



ELMINA VALLEY PHASE 2

2-Storey Link Homes | From 20' x 70'



Property

Welcome to Elmina Valley.

Living here, you are able to live in a natural environment, in the same spirit of your childhood days...

The City of Elmina was once a palm oil plantation. Today, the latest precinct Elmina Valley echoes the spirit of plantation life, reflected in a strong and much-treasured community spirit.

Exploring Elmina Valley, you will discover its numerous features including a vast outdoor space designed for an active lifestyle, amenities that will help your family regain the balance of work and play, and the longest cycling and jogging track in Klang Valley designed to keep your health in check and achieve that vital wellness.

It is time to reconnect and rediscover.



Located adjacent to the lush 300-acre Elmina Central Park, Elmina Valley is also nestled alongside the ever-flowing Elmina River. The Elmina River rejuvenates the ecological system, bringing a steady flow of energy.

The extensive parks allow your kids to wander around, while you and your other half can easily find a peaceful spot to rest or even meditate.

An amphitheatre is also available to conduct events and as a community-gathering space. Along with the existence of a community garden and quiet pockets around the river, you will be able to build strong relationships with nature and the community.

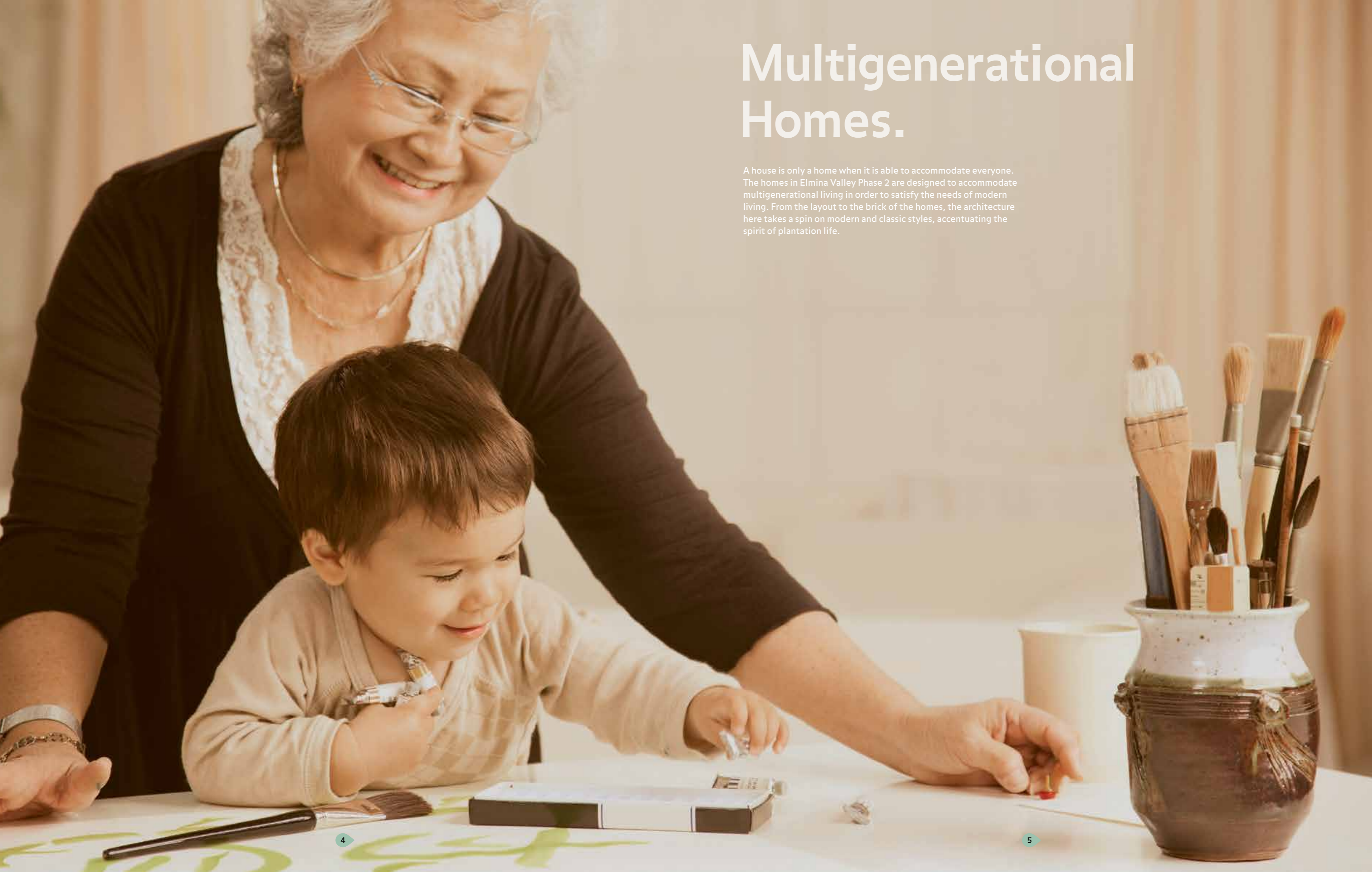
Introducing Elmina Valley.

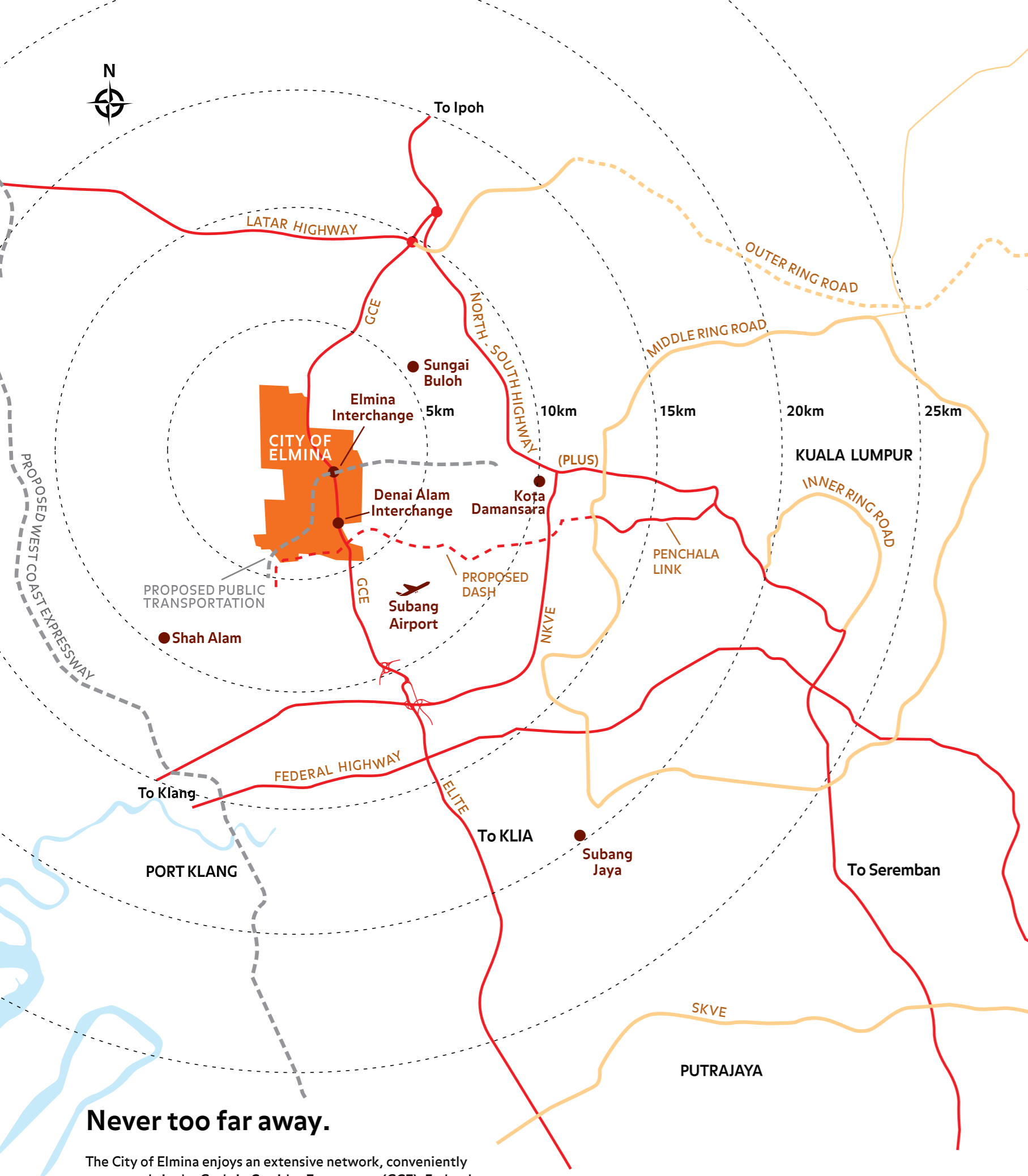


Elmina Valley has abundant features that are designed to encourage an active lifestyle.

Multigenerational Homes.

A house is only a home when it is able to accommodate everyone. The homes in Elmina Valley Phase 2 are designed to accommodate multigenerational living in order to satisfy the needs of modern living. From the layout to the brick of the homes, the architecture here takes a spin on modern and classic styles, accentuating the spirit of plantation life.





Never too 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.

City of Elmina.

We always talk about how we miss the way things were. We look back with fondness to a time when family members spent more time with each other, when we knew our neighbours by name and the neighbourhood was our children's playground. If only we could have the modernity of today with the simple values of yesteryear where family and community are central to our lives.

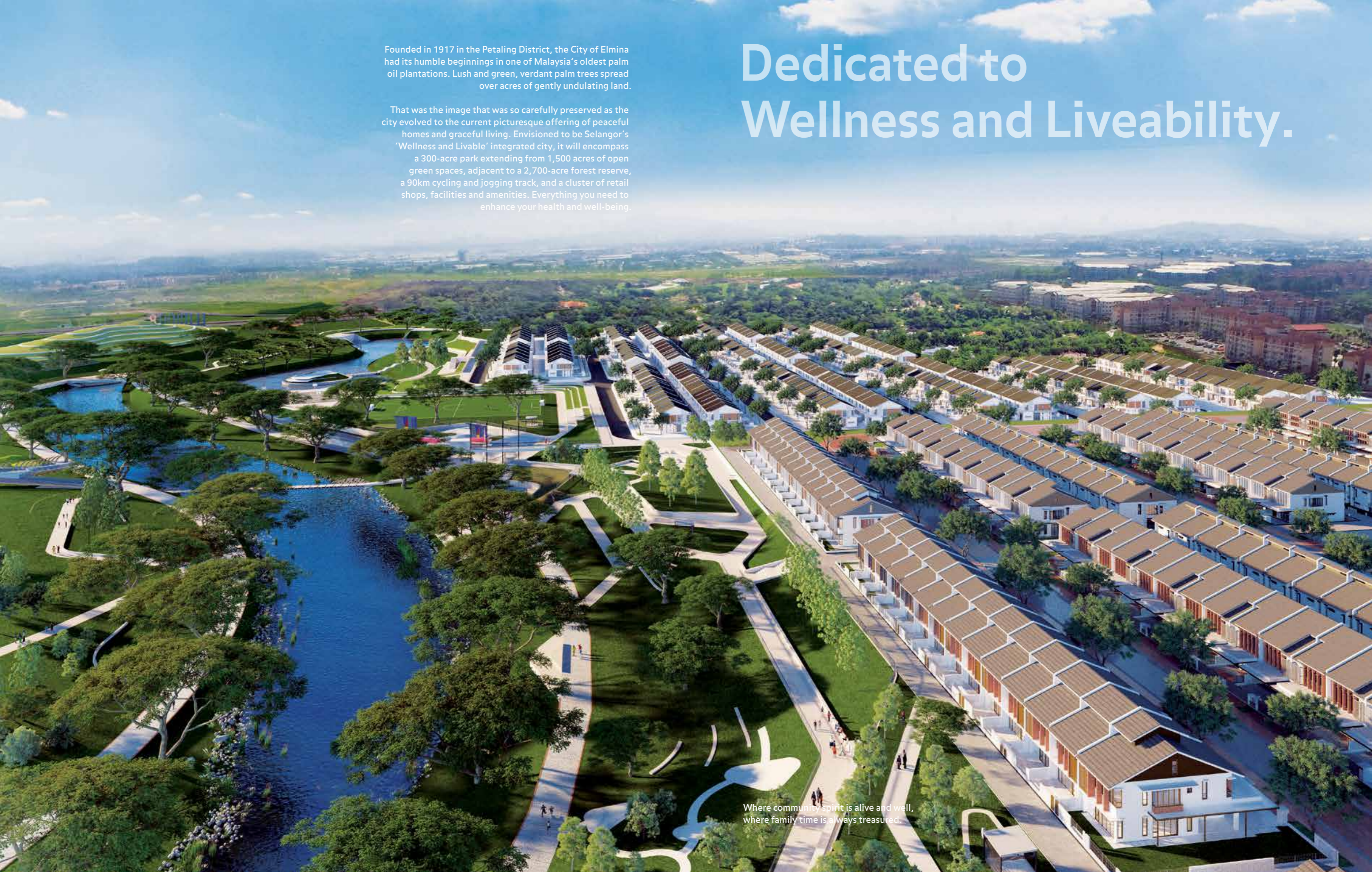
This is a legacy worth living.
This is how life should be.

Founded in 1917 in the Petaling District, the City of Elmina had its humble beginnings in one of Malaysia's oldest palm oil plantations. Lush and green, verdant palm trees spread over acres of gently undulating land.

That was the image that was so carefully preserved as the city evolved to the current picturesque offering of peaceful homes and graceful living. Envisioned to be Selangor's 'Wellness and Livable' integrated city, it will encompass a 300-acre park extending from 1,500 acres of open green spaces, adjacent to a 2,700-acre forest reserve, a 90km cycling and jogging track, and a cluster of retail shops, facilities and amenities. Everything you need to enhance your health and well-being.

Dedicated to Wellness and Liveability.

Where community spirit is alive and well,
where family time is always treasured.



Holistic focus on your well-being.

The City of Elmina stands out as a township that has incorporated eight aspects of your wellness into its meticulous planning and execution. This is evident in its attention to detail, considerable amenities and thoughtful landscaping.



FAMILY WELLNESS

Planning spaces to support mutual respect and upholding of family values.



OCCUPATIONAL WELLNESS

Defining work spaces conducive for an attainable work-play balance.



SOCIAL WELLNESS

Designing spaces that encourage harmonious interaction between people.



INTELLECTUAL WELLNESS

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



ENVIRONMENTAL WELLNESS

Creating inspirational spaces full of natural beauty in harmony with nature.



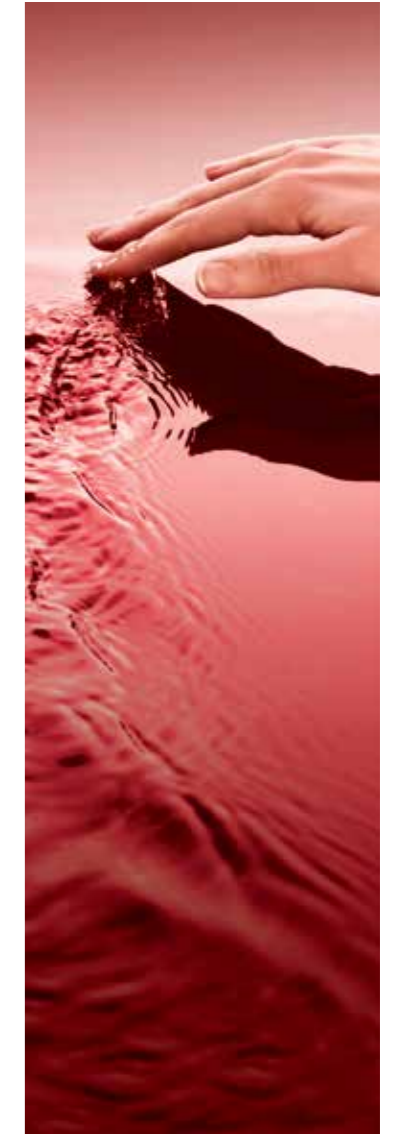
PHYSICAL WELLNESS

Welcoming spaces driving active living and healthy eating for a higher quality of life.



EMOTIONAL WELLNESS

Defining spaces designed to inspire positive attitudes and an optimistic outlook on life.

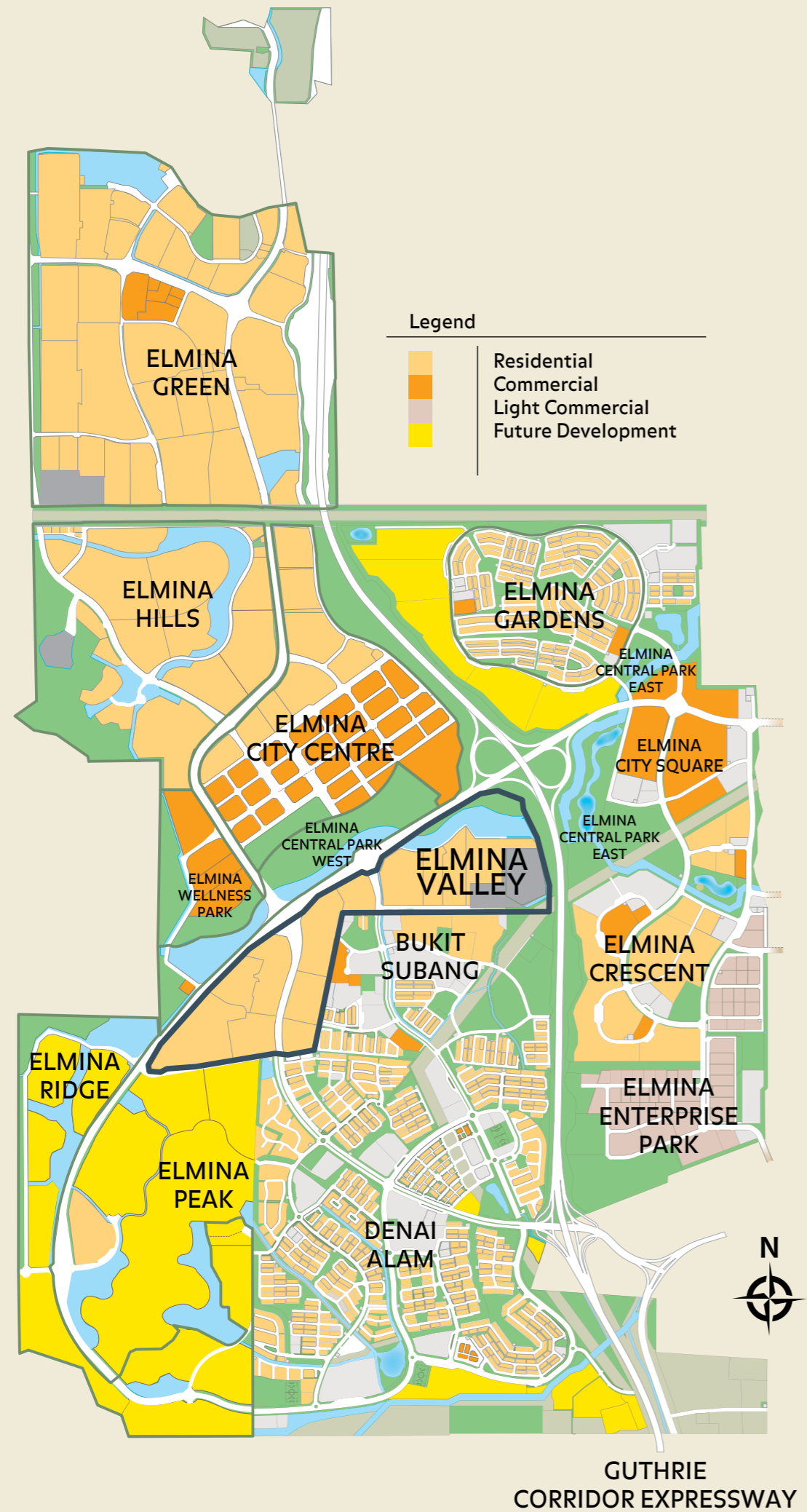


SPIRITUAL WELLNESS

Providing spaces for people to achieve balance and a state of harmony with themselves and others.

Investing in the City of Elmina is an opportunity to engage in the latest, most vibrant satellite city in the Greater Klang Valley: earmarked for rapid commercial, retail and residential development and prized for its high return potential.

A Smart Investment in Your Family's Future.



Elmina Valley Phase 2.

Phase 2 brings 309 exceptional 2-storey link homes to the City of Elmina; showcasing outstanding features on four types of homes, ranging from 20' x 70' to 20' x 80':

- An interplay of modern and classic styles, using brick pattern design and minimalist clean lines, accentuating the styles and the spirit of plantation living.
- An open-plan concept by having a single flight staircase, maximising interior space and allowing natural air ventilation and lighting throughout the home.
- Column-less car porch for space optimisation.
- Basic vernacular tropical design principles for energy efficiency.
- Lifetime homes: ground floor bedroom with attached bathroom for convenience and ease of use for the elderly.
- Kitchen provides view of the back lane and side lane (for corner and end units only) for enhanced natural surveillance.
- Nicely designed landscape for the back lanes, reinforcing the liveable and wellness theme of the City Of Elmina.



Street view of EV2A and EV2B.



Type A1

Intermediate Lot	End Lot	Corner Lot
20' x 70'	20' x 70'	22' x 70'
Built-up: 1,855 sq ft	Built-up: 1,993 sq ft	Built-up: 2,189 sq ft



Type A2

Intermediate Lot	End Lot	Corner Lot
20' x 70'	20' x 70'	22' x 70'
Built-up: 1,855 sq ft	Built-up: 1,993 sq ft	Built-up: 2,189 sq ft

Open-plan Concept.

The homes in Elmina Valley Phase 2 feature an open-plan floor layout, encouraging easy movement around the house - just like Type A's living room as shown here.

The building materials were carefully selected to transform the once-glorious plantation houses into contemporary homes, fit for all ages. From the right temperature to the right door, Elmina Valley Phase 2 is at its highest level of design with complementary aesthetic features.



View of Type A's living room.

Sustainable cost-saving heat reducing insulation underpins
Sime Darby Property's commitment to sustainable living.

Heat Reducing Insulation.



View of Type A's master bedroom.



Street view of EV2A and EV2B.



Type B1

Intermediate Lot	End Lot	Corner Lot
20' x 80'	20' x 80'	22' x 80'
Built-up: 2,019 sq ft	Built-up: 2,198 sq ft	Built-up: 2,418 sq ft



Type B2

Intermediate Lot	End Lot	Corner Lot
20' x 80'	20' x 80'	22' x 80'
Built-up: 2,019 sq ft	Built-up: 2,198 sq ft	Built-up: 2,418 sq ft

Living rooms in Type B homes like this one boast a double frontage design, specially for the enjoyment of the landscaped gardens in Elmina Valley.

Double Frontage Design.



View of Type B's living room.



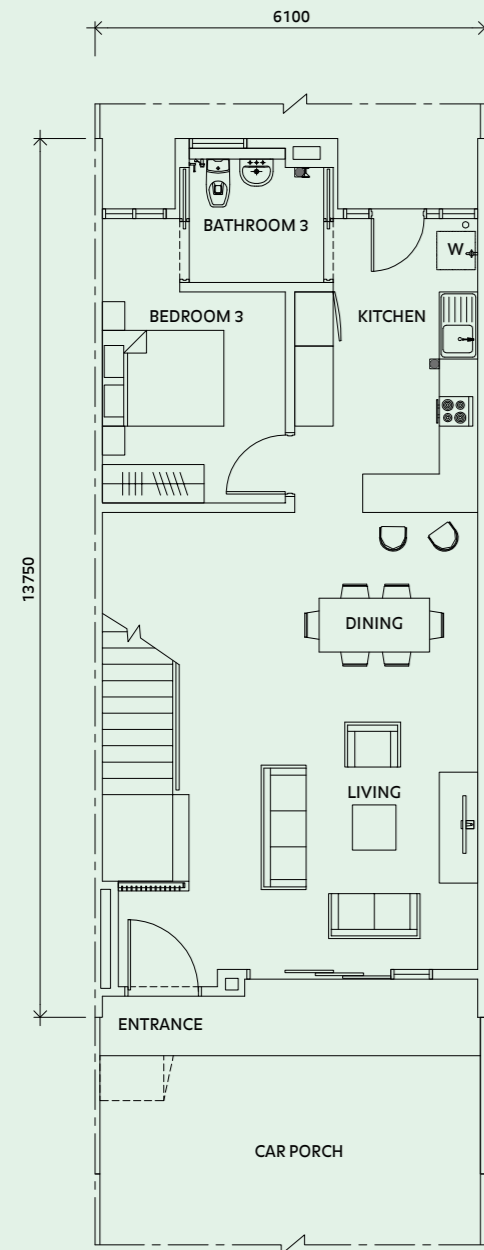
With the dual-key home concept (Type B homes only), acquiring togetherness has never been easier. A bedroom with an attached lifetime home bathroom on the ground floor provides comfort and privacy, especially for guests. Such a feature indeed encourages everyone to live under one roof. Now you do not have to worry about missing out on special occasions, and traditions can be carried on into the future.

Multiple needs, multiple lives, one family, one home.

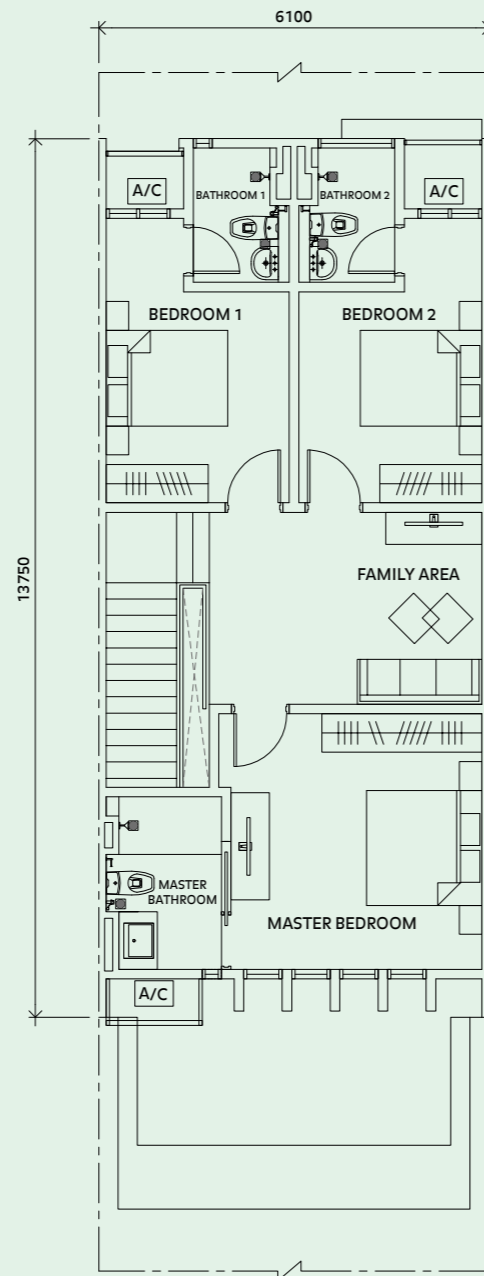
Dual-key Home Concept.

Type A1 / A2

Intermediate Lot - A / Am
1,855 sq ft



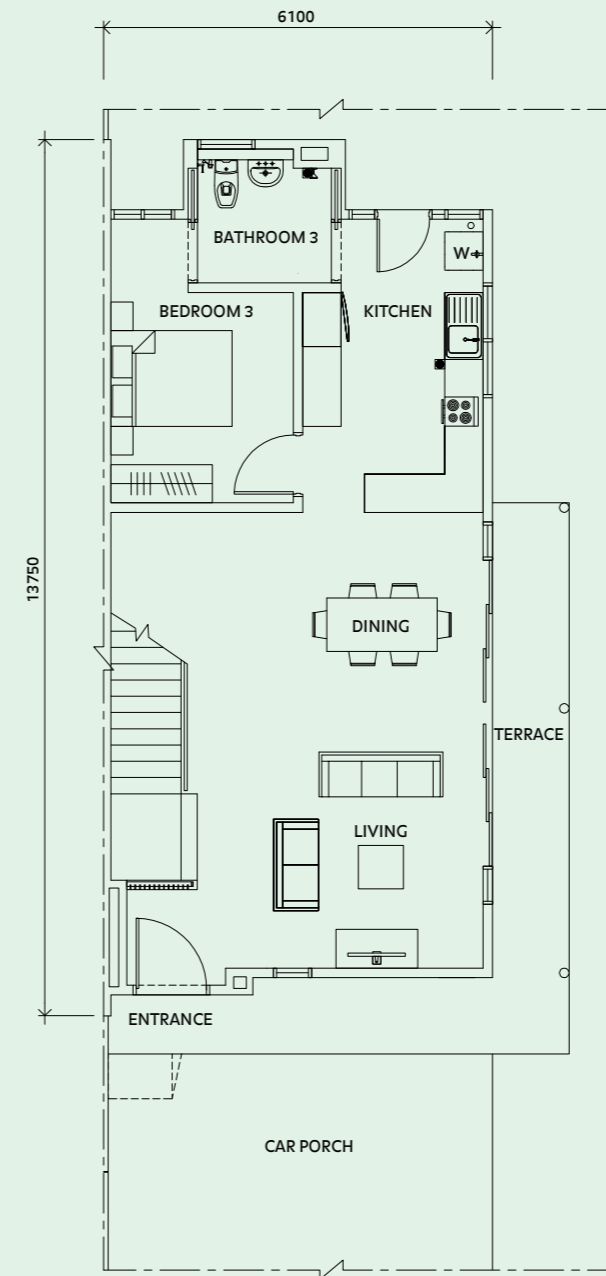
Ground Floor



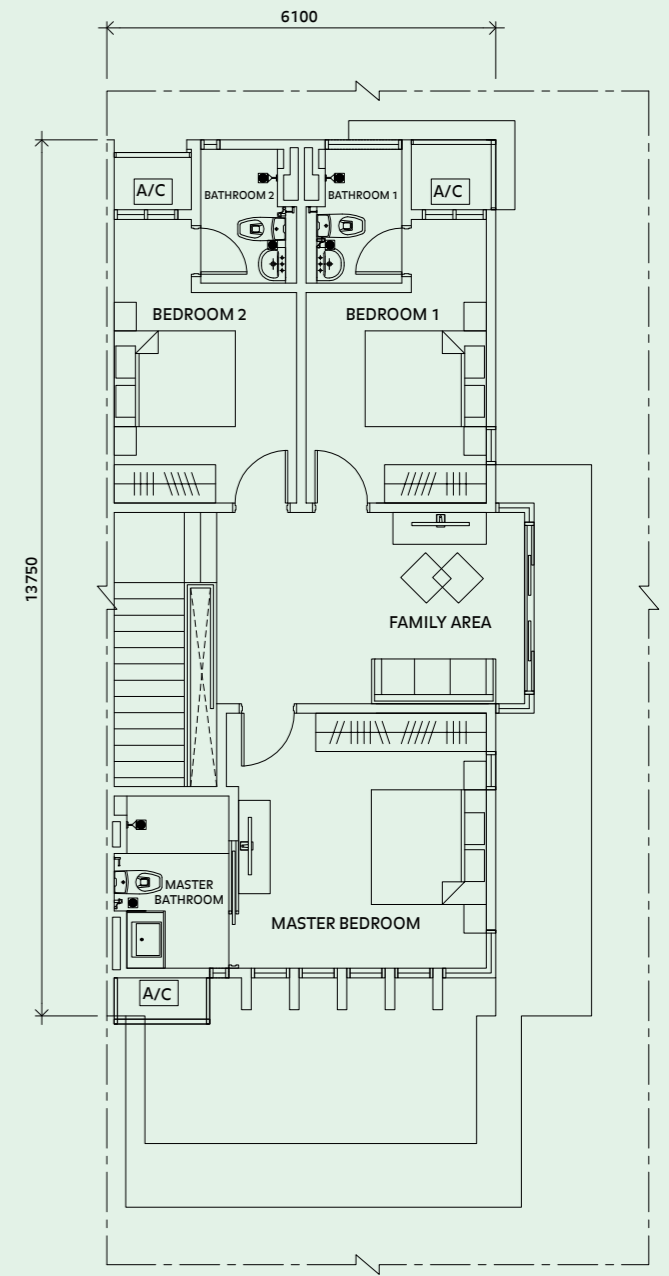
First Floor

Type A1 / A2

End Lot - E / Em
1,993 sq ft



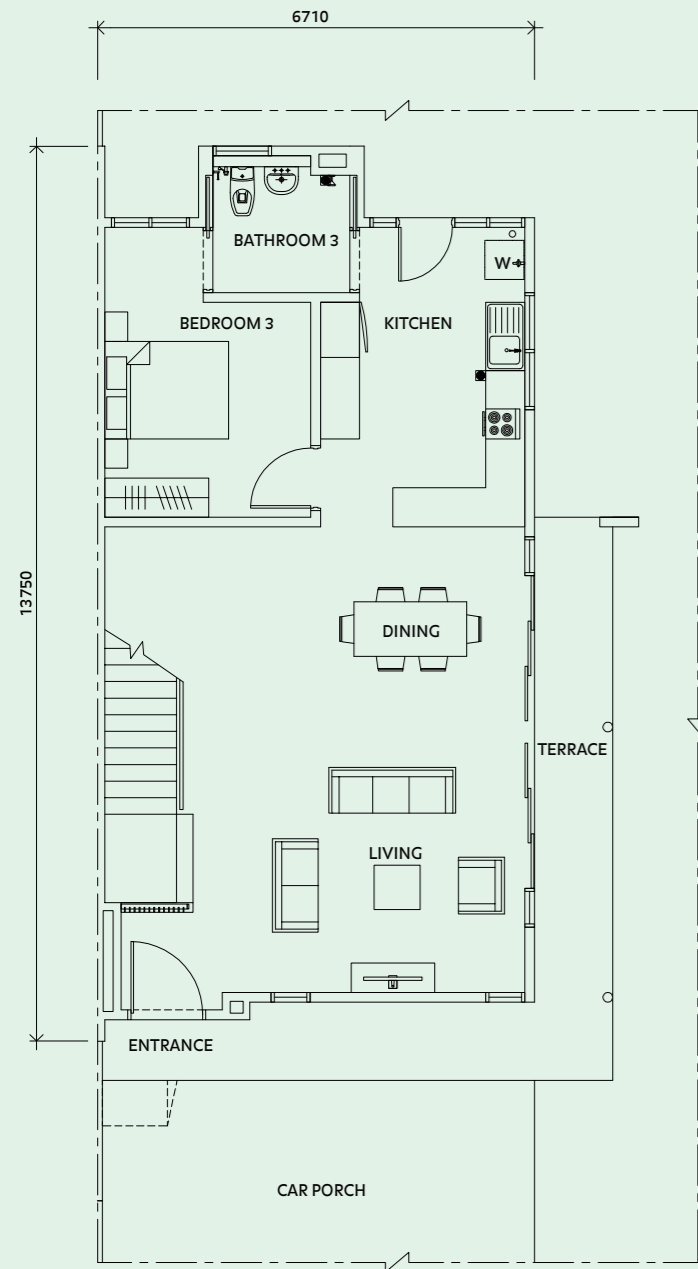
Ground Floor



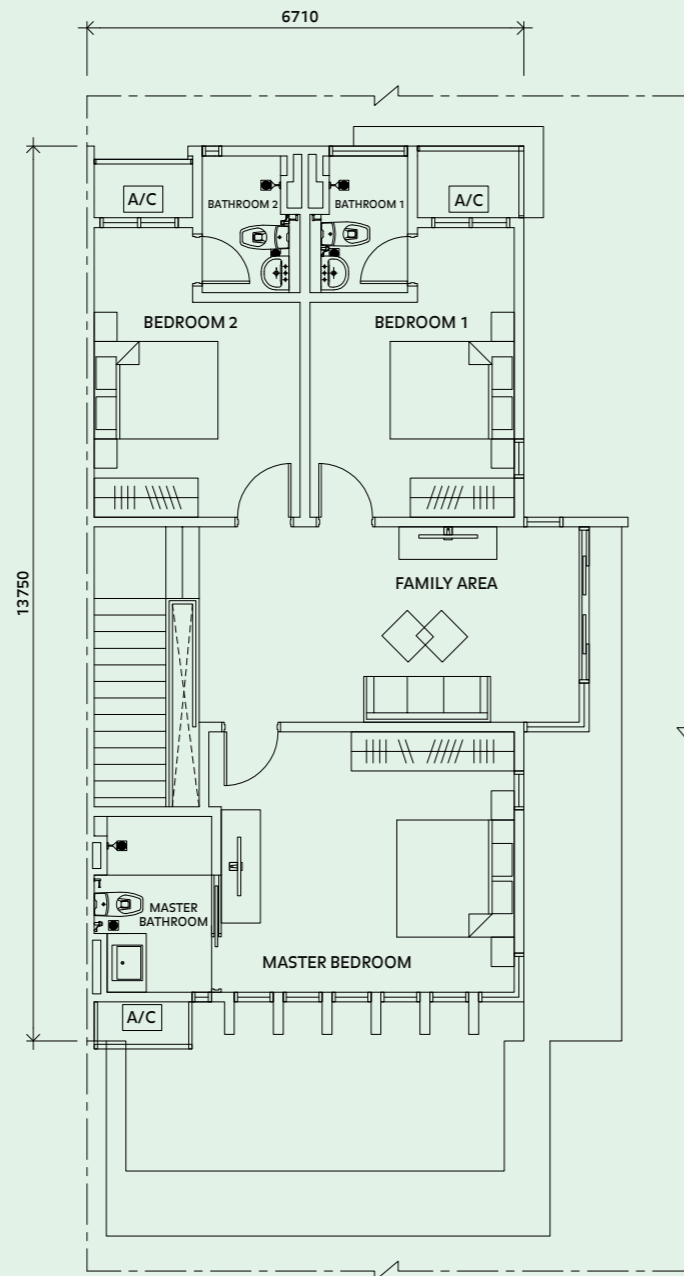
First Floor

Type A1 / A2

Corner Lot - C / Cm
2,189 sq ft



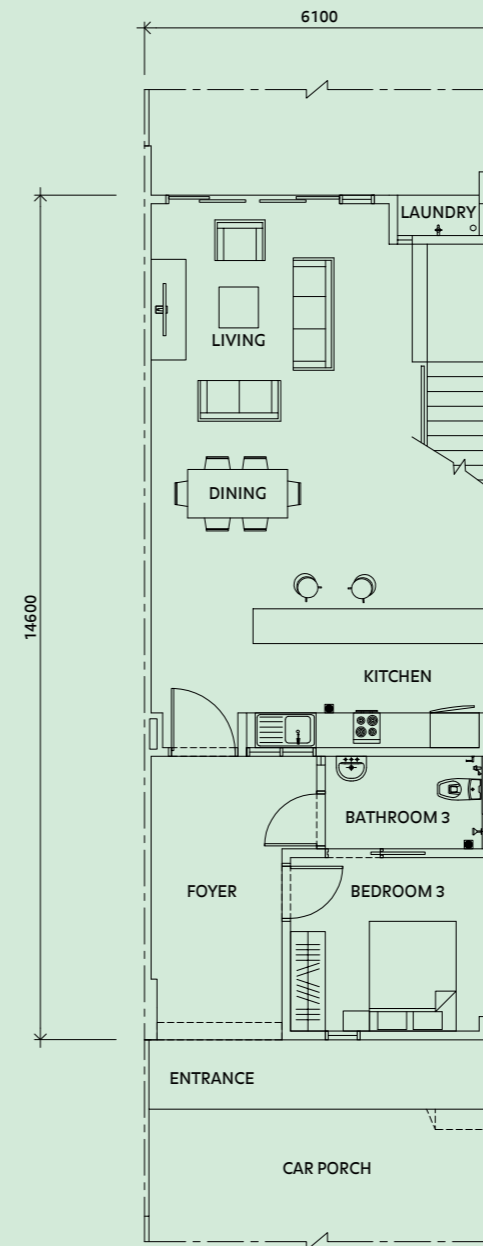
Ground Floor



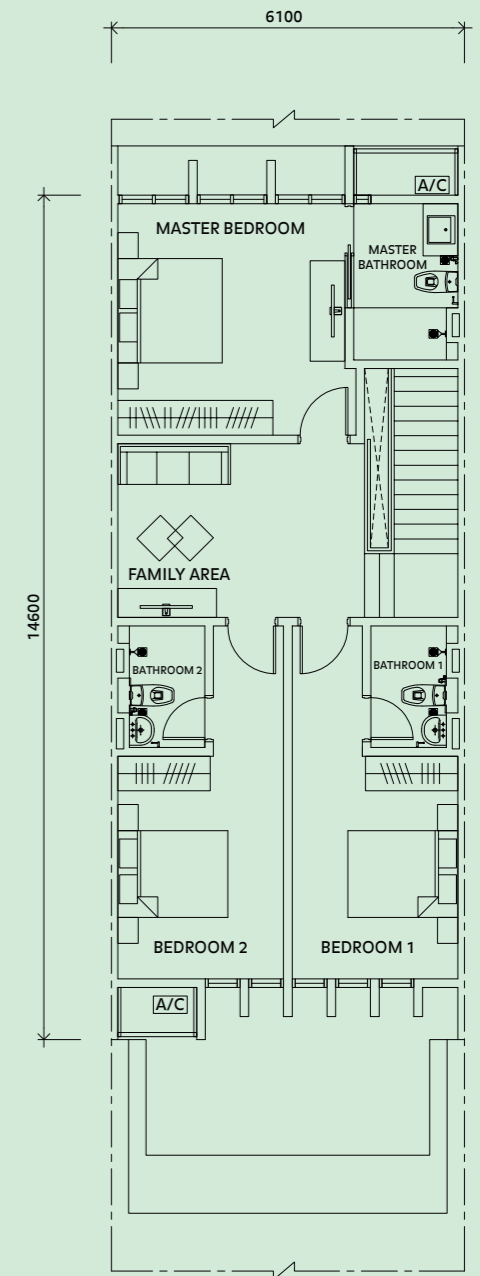
First Floor

Type B1 / B2

Intermediate Lot - A / Am
2,019 sq ft



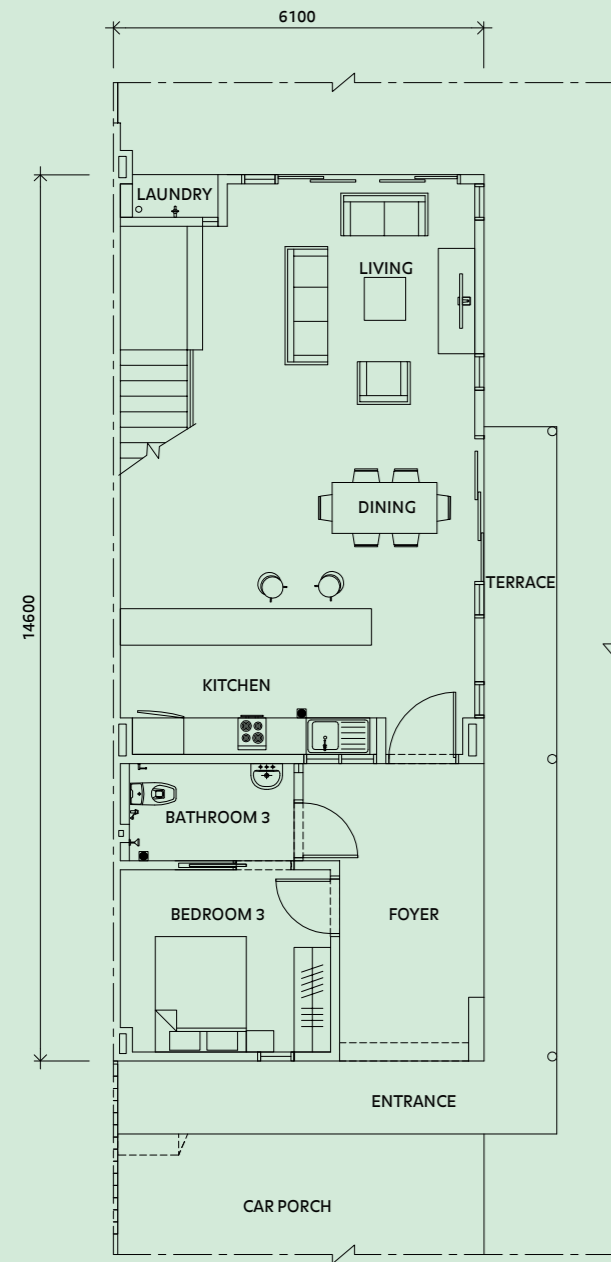
Ground Floor



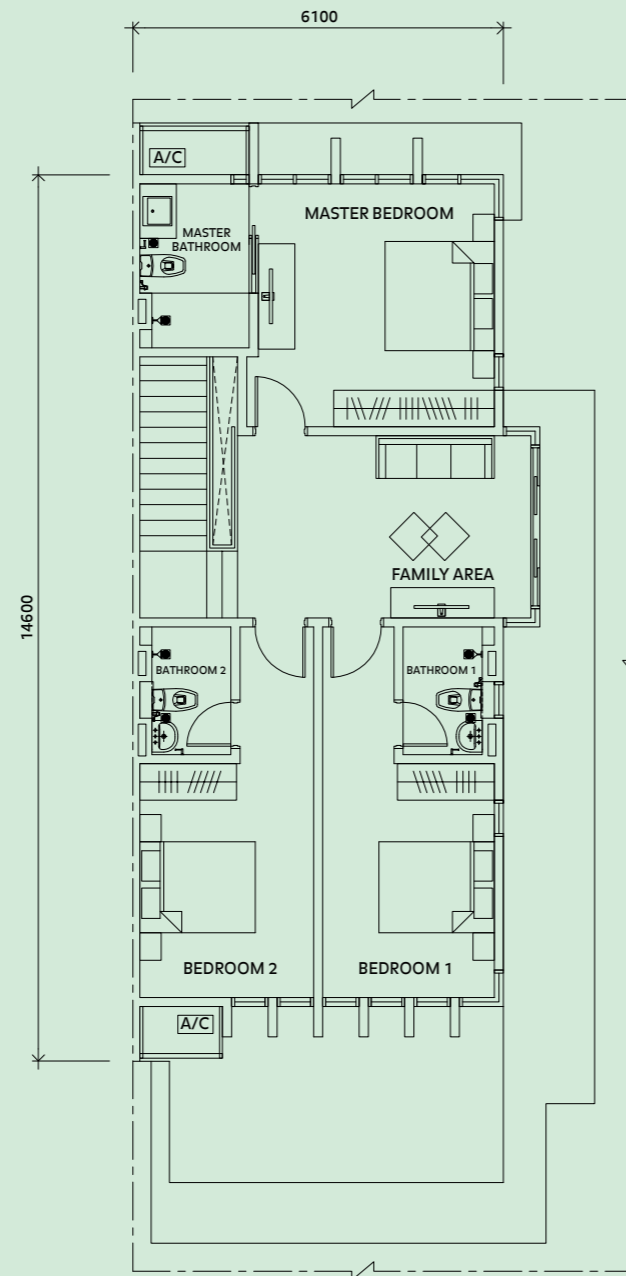
First Floor

Type B1 / B2

End Lot - E / Em
2,198 sq ft



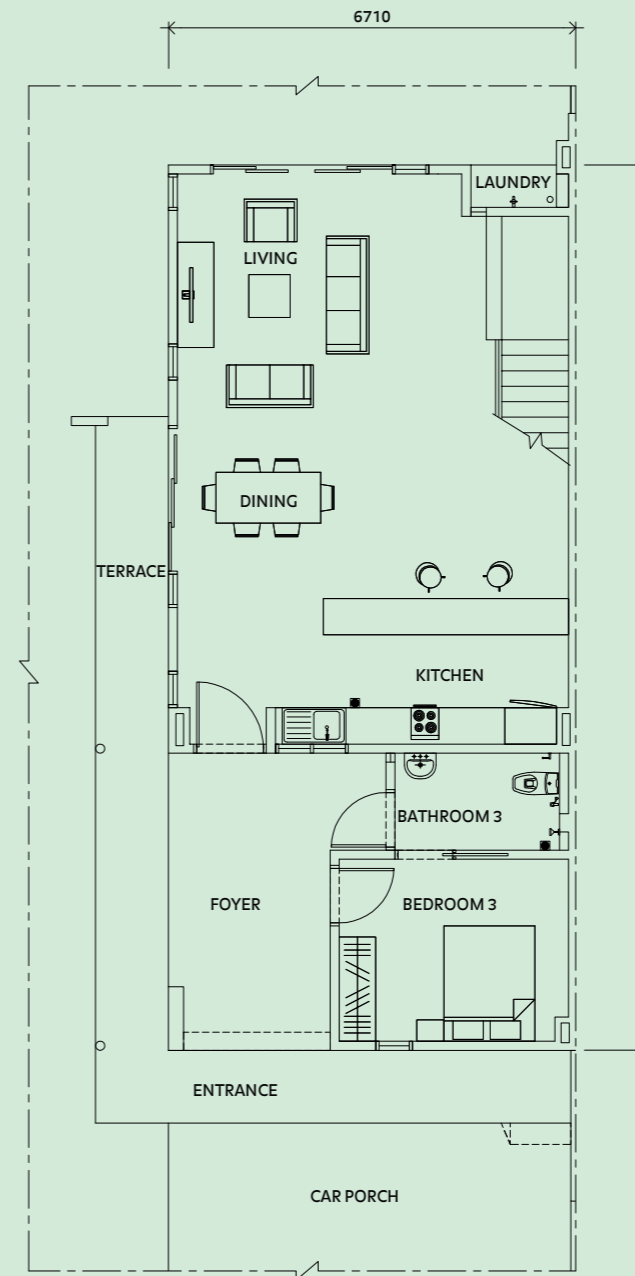
Ground Floor



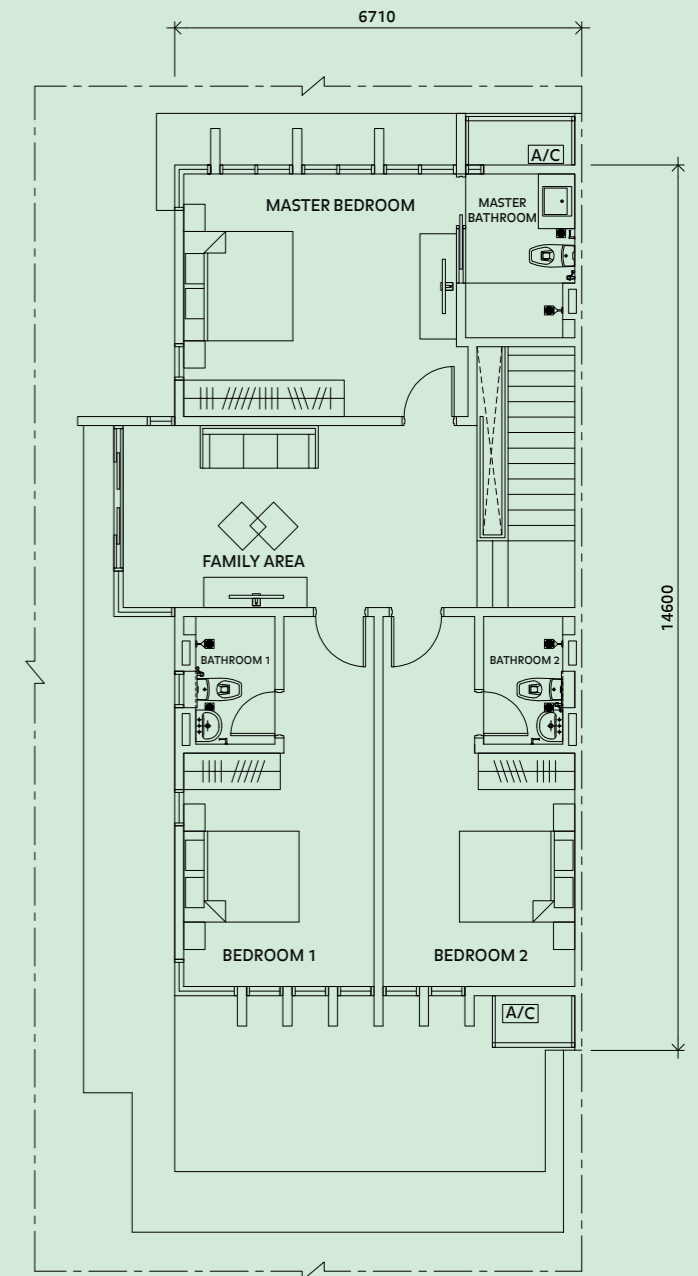
First Floor

Type B1 / B2

Corner Lot - C / Cm
2,418 sq ft



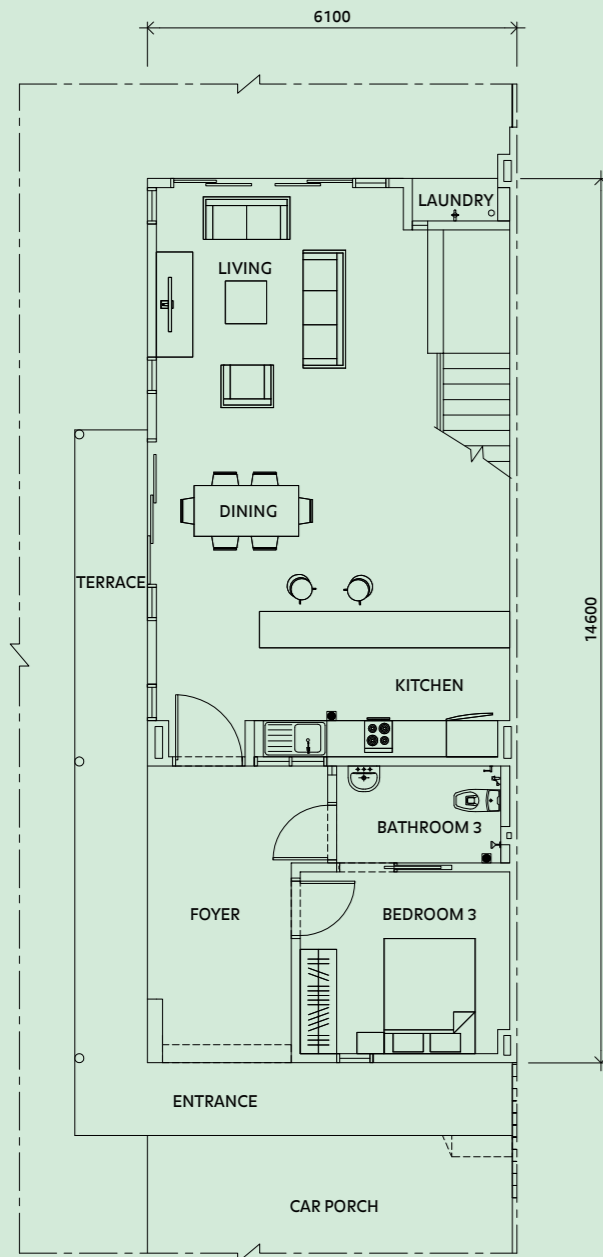
Ground Floor



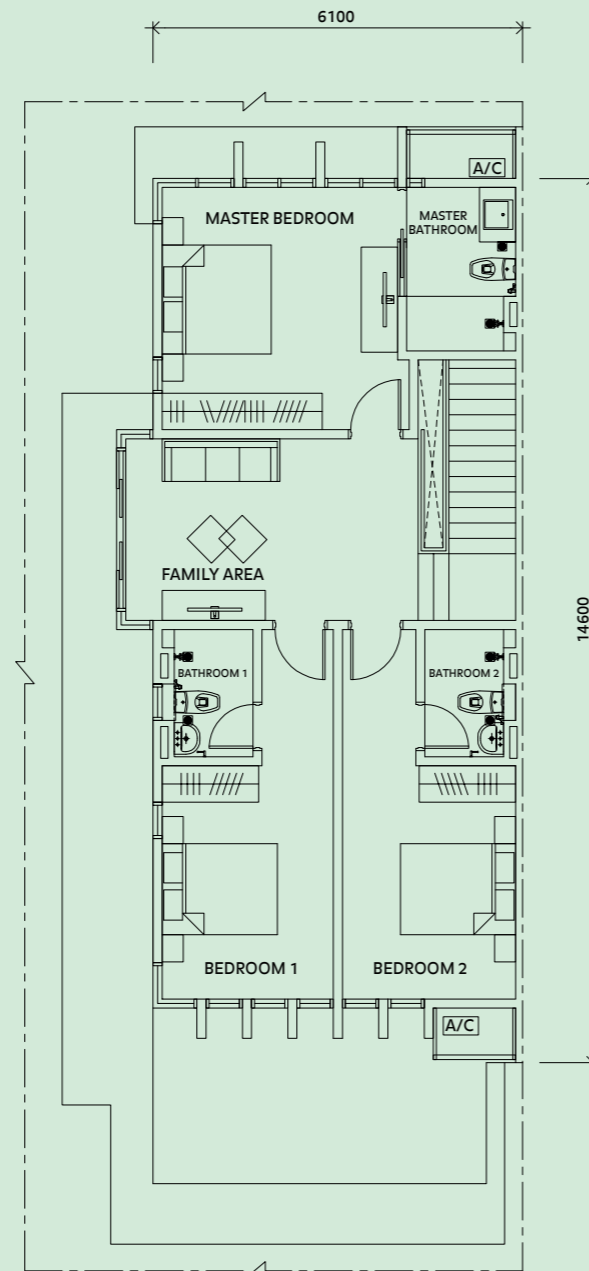
First Floor

Type B1

End Lot - D
2,198 sq ft



Ground Floor

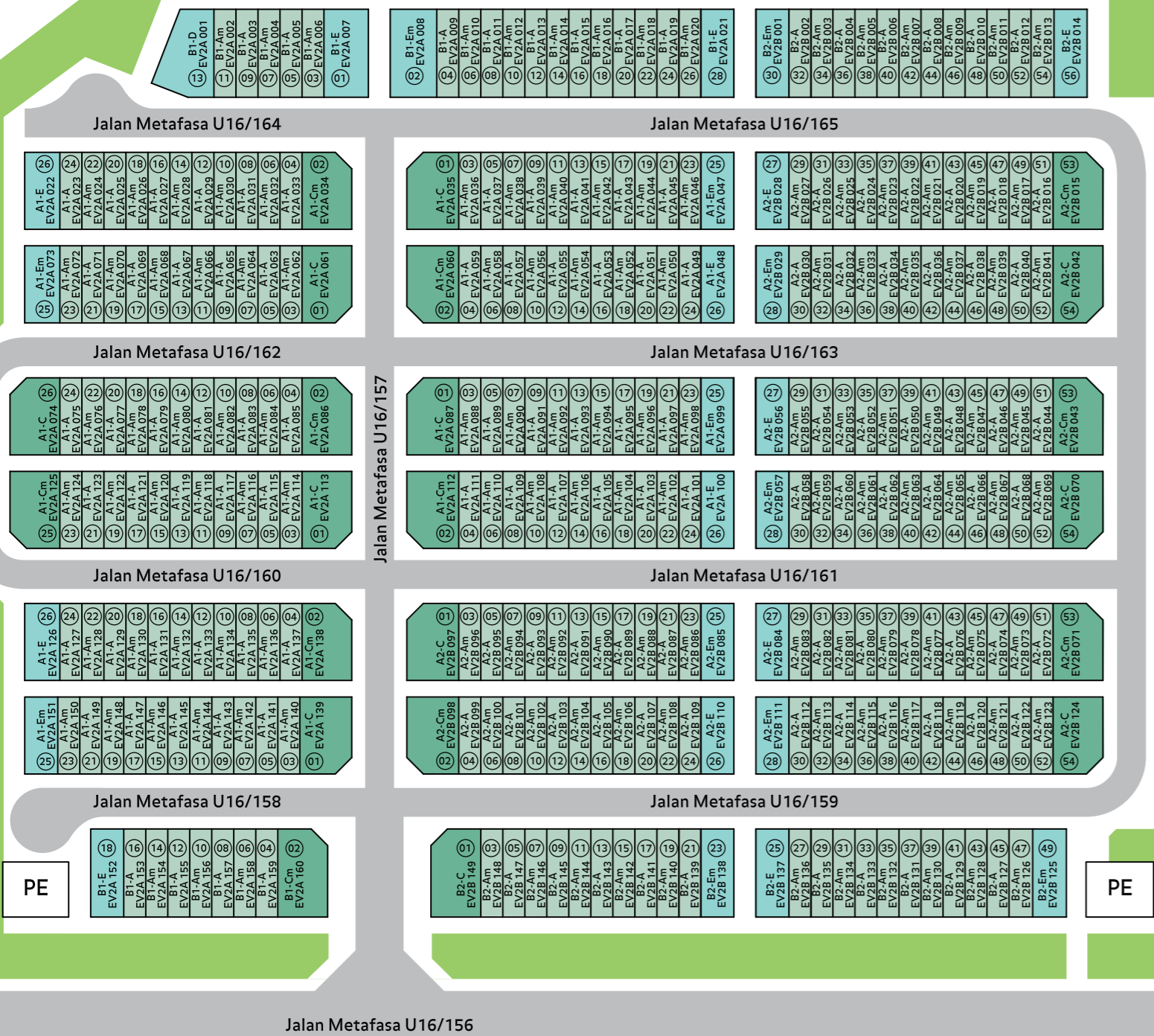


First Floor

Specifications

■ Structure	Reinforced Concrete																																																																																																																								
■ Wall	Masonry																																																																																																																								
■ Roof Covering	Roof Tiles / Concrete																																																																																																																								
■ Roof Framing	Metal																																																																																																																								
■ Ceiling	Plaster Ceiling / Skim Coat																																																																																																																								
■ Windows	: All Aluminium Frame / Glass Louvres																																																																																																																								
■ Doors	: Main Entrance : Other Doors Laminated Engineered Timber Door Laminated Timber Flush Door / Aluminium Frame																																																																																																																								
■ Ironmongery	Lockset with Accessories																																																																																																																								
■ Wall Finishes	Type A1 & A2 : Kitchen : Master Bath, Bath 1, 2 & 3 : External : Others Porcelain Tiles up to 1500mm high / Plaster & Paint Porcelain Tiles up to ceiling height Plaster & Paint / Bricks Tiles Plaster & Paint																																																																																																																								
	Type B1 & B2 : Kitchen : Master Bath, Bath 1 (Type E, Em, C, Cm & D) & 3 : Bath 2 & Bath 1 (Type A & Am) : External : Others Porcelain Tiles up to 1500mm high / Plaster & Paint Porcelain Tiles up to ceiling height																																																																																																																								
■ Floor Finishes	Type A1 & A2 : Living & Dining : Kitchen : Master Bath, Bath 1, 2 & 3 : Bedroom 3 : Master Bedroom, Bedroom 1 & 2 : Family Area : Staircase : Entrance / Terrace / Foyer : Car Porch Porcelain Tiles Porcelain Tiles Porcelain Tiles Porcelain Tiles Laminated Timber Flooring Laminated Timber Flooring Laminated Timber Flooring Porcelain Tiles Concrete Imprint																																																																																																																								
■ Sanitary and Plumbing Fittings	: Kitchen : Master Bathroom, Bath 1, 2 & 3 : Car Porch Sink with Tap Sanitary Wares and Fittings Tap																																																																																																																								
■ Electric Installation:	<table border="0"> <thead> <tr> <th></th> <th colspan="3">Type A1 & A2</th> <th colspan="3">Type B1 & B2</th> <th>D</th> </tr> <tr> <th></th> <th>A / Am</th> <th>E / Em</th> <th>C / Cm</th> <th>A / Am</th> <th>E / Em</th> <th>C / Cm</th> <th>D</th> </tr> </thead> <tbody> <tr> <td>Ceiling Light Point</td> <td>22</td> <td>23</td> <td>23</td> <td>21</td> <td>22</td> <td>22</td> <td>22</td> </tr> <tr> <td>Wall Light Point</td> <td>4</td> <td>4</td> <td>4</td> <td>6</td> <td>6</td> <td>6</td> <td>6</td> </tr> <tr> <td>Gate Light Point</td> <td>2</td> <td>2</td> <td>2</td> <td>2</td> <td>2</td> <td>2</td> <td>2</td> </tr> <tr> <td>Power Point</td> <td>28</td> <td>28</td> <td>28</td> <td>28</td> <td>28</td> <td>28</td> <td>28</td> </tr> <tr> <td>Fan Point</td> <td>7</td> <td>7</td> <td>7</td> <td>7</td> <td>7</td> <td>7</td> <td>7</td> </tr> <tr> <td>Door Bell Point</td> <td>1</td> <td>1</td> <td>1</td> <td>1</td> <td>1</td> <td>1</td> <td>1</td> </tr> <tr> <td>Water Heater Power Point</td> <td>4</td> <td>4</td> <td>4</td> <td>4</td> <td>4</td> <td>4</td> <td>4</td> </tr> <tr> <td>Telephone Point</td> <td>1</td> <td>1</td> <td>1</td> <td>1</td> <td>1</td> <td>1</td> <td>1</td> </tr> <tr> <td>Air Condition Power Point</td> <td>5</td> <td>5</td> <td>5</td> <td>5</td> <td>5</td> <td>5</td> <td>5</td> </tr> <tr> <td>Booster Pump Power Point</td> <td>1</td> <td>1</td> <td>1</td> <td>1</td> <td>1</td> <td>1</td> <td>1</td> </tr> <tr> <td>Data Point</td> <td>1</td> <td>1</td> <td>1</td> <td>1</td> <td>1</td> <td>1</td> <td>1</td> </tr> <tr> <td>T.V Point</td> <td>3</td> <td>3</td> <td>3</td> <td>3</td> <td>3</td> <td>3</td> <td>3</td> </tr> <tr> <td>Autogate Point</td> <td>1</td> <td>1</td> <td>1</td> <td>1</td> <td>1</td> <td>1</td> <td>1</td> </tr> </tbody> </table>		Type A1 & A2			Type B1 & B2			D		A / Am	E / Em	C / Cm	A / Am	E / Em	C / Cm	D	Ceiling Light Point	22	23	23	21	22	22	22	Wall Light Point	4	4	4	6	6	6	6	Gate Light Point	2	2	2	2	2	2	2	Power Point	28	28	28	28	28	28	28	Fan Point	7	7	7	7	7	7	7	Door Bell Point	1	1	1	1	1	1	1	Water Heater Power Point	4	4	4	4	4	4	4	Telephone Point	1	1	1	1	1	1	1	Air Condition Power Point	5	5	5	5	5	5	5	Booster Pump Power Point	1	1	1	1	1	1	1	Data Point	1	1	1	1	1	1	1	T.V Point	3	3	3	3	3	3	3	Autogate Point	1	1	1	1	1	1	1
	Type A1 & A2			Type B1 & B2			D																																																																																																																		
	A / Am	E / Em	C / Cm	A / Am	E / Em	C / Cm	D																																																																																																																		
Ceiling Light Point	22	23	23	21	22	22	22																																																																																																																		
Wall Light Point	4	4	4	6	6	6	6																																																																																																																		
Gate Light Point	2	2	2	2	2	2	2																																																																																																																		
Power Point	28	28	28	28	28	28	28																																																																																																																		
Fan Point	7	7	7	7	7	7	7																																																																																																																		
Door Bell Point	1	1	1	1	1	1	1																																																																																																																		
Water Heater Power Point	4	4	4	4	4	4	4																																																																																																																		
Telephone Point	1	1	1	1	1	1	1																																																																																																																		
Air Condition Power Point	5	5	5	5	5	5	5																																																																																																																		
Booster Pump Power Point	1	1	1	1	1	1	1																																																																																																																		
Data Point	1	1	1	1	1	1	1																																																																																																																		
T.V Point	3	3	3	3	3	3	3																																																																																																																		
Autogate Point	1	1	1	1	1	1	1																																																																																																																		
■ Internal Telephone Trunking & Cabling	Concealed																																																																																																																								
■ Fencing	Brick Wall with G.I Fencing & M.S Gate, Hollow Block																																																																																																																								
■ Miscellaneous	Letter Box Refuse and TNB Meter Compartment Basic Alarm System																																																																																																																								

Sitemap



Legend

- Intermediate Lot
- Corner Lot
- End Lot

- A / Am Intermediate / Intermediate Mirror
- C / Cm Corner / Corner Mirror
- D, E / Em End / End Mirror

Back Lanes.



The back lanes are specially designed and landscaped, applying the livable and wellness theme prevalent within the City of Elmina. Everyone will have lots of space to play or grow plants.

The kitchen location has a perfect view of the back and side lanes (Type B homes only), providing natural surveillance. This way, our hearts can rest easy as we listen to our kids' echoing laughter.



Property

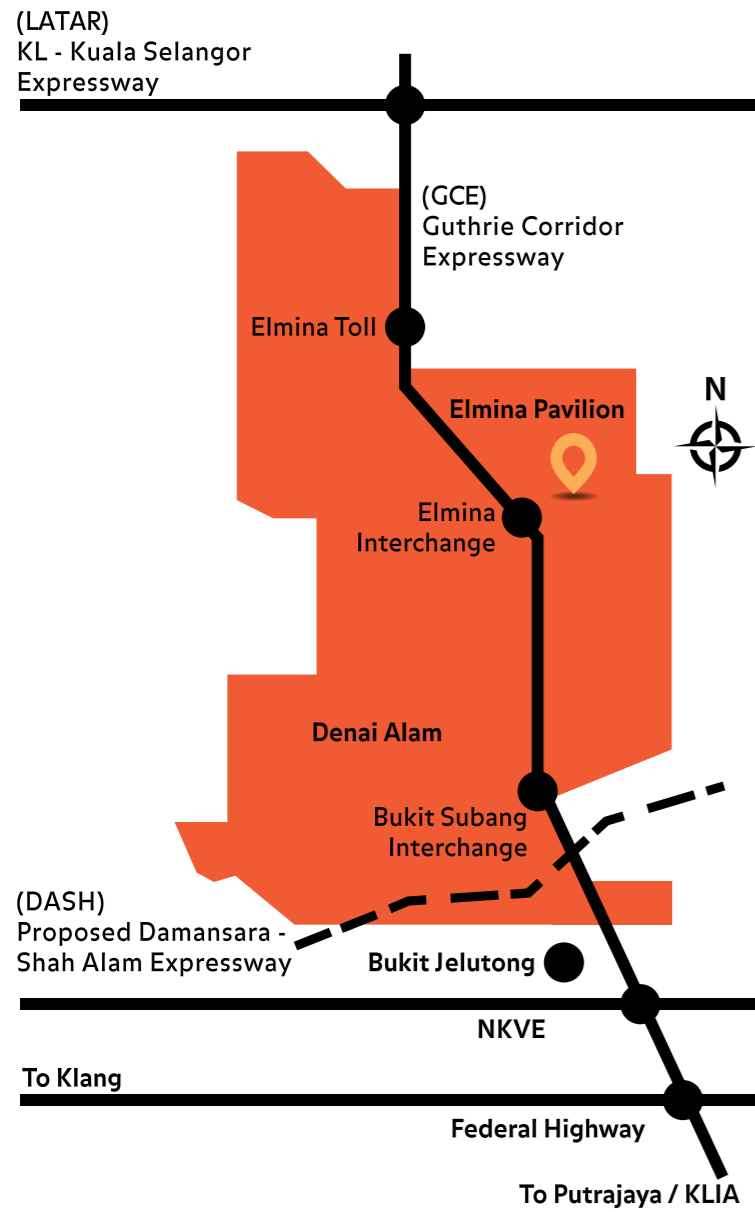
Developing Homes, Building Lifestyles.

Sime Darby Property is the property arm of Bursa Malaysia-listed Sime Darby Berhad, a Malaysia-based diversified multinational with a market capitalisation of around RM60 billion (approx. USD15 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.





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: 9.30am - 6.30pm (including public holidays)

Type EV2A: No of units: 160 | Type: 2 Storey Link House | Expected Date of Completion: April 2018 | Land: Free from Encumbrances | Tenure of Land: Freehold | Developer's License No: 13017-10/02-2018/0122 (L) | Validity: 23/02/2016 - 22/02/2018 | Advertising & Sales Permit No: 13017-10/02-2018/0122 (P) | Validity: 23/02/2016 - 22/02/2018 | Appropriate Authority which Approves the Building Plans: Majlis Bandaraya Shah Alam | Reference No: MBSA/BGN/BB/600-1(P5)/SEK.U15/0106-2015 | Developed by: Sime Darby Elmina Development Sdn Bhd. (Co. No. 283265-U), 10th Floor, Block G, No. 2 Jalan PJU 1A/7A, Ara Damansara, 47301 Petaling Jaya, Selangor | Selling Price: RM645,888 (min) - RM1,400,888 (max) | 7% Bumiputera Discount (Quota applies)

Type EV2B: No of units: 149 | Type: 2 Storey Link House | Expected Date of Completion: April 2018 | Land: Free from Encumbrances | Tenure of Land: Freehold | Developer's License No: 13017-11/02-2018/0123 (L) | Validity: 23/02/2016 - 22/02/2018 | Advertising & Sales Permit No: 13017-11/02-2018/0123 (P) | Validity: 23/02/2016 - 22/02/2018 | Appropriate Authority which Approves the Building Plans: Majlis Bandaraya Shah Alam | Reference No: MBSA/BGN/BB/600-1(P5)/SEK.U15/0107-2015 | Developed by: Sime Darby Elmina Development Sdn Bhd. (Co. No. 283265-U), 10th Floor, Block G, No. 2 Jalan PJU 1A/7A, Ara Damansara, 47301 Petaling Jaya, Selangor | Selling Price: RM655,888 (min) - RM1,424,888 (max) | 7% Bumiputera Discount (Quota applies)

All rendering content in this brochure is the artist's impression. The information contained herein is subject to change without notification as may be required by the relevant authorities or developer's architect. Whilst every care is taken in providing these information, the owner developers and managers cannot be held responsible for variations.

1800 88 1118
www.simedarbyproperty.com

Download the Sime Darby Property App today!



Malaysia's Top Property Developer

