



TROPICANA
AMAN
KOTA KEMUNING

UMARA

2 & 3 STOREY SHOP OFFICES

A NEW
TRENDSETTING
HOTSPOT

UMARA

WHERE DREAMS THRIVE AND TRENDS RESIDE

Embrace the sweet fragrance of success in a vibrant community. Expand your business and invest in an extraordinary township. Don't miss out on the chance to be part of something special. Let UMARA be where your aspirations blossom and success blooms.



SUCCESS BEGINS AT THE HEART OF AN AWARD-WINNING TOWNSHIP

Explore a world where work and play intertwine, fostering creativity and innovation. Join this award-winning community and become part of something truly exceptional, where the splendor of nature and the spirit of innovation harmoniously unite.



EVER-FORWARD, ALWAYS EXCELLING, AHEAD OF THE GAME WITH EVERY STEP.

SEAMLESS CONNECTIVITY

Stay one step ahead with easy access in and out of Bandar Tropicana Aman. This well-integrated township seamlessly connects you to major highways, including KESAS, SKVE, NKVE, and more, so you can get to where you need to be quickly and easily.



EXCELLENT ACCESSIBILITY

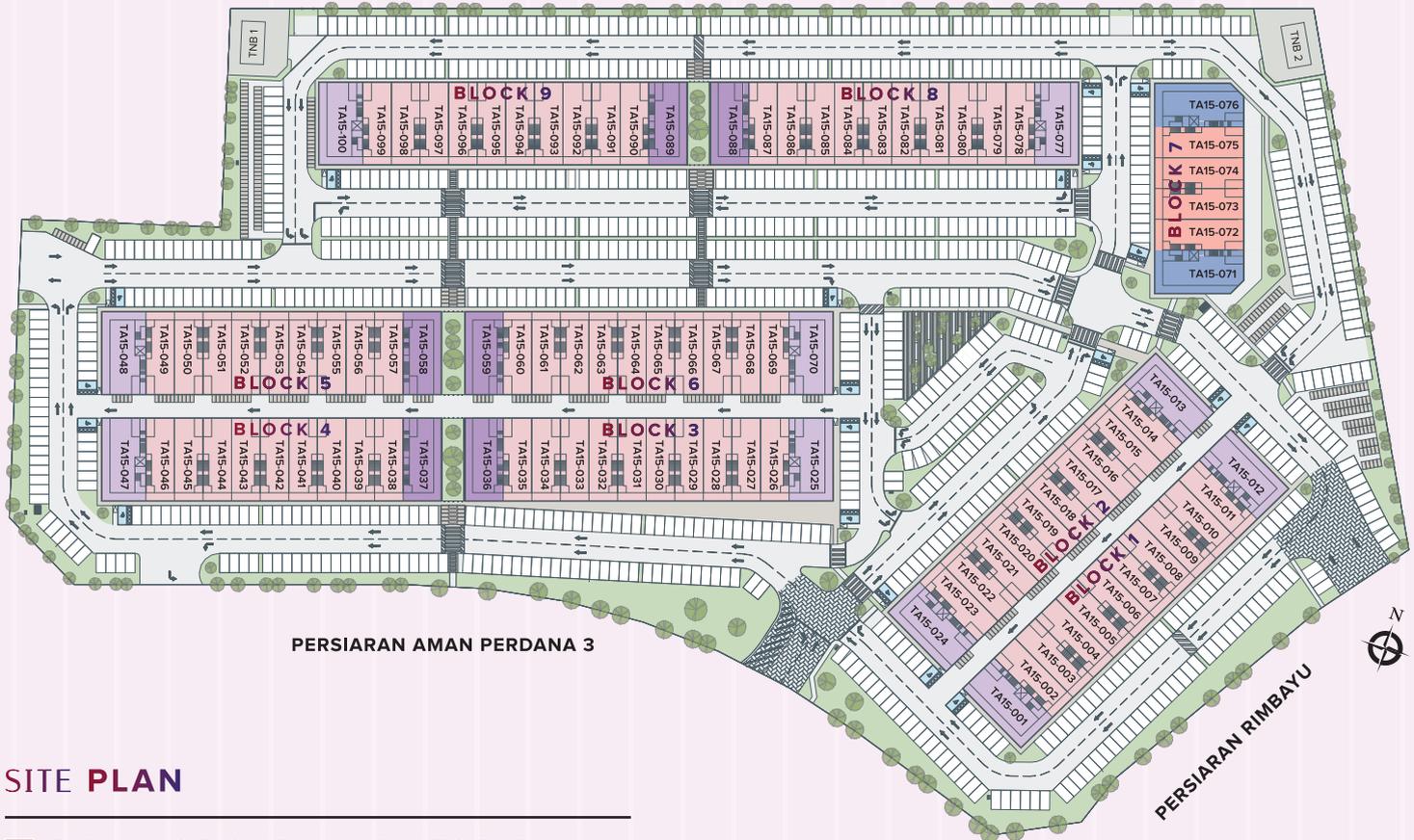
Easy and convenient access to the commercial hub with multiple entry points and double exposure from the main road and parking bays.

PROMINENTLY POSITIONED

Unleash your senses and indulge in the enchanting allure of a thriving community, strategically located with excellent visibility in a prime and coveted location.

VIBRANT HOTSPOT AWAITS

Nestled within a 10km radius of approximately 500,000 ready catchment, and complemented by an estimated 4,000-strong workforce in the surrounding industrial and commercial areas, this location is the epitome of convenience and accessibility.



SITE PLAN

TYPE A1 - 2 STOREY (24' X 70')	DUAL FRONTAGE
TYPE A2 - 3 STOREY (32' X 70')	TYPE B1 - 2 STOREY (26' X 90')
TYPE A3 - 3 STOREY (37' X 70')	TYPE B3 - 3 STOREY (37' X 90')

*subject to changes & variations



Artist's Impression

PIONEER YOUR OWN NICHE, FLOURISH WITH YOUR TRIBE.

CAPTURE THE PRIME ESSENCE OF
THIS COMMERCIAL HOTSPOT



Convenience Stores



Co-working space | Offices | Services

Unforgettable experiences await.

Take the chance to position yourself in a captivating commercial hotspot, where luxurious shopping, delectable dining, and thrilling leisure pursuits create unforgettable experiences. Scale upwards and be part of an environment that keeps people coming back for more.



ELEVATE YOUR BUSINESS

**Double-volume ceilings
and lift features**

Reflect your brand's essence in grandeur, with spacious interiors for creative planning and design. Experience convenience and ease with lift features, optimizing business operations.

REVOLUTIONIZE YOUR BUSINESS

Create a unique brand experience with the luxurious alfresco space and dual frontage for selected units at UMARA.

The customizable workspace is designed to help you showcase your brand and connect with your customers, while the dual frontage feature offers great visibility and accessibility for your business.





Artist's Impression

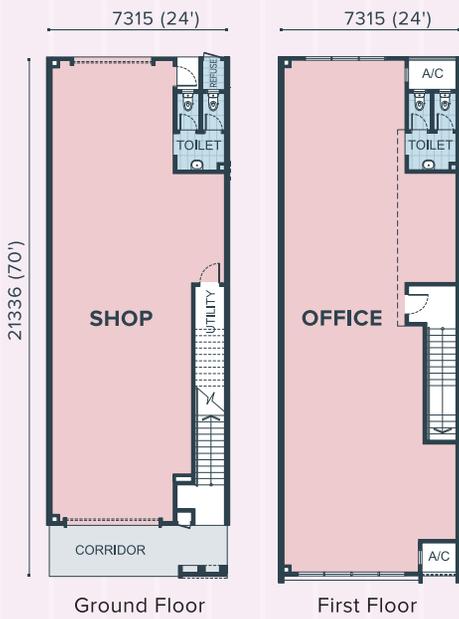
FLOOR PLAN

TYPE A1

2 STOREY INTERMEDIATE UNIT

Land Area **24' x 70'**

Built-Up **3,360 sq. ft.**



TYPE A2

3 STOREY END UNIT

Land Area **32' x 70'**

Built-Up **6,720 sq. ft.**

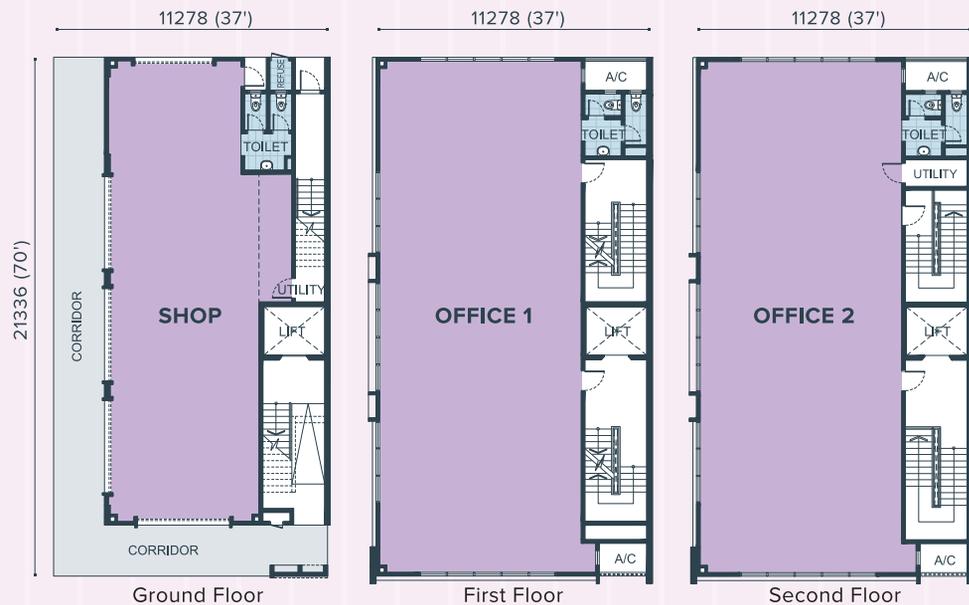


TYPE A3

3 STOREY CORNER UNIT

Land Area **37' x 70'**

Built-Up **7,770 sq. ft.**

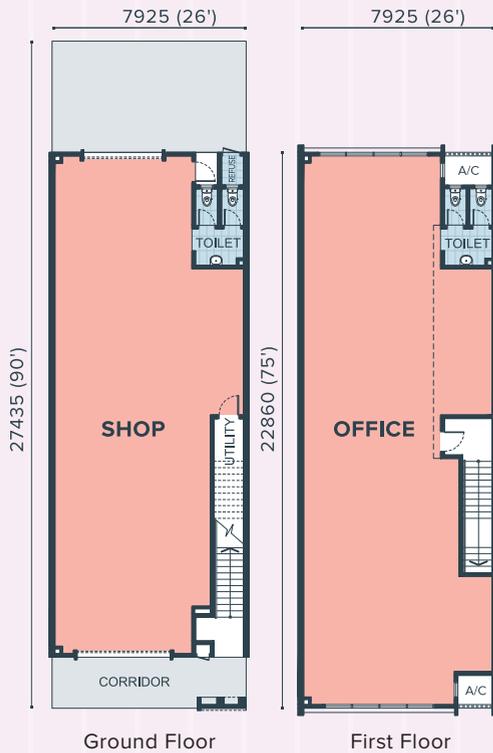


FLOOR PLAN (DUAL FRONTAGE)

TYPE B1

2 STOREY INTERMEDIATE UNIT (Dual frontage)

Land Area **26' x 90'**
Built-Up **3,900 sq. ft.**



SPECIFICATIONS

STRUCTURE

Reinforced Concrete Frame

WALL

Brickwork

ROOF

Metal Deck Roof

FLOOR FINISHES

Toilet, Corridor & Refuse Tiles
Shop, Office, Utility, Staircase & A/C Cement Render

WALL FINISHES

Toilet Tiles up to 1500mm Height / Plaster & Paint
Pantry & Basin Area Tiles up to 1500mm Height / Plaster & Paint
Refuse Tiles
Others Plaster & Paint

CEILING

Shop, Office, Corridor & Staircase Skim Coat & Paint / Ceiling Board
Toilet Ceiling Board
Refuse & Others Skim Coat

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	B1	B3
Switch Socket Outlet	10	17	17	10	19
Lighting Point	21	46	45	22	49
Ceiling Fan Point	2	2	2	2	3
Fiber Wall Socket	2	3	3	2	3

TYPE B3

3 STOREY CORNER UNIT
(Dual frontage)

Land Area **37' x 90'**
Built-Up **8,133 sq. ft.**



**PRIME LOCATION,
EXCEPTIONAL OPPORTUNITIES.**



ALL WITHIN A HEALTHY WALKING & BIKING COMMUNITY



EDUCATIONAL INSTITUTIONS

Tenby International School offers tailored international-oriented programmes while the SJK (C) Bukit Fraser would provide direct access to quality education.



NEIGHBOURHOOD COMMERCIAL

Residents can enjoy an urban and convenient retail experience as the vibrant neighbourhood retail hub is connected to residential enclaves through walkways and bike rails.



RECREATIONAL HUB

Fronting Eastlake Park, the Recreational Hub offers an eclectic range of world-class facilities surrounded by a lush landscape of greenery.



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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.



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