



TROPICANA
ALAM
PUNCAK ALAM

AVISA 
RESIDENCES
PREMIUM GREEN TERRACES



Tropicana Alam Aerial View
Artist's Impression

A SANCTUARY WHERE GENERATIONS FLOURISH IN HARMONY WITH NATURE AND CONVENIENCE

Welcome to Tropicana Alam, a 362-acre sanctuary where modern living meets the timeless beauty of nature.

Thoughtfully planned for seamless living, Tropicana Alam balances lush residential enclaves with lifestyle conveniences, fostering a thriving multi-generational community connected to nature.



Avisia Residences Entrance Boulevard
Artist's Impression

STEP INTO A GATEWAY OF SERENITY AND MODERN LIVING

Marking the start of a new journey, the gentle rustling of leaves and the soothing melody of birdsong fill the air as you step into Avisia Residences.

Experience a dynamic yet serene lifestyle at Avisia Residences, where expansive green spaces, jogging paths, takraw court, and a basketball court encourage an active way of life. Thoughtfully placed pavilions and tranquil walkways offer peaceful retreats, fostering a harmonious balance between movement and relaxation.



Avisia Residences Entrance Statement
Artist's Impression



Avisia Residences Scenic Lake
Artist's Impression

A grand entrance welcomes you into a sustainable residential development, where verdant landscapes and contemporary architecture set the tone for a modern lifestyle that exudes a connection with nature. Perfectly positioned for effortless living, this vibrant community offers unmatched connectivity to schools, shopping, and healthcare—placing everyday essentials right at your doorstep for a truly convenient lifestyle.

Avisia Residences welcomes you with a serene retreat where nature and urban living coexist in perfect harmony. Whether exploring vibrant green spaces or unwinding by the tranquil lake, every moment is an invitation to reconnect and recharge.



MASTERPLAN



SITE PLAN

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 B1 (22' x 70') |
| Type A1 (22' x 70') | Type B1a (22' x 70') |
| Type A2 (20' x 70') | Type B2 (20' x 70') |
| Type B (20' x 70') | Type B2a (20' x 70') |
| Type Ba (20' x 70') | |

EMBRACING GREEN LIVING, REDEFINING SERENITY



Green Concrete



Easy-Care Plants



Durable Eco Paint
(Low VOC)



Stone Wool Roof Insulation



Inverter Air-Conditioning



Energy-Efficient Fans



Green Label Certification



UPGRADING VERSATILE FAMILY HOMES, PERFECTED BY NATURE

Our homes are thoughtfully crafted to enhance your family's connection to nature. With eco-friendly features and **GreenRE certified**, these versatile family homes are designed for **multi-generational living**. Each home is a sanctuary, offering practical layouts that blend modern convenience with the beauty of nature, ensuring that every member of the family feels at home.



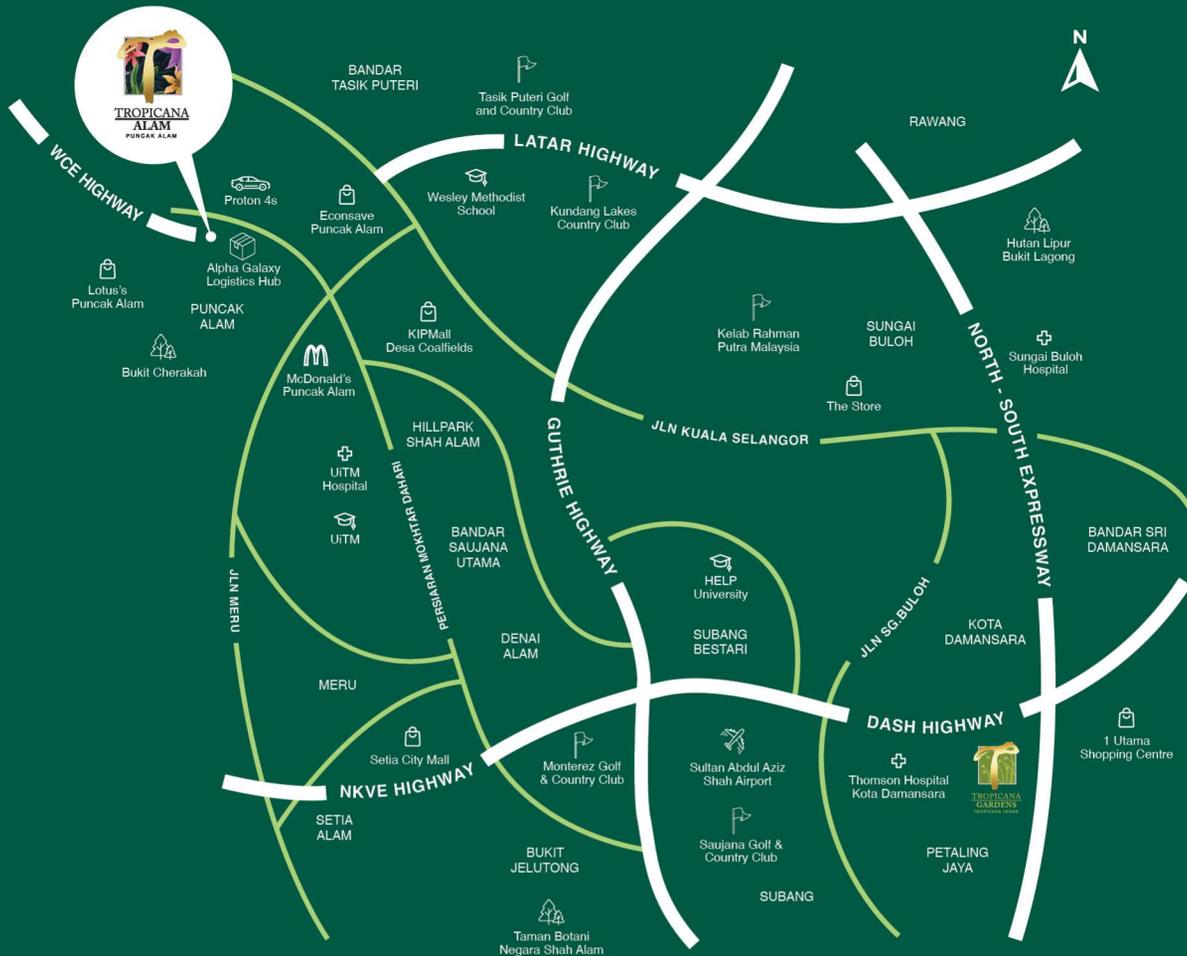
Type A
Artist's Impression



Type B
Artist's Impression

**EXCEPTIONAL
CONNECTIVITY THAT
ENHANCES YOUR
URBAN LIFESTYLE**

Embrace a life where the natural beauty of **Tropicana Alam** blends seamlessly with modern conveniences. Enjoy easy access to essential amenities right at your doorstep, allowing you to savor city living while basking in the serenity of nature. Revel in the best of both worlds, with effortless connectivity to key destinations that keep you close to everything you need and love.



AMENITIES

LOCAL SCHOOLS (PRIMARY / SECONDARY)

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

EDUCATIONAL INSTITUTES

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

COMMERCIAL HUBS

Esplanade	1.5 km
Grandeur Lab	2.1 km

MALLS

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

HYPERMARKETS

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

HOSPITALS

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

HEALTHCARE FACILITIES

Poliklinik UKM Kesihatan Puncak Alam	300 m
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MOSQUES

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

TEMPLE

Thiru Annamalaiyar Temple	2.7 km
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BANKS

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

COMMUNITY HALLS

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

ACCESSIBILITY

Kuala Lumpur-Kuala Selangor Expressway (LATAR)	
Guthrie Corridor Expressway (GCE)	
Damansara-Shah Alam Elevated Expressway (DASH)	
North-South Expressway (NSE)	
New Klang Valley Expressway (NKVE)	
West Coast Expressway (WCE)	

AWARDED EXCLUSIVELY TO TROPICANA CORPORATION BERHAD



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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



TROPICANA
CORPORATION BERHAD

Developer: Tropicana Alam Sdn Bhd (201101012889 (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.: 30595/10-2028/0270(N) • Validity: 25/10/2023 - 24/10/2028 • Advertising & Sale Permit No.: 30595-2/11-2028/1025 (N)-LU • Validity: 07/11/2024 - 06/11/2026 • Approving Authority: Majlis Perbandaran Kuala Selangor • Building Plan Ref No.: Bll(9) dim MPKS 200.11/280/4/12/2024-02 • Expected Completion Date: September 2027 • Land Tenure: 99 Years (Expiry: 27/05/2103) • Land Encumbrances: Malayan Banking Berhad • Type of House: 2-Storey Terrace Homes • Total Units: 480 Units (2-Storey Terrace Homes (20'x70') - 448 Units; 2-Storey Terrace Homes (22'x70') - 31 Units) • Selling Price: 2-Storey Terrace Homes (20'x70'): RM826,800 (Min.) - RM1,148,800 (Max.); 2-Storey Terrace Homes (22'x70'): RM1,245,800 (Min.) - RM1,440,800 (Max.) • Built-up Area: 2-Storey Terrace Homes (20'x70'): 1,917sq.ft (Min.) - 2,034sq.ft (Max.); 2-Storey Terrace Homes (22'x70'): 2,266sq.ft (Min.) - 2,351sq.ft (Max.) • 7% Bumiputera Discount • Restriction in Interest: Nil • Express Condition: The Land cannot be transferred, leased, or charged except with the consent.

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.