

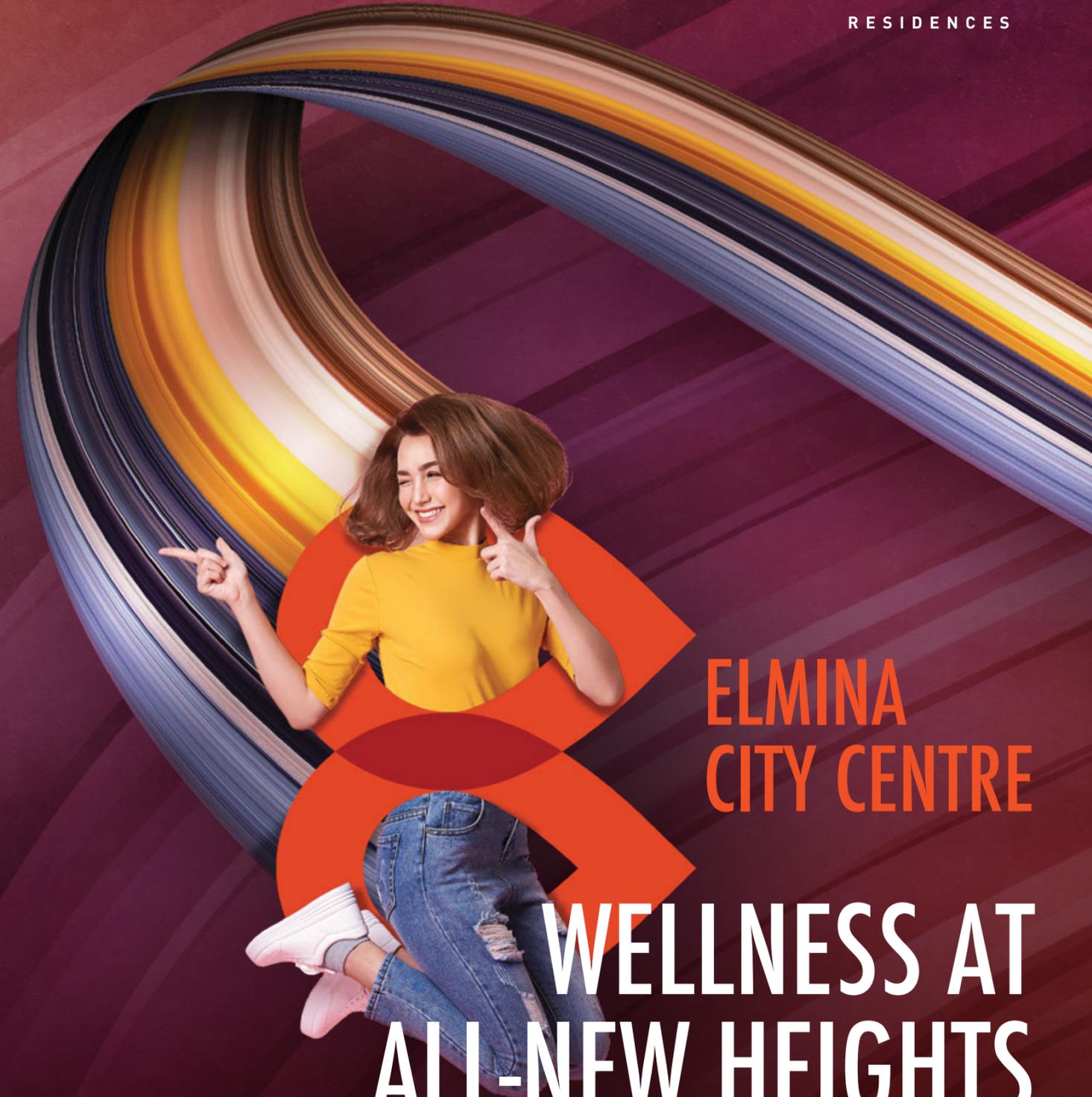


KANOPI  
RESIDENCES



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](http://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 TEDUHKPKT.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



Artist's Impression of Kanopi Residences

# 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
- Community Velodrome
- Urban Farming
- Amphitheatre
- Outdoor Art Museum
- River Bath
- Camping Site
- 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 Commercial Boulevard along Persiaran Garcinia



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.





# EXPERIENCE NEW HEIGHTS OF WELLNESS





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 | 12 OKU Toilet                    |
| 02 Meadow Garden (Landscape) | 13 Female Toilet & Changing Room |
| 03 Grand Lawn (Landscape)    | 14 Male Toilet & Changing Room   |
| 04 Herbs Garden              | 15 Outdoor Shower                |
| 05 BBQ Area                  | 16 Children's Pool               |
| 06 Multipurpose Pavilion     | 17 Playground                    |
| 07 Family Lawn (Landscape)   | 18 Family Pavilion (Gazebo 1)    |
| 08 Sunken Lounge             | 19 Multipurpose Court            |
| 09 Pool Deck                 | 20 Meditation Lawn (Landscape)   |
| 10 Swimming Pool             | 21 Lookout Deck (Gazebo 2)       |
| 11 Gymnasium                 |                                  |



### LEVEL 1

- |                      |                                     |
|----------------------|-------------------------------------|
| 01 Guard House       | 11 Male Surau                       |
| 02 Management Office | 12 Refuse Collection Point          |
| 03 Mail Area         | 13 Refuse Collection Point (Retail) |
| 04 E-Hailing Area    | 14 EV Charging Area                 |
| 05 Lounge            | 15 Bicycle Bay                      |
| 06 Nursery           |                                     |
| 07 Security / FCR    |                                     |
| 08 OKU Toilet        |                                     |
| 09 Toilet            |                                     |
| 10 Female Surau      |                                     |



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.



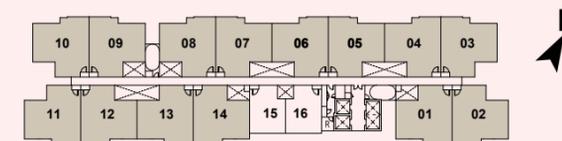
Awarded the prestigious GreenRE Silver rating, Kanopi Residences integrates energy-efficient designs, rainwater harvesting, and eco-friendly materials—setting a new standard for sustainable living and environmental stewardship.



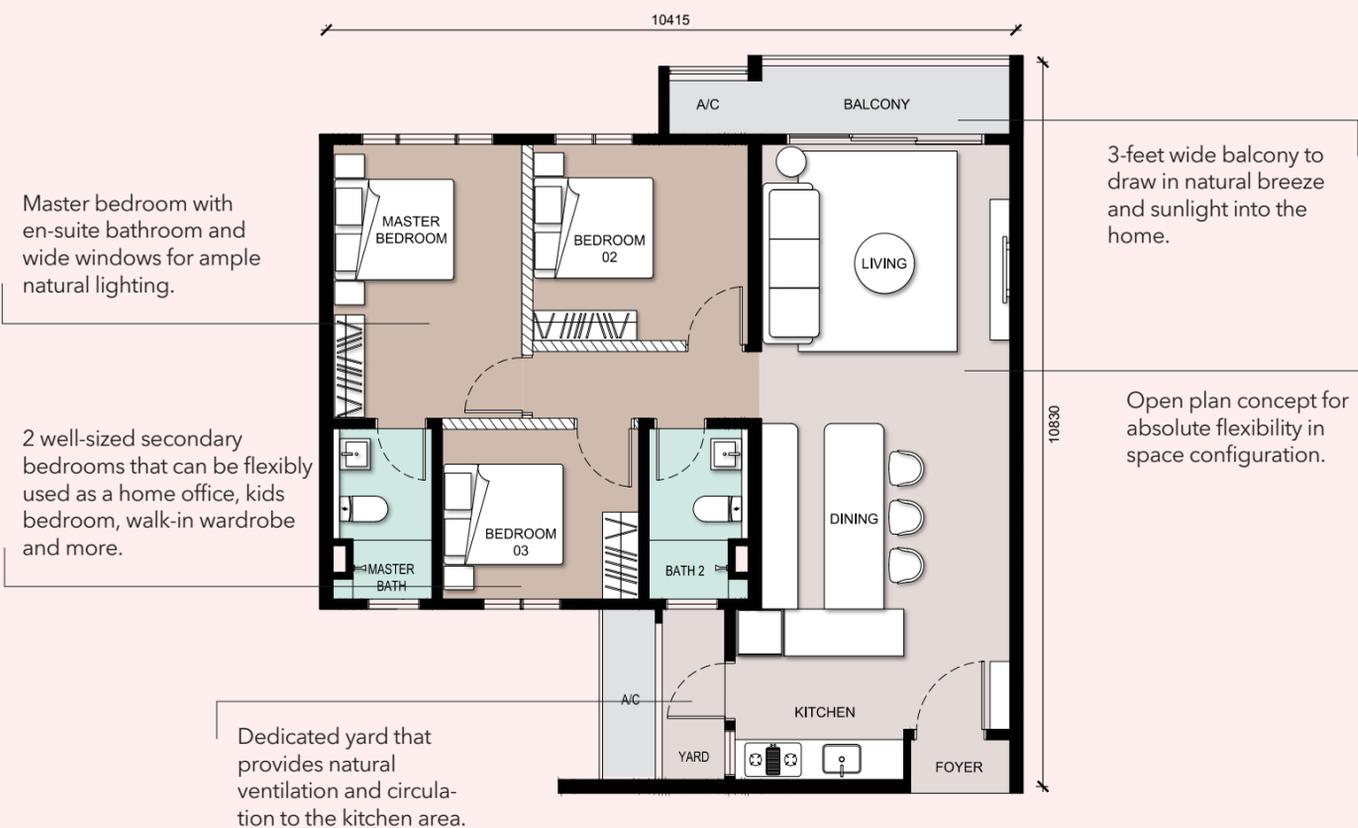
## FLOOR PLAN (TYPICAL)

**A/AM**  
1,000 SQ.FT.

3	2	2
Bedrooms	Bathrooms	Car Parks



This unit type is available on all floors.

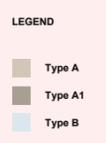
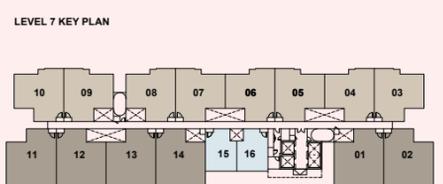
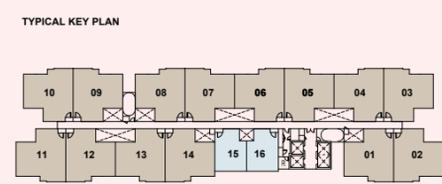


# STOREY PLAN

REMARKS	FACING PODIUM FACILITIES						FACING MAIN ENTRANCE									
	CORNER UNIT	INTERMEDIATE UNIT				CORNER UNIT	INTERMEDIATE UNIT				CORNER UNIT					
	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	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	Lounge In The Sky		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			29-01 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	24-05 Am	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	23-05 Am	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	22-05 Am	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	21-05 Am	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 Am	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 Am	07-12 A	07-13 Am	07-14 A	07-15 B	07-16 Bm	07-01 Am	07-02 A	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									
Level 05	CAR PARK						CAR PARK									
Level 04	CAR PARK						CAR PARK									
Level 03	CAR PARK						CAR PARK									
Level 02	CAR PARK						CAR PARK									
Level 01	CAR PARK						CAR PARK									

# 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.



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.

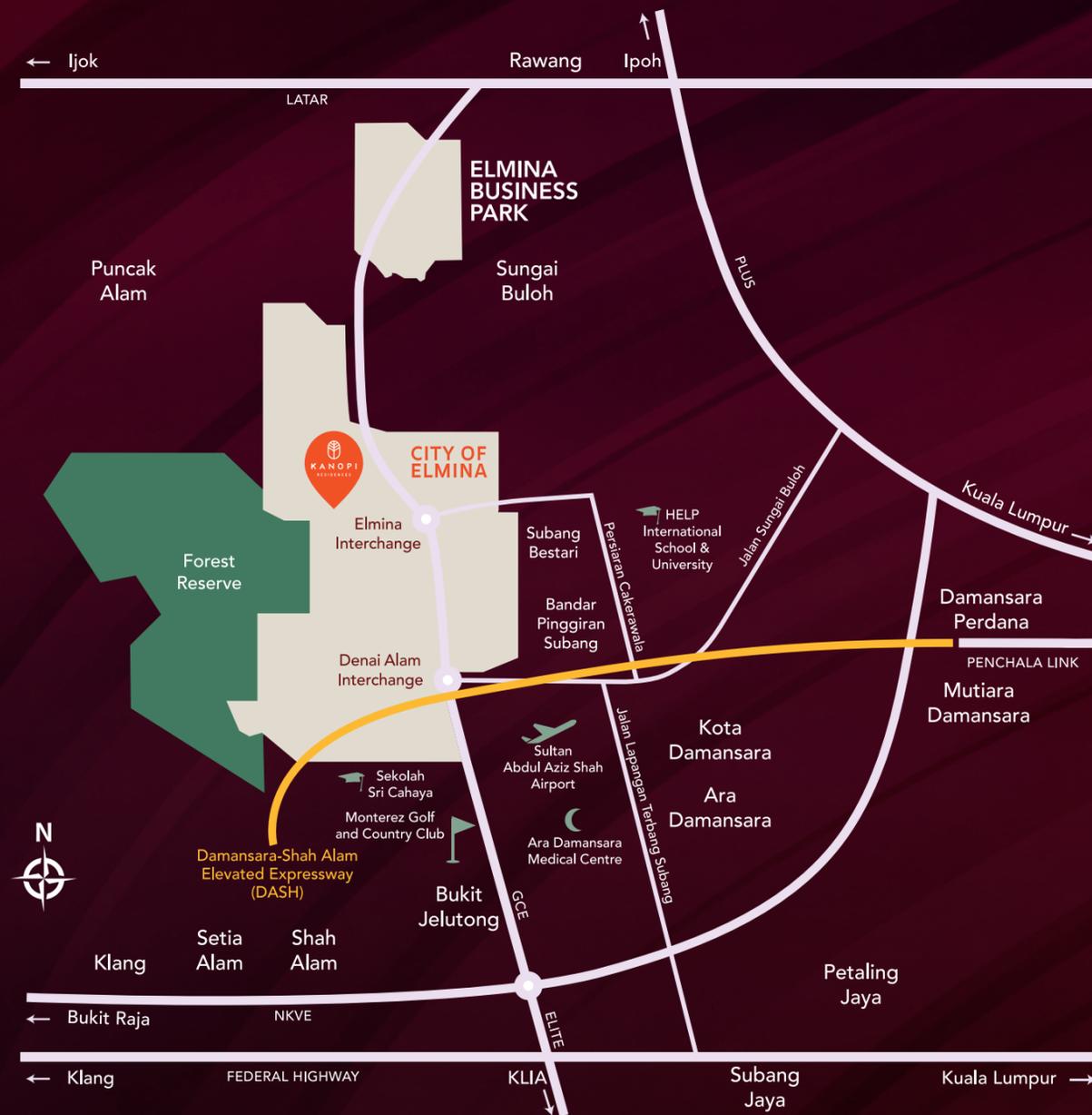
# SPECIFICATIONS

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	:	Sanitary Wares & Fittings
		Type A, Am, A1, A1m
	:	Light Point : 15
	:	Power Point : 16
	:	Fan Point : 4
	:	Door Bell Point : 1
	:	Water Heater Power Point : 2
	:	Air-Conditioning 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 Garcia, Elmina West, Seksyen U15, 40170 Shah Alam, Selangor

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