



City of
ELMINA

ELMINA GREEN THREE

Extended Link Homes | 20' x 80'

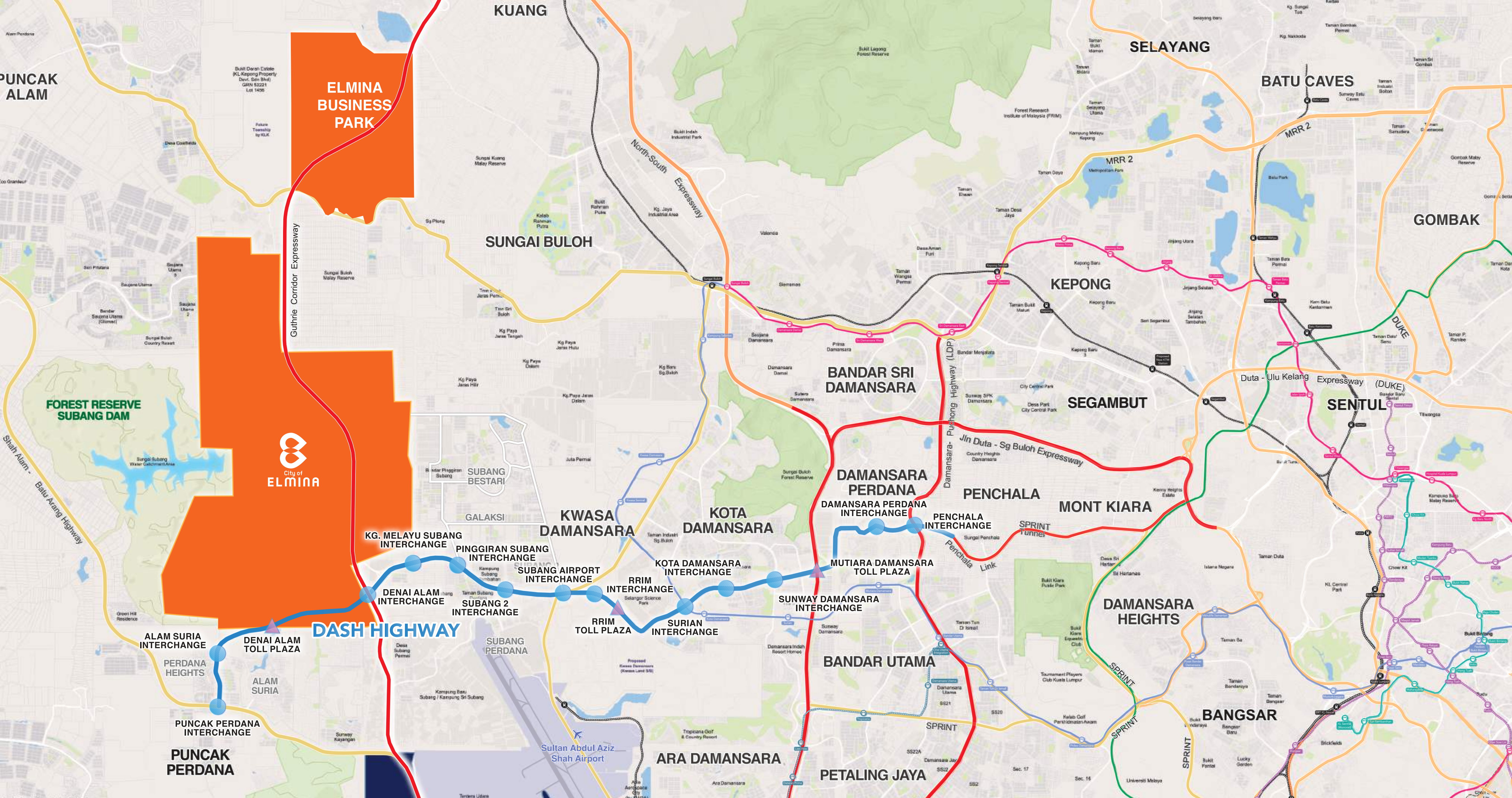


Property

Simply Better

From winning multiple awards to becoming the next insta-worthy hotspot, the City of Elmina is today well recognized for its huge iconic central parks, interconnected jogging tracks and solid practical homes.

To us, it was never about the bricks and mortar. It was about inspiring greater happiness, memories and smiles in our residents. And with that as our guiding philosophy, we've been able to offer a completely different living experience in the City of Elmina. It is simply better.



CONNECTING YOU TO THE CENTRE OF EVERYTHING

9 km Subang Airport | **20** km Kota Damansara | **20** km Shah Alam | **26** km KLCC | **28** km Klang

EDUCATION

- Help International School
- Global Oak Tree Scholars
- Sekolah Sri Cahaya
- SRK Bukit Subang
- SMK Bukit Jelutong

SHOPPING & ESSENTIALS

- Jaya Grocer
- Empire Shopping Gallery
- 1 Utama Shopping Mall
- Aeon Mall Shah Alam
- Thompson Hospital
- Ramsay Medical Centre

RECREATIONAL

- Shah Alam Natural Botanical Park (Skytrex Shah Alam)
- Kancing Waterfall
- DARC Denai Alam
- Monterez Golf Club
- Tropicana Golf & Country Club

40 YEARS
DEVELOPMENT
PLAN

480
ACRES
LOCAL PARKS

42-ACRE
WELLNESS
CLUSTER

27

000

300

ACRE CENTRAL
PARK

5

ACRE FOREST RESERVE

10

AWARDS

90KM
JOGGING
& CYCLING
TRACK

3480
ACRES
OF GREEN
SPACE

HIGHWAY
CONNECTIONS

CITY OF
ELMINA



From MalaysiaKu in Picture Photo Contest in collaboration with The Edge

WELLNESS.

NOW PART OF YOUR DAILY LIFE.

The City of Elmina is one of our largest townships at over 5,000 acres in size.

What's unique is that every detail of this City has been meticulously planned through a systematic thought process that nurtures the wellness of those who live here.

This systematic thought process of wellness is divided into specific pillars we coin

The 8 Pillars of Wellness

Intellectual Wellness

To provide spaces for people to be stimulated intellectually, learn and grow.

Mental Wellness

To provide spaces that enable people to achieve balance and harmony with people and themselves.

Emotional Wellness

To define spaces that inspire positive attitudes and an optimistic outlook on life.

Physical Wellness

To design spaces that are meant to drive active living and healthy eating

Family Wellness

To plan spaces that foster mutual respect and strengthen family values.

Environmental Wellness

To create inspirational spaces that are filled with the beauty of nature.

Occupational Wellness

To define work spaces that are conducive for a life of work-play balance.

Community Wellness

To design spaces that encourage harmonious interaction among the people.



CITY OF ELMINA MILESTONES



Launch of Elmina East Residential

- Institute of Landscape Architects Malaysia**
- Professional Category -Landscape Analysis and Study Awards 2016 (Master planning)
- South East Asia Property Award**
- Best Housing Development (Central Malaysia)



Launch of Elmina West Residential

- PAM Awards 2017**
- Category 2 - Multiple Residential (Low Rise) Denai Alam Phase J15
- JCI Malaysia Sustainable Development Award 2017**
- SDG 13 - Climate Action

- Asia Property Award 2018**
- Best Landscape Architectural Design - Winner
 - Best Universal Design Development - Winner
 - Best Township Development - Highly Commended
- IDEA 2018 - Wellness Living Innovation Award**
- City of Elmina MIPPEA 2018 - Design Excellence Award
 - Elmina West



Opening of GCE Elmina Interchange

Launch of Dasar Rumah Mampu Milik (DRMM) by YB Zuraida



Launch of Elmina Community Edible Garden



Iconic Bridge



Hollywood Signage

2013



Xplore Elmina Carnival 2015

2016



Elmina Ride with Olympians – Azizul Hasni Awang

2017



Elmina MTB Jamboree 2017

2018

Sime Darby Property names TN50 for Elmina Community Park development

MOU Signing with UNICEF

Discover Selangor Photo Hunt Contest

2019

MOU Signing With Tropical Rainforest Conservation and Research Centre (TRCRC)

MalaysiaKu, In Picture Photo Contest

Elmina-GCE Duathlon



Elmina Lakeside Concert

MOU Signing with TNBX



Around The World in Elmina

2020



Rainbow Bridge

Future Launches

- Launch of Sakura Lake
- Opening of Persiaran Shorea
- Launch of UNICEF Playground
- Launch of Knowledge Centre



THIS IS HOW LIFE SHOULD BE



From MalaysiaKu in Picture
Photo Contest in collaboration with The Edge



From MalaysiaKu in Picture
Photo Contest in collaboration with The Edge



**BIGGER
BOLDER
8ETTER**

Built for those who understand what truly matters.

**The vision of Elmina Green Three
is our simplest one yet.**

**TO TAKE OUR BEST HOME AND
MAKE IT EVEN BETTER.**

At the design stage, we focused on the few elements that truly mattered in your home and improved them further. We've made it 10 feet longer than usual for more space, fitted it with FittingsPlus+, and completed the homes with metal grilles for safety and aesthetics.

The result is a home made perfect for those seeking to upgrade.



THE PERFECT HOME, THE PERFECT LIFE



Elmina Green Three's open plan layout offers the flexibility to design your own spaces according to your needs.



Spacious and comfortable, it is ideal for the extended family to bond better and yet enjoy their personal spaces. Truly, the perfect setting for lasting memories.

BETTER IN EVERY WAY



**Whatever you want in a home, you'll
get in Elmina Green Three.**

Like our gorgeous large windows that allow plenty of natural light and fresh air into your home. And when you call it a day, you'll appreciate the spacious bedrooms complete with their own ensuite bathrooms as you can kick back, relax and unwind in total peace and comfort.



Master Bedroom

Elmina Green's

5 Features of Wellness



SUSTAINABILITY

In a bid to save the environment, where possible, the home uses green products.



LIFETIME HOMES

Ergonomically designed rooms and spaces that provide multigenerational and comfortable living to satisfy the needs of modern living.



HEALTH

Kind to your health, the homes only use low-VOC paint.



COMFORT

The insulated roof helps to reduce the indoor temperature and enhance cooling effect.



SECURITY

For that added peace of mind, homes are equipped with basic home alarm systems.

LARGER in places that matter.

Your home is a sanctuary where you spend the most intimate form of bonding with your family. It is where the fondest, closest and most meaningful memories are cherished down through generations.

For this reason, we've extended the homes 10 feet longer than most conventional terrace homes so that you can bond and build memories comfortably in a more spacious home.

1

Wet or Dry. Your Kitchen is Ready.

With a larger kitchen, you no longer need to compromise. It's spacious, wider and more flexible for you to finally build the kitchen exactly the way you want it.

2

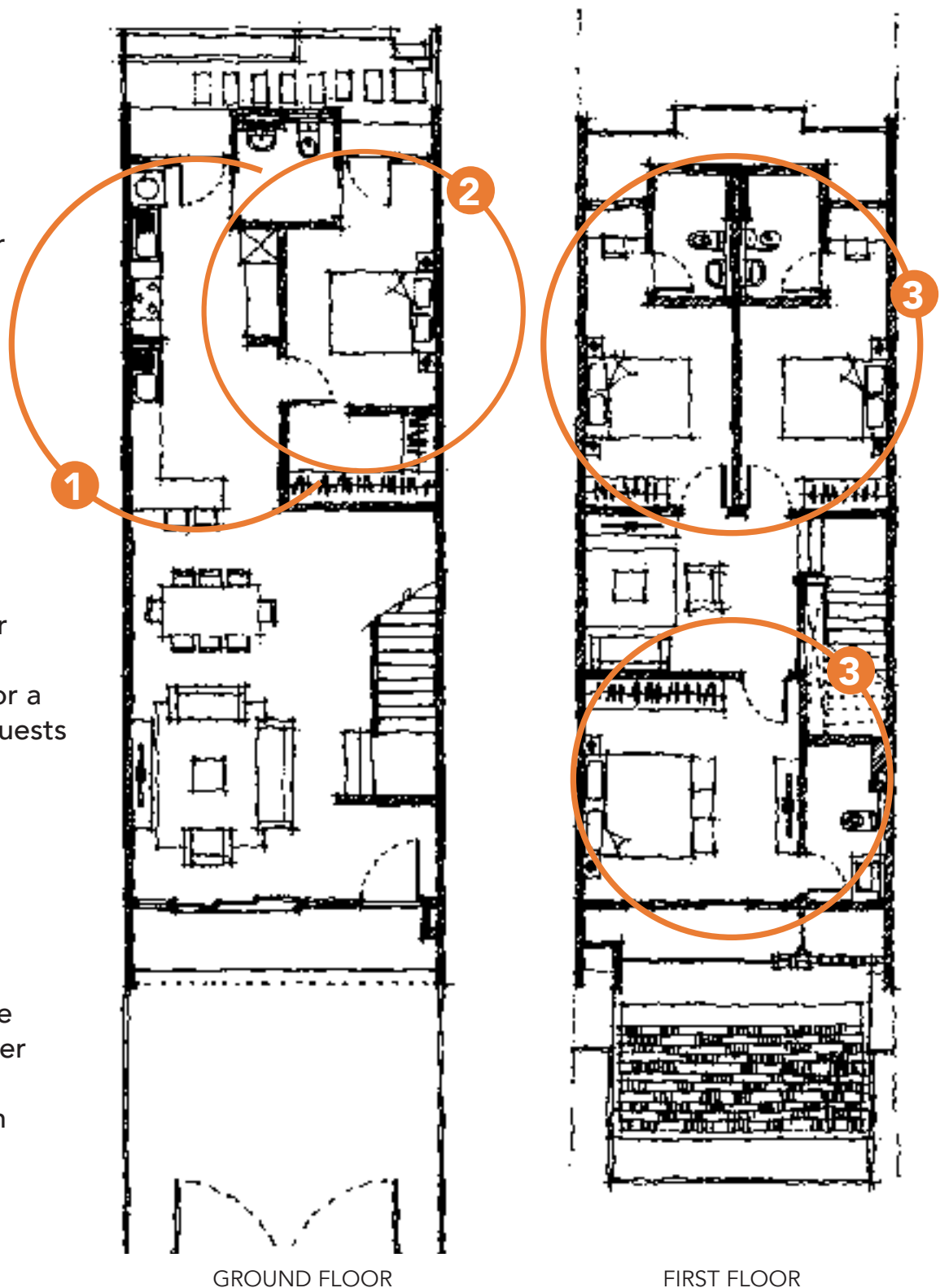
Granny Suite Fit for a King.

One of our largest, the ground floor Granny Suite fits a king size bed comfortably with additional room for a walk-in wardrobe to impress your guests and make living more comfortable.

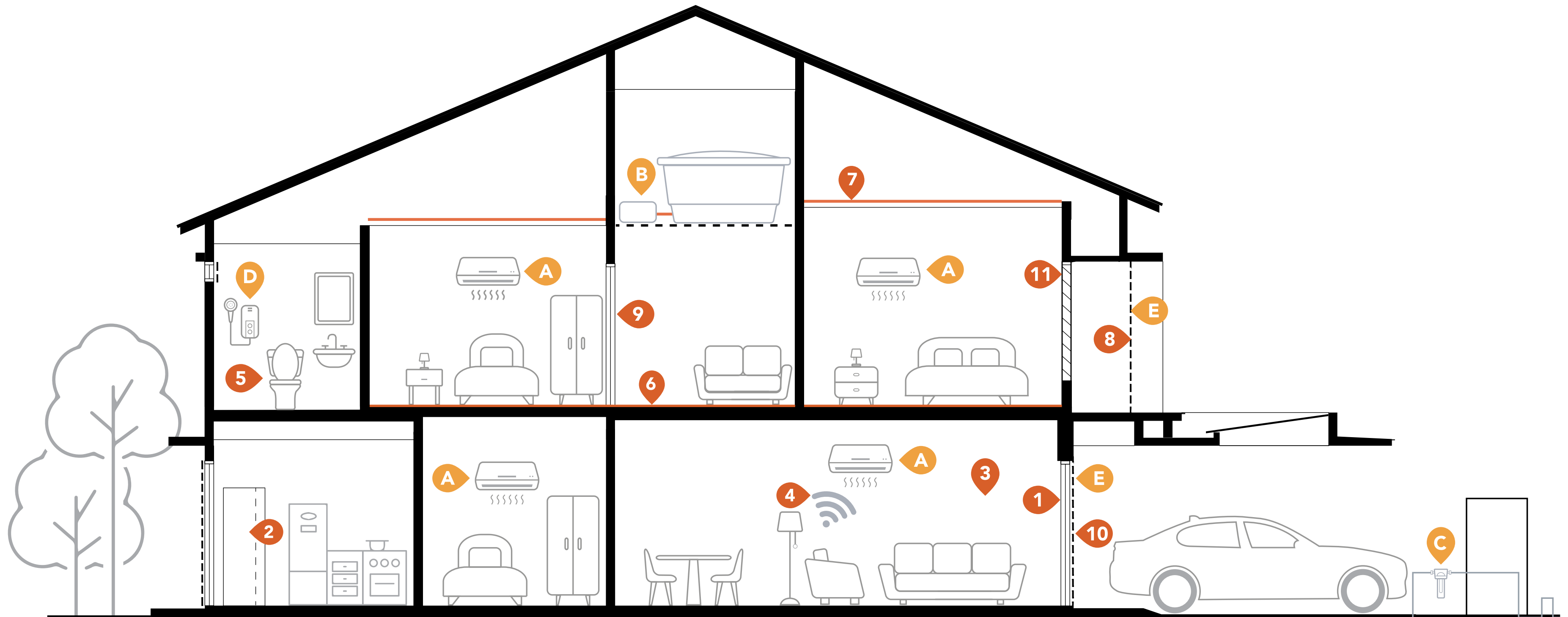
3

More Room for Everyone.

Good mornings and good nights are now much more pleasant. With larger space in all bedrooms upstairs, you now have more room to play with in designing your personal space.








Hassle-free move in with FittingsPlus⁺














Note: This diagram is for illustration purposes only and does not reflect the final position and design of the fittings.

FittingsPlus⁺

-  Air conditioning point and piping (without indoor unit)
-  Booster pump
-  Outdoor water filter
-  Instant water heater
-  Metal grilles

Standard Specifications and Fittings

-  Laminated engineered timber door
-  Pocket hide door (Bath 3)
-  Basic alarm system
-  High speed internet (free for 1 year)
-  Premium sanitary wares and fittings
-  Laminated timber flooring
-  Stone wool roof insulation
-  Vent block as screening
-  Laminated timber flush door
-  Quality locksets
-  Glass louvres for natural ventilation

GREEN at your doorstep



You are never short of green spaces in Elmina Green Three.

From within your neighbourhood, and out to the many parks around City of Elmina, you will always discover new corners, parks and playgrounds to be your new favourite spot.

In City of Elmina,
every day is an extraordinary day.

and right through the City.



ELMINA GREEN THREE

TYPE 1

20' x 80' | From 2,262 sq ft

INSPIRING DESIGN

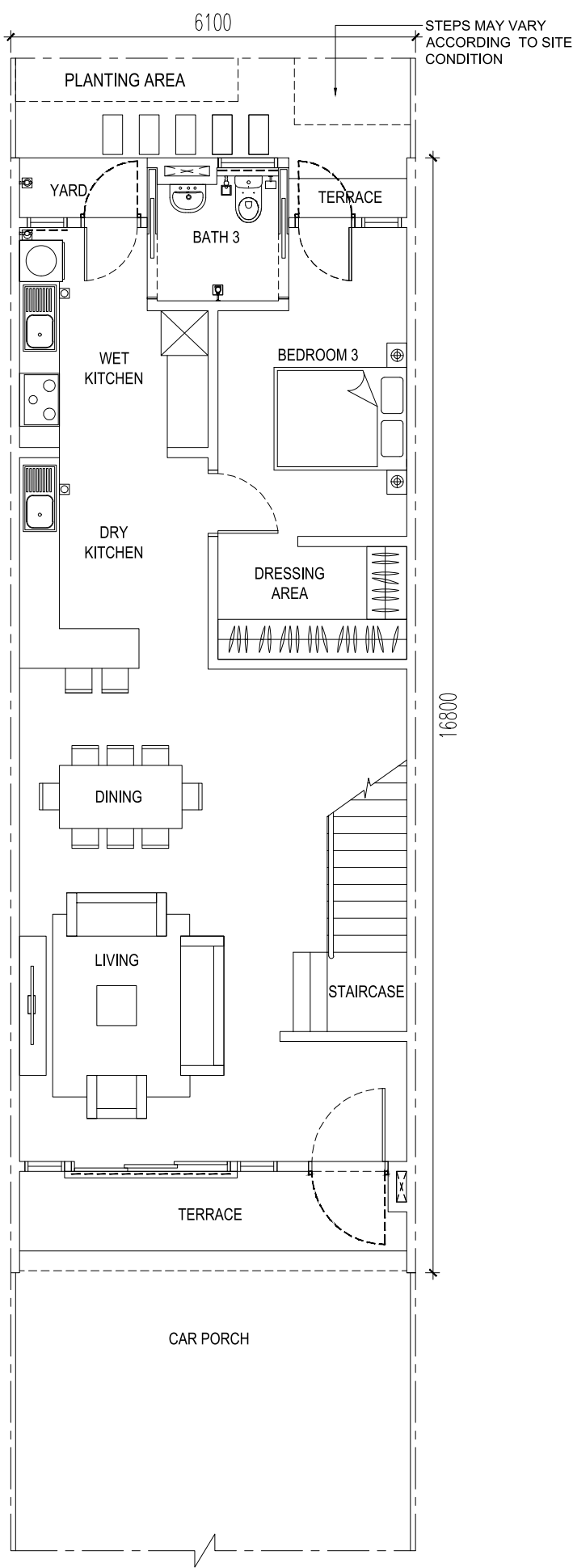
Inspired by our plantation heritage, Elmina Green Three's façade is a graceful interplay of vent blocks that evoke a sense of nostalgia and elegance for a standout impression.



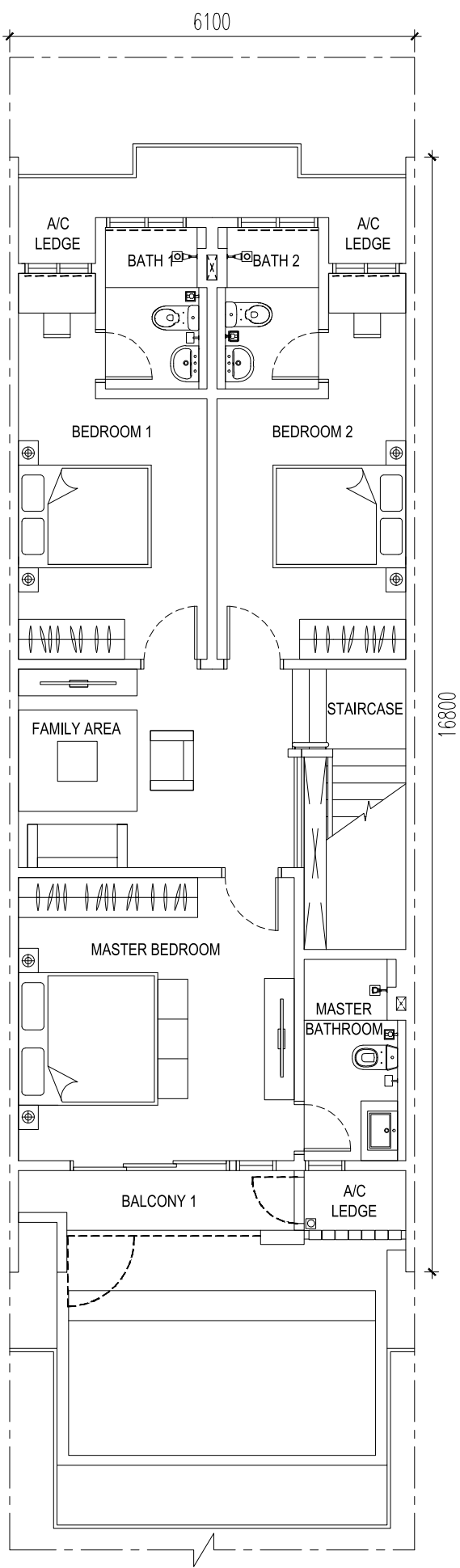
FLOORPLAN

TYPE A1
Intermediate Unit

20' x 80' | Built-up area: 2,262 sq ft



GROUND FLOOR

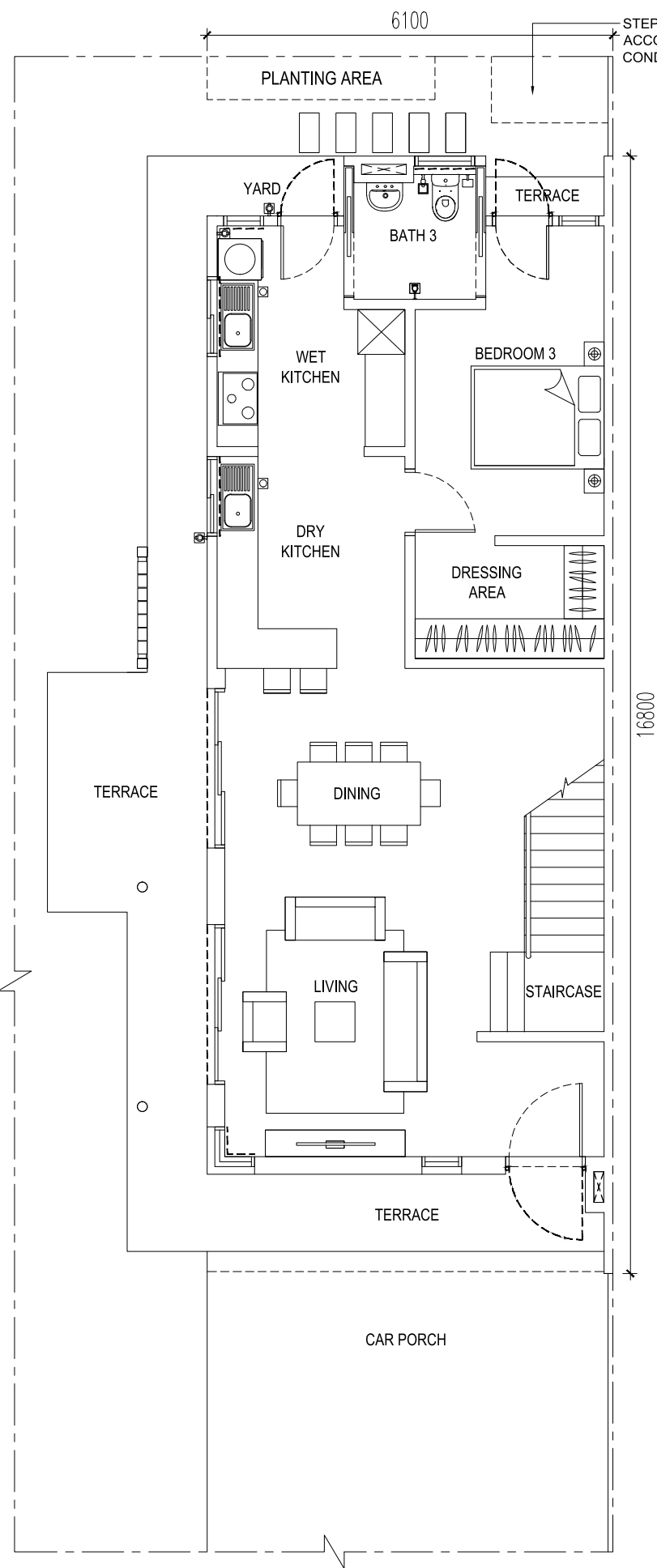


FIRST FLOOR

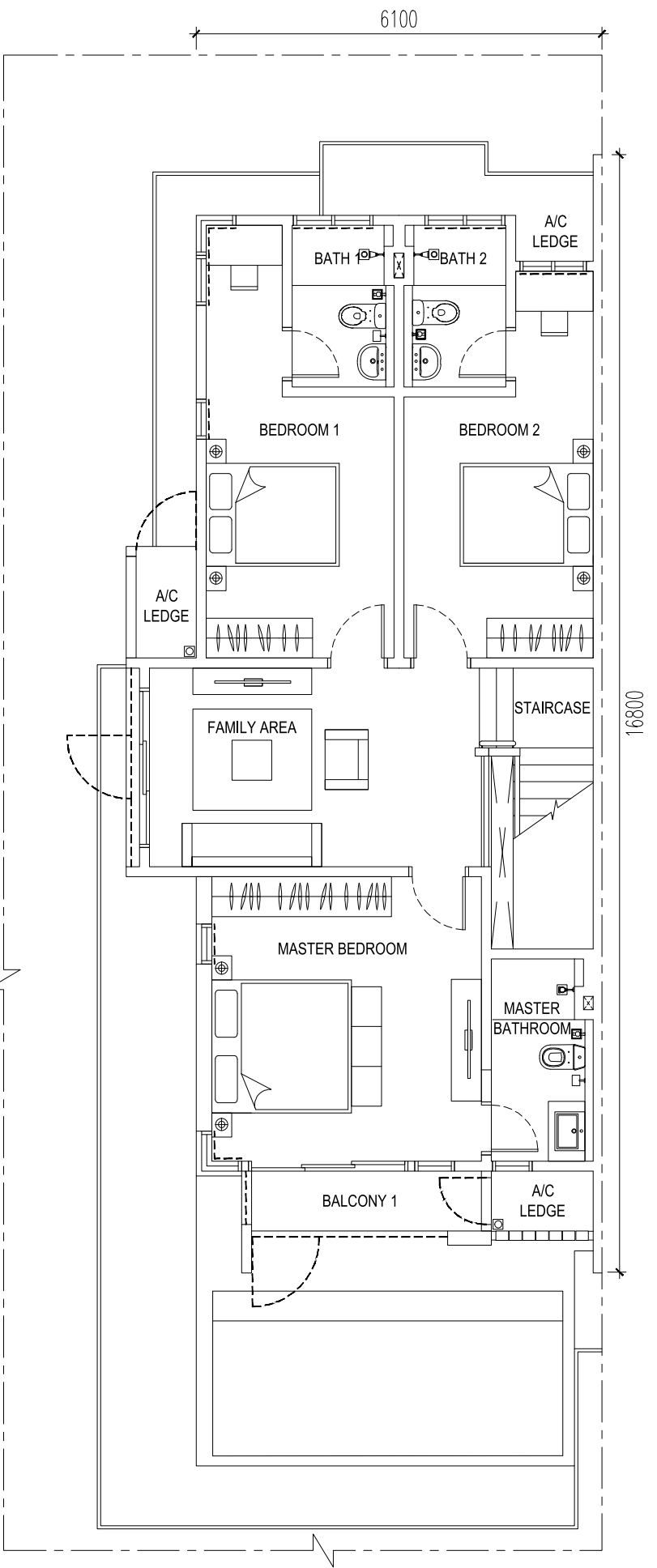
FLOORPLAN

TYPE E1
End Unit

20’ x 80’ | Built-up area: E1 - 2,495 sq ft | E1a - 2,486 sq ft



GROUND FLOOR

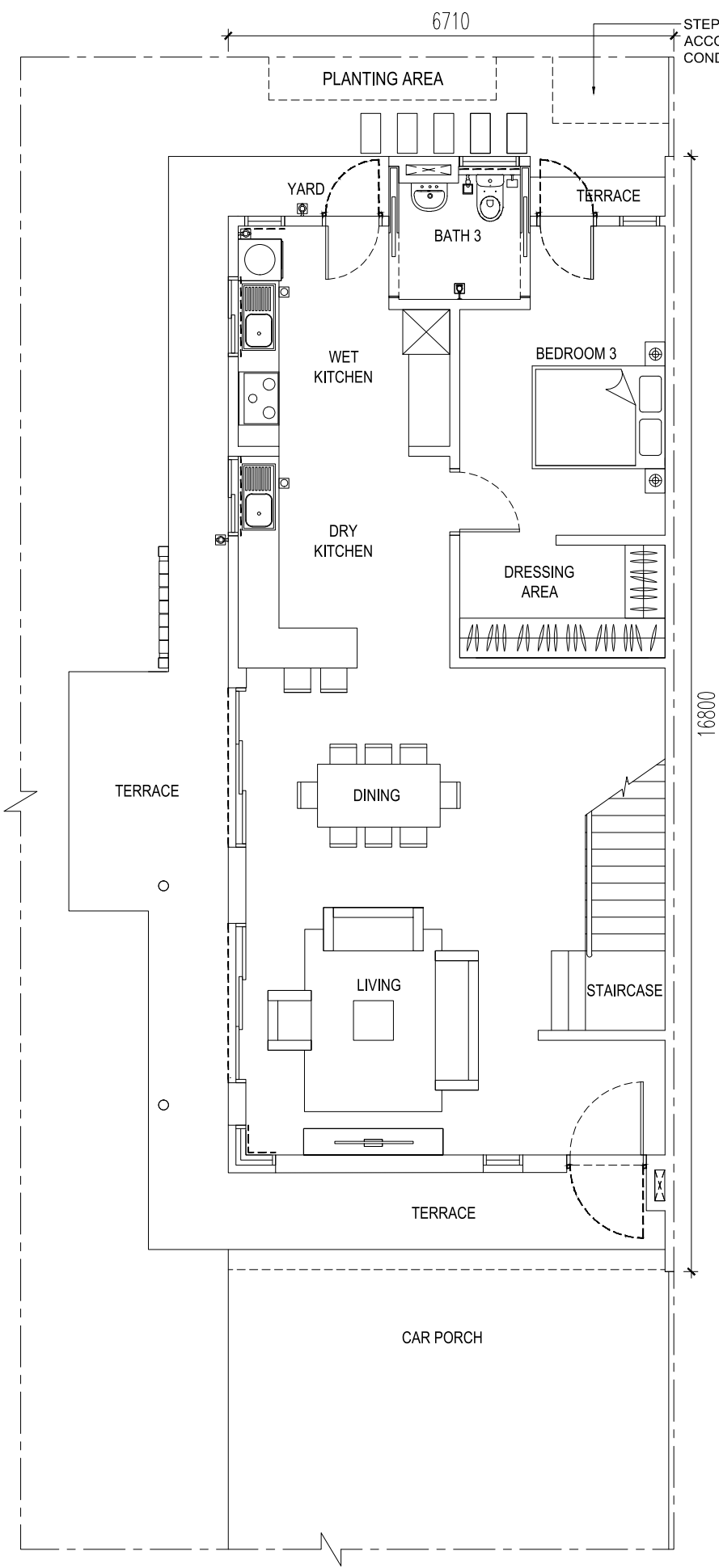


FIRST FLOOR

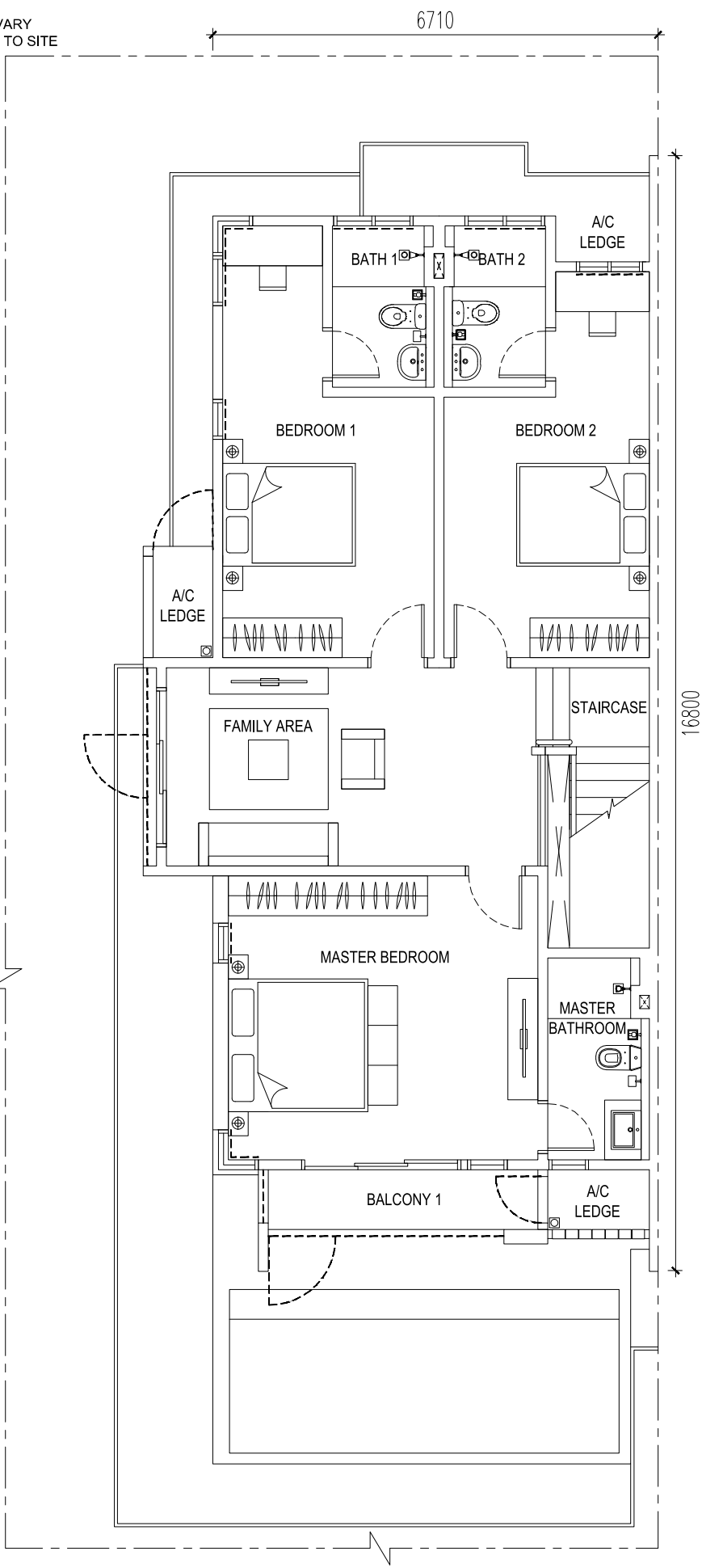
FLOORPLAN

TYPE C1
Corner Unit

22' x 80' | Built-up area: 2,730 sq ft



GROUND FLOOR



FIRST FLOOR

ELMINA GREEN THREE

TYPE 2

20' x 80' | From 2,265 sq ft

DESIGNED WITH YOU IN MIND

Our signature open plan layout provides the flexibility to design your own space while the column-free car porch offers space optimisation. All bedrooms have en-suite bathrooms.

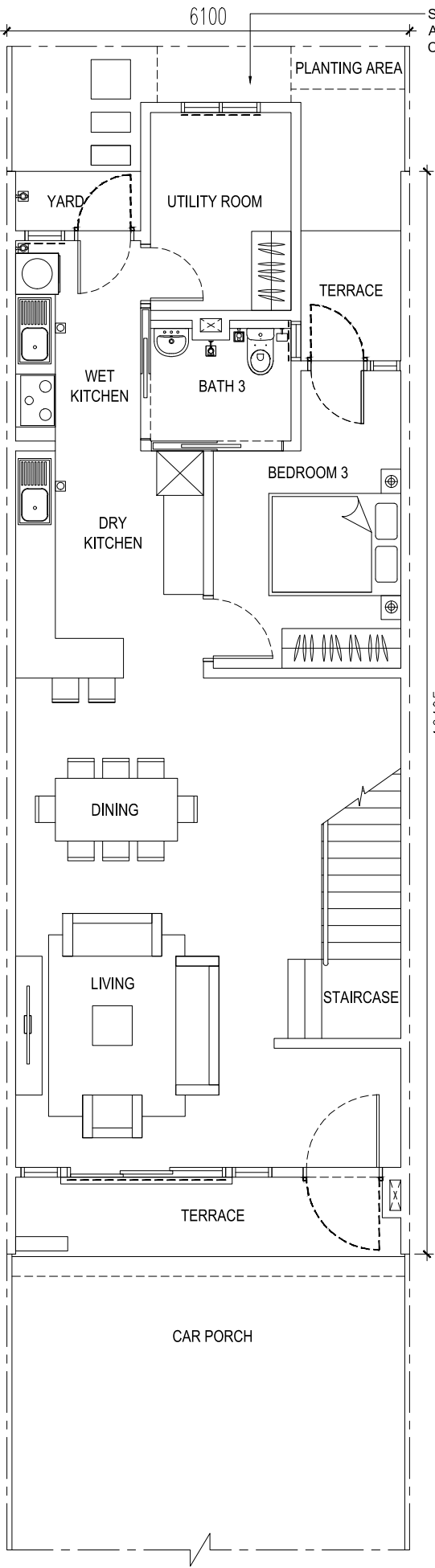


FLOORPLAN

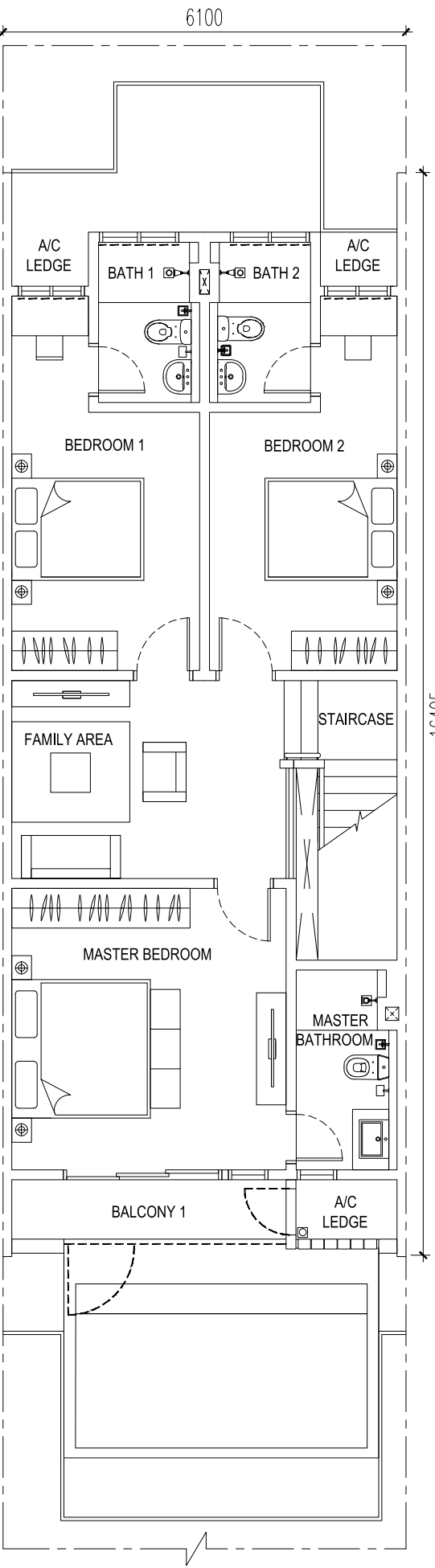
TYPE A2

Intermediate Unit

20' x 80' | Built-up area: 2,265 sq ft



GROUND FLOOR

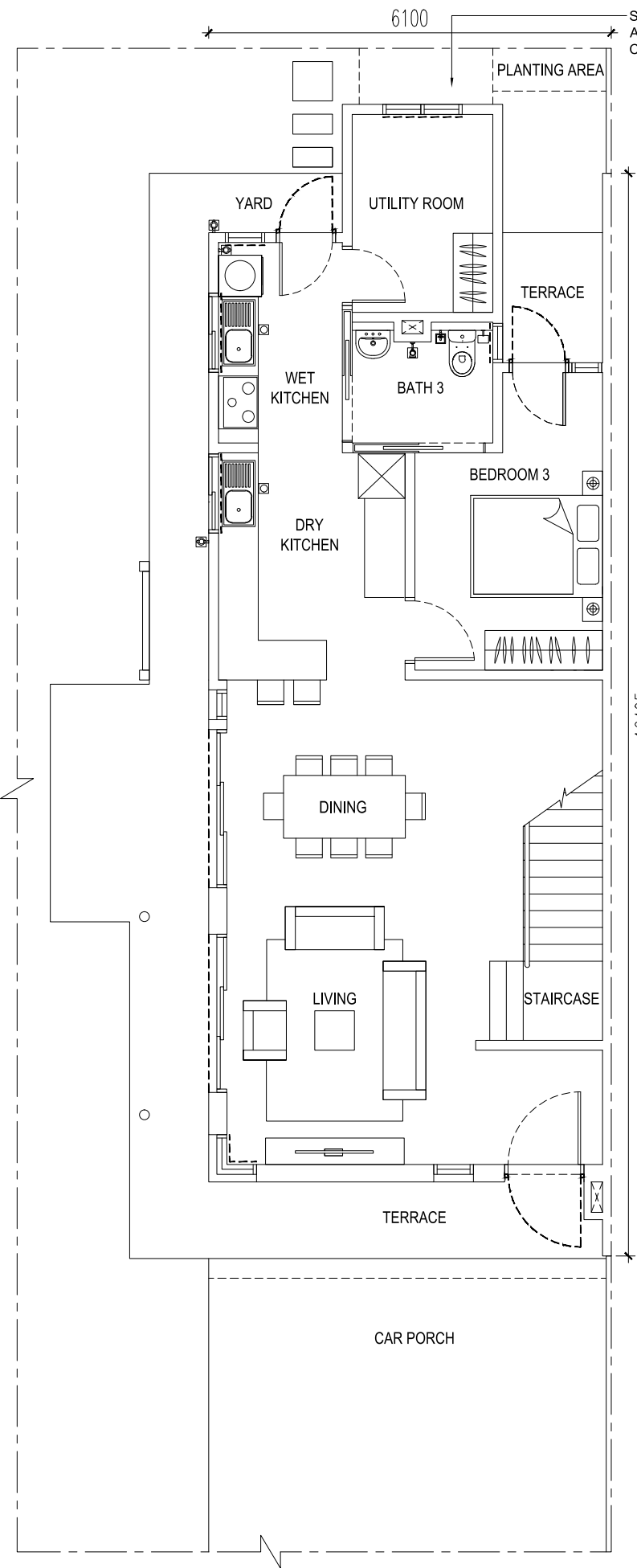


FIRST FLOOR

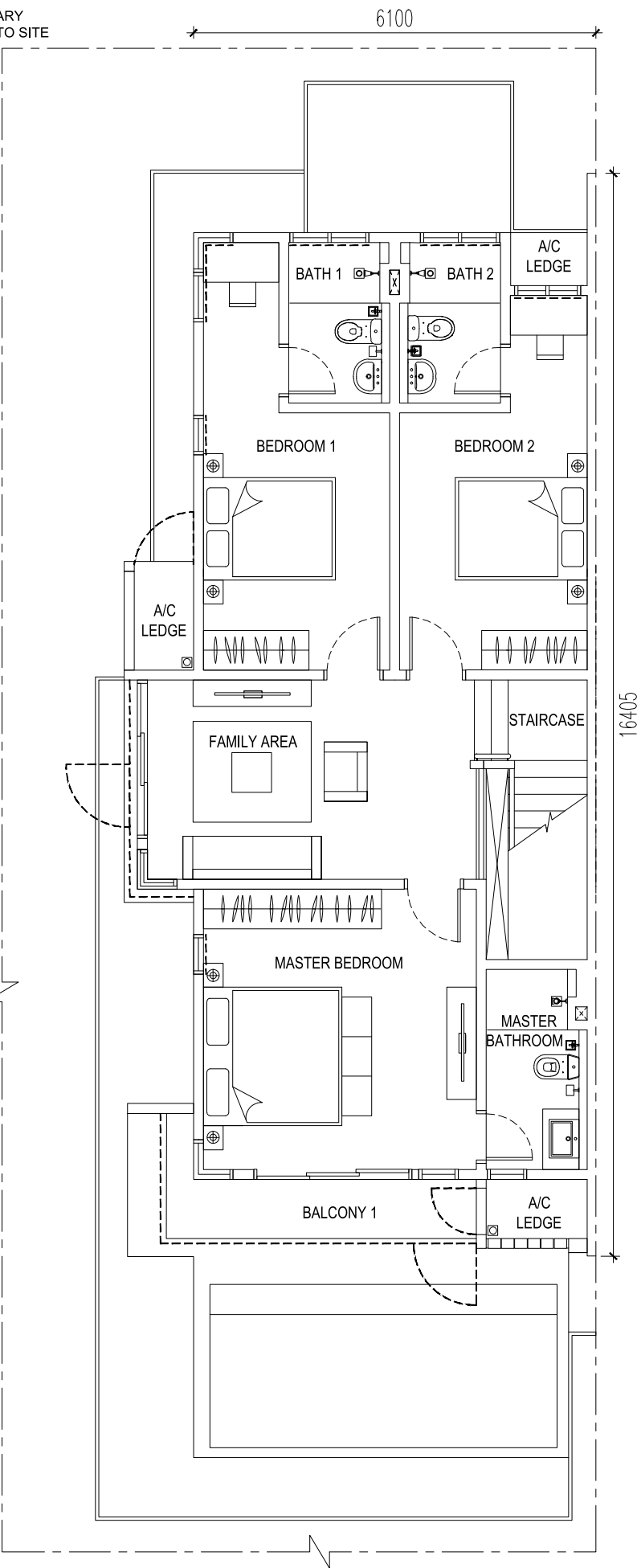
FLOORPLAN

TYPE E2
End Unit

20' x 80' | Built-up area: 2,529 sq ft



GROUND FLOOR

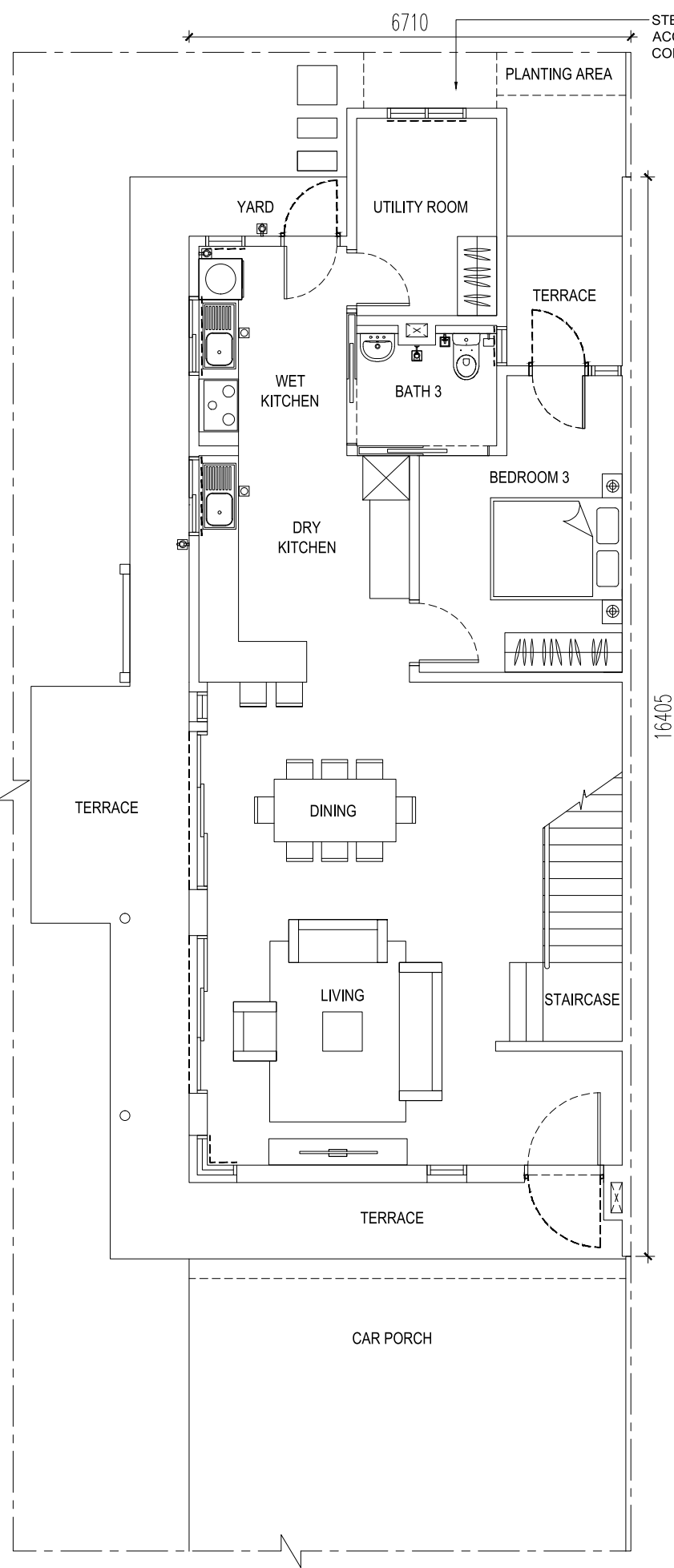


FIRST FLOOR

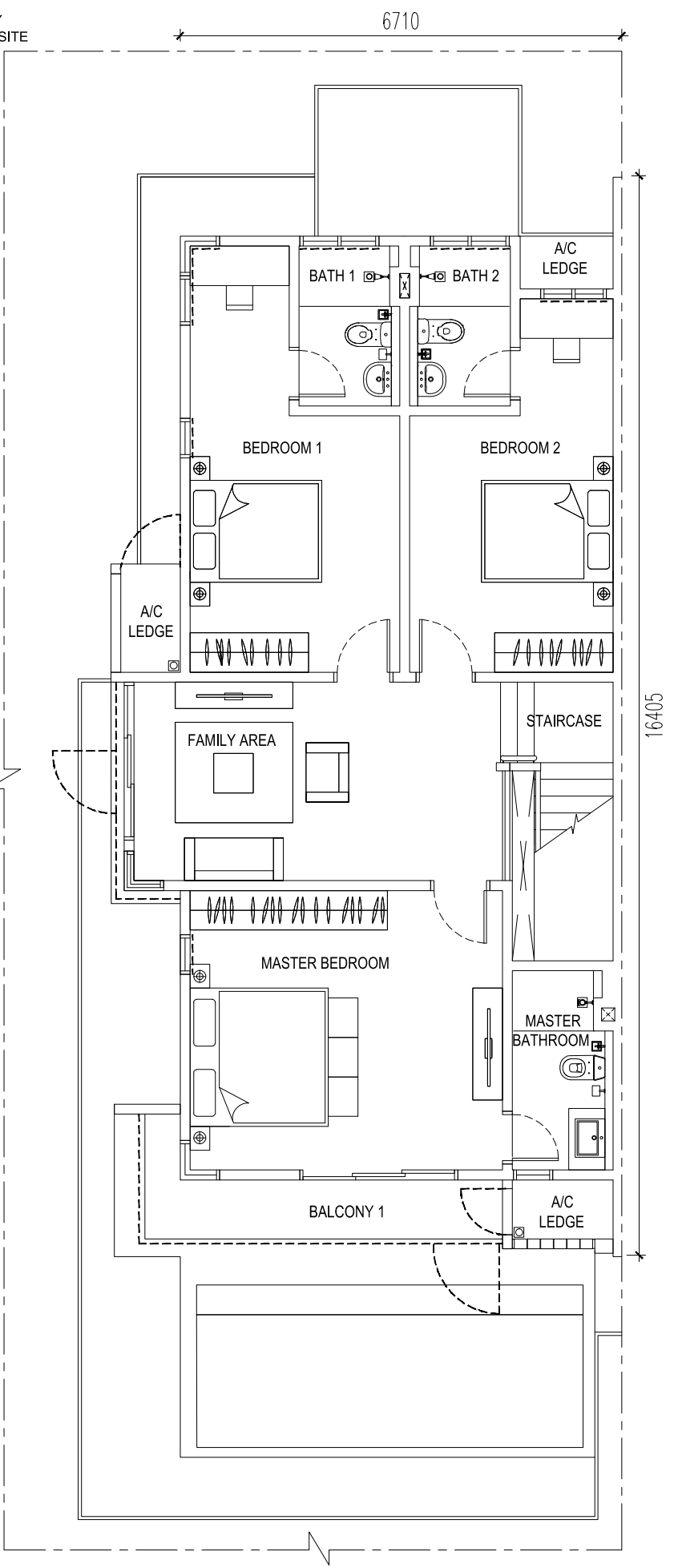
FLOORPLAN

TYPE C2
Corner Unit

22' x 80' | Built-up area: 2,762 sq ft



GROUND FLOOR



FIRST FLOOR

ELMINA GREEN
THREE

TYPE 3

20' x 80' | From 2,402 sq ft

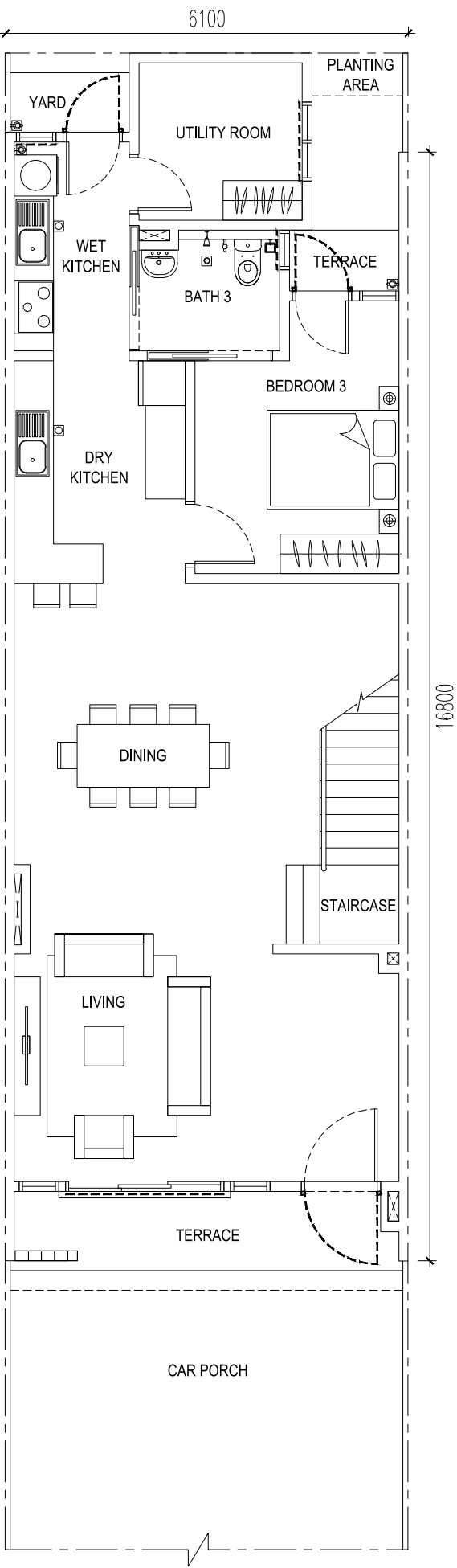
SIGNATURE FITTINGS

Hassle-free move in with FittingsPlus+ complete with metal grilles for safety and aesthetics.

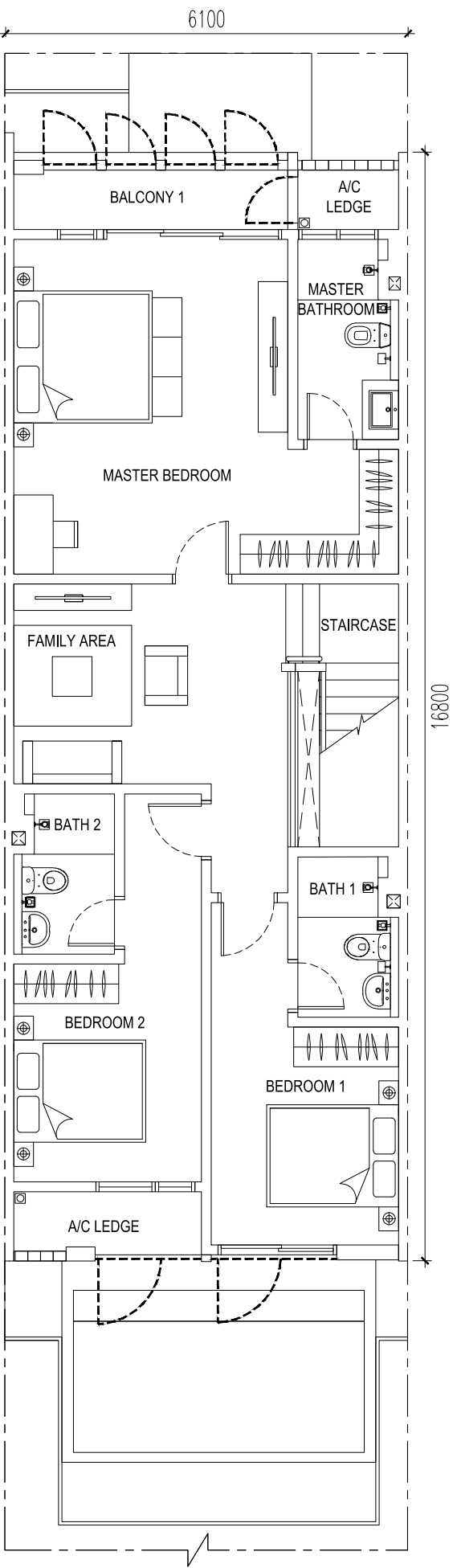


FLOORPLAN

TYPE A3
Intermediate Unit
20' x 80' | Built-up area: 2,402 sq ft



GROUND FLOOR

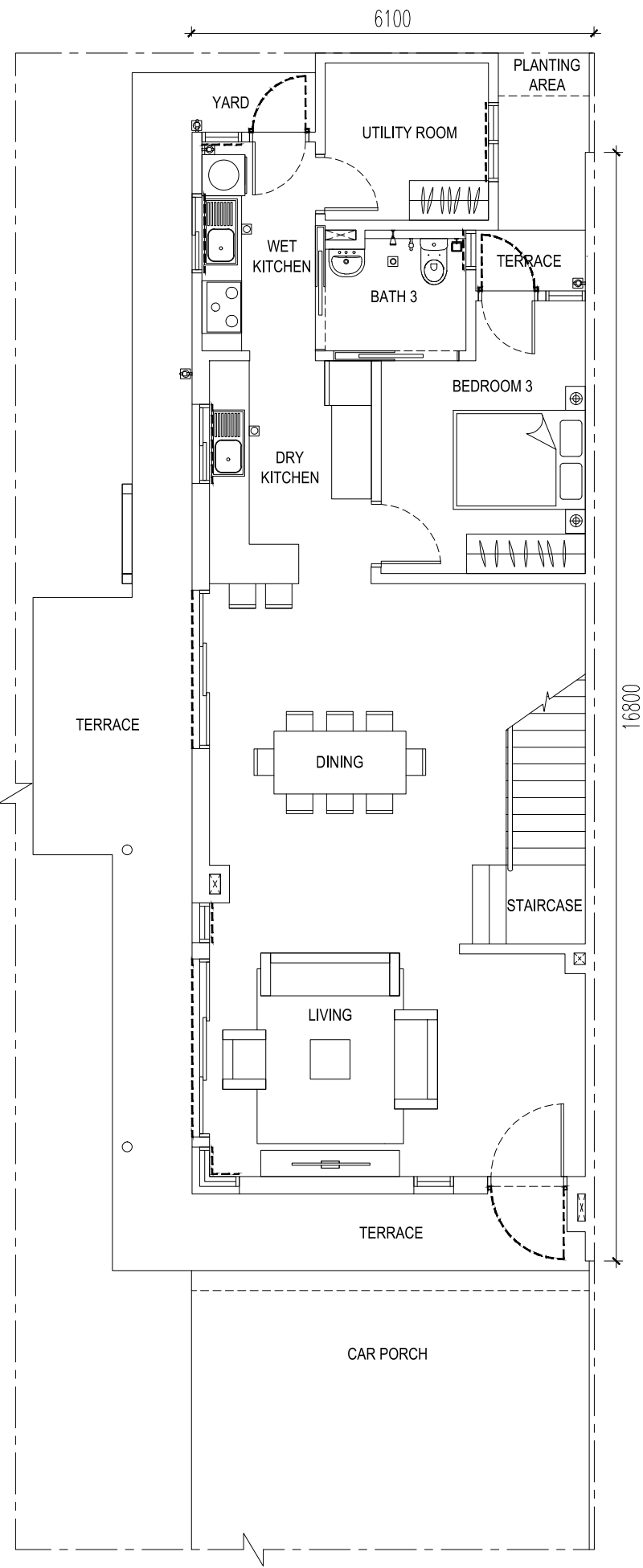


FIRST FLOOR

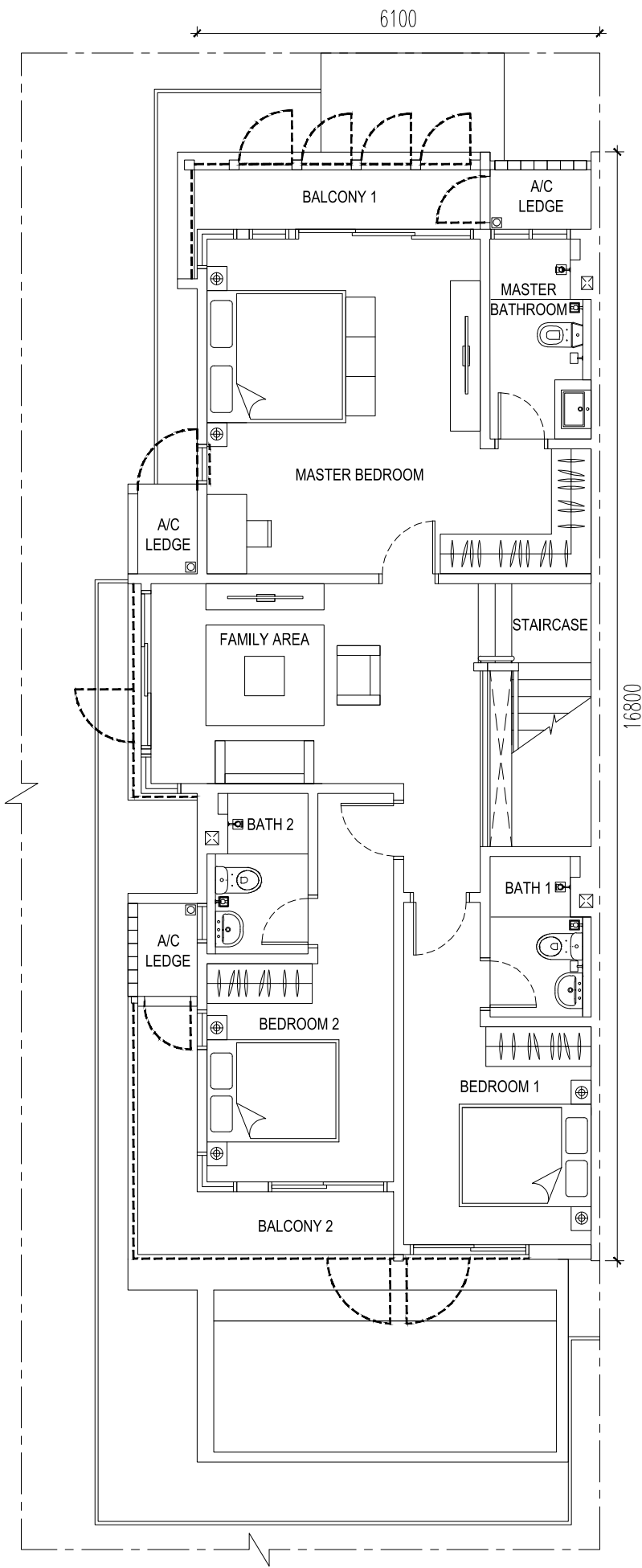
FLOORPLAN

TYPE E3
End Unit

20' x 80' | Built-up area: 2,731 sq ft



GROUND FLOOR

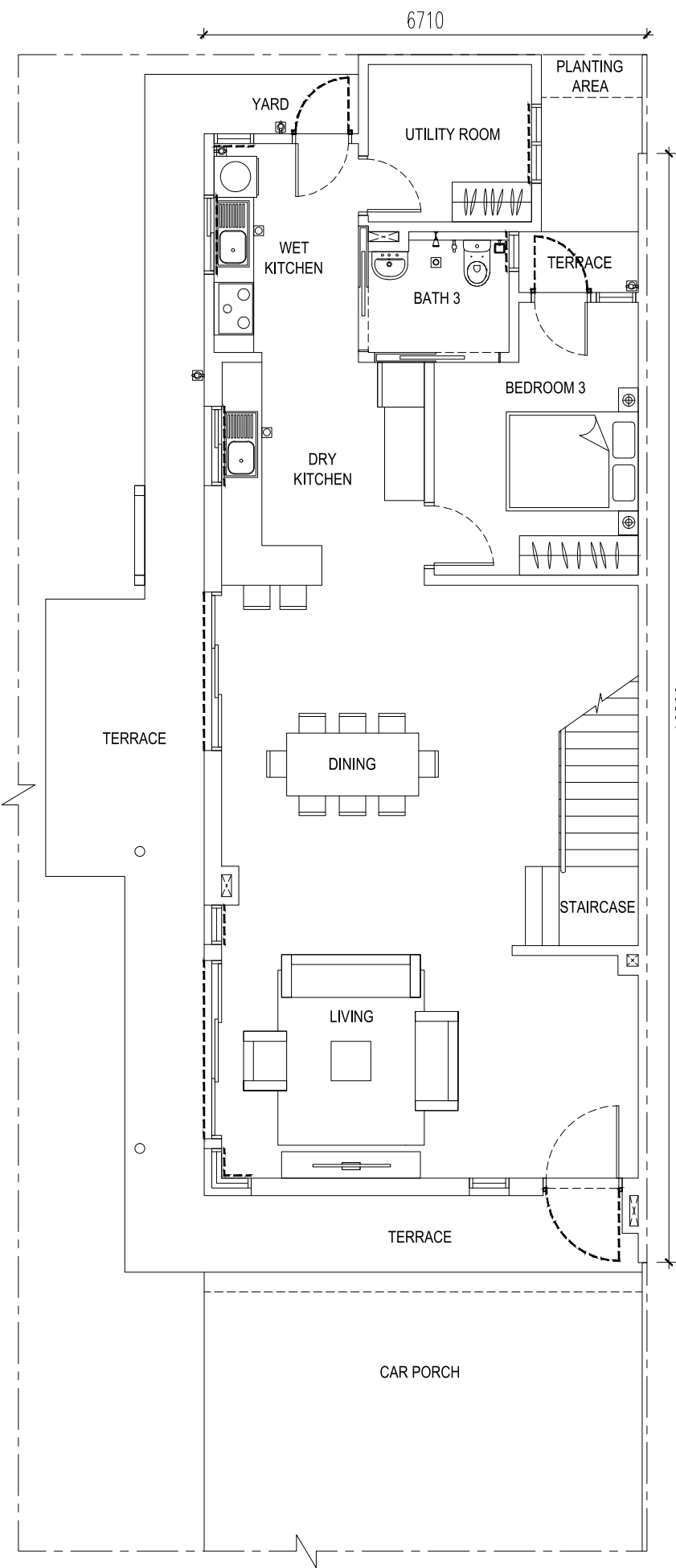


FIRST FLOOR

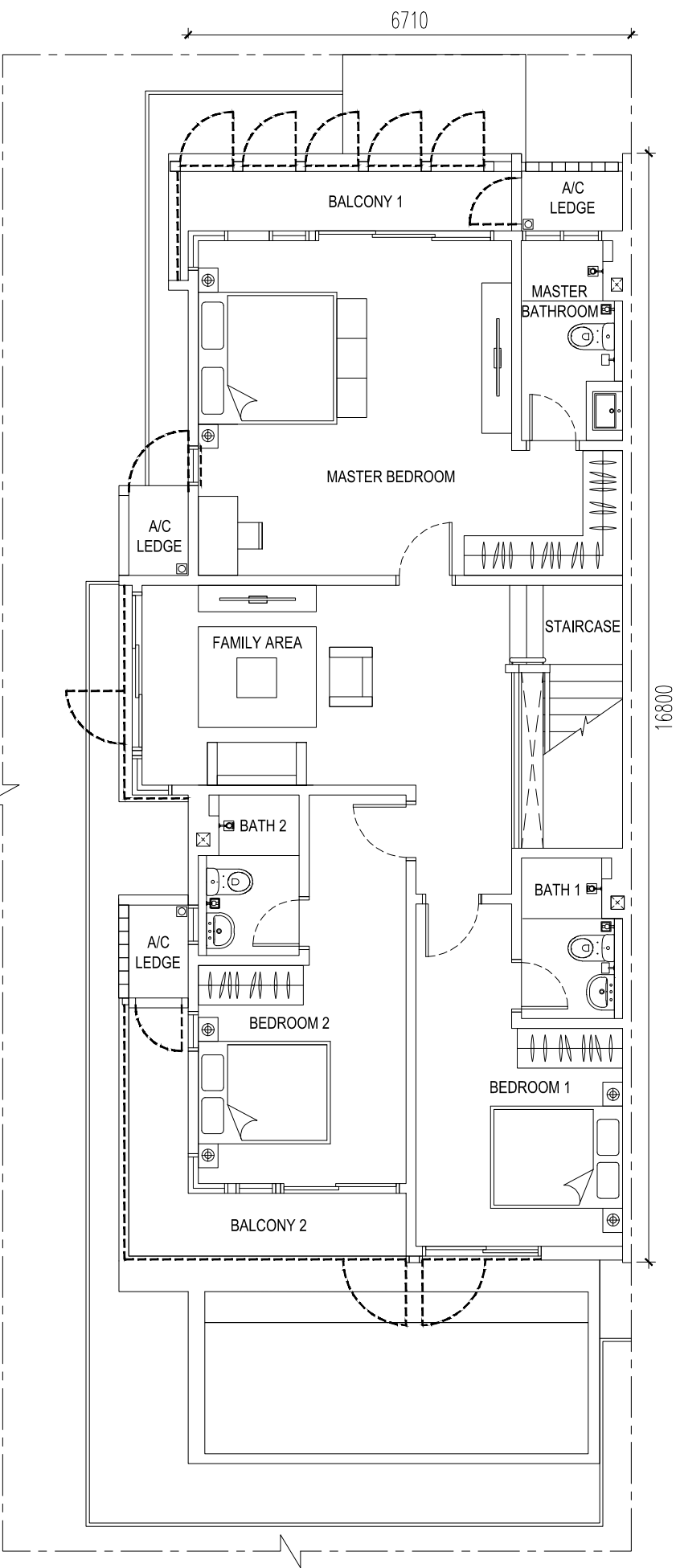
FLOORPLAN

TYPE C3
Corner Unit

22' x 80' | Built-up area: 2,983 sq ft



GROUND FLOOR



FIRST FLOOR

MASTER LAYOUT MAP

City of Elmina



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.

NATURE ALL AROUND

Approx. 4 acres of recreational park and a jogging track just outside your doorstep to help you keep fit and healthy.



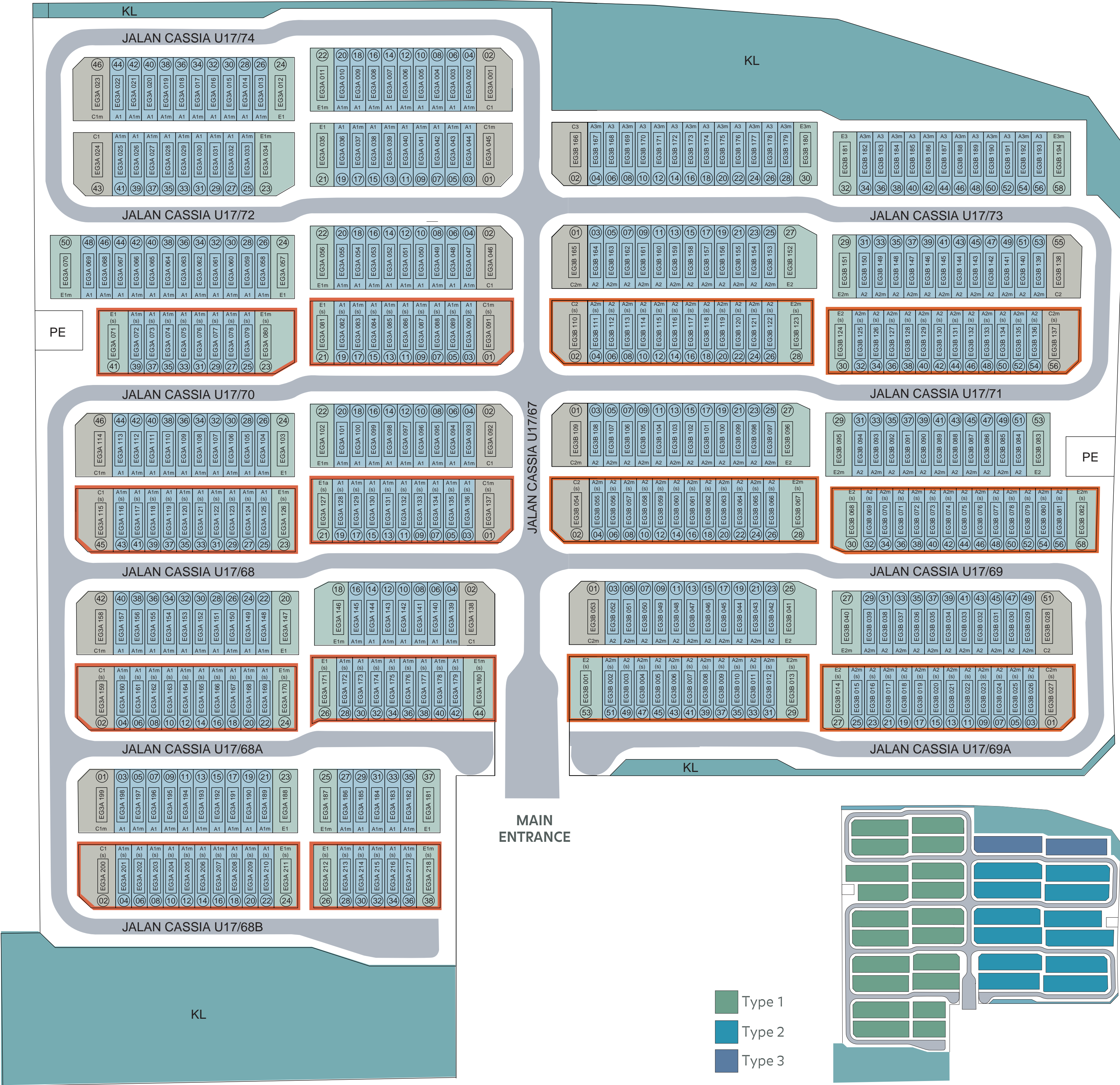
ELMINA GREEN THREE

SITE PLAN



LEGENDS

- A/Am Intermediate Unit
- E/Em End Unit
- C/Cm Corner Unit
- Lots with steps
- Address number
- Lot number



SPECIFICATIONS

Structure	: Reinforced Concrete	
Wall	: Masonry	
Roof Covering	: Roof Tiles / Concrete	
Roof Framing	: Metal	
Ceiling	: General	: Plaster Ceiling / Cement Board / Skim Coat
Windows	: All	: Aluminium Frame / Glass Louvers / Glass Panel
Doors	: Main Entrance	: Laminated Engineered Timber Door
	: Rear Entrance	: Painted Engineered Timber Door (Kitchen Only)
		: Glass Door Panel (Bedroom 3 Only)
	: Other Doors	: Laminated Timber Flush Door
	: Sliding	: Aluminium Frame / Glass Panel
Ironmongery	: Locksets With Accessories	
Wall Finishes	: External walls	: Plaster & Paint / Vent Blocks / Fair Faced Bricks
	: Kitchen	: Porcelain Tiles / Plaster & Paint
	<u>TYPE A1, E1, C1, A2, E2, C2</u>	
	: Master Bath, Bath 1, 2 & 3	: Porcelain Tiles Up To Ceiling Height
		: Ceramic (Master Bath & Bath 3 Feature Wall)
	<u>TYPE A3, E3, C3</u>	
	: Master Bath & Bath 3	: Porcelain Tiles Up To Ceiling Height
		: Ceramic (Master Bath & Bath 3 Feature Wall)
Floor Finishes	: Bath 1 & Bath 2	: Porcelain Tiles Up To 3000mm Height (Max)
	: Others	: Plaster & Paint
	: Living, Dining, Kitchen, Bedroom 3, Utility Room, Terrace, Balcony	: Porcelain Tiles
	: Master Bath, Bath 1, 2, & 3	: Porcelain Tiles
	: Master Bedroom, Bedroom 1, Bedroom 2, Family Area	: Laminated Timber Flooring
Sanitary & Plumbing Fittings	: Staircase	: Laminated Timber Flooring
	: Car Porch	: Concrete Imprint
	: Kitchen	: Sink, Tap
	: Master Bath, Bath 1, 2, & 3	: Sanitary Wares And Fittings
	: Car Porch	: Tap
	: Yard	: Tap

Electrical Installation	Unit Type	A1/A1m/ A1(s)/ A1m(s)	E1/E1m/ E1(s)/E1m(s) /E1a(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)	A3/A3m	E3/E3m	C3
		29	32	32	30	32	32	33	36	36
	Light Point	1	1	1	1	1	1	1	1	1
	Gate Light Point	30	30	30	30	30	30	32	32	32
	Power Point	8	8	8	8	8	8	8	8	8
	Fan point	1	1	1	1	1	1	1	1	1
	Door Bell Point	4	4	4	4	4	4	4	4	4
	Water Heater Power Point	1	1	1	1	1	1	1	1	1
	Telephone Point	1	1	1	1	1	1	1	1	1
	TV Point	5	6	6	5	6	6	5	6	6
	Air Conditioning Power Point	1	1	1	1	1	1	1	1	1
	Booster Pump Power Point	1	1	1	1	1	1	1	1	1
	Data Point	1	1	1	1	1	1	1	1	1
	Auto Gate Point	1	1	1	1	1	1	1	1	1

- Internal Telephone Trunking & Cabling: Provided
- Fencing: Brick Wall , Mild Steel Fencing, Mild Steel Gate, Fair Faced Bricks
- Miscellaneous: Letter Box, Refuse Compartment, TNB Meter Compartment, Basic Alarm System, Mild Steel Grille



Property

Developing homes, building lifestyles

On the back of a successful 45-year track record of developing sustainable communities, Sime Darby Property has to date built 23 active townships / developments with a global reach that encompasses assets and operations across the Asia Pacific region and the United Kingdom. In the UK, as part of a Malaysian consortium, Sime Darby Property is the developer of the iconic Battersea Power Station project in central London.

Sime Darby Property is a multiple award-winning property group with numerous local and international accolades. It is the first Malaysian property developer to be awarded the International FIABCI Prix d'Excellence Awards twice for its Subang Jaya and UEP Subang Jaya townships. The company bagged its 8th consecutive Gold at the Putra Brand Awards 2017 and its 5th consecutive Top 10 Developers Awards at the BCI Asia 2015. Sime Darby Property has also been recognised as among the top developers in Malaysia in the annual The EdgeTop Property Developers Awards, a recognition which the company consistently receives since 2009.




LOCATION MAP



City of
ELMINA

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)



Klang
29km

Bukit Jelutong
10km

City of Elmina

Ara Damansara
16km

Subang Jaya
20km

03 7831 2253
www.simedarbyproperty.com

Elmina Hijauan Dua Fasa A
EG3A | No. of Units: 218 | Type: 2 Storey Terrace House | Expected Date of Completion: July 2022 | Land: Free from Encumbrances | Tenure of Land: Freehold | Developer's License No.: 13017-28/02-2022/0107(L) | Validity: 06/02/2020-05/02/2022 | Advertising & Sales Permit No: 13017-28/02-2022/0107(P) | Validity: 06/02/2020-05/02/2022 | Appropriate Authority which Approves the Building Plans : Majlis Bandaraya Shah Alam | Reference No.: MBSA/BGN/BB/600-1(PB)/SEK.U17/0096-2019 | Developed by: Sime Darby Property (City of Elmina) Sdn Bhd 199301028527, 10th Floor, Block G, No. 2 Jalan PJU 1A/7A, Ara Damansara, 47301 Petaling Jaya, Selangor | Selling Price: RM 776,888 (Min), RM1,734,860 (Max) | 7% Bumiputera Discount (Quota applies)

Elmina Hijauan Dua Fasa B
EG3B | No. of Units: 194 | Type: 2 Storey Terrace House | Expected Date of Completion: July 2022 | Land: Free from Encumbrances | Tenure of Land: Freehold | Developer's License No.: 13017-29/02-2022/0155(L) | Validity: 19/02/2020-18/02/2022 | Advertising & Sales Permit No: 13017-29/02-2022/0155(P) | Validity: 19/02/2020-18/02/2022 | Appropriate Authority which Approves the Building Plans : Majlis Bandaraya Shah Alam | Reference No.: MBSA/BGN/BB/600-1(PB)/SEK.U17/0097-2019 | Developed by: Sime Darby Property (City of Elmina) Sdn Bhd 199301028527, 10th Floor, Block G, No. 2 Jalan PJU 1A/7A, Ara Damansara, 47301 Petaling Jaya, Selangor | Selling Price: RM821,888(Min)-RM1,854,860(Max) | 7% Bumiputera Discount (Quota applies)

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