

THE
TROPIKA
BUKIT JALIL

Freehold Residences



INSPIRED BY NATURE
A PLACE YOU CALL HOME

Artist's impressions only

A MASTERPIECE

of Superb Lifestyle and Living

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.



Scan here for 360°
Aerial View



Artist's impressions only



200m



240m

Starbucks



300m

Bukit Jalil Golf & Country Resort



600m

Bukit Jalil Recreational Park



1.6km

Pavilion Bukit Jalil Shopping Mall



2.3km

Awan Besar LRT Station



2.7km

International Medical University (IMU)



6.2km

Tzu Chi International School



15.0km

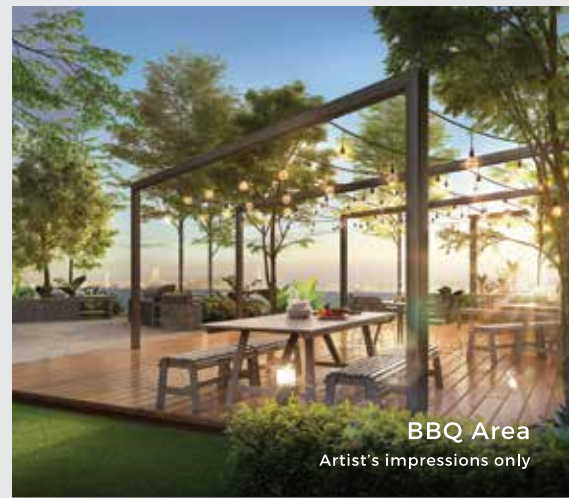
Bukit Bintang



Infinity Pool
Artist's impressions only



Nested Viewing Deck
Artist's impressions only



BBQ Area
Artist's impressions only

URBAN LIFESTYLES Amid Lush Landscapes

868
RESIDENTIAL UNITS

68
FACILITIES

3
TIER SECURITY

2
PARKING BAYS

5
MAJOR HIGHWAYS





68 Exciting Facilities

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 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

THE COMFORT

- 25** Multipurpose Room**
- 26** Childcare Centre**
- 27** Convenience Store**
- 28** Coin Operated Laundry**
- 29** Vending Machine**
- 30** Indoor Games Room**

THE COMMON

- 31** Management Office
- 32** Surau
- 33** Changing Room

THE STATION*

- 34** Car Wash**
- 35** E Charging Station for Motor Vehicles*

THE NATURAL

- 36** Jogging Trail
- 37** Par Course
- 38** Camping Ground
- 39** Picnic Spot
- 40** Flora Trail
- 41** Skywalk
- 42** Kids' Treehouse
- 43** Kids' Flying Fox
- 44** Kids' Vertical Playground
- 45** Half Basketball Court / Futsal Court

- 46** Putting Green
- 47** Hammock Area
- 48** Kids' Playground
- 49** Pavilion
- 50** Nested Viewing Deck
- 51** Jungle Gym
- 52** Hopscotch Path
- 53** Herb & Spice Garden
- 54** Vegetable Patch
- 55** Vertical Green*
- 56** Tropical Green Trail*

THE SPLASH

- 57** Infinity Pool
- 58** Kids' Pool
- 59** Kids' Water Play Area
- 60** Aqua Gym
- 61** Whirlpool Tub
- 62** Pebble Pool
- 63** Sun Deck
- 64** Lounge Deck
- 65** Sunken Seat
- 66** Tropical Island Hut
- 67** Floating Gazebos
- 68** Outdoor Shower

*Located at designated floors.

**Space only.

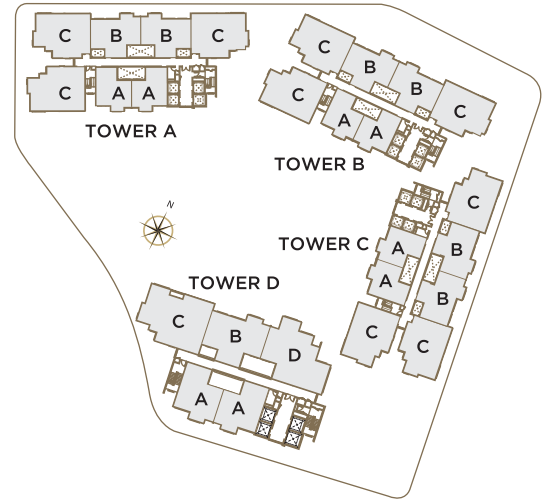
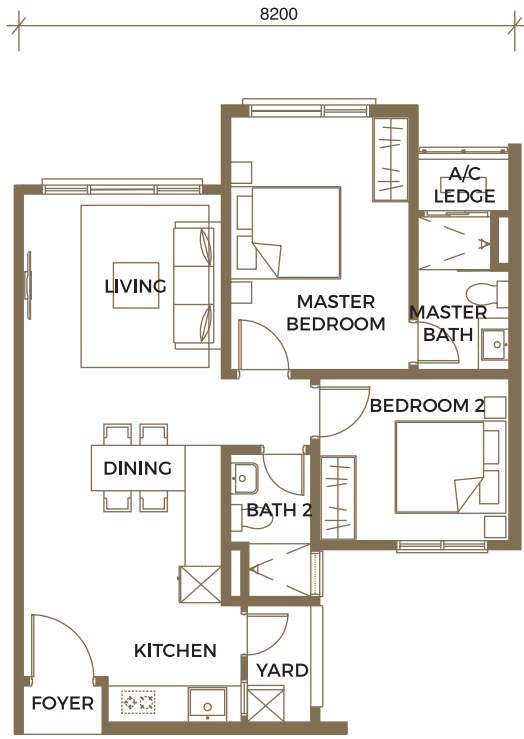


TYPE A TOTAL BUILT-UP
732 sq. ft.




-  2 BEDROOMS
-  2 BATHS
-  2 PARKING BAYS

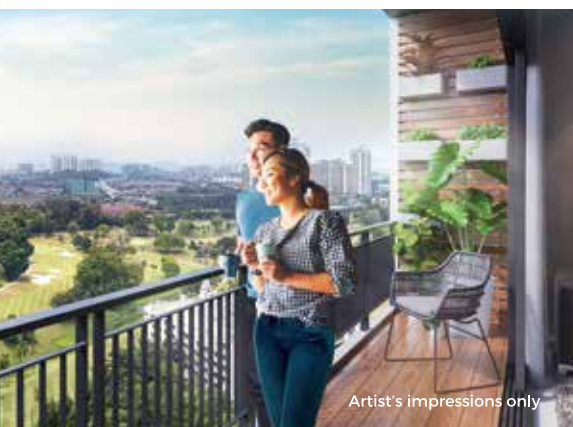
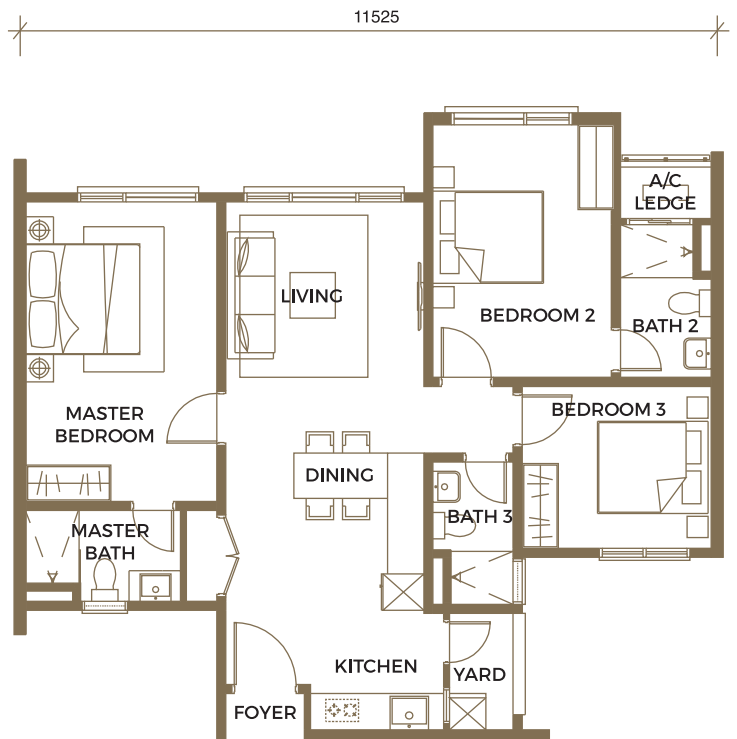


Scan here for
Virtual Reality Tour



TYPE B TOTAL BUILT-UP
974 sq. ft.

-  3 BEDROOMS
-  3 BATHS
-  2 PARKING BAYS



TYPE C TOTAL BUILT-UP
1,318 sq. ft.

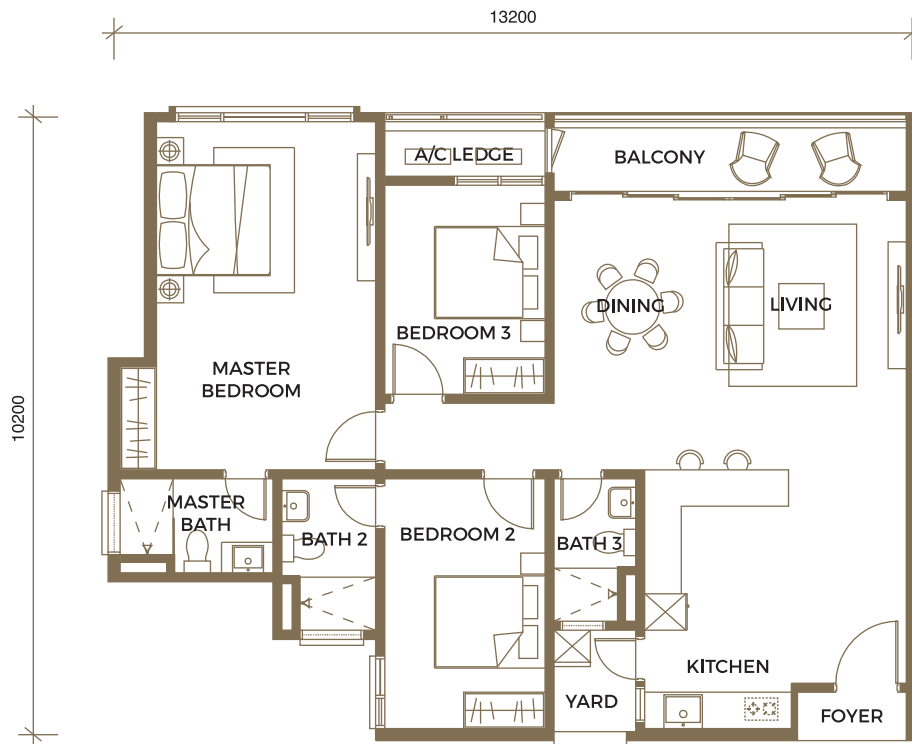


3 BEDROOMS

3 BATHS

2 PARKING BAYS

Scan here for
Virtual Reality Tour



SPECIFICATIONS

STRUCTURE

ROOF	Reinforced Concrete Structure
WALL	Reinforced Concrete Slab / Metal Roof (where applicable)
	Reinforced Concrete Wall / Brick Wall

WALL FINISHES

General	Skim Coat / Plaster & Paint
Bathroom	Wall Tiles to Ceiling Level
Kitchen	Wall Tiles to 1500mm height

CEILING FINISHES

	Skim Coat to Slab Soffit
	Plaster Ceiling to all Bathrooms

FLOOR FINISHES

Foyer / Living / Dining & Kitchen	Tiles
Master Bedroom / Bedrooms	Laminated Timber Flooring
Master Bathroom / Bathroom 2	Tiles
Yard	Tiles
Balcony (Type C)	Tiles
Air-Cond Ledge	Cement Rendered

DOORS

Entrance	Fire Rated Door
Bedrooms / Bathrooms / Yard	Timber Flush Door
Balcony (Type C)	Aluminium Framed Sliding Glass Door

WINDOWS

	Aluminium Framed Glass Window
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PAINTING

Internal	Emulsion Paint
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SANITARY FITTING

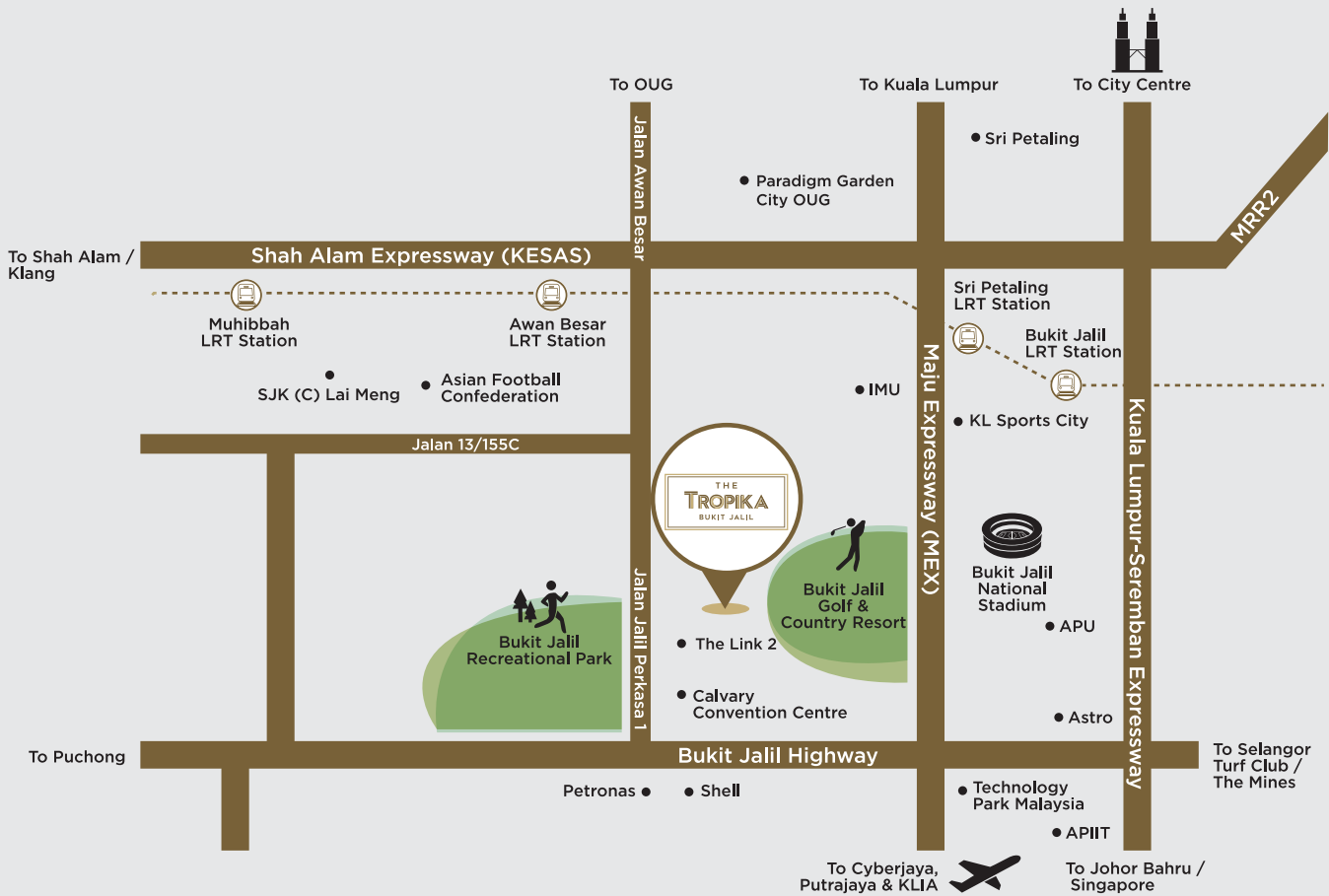
	Type A	Type B	Type C
Water Closet	2	3	3
Wash Basin	2	3	3
Toilet Paper Holder	2	3	3
Shower Head	2	3	3
Bidet Tap	2	3	3
Mirror	2	3	3


ELECTRICAL FITTING

	Type A	Type B	Type C
Lighting Point	13	16	21
13A Switched Socket Outlet	18	20	20
13A Switched Socket Outlet c/w IP54 Cover	2	2	2
Air Conditioning Point	3	4	4
Ceiling Fan Point	4	5	5
Storage Water Heater (Master Bath)	1	1	1
Water Heater Point	2	3	3
SATV Outlet	2	2	2
Fiber Wall Socket Outlet	1	1	1
Door Bell Point	1	1	1
Audio Intercom Point	1	1	1
Connection Outlet Hood	1	1	1
Connection Outlet Hob	1	1	1
Electrical Board 1 phase	1	1	1

AT THE HEART OF CONVENIENCE

Strategically located in between 5 major highways



 Berjaya Property Gallery Bukit Jalil

CONNECTIVITY

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

SHOPPING

- 1.6km Pavilion Bukit Jalil
- 3.1km Paradigm Garden City OUG
- 4.5km Pearl Point Shopping Mall
- 6.4km Giant Hypermarket
- 7.5km The Mines Shopping Mall

RECREATIONAL & LEISURE

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

- 600m Calvary Convention Centre
- 1.1km Asian Football Confederation
- 2.0km Bukit Jalil National Stadium
- 3.1km KL Sports City

EDUCATION

- 1.5km SMK Bukit Jalil
- 1.6km SJK (C) Lai Meng & SK Bukit Jalil
- 2.2km Asia Pacific Institute of Information Technology (APIIT)
- 2.4km Institute Sukan Negara
- 2.4km Sekolah Sukan Bukit Jalil
- 2.7km International Medical University (IMU)
- 4.1km Technology Park Malaysia College
- 4.2km Asia Pacific University of Technology & Innovation (APU)

HEALTHCARE

- 2.7km IMU Healthcare

PUBLIC TRANSPORT

- LRT - Sri Petaling Line
- 2.3km Awan Besar LRT Station
- 2.6km Muhibbah LRT Station
- 2.7km Bukit Jalil LRT Station
- 2.9km Sri Petaling LRT Station



Developer
Berjaya Golf Resort Berhad
(Company No.: 223292-U)
(A subsidiary of Berjaya Land Berhad -
Company No.: 201765-A)

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Property Gallery
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T : 03-8994 4866

• Developer 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 • Bumiputera Discount: 5% • Selling Price: Block A (Min: RM575,800 - Max: RM1,028,800), Block B (Min: RM617,800 - Max: RM1,105,800), Block C (Min: RM732,800 - Max: RM1,314,800), Block D (Min: RM779,800 - Max: RM1,391,800). All art renderings and pictures in this press advertisement are artist's impressions only. While every care is taken in providing this information, any inaccuracy and/or omission is not intentional. The developer cannot be held responsible for variations without notifications as may be required by the relevant authorities or developer's architect and cannot form part of an offer or contract.