

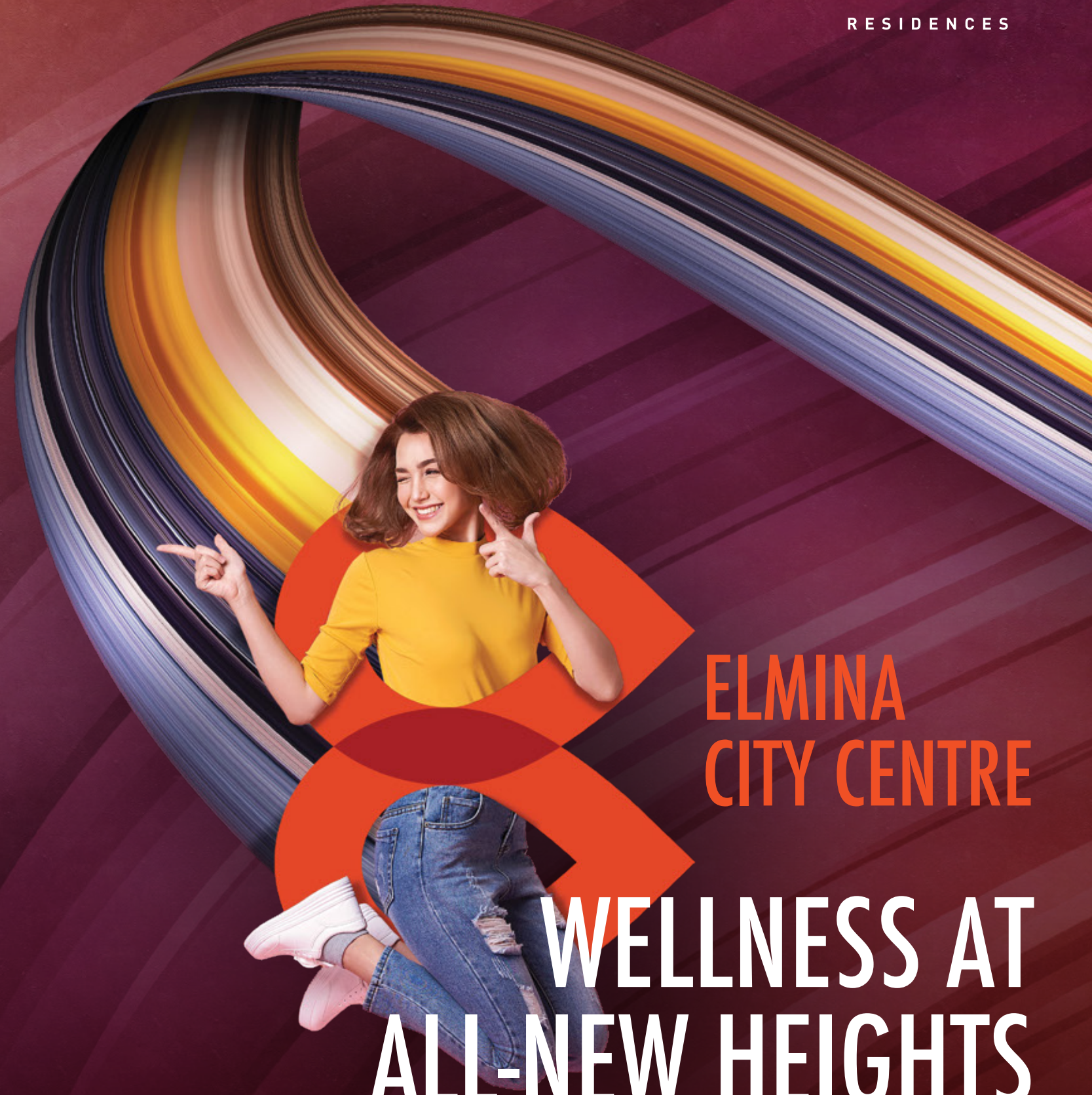


KANOPI
RESIDENCES



KANOPI
RESIDENCES

WELLNESS HAS BEEN THE CORE OF WHAT WE DO
AND THIS TIME, WE'RE TAKING IT SKY HIGH



ELMINA
CITY CENTRE

WELLNESS AT
ALL-NEW HEIGHTS

FOR ENQUIRIES
+603-7849 5700
www.kanopiresidences.com



Kanopi Residences • Phase ECC12 • Total Units: 499 • House Type: Serviced Apartment • Expected Completion Date: November 2028 • Land: Free of Encumbrances • Tenure of Land: Freehold • Developer's License No.: 13017/08-2028/1086(A) • Validity Period: 20/08/2023 - 19/08/2028 • Advertising & Sales Permit No.: 13017/47/06-2027/0583(A)(S) • Validity Period: 27/06/2024-26/06/2027 • Building Approving Authority: Majlis Bandaraya Shah Alam • Building Plan Reference No.: MBSA.BGN.600-3/4/30 • Developer: Sime Darby Property (City of Elmina) Sdn Bhd 199301028527 (283265-U), 10th Floor Block G, No. 2 Jalan PJU 1A/7A, Ara Damansara, 47301 Petaling Jaya, Selangor • Selling Price: SAMM - RM270,000 | Selling Price: RM675,888 (Min.) - RM829,888 (Max.) • 10% Bumiputera Discount (Subject to Quota).

THIS AD HAS BEEN APPROVED BY NATIONAL HOUSING DEPARTMENT. FOR DEVELOPMENT INFORMATION REFER TO TEDUHLPKPT.GOV.MY PORTAL





WELCOME HOME
TO WELLNESS

THRIVE RISE REVITALISE

UP HERE IN THE KANOPI

Freehold and exclusive
environment (only 499 units)

1,000 sq.ft. with 3 bedrooms

35+ wellness-inspired facilities

Easily accessible via DASH & GCE

Adjacent to 2,700-acre Forest Reserve



THE NEW BENCHMARK OF CITY LIVING

First high-rise in 350-acre Elmina City Centre

100m to Elmina Central Park

300m to Elmina Lakeside Mall

500m to Bukit Cherakah Forest Reserve

500m to Education Hub

1km to Guthrie Corridor Expressway

Bukit Cherakah Forest Reserve

Elmina
Rainforest
Knowledge
Centre

Elmina
Wellness Hub

Elmina
Residential Park

Education
Hub

Elmina
Central Park

Central
Business District

Future
Transit Hub

Elmina
Lakeside Mall

Guthrie
Corridor
Expressway



ELMINA CITY CENTRE

Artist's Impression of Elmina City Centre

EXPERIENCE CITY LIVING WITH WELLNESS INTEGRATED INTO EVERYDAY LIFE

The Elmina City Centre revolutionizes the concept of urban living, with wellness integrated into every fabric of the development. From promoting walkability to championing urban biodiversity, embrace the future of city living at Elmina City Centre.



Artist's Impression of Elmina Urban Park



WELLNESS ACTIVATED

A 300-acre Central Park at the city's doorstep with multiple wellness-centric amenities.

- | | |
|---------------------|---------------------------|
| Football Arena | Outdoor Art Museum |
| Community Velodrome | River Bath |
| Urban Farming | Camping Site |
| Amphitheatre | Forest Boardwalks & more! |



Artist's Impression of Community Velodrome at Elmina Sports Park



15-MINUTE CITY MOBILITY

Dedicated pedestrian and cycling tracks and bicycle parking

Safe streets designed based on Crime Prevention Through Environmental Safety (CPTED)

Lifestyle amenities planned within 15-minute walking or cycling distance from residential hubs



Artist's Impression of Elmina Forest Park



SUSTAINABILITY & GREEN LIVING

Next to a pristine 2,700-acre Forest Reserve

An 84-acre urban rainforest to explore at Elmina Forest Park

5km Biodiversity Corridor for ecological conservation & education

90km jogging and cycling track



INTEGRATED CITY LIVING

300m to Elmina Lakeside Mall, an outdoor concept mall with over 80 exciting brands.

Discover a holistic array of national, vernacular and international schools at the Elmina Education Hub.

Future Central Business District and transit hub, with work opportunities and connectivity.





CITY OF ELMINA

KANOPI RESIDENCES



EXPERIENCE NEW HEIGHTS OF WELLNESS



Artist's Impression of Kanopi Residences Facilities Deck



Artist's Impression of Kanopi Residences Swimming Pool

RAISING THE BAR WHEN IT COMES TO WELLNESS

In a place where nature is the backdrop to every experience, wellness becomes second nature. From co-working to lounging to getting fit, you can do it all in our sky facilities, crafted to elevate your living experience to greater heights.

- LEVEL
7
PODIUM
FACILITY DECK
- LEVEL
14
CO-WORKING
IN THE SKY
- LEVEL
22
LOUNGE
IN THE SKY
- LEVEL
30
FITNESS
IN THE SKY

PODIUM FACILITIES

LEVEL 7

- 01 Pedestrian / Jogging Path

02 Meadow Garden (Landscape)

03 Grand Lawn (Landscape)

04 Herbs Garden

05 BBQ Area

06 Multipurpose Pavilion

07 Family Lawn (Landscape)

08 Sunken Lounge

09 Pool Deck

10 Swimming Pool

11 Gymnasium
- 12 OKU Toilet

13 Female Toilet & Changing Room

14 Male Toilet & Changing Room

15 Outdoor Shower

16 Children's Pool

17 Playground

18 Family Pavilion (Gazebo 1)

19 Multipurpose Court

20 Meditation Lawn (Landscape)

21 Lookout Deck (Gazebo 2)



LEVEL 1

- 01 Guard House

02 Management Office

03 Mail Area

04 E-Hailing Area

05 Lounge

06 Nursery

07 Security / FCR

08 OKU Toilet

09 Toilet

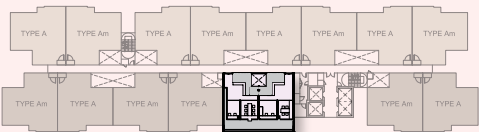
10 Female Surau
- 11 Male Surau

12 Refuse Collection Point

13 Refuse Collection Point (Retail)

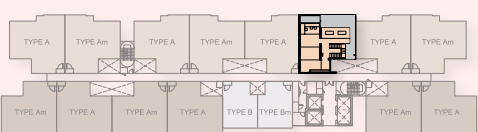
14 EV Charging Area

15 Bicycle Bay



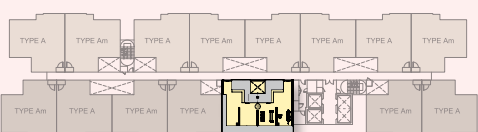
LEVEL 14

Co-Working In The Sky (Skydeck)



LEVEL 22

Lounge In The Sky (Skydeck)



LEVEL 30

Fitness In The Sky (Skydeck)

DISCOVER YOUR
PERFECT BALANCE HERE



Actual Photo of Kanopi Residences Type Am

Kanopi Residences offer more than just a home, it is a wellness oasis in the sky that is designed to invite nature indoors. The expansive living and dining area flows seamlessly to a balcony that allows natural light, fresh air and the soothing ambience of the surrounding nature to enhance your interior space.

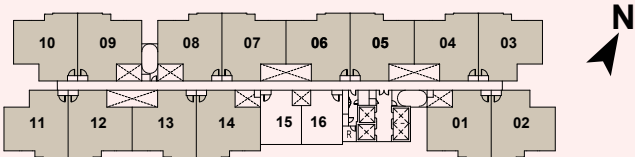


Awarded the prestigious GreenRE Silver rating, Kanopi Residences integrates energy-efficient designs, rainwater harvesting, and eco-friendly materials—setting a new standard for sustainable living and environmental stewardship.



FLOOR PLAN (TYPICAL)

A/AM		
1,000 SQ.FT.		
3	2	2
Bedrooms	Bathrooms	Car Parks

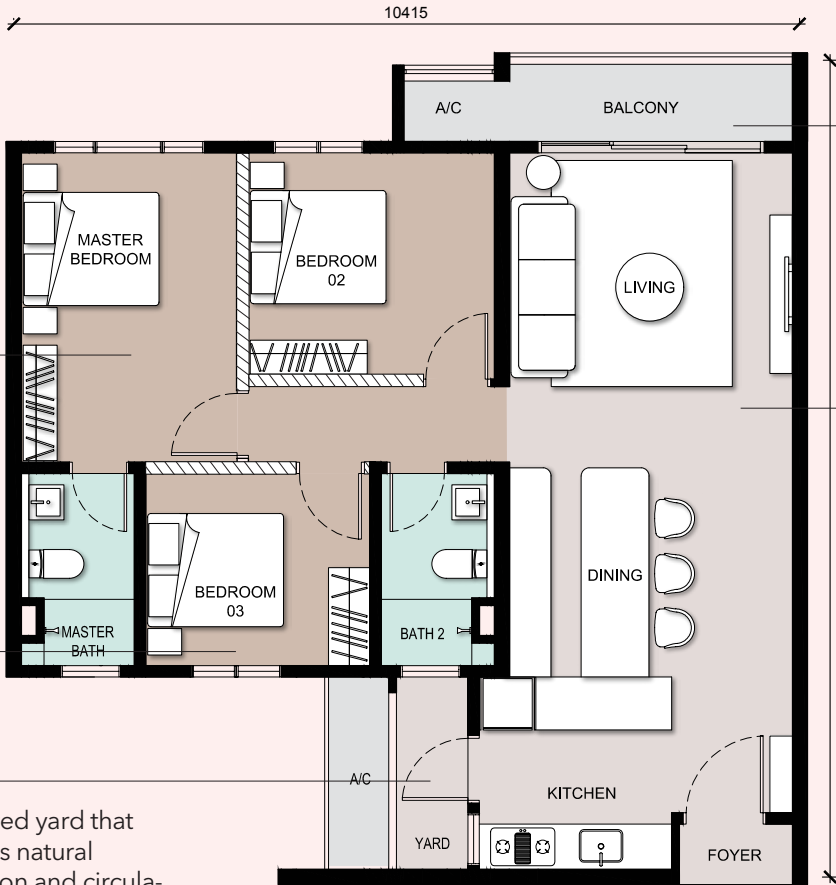


This unit type is available on all floors.

Master bedroom with en-suite bathroom and wide windows for ample natural lighting.

2 well-sized secondary bedrooms that can be flexibly used as a home office, kids bedroom, walk-in wardrobe and more.

Dedicated yard that provides natural ventilation and circulation to the kitchen area.



3-feet wide balcony to draw in natural breeze and sunlight into the home.

Open plan concept for absolute flexibility in space configuration.

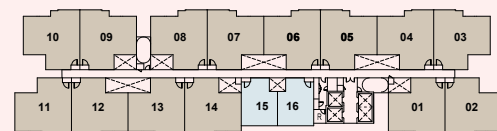


STOREY PLAN

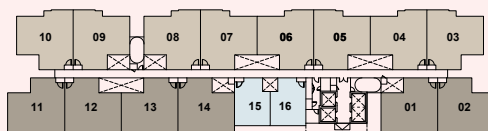
REMARKS	FACING PODIUM FACILITIES				FACING MAIN ENTRANCE			
	CORNER UNIT	INTERMEDIATE UNIT		CORNER UNIT	INTERMEDIATE UNIT		CORNER UNIT	

FACING VIEW		FACING PERSIARAN GARCINIA / FACING SOUTH EAST										FACING PERSIARAN AIDIA / FACING NORTH WEST									
Level 36	36-11 Am	36-12 A	36-13 Am	36-14 A	36-15 B	36-16 Bm	L I F T	36-01 Am	36-02 A	36-03 Am	36-04 A	36-05 Am	36-06 A	36-07 Am	36-08 A	36-09 Am	36-10 A				
Level 35	35-11 Am	35-12 A	35-13 Am	35-14 A	35-15 B	35-16 Bm		35-01 Am	35-02 A	35-03 Am	35-04 A	35-05 Am	35-06 A	35-07 Am	35-08 A	35-09 Am	35-10 A				
Level 34	34-11 Am	34-12 A	34-13 Am	34-14 A	34-15 B	34-16 Bm		34-01 Am	34-02 A	34-03 Am	34-04 A	34-05 Am	34-06 A	34-07 Am	34-08 A	34-09 Am	34-10 A				
Level 33	33-11 Am	33-12 A	33-13 Am	33-14 A	33-15 B	33-16 Bm		33-01 Am	33-02 A	33-03 Am	33-04 A	33-05 Am	33-06 A	33-07 Am	33-08 A	33-09 Am	33-10 A				
Level 32	32-11 Am	32-12 A	32-13 Am	32-14 A	Fitness In The Sky			32-01 Am	32-02 A	32-03 Am	32-04 A	32-05 Am	32-06 A	32-07 Am	32-08 A	32-09 Am	32-10 A				
Level 31	31-11 Am	31-12 A	31-13 Am	31-14 A				31-01 Am	31-02 A	31-03 Am	31-04 A	31-05 Am	31-06 A	31-07 Am	31-08 A	31-09 Am	31-10 A				
Level 30	30-11 Am	30-12 A	30-13 Am	30-14 A				30-01 Am	30-02 A	30-03 Am	30-04 A	30-05 Am	30-06 A	30-07 Am	30-08 A	30-09 Am	30-10 A				
Level 29	29-11 Am	29-12 A	29-13 Am	29-14 A	29-15 B	29-16 Bm		29-01 Am	29-02 A	29-03 Am	29-04 A	29-05 Am	29-06 A	29-07 Am	29-08 A	29-09 Am	29-10 A				
Level 28	28-11 Am	28-12 A	28-13 Am	28-14 A	28-15 B	28-16 Bm		28-01 Am	28-02 A	28-03 Am	28-04 A	28-05 Am	28-06 A	28-07 Am	28-08 A	28-09 Am	28-10 A				
Level 27	27-11 Am	27-12 A	27-13 Am	27-14 A	27-15 B	27-16 Bm		27-01 Am	27-02 A	27-03 Am	27-04 A	27-05 Am	27-06 A	27-07 Am	27-08 A	27-09 Am	27-10 A				
Level 26	26-11 Am	26-12 A	26-13 Am	26-14 A	26-15 B	26-16 Bm		26-01 Am	26-02 A	26-03 Am	26-04 A	26-05 Am	26-06 A	26-07 Am	26-08 A	26-09 Am	26-10 A				
Level 25	25-11 Am	25-12 A	25-13 Am	25-14 A	25-15 B	25-16 Bm		25-01 Am	25-02 A	25-03 Am	25-04 A	25-05 Am	25-06 A	25-07 Am	25-08 A	25-09 Am	25-10 A				
Level 24	24-11 Am	24-12 A	24-13 Am	24-14 A	24-15 B	24-16 Bm		24-01 Am	24-02 A	24-03 Am	24-04 A	Lounge In The Sky	24-06 A	24-07 Am	24-08 A	24-09 Am	24-10 A				
Level 23	23-11 Am	23-12 A	23-13 Am	23-14 A	23-15 B	23-16 Bm		23-01 Am	23-02 A	23-03 Am	23-04 A		23-06 A	23-07 Am	23-08 A	23-09 Am	23-10 A				
Level 22	22-11 Am	22-12 A	22-13 Am	22-14 A	22-15 B	22-16 Bm		22-01 Am	22-02 A	22-03 Am	22-04 A		22-06 A	22-07 Am	22-08 A	22-09 Am	22-10 A				
Level 21	21-11 Am	21-12 A	21-13 Am	21-14 A	21-15 B	21-16 Bm		21-01 Am	21-02 A	21-03 Am	21-04 A		21-06 A	21-07 Am	21-08 A	21-09 Am	21-10 A				
Level 20	20-11 Am	20-12 A	20-13 Am	20-14 A	20-15 B	20-16 Bm		20-01 Am	20-02 A	20-03 Am	20-04 A	20-05 Am	20-06 A	20-07 Am	20-08 A	20-09 Am	20-10 A				
Level 19	19-11 Am	19-12 A	19-13 Am	19-14 A	19-15 B	19-16 Bm		19-01 Am	19-02 A	19-03 Am	19-04 A	19-05 Am	19-06 A	19-07 Am	19-08 A	19-09 Am	19-10 A				
Level 18	18-11 Am	18-12 A	18-13 Am	18-14 A	18-15 B	18-16 Bm		18-01 Am	18-02 A	18-03 Am	18-04 A	18-05 Am	18-06 A	18-07 Am	18-08 A	18-09 Am	18-10 A				
Level 17	17-11 Am	17-12 A	17-13 Am	17-14 A	17-15 B	17-16 Bm		17-01 Am	17-02 A	17-03 Am	17-04 A	17-05 Am	17-06 A	17-07 Am	17-08 A	17-09 Am	17-10 A				
Level 16	16-11 Am	16-12 A	16-13 Am	16-14 A	16-15 B	16-16 Bm	16-01 Am	16-02 A	16-03 Am	16-04 A	16-05 Am	16-06 A	16-07 Am	16-08 A	16-09 Am	16-10 A					
Level 15	15-11 Am	15-12 A	15-13 Am	15-14 A	Co-Working In The Sky		15-01 Am	15-02 A	15-03 Am	15-04 A	15-05 Am	15-06 A	15-07 Am	15-08 A	15-09 Am	15-10 A					
Level 14	14-11 Am	14-12 A	14-13 Am	14-14 A			14-01 Am	14-02 A	14-03 Am	14-04 A	14-05 Am	14-06 A	14-07 Am	14-08 A	14-09 Am	14-10 A					
Level 13	13-11 Am	13-12 A	13-13 Am	13-14 A			13-15 B	13-16 Bm	13-01 Am	13-02 A	13-03 Am	13-04 A	13-05 Am	13-06 A	13-07 Am	13-08 A	13-09 Am	13-10 A			
Level 12	12-11 Am	12-12 A	12-13 Am	12-14 A	12-15 B	12-16 Bm	12-01 Am	12-02 A	12-03 Am	12-04 A	12-05 Am	12-06 A	12-07 Am	12-08 A	12-09 Am	12-10 A					
Level 11	11-11 Am	11-12 A	11-13 Am	11-14 A	11-15 B	11-16 Bm	11-01 Am	11-02 A	11-03 Am	11-04 A	11-05 Am	11-06 A	11-07 Am	11-08 A	11-09 Am	11-10 A					
Level 10	10-11 Am	10-12 A	10-13 Am	10-14 A	10-15 B	10-16 Bm	10-01 Am	10-02 A	10-03 Am	10-04 A	10-05 Am	10-06 A	10-07 Am	10-08 A	10-09 Am	10-10 A					
Level 09	09-11 Am	09-12 A	09-13 Am	09-14 A	09-15 B	09-16 Bm	09-01 Am	09-02 A	09-03 Am	09-04 A	09-05 Am	09-06 A	09-07 Am	09-08 A	09-09 Am	09-10 A					
Level 08	08-11 Am	08-12 A	08-13 Am	08-14 A	08-15 B	08-16 Bm	08-01 Am	08-02 A	08-03 Am	08-04 A	08-05 Am	08-06 A	08-07 Am	08-08 A	08-09 Am	08-10 A					
Level 07	07-11 A1m	07-12 A1	07-13 A1m	07-14 A1	07-15 B	07-16 Bm	07-01 A1m	07-02 A1	07-03 Am	07-04 A	07-05 Am	07-06 A	07-07 Am	07-08 A	07-09 Am	07-10 A					
	FACILITIES										FACILITIES										
Level 06	CAR PARK										CAR PARK	06-03 Am	06-04 A	06-05 Am	06-06 A	06-07 Am	06-08 A	06-09 Am	06-10 A		
Level 05	CAR PARK										CAR PARK	05-03 Am	05-04 0A	05-05 Am	05-06 A	05-07 Am	05-08 A	05-09 Am	05-10 A		
Level 04	CAR PARK										CAR PARK	04-03 Am	04-04 A	04-05 Am	04-06 A	04-07 Am	04-08 A	04-09 Am	04-10 A		
Level 03	CAR PARK										CAR PARK	03-03 Am	03-04 A	03-05 Am	03-06 A	03-07 Am	03-08 A	03-09 Am	03-10 A		
Level 02	CAR PARK										CAR PARK										
Level 01	CAR PARK										CAR PARK										

TYPICAL KEY PLAN



LEVEL 7 KEY PLAN



LEGEND



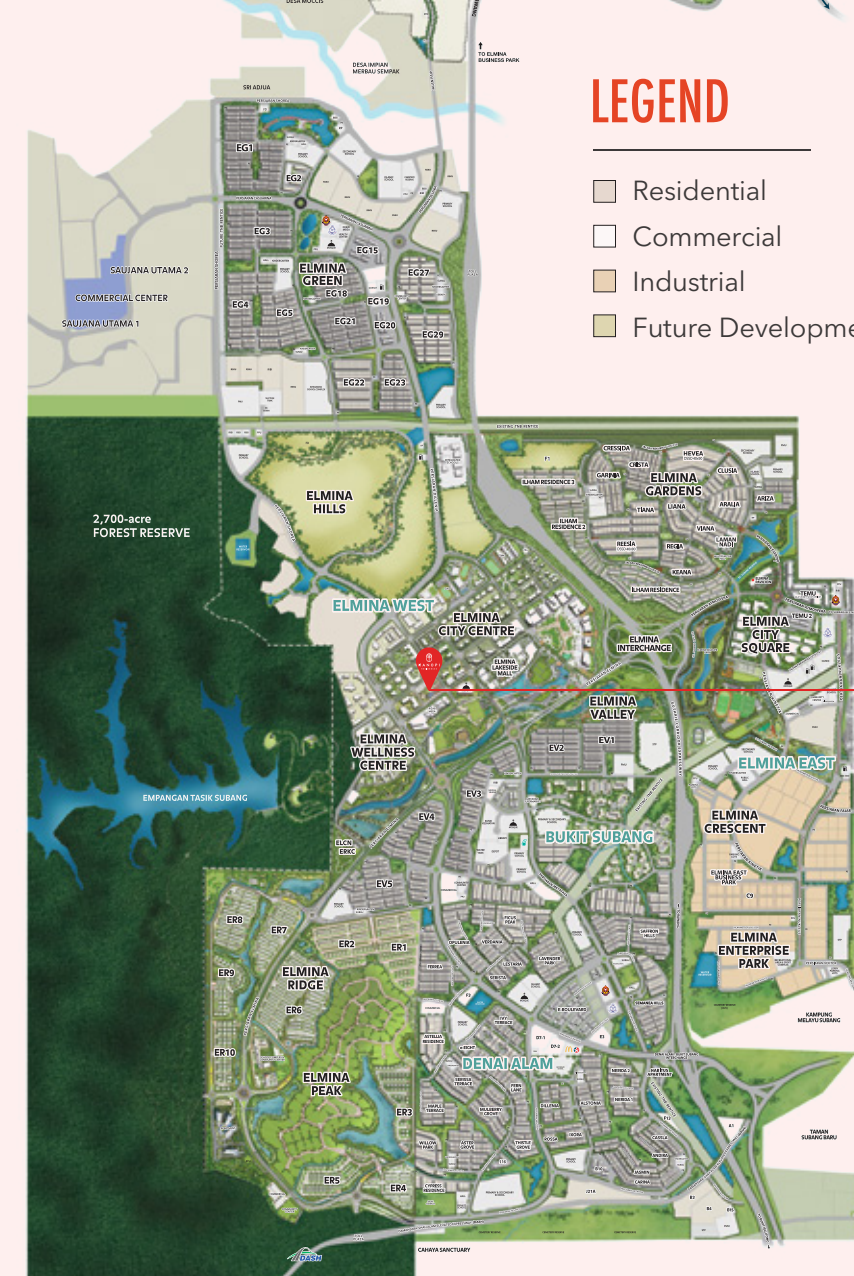
CITY OF ELMINA MASTER LAYOUT PLAN

The Elmina City Centre is centrally positioned to be the commercial heartbeat of the 6,500-acre City of Elmina, and is well-served by the Guthrie Corridor and DASH Expressways.



LEGEND

- Residential
- Commercial
- Industrial
- Future Development



This is an artistic representation of City of Elmina and it is not drawn to scale. It is not a master development plan. Therefore, certain detailed features may not be included and may not be completely accurate. Proposed uses and development depicted but not yet constructed are subject to change in design & location and the land use may be deleted without prior notice.



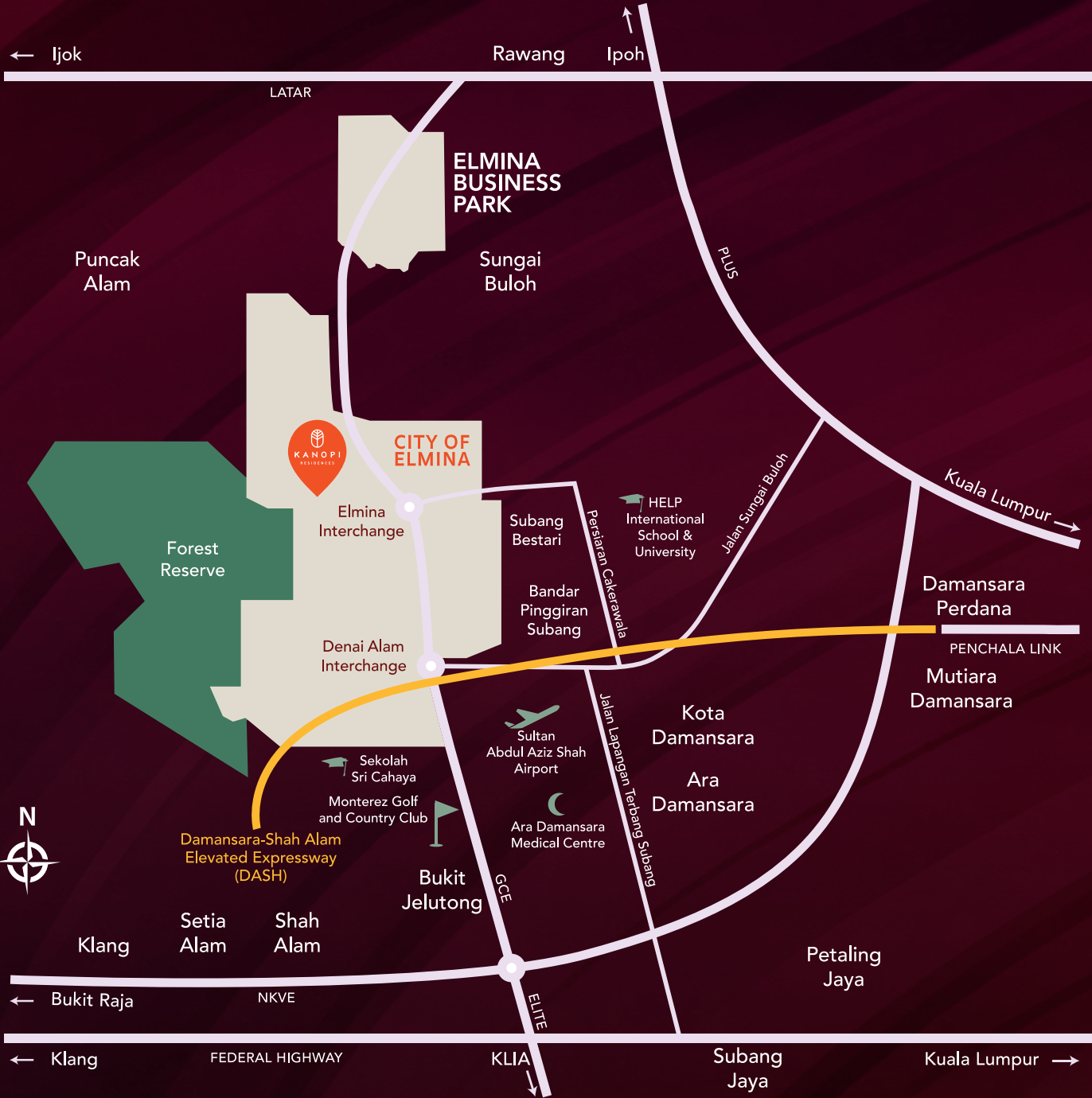
SPECIFICATIONS

Structure		:	Reinforced Concrete	
Wall		:	Masonry / Reinforced Concrete	
Roof Covering		:	Reinforced Concrete	
Roof Framing		:	Reinforced Concrete	
Ceiling		:	Plaster board / Skim Coat	
Windows	:	All	:	Aluminium Framed Glass Panel
Doors	:	Main Entrance	:	Fire Rated Door
	:	Other Doors	:	Timber Flush Door
			:	Aluminium Framed Glass Panel
Ironmongery		:	Locksets with Accessories	
Wall Finishes	:	General	:	Plaster, Skim Coat & Paint
	:	Kitchen	:	Tiles up to 1500mm High / Plaster & Paint
	:	All Bathroom	:	Tiles up to Ceiling Height
Floor Finishes	:	Entry	:	Porcelain Tiles
	:	Living / Dining / Kitchen : All Bedroom	:	Porcelain Tiles
	:	All Bedroom	:	Laminated Timber
	:	All Bathroom	:	Porcelain Tiles
	:	Yard	:	Ceramic Tiles
	:	Air Conditioning Ledge	:	Cement Render / Porcelain Tiles
	:	Balcony (Type A & Am)	:	Porcelain Tiles
	:	Terrace (Type A1 & A1m)	:	Porcelain Tiles
Sanitary & Plumbing Fittings		:	Sanitary Wares & Fittings	
Electrical Installations				
			Type A, Am, A1, A1m	
	:	Light Point	:	15
	:	Power Point	:	16
	:	Fan Point	:	4
	:	Door Bell Point	:	1
	:	Water Heater Power Point	:	2
	:	Air-Conditiong Power Point	:	4
	:	SMATV Point	:	1
	:	Telecommunication Point	:	1
	:	Electrical Distribution Board	:	1
Internal Telecommunication Trunking & Cabling		:	Conduit & Cabling	

DEVELOPER'S RESPONSIBILITIES:
i) The Developer shall, at its own cost and expense construct the descriptions set out (where applicable) in accordance with the quality and workmanship standards outlined in the Sime Darby Property Quality Assessment Manual, which copy shall be provided to the Purchaser prior to the signing of this Sales & Purchase Agreement.
ii) The Developer shall, at its own cost and expense, install or construct all of the items listed above in accordance with the description set out for the item or items marked * with an which may be deleted if not applicable.



GETTING HERE



ELMINA SALES GALLERY

No. 5, Persiaran Garcinia, Elmina West,
Seksyen U15, 40170 Shah Alam, Selangor

Monday - Sunday : 9:30 AM - 9:00 PM
+603-7849 5700