

CLUSIA

AT ELMINA

DOUBLE STOREY SUPERLINK HOMES | 30' x 100'





WELCOME TO THE CITY OF ELMINA

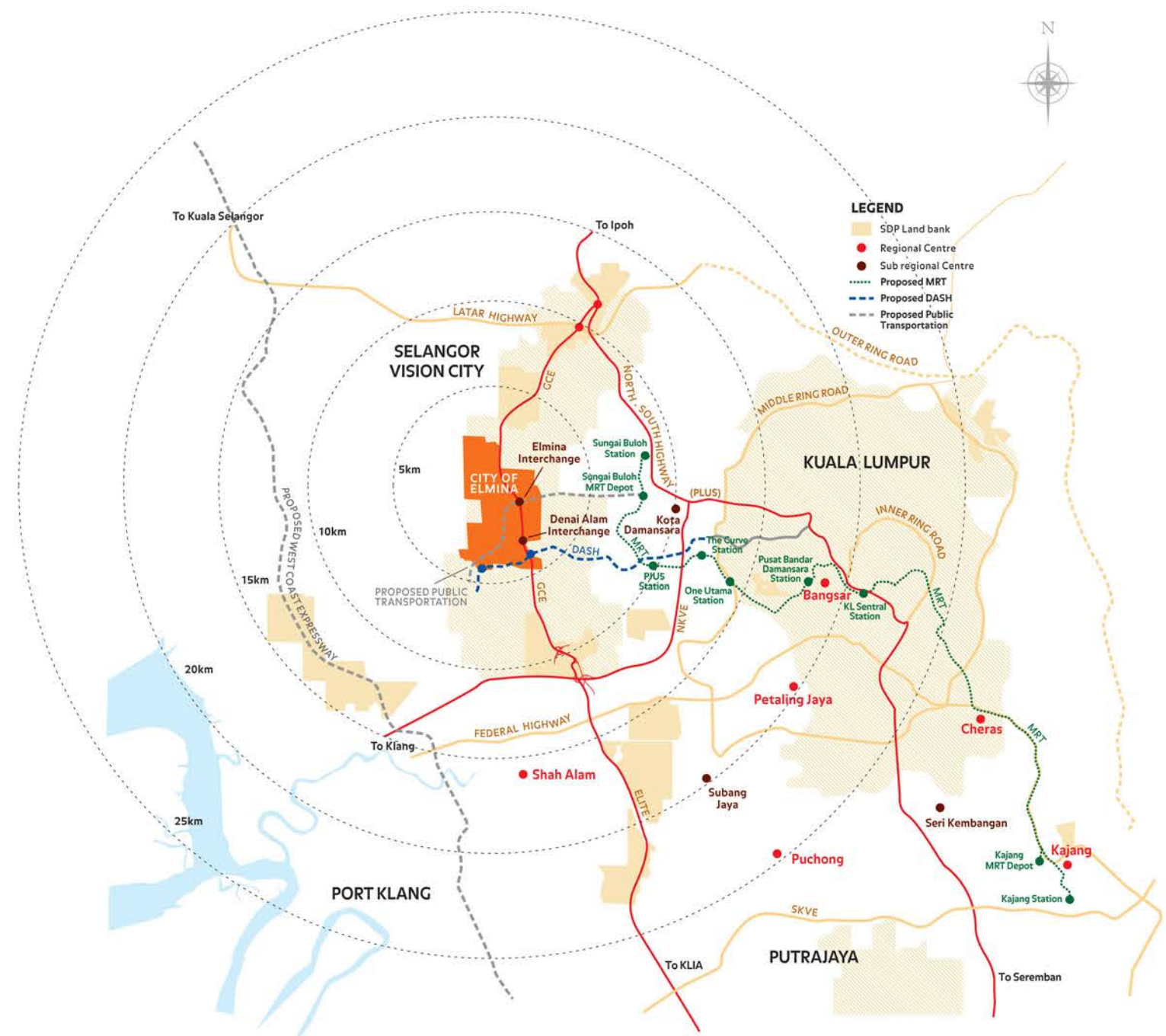
The City of Elmina originated from amongst Malaysia's oldest palm oil plantations. Founded in 1917 it was called Elmina Estate and was home to verdant palm trees spread over acres of undulating land. Although no longer a palm oil plantation, today, it is located along the new Guthrie Corridor Expressway in the Klang Valley on a 5,000-acre fully integrated township.

By paying homage to the Elmina of the past, Sime Darby Property aims to capture the essence of plantation life and to bring back a more graceful way of living. Where community spirit is alive and well; and where family time is treasured.

SELANGOR VISION CITY

Selangor Vision City has been earmarked as an integral part of the national plan to support the KL Conurbation and drive socio-economic growth for the state of Selangor.

The City of Elmina is part of the Selangor Vision City covering 10,558 acres stretching along the Guthrie Corridor Expressway from Lagong to Bukit Jelutong and will be a huge catalyst for development, driving economic and social growth in Selangor and beyond.





AN INTEGRATED TOWNSHIP DEDICATED TO WELLNESS

Wellness is at the heart of the City of Elmina. A haven for mental, spiritual and physical wellness where you can explore every aspect of your wellbeing. Sitting on the edge of a 2,700-acre forest reserve, it stretches into the township as 300-acre Elmina Central Park.

Complementing these are a cycling track, a jogging trail, lush green spaces, farmers' markets, healthy food outlets, a community hub and other facilities for better living.

THIS IS WHERE WELLNESS LIVES

We all yearn for wholesome living that is complete. Be part of a new sustainable, liveable and integrated wellness township passionately conceived to create a sustainable environment with every aspect of your wellbeing in mind. The City of Elmina. This is how life should be.



ANYTHING AND EVERYTHING FOR YOUR WELLBEING

The City of Elmina is the first integrated township in Malaysia incorporating eight different aspects of wellness in mind. With your wellbeing as priority, we envisioned it through meticulous planning and excellent execution.

SOCIAL WELLNESS

Bringing people closer through community-focused space and facilities.

ENVIRONMENTAL WELLNESS

Creating a harmonious environment with abundant green spaces and a dedication to nature.

INTELLECTUAL WELLNESS

Providing stimulating spaces for sharing, learning and growth.

FAMILY WELLNESS

Fostering family bonding through positive social spaces and open-plan homes that encourage interaction.

OCCUPATIONAL WELLNESS

Providing office and working spaces that are conducive to health and wellbeing.

PHYSICAL WELLNESS

Providing ample space and opportunity for active living and healthy eating to be a world-class healthcare hub.

EMOTIONAL WELLNESS

Creating a peaceful and wholesome setting that inspires an optimistic outlook towards life.

SPIRITUAL WELLNESS

Providing the space and place that people need to balance their inner and outer lives.

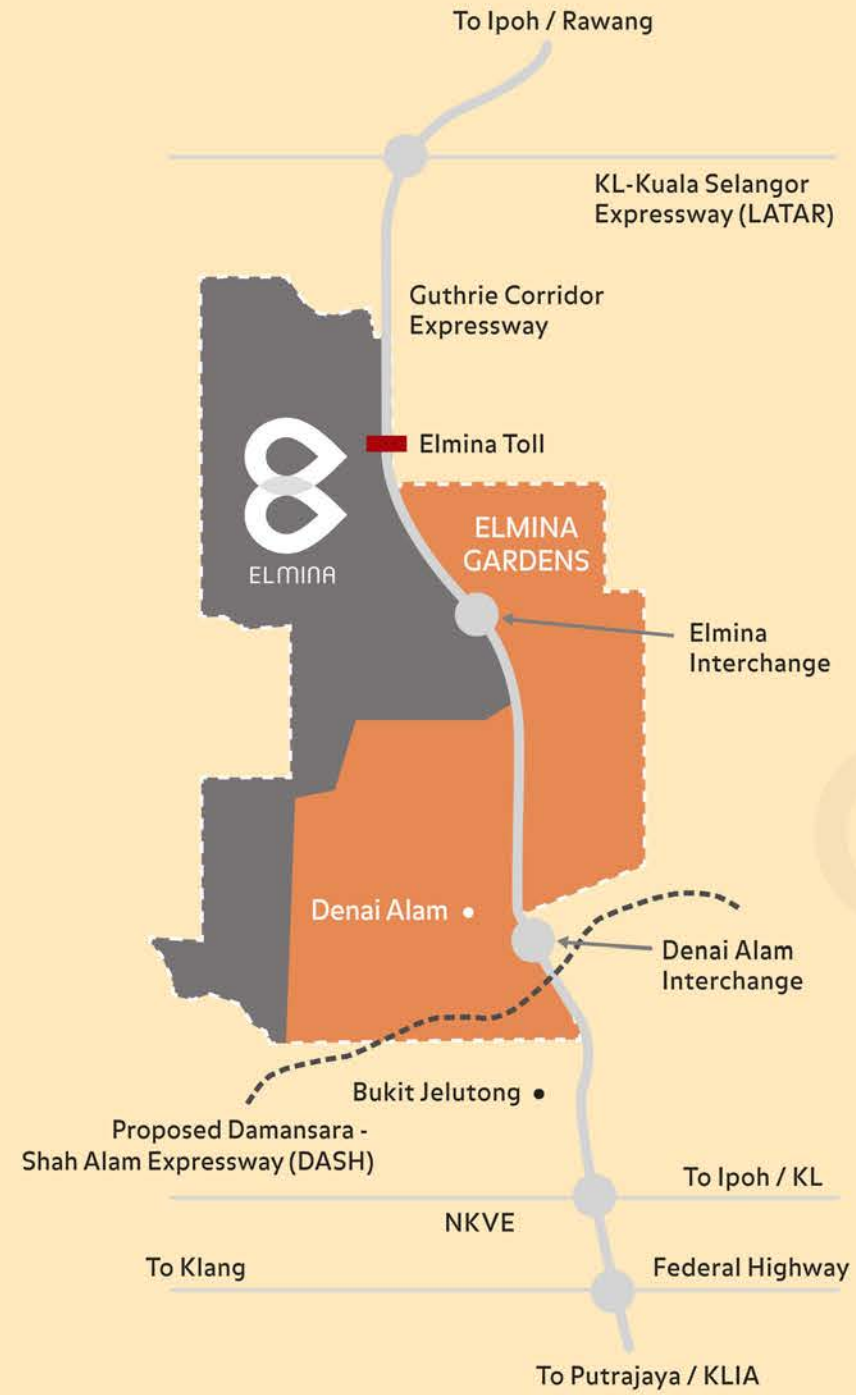




AN INVESTMENT THAT YIELDS PEACE OF MIND

Owning a property at the City of Elmina will be one of the best decisions you'll make. As the latest satellite city for the Greater Klang Valley, the City of Elmina is envisioned to be a vibrant city with commercial, retail, residential and industrial developments, making it a safe investment opportunity that offers high returns.

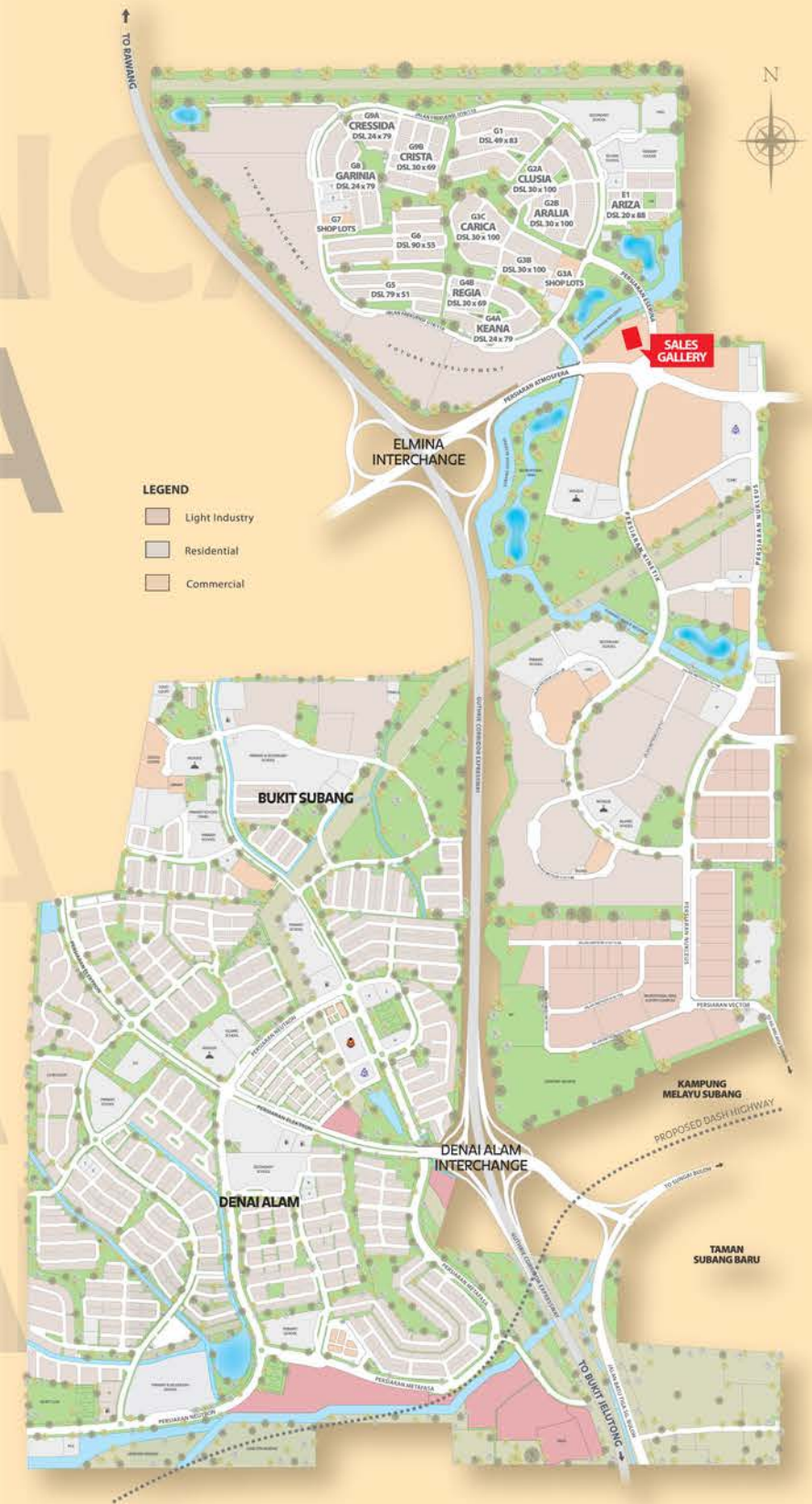
TOWNSHIP MASTER PLAN



GET IN AND OUT WITHOUT THE SLIGHTEST WORRY

Hassle-free accessibility. That's what you'll enjoy when you call Elmina home. The City of Elmina enjoys excellent connectivity via the Guthrie Corridor Expressway, NKVE and proposed DASH Highway, enabling a shorter drive to Kota Damansara, Shah Alam City Centre and Subang Airport.

GARINIA
 CLUSIA
 CARALIA
 REGIA
 KEANA
 GARINIA





CLUSIA THE PERFECT PLACE TO BEGIN LIFE ANEW

With a modern tropical architecture and colour scheme, CLUSIA at the City of Elmina is the ideal setting to turn the pages of your life to a brand new chapter. Its movable louver panels, eight foot bedroom windows and more will be your inspiration as you gain a fresh lease on life.

Conceptualised from the beauty of indigenous plants and blossoms that form the natural fauna of the Elmina plantations, each development has been named after flowers, fruits, shrubs or plants that embody and reflect each development. This rich forest reserve which forms the key part of the township is complemented with community plantations like fruit trees with common tropical fruits. Hence, this nature's haven was named CLUSIA after one of Elmina's plants and blossoms, namely the CLUSIA rosea or balsam apple.



NATURE'S PROMISE OF A HEALTHY LIFESTYLE

Living at the City of Elmina nourishes and enriches you holistically. The pristine beauty of nature. The ample amenities for outdoor activities. The ready availability of fresh produce and health-focused eateries. Indeed, it is when all the elements of wellness have been attained that we're able to be our best selves.



SPACIOUSNESS THAT WILL LIFT YOUR SPIRITS

A roomy home is a comfortable one. And CLUSIA, with its double volume ceiling dining area as well as high ceiling panels in the family area, is especially spacious. These features allow natural light to welcome itself in generously, and fresh air to flow through with equal abundance, making your abode a true source of joy.

EXACTLY HOW HOME SHOULD FEEL LIKE

CLUSIA lets you maximise the use of internal space by incorporating the living, dining and dry kitchen areas through an open and innovative floor plan layout. Furthermore, this concept also encourages interaction among family and friends, reviving the strong community spirit of plantation living. Isn't this what home was supposed to be all about?





RELISH IN A SANCTUARY FOR THE SENSES

The City of Elmina is surrounded by a perimeter green buffer, while tall trees with large canopies, lush leaves and bright flowers stand majestically within the township's borders. This sheer density of greenery not only creates a cooler atmosphere naturally, but also instils a sense of wellbeing for everyone living in this beautiful haven.



DESIGN FEATURES

WIDE AND WELCOMING

- Double volume high ceilings to maximise cross ventilation and natural lighting
- Open kitchen facing side garden area for full outdoor view and security surveillance purposes (corner lot only)
- Wide windows and openings at first floor family area overlooking ground floor dining area
- Covered front porch for three vehicles parked side by side

EXCLUSIVE PRIVACY

- Wide roof overhang and sunscreen louvers provide shade and privacy
- Guest room with private garden on the ground floor
- Master bedroom with high windows for full view towards the front

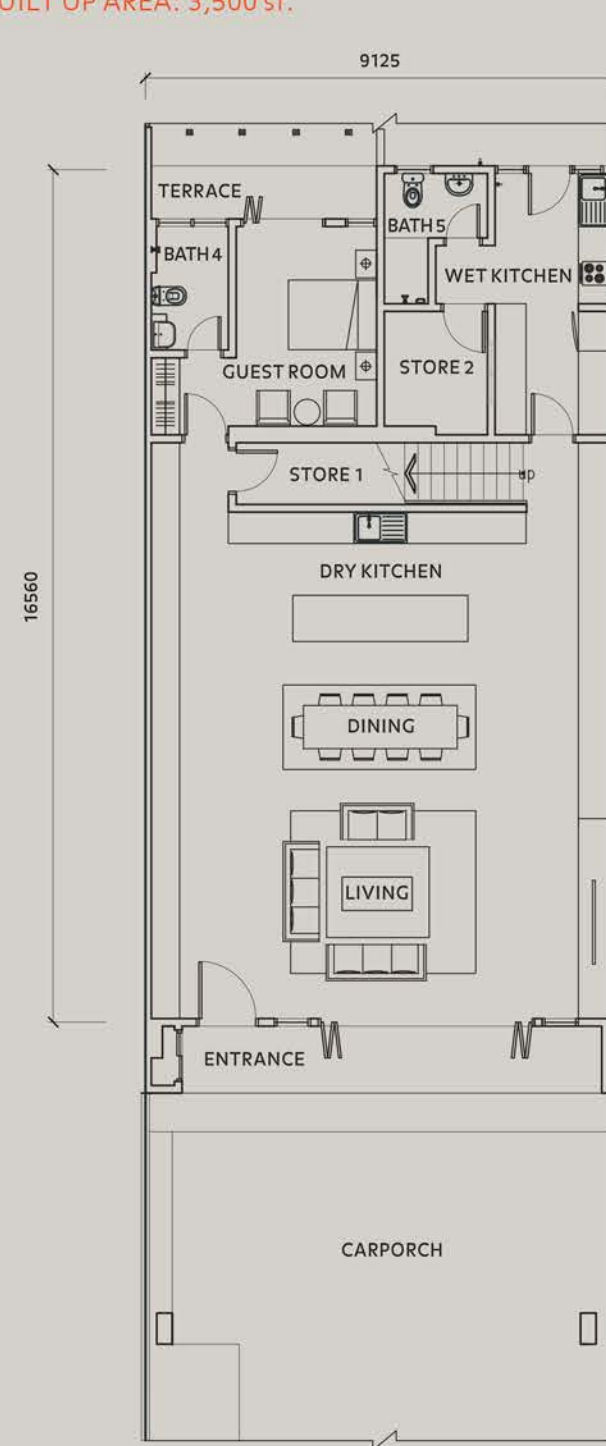
BRIGHT AND AIRY

- Spacious family area on the first floor
- Sustainable design which ensures natural lighting and good cross ventilation through the house
- Ample openings and wide windows in all bedrooms allowing natural lighting and maximising cross ventilation for a bright and airy ambiance

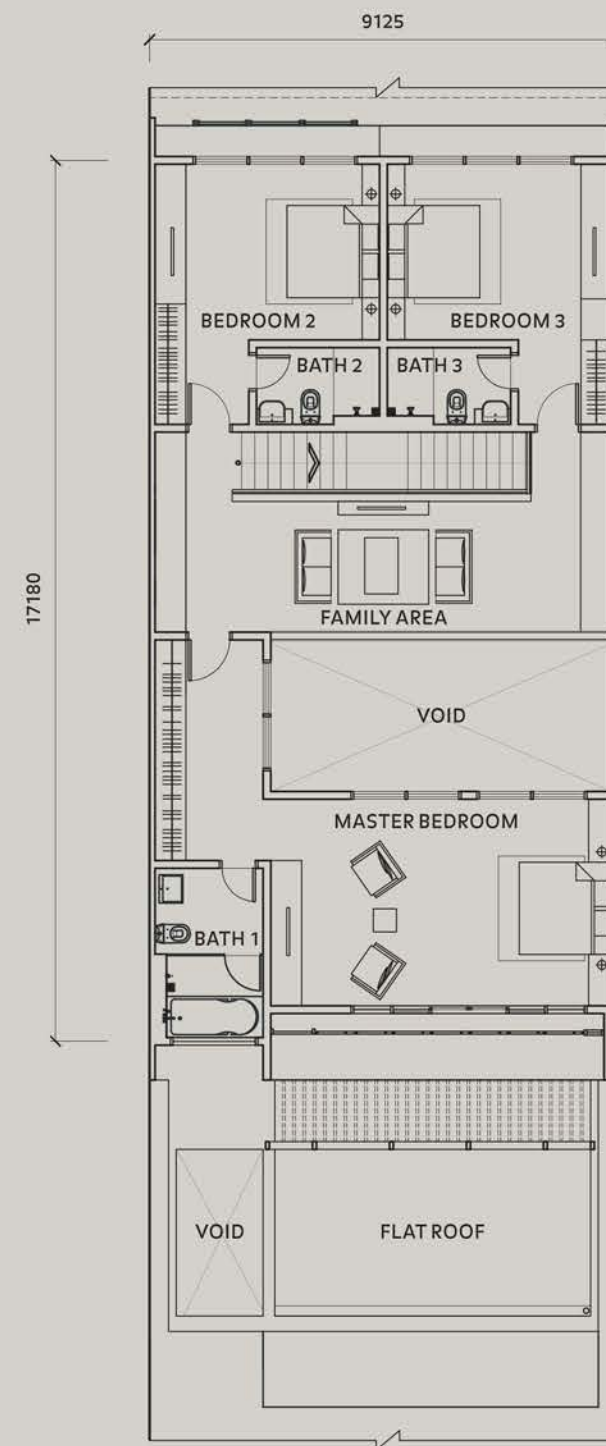


TYPE A1: INTERMEDIATE LOT

BUILT UP AREA: 3,500 sf.



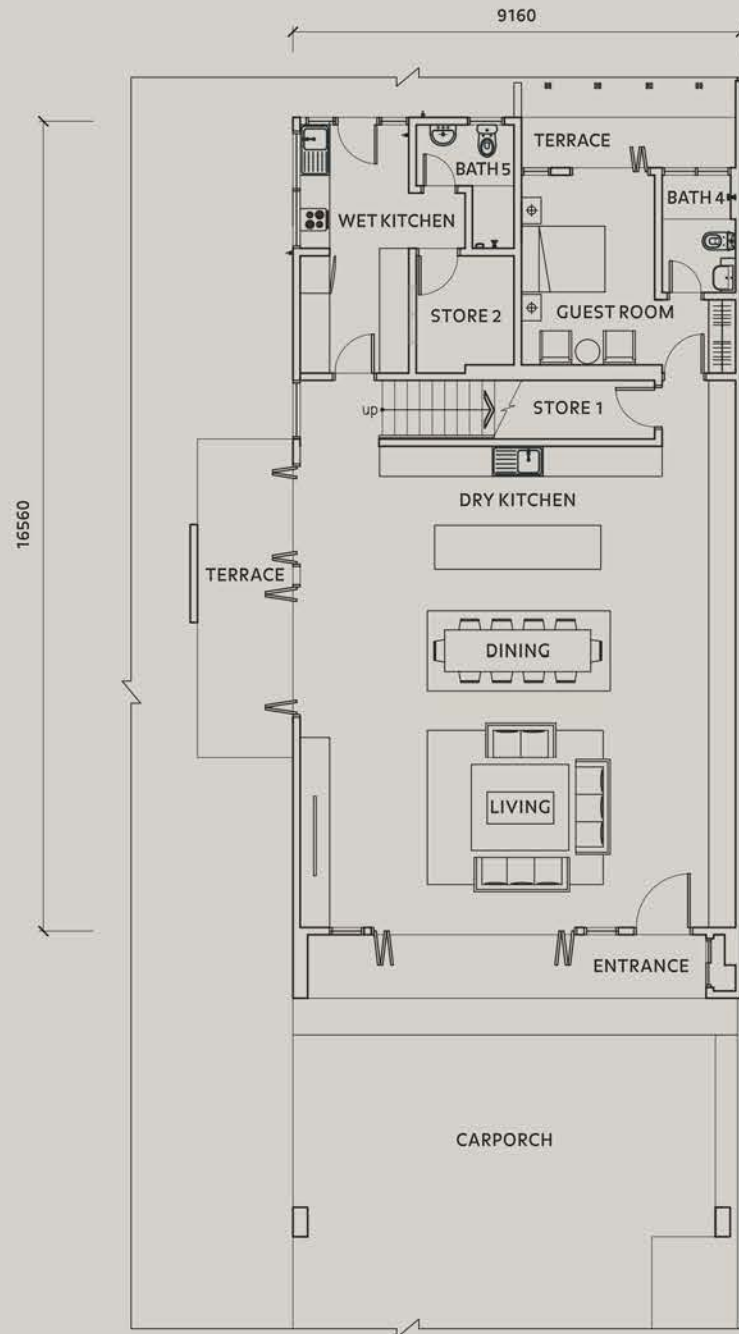
GROUND FLOOR PLAN



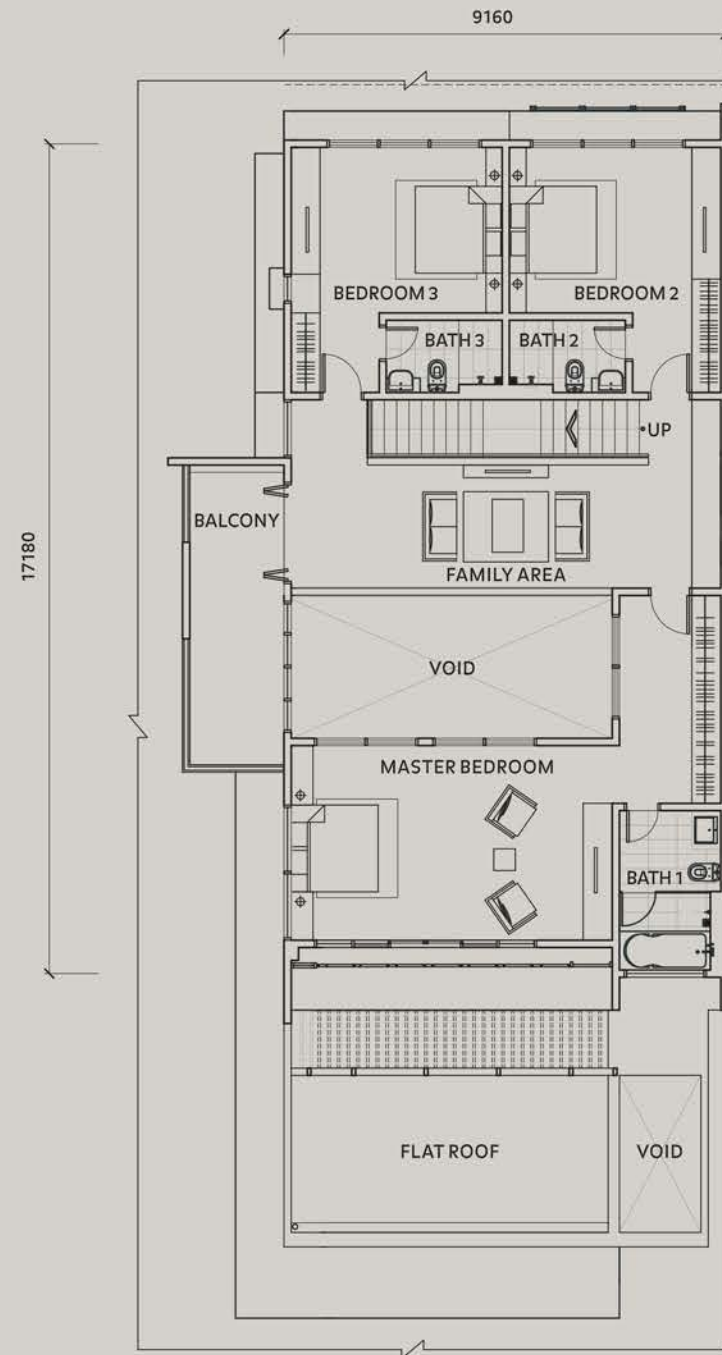
FIRST FLOOR PLAN

TYPE AC-M: CORNER LOT

BUILT UP AREA: 3,800 sf.



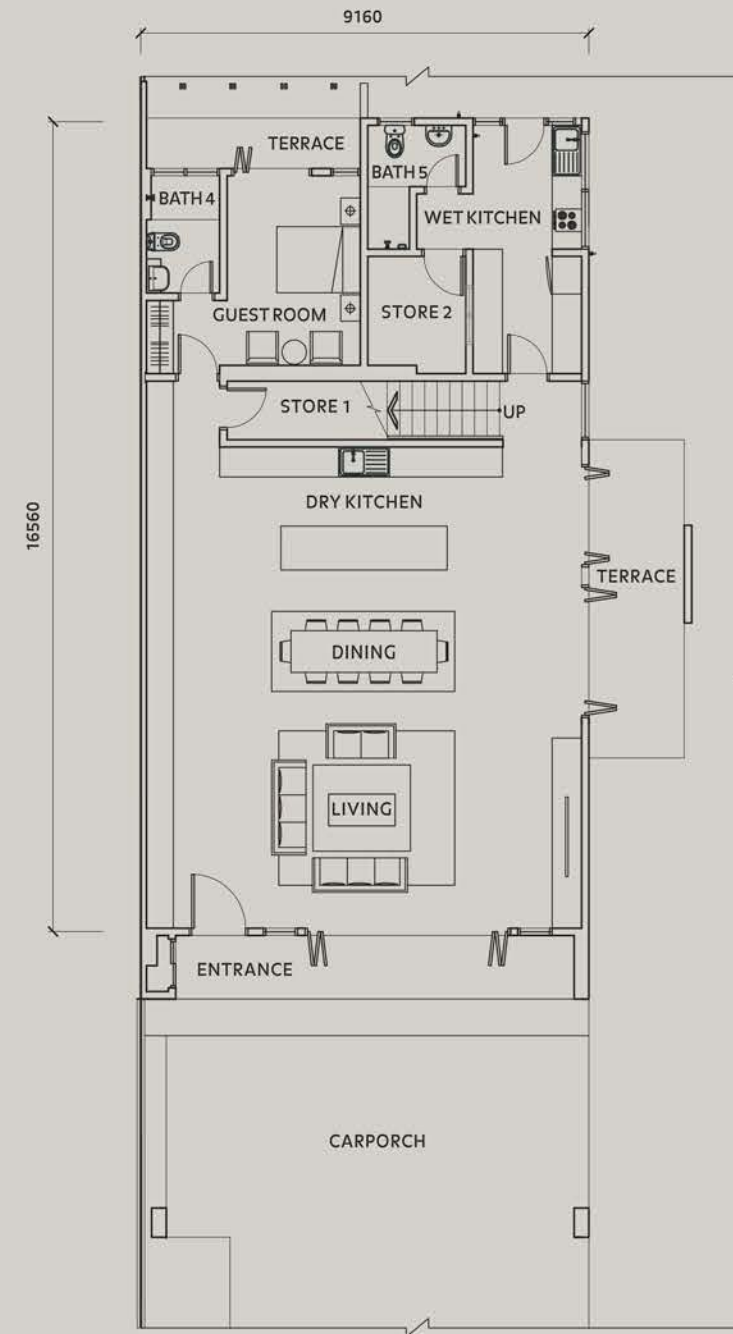
GROUND FLOOR PLAN



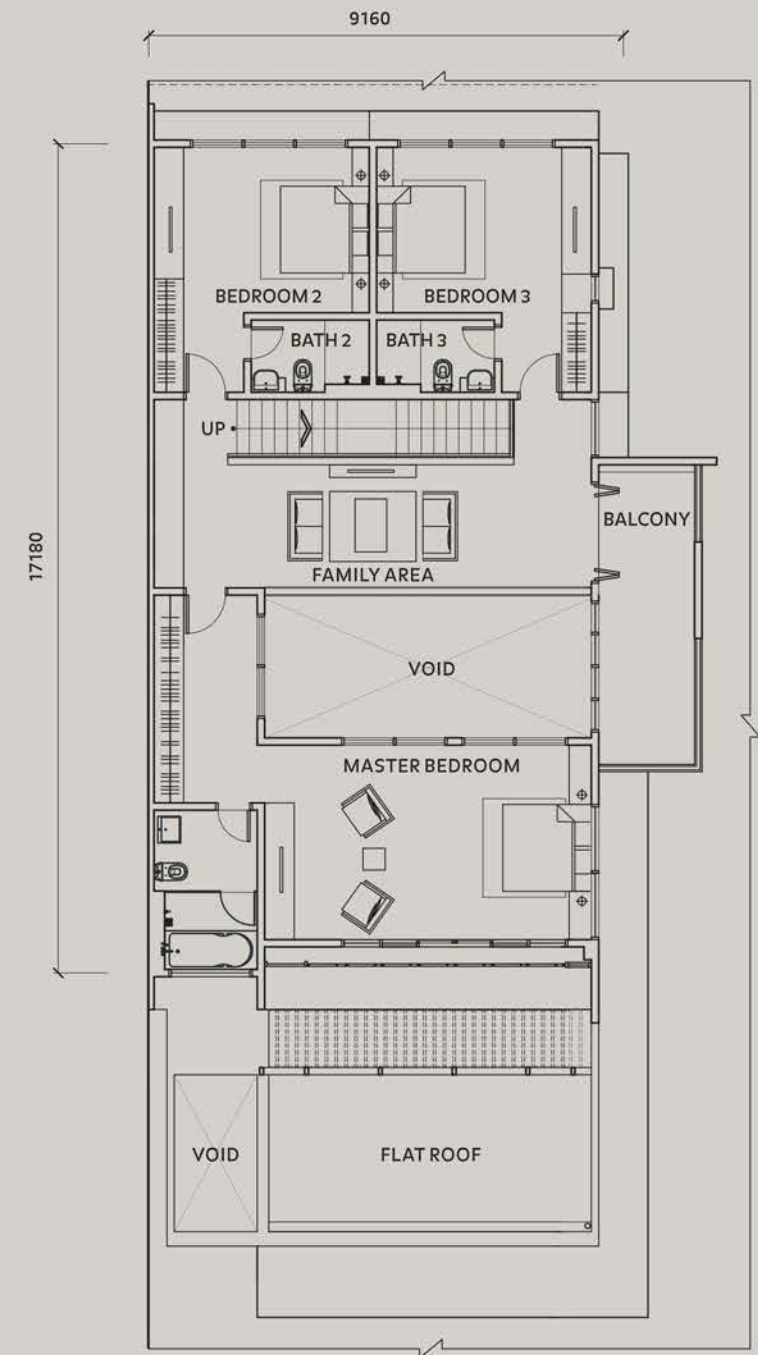
FIRST FLOOR PLAN

TYPE AC: CORNER LOT

BUILT UP AREA: 3,800 sf.



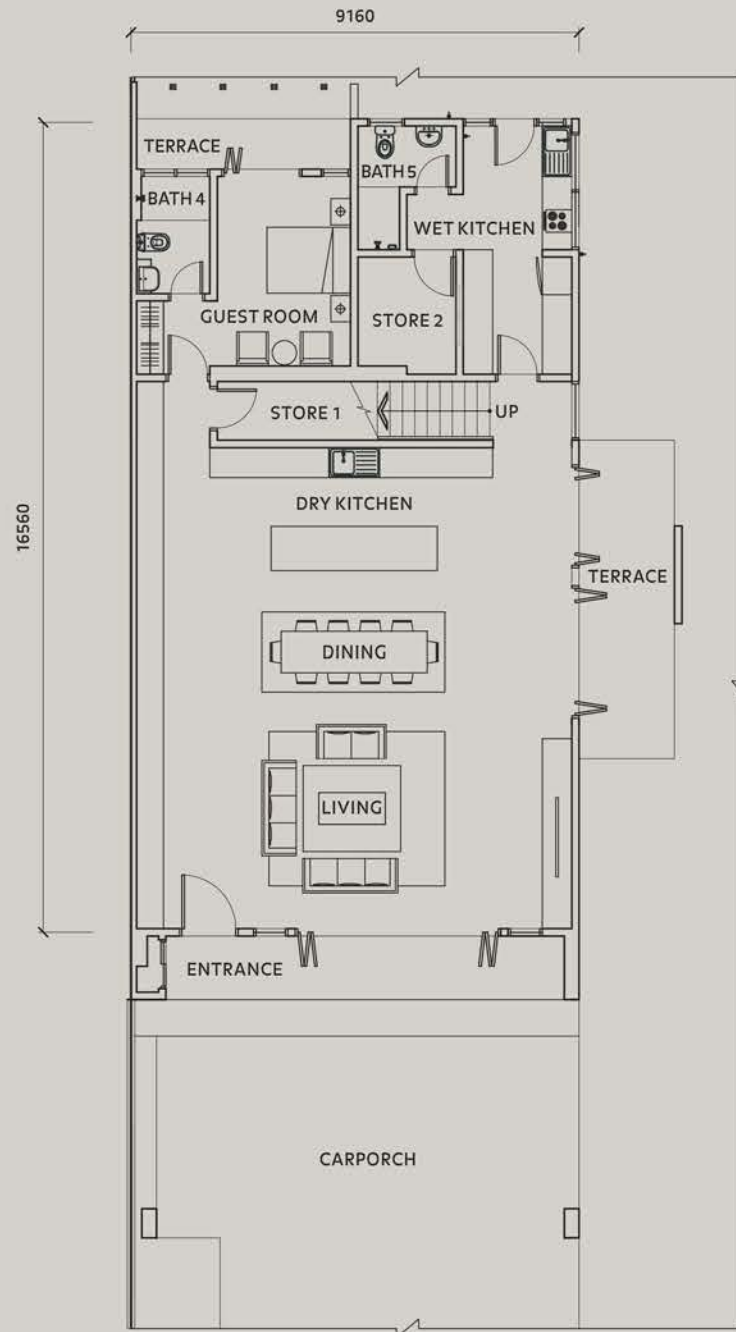
GROUND FLOOR PLAN



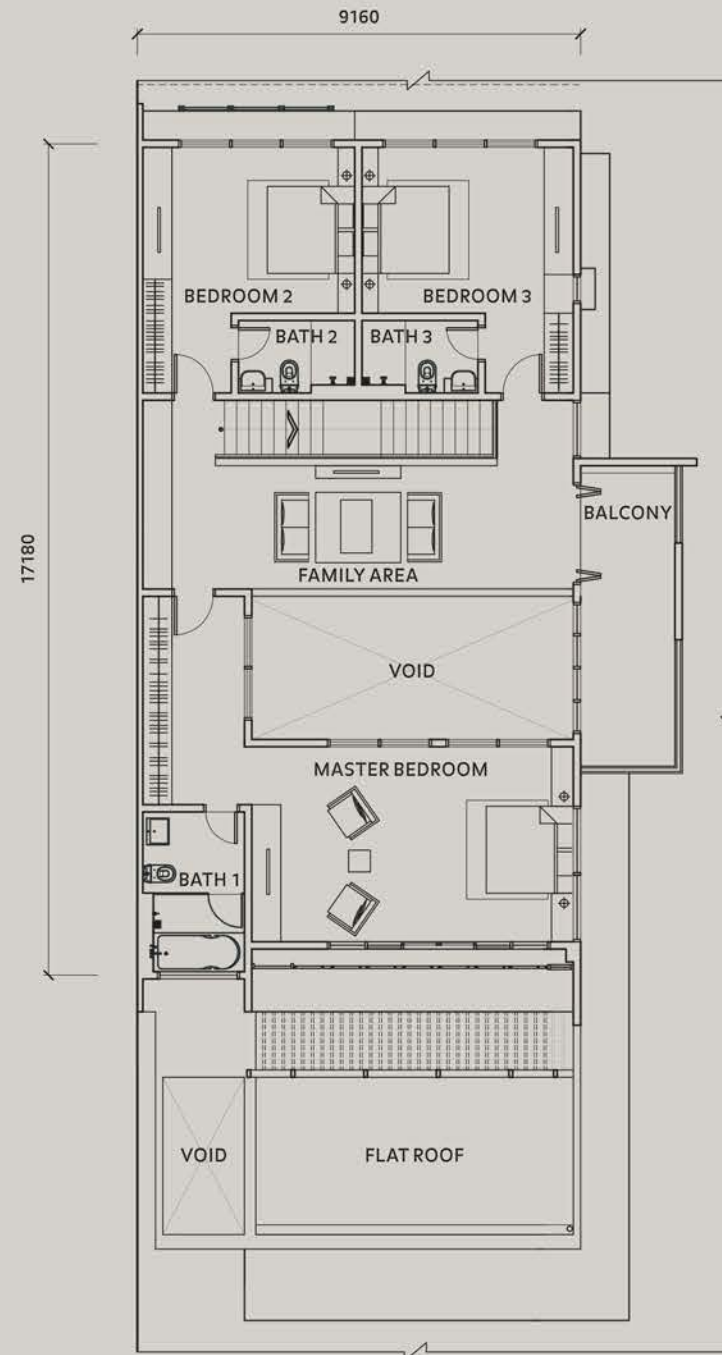
FIRST FLOOR PLAN

TYPE AE: END LOT

BUILT UP AREA: 3,800 sf.



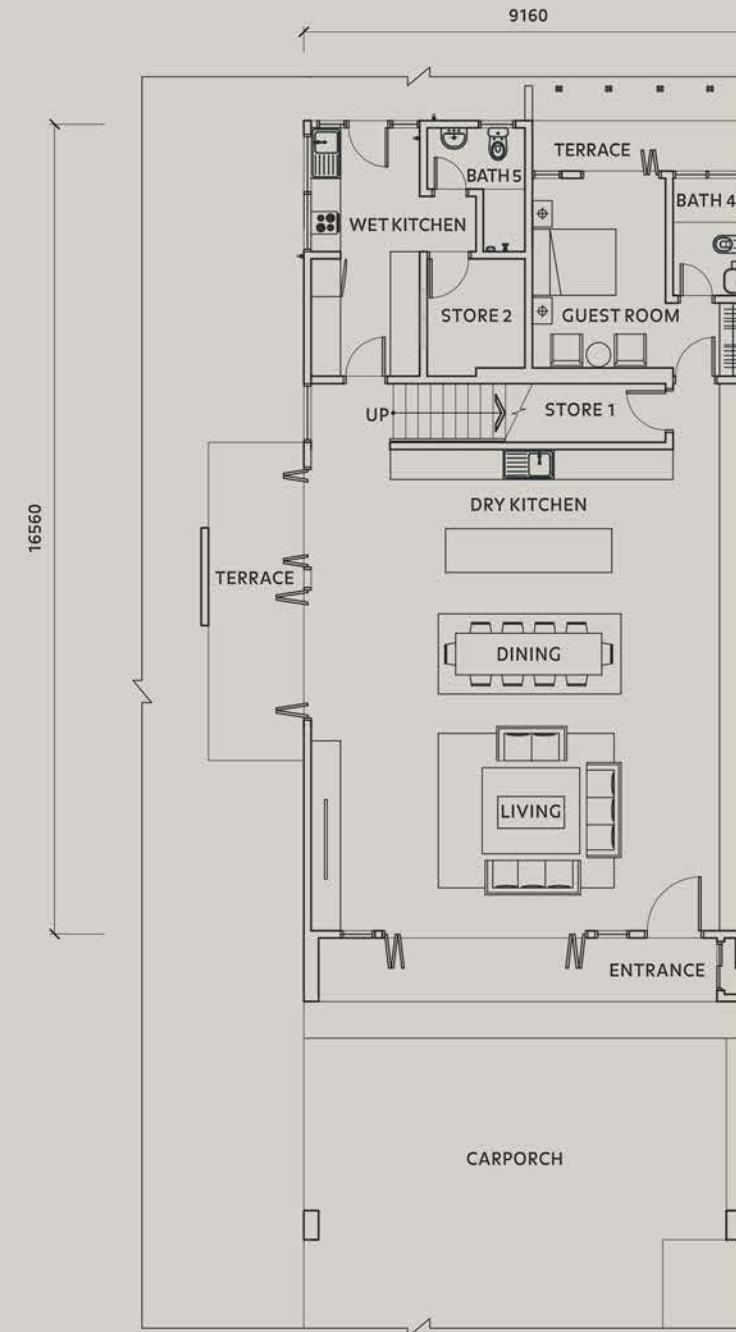
GROUND FLOOR PLAN



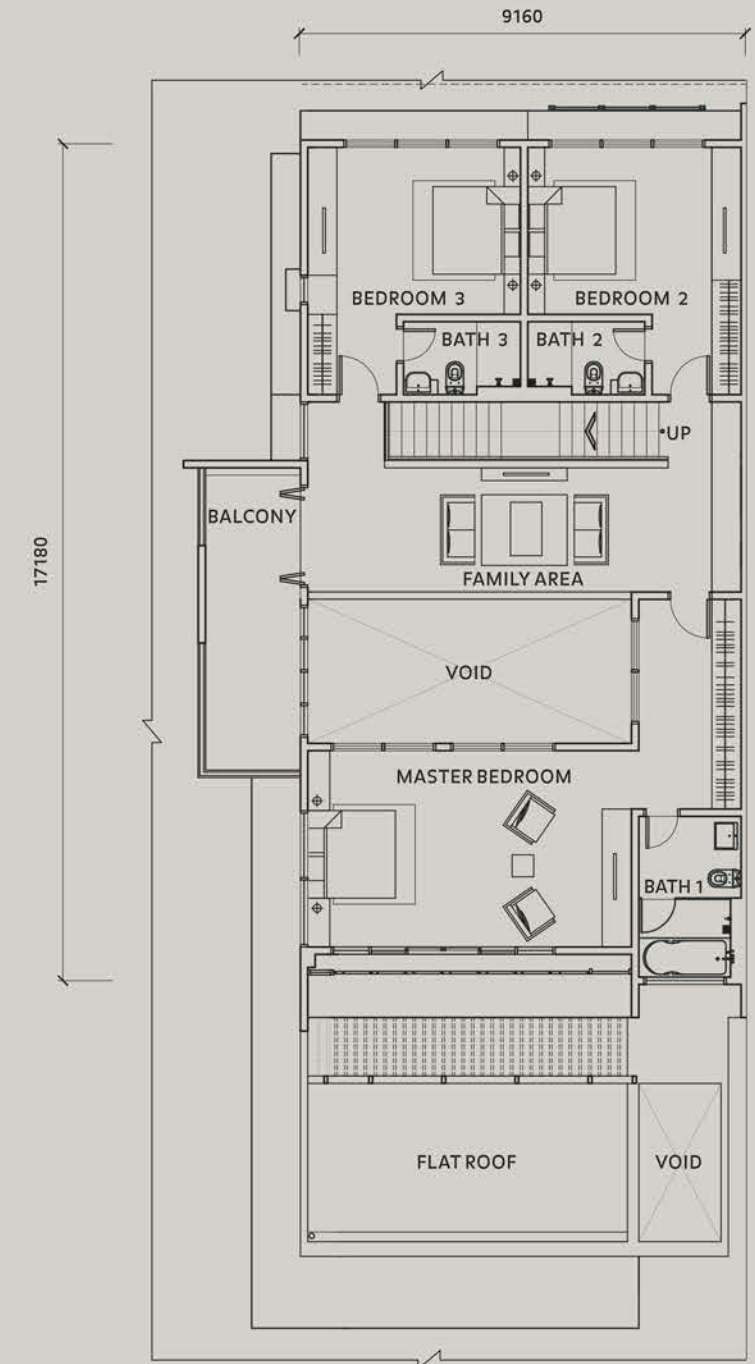
FIRST FLOOR PLAN

TYPE AE-M: END LOT

BUILT UP AREA: 3,800 sf.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

SPECIFICATIONS

Structure	: Reinforced Concrete					
Wall	: Brick Wall					
Roof Covering	: Concrete Roof Tiles / Flat Roof					
Roof Framing	: Metal					
Ceiling	: Skim Coat / Plaster Ceiling					
Windows	: All	: Aluminium Frame				
Doors	: Main Entrance : Other Doors	: Timber Door : Timber Door : Aluminium Frame Slide Folding Door				
Ironmongery	: Lockset with Accessories					
Wall Finishes	: Wet Kitchen : Bathrooms : Others	: Porcelain Tiles / Plaster & Paint : Porcelain Tiles : Plaster & Paint				
Floor Finishes	: Living & Dining : Wet Kitchen : Bathrooms : Bedrooms (Ground Floor) : Bedrooms (First Floor) : Family (First Floor) : Staircase : Store : Terrace : Car Porch : Entrance	: Porcelain Tiles : Porcelain Tiles : Porcelain Tiles : Porcelain Tiles : Engineered Timber : Engineered Timber : Engineered Timber : Porcelain Tiles : Porcelain Tiles : Concrete Imprint : Porcelain Tiles				
Sanitary and Plumbing Fittings	: Wet Kitchen : Dry Kitchen : Yard : Garden : Master Bathroom : Other Bedrooms : Car Porch	: Sink with Tap : Sink with Tap : Tap : Tap : Wash Basin, Tissue Holder, Long Bath Rain Shower, Water Closet, Tap & Hand Bidet : Wash Basin, Tissue Holder, Hand Bidet, Shower Rose, Water Closet & Tap : Tap				
Electrical Installation						
	Type	AC	AC-M	AI	AE	AE-M
	Light Point	37	37	33	37	37
	13A Switch Socket Outlet	30	30	30	30	30
	Ceiling Fan Point	7	7	7	7	7
	Air Cond Point	5	5	5	5	5
	Water Heater Point	4	4	4	4	4
	T.V Point	3	3	3	3	3
	Telephone Point	3	3	3	3	3
	Autogate Point	1	1	1	1	1
	Door Bell Point	1	1	1	1	1
Internal Telephone Trunking and Cabling	: Conceal					
Fencing	: Brick Wall, Hollow Block, G.I Fencing & Gate					
Miscellaneous	: Letter Box / Refuse Compartment : Basic Alarm System / TNB Service Compartment					





DEVELOPING HOMES, BUILDING LIFESTYLES

At Sime Darby Property, we do not merely build houses, we design homes that complement the way you live life. From the distinct townships where these homes are built to the exclusive features that come with each property, our homes are an extension of your personality and lifestyle. Ranging from bungalows with large open spaces to cosy serviced apartments perfect for two, you will find your ideal Sime Darby Property home that reflects who you are and what you aspire to in life.





ABOUT SIME DARBY PROPERTY BERHAD

Sime Darby Property is the property arm of Bursa Malaysia-listed Sime Darby Berhad, a Malaysia-based diversified multinational with a market capitalisation of around RM 60 billion (approx. USD 20 billion) and a history that spans over a century. As a leading integrated property group, its core businesses are Property Development and Property Investment and Asset Management. It is currently Malaysia's largest property developer in terms of property landbank and active developments.

On the back of successful 40-year track record of developing sustainable communities, Sime Darby Property has to date built 21 townships. From an illustrious tradition of developing themed townships and commercial centres, the company is on a journey of innovation and creativity to spearhead various initiatives including integrated and niche developments, re-generation of transit-oriented developments, business centres and retail malls.

Sime Darby Property is a multiple award-winning property group with numerous local and international accolades. In addition to Malaysia, it also has a global reach that encompasses assets and operations in Australia, Singapore, United Kingdom and Vietnam.

FOR ENQUIRIES, PLEASE CALL OR VISIT US AT:

Elmina & Denai Alam Sales Gallery, Persiaran Metafasa,
Seksyen U16, Denai Alam, 40160 Shah Alam, Selangor.
Opens daily from 9.30am - 6.30pm (including Public Holidays)
GPS Coordinates: 3.155482, 101.518198

Tel: 03 7839 3888

No of units: 69 | Type: 2 Storey Link Homes | Expected Date of Completion: January 2017 | Land: Free from Encumbrances | Tenure of Land: Freehold | Developer's License No.: 13017-8/01-2017/50(L) | Validity: 16/01/2015-15/01/2017 | Advertising & Sales Permit No.: 13017-8/01-2017/50(P) | Validity: 16/01/2015-15/01/2017 | Appropriate Authority which Approves the Building Plans: Majlis Bandaraya Shah Alam | Reference No.: MBSA/BGN/BB/600-2(PB)/SEK.U16/0092-2014 | Developed by: Sime Darby Elmina Development Sdn Bhd. (Co. No. 283265-U), Level 10, Block G, No. 2 Jalan PJU 1A/7A, Ara Damansara, 47301 Petaling Jaya, Selangor | Selling Price: RM 1,659,888 (min) – RM 2,276,888 (max) | 7% Bumiputera Discount (Quota applies)

All illustrations are artist's impression only. The information contained herein is subject to change without notification as maybe required by the authorities or developer's architect. Whilst every care has been taken in providing this information, it cannot form part of an offer.

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