



# Zero Zero Campaign

11/3/25

- **FREE SPA LEGAL FEES**
- **FREE LOAN AGREEMENT FEE**
- **FREE MOT**
- **FREE LOAN STAMP DUTY**
- **FREE VALUATION FEE**
- **FREE TRANSFER FEE**
- **SAVE RM50k in transfer costs**
- **Better than HOC**

LUMI TROPICANA



**Modern & Stylish Living Spaces**



Multitude of Facilities Click on youtube Link  
Attracting International and Private school  
Students + MNC companies



Located in the Wealthy Enclave of Tropicana

- Sandwiched between two international schools
- Tropicana Golf and Country Resort right Opposite
- Upcoming LRT 3 about 70 Metres away



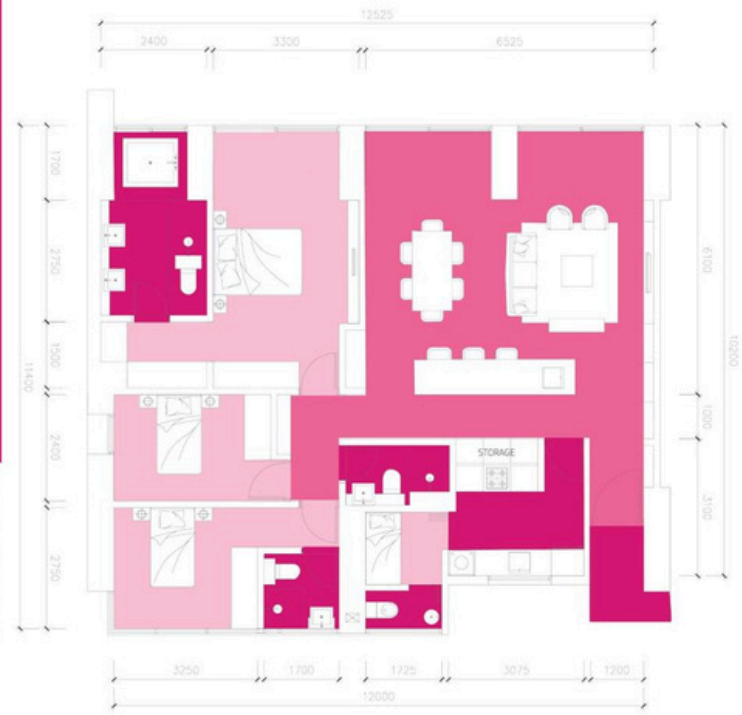


Located at the premium Block B2 closest to Golf

Now RM760PSF w Zero Zero Campaign

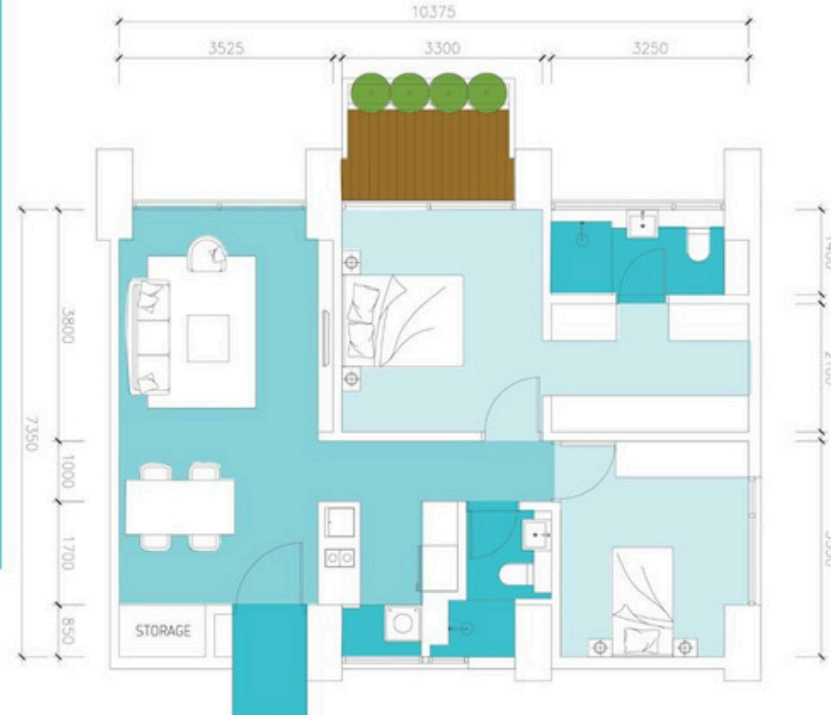
T&C This Package is Only for first 5 Buyers

# LUXURIOUS LIVING



UNIT TYPE C 1,509 sq ft (Full Balcony)

# PRACTICAL & PURPOSEFUL



TYPE A1 UNIT AREA

# Layout

## B/U 862sf

- 1509sf

# COMFORT & CONVENIENCE



UNIT TYPE B5 1,084 sq ft (1 Balcony Corner)

# Low Density

## 6 units per floor

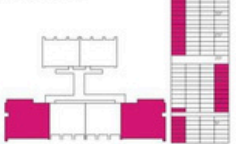
Layout Plan.

DEVELOPER PROVISION

- Kitchen cabinet
- Hob & hood
- Wardrobe
- Air conditioner
- Shower screen
- Plaster ceiling
- Lighting

\* May vary, depending on unit Type.

TYPE C UNIT AREA



Layout Plan.

DEVELOPER PROVISION

- Kitchen cabinet
- Hob & hood
- Wardrobe
- Air conditioner
- Shower screen
- Plaster ceiling
- Lighting

\* May vary, depending on unit Type.

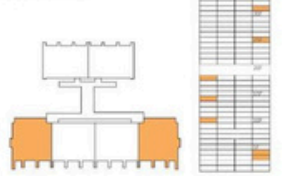
Layout Plan.

DEVELOPER PROVISION

- Kitchen cabinet
- Hob & hood
- Wardrobe
- Air conditioner
- Shower screen
- Plaster ceiling
- Lighting

\* May vary, depending on unit Type.

TYPE B5 UNIT AREA





**Saint Joseph International School**

# Crazy ROI and RENTAL at LUMI

Rental  
862sf RM3.8k ROI 7%

1010sf RM4.8k ROI 7.1%

1509sf RM7k ROI 7%

**British International school**

Airbnb 10% ROI

Records upon Request



## Exit Strategy

for Block B2 Premium Upcoming LRT3

**Your entry RM760psf onwards**

### Hold and exit

With an ROI of 7% hedged against an underpriced property

Sell in 5 years x 7% Rental = 35% + Forecast Profit of 40%

Total 75% ROI after 5 years

### Projected Worst Case scenario

In view of RM760 entry w/0 transfer cost a forced sale of RM880psf

16% Gross Gain after Disposal

# Premium Block B2 Location direct GOLF AND KL TOWER VIEW

Block B2

