



TROPICANA
AMAN
KOTA KEMUNING

UMARA
2 & 3 STOREY SHOP OFFICES

A NEW
TRENDSETTING
HOTSPOT

UMARA

WHERE DREAMS THRIVE AND TRENDS RESIDE

Embrace the sweet fragrance of success in a vibrant community. Expand your business and invest in an extraordinary township. Don't miss out on the chance to be part of something special. Let UMARA be where your aspirations blossom and success blooms.



Artist's Impression

SUCCESS BEGINS AT THE HEART OF AN AWARD-WINNING TOWNSHIP

Explore a world where work and play intertwine, fostering creativity and innovation. Join this award-winning community and become part of something truly exceptional, where the splendor of nature and the spirit of innovation harmoniously unite.



MASTER PLAN

- Gated & Guarded Residential
- Neighbourhood Commercial
- Future Phases
- Recreational Hub
- 85 Acres Central Park
- Public Amenities
- Education Institutions
- A Eastlake Park
- B Westlake Park

EVER-FORWARD, ALWAYS EXCELLING, AHEAD OF THE GAME WITH EVERY STEP.

SEAMLESS CONNECTIVITY

Stay one step ahead with easy access in and out of Bandar Tropicana Aman. This well-integrated township seamlessly connects you to major highways, including KESAS, SKVE, NKVE, and more, so you can get to where you need to be quickly and easily.

PROMINENTLY POSITIONED

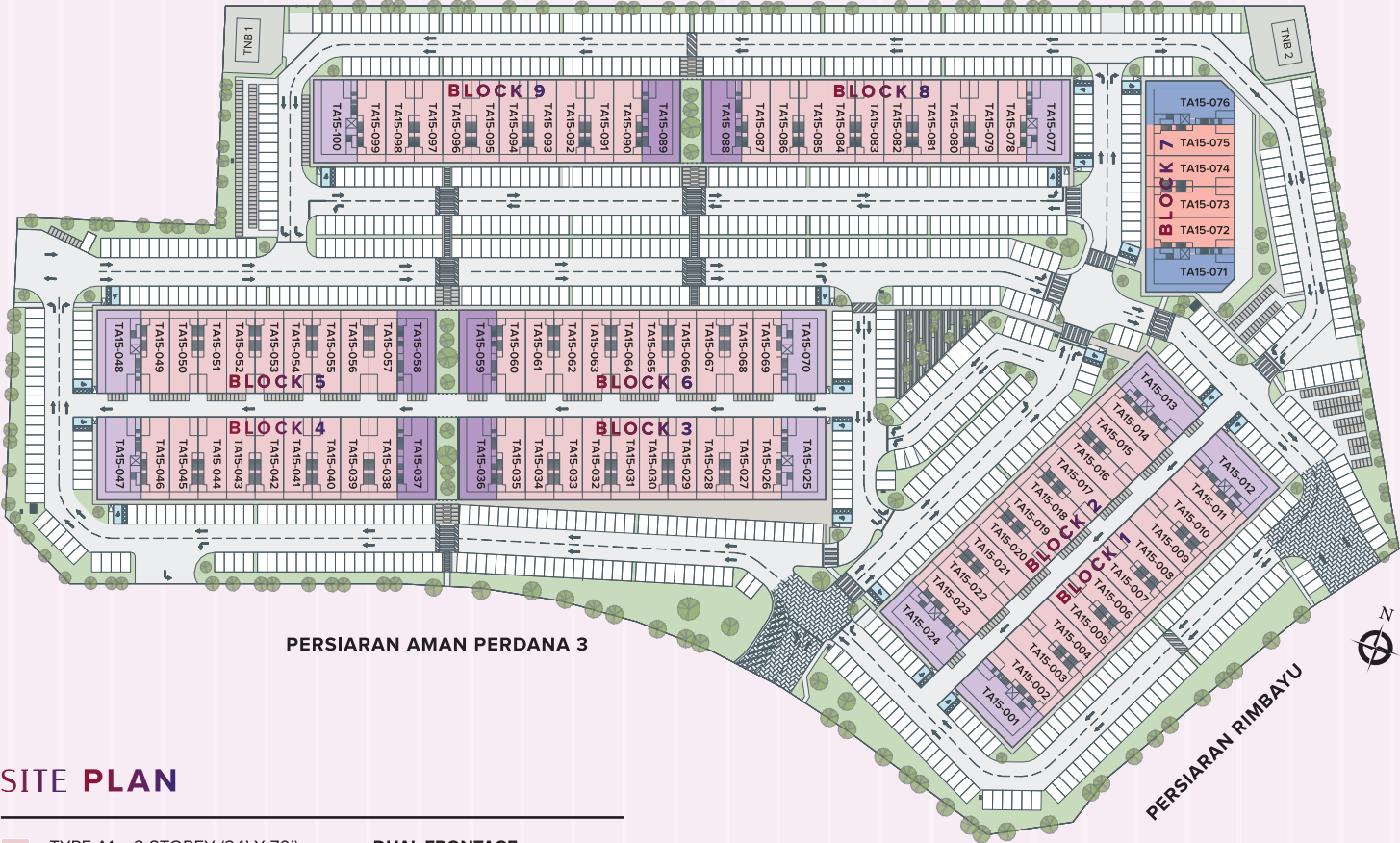
Unleash your senses and indulge in the enchanting allure of a thriving community, strategically located with excellent visibility in a prime and coveted location.

EXCELLENT ACCESSIBILITY

Easy and convenient access to the commercial hub with multiple entry points and double exposure from the main road and parking bays.

VIBRANT HOTSPOT AWAITS

Nestled within a 10km radius of approximately 500,000 ready catchment, and complemented by an estimated 4,000-strong workforce in the surrounding industrial and commercial areas, this location is the epitome of convenience and accessibility.



SITE PLAN

TYPE A1 - 2 STOREY (24' X 70')	DUAL FRONTAGE
TYPE A2 - 3 STOREY (32' X 70')	TYPE B1 - 2 STOREY (26' X 90')
TYPE A3 - 3 STOREY (37' X 70')	TYPE B3 - 3 STOREY (37' X 90')

*subject to changes & variations



Artist's Impression

PIONEER YOUR OWN NICHE, FLOURISH WITH YOUR TRIBE.

CAPTURE THE PRIME ESSENCE OF
THIS COMMERCIAL HOTSPOT



Convenience Stores



Co-working space | Offices | Services

Unforgettable experiences await.

Take the chance to position yourself in a captivating commercial hotspot, where luxurious shopping, delectable dining, and thrilling leisure pursuits create unforgettable experiences. Scale upwards and be part of an environment that keeps people coming back for more.



ELEVATE YOUR BUSINESS

**Double-volume ceilings
and lift features**

Reflect your brand's essence in grandeur, with spacious interiors for creative planning and design. Experience convenience and ease with lift features, optimizing business operations.

REVOLUTIONIZE YOUR BUSINESS

Create a unique brand experience with the luxurious alfresco space and dual frontage for selected units at UMARA.

The customizable workspace is designed to help you showcase your brand and connect with your customers, while the dual frontage feature offers great visibility and accessibility for your business.





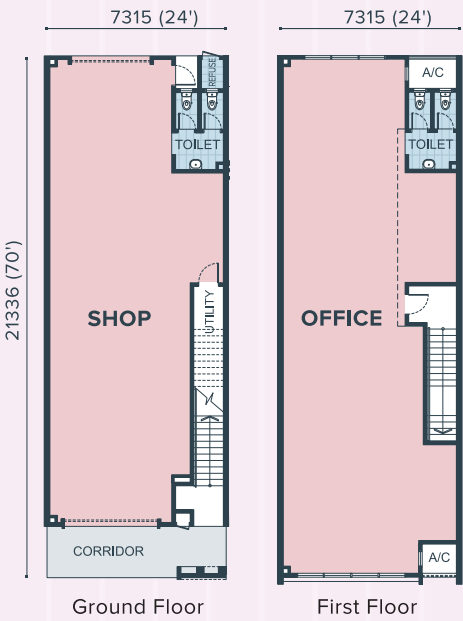
Artist's Impression

FLOOR PLAN

TYPE A1

2 STOREY INTERMEDIATE UNIT

Land Area 24' x 70'
Built-Up 3,360 sq. ft.



TYPE A2

3 STOREY END UNIT

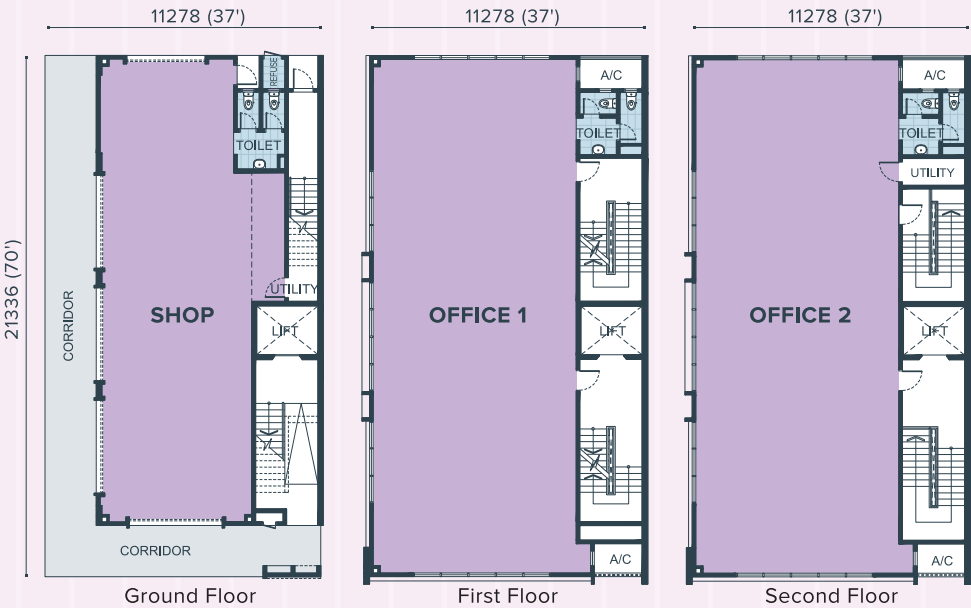
Land Area 32' x 70'
Built-Up 6,720 sq. ft.



TYPE A3

3 STOREY CORNER UNIT

Land Area 37' x 70'
Built-Up 7,770 sq. ft.

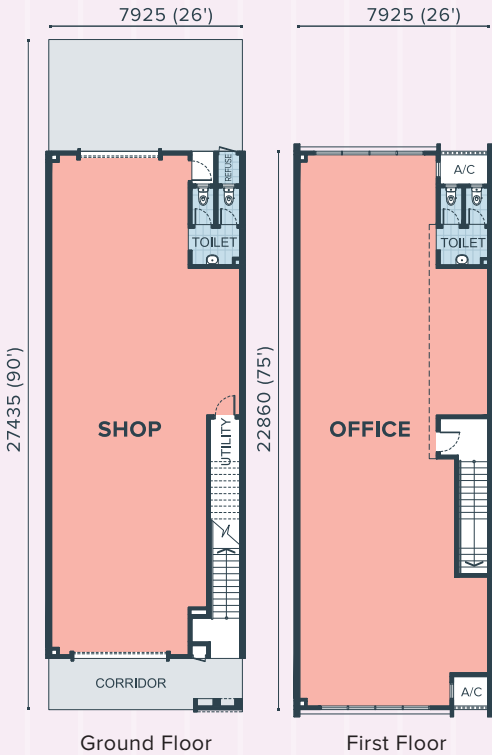


FLOOR PLAN
(DUAL FRONTAGE)

TYPE B1

2 STOREY INTERMEDIATE UNIT (Dual frontage)

Land Area 26' x 90'
Built-Up 3,900 sq. ft.



SPECIFICATIONS

STRUCTURE

Reinforced Concrete Frame

WALL

Brickwork

ROOF

Metal Deck Roof

FLOOR FINISHES

Toilet, Corridor & Refuse	Tiles
Shop, Office, Utility, Staircase & A/C	Cement Render

WALL FINISHES

Toilet	Tiles up to 1500mm Height / Plaster & Paint
Pantry & Basin Area	Tiles up to 1500mm Height / Plaster & Paint
Refuse	Tiles
Others	Plaster & Paint

CEILING

Shop, Office, Corridor & Staircase	Skim Coat & Paint / Ceiling Board
Toilet	Ceiling Board
Refuse & Others	Skim Coat

DOOR

Shop	Metal Roller Shutter / Flush Door
Office	Fire Rated Door / Flush Door
Refuse	Aluminium Louvers Door

WINDOW

Aluminium Framed Glass Window

IRONMONGERY

Locksets

SANITARY AND FITTINGS

Shop	Kitchen Sink, Sink Tap
Toilet	Wash Basin, Toilet Roll Holder, Basin Tap, Water Tap, Water Closet

ELECTRICAL INSTALLATION

	A1	A2	A3	B1	B3
Switch Socket Outlet	10	17	17	10	19
Lighting Point	21	46	45	22	49
Ceiling Fan Point	2	2	2	2	3
Fiber Wall Socket	2	3	3	2	3

TYPE B3

3 STOREY CORNER UNIT (Dual frontage)

Land Area 37' x 90'
Built-Up 8,133 sq. ft.



PRIME LOCATION,
EXCEPTIONAL OPPORTUNITIES.



ALL WITHIN A HEALTHY WALKING & BIKING COMMUNITY



EDUCATIONAL INSTITUTIONS

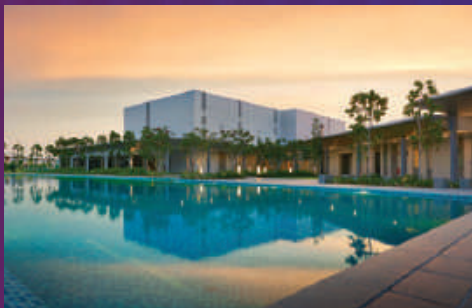
Tenby International School offers tailored international-oriented programmes while the SJK (C) Bukit Fraser would provide direct access to quality education.



Artist's Impression

NEIGHBOURHOOD COMMERCIAL

Residents can enjoy an urban and convenient retail experience as the vibrant neighbourhood retail hub is connected to residential enclaves through walkways and bike rails.



RECREATIONAL HUB

Fronting Eastlake Park, the Recreational Hub offers an eclectic range of world-class facilities surrounded by a lush landscape of greenery.



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TROPICANA AMAN PROPERTY GALLERY
No. 2, 1, Persiaran Tropicana Aman, Bandar Tropicana Aman, 42500 Telok Panglima Garang, Selangor.



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