



ELMINA GREEN PHASE 1

2-Storey Link Homes | 20' x 70'

03 7831 2253
www.simedarbyproperty.com



No. of units: 187 | Type: 2 Storey Terrace House | Expected Date of Completion: October 2019 | Land: Free from Encumbrances | Tenure of Land: Freehold | Developer's License No.: 13017-19/09-2019/0732(L) | Validity: 27/09/2017 - 26/09/2019 | Advertising & Sales Permit No: 13017-19/09-2019/0732(P) | Validity: 27/09/2017 - 26/09/2019 | Appropriate Authority which Approves the Building Plans: Majlis Bandaraya Shah Alam | Reference No.: MBSA/BGN/600-1(P5)/SEK. U17/0009-2017 | 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 : RM683,888 (min), RM1,195,888 (max) | 7% Bumiputera Discount (Quota applies)

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Embrace peace of mind in
a new precinct



Welcome to Elmina Green

21-acre lake park
21 million ways to serenity





A township dedicated to wellness

Stroll through the 300-acre Elmina Central park, where you can breathe in the fresh air, feel the soil under your feet, and listen to the birds sing.

Stay fit or train for a marathon on the 90-km cycling and jogging track that takes you through lush greenery and safe neighbourhoods.

Grow your own organic vegetables at the community garden, while you build lifelong relationships with your neighbours.

Here in the City of Elmina, you'll find everything you need to lead a balanced lifestyle, away from the hustle and bustle of the city centre.

This is how life should be.



Amy Tan, our Community Architect, believes cultivating vegetable gardens is a great way for a community to bond and stay healthy together.



1

This is a home built on the City of Elmina's 8 pillars of wellness



2

- 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.



3

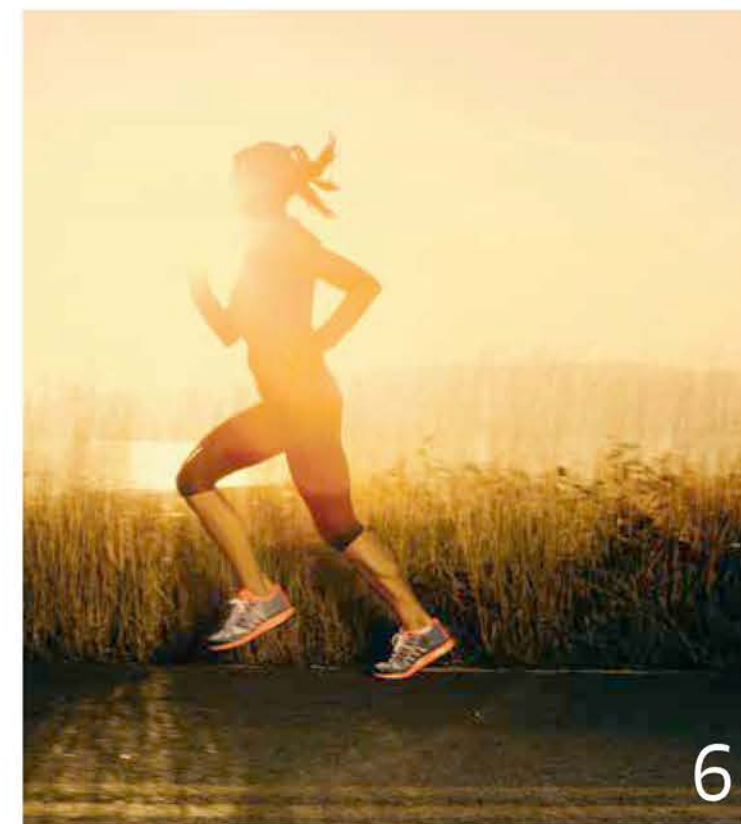


4



5

A balanced life? It will be yours



6



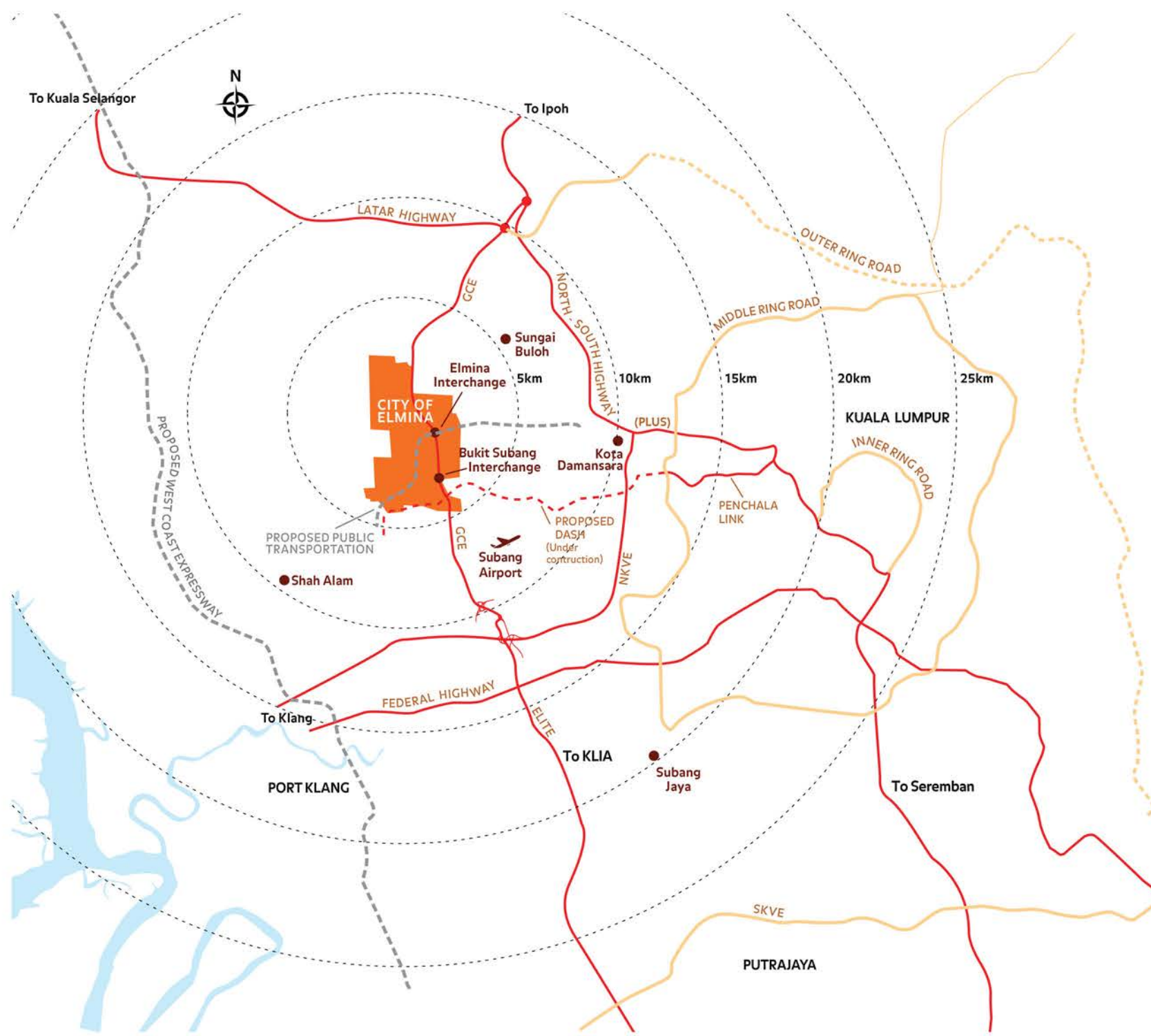
7

- 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.



8

- 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.



Everything within reach

The City of Elmina enjoys an extensive network, conveniently connected to the Guthrie Corridor Expressway (GCE), Federal Highway, LATAR and NKVE, enabling a shorter drive to Kota Damansara, Shah Alam and Subang Airport.

The DASH highway, which is currently under construction, is also expected to significantly shorten commutes to Petaling Jaya and Kuala Lumpur.



Peace of mind in an award-winning township

The first phase to be launched in a new precinct, Elmina Green is a worry-free investment from a leading property developer.

After all, the awards for the City of Elmina can speak for themselves:

StarProperty.my Awards 2017 All-Star Award

StarProperty.my Awards 2017 Five Elements Excellence Award

StarProperty.my Awards 2017 WOW Award

PAM Award Silver for Phase J15 2017

Landscape Analysis & Study Awards for Elmina East Landscape Masterplan at the ILAM MLAA 2017

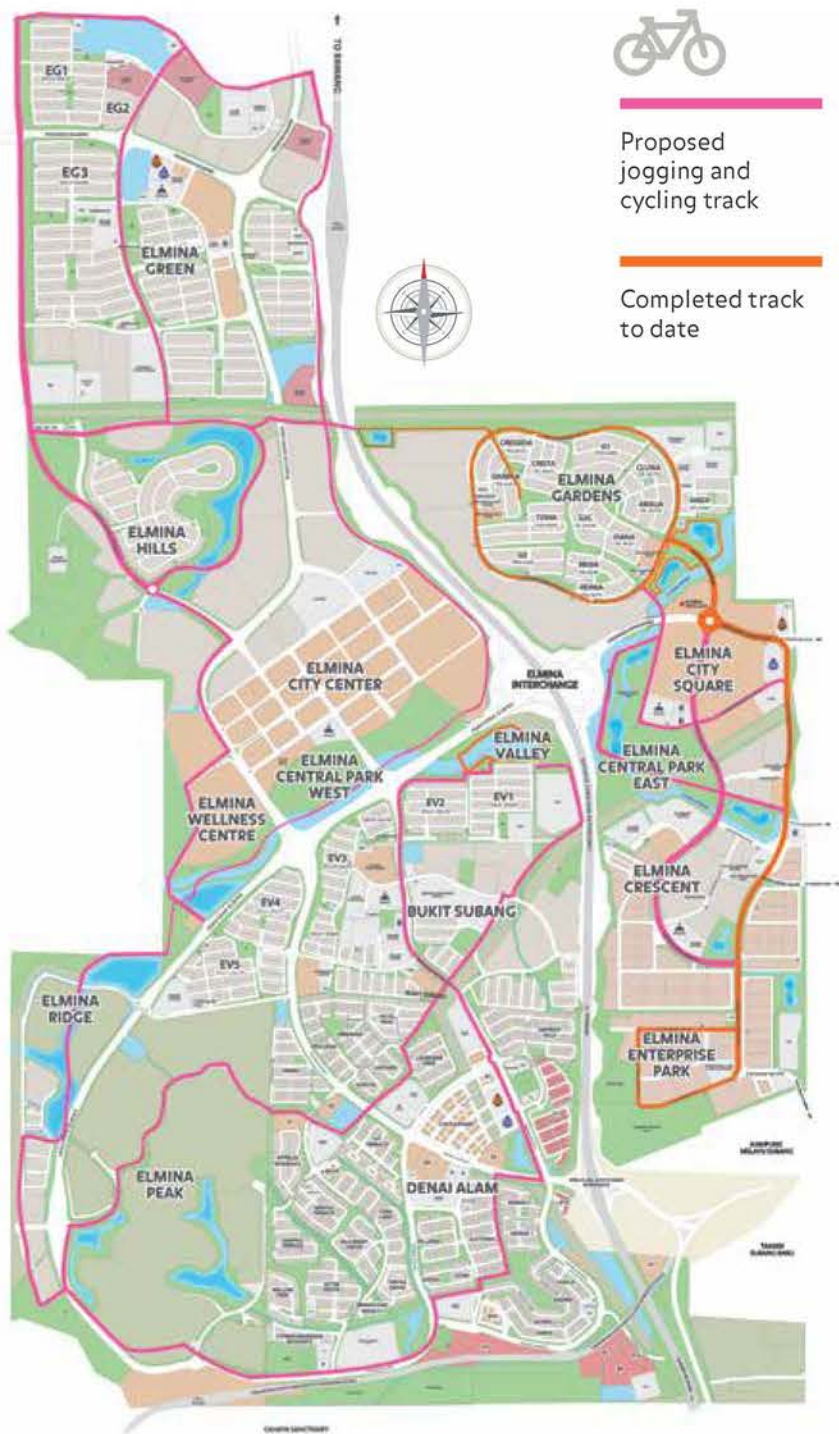
The Best Housing Development (Central Malaysia) SEAPA for Clusia 2016



Fit for your active lifestyle

With 300 acres of landscaped parks, you're bound to discover something new every day, whether it's a new spot for a picnic or an outdoor gym circuit. The 2,700-acre forest reserve keeps the air fresh and clean, and the 90-km jogging and cycling track makes it a breeze to get some exercise. Now that's a great way to stay healthy!

MASTER LAYOUT MAP
CITY OF ELMINA



Jessen Lee and Sue Teoh, our Physical Architects, are triathlon athletes. The 90-km jogging and cycling track lets them push their limits during their workout, so they can perform even better.

Invest where your future is brightest

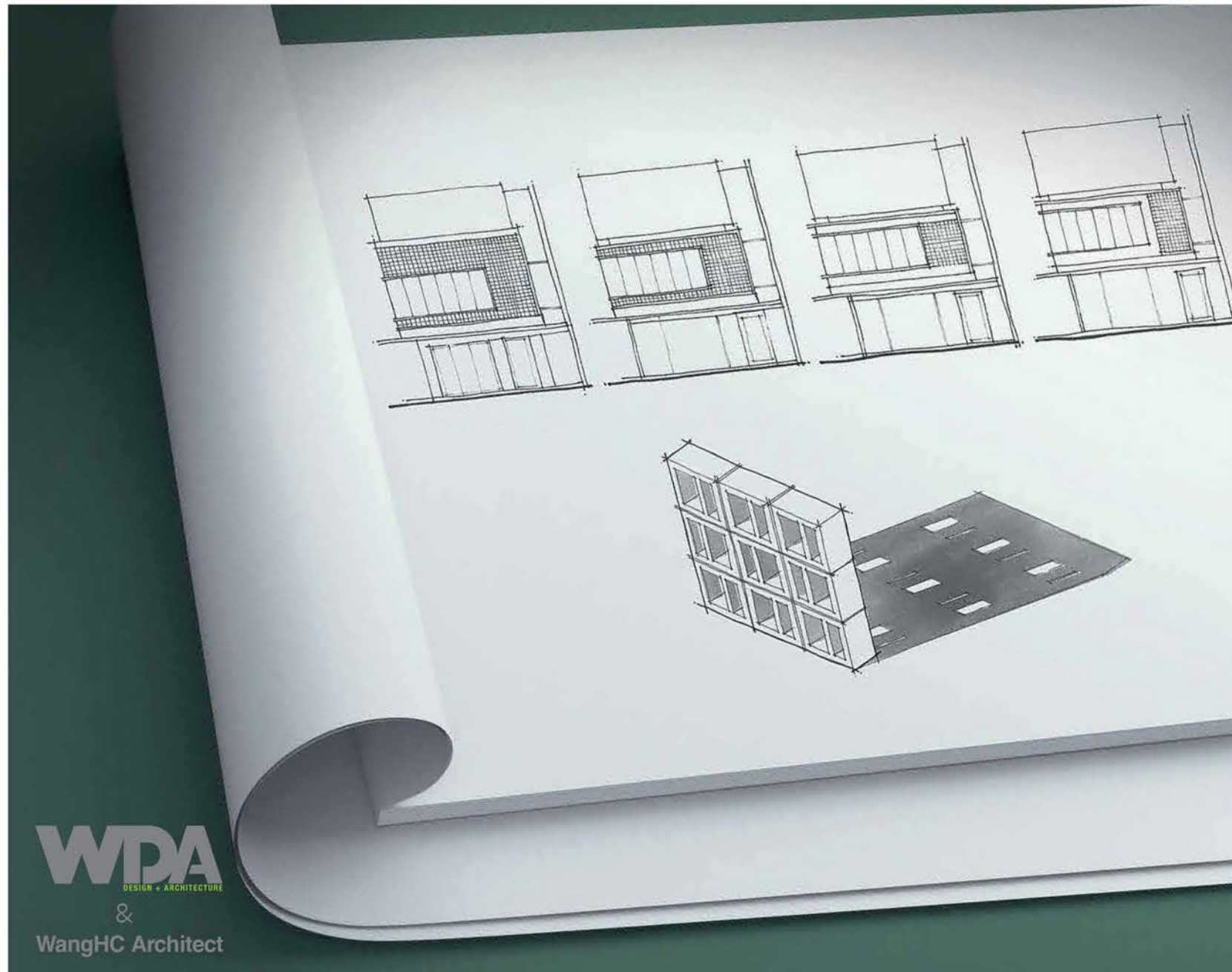
The City of Elmina is also equipped to give your child a great education. Reputable schools like the HELP International School are located just a short drive away, along with a host of amenities and facilities built to support your child's education and well-being.



A vision

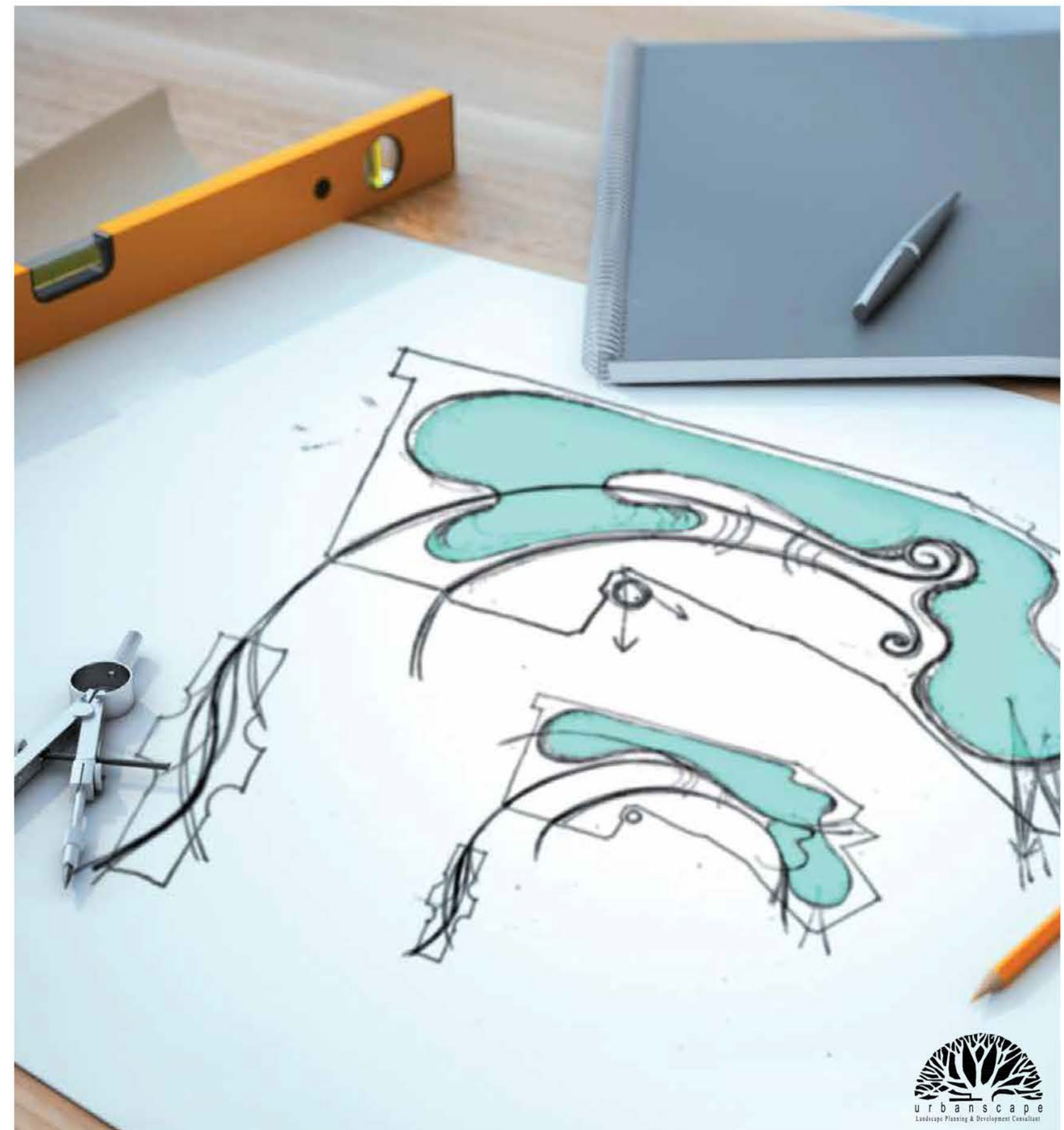
brought to life

Our architects shared our vision to build houses that feel more like home. From communal green spaces to energy-efficient designs, we believe in going the extra mile to craft homes with family and environmental wellness in mind.



ARCHITECT – WDA Design + Architecture & WangHC Architect

Our home architect adopted the facade layering technique, which functions as both a sunshade and a distinctive decorative accent. Inspired by the vent blocks used in plantation houses, the facade creates patterned shadows under the light – a fine interpretation of old materials expressed through clean lines and a modern form.



LANDSCAPE ARCHITECT – Urbanscape Consultants

Our landscape architects draw inspiration from sculptures and fine art to shape our 21-acre lake park and communal green spaces. By incorporating moulded landforms and flowing movement into the landscape, we aim to create an environment that nurtures both the imagination and an active lifestyle.

Fun-filled evenings

right outside your home

There is so much to look forward to when you live in Elmina Green. Our 21-acre lake park is equipped to support healthy lifestyles, with dedicated tai chi courts and state-of-the-art outdoor gym systems.

Take your exercise routine to the next level at the outdoor Cross System Gym.

Let the kids run free, both on the field and at the playground.

Stroll along the stepped terraces and rest your eyes on lush green surroundings.

Future Development

LEGEND

- A Bridge
- B Amphitheater
- C Pavilion
- D Stepped Terraces
- E Tai Chi Court
- F Play Field
- G Cross System Gym
- H Playground
- I Forest Trail Exercise Station
- J Picnic Bench
- K Sculpture Court
- L Decorative Fence & Signage

Elmina Green's 5 features of wellness

Homes at Elmina Green are not just beautiful but thoughtfully designed with wellness in mind.



Comfort

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



Sustainability

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



Security

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



Lifetime homes

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



Health

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



Lifetime Homes Concept

Our Lifetime Homes Concept helps us design houses that take into account the wants and needs of different generations. The Golden Suite on the ground floor saves grandpa and grandma the trouble of going up and down the stairs. The ground floor bathroom is also fitted with pocket sliding doors to accommodate the elderly. Truly, a home for generations.



Marissa Parry, our Family Architect, understands that staying healthy can be a struggle while juggling work and family. Elmina Green's Lifetime Homes Concept makes living at home so much easier, so that you can spend quality time with family

Flexibility

to plan your space

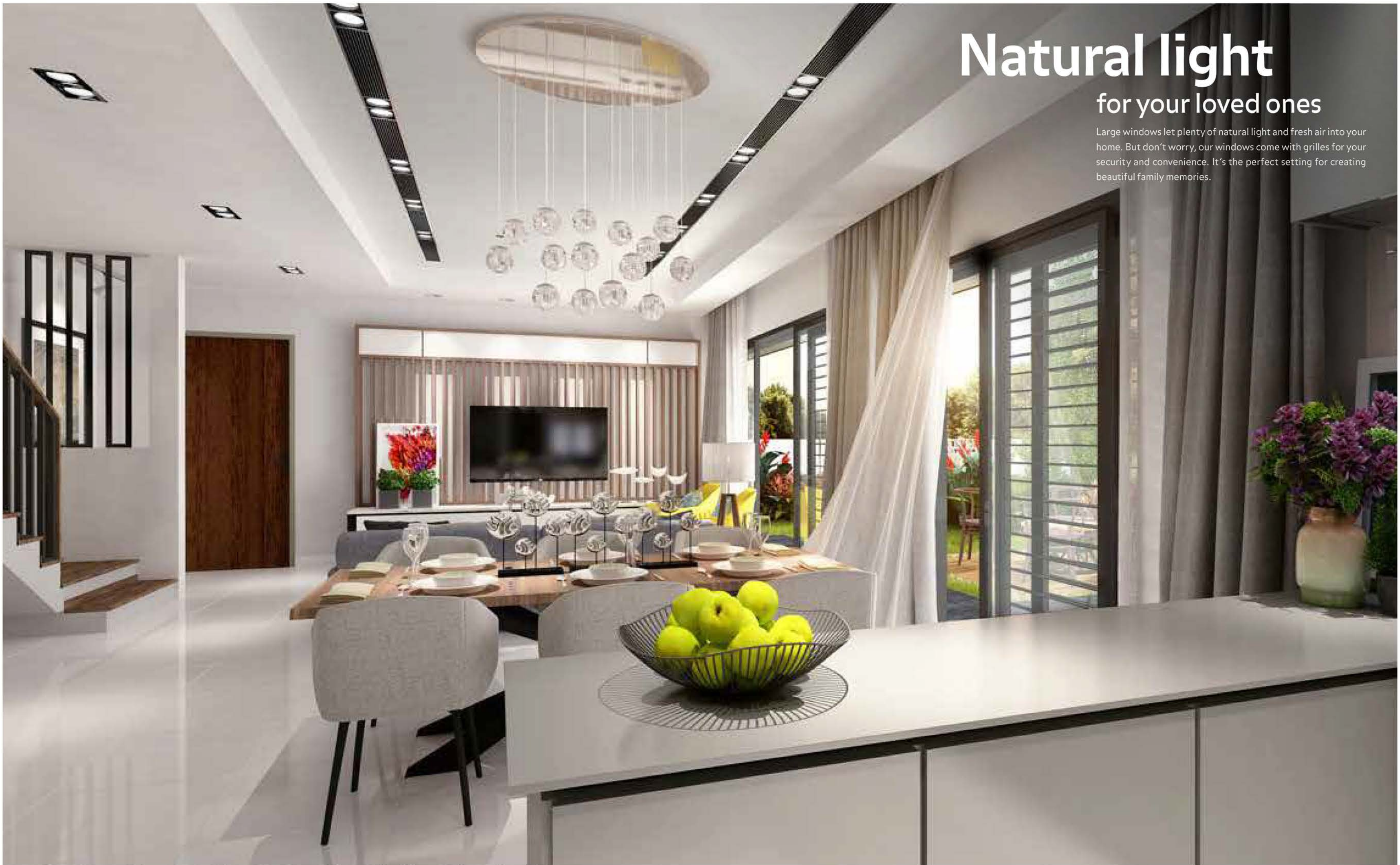
The open plan layout creates versatile spaces that allows you to design your home to suit your needs. Whether you need more space for your kids or your parents, our multi-generational home concept lets you welcome your family with open arms.



Natural light

for your loved ones

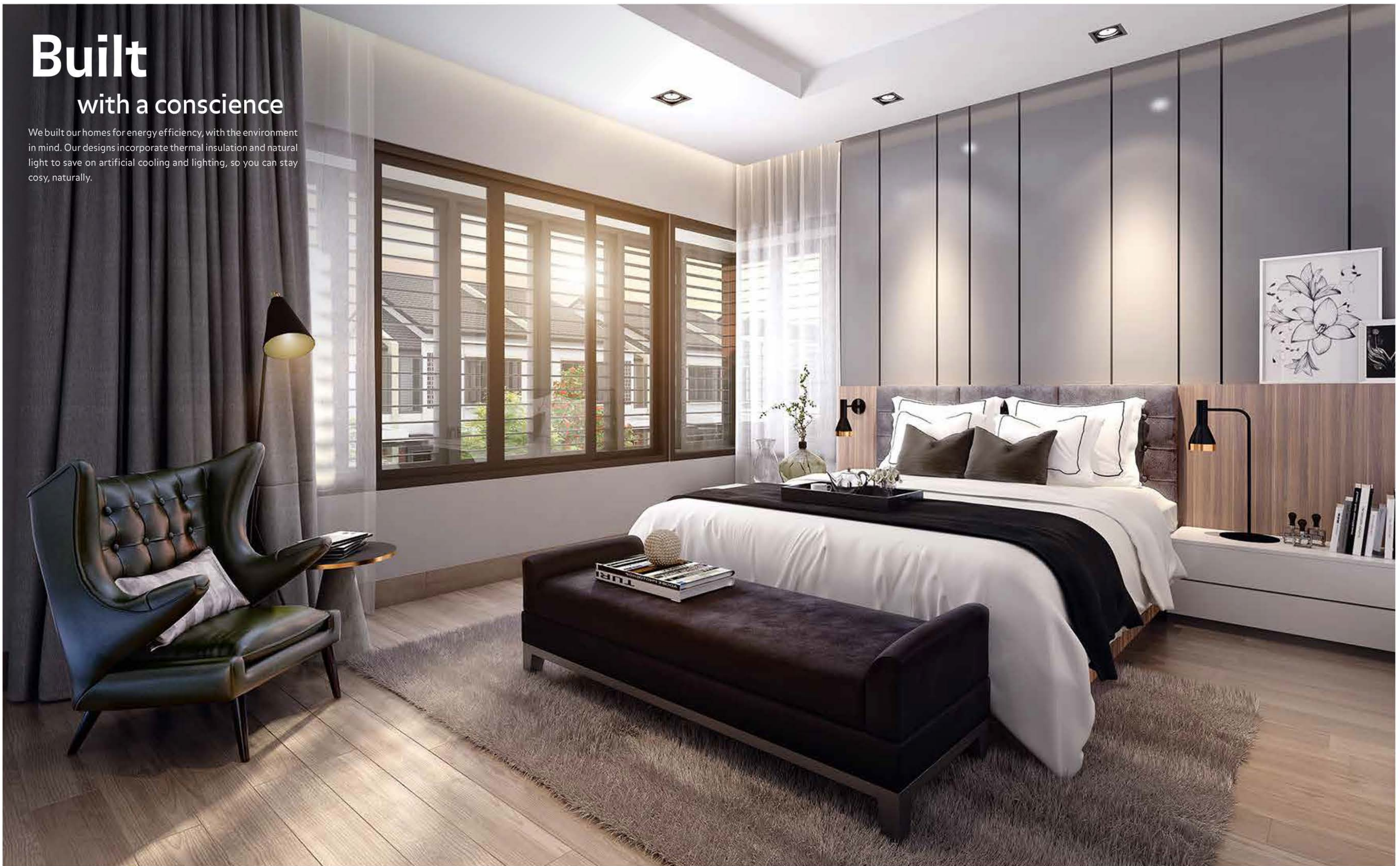
Large windows let plenty of natural light and fresh air into your home. But don't worry, our windows come with grilles for your security and convenience. It's the perfect setting for creating beautiful family memories.



Built

with a conscience

We built our homes for energy efficiency, with the environment in mind. Our designs incorporate thermal insulation and natural light to save on artificial cooling and lighting, so you can stay cosy, naturally.





Developing homes, building lifestyles.

Sime Darby Property is the property arm of Bursa Malaysia-listed Sime Darby Berhad, a Malaysia-based diversified multinational with a history that spans over a century. As a leading integrated property group, its core businesses are Property Development, 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.





ELMINA GREEN PHASE 1

2-Storey Link Homes | 20' x 70'

TYPE 1

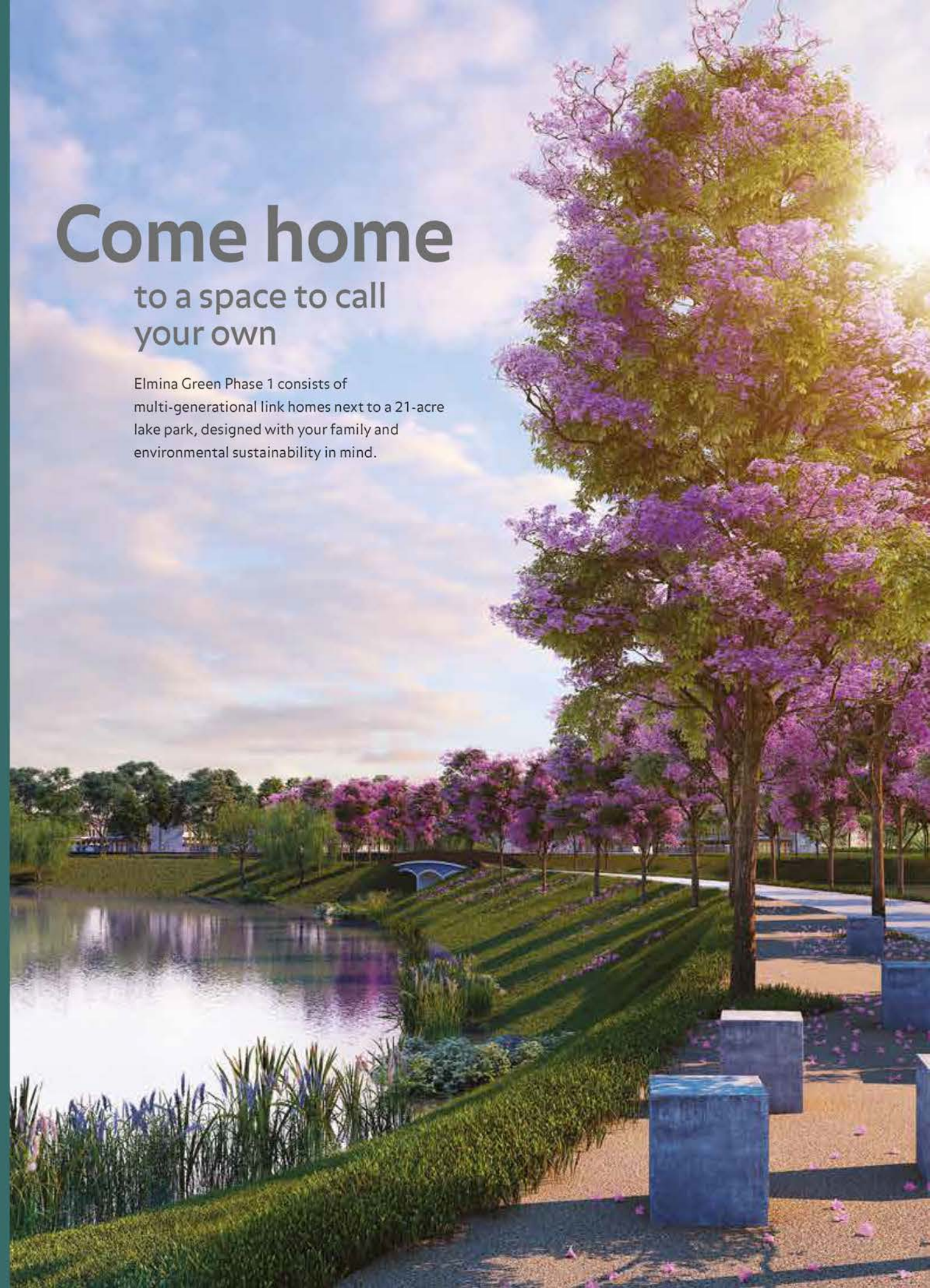
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Come home

to a space to call
your own

Elmina Green Phase 1 consists of multi-generational link homes next to a 21-acre lake park, designed with your family and environmental sustainability in mind.



Uniquely designed to be distinct

The vent block facade gives your home a touch of nostalgia, especially when it forms patterned shadows as it shades you from the sun.

The column-free car porch gives you more space to park and your kids more space to play.

Intermediate lots feature a semi-outdoor lanai space where you can get some fresh air while lounging with your family.

Corner and end lots enjoy a breakfast deck that extends out from the living area that gives you a flexible outdoor space for parties and barbecues.

TYPE 1

Intermediate Lot
20' x 70'
Built-up: 2,016 sq ft

End Lot
20' x 70'
Built-up: 2,219 sq ft

Corner Lot
22' x 70'
Built-up: 2,425 sq ft



Comfortable living for the whole family

The ground floor room can be used as an AV room, or a bedroom for grandpa and grandma to save them the trip upstairs.

The ground floor bathroom has built-in pocket sliding doors that save space and make it easy to use for the elderly.

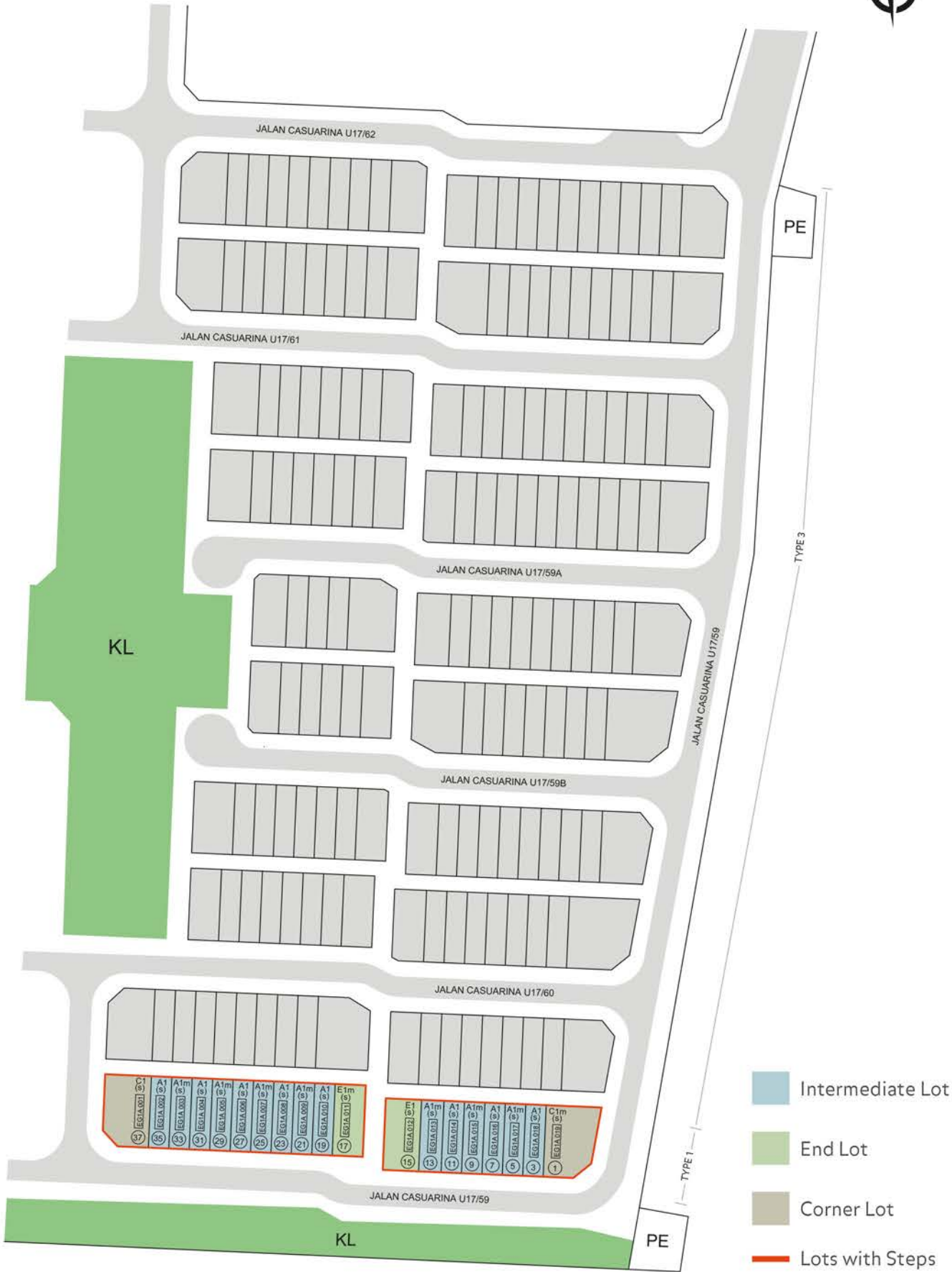
The dual-key concept gives you two-tiered access to both floors, so you get double security and more ways to adjust your living arrangement.



MASTER LAYOUT MAP CITY OF ELMINA

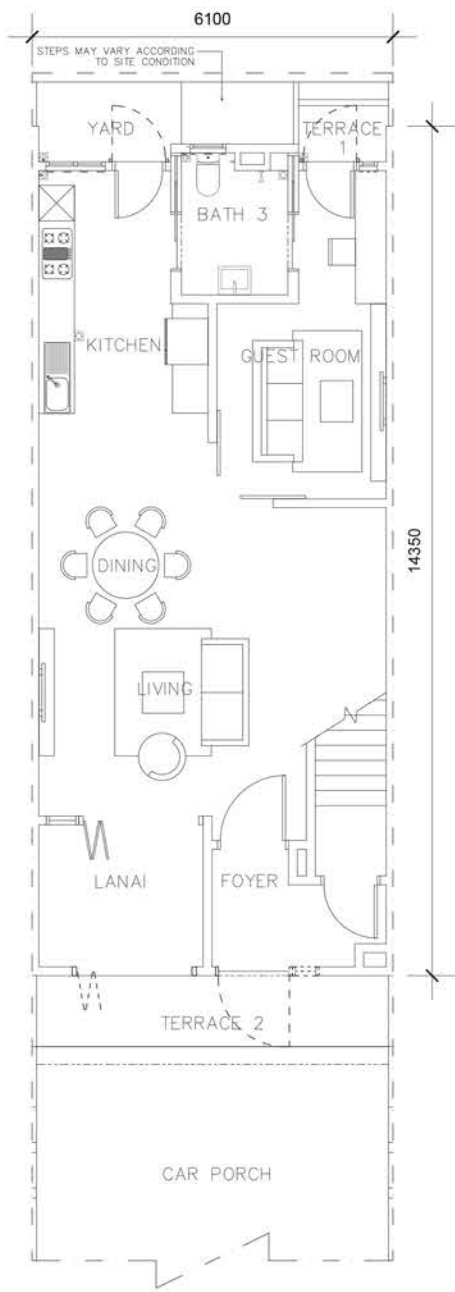


SITE MAP

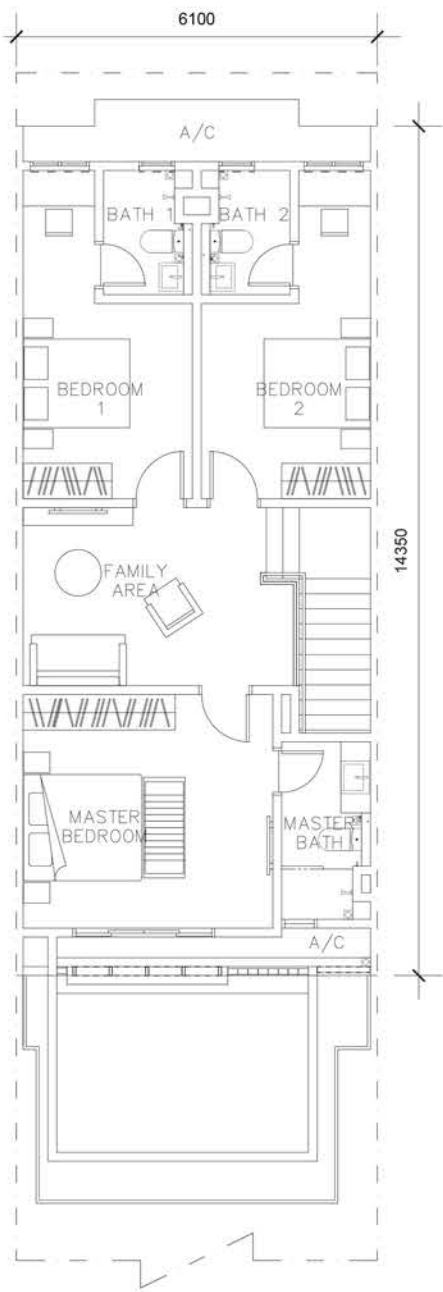


TYPE 1 INTERMEDIATE LOT

20' x 70'
Built-up: 2,016 sq ft



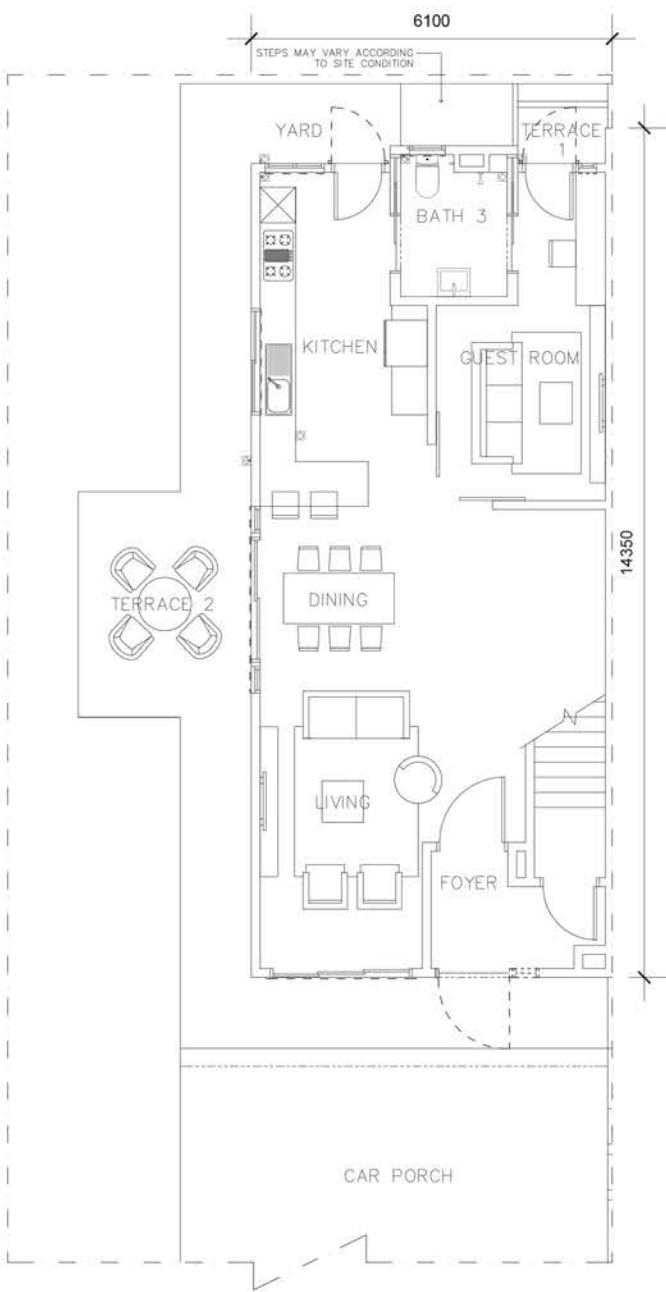
Ground Floor



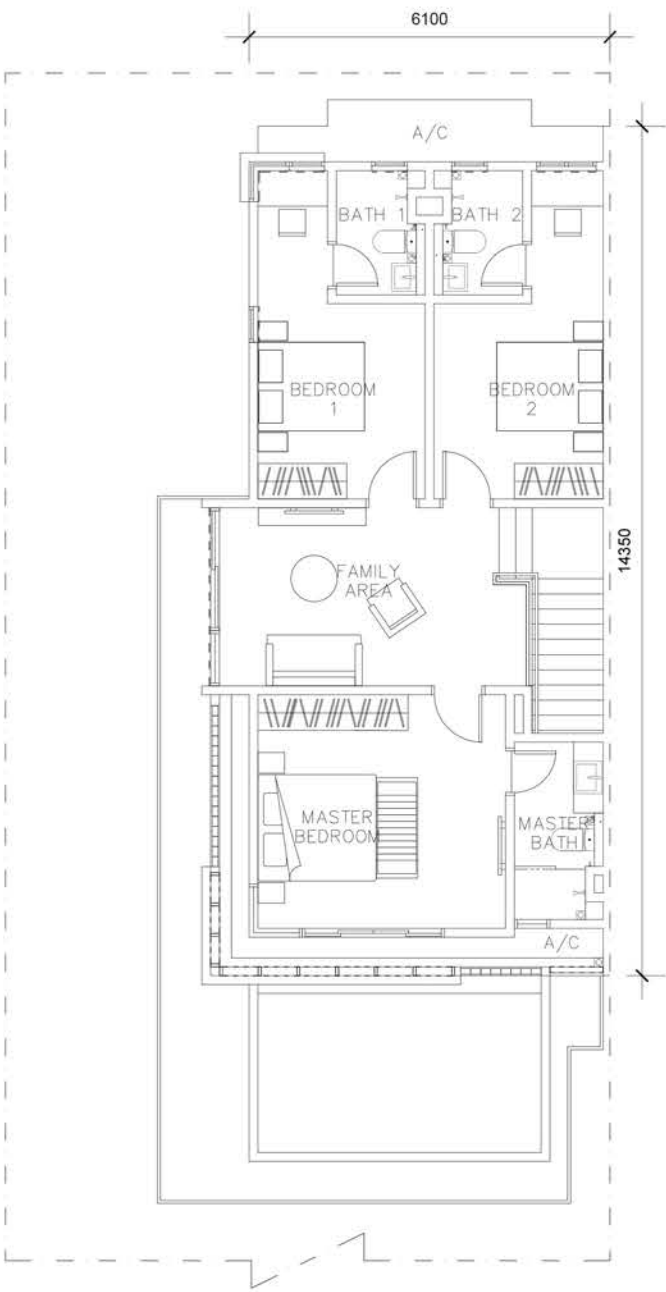
First Floor

TYPE 1 END LOT

20' x 70'
Built-up: 2,219 sq ft



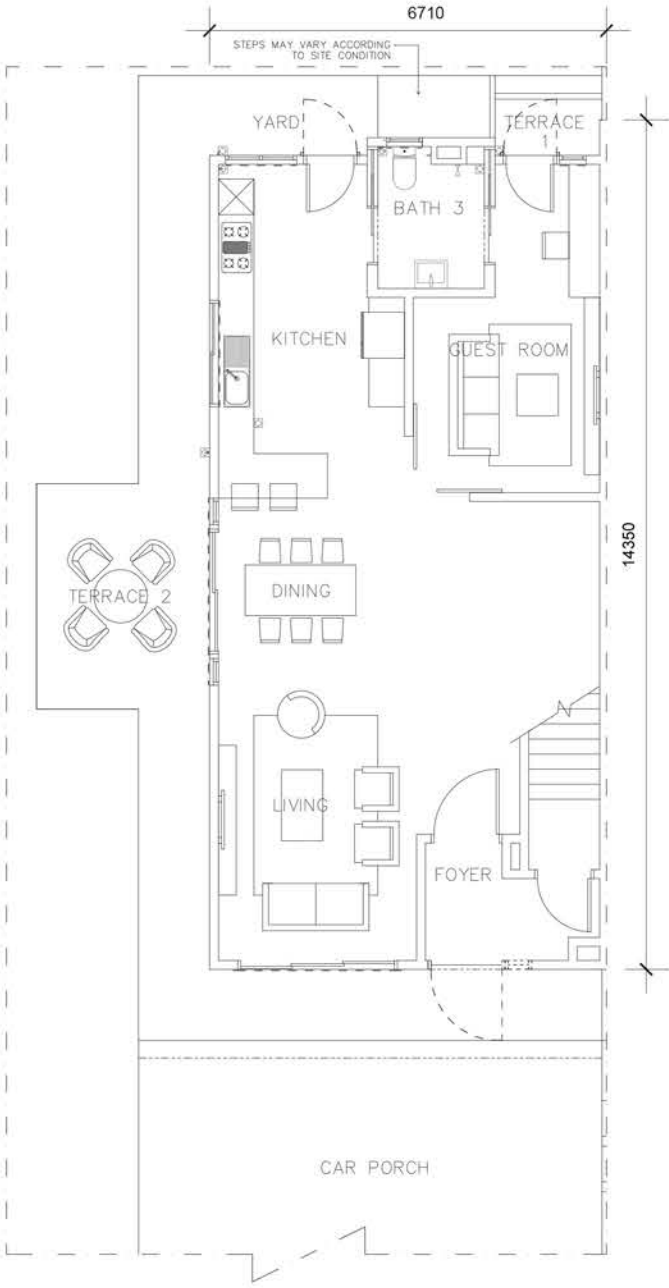
Ground Floor



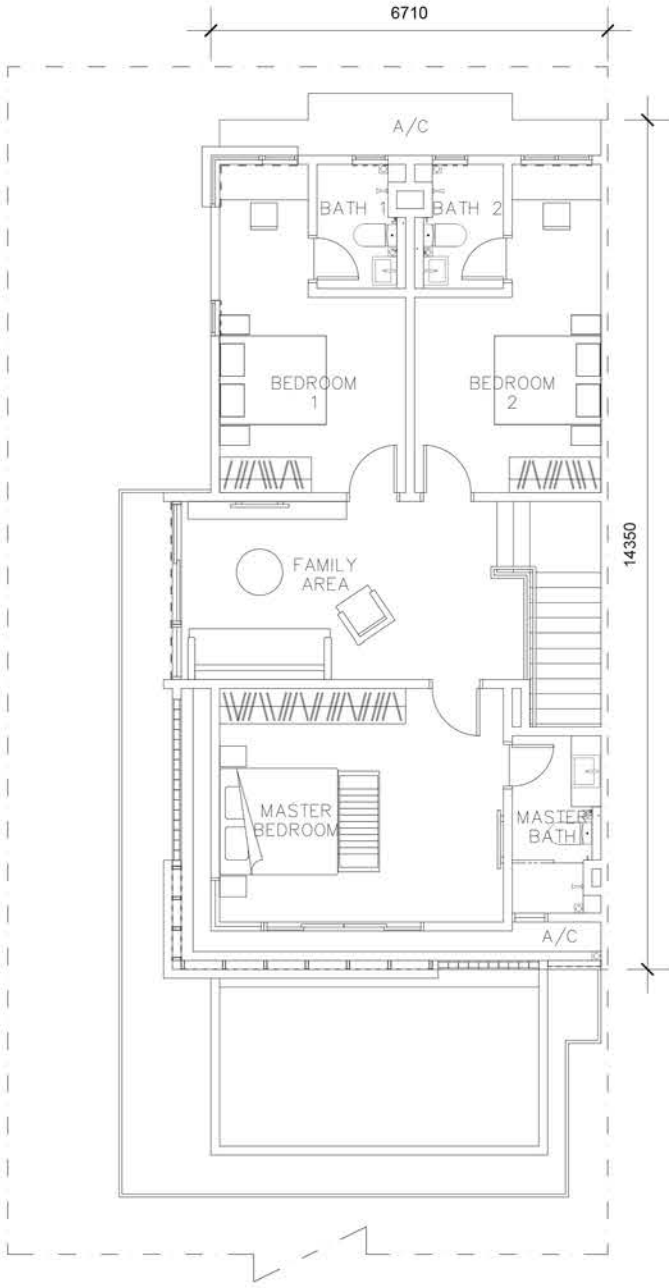
First Floor

TYPE 1 CORNER LOT

22' x 70'
Built-up: 2,425 sq ft



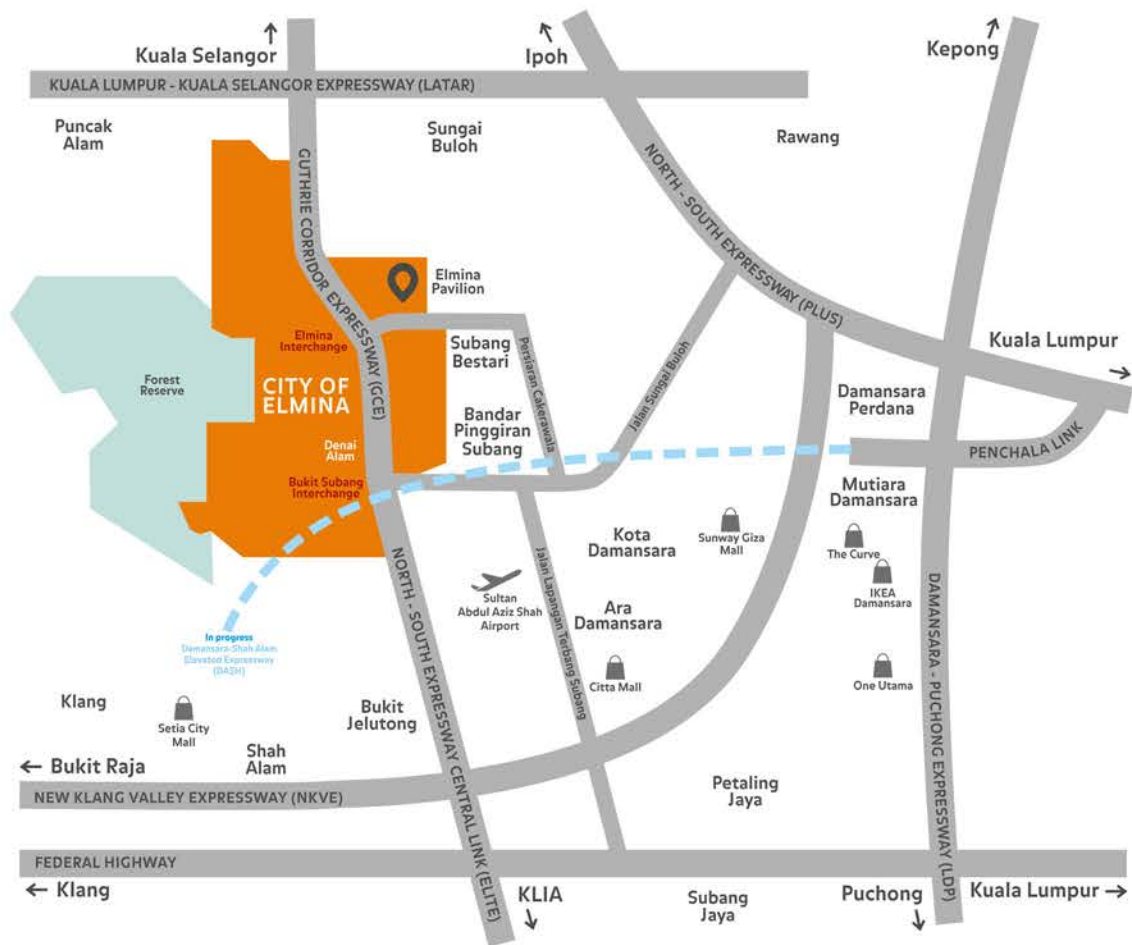
Ground Floor



First Floor

SPECIFICATIONS

Structure	: Reinforced Concrete			
Wall	: Masonry			
Roof Covering	: Roof Tiles/Concrete/Rolled Shingle			
Roof Framing	: Metal			
Ceiling	: Plaster Ceiling/Skim Coat/Cement Board			
Windows	: All	: Aluminium Frame/Glass Louvers		
Grille	:	: M.S. Grille : Metal Frame (at selected area in A1(s)/A1m(s) only)		
Doors	: Main Entrance : Other Doors	: Laminated Engineered Timber Door : Laminated Timber Flush Door : Aluminium Frame		
Ironmongery	: Locksets with Accessories			
Wall Finishes	: External : Other : Kitchen : Master Bath : Bath 1, 2 & 3	: Plaster & Paint/Fair Faced Bricks/Vent Blocks : Plaster & Paint : Porcelain Tiles up to 1500mm High/Plaster & Paint : Porcelain/Ceramic Tiles up to ceiling height : Porcelain Tiles up to ceiling height		
Floor Finishes	: Car Porch : Terrace : Yard : Foyer : Lanai : Living & Dining : Kitchen : Guest Room : Master Bedroom, Bedroom 1 & 2 : Master Bath, Bath 1, 2 & 3 : Family Area : Staircase	: Concrete Imprint : Porcelain Tiles : Porcelain Tiles : Porcelain Tiles : Porcelain Tiles : Porcelain Tiles : Porcelain Tiles : Porcelain Tiles : Laminated Timber Flooring : Porcelain Tiles : Laminated Timber Flooring : Laminated Timber Flooring		
Sanitary & Plumbing Fittings	: Kitchen : Master Bath, Bath 1, 2 & 3 : Car porch : Yard	: Sink, Tap : Sanitary Wares and Fittings : Tap : Tap		
Electrical Installations	: Light Point : Gate Light Point : Power Point : Fan Point : Door Bell Point : Water Heater Power Point : Telephone Point : Air-Condition Power Point : Booster Pump Power Point : Data Point : T.V. Point : Auto Gate Point	: A1(s)/A1m(s) 28 1 30 7 1 4 1 6 1 1 4 1	: E1(s)/E1m(s) 29 1 30 7 1 4 1 6 1 1 4 1	: C1(s)/C1m(s) 29 1 30 7 1 4 1 6 1 1 4 1
Internal Telephone Trunking & Cabling	: Provided			
Gate & Fencing	: Brick Wall, Fair Faced Bricks, Vent Blocks, M.S. Gate, Galvanized Fencing			
Miscellaneous	: Letter Box : Refuse Compartment : TNB Meter Compartment : Basic Alarm System			



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)



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ELMINA GREEN PHASE 1

2-Storey Link Homes | 20' x 70'

TYPE 3

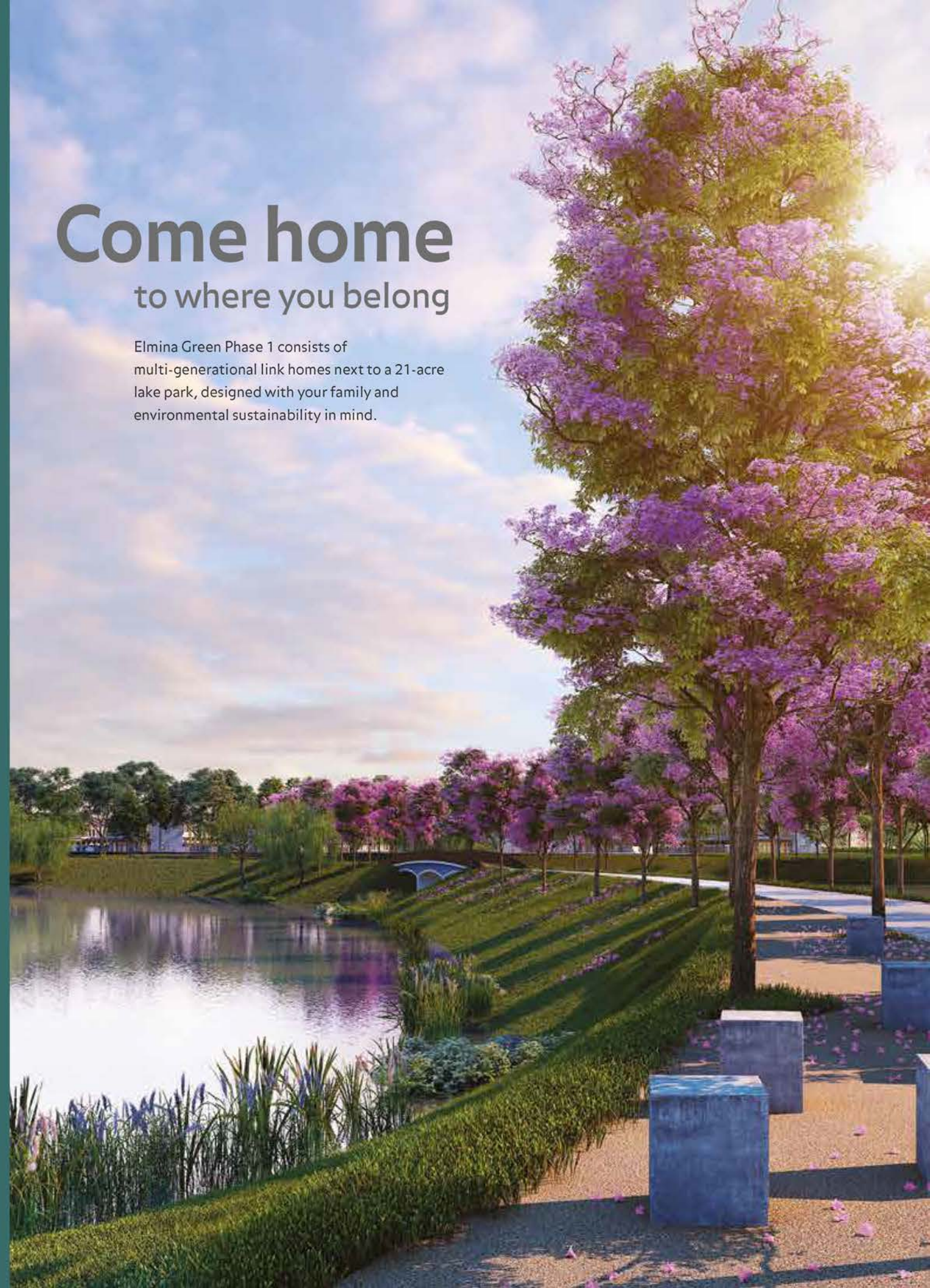
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Come home

to where you belong

Elmina Green Phase 1 consists of multi-generational link homes next to a 21-acre lake park, designed with your family and environmental sustainability in mind.



Inspired design for modern living

Inspired by the vent blocks used in plantation-style architecture, the distinctive patterned facade gives your home an air of elegance.

The column-free car porch reduces the clutter in front of the house, letting you park with ease.

The large modern windows let natural light and fresh air flow through your home, keeping it well-lit and well-ventilated.

TYPE 3

Intermediate Lot

20' x 70'
Built-up: 2,001 sq ft

End Lot

20' x 70'
Built-up: 2,203 sq ft

Corner Lot

22' x 70'
Built-up: 2,408 sq ft

All the space you need for family

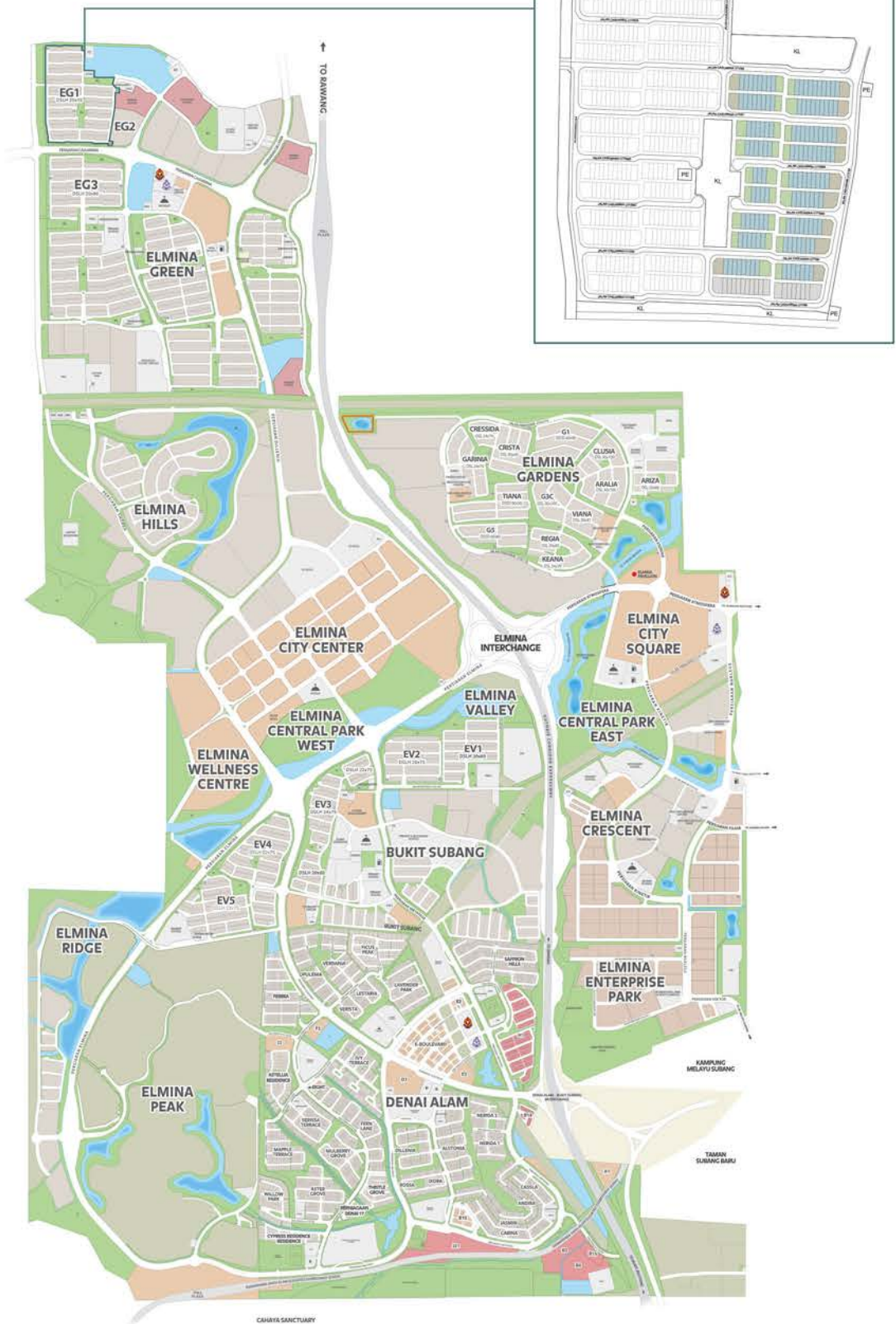
Thanks to a versatile open plan layout, you'll always have room for family. So feel free to make space for your loved ones, and help them feel welcome at home.

The ground floor room can be used as an AV room, or converted into a bedroom for grandpa and grandma to save them the climb upstairs.

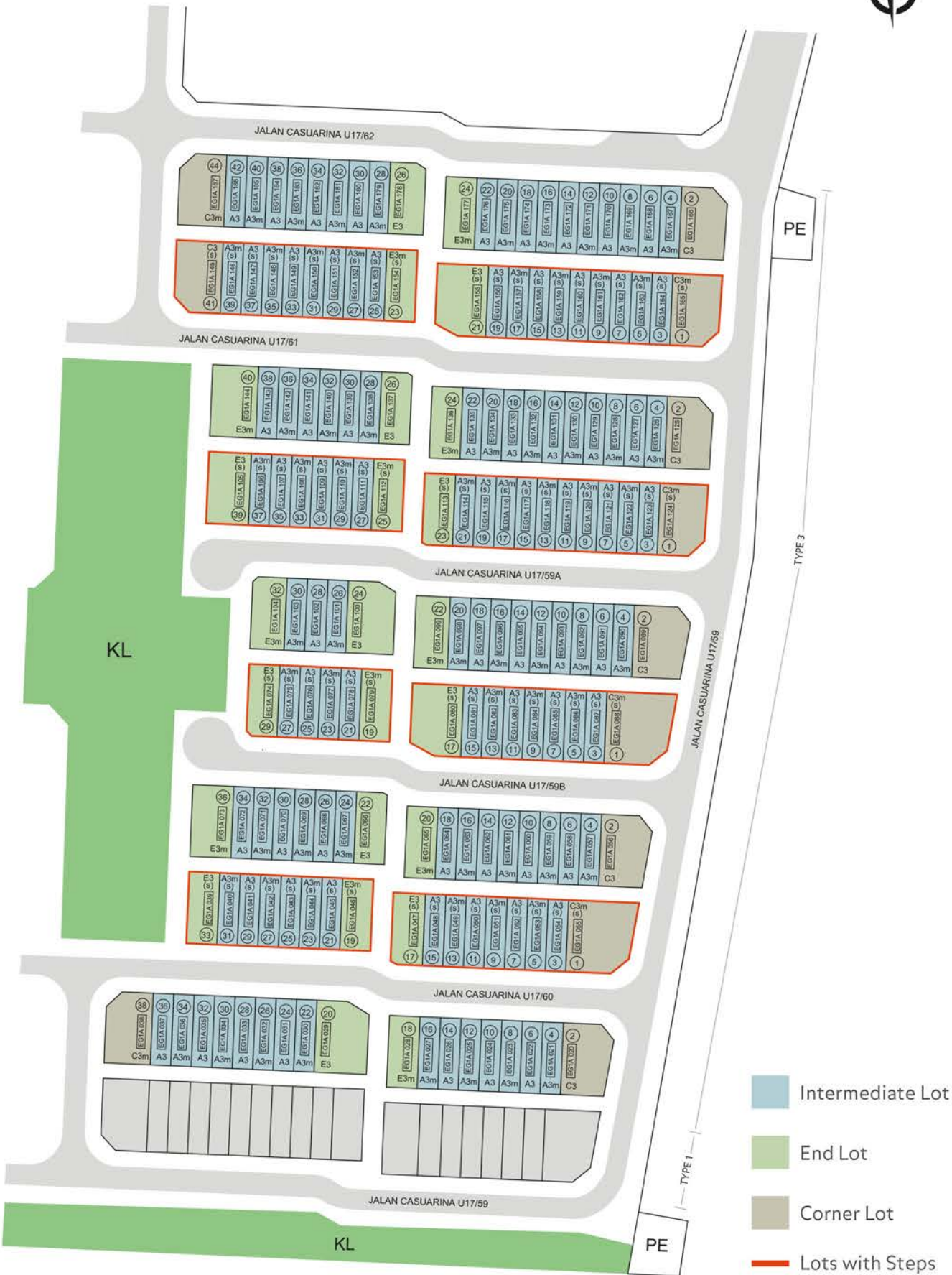
The ground floor bathroom comes with built-in pocket sliding doors to save space, and is designed to be convenient to use, especially for the elderly.



MASTER LAYOUT MAP CITY OF ELMINA

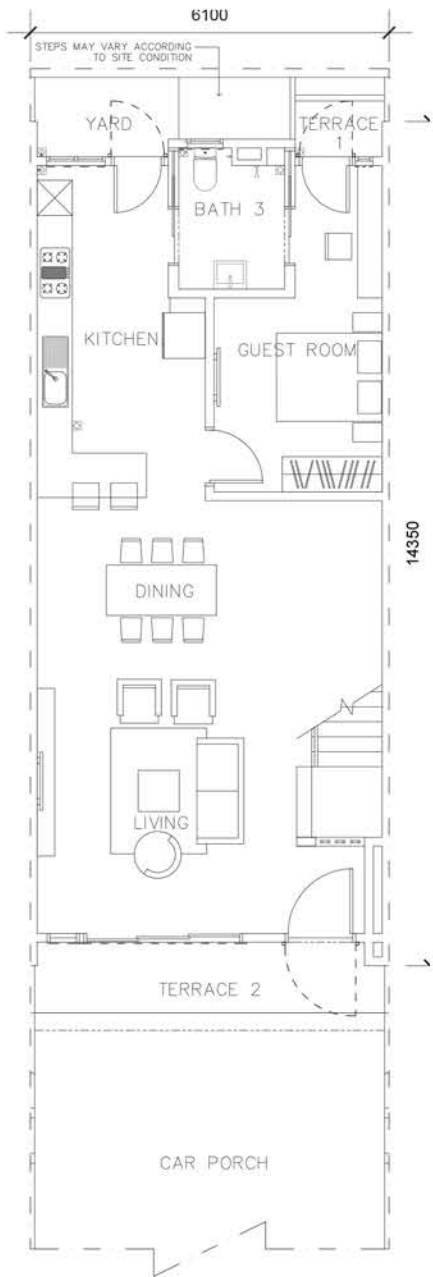


SITE MAP

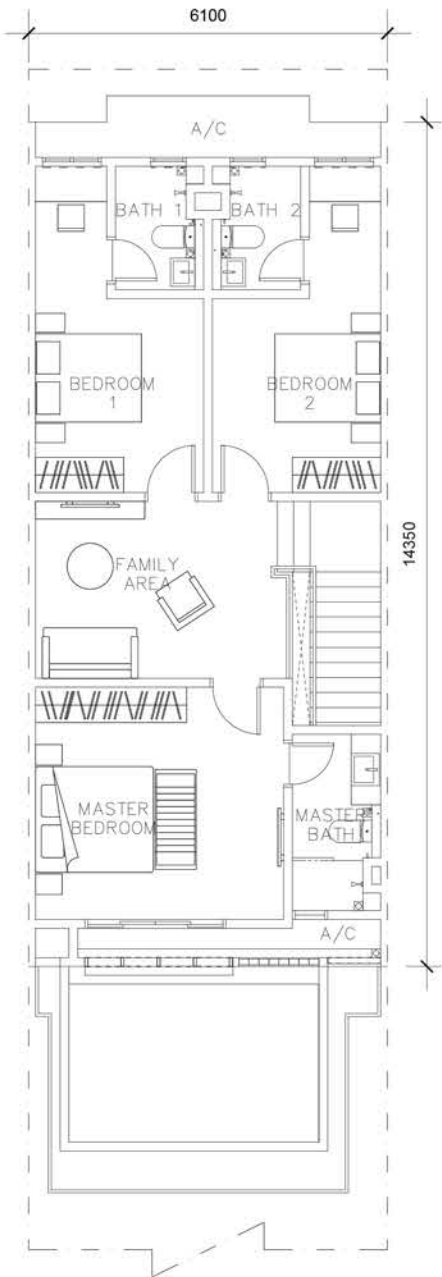


TYPE 3 INTERMEDIATE LOT

20' x 70'
Built-up: 2,001 sq ft



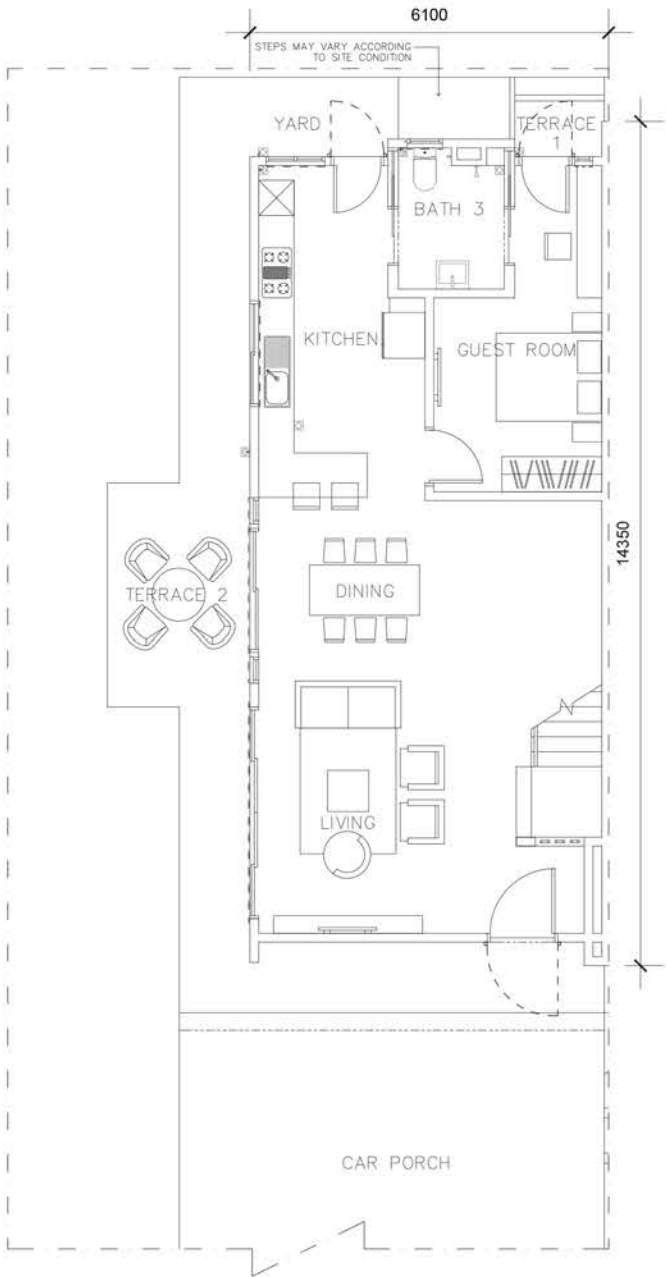
Ground Floor



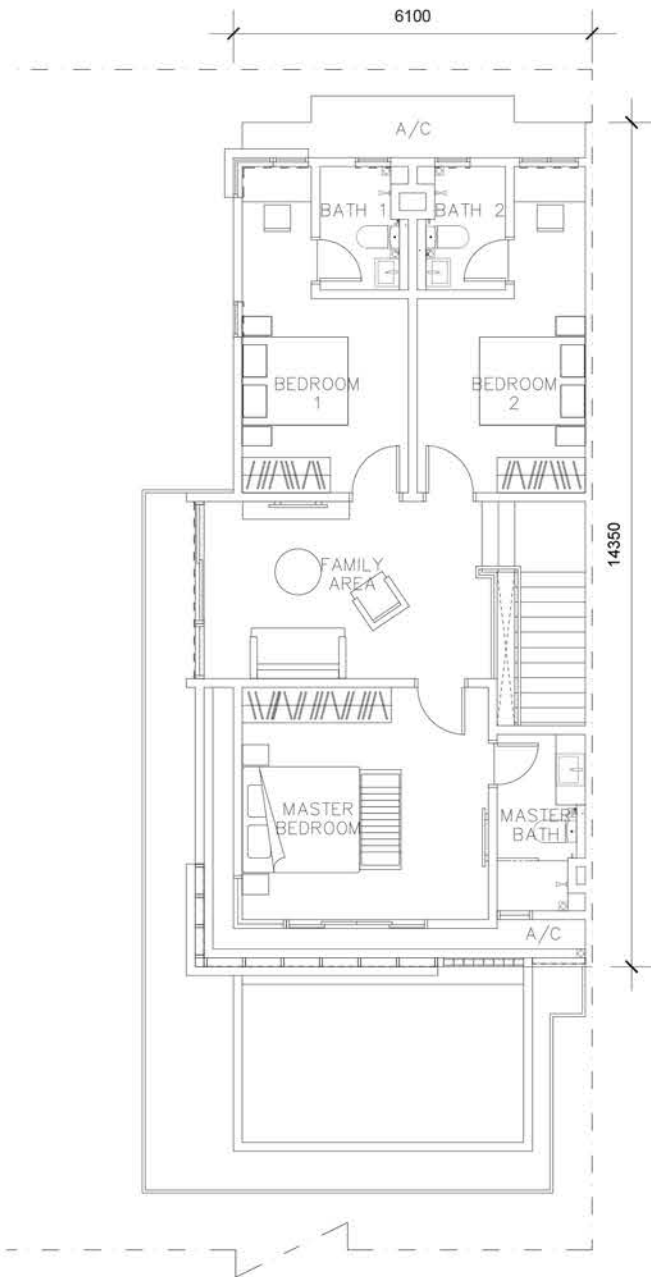
First Floor

TYPE 3 END LOT

20' x 70'
Built-up: 2,203 sq ft



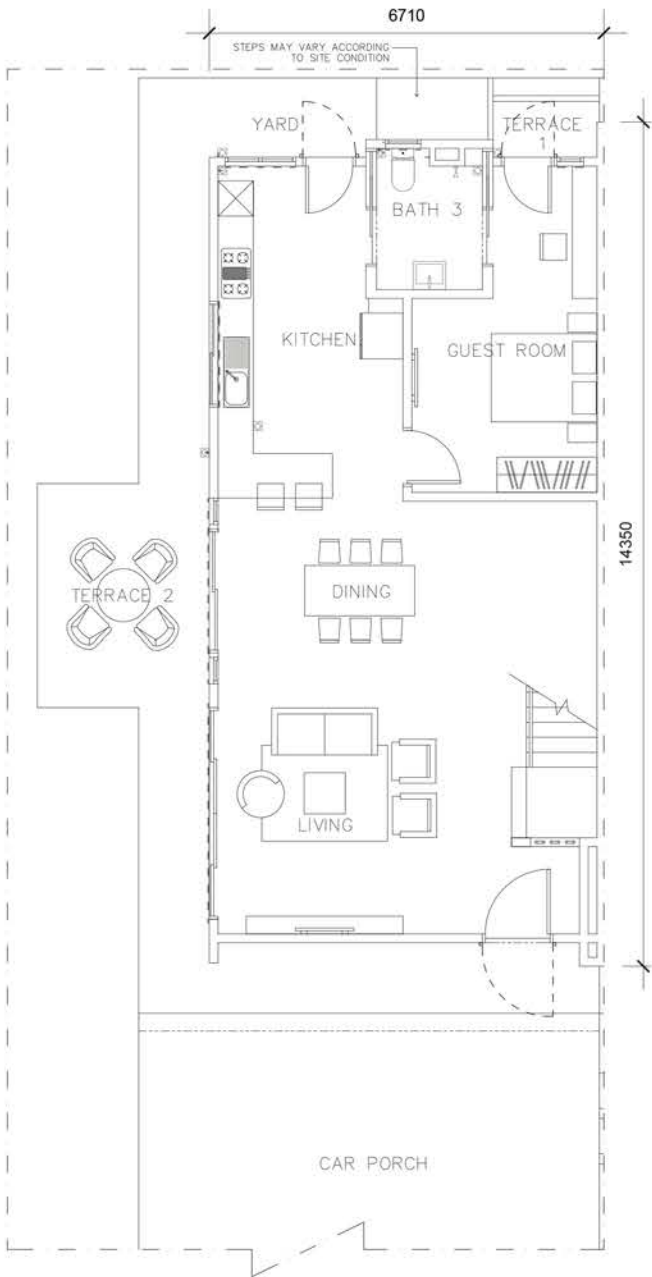
Ground Floor



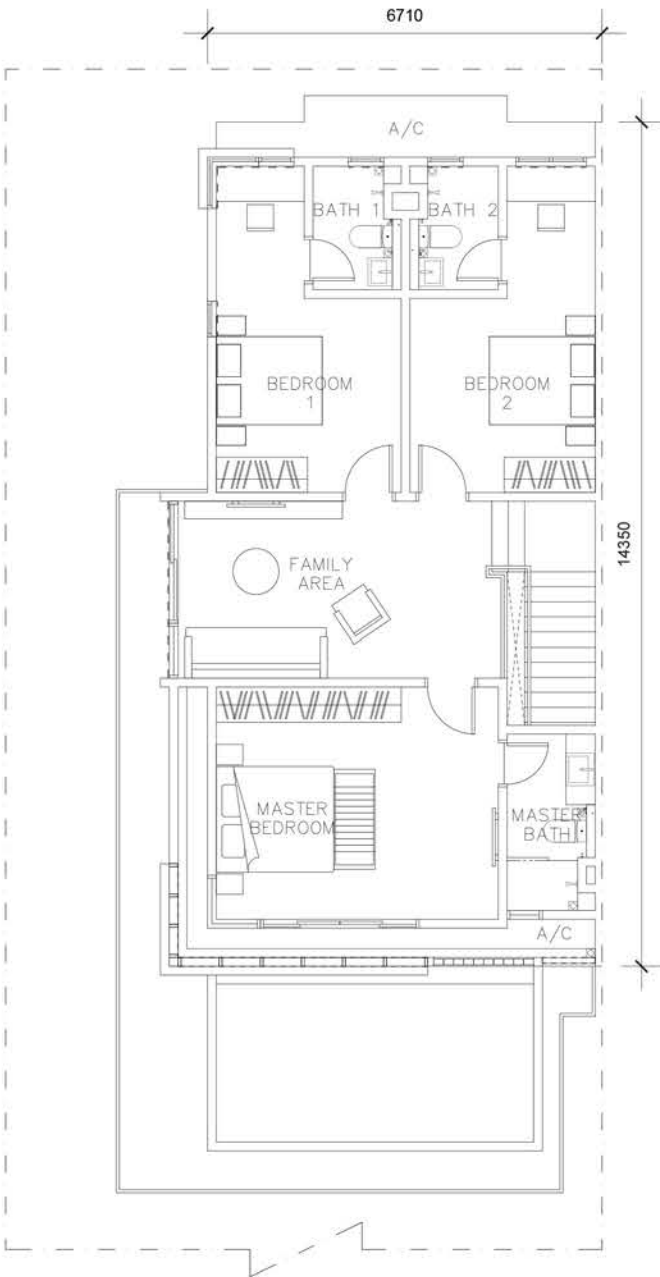
First Floor

TYPE 3
CORNER LOT

22' x 70'
Built-up: 2,408 sq ft



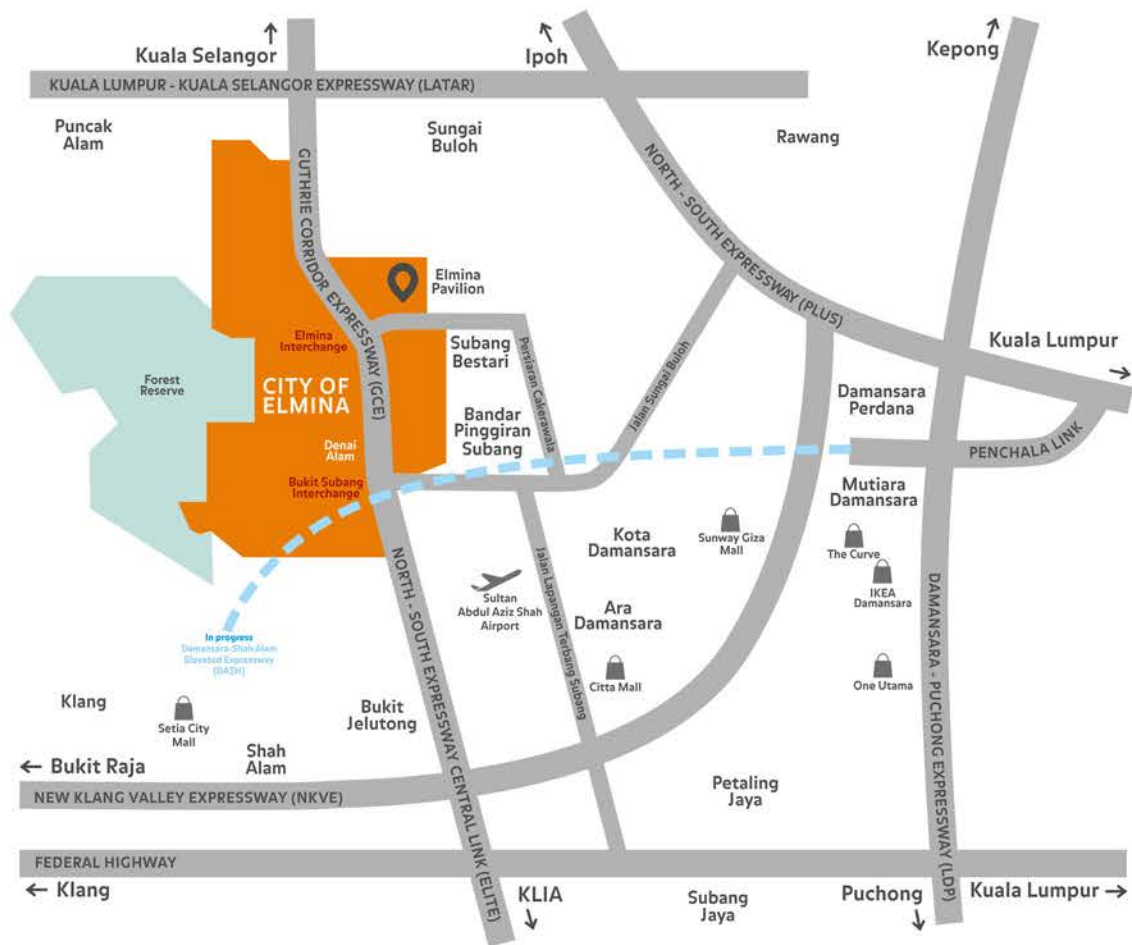
Ground Floor



First Floor

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Grille	:	: M.S. Grille		
Doors	: Main Entrance	: Laminated Engineered Timber Door		
	: Other Doors	: Laminated Timber Flush Door		
		: Aluminium Frame		
Ironmongery		: Locksets with Accessories		
Wall Finishes	: External	: Plaster & Paint/Fair Faced Bricks/Vent Blocks		
	: Other	: Plaster & Paint		
	: Kitchen	: Porcelain Tiles up to 1500mm High/Plaster & Paint		
	: Master Bath	: Porcelain/Ceramic Tiles up to ceiling height		
	Bath 1, 2 & 3	: Porcelain Tiles up to ceiling height		
Floor Finishes	: Car Porch	: Concrete Imprint		
	: Terrace	: Porcelain Tiles		
	: Yard	: Porcelain Tiles		
	: Living & Dining	: Porcelain Tiles		
	: Kitchen	: Porcelain Tiles		
	: Guest Room	: Porcelain Tiles		
	: Master Bedroom, Bedroom 1 & 2	: Laminated Timber Flooring		
	: Master Bath, Bath 1, 2 & 3	: Porcelain Tiles		
	: Family Area	: Laminated Timber Flooring		
	: Staircase	: Laminated Timber Flooring		
Sanitary & Plumbing Fittings	: Kitchen	: Sink, Tap		
	: Master Bath, Bath 1, 2 & 3	: Sanitary Wares and Fittings		
	: Car porch	: Tap		
	: Yard	: Tap		
Electrical Installations		A3/A3m/ A3(s)/A3m(s)	E3/E3m/ E3(s)/E3m(s)	C3/C3m/ C3(s)/C3m(s)
	: Light Point	: 26	27	27
	: Gate Light Point	: 1	1	1
	: Power Point	: 30	30	30
	: Fan Point	: 7	7	7
	: Door Bell Point	: 1	1	1
	: Water Heater Power Point	: 4	4	4
	: Telephone Point	: 1	1	1
	: Air-Condition Power Point	: 6	6	6
	: Booster Pump Power Point	: 1	1	1
	: Data Point	: 1	1	1
	: T.V. Point	: 3	3	3
: Auto Gate Point	: 1	1	1	
Internal Telephone Trunking & Cabling		: Provided		
Gate & Fencing		: Brick Wall, Fair Faced Bricks, Vent Blocks, M.S. Gate, Galvanized Fencing		
Miscellaneous		: Letter Box		
		: Refuse Compartment		
		: TNB Meter Compartment		
		: Basic Alarm System		



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