



ELMINA GREEN
SIX

Signature series

22' x 80' | Double-Storey Flexi-Linked Homes

—
FREEHOLD



ELMINA GREEN SIX

Awarded the Best Landed Development (Central Region)
at the PropertyGuru Asia Property Awards 2021,
the Signature Series has been recognised as the best-in-class
linked homes for its aesthetics and practicality.



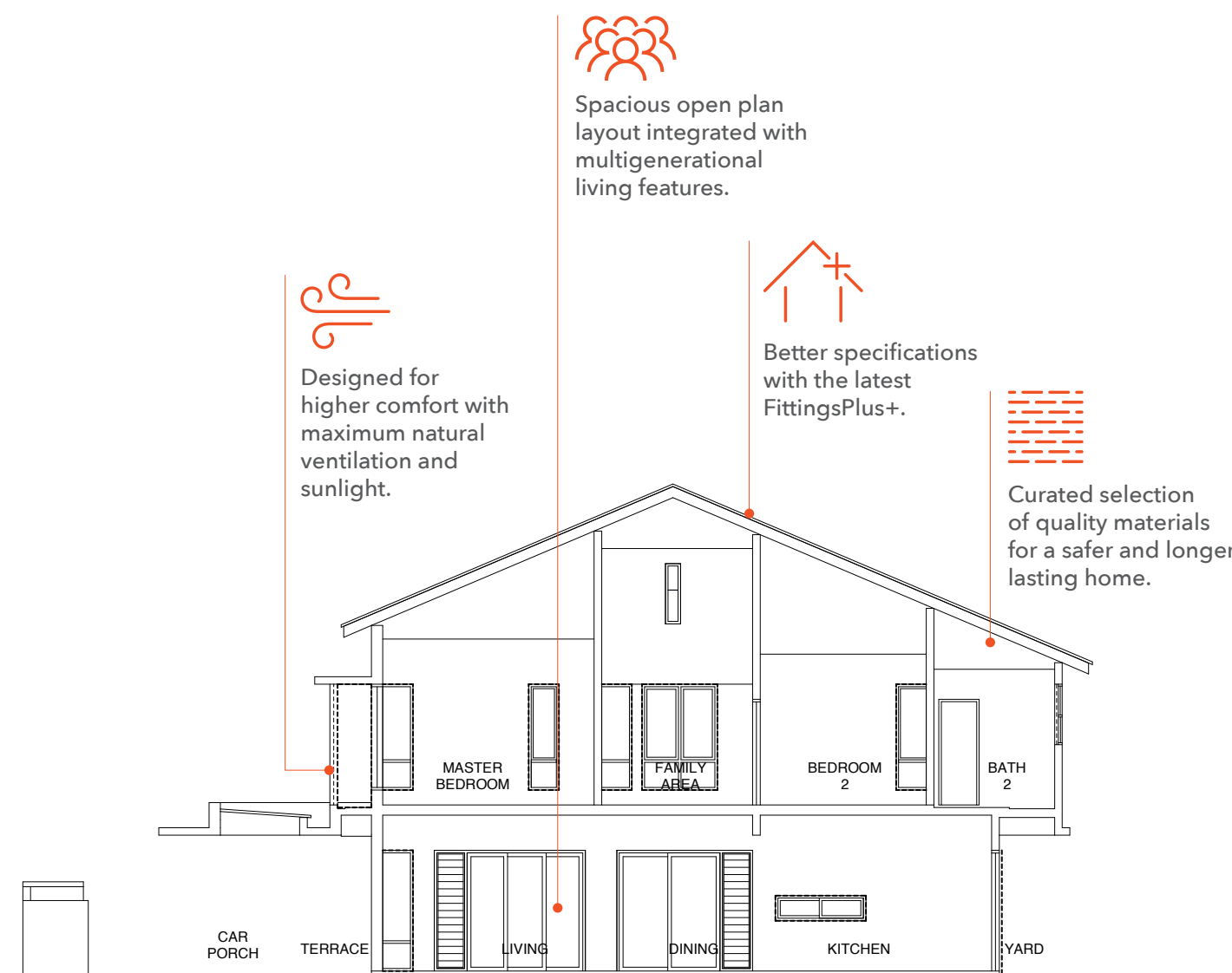
Introducing the

Third Generation

of Sime Darby Property's Signature Series
in the City of Elmina

Signature series

A benchmark derived from the culmination of over 50 years of experience in the property industry.



Flexibility On A Whole New Dimension

Flexibility of Function

Flexi-suite now gains direct access to large outdoor garden terrace.

Flexibility of Customization

Spacious 22ft wide open plan layout offers better customizability.

Flexibility of Lifestyle

Enjoy more than 5 acres of outdoor space, split across 3 distinctive neighbourhood parks.

Flexibility of Comfort

FittingsPlus+ for improved home comfort and value.

Flexibility of Choice

12ft large outdoor backyard space for various activities.

Flexibility of Convenience

Ground floor bathroom is designed for easy accessibility and usability across all generations.



OPEN PLAN LAYOUT

A blank canvas to craft your dream home.

Every home is a personal space to call one’s own. Now with more space, the open plan ground floor is more spacious and flexible than ever before, allowing you to craft your home just the way you have dreamt it.



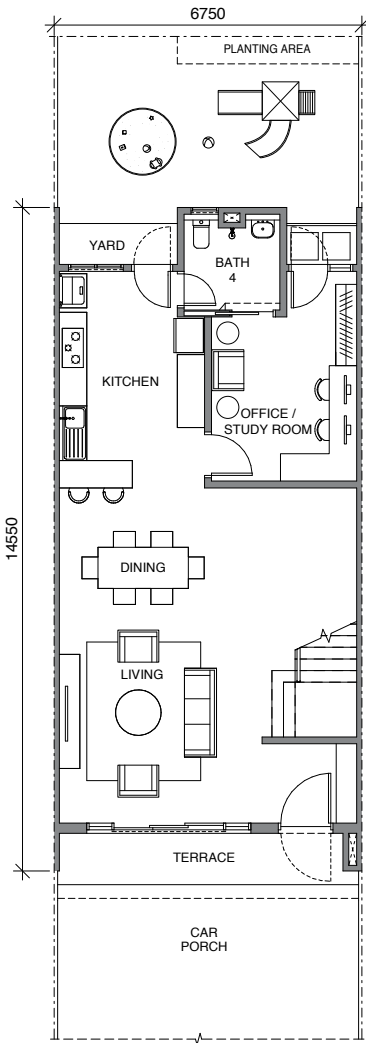
Artist’s impression only

A Flexible Floor Plan

The open plan layout removes as many barriers as possible between the kitchen, living and dining to create one unified spacious area for maximum customizability.

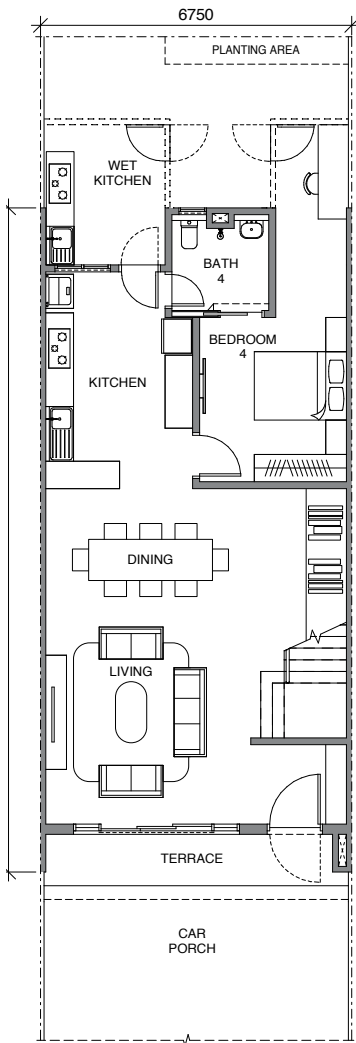
Growing Families

Create a play haven for your little ones at the backyard garden, while the flexi-suite can be transformed into a home office.



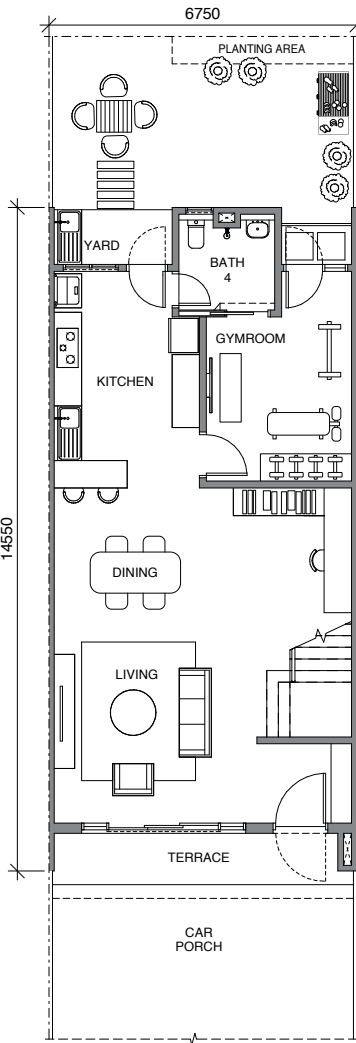
Multi-generational Living

For larger families, the backyard offers extra space for extension, while the flexi-suite can be the perfect elderly bedroom.



Lifestyle-oriented

For mature families, convert the backyard garden into a chill pad for parties or cookouts, and turn the flexi-suite into a hobby room.



Disclaimer: Floor plans and furniture placement shown above are for illustrative purposes only and shall not be taken as an accurate representation of scale. Any renovation or extension of built-up area are subject to the guidelines and approval set by the appropriate authorities.



Artist's impression only

ALL-DAY COMFORT

**Natural sunlight
meets natural
ventilation.
This is a recipe for
natural comfort.**

When Comfort Comes First.

Designed with large windows that allow sunlight in for better all-day comfort and natural ventilation.

Dine Together, Stay Together.

The bright and airy dining area encourages family members to share fond memories over hearty meals.



Artist's impression only



Artist's impression only

SPACIOUS KITCHEN

**Cooking.
Baking.
Plating.**

**While enjoying splendid
garden views.**

This spacious kitchen is everything you have ever dreamed of. With abundant circulation space and large windows for natural ventilation and sunlight, your culinary experience will be a delightful one.

Take personalisation a step further.

The large spacious master bedroom allows you to get creative with interior planning. Here, we've expressed the master bedroom using elements of wood to complement the laminated timber flooring and natural sunlight vibe from the wide windows.



Space that's suite-able for anything. And anyone.

The flexi-suite has been an important component of the Signature Series. Initially designed as a multigenerational bedroom with easy accessibility, its function grew exponentially with the post pandemic lifestyle. Today, the flexi-suite incorporates a dedicated access to the bathroom and the backyard garden area for a more seamless experience.



Artist's impression only



**All inclusive.
All flexible.
All purposeful.**

Direct access from the flexi-suite to the 12ft backyard.

Wide wheelchair friendly access into the bathroom.

The pocket sliding door optimizes space and accessibility.

360 degree wheelchair rotation friendly within the bathroom.





Hello **Sunshine.**

OUTDOOR BACKYARD

Get creative with a 12ft private garden space.

At Elmina Green Six, we have put extra thought into integrating nature and outdoor lifestyle as part of the home. With dual access to the backyard garden via the kitchen and the flexi-suite, the connection between indoor and outdoor spaces is more seamless.



Artist's impression only

IN-PHASE FACILITIES

Flexibility that stretches beyond **5** acres.

18 Family-Centric Outdoor Amenities

At Elmina Green Six, the green spaces in the surrounding neighbourhood are transformed into active playparks, offering ample choices of outdoor activities to suit your mood.



A Terrace Park (0.92 acres)

- Children Playground
- Picnic Area
- Lawn Area

B Central Park (2 acres)*

Youth Park

- Multipurpose Court
- Interactive Playground
- Tree Canopy Walk
- Picnic Table
- Badminton & Takraw Court
- Open Lawn

Community Park

- Open Lawn
- Terrace Seating
- Outdoor Gym
- Forest Garden
- Reflexology
- Fitness Station

C Linear Park (2.58 acres)

- Children Playground
- Badminton & Takraw Court
- Lawn Area

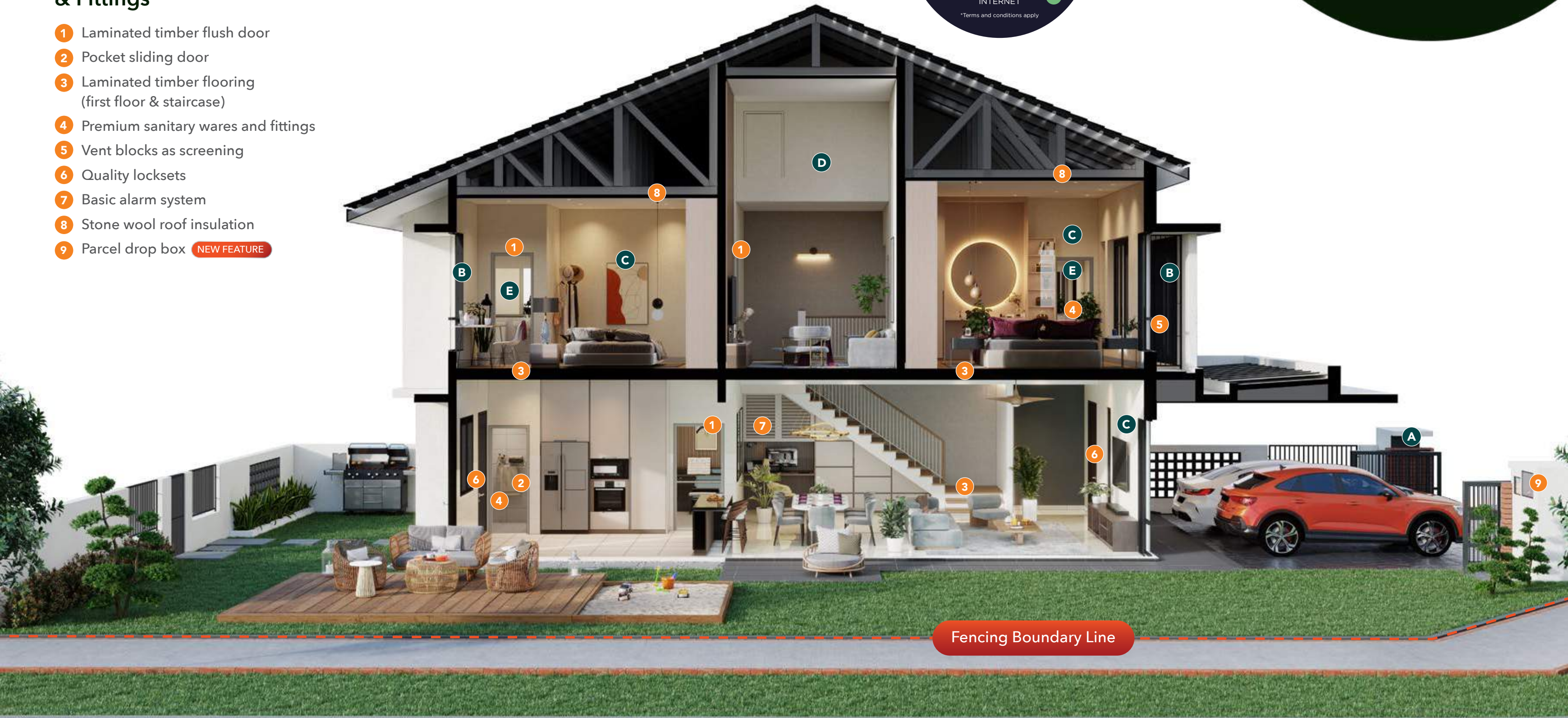
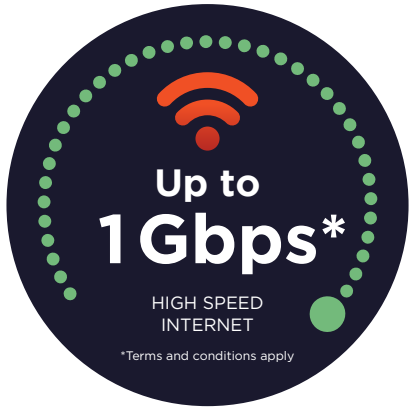
*Disclaimer: The Central Park will be completed with Elmina Green Six while the Terrace and Linear Parks will be completed together with the future phase.

FittingsPlus+

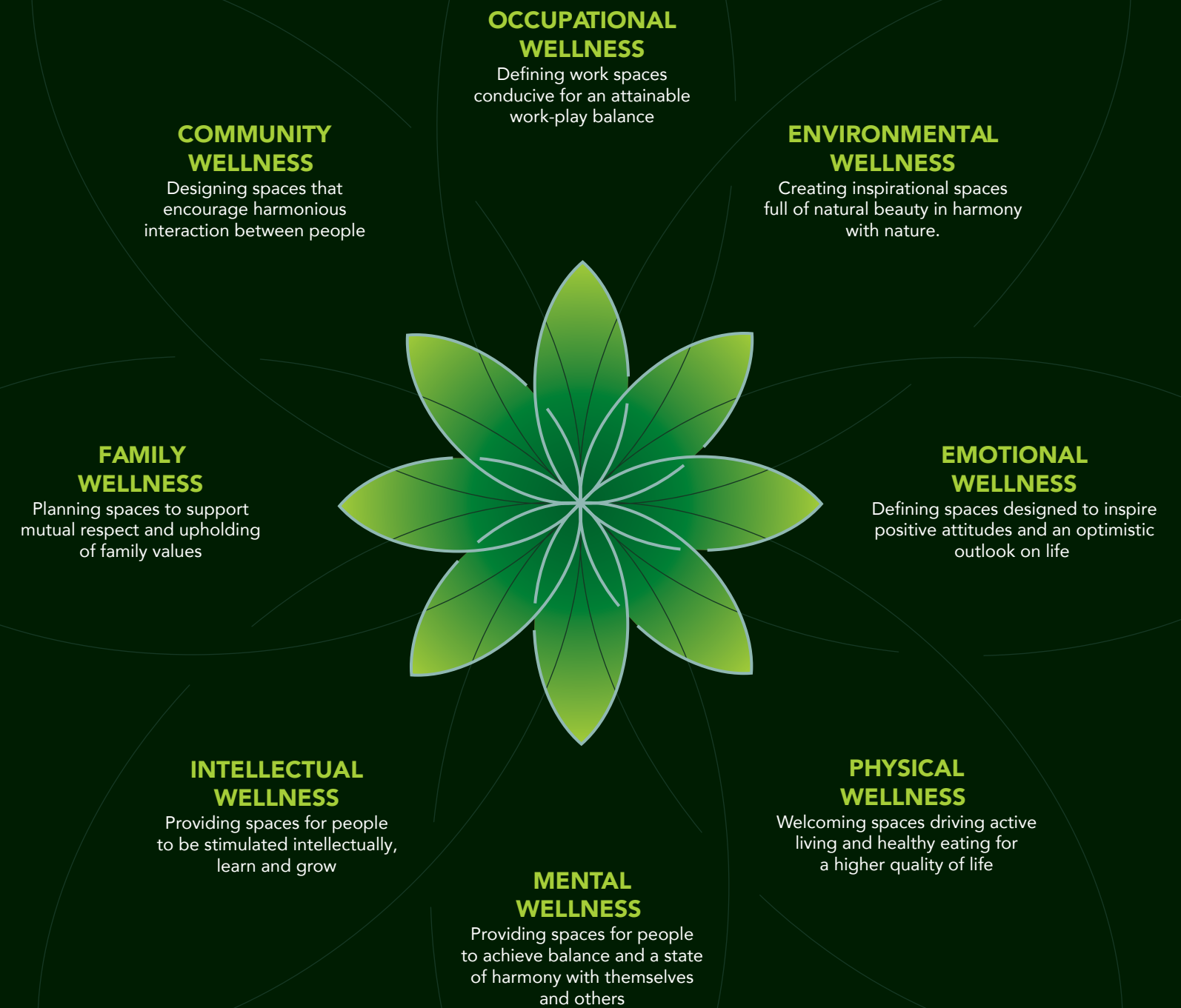
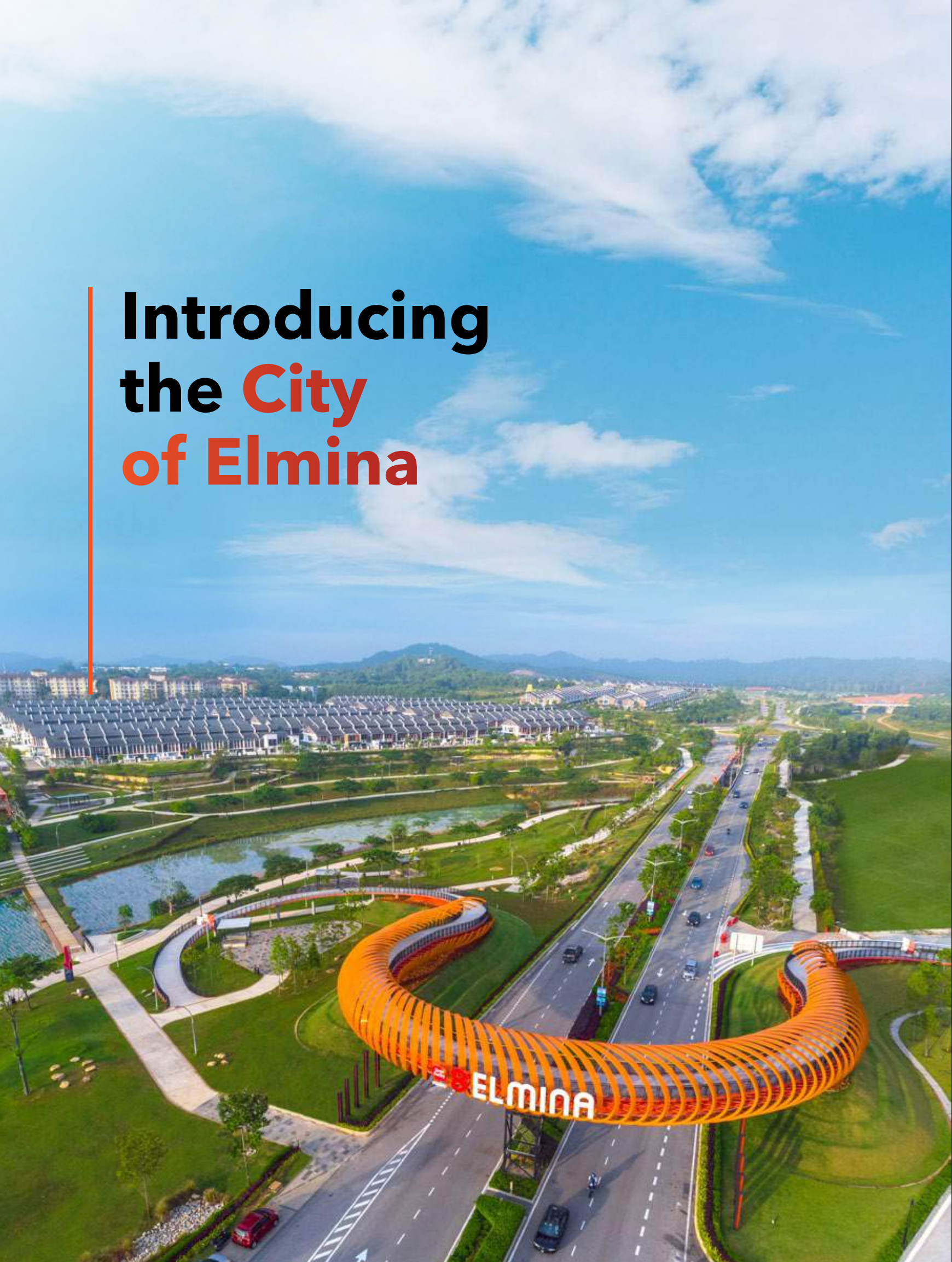
- A** Outdoor water filter
- B** Metal security grilles
- C** Air conditioning power point and piping (selected rooms)
- D** Water booster pump
- E** Instant water heater

Standard Specification & Fittings

- 1** Laminated timber flush door
- 2** Pocket sliding door
- 3** Laminated timber flooring (first floor & staircase)
- 4** Premium sanitary wares and fittings
- 5** Vent blocks as screening
- 6** Quality locksets
- 7** Basic alarm system
- 8** Stone wool roof insulation
- 9** Parcel drop box **NEW FEATURE**



Introducing the **City** of **Elmina**



Embodying the 8 Pillars of Wellness

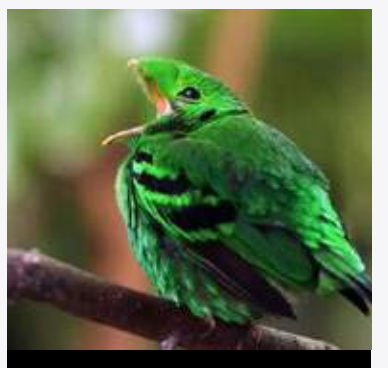
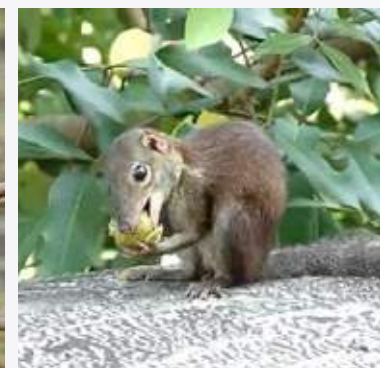
The 8 Pillars of Wellness is the guiding principle that aligns the City of Elmina's aspect of wellness. It allows for a systematic approach to every decision that shapes this township. From precinct planning, to home layout designs, and even home material selections, every detail has been meticulously planned to embody the multiple facets of wellness. Here, wellness is more than just a concept. It is a way of life.

Nature. Ideas. We're putting it together.

The City of Elmina spans over 6,500 acres and is located right next to the 2,700-acre Bukit Cerakah Forest Reserve. As such, one of the key priorities was to plan the City of Elmina in such a way that it would complement its natural surroundings to encourage the conservation of biodiversity.

Today, the City of Elmina is shaping to be one of Malaysia's most iconic development. A mere drive through the City would impress you with acres of rolling greenery interlaced with vibrant hardscapes and sculptures that together, create a harmonious neighbourhood for both residents and wildlife.

Biodiversity at the City of Elmina



The 2,700-Acre Forest Reserve. Meet the green giant next door.

Extended to a 300-acre central park.

2,700-Acre Forest Reserve

300-Acre Central Park



Commonly known as the Bukit Cerakah Forest Reserve, it is also home to the Tasik Subang Dam, one of the 7 dams in Selangor. The Bukit Cerakah Forest Reserve is home to a diverse collection of flora and fauna. It also serves as a green lung and freshwater supply catchment for the benefit of nearby residents.



Elmina Rainforest Knowledge Centre
The ERKC is a centre for forestry research, education and eco-tourism. Endangered tree species are nurtured here and transplanted around the City of Elmina.



UNICEF Inclusive Playground
The first of its kind in Malaysia, this playground is designed for all kids to play and have fun together.



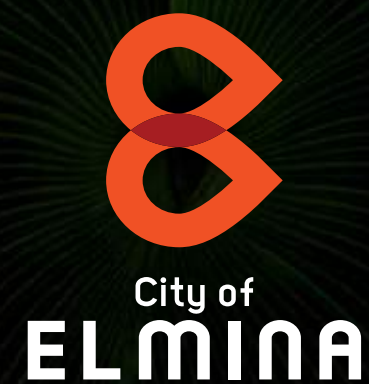
Designed to Mitigate Major Flood Event
The Elmina River of Life within the 300-acre park was a natural extension from the 2,700-acre forest reserve and doubles as a flood mitigation tool with up to Q1000 certification.



Iconic Structures around the City of Elmina
The City of Elmina is cleverly designed with unique hardscapes that are built in harmony with nature for more exciting evening walks as well as insta-worthy hotspots.



Urban Community Farming
Residents of Elmina Valley share a community farm that is actively managed by the residents. This encourages a healthy way of life as well as strengthens community bonds.



Unravel A Whole New Adventure

Going for a jog? Be spoilt for choice.

8-Acre Infinity Lake Park

Inspired by the infinity symbol, this beautifully landscaped lake park features a tranquil jogging path located at the heart of the Elmina Green precinct. One of the key features is the bridge that connects the jogging path across the lake, perfect for a closer connection to the waterbodies, making it perfect for more insta-worthy shots.



21-Acre Sakura Lake Park

One of the key lakes conceptualized to provide residents of Elmina Green with instant and convenient access to verdant and ample greenery. This lake park is already completed and is perfect for hosting picnics, yoga sessions or to take the kids for a stroll in the beautiful evening sunset.



5 Acres of Neighbourhood Parks

Fancy a more private outdoor exercise routine? Elmina Green Six comes with over 5 acres of green parks that offer up to 18 facilities, all within the comfort of your neighbourhood.

*Visuals shown here are only artist's impression based on preliminary designs. The Developer, Vendor, Proprietor and its authorised agents cannot be held liable for any variation(s).

90_{km}

of pure adrenaline in a single loop.

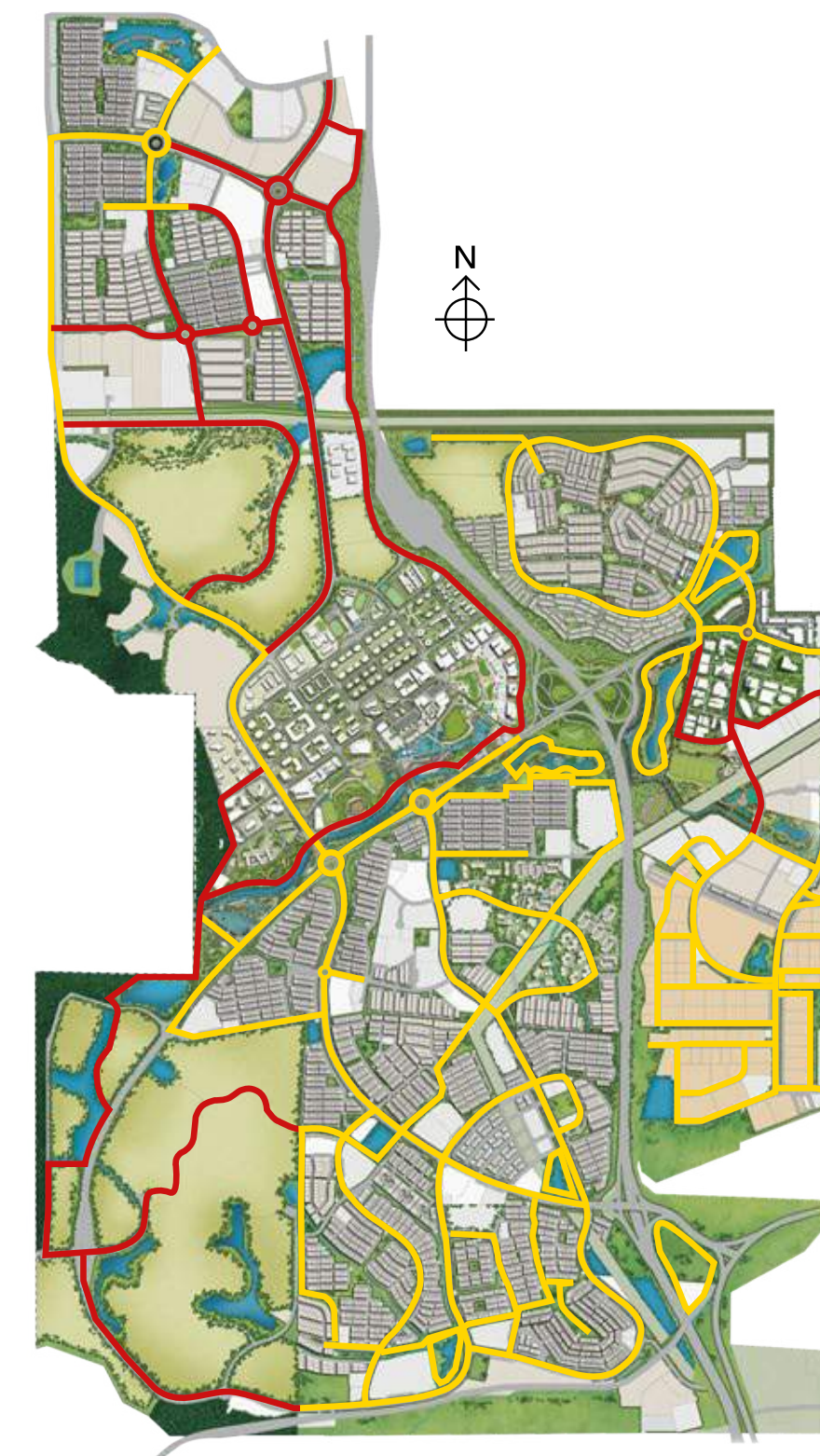
Meet the City of Elmina's dedicated jogging and cycling track.



Proposed jogging
and cycling track

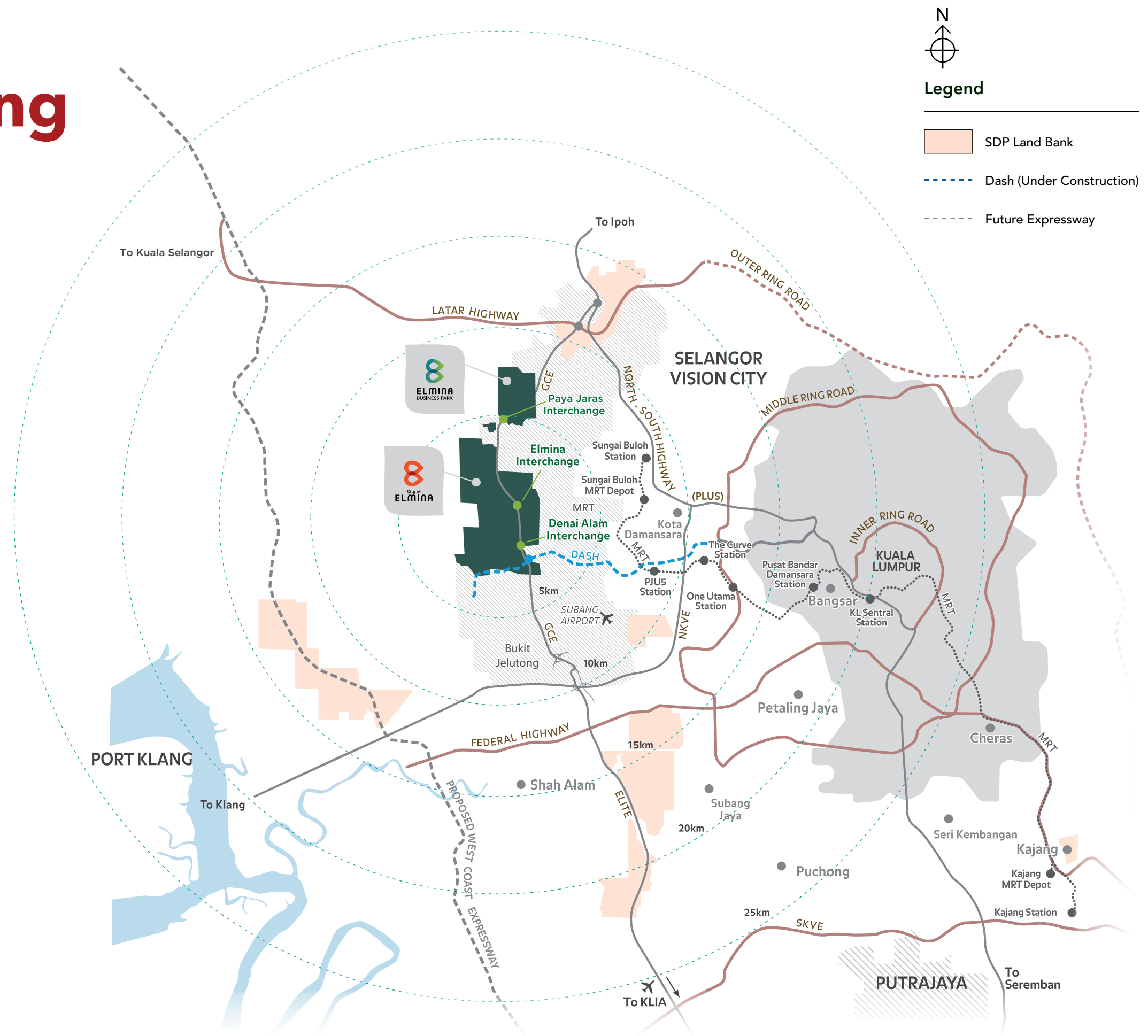


Completed track
to-date



Well located close to everything you need.

The City of Elmina is located right along the path of urbanization to the West of Kuala Lumpur. It neighbours the familiar neighbourhoods of Bukit Jelutong, Subang Jaya, Kwasa Damansara and Kota Damansara. The upcoming DASH highway that is set for completion* by 2022 will offer direct connectivity to Kuala Lumpur via to the Penchala Link.



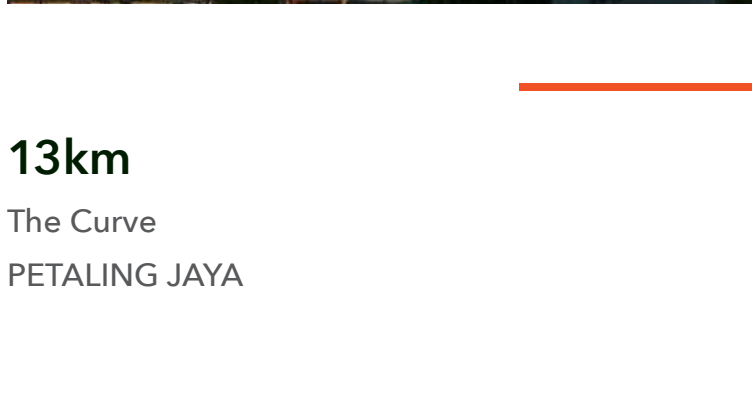
*Completion date of DASH is only an estimation based on observation and is not a commitment or obligation to any party.

A guide to living at the City of Elmina

Shopping Options



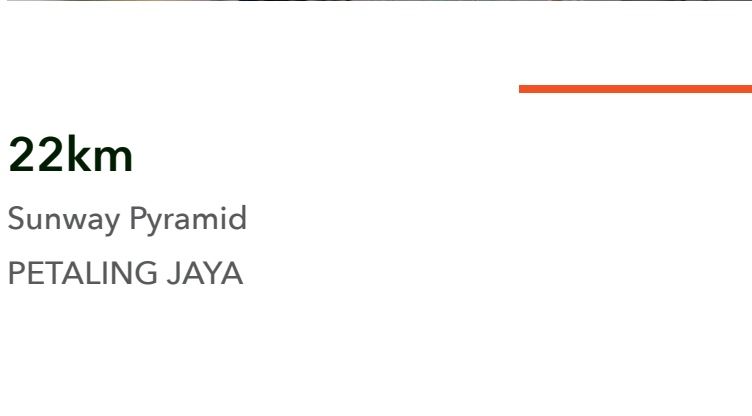
12km
Sunway Giza
KOTA DAMANSARA



13km
The Curve
PETALING JAYA



14km
Citta Mall
ARA DAMANSARA

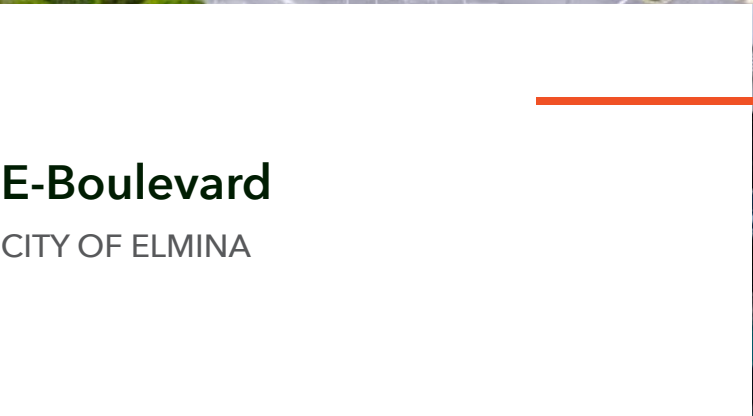


22km
Sunway Pyramid
PETALING JAYA

Quick Essentials



Laman Nadi
CITY OF ELMINA



E-Boulevard
CITY OF ELMINA



Matahari
CITY OF ELMINA



Harmoni 1
CITY OF ELMINA



A guide to living at the City of Elmina

Education



4km

HELP International School (HIS) is located a mere 4km away from the City of Elmina and offers international education for Preschool, Primary School, Secondary School and A Levels. HIS offers IGCSE qualifications based on the British Curriculum, supplemented with Singapore Mathematics and a multi-lingual programme.



1km

Global Oak Tree Scholars



2km

SK Taman Bukit Subang



6km

Sekolah Seri Cahaya



10km

SMK Bukit Jelutong

Dining



7km

SouthSea Restaurant



4km

Warunk Koffie



12km

The Third Letter



4km

Meat Cartel



4km

Jelutong Hills Bakers



12km

Ehsan's

Things to look out for.



TEMU

TEMU is the City of Elmina's first commercial centre. With over 70 units and a key anchor tenant, TEMU will be the perfect spot for socializing with friends or taking the family out for a casual dinner.



Elmina Lakeside Mall

The City of Elmina's first alfresco neighbourhood mall, fronting the massive 35-acre Urban Park. This biophilic concept mall is set to be a popular retail destination and instagrammable hotspot.



Elmina Forest Park

At 84 acres in size, the upcoming Elmina Forest Park will provide an immersive experience of nature's beauty with its meandering trails and lookout points. Located right next to the 2,700-acre Bukit Cerakah Forest Reserve, the park is also home to the Elmina Rainforest Knowledge Centre (ERKC) and the Elmina Living Collection Nursery (ELCN). Here, visitors can learn more about nature and engage in environmental conservation activities.

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Photo Gallery

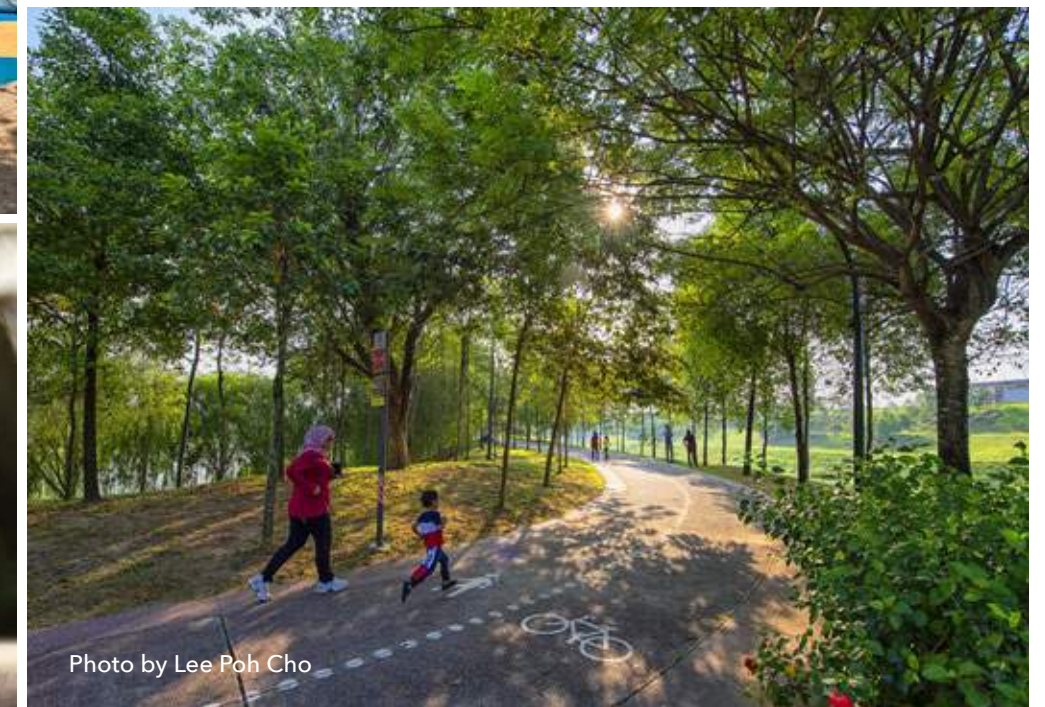
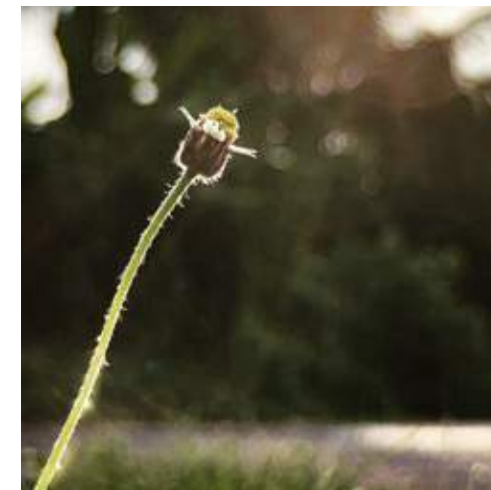


Photo by Lee Poh Cho



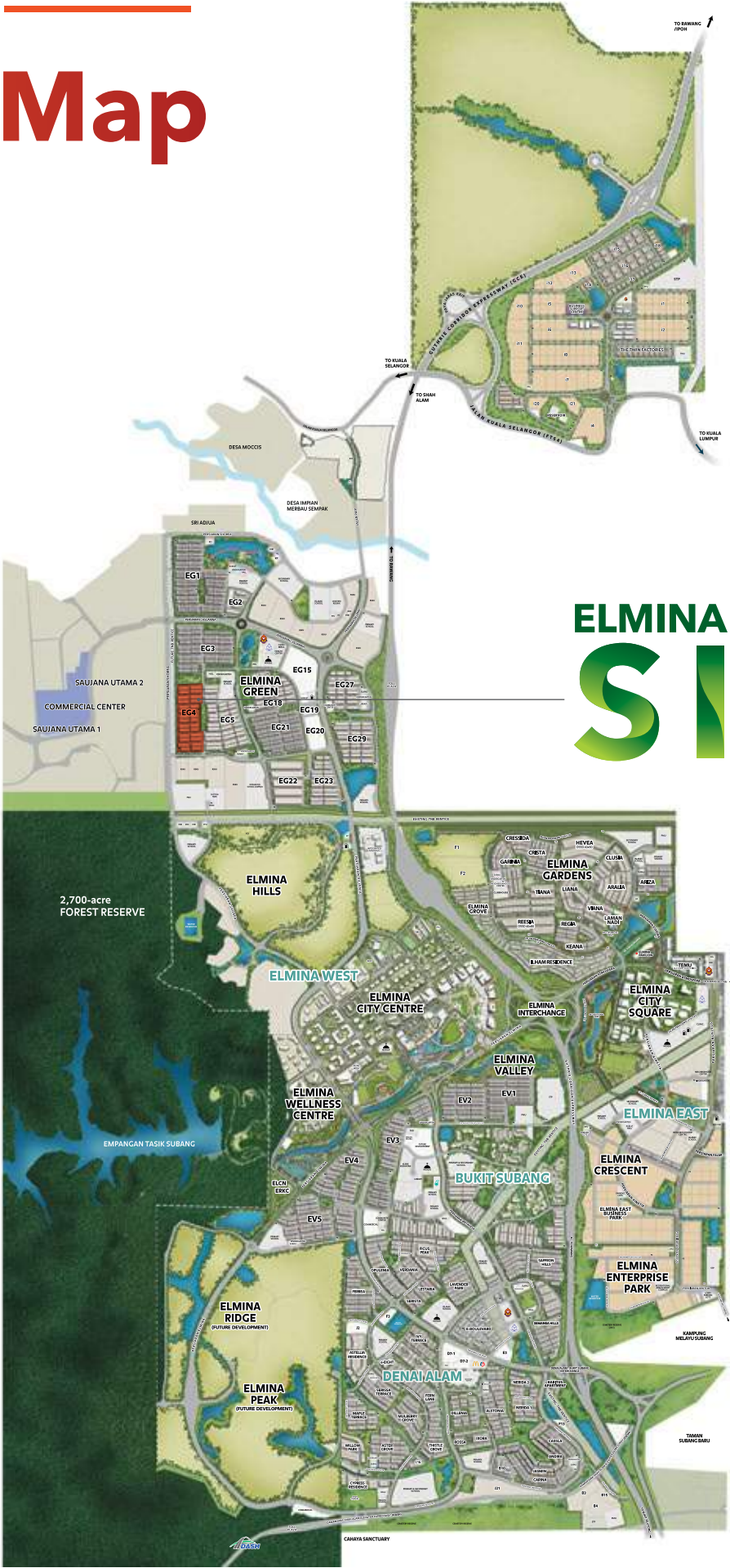
Photo by Sahadan Affendy

Master Layout Map



Legend

- Residential
- Commercial
- Industrial
- Future Development



Site Plan



*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.

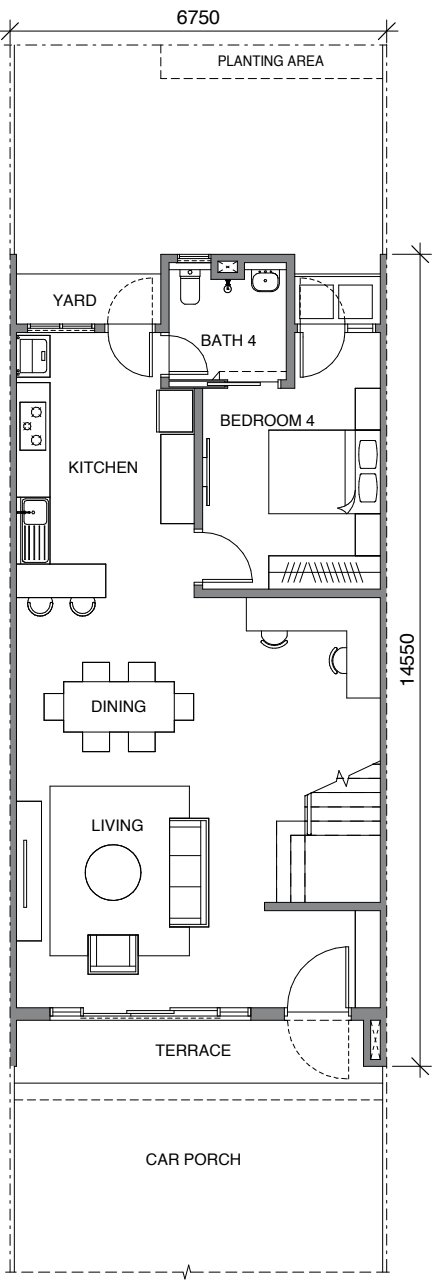


Artist's impression of Type 1

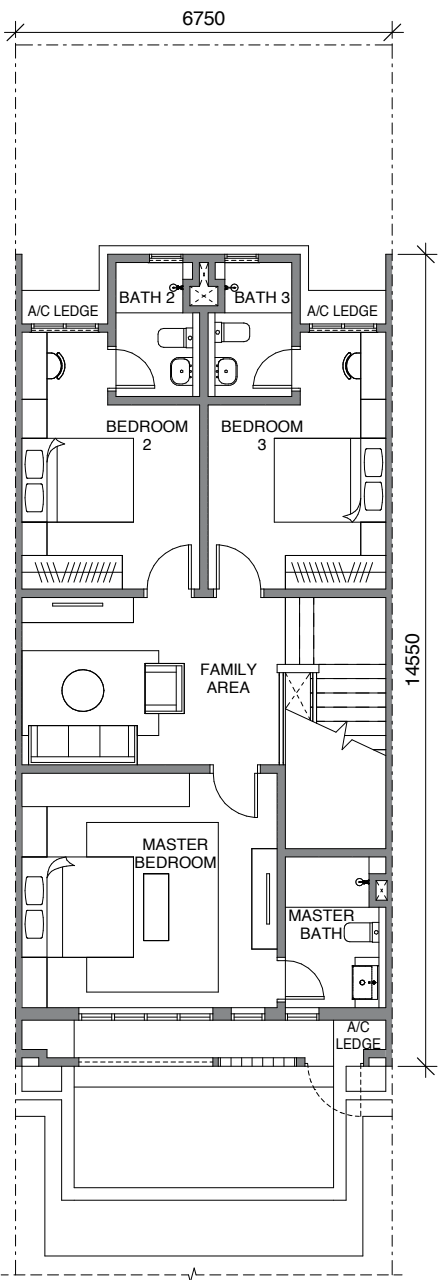
Floor Plans

Type A1 Intermediate Unit

22' x 80'
Built-Up 2,170 sqft



Ground Floor Plan



First Floor Plan

Type 1

Maximum Flexibility

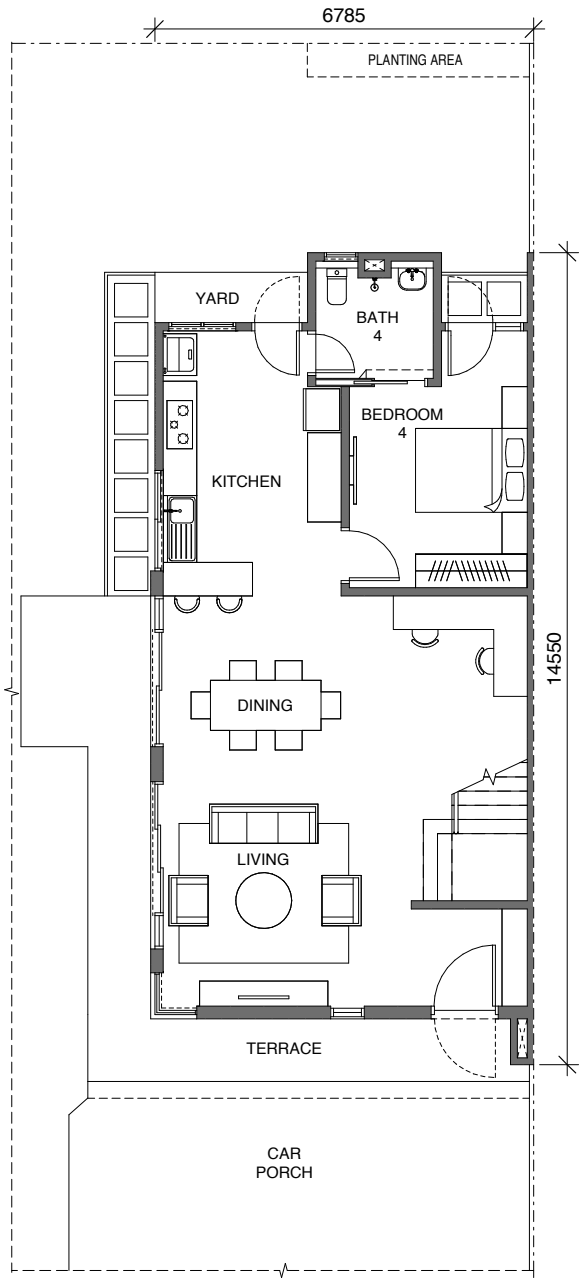
2,170 - 2,556 sqft | 4 Bedrooms | 4 Bathrooms

Type 1 offers maximum flexibility with a clear 12ft long backyard. Easily renovate for an additional bedroom suite or extend the kitchen longer whenever you want to. The 12ft long backyard offers plenty room for various outdoor activities.

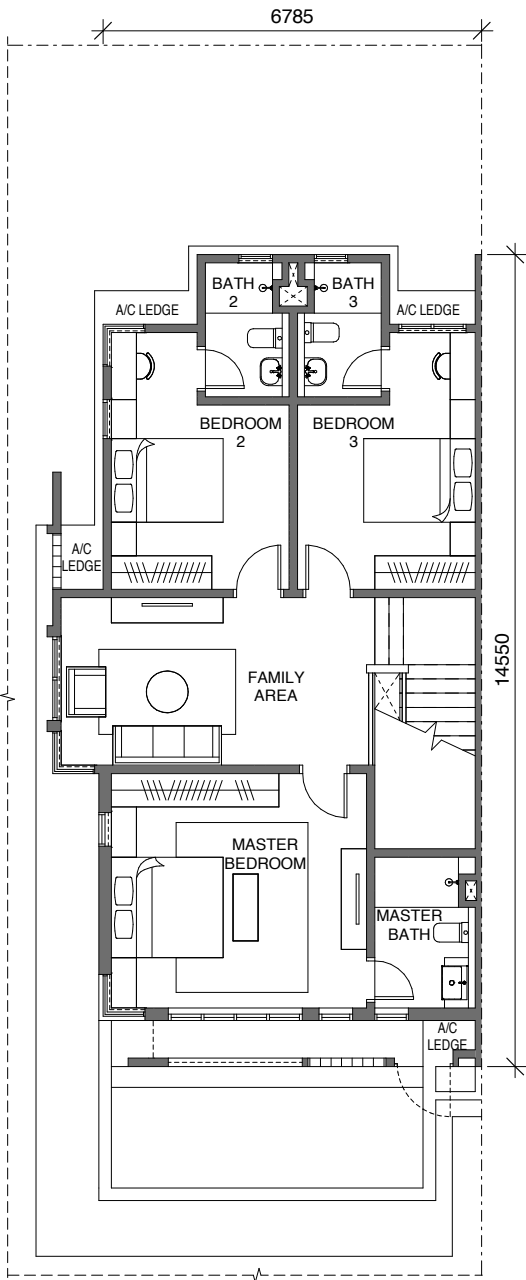
Floor Plans

Type E1 End Unit

22' x 80'
Built-Up 2,384 sqft



Ground Floor Plan

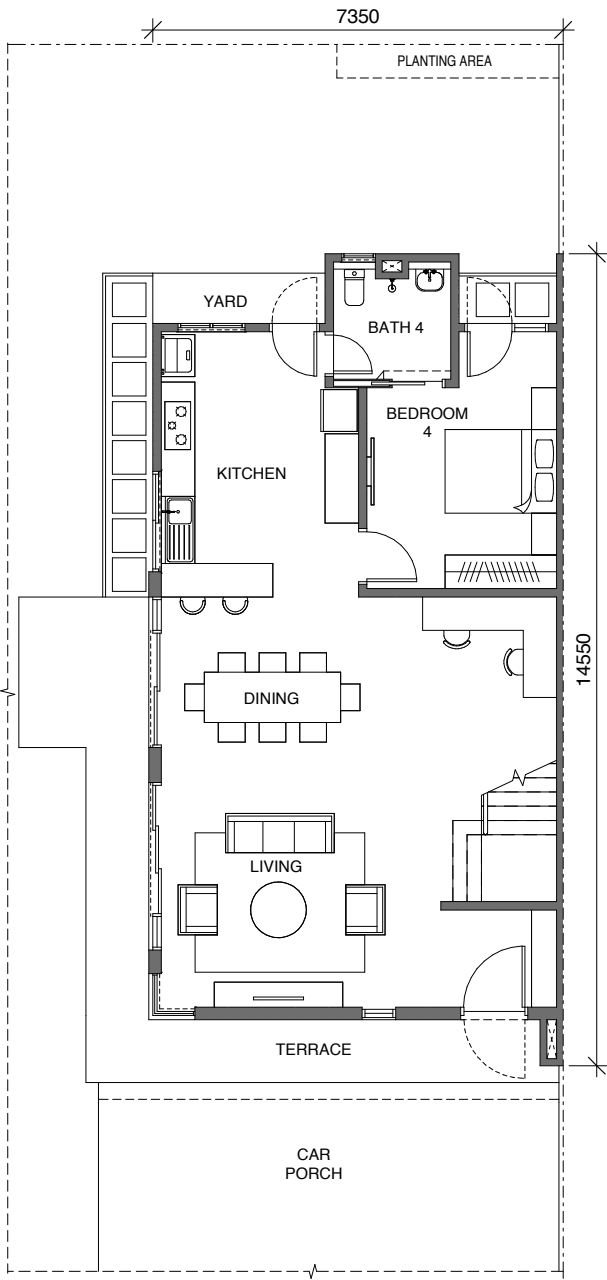


First Floor Plan

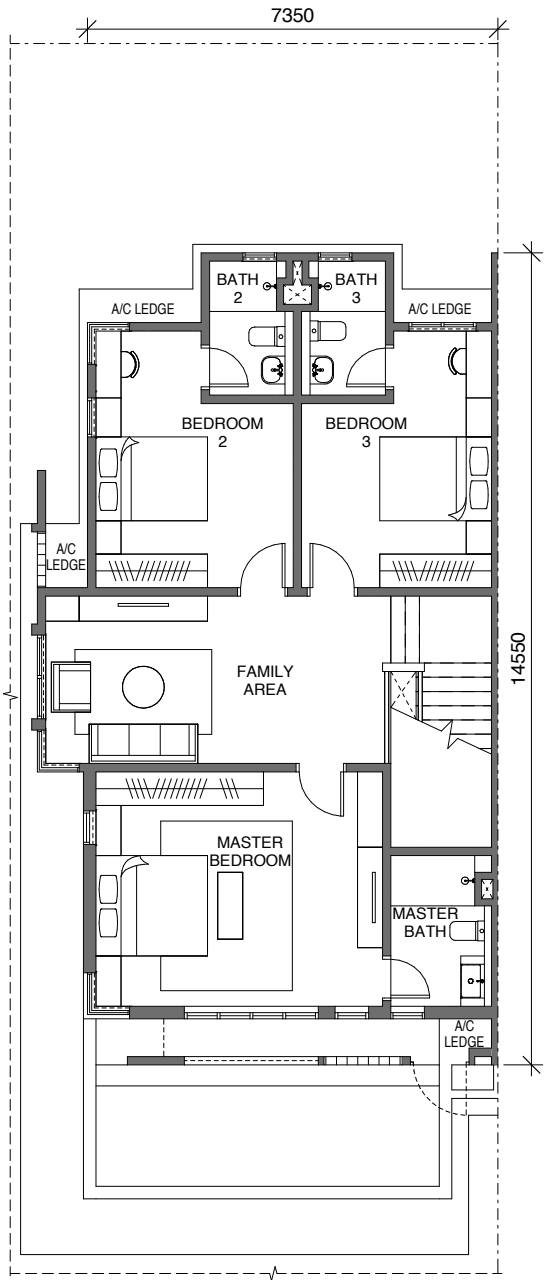
Floor Plans

Type C1 Corner Unit

24' x 80'
Built-Up 2,556 sqft



Ground Floor Plan



First Floor Plan

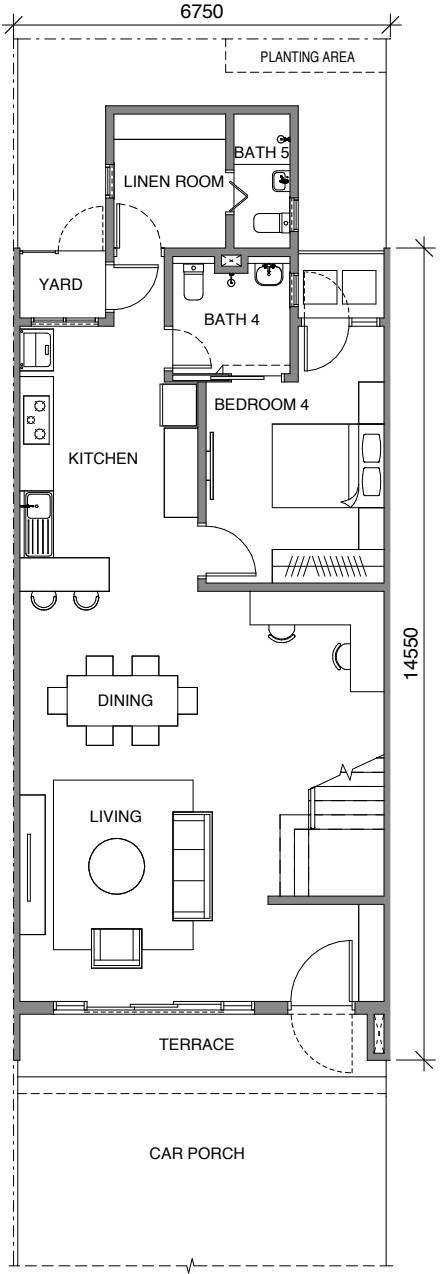


Artist's impression of Type 2

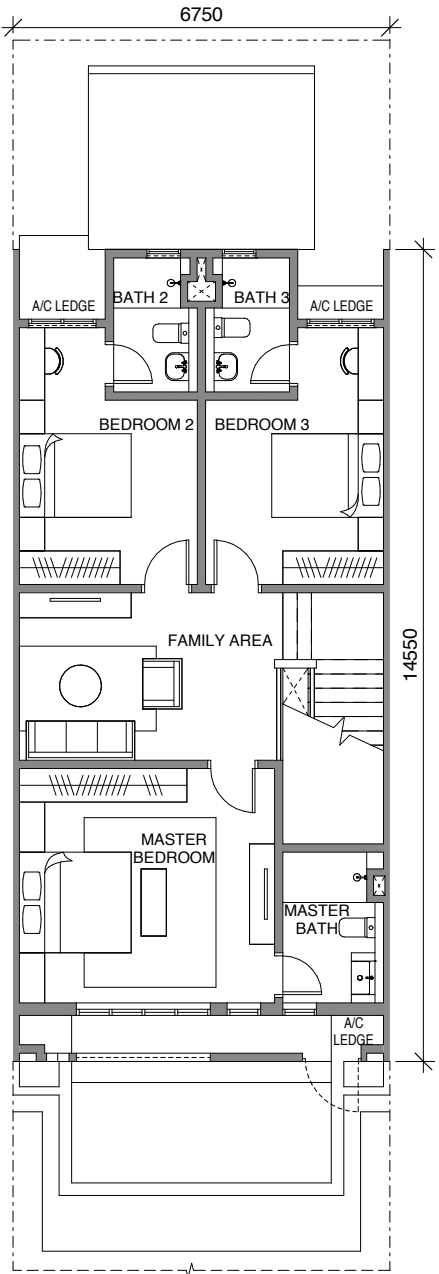
Floor Plans

Type A2 Intermediate Unit

22' x 80'
Built-Up 2,279 sqft



Ground Floor Plan



First Floor Plan

Type 2

Maximum Practicality

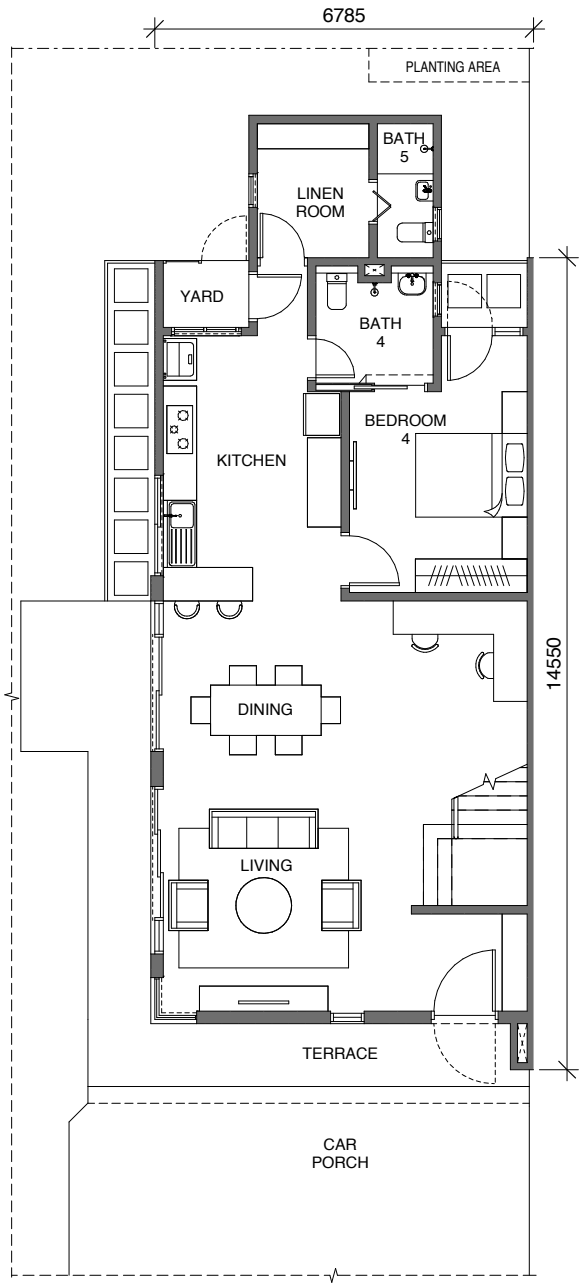
2,279-2,675sqft | 4 + 1 Bedrooms | 5 Bathrooms

With a 4+1 bedrooms configuration, Type 2 offers more rooms to accomodate larger families within the home for a hassle-free experience. The additional linen room on the ground floor comfortably fits a super single bed and is attached to a private bathroom.

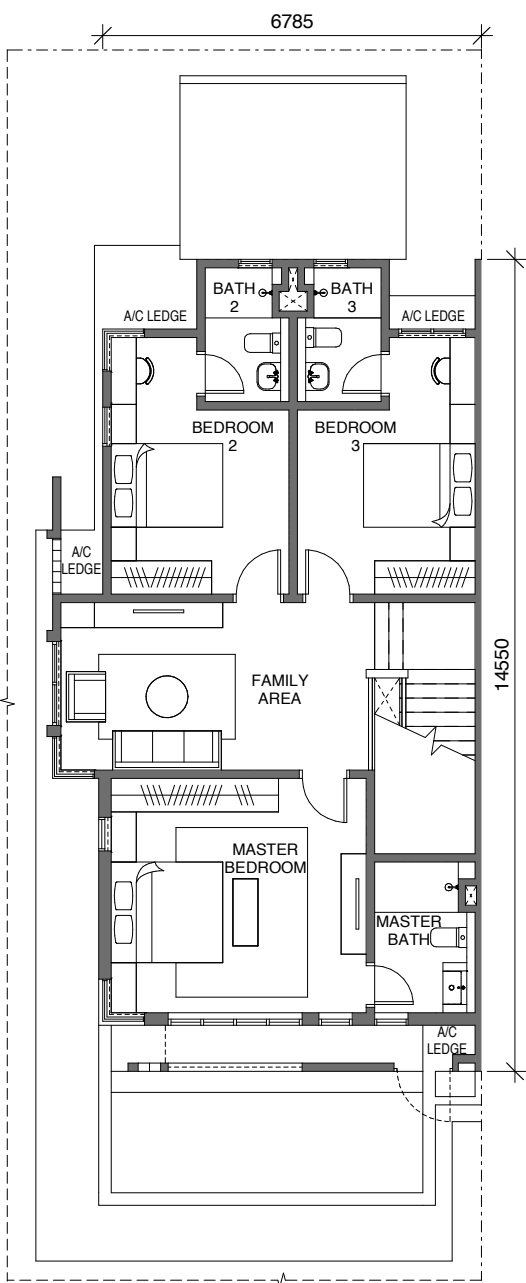
Floor Plans

Type E2 End Unit

22' x 80'
Built-Up 2,493 sqft



Ground Floor Plan

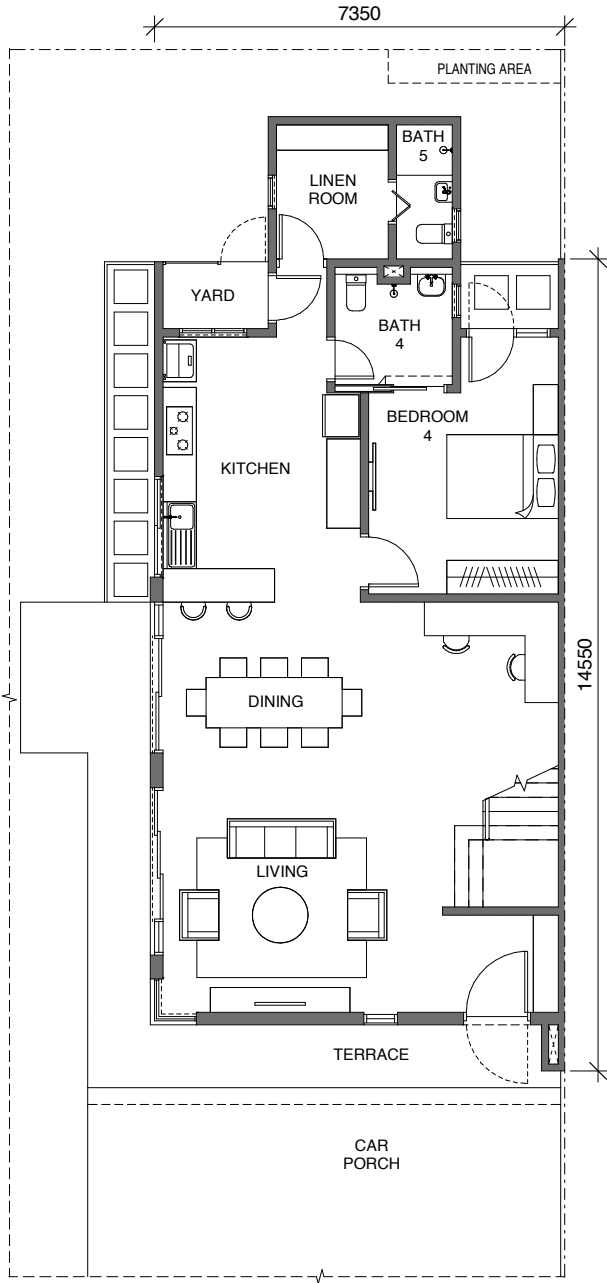


First Floor Plan

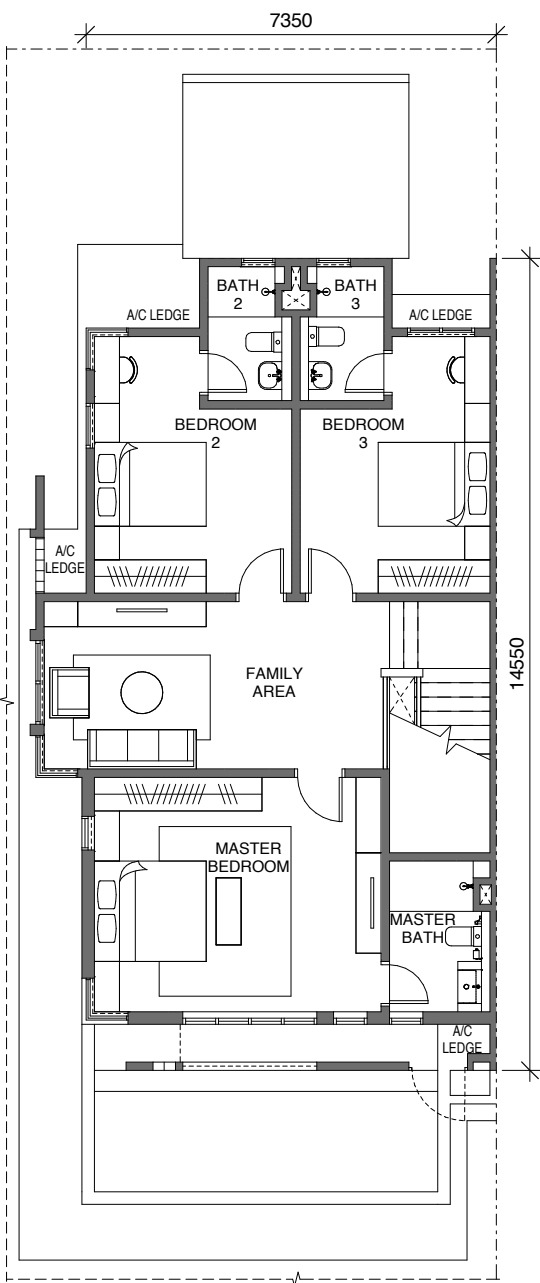
Floor Plans

Type C2 Corner Unit

24' x 80'
Built-Up 2,675 sqft



Ground Floor Plan



First Floor Plan

Specifications

Type 1 & 2

Structure		: Reinforced Concrete
Wall		: Masonry / Drywall
Roof Covering		: Roof Tiles / Concrete/ Metal Deck
Roof Framing		: Metal
Ceiling		: Plaster Board / Cement Board / Skim Coat
Windows	: All	: Aluminium Frame / Glass Louvers / Glass Panel
Doors	: Main Entrance : Rear Entrance : Other Doors : Sliding	: Laminated Engineered Timber Door : Glass Door Panel (Bedroom 4 only) : Laminated Timber Flush Door / Laminated Timber Sliding Door : Aluminium Frame / Glass Panel
Ironmongery		: Locksets with Accessories
Wall Finishes	: External Walls : Kitchen : Yard : Master Bath, Bath 2, 3 & 4 : Bath 5* : Others	: Plaster & Paint / Vent Blocks / Brick Veneers : Porcelain Tiles up to 1500mm High / Plaster & Paint : Plaster & Paint : Porcelain Tiles up to ceiling height : Ceramic Tiles up to ceiling height* : Plaster & Paint
Floor Finishes	: Car Porch : Terrace, Yard : Living, Dining, Kitchen, Bedroom 4 : Linen Room* : Master Bedroom, Bedroom 2 & 3 : Master Bath, Bath 2, 3 & 4 : Bath 5* : Family Area : Staircase	: Concrete Imprint : Porcelain Tiles : Porcelain Tiles : Porcelain Tiles* : Laminated Timber Flooring : Porcelain Tiles : Ceramic Tiles* : Laminated Timber Flooring : Laminated Timber Flooring
Sanitary Wares and Plumbing Fittings	: Kitchen : Master Bath, Bath 2, 3, & 4 : Bath 5* : Yard : Car Porch : Garden	: Sink / Tap : Sanitary Wares and Fittings : Sanitary Wares and Fittings* : Tap : Tap : Tap (Corner & End unit only)

		Type 1			Type 2		
		A1/A1m/ A1(s)/ A1m(s)	E1/E1m/ E1(s)/ E1m(s)	C1/C1m/ C1(s)/ C1m(s)	A2/A2m/ A2(s)/ A2m(s)	E2/E2m/ E2(s)/ E2m(s)	C2/C2m/ C2(s)/ C2m(s)
Electrical Installation	: Light Point	: 28	: 30	: 30	: 30	: 32	: 32
	: Gate Light Point	: 1	: 1	: 1	: 1	: 1	: 1
	: Power Point	: 30	: 30	: 30	: 31	: 31	: 31
	: Fan Point	: 7	: 7	: 7	: 8	: 8	: 8
	: Door Bell Point	: 1	: 1	: 1	: 1	: 1	: 1
	: Water Heater Power Point	: 4	: 4	: 4	: 4	: 4	: 4
	: Telephone Point	: 1	: 1	: 1	: 1	: 1	: 1
	: TV Point	: 1	: 1	: 1	: 1	: 1	: 1
	: Air-Condition Power Point with Piping	: 5	: 6	: 6	: 5	: 6	: 6
	: Water Booster Pump Power Point	: 1	: 1	: 1	: 1	: 1	: 1
	: Data Point	: 1	: 1	: 1	: 1	: 1	: 1
	: Autogate Point	: 1	: 1	: 1	: 1	: 1	: 1

Internal Telecommunication Trunking & Cabling	: Provided
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Fencing	: Brick Wall, Mild Steel Fencing, Mild Steel Gate Fair Face Brick, Vent Blocks
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Miscellaneous	: Letter Box & Parcel Box, Refuse Compartment, TNB Meter Compartment, Basic Alarm System, Water Booster Pump, Outdoor Water Filter, Instant Water Heater, Metal Grille
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*Only applicable for Type 2

ELMINA GREEN
SIX

A neighbourhood
curated for healthy
and happy evenings.



Artist's impression of Elmina Green Six's Central Park

Proudly Sustainable, Proudly Sime Darby Property

In 2015, the United Nations unveiled its 2030 Sustainable Development Goals (SDG) as a call to action to achieve balanced, sustainable development, end poverty, protect the planet, and ensure that people can prosper and live peacefully by 2030.

For over 10 years, sustainability has been Sime Darby Property's beacon that is embedded and nurtured within our corporate culture. The UN's Sustainable Development Goals further guide us to reinforce our commitment to achieve balance and limit our impacts on the environment to develop sustainable townships. We continuously reflect upon our actions, ensuring they are in line with these goals as we work towards achieving sustainability.



Developing Homes, Building Lifestyles

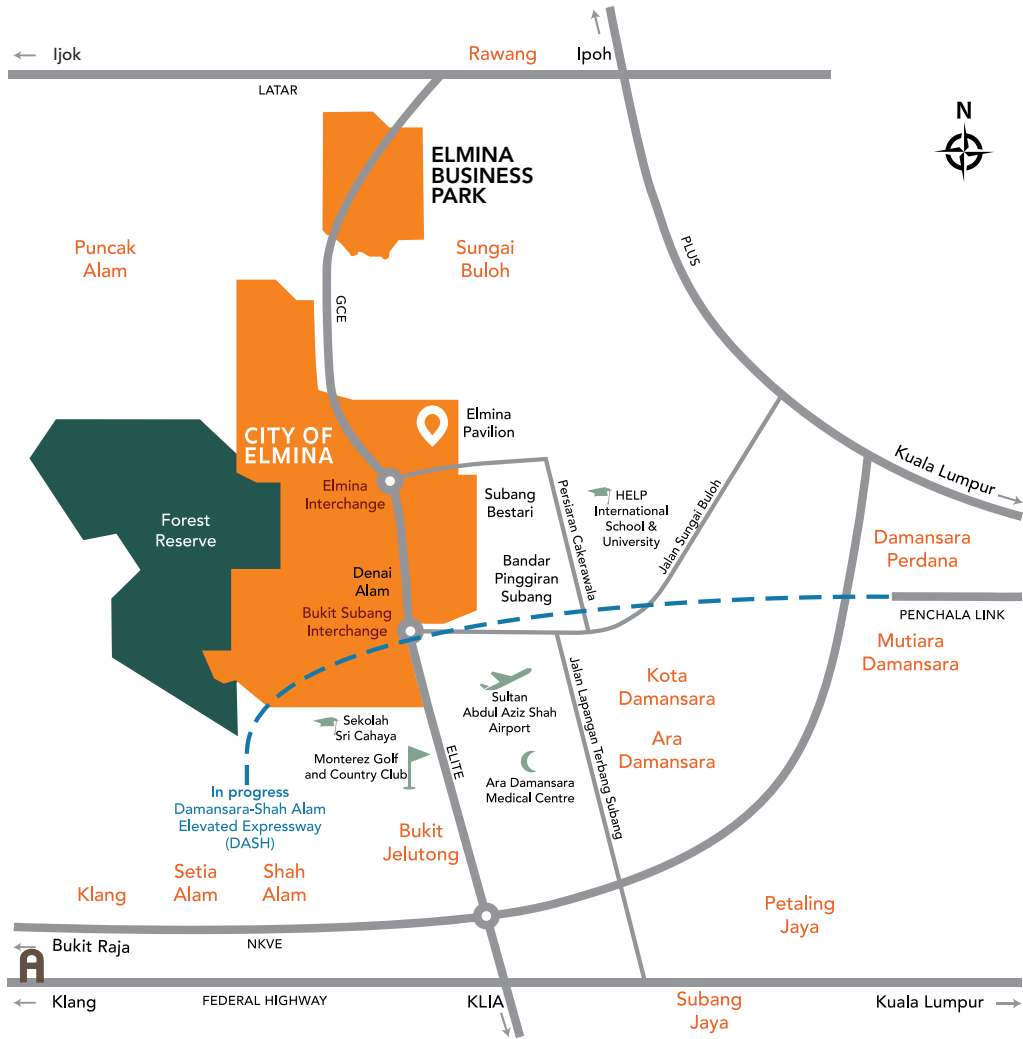
Sime Darby Property is a leading property developer with a strong success rate of developing sustainable communities for 50 years. With 25 active townships/developments, Sime Darby Property has a wide reach that encompasses assets and operations across the country. It marks its presence in the UK as part of a Malaysian consortium to develop the iconic Battersea Power Station Project in central London.

As a responsible corporate player, Sime Darby Property and its philanthropic arm, Yayasan Sime Darby (YSD) actively implement various initiatives to assist underprivileged communities living within and nearby its townships. A multi award-winning property group with numerous international


and local accolades, Sime Darby Property is a constituent of the MSCI ACWI Small Cap Index with MSCI ESG Rating of BBB and is rated by the Carbon Disclosure Project.

Sime Darby Property is honoured to be recognised with numerous real estate industry awards throughout the years. In 2021, the Group continues to be recognised as a top property developer in 'The Edge Malaysia's Top Property Developers Awards', achieving the feat for the tenth year running. The Group was also named as 'EdgeProp Malaysia's Responsible Developer: Building Sustainable Development Award 2021', as well as the winner in PwC's 'Building Trust Awards 2021' under the FBM Mid 70 Index category.

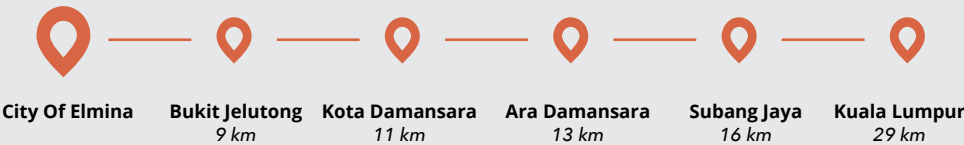




Visit our Sales Gallery:
Elmina Pavilion, Persiaran Eserina,
Elmina East, Sek U16, 40160 Shah Alam, Selangor.

 Elmina Pavilion

Open Daily: 9.30am - 6.30pm (including public holidays)
03 7831 2253 | www.simedarbyproperty.com



Phase EG4A • No. of Units: 116 • Type: 2-Storey Link House • Expected Date of Completion: June 2024 • Land: Free of Encumbrances • Tenure of Land: Freehold • Developer's License No: 13017/08-2023/0096(A) • Validity: 20/08/2021 - 19/08/2023 • Advertising & Sales Permit No.: 13017-36/05-2024/0028(N)-(L) • Validity: 24/05/2022 - 23/05/2024 • Appropriate Authority which Approves the Building Plans: Majlis Bandaraya Shah Alam • Reference No.: MBSA/BGN/BB/600-1(PS)/SEK.U17/0111-2021 • Developed by : 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, RM1,174,000 (Min.), RM2,002,000 (Max.) • 7% Bumiputera Discount (Quota Applies)

Phase EG4B • No. of Units: 139 • Type: 2-Storey Link House • Expected Date of Completion: August 2024 • Land: Free of Encumbrances • Tenure of Land: Freehold • Developer's License No: 13017/08-2023/0096(A) • Validity: 20/08/2021 - 19/08/2023 • Advertising & Sales Permit No: 13017-37/07-2024/0094(N)-(L) • Validity: 25/07/2022 - 24/07/2024 • Appropriate Authority which Approves the Building Plans: Majlis Bandaraya Shah Alam • Reference No.: MBSA/BGN/BB/600-1(PS)/SEK.U17/0112-2021 • Developed by : 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, RM1,191,000(Min.), RM2,086,000 (Max.) • 7% Bumiputera Discount (Quota Applies)

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