



ELMINA GREEN  
SEVEN  
*Signature Series*

————— 24' x 80' —————

DOUBLE-STOREY SUPERLINK HOMES

————— FREEHOLD —————



*Signature Series*

THE PURSUIT FOR  
THE FINEST FAMILY HOMES

The curation of the first Signature Series began in 2021 with a simple aim  
– to define the standards of a perfect modern home.

With Elmina Green Seven, we continue our pursuit to curate the finest  
family homes with an unwavering passion to set new benchmarks in  
the industry for pioneering homes of excellent quality.

# THE PRECINCT'S FIRST SUPERLINK HAS LANDED

AT 24FT WIDTH,  
ELMINA GREEN SEVEN  
OFFERS AN EXCEPTIONAL  
LEVEL OF PERSONAL  
SPACE COMFORT.

24' x 80'

2,363 sqft onwards

From 4 bedrooms

From 4 bathrooms

2 car park bays

12ft backyard garden

UNLOCK YOUR HOME'S

# FULL POTENTIAL WITH 24FT



\*Artist's Impression of Living Room



Experience flexibility and fluidity with the open-plan layout for seamless movement.



Art corner, study or storage? The flexible open space under the staircase allows you to utilize the space for maximum functionality.



\*Artist's Impression of Family Area

WE'VE  
DESIGNED  
A HOME WHERE  
EACH ROOM  
CAN HAVE ITS  
OWN STORY



\*Artist's Impression of Flexi-suite on Ground Floor

Experience unprecedented comfort with Elmina Green Seven which makes all the difference for a spacious and homely living atmosphere. Have the freedom to house multiple generations under one roof without compromising comfort and happiness.



### GREATER CIRCULATION SPACE

The 24ft width and open plan layout create a fluid interior for better ventilation and comfort to accommodate larger families.



### MULTI- GENERATIONAL COMFORT

A ground floor flexi-suite suitable for the elderly with elderly-friendly design elements, such as a pocket sliding door for bathroom and wheelchair-friendly access.



### IMPROVED SENSE OF PRIVACY AND SPACE

Spacious bedrooms that offer personal space for family members while the large family area fosters family time and togetherness.



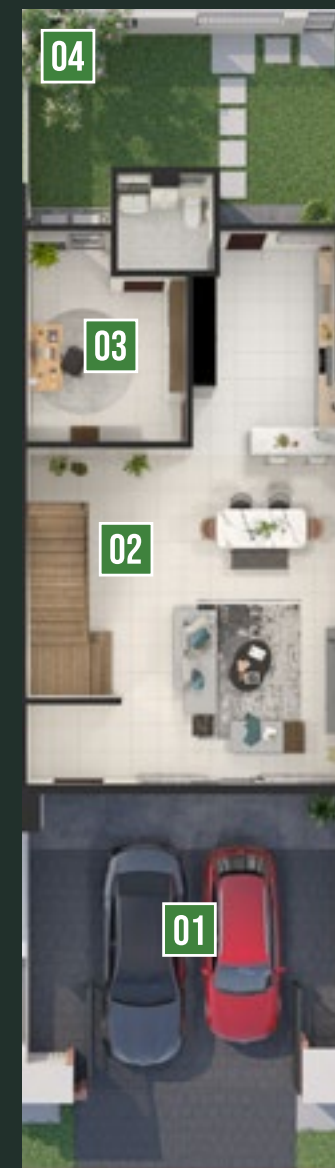
### ADAPTED FOR VERSATILE LIVING

A spacious backyard garden that allows for flexibility to renovate your home for a more sustainable and nature-inspired living (for Type 3 only).

# CREATING A LEGACY FOR GENERATIONS TO COME



\*Artist's Impression of Type 3



GROUND FLOOR



FIRST FLOOR

**01**  **IMPROVED ACCESSIBILITY**

Park 2 cars comfortably side-by-side with the columnless car porch design.

**02**  **FLEXIBLE LAYOUT**

By merging the living, dining and kitchen spaces, ventilation and natural light movement are improved.

**03**  **MULTIGENERATIONAL FLEXI-SUITE**

A ground floor flexi-suite that is suitable and flexible as an elderly-friendly bedroom, a home office or a hobby space.

**04**  **SPACIOUS GARDEN**

With extra 12 feet in your backyard, feel free to design your flower garden or outdoor gym as you wish.

**05**  **WARM FAMILY AREA**

Create memorable family moments in the spacious and bright family area on the first floor.

**06**  **CAPACIOUS ROOMS**

Relax in your private and luxurious rooms as you unwind from the day's work and stress.

# BIGGER KITCHEN, BOLDER FLAVOURS



\*Artist's Impression of Kitchen Area



\*Artist's Impression of Dining & Kitchen Area

## A KITCHEN THAT INSPIRES DELICIOUS MEALS AND MEMORIES

Step into your spacious kitchen and instantly be inspired to put on your chef's hat! With a flexible kitchen layout, feel free to design your dream cooking space – whether with an island or an L-shaped counter – according to your preference and creativity.



# SLEEP IN STYLE AND WAKE UP INSPIRED

A generously-sized personal space within your home that offers the perfect blend of comfort and functionality. With a well-designed layout that maximizes the flow of natural light and ventilation, every element in this master bedroom is designed to help you recharge and refresh your body and mind.



# YOUR PERFECT BACKYARD GETAWAY



## EXPERIENCE PRIVACY AND SERENITY RIGHT BEHIND YOUR HOME

Whether you want to read a book, enjoy a cup of coffee or simply bask in the tranquillity of nature, your backyard can provide the perfect retreat to recharge your batteries, away from the hustle and bustle of city life.

\*Artist's Impression of Type 3's Backyard

## PERSONALISE YOUR BACKYARD TO YOUR PREFERENCE

Your backyard is a blank canvas with the potential for many possibilities. Whether it's creative landscaping for a flower garden or creating a BBQ space with a fire pit area, anything is possible.

# CREATIVITY WITHOUT LIMITS

## IDEAS FOR THE FLEXI-SUITE



### HOME OFFICE

With natural ventilation, adequate light movement and ultra-spaciousness, this is the perfect space for you to work from home comfortably. Whether you need to focus on work or attend virtual meetings, this room provides a functional workspace to stay productive.



### MASTER GRANNY SUITE

The perfect suite for elderly parents or differently-abled family members to live safely and comfortably on the ground floor. It offers ultimate convenience with access to an en-suite bathroom with an elderly-friendly design, such as the pocket sliding door and wheelchair-friendly access.



### ENTERTAINMENT ROOM

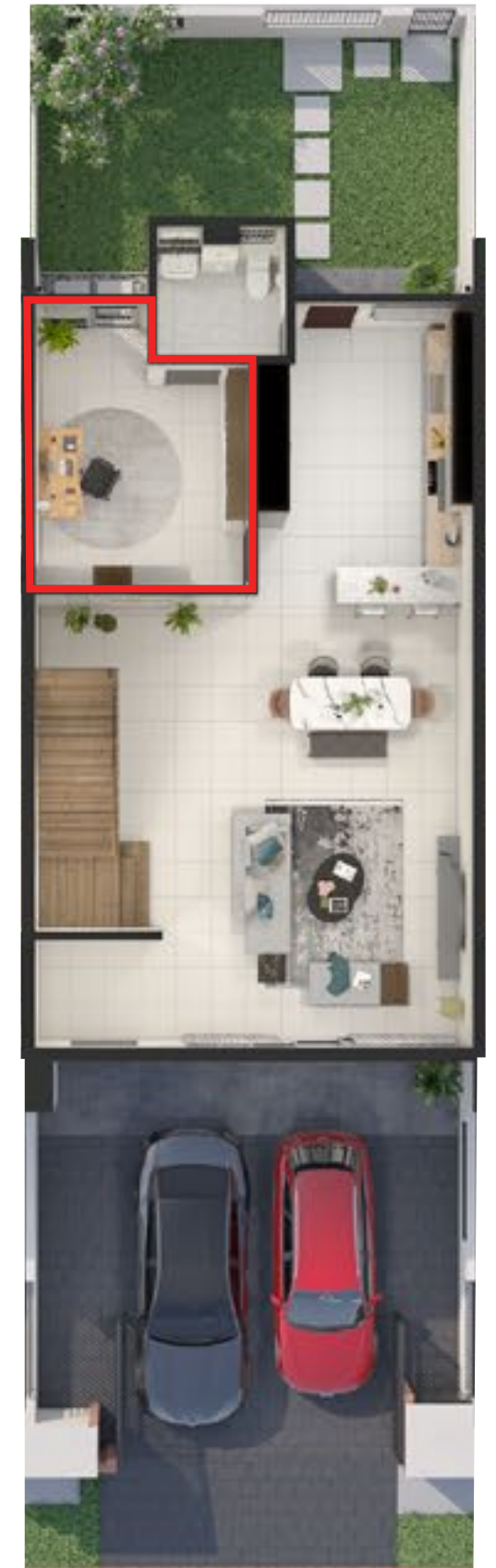
Gather everyone at home, grab some popcorn and get ready to watch a movie together in your very own entertainment room. Other than movie time, feel free to play board games or simply listen to music together.



### LIBRARY OR READING ROOM

Whether you want to showcase your extensive book collection or create a comfortable reading nook for everyone at home, this room offers the flexibility to design a space that meets your reading needs and inspires your passions.

\*These ideas and inspirations are for illustration purposes only





# A PIECE OF NATURE FOR YOU

## STEP OUT INTO YOUR PERSONAL PARADISE

Imagine stepping out of your back door onto your backyard where you can de-stress and enjoy the simple pleasures in life. That's what you get with Elmina Green Seven homes – not just a backyard but an additional 12 feet of lush greenery for you to cherish and own.



\*Artist's impression only



\*Artist's Impression of Type 3

# MORE FITTINGS TO WELCOME YOU HOME



## FITTINGSPLUS+

- A** Outdoor water filter
- B** Metal security grilles
- C** Air conditioning power point and piping (selected rooms)
- D** Water booster pump
- E** Instant water heater

## STANDARD SPECIFICATIONS & FITTINGS

- 01** Laminated timber flush door
- 02** Pocket sliding door
- 03** Laminated timber flooring (first floor & staircase)
- 04** Premium sanitary wares and fittings
- 05** Vent blocks as screening
- 06** Quality locksets
- 07** Basic alarm system
- 08** Glass mineral wool roof insulation
- 09** Parcel drop box
- 10** High speed Internet (free for 1 year)



\*Artist's impression only

Fencing Boundary Line

# OVER 5 ACRES TO EXPLORE

MUCH CLOSER TO  
THE COMFORT OF YOUR HOME



\*Artist's Impression of Terrace Park



## STUNNING LANDSCAPE SUSTAINABLE DESIGN

Homes in Elmina Green Seven are surrounded by over 5 acres of green spaces, 3 neighbourhood pocket parks and up to 18 neighbourhood facilities for an elevated living experience integrated with nature.



# 8 PILLARS OF WELLNESS

## TO LIVE BETTER & HEALTHIER

The City of Elmina's 8 pillars of wellness is the guiding philosophy behind every aspect of the township's planning.



## HOLISTIC LIVING, WITH YOU IN THE MIDDLE.



### ELMINA GREEN SEVEN

21-ACRE SAKURA LAKE PARK

90KM JOGGING & CYCLING TRACK

ELMINA LAKESIDE MALL

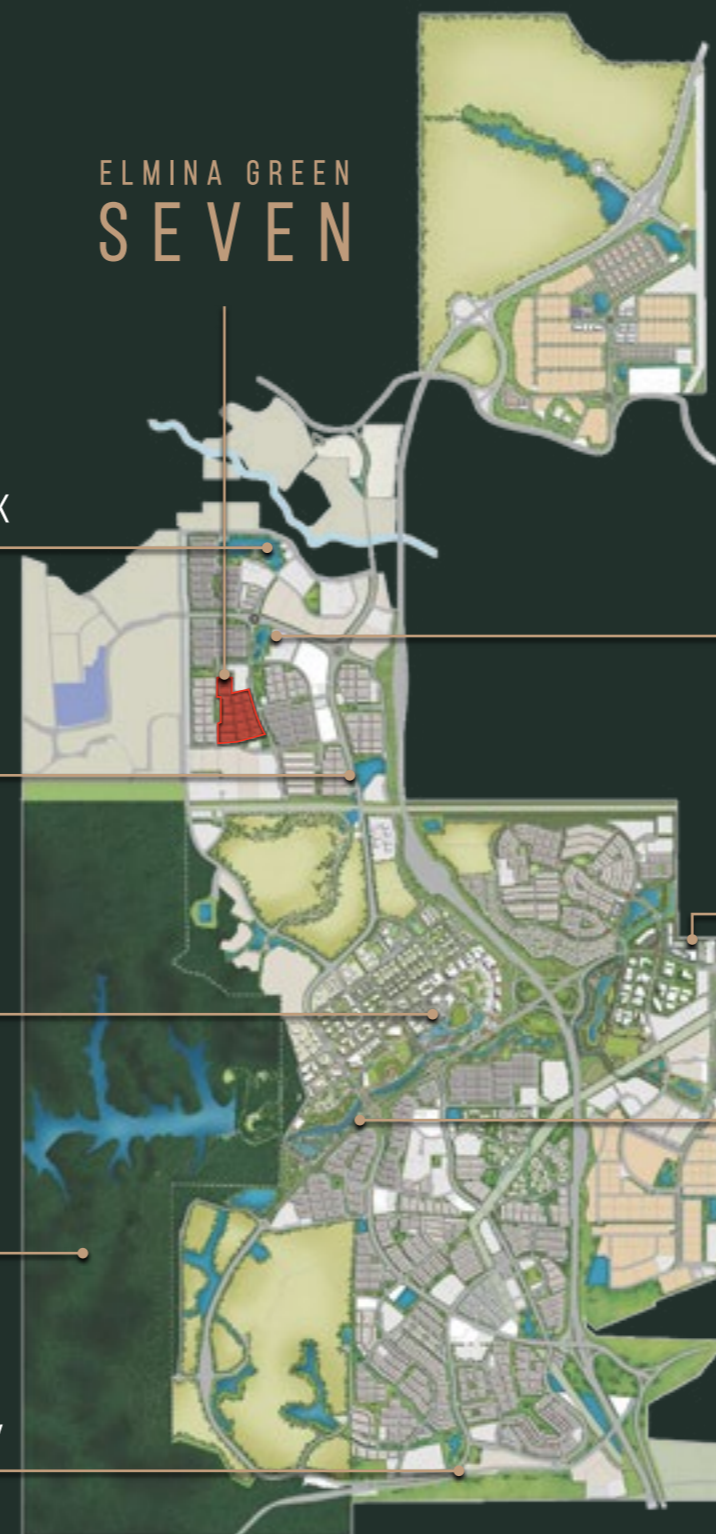
2,700-ACRE FOREST RESERVE

DASH EXPRESSWAY

8-ACRE INFINITY LAKE

TEMU COMMERCIAL HOTSPOT

300-ACRE CENTRAL PARK



Legend

- Residential
- Commercial
- Industrial
- Future Development

\* 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.

## A MULTI-AWARD WINNING TOWNSHIP

2022

FIABCI MALAYSIA PROPERTY AWARD 2022  
• Masterplan Category (Winner)

STARPROPERTY AWARDS  
• The Placemaker Award (Honour)

MALAYSIAN INSTITUTE OF PLANNERS PLANNING EXCELLENCE AWARDS (MIPPEA)  
• Inclusive Playground (Bronze)

2021

8TH PROPERTYGURU ASIA PROPERTY AWARDS (MALAYSIA)  
• Best Landed Development (Central) - Elmina Green 4  
• Best Housing / Landed Development (Malaysia) - Elmina Green 4

EDGEPROP – ILAM MALAYSIA'S SUSTAINABLE LANDSCAPE AWARDS  
• Editor's Choice for Malaysia's Exemplary Sustainable Community Park  
• Winner in Landscape Planning Category - Elmina Central Park

THE EDGE PROPERTY EXCELLENCE AWARDS  
• The Edge Malaysia Top Property Developers Awards  
• The Edge Property Development Excellence Award

2020

ILAM MALAYSIA LANDSCAPE ARCHITECTURE AWARDS (MLAA)  
• Excellence Awards in Landscape and Study Awards  
• Professional Category - Elmina Sports Park

INTERNATIONAL FEDERATION OF LANDSCAPE ARCHITECTS (IFLA)  
• 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

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

IPROPERTY DEVELOPMENT EXCELLENCE AWARDS (IDEA)  
• Wellness Living Innovation Award

2017

THE STARPROPERTY AWARDS  
• Winner in The Five Element Award - Best Comprehensive Township  
• Merit in The WOW Award - Most Iconic Development

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

# BREATHE IN, BREATHE OUT

Inhale and exhale fresh air as soon as you open the windows in your home at Elmina Green Seven, courtesy of the 2,700-acre forest reserve situated right next to the City of Elmina – in addition to the green spaces surrounding your precinct. This outstanding green gem is home to a plethora of flora and fauna collections, including endangered species such as the Malayan Tapir and Dusky Leaf Monkey.

  
**73** SPECIES  
of birds spotted

  
**84** ACRE  
Forest Park

  
**10** SPECIES  
of mammals spotted

**2,700-ACRE  
FOREST RESERVE**



AWARDS

# BIODIVERSITY AT THE CITY OF ELMINA

## NATURE. IDEAS. WE'RE PUTTING IT TOGETHER

The City of Elmina covers over 6,500 acres and is right next door to the 2,700-acre Bukit Cerakah Forest Reserve. Therefore, one of the main focuses was to design the City of Elmina to enhance its natural surroundings, thus encouraging biodiversity conservation.

As a result, the City of Elmina is quickly becoming one of Malaysia's most distinguishable developments. Just a drive through the township city will amaze you with the acres of rolling greenery layered with lively hardscapes and sculptures that – when combined – create a harmonious neighbourhood for both residents and wildlife.



# THE 2,700-ACRE FOREST RESERVE

MEET THE GREEN GIANT NEXT DOOR



## 2,700-ACRE FOREST RESERVE



The Bukit Cerakah Forest Reserve is a habitat to an array of flora and fauna while serving as a green lung and a freshwater catchment area for neighbouring residents. Additionally, The Bukit Cerakah Forest Reserve is also home to the Tasik Subang Dam, one of Selangor's seven dams.

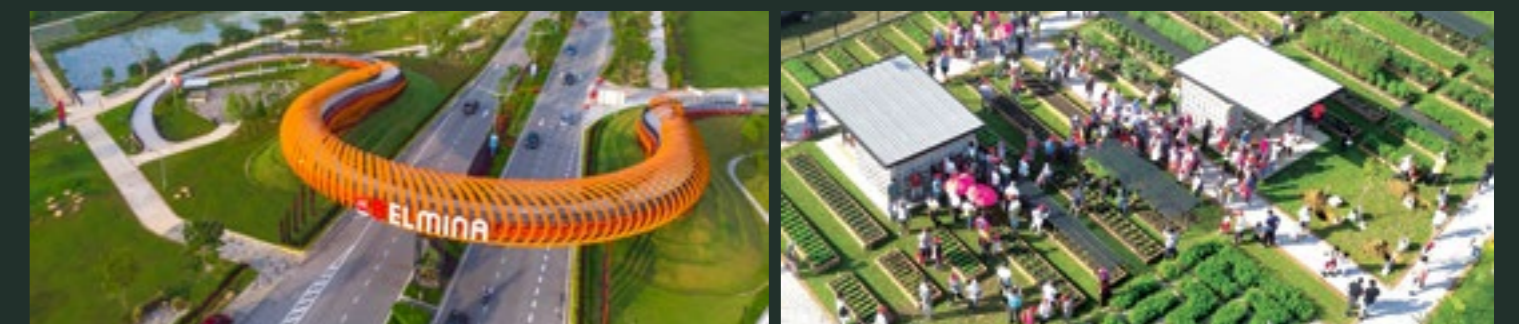
## 300-ACRE CENTRAL PARK



**Elmina Rainforest Knowledge Centre**  
The ERKC is a forestry research, education and ecotourism facility. Endangered tree species are cultivated here and transplanted throughout the City of Elmina.

**UNICEF Inclusive Playground**  
This playground – the first of its kind in Malaysia – was built for all children to play and have fun together.

**Designed to Mitigate Major Flood Event**  
The Elmina River of Life, located within the 300-acre park, was created as a natural extension of the 2,700-acre forest reserve. It also serves as a flood mitigation tool with up to Q1000 certification.



**Iconic Structures around the City of Elmina**  
The City of Elmina's cityscape is skillfully designed with unique hardscapes built in harmony with nature for more interesting evening walks as well as Instagrammable hotspots.

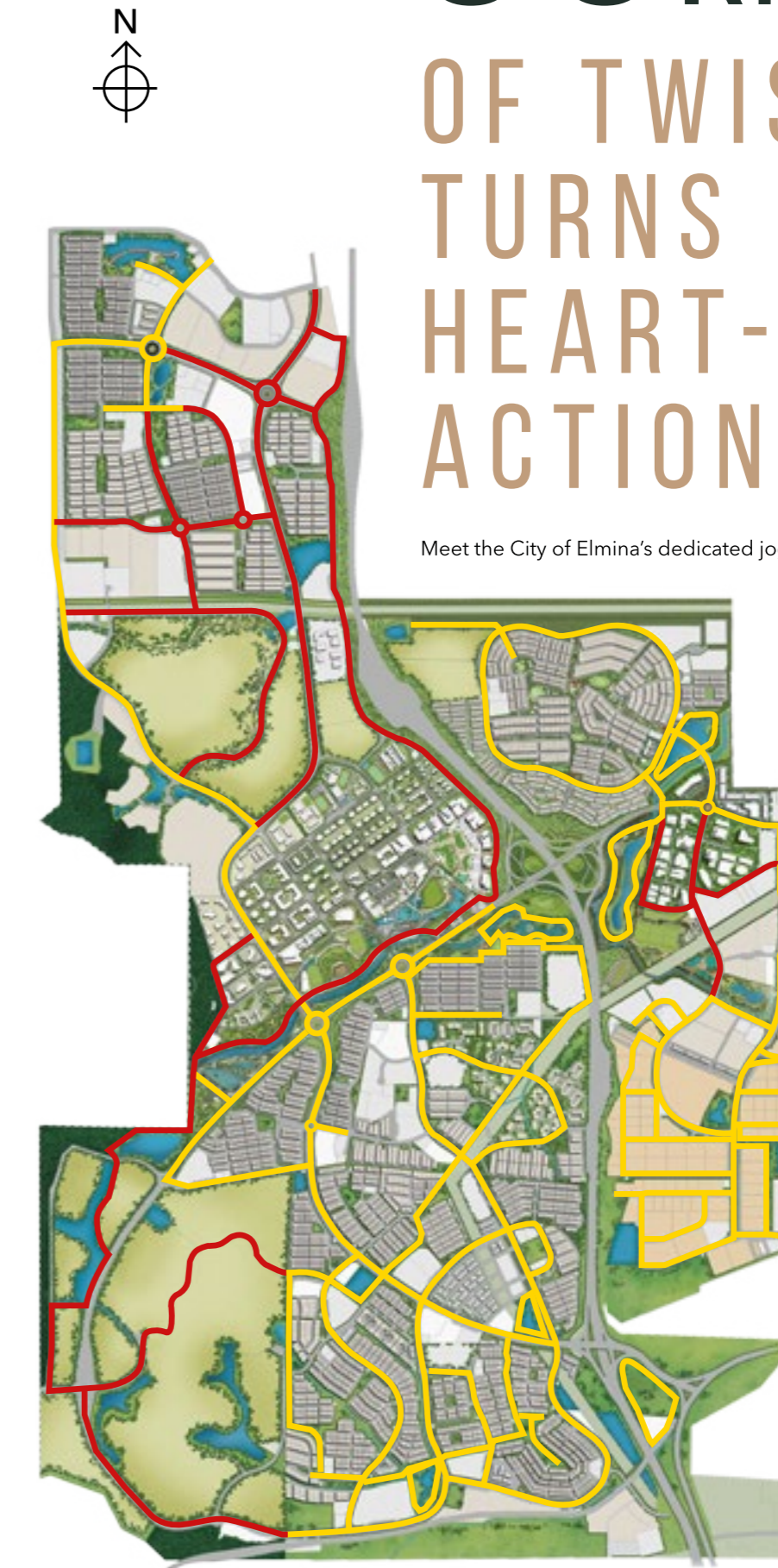
**Urban Community Farming**  
Elmina Valley residents share a community farm that is actively managed by them. This promotes a healthy lifestyle while also strengthening community ties in the township.



# 90km

## OF TWISTS, TURNS AND HEART-PUMPING ACTION

Meet the City of Elmina's dedicated jogging and cycling track.



Proposed jogging and cycling track



Completed track to-date

# GOING FOR A JOG? BE SPOILT FOR CHOICE

### 08 ACRES INFINITY LAKE PARK

Inspired by the infinity symbol, this beautifully landscaped lake park features a tranquil jogging path located at the heart of the Elmina Green precinct. One of the key features is the bridge that connects the jogging path across the lake, perfect for a closer connection to the waterbodies, making it perfect for more insta-worthy shots.



### 21 ACRES SAKURA LAKE PARK

One of the key lakes conceptualized to provide residents of Elmina Green with instant and convenient access to verdant and ample greenery. This lake park is already completed and is perfect for hosting picnics, yoga sessions or to take the kids for a stroll in the beautiful evening sunset.



### 5 ACRES NEIGHBOURHOOD PARK

Fancy a more private outdoor exercise routine? Elmina Green Seven comes with over 5 acres of green parks that offer up to 18 facilities, all within the comfort of your neighbourhood.



# UNRAVEL A WHOLE NEW ADVENTURE

# A GUIDE TO LIVING AT THE CITY OF ELMINA

## SHOPPING OPTIONS



12 KM

Sunway Giza  
KOTA DAMANSARA



14 KM

Citta Mall  
ARA DAMANSARA



15 KM

The Curve  
MUTIARA DAMANSARA



18 KM

1 Utama  
BANDAR UTAMA

## QUICK ESSENTIALS



LAMAN NADI  
CITY OF ELMINA



E-BOULEVARD  
CITY OF ELMINA



TEMU  
CITY OF ELMINA



HARMONI 1  
CITY OF ELMINA

# EDUCATION



**4 KM**

**HELP International School (HIS)** is located a mere 4km away from the City of Elmina and offers international education for Preschool, Primary School, Secondary School and A Levels. HIS offers IGCSE qualifications based on the British Curriculum, supplemented with Singapore Mathematics and a multi-lingual programme.



**2KM**  
SK Taman  
Bukit Subang



**5KM**  
Seven Skies Islamic  
International School



**6KM**  
Sekolah Seri  
Cahaya



**7KM**  
SJK (C) Subang



**7KM**  
SMK Bukit  
Jelutong

# DINING



**4KM** Kinza Sushi



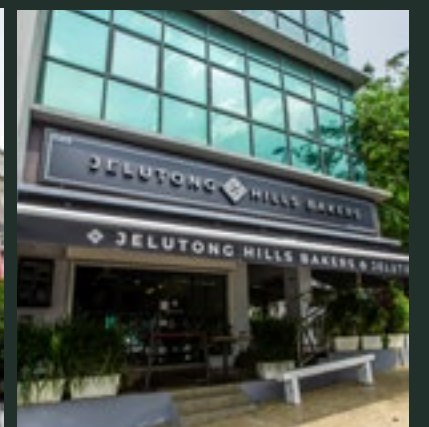
**6KM** Southsea Restaurant



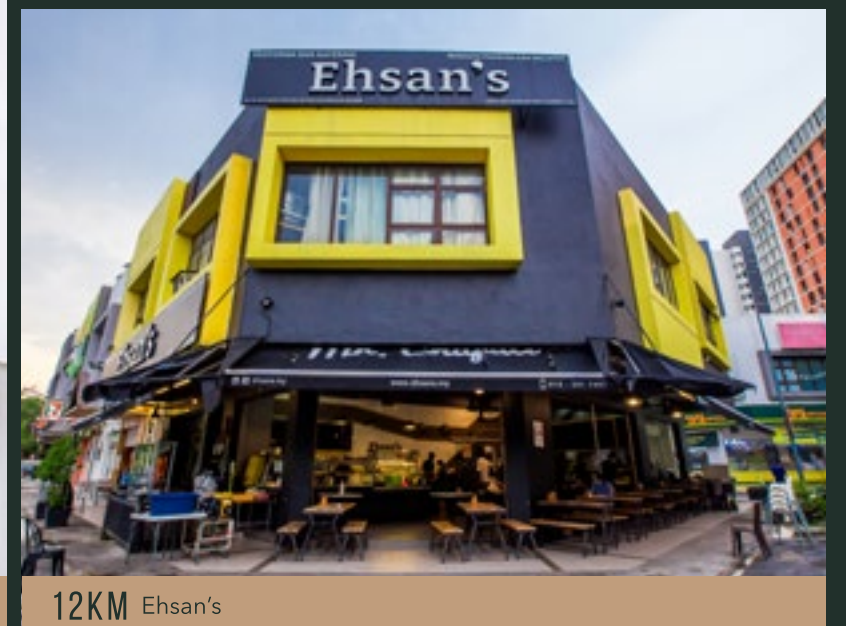
**12KM** The Third Letter



**10KM** Meat Cartel



**7KM** Jelutong Hills Bakers



**12KM** Ehsan's

# THINGS TO LOOK OUT FOR



\*Actual Photo of Elmina Wildlife Park

## ELMINA WILDLIFE PARK

A scenic natural attraction that provides visitors with a chance to embrace the beauty of nature. The park features interesting highlights, such as a birdwatch tower, origami pavilion and more.

Elmina Wildlife Park provides an immersive and enjoyable experience for visitors of all ages, with diverse activities and sights to explore.

## ELMINA VELODROME

Whether you're an avid cyclist or new to cycling, this state-of-the-art velodrome provides a unique cycling experience for you.

Elmina Velodrome features a 250-meter track, suitable for all types of cycling events, for example, recreational cycling, track racing and more.



\*Artist's Impression of Elmina Velodrome

# PHOTO GALLERY



# NOT YOUR ORDINARY RESIDENTIAL PARK

The City of Elmina is a unique township on its own, so it's no surprise that the design of its residential park is like no other. Get ready to explore the 300-acre themed park where excitement and entertainment are always available – from Arts and Cultural Parks to Sports Parks, there's something for everyone.

## FOREST PARK (Coming Soon)

- Boulevard
- Thematic Walk
- Fern Terrace
- Promenade
- Visitors' Car Park
- Bathing Place
- Retail and Park
- Management Office
- Camp Site
- Outdoor Theatre Lawn
- Bicycle Trail
- Forest Pavilion
- Observation Deck
- Connecting Bridge
- Elmina Rainforest Knowledge Centre
- Forest Boardwalk
- Cascade Pond
- Elmina's Rainbow of Life

## ARTS AND CULTURAL PARK (Coming Soon)

- Open Field
- Boulevard
- Terrace Garden
- Amphitheater
- Food Truck Plaza
- Sound Garden
- Play Park
- Flower Terrace
- Promenade
- Park Stage
- Visitors' Car Park
- Kiosks and F&B Dining
- Connecting Bridge

## URBAN PARK (Ready by 2024)

- Iconic Bridge
- Landing Plaza
- Food Truck Plaza
- Kiosks and F&B Dining
- Dining Promenade
- Open Field
- Boulevard
- Visitors' Car Park
- Signature Pavilion
- Steps and Staircases
- Floating Island Water
- Trail Eco-Lake
- Terrace Garden
- Sports Zone
- Play Park
- Mound of Life
- Smart Toilets

## COMMUNITY PARK (Completed)

- Fitness Zone
- Picnic Terrace
- Open Green Lawn
- Plaza
- Sports Pitch
- Stream
- Amphitheatre Hill
- Recreational Zone
- Community Garden
- Elmina's Crescent of Life
- Inclusive Playground
- Elmina's Vision of Life

## WILDLIFE PARK (Ready by 2024)

- Origami Pavilion & Cafe
- Bird Watch Tower & Canopy Walk
- Iconic Gateway
- Viewing Deck

## FUTURE CITY CENTRE

## ELMINA VALLEY

## ELMINA WEST

1 **Forest Park**  
84 acres

2 **Arts & Cultural Park**  
37 acres

3 **Urban Park**  
35 acres

4 **Community Park**  
36 acres

6 **Wildlife Park**  
25 acres

5 **Sports Park**  
83 acres

## SPORTS PARK (Coming Soon)

- Paintball Games Area
- Iconic Shelter
- Plaza
- Velodrome Track
- Skateboard / Rollerblade Track
- Mountain Bike Track
- Go Kart and Mini Bike Track
- Flying Fox
- Equestrian Plaza
- Playground
- Futsal Court
- Badminton Court
- Basketball Court
- Netball Court
- Football Field
- Origami Pavilion
- Plaza and Bike Station
- Driving Range
- Kiosks and F&B Dining
- Visitors' Car Park
- Wetlands Pond



Malaysia's First Inclusive Playground, developed in collaboration with UNICEF is located in the heart of the 300-acre central park.

# THE 21-ACRE SAKURA LAKE PARK

Immerse yourself in the picturesque 21-acre Sakura Lake Park surrounded by an abundance of cherry blossom trees. Take a stroll, jog or even cycle around this hidden gem that offers a serene escape from the hustle and bustle of life.



\*Actual Photo of Sakura Lake Park

## WHAT'S NEW IN THE CITY OF ELMINA

The City of Elmina brings a world of convenience to every resident. Enjoy quick trips to other popular townships, boost your social moments at new stores and get access to a variety of education options.



\*Artist's Impression of SJK(C) Regent Elmina

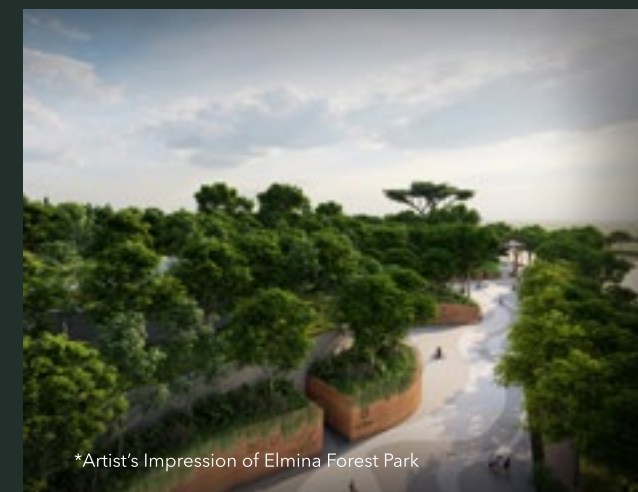
### HOLISTIC EDUCATIONAL OPTIONS

The Elmina City Centre's upcoming education hub will be inaugurated with SJK(C) Regent Elmina (due to open in 2025), followed by other national and international education opportunities.

SK Denai Alam is presently under construction and is expected to be completed by 2024, while SMK Denai Alam was recently authorised for construction.

### DASH EXPRESSWAY

DASH Expressway, which was recently completed in October 2022, is an elevated highway that provides direct access to renowned townships such as Kota Damansara, Mutiara Damansara and Damansara Perdana as well as substantially reducing driving durations to Kuala Lumpur from the City of Elmina.



\*Artist's Impression of Elmina Forest Park

### ELMINA FOREST PARK

At 84 acres in size, the upcoming Elmina Forest Park will provide an immersive experience of nature's beauty with its meandering trails and lookout points. Located right next to the 2,700-acre Bukit Cerakah Forest Reserve.



\*Actual Photo of Temu, Elmina East

# TEMU



\*Artist's Impression of Elmina Lakeside Mall

# ELMINA LAKESIDE MALL



### VISIT THESE BRANDS!



AND MORE!

### KEY TENANTS:



AND MORE!



# COMPLETE CONNECTIVITY, ALL-ROUNDED ACCESSIBILITY

The City of Elmina has always been a shining example of convenience and accessibility. With the new DASH Expressway that connects Shah Alam to Subang Airport and Damansara, residents can seamlessly access urban conveniences in Klang Valley.

DASH Expressway also includes connectivity to other highways such as NKVE, LDP, Guthrie Corridor Expressway (GCE) and SPRINT's Penchala Link.

## WITHIN THE CITY OF ELMINA

- 8-acre Infinity Lake (700m)
- 21-acre Sakura Lake Park (1km)
- Elmina City Centre (3km)
- Elmina Lakeside Mall (4km)
- 300-acre Central Park (5km)
- Elmina Interchange (7km)
- Temu Commercial Hotspot (7km)

## POINTS OF INTEREST

### EDUCATION

- SK Taman Bukit Subang (2km)
- HELP International School (4km)
- Seven Skies International School (6km)
- Sekolah Seri Cahaya (6km)
- SJK(C) Subang (7km)
- SK and SMK Saujana Utama (9km)

### SHOPPING & ESSENTIALS

- Jaya Grocer Bukit Jelutong (9km)
- Sunway Giza (12km)
- Tropicana Gardens Mall (12km)
- Citta Mall (14km)
- Hospital UiTM Puncak Alam (13km)
- Avisena Specialist Hospital (22km)

### RECREATIONAL

- Denai Alam Recreational and Riding Club (13km)
- Montere Golf and Country Club (13km)
- Shah Alam National Botanical Park (Skytrex Shah Alam) (13km)
- Kanching Waterfall (15km)
- Tropicana Golf and Country Club (30km)

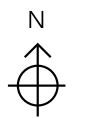
## VIA DASH EXPRESSWAY

- Kota Damansara (12km)
- Penchala (18km)
- One Utama (19km)
- Damansara Perdana (20km)
- Sri Hartamas (22km)



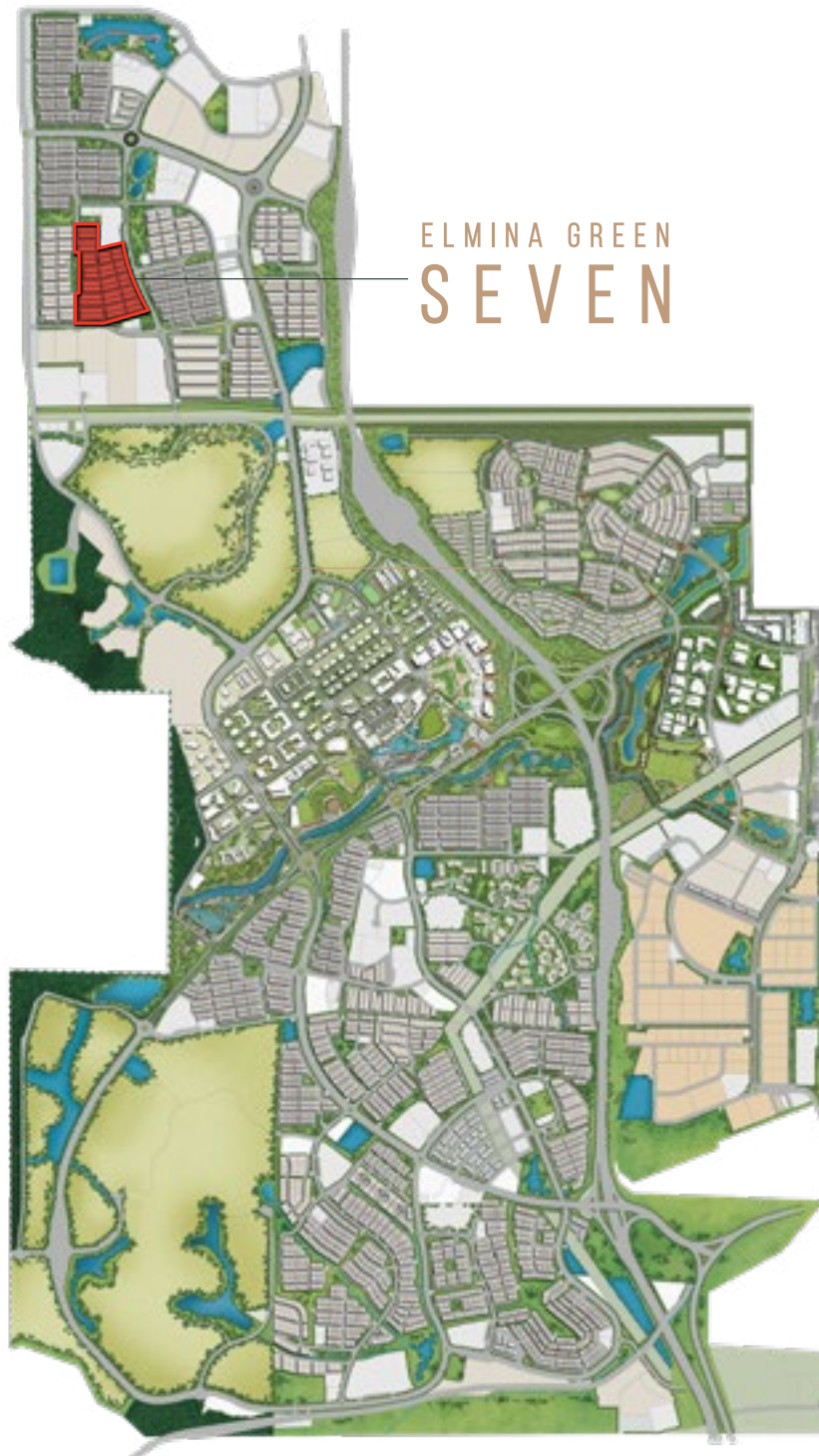


# MASTER LAYOUT PLAN



Legend

- Residential
- Commercial
- Industrial
- Future Development



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# SITE PLAN



Legend

- | Type 3  | Type 4  |   |
|---|---|---|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #fce4d6; border: 1px solid #ccc; margin-right: 5px;"></span> | <span style="display: inline-block; width: 15px; height: 15px; background-color: #f4cccc; border: 1px solid #ccc; margin-right: 5px;"></span> | A3 / A3m & A4 / A4m<br>Intermediate / Intermediate Mirror |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #fff2cc; border: 1px solid #ccc; margin-right: 5px;"></span> | <span style="display: inline-block; width: 15px; height: 15px; background-color: #f4cccc; border: 1px solid #ccc; margin-right: 5px;"></span> | E3 / E3m & E4 / E4m<br>End / End Mirror                   |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #f4cccc; border: 1px solid #ccc; margin-right: 5px;"></span> | <span style="display: inline-block; width: 15px; height: 15px; background-color: #d9ead3; border: 1px solid #ccc; margin-right: 5px;"></span> | C3 / C3m & C4 / C4m<br>Corner / Corner Mirror             |
| <span style="display: inline-block; width: 15px; height: 15px; border: 1px solid #ccc; margin-right: 5px;"></span>                            |   | Lots with Steps   |
| 40  |   | Address Number  |
| EG5A 001  |   | Lot Number  |
| C3m   |   | Type of Unit  |
| (s)   |   | Steps at Yard   |

# FLOOR PLAN

# TYPE THREE

## THE HEIGHT OF LUXURY LIVING

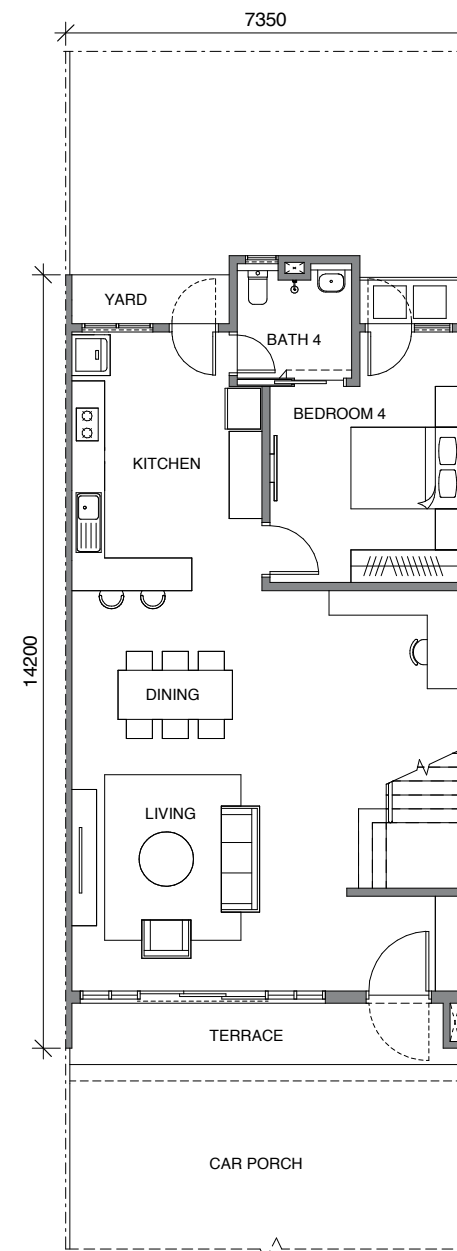
Introducing our exclusive superlink homes with luxurious open-concept living spaces, flexible floor plans and an extra 12ft of land in your backyards. Whether you'd like to extend the kitchen longer or create a flower garden - anything is possible.

## TYPE A3

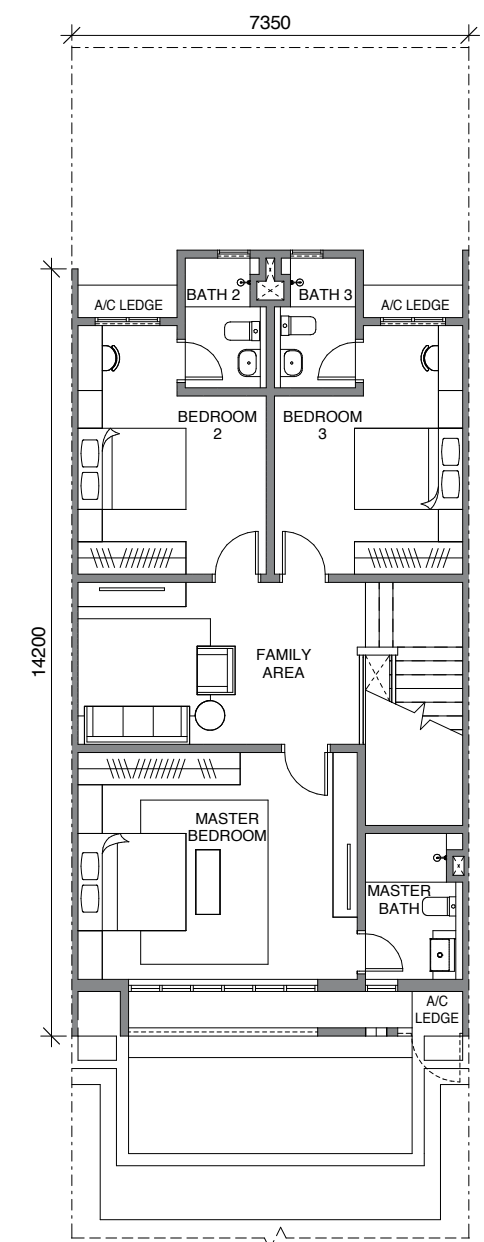
- 24' x 80'
- 2,363 sqft
- 4 bedrooms
- 4 bathrooms



\*Artist's Impression of Type 3



GROUND FLOOR



FIRST FLOOR

# FLOOR PLAN

# FLOOR PLAN

## TYPE E3

24' x 80'

---

2,575 sqft

---

4 bedrooms

---

4 bathrooms

## TYPE C3

26' x 80'

---

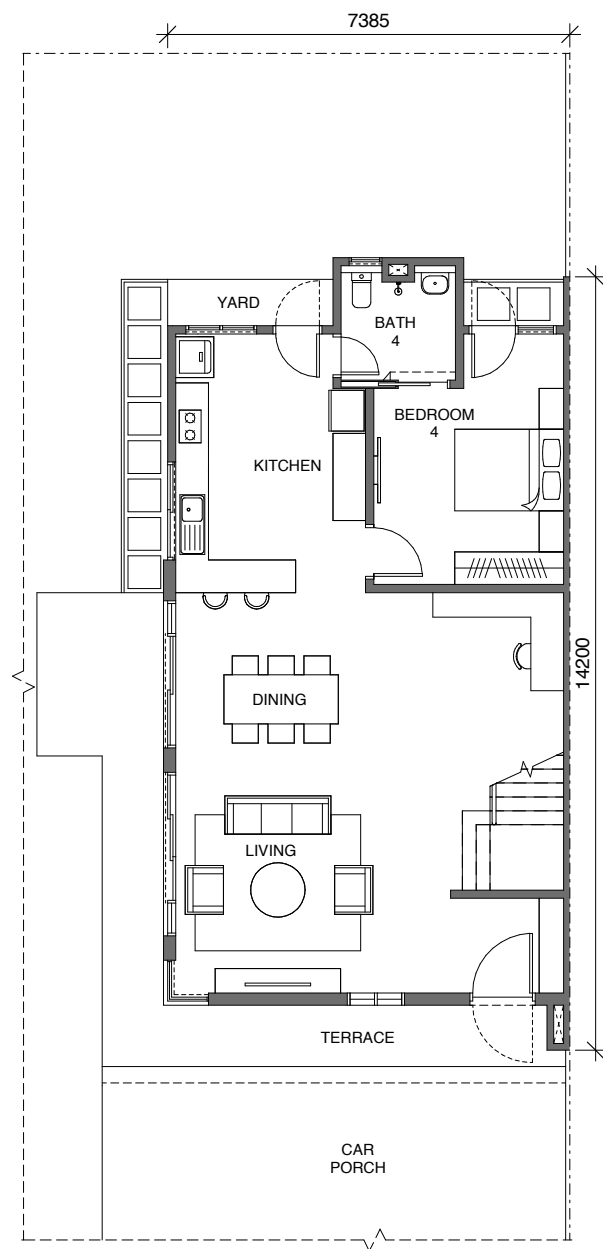
2,755 sqft

---

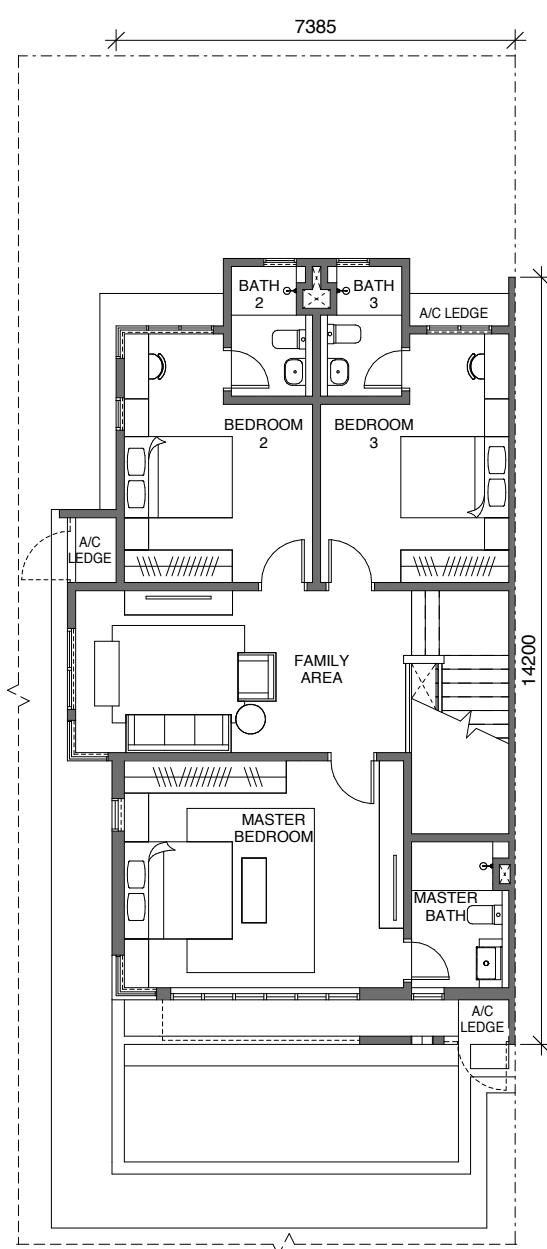
4 bedrooms

---

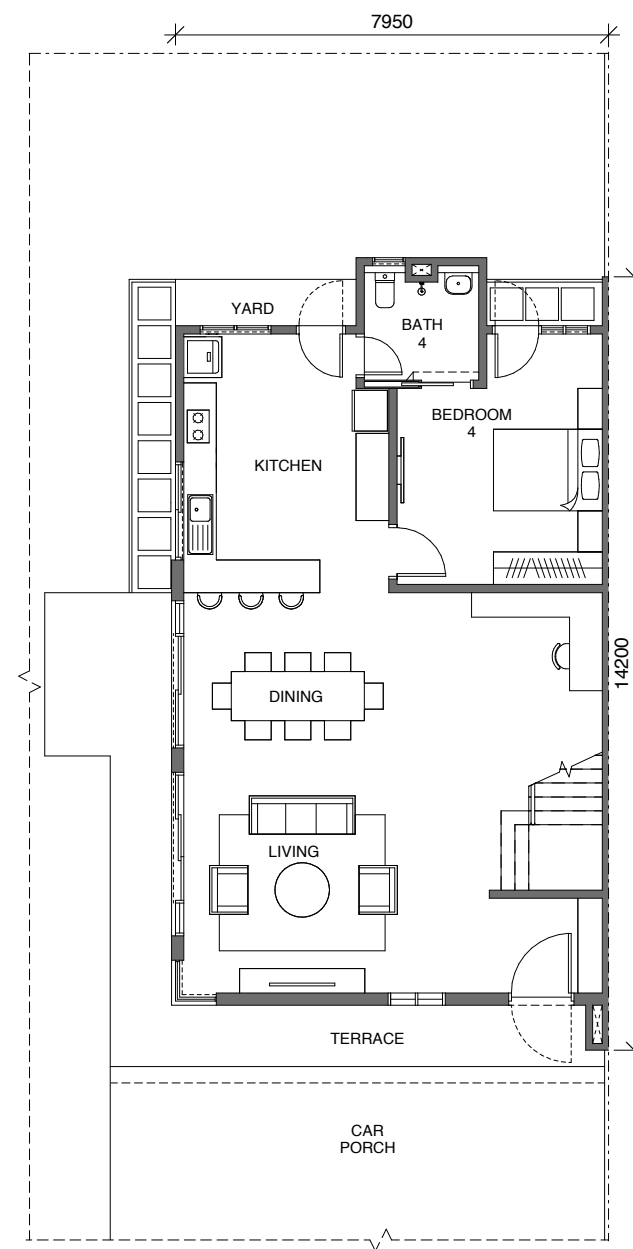
4 bathrooms



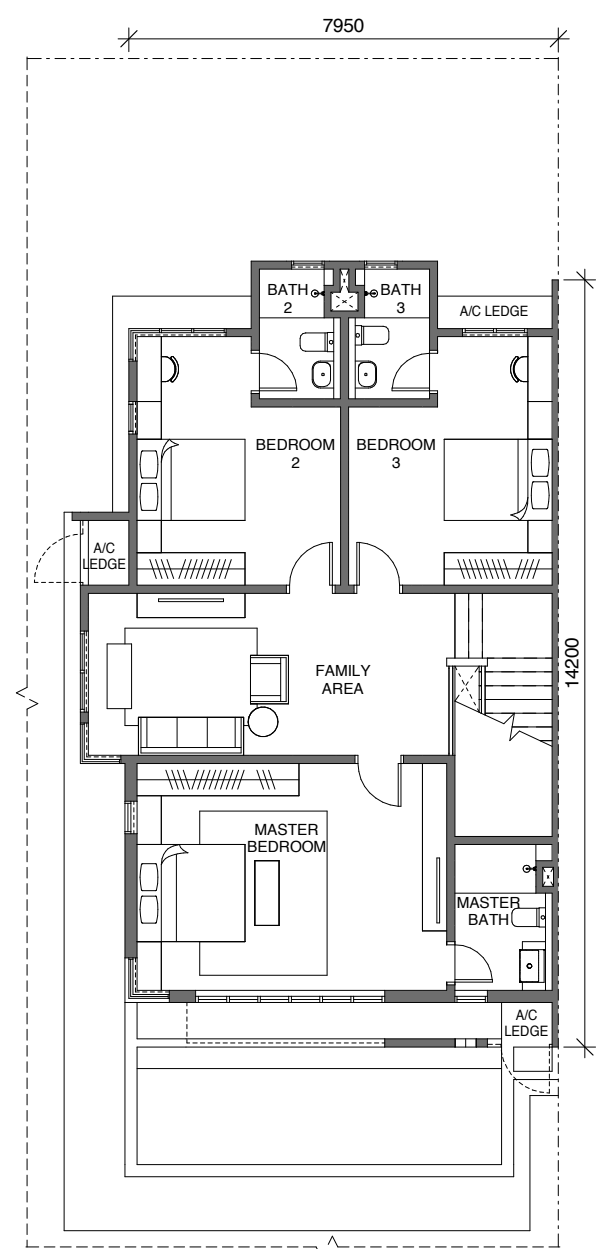
GROUND FLOOR



FIRST FLOOR



GROUND FLOOR



FIRST FLOOR

# FLOOR PLAN

# TYPE FOUR

## LIVE BIG, LIVE BETTER

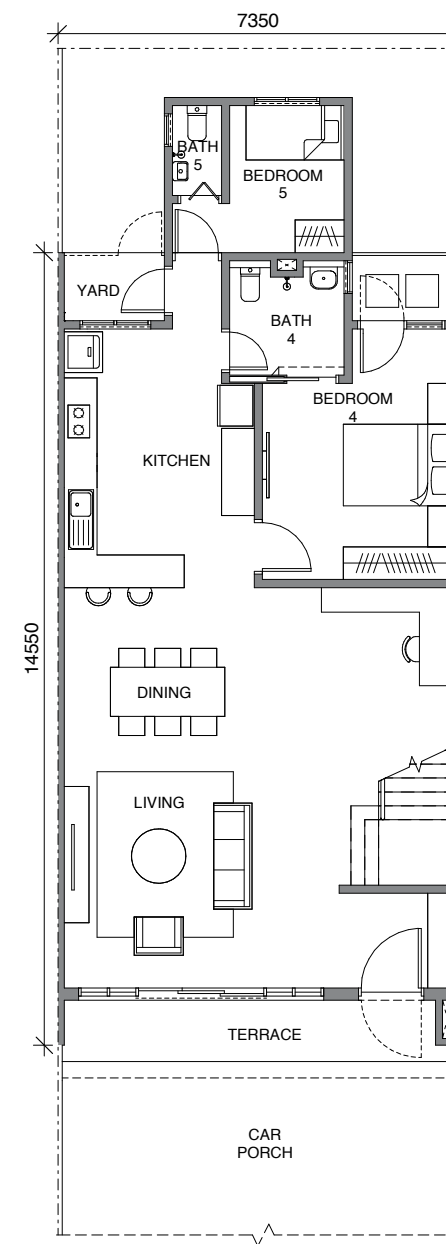
Introducing our spacious superlink homes, featuring an extra utility room – the perfect solution for large families. Designed to provide ample space and flexibility with generous living areas and roomy bedrooms.

## TYPE A4

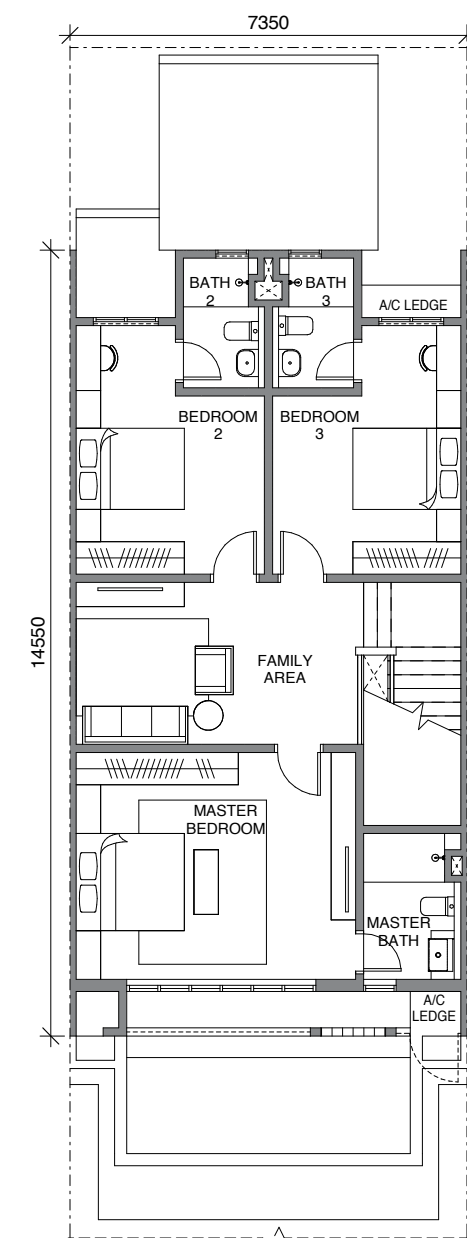
- 24' x 80'
- 2,477 sqft
- 4+1 bedrooms
- 5 bathrooms



\*Artist's Impression of Type 4



GROUND FLOOR

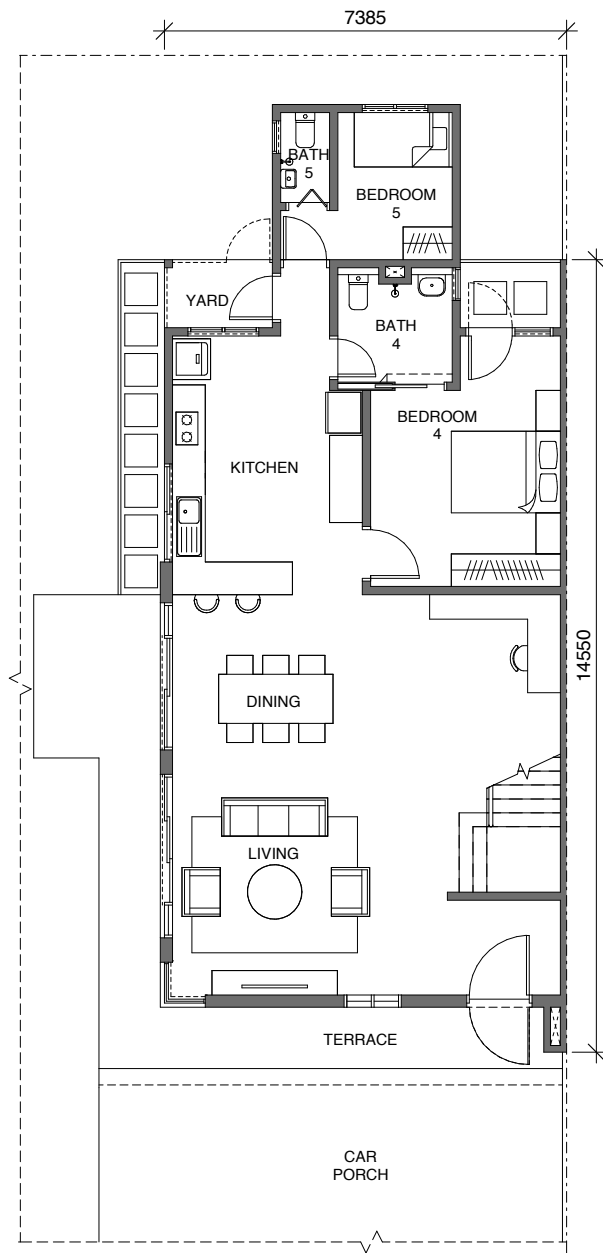


FIRST FLOOR

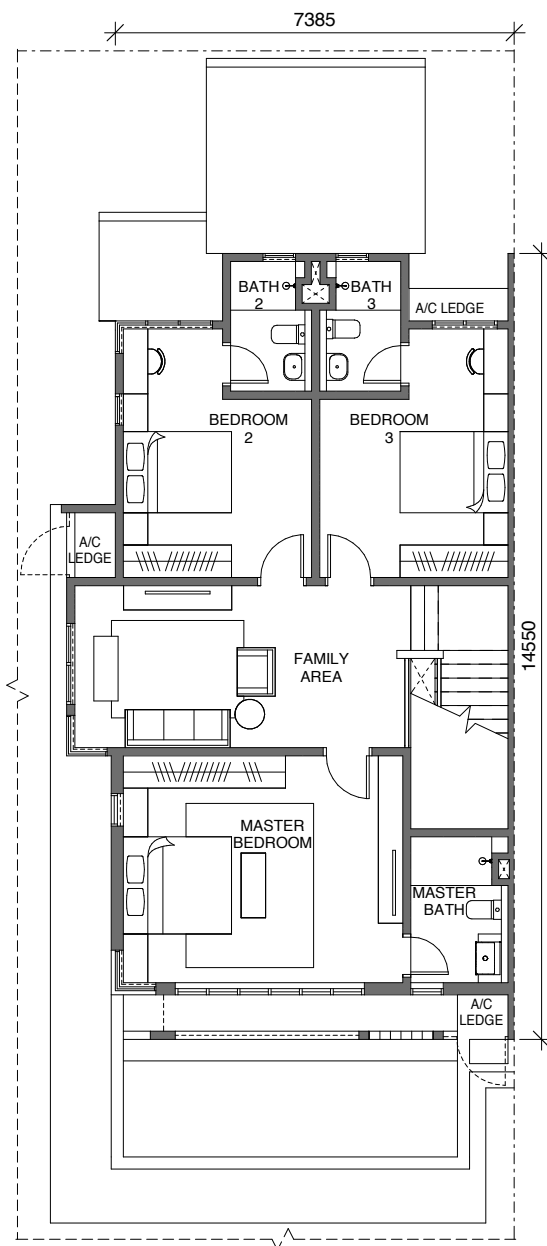
# FLOOR PLAN

## TYPE E4

- 24' x 80'
- 2,694 sqft
- 4+1 bedrooms
- 5 bathrooms



GROUND FLOOR

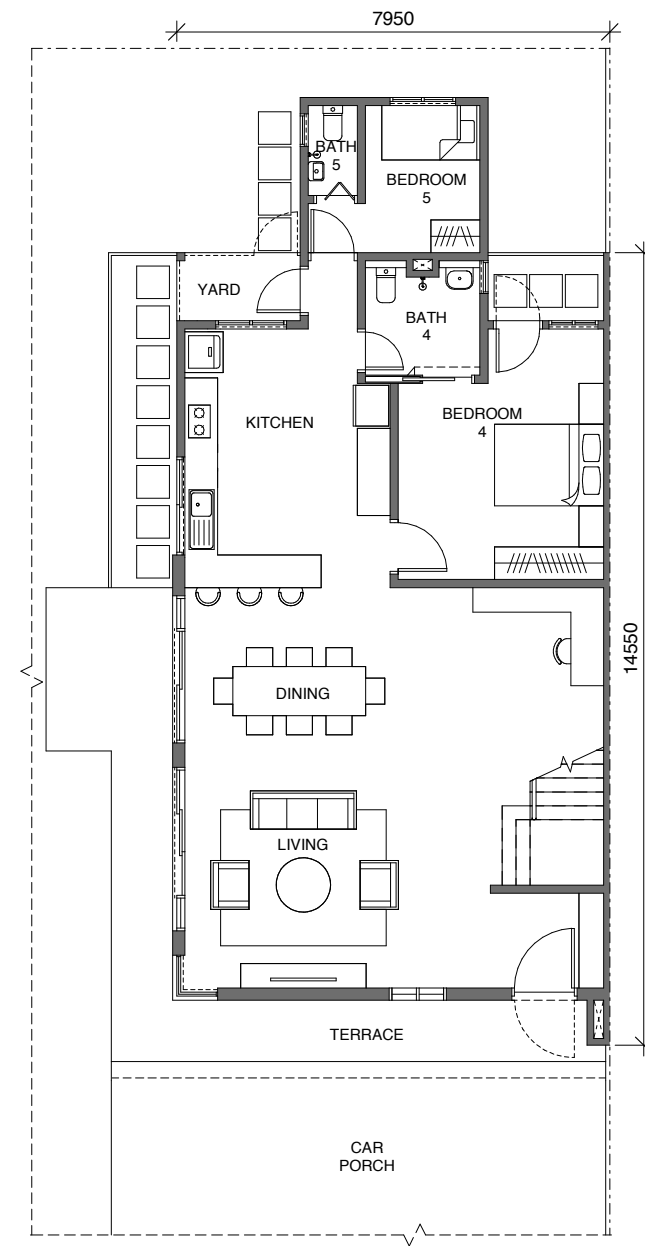


FIRST FLOOR

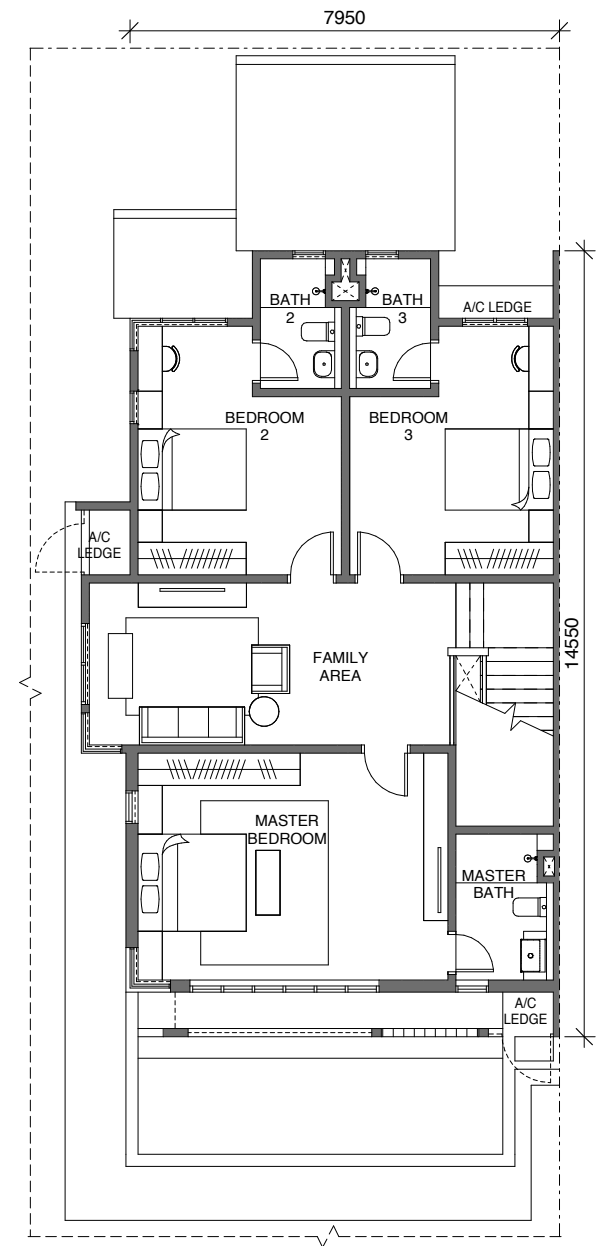
# FLOOR PLAN

## TYPE C4

- 26' x 80'
- 2,878 sqft
- 4+1 bedrooms
- 5 bathrooms



GROUND FLOOR



FIRST FLOOR

# SPECIFICATIONS

Structure	: Reinforced Concrete	
Wall	: Masonry / Drywall	
Roof Covering	: Roof Tiles / Concrete / Metal Deck	
Roof Framing	: Metal	
Ceiling	: Plaster Board / Cement Board / Skim Coat	
Windows	: All	: Aluminium Frame / Glass Louvres / Glass Panel
Doors	: Main Entrance	: Laminated Engineered Timber Door
	: Rear Entrance	: Glass Door Panel (Bedroom 4 only)
	: Other Doors	: Laminated Timber Flush Door / Laminated Timber Sliding Door
	: Sliding	: Aluminium Frame / Glass Panel
Ironmongery	: Lockset with Accessories	
Wall Finishes	: External Walls	: Plaster & Paint / Vent Blocks / Brick Veneers
	: Kitchen	: Porcelain Tiles up to 1500mm High / Plaster & Paint
	: Yard	: Plaster and Paint
	: Master Bath, Bath 2, 3, & 4	: Porcelain Tiles up to ceiling height
	: Bath 5*	: Ceramic Tiles up to ceiling height
	: Others	: Plaster and Paint
Floor Finishes	: Car Porch	: Concrete Imprint
	: Terrace, Yard	: Porcelain Tiles
	: Living, Dining, Kitchen, Bedroom 4	: Porcelain Tiles
	: Bedroom 5*	: Porcelain Tiles
	: Master Bedroom, Bedroom 2 & 3	: Laminated Timber Flooring
	: Master Bath, Bath 2, 3, & 4	: Porcelain Tiles
	: Bath 5*	: Ceramic Tiles
	: Family Area	: Laminated Timber Flooring
	: Staircase	: Laminated Timber Flooring
Sanitary Wares and Plumbing Fittings	: Kitchen	: Sink / Tap
	: Master Bath, Bath 2, 3, 4 & 5	: Sanitary Wares and Fittings
	: Yard	: Tap
	: Car Porch	: Tap
	: Garden	: Tap (Corner & End unit only)

	Type 3			Type 4		
	A3/A3m/ A3(s)/ A3m(s)	E3/E3m/ E3(s)/ E3m(s)	C3/C3m/ C3(s)/ C3m(s)	A4/A4m/ A4(s)/ A4m(s)	E4/E4m/ E4(s)/ E4m(s)	C4/C4m/ C4(s)/ C4m(s)
Electrical Installation : Light Point	: 28	30	30	30	32	32
: Gate Light Point	: 1	1	1	1	1	1
: Power Point	: 30	30	30	31	31	31
: Fan Point	: 7	7	7	8	8	8
: Door Bell Point	: 1	1	1	1	1	1
: Water Heater Power Point	: 4	4	4	4	4	4
: Telephone Point	: 1	1	1	1	1	1
: Data Point	: 1	1	1	1	1	1
: TV Point	: 1	1	1	1	1	1
: Air Conditioning Power Point with Piping	: 5	6	6	5	6	6
: Water Booster Pump Power Point	: 1	1	1	1	1	1
: Autogate Point	: 1	1	1	1	1	1

Internal Telecommunication Trunking & Cabling	: Conduit and Cabling
Fencing	: Brick Wall, Mild Steel Fencing, Mild Steel Gate, Fair Face Brick, Vent Blocks
Miscellaneous	: Letter Box and Parcel Box
	: Refuse Compartment
	: TNB Meter Compartment
	: Basic Alarm System
	: Water Booster Pump
	: Outdoor Water Filter
	: Instant Water Heater
	: Metal Grille



The City of Elmina integrates biodiversity conservation into its landscape design, creating spaces where people and nature can thrive in harmony.



# DEVELOPING HOMES, BUILDING LIFESTYLES

Sime Darby Property is a leading property developer with 50 years of experience in building sustainable communities. With 25 active townships and developments under its belt, Sime Darby Property has a wide reach encompassing assets and operations across the country. It marked its presence in the United Kingdom as part of a Malaysian consortium that developed the iconic Battersea Power Station in Central London.

As a responsible corporate player, Sime Darby Property and its philanthropic arm, Yayasan Sime Darby ("YSD") actively implement various social welfare initiatives to assist underprivileged communities living within and nearby its townships. A multi-award-winning property group with numerous international and local accolades, Sime Darby

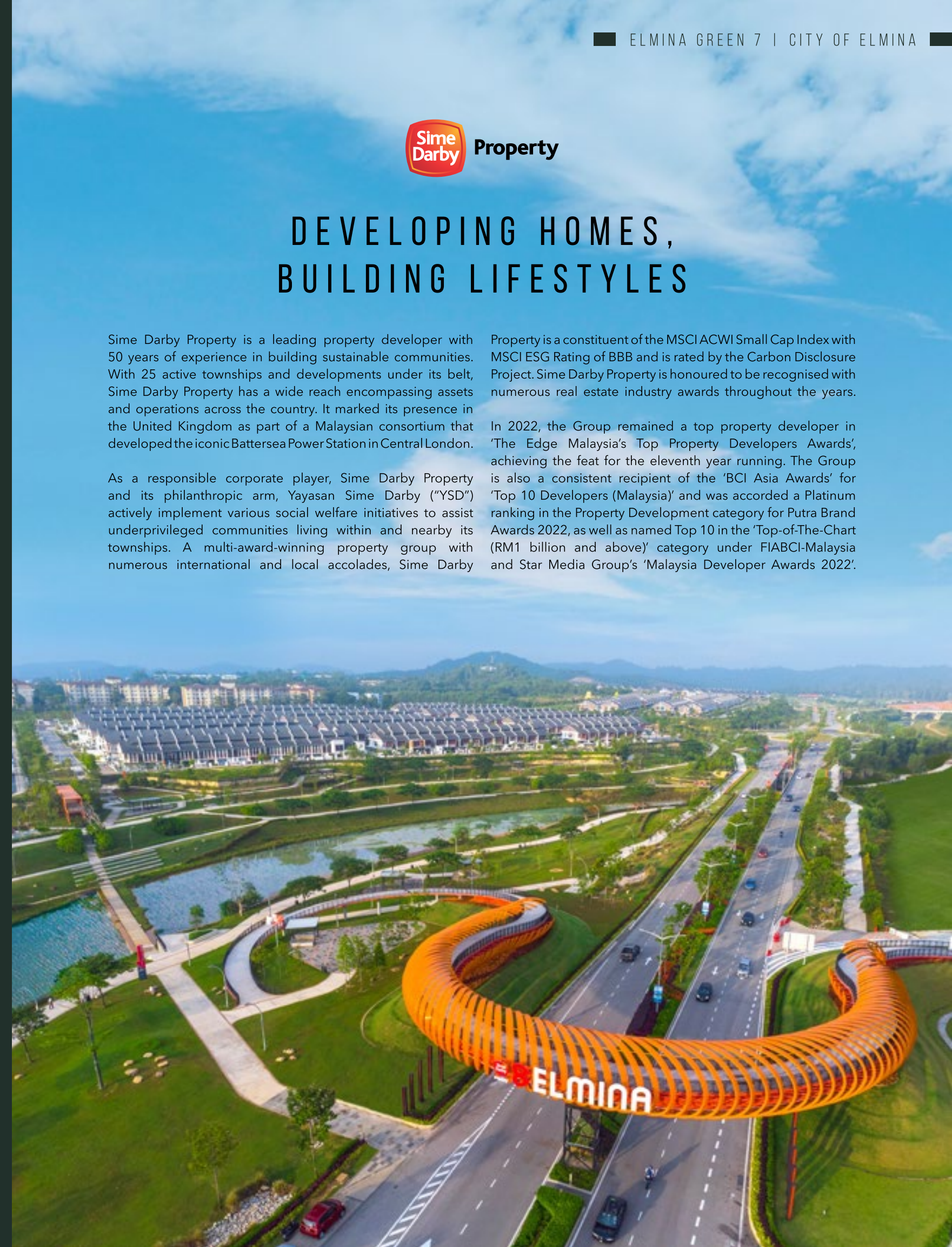
Property is a constituent of the MSCI ACWI Small Cap Index with MSCI ESG Rating of BBB and is rated by the Carbon Disclosure Project. Sime Darby Property is honoured to be recognised with numerous real estate industry awards throughout the years.

In 2022, the Group remained a top property developer in 'The Edge Malaysia's Top Property Developers Awards', achieving the feat for the eleventh year running. The Group is also a consistent recipient of the 'BCI Asia Awards' for 'Top 10 Developers (Malaysia)' and was accorded a Platinum ranking in the Property Development category for Putra Brand Awards 2022, as well as named Top 10 in the 'Top-of-The-Chart (RM1 billion and above)' category under FIABCI-Malaysia and Star Media Group's 'Malaysia Developer Awards 2022'.

# PROUDLY SUSTAINABLE, PROUDLY SIME DARBY PROPERTY

In 2015, the United Nations unveiled its 2030 Sustainable Development Goals (SDG) as a call to action to achieve balanced, sustainable development, end poverty, protect the planet, and ensure that people can prosper and live peacefully by 2030.

For over 10 years, sustainability has been Sime Darby Property's beacon that is embedded and nurtured within our corporate culture. The UN's Sustainable Development Goals further guide us to reinforce our commitment to achieve balance and limit our impacts on the environment to develop sustainable townships. We continuously reflect upon our actions, ensuring they are in line with these goals as we work towards achieving sustainability.





**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  
[www.simedarbyproperty.com](http://www.simedarbyproperty.com)



Phase EG5A • No. of Units: 131 • Type: 2-Storey Link House • Expected Date of Completion: May 2025 • Land: Free of Encumbrances • Tenure of Land: Freehold • Developer's License No: 13017/08-2023/0096(A) • Validity: 20/08/2021 - 19/08/2023 • Advertising & Sales Permit No.: 13017-39/10-2024/0246(N)-(L) • Validity: 20/10/2022 - 19/10/2024 • Appropriate Authority which Approves the Building Plans: Majlis Bandaraya Shah Alam • Reference No.: MBSA/BGN/BB/600-1(PS)/SEK.U17/0130-2021 • 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, 47301 Petaling Jaya, Selangor • Selling Price, RM1,281,000 (Min.), RM2,134,000 (Max.) • 7% Bumiputera Discount (Quota Applies)

Phase EG5B • No. of Units: 185 • Type: 2-Storey Link House • Expected Date of Completion: Sept 2025 • Land: Free of Encumbrances • Tenure of Land: Freehold • Developer's License No: 13017/08-2023/0096(A) • Validity: 20/08/2021 - 19/08/2023 • Advertising & Sales Permit No.: 13017-38/10-2024/0247(N)-(L) • Validity: 20/10/2022 - 19/10/2024 • Appropriate Authority which Approves the Building Plans: Majlis Bandaraya Shah Alam • Reference No.: MBSA/BGN/BB/600-1(PS)/SEK.U17/0131-2021 • 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, 47301 Petaling Jaya, Selangor • Selling Price, RM1,330,000 (Min.), RM2,245,000 (Max.) • 7% Bumiputera Discount (Quota Applies)

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