8 Facility Zones

68 Facilities

868 Residential Units
INSPIRED BY NATURE
A PLACE YOU CALL HOME
Strategically located at Bukit Jalil, The Tropika is a unique nature-inspired mixed development and lifestyle hotspot comprising of residential and commercial components that combines community living with city conveniences.
Entrance Statement

Retail Boulevard
Commercial Main Entrance

Living At Its Finest
Live at the leisurely pace within a well-designed sanctuary that brings people closer together. Let the surrounding natural elements and man-made marvels inspire your day-to-day living.

Lifestyle
at Your Convenience

From your favourite coffee spot to a quick grocery run, you’ll find everything under one roof. The commercial space provides lifestyle convenience so you can live with complete ease and peace of mind.
Moments Shared & Treasured

Create beautiful memories as you discover little joys in everyday living within a well-curated selection of facilities made for everyone in the community.

Life’s Better Together

Revel in every precious moment made as you spend quality time, whether on your own or with loved ones.
Experience endless fun in the sun with 68 comprehensive nature-inspired facilities designed for everyone’s enjoyment.

Live well, play hard and share the good times together through thoughtfully planned moments, activities and lifestyle offerings made for all.
Ready. Set. Play All Day.

The Tropika boasts 2 acres of open space for you to explore, experience and express yourself within eight thoughtfully planned and designed zones. Sit back, relax and enjoy yourself on this well-curated lifestyle and leisure deck made for the enjoyment of all.

**THE ACTIVE**
1. Indoor Gym
2. Dance Studio
3. Boxing Ring
4. Steam Room
5. Sauna Room
6. Spinning Room
7. Jumping Jack / Trampoline
8. Drinking Fountain Station
9. Outdoor Gym
10. Kids’ Rock Climbing Wall

**THE COMFORT**
21. Multipurpose Room
22. Childcare Centre
23. Convenience Store
24. Coin Operated Laundry
25. Vending Machine
26. Indoor Games Room

**THE COMMON**
31. Management Office
32. Surau
33. Changing Room

**THE STATION**
41. Car Wash
42. E Charging Station for Motor Vehicles

**THE NATURAL**
51. Jogging Trail
52. Par Course
53. Camping Ground
54. Picnic Spot
55. Flora Trail
56. Skywalk
57. Kids’ Treehouse
58. Kids’ Flying Fox

**THE SPLASH**
61. Infinity Pool
62. Kids’ Pool
63. Kids’ Water Play Area
64. Aqua Gym
65. Whirlpool Tub
66. Pebble Pool
67. Sun Deck
68. Lounge Deck
69. Sunken Seat
70. Tropical Island Hut

**THE SOCIAL**
11. Private Dining Room
12. Café Bar / Lounge
13. Co Sharing Work Space
14. Reading Lounge
15. Massage Chair
16. Relaxing Pods
17. Stargazing Spot
18. BBQ Area
19. Viewing Deck
20. Wi-Fi Hotspots
21. Video Games Room

**THE ZEN**
22. Reflexology Walkway
23. Yoga Deck
24. Zen Garden

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Located at designated floors. **Space only.**
Move In & Feel Complete

Built for families of various sizes in mind, come home to the well-designed spaces built to ensure that every member of your family will have a comfortable, private space to call their own.

Each unit promises comfort and potential features of an ever-expanding layout with fine details and quality finishings.

732 sq. ft. to 1,318 sq. ft.
TYPE A

- 2 BEDROOMS
- 2 BATHS
- TOTAL BUILT-UP 732 sq. ft.

TYPE B

- 3 BEDROOMS
- 3 BATHS
- TOTAL BUILT-UP 974 sq. ft.
**SPECIFICATIONS**

**STRUCTURE**
- Reinforced Concrete Structure
- Reinforced Concrete Slab / Metal Roof (where applicable)
- Reinforced Concrete Wall / Brick Wall

**WALL FINISHES**
- General
  - Skim Coat / Plaster & Paint
  - Wall Tiles to Ceiling Level
  - Wall Tiles to 1500mm Height
- Bathroom
  - Skim Coat to Slab Soffit
  - Plaster Ceiling to all Bathrooms
- Kitchen
  - Skim Coat to Slab Soffit
  - Plaster Ceiling to all Bathrooms
- Master Bedroom / Bathrooms
  - Laminated Timber Flooring
  - Tiles
  - Cement Rendered
- Yard
  - Tile Edging
  - Laminated Timber Flooring
  - Concrete

**CEILING FINISHES**
- Skim Coat to Slab Soffit
- Plaster Ceiling to all Bathrooms

**FLOOR FINISHES**
- Foyer / Living / Dining & Kitchen
  - tiles
- Master Bedroom / Bathrooms
  - Laminated Timber Flooring
  - Tiles
- Yard
  - Laminated Timber Flooring
  - Concrete
- Balcony (Type C)
  - Laminated Timber Flooring
  - Concrete

**DOORS**
- Entrance
  - Fire Rated Door
- Master Bedroom
  - Timber Flush Door
- Bathrooms
  - Aluminum Framed Sliding Glass Door
- Yards
  - Aluminum Framed Sliding Glass Door
- Balcony (Type C)
  - Laminated Timber Flooring
  - Concrete

**WINDOWS**
- Aluminium Framed Glass Window

**PAINTING**
- Internal Emulsion Paint
  - Type A
  - Type B
  - Type C
  - Type D

**SANITARY FITTING**
- Water Closet
  - 2
  - 3
  - 3
  - 3
- Wash Basin
  - 2
  - 3
  - 3
  - 3
- Toilet Paper Holder
  - 2
  - 3
  - 3
  - 3
- Shower Head
  - 2
  - 3
  - 3
  - 3
- Bidet Tap
  - 2
  - 3
  - 3
  - 3
- Mirror
  - 2
  - 3
  - 3
  - 3
  - Type A
  - Type B
  - Type C
  - Type D

**ELECTRICAL FITTING**
- Lighting Point
  - 13
  - 16
  - 21
  - 19
- 13A Switched Socket Outlet
  - 18
  - 20
  - 20
  - 21
- Air Conditioning Point
  - 2
  - 2
  - 2
  - 2
- Ceiling Fan Point
  - 4
  - 5
  - 5
  - 5
- Water Heater Point
  - 2
  - 3
  - 3
  - 3
- SATV Outlet
  - 2
  - 2
  - 2
  - 2
- Fiber Wall Socket Outlet
  - 1
  - 1
  - 1
  - 1
- Door Bell Point
  - 2
  - 2
  - 2
  - 2
- Audio Intercom Point
  - 1
  - 1
  - 1
  - 1
- Connection Outlet / Hood
  - 1
  - 1
  - 1
  - 1
- Electrical Board / phase
  - 1
  - 1
  - 1
  - 1

**CONNECTIVITY**
- Bukit Jalil Highway
- Mingle Expressway (MEX)
- Shah Alam Expressway (KESAS)
- Middle Ring Road 2 (MRR2)
- Kuala Lumpur-Seremban Expressway

**SHOPPING**
- Pavilion Bukit Jalil
- Paradigm Garden City OUG
- Pearl Point Shopping Mall
- Giant Hypermarket
- The Mines Shopping Mall

**RECREATIONAL & LEISURE**
- Next to 18-hole Bukit Jalil Golf & Country Resort
- Opposite 80-acre Bukit Jalil Recreational Park

**EDUCATION**
- SMK Bukit Jalil
- SMK (C) Lai Meng & SK Bukit Jalil
- Asia Pacific Institute of Information Technology (APIIT)
- Institute Sukan Negara
- Sekolah Sukan Bukit Jalil
- International Medical University (IMU)
- Technology Park Malaysia College
- Asia Pacific University of Technology & Innovation (APU)

**HEALTHCARE**
- IMU Healthcare

**PUBLIC TRANSPORT**
- LRT - Sri Petaling Line
- Awan Bear LRT Station
- Muhibbah LRT Station
- Sri Petaling LRT Station
- Bukit Jalil LRT Station
- Klang LRT Station

**AT THE HEART OF CONVENIENCE**
Your Private Oasis

Your new life begins here
A place to call home
With plenty of rooms for those near and dear
So, come home to your future
A new kind of happily ever after
That’s close to everything and everyone that matters.
Another Prestigious Project By:

Berjaya Golf Resort Berhad
(Company No.: 223292-U)
(A subsidiary of Berjaya Land Berhad - Company No.: 207765-A)

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Developers License No.: 5660-13/01-2021/55(L)
Validity Period: 15/01/2019 – 14/01/2021

Advertising & Sales Permit No: 5660-13/01-2021/55(P)
Validity Period: 15/01/2019 – 14/01/2021

Building Plans Approval Authority: Dewan Bandaraya Kuala Lumpur
Building Plan Approval No.: BP S3 OSC 2018 1791
Land Tenure: Freehold
Encumbrances: RHB Bank Berhad
Expected Date of Completion: Feb 2023
Property Type: Serviced Residence
Total Units: 868 units

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