



**TROPICANA**  
**AMAN**  
KOTA KEMUNING

*ALL NEW VILLA SERIES*

**FREESIA**  
RESIDENCES





*Artist's Impression Only*



*Artist's Impression Only*

## **SAFE HAVEN**

Whether you are working from home, out for a brisk run or evening stroll along the Central Park, a multi-tiered security system including anti-climb fencing and round-the-clock guard patrols will keep you safe always.

## **SOMETHING WONDERFUL**

Surrounded by breezy pocket parks, playgrounds and gazebos, the specially designed Community Centre is the enclave's social heart. Perfect to invite family and friends over to enjoy shared hobbies and activities.



*Artist's Impression Only*

## **URBAN CHARACTER**

Top-notch schools and recreational amenities are conveniently within walking distance. Should you want more, head on over to the nearby neighbourhood commercial shops for some retail therapy.

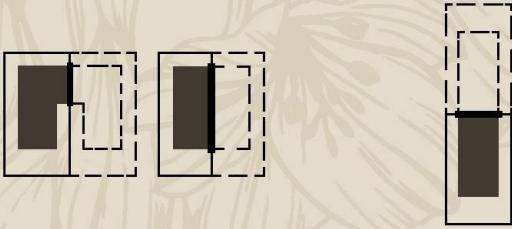


## MORE SPACE, BETTER VIEWS

Perfect for multigenerational families, nurture loved ones in the Lake Villa's expansive living areas that include an open concept kitchen with soothing lake views.

For those who enjoy nature, family will blossom in the lush surrounds of the Park Villa - a home that is innovatively designed to bring in more natural light, cool air and green views.

## DISTINCTLY DESIGNED LAKE VILLA & PARK VILLA



### SIDE2SIDE

Living & open concept kitchen with wide openings.

Two unique choices: an L-shaped semi-D surrounded by greens or the classic side-by-side format with lake views.

### BACK2BACK

Living & Dining/Kitchen with 3-side openings.

Like living in a bungalow, this urbane layout opens to your very own garden and private park.



## NATURAL CONNECTIONS

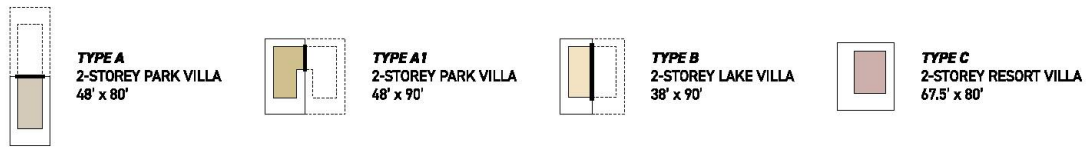
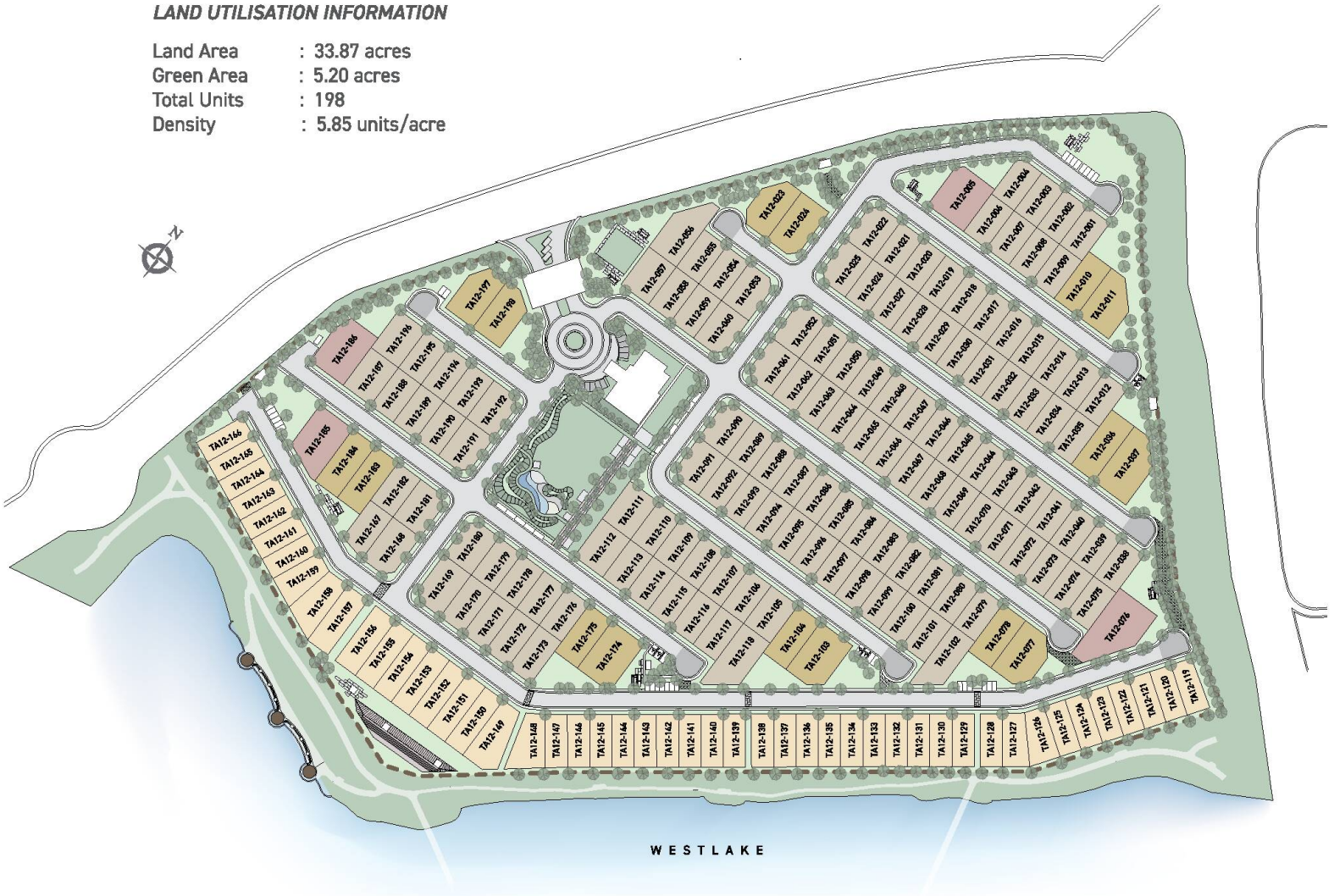
Overlooking the Central Park and Lake, bungalow-style living will be redefined in this exclusive precinct where 5.20 acres of greenery blend seamlessly with modern comforts to enrich everyday living.



# SITE PLAN

## LAND UTILISATION INFORMATION

Land Area : 33.87 acres  
 Green Area : 5.20 acres  
 Total Units : 198  
 Density : 5.85 units/acre



From the home's colour palette to selected fittings, every Freesia Residences unit will truly be 'your home, your choice'. Experience the new spectrum of living from us with less hassle and more choices.

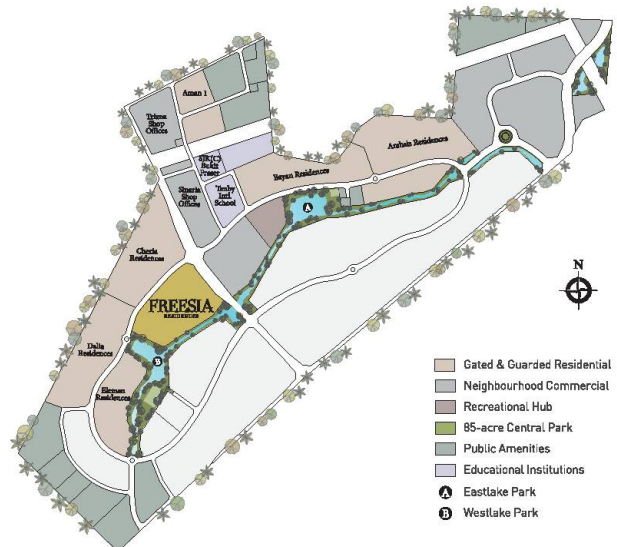
### CHOOSE FROM TWO THEMES



ALBA



OBERON

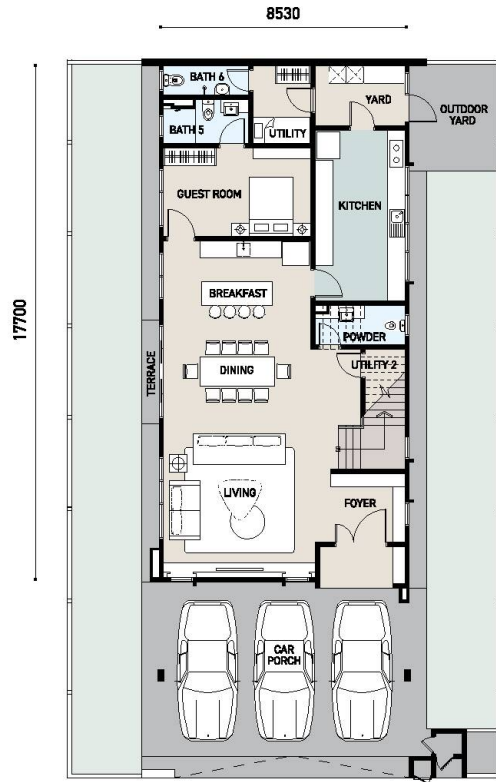


-  Gated & Guarded Residential
-  Neighbourhood Commercial
-  Recreational Hub
-  85-acre Central Park
-  Public Amenities
-  Educational Institutions
-  Eastlake Park
-  Westlake Park

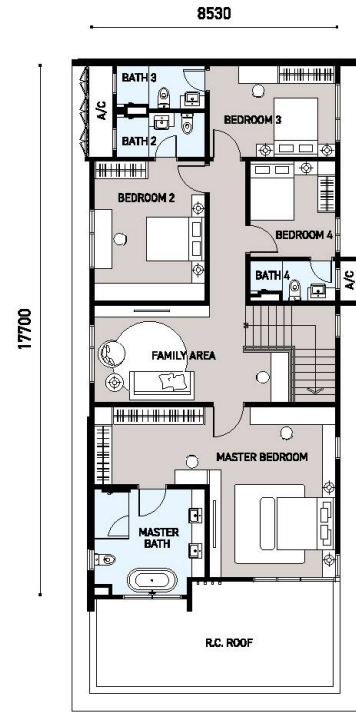
TYPE **A**  
2-STOREY PARK VILLA

5+1 Bedrooms | 6+1 Bathrooms

48' X 80' | Land Area : 3,843 - 6,191 sf | Built-up : 3,770 sf



GROUND FLOOR

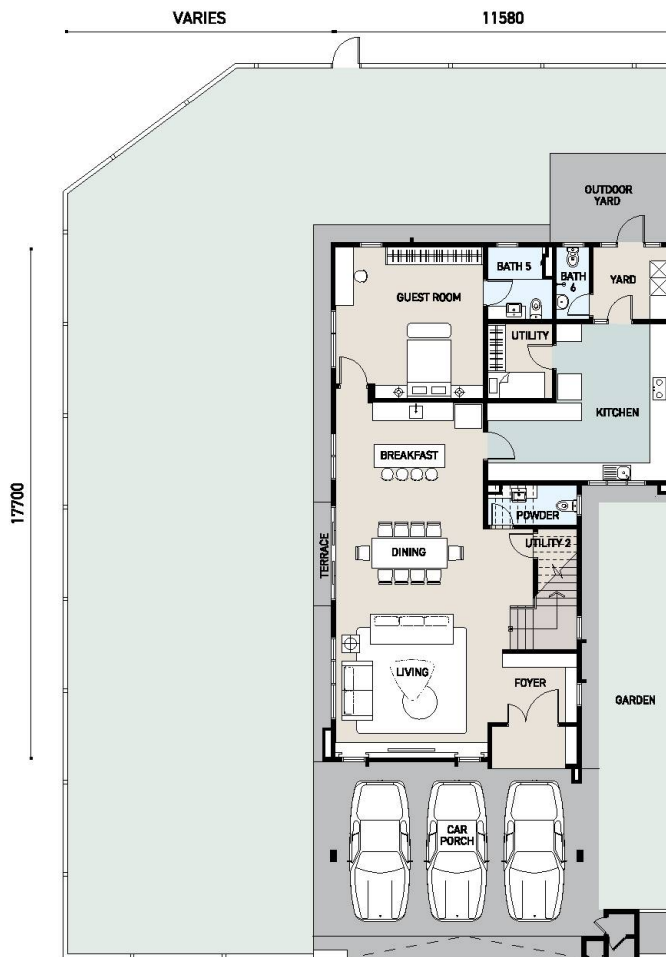


FIRST FLOOR

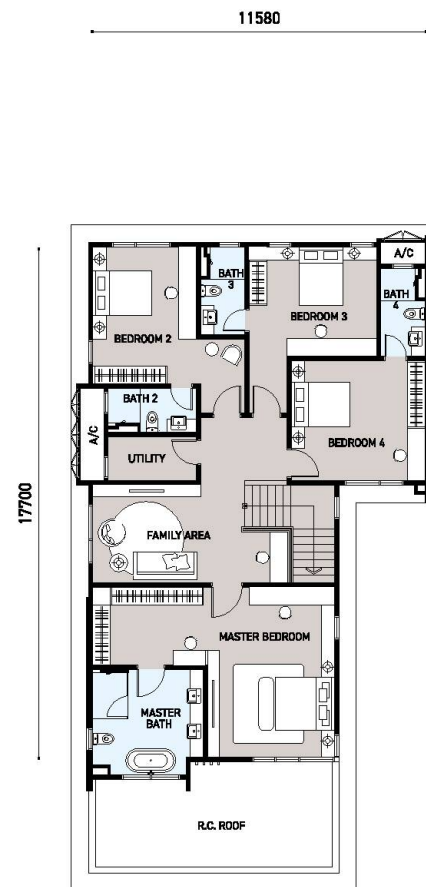
TYPE **A1**  
2-STOREY PARK VILLA

5+1 Bedrooms | 6+1 Bathrooms

48' X 90' | Land Area : 4,803 - 7,169 sf | Built-up : 4,313 sf



GROUND FLOOR

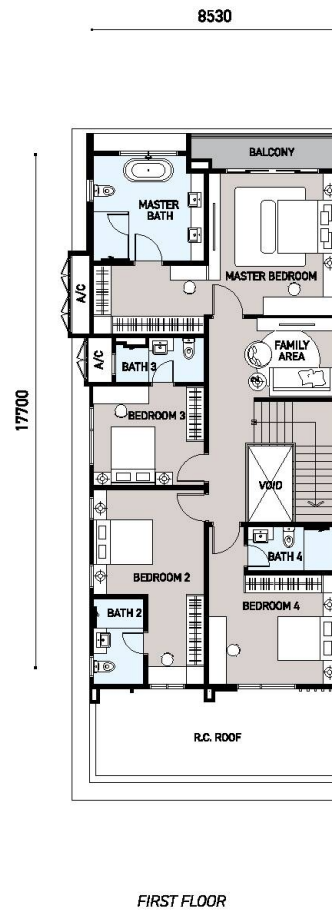
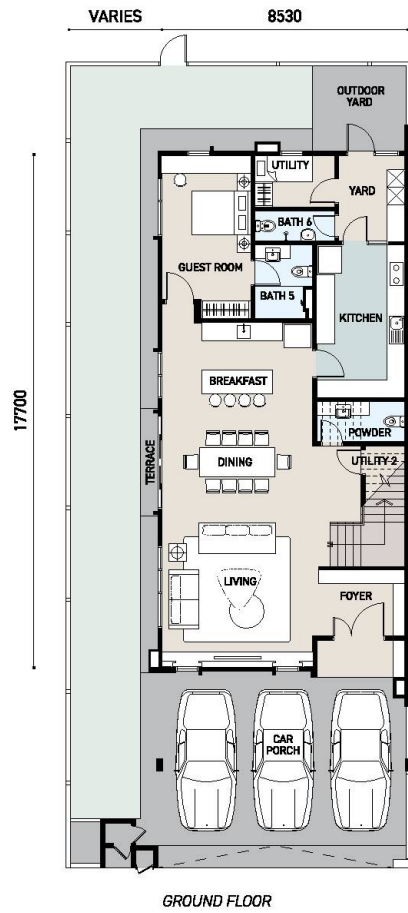


FIRST FLOOR

TYPE **B**  
2-STOREY LAKE VILLA

5+1 Bedrooms | 6+1 Bathrooms

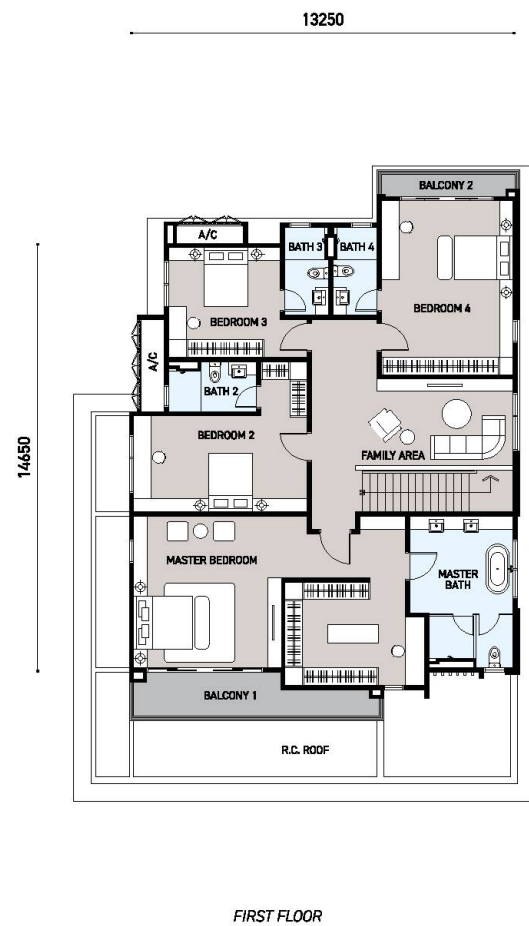
38' X 90' | Land Area : 3,422 - 5,732 sf | Built-up : 3,769 sf



TYPE **C**  
2-STOREY RESORT VILLA

5+1 Bedrooms | 6+1 Bathrooms

67.5' X 80' | Land Area : 6,196 - 9,061 sf | Built-up : 5,354 sf





## SPECIFICATIONS

Structure	Reinforced Concrete Frame				
Wall	Cement Sand Brick				
Roof Covering	Roof Tiles / Reinforced Concrete Flat Roof				
Roof Framing	Metal Roof Truss				
Ceiling	Skim Coat / Plaster Ceiling / Cement Board				
Windows	Aluminium Framed Glass Window				
Doors	Timber Door / Timber Louvre Door / Aluminium Framed Sliding Glass Door / Aluminium Framed Swing Glass Door / Aluminium Framed Polycarbonate Door				
Ironmongery	Locksets				
Wall Finishes	General Wall	Plaster & Paint			
	Kitchen	Tiles Up to 2.4m Height			
	Master Bathroom	Tiles Up to Ceiling Height			
	Bathrooms & Powder Room	Tiles Up to Ceiling Height			
Floor Finishes	Car Porch, Foyer, Terrace / Outdoor Yard / Balcony**, Living, Dining, Kitchen, Utility, Guest Room, Master Bathroom, Bathrooms, Powder Room	Tiles			
	Master Bedroom, Family Area, Bedroom 2, 3, 4, Staircase (thread only) & Utility (1 <sup>st</sup> Floor)*	Laminated Timber Flooring / Timber Flooring***			
	A/C Ledge	Cement Render			
Sanitary & Fittings	Master Bathroom	Bathtub, Basins, Water Closet, Tap, Shower, Paper Holder			
	Bathrooms	Basin, Water Closet, Tap, Shower, Paper Holder			
	Kitchen	Kitchen Sink with Tap			
Electrical Installation		Type A	Type A1	Type B	Type C
	Electrical DB	1	1	1	1
	Lighting Point	49	54	53	71
	Ceiling Fan Point	8	8	7	8
	Exhaust Fan Point	-	-	4	-
	Wall Mounted Fan Point	1	1	1	1
	Power Point	38	41	39	41
	Power Point c/w USB	2	2	2	2
	Kitchen Hood Socket Outlet	1	1	1	1
	HOB Socket Outlet	1	1	1	1
	Oven Socket Outlet	1	1	1	1
	Booster Pump Point	1	1	1	1
	A/C Point	8	8	8	9
	Water Heater Point	1	1	1	1
	Data Point	4	4	4	4
	Telephone Point	3	3	3	3
	Doorbell Point	1	1	1	1
SMATV Point	3	3	3	3	
20A Isolator	1	1	1	2	
Fencing	Low Brick Wall				

\* Type A1 \*\* Type B & Type C \*\*\* Type C



**TYPE A**  
2-STOREY PARK VILLA  
48' x 80'



**TYPE A1**  
2-STOREY PARK VILLA  
48' x 90'



**TYPE B**  
2-STOREY LAKE VILLA  
38' x 90'

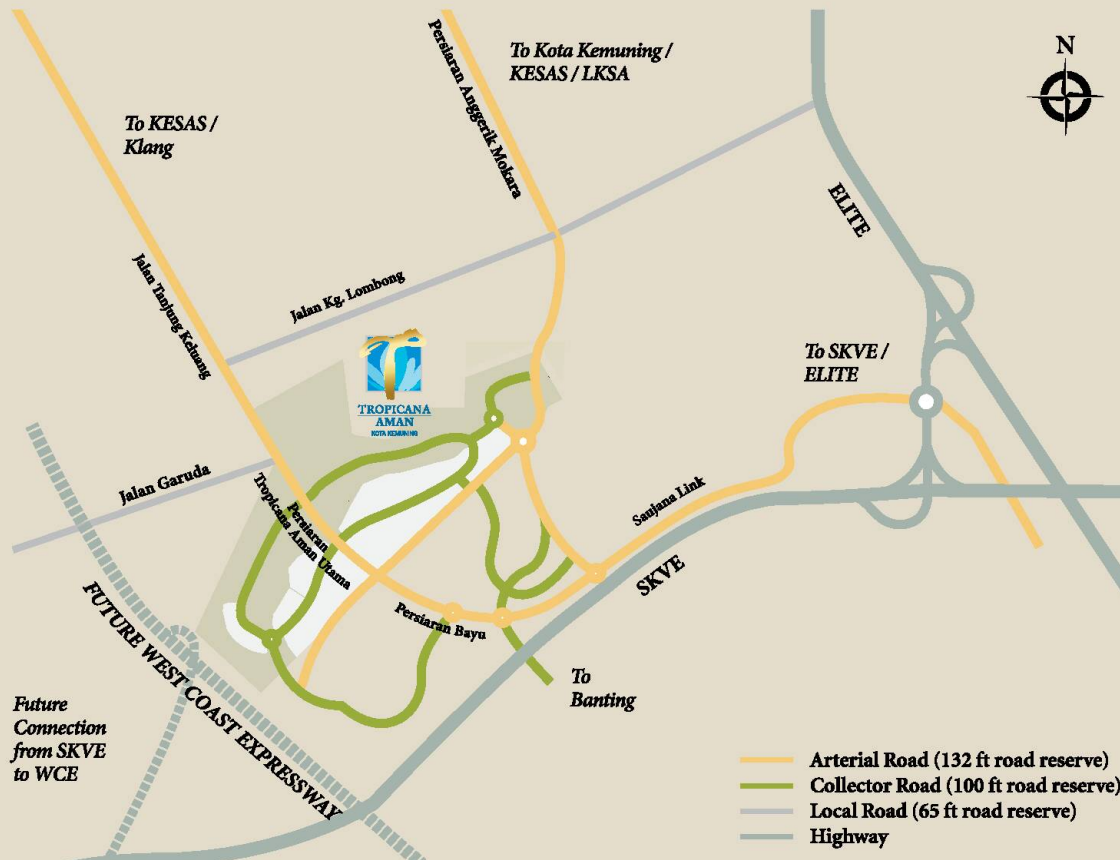


**TYPE C**  
2-STOREY RESORT VILLA  
67.5' x 80'

# 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), 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 & LAKE

Walking, jogging and biking are an extension of everyday life in the verdant landscape of pavilions, amenities and a 7km walking and biking trail for residents.



### EDUCATIONAL INSTITUTIONS

Tenby International School offers tailored international-oriented programmes and the upcoming SJK (C) Bukit Fraser will provide direct access to top-notch education.



### GATED & GUARDED

Enjoy peace of mind at every homecoming. Each residential enclave has its own community centre and is guarded round-the-clock by a multi-tiered security system.



### NEIGHBOURHOOD COMMERCIAL

The vibrant neighbourhood retail is connected to residential enclaves via walkways and bike trails, making it easy for residents to enjoy an urban lifestyle.



**1700 81 8868**  
tropicanaaman.com.my

DEVELOPER  
**TROPICANA AMAN SDN BHD** 1030655-A  
Unit 1301, Level 13, Tropicana Gardens Office Tower,  
No. 2A, Persiaran Surian, Tropicana Indah,  
47810 Petaling Jaya, Selangor Darul Ehsan.  
t +603 7663 6888 f +603 7663 6688  
enquiry@tropicana.com.my

**TROPICANA AMAN PROPERTY GALLERY**  
No 2, Persiaran Aman Perdana 3, Bandar Tropicana Aman,  
42500 Telok Panglima Garang, Selangor Darul Ehsan.  
GPS Coordinates: N 2.9514414, E 101.5438089  
Waze: Tropicana Aman Property Gallery  
https://waze.to/lr/hw280y9r9d



Developer: Tropicana Aman Sdn. Bhd. (1030655-A) • Developer's Address: Unit 1301, Level 13, Tropicana Gardens Office Tower, No. 2A, Persiaran Surian, Tropicana Indah, 47810 Petaling Jaya, Selangor Darul Ehsan. • Developer's License No.: 14012-7/05-2023/0420(L) • Validity: 08/05/2021 – 07/05/2023 • Advertising & Sale Permit No.: 14012-7/05-2023/0420(P) • Validity: 08/05/2021 – 07/05/2023 • Approving Authority: Majlis Perbandaran Kuala Langat • Building Plan Ref. No.: MPKL/JKB/2/4/1/2021 (13) • Expected Completion Date: May 2024 • Land Tenure: 91 Years (Expiry: 09/11/2110) • Land Encumbrances: Nil • Type of House: 2-storey Semi-D; 2-storey Bungalow • Total Units: 198 units (2-storey Semi-D Type A: 130 units; Type A1: 16 units; Type B: 48 units; 2-storey Bungalow Type C: 4 units) • Selling Price: 2-storey Semi-D Type A: RM2,216,800.00 (Min.) – RM2,572,800.00 (Max.); Type A1: RM2,610,800.00 (Min.) – RM3,083,800.00 (Max.); Type B: RM2,303,800.00 (Min.) – RM2,720,800.00 (Max.); 2-storey Bungalow Type C: RM4,251,800.00 (Min.) – RM4,625,800.00 (Max.) • Built-up Area: 2-storey Semi-D Type A: 3,770 sf (Min. & Max.); Type A1: 4,313 sf (Min. & Max.); Type B: 3,769 sf (Min. & Max.); 2-storey Bungalow Type C: 5,354 sf (Min. & Max.) • 7% Bumiputera Discount • Restriction in Interest: 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 : 19.05.2021