



the
Eighth
ELMINA GREEN **0** chapter II

FREEHOLD
Double-Storey Superlink Homes



Prestige In Every Chapter

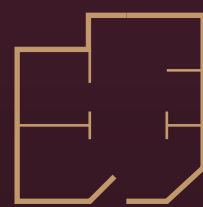
Continuing the celebrated story of The Eighth, the next chapter unfolds with timeless character and elevated distinction in the Elmina Green precinct.

Introducing 206 limited double-storey link homes designed for modern, multigenerational living. Expansive interiors, thoughtful planning and sustainable features make this a prestigious address at the heart of City of Elmina.

The Eighth Chapter II – an evolution where every home continues the prestigious chapters of life.



4+1 bedrooms,
5 bathrooms for
multi-generational living.



2,482 - 2,848 sq.ft.
of generous built-up,
perfect for growing families.



2km to Education Hub
& 3km to Elmina
Lakeside Mall



3 pocket parks in the
neighbourhood spanning
9-acres of green spaces



Cross-ventilated layouts
and wide openings for
natural light and airflow.



Easy accessibility to GCE, DASH
Expressway and major highways
leading to the city centres

Masterplan



Site Plan



Northern Radiance Park

- 1 Fitness Station
- 2 Bicycle Lane and Walkway
- 3 Children's Playground
- 4 Plaza and Shelter
- 5 Open lawn
- 6 Multi Purpose Court

Central Radiance Park

- 7 Fitness Station
- 8 Children's Playground
- 9 Plaza and Shelter
- 10 Open lawn
- 11 100m Sprint Track
- 12 Multi Purpose Court
- 13 Futsal Court
- 14 Sculpture Plaza

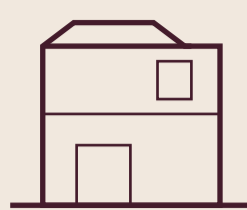
Southern Radiance Park

- 15 Fitness Station
- 16 BBQ Area
- 17 Picnic Table
- 18 Bicycle Lane and Walkway
- 19 Children's Playground
- 20 Plaza and Shelter
- 21 Open lawn

Floor Plan

TYPE A

Intermediate 24'x75'



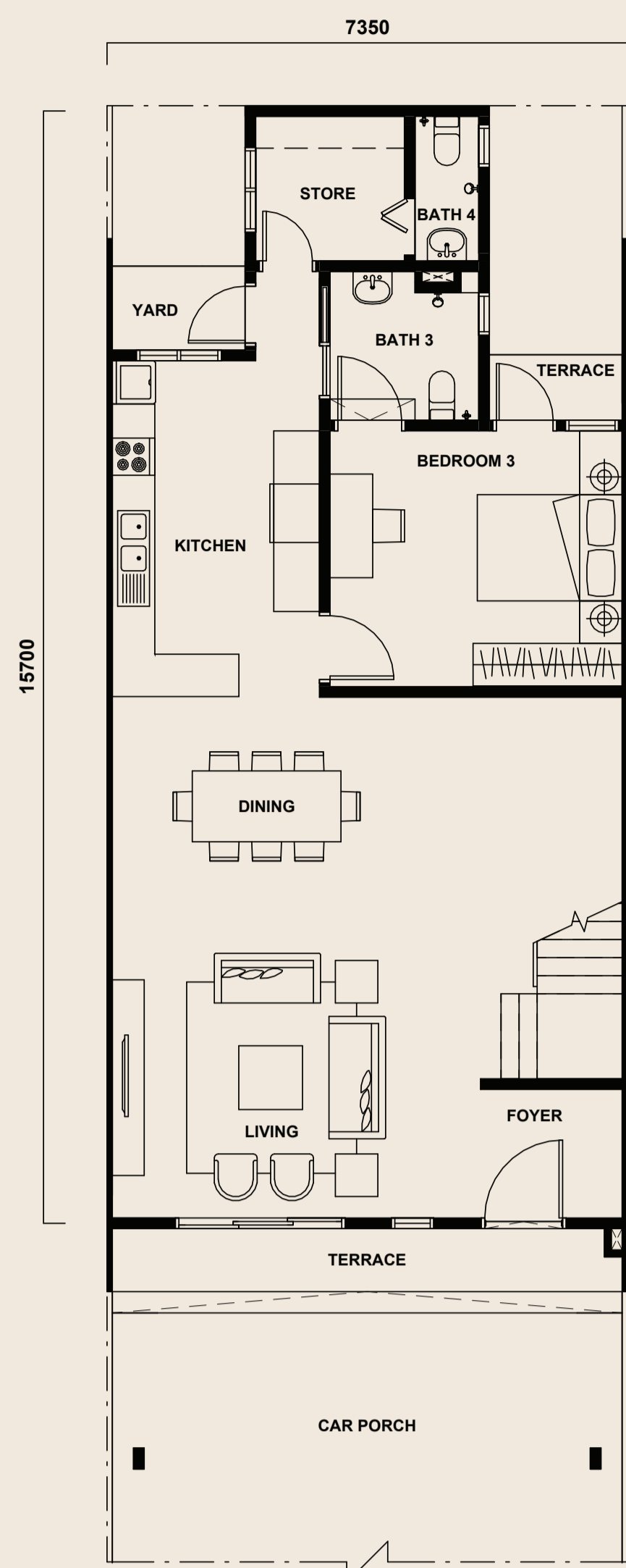
2,482 sq.ft.



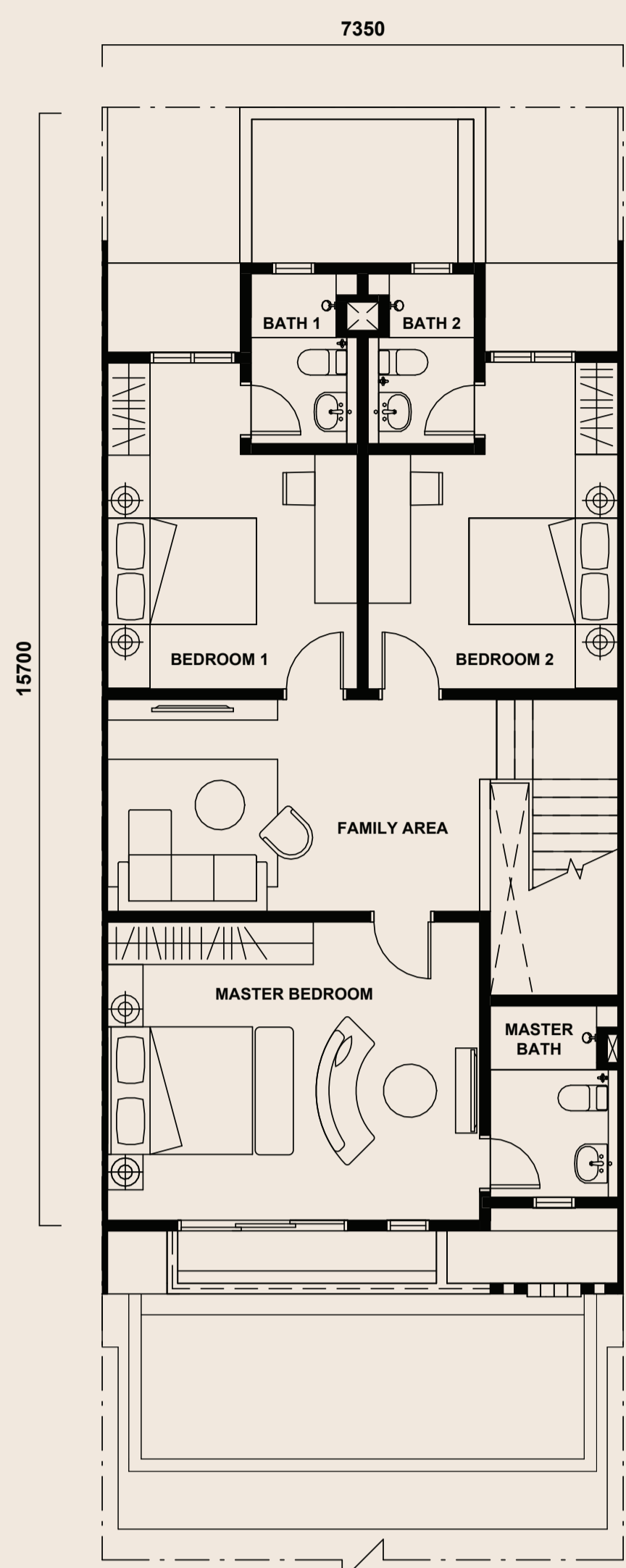
4 + 1 bedrooms



5 bathrooms



GROUND FLOOR



FIRST FLOOR

TYPE C

Corner 26'x75'



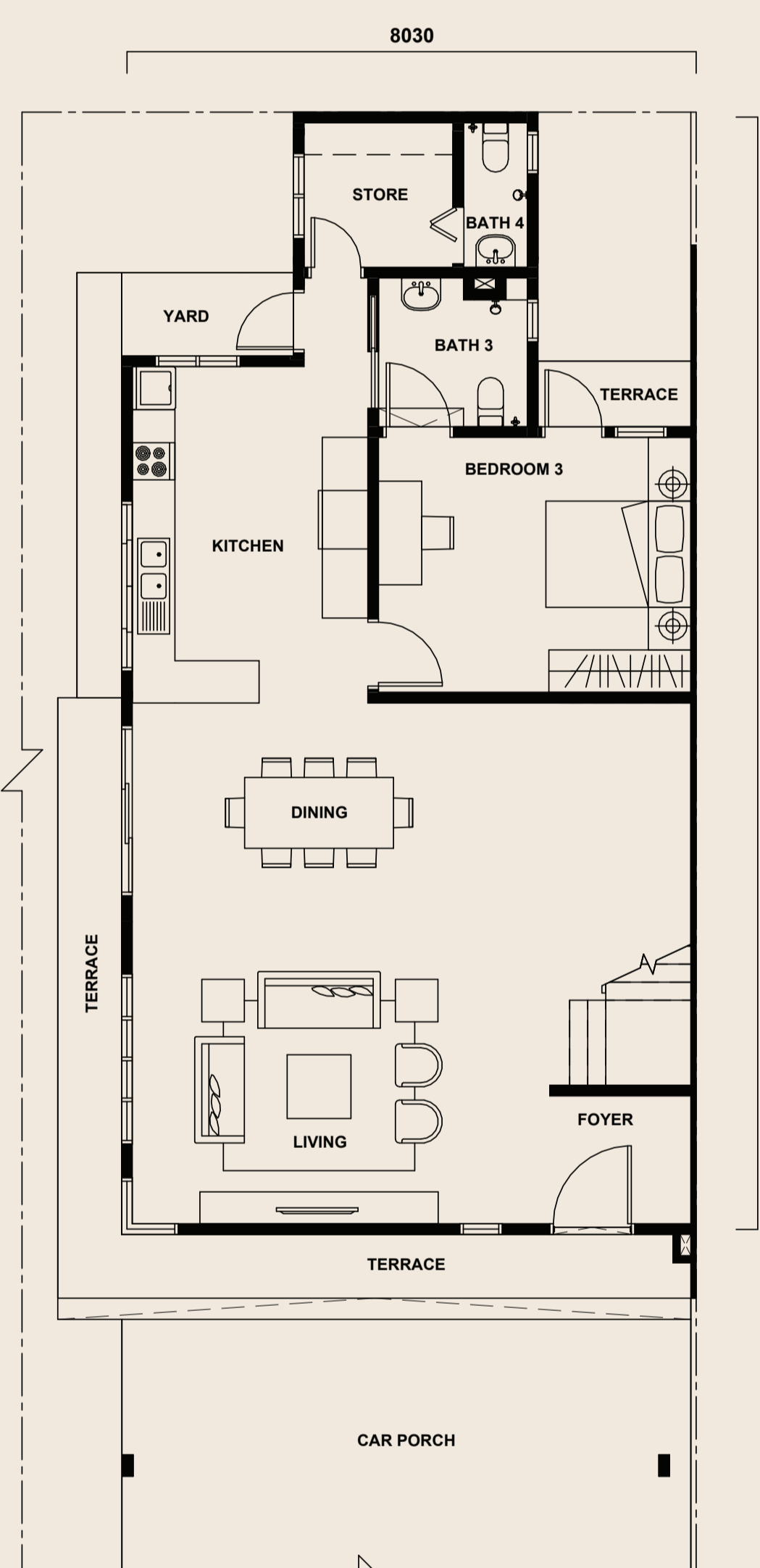
2,848 sq.ft.



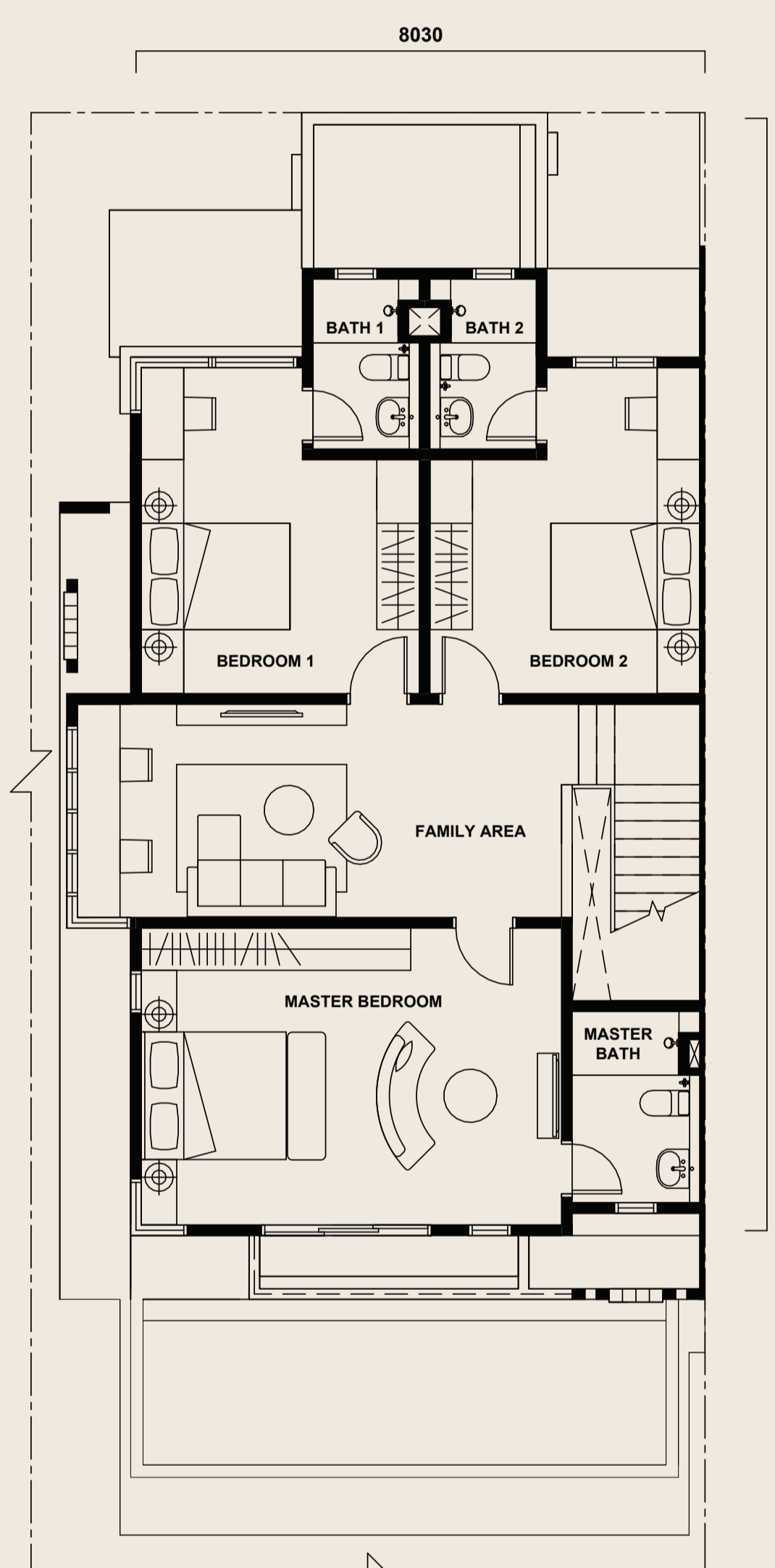
4 + 1 bedrooms



5 bathrooms



GROUND FLOOR



FIRST FLOOR

TYPE E

End 24'x75'



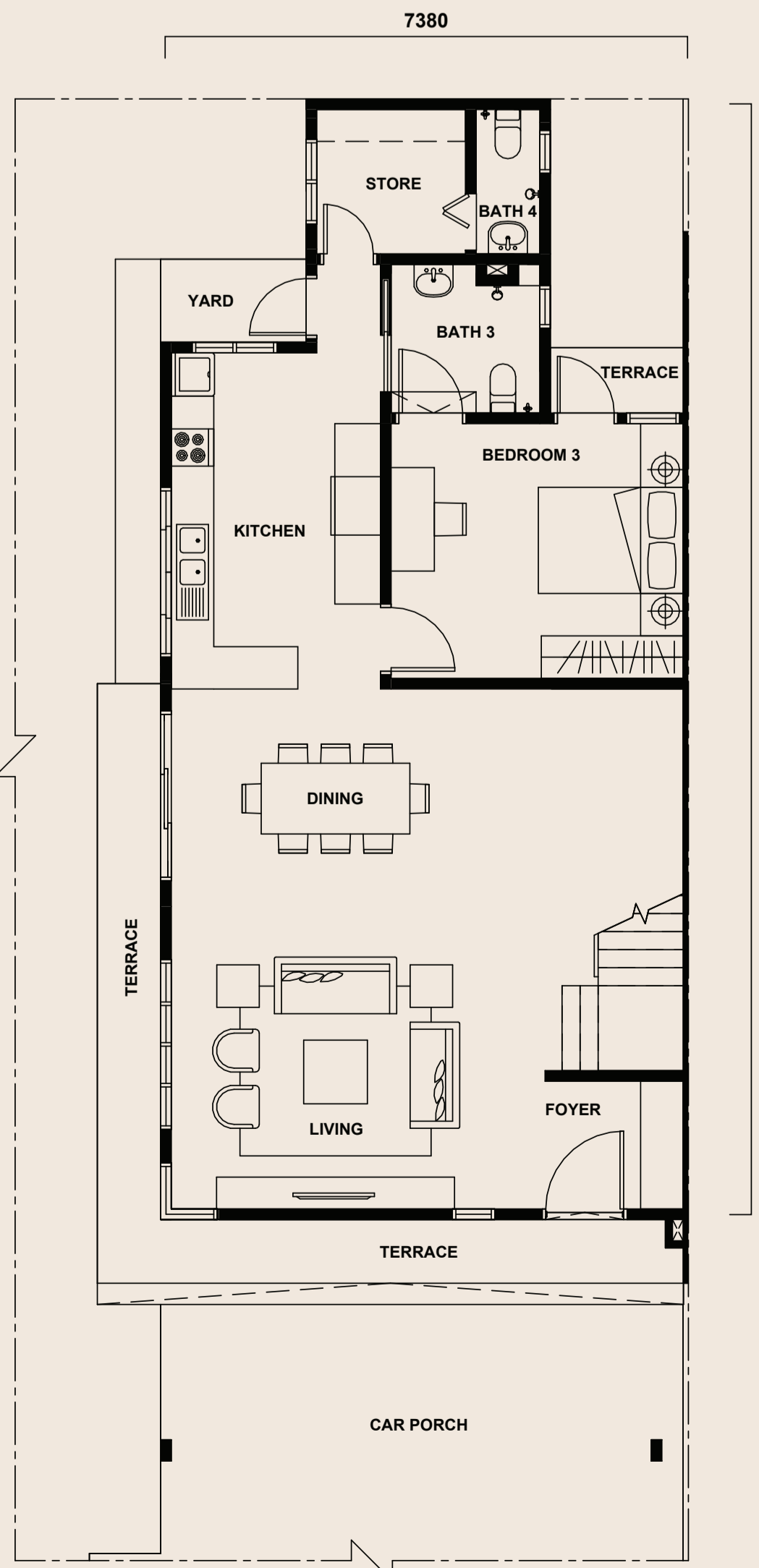
2,610 sq.ft.



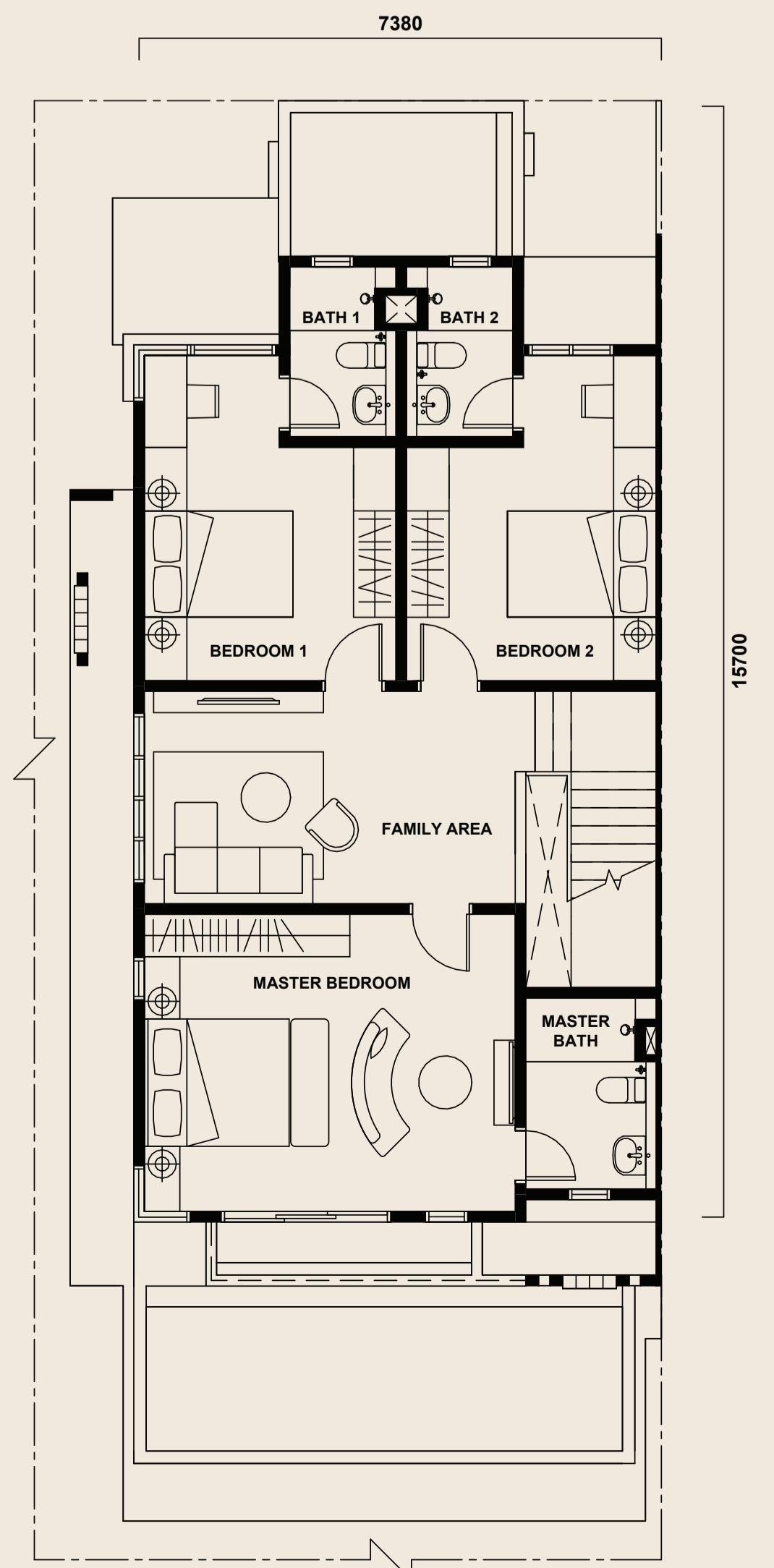
4 + 1 bedrooms



5 bathrooms



GROUND FLOOR



FIRST FLOOR

Specification

Structure		: Reinforced Concrete		
Wall		: Masonry / Concrete / Cement Board		
Roof Covering		: Concrete Roof Tiles / Metal Deck / Concrete		
Roof Framing		: Metal		
Ceiling		: Plaster Board / Cement Board / Skim Coat		
Windows	: All	: Aluminium Frame Glass Panel		
Doors	: Main Entrance : Sliding : Other Doors	: Laminated Timber Door : Aluminium Frame Glass Panel / Laminated Timber Flush Pocket Door : Laminated Timber Flush Door / PVC Folding Door		
Ironmongery		: Lockset with Accessories		
Wall Finishes	: External : Kitchen : Master Bath : Bath 1, 2, & 3 : Bath 4 : Others	: Plaster and Paint / Vent Blocks / Brick Veneers : Tiles up to 1500mm High / Plaster and Paint : Tiles : Tiles : Tiles : Plaster and Paint		
Floor Finishes	: Foyer, Living, Dining, & Kitchen : Bedroom 3 : Store : Master Bath, Bathroom 1, 2 & 3 : Bathroom 4 : Master Bedroom, Bedroom 1 & 2 : Family Area : Staircase : Car Porch : Yard & Terrace	: Tiles : Tiles : Tiles : Tiles : Tiles : Laminated Timber Flooring : Laminated Timber Flooring : Laminated Timber Flooring : Concrete Imprint : Tiles		
Sanitary and Plumbing Fittings	: Kitchen : All Bathrooms : Yard & Refuse Compartment	: Sink with Tap : Sanitary Wares and Fittings : Tap		
Electrical Installation		Type A, Am, A(s), Am(s)	Type E, Em, E(s), Em(s)	Type C, Cm, C(s), Cm(s)
	: Lighting Point	: 29	: 30	: 30
	: Fan Point	: 8	: 8	: 8
	: Power Point	: 30	: 30	: 30
	: Air-Conditioning Power Point	: 5	: 5	: 5
	: Air-Conditioning Complete Piping	: 2	: 2	: 2
	: Booster Pump Point	: 1	: 1	: 1
	: Water Heater Point	: 5	: 5	: 5
	: Auto Gate Point	: 1	: 1	: 1
	: Fiber Wall Socket	: 1	: 1	: 1
	: SMATV Point	: 1	: 1	: 1
	: Door Bell Point	: 1	: 1	: 1
	: Water Filter Point	: 1	: 1	: 1
	: Isolator Point	: 1	: 1	: 1
Internal Telecommunication Trunking & Cabling		: Conduit and Cabling		
Fencing		: Masonry / Metal		
Miscellaneous	: Parcel and Letter Box : Refuse Compartment : TNB Compartment : Solar PV Infrastructure : Basic Alarm System : Booster Pump			

For Enquiries:

+603-7849 5700

www.simedarbyproperty.com

Opening Hours

Monday - Sunday
9:30 AM - 9:00 PM
Including Public Holidays



Elmina Sales Gallery

City of Elmina Operation Office,
Elmina Lakeside Mall, No. 5, Persiaran Garcinia, Elmina,
Seksyen U15, 40170 Shah Alam, Selangor Darul Ehsan.



DEVELOPER'S RESPONSIBILITIES

i) The Developer shall, at its own cost and expense construct the descriptions set out (where applicable) in accordance with the quality and workmanship standards outlined in the Sime Darby Property Quality Assessment Manual, which copy shall be provided to the Purchaser prior to the signing of this Agreement.

ii) The Developer shall, at its own cost and expense, install or construct all of the items listed above in accordance with the description set out save for the item or items marked with an *which may be deleted if not applicable.

Developer: 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 • Land: Free of Encumbrances • Tenure of Land: Freehold • Phase EG23A • Developer License No.: 13017/08-2028/1086(A)
• Valid Period: 20/08/2023 - 19/08/2028 • Advertisement & Sales Permit No.: 13017-50/09-2027/0777(A)-(L) • Valid Period: 18/09/2025 - 17/09/2027 • Total Units: 136 • House Type: 2 Storey Terrace House • Expected Completion Date: April 2028 • Building Approving Authority: Majlis Bandaraya Shah Alam • Building Plan Reference: MBSA.BGN.600-3/5/382 • Selling Price: RM1,252,888.00 (Min.), RM2,263,888.00 (Max.) • 7% Bumiputera Discount (Subject to Quota) • Phase EG23B • Developer License No.: 13017/08-2028/1086(A) • Valid Period: 20/08/2023 - 19/08/2028 • Advertisement & Sales Permit No.: 13017-51/10-2027/0833(A)-(L) • Valid Period: 9/10/2025 - 8/10/2027 • Total Units: 70 • House Type: 2 Storey Terrace House • Expected Completion Date: July 2028 • Building Approving Authority: Majlis Bandaraya Shah Alam • Building Plan Reference: MBSA.BGN.600-3/5/383 • Selling Price: RM1,271,888.00 (Min.), RM2,269,888.00 (Max.) • 7% Bumiputera Discount (Subject to Quota).

THIS AD HAS BEEN APPROVED BY NATIONAL HOUSING DEPARTMENT. FOR DEVELOPMENT INFORMATION REFER TO TEDUH.KPKT.GOV.MY PORTAL