

THE
TROPIKA
BUKIT JALIL

Freehold Residences





8

Facility Zones

68

Facilities

868

Residential Units





**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.



THE
TROPIKA
BUKIT JALIL

Bukit Jalil
Golf Course

Bukit Jalil
National
Stadium

The Link 2

Calvary
Convention
Centre

MAJU EXPRESSWAY (MEX)

BUKIT JALIL HIGHWAY

JALAN JALIL PERKASA 1

Bukit Jalil
Recreational Park



Entrance Statement



Commercial Main Entrance



Lifestyle
at Your Convenience

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.

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



Nested Viewing Deck



Life's Better Together

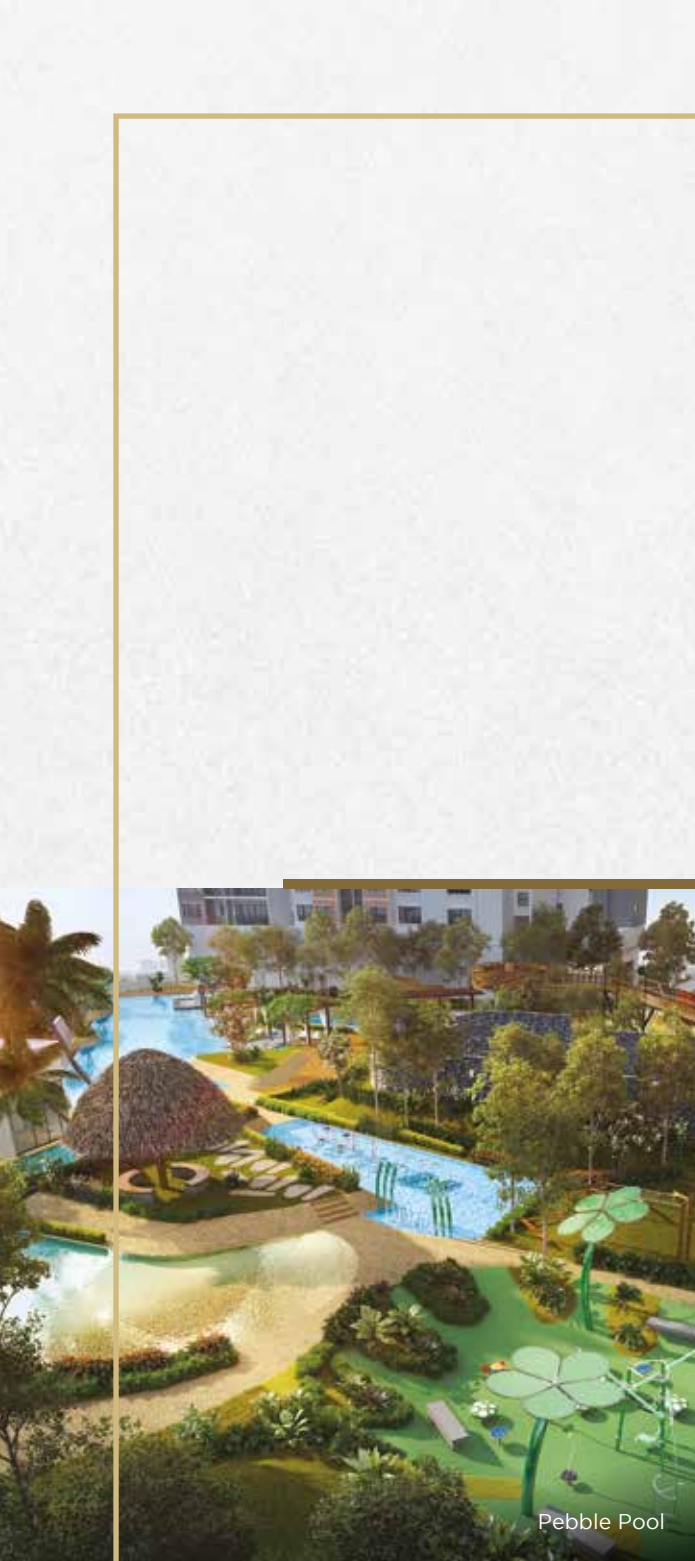
Revel in every precious moment made as you spend quality time, whether on your own or with loved ones.

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



LEGEND

-  Commercial
-  Residential
-  Proposed Link Bridge



FACILITIES PLAN

Bukit Jalil Golf Course / Kuala Lumpur City Centre

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 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

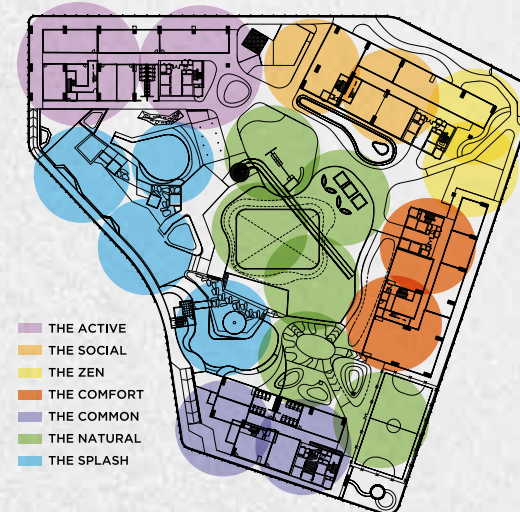
- 36 Jogging Trail
- 37 Par Course
- 38 Camping Ground
- 39 Picnic Spot
- 40 Flora Trail
- 41 Skywalk
- 42 Kids' Treehouse
- 43 Kids' Flying Fox

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



Bukit Jalil Golf & Country Resort

Bukit Jalil Recreational Park

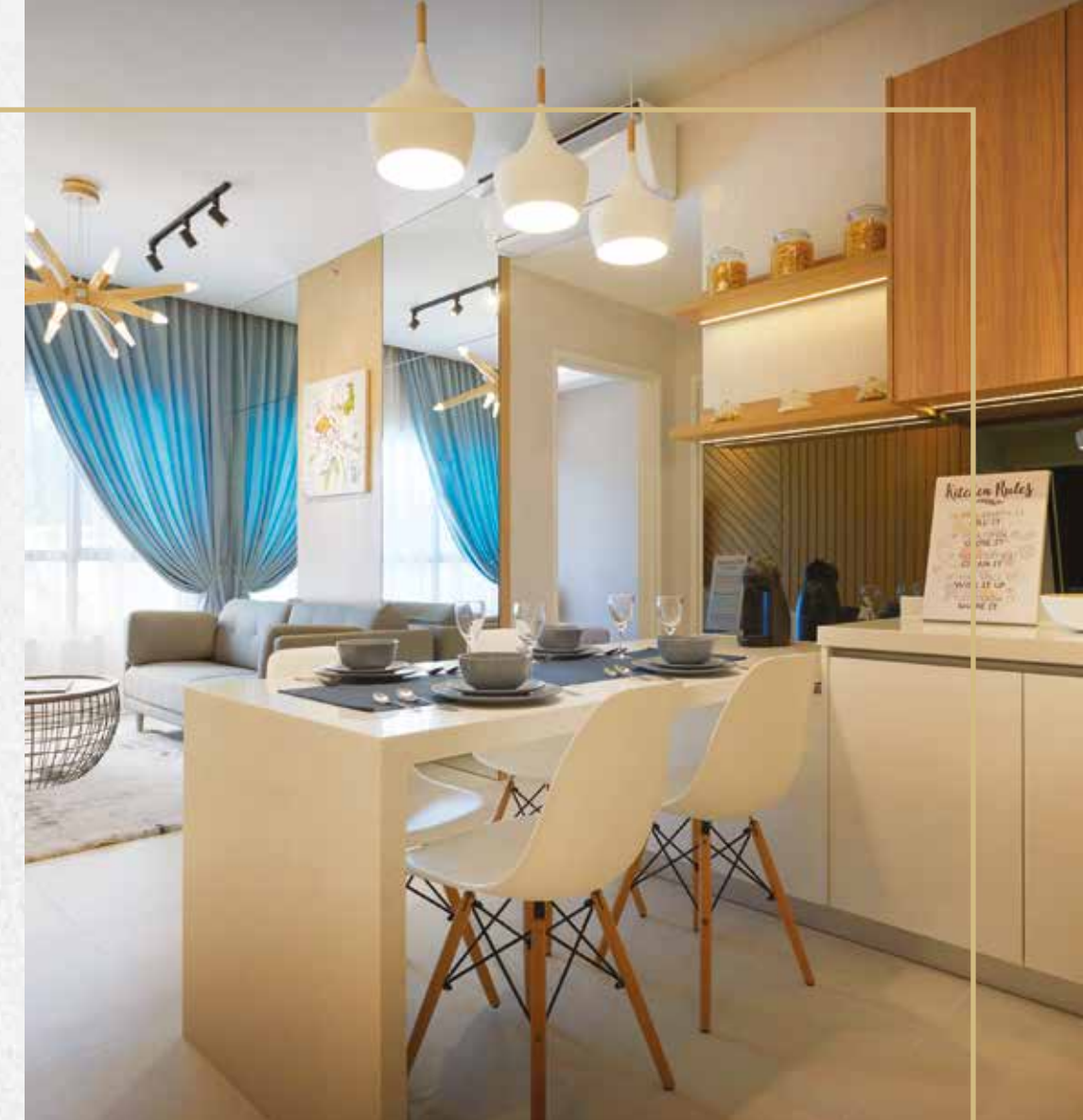
*Located at designated floors. **Space only.



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.

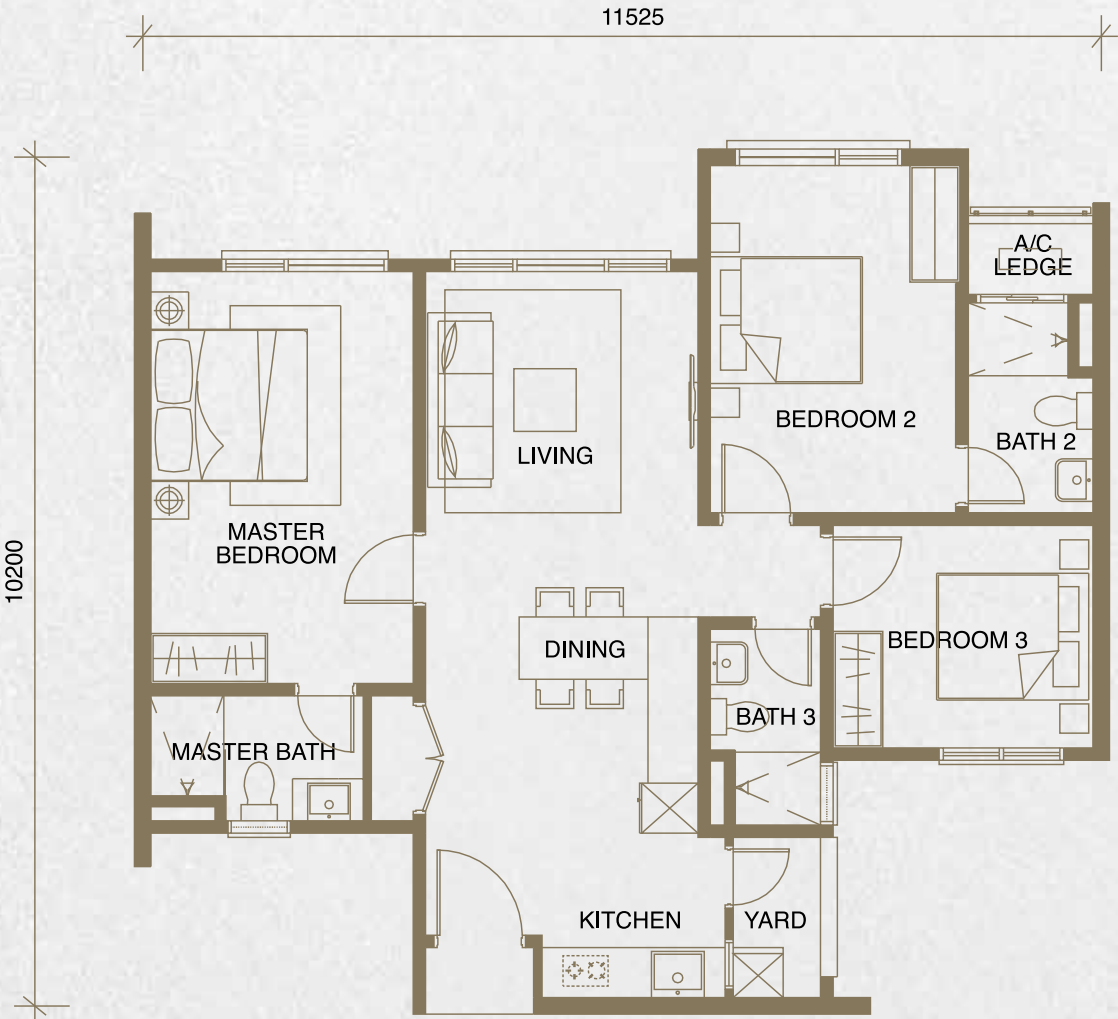
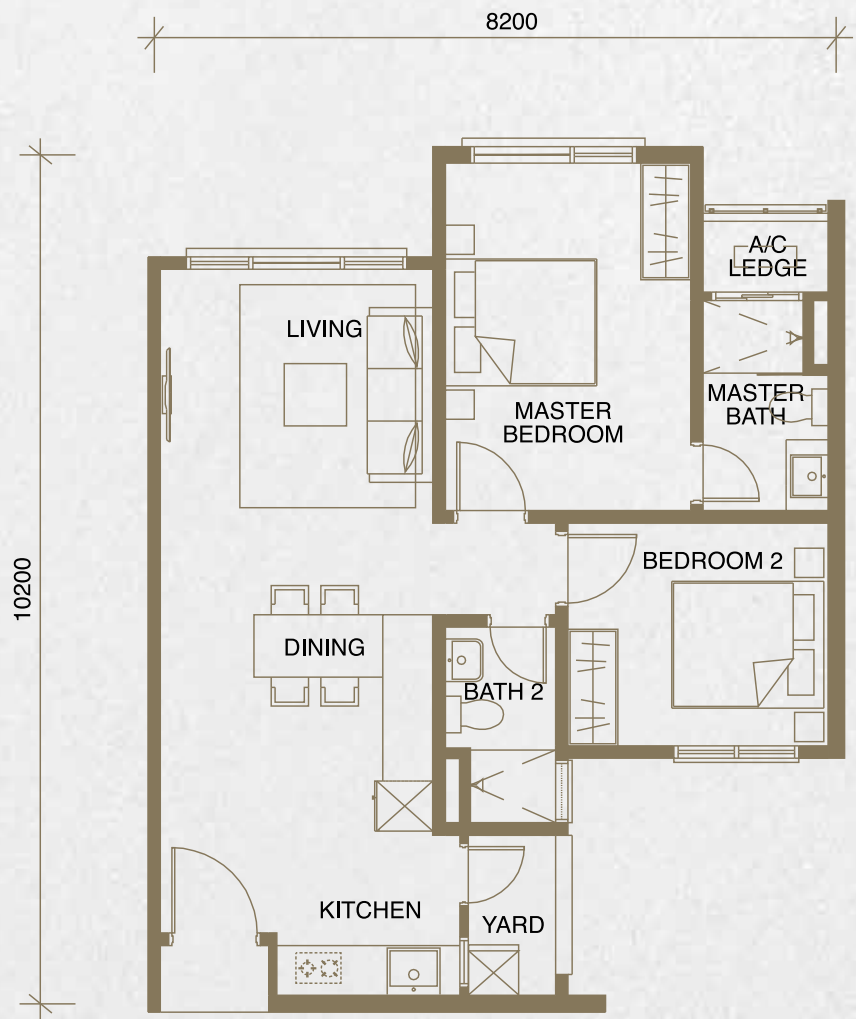


TYPE B

3 BEDROOMS

3 BATHS

TOTAL BUILT-UP
974 sq. ft.



TYPE C

3 BEDROOMS

3 BATHS

TOTAL BUILT-UP
1,318 sq. ft.



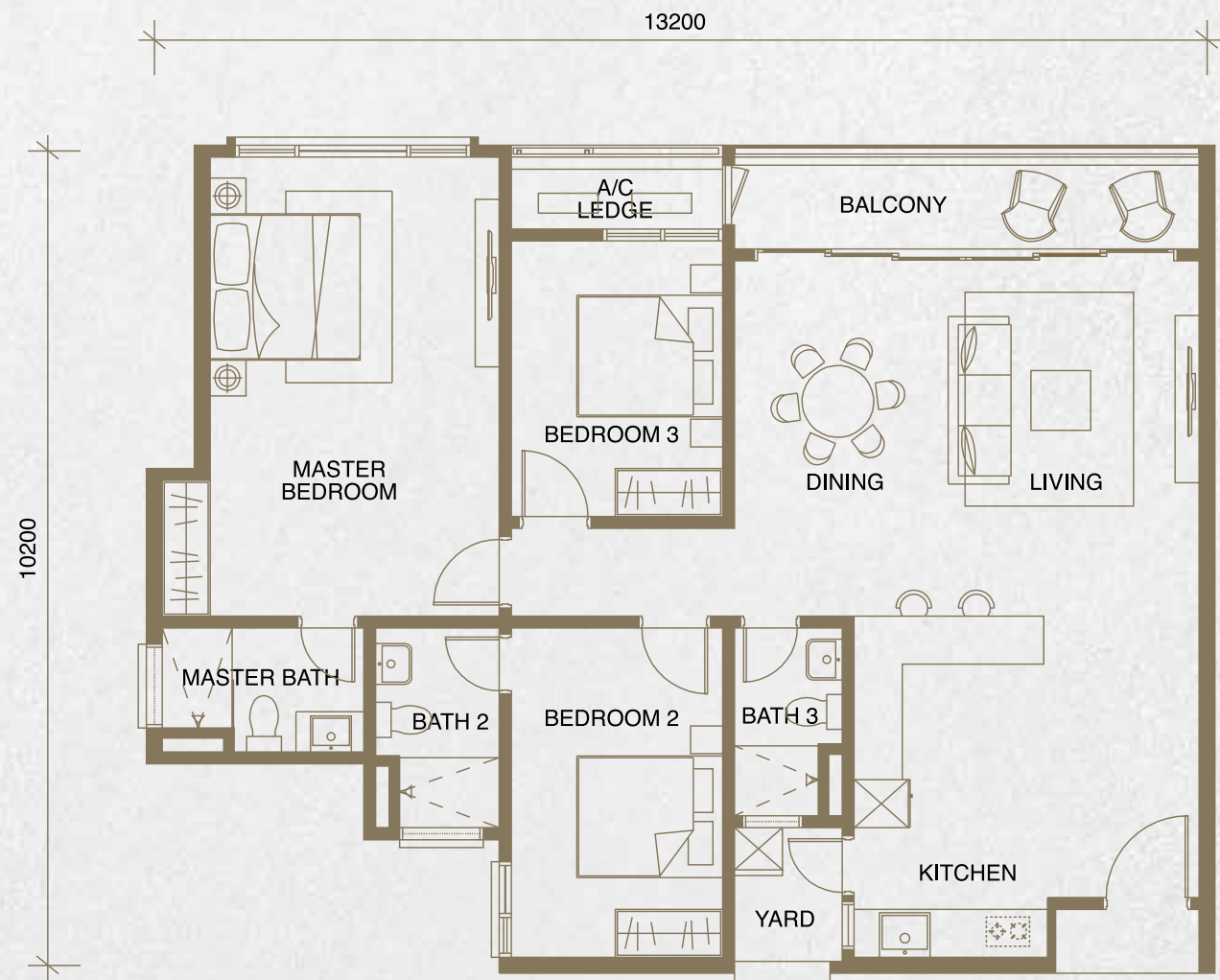
TYPE D

3 BEDROOMS

3 BATHS

TOTAL BUILT-UP
1,251 sq. ft.

Only at Tower D.



SPECIFICATIONS

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

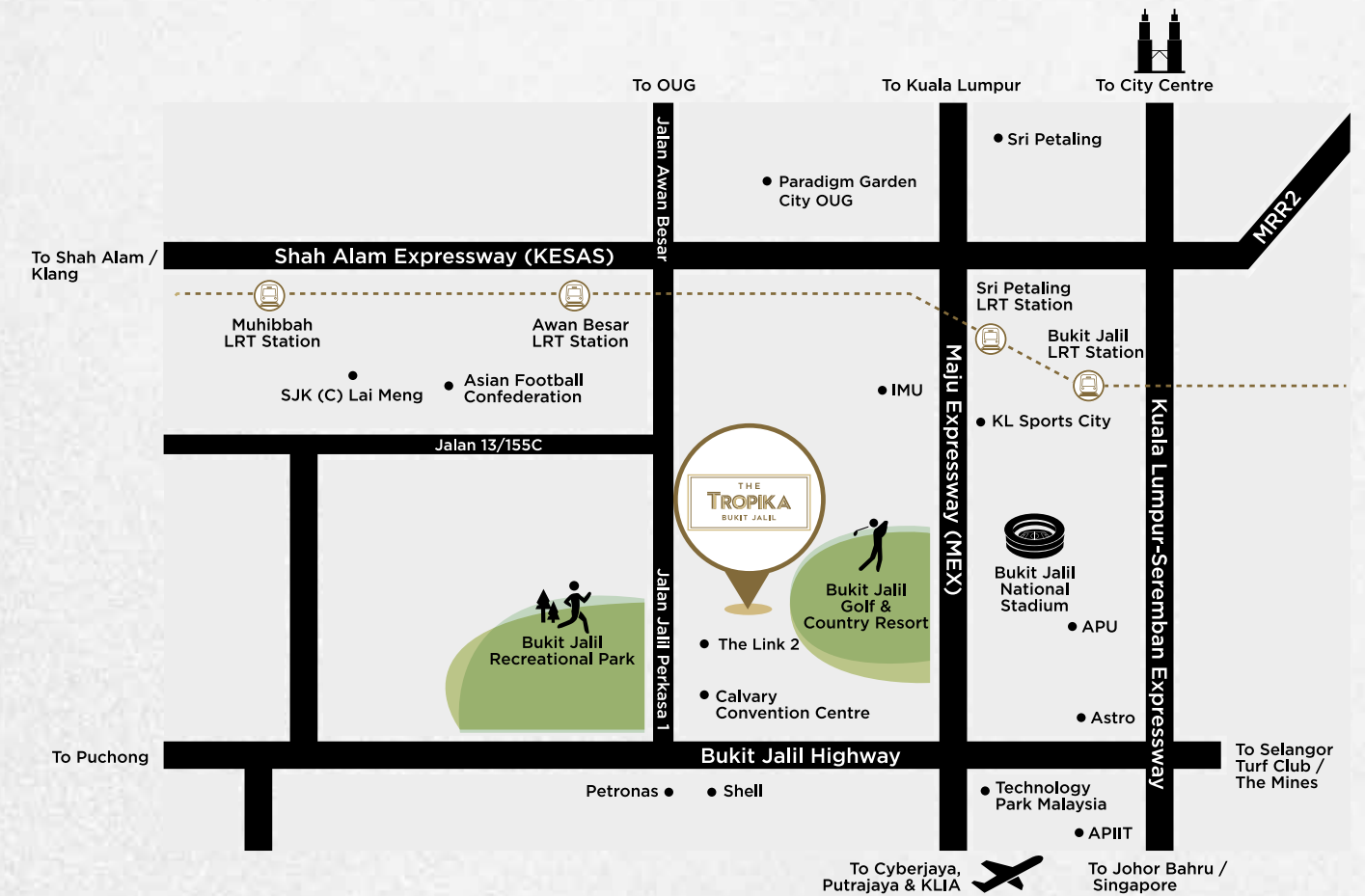
WINDOWS	Aluminium Framed Glass Window
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PAINTING	
Internal	Emulsion Paint

	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
13A Switched Socket Outlet c/w IP54 Cover	2	2	2	2
Air Conditioning Point	3	4	4	4
Ceiling Fan Point	4	5	5	5
Storage Water Heater (Master Bath)	1	1	1	1
Water Heater Point	2	3	3	3
SATV 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)
 - 2.4km 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



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**

• No. Lesen Pemaju: 5660-13/01-2022/01079(L) • Tempoh Sah Lesen: 21/01/2021 - 20/01/2022 • No. Lesen Permit: 5660-13/01-2022/01079(P) • Tempoh Sah Lesen: 21/01/2021 - 20/01/2022 • Pihak Berkuasa Yang Meluluskan Pelan Bangunan: Dewan Bandaraya Kuala Lumpur • No. Pelan Bangunan: BP 53 OSC 2018 1791 • Pajakan Tanah: Pegangan Kekal • Cagaran: RHB Bank Berhad • Tarikh Dijangka Siap: Feb 2023 • Jenis Hartanah: Residen Servis • Jumlah Unit: 868 unit • Diskaun Bumiputera: 5% • Harga Jualan: Blok A (Min.: RM575,800 – Maks.: RM1,028,800), Blok B (Min.: RM617,800 – Maks.: RM1,105,800), Blok C (Min.: RM732,800 – Maks.: RM1,314,800), Blok D (Min.: RM779,800 – Maks.: 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.