



TROPICANA
AMAN
KOTA KEMUNING

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

**THE PINNACLE
OF
BUSINESS
EXCELLENCE**





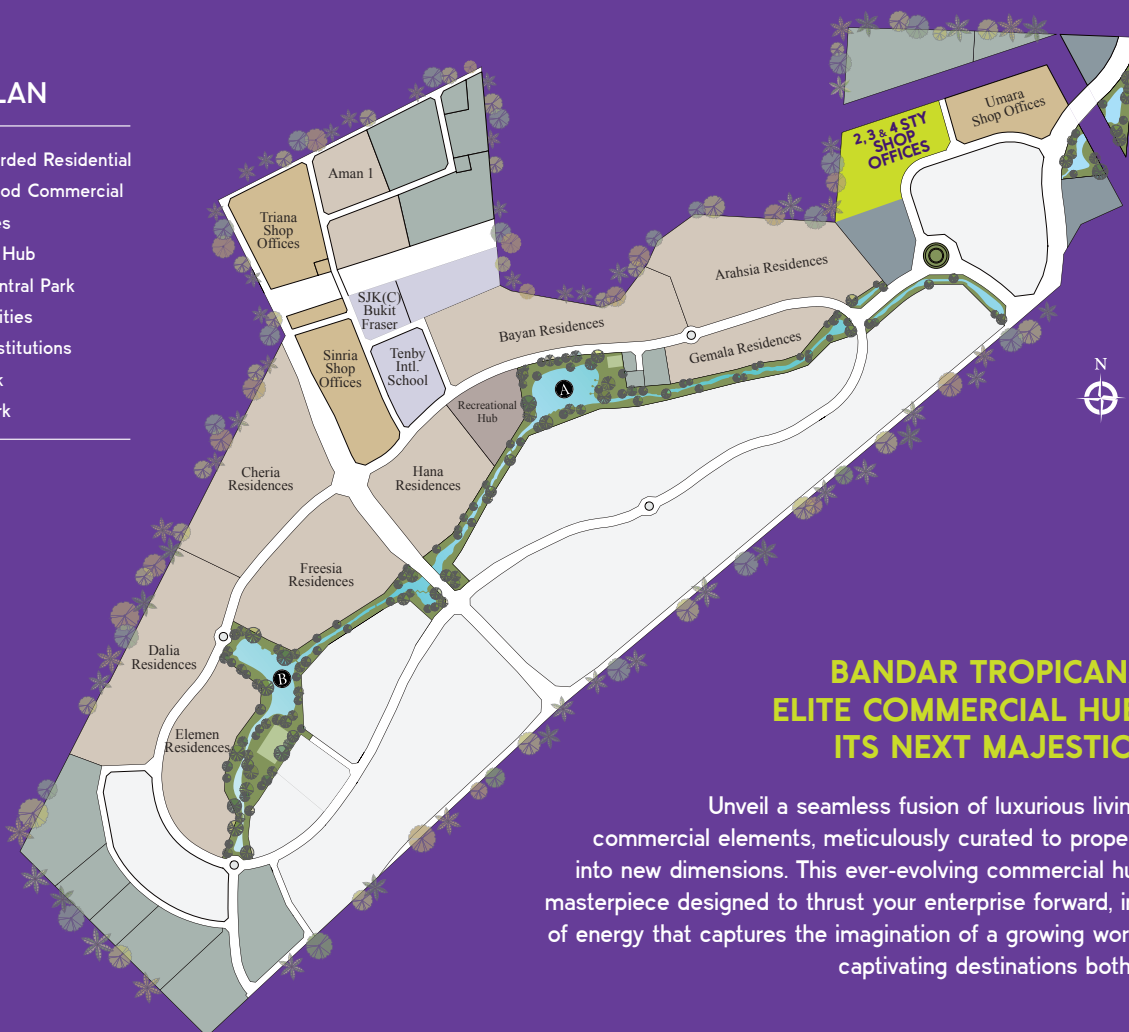
Artist's impression

> 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.

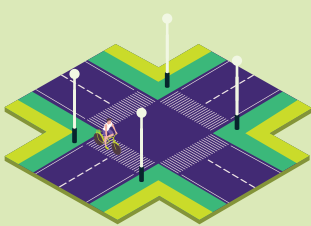


EXPERIENCE THE PULSE OF PROGRESS



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.



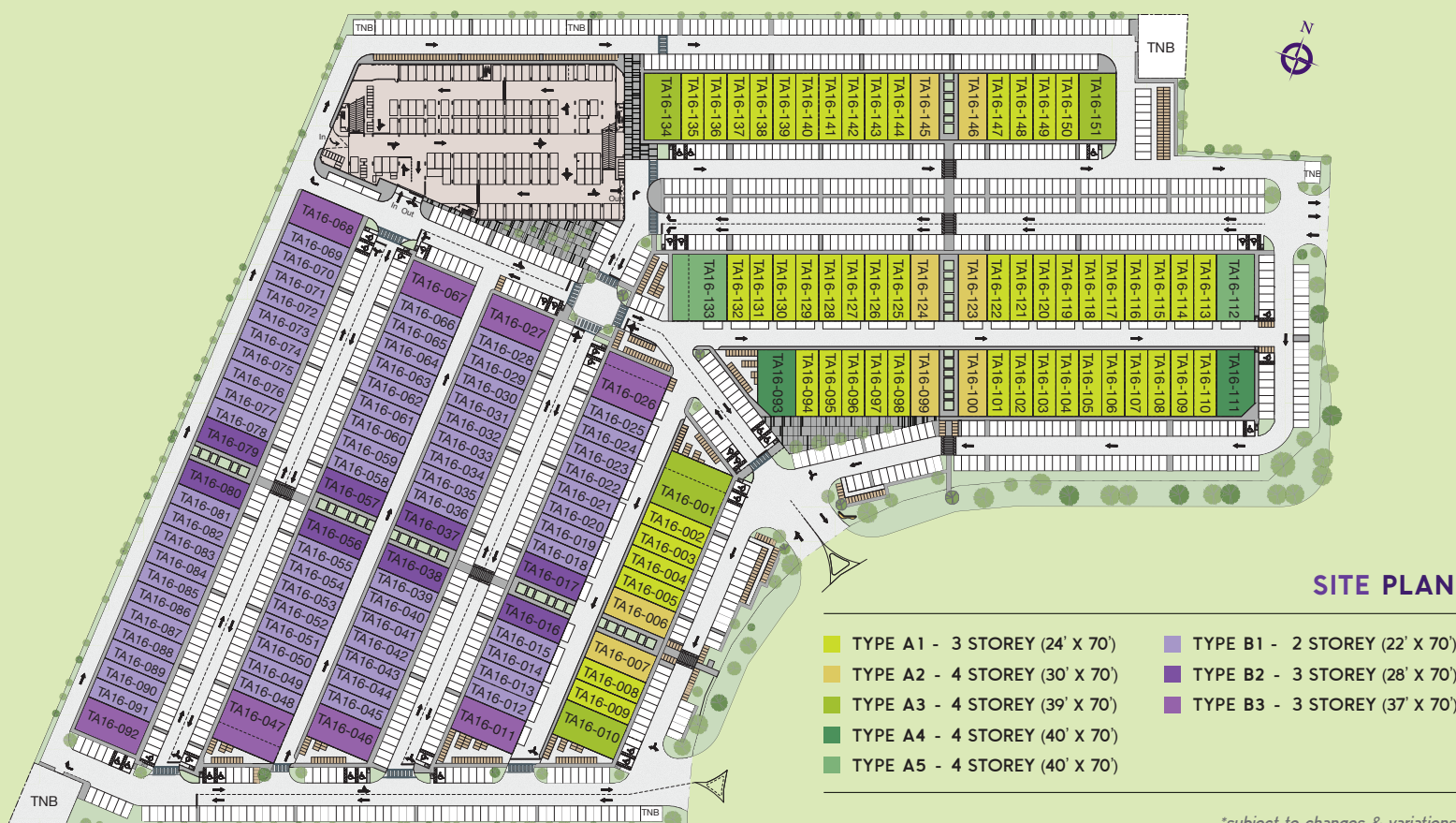
STRATEGIC PROMINENCE

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





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.

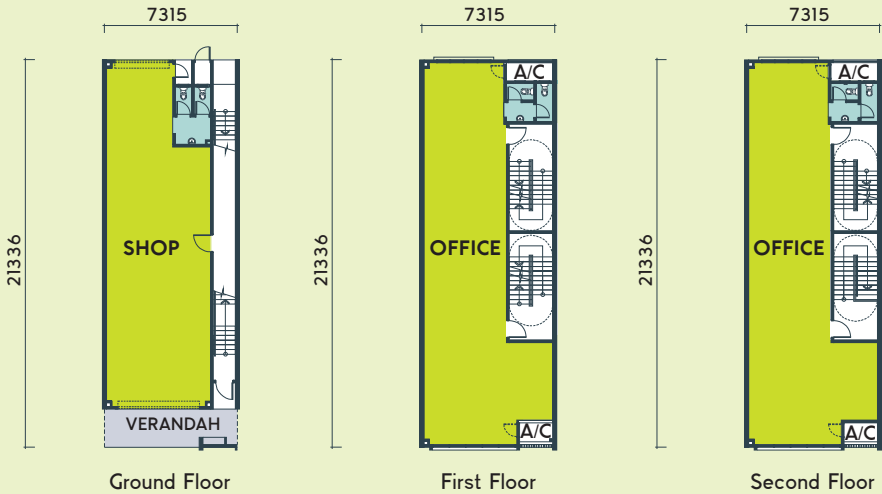


FLOOR PLAN

TYPE
A1

3 STOREY
INTERMEDIATE
UNIT

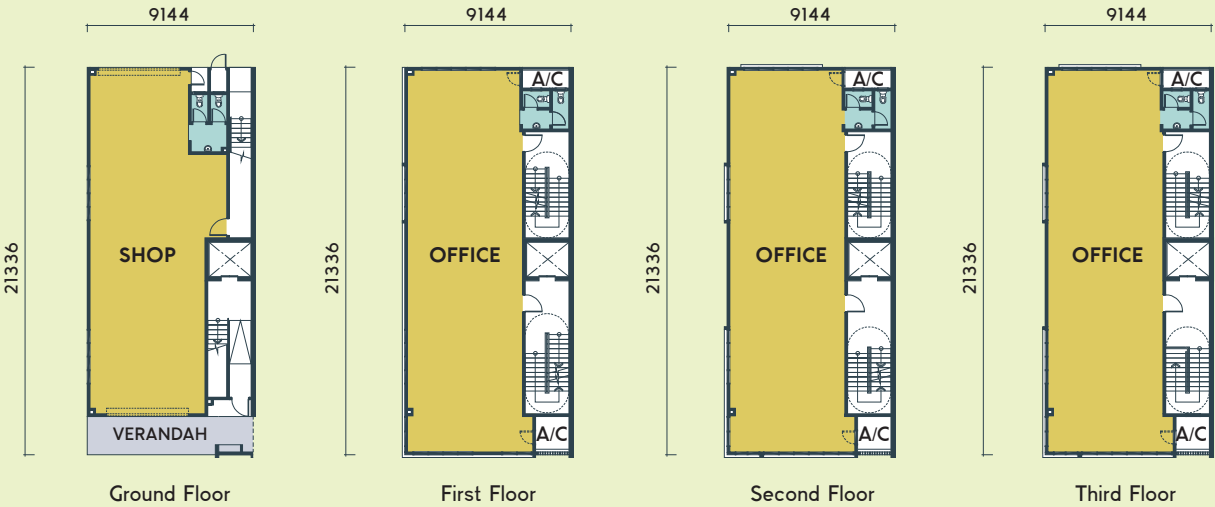
Land Area : 24' x 70'
Built-up : 5,040 sq. ft.



TYPE
A2

4 STOREY
END UNIT
(WITH LIFT FEATURE)

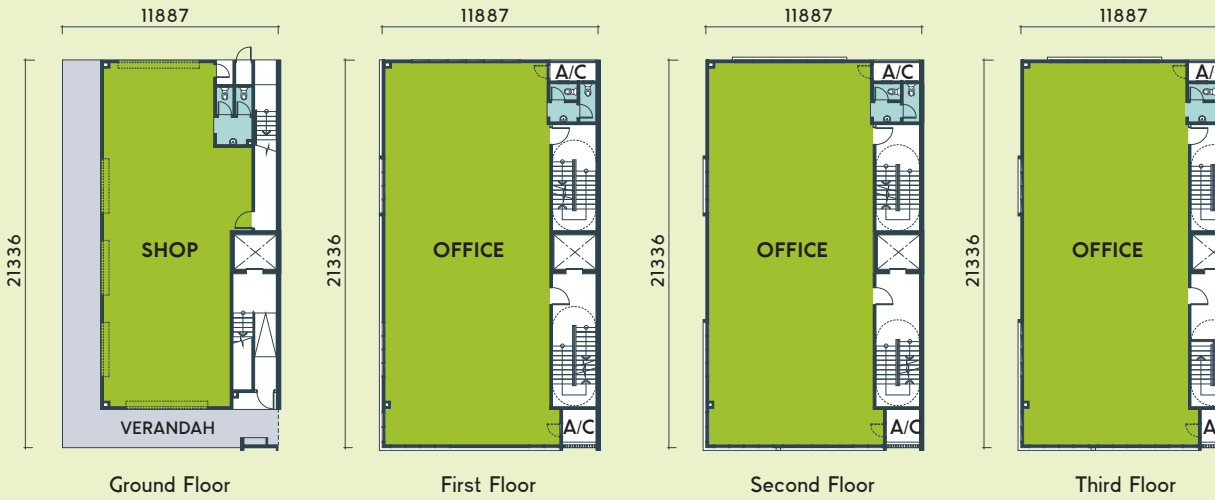
Land Area : 30' x 70'
Built-up : 8,400 sq. ft.



TYPE
A3

4 STOREY
CORNER UNIT
(WITH LIFT FEATURE)

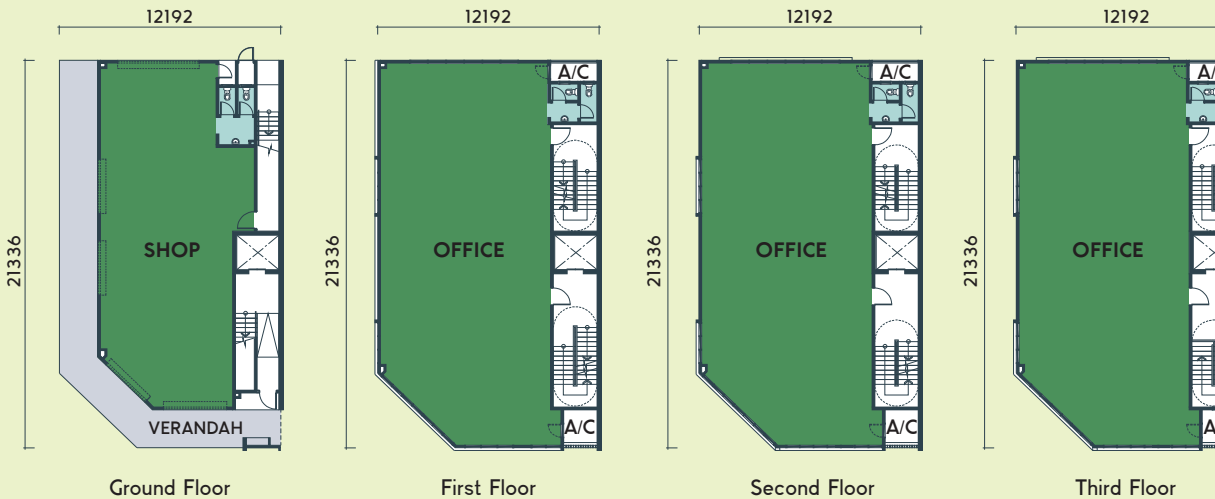
Land Area : 39' x 70'
Built-up : 10,920 sq. ft.



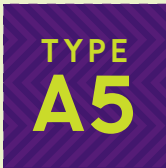
TYPE
A4

4 STOREY
CORNER UNIT
(WITH LIFT FEATURE)

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

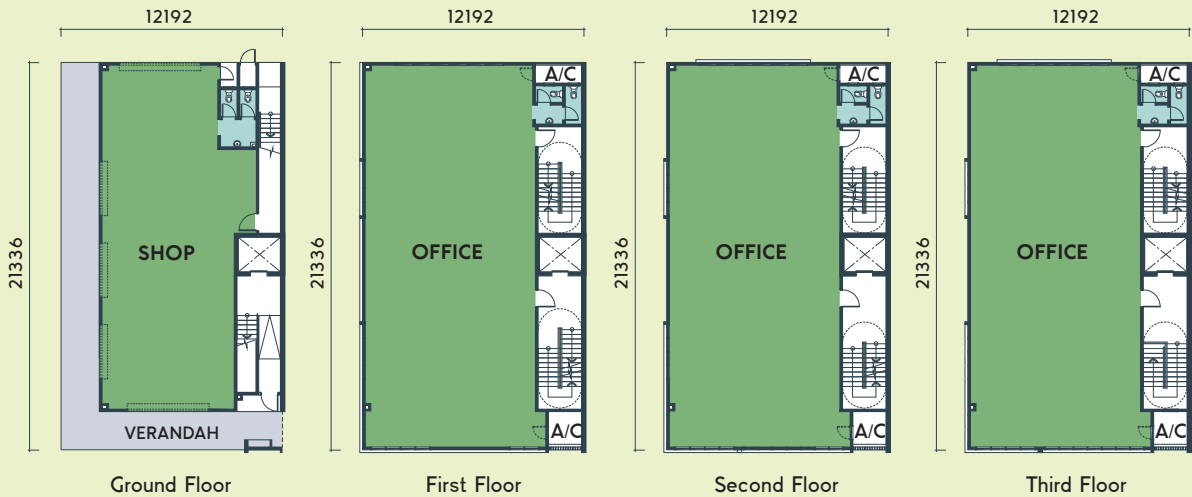


FLOOR PLAN



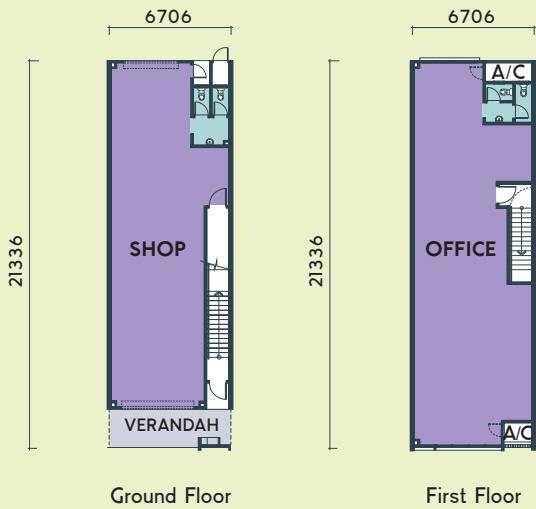
4 STOREY
CORNER UNIT
(WITH LIFT FEATURE)

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



2 STOREY
INTERMEDIATE
UNIT

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



3 STOREY
END UNIT

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



3 STOREY
CORNER UNIT
(WITH LIFT FEATURE)

Land Area : 37' x 70'
Built-up : 7,700 sq. ft.





Artist's impression

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

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.

ABUNDANT
PARKING
SPACES

EXQUISITE
ALFRESCO
DINING

SPECIFICATIONS

STRUCTURE

Reinforced Concrete Frame

WALL

Brickwork

ROOF

Metal Deck Roof

FLOOR FINISHES

| | |
|-------------------------------|---------------|
| Toilet, Verandah & Refuse | Tiles |
| Shop, Pantry, Office, Utility | Cement Render |
| Staircase & A/C | |

*Terrace

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

WALL FINISHES

| | |
|--------|---|
| Toilet | Tiles up to 1500mm Height / Plaster & Paint |
| Pantry | Tiles up to 1500mm Height / Plaster & Paint |
| Refuse | Tiles |
| Others | Plaster & Paint |

CEILING

| | |
|-------------------------------|-----------------------------------|
| Shop, Pantry, Office, Utility | Skim Coat & Paint / Ceiling Board |
| Verandah & Staircase | |
| Toilet | Ceiling Board |
| Refuse & Others | Skim Coat / Ceiling Board |

DOOR

| | |
|--------|-----------------------------------|
| Shop | Metal Roller Shutter / Flush Door |
| Office | Fire Rated Door / Flush Door |
| Refuse | Aluminium Louvers Door |

WINDOW

Aluminium Framed Glass Window

IRONMONGERY

Locksets

SANITARY AND FITTINGS

| | |
|--------|--|
| Shop | Kitchen Sink, Sink Tap |
| Toilet | Wash Basin, Toilet Roll Holder, Basin Tap, Water Tap, Water Closet |

ELECTRICAL INSTALLATION

| | 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 | - | - | - |



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.



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tropicanaaman.com.my

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



A member of



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