



# ILHAM RESIDENCE 2

Type A | Type B

20' x 60' Lifestyle Terrace Homes



Property

Type A  
A Home for **New Beginnings**



The optimal starter home for the **high-flyers,** power **couples,** and **career-driven** newlyweds

- Distinctive modern Tudor facade
- Spacious open plan living area
- An ultra-wide lifestyle kitchen
- 3 well-sized bedrooms
- A back yard terrace with gorgeous garden views



You've found your perfect match.  
Now you've found the perfect home.



Optimally sized at 1,668 sq. ft., Type A features a generous open plan living and dining area, and a 14 ft.-wide kitchen that allows you to design the lifestyle kitchen of your dreams.

The terrace in your back yard with lush green views of the back lane gardens is perfect for hosting intimate parties and cookouts.

This home is the perfect match for those who appreciate a minimalist and tasteful lifestyle.

Where beautiful stories live.



Design the lifestyle kitchen of your dreams with a 14 ft.-wide kitchen space.



Relax and take in the gorgeous views of the back lane gardens in your back yard terrace.

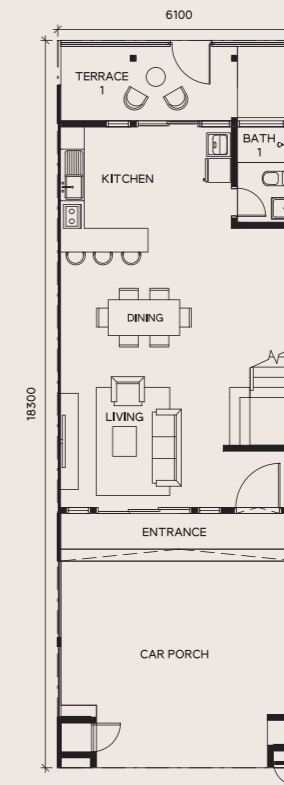
Scan to view the full virtual show unit.



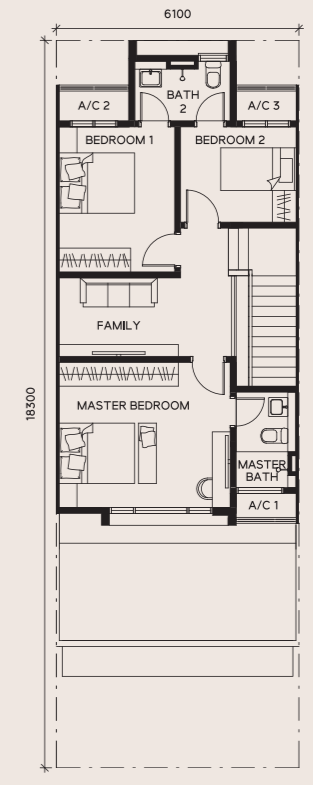
Type **A**

Intermediate Lot  
20' x 60' | 1,668 sq. ft.

-  3 Bedrooms
-  3 Bathrooms
-  1 Family Room



GROUND FLOOR PLAN

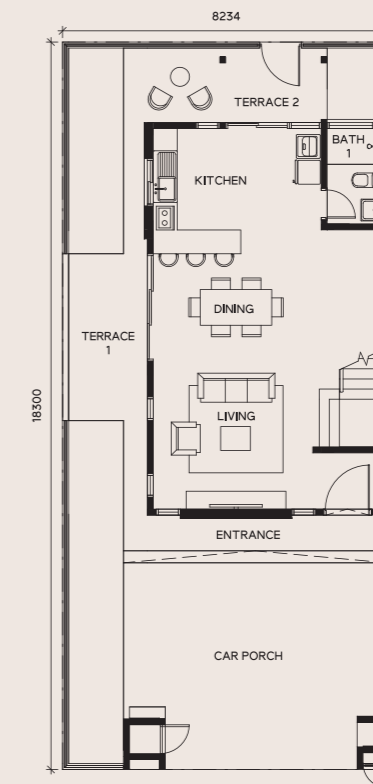


FIRST FLOOR PLAN

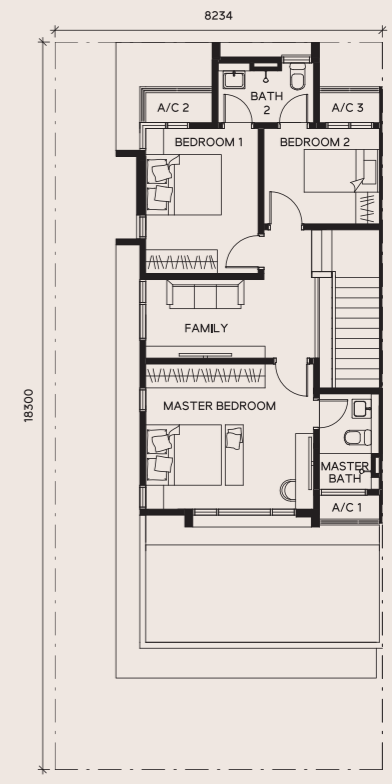
Type **A**

End Lot  
20' x 60' | 1,785 sq. ft.

-  3 Bedrooms
-  3 Bathrooms
-  1 Family Room



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Type B  
A Home for **Growing Families**



The ideal family home for  
**young families**  
featuring our  
**crowd-favourite**  
4-bedroom, 3-bathroom layout

- Timeless modern contemporary facade
- Spacious open plan living area
- 4 well-sized bedrooms
- A flexible suite on the ground floor
- A yard that looks out to beautiful back lane gardens



**A comfortable home.**  
**A nurturing environment.**

With a built-up area of 1,718 sq. ft., Type B is optimised for families with children or elderly folks living under one roof. The extra room on the ground floor can be converted into a granny's bedroom, children's playroom, or even a home office.

The 3 bedrooms upstairs and a flexible family area offer maximum privacy for each family member as well as a cosy space for family activities.



Where meaningful moments blossom.



Large windows (for end units only) and an open plan layout are the signature features of our well-loved linked homes.



Scan to view the full virtual show unit.

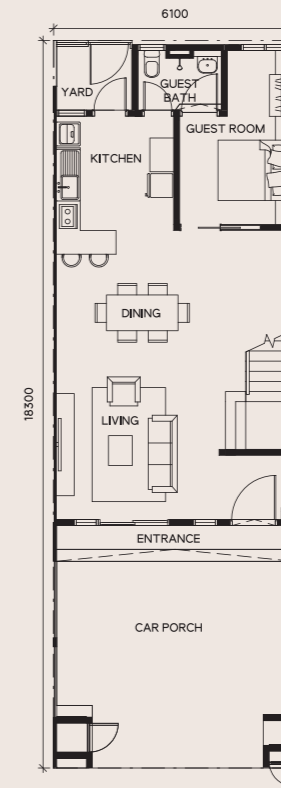


The flexible family room can be transformed into a play area, a study area, or a lounge space that grows with your family.

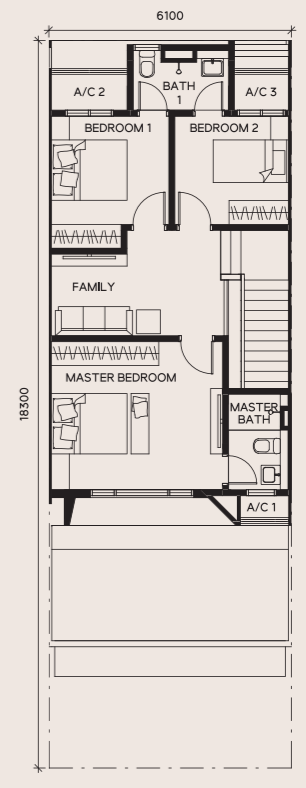
Type **B**

Intermediate Lot  
20' x 60' | 1,718 sq. ft.

-  4 Bedrooms
-  3 Bathrooms
-  1 Family Room



GROUND FLOOR PLAN

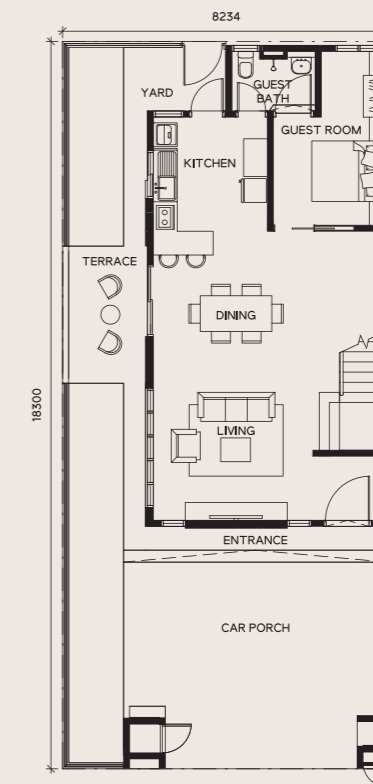


FIRST FLOOR PLAN

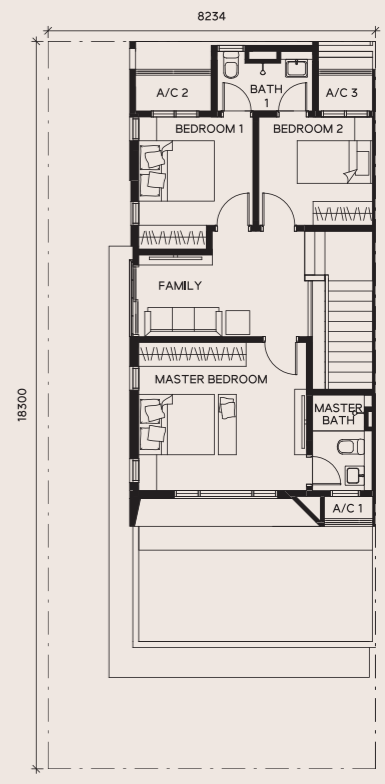
Type **B**

End Lot  
20' x 60' | 1,796 sq. ft.

-  4 Bedrooms
-  3 Bathrooms
-  1 Family Room



GROUND FLOOR PLAN



FIRST FLOOR PLAN

# Site Plan

## Type A & Type B



### Legend

- A-A / A-Am  
Intermediate / Intermediate Mirror
- A-E / A-Em  
End / End Mirror
- B-A / B-Am  
Intermediate / Intermediate Mirror
- B-E / B-Em  
End / End Mirror
- 19 Address Number
- F3-001 Lot Number
- A-E Type of Unit

# Specifications

Structure	: Reinforced Concrete				
Wall	: Masonry / Concrete / Dry Wall (Type B only)				
Roof Covering	: Roof Tiles / Concrete / Metal Sheet				
Roof Framing	: Metal				
Ceiling	: All	: Plaster Ceiling / Cement Board / Skim Coat			
Windows	: All	: Aluminium Framed Glass Panel / Glass Louvres			
Doors	: Main Entrance	: Laminated Engineered Timber Door			
	: Other Doors	: Laminated Timber Flush Door			
	: Sliding	: Laminated Pocket Sliding Door (Type B only)			
		: Aluminium Frame Glass Sliding Door			
Louvres	: Aluminium Louvres Screen				
Ironmongery	: Lockset with Accessories				
Wall Finishes	: External Walls	: Plaster and Paint / Brick Veneers			
	: Internal Walls	: Plaster / Skim Coat / Paint			
	: Kitchen	: Ceramic Tiles with Plaster and Paint			
	: Bathrooms	: Porcelain Tiles up to Ceiling Height			
	: Others	: Plaster and Paint			
Floor Finishes	: Car Porch	: Concrete Imprint			
	: Entrance & Terraces	: Porcelain Tiles			
	: Living & Dining	: Porcelain Tiles			
	: Kitchen	: Porcelain Tiles			
	: Guest Room (Type B only)	: Porcelain Tiles			
	: Yard (Type B only)	: Porcelain Tiles			
	: Bedrooms	: Laminated Flooring			
	: Bathrooms	: Porcelain Tiles			
	: Family	: Laminated Flooring			
	: Staircase	: Laminated Flooring			
Sanitary & Plumbing Fittings	: Kitchen	: Sink with Tap			
	: Bathrooms	: Sanitary Wares and Fittings			
	: Refuse	: Tap			
Electrical Installations		<b>Type A (Intermediate Lot)</b>	<b>Type A (End Lot)</b>	<b>Type B (Intermediate Lot)</b>	<b>Type B (End Lot)</b>
	Light Point	17	18	19	20
	Gate Light Point	1	1	1	1
	Power Point	13	14	14	15
	Power Point comes with USB Outlet	3	3	4	4
	Wall Fan Point	6	6	7	7
	Door Bell Point	1	1	1	1
	Water Heater Power Point	2	2	3	3
	Air-Condition Power Point	4	4	5	5
	Booster Pump Power Point	1	1	1	1
	Telephone Point	2	2	2	2
	Data Point	2	2	2	2
	TV Outlet Point	3	3	3	3
Telephone Trunking & Cabling	: Provided				
Fencing	: Brick Wall, Metal Fencing and Vent Block (Type A - End Lot & Type B - End Lot only)				
Miscellaneous	: Letter Box				
	: Refuse Compartment				
	: TNB Meter Compartment				
	: Water Meter Compartment				
	: Basic Home Alarm System				

*\*Subject to authority approval & availability.*



## City of ELMINA

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40160 Shah Alam, Selangor.

 Elmina Pavilion

Open Daily: 9.30am - 6.30pm  
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No. of Units: 277 · Type: 2-Storey Link House · Expected Date of Completion: March 2025 · Land: Free of Encumbrances · Tenure of Land: Freehold · Developer's License No.: 13017/08-2023/0002(A) · Validity: 20/08/2021 - 19/08/2023 · Advertising & Sales Permit No.: 13017-35/03-2025/0002(N)-(S) · Validity: 18/03/2022 - 17/03/2025 · Appropriate Authority which Approves the Building Plans: Majlis Bandaraya Shah Alam · Reference No.: MBSA/BGN/BB/600-1(PS)/SEK.U16/0218-2020 & MBSA/BGN/BB/600-1(PS)/SEK.U16/0219-2020 · Developed by: Sime Darby Property (City of Elmina) Sdn Bhd. 199301028527 (283265)-U, 10th Floor, Block G, No.2 Jalan P/JU 1A/7A Ara Damansara, 47301 Petaling Jaya, Selangor · Selling Price: RM 771,888 (Min), RM 1,579,000 (Max) · 7% Bumiputera Discount (Quota Applies)

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