

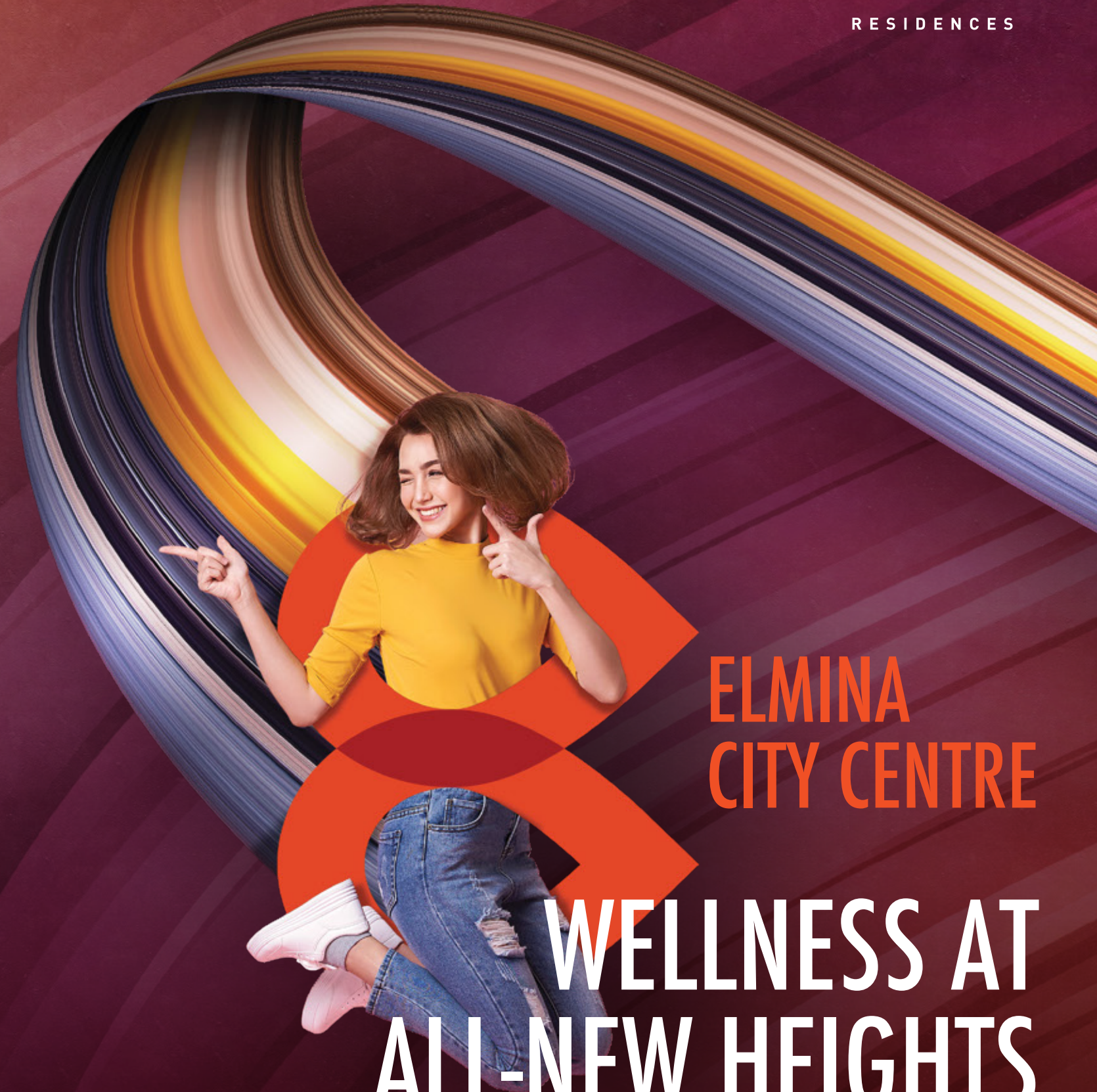


KANOPI
RESIDENCES



KANOPI
RESIDENCES

WELLNESS HAS BEEN THE CORE OF WHAT WE DO
AND THIS TIME, WE'RE TAKING IT SKY HIGH



ELMINA
CITY CENTRE

WELLNESS AT
ALL-NEW HEIGHTS

FOR ENQUIRIES
+603-7849 5700
www.simedarbyproperty.com



All information presented is subject to change by Authorities, the Developer, and/or its Architect, and does not constitute a contract. While every effort has been made for accuracy, the vendor and affiliated parties are not liable for variations. Illustrations are artists' impressions only, and items may be changed as recommended by approving Authorities.
KANOPI Residences • Phase ECC12 • Total Units: 499 • House Type: Serviced Apartment • Expected Completion Date: October 2027 • Land: Free of Encumbrances • Tenure of Land: Freehold • Developer's License No.: 13017/08-2028/1086(A) • Validity Period: 20/08/2023 - 19/08/2028 • Advertising & Sales Permit No.: 13017-47/06-2027/0583(N)(S) • Validity Period: 27/06/2024 - 26/06/2027 • Building Approving Authority: Majlis Bandaraya Shah Alam • Building Plan Reference No.: MBSA/BGN/BB/600-1(P5)/SEK.U15/0119-2023 • Developer: Sime Darby Property (City of Elmina) Sdn Bhd 199301028527 (283265-U), 10th Floor Block G, No. 2 Jalan FJU 1A/7A, Ara Damansara, 47301 Petaling Jaya, Selangor • Selling Price: SAMM - RM270,000 | Selling Price: RM675,888 (Min.) - RM829,888 (Max.) • 10% Bumiputera Discount (Subject to Quota).

THIS AD HAS BEEN APPROVED BY NATIONAL HOUSING DEPARTMENT






KANOPI
RESIDENCES

**WELCOME HOME
TO WELLNESS**



THRIVE RISE REVITALISE

UP HERE IN THE KANOPI

Freehold and exclusive environment (only 499 units)

1,000 sq.ft. with 3 bedrooms

35+ wellness-inspired facilities

Easily accessible via DASH & GCE

Adjacent to 2,700-acre Forest Reserve



Artist's Impression of Kanopi Residences

THE NEW BENCHMARK OF CITY LIVING

First high-rise in 350-acre Elmina City Centre

100m to Elmina Central Park

300m to Elmina Lakeside Mall

500m to Bukit Cherakah Forest Reserve

500m to Education Hub

1km to Guthrie Corridor Expressway

Bukit Cherakah Forest Reserve

Elmina Rainforest Knowledge Centre

Elmina Wellness Hub

Elmina Residential Park

Education Hub

Elmina Central Park

Central Business District

Future Transit Hub

Elmina Lakeside Mall

Guthrie Corridor Expressway



ELMINA CITY CENTRE

Artist's Impression of Elmina City Centre

EXPERIENCE CITY LIVING WITH WELLNESS INTEGRATED INTO EVERYDAY LIFE

The Elmina City Centre revolutionizes the concept of urban living, with wellness integrated into every fabric of the development. From promoting walkability to championing urban biodiversity, embrace the future of city living at Elmina City Centre.



Artist's Impression of Elmina Urban Park



WELLNESS ACTIVATED

A 300-acre Central Park at the city's doorstep with multiple wellness-centric amenities.

- Football Arena
- Community Velodrome
- Urban Farming
- Amphitheatre
- Outdoor Art Museum
- River Bath
- Camping Site
- Forest Boardwalks & more!



Artist's Impression of Community Velodrome at Elmina Sports Park



15-MINUTE CITY MOBILITY

Dedicated pedestrian and cycling tracks and bicycle parking

Safe streets designed based on Crime Prevention Through Environmental Safety (CPTED)

Lifestyle amenities planned within 15-minute walking or cycling distance from residential hubs



Artist's Impression of Commercial Boulevard along Persiaran Garcinia



Artist's Impression of Elmina Forest Park



SUSTAINABILITY & GREEN LIVING

Next to a pristine 2,700-acre Forest Reserve

An 84-acre urban rainforest to explore at Elmina Forest Park

5km Biodiversity Corridor for ecological conservation & education

90km jogging and cycling track



INTEGRATED CITY LIVING

300m to Elmina Lakeside Mall, an outdoor concept mall with over 80 exciting brands.

Discover a holistic array of national, vernacular and international schools at the Elmina Education Hub.

Future Central Business District and transit hub, with work opportunities and connectivity.





EXPERIENCE NEW HEIGHTS OF WELLNESS





Artist's Impression of Kanopi Residences Swimming Pool

RAISING THE BAR WHEN IT COMES TO WELLNESS

In a place where nature is the backdrop to every experience, wellness becomes second nature. From co-working to lounging to getting fit, you can do it all in our sky facilities, crafted to elevate your living experience to greater heights.

LEVEL
7
PODIUM
FACILITY DECK

LEVEL
14
CO-WORKING
IN THE SKY

LEVEL
22
LOUNGE
IN THE SKY

LEVEL
30
FITNESS
IN THE SKY

PODIUM FACILITIES

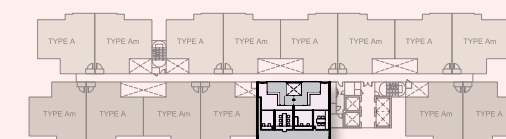
LEVEL 7

- | | |
|------------------------------------|----------------------------------|
| 01 Entry Court | 12 Gymnasium |
| 02 Pedestrian Path / Jogging Track | 13 OKU Toilet |
| 03 Forest Garden | 14 Female Toilet & Changing Room |
| 04 Grand Lawn | 15 Male Toilet & Changing Room |
| 05 Herbs Garden | 16 Outdoor Shower |
| 06 BBQ Deck | 17 Wading Pool |
| 07 Multipurpose Hall | 18 Playground |
| 08 Family Lawn | 19 Family Pavilion |
| 09 Sunken Lounge | 20 Multipurpose Court |
| 10 Pool Deck | 21 Meditation Lawn |
| 11 Swimming Pool | 22 Lookout Deck |

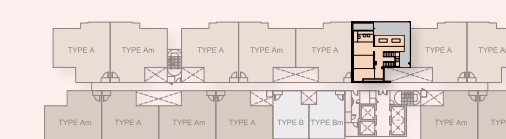


LEVEL 1

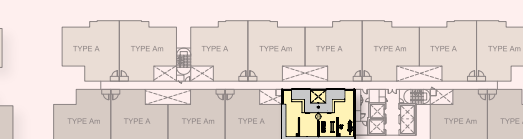
- | | |
|----------------------|-------------------------|
| 01 Guard House | 11 Male Surau |
| 02 Management Office | 12 Refuse Area (unit) |
| 03 Mail Area | 13 Refuse Area (retail) |
| 04 E-Hailing Area | 14 EV Charging Area |
| 05 Lounge | 15 Bicycle Parking Area |
| 06 Nursery | |
| 07 Security | |
| 08 OKU Toilet | |
| 09 Public Toilet | |
| 10 Female Surau | |



LEVEL 14
Co-Working In The Sky



LEVEL 22
Lounge In The Sky



LEVEL 30
Fitness In The Sky

DISCOVER YOUR PERFECT BALANCE HERE



Actual Photo of Kanopi Residences Type Am

Kanopi Residences offer more than just a home, it is a wellness oasis in the sky that is designed to invite nature indoors. The expansive living and dining area flows seamlessly to a balcony that allows natural light, fresh air and the soothing ambience of the surrounding nature to enhance your interior space.



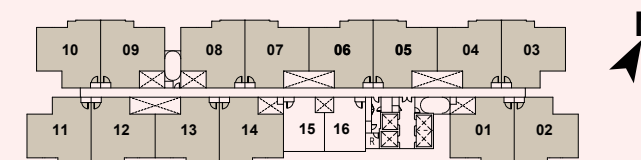
Awarded the prestigious GreenRE Silver rating, Kanopi Residences integrates energy-efficient designs, rainwater harvesting, and eco-friendly materials—setting a new standard for sustainable living and environmental stewardship.



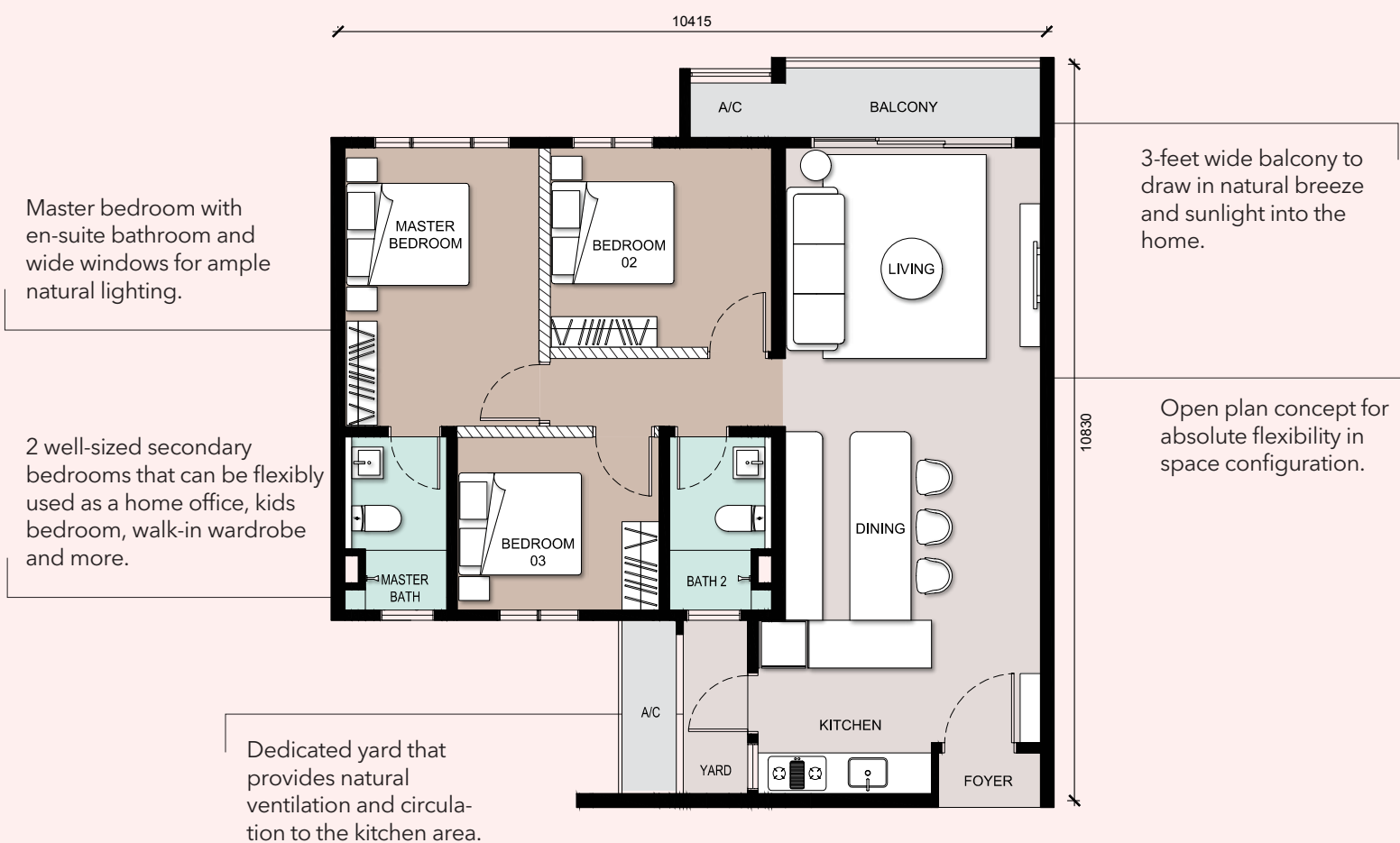
FLOOR PLAN (TYPICAL)

A/AM
1,000 SQ.FT.

3	2	2
Bedrooms	Bathrooms	Car Parks



This unit type is available on all floors.



STOREY PLAN

REMARKS	FACING PODIUM FACILITIES					FACING MAIN ENTRANCE										
	CORNER UNIT	INTERMEDIATE UNIT			CORNER UNIT	INTERMEDIATE UNIT			CORNER UNIT							
	FACING PERSIARAN GARCINIA / FACING SOUTH EAST					FACING PERSIARAN AIDIA / FACING NORTH WEST										
Level 36	36-11 Am	36-12 A	36-13 Am	36-14 A	36-15 B	36-16 Bm	36-01 Am	36-02 A	36-03 Am	36-04 A	36-05 Am	36-06 A	36-07 Am	36-08 A	36-09 Am	36-10 A
Level 35	35-11 Am	35-12 A	35-13 Am	35-14 A	35-15 B	35-16 Bm	35-01 Am	35-02 A	35-03 Am	35-04 A	35-05 Am	35-06 A	35-07 Am	35-08 A	35-09 Am	35-10 A
Level 34	34-11 Am	34-12 A	34-13 Am	34-14 A	34-15 B	34-16 Bm	34-01 Am	34-02 A	34-03 Am	34-04 A	34-05 Am	34-06 A	34-07 Am	34-08 A	34-09 Am	34-10 A
Level 33	33-11 Am	33-12 A	33-13 Am	33-14 A	33-15 B	33-16 Bm	33-01 Am	33-02 A	33-03 Am	33-04 A	33-05 Am	33-06 A	33-07 Am	33-08 A	33-09 Am	33-10 A
Level 32	32-11 Am	32-12 A	32-13 Am	32-14 A	Fitness In The Sky		32-01 Am	32-02 A	32-03 Am	32-04 A	32-05 Am	32-06 A	32-07 Am	32-08 A	32-09 Am	32-10 A
Level 31	31-11 Am	31-12 A	31-13 Am	31-14 A			31-01 Am	31-02 A	31-03 Am	31-04 A	31-05 Am	31-06 A	31-07 Am	31-08 A	31-09 Am	31-10 A
Level 30	30-11 Am	30-12 A	30-13 Am	30-14 A	Lounge In The Sky		30-01 Am	30-02 A	30-03 Am	30-04 A	30-05 Am	30-06 A	30-07 Am	30-08 A	30-09 Am	30-10 A
Level 29	29-11 Am	29-12 A	29-13 Am	29-14 A			29-15 B	29-16 Bm	29-01 Am	29-02 A	29-03 Am	29-04 A	29-05 Am	29-06 Am	29-07 Am	29-08 A
Level 28	28-11 Am	28-12 A	28-13 Am	28-14 A	28-15 B	28-16 Bm	28-01 Am	28-02 A	28-03 Am	28-04 A	28-05 Am	28-06 Am	28-07 Am	28-08 A	28-09 Am	28-10 A
Level 27	27-11 Am	27-12 A	27-13 Am	27-14 A	27-15 B	27-16 Bm	27-01 Am	27-02 A	27-03 Am	27-04 A	27-05 Am	27-06 Am	27-07 Am	27-08 A	27-09 Am	27-10 A
Level 26	26-11 Am	26-12 A	26-13 Am	26-14 A	26-15 B	26-16 Bm	26-01 Am	26-02 A	26-03 Am	26-04 A	26-05 Am	26-06 Am	26-07 Am	26-08 A	26-09 Am	26-10 A
Level 25	25-11 Am	25-12 A	25-13 Am	25-14 A	25-15 B	25-16 Bm	25-01 Am	25-02 A	25-03 Am	25-04 A	25-05 Am	25-06 Am	25-07 Am	25-08 A	25-09 Am	25-10 A
Level 24	24-11 Am	24-12 A	24-13 Am	24-14 A	24-15 B	24-16 Bm	24-01 Am	24-02 A	24-03 Am	24-04 A	24-05 Am	24-06 Am	24-07 Am	24-08 A	24-09 Am	24-10 A
Level 23	23-11 Am	23-12 A	23-13 Am	23-14 A	23-15 B	23-16 Bm	23-01 Am	23-02 A	23-03 Am	23-04 A	23-05 Am	23-06 Am	23-07 Am	23-08 A	23-09 Am	23-10 A
Level 22	22-11 Am	22-12 A	22-13 Am	22-14 A	22-15 B	22-16 Bm	22-01 Am	22-02 A	22-03 Am	22-04 A	22-05 Am	22-06 Am	22-07 Am	22-08 A	22-09 Am	22-10 A
Level 21	21-11 Am	21-12 A	21-13 Am	21-14 A	21-15 B	21-16 Bm	21-01 Am	21-02 A	21-03 Am	21-04 A	21-05 Am	21-06 Am	21-07 Am	21-08 A	21-09 Am	21-10 A
Level 20	20-11 Am	20-12 A	20-13 Am	20-14 A	20-15 B	20-16 Bm	20-01 Am	20-02 A	20-03 Am	20-04 A	20-05 Am	20-06 Am	20-07 Am	20-08 A	20-09 Am	20-10 A
Level 19	19-11 Am	19-12 A	19-13 Am	19-14 A	19-15 B	19-16 Bm	19-01 Am	19-02 A	19-03 Am	19-04 A	19-05 Am	19-06 Am	19-07 Am	19-08 A	19-09 Am	19-10 A
Level 18	18-11 Am	18-12 A	18-13 Am	18-14 A	18-15 B	18-16 Bm	18-01 Am	18-02 A	18-03 Am	18-04 A	18-05 Am	18-06 Am	18-07 Am	18-08 A	18-09 Am	18-10 A
Level 17	17-11 Am	17-12 A	17-13 Am	17-14 A	17-15 B	17-16 Bm	17-01 Am	17-02 A	17-03 Am	17-04 A	17-05 Am	17-06 Am	17-07 Am	17-08 A	17-09 Am	17-10 A
Level 16	16-11 Am	16-12 A	16-13 Am	16-14 A	16-15 B	16-16 Bm	16-01 Am	16-02 A	16-03 Am	16-04 A	16-05 Am	16-06 Am	16-07 Am	16-08 A	16-09 Am	16-10 A
Level 15	15-11 Am	15-12 A	15-13 Am	15-14 A	Co-Working In The Sky		15-01 Am	15-02 A	15-03 Am	15-04 A	15-05 Am	15-06 Am	15-07 Am	15-08 A	15-09 Am	15-10 A
Level 14	14-11 Am	14-12 A	14-13 Am	14-14 A			14-01 Am	14-02 A	14-03 Am	14-04 A	14-05 Am	14-06 Am	14-07 Am	14-08 A	14-09 Am	14-10 A
Level 13	13-11 Am	13-12 A	13-13 Am	13-14 A	13-15 B	13-16 Bm	13-01 Am	13-02 A	13-03 Am	13-04 A	13-05 Am	13-06 Am	13-07 Am	13-08 A	13-09 Am	13-10 A
Level 12	12-11 Am	12-12 A	12-13 Am	12-14 A	12-15 B	12-16 Bm	12-01 Am	12-02 A	12-03 Am	12-04 A	12-05 Am	12-06 Am	12-07 Am	12-08 A	12-09 Am	12-10 A
Level 11	11-11 Am	11-12 A	11-13 Am	11-14 A	11-15 B	11-16 Bm	11-01 Am	11-02 A	11-03 Am	11-04 A	11-05 Am	11-06 Am	11-07 Am	11-08 A	11-09 Am	11-10 A
Level 10	10-11 Am	10-12 A	10-13 Am	10-14 A	10-15 B	10-16 Bm	10-01 Am	10-02 A	10-03 Am	10-04 A	10-05 Am	10-06 Am	10-07 Am	10-08 A	10-09 Am	10-10 A
Level 09	09-11 Am	09-12 A	09-13 Am	09-14 A	09-15 B	09-16 Bm	09-01 Am	09-02 A	09-03 Am	09-04 A	09-05 Am	09-06 Am	09-07 Am	09-08 A	09-09 Am	09-10 A
Level 08	08-11 Am	08-12 A	08-13 Am	08-14 A	08-15 B	08-16 Bm	08-01 Am	08-02 A	08-03 Am	08-04 A	08-05 Am	08-06 Am	08-07 Am	08-08 A	08-09 Am	08-10 A
Level 07	07-11 Am	07-12 A	07-13 Am	07-14 A	07-15 B	07-16 Bm	07-01 Am	07-02 A	07-03 Am	07-04 A	07-05 Am	07-06 Am	07-07 Am	07-08 A	07-09 Am	07-10 A
	FACILITIES					FACILITIES										
Level 06	CAR PARK					CAR PARK										
Level 05	CAR PARK					CAR PARK										
Level 04	CAR PARK					CAR PARK										
Level 03	CAR PARK					CAR PARK										
Level 02	CAR PARK					CAR PARK										
Level 01	CAR PARK					CAR PARK										

CITY OF ELMINA MASTER LAYOUT PLAN

The Elmina City Centre is centrally positioned to be the commercial heartbeat of the 6,500-acre City of Elmina, and is well-served by the Guthrie Corridor and DASH Expressways.

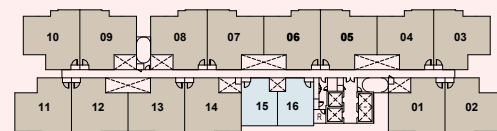


LEGEND

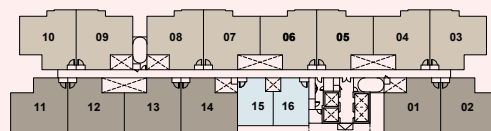
- Residential
- Commercial
- Industrial
- Future Development



TYPICAL KEY PLAN



LEVEL 7 KEY PLAN



LEGEND

- Type A
- Type A1
- Type B

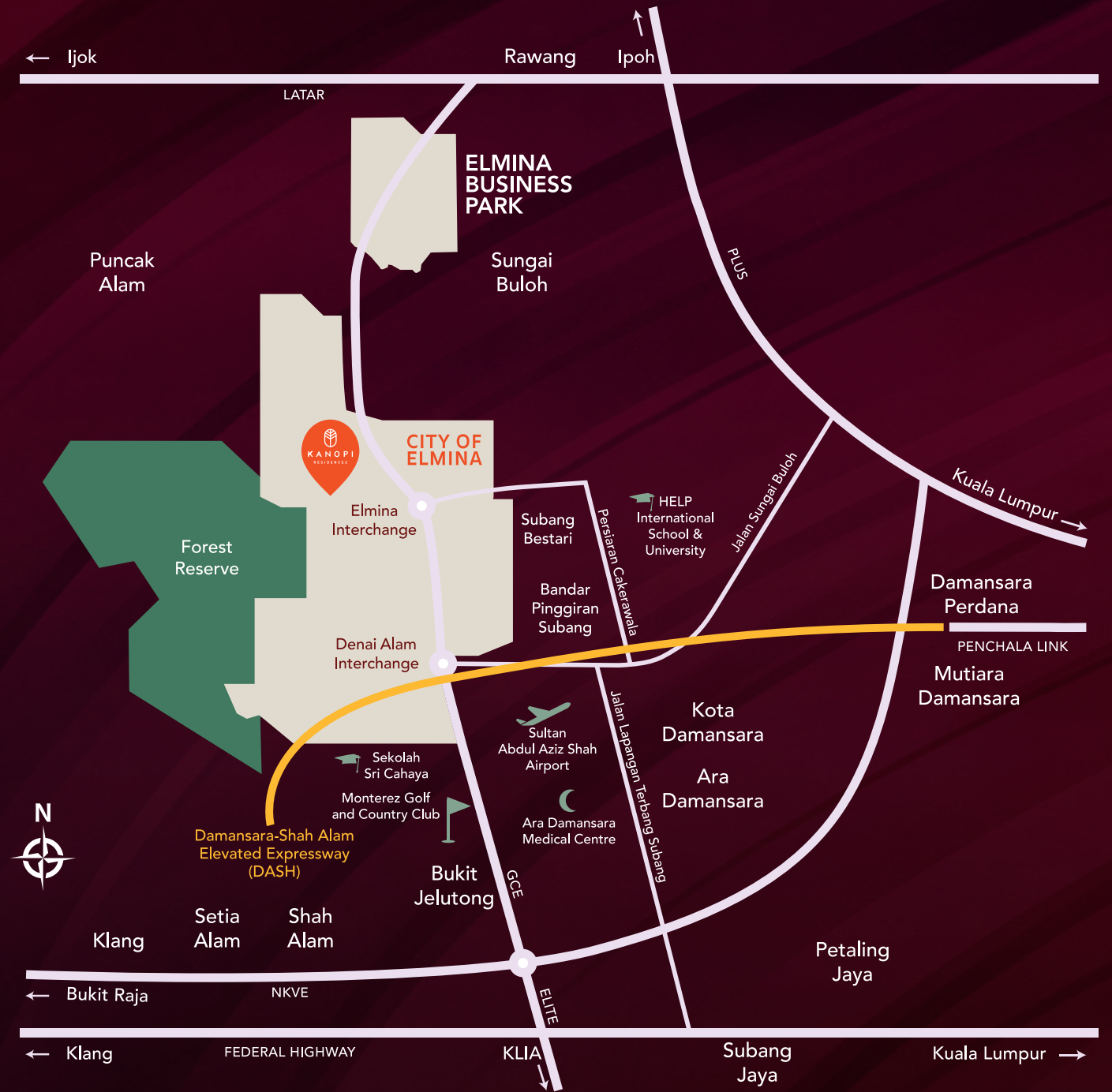
This is an artistic representation of City of Elmina and it is not drawn to scale. It is not a master development plan. Therefore, certain detailed features may not be included and may not be completely accurate. Proposed uses and development depicted but not yet constructed are subject to change in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



SPECIFICATIONS

Structure	:	Reinforced concrete
Wall	:	Masonry/ reinforced concrete
Roof Covering	:	Reinforced Concrete
Roof Framing	:	Reinforced Concrete
Ceiling	:	Plaster board /Skim Coat
Windows	:	All : Aluminium Framed Glass Panel
Doors	:	Main Entrance : Fire Rated Door Other Doors : Timber Flush Door Aluminium Framed Glass Panel
Ironmongery	:	Locksets with Accessories
Wall Finishes	:	General : Plaster, Skim Coat & Paint Kitchen : Tiles up to 1500mm High/Plaster & Paint All Bathroom : Tiles up to ceiling height
Floor Finishes	:	Entry : Porcelain Tiles Living/ Dining/ Kitchen : Porcelain Tiles All Bedroom : Laminated Timber All Bathroom : Porcelain Tiles Yard : Ceramic Tiles Air conditioning Ledge : Cement Render / Porcelain Tiles Balcony (Type A & Am) : Porcelain Tiles Terrace (Type A1 & A1m) : Porcelain Tiles
Sanitary & Plumbing Fittings	:	Sanitary Wares & Fittings
Electrical Installations	:	Type A, Am, A1, A1m Light Point : 15 Power Point : 16 Fan Point : 4 Door Bell Point : 1 Water Heater Power Point : 2 Air-Conditioning Power Point : 4 SMATV Point : 1 Telecommunication Point : 1 Electrical Distribution Board : 1
Internal Telecommunication Trunking & Cabling	:	Conduit & cabling

GETTING HERE



ELMINA SALES GALLERY

No. 5, Persiaran Garcinia, Elmina West, Seksyen U15, 40170 Shah Alam, Selangor

Monday - Sunday : 9:30 AM - 9:00 PM
+603-7849 5700