



TROPICANA
AMAN
KOTA KEMUNING

GEMALA
RESIDENCES

GARDEN LINKED VILLAS



Artist's Impression Only

INTELLIGENT DESIGN FOR BETTER LIVING

There are various layout options to choose from at Gemala Residences, all with an open plan concept between the living and dining spaces for greater flexibility, while enjoying sunlight and fresh air via large windows. Every bedroom is designed with natural lighting in mind, along with either park or lake views, creating a haven of peace and relaxation.



DISTINCT DIFFERENCES



Open plan concept
for flexibility



A side garden for
every unit brings
nature closer



A modern and
timeless facade



Gated and guarded
living with 24-hour
perimeter security
monitoring



Direct access to
the Central Park



Choose between
Lake or Park views
for your home



Balconies face out
towards the lake



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BASK IN NATURE'S SERENITY

Relax at the fully-equipped BBQ Area with family, friends, and neighbours while enjoying the refreshing breeze, good food, and better company.

PUTTING YOUR SECURITY FIRST

Your peace of mind comes first. Arrive home to 24-hour perimeter security within this gated and guarded neighbourhood.



Artist's Impression Only

FOR PERFECT FAMILY MOMENTS

Spend time exploring the landscaped grounds and fun community facilities together as you are surrounded by verdant greenery, all while creating priceless memories as a family.



NATURE ALL AROUND

With a direct link to the Central Park, surrounding yourself within nature's serene embrace is easier than ever. Take a morning jog as the sun rises, or have a relaxing evening stroll with your loved ones as the sun sets – this is holistic living at its best.

GEMALA RESIDENCES

IN
PERFECT

HARMONY

Gemala Residences is the newest collection of low density 32' x 75' garden linked villas that open out towards lake and park views, creating a lifestyle of holistic balance within nature.



LAND UTILISATION INFORMATION

Land area: 15.44 acres
Total units: 116 units

TROPICANA AMAN MASTER PLAN



2-STOREY LAKE VILLA

TYPE A | INTERMEDIATE LOT
32' x 75'

5+1 Bedrooms, 4+1 Bathrooms
Built-up area: 2,787sq. ft.



Ground Floor

First Floor

TYPE A1 | END LOT
32' x 75'

5+1 Bedrooms, 4+1 Bathrooms
Built-up area: 2,860 sq. ft.



Ground Floor

First Floor

TYPE C | INTERMEDIATE LOT
32' x 87'

5+1 Bedrooms, 4+1 Bathrooms
Built-up area: 2,648 sq. ft.



Ground Floor

First Floor

TYPE C1 | END LOT
32' x 87'

5+1 Bedrooms, 4+1 Bathrooms
Built-up area: 2,730 sq. ft.



Ground Floor

First Floor

2-STOREY PARK VILLA

TYPE B | INTERMEDIATE LOT
32' x 75'

5+1 Bedrooms, 4+1 Bathrooms
Built-up area: 2,648 sq. ft.



Ground Floor

First Floor

TYPE B1 & B2 | END & CORNER LOT
32' x 75'

5+1 Bedrooms, 4+1 Bathrooms
Built-up area: 2,730 sq. ft.



Ground Floor

First Floor

SPECIFICATIONS

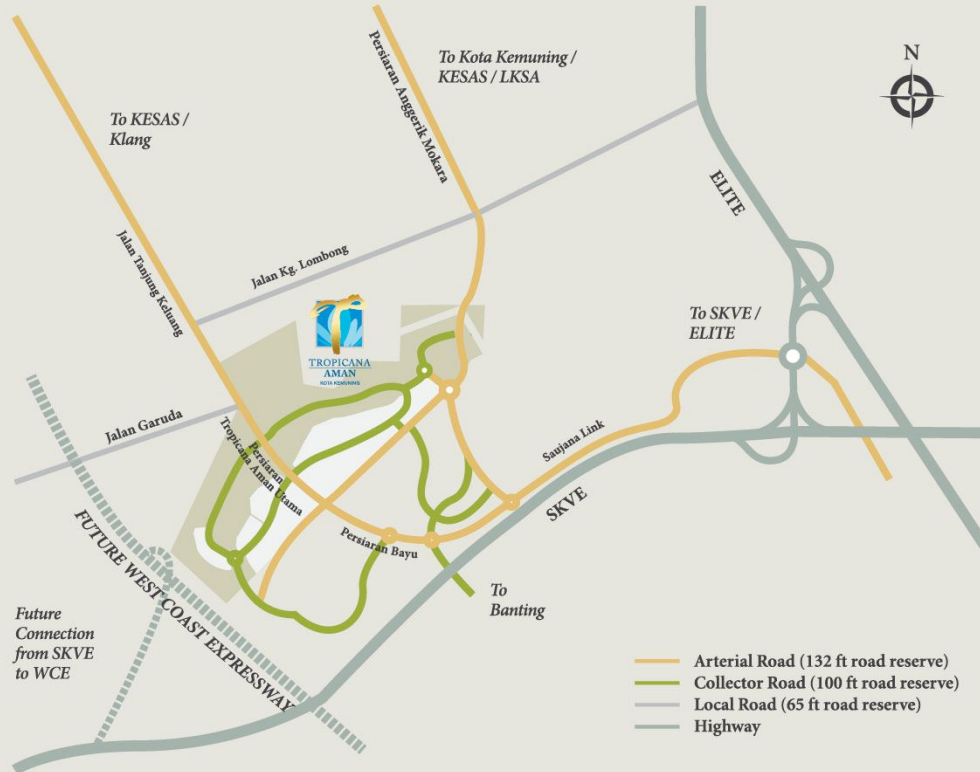
Structure	Reinforced Concrete Frame	Floor Finishes	Car Porch	: Concrete Imprint
Wall	Cement Sand Brick		Foyer / Living / Dining / Bedroom 4 / Utility 1 & 2	: Tiles
Roofing Material	Metal Deck Roofing / Concrete Roof Tile		Master Bedroom / Bathrooms	: Tiles
Roof Framing	Metal Truss		Kitchen	: Tiles
Ceiling	Skim Coat / Plaster Ceiling / Cement Board		Master Bedroom / Family Area / Bedroom 1, 2, 3 / Staircase (thread only)	: Laminated Timber Flooring
Windows	Aluminium Frame Glass Window		Terrace	: Tiles
Doors	Solid Core Door / Flush Door / Flush Door with Louvers / Aluminium Frame Sliding Glass Door / Aluminium Swing Glass Door / PVC Folding Door		Balcony (Type A only)	: Tiles
			AC Ledge / Apron	: Cement Render
Ironmongery	Locksets	Electrical Installation	TYPE A/A1	TYPE B/B1/B2/C/C1
Sanitary & Plumbing	Master Bathroom : Basins, Water Closet, Tap, Shower, Paper Holder	Electrical DB	: 1	1
Fittings	Bathrooms : Basin, Water Closet, Tap, Shower, Paper Holder	Light Point	: 42	41
	Kitchen : Kitchen Sink with Tap	Ceiling Fan Point	: 8	8
Fencing	Low Brick Wall	13A Switch Socket Outlet	: 34	34
		13A Switch Socket Outlet with USB	: 2	2
		15A Switch Socket Outlet	: 3	3
		Water Pump Point	: 1	1
		Air Condition Point	: 8	8
		Water Heater Point	: 4	4
		Data Point	: 3	3
		Telephone Point	: 3	3
		DoorBell Point (without chime)	: 1	1
		SMATV Point	: 3	3
Wall Finishes	TYPE A General Wall : Plaster and Paint Kitchen : Tiles up to 1.5m Height Master Bathroom : Tiles up to Ceiling Height Bathrooms : Tiles up to Ceiling Height	TYPE B & C Plaster and Paint Tiles up to 1.5m Height Tiles up to Ceiling Height Tiles up to Ceiling Height (Bath 2 tiles up to 2.7m from Shower FFL with plaster & paint above)		

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LOCATION

MAP

Nestled near the established neighbourhood of Kota Kemuning, Tropicana Aman is conveniently accessible by major roads and highways like the Lebuhraya Shah Alam (KESAS), Lebuhraya Kemuning Shah Alam (LKSA), South Klang Valley Expressway (SKVE), and Expressway Lingkaran Tengah (ELITE). Live in close proximity to a variety of amenities such as schools, neighbourhood malls and 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.



RECREATIONAL HUB

Fronting Eastlake Park, this fun space is home to a variety of leisure and sports facilities. Perfect to sweat it out, chill, or relax.



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tropicanaaman.com.my

DEVELOPER
TROPICANA AMAN SDN BHD 1030655-A
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TROPICANA AMAN PROPERTY GALLERY
No 2, Persiaran Aman Perdana 3, Bandar Tropicana Aman,
42500 Telok Panglima Garang, Selangor Darul Ehsan, Malaysia.
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.: 14012-8/02-2024/0103(L) • Validity: 15/02/2022 – 14/02/2024 • Advertising & Sale Permit No.: 14012-8/02-2024/0103(P) • Validity: 15/02/2022 – 14/02/2024 • Approving Authority: Majlis Perbandaran Kuala Langat • Building Plan Ref No.: MPKL/JKB/2/4/37/2021 • Expected Completion Date: February 2025 • Land Tenure: 99 Years (Expiry: 09/11/2110) • Land Encumbrances: Nil • Type: 2-Storey Terrace • Total Units: 116 Units (Type A: 39 Units; Type A1: 12 Units; Type B: 44 Units; Type B1: 12 Units; Type B2: 5 Units; Type C: 3 Units; Type C1: 1 Unit) • Selling Price: Type A: RM 1,541,800 (Min.) – RM 1,666,800 (Max.); Type A1: RM 1,786,800 (Min.) – RM 2,033,800 (Max.); Type B: RM 1,540,800 (Min.) – RM 1,572,800 (Max.); Type B1: RM 1,756,800 (Min.) – RM 2,055,800 (Max.); Type B2: RM 1,949,800 (Min.) – RM 1,991,800 (Max.); Type C: RM 1,541,800 (Min.) – RM 1,666,800 (Max.); Type C1: RM 1,860,800 (Min.) – RM 2,033,800 (Max.) • Built-up Area: 2,648 sf (Min.) – 2,860 sf (Max.); Type A: 2,787 sq. ft. (Min. & Max.); Type A1: 2,860 sq. ft. (Min. & Max.); Type B: 2,648 sq. ft. (Min. & Max.); Type B1: 2,730 sq. ft. (Min. & Max.); Type B2: 2,730 sq. ft. (Min. & Max.); Type C: 2,648 sq. ft. (Min. & Max.); Type C1: 2,730 sq. ft. (Min. & Max.) • 7% Bumiputera Discount • Restriction in Interest: Express Condition: The Land Cannot be Transferred, Leased, or Changed 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