




YOUR URBAN LIFESTYLE DESTINATION



DAMAR
RESIDENCE
TROIKA PARK CITY

The image shows a tall, modern apartment building with a clubhouse and pool area. The building is white with dark accents and has many balconies. The clubhouse is a two-story building with large windows and a pool area. There are trees and a playground in the foreground. The sky is blue with some clouds.

MINDFULLY CRAFTED URBAN LIFESTYLE

Welcome to Tropika Park City, an impressive 30 acre oasis in KK South, envisioned as a self-contained connected township boasting of serene neighbourhood living and a vibrant commercial scene.

Damar Residences, Tropika Park City's landmark project, is well-crafted to create an apartment living experience that is filled with a dynamic energy to enhance your sense of fulfilment. Discover bliss at a place where form and function converge.

24-storey / 360 units

Built-up sizes: 780sf & 840sf

Modern architecture design

Each unit comes with 1 car park



Indulge in poolside relaxation with clubhouse amenities

Artist's Impression

YOUR IDEAL INTEGRATED DEVELOPMENT



WHOLESOME LIVING

Enjoy a healthy lifestyle with a recreational jogging and cycling track.



PARK

Seek pleasure in nature's warm embrace within the Central Park.



COMMERCIAL

A vibrant commercial hub that is a jog away, complete with alfresco dining, daily conveniences and a co-working space.



RESIDENTIAL

Redefine the living space with practical layouts for an ideal peace of mind.



Signature entrance statement of Tropika Park City

Artist's Impression

A LIFESTYLE DESTINATION THAT NATURE BUILT

With exclusive green areas making up 27% of the total development, a 2.96-acre Central Park as the designated green lung with cycling and walking paths connecting the entire Tropika Park City, be sure to embrace a serene neighbourhood living in touch with nature.

MASTER LAYOUT PLAN



- Approximately 27% green area of the total development
- Approximately 2.96 acres devoted to the Central Park as the green lung of Tropika Park City
- Approximately 1.7km designated cycling path
- Approximately 2.4km designated walking paths

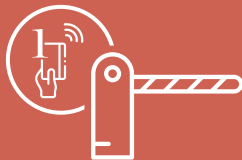
A PLACE TO LIVE, PLAY & CHILL

FACILITIES PLAN



- 1 Swimming Pool
- 2 Gymnasium Room (2nd floor)
- 3 Yoga / Pilates Room (2nd floor)
- 4 Co-living Lounge (Ground floor)
- 5 Children's Playground
- 6 Multipurpose Hall (Ground floor)
- 7 BBQ Area
- 8 Gazebo
- 9 Herbs Garden

ENJOY PEACE-OF-MIND LIVING WITH 3-TIER SECURITY



Access the
guard house with
access card



Access main
lobby / common areas
with access card



Access to the lift to
respective residential level
with access card

TYPE A

780 sq.ft.



2 Bedrooms



2 Bathrooms

TYPE B

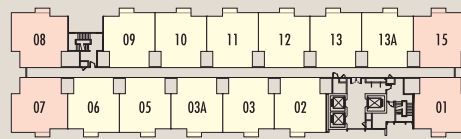
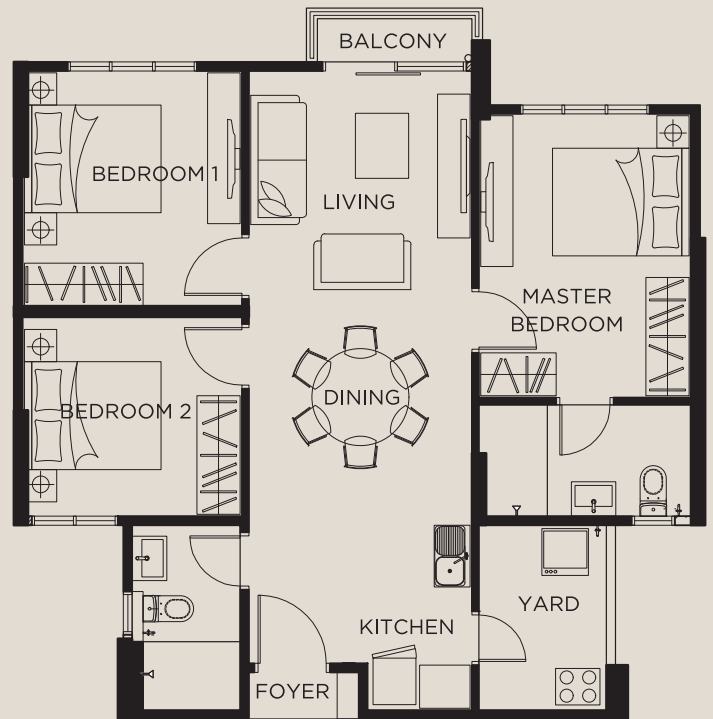
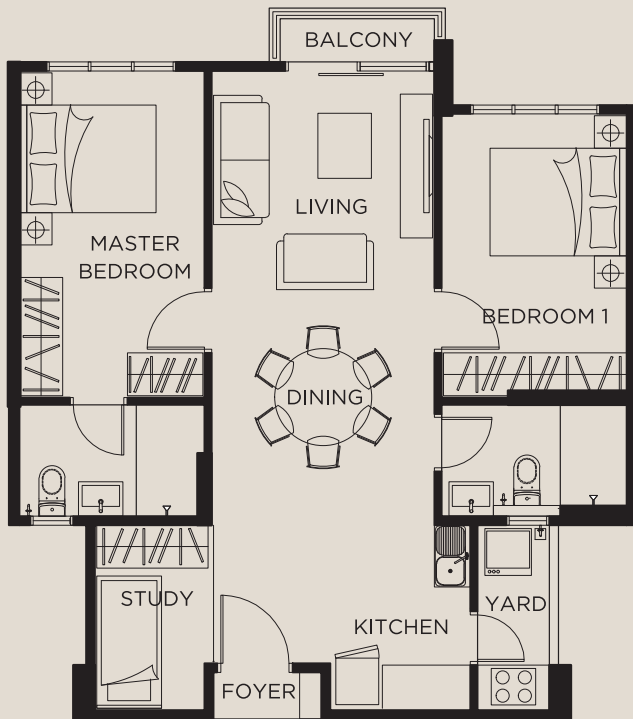
840 sq.ft.



3 Bedrooms



2 Bathrooms



□ Type A □ Type B

SPECIFICATIONS

Structure	Reinforced Concrete Framework		
Wall	R.C. Wall / Light Weight Block Wall*		
Roof	R.C. Roof		
Ceiling	Skim Coat / Plaster Ceiling Where Applicable & Paint		
Window	Aluminium Frame Window		
Door	Entrance & Yard	Fire Rated Door	Bedrooms Timber Flush Door
	Living	Aluminium Sliding Door	Bathrooms Timber Flush Door
Ironmongery	Quality Locksets & Accessories		
Wall Finishes	External Wall	Weathershield Paint Or Equivalent	
	Internal Wall	Emulsion Paint	
	Bathroom	Selected Tiles To Ceiling Height	
	Kitchen	Selected Tiles To 1500mm Height	
	Other Areas	Skim Coat & Paint	
Floor Finishes	Living / Dining	SPC Flooring	Entrance Foyer Selected Tiles
	Kitchen	SPC Flooring	Yard Selected Tiles
	Bedrooms	SPC Flooring	Bathrooms Selected Tiles
	Study Area	SPC Flooring (Unit Type A only)	Balcony Selected Tiles
Sanitary Installation	Quality Sanitary Wares & Fittings		
Electrical Installation	All Electrical Wiring To Be Concealed / Conduit To SESB Standard		
Services & Facilities	24/7 CCTV Security	Co-living Lounge	Function Room
	Gymnasium Room	Yoga Room	Landscape Lawn
	BBQ Area	Children's Playground	Surau
	Management Office	Swimming Pool	

* Where applicable

PIONEERING EXCELLENCE

Celebrating over 45 years of excellence, Zalam Corporation Sdn Bhd's rich history began with a simple vision; to be the company of choice in both the construction and property development sectors. Buoyed by the success of its projects, the company is distinguished by their award-winning projects with quality workmanship.

With an outstanding track record in construction and development since 1976, the company continues to bring growth in Lok Kawi, KK South with reputable commercial and residential developments including Alam Puteri Princess Heights @ Sepanggar and Alamesra Plaza Utama @ Alamesra, to name a few.

Zalam will continue to build more homes for the locals and further drive growth within the state.

Another Prestigious Development by:



Zalam Development (Sabah) Sdn Bhd

(Member of Zalam Group of Companies)

T 603 9056 2022

Visit our Show Gallery at:

Lot 14-1 & Lot 15-1, LKH Galleria, Lok Kawi,
89600 Papar, Kota Kinabalu, Sabah, Malaysia.

**For more information,
please contact marketing**

017 586 8022

Developer's License No.: (100-24/1317/7/1)/06-2026/06461 • Validity: 7/6/2022 to 6/6/2026 • Advertising & Sales Permit No.: (100-24/1317/7/1)/06-2026/04955 • Validity: 7/6/2022 to 6/6/2026 • Land Tenure: Leasehold (99 years) expired by 31 December 2083 • Land Encumbrances: Nil • Authority Approved Building Plan: MDPPR.600-2/32/2020(17) • Building Plan No.: KK/955(b)/SP/100-D • Expected Date of Completion: July 2025 • Type of Property: Apartment • Total Units: 360 • Selling Price: RM352,000 (Min) - RM455,000 (Max) • Bumiputera Reserve Units: 108 • Bumiputera Discount: 5%
All renderings are artist's impressions only. All measurements are approximate. All the above are subject to variations, modifications and substitutions as may be required by the Local Authorities.



www.tropikaparkcity.com.my