



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

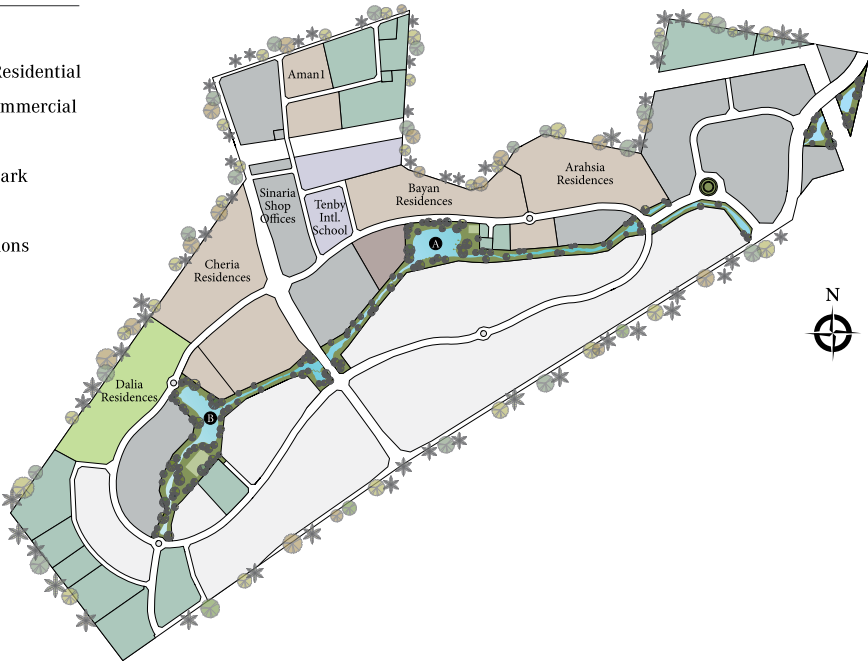
FACILITIES

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></div>	Gated & Guarded Residential
<div></div>	Neighbourhood Commercial
<div></div>	Recreational Hub
<div></div>	85 Acres Central Park
<div></div>	Public Amenities
<div></div>	Education Institutions
<div></div>	Dalia Residences
<div>A</div>	Eastlake Park
<div>B</div>	Westlake Park





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

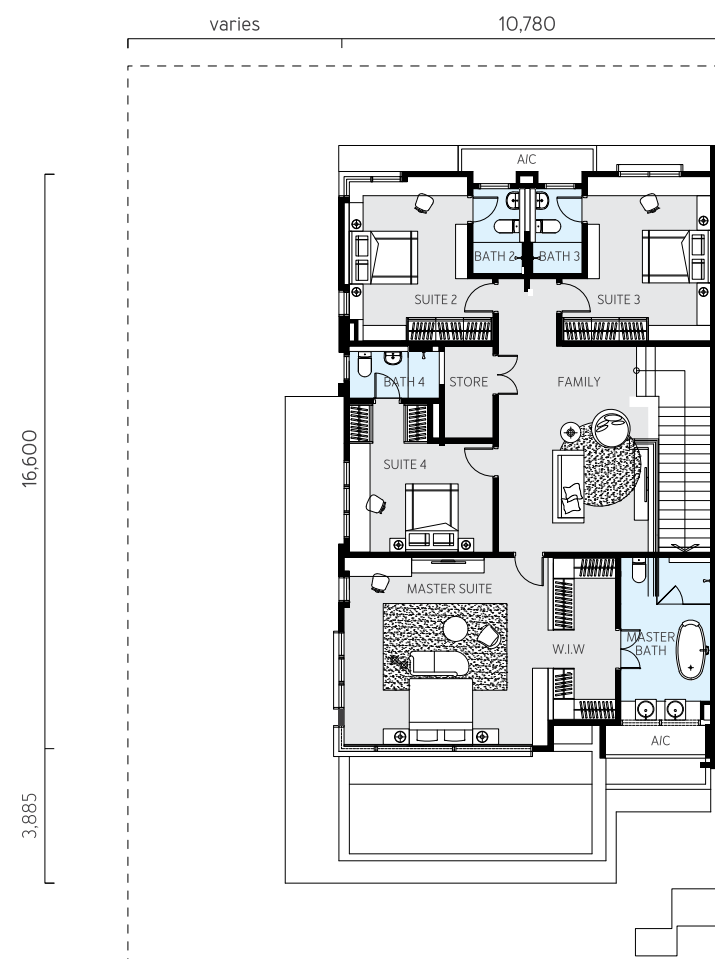
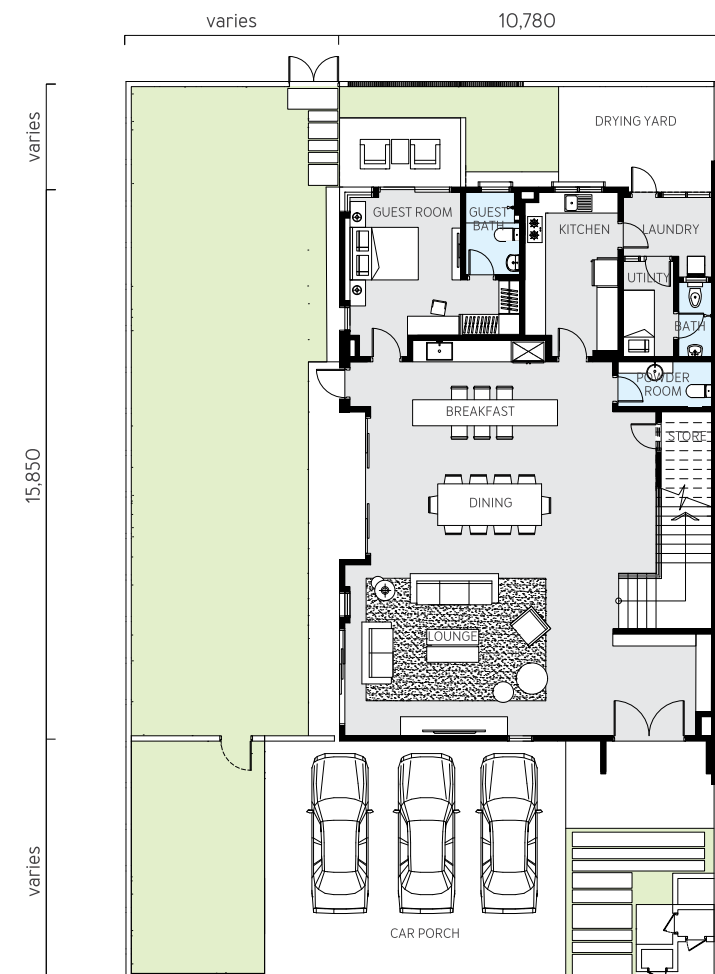
Distinctive designs and layouts touched by luxury, elegant style
and smart technology will satisfy every palette, every taste.

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



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

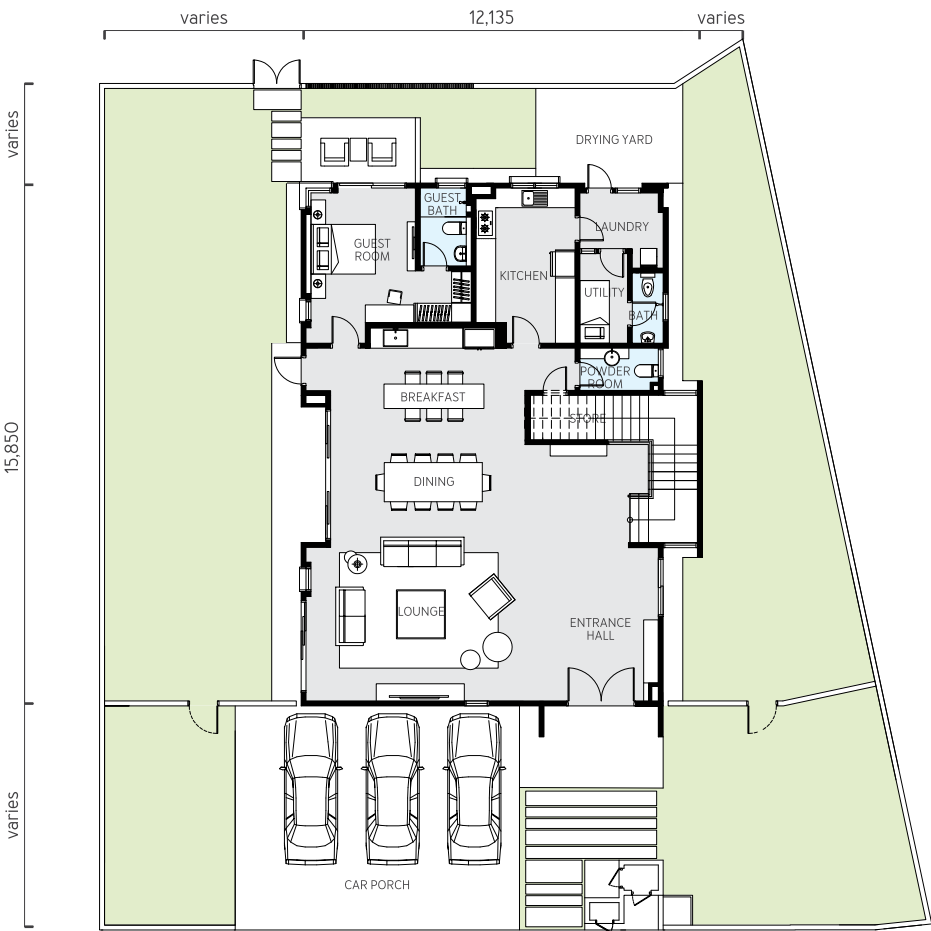
FLOOR PLAN

2-STOREY
BUNGALOW
varies

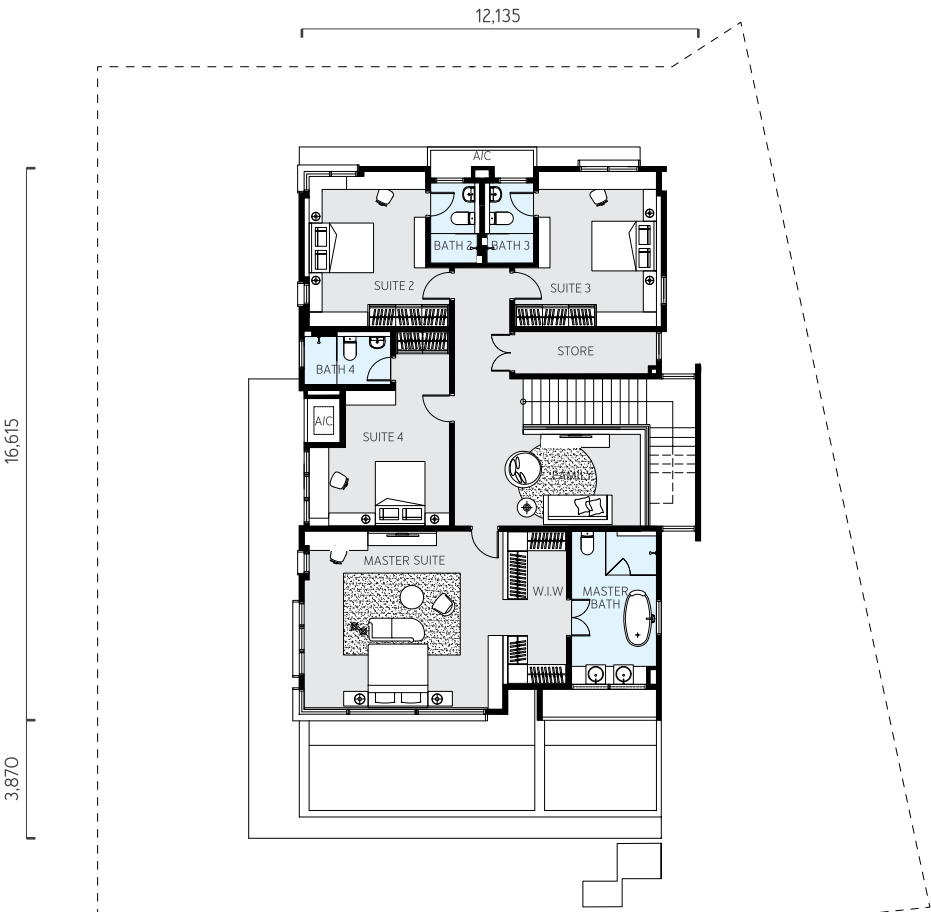
TYPE
b

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.

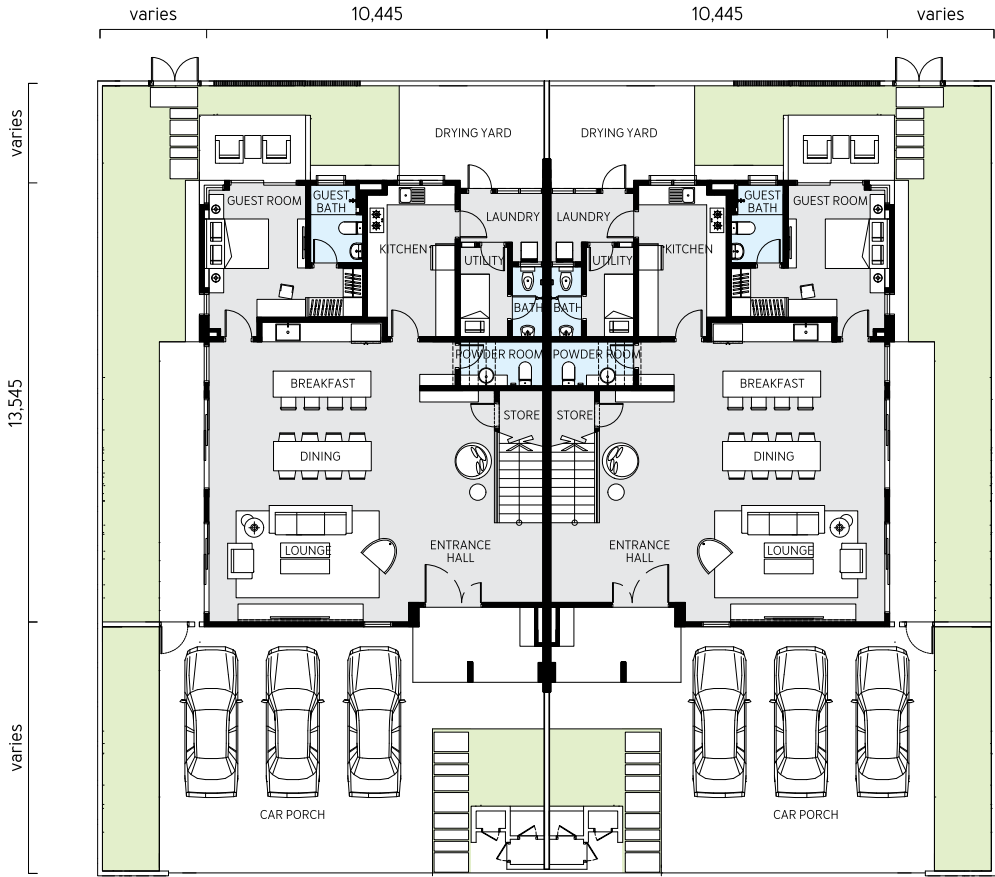
FLOOR PLAN

TYPE
C

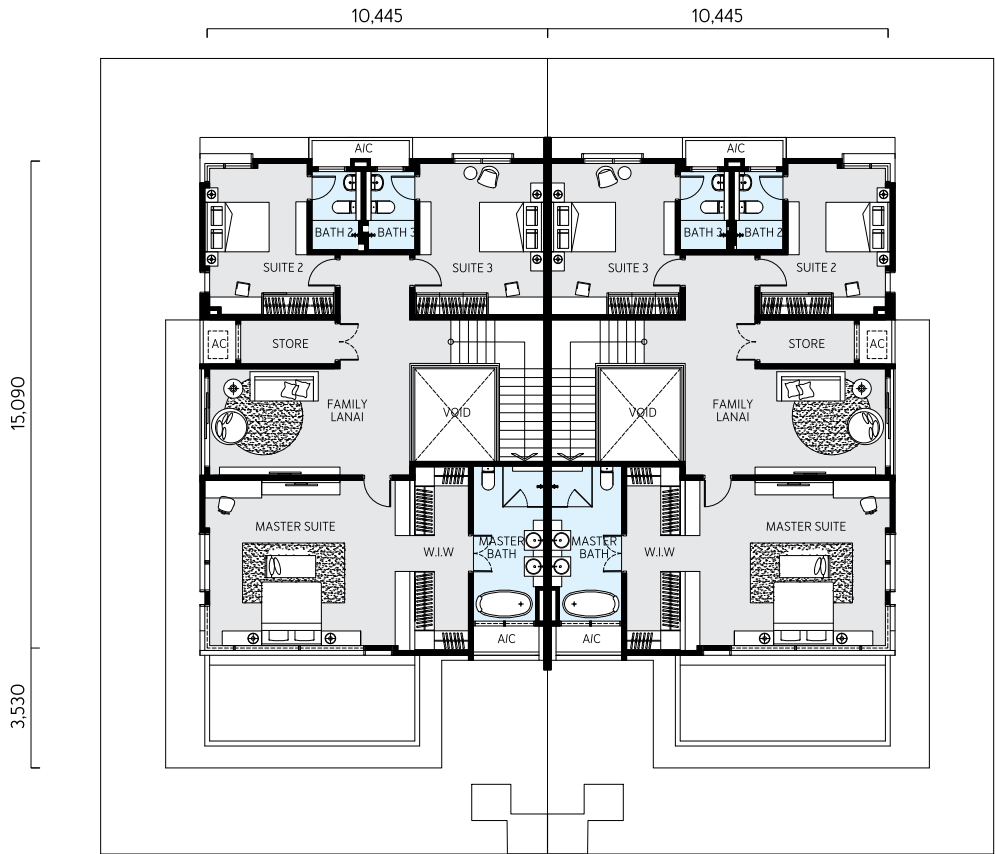
2-STOREY
SEMI-D

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	
	A	B	C
	55	57	49
	7	8	7
	43	42	40
	1	1	1
	1	1	1
	8	8	7
	3	3	3
	3	3	3
	1	1	1
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
(formerly known as Sapphire Index Sdn Bhd)
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@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 2.951494, E 101.546007
Waze: Tropicana Aman New Property Gallery
<https://waze.to/lr/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: 14012-4/10-2020/02999(L) • Validity: 21/10/2019 - 20/10/2020 • Advertising & Permit License: 14012-4/10-2020/02999(P) • Validity: 21/10/2019 - 20/10/2020 • Approval Authority: Majlis Daerah Kuala Langat • Building Plan Reference: MDKL/JKB/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: 56 Units • 2-storey Zero-Lot Bungalow: 12 Units • 2-storey Bungalow: 3 Units • Balance Units Selling Price: 2-storey Semi-D: RM1,647,800 (Min) - RM4,181,800 (Max); 2-storey Zero-Lot Bungalow: RM3,212,800 (Min) - RM3,620,800 (Max); 2-storey Bungalow: RM3,085,800 (Min) - RM4,185,800 (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.

Printing Reference: Version 2 (by 23/10/2019)