TIANA at ELMINA GARDEN
Unique Twin Bungalows | 90’x 55’
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.
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. We knew our neighbors by name and the neighborhood was our children’s playground. We knew our neighbors' grandparents. We only saw the wonders of today with the simple nuances of yesterday. Our family and community are central to our lives. This is a legacy worth living. This is how life should be.
Where community spirit is alive and well, where family time is always treasured.

Dedicated to wellness and liveability.

Founded in 1917 in the Petaling District, City of Elmina had its humble beginnings in one of Malaysia’s oldest oil palm 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 Liveable’ integrated city.
The City of Elmina 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.

City of Elmina has become the first choice address for landed homes.
Holistic focus on your well-being.

The City of Elmina stands out as a township that incorporates eight aspects of wellness into its planning and stunning implementation. This is evident in its attention to detail, extensive amenities and 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, 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.
An investment for your future.
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.
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.

Welcome to Elmina Garden
Elmina Garden is the perfect place to call home. Enjoy the beautiful indoor and outdoor spaces with the people you love most. Watch them live and grow in harmony with living spaces that encourage wellness in all its forms. It is time to create wonderful moments together.

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Elmina Garden — being true to how living should be.

Launched in 2013, Elmina Garden—part of City of Elmina, the country’s premier township dedicated to holistic living, is one of Greater KL’s more popular residential developments. Inspired by the ‘Spirit of Plantation Living’, Elmina Garden promises ‘this is how life should be’ with a strong sense of community and where hours are spent in lush, landscaped outdoors peppered with tropical fruit trees and endangered and rare rainforest trees.

A signature feature of Elmina Garden is the planting of endangered and rare trees in a grid system as a nod to the plantations that inspired it.

Planned to encourage an equal emphasis on both indoor and outdoor living, Elmina Garden is resplendent with beautiful homes and full of active spaces such as specially designed playgrounds, an outdoor gym, meandering jogging and cycling tracks as well as beach volleyball and a futsal court. Two beautifully landscaped recreational lakes provide a picturesque backdrop for the outdoor activities. A thriving community, the more than 600 residents enjoy conveniences such as beautiful park and gardens, a kindergarten, multi-purpose hall, neighbourhood shops and surau.

To meet the growing needs of its community, land has already been allocated for the future development of a primary, secondary and Islamic religious school.
A Showcase of Sustainability.

At Elmina, sustainability is designed into the township to become a way of life and is incepted at the very beginning of the development. Its landscape design takes its cue from Sime Darby Property’s ‘tree-to-tree’ project, where a tree is planted for each one that is felled during development to help manage the biodiversity and climate change impact to areas affected by its development.

Endangered and rare tropical rainforest trees are cultivated in its public areas to add to the natural experience of this benchmarked township. It also helps to create awareness and appreciation for a sustainable way of living and to create a more eco-conscious community.

Here in Elmina, sustainability goes beyond just the environment. It is about creating a community where sustainable living is a way of life. Elmina’s beautiful homes are designed with sustainable features while its environment and landscaping are incorporated with aspects of security and safety designed into them. A continuous pedestrian network and cycling lanes help to encourage a more eco-friendly form of mobility while the use of energy efficient materials, fittings and fixtures are utilised to minimise maintenance and ensure sustainability.
Welcome to TIANA

Homes at Elmina are designed to fulfill elements of wellness while being aesthetically pleasing and welcoming for residents. They intuitively and naturally encourage interaction not only between the people who live in them but also a more gratifying relationship with the environment around them.
Tiana twin bungalows feature multi-generational homes with two wings and three façades.

Introducing Tiana at Elmina Garden — City of Elmina’s first twin bungalows. Redefining semi-detached living, its most impressive feature goes beyond the beautiful architecture and design. It is the feeling of luxurious space and sense of freedom that exudes a warmth and welcome that you will be hard pressed to find anywhere else.

Inspired by the planter homes of old and the warmth of spirit of plantation living, Tiana combines some of the very best features of traditional Malay homes and vernacular house designs. It forms stunning modern and contemporary homes with a sense of tradition as well as the practical design perfect for tropical living. Large openings lovingly encourage natural light, ventilation and shade for a pleasant and perfect nest to nurture your loved ones in.
Tiana will change your perception of semi-detached living forever. Its unique triple frontage design gives you the feeling of living in a bungalow as the home’s three facades, allows natural light to caress ample living spaces as lush green spaces adorn the exterior.

These beautiful 90’ x 55’ wide frontage homes feature two wings separated by a courtyard terrace providing a beautiful green garden enhancing privacy by separating the more private spaces of your home.

A 90ft span of luxurious space unlike any other.
Luxuriously, spacious and elegant interiors open out to the terrace allowing you to enjoy the greens.

The courtyard terrace provides beautiful garden views, bringing the green indoors whilst enhancing natural lighting.
Tiana’s open plan living, dining and dry kitchen areas—a signature feature of Elmina homes—create an abundant space with large openings for a seamless transition from the indoors to the ample garden spaces.

Spacious, elegant interiors open out to the outdoor terrace allowing you to enjoy the greens.
The master bath features an 'open' bathroom concept complete with planter boxes while louvres provide some much needed privacy.
The master bedroom — thoughtfully designed with large openings and high ceiling exudes a sense of grandness.

The large master bedroom provides the luxury of space with ample space for a walk-in-wardrobe. It features an ‘open’ bathroom concept. Its long windows not only provide natural lighting and ventilation but a nice view of the bigger garden space below.

On the first floor, you are greeted by a comfortably sized family room to enjoy family moments together. The three bedrooms come with ensuite baths for convenience and privacy while long bedroom windows allow for natural lighting and ventilation.
Unique Tiana design features

- 90' x 55' triple frontage homes
- Dual wing homes—Family wing and guest pavilion
- Open plan design for the living, dining & dry kitchen areas
- Large master bedroom overlooking a large garden space
- All bedrooms come with ensuite bathrooms
- A guest room that opens to the garden terrace
- A courtyard garden that provides inward garden views
- Ample garden spaces
- A garden terrace to enjoy the outdoors
- Sunscreen louvres for shade and privacy
- Large openings—encouraging natural lighting and ventilation
- A clear, open porch with a width that comfortably fits three cars parked side-by-side
- Basic alarm systems—enhance security and safety for peace of mind

TIANA 5 features of wellness.
Homes at Elmina Garden are not just beautiful but thoughtfully planned, designed and created by our award-winning team.

**COMFORT**
The insulated exterior wall and roof helps reduce the temperature indoors whilst saving on cooling costs.

**SUSTAINABILITY**
The homes come with sustainability features such as a solar hot water system and a rainwater harvesting system for irrigation.

**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 are applied with low-VOC paint.

Building Sector Energy Efficiency Project is a GEF-UNDP funded program managed by JKR Malaysia.
TYPE A/Am
BUILT UP AREA From 4,086 sq ft

GROUND FLOOR

FIRST FLOOR
## Specifications

<table>
<thead>
<tr>
<th>Structure</th>
<th>Reinforced Concrete</th>
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<td>Wall</td>
<td>Masonry</td>
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<tr>
<td>Windows</td>
<td>Powder Coated Aluminium / Framed Glass Panel</td>
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### Doors
- Main Entrance: Laminated Engineered Door
- Sliding / Folding: Powder Coated Aluminium Framed Glass Panel
- Internal Rooms: Laminated Engineered Door
- Bathrooms: Laminated Engineered Flush Door
- Store: Timber Louved Door
- Ironmongery: Lockset with Accessories

### Wall Finishes
- Bathrooms: Porcelain Tiles up to Ceiling Height
- Maid’s Bathroom: Ceramic Tiles up to Ceiling Height
- Wet Kitchen: Porcelain Tiles up to Ceiling Height
- Dry Kitchen: Porcelain Tiles up to Ceiling Height at sink facing wall / Skim Coat and Paint
- Others: Skim Coat and Paint up to Ceiling Height

### Floor Finishes
- Entrance / Living / Dining / Guest Room: Porcelain Tiles
- Wet Kitchen / Dry Kitchen / Yard / Laundry: Porcelain Tiles
- Family / Bedrooms: Engineered Timber
- Bathrooms: Porcelain Tiles
- Staircase: Timber
- Maid’s Room & Maid’s Bath / Store: Ceramic Tiles
- Car Porch: Concrete Imprint
- Terrace: Porcelain Tiles

### Sanitary Installation
- All Bathrooms / Powder Room: Sanitary Wares and Fittings
- Wet Kitchen / Dry Kitchen / Guest Room (Pantry): Sink with Tap
- Refuse Compartment / Garden / Yard: Tap

### Electrical Installations

#### Type A/Am

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#### Electrical Installations (Intermediate Unit)

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### Miscellaneous
- Letter Box / Refuse Compartment / TNB Meter Compartment
- Rainwater Harvesting System / Water Booster Pump
- Solar Hot Water System for basin, long bath and shower (Master Bathroom)
- Solar Hot Water System for all showers (other Bathrooms except Maid’s Bath)
- Basic Home Alarm System

### Fencing
- Masonry Fence with Expanded Metal Grille and Gate

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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.
The name Tiana is based on the congea griffithiana, commonly known as the pink sandpaper vine—a flowering plant from the mint family that is grown in Malaysia but originally from Sri Lanka. Mint is renowned for its freshness and has health benefits. This represents the fresh new experience of living in a city dedicated to wellness.

For enquiries, please call or visit us at:
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Opens daily from 9.30am—6.30pm (including Public Holidays)
GPS Coordinates: 3.186265, 101.523581
Tel : 03 7831 2253
www.simedaryproperty.com/Elmina