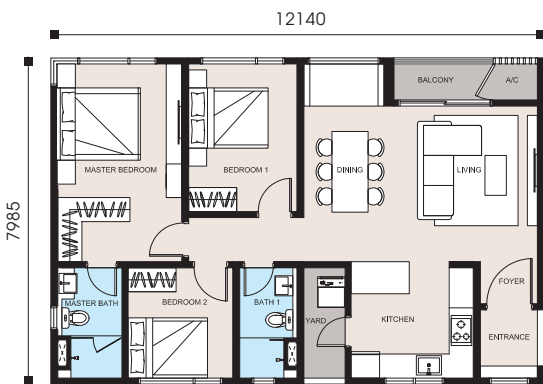
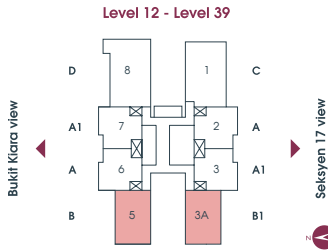
Airy and spacious living area

FLOOR PLANS

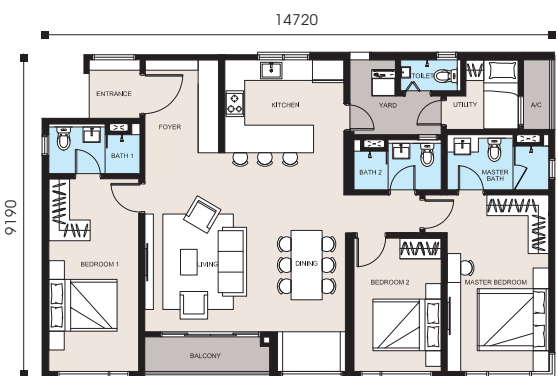
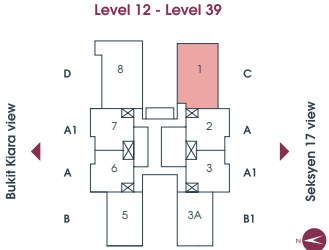
TYPE A  
851 SF.  
2 Bedrooms  
2 Bathrooms



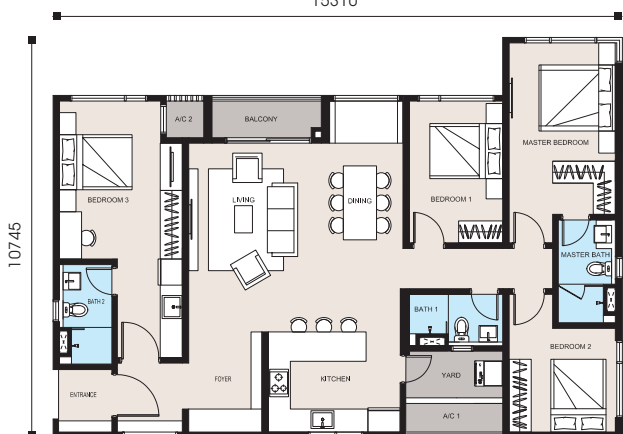
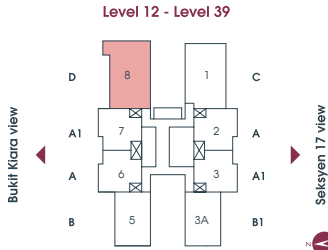
TYPE B  
1,030 SF.  
3 Bedrooms  
2 Bathrooms



TYPE C  
1,410 SF.  
3 Bedrooms + 1 Utility  
3 Bathrooms + 1 Toilet



TYPE D  
1,520 SF.  
4 Bedrooms  
3 Bathrooms



SPECIFICATIONS & FINISHES

STRUCTURE  
WALL  
ROOF  
CEILING  
FLOOR FINISHES

Reinforced Concrete Frame  
Brickwork / Reinforced Concrete / Dry Wall  
Concrete Slab  
Plaster Ceiling and Paint / Skim Coat  
Living / Dining / Kitchen  
Master Bedroom / Bedroom 1 / Bedroom 2 / Bedroom 3  
Master Bath / Bath 1 / Bath 2  
Toilet / Utility / Utility 1 / Utility 2  
Balcony / Yard / Yard 1 / Yard 2  
A/C Ledge  
Entrance / Foyer / Private Lobby  
Others  
Master Bath / Bath 1 / Bath 2  
Toilet  
Others

WALL FINISHES

SANITARY

Kitchen Sink  
Sitting W.C  
Wash Basin  
Shower Rose  
Hand Bidet  
Bib Tap  
Main Entrance  
Master Bedroom / Bedroom 1 / Bedroom 2 / Bedroom 3 / Master Bath / Bath 1 / Bath 2  
Balcony  
Yard  
Utility / Utility 1 / Utility 2 / Toilet  
Aluminium Framed Glass Window

DOORS

WINDOWS

ELECTRICAL

Lighting Point  
13A Switch Socket Outlet + USB Plug Point  
13A Switch Socket Outlet  
15A Switch Socket Outlet  
Fan Point  
Air-Conditioning Point  
SMATV Point  
Fiber Wall Socket Outlet  
Water Heater Point  
Door Bell Point  
Distribution Board  
Additional Features:  
Kitchen Cabinet  
Induction Hob  
Ducted Hood  
Storage Water Heater (For Shower Only)  
Split Unit Type Air-Conditioning  
Ironmongery  
Electricity Supply

Porcelain Tiles  
Laminated Timber Flooring  
Porcelain Tiles  
Ceramic Tiles  
Porcelain Tiles  
Cement Screed  
Porcelain Tiles  
Cement Screed  
Porcelain Tiles to Ceiling Height  
Ceramic Tiles to Ceiling Height  
Painted Wall

A	A1	B	B1	C	D
1	1	1	1	1	2
2	2	2	2	4	3
2	2	2	2	4	3
2	2	2	2	4	3
2	2	2	2	3	3
1	1	1	1	2	1
Fire Rated Timber Door					
Timber Flush Door					
Sliding Door					
Timber Flush Door					
Timber Flush Door / Bifold Door (Where Applicable)					

A	A1	B	B1	C	D
16	16	20	20	25	26
3	3	4	4	4	6
15	15	17	17	18	24
1	1	1	1	1	1
4	4	5	5	6	6
3	3	4	4	4	5
1	1	1	1	1	1
1	1	1	1	1	1
1	1	1	1	1	1
1	1	1	1	1	1
2	2	2	2	3	3
3	3	4	4	4	5
Quality Locksets					
Type A / B / C - Single Phase Power Supply					
Type D - Three Phase Power Supply					



ARTIST'S IMPRESSION ONLY.

Daybed corner concept



ARTIST'S IMPRESSION ONLY.

Living area with a balcony view

GREEN FEATURES:

Low E Glass for Level 7 (Lift Lobby, Gym Room, Kids Play Room and Multipurpose Hall)  
• Rainwater Harvesting System  
• WC c/w Dual-flush • Bicycle Racks • Car Charging Bays

UNIT\* COMES WITH:

• Digital lock • Built-in kitchen cabinet • Hood and hob  
• Shower screens • Storage water heater  
• Air-conditioners • Glass railing at balcony  
• Laminated timber flooring at bedrooms only \*Only for Type A to Type F





ARTIST'S IMPRESSION ONLY

A specially curated look for a beautiful and comforting welcome home sight

A welcoming lobby  
ambience inspired by soft  
*minimalist touches*

*Lush greens seamlessly meet calming reflecting  
pools and a grand double-volume foyer.*

The soft blend of gold, timber and water create a  
harmonious and elegant ambience that integrates  
nature with timeless architecture.



ARTIST'S IMPRESSION ONLY

Podium facade design and grand lobby with drop off area



Start your story in a place that  
welcomes both the **young** and **old**,  
and is perfectly balanced between  
**rich history** and **modern culture**.



Located in one  
of the favourite  
*hotspots in*  
*Petaling Jaya*

*Elevate your lifestyle  
while you stay  
close to the people  
and places you love.*

Located along Jalan Harapan, Tropicana Miyu  
lets you wake up to the comfort of a familiar  
neighbourhood. All your daily conveniences are  
met by the modern 3 Damansara and timeless  
Section 17 wet market close by. Surrounded by  
schools, hospitals and various conveniences, it  
also grants residents easy access to the nearby  
SPRINT, LDP and Federal highways for hassle-  
free travelling.



Brought to you by *two committed partners*



After more than two decades in the property industry, Tropicana Corporation Berhad has pioneered residential resort-style living with other signature award-winning developments in Penang, Klang Valley, Iskandar Malaysia and Kota Kinabalu.

Built on the cornerstones of the Tropicana DNA, our developments embody accessibility, connectivity, innovative concepts and designs, generous open spaces, amenities, facilities, multi-tiered security and quality.

Fuelled by passion and as one of Malaysia's top property developers, we strive to redefine the art of living.


**TEMOKIN**

Established in 1989 as a specialist contractor, Temokin led the market with the first microtunnelling project in Malaysia in 1991.

We have since grown and expanded into a construction, civil engineering and property development company. Our projects range from the Sungai Gombak Bridge and TNB electricity substations to the multibillion-ringgit Seremban Middle Ring Road.



**1700 81 6113**  
tropicanamiyu.com.my

 **Tropicana Miyu Property Gallery**  
**The Hub, A-G-01, 19 Sentral Jalan Harapan,**  
Seksyen 19, 46300, Petaling Jaya, Selangor.

**Operating Hours : 9.30 a.m. - 6.30 p.m.**  
**e : enquiry@tropicanacorp.com.my**

Disclaimer – The information contained herein is subject to change without notification as may be required by the relevant authorities or the developer's architect and cannot form a part of an offer or contract. Whilst every care has been taken in providing this information, the owner, developer and managers cannot be held liable for variations. All illustrations and pictures are artist impressions only. The items are subject to variations, modifications and substitutions as may be recommended by the Company's Architect and/or relevant Approving Authorities.

Developer: Tropicana Temokin Sdn Bhd | Developer Address: Unit 1301, Tropicana Gardens Office Tower, No 2A Persiaran Surian, Tropicana Indah, 47810 Petaling Jaya, Selangor Darul Ehsan | Developer License No: 19947-1/08-2022/0468(L) | Validity Period: 06/08/2020 – 05/08/2022 | Advertising & Sales Permit No: 19947-1/08-2022/0468(P) | Validity Period: 06/08/2020 – 05/08/2022 | Approving Authority: Majlis Bandaraya Petaling Jaya | Building Plan Reference No: MBPJ/120100/T/P10/271/2020 | Land Tenure: Freehold | Total Unit: 271 units | Type of Property: Condominium | Built-up Areas: 600sf (Min) – 2,183sf (Max) | Selling Price: RM 678,000(Min) - RM 2,570,400(Max) | Expected Completion Date: August 2024 | Land Encumbrances: Nil | 7% Bumiputera Discount | Restriction of Interest: Nil