



ELMINA
BUSINESS PARK

THE TWIN FACTORIES



Property

Let's Talk Business

ABOUT SIME DARBY PROPERTY

With its 47-year track record in developing residential, commercial and industrial properties, Sime Darby Property is Malaysia's biggest property developer with presence in the United Kingdom through the redevelopment of the iconic Battersea Power Station project in London.

To date, it has built 24 active townships and developments in Klang Valley, Negeri Sembilan and Johor that are strategically located and connected to major highways and transportation hubs within key growth areas.

24

active townships,
integrated & niche
development

19,977

acres of developable
area strategically situated
in Klang Valley, Negeri
Sembilan and Johor

56%

average trading discount
to Realised Net Asset Value
(RNAV) and Book Value as
at 9 June 2020

1.68

million sq ft

total Net Lettable
Area in Klang Valley
& Singapore

RM86.9



billion

estimated remaining
Gross Development
Value (GDV)



Selangor

- Bandar Bukit Raja 1
- Bandar Bukit Raja 2 & 3
- Serenia City
- City of Elmina: Elmina East
- City of Elmina: Elmina West
- City of Elmina: Denai Alam & Bukit Subang
- City Of Elmina: Elmina Business Park
- Bukit Jelutong
- Ara Damansara
- USJ Heights
- Putra Heights
- Saujana Impian
- SJ7
- SJCC

Johor

- Bandar Universiti Pagoh
- Taman Pasir Putih

Kuala Lumpur

- KLGCC Resort
- KL East
- Taman Melawati

Negeri Sembilan

- Nilai Impian 1
- Nilai Impian 2
- Planters' Haven
- Bandar Ainsdale
- Chemara Hills

United Kingdom

- Battersea Power Station

47 YEARS IN THE GAME



Property

We know what it takes to build a winning business
and it goes well beyond the bricks and mortar.

ELMINA BUSINESS PARK

Located right in the middle of Malaysia's most important highway route the North South Expressway, we envision this 1,500 acre freehold business park to set a new international impression and benchmark for Malaysia's industrial business scene.

Embrace a New Era of Business.

It is no longer powered by renowned addresses or fancy meeting rooms. It is now powered by the people.



DESIGNED TO GROW YOUR BIGGEST ASSET

YOUR PEOPLE



WINNING FEATURES FOR YOUR WINNING BUSINESS



CONNECTIVITY

- 5 major highways (GCE, NSE, LATAR, DASH and NKVE)
- 3 major ports (Subang Airport, Port Klang and KLIA) in close proximity
- 2 dedicated highway interchanges



ECO FEATURES

- Ample green pockets
- Rainwater harvesting system
- Extensive use of LED lamps
- Renewable energy features



BUSINESS SOLUTIONS

- Business Support Centre
- Proposed co-working space
- Auditorium and other business facilities



SECURITY

- 24 hour CCTV monitoring
- Auxiliary Police



RELIABLE INFRASTRUCTURE

- Reliable electric supply
- High speed broadband
- Gas pipeline infrastructure close by



QUALITY EMPLOYEE WELFARE

- Proposed staff residences
- Abundant recreational amenities
- Proposed 88-acre linear park to encourage physical and mental wellness



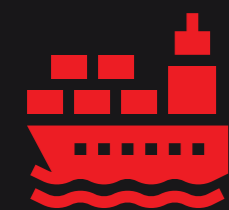
VERSATILE DESIGN & ARCHITECTURE

- Reception hall, office and warehouse in one (3 in 1)
- Elegant and modern facade
- Flexible space that allows for expansion





LAND



SEA



AIR

We've got you covered.

Elmina Business Park is perfectly poised to take advantage of Malaysia's land, sea and air routes. A mere 6 minutes is what it takes to connect you from the business park to the North-South Expressway and beyond.



Subang
International
Airport
(19km)



KLCC
(32km)



Port Klang
(40km)



KLIA
(60km)

Accessible via

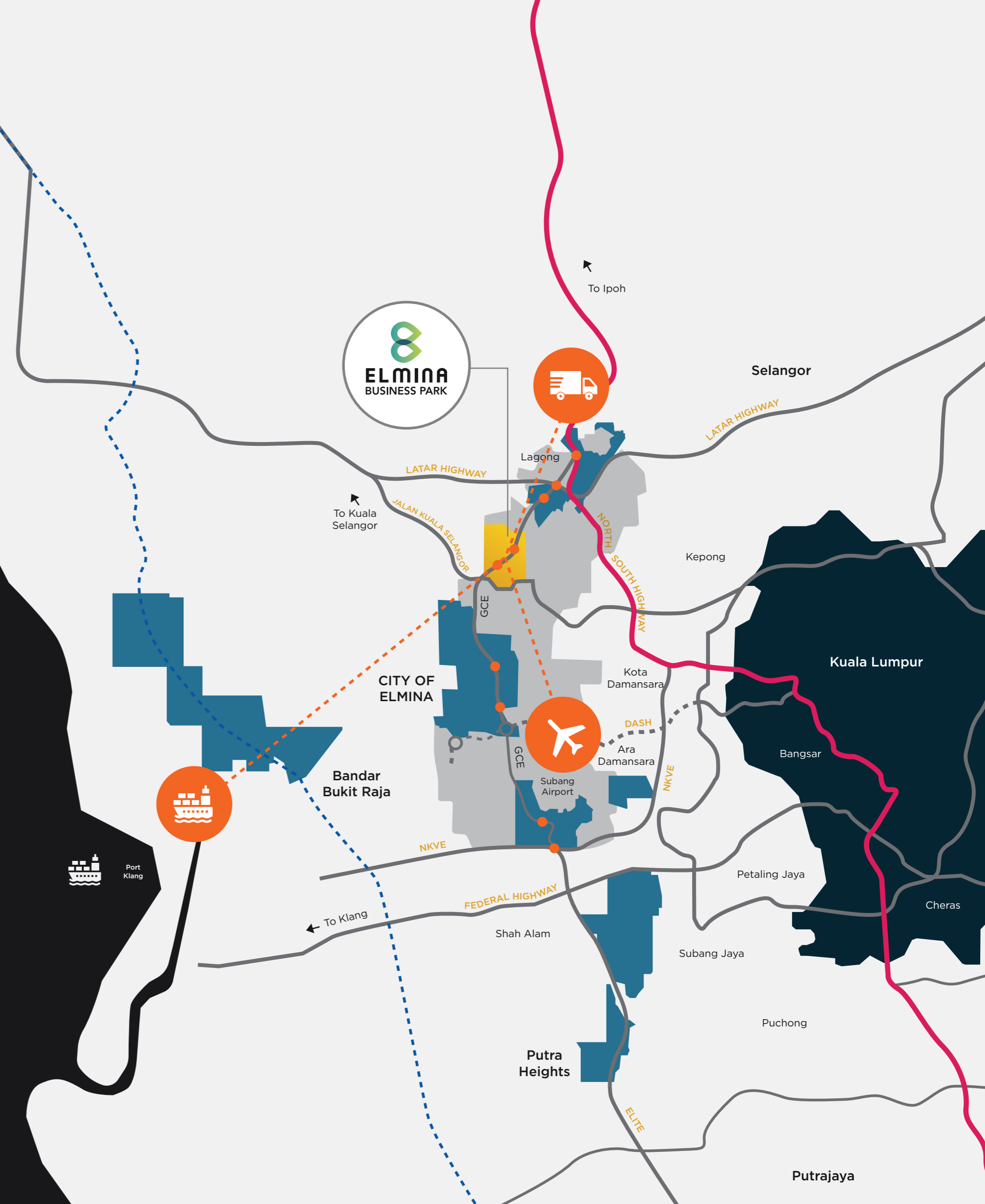
Guthrie Corridor
Expressway (GCE)

North-South
Expressway (NSE)

Damansara-Shah Alam
Highway (DASH)

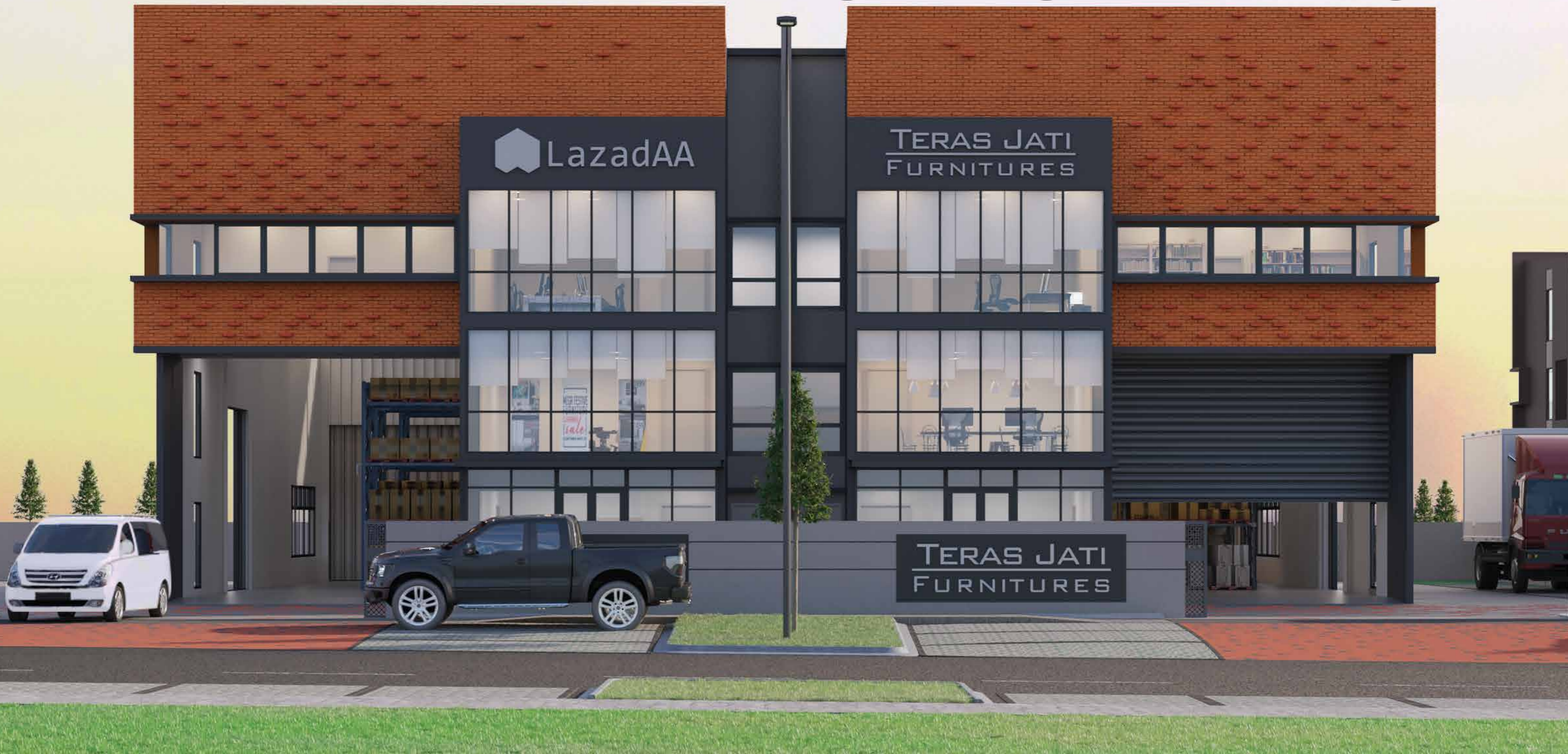
New Klang Valley
Expressway (NKVE)

Kuala Lumpur-Kuala
Selangor Expressway
(LATAR)



THE TWIN FACTORIES

SLEEK • MODERN • PRACTICAL





3 IN 1 FUNCTIONALITY

With a reception hall, office and large warehouse space power-packed into one impressive facade, these twin factories boast features that can make your business more seamless than ever. Exude a refreshing business image with an elegant facade carved from fair faced bricks and modern clean lines.

With two practical lot sizes - 70' x 150' and 70' x 160', these factories feature a large unobstructed interior ideal for logistics, warehousing or production facilities.

"Elmina Business Park's Twin Factories is everything that an agile and flexible business needs".



A FLEXIBLE SPACE THAT GROWS YOUR BUSINESS

Large open space at warehouse for flexible layout planning

Minimum 9m clear height to maximize space utilization

Lift pit provision for future passenger lift installation

Double volume office ceiling height provides space flexibility

Front loading with motorized roller shutter up to 5.2m in height

Sliding steel doors at the side and rear of the warehouse to facilitate goods circulation

Reinforced concrete roads and floor loading up to 10kN/m2



WELL-PLANNED FUNDAMENTAL INFRASTRUCTURES

Designed with 100 feet wide road reserve to ensure efficiency for heavy vehicles and hassle-free logistics and transportation.

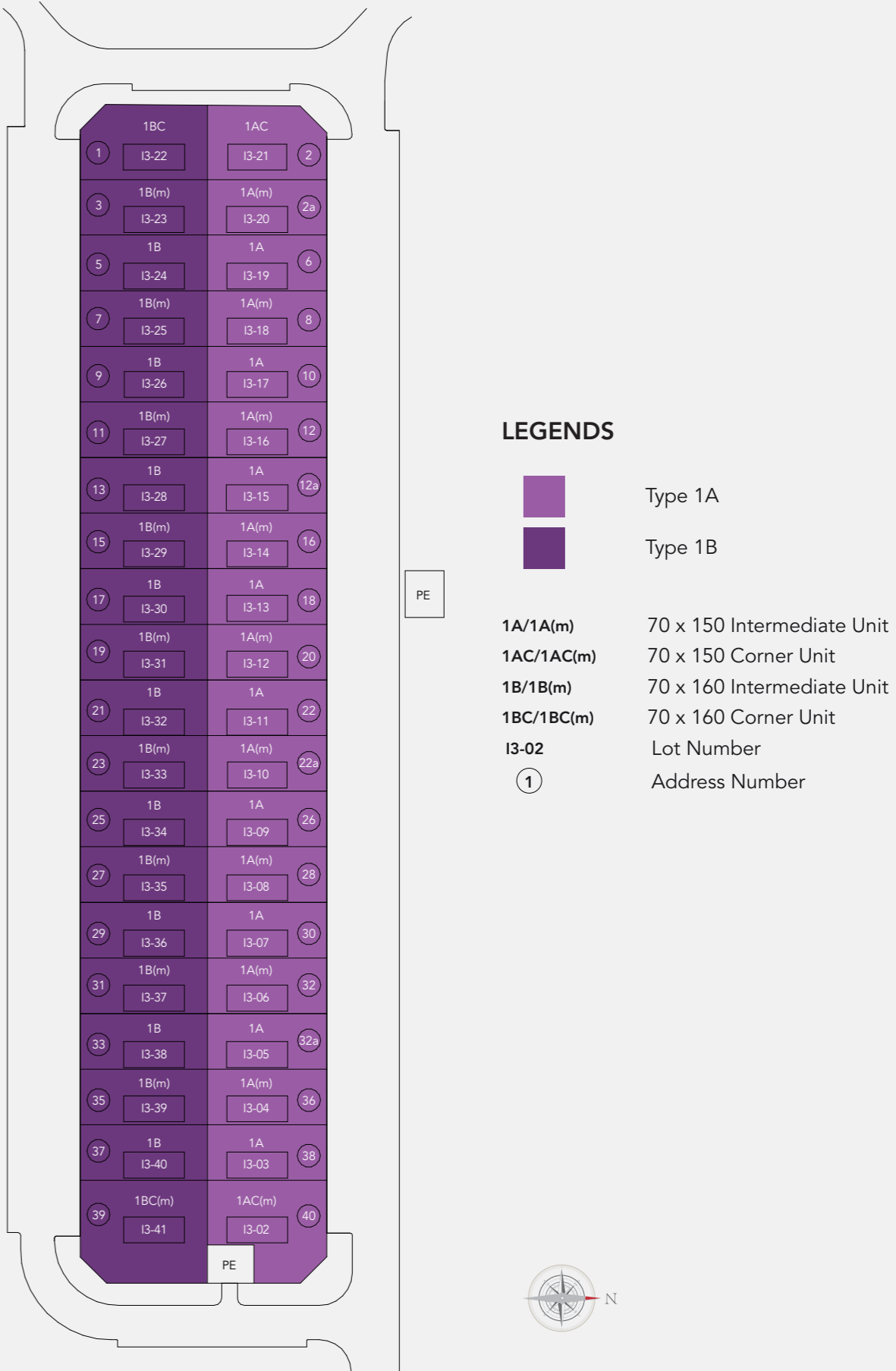
Worry about parking no more, with designated parking bays for trucks within your compound and ample parking space for passenger cars outside your premise.



ELMINA BUSINESS PARK MASTER PLAN



THE TWIN FACTORIES SITE PLAN

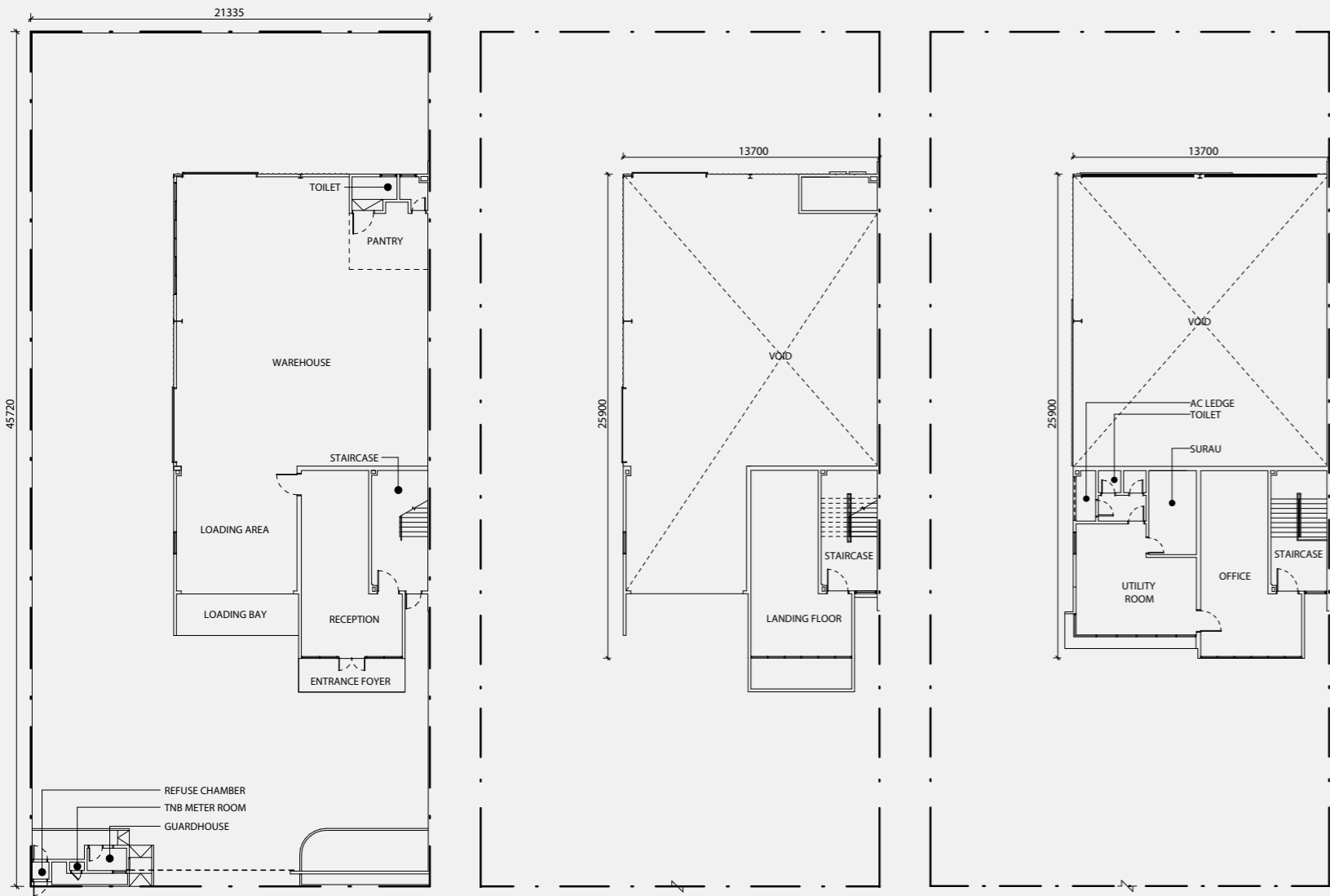


1. All description and specifications are subject to variations, modifications and substitutions as directed or approved by relevant authorities or developer's consultants.
2. Driveway and exterior areas may vary to suit site conditions

FLOOR PLAN

TYPE 1A(m)

70' x 150' | 6,000 sq ft



Ground Floor

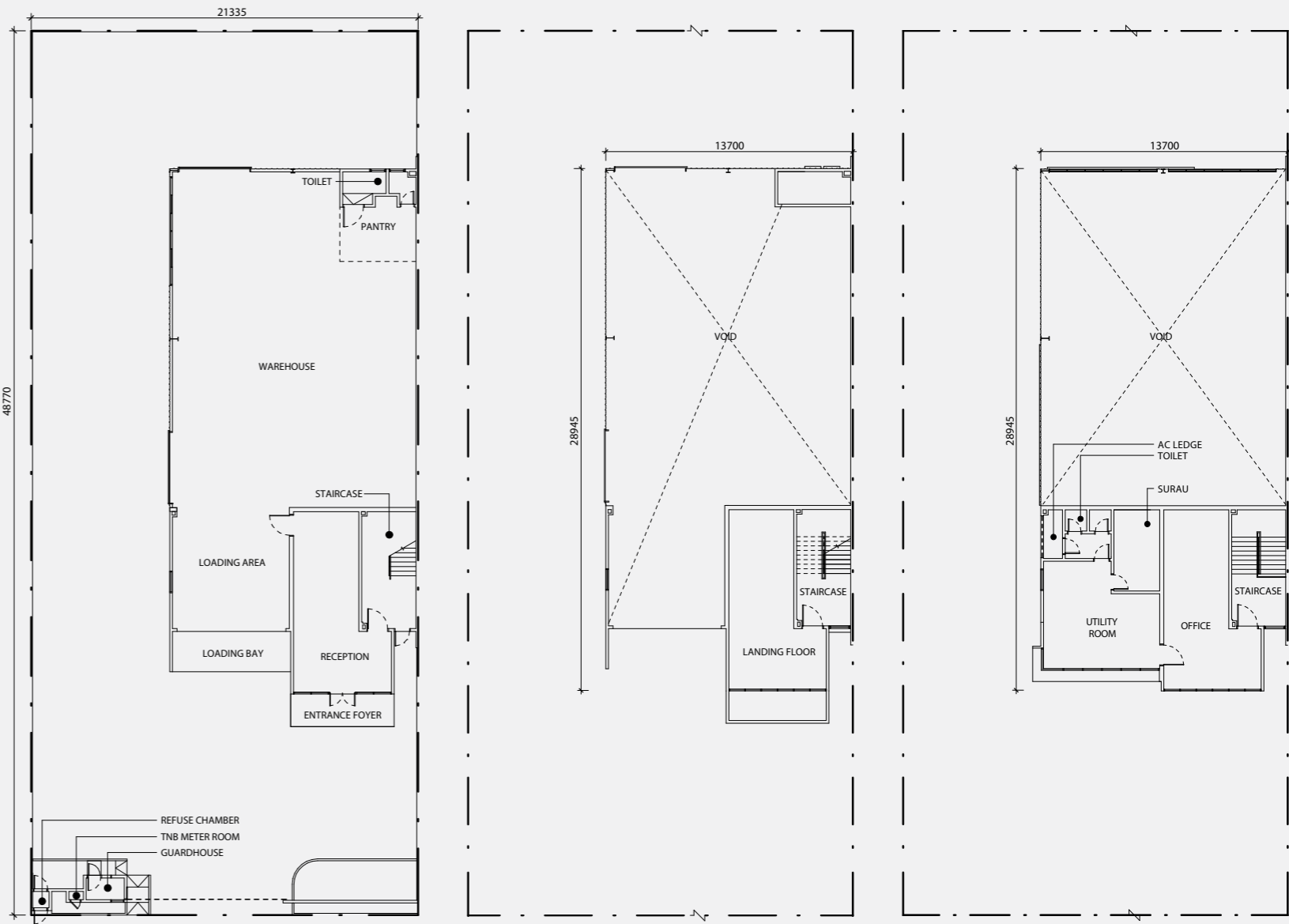
Mezzanine Floor

1st Floor

FLOOR PLAN

TYPE 1B

70' x 160' | 6,450 sq ft



Ground Floor

Mezzanine Floor

1st Floor

SPECIFICATIONS

Structure		: Reinforced concrete / Steel
Wall		: Masonry / Metal
Roof Covering		: Concrete / Metal
Roof Framing		: Metal
Ceiling		: Skim Coat / Cement Board / Aluminium Foil
Windows		: Aluminium frame
Door	Main Entrance Other doors	: Glass : Fire Rated / Timber Flush / Metal Roller Shutter / Metal Sliding
Ironmongeries		: Lockset with Accessories
Wall finishes	Office Warehouse Toilets	: Plaster & paint : Plaster & paint / Metal : Tiles / Plaster & paint
Floor Finishes	Office Warehouse Toilets Staircase	: Cement Render : Floor Hardener : Tiles : Cement Render with Nosing Tiles
Sanitary and Fittings	Toilets	: Sanitary Wares & Fittings
Fencing		: Masonry
Electrical Installation	Lighting Points Power Points Air-Cond Point Wall Fan Point Autogate Point Data Point	: 47 nos. : 29 nos. : 8 nos. : 2 nos. : 1 nos. : 3 nos.
Miscellaneous		: Refuse Chamber, Letter Box, Guard House



Realising visions, redefining success

Sime Darby Property is a leading property developer with a strong success rate of developing sustainable communities for over 47 years. With 24 active townships/developments, Sime Darby Property has a wide reach that encompasses assets and operations across the globe. It marks its presence in the UK as part of a Malaysian consortium to develop the iconic Battersea Power Station Project in central London.

As a responsible corporate player, Sime Darby Property and its philanthropic arm Yayasan Sime Darby (YSD) actively roll out various initiatives to assist the underprivileged communities living within and nearby its townships nationwide. A multi-award winning property group with numerous international and local accolades, Sime Darby Property is the only Malaysian property developer to be selected as an index component of Dow Jones Sustainability Indices (DJSI) for the second consecutive year.

It is also 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 10th consecutive Gold at the Putra Brand Awards 2019 and its 6th 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:

Elmina Pavilion, Persiaran Eserina,
Elmina East, Sek U16,
40160 Shah Alam, Selangor



Elmina Pavilion

Open Daily: 9.30am - 6.30pm
(including public holidays)

03 7831 2253

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03 7831 2253
www.simedarbyproperty.com

THE **EDGE** *Top Property
Developers Awards*
2019



ZERO plastic bottles
at all our Sales Galleries
from 1 Jan 2020

MEMBER OF
Dow Jones
Sustainability Indices
In collaboration with 

DEVELOPER OF THE ICONIC

BATTERSEA
POWER STATION
LONDON, UK



Sime Darby Property Berhad
(15631-P)