



# HEVEA

ELMINA GARDENS

Exclusive Semi-Detached  
and Detached Homes



# 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.



# This is how life should be

## Breeze into a life of wellness here in the City of Elmina



The City of Elmina is unlike any other. Lauded for its massive 300-acre Central Park, impressive 90km dedicated cycling and jogging track as well as over 480 acres of local parks and 1,118 acres of green open space, the City of Elmina imbues wellness into the very fabric of its developments.

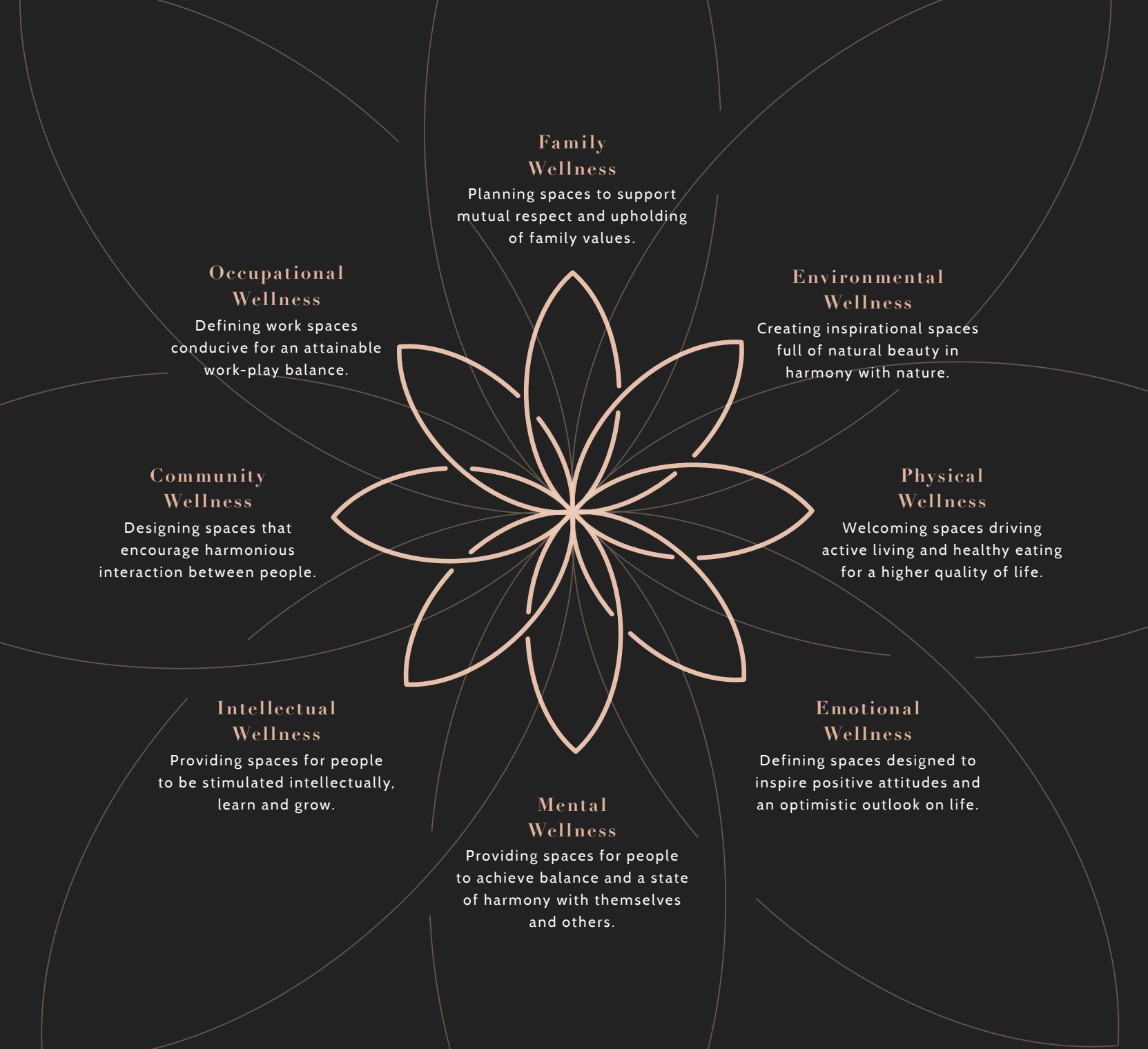
Sustainable living is a way of life here. Take a stroll at our parks in the evening and be greeted with a diversity of health enthusiasts from cyclists, to runners, to families and even yoga enthusiasts that appreciate the same joy of keeping up with an active lifestyle.

Complementary to an active outdoor lifestyle, homes in the City of Elmina continue to propagate wellness elements through thoughtfully designed layout plans, energy efficient materials, safer fittings, fixtures and materials as well as carefully planned neighbourhoods.

At the City of Elmina, you get to experience life on a different level.

Photo credit : Chew Ezwan Ilham



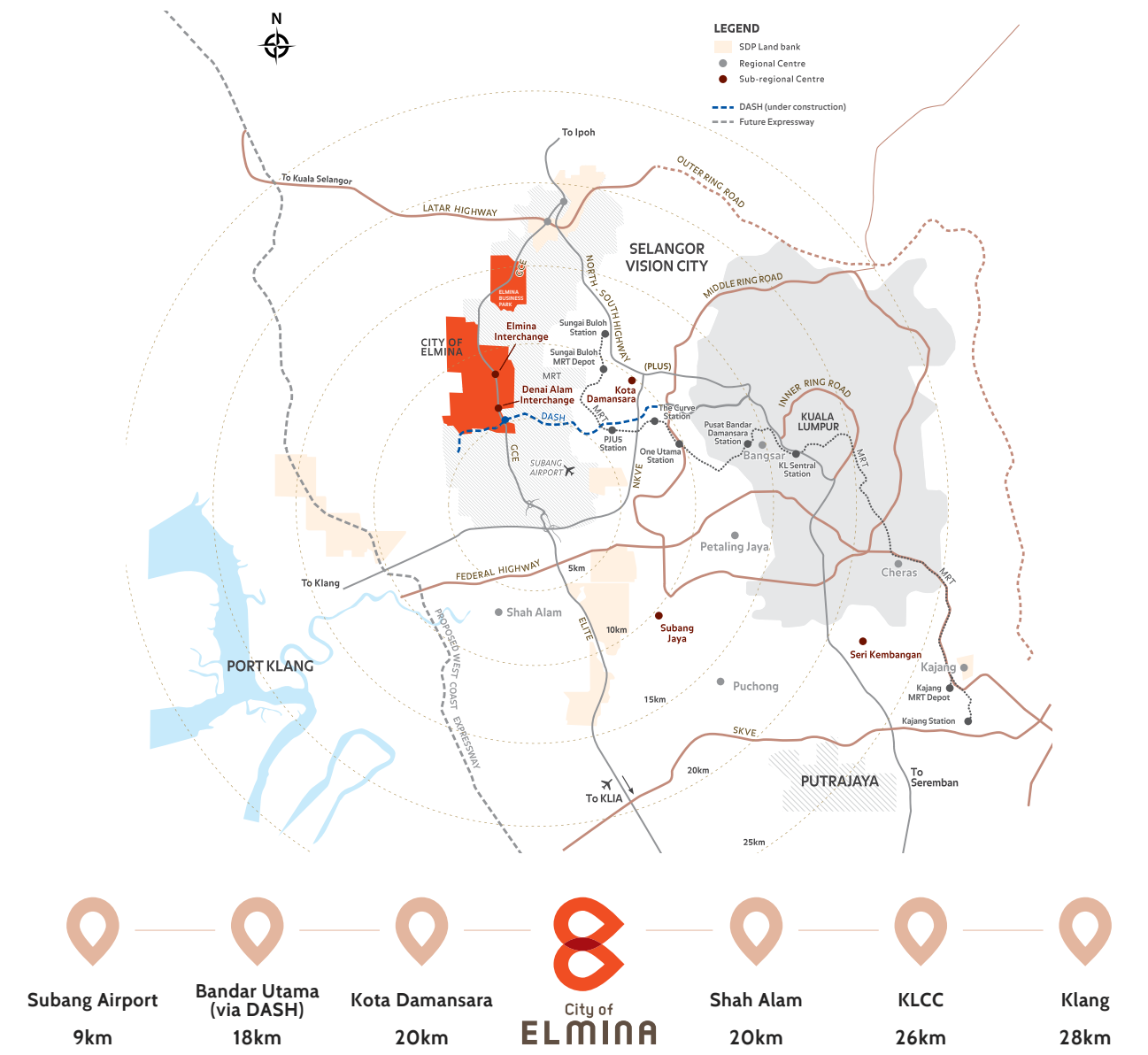


## Embodying the 8 Pillars of Wellness

The 8 Pillars of Wellness is the guiding principle that aligns the City of Elmina's aspect of wellness. It allows for a systematic approach to every decision that shapes this township.

From precinct planning, to home layout designs, and even home material selections, every detail has been meticulously planned to embody the multiple facets of wellness. Here, wellness is more than just a concept. It is a way of life.

## Live at the centre of Selangor's New Growth Corridor



### Highways

- Guthrie Corridor Expressway (GCE)
- Kuala Lumpur-Kuala Selangor Expressway (LATAR)
- North Klang Valley Expressway (NKVE)
- ELITE Highway (ELITE)
- Federal Highway
- Future Damansara-Shah Alam Elevated Expressway (DASH)

### Education

- HELP International School
- Global Oak Tree Scholars
- Sekolah Sri Cahaya
- SRK Bukit Subang
- SMK Bukit Jelutong

### Recreational

- Skytrex Shah Alam
- Kanching Waterfall
- DARC Denai Alam
- Monterez Golf Club
- Tropicana Golf & Country Club

### Healthcare Facilities

- Thompson Hospital
- Ramsay Medical Centre
- Avisena Specialist Hospital

### Retail & Hypermarkets

- Jaya Grocer
- AEON Shah Alam
- Emporis Shopping Gallery
- 1 Utama Shopping Mall
- Ikano Power Centre



# City of Elmina Master Layout Plan



This is an artistic representation of City of Elmina and it is not drawn to scale. It is not a master development plan. Therefore, certain detailed features may not be included and may not be completely accurate. Proposed uses and development depicted but not yet constructed are subject to change in design & location and the land use may be deleted without prior notice.

## From Vision to Recognition

Beginning from a humble vision, the City of Elmina is today a success, well recognised with up to 12 accolades since 2017.

2020

**ILAM Malaysia Landscape Architecture Awards (MLAA)**  
Excellence Award in Landscape and Study Awards  
Professional Category  
Elmina Sport Park

Honour Award in Landscape Master Plan Award  
Developer Category  
City of Elmina Master Plan

2019

**Property Insight Prestigious Developer Awards (PIPDA)**  
Best Sustainable Township Development  
Best Wellness Township Development  
City of Elmina

2018

**Malaysia Institute of Planners Planning Excellence Awards (MIPPEA)**  
Design Excellence Award  
Elmina West

**PropertyGuru Asia Property Awards Malaysia**  
Winner in Best Township Development  
Winner in Best Landscape Architectural Design  
Highly Commended in Best Township Development  
City of Elmina

2017

**The StarProperty Awards**  
Winner in The Five Element Award -  
Best Comprehensive Township  
City of Elmina

**ILAM Malaysia Landscape Architecture Awards (MLAA)**  
Excellence Award in Landscape Analysis and Study Awards  
Professional Category  
Elmina East Landscape Master Plan

**JCI Malaysia Sustainable Development Awards**  
Winner in Sustainable Category - UN Sustainability Goals #13  
City of Elmina





# Elmina Gardens

2

beautifully  
landscaped  
twin lakes

7

homes per  
acre, lowest  
density within  
City of Elmina

60

acres of  
green spaces in  
Elmina Gardens

## Experience absolute exclusivity

Elmina Gardens has a selection of the most private low-density neighbourhoods within the City of Elmina. The entrance of Elmina Gardens is cleverly concealed behind the iconic twin lakes that serve as a welcome gesture to its residents.

Unbeknownst to many, the unique allure of Elmina Gardens lies in its harmony of being close to the Elmina City Centre and highway networks, yet remaining relatively hidden from traffic and the public eye.



# HEVEA

ELMINA GARDENS

## Redefining the classics

Skilfully crafted by our passionate team, these exclusive semi-detached homes are designed to exude the nostalgic charm of heritage colonial homes with an added influence of modern tropical elements.

Surrounded by the allure of Elmina Gardens, Hevea is the very embodiment of sophistication, elegance and luxury.

The embodiment of  
sophistication, elegance  
and luxury.

Aerial View of Hevea Elmina Gardens



# Hevea Parks



Hevea Parks' Dedicated Walkways and Seating Area



Pocket parks cleverly laid out around Hevea provide residents with convenient access to a variety of outdoor activities. Offering a safer and more private play area, enjoy sheer peace of mind when making memories with your family and friends.



Top View of Hevea Elmina Gardens Site Plan and Parks

Cycle, jog, play, relax — all within the comfort of your neighbourhood.

- |               |                |                            |
|---------------|----------------|----------------------------|
| A Hevea Green | 1 Playground   | 7 Outdoor Gym              |
| B Hevea Walk  | 2 Gazebo       | 8 Basketball Court         |
| C Hevea Park  | 3 Seating Area | 9 Badminton & Takraw Court |
|               | 4 Pavilion     | 10 Orchard                 |
|               | 5 Open Lawn    | 11 Hevea Feature Tree      |
|               | 6 Hevea Plaza  | 12 Walkway                 |



# Hevea's wellness considerations



As the final masterpiece of Elmina Gardens, Hevea features a plethora of wellness elements that have been carefully identified and selected to accentuate a harmonious home environment.

In addition to this, the combination of materials and fittings make Hevea one of the most wellness-centric homes within the City of Elmina to date.

## Wellness in home environment design

The home environment is an important aspect that sets the tone and mood for the day. With the right environment, one can enjoy fresher mornings and calmer evenings. Homes in Hevea are designed to optimise up to 5 aspects of wellness.



### Improved Comfort

Beyond the aesthetic charm, Hevea has been designed to maximise comfort. One such example is the insulated roof which helps reduce the indoor temperature and further enhance the cooling ambience throughout the day.

### Greater Sustainability

Sustainability has always been a primary focus and it is no different with Hevea. The homes come with innovative sustainability features such as a solar hot water system and a rainwater harvesting system for irrigation.

### Robust Security

Living in a secure environment improves emotional wellness and puts one's mind at ease. For this reason, homes in Hevea are equipped with basic home alarm systems and a panic button.

### Health Conscious

Health is an important aspect of one's wellness. Hevea incorporates the use of safer materials such as low-VOC paint, that emits lower vapours or gases than the industry standard, for a healthier living environment.

### Wellness Essential

Living in Hevea presents a whole new level of fulfilment. The homes feature multiple wellness essentials to make every day living more conducive. These include water booster pump systems and solar water heater, among others.



# Material selections

## 1. Cemplank

The cemplank is the primary feature that creates the distinctive style of Hevea. It offers the aesthetics of wooden texture but comes in a more durable material that is non-combustible, with a stronger resistance to termite damage and moisture.

## 2. Breeze blocks

These unique vent blocks have been personally selected for its distinctive design that complements Hevea's façade while functioning as a separator (fencing wall) between the homes for better privacy.



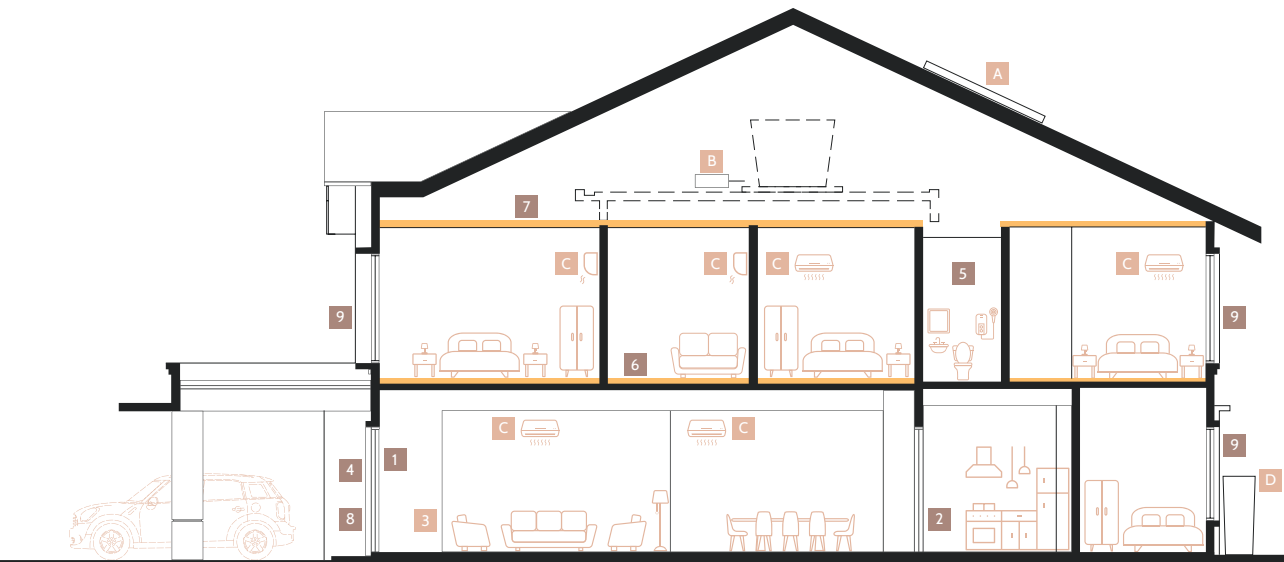
## 3. Black framing

Hevea's façade has been deliberately made even more distinctive with black framing elements. In addition, it helps enhance the colonial design features and also prevents staining from water splashes.

## 4. Exposed rafters

The porch uses unique exposed rafters that offer a warm, earthy and natural ambience – a perfect image that welcomes you home everyday. Beyond the aesthetics, these exposed rafters have also been designed to improve ventilation and natural sunlight, further adding to the warmth of the homes.

# Fittings and fixtures



This diagram is for illustration purposes only and does not reflect the final position and design of the fittings.

## Standard Specifications and Fittings

- 1 Laminated Engineered Timber Door
- 2 Pocket Door
- 3 Basic Alarm System
- 4 Quality Lockset
- 5 Premium Sanitary Wares and Fittings
- 6 Engineered Timber Flooring
- 7 Stone Wool Roof Insulation
- 8 Glass Louvres for Ventilation & Sliding Door
- 9 Large Windows

## FittingsPlus+

- A Solar Water Heater
- B Booster Pump
- C Airconditioning Point and Piping
- D Rainwater Harvesting Tank



# Stylish Semi-Detached Homes

A combination of practicality and class, living in Hevea unlocks a whole new living experience owing to the spacious open plan concept.

Large openings connect the indoors and outdoors whilst providing the home with bright, natural sunlight and ventilation. These semi-detached homes benefit from having a master bedroom on the ground floor with its very own private garden. All bedrooms come with ensuite baths for some much needed privacy.

Elegantly designed, these semi-detached homes are the perfect balance of versatility and sophistication. The 4 unique layouts with a spacious open plan concept give you a variety of choices to suit your family's lifestyle and needs.



Hevea semi-detached homes  
are thoughtfully designed  
for the modern-day family.

The stately  
double-volume  
courtyard creates  
an intimate and  
inviting outdoor  
seating area for  
a relaxing cup  
of tea over warm  
conversations for  
any time of the day.



Type A4 Courtyard





A welcoming sight that never gets old

Type A2 Living Area

Experience the splendour of Hevea's unique style and ambience, made possible with the combination of an open plan concept and colonial design elements.





Type A3 Living Area



Type A4 Master Bedroom



Type A2 Master Bedroom





## Type A1



## Where less is more

Type A1 comfortably fits a family of 2 to 4 people. Uniquely designed with 2 large ground floor bedrooms with ensuite bathrooms, this home allows for single-storey living capabilities.

These ground floor bedrooms enjoy safer and more comfortable access, being in closer proximity to the kitchen and living spaces. Reducing dependency to the upper floor, this home is thoughtfully made for long term living.

The large room on the upper floor can be utilised as a home office, family living area or even an additional master bedroom.

It is perfect for those looking for a smaller home that still thoughtfully considers space and privacy in its design.

## Type A2

### Key Highlights

Wide car porch fitting 3 cars

Exposed rafters above car porch

Master bedroom with its own private garden

Spacious open plan concept



## Best of both worlds

Type A2, inspired by Type A1, is also designed for single-storey living capabilities, but with additional living space. It features 2 large ground floor bedrooms and 3 large rooms on the upper floor.

As such, Type A2 gives you the best of both designs – the flexibility to enjoy single-storey living as well as an abundance of space and bedrooms of a standard double-storey semi-detached home.





Type A3



## Practical and a little bit more

Type A3 is well suited for large families. With up to 5 spacious bedrooms and a utility room, Type A3 is Hevea's largest intermediate semi-detached home. Offering a built-up of 3,430 sqft, Type A3's living space is almost double the size of some double-storey terrace homes in the market.

There is plenty of space for the family to bond in these elegant homes. The wide, side terrace allows for extra outdoor seating. The large living room is perfect for indoor entertaining while the additional upper floor family room provides a more private area for the family to spend precious time together.

Type A4



### Key Highlights

5 + 1 bedrooms

Wide car porch fitting 3 cars

Guest room with its own private garden

Front facing master bedroom

Spacious open plan concept

## The pinnacle of luxury living

Type A4 is the largest of the semi-detached homes with a built-up of 4,235 sqft, made available to only 10 residents. Representing the pinnacle of semi-detached homes in Hevea, Type A4 features up to 3 living and family areas, 2 large master bedrooms and 3 additional spacious bedrooms.

It also has a double-volume courtyard that encourages even more natural sunlight and ventilation into the home, for an airy and luminous atmosphere.





# Distinctive Detached Homes

Designed with luxuriously large living spaces, these homes exude a majestic feel.



With only 2 units, these beautifully designed detached homes are the most luxurious homes within this exclusive enclave.

The large doors open to a wrap around terrace, allowing you to take in the views of the surrounding greens while relaxing in the double-volume living area. The exterior louvres are not only a design feature of the detached homes, but act as a shade – allowing some light in yet keeping the homes cool and comfortable. The large garden gives the family space to spend time outdoors within the comfort of their own home.

Redefining the classic elements while retaining the understated elegance of colonial homes, these detached homes are truly the epitome of luxury.



Type B2 Living Area

Open up the doors and enjoy the beautiful view of the surrounding greens as you and your loved ones indulge in some delicious desserts in the double-volume living area.





#### Key Highlights

Wide carpark  
fitting 4 cars

Master bedroom  
with its own  
private garden

Double-volume  
living area

Sprawling open  
plan concept

Spacious kitchen  
area

Dedicated area for  
a swimming pool



The only one of its kind, this detached home is truly the epitome of luxury. Its spacious wet and dry kitchen have enough space for an island each, to allow you to cook with ease and in style. The double-volume living room is perfect for a grand evening of entertaining or to host even the most intimate gatherings with loved ones.





#### Key Highlights

- Wide carpark fitting 4 cars
- Master bedroom with its own private garden
- Double-volume living area
- Sprawling open plan concept
- Spacious kitchen area
- Dedicated area for a swimming pool

A wider space is needed to hold family gatherings or family dinners at home. This limited edition detached home was designed with this in mind.

The connected living, dining and kitchen makes the whole interior seem expansive and inviting. Gatherings become more pleasant as you can prepare meals in the kitchen while still being engaged with your family and friends in the living area.

The home's U-shape design also encourages families to spend more time outdoors. It allows customisation for a swimming pool and the large doors surrounding most of the home, makes it easier to access the garden. Even the ground floor master bedroom has its own private terrace to appreciate the greens from.



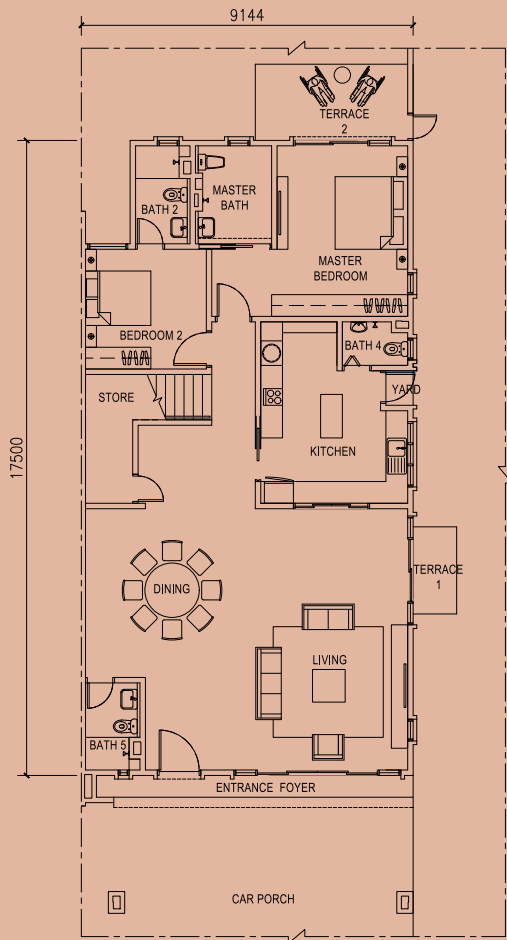


# Floor Plans

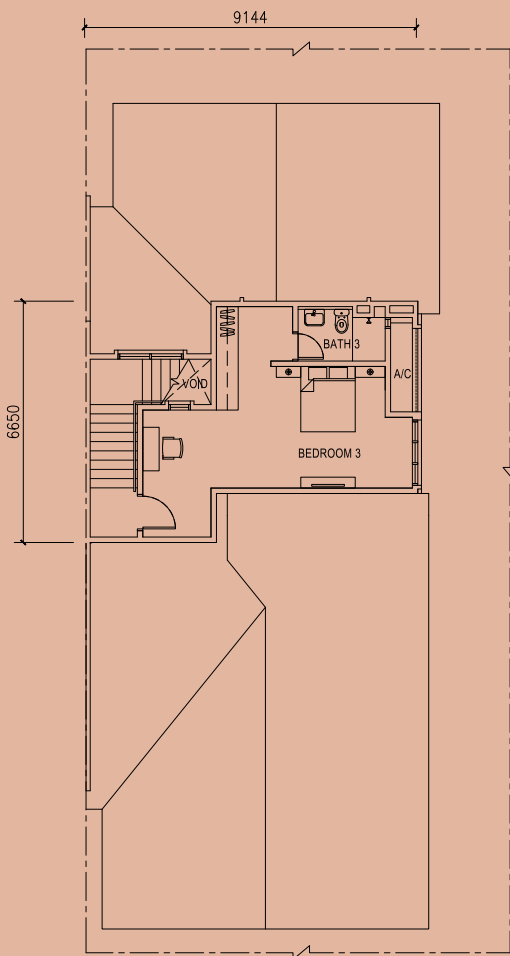
Type A1

Built-Up Area

2,655 sqft      3 Bedrooms  
5 Bathrooms



GROUND FLOOR



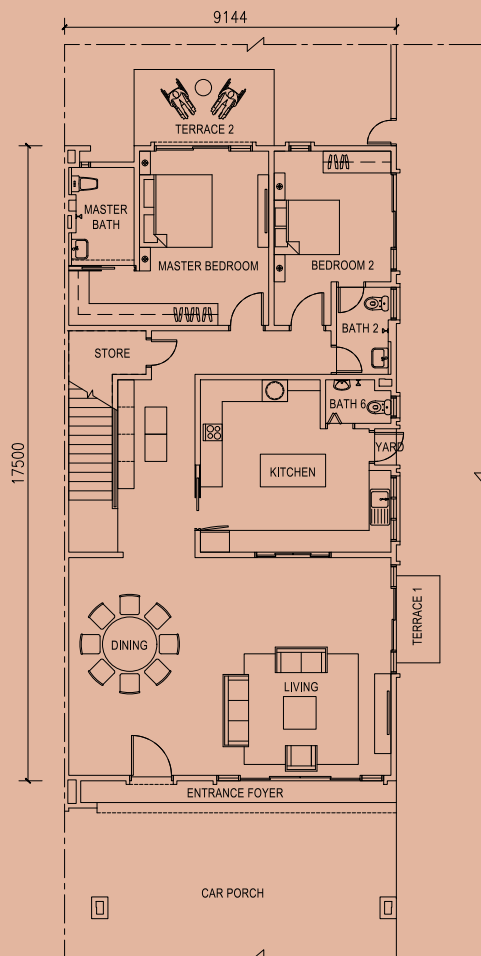
FIRST FLOOR

# Floor Plans

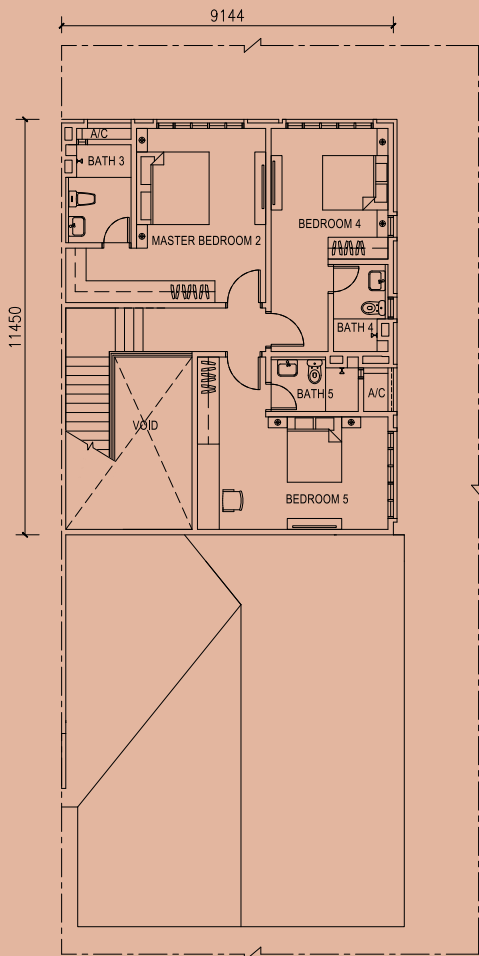
Type A2

Built-Up Area

3,130 sqft      5 Bedrooms  
6 Bathrooms



GROUND FLOOR



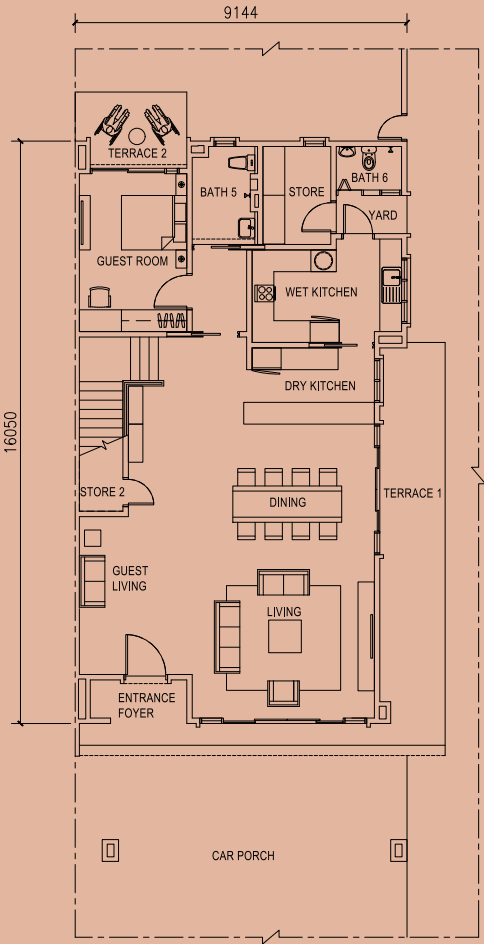
FIRST FLOOR



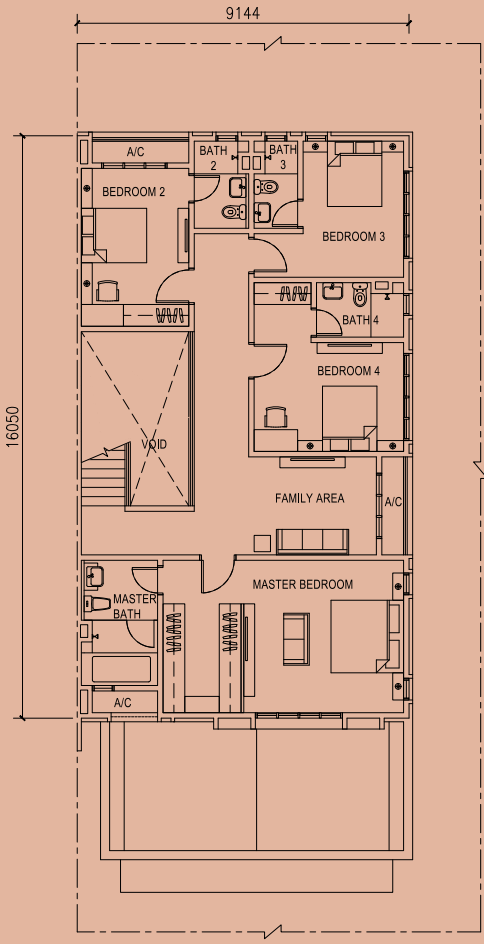
# Floor Plans

Type A3

Built-Up Area  
3,430 sqft      5+1 Bedrooms  
6 Bathrooms



GROUND FLOOR

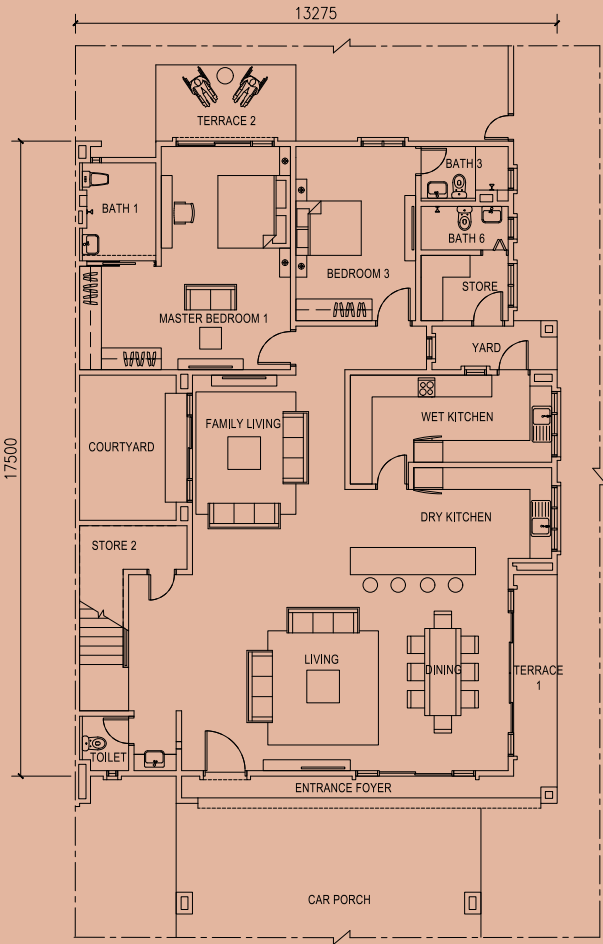


FIRST FLOOR

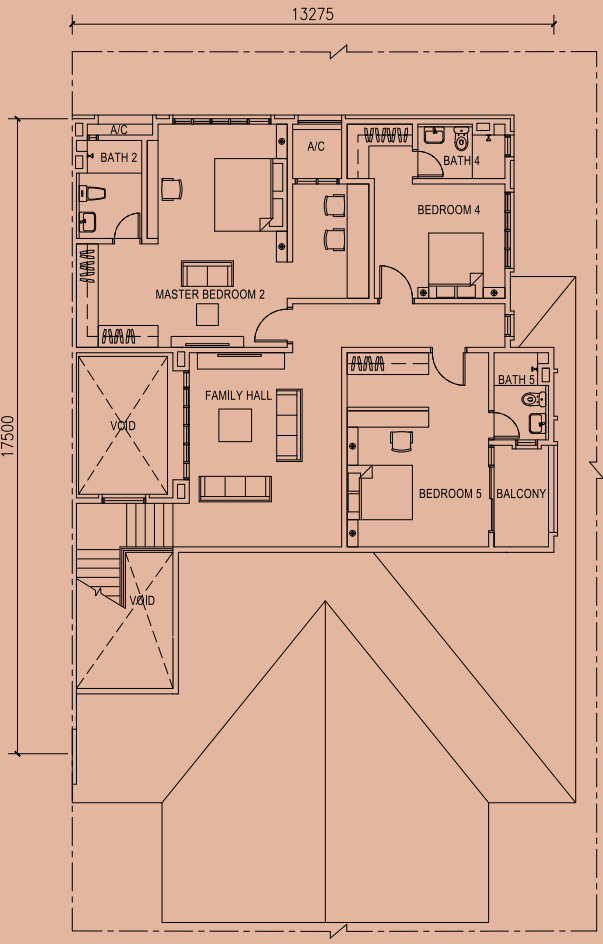
# Floor Plans

Type A4

Built-Up Area  
4,235 sqft      5+1 Bedrooms  
6 Bathrooms



GROUND FLOOR



FIRST FLOOR

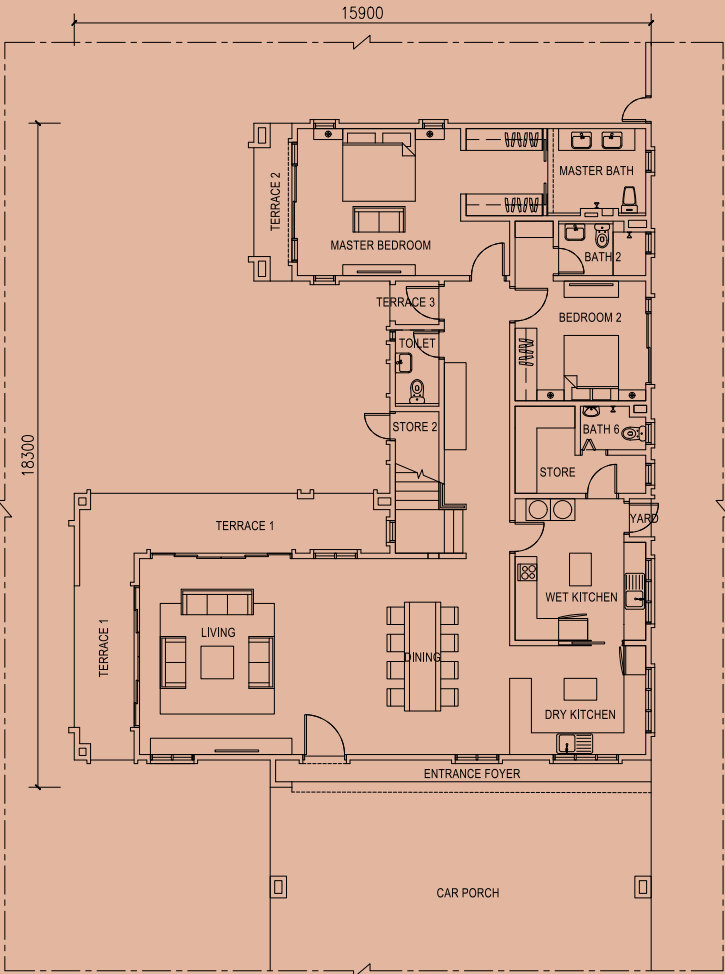


# Floor Plans

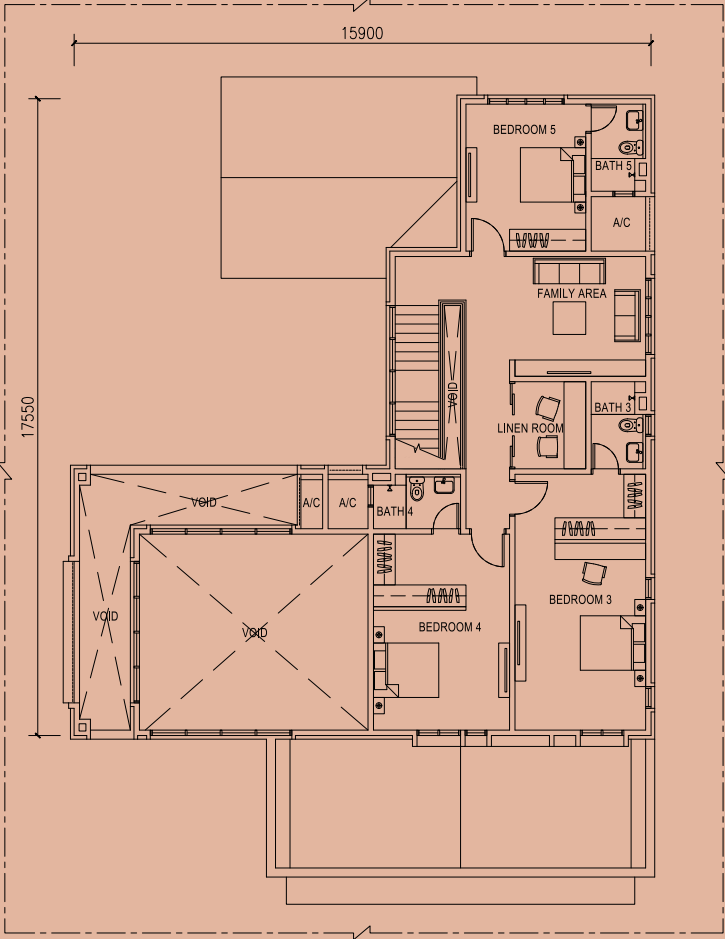
Type B1

Built-Up Area  
4,015 sqft

5+1 Bedrooms  
6 Bathrooms



GROUND FLOOR



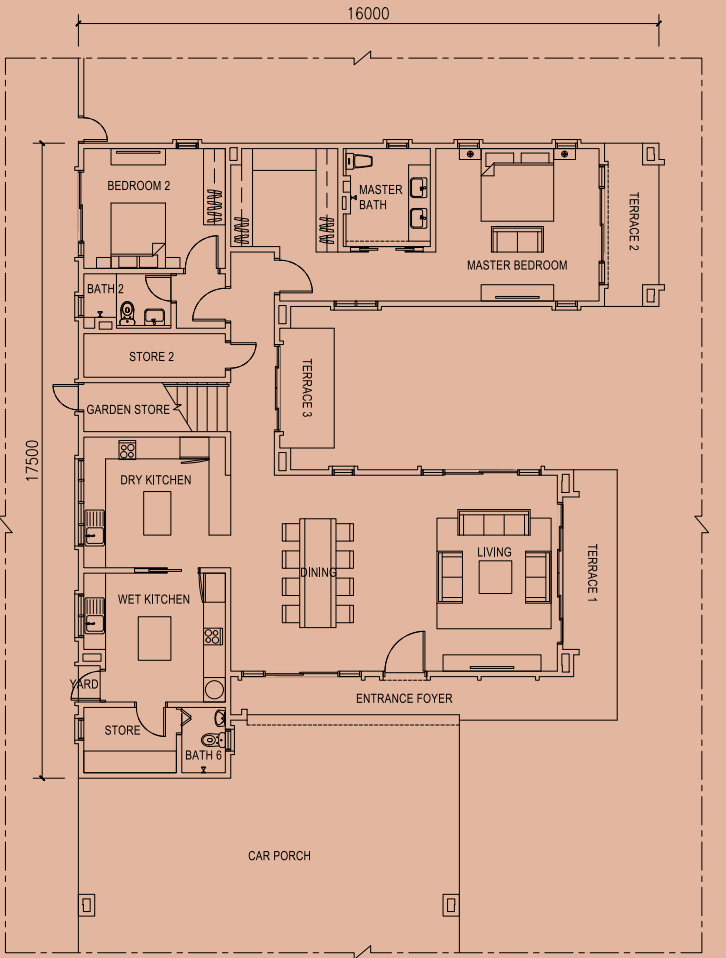
FIRST FLOOR

# Floor Plans

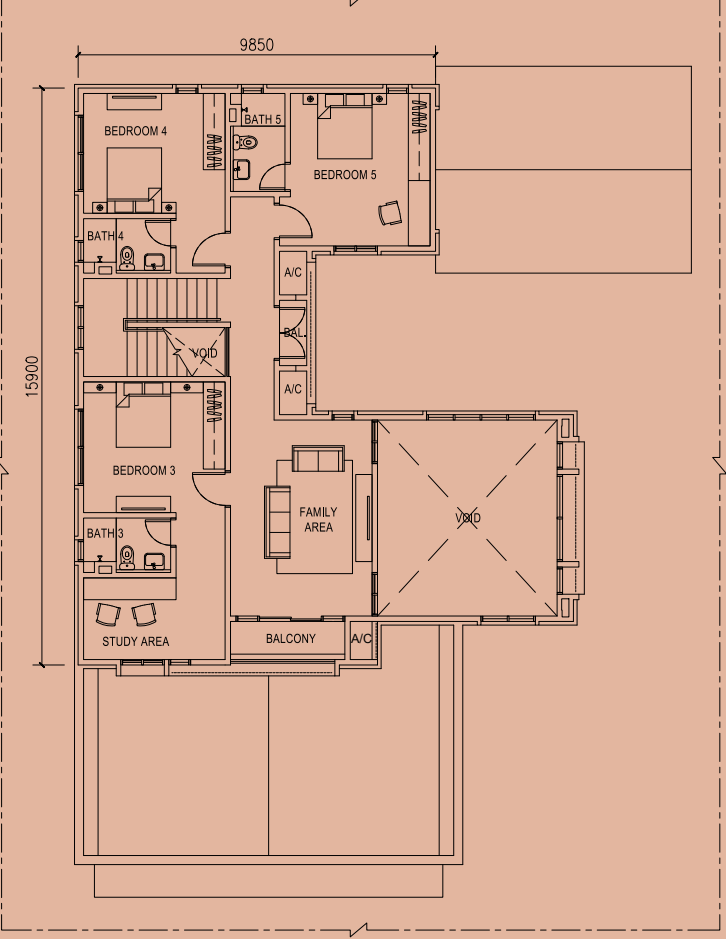
Type B2

Built-Up Area  
4,125 sqft

5+1 Bedrooms  
6 Bathrooms



GROUND FLOOR



FIRST FLOOR



# Specifications

Semi-Detached Homes

Structure					: Reinforced Concrete
Wall					: Masonry
Roof Covering	: (Type A1/A1m, A2/A2m & A4/A4m)				: Roof Tiles / Concrete
	: (Type A3/A3m only)				: Roof Tiles / Concrete / Metal
Roof Framing					: Metal
Ceiling					: Cement Board / Plaster Ceiling / Skim Coat
Windows	: All				: Aluminium Frame / Glass Louvre / Glass Panel
Doors	: Main Entrance				: Laminated Engineered Timber Door
	: Other Doors				: Laminated Timber Flush Door / Laminated Timber Sliding Door / Aluminium Framed Glass Sliding Door / Timber Louvre Door
Ironmongery					: Lockset with Accessories
Wall Finishes	: External Wall				: Plaster & Paint
	: Kitchen (Type A1/A1m, A2/A2m)				: Porcelain Tiles up to ceiling height
	: Wet Kitchen (Type A3/A3m, A4/A4m)				: Porcelain Tiles up to ceiling height
	: Dry Kitchen (Type A3/A3m, A4/A4m)				: Plaster & Paint
	: Master Bath, Bath 1, 2, 3, 4, 5, 6 & Toilet				: Ceramic Tiles up to ceiling height
	: Others				: Plaster & Paint
Floor Finishes	: Car Porch				: Concrete Imprint
	: Entrance Foyer, Terrace 1, 2 & Yard				: Ceramic Tiles
	: Living, Dining, Kitchen, Master Bedroom, Bedroom 2 (Type A1/A1m, A2/A2m)				: Porcelain Tiles
	: Living, Dining, Guest Living, Wet Kitchen, Dry Kitchen, Guest Room, Store (Type A3/A3m)				: Porcelain Tiles
	: Living, Dining, Family Living, Wet Kitchen, Dry Kitchen, Master Bedroom 1, Bedroom 3, Store (Type A4/A4m)				: Porcelain Tiles
	: Bedroom 3, Staircase (Type A1/A1m)				: Engineered Timber Flooring
	: Master Bedroom 2, Bedroom 4 & 5, Staircase (Type A2/A2m)				: Engineered Timber Flooring
	: Master Bedroom, Bedroom 2, 3 & 4, Family Area & Staircase (Type A3/A3m)				: Engineered Timber Flooring
	: Master Bedroom 2, Bedroom 4 & 5, Family Area & Staircase (Type A4/A4m)				: Engineered Timber Flooring
	: Master Bath, Bath 1, 2, 3, 4, 5, 6 & Toilet				: Ceramic Tiles
	: Store 2 (Type A3/A3m & A4/A4m)				: Ceramic Tiles
	: Balcony (Type A4/A4m)				: Porcelain Tiles
Sanitary and Plumbing Fittings	: Kitchen				: Sink & Tap
	: All Bathrooms and Toilet				: Sanitary Wares & Fittings
	: Car Porch				: Tap
Electrical Installation		Type A1/A1m	Type A2/A2m	Type A3/A3m	Type A4/A4m
Lighting Point		32	38	45	57
Gate Light Point		1	1	1	1
Power Point		22	27	32	38
Junction Box (SMATV)		1	1	1	1
Fan Point		6	7	9	10
Aircond Point (with Piping)		5	7	8	9
Solar Water Heater Power Point		1	1	1	1
Water Booster Pump Power Point		1	1	1	1
MATV / ASTRO Outlet Point		2	3	3	4
Telephone Point		2	3	3	4
Data Point		1	1	1	1
USB Charging Port		2	3	2	3
Auto Gate Point		1	1	1	1
Door Bell Point		1	1	1	1
Internal Telecommunication Trunking and Cabling					: Provided
Fencing					: Masonry / Metal / Vent Block
Miscellaneous					: Letter Box
					: Refuse Compartment
					: Water Meter
					: TNB Meter Compartment
					: Rainwater Harvesting System
					: Water Booster Pump
					: Solar Hot Water Heater for Basin and Shower (Master Bath) (Type A1/A1m)
					: Solar Hot Water Heater for All Showers (except Bath 4) (Type A1/A1m)
					: Solar Hot Water Heater for Basin and Shower (Master Bath) (Type A2/A2m)
					: Solar Hot Water Heater for All Showers (except Bath 6) (Type A2/A2m)
					: Solar Hot Water Heater for Basin and Shower Bath Tub (Master Bath) (Type A3/A3m)
					: Solar Hot Water Heater for All Showers (except Bath 6) (Type A3/A3m)
					: Solar Hot Water Heater for Basin and Shower (Bath 1) (Type A4/A4m)
					: Solar Hot Water Heater for All Showers (except Bath 6) (Type A4/A4m)
					: Basic Home Alarm System

# Specifications

Detached Homes

Structure	: Reinforced Concrete	
Wall	: Masonry	
Roof Covering	: Roof Tiles / Concrete / Metal	
Roof Framing	: Metal	
Ceiling	: Cement Board / Plaster Ceiling / Skim Coat	
Windows	: All	: Aluminium Frame / Glass Louvre / Glass Panel
Doors	: Main Entrance	: Laminated Engineered Timber Door
	: Other Doors	: Laminated Timber Flush Door / Laminated Timber Sliding Door / Aluminium Framed Glass Sliding Door / Timber Louvre Door
Ironmongery	: Lockset with Accessories	
Wall Finishes	: External Wall	: Plaster & Paint
	: Wet Kitchen	: Porcelain Tiles up to ceiling height
	: Dry Kitchen	: Plaster & Paint
	: Master Bath, Bath 2, 3, 4, 5, 6 & Toilet	: Ceramic Tiles up to ceiling height
	: Others	: Plaster & Paint
Floor Finishes	: Car Porch	: Concrete Imprint
	: Entrance Foyer, Terrace 1, 2, 3 & Yard	: Ceramic Tiles
	: Living, Dining, Wet Kitchen, Dry Kitchen, Master Bedroom, Bedroom 2, Store	: Porcelain Tiles
	: Bedroom 3, 4, 5, Family Area, Linen Room & Staircase (Type B1)	: Engineered Timber Flooring
	: Bedroom 3, 4, 5, Study Area, Family Area & Staircase (Type B2)	: Engineered Timber Flooring
	: Master Bath, Bath 2, 3, 4, 5, 6 & Toilet	: Ceramic Tiles
	: Store 2	: Ceramic Tiles
	: Garden Store (Type B2)	: Ceramic Tiles
	: Balcony (Type B2)	: Porcelain Tiles
Sanitary and Plumbing Fittings	: Kitchen	: Sink & Tap
Plumbing Fittings	: All Bathrooms and Toilet	: Sanitary Wares & Fittings
	: Car Porch	: Tap
Electrical Installation		Type B1
Lighting Point		50
Gate Light Point		1
Power Point		31
Junction Box (SMATV)		1
Fan Point		9
Aircond Point (with Piping)		9
Solar Water Heater Power Point		10
Water Booster Pump Power Point		1
MATV / ASTRO Outlet Point		1
Telephone Point		3
Data Point		3
USB Charging Port		1
Auto Gate Point		2
Door Bell Point		1
Internal Telecommunication Trunking and Cabling		1
Fencing		: Provided
Miscellaneous		: Masonry / Metal / Vent Block
		: Letter Box
		: Refuse Compartment
		: Water Meter
		: TNB Meter Compartment
		: Rainwater Harvesting System
		: Water Booster Pump
		: Solar Hot Water Heater for Basin and Shower (Master Bath)
		: Solar Hot Water Heater for All Showers (except Bath 6)
		: Basic Home Alarm System



Hevea is a luxurious, guarded residential enclave with pocket parks that offer a private and safer play area to bond with your loved ones.



# Site Plan

## Legend

- 1 Playground
- 2 Gazebo
- 3 Seating Area
- 4 Pavilion
- 5 Open Lawn
- 6 Hevea Plaza
- 7 Outdoor Gym
- 8 Basketball Court
- 9 Badminton & Takraw Court
- 10 Orchard
- 11 Hevea Feature Tree
- 12 Walkway

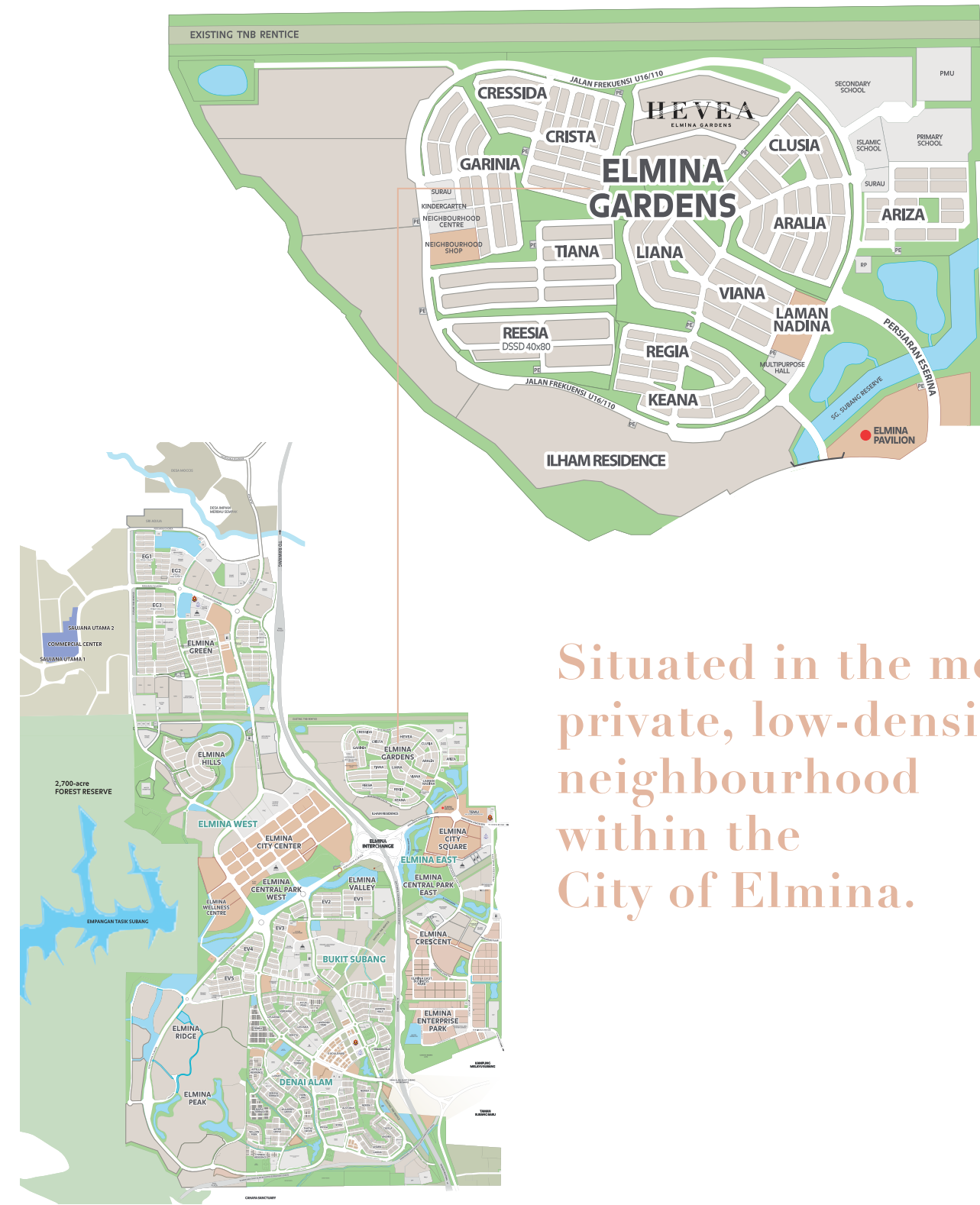
124 units  
Semi-Detached Homes | 40' x 90'

- Type A1
- Type A2
- Type A3
- Type A4

2 units  
Detached Homes

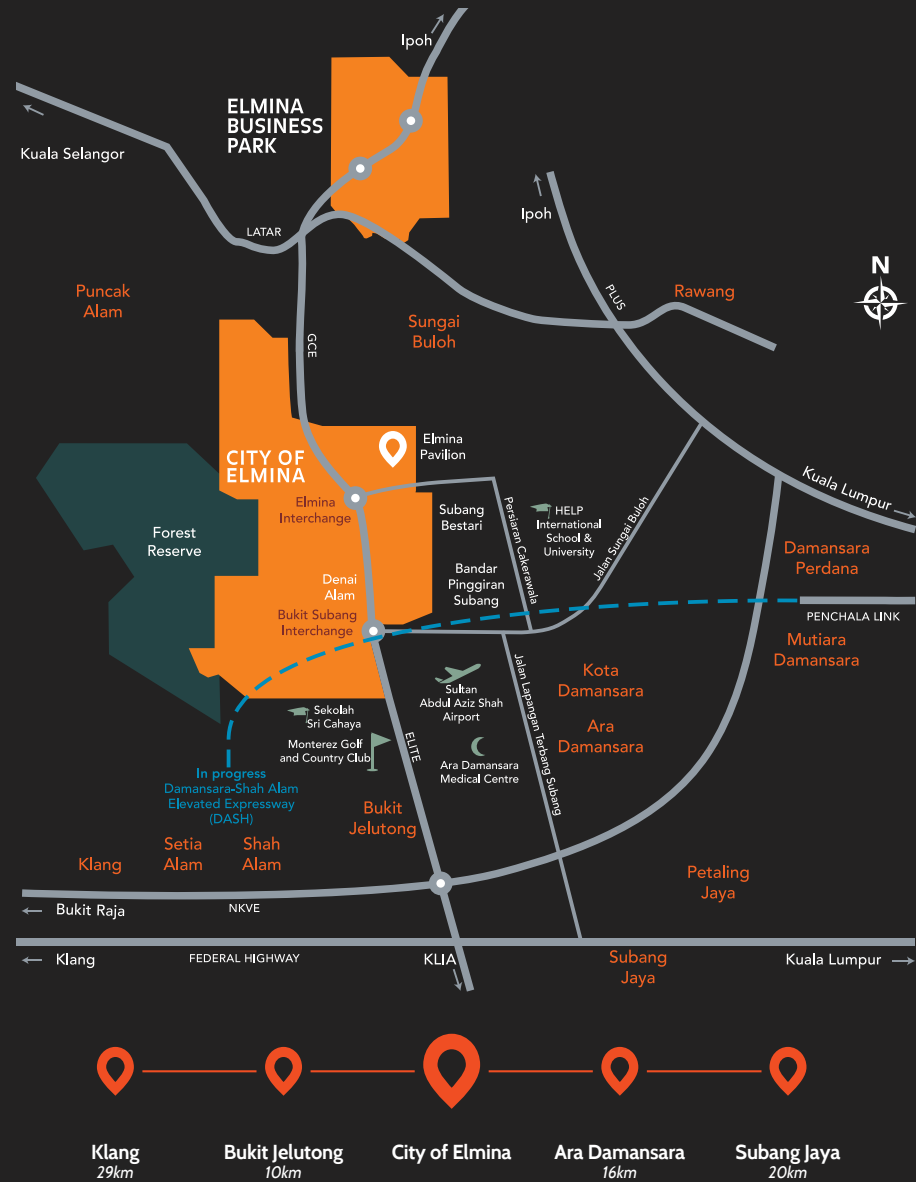
- Type B1
- Type B2

- ① Address No.
- G1A-1 Lot No.
- A1 Type of Unit



Situated in the most private, low-density neighbourhood within the City of Elmina.





#### Elmina Pavilion

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

Open Daily: 9.30am - 6.30pm  
(including public holidays)  
03 7831 2253

For more information:



Property

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.

Phase G1A | No. of Units: 68 | Type: Semi-D | No. of Unit: 1 | Type: Bungalow | Expected Date of Completion: Mar 2023 | Land: Free from Encumbrances | Tenure of Land: Freehold | Developer's License No.: 13017-31/12-2022/0835 (L) | Validity: 19/12/2020 - 18/12/2022 | Advertising & Sales Permit No.: 13017-31/12-2022/0835 (P) | Validity: 19/12/2020 - 18/12/2022 | Appropriate Authority which Approves the Building Plans: Majlis Bandaraya Shah Alam | Reference No.: MBSA/BGN/BB/600-1(PS)/SEK.U16/0060-2020 | Developed by: Sime Darby Property (City of Elmina) Sdn Bhd 199301028527 (283265-U), 10th Floor, Block G, No. 2 Jalan PJU 1A/7A, Ara Damansara PJU 1A, 47301 Petaling Jaya, Selangor | Selling Price: Type A2/A2M RM2,447,959 (min) - RM2,860,618 (max), Type A3/A3M RM2,704,922 (min) - RM3,546,694 (max), Type A4/A4M RM3,407,453 (min) - RM3,897,327 (max), Type B1 RM4,011,251 (min) - RM4,011,251 (max) | 7% Bumiputera Discount (Quota applies).

Phase G1B | No. of Units: 56 | Type: Semi-D | No. of Unit: 1 | Type: Bungalow | Expected Date of Completion: Jan 2023 | Land: Free from Encumbrances | Tenure of Land: Freehold | Developer's License No.: 13017-30/12-2022/0834 (L) | Validity: 18/12/2020 - 17/12/2022 | Advertising & Sales Permit No.: 13017-30/12-2022/0834 (P) | Validity: 18/12/2020 - 17/12/2022 | Appropriate Authority which Approves the Building Plans: Majlis Bandaraya Shah Alam | Reference No.: MBSA/BGN/BB/600-1(PS)/SEK.U16/0063-2020 | Developed by: Sime Darby Property (City of Elmina) Sdn Bhd 199301028527 (283265-U), 10th Floor, Block G, No. 2 Jalan PJU 1A/7A, Ara Damansara PJU 1A, 47301 Petaling Jaya, Selangor | Selling Price: Type A1/A1M RM2,219,087 (min) - RM2,219,087 (max), Type A2/A2M RM2,440,882 (min) - RM2,965,241 (max), Type A3/A3M RM2,698,574 (min) - RM3,404,985 (max), Type A4/A4M RM3,421,651 (min) - RM3,802,421 (max), Type B2 RM4,067,805 (min) - RM4,067,805 (max) | 7% Bumiputera Discount (Quota applies).

All plan layouts, designs, specifications and information contained herein are subject to change as required by the relevant authorities and/or the developer's architect and cannot form part of an offer or contract. Whilst every care has been taken in preparation and providing this information at the time, the Vendor, Proprietor, Developer & its authorised employees and/or agents cannot be held liable for any variation(s). All illustrations, drawings, designs, sketches, models, images, visuals and pictures are the artists' impressions only. The items are subject to variations, modifications, changes and substitutions as may be recommended by the Company's consultant and architect and/or relevant Approving Authorities.



**03 7831 2253**  
[www.simedarbyproperty.com](http://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  **SAM**

DEVELOPER OF THE ICONIC  
  
**BATTERSEA  
POWER STATION**  
LONDON, UK

  
**Property**  
Sime Darby Property Berhad  
(15631-P)