

TROPICANA  
URBAN  
HOMES  
AMAN 1

*life* DESIGNED

THE NEW COLLECTION OF MODERN HOMES

IN THIS AWESOME WALKING & BIKING COMMUNITY





FIND PLEASURE IN THE WARMTH & JOY OF FAMILY WHEN HOME IS SAFE WITHIN THIS GATED & GUARDED DOMAIN.

Surrounded by the abundant greenery and amenities of Tropicana Aman, life is designed to be easy and convenient for everyday living, activity and interests.

## A NEW ARRIVAL



STEP TO A NEW BEAT, DANCE TO A NEW RHYTHM & DISCOVER NEW HOBBIES.

Myriad facilities comparable to that of condominiums cater to a multitude of leisure and recreational fun for family and friends.

## GO WITH THE FLOW





THE ESSENCE  
OF HOME & DESIGN  
EXPRESSED IN  
**SPACE, LIGHT,  
STYLE & ORDER**



LEAD A DIFFERENT NEW LIFESTYLE ENHANCED  
BY VARIETY & DIVERSITY.

With practical open-plan layouts, enjoy that perfect  
balance between personal, family and work within the  
warm palette of these cosy apartments.



# SITE PLAN

**LEGEND**

- ① Guard House
- ② Swimming Pool
- ③ Wading Pool
- ④ Pool Deck
- ⑤ Gazebo
- ⑥ Sitting Benches
- ⑦ Multipurpose Hall
- ⑧ BBQ Pit
- ⑨ Children's Playground
- ⑩ Reflexology Path
- ⑪ Bicycle Track
- ⑫ Gymnasium

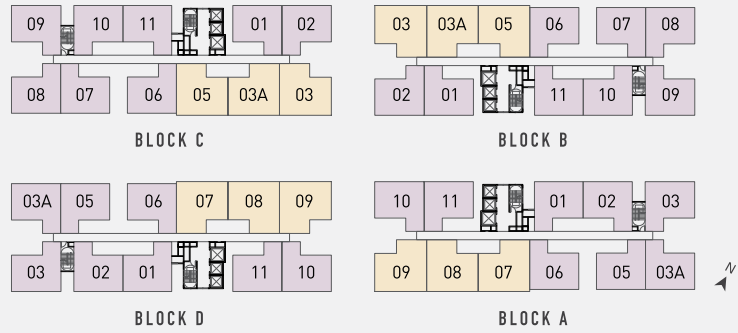


# MASTER PLAN

- Aman 1
- Gated & Guarded Residential
- Neighbourhood Commercial
- Recreational Hub
- 85 Acres Central Park
- Public Amenities
- Educational Institutions
- Ⓐ Eastlake Park
- Ⓑ Westlake Park

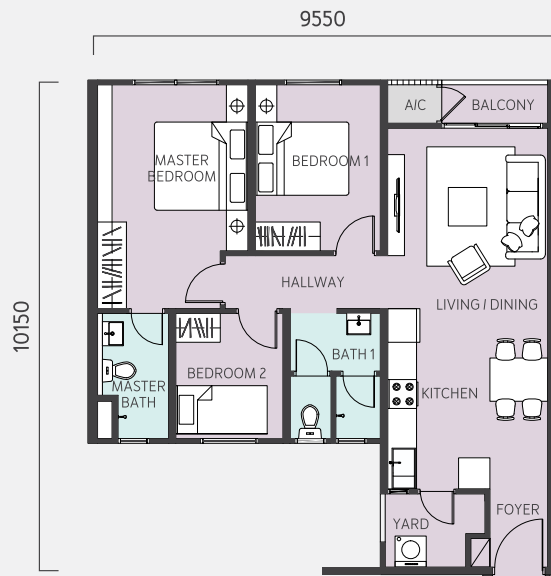


# FLOOR PLANS



## TYPE A

Built-up 870 SF  
2+1 Bedrooms & 2 Bathrooms



## TYPE B

Built-up 1,000 SF  
3 Bedrooms & 2 Bathrooms



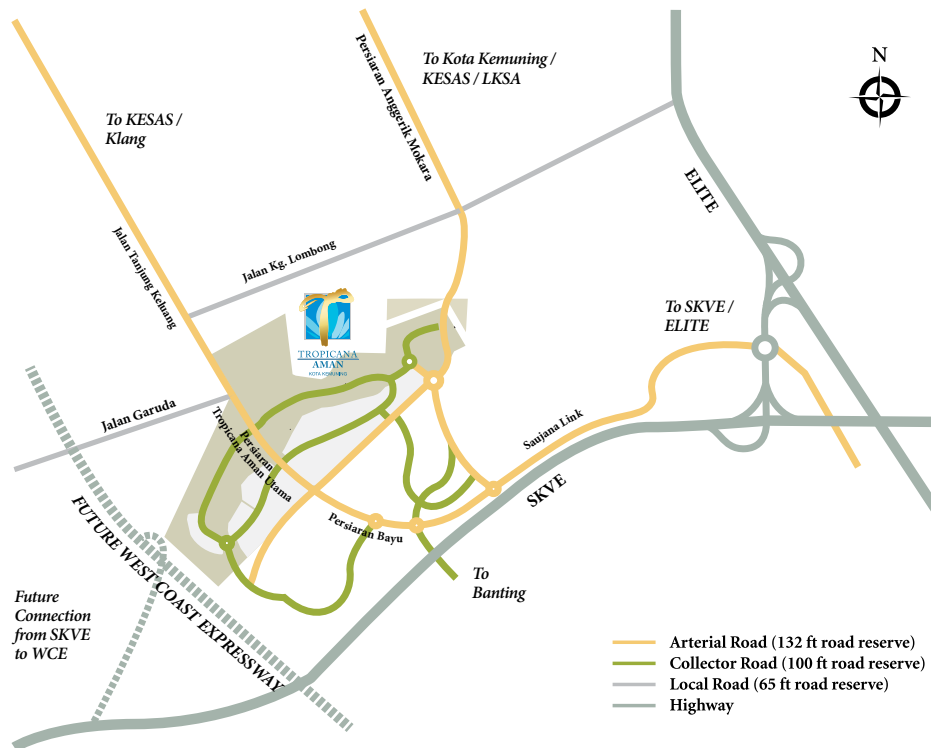
# SPECIFICATIONS

STRUCTURE	Reinforced Concrete Framework	
WALL	Brickwork / RC Wall	
ROOF COVERING	Reinforced Concrete	
ROOF FRAMING	Reinforced Concrete	
CEILING	Skim Coat / Plaster Ceiling & Paint	
WINDOWS	Aluminium Framed Glass Window	
DOORS	Main Entrance	Fire-rated Timber Door
	Internal Doors	Timber Flush Door / UPVC Door
	Balcony	Aluminium Frame Glass Sliding Door
IRONMONGERY	Quality Locksets	
WALL FINISHES	Bathrooms & Kitchen	Partially Tiled with Plaster & Paint
	Others	Plaster / Skim Coat & Paint
FLOOR FINISHES	Living / Dining / Kitchen / Bedrooms / Bathrooms / Balcony	Tiles
	Yard / Air-conditioner Ledge	Cement Screed
SANITARY & PLUMBING FITTINGS	Wash Basin	2
	Basin Tap	2
	Water Closet	2
	Kitchen Sink	1
	Sink Tap	1
	Washing Machine Tap	1
	Shower Rose	2
ELECTRICAL INSTALLATIONS	Lighting Point	17
	Ceiling Fan Point	2
	13A Socket Outlet	16
	Air-conditioner Electrical Point & Drain Pipe only	2
	Instant Water Heater Point	2
	TV Point	1
	Doorbell Point	1
INTERNAL TELECOMMUNICATION TRUNKING & CABLING	Fibre Wall Socket	1

# 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.



## ALL WITHIN A HEALTHY WALKING & BIKING COMMUNITY



### 85 Acres Central Park

The brainchild of Tropicana Aman, a growing lifecycle 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**  
[tropicanaurbanhomes.com](http://tropicanaurbanhomes.com)



Developer:  
**Tropicana Aman Sdn Bhd** 1030655-A  
 Unit 1301, Level 13, Tropicana Gardens Office Tower,  
 No. 2A, Persiaran Surian, Tropicana Indah,  
 47810 Petaling Jaya, Selangor Darul Ehsan.  
 t +603 7663 6888 f +603 7663 6688  
 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 Coordinates: N 2.9514414, E 101.5438089  
 Waze: Tropicana Aman Property Gallery  
<https://waze.to/lr/hw280y9r9d>



Developer: Tropicana Aman Sdn Bhd (1030655-A) • Developer's Address: Unit 1301, Level 13, Tropicana Gardens Office Tower, No. 2A, Persiaran Surian, Tropicana Indah, 47810 Petaling Jaya, Selangor Darul Ehsan. • Tel: 03-76636888 • Developer's License No.: 14012-5/12-2021/03626 (L) • Validity: 19/12/2020 - 18/12/2021 • Advertising & Sale Permit No.: 14012-5/12-2021/03626 (P) • Validity: 19/12/2020 - 18/12/2021 • Building Plan Reference: MDKL/JKB/2/4/1232(TI) • Approving Authority: Majlis Daerah Kuala Langat • Expected Date of Completion: December 2020 • Land Encumbrances: Nil • Tenure of Land: 99 Years (Expiry 9/11/2110) • Type of Property: Apartment • Total Balance Units: Block B - 2 units; Block C - 46 units; Block D - 87 units • Built-up Area: Block A: 870 sf (min) - 1,000 sf (max); Block B: 870 sf (min) - 1,000 sf (max); Block C: 870 sf (min) - 1,000 sf (max); Block D: 870 sf (min) - 1,000 sf (max) • Balance Units Selling Price: Block B: RM656,800 (min) - RM662,800 (max) • Block C: RM568,800 (min) - RM746,800 (max) • Block D: RM444,800 (min) - RM777,800 (max) • 7% Bumiputera Discount • 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.