



TROPICANA  
AMAN  
KOTA KEMUNING

# DALIA

RESIDENCES

3S AUTOMATED  
HOME FEATURES  
FOR CONNECTED LIVING



The image is a composite of two photographs. The left photograph shows the interior of a modern home, featuring a glass wall that looks out onto a balcony. Inside, there are wooden shelves with various decorative items, including books, a small plant, and framed pictures. The right photograph shows the balcony itself, which is furnished with two wicker armchairs with green cushions and a round wicker coffee table. On the table are two white cups of coffee, a vase of pink roses, and a book. The balcony has a white railing and is surrounded by lush greenery, including a large tree and various plants. In the background, other modern buildings are visible under a clear blue sky.

# EVERY HOME TELLS A *STORY*

Step forward into a lifestyle full of zest and vitality in the stylish homes of Dalia Residences. Energised by a plethora of amenities including an 85-acre Central Park, this gated and guarded community will inspire a bold new living concept.



SITE LAYOUT PLAN

LAND UTILISATION INFORMATION

|                   |             |
|-------------------|-------------|
| Project Site Area | 38.37 acres |
| Green Area        | 6.54 acres  |
| Total Units       | 207 units   |

LEGEND

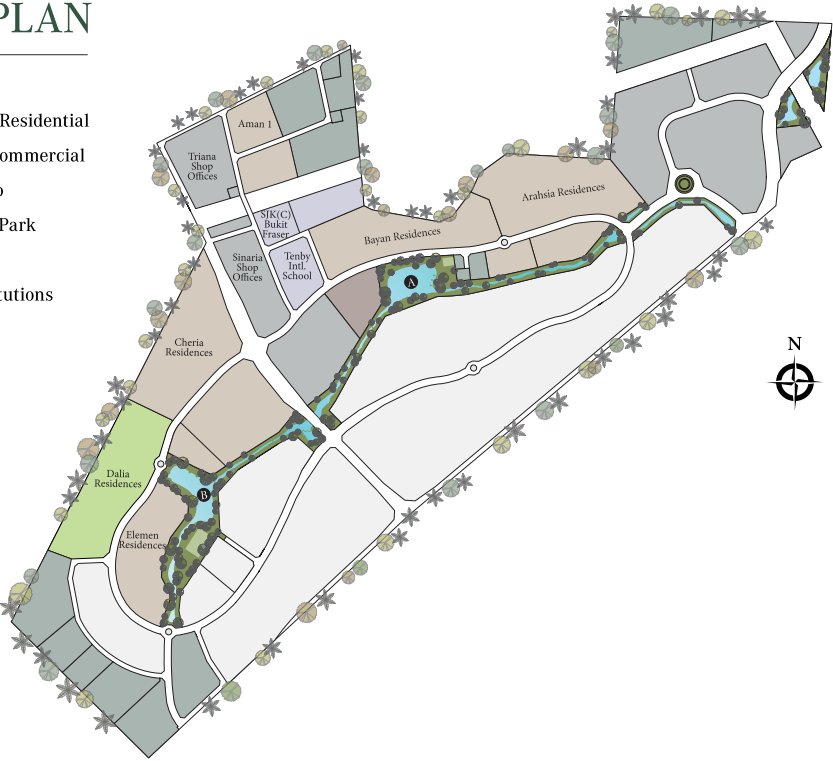
|                   |                                         |
|-------------------|-----------------------------------------|
| <div>TYPE a</div> | 2-STOREY ZERO-LOT BUNGALOW<br>56' x 85' |
| <div>TYPE b</div> | 2-STOREY BUNGALOW<br>varies             |
| <div>TYPE c</div> | 2-STOREY SEMI-D<br>45' x 80'            |

FACILITIES

|                               |                              |
|-------------------------------|------------------------------|
| ① Community Centre            | ⑤ Community Garden           |
| ② Guard House                 | ⑥ Pocket Garden              |
| ③ Children's Playground       | ⑦ Linear Garden              |
| ④ Central Garden              | ⑧ Pedestrian / Jogging Track |
| <div>Visitor's Car Park</div> |                              |

MASTER PLAN

|                                            |                                     |
|--------------------------------------------|-------------------------------------|
| <div>Gated &amp; Guarded Residential</div> | <div>Neighbourhood Commercial</div> |
| <div>Recreational Hub</div>                | <div>85 Acres Central Park</div>    |
| <div>Public Amenities</div>                | <div>Educational Institutions</div> |
| <div>Dalia Residences</div>                | <div>Eastlake Park</div>            |
| <div>Westlake Park</div>                   |                                     |







**EVERY DAY BRINGS NEW CHOICES  
IN THESE VERSATILE AND ROOMY  
CONTEMPORARY HOMES.**

Distinctive designs and layouts touched by luxury, elegant style  
and smart technology will satisfy every palette, every taste.

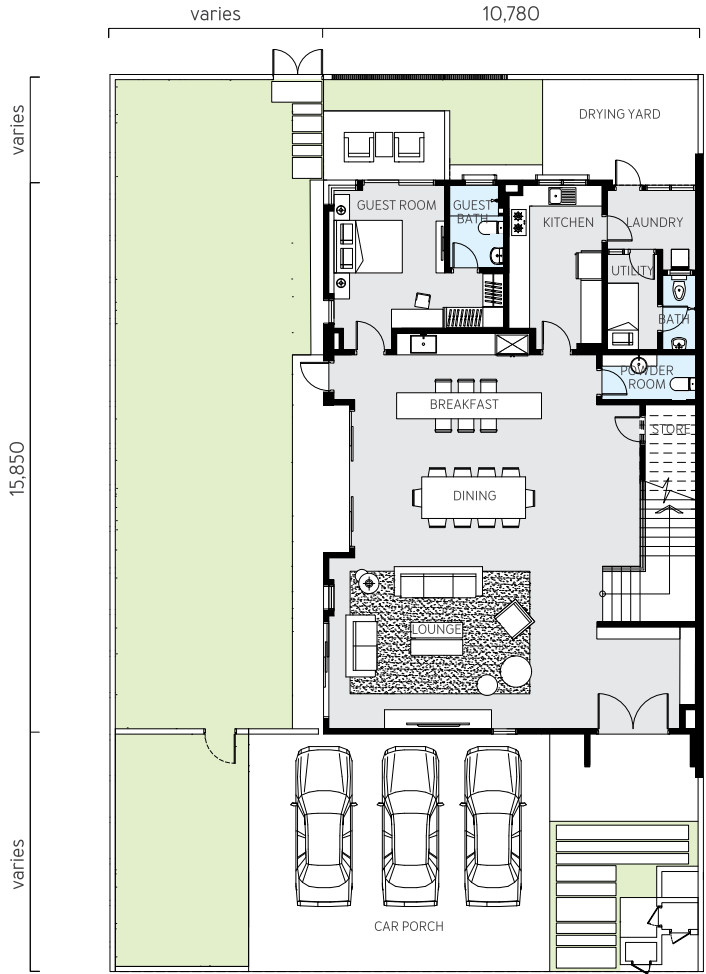


# FLOOR PLAN

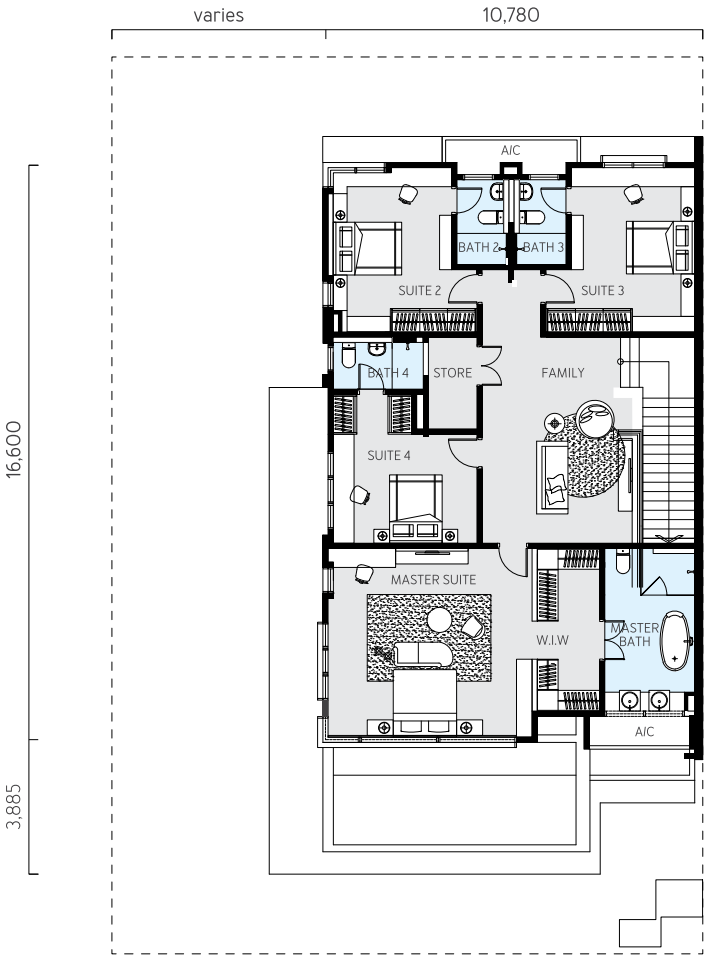
TYPE  
**a**

2-STOREY  
ZERO-LOT  
BUNGALOW  
56' x 85'

LAND AREA  
4,760 sf - 6,172 sf  
BUILT-UP  
4,616 sf



GROUND FLOOR



FIRST FLOOR

Note: The land area for each unit differs.  
An actual configuration of the land size can be obtained on request.



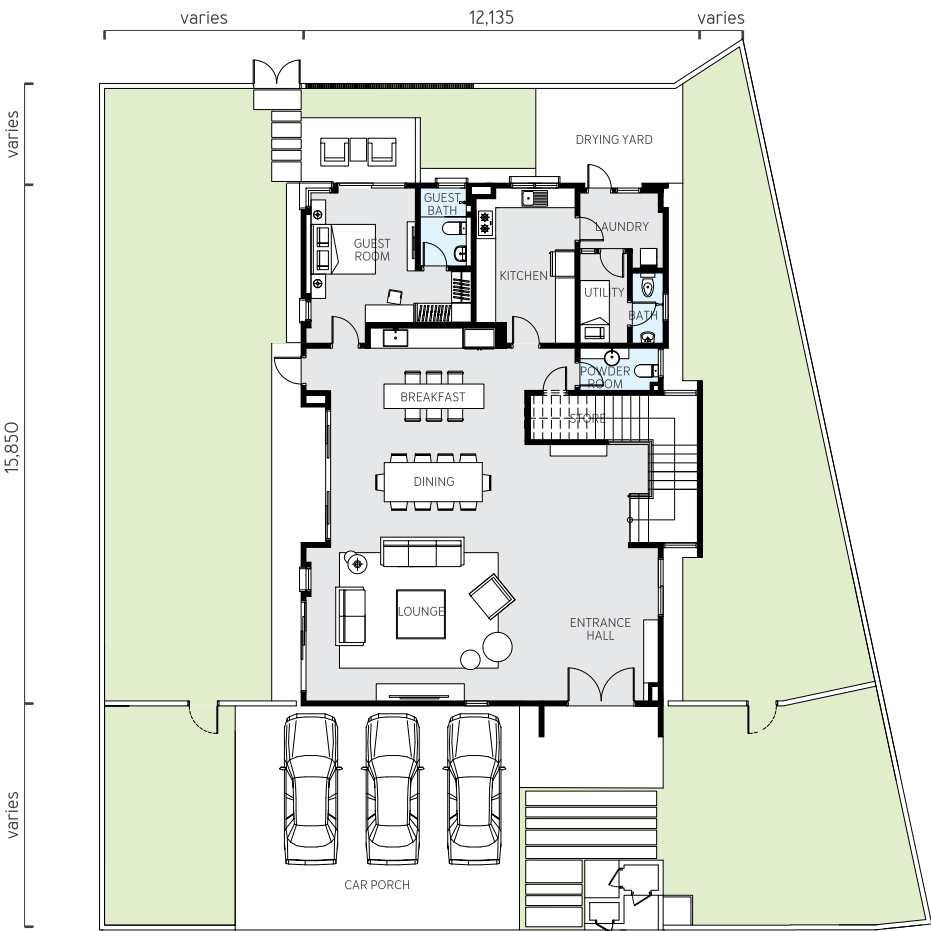
# FLOOR PLAN

2-STOREY  
BUNGALOW  
varies

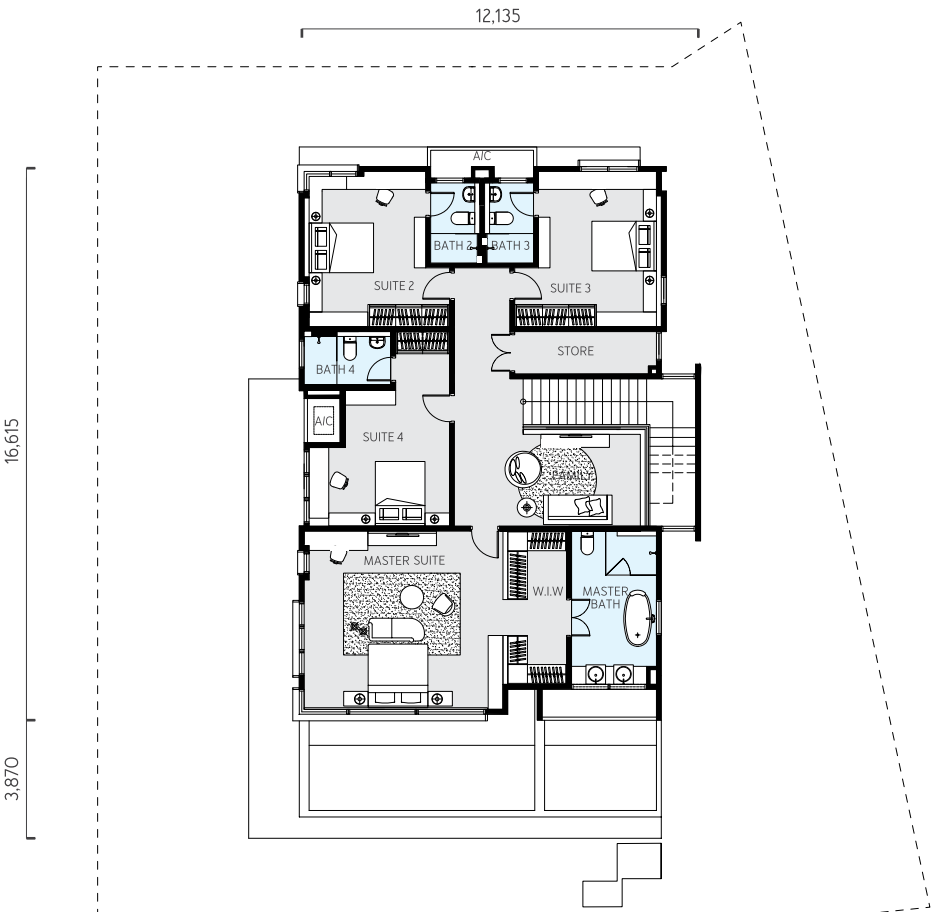
TYPE  
**b**

LAND AREA  
6,345 sf - 7,487 sf

BUILT-UP  
4,803 sf



GROUND FLOOR



FIRST FLOOR

Note: The land area for each unit differs.  
An actual configuration of the land size can be obtained on request.

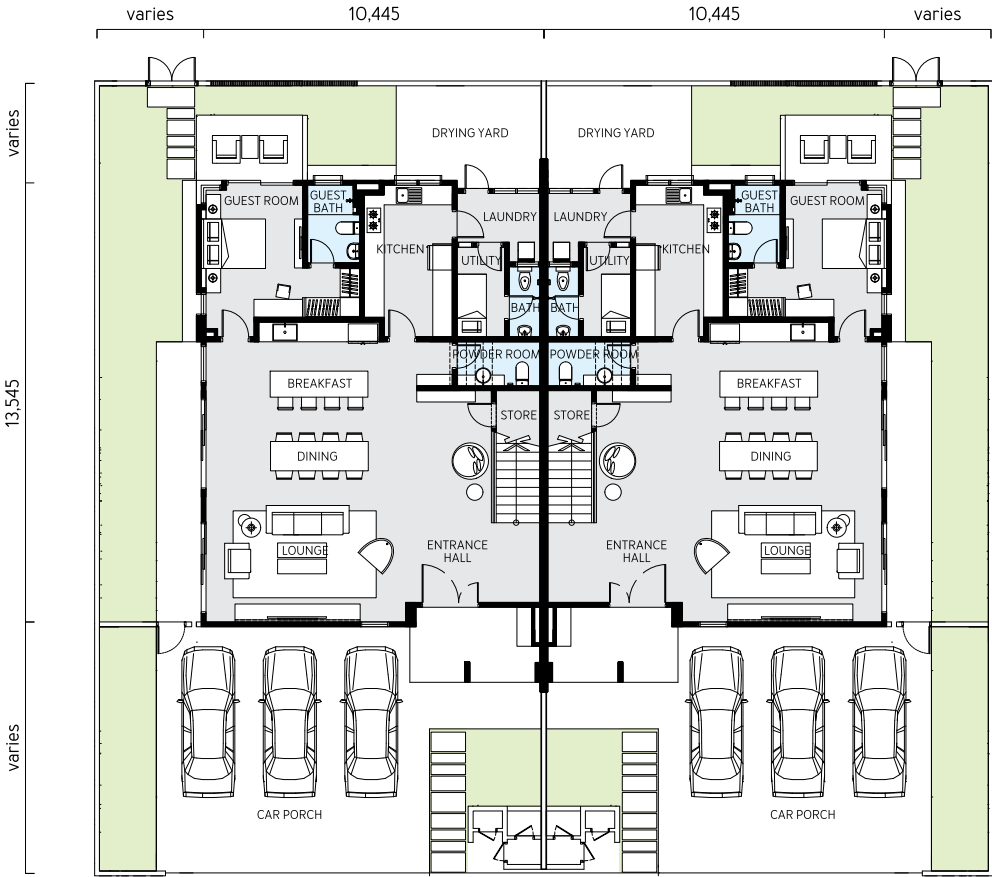


# FLOOR PLAN

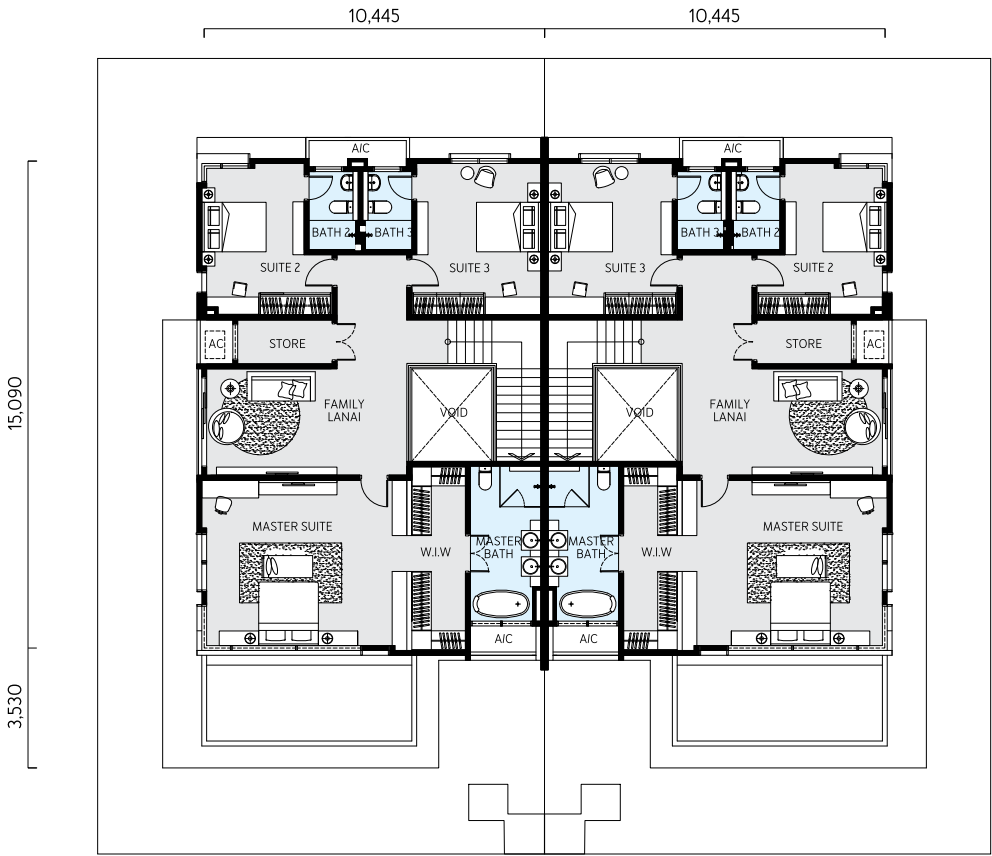
TYPE  
**C**

2-STOREY  
SEMI-D  
45' x 80'

LAND AREA  
3,600 sf - 5,111 sf  
BUILT-UP  
3,976 sf



GROUND FLOOR



FIRST FLOOR

Note: The land area for each unit differs.  
An actual configuration of the land size can be obtained on request.

# 3S AUTOMATED HOME FEATURES

## FOR CONNECTED LIVING

Life is definitely easier and more convenient here. Remote accessibility and advanced security technology puts control over home at your fingertips, increasing the safety of family and loved ones. At the same time, enjoy the benefits of a more efficient eco-friendly home, leading to savings in energy and costs.



### SMART

Lighting &  
Air-conditioner  
Control



### SECURE

Digital Door Lock  
Magnetic, Vibration &  
Motion Sensors  
CCTV  
Video Intercom  
Emergency Button



### SUSTAINABLE

Solar Water Panel  
Water Booster Pump  
Rain Water Harvesting Tank

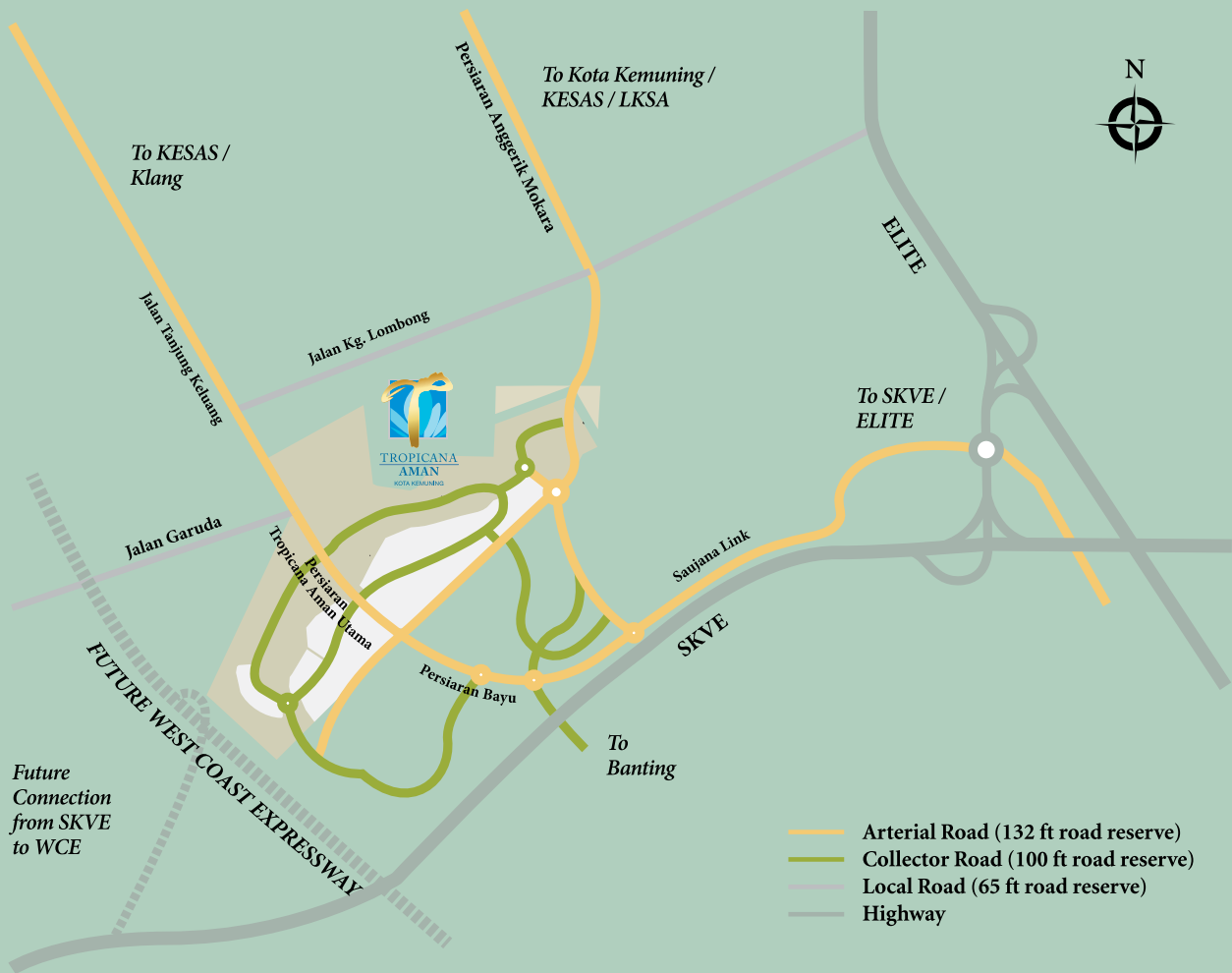
# SPECIFICATIONS

|                                                                                                                                                                                            |                                                                                                          |                                                    |                                                                   |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|----------------------------------------------------|-------------------------------------------------------------------|
| STRUCTURE                                                                                                                                                                                  | Reinforced Concrete Frame                                                                                |                                                    |                                                                   |
| WALL                                                                                                                                                                                       | Cement Sand Brick Wall                                                                                   |                                                    |                                                                   |
| ROOF COVERING                                                                                                                                                                              | Concrete Roof Tiles / Reinforced Concrete Flat Roof / Roof Shingle                                       |                                                    |                                                                   |
| ROOF FRAMING                                                                                                                                                                               | Metal Roof Truss                                                                                         |                                                    |                                                                   |
| CEILING                                                                                                                                                                                    | Skim Coat / Plaster Ceiling / Cement Board                                                               |                                                    |                                                                   |
| WINDOWS                                                                                                                                                                                    | Aluminium Frame Glass Windows                                                                            |                                                    |                                                                   |
| DOORS                                                                                                                                                                                      | Quality Doors / Aluminium Louvred Door / Aluminium Frame Sliding Doors                                   |                                                    |                                                                   |
| IRONMONGERY                                                                                                                                                                                | Quality Locksets                                                                                         |                                                    |                                                                   |
| WALL FINISHES                                                                                                                                                                              | Plaster and Paint                                                                                        |                                                    |                                                                   |
|                                                                                                                                                                                            | Kitchen                                                                                                  | Ceramic Tiles up to 1.5m Height, Plaster and Paint |                                                                   |
|                                                                                                                                                                                            | Bathrooms / Powder Room                                                                                  | Ceramic Tiles up to Ceiling Height                 |                                                                   |
| FLOOR FINISHES                                                                                                                                                                             | Car Porch                                                                                                |                                                    | Concrete Imprint                                                  |
|                                                                                                                                                                                            | Living / Dining / Kitchen / Utility / Guest / Bathrooms / Powder Room / Laundry / Foyer / Terrace / Yard |                                                    | Quality Tiles                                                     |
|                                                                                                                                                                                            | Master Bedroom / Bedrooms / Family Area / Staircase                                                      |                                                    | Timber Flooring (Type A & B) / Laminated Timber Flooring (Type C) |
|                                                                                                                                                                                            | Store / AC Ledges                                                                                        |                                                    | Cement Render                                                     |
|                                                                                                                                                                                            | SANITARY & PLUMBING FITTINGS                                                                             | Master Bathroom                                    | Bath Tub, Basin, Water Closet, Tap, Shower, Paper Holder          |
|                                                                                                                                                                                            |                                                                                                          | Bathrooms                                          | Basin, Water Closet, Tap, Shower, Paper Holder                    |
|                                                                                                                                                                                            |                                                                                                          | Powder Room                                        | Basin, Water Closet, Tap, Paper Holder                            |
|                                                                                                                                                                                            |                                                                                                          | Kitchen                                            | Kitchen Sink With Tap                                             |
| LIGHT POINT<br>FAN POINT<br>13A SWITCH SOCKET OUTLET<br>15A SWITCH SOCKET OUTLET<br>SOLAR WATER HEATER<br>BOOSTER PUMP<br>A/C POINT<br>TELEPHONE / DATA POINT<br>TV POINT<br>ELECTRICAL DB | A                                                                                                        | B                                                  | C                                                                 |
|                                                                                                                                                                                            | 55                                                                                                       | 57                                                 | 49                                                                |
|                                                                                                                                                                                            | 7                                                                                                        | 8                                                  | 7                                                                 |
|                                                                                                                                                                                            | 43                                                                                                       | 42                                                 | 40                                                                |
|                                                                                                                                                                                            | 1                                                                                                        | 1                                                  | 1                                                                 |
|                                                                                                                                                                                            | 1                                                                                                        | 1                                                  | 1                                                                 |
|                                                                                                                                                                                            | 1                                                                                                        | 1                                                  | 1                                                                 |
|                                                                                                                                                                                            | 8                                                                                                        | 8                                                  | 7                                                                 |
|                                                                                                                                                                                            | 3                                                                                                        | 3                                                  | 3                                                                 |
|                                                                                                                                                                                            | 3                                                                                                        | 3                                                  | 3                                                                 |
| ELECTRICAL SUPPLY                                                                                                                                                                          | 3 Phase                                                                                                  |                                                    |                                                                   |



# 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) 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.



1700 81 8868  
tropicanaaman.com.my

#### 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, Malaysia  
GPS Coordinates: N 2.9514414, E 101.5438089  
Waze: Tropicana Aman Property Gallery  
<https://waze.to/lr/hw280y9r9d>

A member of



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. • Developer's License No.: 14012-4/10-2021/03179(L) • Validity: 21/10/2020 - 20/10/2021 • Advertising & Permit License: 14012-4/10-2021/03179(P) • Validity: 21/10/2020 - 20/10/2021 • Approval Authority: Majlis Daerah Kuala Langat • Building Plan Reference: MDKL/KB/2/4/1220(7) • Expected Date of Completion: Oct 2020 • Tenure of Land: 99 Years (Expiry: 09/11/2110) • Land Encumbrances: Nil • Type of House: 2-storey Semi-D; 2-storey Zero-Lot Bungalow; 2-storey Bungalow • Total Balance Units: 2-storey Semi-D: 45 Units; 2-storey Zero-Lot Bungalow: 8 Units; 2-storey Bungalow: 1 Unit • Balance Units Selling Price: 2-storey Semi-D: RM1,647,800.00 (Min.) – RM4,181,800.00 (Max.); 2-storey Zero-Lot Bungalow: RM2,425,800.00 (Min.) – RM5,021,800.00 (Max.); 2-storey Bungalow: RM4,080,800.00 (Min. & Max.) • Built-up Area: 2-storey Semi-D: 3,976.08 sf (Min. & Max.); 2-storey Zero-Lot Bungalow: 4,616.64 sf (Min. & Max.); 2-storey Bungalow: 4,803.07 sf (Min. & 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.

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA.