

THE
TROPIKA
BUKIT JALIL

Freehold Residences



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8

Facility Zones

68

Facilities

868

Residential Units

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A low-angle photograph looking up at a dense forest canopy. The image shows the intricate network of tree branches and lush green leaves, with sunlight filtering through the foliage, creating a dappled light effect. The perspective makes the trees appear to converge towards the top of the frame, creating a sense of height and scale.

**INSPIRED BY NATURE
A PLACE YOU CALL HOME**

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.





Entrance Statement

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.



Commercial Main Entrance



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.



Retail Boulevard



Bird's Nest Viewing Deck



Life's Better Together

Revel in every precious moment made as you spend quality time, whether on your own or with loved ones.

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.



BBQ Area



Pebble Pool

Infinity Pool



Skywalk

Bespoke Lifestyle Features

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.

SITE PLAN



68 Exciting Facilities

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 / MMA Ring
- 4 Steam Room
- 5 Sauna Room
- 6 Spinning Room
- 7 Jumping Jack / Trampoline
- 8 Drinking Fountain Station
- 9 Outdoor Gym
- 10 Rock Climbing

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 Picnic Spot
- 18 BBQ Area
- 19 Viewing Deck

THE ZEN

- 20 Reflexology Walkway
- 21 Yoga Deck
- 22 Zen Garden

THE COMFORT

- 23 Multipurpose Room
- 24 Childcare
- 25 Convenience Store
- 26 PC Video Games Room
- 27 Coin Operated Laundry
- 28 Vending Machine
- 29 Indoor Games Room

THE COMMON

- 30 Management Room
- 31 Surau
- 32 Changing Room

THE STATION*

- 33 Car Wash
- 34 E Charging Station

THE NATURAL

- 35 Jogging Track
- 36 Par Course
- 37 Camping Ground
- 38 Picnic Spot
- 39 Scented Trail
- 40 Skywalk
- 41 Treehouse
- 42 Flying Fox
- 43 Vertical Playground

- 44 Half Basketball Court / Futsal Court
- 45 Putting Green
- 46 Hammock Area
- 47 Thematic Playground
- 48 Pavilion
- 49 Bird's Nest Viewing Deck
- 50 Jungle Gym
- 51 Adventure Trail
- 52 Herbs & Spice Garden
- 53 Vege Patch / Urban Farming
- 54 Green Waterfall
- 55 Vertical Green*
- 56 Tropical Green Trail*

THE SPLASH

- 57 Infinity Pool
- 58 Kids Pool
- 59 Children Water Park
- 60 Aqua Gym / Hydrotherapy Pool
- 61 Jacuzzi
- 62 Pebble Pool
- 63 Sun Deck
- 64 Lounge Deck
- 65 Sunken Seat
- 66 Tropical Island Hut
- 67 Floating Gazebos
- 68 Outdoor Shower

FACILITIES PLAN

Bukit Jalil Golf Course / Kuala Lumpur City Centre



*Located at designated floors.



3
TIER SECURITY

7
UNITS
PER FLOOR*
*Only applicable to tower A, B & C

2
PARKING BAYS



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.

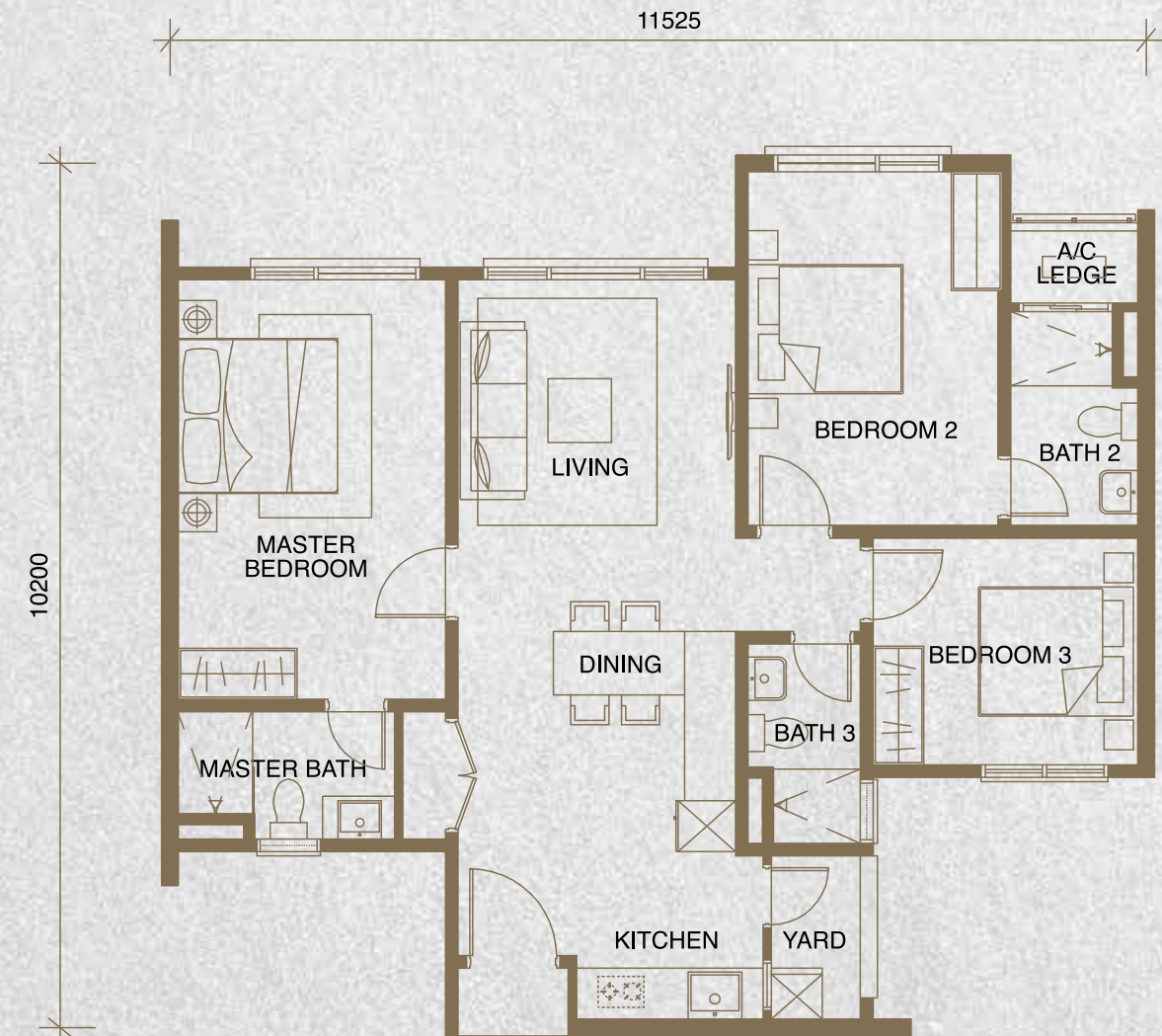
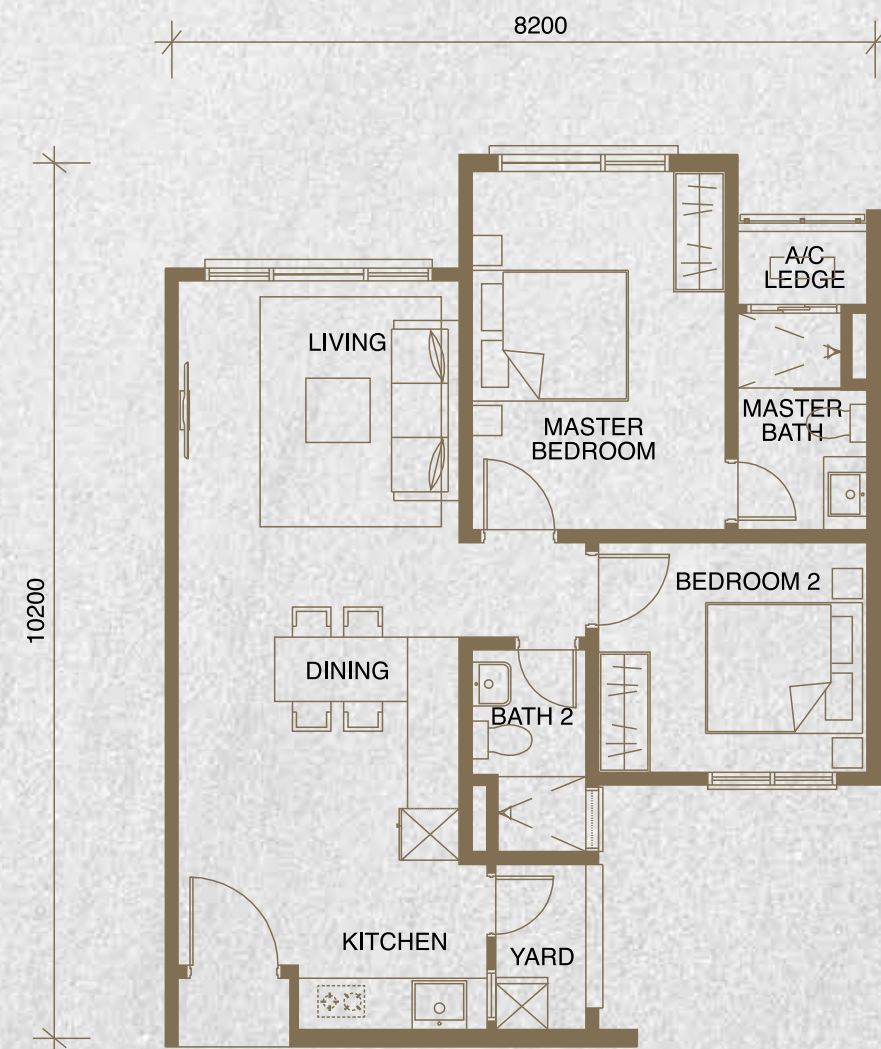
TYPE A

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



TYPE B

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



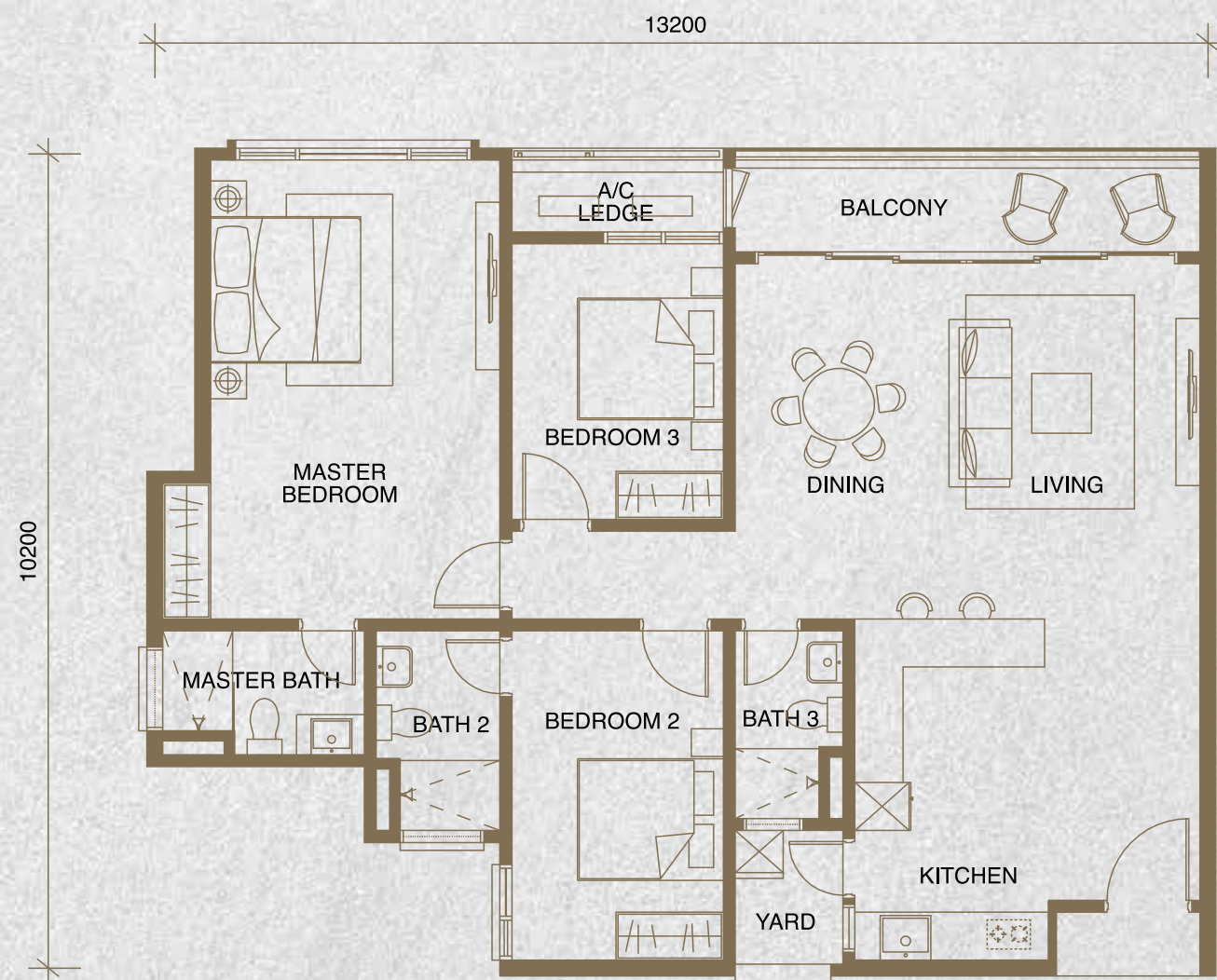
TYPE C

3 BEDROOMS
3 BATHS
TOTAL BUILT-UP
1,318 sq. ft.



TYPE D

3 BEDROOMS
3 BATHS
TOTAL BUILT-UP
1,251 sq. ft.
Only at Tower D.



SPECIFICATIONS

STRUCTURE	Reinforced Concrete Structure
ROOF	R.C.Slab / Metal Roof (where applicable)
WALL	RC Wall / Brickwall

WALL FINISHES	Plaster & Paint
General	Wall Tiles to Ceiling Level
Bathroom	Wall Tiles to 1500mm ht.
Kitchen	

CEILING FINISHES	Skim Coat to Slab Soffit
	Fibrous Plaster Ceiling to all Bathrooms

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

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

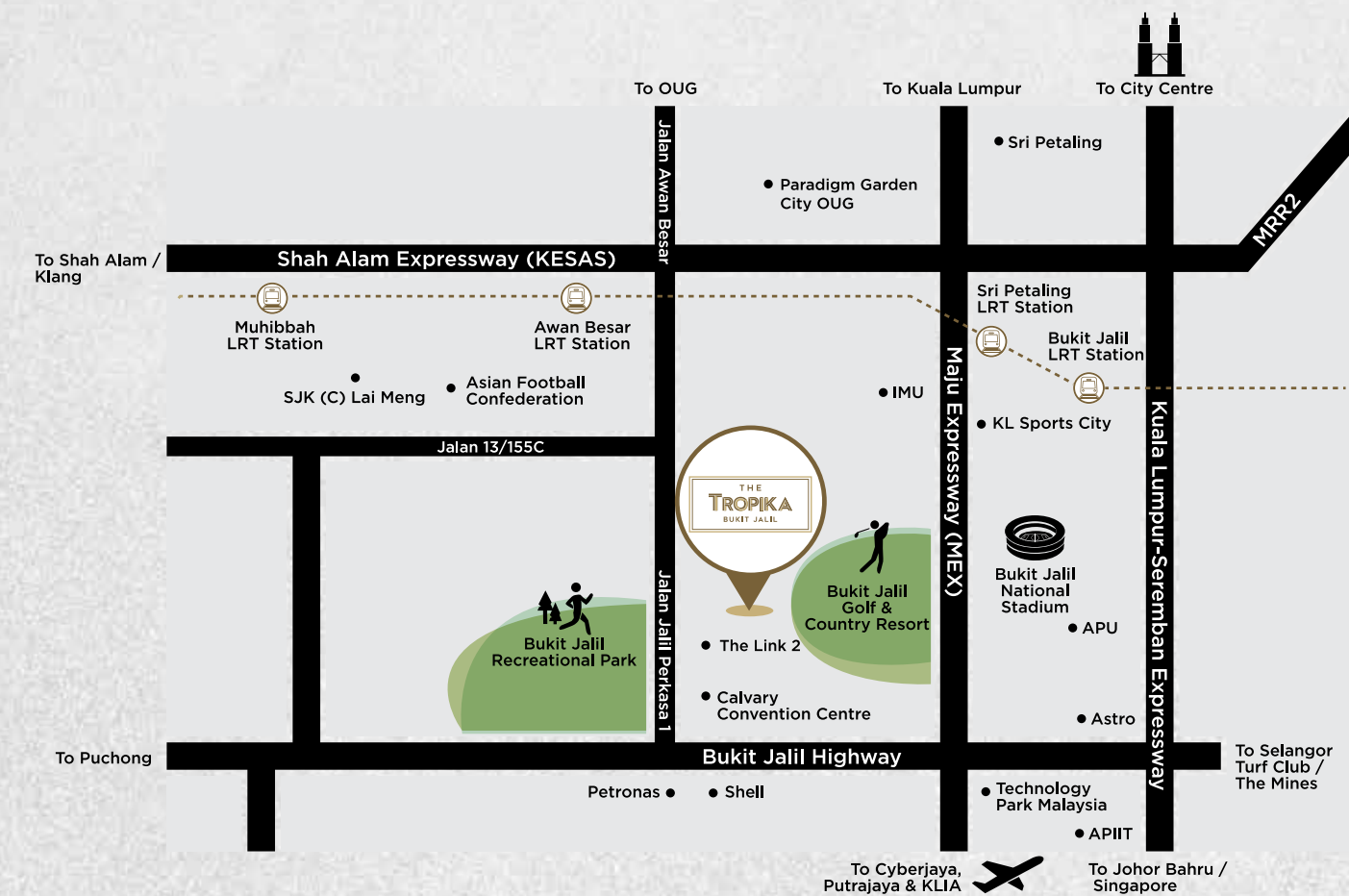
WINDOWS	Aluminium Window
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PAINTING	Emulsion Paint
Internal	Enamel Paint
Timber & Metal Works	

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

	Type A	Type B	Type C	Type D
ELECTRICAL FITTING				
Lighting Point	12	15	20	18
13A Switched Socket Outlet	20	22	22	23
Air Conditioning Point	3	4	4	4
Ceiling Fan Point	4	5	6	6
Instant Water Heater Point	2	3	3	3
SMATV Outlet	2	2	2	2
Fiber Wall Socket Outlet	1	1	1	1
Door Bell Point	1	1	1	1
Audio Intercom Point	1	1	1	1
Connection Outlet Hood	1	1	1	1
Connection Outlet Hob	1	1	1	1
Electrical Board 1 phase	1	1	1	1

AT THE HEART OF CONVENIENCE



- 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)
 - 2.7km International Medical University (IMU)
 - Institute Sukan Negara
 - 2.8km Sekolah Sukan Bukit Jalil
 - 4.2km Asia Pacific University of Technology & Innovation (APU)
 - 5.3km Technology Park Malaysia College

- HEALTHCARE**
- 2.7km IMU Healthcare

- PUBLIC TRANSPORT**
- LRT - Sri Petaling Line
 - 2.3km Awan Besar LRT Station
 - 2.6km Muhibbah LRT Station
 - 2.9km Sri Petaling LRT Station
 - 3.2km Bukit Jalil LRT Station



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:



Developer:

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

Head Office:

**Level 12, East, Berjaya Times Square,
No. 1, Jalan Imbi 55100 Kuala Lumpur.**

T : 03-2142 8028

F : 03-2143 2028


E : property@berjaya.com.my

W : berjayaproperties.com

Property Gallery:

**Berjaya Property Gallery Bukit Jalil
Lot 36471, Jalan Jalil Perkasa 7,
Bukit Jalil, 57100 Kuala Lumpur.**

T : 03-8994 4866

 : Berjaya Property Gallery Bukit Jalil

• 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 brochure 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.