



SEMANEVA HILLS

Dendai Alam

Superlink Homes | 24' x 80'



Comfortably Connected

Introducing Semanea Hills Superlink Homes.

These homes comprise of two-storey homes of lot size 24' x 80' developed in the coveted township of Denai Alam. Strategically located at the heart of City of Elmina and surrounded by matured neighbourhoods, Semanea Hills is within walking distance to commercial amenities.

In the Spirit of Plantation Living, the architectural concept and design of Semanea Hills incorporates louvered with half-open shutters and deep overhangs to keep the space cool and airy.

The homes also boast a wide car porch that comfortably fits two cars.

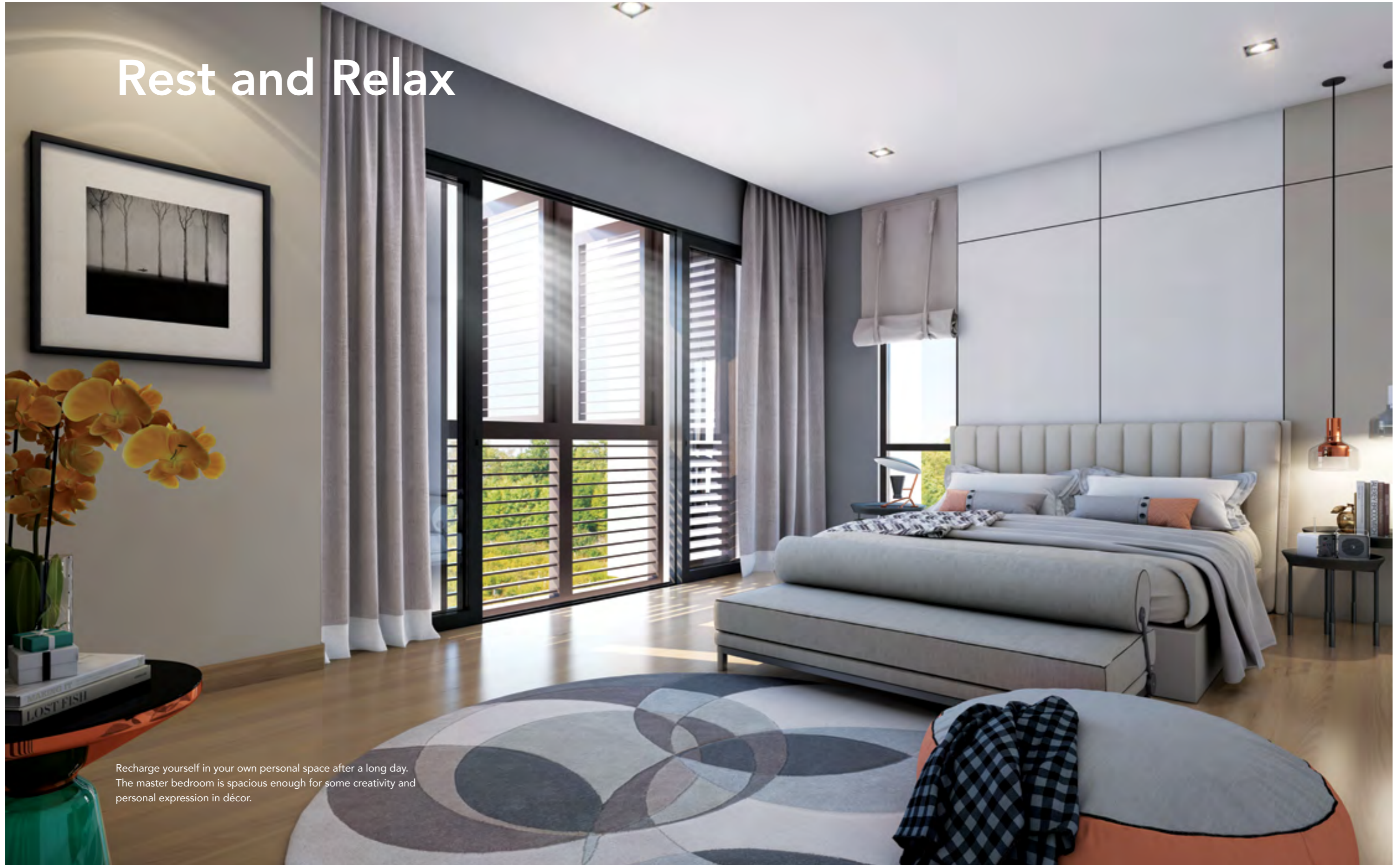
Modern living, facilities and within reach of the bustling City of Elmina, whilst cocooned in natural plantation and "orchard-like" landscapes.

Space for All Occasions



Large windows and openings promote optimal natural light and ventilation, keeping the home cool. The open plan integrates living, dining and kitchen, making for easy movement between the areas, and allowing for overflow when entertaining larger groups. This flexibility elevates the concept of modern living.

Rest and Relax



Recharge yourself in your own personal space after a long day. The master bedroom is spacious enough for some creativity and personal expression in décor.

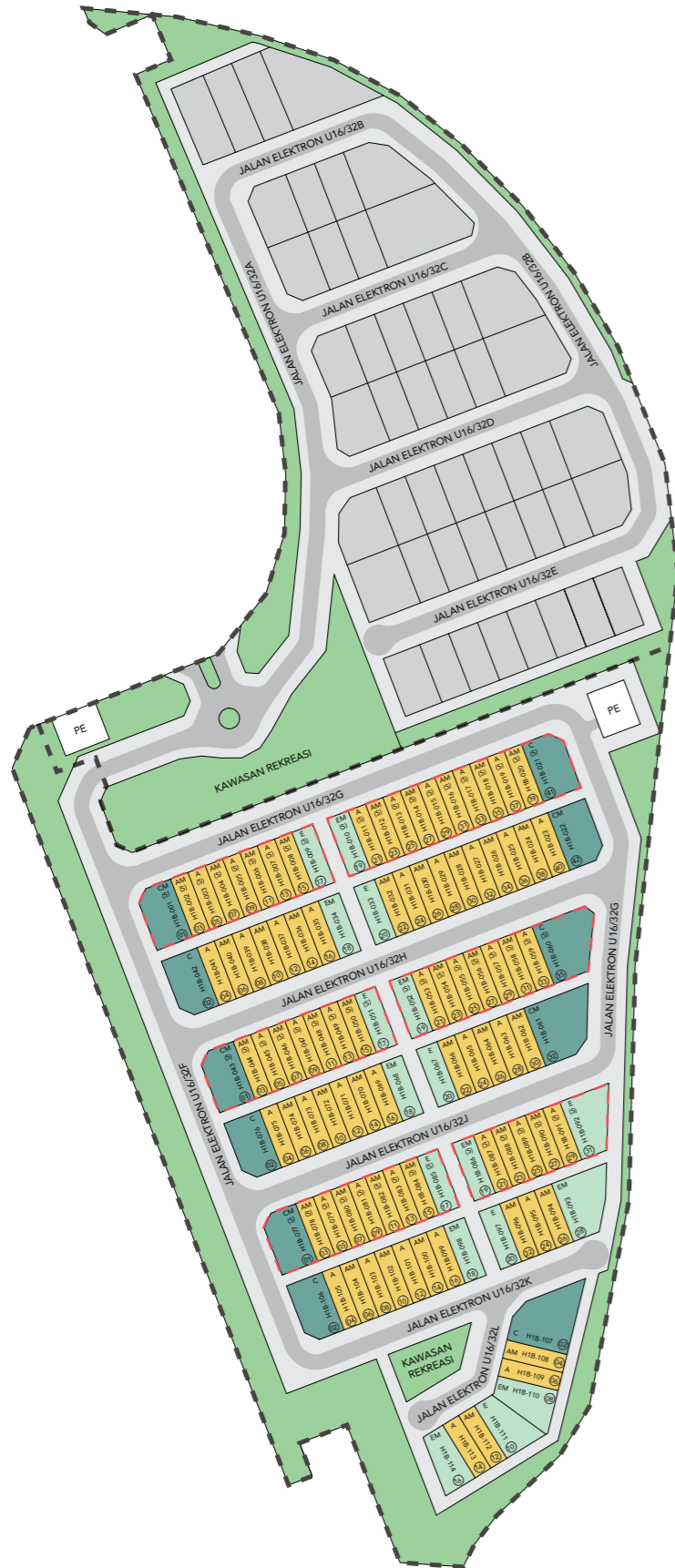
Space for Family Time



The family room is the gathering point for everyone to play and relax together at the end of the day. Sit back with a book, or engage with each other and make memories to treasure.



Site Plan



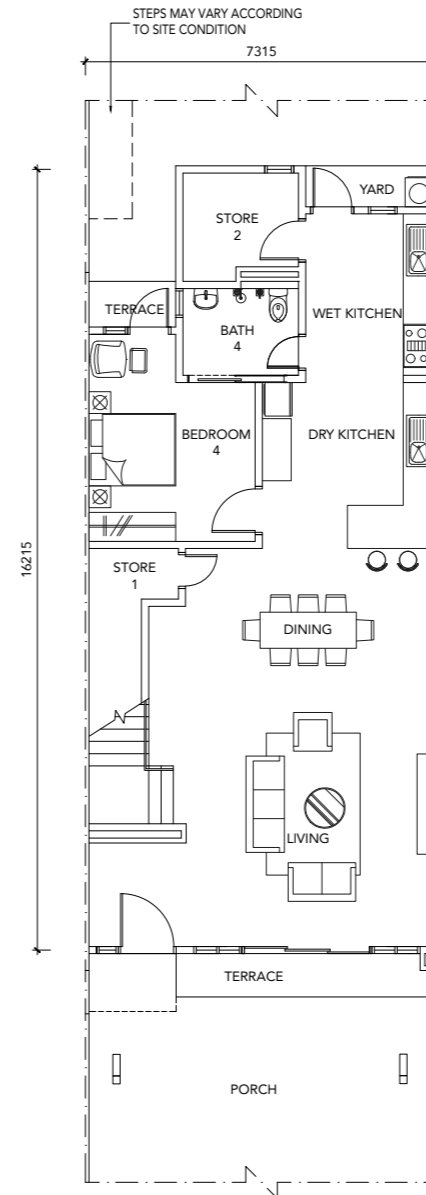
Legend

- 114 units**
Superlink Homes | 24' x 80'
- **A / AM** Intermediate / Intermediate Mirror
 - **E / EM** End / End Mirror
 - **C / CM** Corner / Corner Mirror

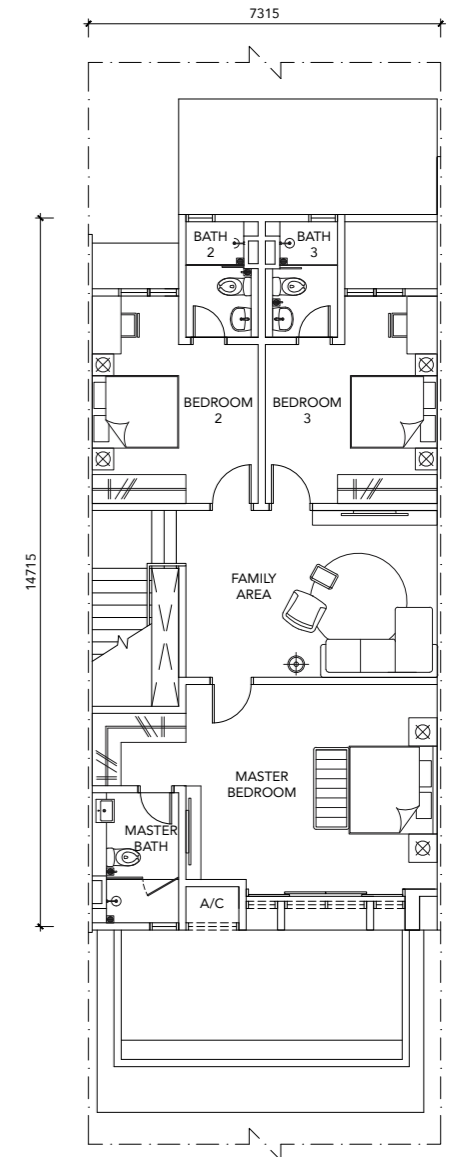
- 01 House Number
- H1B-001** Lot Number
- Units with steps

Type A / AM - Intermediate Unit

24' x 80'
 Built-Up Area : 2580 sq ft



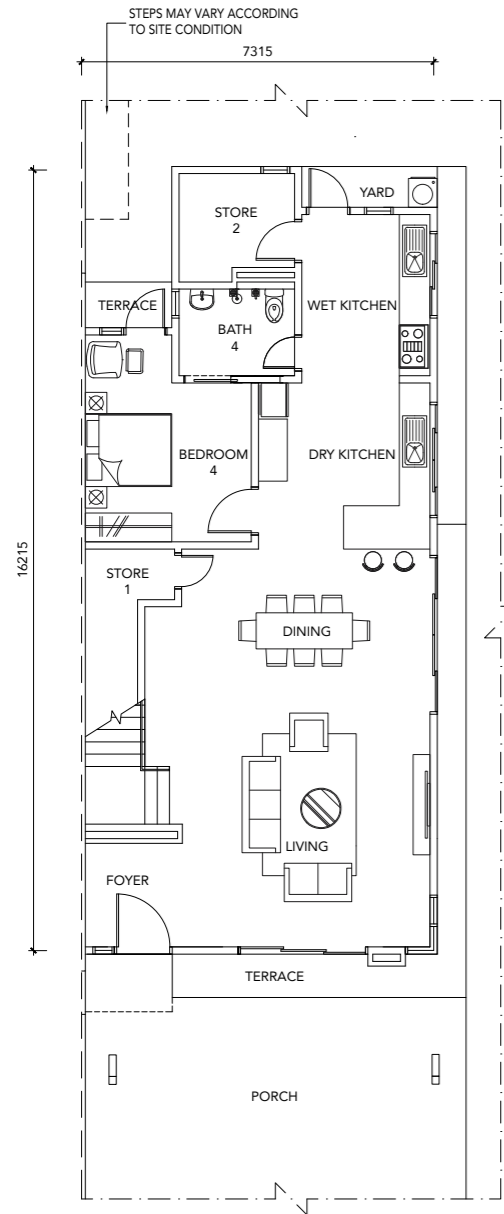
Ground Floor



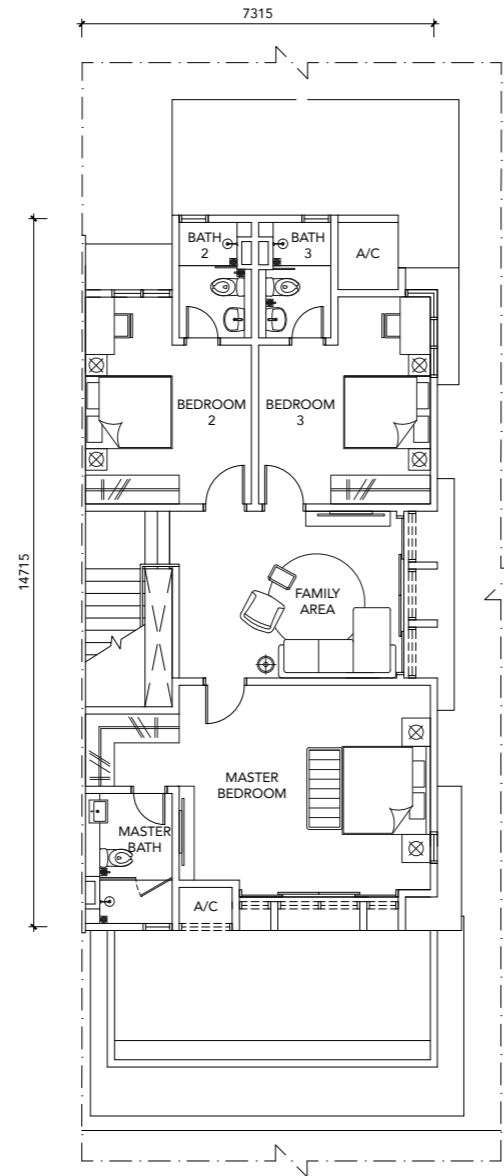
First Floor

Type E / EM - End Unit

24' x 80'
Built-Up Area : 2649 sq ft



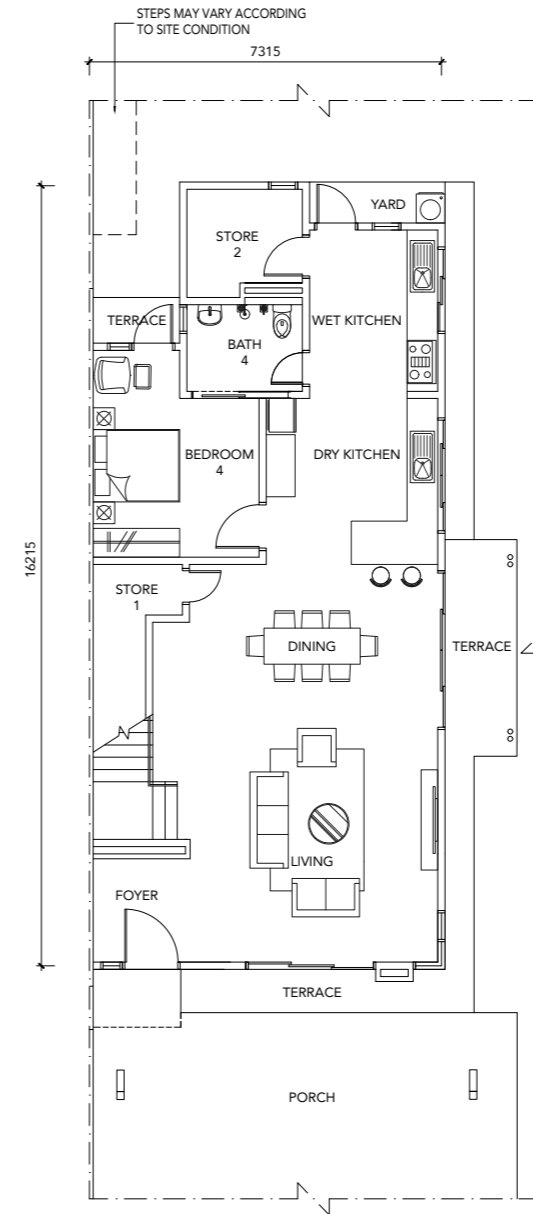
Ground Floor



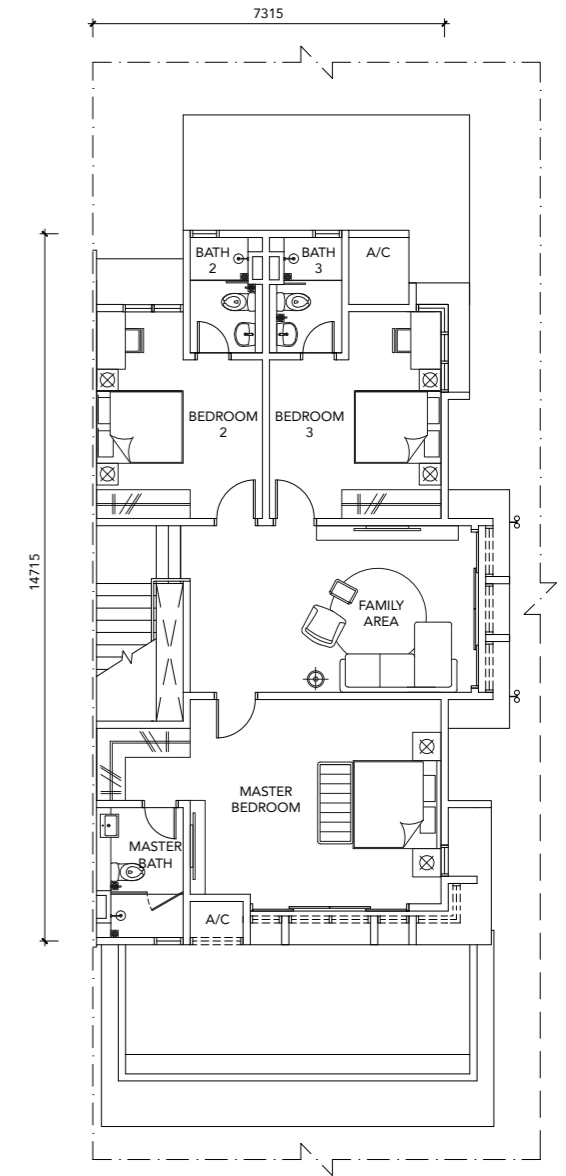
First Floor

Type C / CM - Corner Unit

24' x 80'
Built-Up Area : 2759 sq ft



Ground Floor



First Floor

Specifications

Structure	:	Reinforced Concrete
Wall	:	Masonry
Roof Covering	:	Roof Tiles / Concrete / Flat Roof
Roof Framing	:	Metal
Ceiling	:	Plaster Ceiling / Cement Board / Skim Coat
Windows	: All	: Aluminium Framed Glass Panel
Doors	: Main Entrance	: Laminated Engineered Timber Door
	: Sliding	: Aluminium Framed Glass Sliding Door
	: Others	: Laminated Timber Flush Door Timber Louvred Door Metal Framed Glass Panel Door
Ironmongery	:	Locksets with Accessories
Wall Finishes	: External Walls	: Plaster & Paint
	: Internal Walls	: Plaster & Paint
	: Dry & Wet Kitchen	: Porcelain Tiles up to 1500mm High / Plaster & Paint
	: Bathrooms	: Porcelain Tiles up to Ceiling Height
Floor Finishes	: Living & Dining	: Porcelain Tiles
	: Dry & Wet Kitchen	: Porcelain Tiles
	: Bedroom 4	: Porcelain Tiles
	: Bath 4	: Porcelain Tiles
	: Store 1&2	: Ceramic Tiles
	: Terrace	: Porcelain Tiles
	: Porch	: Concrete Imprint
	: Yard	: Porcelain Tiles
	: Master Bedroom, Bedroom 2&3	: Laminated Flooring
	: Master Bath, Bath 2&3	: Porcelain Tiles
	: Family Area	: Laminated Flooring
	: Staircase	: Laminated Flooring
Sanitary Plumbing Fitting	: Bathrooms	: Sanitary Wares and Fittings
	: Dry & Wet Kitchen	: Sink with Tap
	: Yard & Porch	: Tap
	: Terrace (Type E,Em,C&Cm only)	: Tap
Electrical Installation	: Unit Type	: A / Am / A(s) / Am(s)
		: C / Cm / C(s) / Cm(s)
		: E / Em / E(s) / Em(s)
	: Ceiling Light Points	: 32
	: Wall Light Points	: 3
	: Gate Light Point	: 1
	: Power Points	: 33
	: Ceiling Fan Points	: 6
	: Wall Fan Points	: 2
	: Door Bell Point	: 1
	: Water Heater Power Points	: 4
	: Air-Conditioning Power Points	: 6
	: Booster Pump Power Point	: 1
	: Telephone Points	: 3
	: Data Points	: 3
	: TV Points	: 4
	: Auto-Gate Point	: 1
Internal Telephone Trunking & Cabling	:	Provided
Fencing	:	Brick Wall, Mild Steel Fencing, Mild Steel Gate Hollow Block
Miscellaneous	:	<ul style="list-style-type: none"> • Letter Box • Refuse Compartment • TNB Meter Compartment • Water Meter • Basic Home Alarm System

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