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# Avisa Residences Phase 2: Stylish homes with green credentials

Tropicana Alam's latest double-storey houses designed for inspired living



An artist's impression of Avisa Residences: Premium Green Terraces (Phase 2).

**A**visa Residences: Premium Green Terraces (Phase 2), the newest phase of the prestigious Tropicana Alam development, combines practical design, charming cultural elements and natural beauty. This thoughtfully crafted project offers comfortable, stylish homes with a focus on sustainability. Ideal for families and individuals seeking a tranquil, balanced lifestyle, Avisa Residences: Premium Green Terraces (Phase 2) seamlessly integrates contemporary living with retro aesthetics in a thriving, well-planned township.

Developed by Tropicana Corporation, which has successfully developed several townships, Tropicana Alam and Avisa Residences: Premium Green Terraces (Phase 2) continue the developer's commitment to providing high-quality, sustainable and livable homes.

## Spacious indoor and outdoor living

Avisa Residences: Premium Green Terraces (Phase 2) consists of 480 double-storey terrace houses, with a gross development value (GDV) of RM386mil, spread over 35.8 acres. It forms part of the larger Tropicana Alam, which spans a total of 362 acres.

Each home offers generous space and practical layouts, with built-ups ranging from 1,917 sq ft to 2,351 sq ft. The intermediate units feature four bedrooms and three bathrooms, while the corner units have four bedrooms and four bathrooms, making them ideal for families or multi-generational living.



An artist's impression of Avisa Residences: Premium Green Terraces (Phase 2) development area.

The homes are built on leasehold, individually titled lots, with land sizes of 20 ft by 70 ft or 22 ft by 70 ft, offering ample space for comfortable living. Corner and end units come with a sizable terrace plots, providing additional space for outdoor activities that are also perfect for gardening and relaxation. Intermediate units come with either a versatile back terrace – ideal for use as a garden, outdoor kitchen and laundry area – or they come with a spaciouly extended kitchen, eliminating the need for costly extension.

## Comfort and convenience for families

Avisa Residences: Premium Green Terraces (Phase 2) is designed with multi-generational living in mind, featuring several thoughtful details. Each home is equipped with

a ground-floor bathroom and a disabled-friendly entrance, offering convenience for elderly or mobility-impaired family members.

Upstairs, a spacious family area with a high ceiling creates a bright, airy ambience. To enhance the home's premium feel, laminated timber flooring is used on the upper level, while the car porch accommodates two vehicles for intermediate units and three for corner units.

All homes come with practical touches, such as a complimentary 4-star rated fan in each room with a fan point and an inverter air-conditioner in both the living room and master bedroom for energy-efficient cooling.

## Sustainability at the core

Avisa Residences: Premium Green Terraces (Phase 2) is a GreenRE-

certified development, reflecting contemporary homeowners' desire for sustainability and eco-friendly living. The homes are eco-constructed using low-carbon concrete and low VOC (volatile organic compound) paint is used to improve indoor air quality. Stone wool roof insulation helps regulate indoor temperatures and reduces energy consumption by limiting thermal transmittance.

Beyond the homes, the community features an enchanting

4.5-acre central park, a scenic 5-acre lake and a tranquil 1.3km lakeside jogging trail. These green spaces promote a healthy lifestyle and add to the township's charm and livability.

Safety and security are key priorities at Avisa Residences: Premium Green Terraces (Phase 2). The development is a gated community with a single point of entry, ensuring peace of mind for homeowners. The well-planned layout and secure environment provide a safe and comfortable space for families to thrive.

## Excellent connectivity and nearby amenities

Avisa Residences: Premium Green Terraces (Phase 2) enjoys excellent connectivity, with easy access to major highways, including the LATAR Expressway, Guthrie Corridor Expressway and Damansara-Shah Alam Expressway (DASH). It is also accessible via the North-South Expressway (NSE), New Klang Valley Expressway (NKVE) and West Coast Expressway (WCE). This strategic location makes commuting to key areas in the Klang Valley easy and convenient.

The township is surrounded by essential amenities that are conducive for families, including national primary and secondary schools, a Chinese primary school, supermarkets, hypermarkets, Hospital UTM, Poliklinik UKM and various commercial areas.

## Open for registration

With an estimated completion date in 2027, Avisa Residences: Premium Green Terraces (Phase 2) is now open for registration of interest. This is a golden opportunity for those seeking a spacious, eco-friendly home in a connected and tranquil township. Whether for a growing family, a multi-generational household or someone who appreciates spacious living surrounded by nature, Avisa Residences: Premium Green Terraces (Phase 2) offers a lifestyle that harmonises comfort, convenience and sustainability. For more information, visit <https://bit.ly/A2TSDA> or call 016-6999612.



An aerial view of Tropicana Alam. (Artist's impression)