TROPICANA
AMAN
KOTA KEMUNING

2-STOREY

MODERN TROPICAL SUPERLINKS

26' X 80'

ELEMEN
RESIDENCES

The vitality of water creates positive ripples that will enrich loved ones in these stylish dual-frontage homes.

Artist's Impression Only

LAKESIDE GARDEN

HOMES

The fresh accents of gardens flow gently into home's contemporary lines awakening dreams and nurturing life.

Artist's Impression Only

A New Living Style Comes to the

Walking & Biking Community of Tropicana Aman

Celebrate the good life in this prime new Phase. Right next to the 85-acre Central Park Lake, Elemen Residences combines the best elements of lakeside and terrace living in a wholesome environment close to water and amenities.

Spanning 26.49 acres with 6.37 acres of greenery

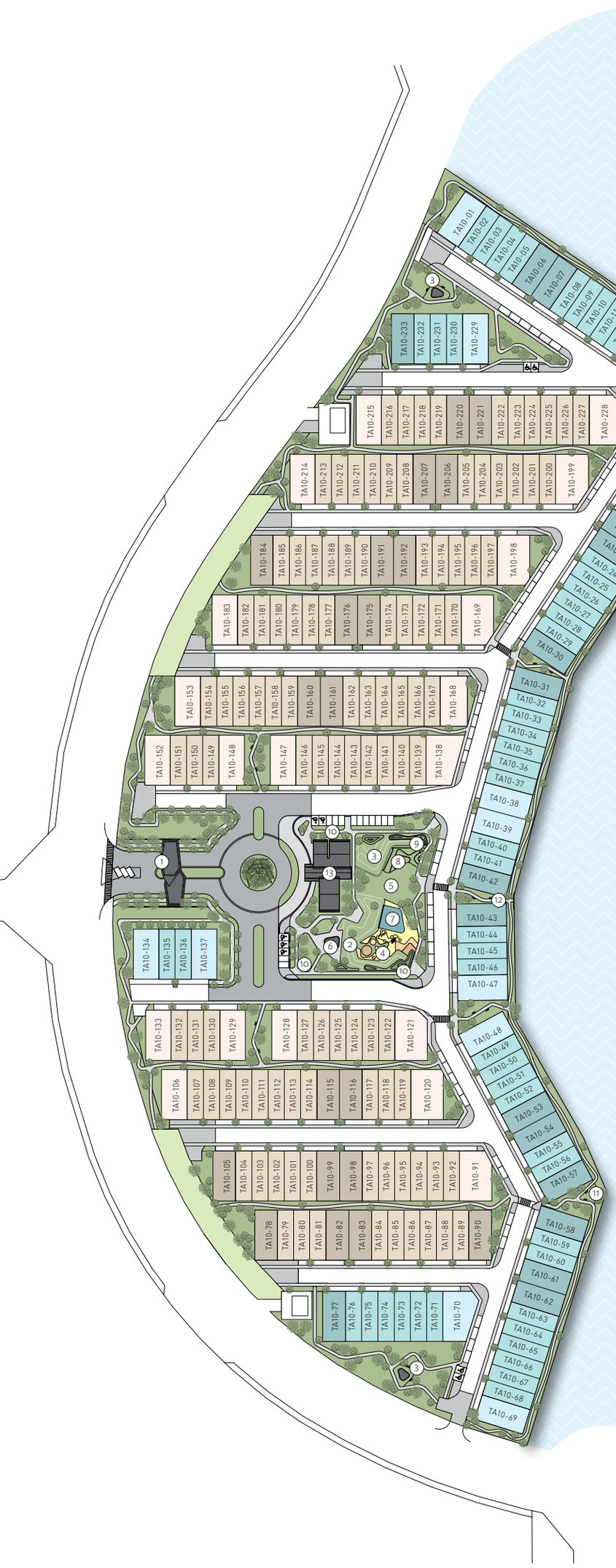
Direct access to adjacent 85-acre Central Park

Choice of Lakeside Homes or Garden Homes ranging from 3,013.89 – 3,172.12 sf

Select units come with dual frontage or pocket garden views

Modern tropical design, built-in comforts and smart technology to enhance everyday living

Artist's Impression Only



Site Layout Plan

A living canvas of blues and greens where environment and residents flourish together, close to amenities and nature.

LAND UTILISATION INFORMATION

Project Site Area	26.49 acres
Green Area	6.37 acres
Total Units	233 units

N

LEGEND

Type A *Lakeside Homes**

- Type A (Intermediate Lot)
- Type A1 (End Lot)
- Type A2 (Corner Lot)

Type B *Garden Homes*

- Type B (Intermediate Lot)
- Type B1 (End Lot)
- Type B2 (Corner Lot)

FACILITIES

1. Guard House
2. Terrace Courtyard
3. Leisure Garden
4. Children's Playground
5. Open Lawn
6. Garden Pavilion
7. Mini Basketball Hoop Station
8. Outdoor Fitness Area
9. Reflexology Path
10. Bicycle Rack
11. Resting Terrace
12. Entrance Gate to Central Park
13. Multi-Purpose Hall

** Unit numbers 70 - 77, 134 - 137 and 229 - 233 are dual frontage units facing the pocket garden.*

Master Plan

FLOOR PLANS

Type A

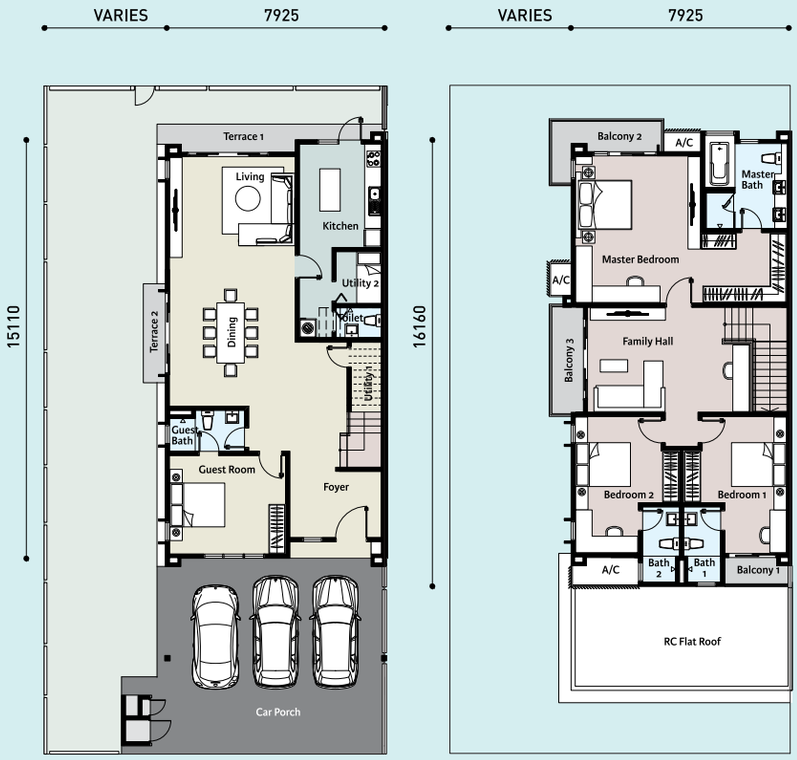
2-STOREY
LAKESIDE HOMES
26’ x 80’

4+1 BEDROOMS
5 BATHROOMS

LAND AREA
2,080 sf - 3,873 sf

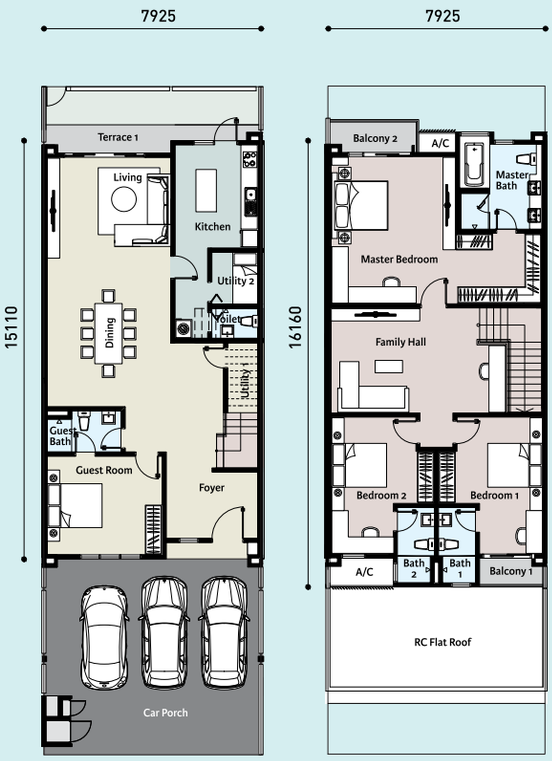
BUILT-UP
3,056.30 sf - 3,172.12 sf

CORNER UNIT



GROUND FLOOR FIRST FLOOR

INTERMEDIATE UNIT



GROUND FLOOR FIRST FLOOR

END UNIT

GROUND FLOOR FIRST FLOOR

FLOOR PLANS

Type B

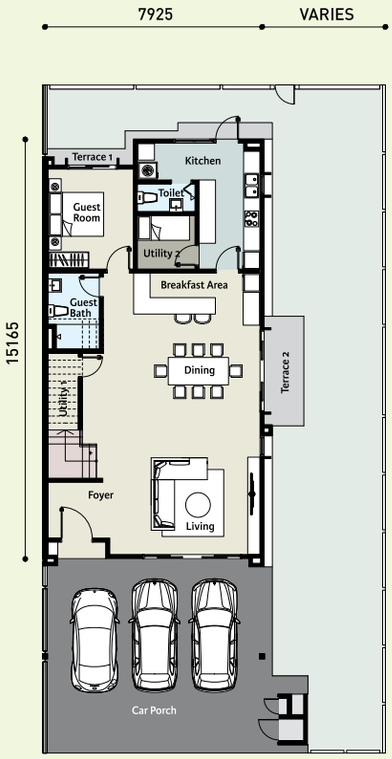
2-STOREY
GARDEN HOMES
26’ x 80’

4+1 BEDROOMS
5 BATHROOMS

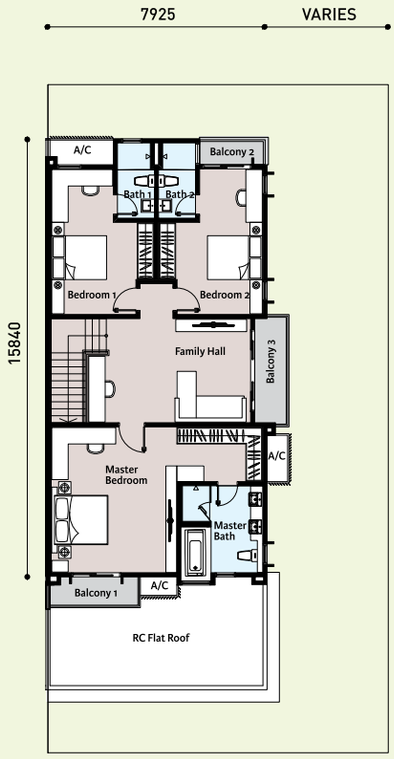
LAND AREA
2,080 sf - 4,153 sf

BUILT-UP
3,013.89 sf - 3,142.31 sf

CORNER UNIT

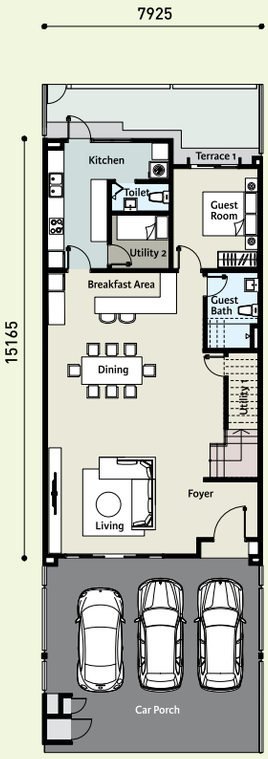


GROUND FLOOR

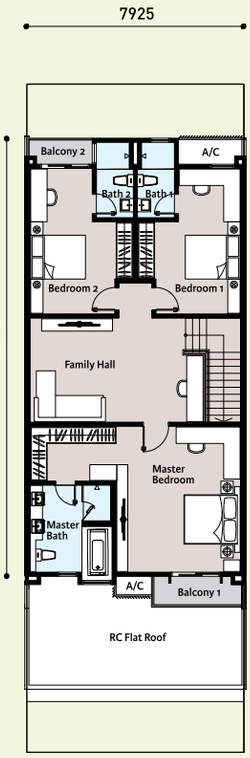


FIRST FLOOR

INTERMEDIATE UNIT

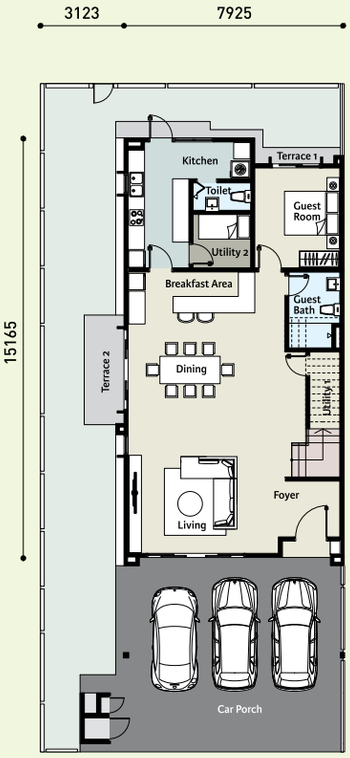


GROUND FLOOR

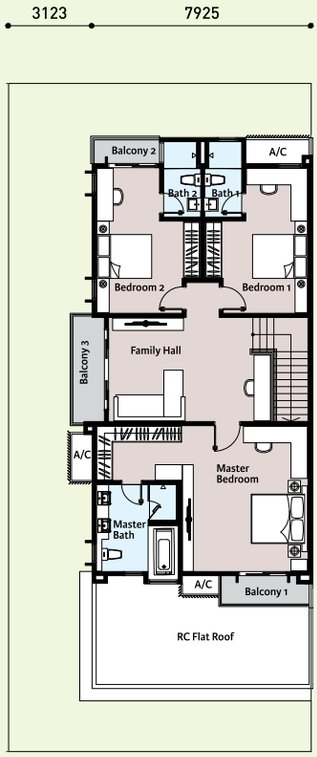


FIRST FLOOR

END UNIT



GROUND FLOOR

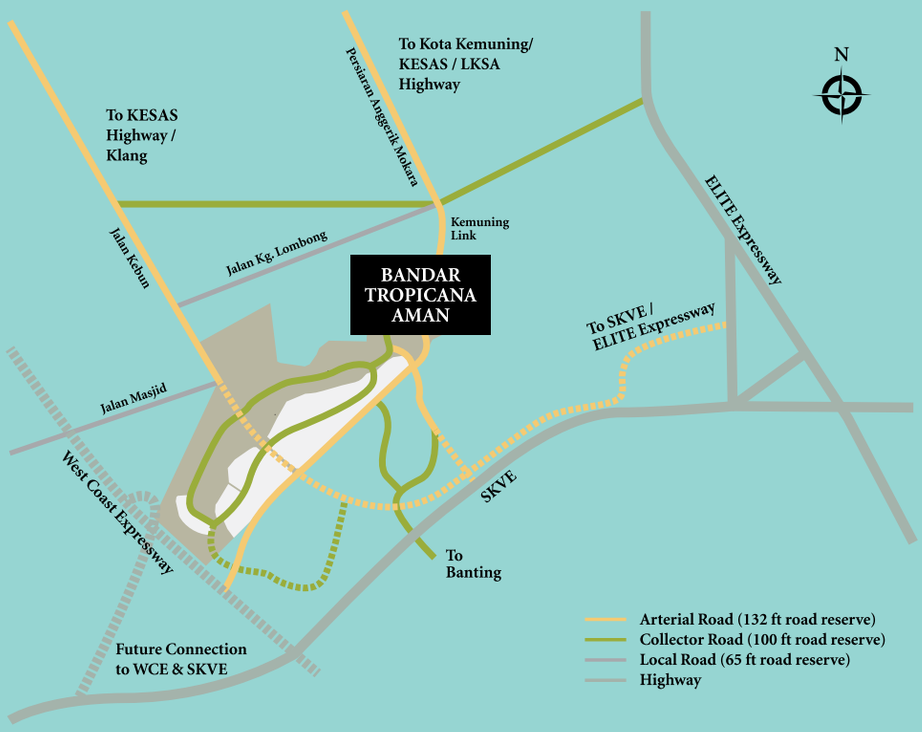


FIRST FLOOR

SPECIFICATIONS

STRUCTURE	Reinforced Concrete Frame				
WALL	Brick Wall / Cement Sand Brick				
ROOF COVERING	Roof Tiles / Reinforced Concrete Flat Roof				
ROOF FRAMING	Metal Roof Truss (Proprietary System)				
CEILING	Skim Coat / Plaster Ceiling / Cement Board				
WINDOWS	Aluminium Framed Glass Window				
DOORS	Timber Doors				
	Aluminium Louvre Door				
	Aluminium Framed Sliding Glass Doors				
	Aluminium Framed Swing Glass Door				
	PVC Folding Door				
IRONMONGERY	Lockset				
WALL FINISHES	Plaster and Paint				
	Kitchen	Tiles up to 1.5m Height			
	Master Bath / Bath 1 & 2 / Guest Bath / Toilet	Tiles up to Ceiling Height			
FLOOR FINISHES	Car Porch	Tiles			
	Foyer / Living / Dining / Breakfast Area*1 / Guest Room	Tiles			
	Kitchen / Utility 1 & 2 / Terrace 1 / Terrace 2*2 / Balcony 1 & 2 / Balcony 3*2	Tiles			
	Master Bath / Bath 1 / Bath 2 / Guest Bath / Toilet	Tiles			
	Master Bedroom / Bedroom 1 & 2 / Family Hall & Staircase	Laminated Timber Flooring			
	AC Ledge	Cement Render			
SANITARY AND PLUMBING FITTINGS	Master Bath	Bath Tub, Basins, Shower, Tap, Water Closet, Toilet Paper Holder			
	Bath 1 & 2 / Guest Bath / Toilet	Basin, Water Closet, Tap, Toilet Paper Holder			
	Kitchen	Kitchen Sink with Tap			
ELECTRICAL INSTALLATION		A	A1 & A2	B	B1 & B2
	Light Point	39	41	39	41
	Fan Point	8	8	8	8
	13A Switch Socket Outlet	28	28	31	31
	13A Switch Socket Outlet with USB	2	2	2	2
	15A Switch Socket Outlet	2	2	2	2
	20A Water Heater Socket Outlet	4	4	4	4
	Data Point	3	3	3	3
	Telephone Points	3	3	3	3
	20A A/C Points	7	7	7	7
	Door Bell Points (without chime)	1	1	1	1
	SMATV Points	3	3	3	3
	Electrical DB of 3 Phase 60 Amp	1	1	1	1
	20A Water Pump Point	1	1	1	1
	Exhaust Fan Point	2	1	2	2
INTERNAL TELEPHONE TRUNKING AND CABLING	Telephone Cable in Concealed Conduit				

*1 *Only for Type B, B1 & B2*
*2 *Only for Type A1 & A2, A1 & A2 (Lakeside), Type B1 & B2*



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 Lingkaran Tengah (ELITE), 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.

All within a healthy walking & biking community

85-ACRE CENTRAL PARK

The brainchild of Tropicana Aman, a growing lifescape of pavilions, amenities and 7km walking & biking trail for residents.

EDUCATIONAL INSTITUTIONS

Tenby International School will offer tailored international-oriented programmes. The township will also be completed by a public school.

GATED & GUARDED

The residential enclaves comprise of link homes, semi-d units, bungalows and high-rise towers. Each enclave is mutually exclusive and has its own community centre.

NEIGHBOURHOOD COMMERCIAL

Convenient and easy access to neighbourhood retail and Commercial plots for all encompassing urban living.

1700 81 8868

tropicanaaman.com.my

Developer:
Tropicana Aman Sdn Bhd 1030655-A
Lot G-28A, 3 Damansara, 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
GPS Coordinate: 2.955240 N, 101.549156 E
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.: 14012-6/11-2021/01100(L) • Validity: 19/11/2019 - 18/11/2021 • Advertising & Sale Permit No.: 14012-6/11-2021/01100(P) • Validity: 19/11/2019 - 18/11/2021 • Approving Authority: Majlis Daerah Kuala Langat • Building Plan Ref. No.: MDKL/JKB/2/4/1332(10) • Expected Completion Date: November 2022 • Land Tenure: 99 Years (Expiry: 09/11/2110) • Land Encumbrances: Nil • Type of House: 2-Storey Terrace • Total Units: 233 Units (Type A: 56 Units; Type A1: 20 Units; Type A2: 10 Units; Type B: 107 Units; Type B1: 20 Units; Type B2: 20 units) • Selling Price: RM1,166,800 (Min.) - RM2,664,800 (Max.) (Type A: RM1,508,800 (Min.) - RM1,921,800 (Max.); Type A1: RM1,782,800 (Min.) - RM2,170,800 (Max.); Type A2: RM2,102,800 (Min.) - RM2,664,800 (Max.); Type B: RM1,166,800 (Min.) - RM1,736,800 (Max.); Type B1: RM1,687,800 (Min.) - RM1,800,800 (Max.); Type B2: RM1,729,800 (Min.) - RM2,297,800 (Max.)) • Built-up Area: 3,013.89 sf (Min.) - 3,172.12 sf (Max.) (Type A: 3,056.30 sf; Type A1: 3,171.12 sf; Type A2: 3,172.12 sf; Type B: 3,013.89 sf; Type B1: 3,142.31 sf; Type B2: 3,142.31 sf) • 7% Bumiputera Discount • Restriction in Interest: Nil • 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