

STRATEGIC LOCATION

Tropicana Gardens' strategic location, nearby conveniences and easy access to a network of roads and highways will ensure that you will never have to worry about being out of reach.

LEGEND

- Golf Club
- Education Institutes
- Healthcare
- Leisure



FOR ENQUIRIES
03 7880 0989 / 010 252 6668
tropicanagardens.com.my



DEVELOPER
Tropicana Indah Sdn Bhd (213350-D)
Level 10-12, Tropicana City Office Tower,
No 3, Jalan SS20/27, 47400 Petaling Jaya, Malaysia.
T 03 7710 1018 F 03 7725 3035
E enquiry@tropicana.com.my

TROPICANA PROPERTY GALLERY
Level G, Pusat Beli-belah Tropicana,
No. 2A, Persiaran Surian, Tropicana Indah,
47810 Petaling Jaya, Selangor, Malaysia.
T 03 7880 0989
E enquiry@tropicana.com.my

tropicana.com



CONNECTED TO TROPICANA GARDENS MALL

The pedestrian bridge connects you to Tropicana Gardens Mall - the central lifestyle hub of Tropicana Gardens with approximately one million square feet of Net Lettable Area (NLA), where retail stores, cafes, restaurants, grocers, leisure outlets, and entertainment centres can all be found. Countless conveniences are all but a short walk away from Edelweiss.



Artist's Impression Only



TROPICANA GARDENS
TROPICANA INDAH

Where Business & Lifestyle Come Together
Vibrant business & living at the heart of Tropicana Indah

WALKING DISTANCE TO SURIAN MRT STATION

Edelweiss is also conveniently connected to Surian MRT Station, which is just 1 stop away from Mutiara Damansara and 2 stops away from Bandar Utama. The MRT leads directly to prominent locations in the capital city of Kuala Lumpur such as Pasar Seni and the upscale shopping enclave of Bukit Bintang, as well as places of work such as TTDI, Phileo Damansara, and KL Sentral.



Artist's Impression Only

1 STOP
KOTA
DAMANSARA

TROPICANA
GARDENS

1 STOP
MUTIARA
DAMANSARA

2 STOPS
BANDAR
UTAMA

5 STOPS
PUSAT BANDAR
DAMANSARA

7 STOPS
MUZIUM
NEGARA

10 STOPS
BUKIT
BINTANG

WHERE BUSINESS & LIFESTYLE COME TOGETHER

Introducing the Edelweiss exclusive tower at Tropicana Gardens, where you can elevate your business and lifestyle with seamless connectivity and unparalleled conveniences. Enjoy the opulence of vibrant city living and commercial viability for your business at the heart of the affluent Tropicana Indah neighbourhood.



Artist's Impression Only

EXCLUSIVE SOFO & SERVICED RESIDENCES

Edelweiss is the final tower of the acclaimed Tropicana Gardens. Now featuring SOFO and Serviced Residences, Edelweiss offers a posh sense of exclusivity, and living environments which were meticulously designed to have panoramic views of Tropicana Indah.



DAMANSARA PERDANA

TESCO

THE CURVE

IPC

IKEA

ONE UTAMA

KDU UNIVERSITY COLLEGE

GIANT HYPERMARKET

TROPICANA GARDENS MALL

SURIAN MRT STATION

SERI SELANGOR GOLF CLUB

ST. JOSEPH INSTITUTION INT SCHOOL

TROPICANA GOLF & COUNTRY RESORT

Edelweiss
SOFO & SERVICED RESIDENCES

SUNWAY GIZA MALL

KWASA DAMANSARA

THOMSON HOSPITAL KOTA DAMANSARA

SEGI UNIVERSITY

SERI KDU INTERNATIONAL SCHOOL

Artist's Impression Only

CLOSE PROXIMITY TO EVERYTHING

Edelweiss is conveniently surrounded by various amenities and places of interest including esteemed education institutions such as St Joseph International School and SEGI University, renowned golf courses like Seri Selangor Golf Club and Tropicana Golf & Country Resort, and healthcare institutions including Thomson Medical Centre. Shopping malls comprising 1 Utama, The Curve, and IKEA are also within close proximity.



ADHERING TO NEW GREEN STANDARDS

Our development is designed and constructed in adherence to GreenRE Certification standards with Silver Rating, taking into consideration Energy Efficiency, Water Efficiency, Environmental Protection, Indoor Environmental Quality, Carbon Emission and Other Green Features.



Low-E Glass



EV Chargers



Low VOC Paint

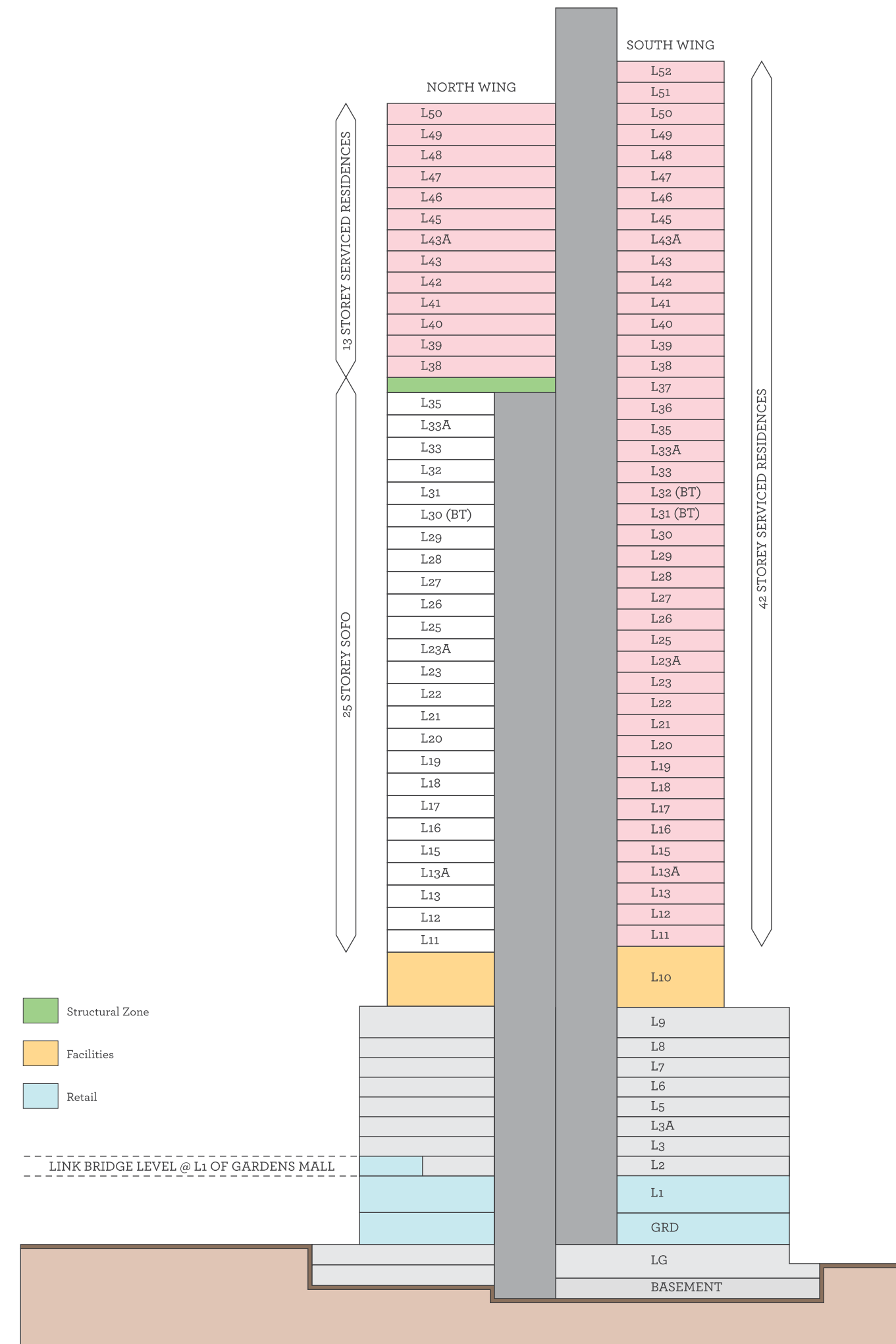


Green Label Certification



Insulated RC Flat Roof

CROSS-SECTION



SPECIFICATIONS

Structure	Reinforced Concrete	
Wall	Reinforced Concrete / Brickwall / Lightweight Block	
Roofing Covering	Reinforced Concrete	
Roof Framing	Reinforced Concrete	
Ceiling	Living / Dining / Kitchen / Bedrooms	Skim Coat / Plaster Ceiling & Paint
	Bathrooms	Plaster Ceiling & Paint
	Shower Room (Type B, B1, C, D, F, F1, F2, G & H only)	Plaster Ceiling & Paint
	Powder Room (Type B, B1, F, F2, G & H only)	Plaster Ceiling & Paint
	Yard (Type B, B1, C, E, G & H only)	Plaster Ceiling & Paint
	Lavatory (Type C, D & F1 only)	Plaster Ceiling & Paint
	Utility (Type F1 only)	Plaster Ceiling & Paint
	A/C Ledge	Skim Coat & Paint
Windows	Aluminium Framed Glass Window	
Doors	Entrance	Approved Fire-Rated Timber Door
	Bedrooms	Timber Flush Door
	Bathrooms (Type A, B, B1, C, E, F, F1, F2, G & H only)	Timber Flush Door
	Shower Room (Type B, B1, C, D, F, F1, F2, G & H only)	Timber Flush Door
	Powder Room (Type B, B1, F, F2, G & H only)	Timber Flush Door
	Lavatory (Type C, D & F1 only)	Timber Flush Door
	Yard (Type B, B1, C, E, G & H only)	Timber Flush Door
	Utility (Type F1 only)	Timber Flush Door
	Balcony (Type B, B1, C, F, F1 & H only)	Aluminium Glass Sliding Doors
	A/C Ledge	Metal Composite Panel Door (Type A, D, F1 & F2 only)
		Aluminium Louvers Door (Type B, B1, C, E, F, G & H only)
Ironmongery	Quality Locksets	
Wall Finishes	Bathrooms (Type A, B, B1, C, E, F, F1, F2, G & H only)	Tiles
	Shower Room (Type B, B1, C, D, F, F1, F2, G & H only)	Tiles
	Powder Room (Type B, B1, F, F2, G & H only)	Tiles
	Lavatory (Type C, D & F1 only)	Tiles
	Kitchen	Tiles (Where applicable)
	Living / Dining	Skim Coat / Plaster & Paint
	A/C Ledge (Type A, B, B1, C, D, E, F, F1 & H only)	Skim Coat / Plaster & Paint
	Yard (Type B, B1, C, E, G & H only)	Skim Coat / Plaster & Paint
	Utility (Type F1 only)	Skim Coat / Plaster & Paint
	Balcony (Type B, B1, C, F, F1 & H only)	Skim Coat / Plaster & Paint
Floor Finishes	Living / Dining / Kitchen	Porcelain Tiles
	Bedrooms	Timber Flooring
	Bathrooms	Tiles
	Shower Room (Type B, B1, C, D, F, F1, F2, G & H only)	Tiles
	Powder Room (Type B, B1, F, F2, G & H only)	Tiles
	Lavatory (Type C, D & F1 only)	Tiles
	Yard (Type B, B1, C, E, G & H only)	Tiles
	Utility (Type F1 only)	Tiles
	Balcony (Type B, B1, C, F, F1 & H only)	Tiles
	A/C Ledge	Cement Screed
Sanitary & Plumbing Fittings		
	Wash Basin	2 3 3 3 2 2 3 3 3 3 3
	Basin Tap	2 3 3 3 2 2 3 3 3 3 3
	Rain Shower Set	1 1 1 1 1 1 1 1 1 1 1
	Hand Shower Set	2 2 2 2 1 2 2 2 2 2 3
	Water Closet	2 2 2 2 1 2 2 2 2 2 3
	Hand Bidet	2 2 2 2 1 2 2 2 2 2 3
	Kitchen Sink	1 1 1 1 1 1 1 1 1 1 1
	Sink Tap	1 1 1 1 1 1 1 1 1 1 1
	Washing Machine Tap	1 1 1 1 1 1 1 1 1 1 1
Electrical Installations		
	Lighting Point	16 23 22 26 13 17 22 23 22 22 26
	Ceiling Fan Point	4 5 5 5 3 4 5 5 5 5 5
	13A Socket Outlet	14 14 14 19 12 13 14 14 14 14 15
	13A Socket Outlet Plus USB Outlet	3 4 4 4 2 3 4 4 4 4 4
	Air-Cond Point	3 4 4 5 2 3 4 5 4 4 5
	Water Heater Point	2 2 2 2 1 2 2 2 2 2 3
	13A Hood Point	1 1 1 1 1 1 1 1 1 1 1
	20A Hob Point	1 1 1 1 1 1 1 1 1 1 1
	20A Oven Point	1 1 1 1 1 1 1 1 1 1 1
	TV Point	2 2 2 2 2 2 2 2 2 2 2
	Doorbell Point	1 1 1 1 1 1 1 1 1 1 1
	Electrical Distribution Board	1 1 1 1 1 1 1 1 1 1 1
Internal Telecommunication Trunking And Cabling		
	Fiber Wall Socket	1 1 1 1 1 1 1 1 1 1 1

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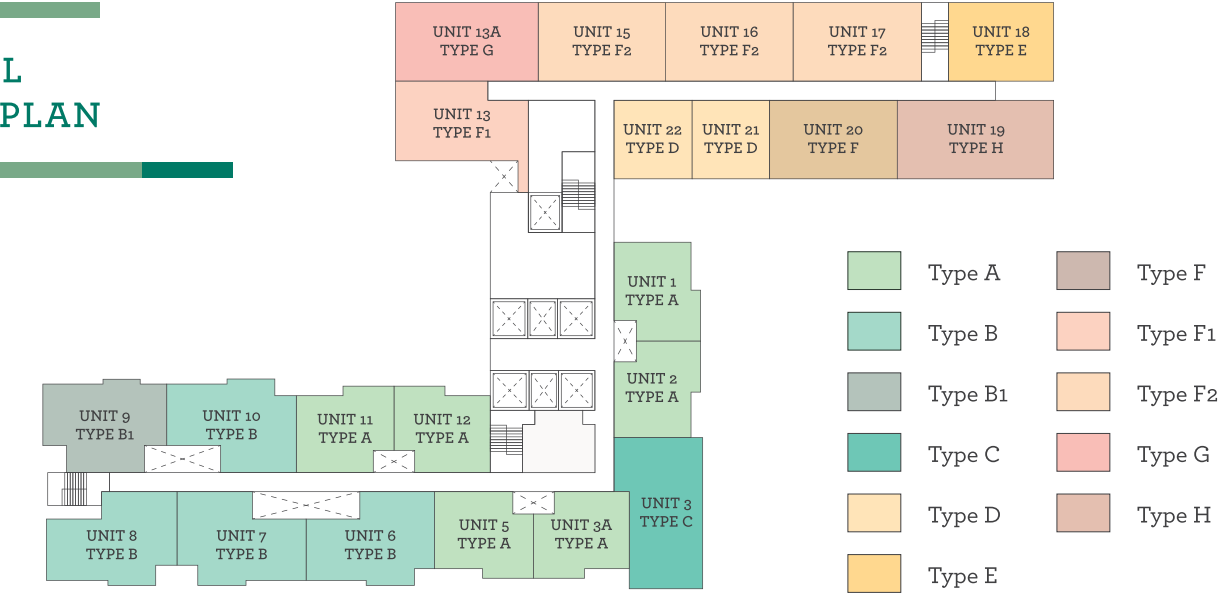
Tropicana Indah Sdn Bhd (213350-D) | Developer License No: 6467-15/11 - 2021/01087 (L) | Validity Period: 16/11/2019 - 15/11/2021 | Advertising & Sales Permit No: 6467-15/11-2021/01087 (P) | Validity Period: 16/11/2019 - 15/11/2021 | Approving Authority: Majlis Bandaraya Petaling Jaya | Building Plan Reference No: MBPJ/120100/T/P10/537/2019(9) | Land Tenure: 99 years (Expiry 25/04/2106) | Total Unit: 630 units | Type of Property: Serviced Apartment | Built-up Areas: 556sf (Min) - 1,111sf (Max) | Selling Price: RM 846,000(Min) - RM 1,715,000(Max) | Expected Completion Date: June 2024 | Land Encumbrances: Nil | 7% Bumiputera Discount | Restriction of Interest: This alienated land cannot be transferred, leased or charged except with the consent of the State Authority.



TROPICANA GARDENS
TROPICANA INDAH

Edelweiss
SERVICED RESIDENCES

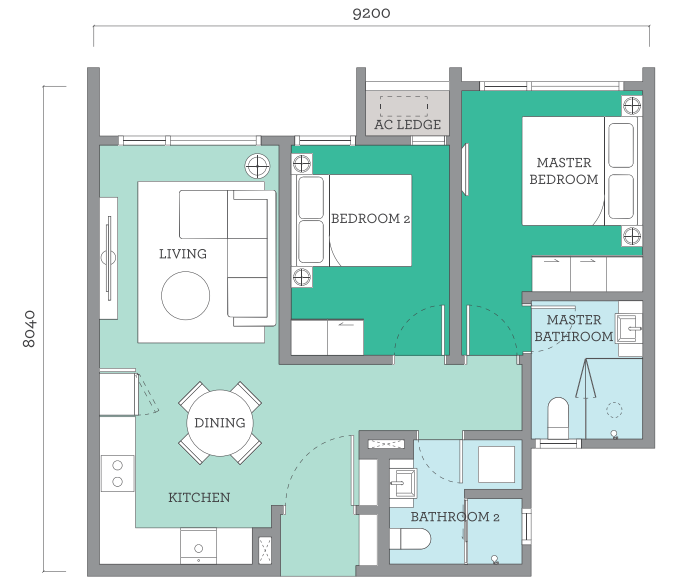
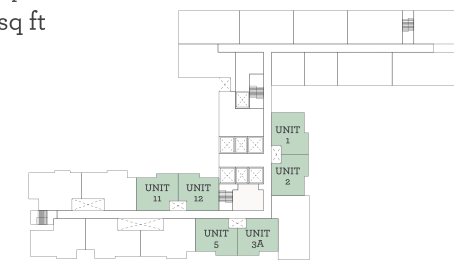
TYPICAL FLOOR PLAN



FLOOR PLAN

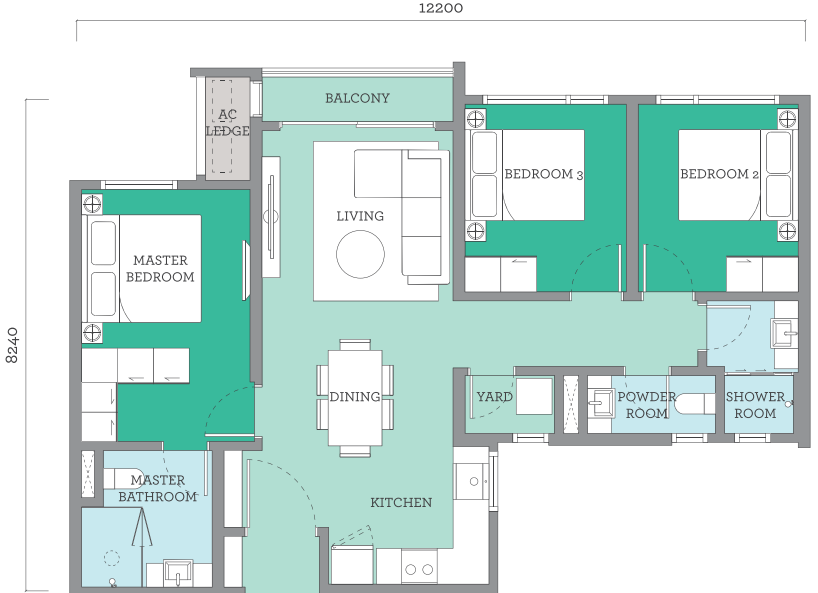
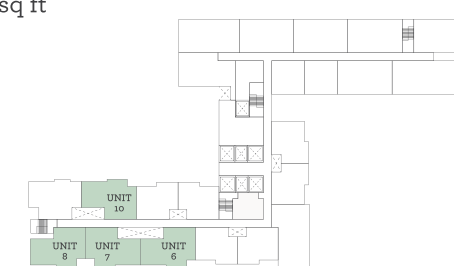
Type A

2 Bedrooms
 2 Bathrooms
 Built-up
 692 sq ft



Type B

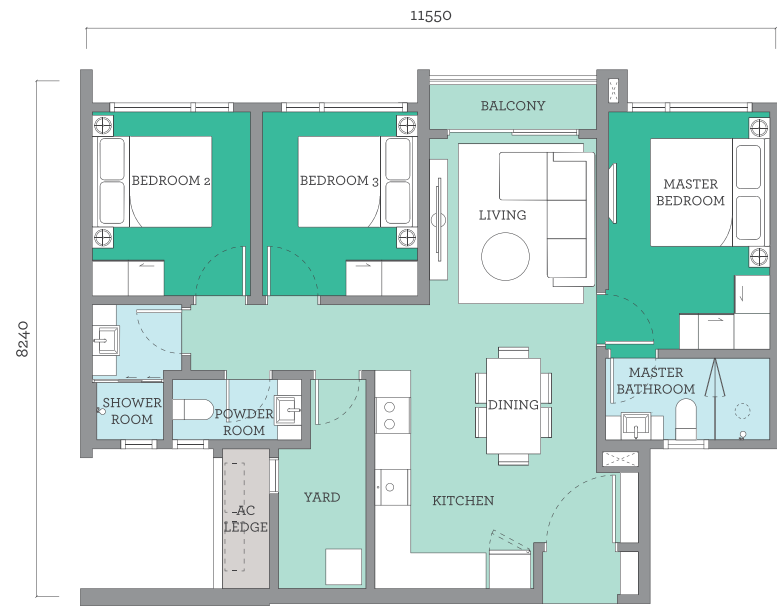
3 Bedrooms
 2 Bathrooms
 Built-up
 908 sq ft



FLOOR PLAN

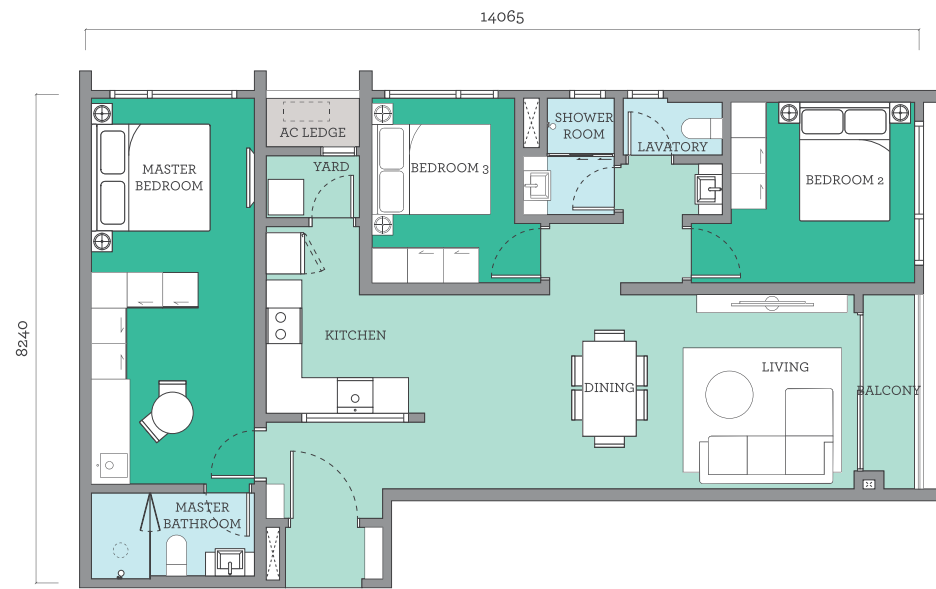
Type B1

3 Bedrooms
2 Bathrooms
Built-up
890 sq ft



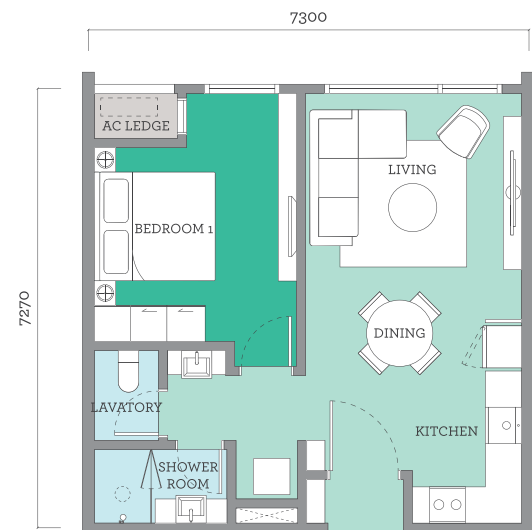
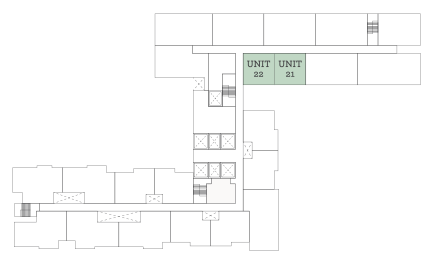
Type C

3 Bedrooms
2 Bathrooms
Built-up
1,085 sq ft



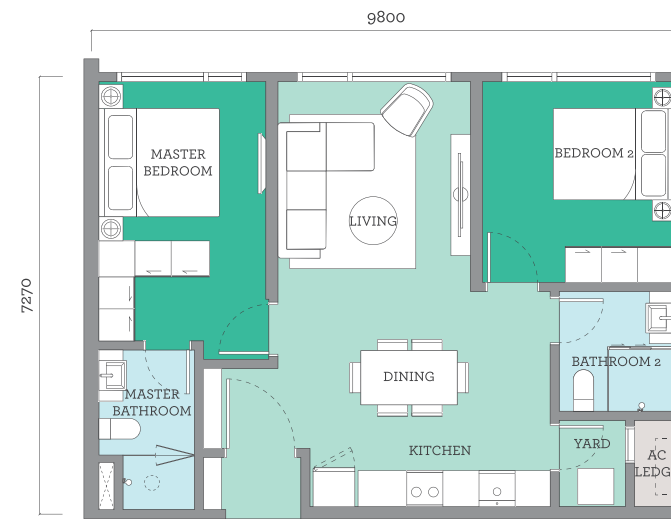
Type D

1 Bedroom
1 Bathroom
Built-up
556 sq ft



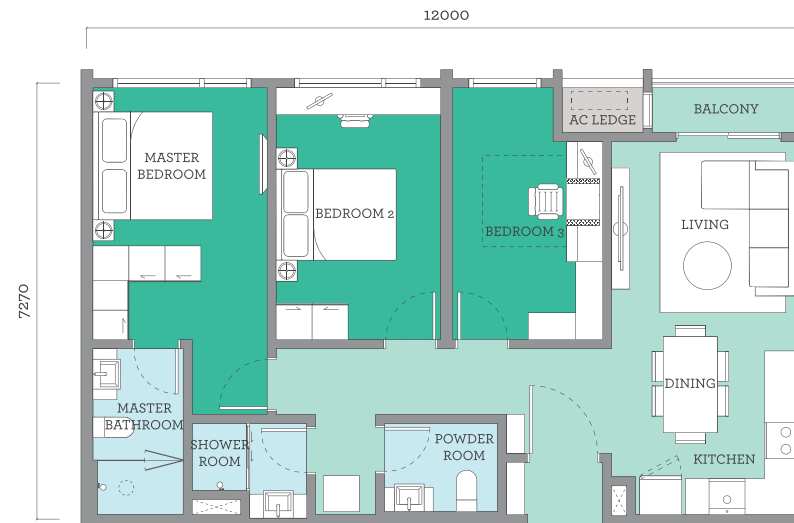
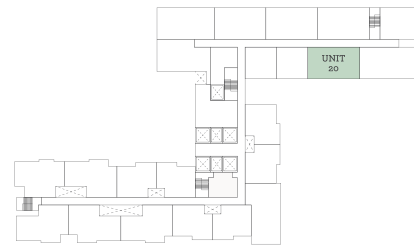
Type E

2 Bedrooms
2 Bathrooms
Built-up
751 sq ft



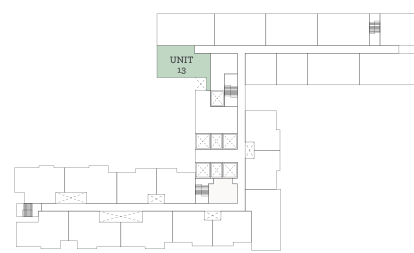
Type F

3 Bedrooms
2 Bathrooms
Built-up
925 sq ft



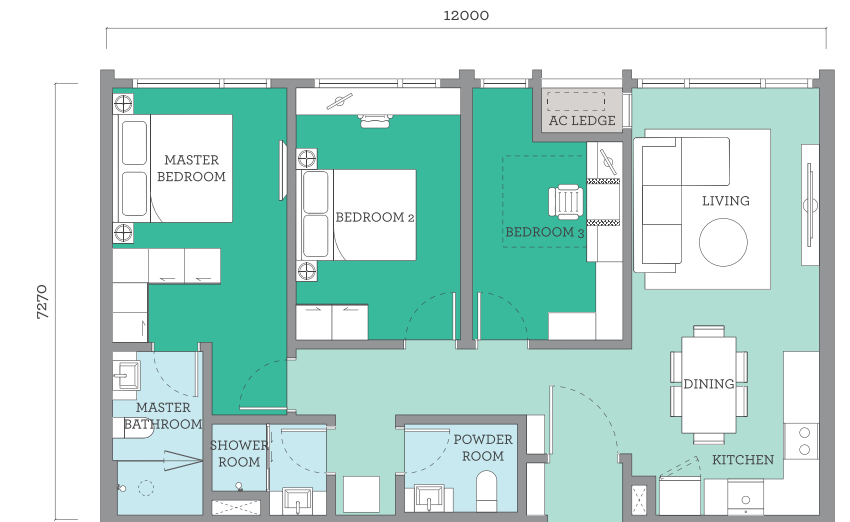
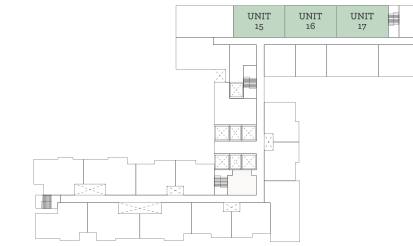
Type F1

3 Bedrooms
2 Bathrooms
Built-up
924 sq ft



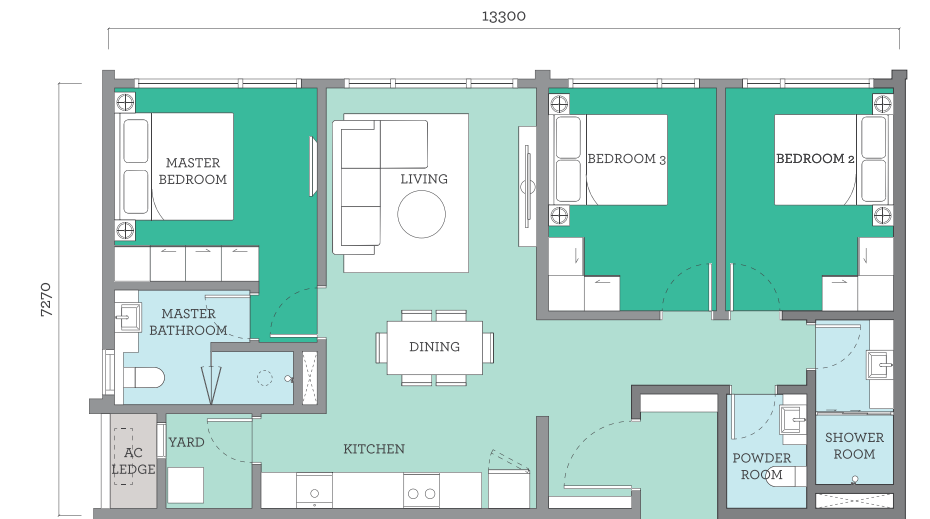
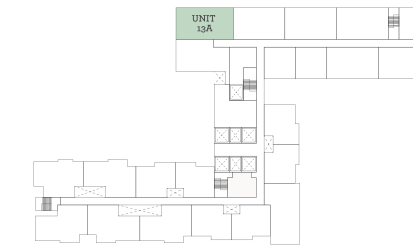
Type F2

3 Bedrooms
2 Bathrooms
Built-up
925 sq ft



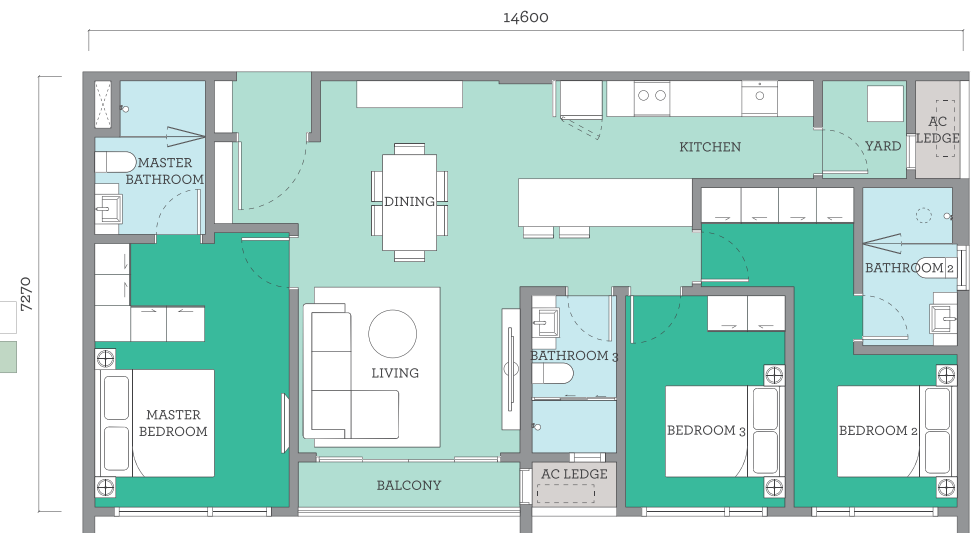
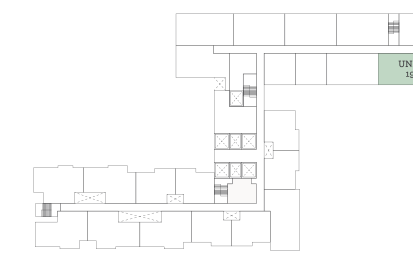
Type G

3 Bedrooms
2 Bathrooms
Built-up
1,025 sq ft



Type H

3 Bedrooms
3 Bathrooms
Built-up
1,111 sq ft



SPECIFICATIONS

Structure	Reinforced Concrete						
Wall	Reinforced Concrete / Brickwall / Lightweight Block						
Roofing Covering	Reinforced Concrete						
Roof Framing	Reinforced Concrete						
Ceiling	Entrance	Plaster Ceiling & Paint					
	Office	Suspended Mineral Fibreboard					
	Bathroom	Plaster Ceiling & Paint					
	A/C Ledge	Skim Coat & Paint					
Windows	Aluminium Framed Glass Window						
Doors	Main Entrance	Approved Fire-Rated Timber Door					
	Bathroom	Timber Flush Door					
	A/C Ledge	Metal Composite Panel Door					
Ironmongery	Quality Locksets						
Wall Finishes	Bathroom	Tiles					
	Others	Skim Coat / Plaster & Paint					
Floor Finishes	Office	Tiles					
	Bathroom	Tiles					
	A/C Ledge	Cement Screed					
Sanitary & Plumbing Fittings		1	2	2A	2B	3	3A
	Wash Basin	1	1	1	1	1	1
	Basin Tap	1	1	1	1	1	1
	Hand Shower Set	1	1	1	1	1	1
	Water Closet	1	1	1	1	1	1
	Hand Bidet	1	1	1	1	1	1
	Kitchen Sink	1	1	1	1	1	1
	Sink Tap	1	1	1	1	1	1
Electrical Installations	Lighting Point	4	4	5	4	5	7
	13A Socket Outlet	5	7	7	7	7	7
	Air-Cond Point	2	2	2	2	2	2
	Water Heater Point	1	1	1	1	1	1
	Fiber Wall Socket	1	1	1	1	1	1
	Doorbell Point	1	1	1	1	1	1
	Electrical Distribution Board	1	1	1	1	1	1

TROPICANA PROPERTY GALLERY

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A Joint Venture Project Between



The information herein is subject to change and cannot form an offer or contract, and the renderings are artist's impressions only. The Developer reserves the right to modify any part or parts of the building, development and/or prior to completion as directed or approved by the architects and/or the relevant authorities. While every reasonable care has been taken in preparing this publication, the Developer cannot be held liable for any inaccuracies.



**TROPICANA
GARDENS**
TROPICANA INDAH

EDELWEISS

SOFO

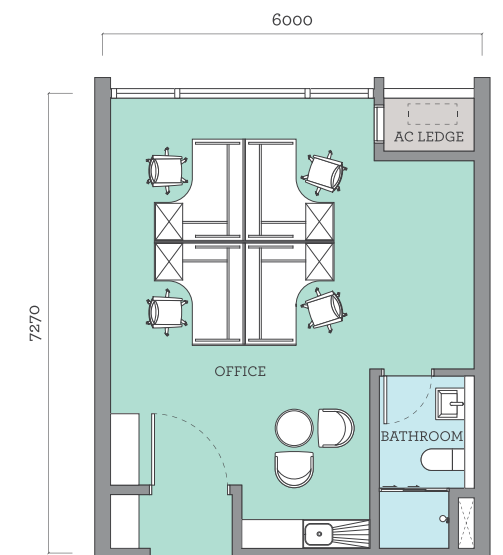
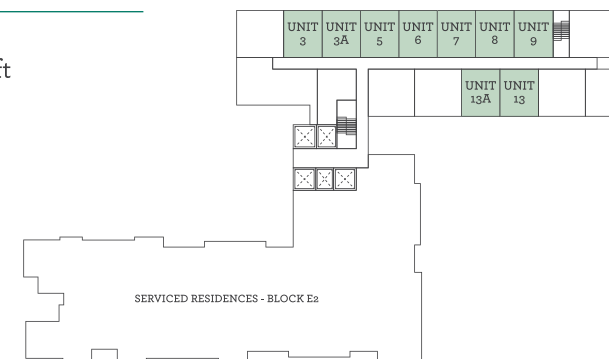
TYPICAL FLOOR PLAN



FLOOR PLAN

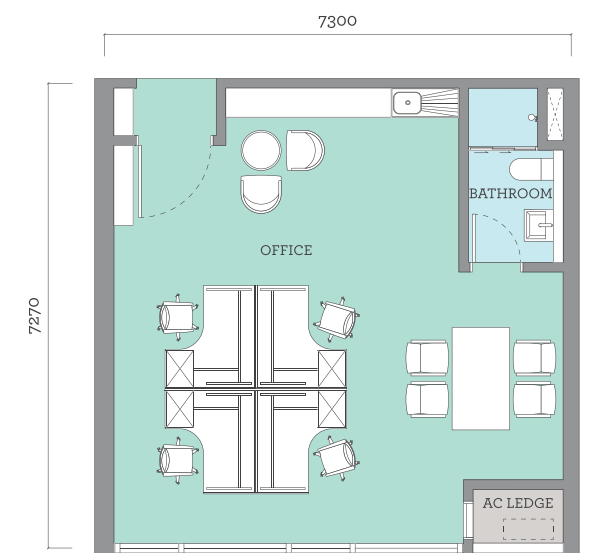
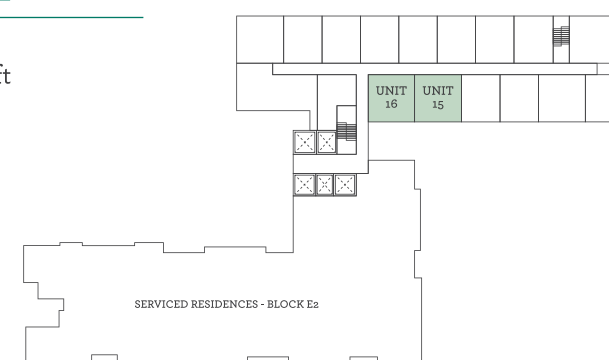
Type 1

Built-up
452 sq ft



Type 2

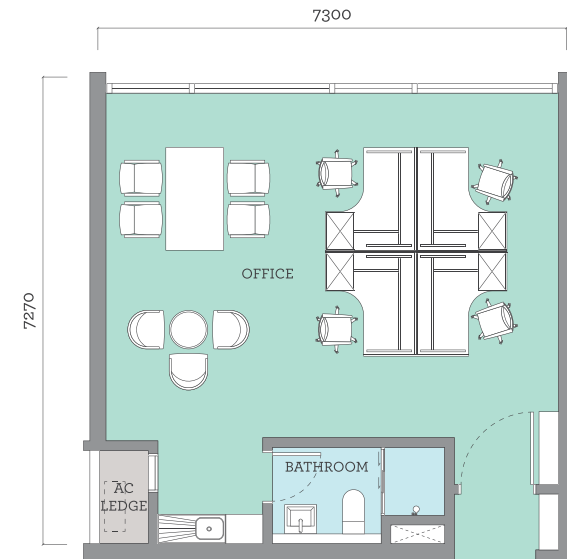
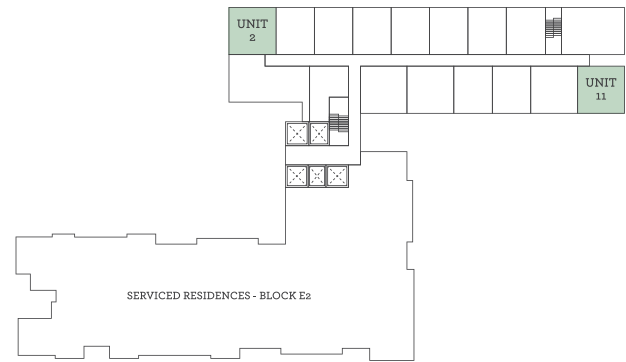
Built-up
554 sq ft



FLOOR PLAN

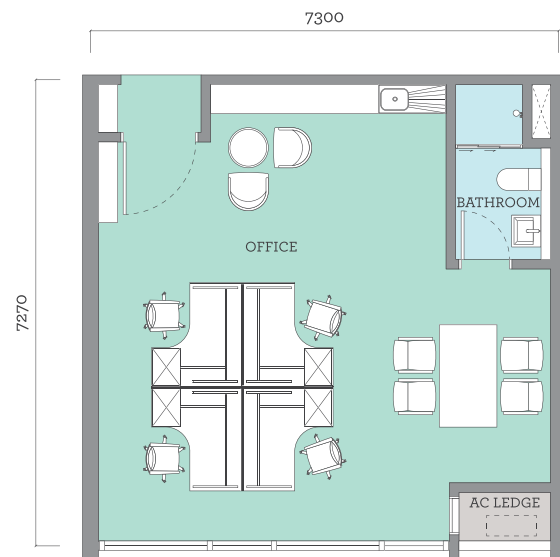
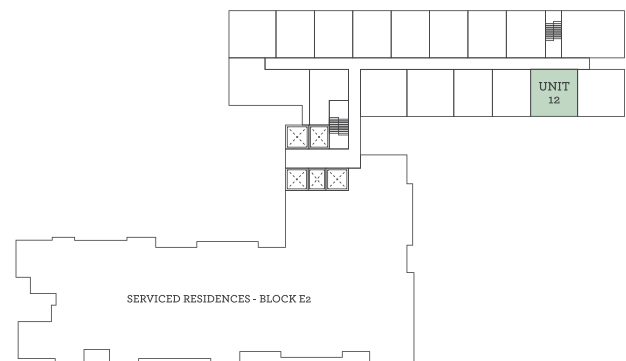
Type 2A

Built-up
555 sq ft



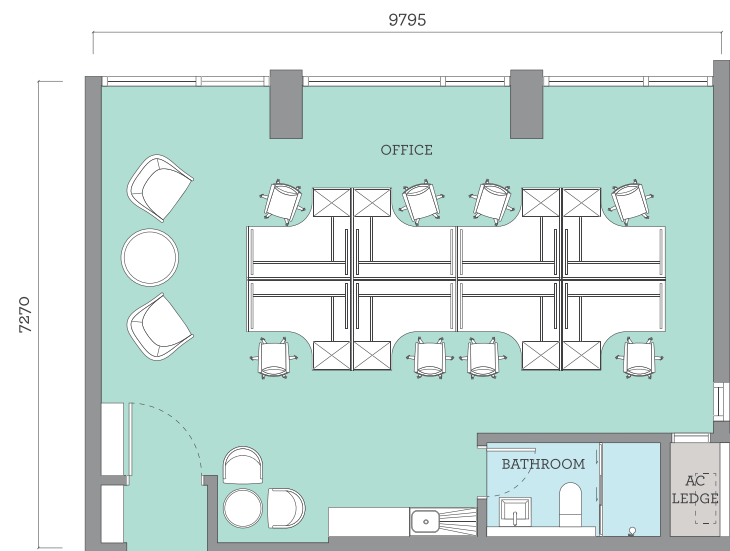
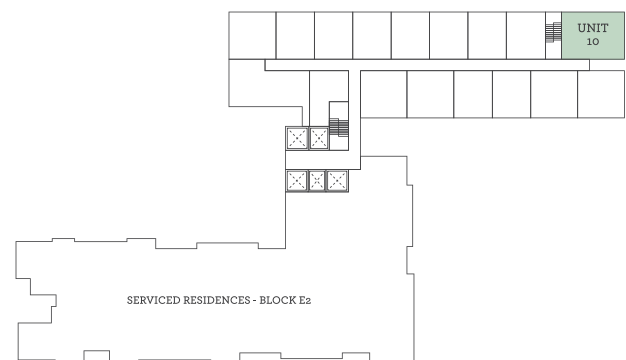
Type 2B

Built-up
555 sq ft



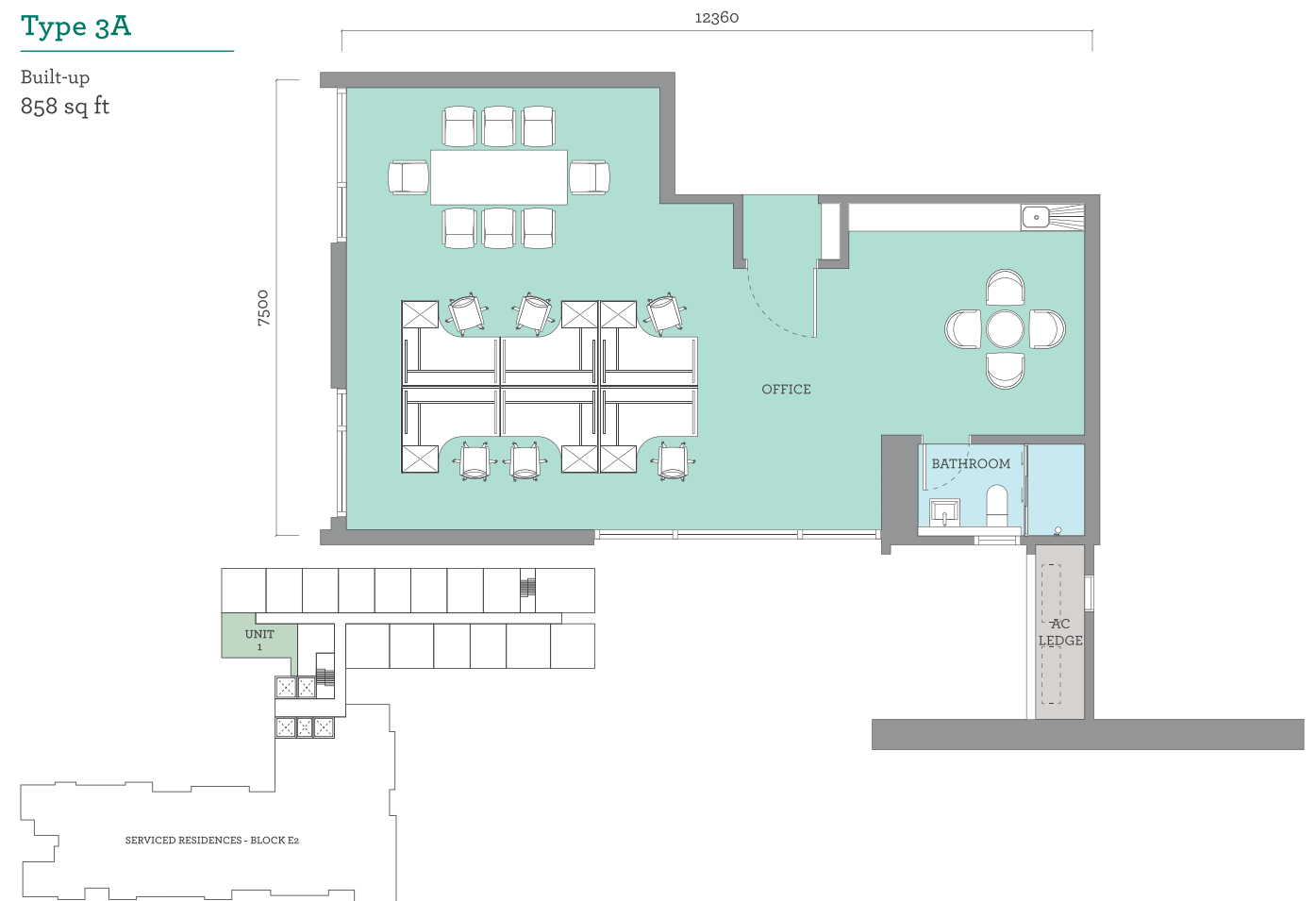
Type 3

Built-up
750 sq ft



Type 3A

Built-up
858 sq ft



CROSS-SECTION

- Structural Zone
- Facilities
- Retail

