One Big Home.

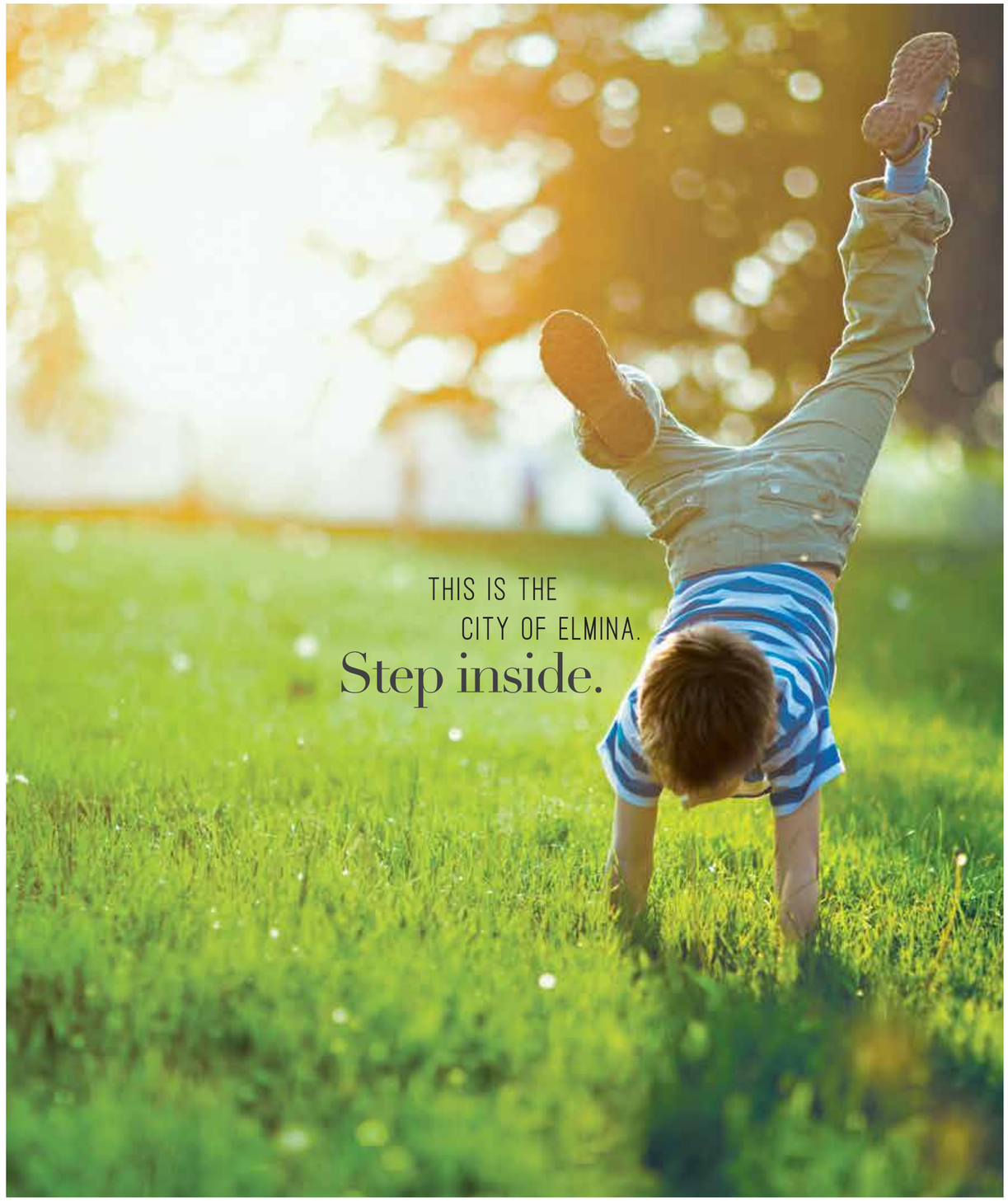
Many moments of togetherness

City of ELMINA

VIANA at ELMINA GARDENS

Superlink Homes 30' x 97'

Sime Darby Property


THIS IS THE
CITY OF ELMINA.
Step inside.

Home, at last.

THE CITY OF ELMINA HAS EVERYTHING FOR WELLNESS. BALANCE AND HAPPINESS. THIS IS HOW LIFE SHOULD BE.

Enjoy a location that's far enough from the hectic pace of the city centre. And yet close enough to everything you need for a well-balanced life.

Like a 300-acre park for outdoor activities.

A 90-km cycling and jogging lane for those who want to get fit.

A community vegetable garden for neighbours to grow veggies and relationships.

When you're in the City of Elmina, it's not only a house you're moving into. It's a home where a life of wellness awaits.

Try these tips:

- **Ride for at least 150 minutes every week to increase fitness and decrease stress. Our 90-km cycling and jogging lane will be waiting.**
- **Eating outdoors is a natural mood booster. Pack a picnic basket and head to one of the many Elmina parks.**

1.

2.

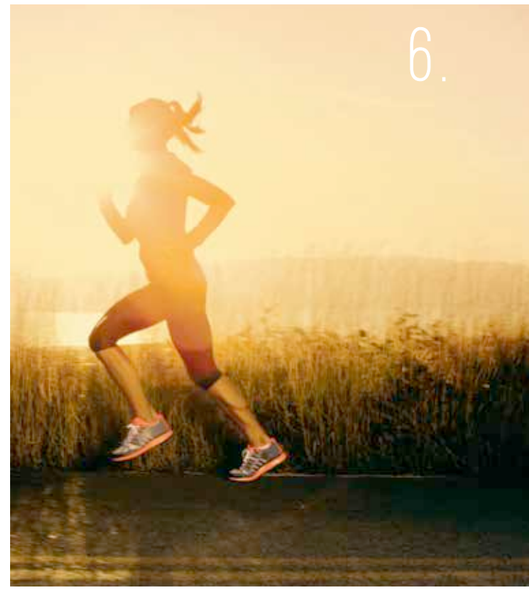
THIS IS A HOME BUILT ON ELMINA'S 8 PILLARS OF WELLNESS.

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

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

3. Community Wellness
   To design spaces that encourage harmonious interaction among the people.

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



A BALANCED LIFE?

It will be yours.

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

6. Physical Wellness
   To design spaces that are meant to drive active living and healthy eating for a wellness lifestyle.

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

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

Welcome home to Viana

IN THE CITY OF ELMINA.

Wonderful
times
ARE AHEAD OF YOU IN VIANA.

GATHERINGS AND GET-TOGETHERS?

Yes, please!

THE COMMUNITY SPIRIT OF YESTERYEARS. AN OPEN-PLAN KITCHEN. SPACE WITH LOTS OF NATURAL LIGHT. PERFECT INGREDIENTS TO CREATE MOMENTS OF TOGETHERNESS.

The plantation days where communities were closely knit have come and gone. But that spirit of togetherness remains to inspire the design of Viana.

Its open-plan kitchen will call out for families and guests to gather and bond over a meal.

With plenty of space and an interior that's designed to let natural light flow in, anticipate more moments that'll fill the home with warm cheeriness.

It's also the perfect home for grandma and grandpa to live with the family, under the same roof!

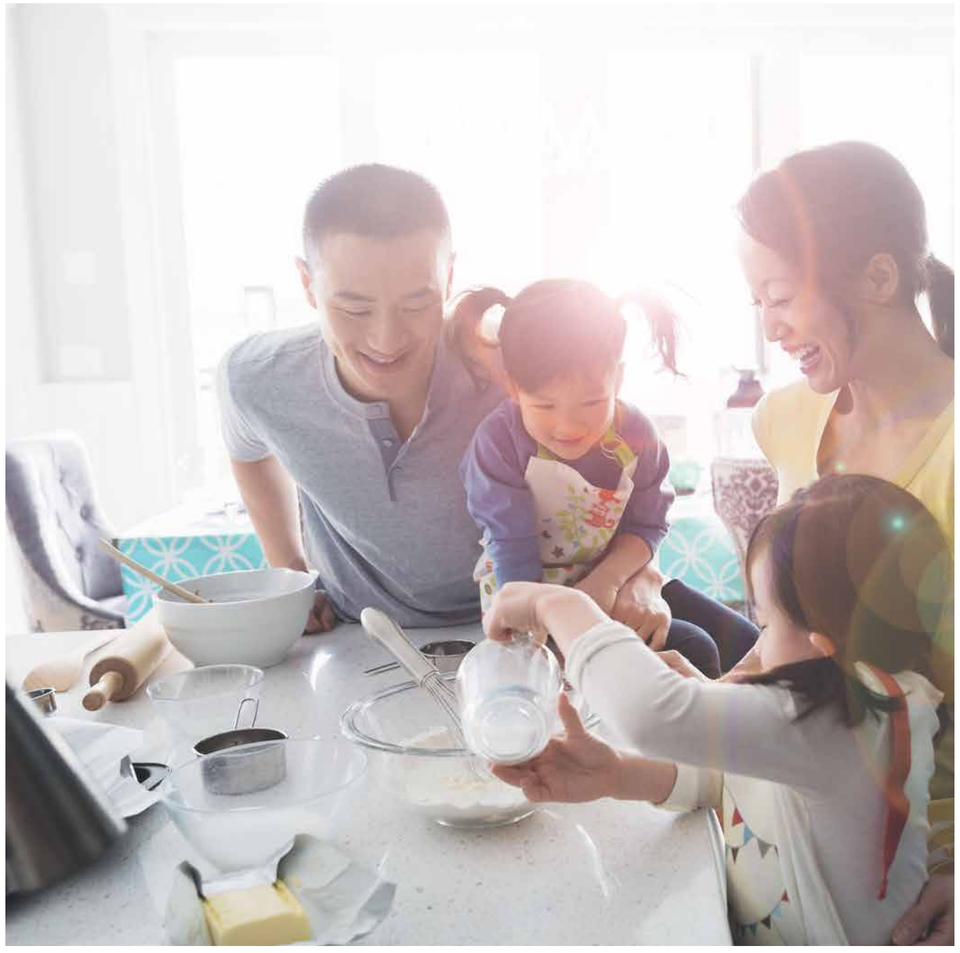
Tips for togetherness:

- **Plan fun get-togethers with the family. This encourages family unity.**
- **Organise a movie session in the living room. Or an art making session in one of the rooms.**

THE OPEN-PLAN

kitchen.

WHERE THE ACTION HAPPENS.



PREPARE YOUR FEASTS AT THE OPEN-PLAN KITCHEN WHERE EVERYONE CAN JOIN IN AND BE PART OF THE FUN.

Cook your heart out in the wet kitchen at the back. Then bring the action to the centre stage - the open-plan kitchen.Whether they're at the living room watching TV or chatting at the dining area, everyone can easily re-group in the kitchen - the heart of the home. In Viana, T is for Togetherness.

How to bring the open-plan kitchen to life:

- **Choose meals which the family can prepare together. Like pizzas or pancakes.**
- **Place a selection of ingredients or toppings on the countertop which everyone can pick and choose from to make their own creation.**

IMAGINE PARTIES HAPPENING
AT THE OPEN-PLAN KITCHEN.
Exciting!

LET THERE BE

natural light.

AND SPACE OF COURSE.

PLENTY OF SPACE WITH NATURAL LIGHTING. HAPPY MOMENTS ARE WAITING TO HAPPEN.

Expect natural light to flow in with ease, thanks to the design of your Viana home. There's also space aplenty for the family to spend time in.

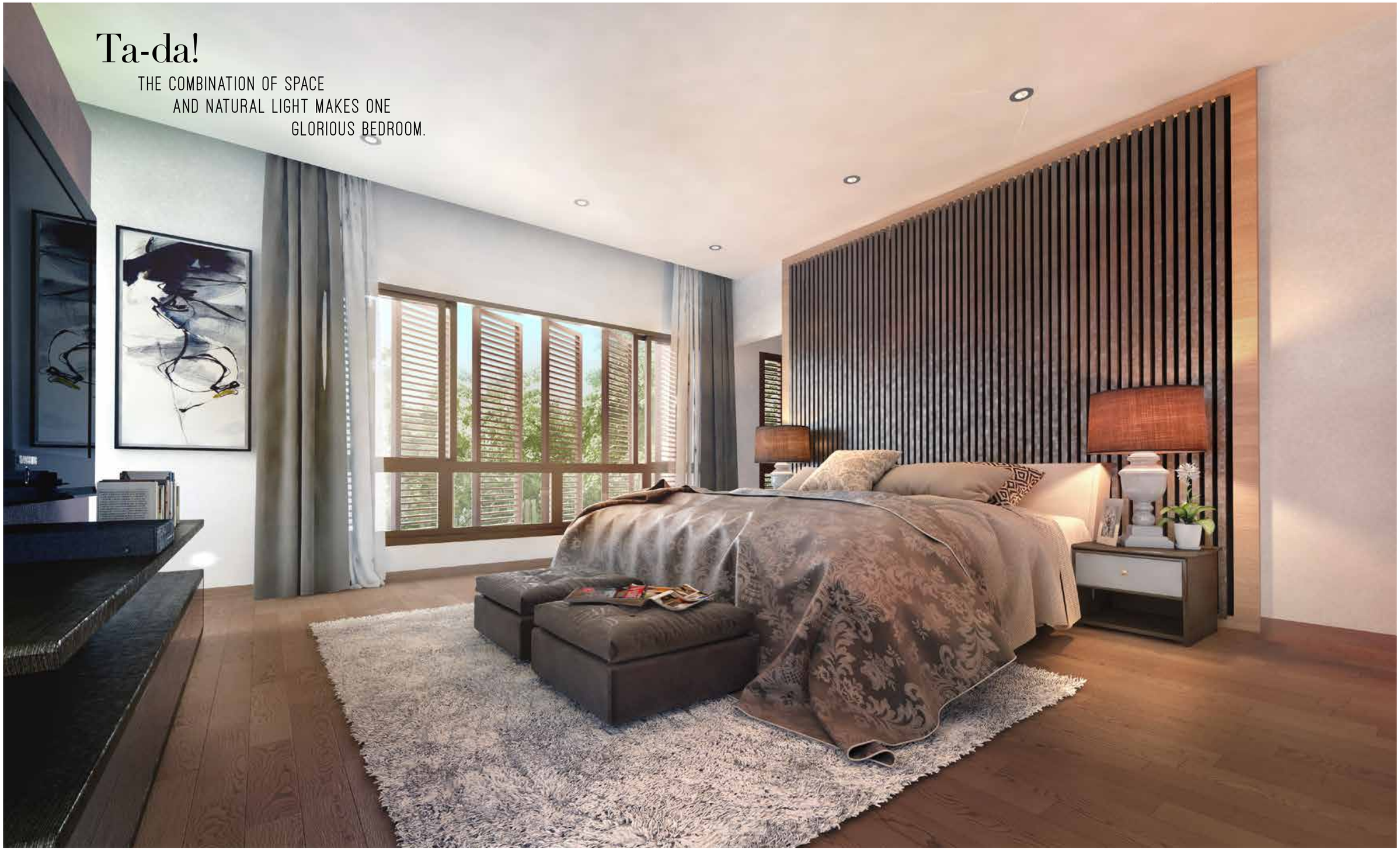
Here's another bonus point - the staircase is strategically positioned to give the living room area maximum width!

How to play with space and light:

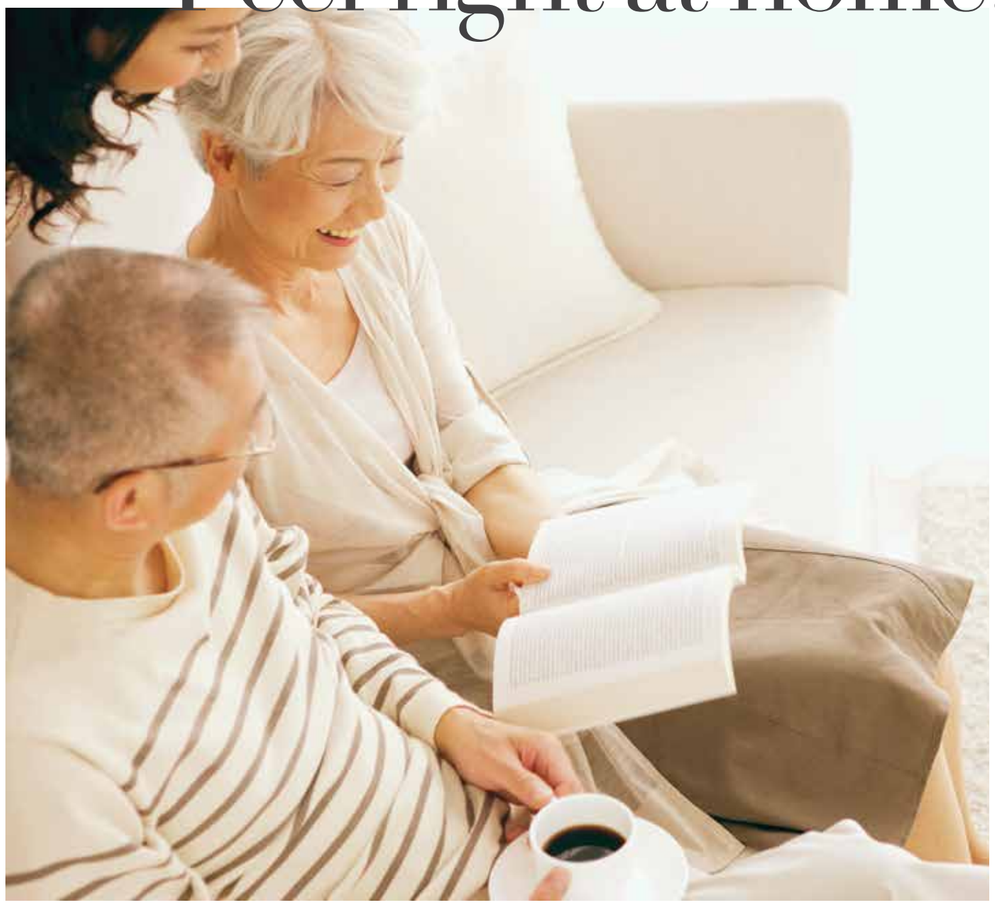
- **Strategically placing a mirror will make your space seem expansive. Mirrors reflect the lighting in the room and add depth.**
- **Avoid bulky curtains. Use thinner curtains to allow light to shine through.**

Ta-da!

THE COMBINATION OF SPACE
AND NATURAL LIGHT MAKES ONE
GLORIOUS BEDROOM.



Hello, Grandma and Grandpa! Feel right at home.



VIANA IS DESIGNED FOR FAMILIES FROM DIFFERENT GENERATIONS TO LIVE UNDER ONE ROOF.

Nothing comforts the heart like a big hug from grandma and grandpa. That's why Viana is a multi-generational home where they can be with the rest of the family. Viana is also designed to allow grandma and grandpa to move around with ease. Welcome them with open arms.

As for the future generations, living in a freehold Viana home is something they can look forward to.

Try this tip:

Convert a room into a hobby space for the grandparents, so they can rekindle their old passions. Like playing classic rock music.

VIANA'S 5 FEATURES OF Wellness

Viana homes at Elmina Gardens are not just beautiful but thoughtfully designed with wellness in mind.

COMFORT

Ergonomically designed rooms and spaces that provide a comfortable modern lifestyle.

SUSTAINABILITY

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

SECURITY

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

WELLNESS

A home water booster pump system ensures constant water pressure for the use of home appliances.

HEALTH

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

A FREEHOLD HOME THAT'S easily accessible.

Never Far Away.

The City of Elmina enjoys an extensive network, conveniently connected via the Guthrie Corridor Expressway (GCE), Federal Highway, Kuala Lumpur - Kuala Selangor Expressway (LATAR) and North Klang Valley Expressway (NKVE); enabling a shorter drive to Kota Damansara, Shah Alam and Subang Airport.

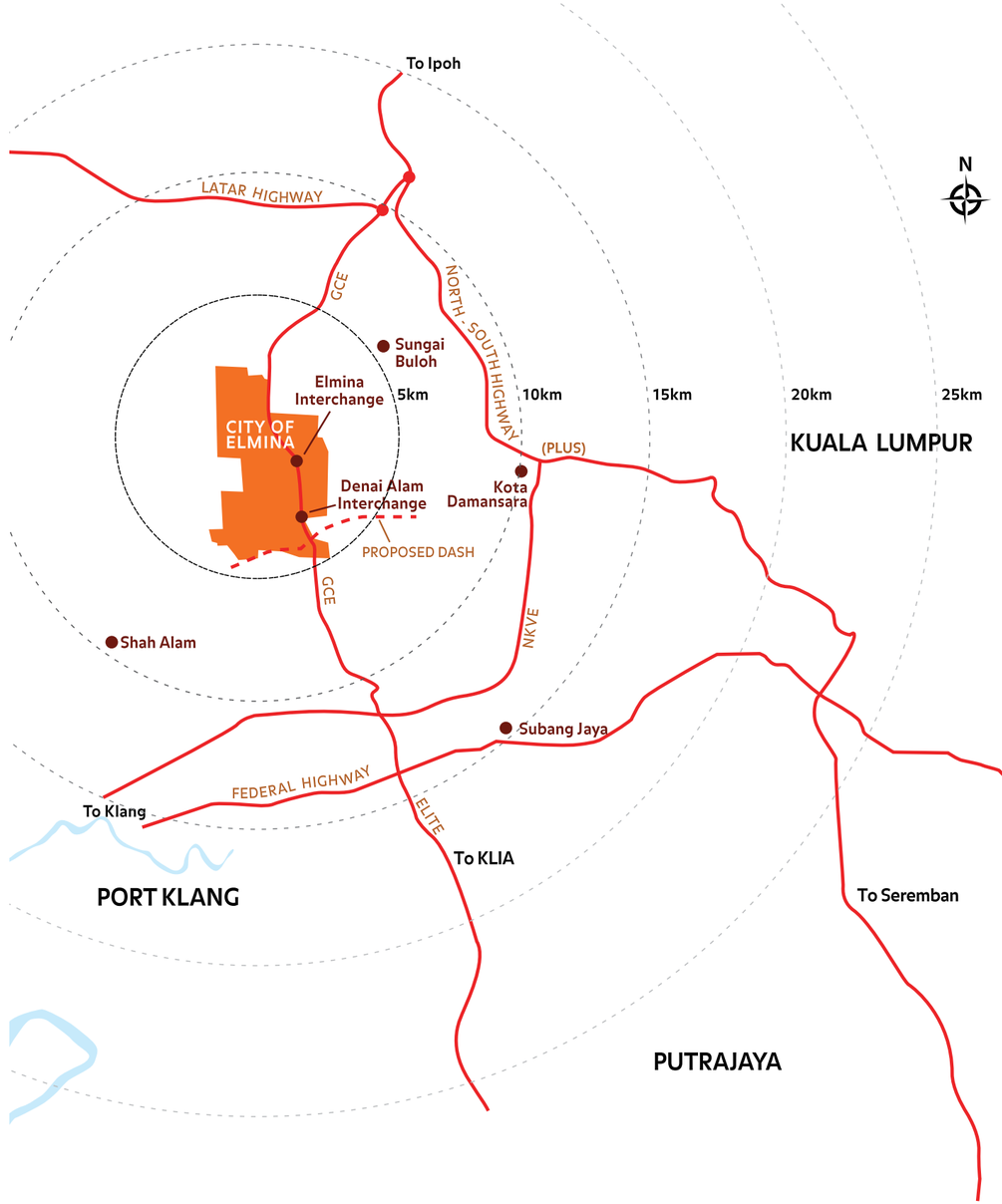
Klang *29km*

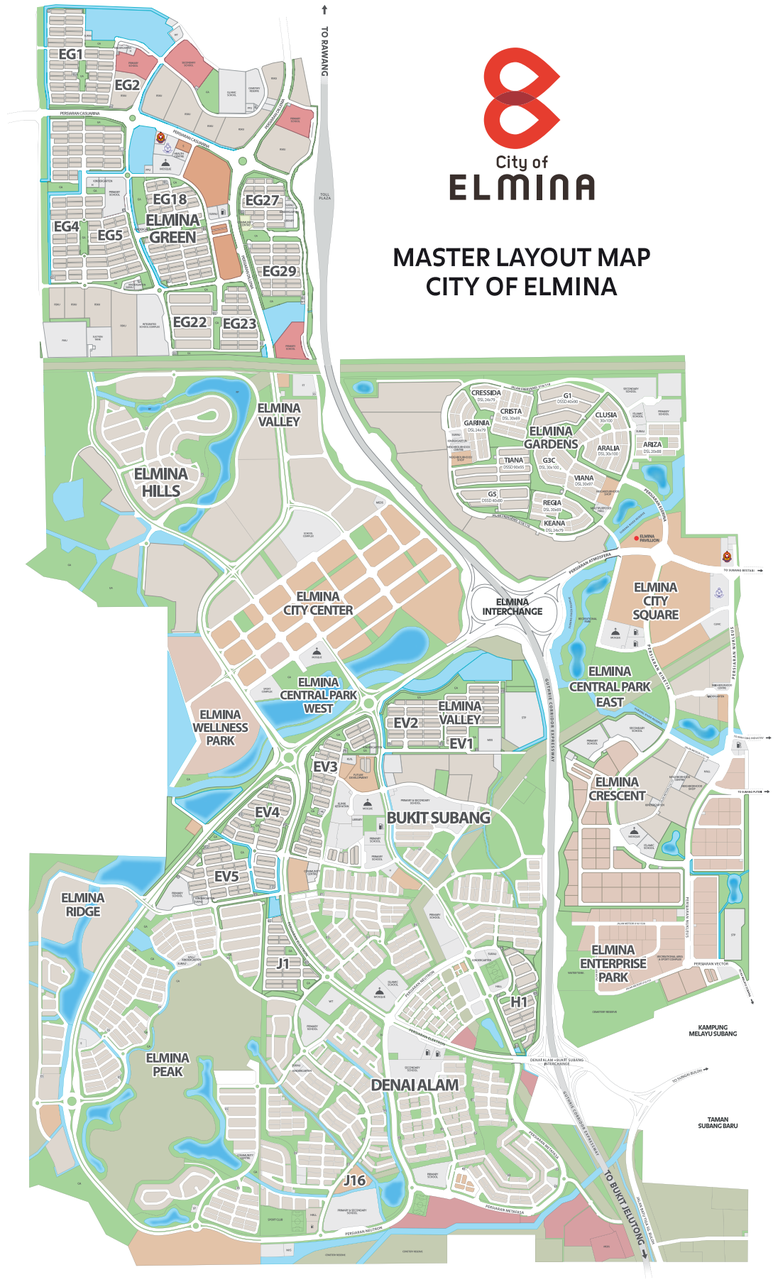
Bukit Jelutong *10km*

City of Elmina

Ara Damansara *16km*

Subang Jaya *20km*





City of ELMINA

MASTER LAYOUT MAP CITY OF ELMINA

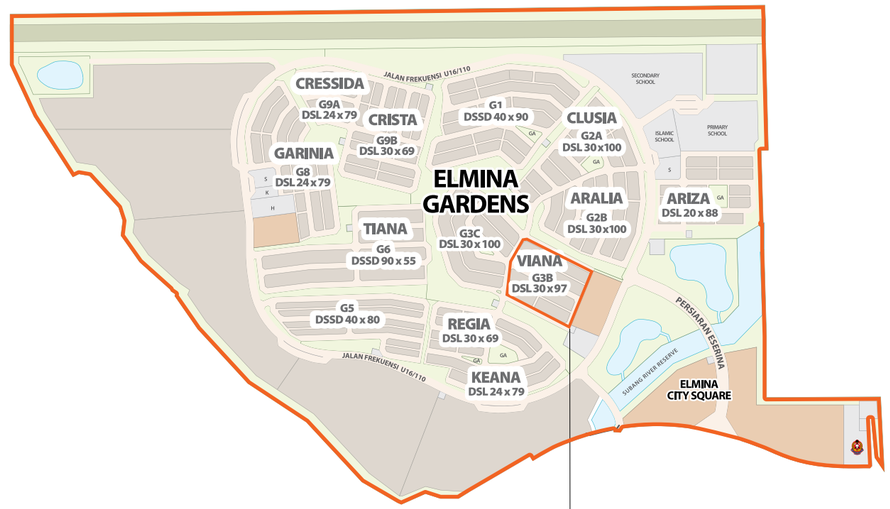
LEGEND

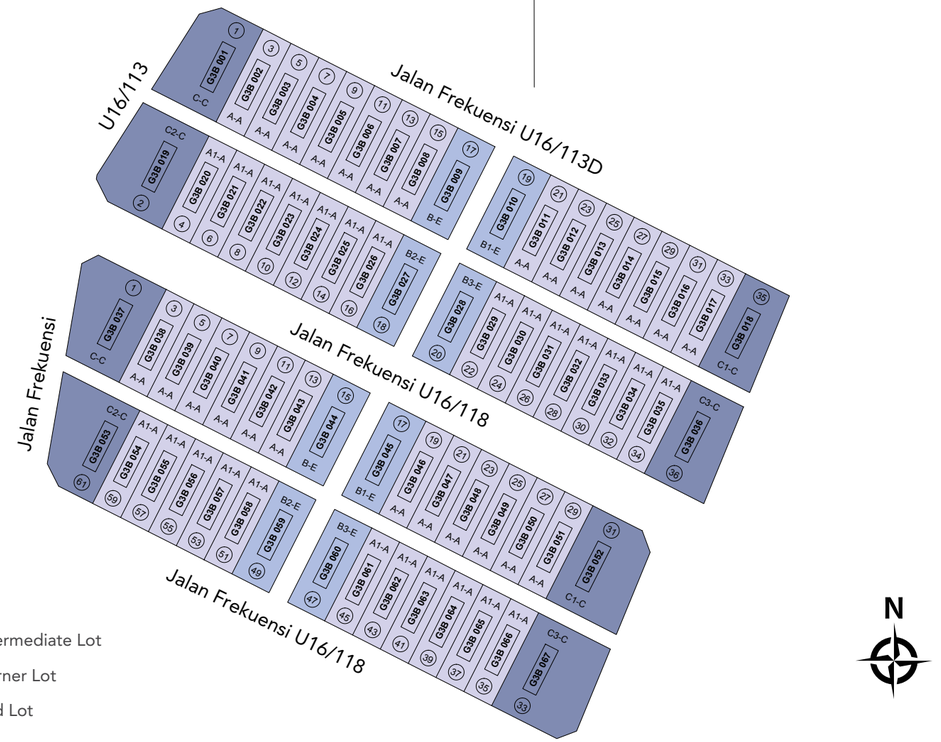
Future Development | Residential | Commercial

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.

N

SITE PLAN





Intermediate Lot

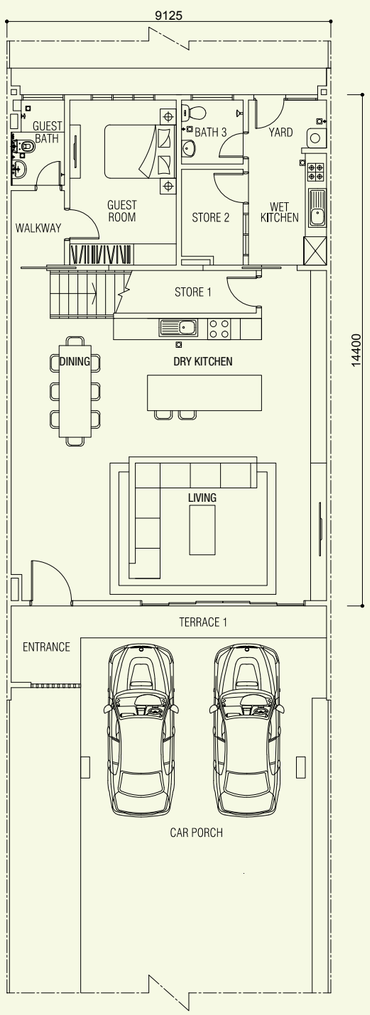
Corner Lot

End Lot

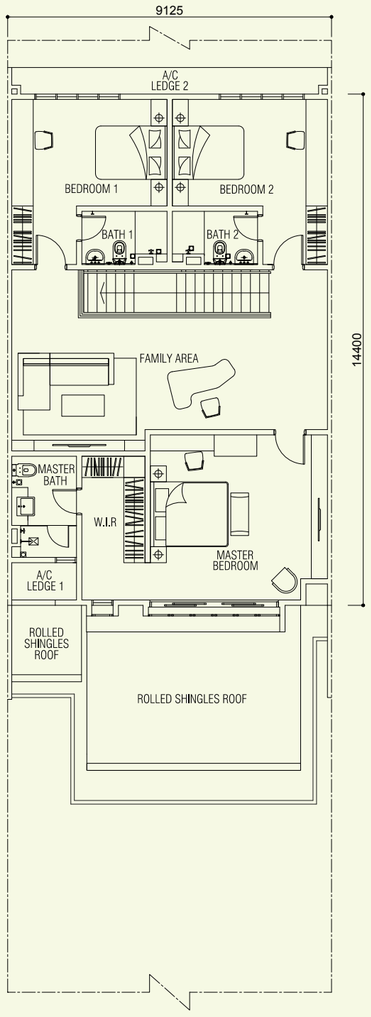
N

TYPE A/A1
INTERMEDIATE LOT

Built-up : 3,177 sqft



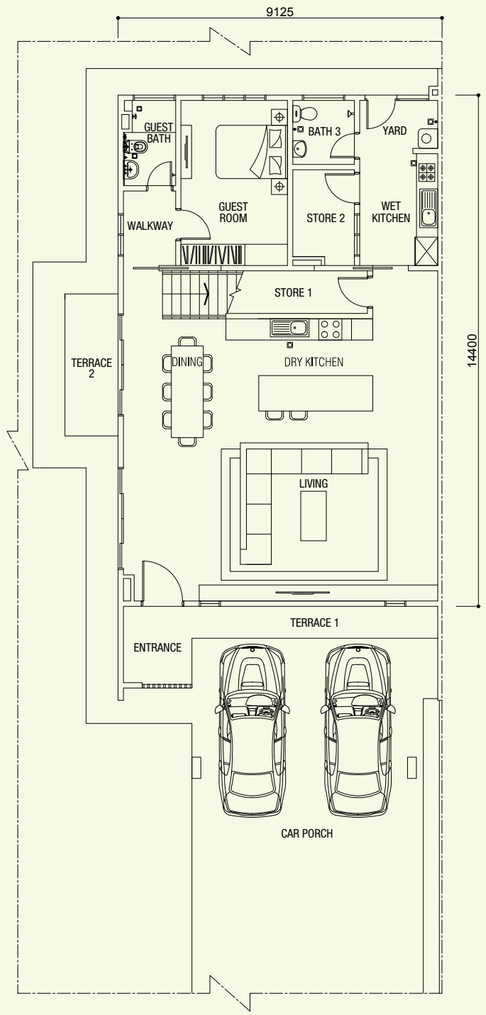
GROUND FLOOR



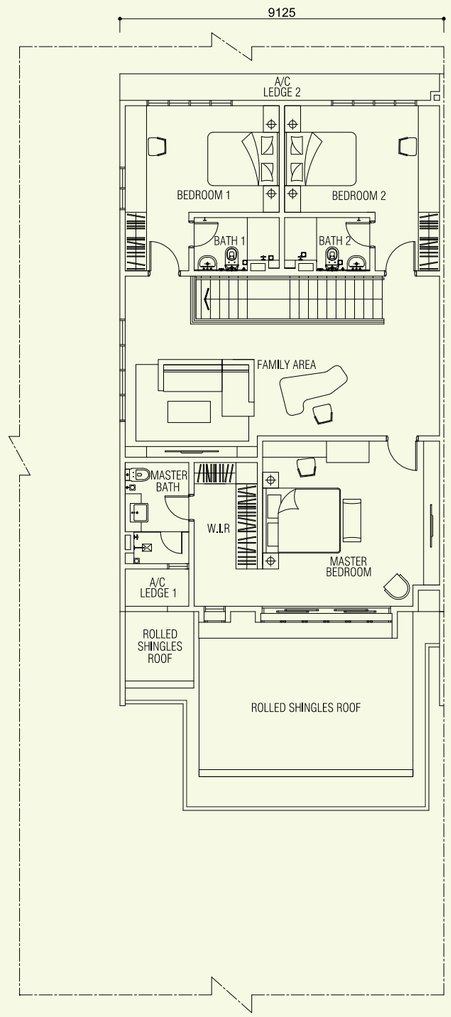
FIRST FLOOR

TYPE B/B2
END LOT

Built-up : 3,177 sqft



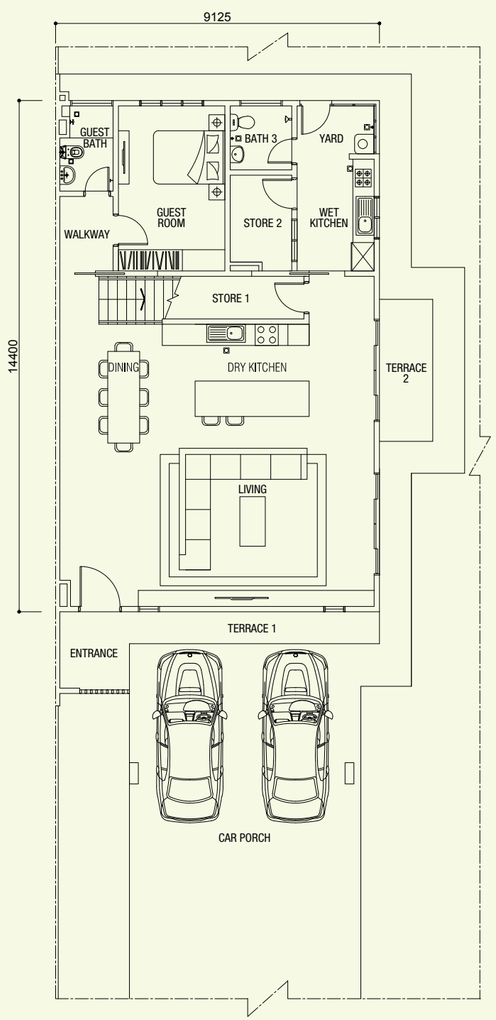
GROUND FLOOR



FIRST FLOOR

TYPE B1/B3
END LOT

Built-up : 3,179 sqft



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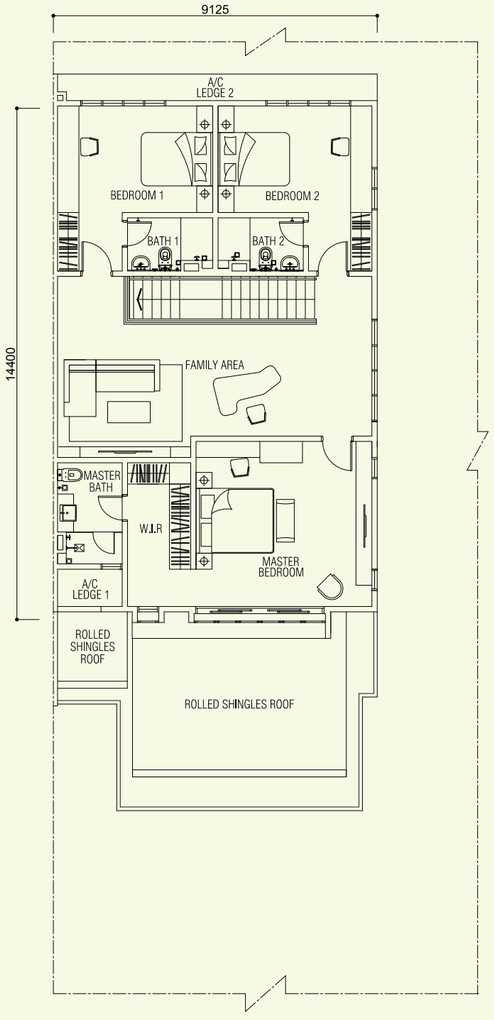
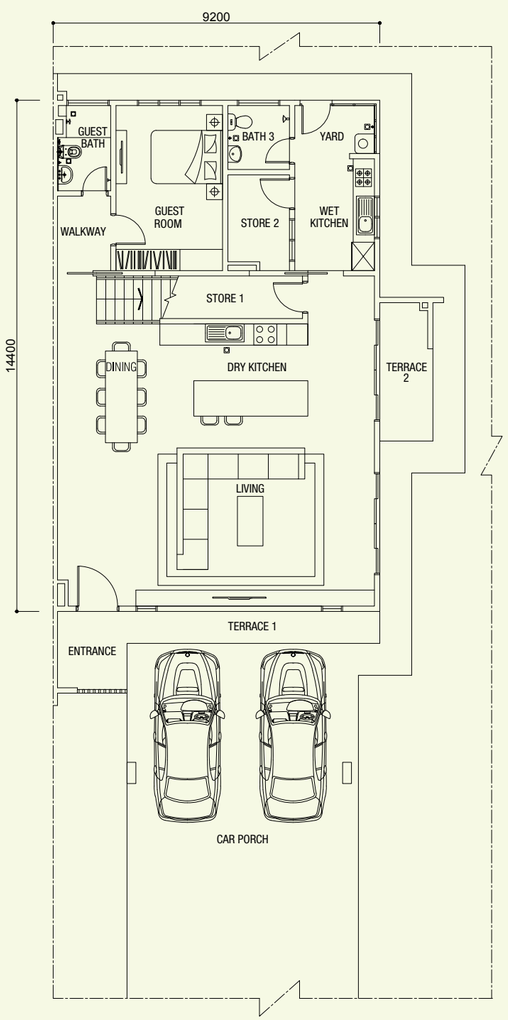


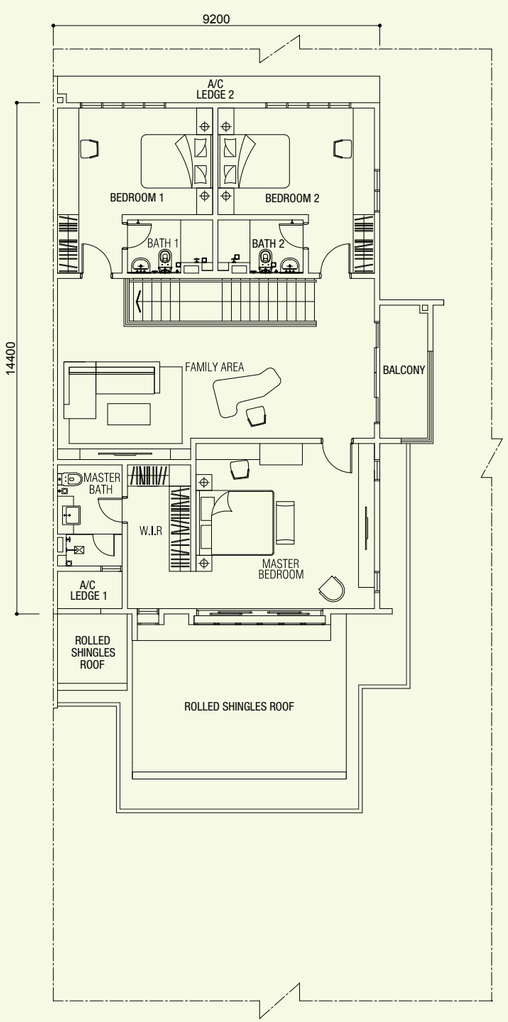
FIRST FLOOR

TYPE C/C2
CORNER LOT

Built-up : 3,343 sqft



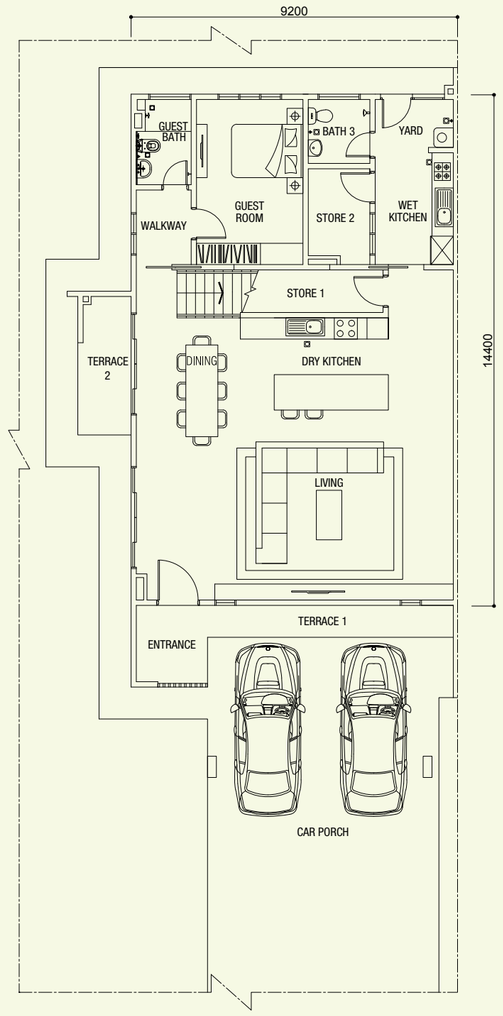
GROUND FLOOR



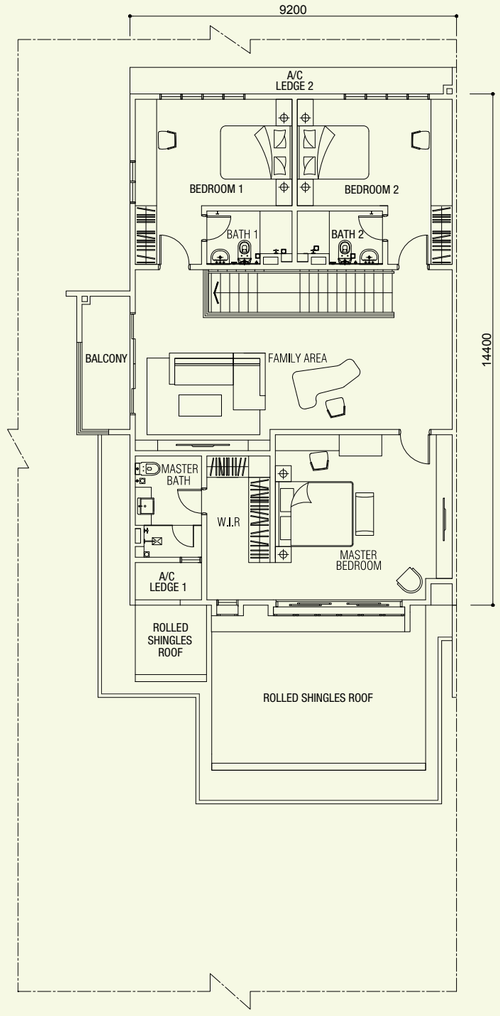
FIRST FLOOR

TYPE C1/C3
CORNER LOT

Built-up : 3,336 sqft



GROUND FLOOR



FIRST FLOOR

SPECIFICATIONS

Structure		:	Reinforced Concrete
Wall		:	Masonry
Roof Covering		:	Roof Tiles / RC Flat Roof / Rolled Shingles
Roof Framing		:	Metal / Concrete
Ceiling		:	Skim Coat / Plaster Ceiling / Cement Board
Window		:	Aluminium Frame
Doors			
		:	Timber Door (Main Entrance)
		:	Laminated Timber Flush Door
		:	Aluminium Frame Sliding
Ironmongery			Lockset with Accessories
Wall Finishes	General	:	Plaster and Paint
	Bathrooms	:	Porcelain Tiles
	Kitchen	:	Porcelain Tiles
Floor Finishes	Living & Dining	:	Porcelain Tiles
	Wet Kitchen / Dry Kitchen	:	Porcelain Tiles
	Master Bedroom, Bedroom 2 & 3	:	Engineered Timber
	Guest Room	:	Porcelain Tiles
	Utility	:	Porcelain Tiles
	Family Hall	:	Engineered Timber
	Staircase	:	Engineered Timber
	Master Bathroom, Guest Bathroom Bathroom 1, 2, 3	:	Porcelain Tiles
	Balcony	:	Porcelain Tiles
	Terrace	:	Porcelain Tiles
	Car Porch	:	Concrete Imprint
Sanitary Plumbing Fittings	Kitchen	:	Sink with Tap
	Master Bathroom, Guest Bathroom, Bathroom 1, 2 & 3	:	Sanitary Wares and Fittings
	Yard	:	Tap
	Car Porch	:	Tap

Electrical Installation			Corner	Intermediate	End
	Light Point	:	47	45	46
	Gate Light Point	:	1	1	1
	Auto Gate Point	:	1	1	1
	Fan Point	:	7	7	7
	Wall Fan Point	:	2	2	2
	Bell Point	:	1	1	1
	Power Point (13A)	:	34	34	34
	Power Point (15A)	:	1	1	1
	A/C Power Point	:	5	5	5
	TV Point	:	3	3	3
	Water Heater Power Point	:	4	4	4
	Hot Water Storage Power Point	:	1	1	1
	Booster Pump Power Point	:	1	1	1
	Data Point	:	4	4	4
	Telephone Point	:	3	3	3

Fencing	:	Masonry with mild steel railing and gate
Internal Telephone Trunking & Cabling	:	Concealed
Miscellaneous	:	Letter Box, Refuse and TNB Meter Compartment Booster Pump, Hot Water Storage Tank, Basic Alarm System

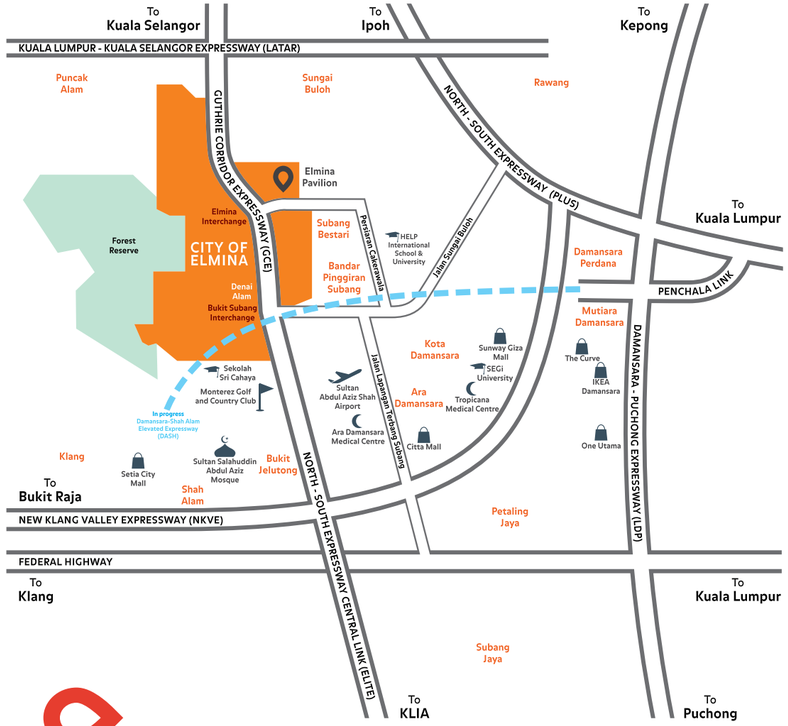
Property

Developing Homes, Building Lifestyles.

Sime Darby Property is the property arm of Bursa Malaysia-listed Sime Darby Berhad, a Malaysia-based diversified multinational 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 a successful 40-year track record of developing sustainable communities, Sime Darby Property has to date 23 active developments. 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, regeneration of transit-oriented developments, business centres and retail malls.

Sime Darby Property is a multiple award-winning property developer with numerous local and international accolades, with a global reach that encompasses assets and operations across the Asia Pacific region and the United Kingdom.



City of
ELMINA

THIS IS HOW
life
should be.

Visit our sales gallery or register at
www.simedarbyproperty.com, or
call us at 03 - 7831 2253.

Elmina Pavilion, Persiaran Eserina,
Elmina East, Sek U16,
40160 Shah Alam, Selangor.

GPS: 3.186265, 101.523581

Open Daily: 9.30a.m. - 6.30p.m.
(including public holidays)

No of units: 67 • Type: 2 Storey Link House • Expected Date of Completion: July 2018 • Land: Free from Encumbrances • Tenure of Land: Freehold • Developer's License No.: 13017-17/10-2018/0771 (L) • Advertising & Sales Permit No.: 13017-17/10-2018/0771 (P) • Validity : 05/10/2016 – 04/10/2018 • Appropriate Authority which Approves the Building Plans : Majlis Bandaraya Shah Alam •Reference No.: MBSA/BGN/BB/600-1(PS)/SEK. U16/0140/2015 • Developed by: Sime Darby Elmina Development Sdn Bhd. (283265-U), 10th Floor, Block G, No. 2 Jalan PJU 1A/7A, Ara Damansara, 47301 Petaling Jaya, Selangor • Selling Price:• RM1,159,888 (min), RM2,331,888 (max) • 7% Bumiputera Discount (Quota applies)

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