



TROPICANA
ALAM
PUNCAK ALAM



AVISA
RESIDENCES

MODERN TERRACE HOMES



Tropicana Alam Aerial View
Artist's Impression Only



Tropicana Alam Entrance Boulevard
Artist's Impression Only



Close Proximity
to Major Highways



Established
Neighbourhood
with Family-Friendly
Commercial Area



Surrounded
by Modern
Amenities



Secure Guarded
Community with
Single-Point Entry



5-acre
Scenic Lake



4.5-acre
Enchanting
Central Park



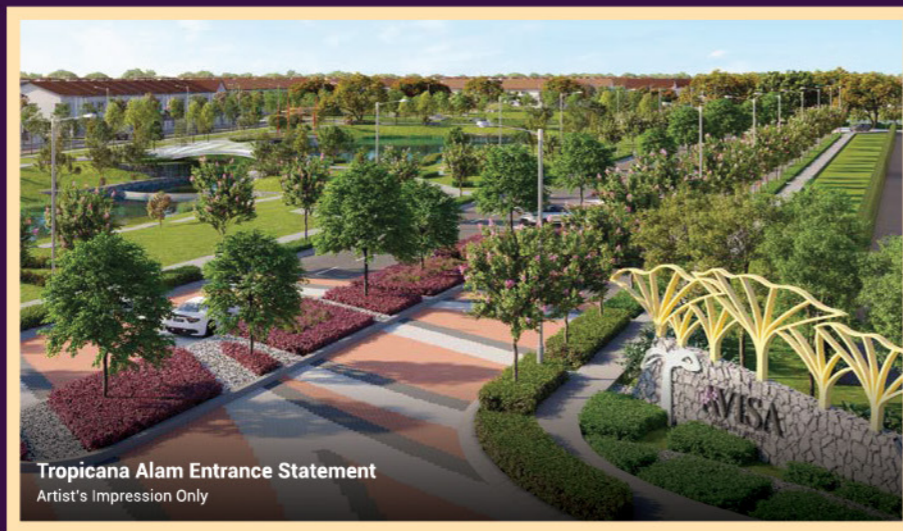
1.3km Tranquil
Lakeside
Jogging Trail



Spacious &
Practical Layout

Thriving by The Lakeside IN THE WOODS

Located in a serene heartland, Tropicana Alam embodies a balanced and sustainable lifestyle. By the lake and amidst the woods, it blends warm greetings with the tranquility of nature, all while being close to urban amenities.



Tropicana Alam Entrance Statement
Artist's Impression Only



Tropicana Alam Scenic Lake
Artist's Impression Only

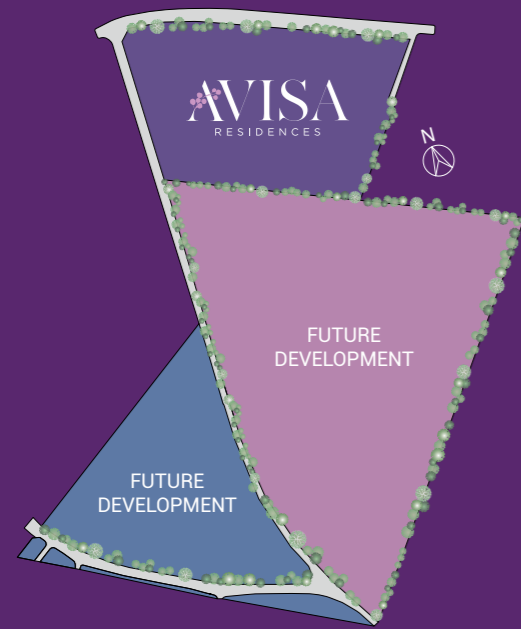
Enticing Work-life Balance CRADLED BY NATURE

Living in Tropicana Alam equates to a wholesome lifestyle embraced by the magnificence of nature. When you step outside, you are greeted by the rustling leaves, your companions on a run alongside a pristine lake.

At the core of this community lies a vast 4.5-acre central park, a lush haven that serves as more than just a green oasis. It is a lively gathering place for residents, meticulously crafted to nurture both their physical and spiritual well-being.



Masterplan



FACILITIES

- 1 Grand Entrance
- 2 5-acre Scenic Lake
- 3 4.5-acre Enchanting Central Park
- 4 1.3km Tranquil Lakeside Jogging Trail
- 5 Playground
- 6 Takraw Court
- 7 Badminton Court
- 8 Basketball Court
- 9 Pavilion
- 10 Outdoor Gym

LEGEND

- Type A (20' x 70')
- Type B (20' x 70') (Extended)
- Type A1 (22' x 70')
- Type B1 (22' x 70') (Extended)
- Type A2 (20' x 70')
- Type B2 (20' x 70') (Extended)

Site Plan



Type A Intermediate
Artist's Impression Only



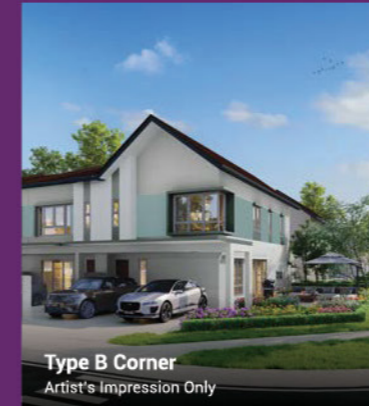
Type B Intermediate
Artist's Impression Only

Floor Plans TYPE A



Type A1
CORNER UNIT
22' X 70'
2,239 SQ.FT.
4 BEDROOMS
4 BATHROOMS

Floor Plans TYPE B



Type B1
CORNER UNIT (EXTENDED)
22' X 70'
2,324 SQ.FT.
4 BEDROOMS
4 BATHROOMS



Type A
INTERMEDIATE
20' X 70'
1,917 SQ.FT.
4 BEDROOMS
3 BATHROOMS



Type A2
END UNIT
20' X 70'
1,962 SQ.FT.
4 BEDROOMS
3 BATHROOMS



Type B
INTERMEDIATE (EXTENDED)
20' X 70'
1,991 SQ.FT.
4 BEDROOMS
3 BATHROOMS



Type B2
END UNIT (EXTENDED)
20' X 70'
2,037 SQ.FT.
4 BEDROOMS
3 BATHROOMS

Specifications

Structure	Reinforced Concrete Frame
Wall	Cement Sand Brick
Roofing Covering	Concrete Roof Tile ^{*1} / R.C. Flat Roof ^{*1} / Transparent Roof Tile ^{*2}
Roof Framing	Metal Trusses
Ceiling	Skim Coat ^{*1} / Plaster Ceiling ^{*1} / Fibre Cement Board ^{*1} / Translucent Perspex Panel ^{*2}
Windows	Aluminium Frame Glass Window
Doors	Timber Flush Door / Aluminum Frame Sliding Glass Door
Ironmongery	Locksets

Wall Finishes	General Wall	Plaster and Paint
	Kitchen	Tiles up to 1.5m Height
Bathrooms	Bathrooms	Tiles up to Ceiling Height
	Kitchen	Kitchen Sink, Taps
Floor Finishes	Car Porch / Terrace ^{*1}	Concrete Imprint
	Foyer, Living, Dining, Bedroom 4	Tiles
Bathrooms	Bathrooms	Tiles
	Kitchen	Tiles
Bedroom 1,2,3, Family area, Staircase (tread only)	Bedroom 1,2,3, Family area, Staircase (tread only)	Laminated Timber Flooring
	Apron	Cement Render
Yard ^{*2}	Yard ^{*2}	Tiles ^{*2}

Sanitary and Plumbing Fittings	Bathrooms	Basin, Water Closet, Tap, Shower, Paper Holder
	Kitchen	Kitchen Sink, Taps
Fencing	Steel Welded Wire Mesh Fencing / Chain Link Fencing	
Turfing	Spot Turfing	

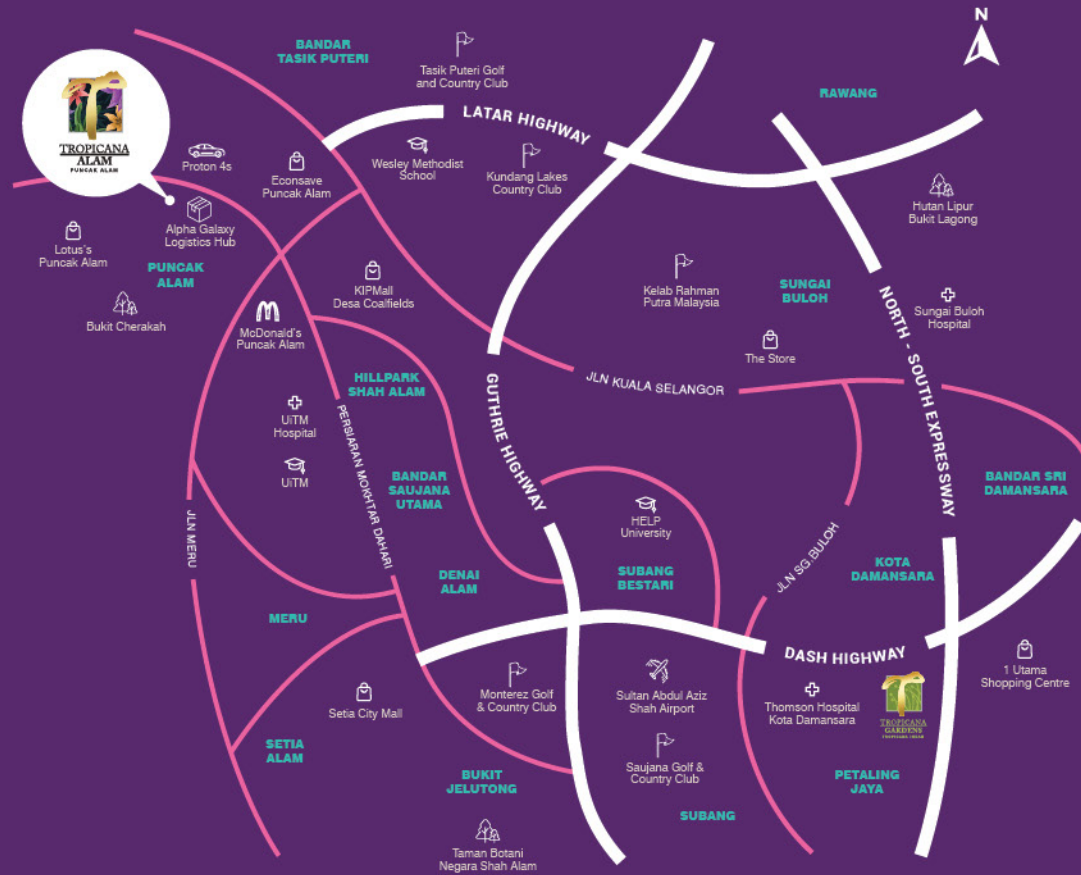
Electrical Installation	Type A	Type A1	Type A2	Type B	Type B1	Type B2
Electrical DB	1	1	1	1	1	1
Light Point	20	22	21	21	23	22
Ceiling Fan Point	7	7	7	7	7	7
Switch Socket Outlet	19	19	19	19	19	19
Water Pump Point	1	1	1	1	1	1
Air Conditioner Point	2	2	2	3	2	2
Water Heater Point	3	4	3	3	4	3
Fibre Wall Socket	1	1	1	1	1	1
Door Bell Point (without chime)	1	1	1	1	1	1
Auto Gate Point	1	1	1	1	1	1

^{*1} Only for Type A, A1, A2, B1 & B2 | ^{*2} Only for Type B



Harmonizing Sheer Serenity WITH CITY SENSATIONS

Experience connectivity that transcends roads and pathways, linking hearts, dreams and desires. Tropicana Alam is not just a place to live; it is where your best moments come together. Welcome to a realm where nature's serenity and city's vibrancy play in perfect tune.



Amenities

LOCAL SCHOOLS (PRIMARY / SECONDARY)

Sekolah Kebangsaan Puncak Alam 2 (SKPA2): 2.6km
 Sekolah Kebangsaan Puncak Alam 3 (SKPA3): 2.6km
 Sekolah Menengah Puncak Alam 3 (SMKPA3): 2.6km
 Sekolah Rendah Islam Az-Zahravi Puncak Alam: 2.8km
 Sekolah Kebangsaan Puncak Alam (SKPA): 3.8km
 SJK(C) Pin Hwa 1: 16.8km

EDUCATIONAL INSTITUTES

UiTM Puncak Alam: 6.9km
 Wesley Methodist School Bandar Seri Coalfields: 7.4km
 Peninsula International School: 16.5km
 Tenby International School: 19.2km

COMMERCIAL HUBS

Esplanad: 1.5km
 Grandeur Lab: 2.1km

MALLS

Setia City Mall: 17.9km
 Sunsuria Forum: 18.4km
 Klang Parade: 21.2km
 Central i-City: 24.7km
 Aeon Mall Shah Alam: 26km

HYPERMARKETS

Eonsave Puncak Alam: 500m
 HeroMarket Puncak Bestari: 1.8km
 Lotus's Puncak Alam: 2.6km

HOSPITALS

Hospital UiTM: 6.2km
 Hospital Sungai Buloh: 23.4km
 Hospital UMRA: 28.4km

HEALTHCARE FACILITIES

Poliklinik UKM Kesihatan : 300m
 Puncak Alam

MOSQUES

Surau Al-Muttaqin: 1.9km
 Surau Haji Ismail: 2.4km
 Surau Al-Furqan: 2.5km
 Masjid Taman Alam Jaya: 2.6km
 Surau Eco Grandeur: 3.1km
 Masjid Puncak Alam: 3.2km
 Surau At Taufiqiyah: 4.2km
 Surau Al-Ikhlas: 4.3km
 Surau Irama Perdana: 6.4km
 Surau Baitul Majid: 7.6km
 Surau Al-Taqwa: 19.9km
 Surau Al-Falah: 28.8km

TEMPLE

Thiru Annamalaiyar Temple: 2.7km

BANKS

UOB (Ijok Branch): 600m
 Bank Muamalat Puncak Alam: 2.7km
 Affin Bank: 5.7km

COMMUNITY HALLS

Dewan Komuniti Fasa 3: 1.5km
 Dewan MPKS Puncak Alam: 3.1km
 Perpustakaan Desa Puncak Alam: 4.8km

ACCESSIBILITIES

Kuala Lumpur-Kuala Selangor Expressway (LATAR)
 Guthrie Corridor Expressway (GCE)
 Damansara-Shah Alam Elevated Expressway (DASH)
 New Klang Valley Expressway (NKVE)

AWARDED EXCLUSIVELY TO TROPICANA CORPORATION BERHAD



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TROPICANA ALAM SDN BHD (941029-T)

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 47810 Petaling Jaya, Selangor.
 T: +603 7663 6888 F: +603 7663 6688
 E: enquiry@tropicanacorp.com.my

TROPICANA ALAM PROPERTY GALLERY

27-1 (Ground Floor),
 Pusat Perdagangan Puncak Alam Jaya, Jalan Puncak Alam Jaya 10,
 42300 Bandar Puncak Alam Jaya, Selangor.
 Tropicana Alam Property Gallery

A member of



Developer: Tropicana Alam Sdn Bhd (201101012689 (941029-T)) - Developer's Address: Unit 1301, Level 13, Tropicana Gardens Office Tower, No. 2A, Persiaran Surian, Tropicana Indah, 47810 Petaling Jaya, Selangor - Developer's Licence No.: 30595/10-2026/0270(N) - Validity: 25/10/2023 - 24/10/2028 - Advertising & Sale Permit No.: 30595-1/02-2026/0202(N)-L - Validity: 29/02/2024 - 28/02/2026 - Approving Authority: Majlis Perbandaran Kuala Selangor - Building Plan Ref No.: BL (14) dlm MPKS 200.11/290/4/12/2023-09 - Expected Completion Date: February 2027 - Land Tenure: 99 Years (Expiry: 27/05/2103) - Land Encumbrance: Malaysian Banking Berhad - Type of House: 2-Storey Terrace Homes - Total Units: 431 Units (2-Storey Terrace Homes (20'x70') - 399 Units; 2-Storey Terrace Homes (22'x70') - 32 Units) - Selling Price: 2-Storey Terrace Homes (20'x70'): RM14,800 (Min.) - RM1,138,800 (Max.); 2-Storey Terrace Homes (22'x70'): RM1,186,800 (Min.) - RM1,480,800 (Max.) - Built-up Area: 2-Storey Terrace Homes (20'x70'): 1,917sq.ft (Min.) - 2,037sq.ft (Max.); 2-Storey Terrace Homes (22'x70'): 2,239sq.ft (Min.) - 2,324sq.ft (Max.) - 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.

All art renderings and photographs contained in this brochure are artist's impression only. The developer reserves the right to modify any part or parts of the building prior to completion as directed or approved by the architects and / or the relevant authorities. All plans, layouts, information and specifications are subject to change and cannot form part of an offer or contract presentation.

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA