



# ILHAM RESIDENCE 3

2-STOREY LIFESTYLE HOMES | URBAN TWINHOMES

FREEHOLD



Make the  
**Switch.**



## The City of Elmina's Lifestyle Inspired Homes

A home that gets you going.  
A home that inspires you to do more.  
A home that lets you live more.  
A home that is life changing.

With Ilham Residence 3, we're taking  
the concept of home a step further.



DESIGN INSPIRATION | PROJECT CONCEPT

**“As the final landed residences in Elmina East, we wanted Ilham Residence 3 to be a home that inspires a greater passion in living.”**

To do this, we relooked at our home layout design and made clever adjustments to make spaces around the home more comfortable, inviting and inspirational.

You'll find coming home to Ilham Residence 3, an experience that is unlike any other.

**Ilham Residence 3**  
**Make the Switch**  
and let inspiration take flight.

**A NEW INSPIRING KITCHEN DESIGN**

DOCTOR BY WEEKDAY  
BARISTA BY WEEKEND



**DEDICATED IN-PHASE FACILITIES**

ENGINEER BY WEEKDAY  
SUPERDAD BY WEEKEND

**COURTYARD LIVING CONCEPT**

ACCOUNTANT BY WEEKDAY  
GARDENER BY WEEKEND



# ILHAM RESIDENCE 3

The final gated and guarded landed residences in Elmina East.

Artist's impression of an aerial view of Main Entrance



RFID access for residents



Security patrol and CCTV monitoring



Visitor management system



Secure perimeter fencing



2-storey guardhouse & management office

# Gated, guarded. Now, perfected.

Expect greater living experiences when you're living here at Ilham Residence 3. We've looked at all aspects to ensure the neighbourhood and homes are designed for greater all-round comfort, security and privacy.

## 01 Lifestyle Inspired Homes

Bring nature into the heart of your home with our reinvented layout that encourages healthier urban lifestyles.

## 03 Multi-tiered Security

Enjoy peace of mind with extensive security systems that ensure a round-the-clock monitoring for your safety.

## 05 FacilitiesPlus+ Enhanced

Be spoilt for choice with over 20 curated facilities for all generations within a safe and private environment.

## 02 Unbeatable Location

Be at the heart of convenience, leisure and lifestyle in one of the best locations within the City of Elmina.

## 04 Quality Fittings

Fitted with quality materials and fittings for greater durability and comfort.

## 06 Wellness Inspired Township

Immerse in a wellness-centric lifestyle with a 300-acre central park and 90km jogging and cycling track at your doorstep.



Artist's impression of Community Hall's walking area

# Elmina East

HOME  
ILHAM RESIDENCE 3

LEISURE  
ELMINA CLUBHOUSE

CONNECTIVITY  
GUTHRIE CORRIDOR EXPRESSWAY

CONVENIENCE  
LAMAN NADI SHOPS

RECREATION  
ELMINA TWIN LAKES

LIFESTYLE  
TEMU COMMERCIAL CENTRE

NATURE  
ELMINA WILDLIFE PARK

An aerial view of Elmina East

# The perfect home begins with a great location.

-  **Doorstep-like Convenience**  
Pop by Laman Nadi for quick convenient 'on-your-way-home' purchases.
-  **Neighbours with Nature**  
Cycle or jog to the Elmina Twin Lakes or Elmina Wildlife Park that is located in close proximity.
-  **Lifestyle and Leisure Just Around the Corner**  
Amp up your social lifestyle at TEMU or retreat for a quiet evening at the Elmina Clubhouse.

# FacilitiesPlus<sup>+</sup>

Facilities designed to switch up your lifestyle.

Artists impression of the Neighbourhood Park



# FacilitiesPlus+

With over 20 facilities, there's definitely something for every generation and resident here at Ilham Residence 3. In addition, the facilities were designed to minimize maintenance for greater sustainability over the long run.

## Family Sanctuary


-   
**1** Feature Pergola
-   
**2** Herb Garden
-   
**3** Family Pavilion
-   
**4** BBQ Camp Fire


## Communal Courtyard

-   
**5** Barn House Playground
-   
**6** Swings
-   
**7** Chicken Slide
-   
**8** Carousel Spinners
-   
**9** Jogging & Cycling Track
-   
**10** Kickabout Area
-   
**11** Yoga & Tai Chi Lawn
-   
**12** Fitness Station
-   
**13** Reflexology Path
-   
**14** Community Hall
-   
**15** Surau
-   
**16** Kindergarten

## Entrance Plaza

-   
**17** Visitor Parking
-   
**18** Seating Area
-   
**19** Guardhouse
-   
**20** Management Office


 Over 20 curated facilities across 3 zones, designed for all generations.

 Sustainable landscape design to encourage greater biodiversity.

 4.6km jogging & cycling track within the neighbourhood.

 Integration of hardscape design for a curated in-phase environment.

 Over 40% of endangered, rare and threatened (ERT) tree species are planted.

 A balance of wellness and fitness inspired facilities.





Discover  
Greater  
Fun Right  
Outside  
Your Home

### BARN HOUSE PLAYGROUND

The Barn House Playground located at the communal courtyard zone offers plenty of excitement for kids and families looking for a fun way to bond.

SCAN TO TAKE  
A VIRTUAL TOUR



# 2-Storey Lifestyle Homes

A new inspiring layout that brings nature into the heart of your home.



Artist's impression of 2-Storey Lifestyle Homes

# 2-Storey Lifestyle Homes

20' x 70'

FROM 1,944 SQFT

4 BEDROOMS

4 BATHROOMS

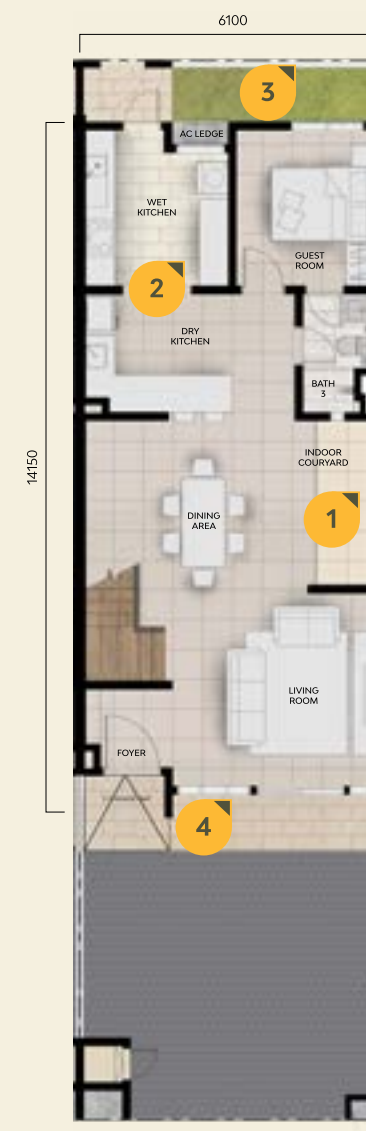


Artist's impression of 2-Storey Lifestyle Homes

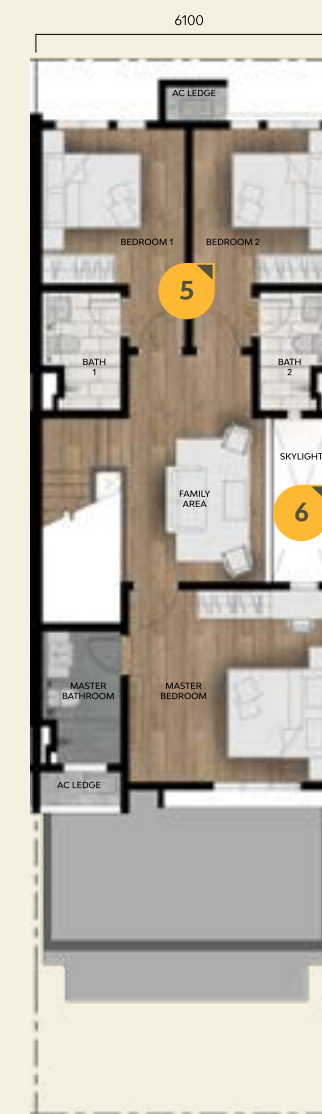


“ Perfect for growing families that are looking for larger living spaces with a tinge of excitement!”

## KEY FEATURES | 2-STOREY LIFESTYLE HOMES



TYPE 1A / 2Am  
GROUND FLOOR



TYPE 1A / 2Am  
FIRST FLOOR

- 1** Skylight roof and indoor courtyard improve home comfort through natural sunlight, while connecting the 2 floors as a single space.
- 2** Large dry and wet kitchen to cater to culinary hobbyists and heavy cooking.
- 3** Private back garden allows for growing fresh herbs, vegetables and plants in the comfort of home.
- 4** Outdoor weatherproof power outlet for convenient access to electricity.
- 5** Bathrooms are repositioned to allow wider windows, enhancing natural light and improving comfort for Bedrooms 1 and 2.
- 6** Solar PV panels (2kW) provide for every unit to encourage a lower carbon footprint and electricity savings.

# Signature Fittings

The Lifestyle Homes at Ilham Residence 3 are designed to offer more than an inspiring lifestyle. Homes here are enhanced with FittingsPlus<sup>+</sup> to bring comfort and sustainability to everyday living.

## Standard Fittings & Specifications

- 1** Concrete Imprint Car Porch
- 2** Laminated Timber Flush Door
- 3** Metal Roofing with Stone Wool Roof Insulation
- 4** High Speed Internet (Free for 1 Year)
- 5** Quality Locksets
- 6** Laminated Timber Flooring (First Floor & Staircase)
- 7** Premium Sanitary Wares and Fittings
- 8** Basic Home Alarm System

## FittingsPlus<sup>+</sup> and Special Features

- A** Integrated Parcel Box and Letter Box
- B** Aluminium Framed Sliding Door
- C** AC Power Point and Piping Ready (Living and Master Bedroom)
- D** Polycarbonate Skylight Roof
- E** Mechanical Ventilated Bath
- F** Aluminium Framed Glass Louvers
- G** Enclosed Inner Courtyard
- H** Booster Pump (Point Ready)
- I** Backyard Garden
- J** Metal Gate and Metal Fencing (Backyard)
- K** Solar PV Panels
- L** Weatherproof Power Outlet

SCAN TO TAKE A VIRTUAL TOUR



Artist's impression of 2-Storey Lifestyle Homes' cross section

Discover the  
**2-Storey Lifestyle Homes**

# Airy, Sunny & Full of Charm

Here, the kitchen, living and dining area are connected as one large space allowing for greater flexibility in planning your lifestyle needs. The courtyard invites in greater natural sunlight into the open space, creating a more comfortable home environment.

Artist's impression of Kitchen Area (Type 1E)

SCAN TO TAKE  
A VIRTUAL TOUR



# Courtyard Dining

Make everyday meals a thing to look forward to. With the dining area overlooking the internal courtyard, enjoy the embrace of natural ventilation and sunlight while enjoying meals with friends or families.



Artist's impression of Dining Area  
(Brick wall feature at the courtyard is only applicable for Type 1E End Lot)

SCAN TO TAKE  
A VIRTUAL TOUR



Artist's impression of back lane gardens at Ilham Residence 3

# Explore A Hidden Gem, At Your Very Own Backyard

The charming back lanes at Ilham Residence 3 will lead you to new adventures, friendly conversations and refreshing experiences. Whether you'd like to go for a jog, cycle or leisurely stroll after dinner, this hidden gem in your back lane is the place to be.

# Urban Twinhomes

Single floor living perfection.





# Urban Twinhomes

36' x 70'

FROM 1,150 SQFT

3 BEDROOMS

2 BATHROOMS

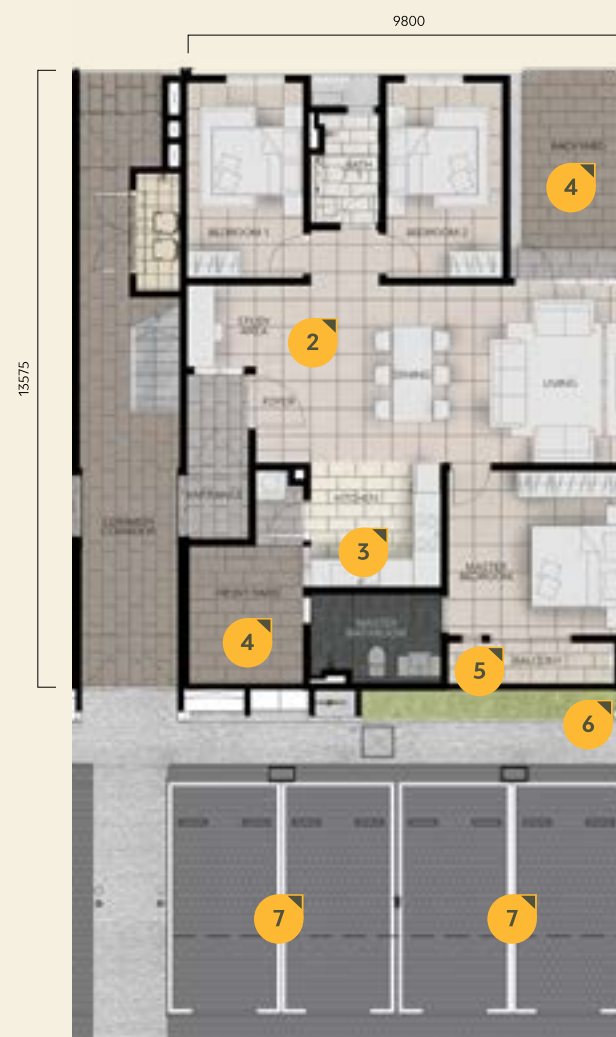


Artist's impression of Urban Twinhomes

**"Perfect for young couples looking for a practical yet urban lifestyle."**



## KEY FEATURES | URBAN TWINHOMES



**TYPE 3A**  
GROUND UNIT (GF)



**TYPE 4A**  
UPPER UNIT (1F)

- 1** Deep roof overhang to optimise sun shading and reduce heat gain.
- 2** A flexi-home office space well-placed in an open layout for versatile space planning.
- 3** A large kitchen to cater to home cooking and culinary explorations.
- 4** Dual courtyard feature to promote a greener lifestyle, while enhancing functionality for outdoor relaxation.
- 5** A balcony in the master bedroom for a seamless connection to the outdoors.
- 6** A distinctive brick wall at the front facade for aesthetics, privacy screening and noise reduction.
- 7** 2 side-by-side parking bays for each unit to maximise convenience to homeowners.
- 8** Solar PV panels (2kW) provide for every unit to encourage a lower carbon footprint and electricity savings.

# Signature Fittings

The Urban Twinhomes feature value added fittings to enhance the single storey Twin concept for greater comfort and living experience.

## Standard Fittings & Specifications

- 1** Concrete Imprint Car Porch
- 2** Laminated Timber Flush Door
- 3** Metal Roofing with Stone Wool Roof Insulation
- 4** High Speed Internet (Free for 1 Year)
- 5** Quality Locksets
- 6** Premium Sanitary Wares and Fittings
- 7** Tiled Frontyard and Backyard (Ground Unit)
- 8** Tiled Balcony Area (Upper Unit)
- 9** Basic Home Alarm System

## FittingsPlus+ and Special Features

- A** Integrated Parcel Box and Letter Box
- B** Weatherproof Power Outlet
- C** AC Power Point and Piping Ready (Living and Master Bedroom)
- D** Aluminium Framed Window and Sliding Door
- E** Booster Pump (Point Ready)
- F** Solar PV Panels

SCAN TO TAKE A VIRTUAL TOUR



Artist's impression of Urban Twinhomes' cross section

# Single Floor Living Perfection

SCAN TO TAKE  
A VIRTUAL TOUR



Discover the  
**Urban Twinhomes**



Artist's impression of Urban Twinhomes (Upper Unit)

**A Home Office or Reading Corner? Your Choice.**

Set up your very own workspace, mini library or study area – your corner, your choice.

**B Cook and Dine in Comfort**

Put on your chef's hat and get ready to cook your favourite cuisines in the well-lit kitchen – then, dine comfortably and heartily as you catch up on your favourite show.

**C Bedroom with a Wide View**

Wake up feeling fresh and excited as the natural light seeps in, brightening your room and mornings.

**D Relax in Style**

This commodious and comfortable living area is designed for you to unwind and de-stress after a long day away from home.

# Total Comfort

A modern and spacious bedroom filled with natural light and sounds of nature that lets you unwind and relax before hitting the hay.



Artist's impression of Master Bedroom (Upper Unit)

# Find Inspiration in the Heart of Your Home

Each home in Ilham Residence 3 has been curated and designed to offer a comfortable, warm and calm ambience, allowing you to find inspiration in everyday life.



Artist's impression of Living Room (Ground Unit)



# An Iconic 6,500-Acre Township of Wellness

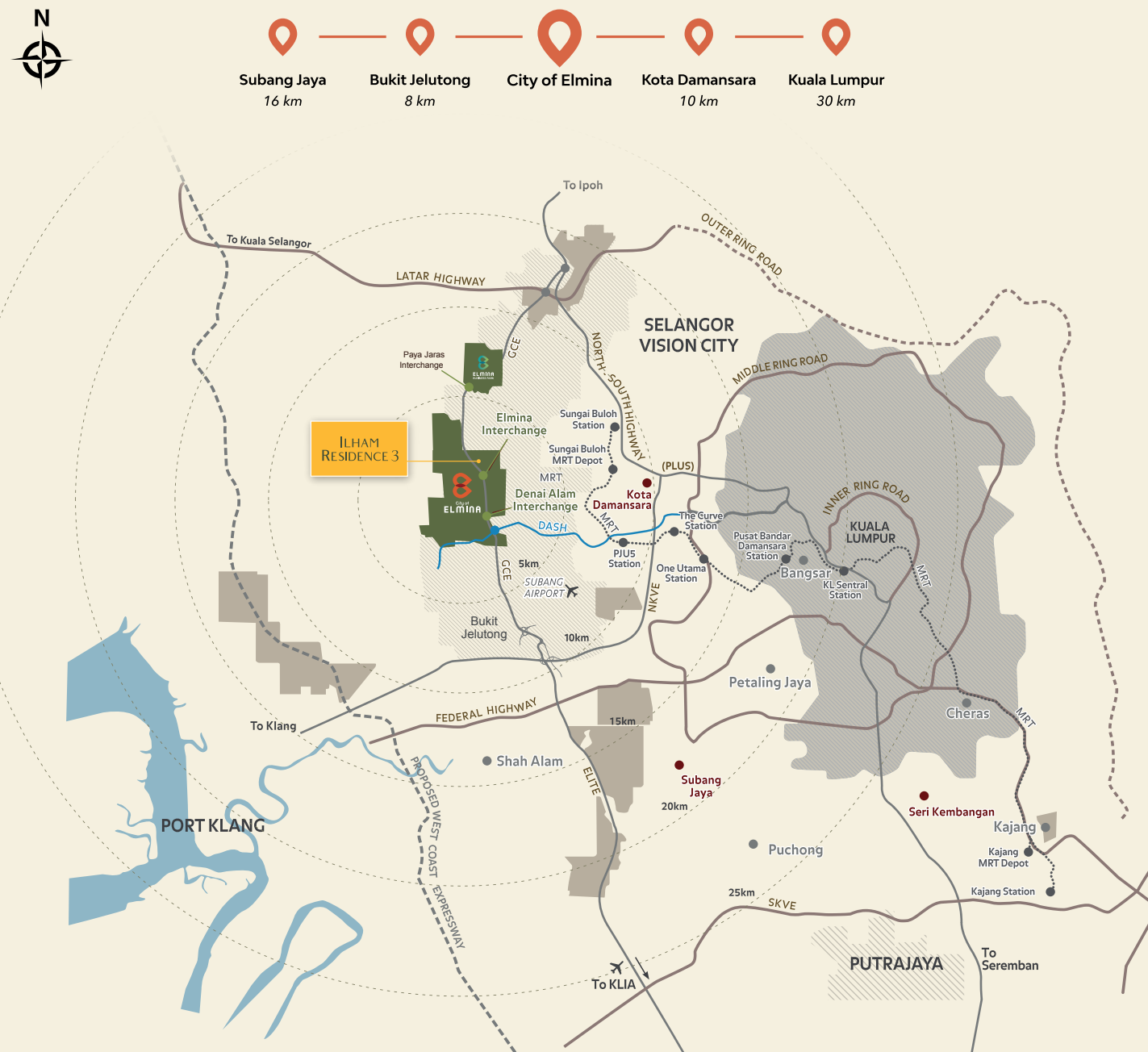
DESIGN INSPIRATION | THE CITY OF ELMINA

**“The City of Elmina is today  
a pioneering township guided  
by the 8 Pillars of Wellness.”**

Envisioned with wellness and liveability in mind, the City of Elmina offers an entirely new living experience for those looking for a quality life. Verdant greenery, picturesque parks and friendly neighbours make up an everyday sight in this flourishing city.

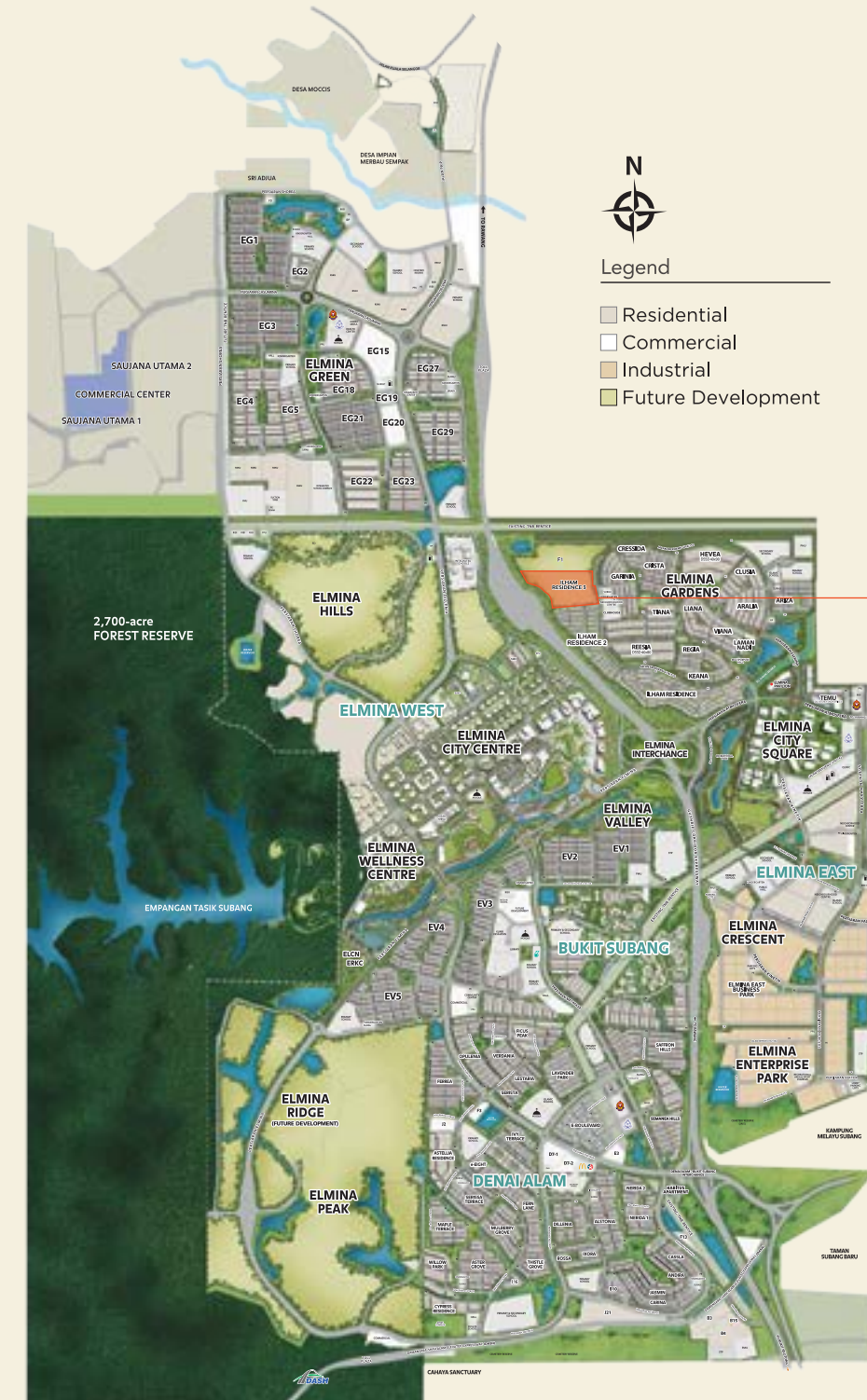


# Location Map



EDUCATION		SHOPPING AND ESSENTIALS		RECREATIONAL	
SK Taman Bukit Subang	2km	Jaya Grocer Bukit Jelutong	9km	Denai Alam Recreational and Riding Club	3km
HELP International School	4km	Sunway Giza	13km	Monterez Golf and Country Club	13km
Seven Skies International School	6km	Hospital UiTM Puncak Alam	13km	Shah Alam national Botanical Park (Skytrex Shah Alam)	13km
Sekolah Seri Cahaya	6km	Citta Mall	14km	Oasis Ara Damansara	14km
SK and SMK Saujana Utama	9km	Tropicana Gardens Mall	14km	Tropicana Gold and Country Club	14km
SMK Bukit Jelutong	10km	Ara Damansara medical Centre	15km	Kanching Waterfall	15km
UiTM Puncak Alam 1	5km	1 Utama Shopping Mall	17km		
		Empire Shopping Gallery	18km		

# Master Layout Plan



## ILHAM RESIDENCE 3

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.

# Awards

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

**8<sup>th</sup> 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



## 8 Pillars of Wellness

**To live Better & Healthier**

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

Emotional Wellness

Community Wellness

Mental Wellness

Intellectual Wellness

Family Wellness

Occupational Wellness

Physical Wellness

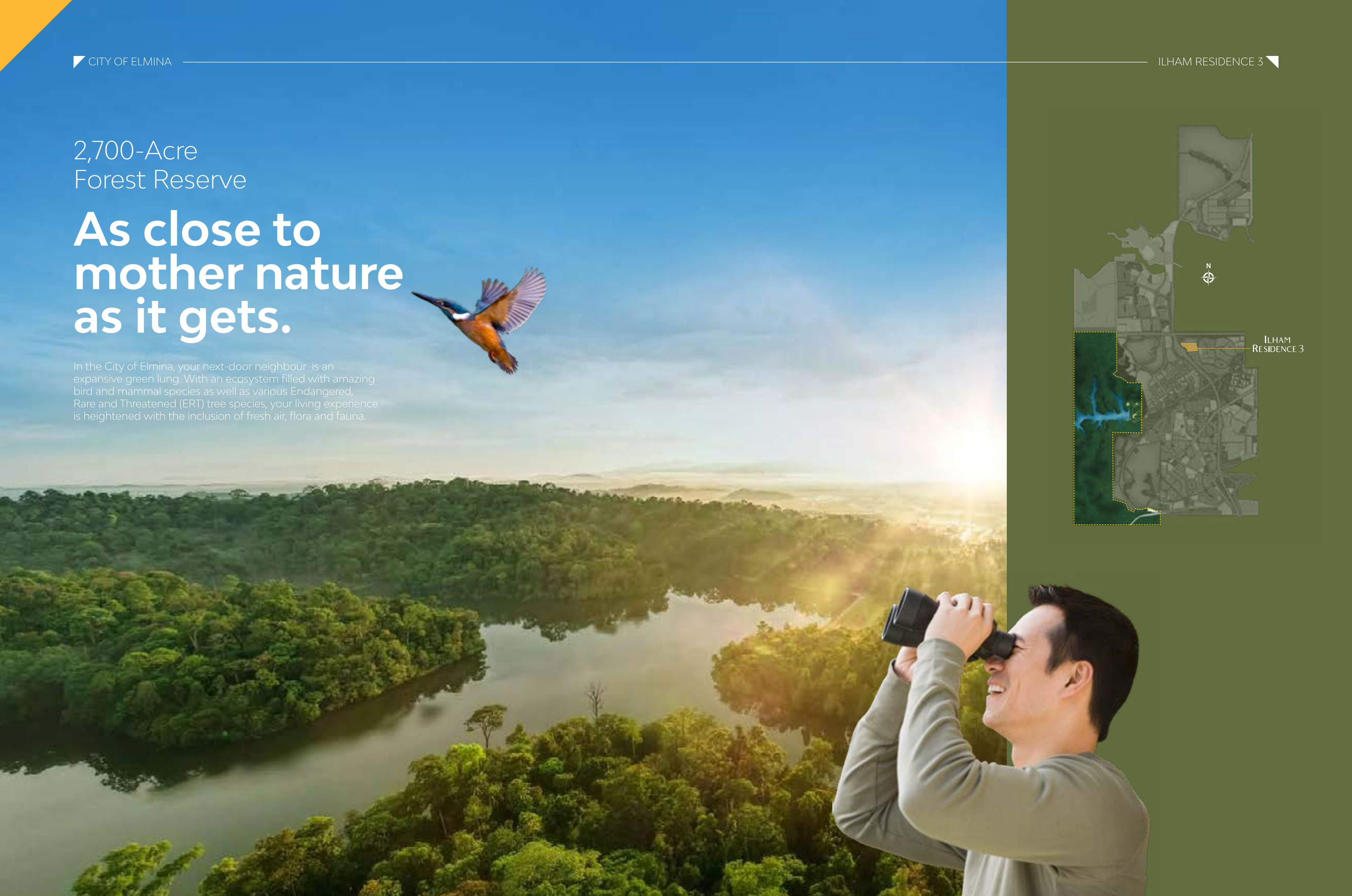
Environmental Wellness



2,700-Acre  
Forest Reserve

# As close to mother nature as it gets.

In the City of Elmina, your next-door neighbour is an expansive green lung. With an ecosystem filled with amazing bird and mammal species as well as various Endangered, Rare and Threatened (ERT) tree species, your living experience is heightened with the inclusion of fresh air, flora and fauna.





90km  
Jogging and Cycling Track

# Exercise, explore and experience.

The notable jogging and cycling tracks in the City of Elmina span as long as 90km – and it is more than just a space for you to jog and cycle. Along this path that brings you around the township, you will be surrounded by luscious nature and fresh air, and more importantly, connect with other residents within the community.



ILHAM  
RESIDENCE 3





300-Acre  
Elmina Central Park

# Wellness in the Heart of the City.

The City of Elmina's Central Park is not your average outdoor park, but an adventure that you can take to your heart's desire. Designed meticulously to bring together the many interests of residents and families in this township, this 300-acre park of landscaped greenery is the go-to place for bonding and relaxation.

# 300-Acre Central Park

Comprising 6 themed precinct parks, the 300-acre Elmina Central Park is the crown jewel of the City of Elmina. The park will be completed in stages and will boast a plethora of fun family-centric amenities for the public to connect with nature.

## 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
- Amphitheatre
- 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
- Foot Truck Plaza
- Kiosks and F&B
- 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

## 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
- F&B Kiosk
- 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.

# Exciting Amenities to Look Forward to

Our masterplan has always been designed sustainably to make lives more enriching and fulfilling for generations to come.

- |                           |   |  |
|---------------------------|---|--|
| <b>1</b> Elmina Clubhouse | <b>4</b> Surau Elmina Gardens   | <b>7</b> Upcoming Velodrome              |
| <b>2</b> Laman Nadi Shops | <b>5</b> TEMU Shop Office   | <b>8</b> Upcoming Elmina Lakeside Mall   |
| <b>3</b> Twin Lakes       | <b>6</b> Malaysia's First Inclusive Playground (in collaboration with UNICEF) | <b>9</b> Upcoming Elmina Educational Hub |



## COMMERCIAL VIBRANCY

### LAMAN NADI, ELMINA EAST

Neighbourhood shops for your daily essentials, food and grocery (Giant Mini store and 99 Speedmart).

Other amenities like self-service laundry, kindergarten and nurseries are also available at Laman Nadi.



### TEMU, ELMINA EAST

Our newest lifestyle commercial centrepiece offering variety of shops from conveniences to cafes and dining!



### ELMINA LAKESIDE MALL



and many more! \*Subject to change

## SHORTER COMMUTE TO KL CITY CENTRE

### DASH ELEVATED HIGHWAY

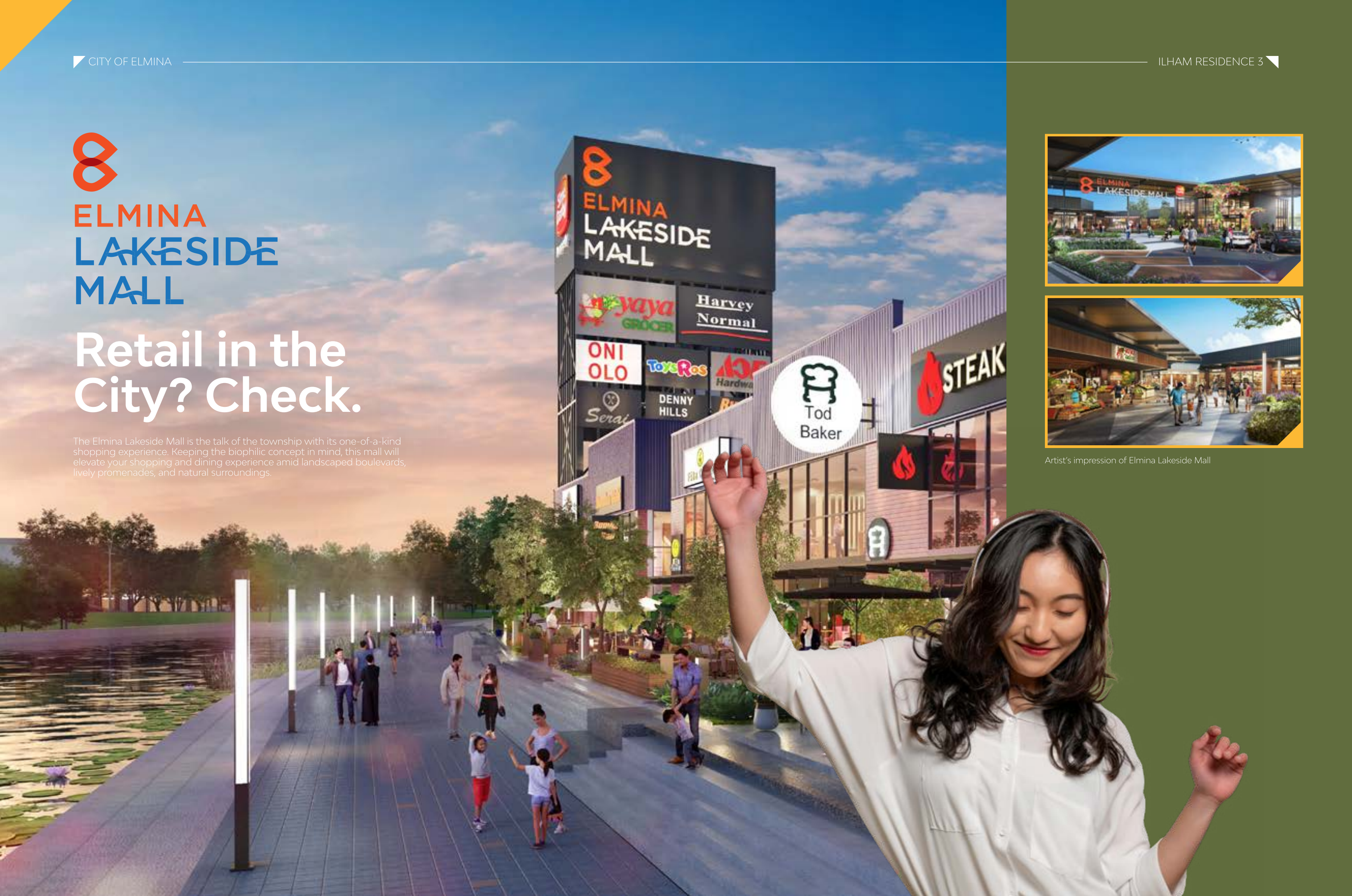
An elevated expressway that gives direct access to popular townships, such as Kota Damansara, Mutiara Damansara and Damansara Perdana and significantly reduces driving times to Kuala Lumpur from the City of Elmina.



# ELMINA LAKESIDE MALL

## Retail in the City? Check.

The Elmina Lakeside Mall is the talk of the township with its one-of-a-kind shopping experience. Keeping the biophilic concept in mind, this mall will elevate your shopping and dining experience amid landscaped boulevards, lively promenades, and natural surroundings.



Artist's impression of Elmina Lakeside Mall



Scenic view of Twin Lakes at Elmina Gardens



Plenty of space for activities  
Photo by Jose Kang Hoong



Well shaded by nature  
Photo by Yong Kim Lan



Perfect spot for morning stretches  
Photo by Chong Yee Cho



Dedicated jogging and cycling tracks



Actual aerial view of Elmina Interchange



Unique hardscapes are built throughout the city

# Be Greeted By Colorful, Vibrant & Eccentric Hardscapes

The City of Elmina is your picture perfect, Instagram-worthy, one-of-its-kind township where you can discover new experiences every day.



Lavender Garden at Elmina Pavilion



Elmina's Vision of Life  
Photo by Chong Keng Lay



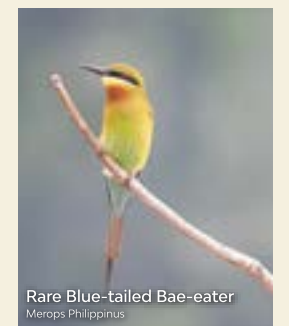
Elmina Rainforest Knowledge Centre (ERKC)



Malaysia's First Inclusive Playground  
In collaboration with UNICEF



One of the many Lakeparks in Elmina  
Photo by Raja Zafri Raja Zahabuddin



Rare Blue-tailed Bee-eater  
Merops philippinus



Elmina's Rainbow of Life

# 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.



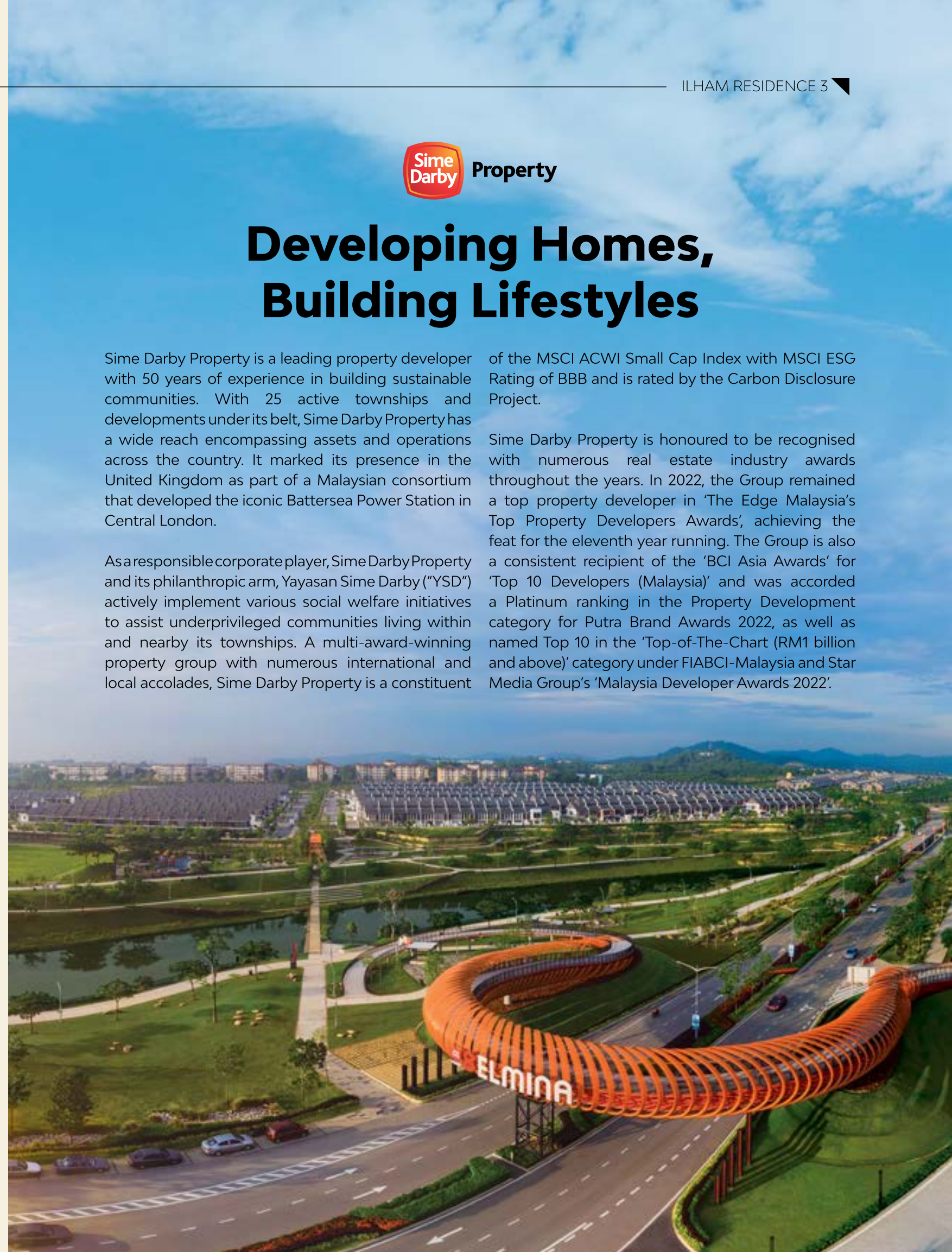
# Developing Homes, Building Lifestyles

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'.





**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)



Any sketches, illustrations, renderings, images, pictures, amenities, food services, resort services, unit finishes, designs, materials, plans, specifications, art and/or visuals shown and featured in this brochure including the interior design concepts, colour schemes and suggested furnishings in the completed unit/development are artist's impression and for illustrative purposes only and shall not be taken as a representation, express or implied, of the final detail of the exterior or interior of the actual development or a unit that is to be or is being purchased by the purchaser or of the items that will be delivered with the purchaser's unit/ the development. The design and construction of the development is subject to first obtaining the appropriate authority's approval(s) which may require the developer to alter any design, plan, or layout depicted. Accordingly, the developer expressly reserves the right to modify, revise, or withdraw any or all of the same without any liability being incurred by the developer. In the event of any discrepancy between the sale and purchase agreement and the information, perspectives and plans contained in this brochure, the terms of the sale and purchase agreement which form the entire agreement between the purchaser and the developer shall prevail.



SCAN TO FIND  
OUT MORE



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

