



TROPICANA
AMAN
KOTA KEMUNING

**2, 3 & 4 STOREY
SHOP OFFICES**

**THE PINNACLE
OF
BUSINESS
EXCELLENCE**





BESPOKE SPACES FOR VISIONARY VENTURES AND DISCERNING ENTREPRENEURS



Tailored for astute entrepreneurs, visionary restaurateurs, boutique aficionados, and those shaping the canvas of artistic expression or sophisticated workplaces, your journey of unrivaled luxury begins here. Immerse yourself in meticulously designed spaces crafted to elevate your venture – whether it's a chic boutique, culinary sanctuary, artisanal bakery, captivating art gallery, intimate café, or refined office space. Seize the opportunity to select your exclusive unit now and let opulence define your business legacy.

ACHIEVE NEW LEVELS OF SOPHISTICATION WITH HIGH CEILINGS AND ADVANCED LIFT FEATURES

Showcase your brand's grandeur with impressive **high ceilings** and expansive interiors, perfect for innovative planning and design. Enjoy seamless convenience with modern **lift access**, enhancing your business operations for maximum efficiency. Transform your workspace and leave a lasting impact.

CONVENIENT
LIFT ACCESS

ABUNDANT
PARKING
SPACES

REDEFINE YOUR BUSINESS SUCCESS WITH PARKING CONVENIENCE AND LUXURIOUS ALFRESCO SPACES

Experience the ultimate convenience with our expansive **covered** and **open-space parking**, designed to provide effortless access and enhance the experience for both you and your customers. Elevate your brand with luxurious **alfresco spaces**. Our customizable workspaces are designed to showcase your brand and captivate your customers, ensuring maximum visibility and accessibility. Transform your business and stand out like never before.

EXQUISITE
ALFRESCO
DINING

SPECIFICATIONS

STRUCTURE

Reinforced Concrete Frame

WALL

Brickwork

ROOF

Metal Deck Roof

FLOOR FINISHES

Toilet, Verandah & Refuse
Shop, Pantry, Office, Utility
Staircase & A/C

*Terrace
(*Applicable only to special corner units
for Type A3, Type A5, and Type B3.)

Tiles
Cement Render

WALL FINISHES

Toilet
Pantry
Refuse
Others

Tiles up to 1500mm Height / Plaster & Paint
Tiles up to 1500mm Height / Plaster & Paint
Tiles
Plaster & Paint

CEILING

Shop, Pantry, Office, Utility
Verandah & Staircase
Toilet
Refuse & Others

Skim Coat & Paint / Ceiling Board
Ceiling Board
Skim Coat / Ceiling Board

DOOR

Shop
Office
Refuse

Metal Roller Shutter / Flush Door
Fire Rated Door / Flush Door
Aluminium Louvers Door

WINDOW

Aluminium Framed Glass Window

IRONMONGERY

Locksets

SANITARY AND FITTINGS

Shop
Toilet

Kitchen Sink, Sink Tap
Wash Basin, Toilet Roll Holder,
Basin Tap, Water Tap, Water Closet

ELECTRICAL INSTALLATION

Power Point
Lighting Point
Fan Point
Fiber Wall Socket
Suction Tank Pump

	A1	A2	A3	A4	A5	B1	B2	B3
Power Point	12	16	16	16	16	8	12	12
Lighting Point	39	45	48	48	48	21	35	35
Fan Point	2	2	2	2	2	2	2	2
Fiber Wall Socket	3	4	4	4	4	2	3	3
Suction Tank Pump	-	4	4	4	4	-	-	-

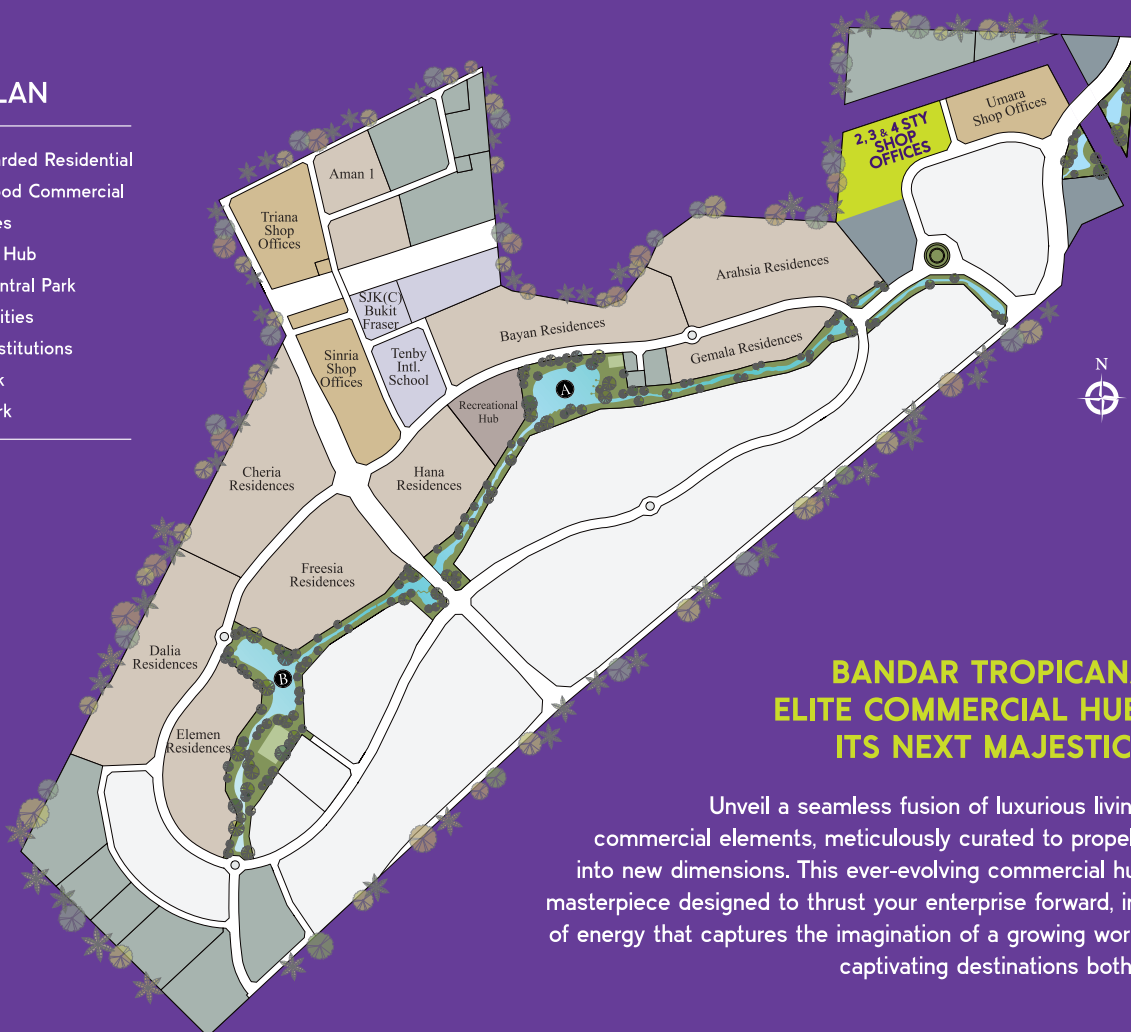


> PREMIUM SPACES FOR BUSINESS GROWTH

Seize exceptional investment opportunities with our new exclusive shop offices starting from 22' x 70'. This project features 151 meticulously crafted units, redefining upscale commercial excellence and strategically located next to the **AWARD-WINNING UMARA SHOP OFFICES (BEST COMMERCIAL DEVELOPMENT)**. Crafted for visionary entrepreneurs and discerning investors, these prime spaces offer unmatched convenience and prestige. Expand your business in an extraordinary township.

MASTER PLAN

- Gated & Guarded Residential
- Neighbourhood Commercial
- Future Phases
- Recreational Hub
- 85 Acres Central Park
- Public Amenities
- Education Institutions
- Eastlake Park
- Westlake Park



BANDAR TROPICANA AMAN'S ELITE COMMERCIAL HUB UNVEILS ITS NEXT MAJESTIC CHAPTER

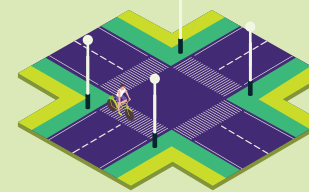
Unveil a seamless fusion of luxurious living and dynamic commercial elements, meticulously curated to propel your business into new dimensions. This ever-evolving commercial hub is an artistic masterpiece designed to thrust your enterprise forward, infusing a surge of energy that captures the imagination of a growing workforce, offering captivating destinations both day and night.

EXPERIENCE THE PULSE OF PROGRESS



WELL-PLANNED CONNECTIVITY

Discover effortless connections at Bandar Tropicana Aman. Highways like KESAS, SKVE, and NKVE intertwine gracefully, offering seamless journeys to this verdant haven.



GAME-CHANGING CONVENIENCE

Revel in the ease of multiple access points to the bustling commercial hub for a seamless experience.



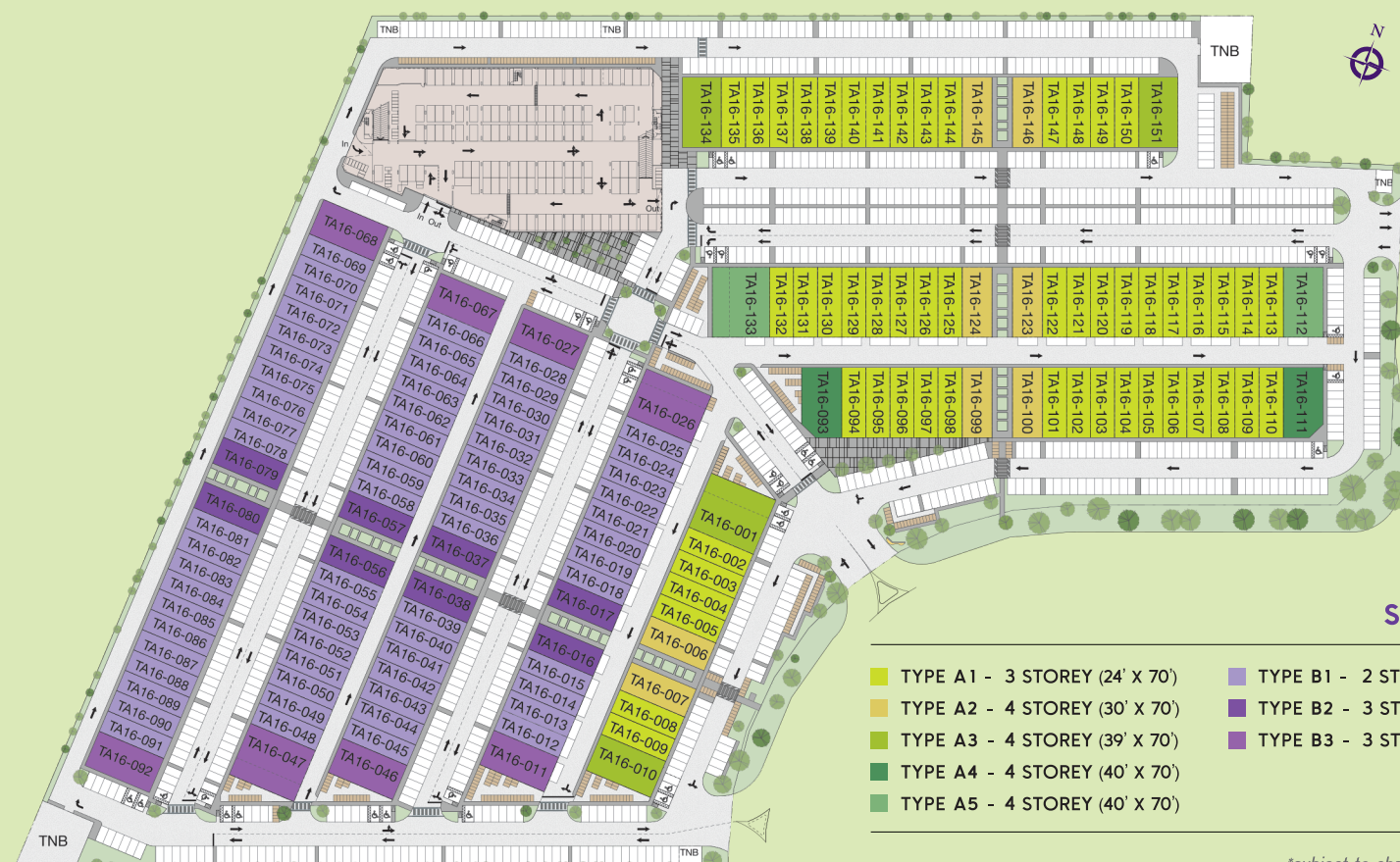
STRATEGIC PROMINENCE

Elevate your visibility with a vantage point strategically positioned to face key main roads. Revel in the prominence and enjoy ample parking for your utmost convenience.



A THRIVING COMMERCIAL HUB

In opulent surroundings, the residence harmonizes with a 500,000-strong catchment and a robust workforce of 4,000. A perfect blend of luxury living and economic affluence

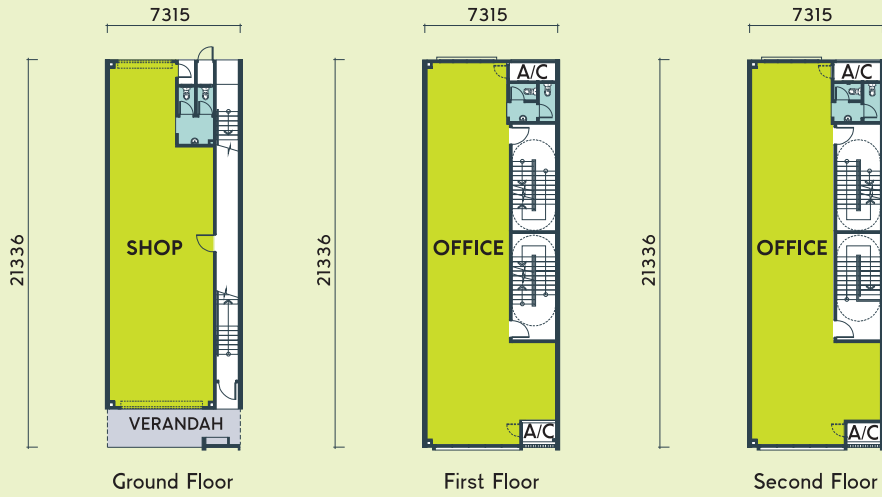


FLOOR PLAN

TYPE
A1

3 STOREY
INTERMEDIATE
UNIT

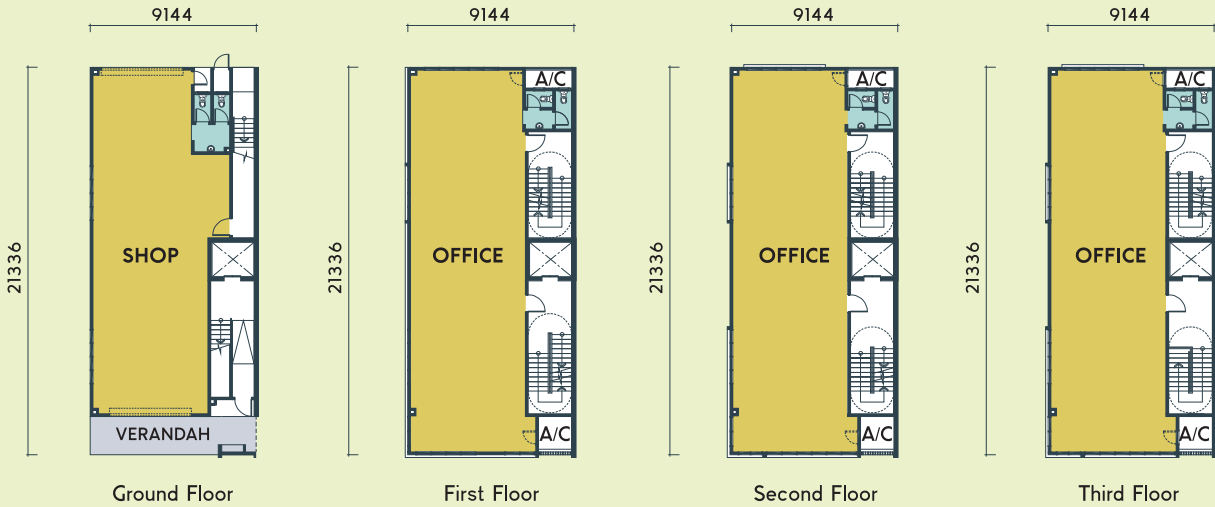
Land Area : 24' x 70'
Built-up : 5,040 sq. ft.



TYPE
A2

4 STOREY
END UNIT
(WITH LIFT FEATURE)

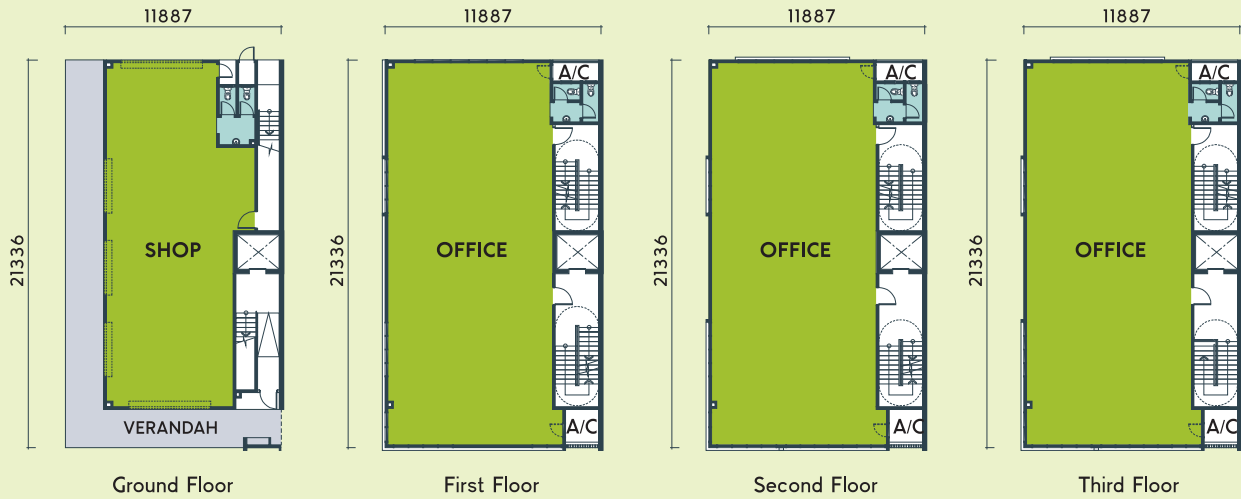
Land Area : 30' x 70'
Built-up : 8,400 sq. ft.



TYPE
A3

4 STOREY
CORNER UNIT
(WITH LIFT FEATURE)

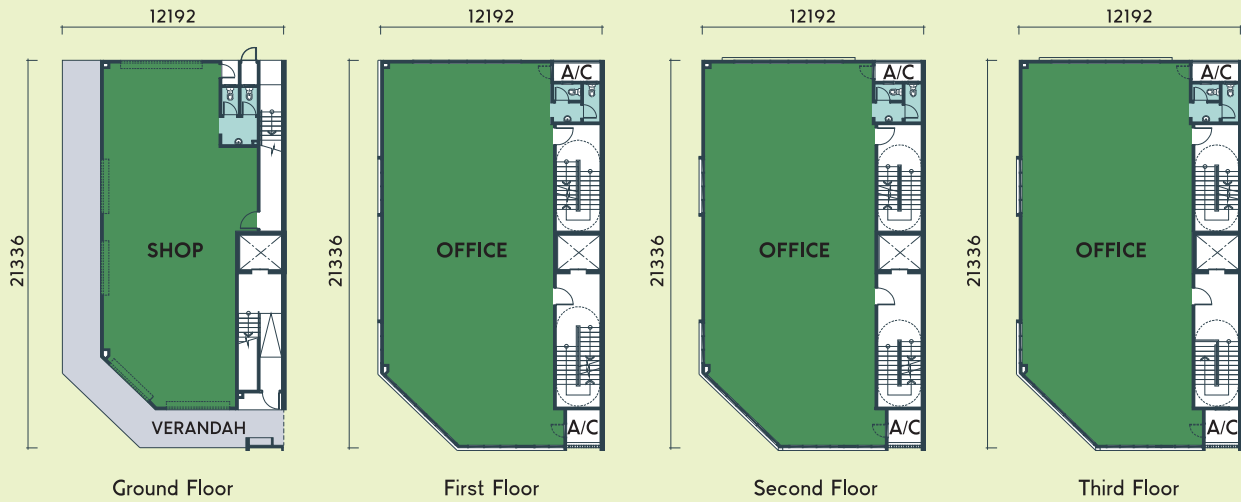
Land Area : 39' x 70'
Built-up : 10,920 sq. ft.



TYPE
A4

4 STOREY
CORNER UNIT
(WITH LIFT FEATURE)

Land Area : 40' x 70'
Built-up : 10,823 sq. ft.

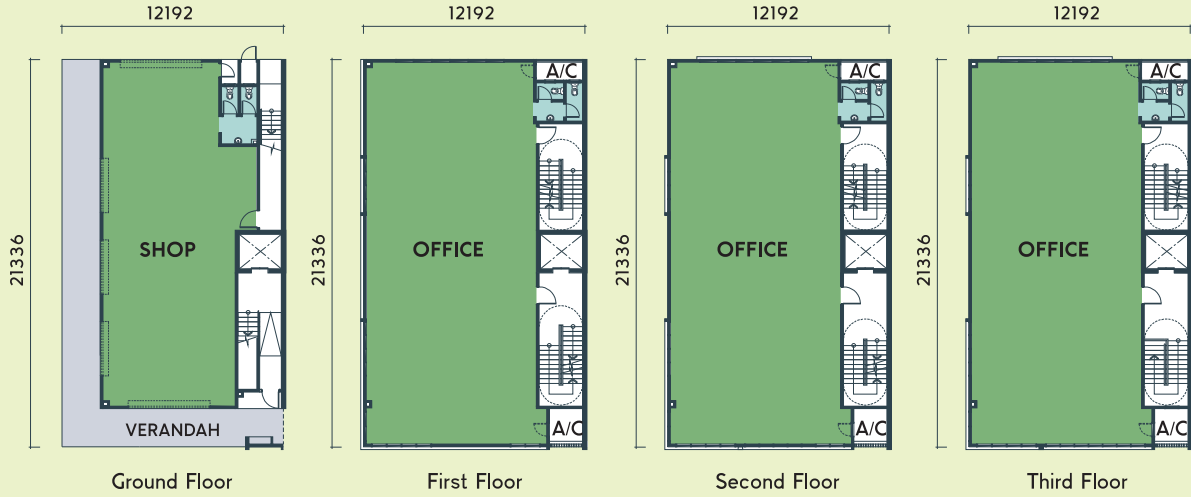


FLOOR PLAN

TYPE
A5

4 STOREY
CORNER UNIT
(WITH LIFT FEATURE)

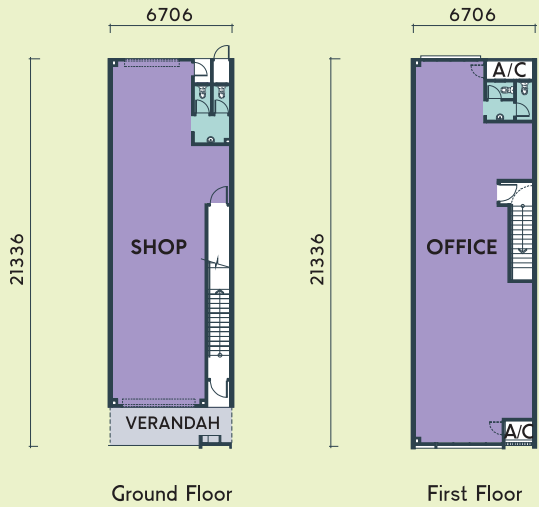
Land Area : 40' x 70'
Built-up : 11,200 sq. ft.



TYPE
B1

2 STOREY
INTERMEDIATE
UNIT

Land Area : 22' x 70'
Built-up : 3,080 sq. ft.



TYPE
B2

3 STOREY
END UNIT

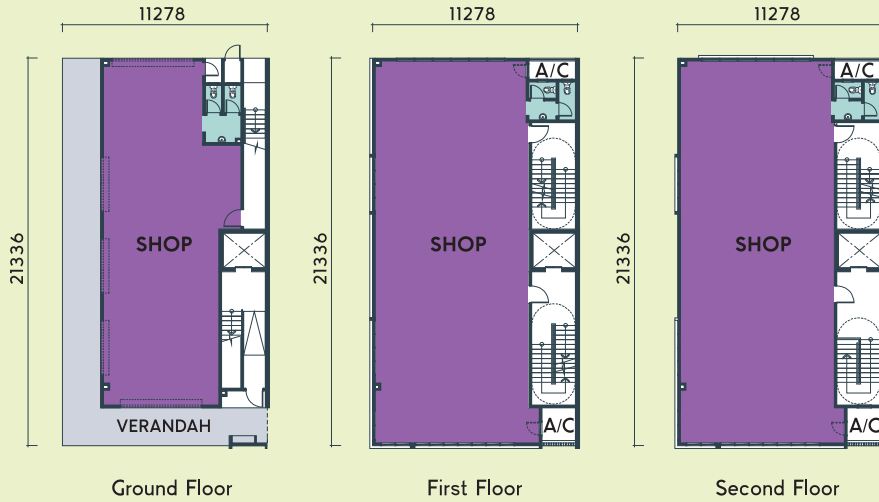
Land Area : 28' x 70'
Built-up : 5,881 sq. ft.



TYPE
B3

3 STOREY
CORNER UNIT
(WITH LIFT FEATURE)

Land Area : 37' x 70'
Built-up : 7,770 sq. ft.





STRATEGIC PINNACLE, OPULENT TRANQUILITY



Tropicana Aman stands as the pinnacle of strategic living next to Kota Kemuning, assuring a lifestyle that creates lasting impressions. Explore the impactful pathways of KESAS, SKVE, NKVE, ELITE, and LKSA. Bask in a destination where the fusion of strategic brilliance and tranquil opulence sets a new standard.



1700 81 8868
tropicanaaman.com.my

TROPICANA AMAN PROPERTY GALLERY
No. 2, 1, Persiaran Tropicana Aman, Bandar Tropicana
Aman, 42500 Telok Panglima Garang, Selangor.



A member of



TROPICANA
CORPORATION BERHAD