



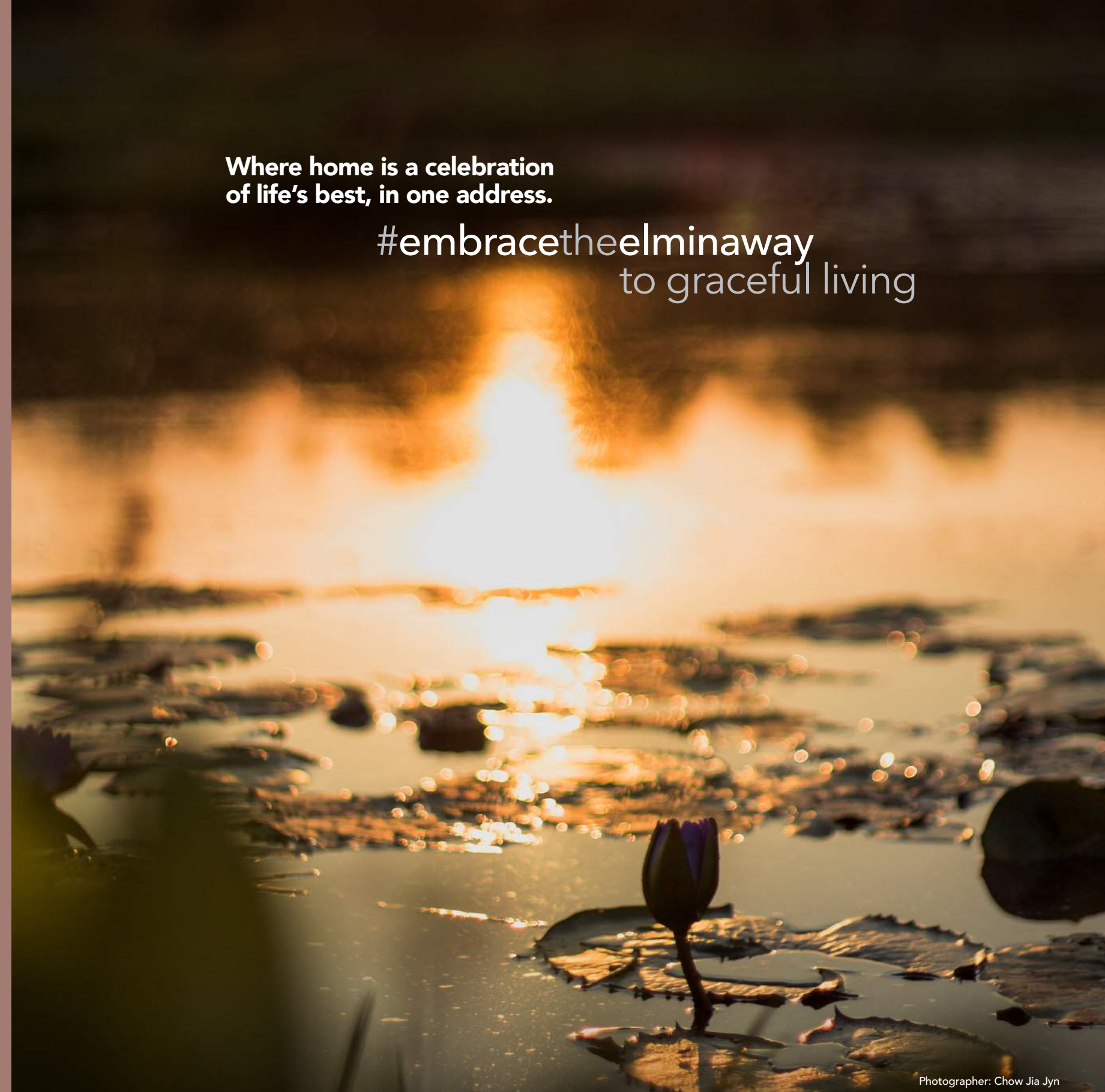
REESIA at ELMINA GARDENS

2-Storey Semi-Detached Homes | 40' x 80'



Where home is a celebration
of life's best, in one address.

#embracetheelminaway
to graceful living



Photographer: Chow Jia Jyn

To live a graceful life, is to know what truly matters to you and your loved ones. Treasured family time. Warm community spirit. Find it all here in the City of Elmina, where everyday is an escape from the hectic city centre, and a retreat to a well-balanced life.

- Explore the upcoming 300-acre Elmina Central Park for outdoor activities.
- Harvest fresh organic herbs at the Community Garden.
- Get fit together at the upcoming 90-km cycling & jogging lane.

More than a house, look forward to coming home to a lifestyle of wellness, in the City of Elmina. Where daily living is simply a joy.

This is how life should be.

Your wellness at the heart of Elmina



All the best features of Sime Darby Property's award-winning townships have been incorporated here in the City of Elmina. As a result? You get the 8 Pillars of Wellness—the perfect elements for healthier, and happier families!

All photos credited are shot by contestants for the City of Elmina photo contest 2017, at actual location.

Ideas for family wellness:

- Nice things in life can be simple and free, like taking the wife and kids to eat out at the park's gazebo, by the lake.
- Never be bored again. Keep exploring a new jogging or cycling route along the upcoming 90-km track with your neighbours.
- Couples that keep fit together, stay together! Organise a weekly run outdoors, or work out at the fitness park.



Gain Inspiration with Nature's Beauty
Environmental Wellness

Access to Active & Healthy Lifestyle
Physical Wellness

Nurture Openness, Optimism, Positivity
Emotional Wellness

Restore Inner Balance & Harmony
Mental Wellness

Foster Bonding with Family Amenities
Family Wellness

Enjoy Better Work-Life Balance
Occupational Wellness

Cultivate Harmonious Community Spirit
Community Wellness

Enable Mental Stimulation & Growth
Intellectual Wellness

A graceful way OF LIVING



Spaces for togetherness.

- Get to know your neighbours at the community garden.
- Host birthday BBQs at your garden, and invite loved ones.
- Enjoy hearty meals & family time at the open-plan kitchen.



The peaceful plantation life where community spirit is alive and where family time is treasured, inspires REESIA at Elmina Gardens.

Take a relaxing stroll through reflexology pathways, and explore nature trails amidst lush greeneries. Hear children's laughter at the playgrounds, as families gather for picnics.

Discover the joy of bonding with neighbours at the in-phase community garden and mini orchard. Work out at the outdoor fitness park, or teach your kids to cycle on the private in-phase cycling track right outside your doorstep.

Feel at home with nature from the comfort of your living room, thanks to the column-less sliding doors, for seamless integration of indoors with outdoors. And as ample flow of natural light fills the open-plan living area, gather with loved ones and savour yet another unforgettable moment together.

Welcome home to
REESIA
at ELMINA GARDENS

Photographer: Benjamin Lam Shung Sheng

Best of tradition, latest INNOVATIONS.

An evolution of ladang Elmina's heritage estate bungalows, Reesia is built with modern interpretations and latest special features, for multi-generational living.



Features to enhance your living experience

- Windows with high openings, and column-less sliding doors with no obstruction provides a seamless integration of indoors with outdoors for smooth air flow and ample natural lighting.
- High ceiling at ground floor level to facilitate efficient ventilation and quality of space.
- Gable end roofs and louvered shading devices with deep overhangs for shady outdoor spaces.
- Integrated semi outdoor and indoor living space.
- Rainwater harvesting and solar water heating.



Perfect
HARMONY,
unique
individuality.

Reesia features a distinguished form with asymmetrical façade. Creating a semi-detached home that's harmoniously connected, yet distinctively differentiated by design.

Flow of LIGHT



Illuminating
GOOD TIMES



Staying cool, and comfortable

- With big, full windows, shady louvers, and higher roofs, you will enjoy airy ventilation, feel cool indoors, and be more energy efficient.

Hearty meals, great family time

- Gather in cozy spaces with plenty of natural sunlight, at the open-plan living area.
- The stage is set for a big cookout with family, and precious bonding time.



Retreat to your SANCTUARY.

Fall asleep with the cool night breeze, awake to freshest air.



The wide frontage master bedroom is designed to optimize view, natural lighting, and ventilation. It also has a designated walk-in wardrobe space, as well as a spacious ensuite bathroom with shower and bathtub.



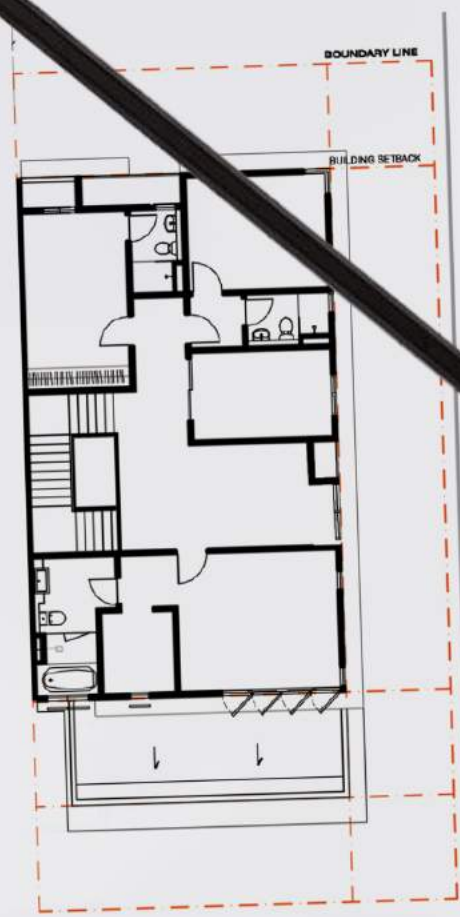
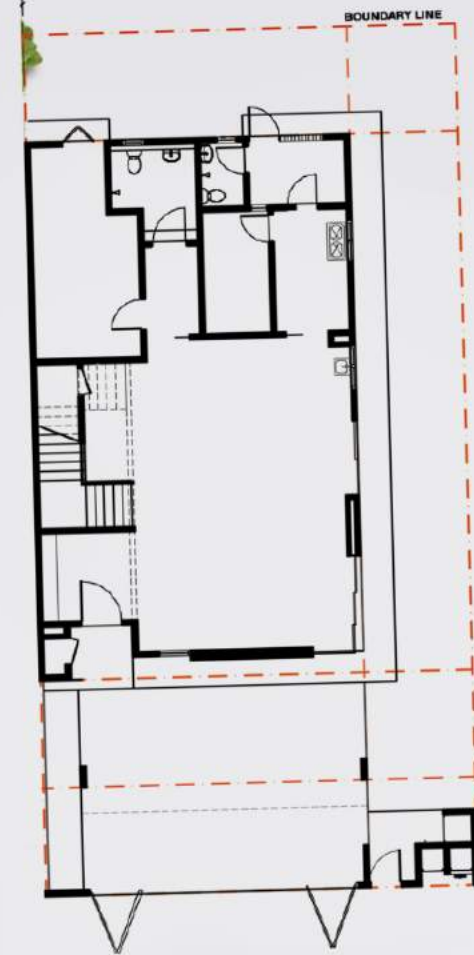
Cozy corners

- Convert spaces into your zen place with cushions.

Creative storage

- Add storage space with a convertible bed / bench.

Little details
make a **BIG**
DIFFERENCE



REESIA'S 5 Features of WELLNESS

COMFORT

Ergonomic rooms and spaces,
for comfortable, modern living.

SUSTAINABILITY

Environmental friendly, via clever
use of green products.

SECURITY

For peace of mind, homes are
equipped with alarm systems
+ panic button.

WELLNESS

Home water booster pump system
ensures constant water pressure.

HEALTH

Kind to health, REESIA homes use
low-VOC paint.

Cool living by design

Wide windows and high ceilings
for cool ventilation and aeration.
Rockwool insulation to reduce heat
and retain air-conditioning.

Seamless integration

Column-less sliding doors in the living
room, and large windows in the master
bedroom for an unobstructed view of
nature; creating a seamless blend of
indoors with outdoors.

Openness at heart

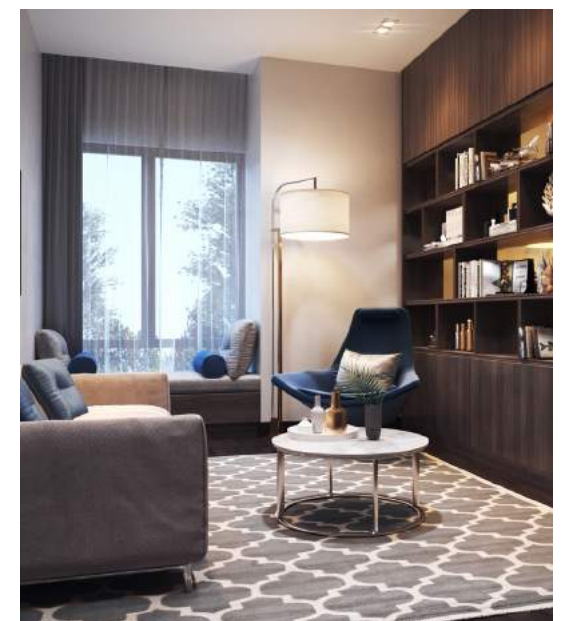
No barriers between dry kitchen and
living room, creating openness of space,
for families to gather close together.

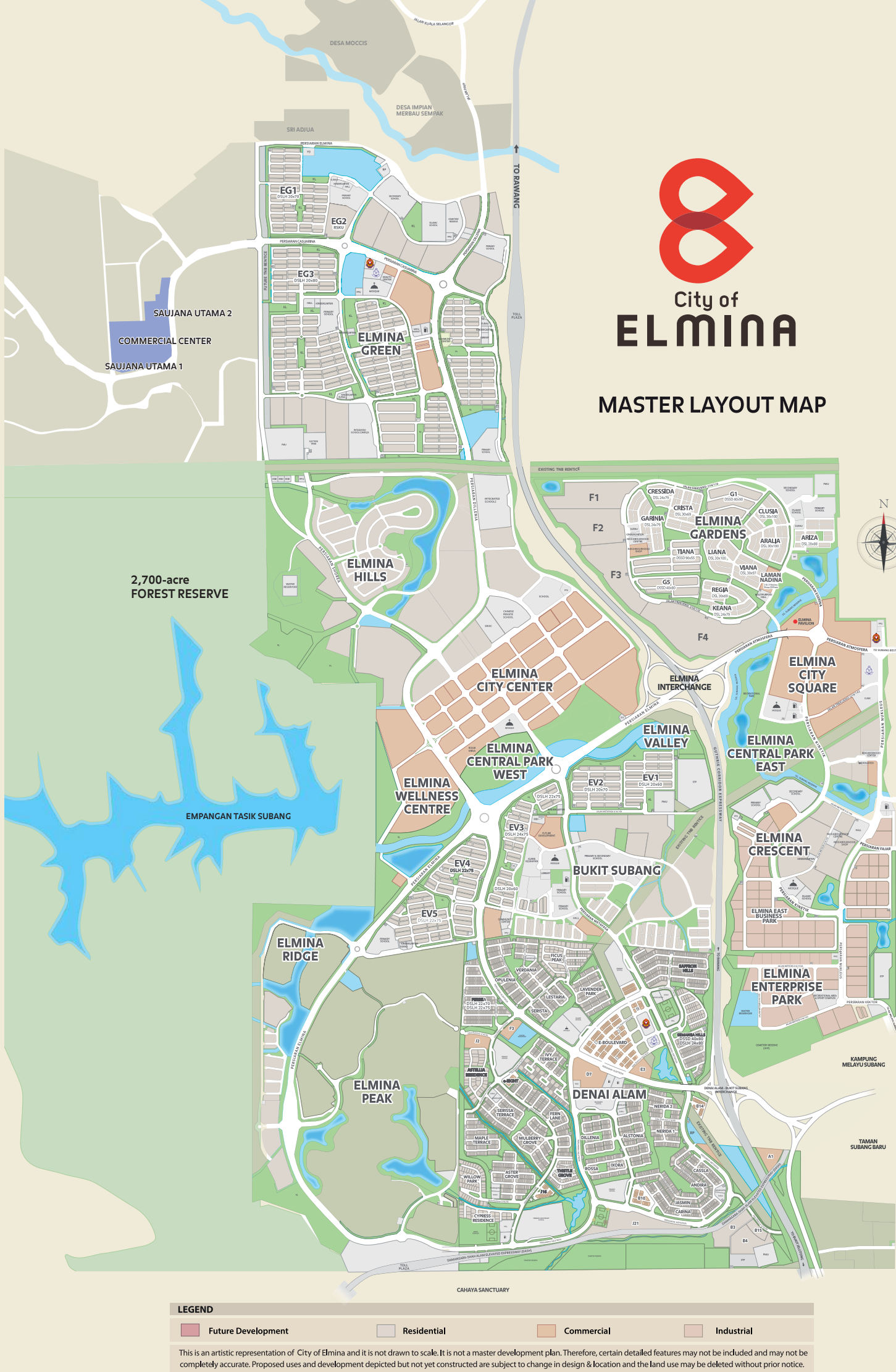
Multigenerational home

Great news for grandma and grandpa.
No hassle of climbing stairs, thanks
to a spacious room on the ground floor
with an en-suite bath, which follows
the Universal Design Standard with
practical accessibility for all.

Flexible space

The maid's room can be an extra
utilities room, and the study room can
be converted into a bedroom.
Ample flexibility to accommodate a
growing family.





SITE PLAN



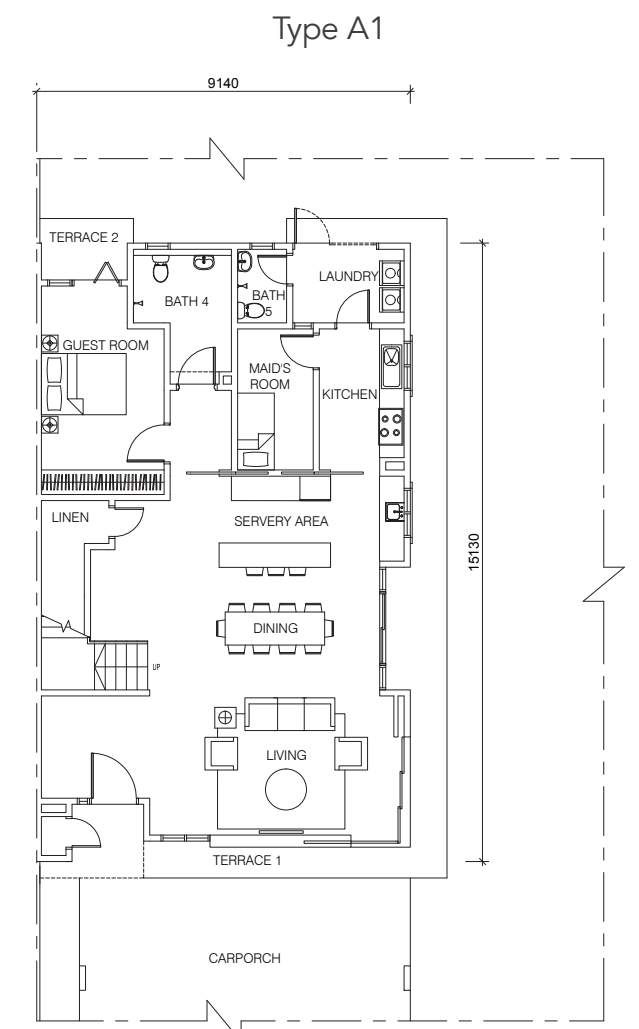
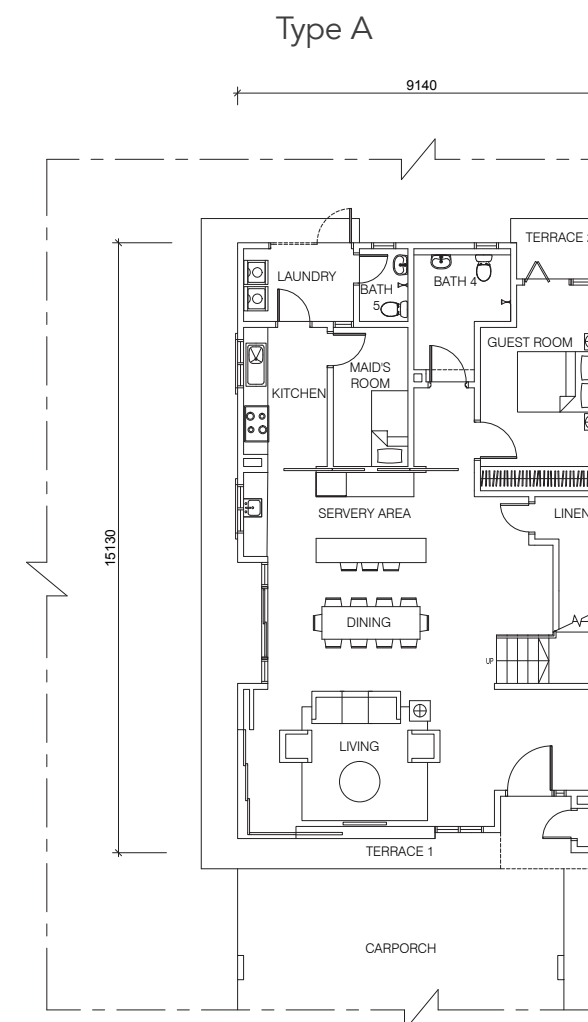


Reesia aerial view

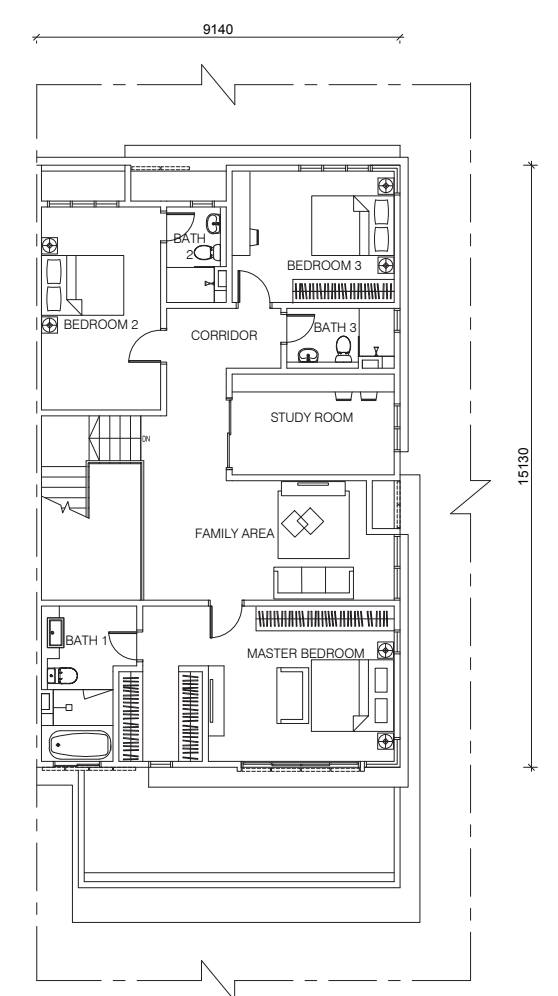
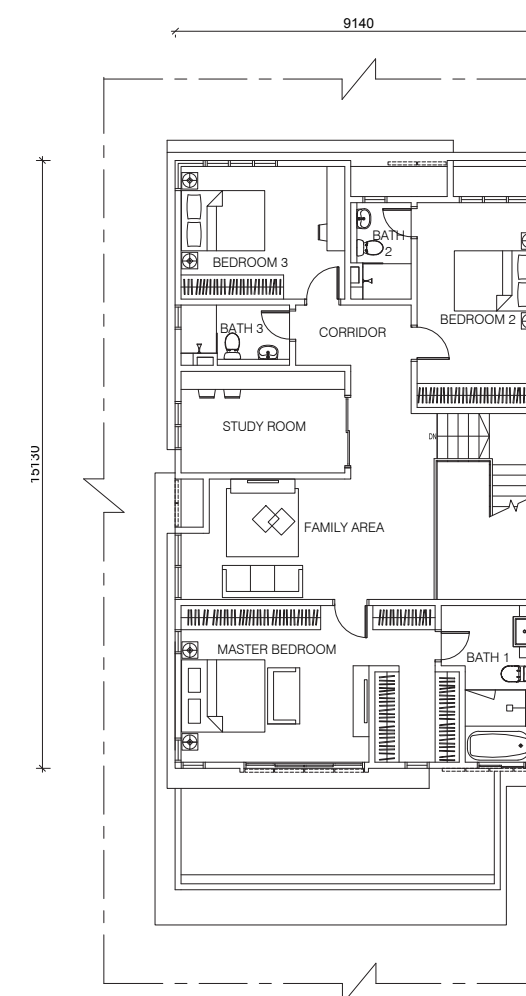
Disclaimer: This rendering is adapted on to a partial drone image of Elmina Gardens

Type A/A1 | 3,246 SQ FT 4+1 bedrooms | 5 bathrooms

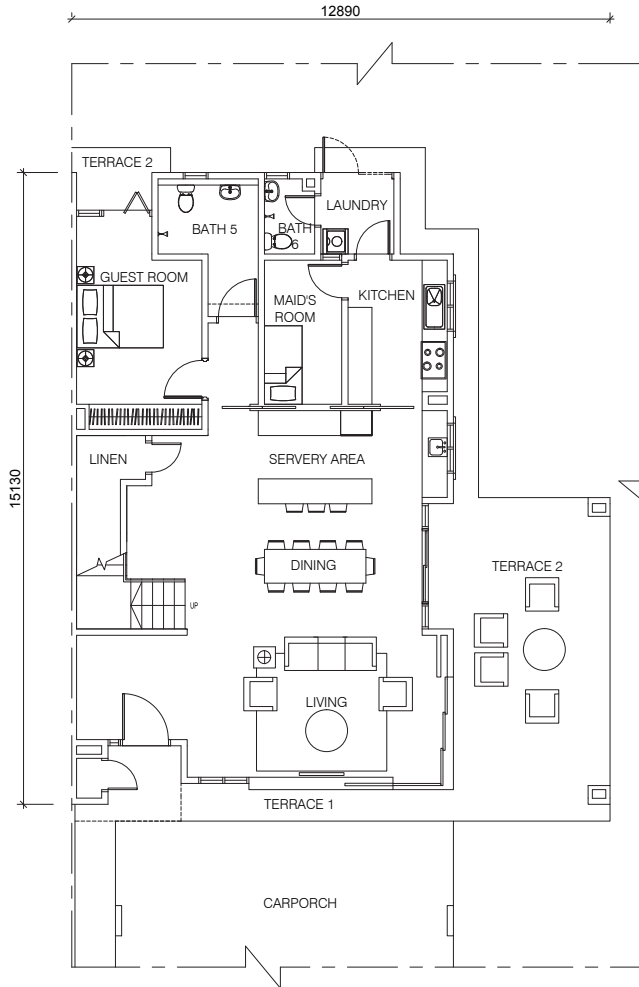
Ground Floor



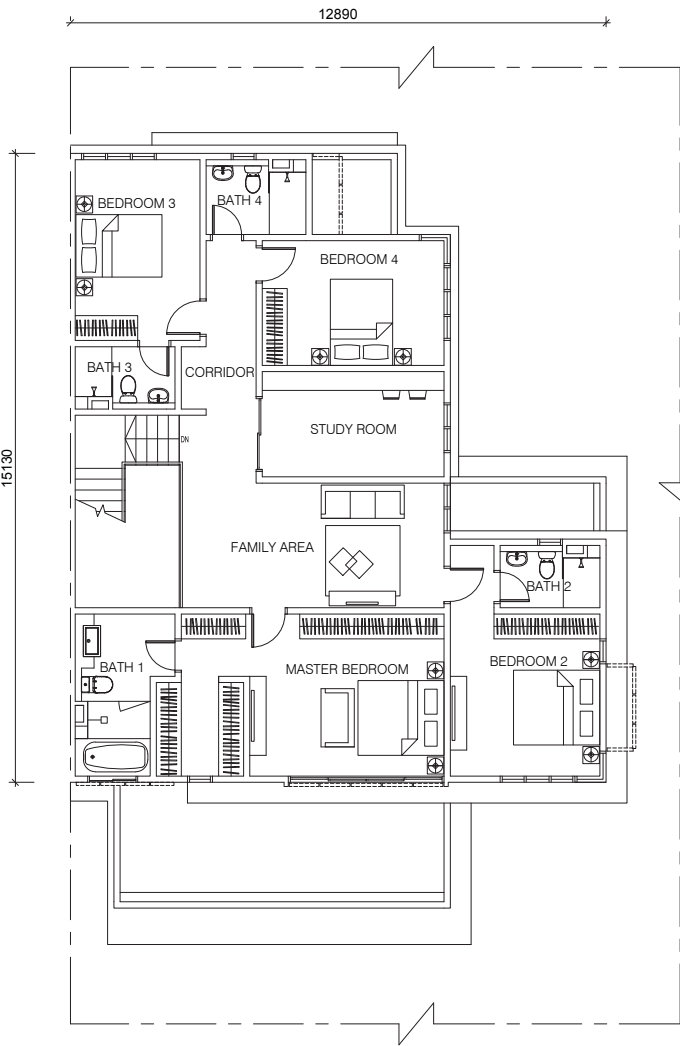
First Floor



Ground Floor

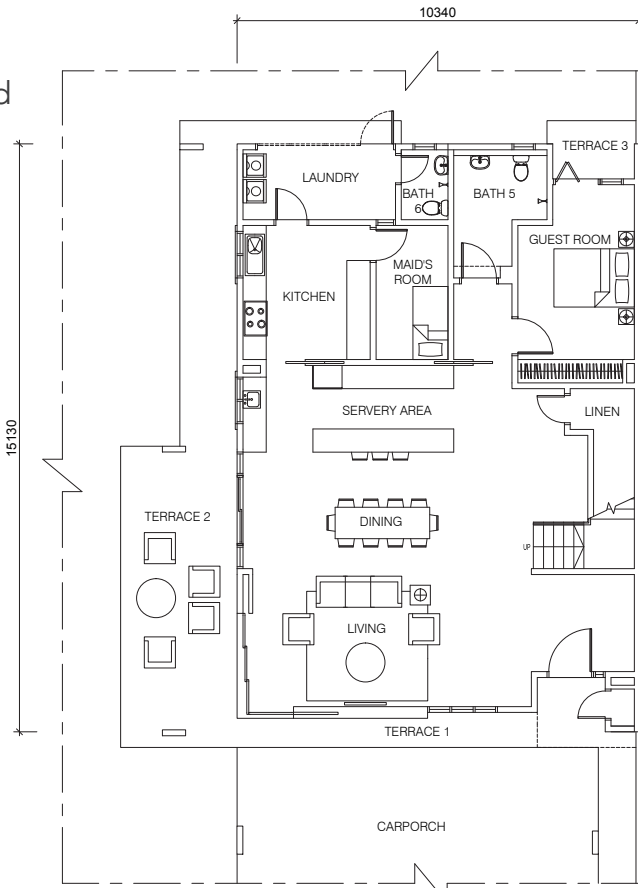


First Floor



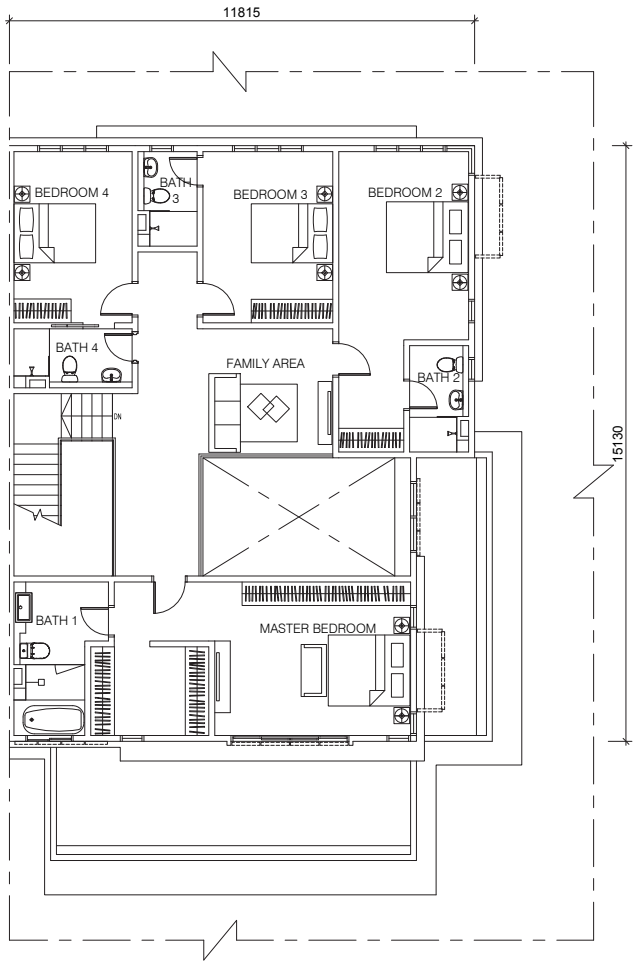
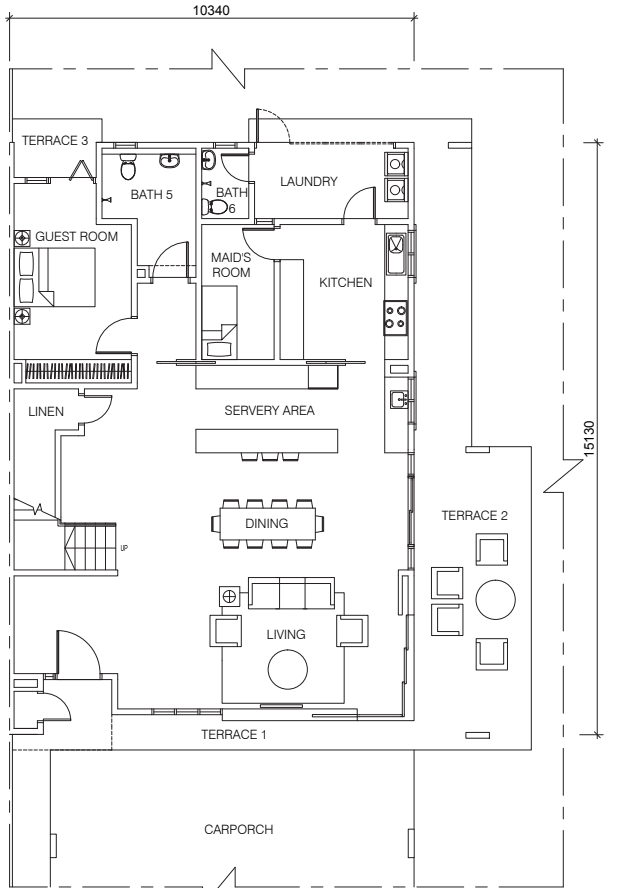
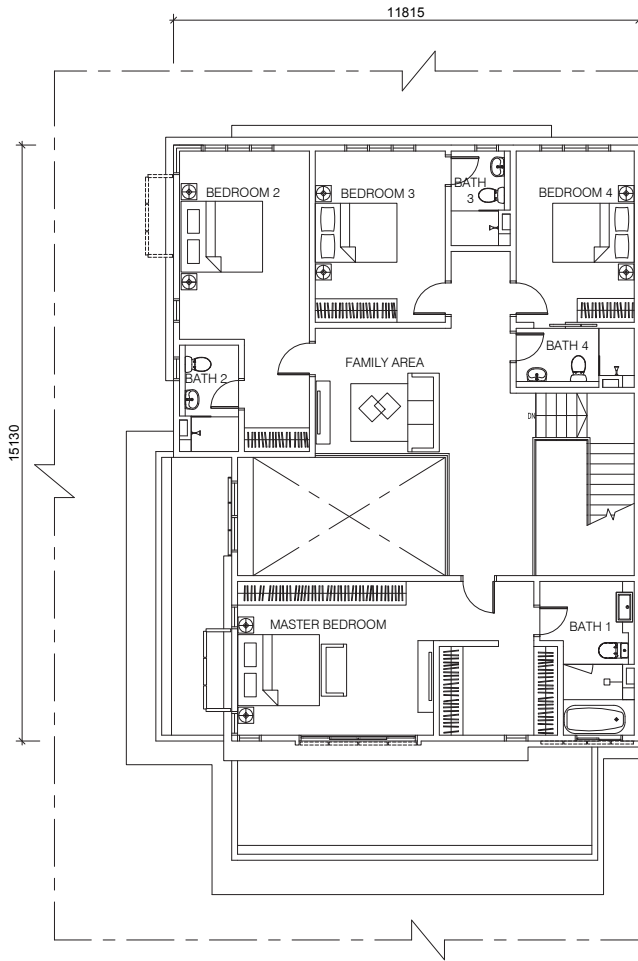
Type A3

Ground Floor



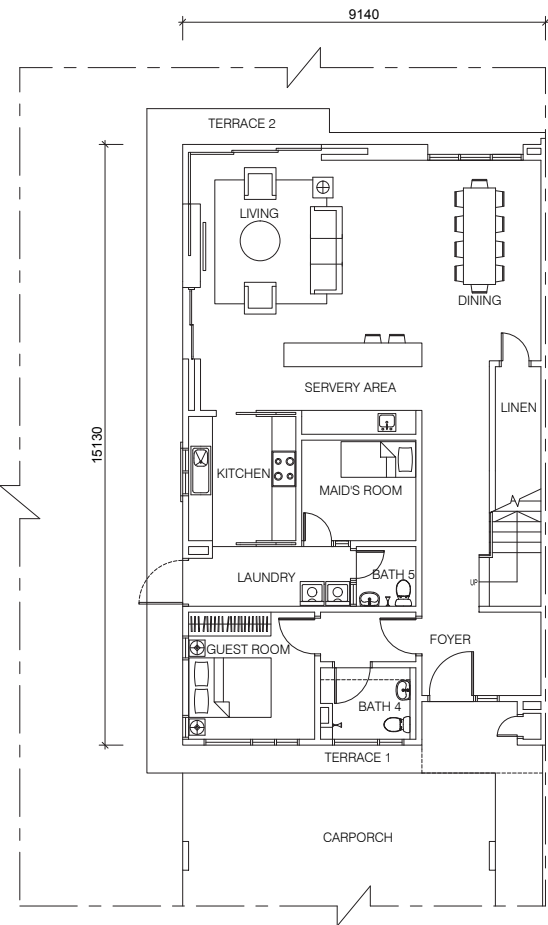
Type A4

First Floor

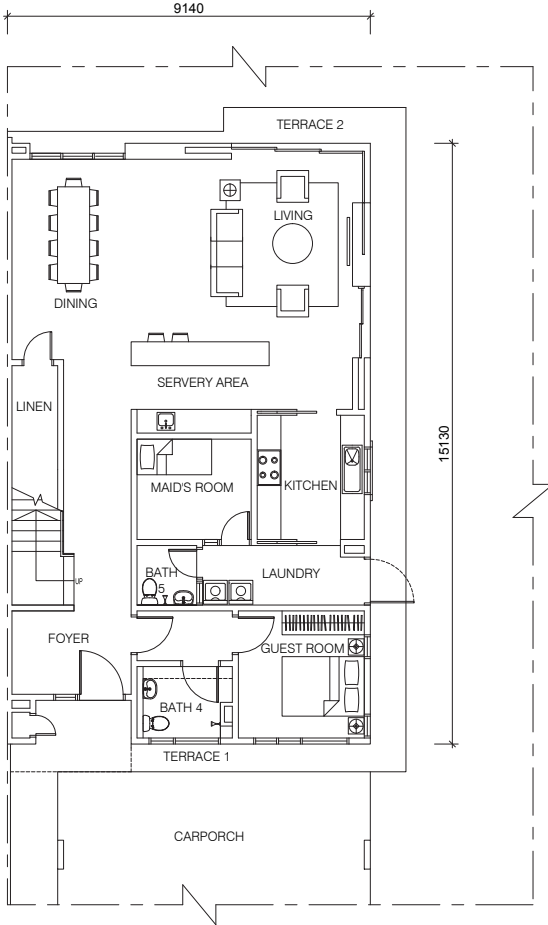


Ground Floor

Type B

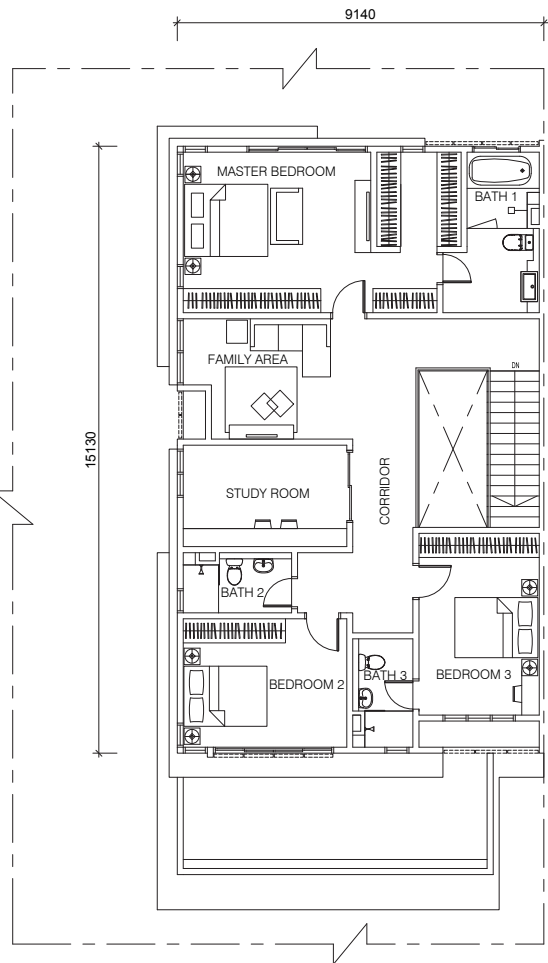


Type B1

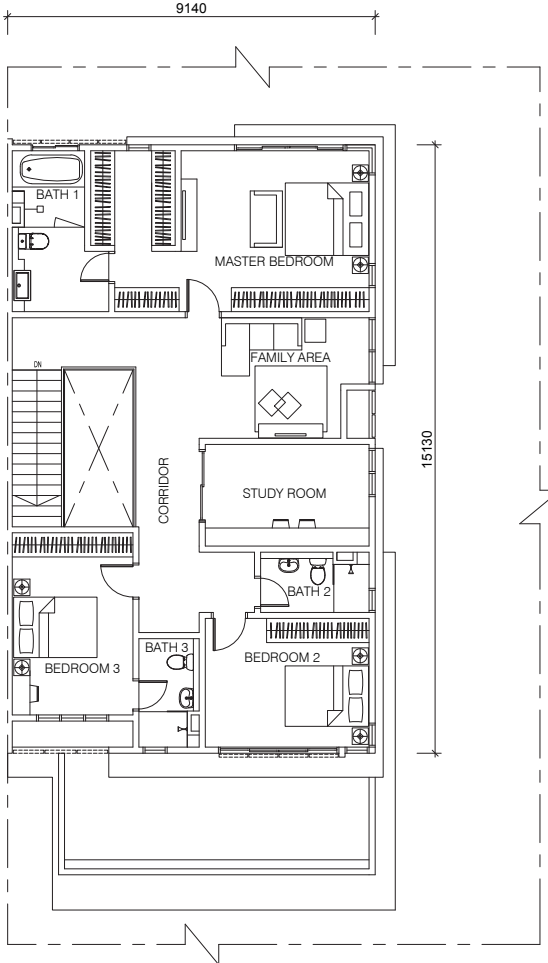


First Floor

9140

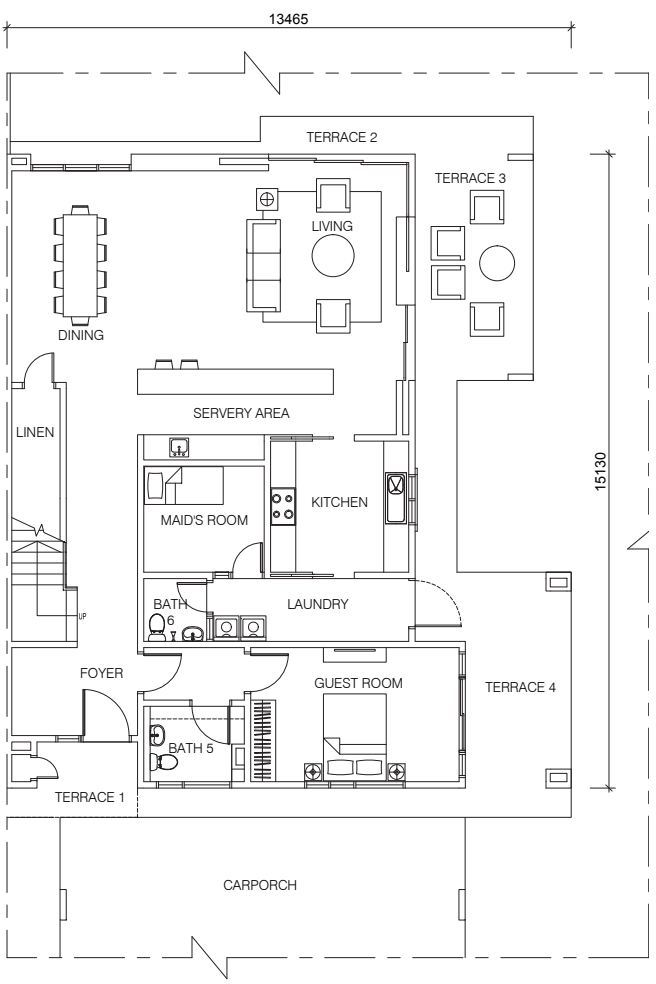


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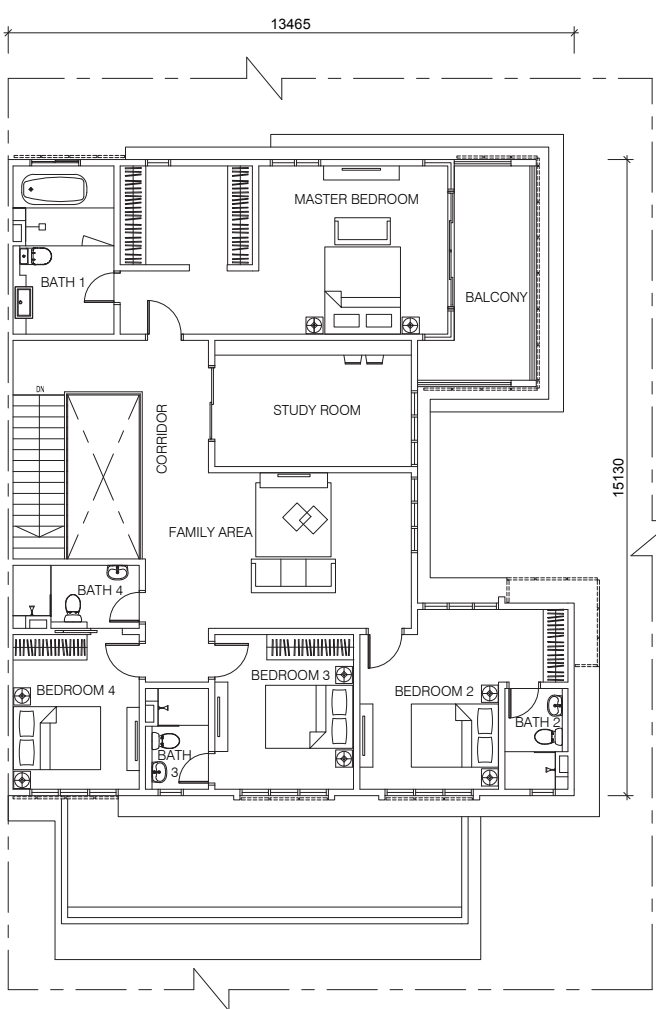
Ground Floor

13465



First Floor

13465



SPECIFICATIONS

ELMINA PHASE G5																																																																																											
Structure	: Reinforced Concrete																																																																																										
Wall	: Masonry																																																																																										
Roofing Covering	: Roof Tiles / Concrete / Flat Roof																																																																																										
Roof Framing	: Metal																																																																																										
Ceiling	: All : 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 : Other Doors : Timber Louvred Door : Laminated Timber Flush Door																																																																																										
Ironmongery	: Locksets with accessories																																																																																										
Wall Finishes	: External Walls : Plaster & Paint : Internal Walls : Plaster & Paint : Bathrooms : Porcelain Tiles up to ceiling height : Kitchen : Porcelain Tiles up to ceiling height : Others : Plaster & Paint																																																																																										
Floor Finishes	: Car Porch : Concrete Imprint : Living, Dining & Servery Area : Porcelain Tiles : Kitchen : Porcelain Tiles : Guest Room : Porcelain Tiles : Maid's Room : Porcelain Tiles : Master Bedroom, Bedrooms : Engineered Timber Flooring : Family Area & Study Room : Engineered Timber Flooring : Bathrooms : Porcelain Tiles : Linen : Cement Render : Laundry : Porcelain Tiles : Staircase : Engineered Timber Flooring : Terrace : Porcelain Tiles																																																																																										
Sanitary & Plumbing Fittings	: Master Bathroom, Bath 2, 3, 4 & 5 : Sanitary wares and fittings : Kitchen / Servery : Sink with Tap : Car Porch & Yard : Tap																																																																																										
Electrical Installation	<table><tr><th>Unit Type</th><th>A/A1</th><th>A2</th><th>A3/A4</th><th>B/B1</th><th>B2</th></tr><tr><td>Lighting Points</td><td>46</td><td>50</td><td>50</td><td>47</td><td>54</td></tr><tr><td>Gate Light Point</td><td>2</td><td>2</td><td>2</td><td>2</td><td>2</td></tr><tr><td>Power Points</td><td>37</td><td>40</td><td>37</td><td>38</td><td>41</td></tr><tr><td>Fan Points</td><td>9</td><td>11</td><td>9</td><td>9</td><td>12</td></tr><tr><td>Air Conditioning Power Points</td><td>8</td><td>9</td><td>8</td><td>8</td><td>9</td></tr><tr><td>Solar Water Heater Power Point</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>1</td><td>1</td><td>1</td><td>1</td><td>1</td></tr><tr><td>Water Booster Pump Power Point</td><td>1</td><td>1</td><td>1</td><td>1</td><td>1</td></tr><tr><td>MATV / ASTRO Outlet Points</td><td>4</td><td>4</td><td>4</td><td>4</td><td>4</td></tr><tr><td>Telephone Points</td><td>3</td><td>3</td><td>3</td><td>3</td><td>3</td></tr><tr><td>Data Points</td><td>1</td><td>1</td><td>1</td><td>1</td><td>1</td></tr><tr><td>USB Charging Ports</td><td>2</td><td>2</td><td>2</td><td>2</td><td>2</td></tr><tr><td>Auto Gate Point</td><td>1</td><td>1</td><td>1</td><td>1</td><td>1</td></tr><tr><td>Door Bell Points</td><td>1</td><td>1</td><td>1</td><td>1</td><td>1</td></tr></table>	Unit Type	A/A1	A2	A3/A4	B/B1	B2	Lighting Points	46	50	50	47	54	Gate Light Point	2	2	2	2	2	Power Points	37	40	37	38	41	Fan Points	9	11	9	9	12	Air Conditioning Power Points	8	9	8	8	9	Solar Water Heater Power Point	1	1	1	1	1	Water Heater Power Point	1	1	1	1	1	Water Booster Pump Power Point	1	1	1	1	1	MATV / ASTRO Outlet Points	4	4	4	4	4	Telephone Points	3	3	3	3	3	Data Points	1	1	1	1	1	USB Charging Ports	2	2	2	2	2	Auto Gate Point	1	1	1	1	1	Door Bell Points	1	1	1	1	1
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Internal Telephone Trunking & Cabling	: Provided																																																																																										
Fencing	: Brick Wall & Metal Fencing : Mild Steel Main Gate																																																																																										
Miscellaneous	: Letter Box : Refuse Meter Compartment : Water Meter : TNB Meter Compartment : Rain Water Harvesting System : Water Booster Pump : Solar Hot Water Heater for basin, bathtub and shower (Master Bathroom). : Solar Hot Water Heater for all showers (except Maid's Bath) : Basic Home Alarm System : Air-Conditioning copper pipe and drain pipe only																																																																																										



Property

Developing Homes, Building Lifestyles.

On the back of a successful 45-year track record of developing sustainable communities, Sime Darby Property has to date built 23 active townships/developments with a global reach that encompasses assets and operations across the Asia Pacific region and the United Kingdom. In the UK, as part of a Malaysian consortium, Sime Darby Property is the developer of the iconic Battersea Power Station project in central London.

Sime Darby Property is a multiple award-winning property groups with numerous local and international accolades. It is the first Malaysian property developer to be awarded the International FIABCI Prix d'Excellence Awards twice for its Subang Jaya and UEP Subang Jaya townships. The company bagged its 8th consecutive Gold at the Putra Brand Awards 2017 and its 5th consecutive Top 10 Developers Awards at the BCI Asia 2015. Sime Darby Property has also been recognised as among the top developers in Malaysia in the annual The Edge Top Property Developers Awards, a recognition which the company consistently receives since 2009.



Visit our sales gallery or register at www.simedarbyproperty.com, or call 03 7831 2253/1800 88 1118.

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GPS: 3.186265, 101.523581

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

This is how
life
should be.



Phase G5 | No of Units: 90 | Types: 2-Storey Semi-Detached | Expected Date of Completion: January 2021 | Land: Free from Encumbrances | Tenure of Land: Freehold | Developer's License No.: 1317-23/12-2020/0107(L) | Validity: 05/12/2018 – 04/12/2020 | Advertising & Sales Permit No.: 1317-23/12-2020/01047(P) | Validity: 05/12/2018 – 04/12/2020 | Approval Authority: Majlis Perbandaran Shah Alam | Building Plan Approval No.: MBSA/BGN/BB/600-1(PS)/SEK.U16/0109-2018. Developed by: Sime Darby Elmina Development Sdn. Bhd (283265-U), Level 10, Block G, No. 2 Jalan PJU 1A/7A, Ara Damansara, 47301 Petaling Jaya, Selangor | Selling Price: RM1,849,888 (min) – RM2,829,888 (max) | 7% Bumiputera discount (Quota applies)

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