



City of  
**ELMINA**

the  
**Eighth**  
0 **ELMINA  
GREEN**



40' x 80' • Semi-D Villas • FREEHOLD

A pair of round, gold-rimmed glasses with clear lenses is resting on an open book. The book is open to a page with some text, though it is out of focus. The scene is lit with warm, soft light, creating a cozy and intellectual atmosphere. The background is dark and textured, possibly a wooden desk or a similar surface.

## A Majestic Chapter Begins...

From building your family to growing your legacy, let a majestic chapter of life begin at **The Eighth**, Elmina Green.

# The first phase of Semi-D villas in Elmina West.

Nestled on the highest ground in Elmina Green, **The Eighth** is a refined collection of 168 exquisitely crafted twin villas, enveloped by four lush neighbourhood parks, and located just a short drive from the conveniences of the Elmina City Centre.

40' x 80'  
from 3,034 sq ft

4 + 1 bedrooms &  
5 bathrooms

3 lifestyle-centric  
configurations



# The one and only Semi-D villas in Elmina Green.

Drive home to a close-knit community that appreciates living in an inspired and private space. Located in a quiet residential enclave, yet easy access to all the conveniences that the Elmina City Centre has to offer.

- 4 radiant parks
- 20 residents' only amenities
- Dual entry access
- 6 acres of green spaces
- Low density with only 6 units per acre

168 exclusive twin villas



# An exclusive enclave within reach of everything.

Enjoy the best of both worlds. Live in privacy within tranquil settings, whilst everything you need is just a short walk or drive away.

- 1 Future commercial shop offices  
0.5km
- 2 21-acre Sakura Lake Park  
1.5km
- 3 Education hub  
1.5km
- 4 Elmina Lakeside Mall  
3.0km
- 5 300-acre Elmina Central Park  
3.5km
- 6 Interchange to GCE  
4.0km



Artist's impression of the Sakura Lake Park in full bloom



Artist's impression of Elmina Lakeside Mall



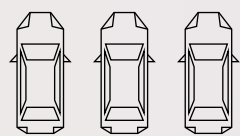
*3 elegant designs to suit every distinctive lifestyle and season in life.*

# Elevated in every sense.

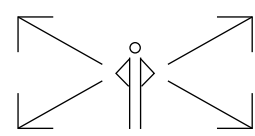
Everything you desire in a home is here. **The Eighth** is a luxury abode that can accommodate families that are new, mature and even multi-generational. These Semi-D designs have been meticulously crafted to fit your lifestyle and needs.



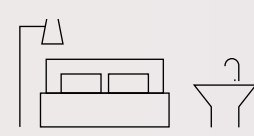
Artist's impression of an evening street view in **The Eighth's** neighbourhood



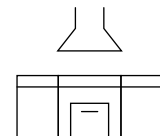
Wide car porch that fits 3 cars side-by-side.



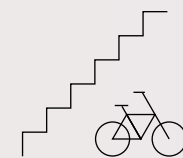
Spacious open-plan layout connecting the living, dining and kitchen areas.



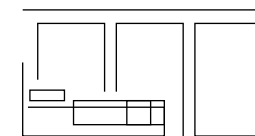
4 + 1 bedrooms and 5 bathrooms.



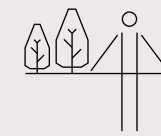
Dedicated wet and dry kitchens.



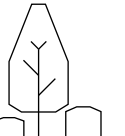
Open space under the stairs for storage, children's play area or study.



Comfortably sized multi-generational bedroom with attached bathroom and garden terrace on the ground floor.



Balcony (lanai) for easy connection to the outdoors.





Generous 10' side and backyard gardens.

## Type A

# THE MINIMALIST

Harmonious synergy of light and space.

 40'x 80'  3,034 sq ft  4 + 1 bedrooms  5 bathrooms

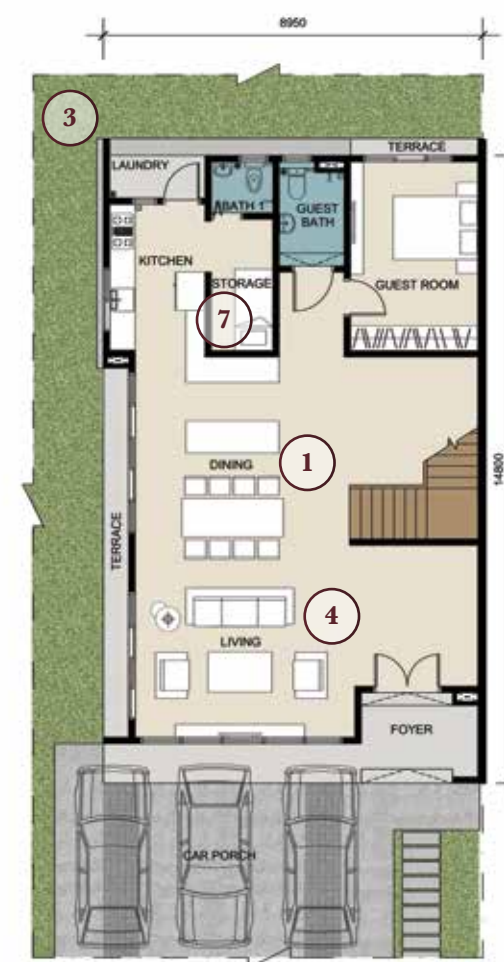
Love the feeling of natural ambience flowing through your home? Type A is designed with modern minimalist influences that welcome the breeze and natural daylight, thanks to the double volume dining and kitchen areas.



Artist's impression of Type A facade

## Key floor plan highlights:

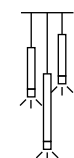
- 1 Double volume dining and kitchen area
- 2 Cosy family area on first floor with natural light
- 3 10' private gardens at the side and backyard
- 4 Spacious open-plan living concept
- 5 Spacious master bedroom with walk-in wardrobe
- 6 Luxurious master bathroom that comes with long bath
- 7 Extra utilities room that can be repurposed into a maid's room







Artist's impression of the double volume dining area in Type A



**Grand double volume ceiling** above the dining area and dry kitchen for plenty of ventilation and natural lighting.



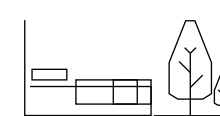
**Cosy family area** on first floor connects to bedrooms.

# Privacy. Friends. Family gatherings. Space for whatever suits your fancy.

Entertain your family and friends in a bright, airy kitchen and dining hall that's roomy enough to fit a small or large group of people. Guests and elderly folk will have easy access to an en-suite bathroom and a backyard garden from the spacious guest bedroom on the ground floor.



Artist's impression of ground floor bedroom (all types)



Ground floor bedroom with **access to the backyard garden.**

# Type B

## THE CONNOISSEUR

Bespoke contemporary living.

40'x 80' 3,069 sq ft 4 + 1 bedrooms 5 bathrooms

An opulent master bedroom that leads to your dream walk-in wardrobe and luxurious master bath. Type B is designed for those with an appreciation for expressive and avant-garde designs.

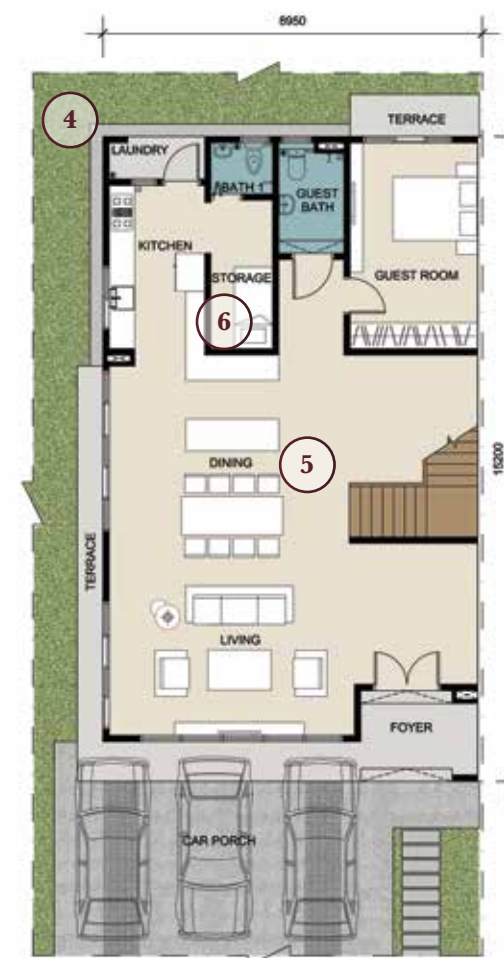
\*Limited to 32 units.



Artist's impression of Type B facade

### Key floor plan highlights:

- 1 Ultra-spacious master bedroom and walk-in wardrobe
- 2 Extra large master bathroom for more privacy
- 3 Flexible roof terrace that is convertible into a rooftop garden
- 4 10' private gardens at the side and backyard
- 5 Spacious open-plan living concept
- 6 Extra utilities room that can be repurposed into a maid's room



# Your personal space with even more breathing space.

Unwind from the day in a master bedroom that feels like a private sanctuary. Be greeted by an elegant walk-in wardrobe, run a hot bath in the long tub and take a breather in your personal rooftop garden.



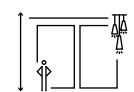
Artist's impression of master bedroom (Type B)



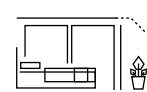
Artist's impression of walk-in wardrobe (Type B)



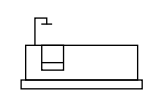
Artist's impression of master bathroom (Type B)



**Ultra-spacious resort-style master bedroom** with high ceilings and walk-in wardrobe.



**Flexible roof terrace** that is convertible into a rooftop garden, outdoor lounge or gym.



**Luxurious master bathroom** with double vanity basins and long bathtub.

## Type C

# THE CLASSIC

An air of regality and continuity.

🏠 40'x 80'    📏 3,239 sq ft    🛏️ 4 + 1 bedrooms    🚿 5 bathrooms

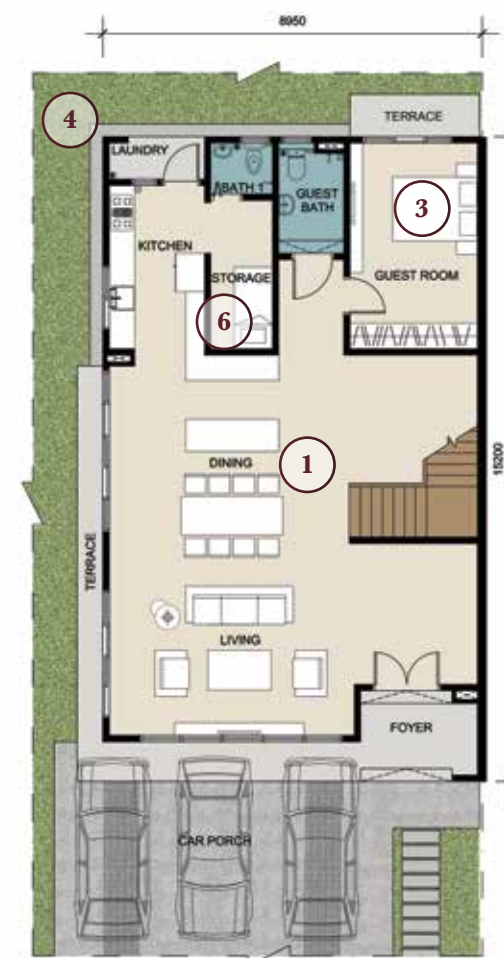
The ideal upgrade for multi-generational families. Type C is designed with spacious and flexible areas for the growing family. With room to conveniently accommodate the elderly on the ground floor along with a spacious family area on the first floor.



Artist's impression of Type C facade  
Disclaimer: The fencing wall is shown in semi-transparency to maximize the garden view. Kindly refer to SPA drawings for an accurate representation.

## Key floor plan highlights:

- 1 Seamless open-plan living concept
- 2 Spacious family area on the first floor
- 3 Multi-generational bedroom on the ground floor
- 4 10' private gardens at the side and backyard
- 5 Spacious master bedroom with walk-in wardrobe
- 6 Extra utilities room that can be repurposed into a maid's room

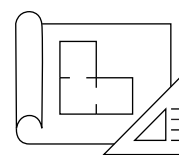




Artist's impression of family area (Type C)

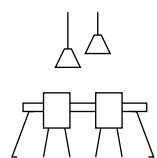
## Imagine your ideal space. See it come to life.

An open-plan configuration that can be turned into whatever your heart desires. Your home is designed with ample wide sliding doors and windows to maximize natural daylight and ventilation for better comfort all around.



### **Express your creativity**

The open-plan concept allows you to easily customize spaces to fit your lifestyle.



### **Spacious family area**

on first floor that can be further segmented to a home office and family room or additional bedroom.



Artist's impression of living area (Type B & C)

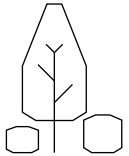


Artist's impression of side garden (intermediate unit)



# Greener pastures? Always.

Enjoy zen moments with your loved ones in your private garden. A space to catch up on hobbies, gardening and your well-being.



Generous 10' side and backyard gardens.



For a naturally healthier you.

The Eighth is mindfully designed with 5 features of wellness.



**Quality Product**

Finished with quality engineered timber flooring, which is scratch resistant, water resistant, and environmentally friendly with easy installation and maintenance.



**Design**

North-south orientation reduces exposure to direct sunlight. Includes an extended slab all around for extra sun shading and to reduce water splashing.



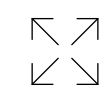
**Green Label Certification**

Constructed using certified green label products that contribute in reducing environmental impact.



**Wellness and Health**

Application of environmentally friendly, low volatile organic compounds (VOC) paint to help reduce health risks.



**Comfort and Space**

Open-plan arrangement with integrated living and dining space elevate the concept of modern living.

Fitted with the best-in-class features



Artist's impression of a cross-sectional layout for Type C

**Standard Specifications and Fittings**

- ① Laminated Timber Flush Door
- ② High-speed Internet (Free for 1 year)
- ③ Engineered Timber Flooring (First Floor & Staircase)
- ④ Premium Sanitary Wares and Fittings
- ⑤ Quality Locksets
- ⑥ Basic Alarm System
- ⑦ Stone Wool Roof Insulation
- ⑧ Parcel Dropbox
- ⑨ Rainwater Harvesting Tank

**Fitting Plus+**

- A Outdoor Water Filter
- B Air Conditioning Power Point and Piping Ready (Living Area, Dining Area, Master Bedroom, Guest Room and Bedroom 2 & 3)
- C Booster Pump
- D Solar Water Heater



## Majestic spaces at your doorstep.

To explore and lose yourself in total tranquility.



Artist's impression of Central Radiance Park

Discover holistic living inside and out.

## Bask in lush surroundings.

**The Eighth** is enveloped with beautiful gardens and family-centric amenities. It includes open areas where people can commune among BBQ pits or share a game of badminton, to name a few of the many activities. Safe and easy paths allow the elderly to enjoy the outdoors and fresh air.

There's something for everyone to relax and rejuvenate, with over 6-acres of green spaces and 20 amenities here, at **The Eighth**.

### Legend

#### Northern Radiance Park

- (A) Basketball Court
- (B) Bicycle Lane & Walkway
- (C) Glamping Zone
- (D) Fitness Station
- (E) Hammock Garden

#### Central Radiance Park

- (F) Signature Sculpture/ Scented Garden
- (G) Futsal Court
- (H) Outdoor Gym
- (I) Sprint Track 100m
- (J) Children's Playground
- (K) Badminton Court

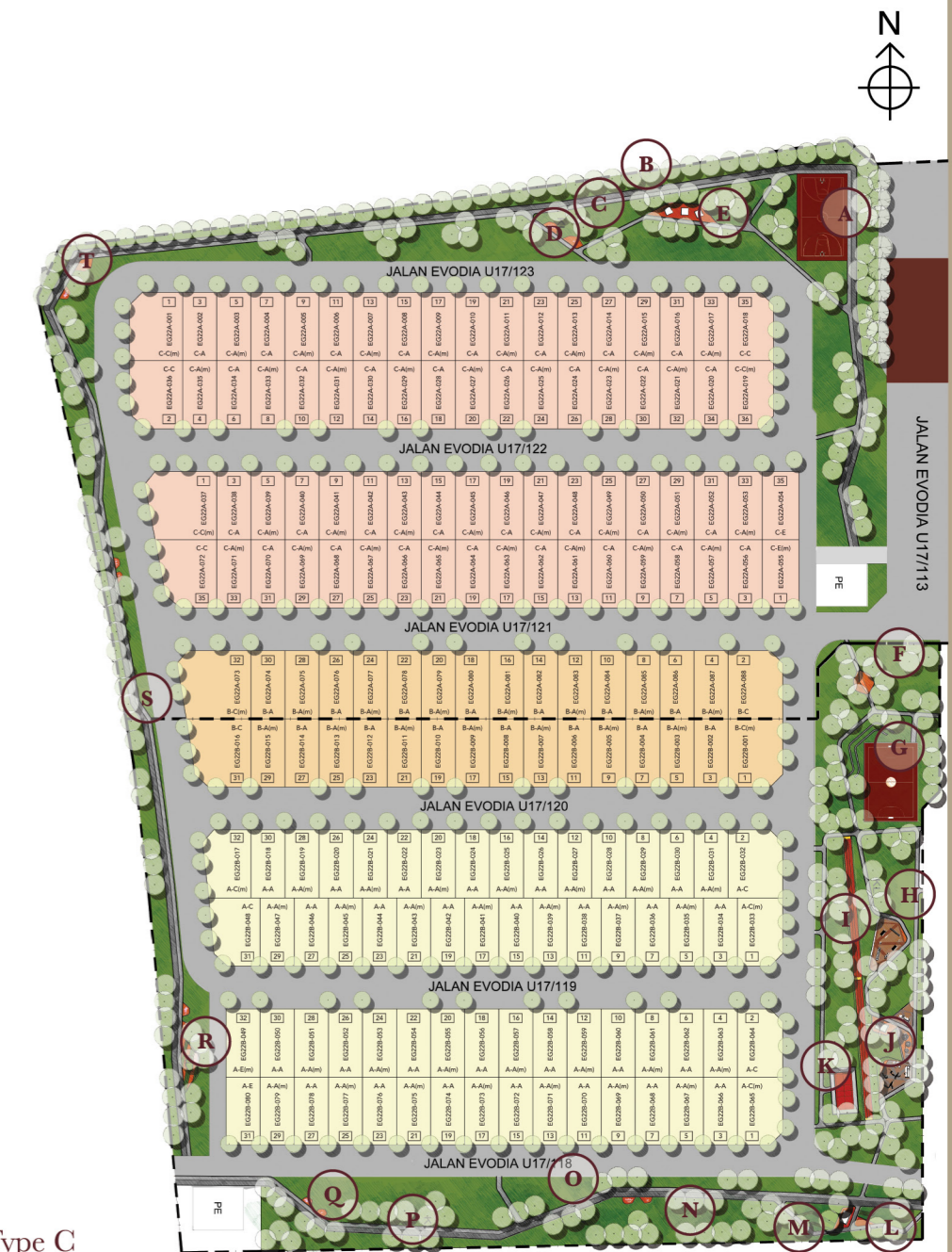
#### Southern Radiance Park

- (L) BBQ Area
- (M) Resting Pavilion
- (N) Fitness Station
- (O) Glamping Zone
- (P) Bicycle Lane & Walkway
- (Q) Fitness Station

#### Western Radiance Park

- (R) Fitness Station
- (S) Bicycle Lane & Walkway
- (T) Fitness Station

□ Type A □ Type B □ Type C







Artist's impression of Northern Radiance Park

## Where heart beats with renewed exuberance.

More than just expansive green pastures, **The Eighth** evokes an eclectic radiance throughout all its facilities.

Designed for both young and old. All inclusive and multi-generational. With unique details and activity areas to relax, unwind and create beautiful memories.



Artist's impression of children's playground at **The Eighth**

# The Charm Beyond.

Stroll into abundant parks and facilities and discover a new adventure every day at the City of Elmina.



Actual photo of 21-acre Sakura Lake Park



Part of the 300-acre Elmina Central Park, home to the first Inclusive Playground in Malaysia

## ▲ 21-acre Sakura Lake Park

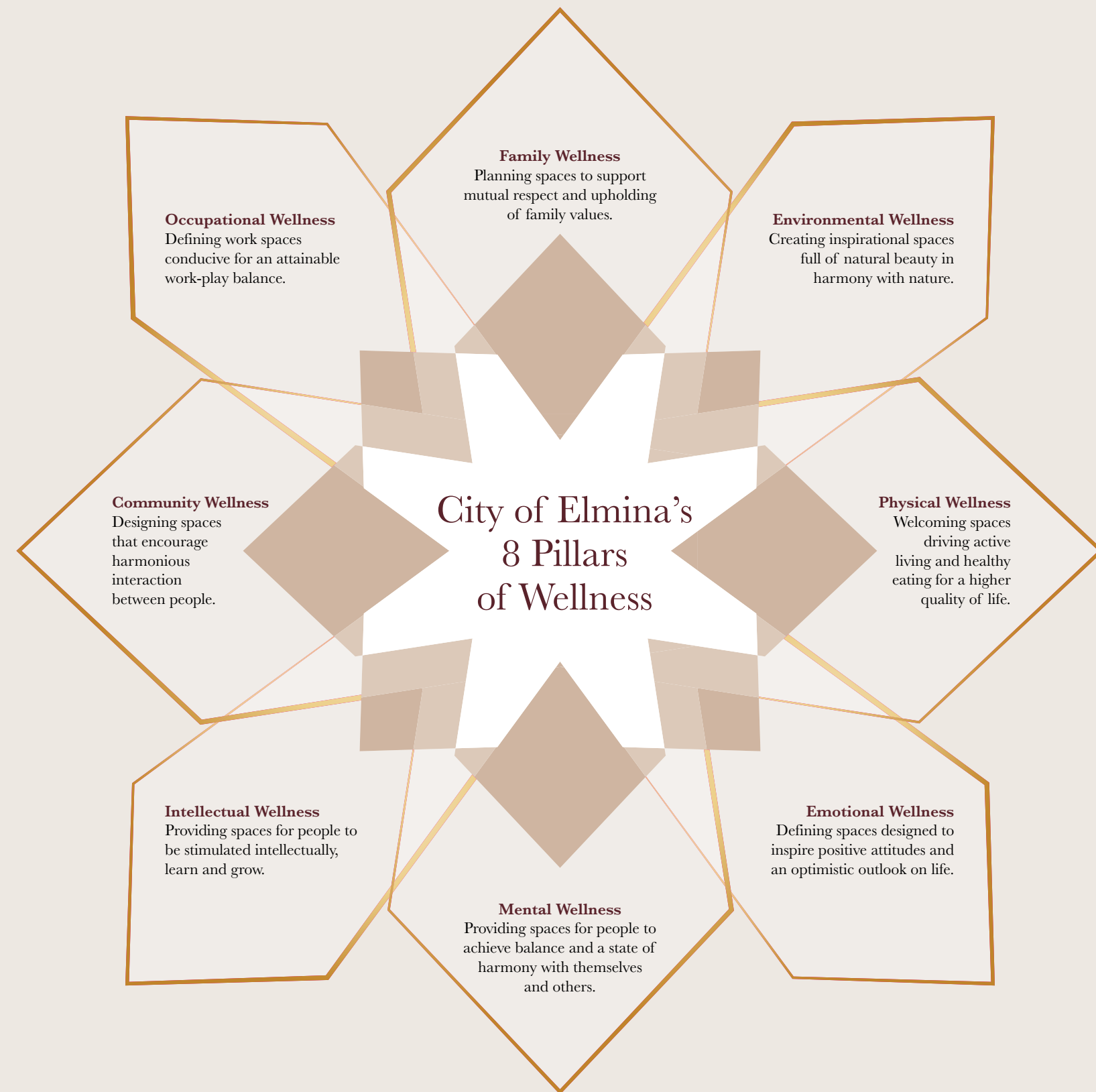
One of the key lakes conceptualized to provide residents of Elmina Green with instant and convenient access to verdant and ample greenery. This lake park is already completed and is perfect for hosting picnics, yoga sessions or to take the kids for a stroll in the beautiful evening sunset.

## ◀ 300-acre Elmina Central Park

Elmina Central Park is a public park with a network of jogging and cycling tracks, as well as playgrounds and fitness stations. Day or night, the park is a haven for outdoor enthusiasts and photographers who enjoy the river promenade and pond plaza, while the Elmina Iconic Bridge provides the perfect backdrop for many photo opportunities.



Here's a township that echoes your green tenets and lifestyle values.



The 8 Pillars of Wellness is the guiding principle that aligns the City of Elmina's aspect of wellness. It allows for a systematic approach to every decision that shapes this township. From precinct planning, to home layout designs, and even home material selections, every detail has been meticulously planned to embody the multiple facets of wellness. Here, wellness is more than just a concept. It is a way of life.

# City of Elmina's 300-acre Central Park



The good life begins with a balanced lifestyle at the City of Elmina. Explore a vast variety of facilities set in landscaped greenery, that includes fun and leisurely activities for everyone.



## 1 Elmina Rainforest Knowledge Centre

The ERKC is a centre for forestry research, education and eco-tourism. Endangered tree species are nurtured here and transplanted around the City of Elmina.



## 2 Elmina's Rainbow of Life

The Rainbow of Life bridge is another reason why the City of Elmina is a one-of-its-kind township. This iconic and Instagram-worthy location attracts people from all over who are seeking a colourful and vibrant experience, filled with picture-perfect moments.



## 3 Designed to Mitigate Major Flood Event

The Elmina River of Life within the Central Park is not just designed for recreation, but is also capable of mitigating up to a Q1000 flood event.



## 4 UNICEF Inclusive Playground

The first of its kind in Malaysia, this playground is designed for children of all abilities to play and have fun together around the City of Elmina.



## 5 Iconic Structures around the City of Elmina

The City of Elmina is cleverly designed with unique hardscapes that are built in harmony with nature for more exciting evening walks as well as insta-worthy hotspots.



## 6 Urban Community Farming

Residents of Elmina Valley share a community farm that is actively managed by the residents. This encourages a healthy way of life as well as strengthens community bonds.

# City of Elmina's 90km Jogging & Cycling Track



Proposed jogging  
and cycling track



Completed track  
to-date



The 21-acre Sakura Lake Park at Elmina Green



Well-planned jogging and cycling tracks throughout the City of Elmina



Will it be a relaxing bicycle ride or one that kicks up your heart rate to a different level? A leisurely stroll or training for a half marathon? No matter your goals, the 90km Jogging and Cycling Track that winds around the beautiful city is here for you, whether it's for you to explore new areas of the masterplan today or challenge you tomorrow.

# City of Elmina's 2,700-acre Forest Reserve



Oriental Dollarbird



Dusky Leaf Monkey



Blue-throated Bee-eater



Smooth-coated Otter



White Breasted Waterhen

## The Bukit Cerakah Forest Reserve

Misty mornings and cool, fresh air. The treasures that come naturally to you when you live next to a 2,700-acre forest reserve. The Bukit Cerakah Forest Reserve is one of the largest green lungs in the Klang Valley and is home to a variety of flora and fauna, including endangered, rare and threatened (ERT) tree species.



Actual photo of Bukit Cerakah Forest Reserve



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, the park is also home to the Elmina Rainforest Knowledge Centre (ERKC) and the Elmina Living Collection Nursery (ELCN). Here, visitors can learn more about nature and engage in environmental conservation activities.

# What's New at 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.

## Holistic Educational Options

The upcoming education hub at the Elmina City Centre will be inaugurated with SJK(C) Regent Elmina (estimated completion in 2025) followed by other national and international school options.

SK Denai Alam is currently under construction and will be completed by 2024, while SMK Denai Alam has also been recently approved to be constructed.



Artist's impression of SJK(C) Regent Elmina



Actual photo of TEMU shop offices



## TEMU

TEMU is the City of Elmina's first commercial centre. Recently completed, TEMU will be the perfect spot for socializing with friends or taking the family out for a casual dinner.

Several family-oriented brands and services that will be here include:-

- The Coffee Bean & Tea Leaf
- Pizza Hut
- Family Mart
- Miami Chicken
- WLH Grocer
- Klinik RH Medic
- R Pharmacy

and many more clinics, childcare, enrichment centres, convenience and specialty services.



Actual photo of DASH Expressway

## DASH Expressway

Recently completed in October 2022, DASH Expressway is 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.

# A Bedazzling Retail Experience. Coming Real Soon.

You can now look forward to a plethora of brands comprising your favourite daily conveniences, international cuisines and immerse in the joys of retail therapy, just a 3km drive away.

## Key Tenants:

- Jaya Grocer
- Harvey Norman
- Starbucks
- The Coffee Bean & Tea Leaf
- Skechers
- Watsons
- Inside Scoop
- Pets Wonderland
- FOS
- Caring Pharmacy
- Jac's Optometry
- Kenny Hills Bakers
- Cake Jalan Tiung
- Fish & Co.
- Para Thai and more!

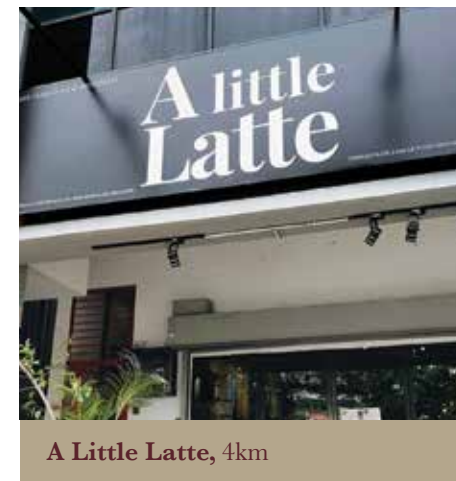




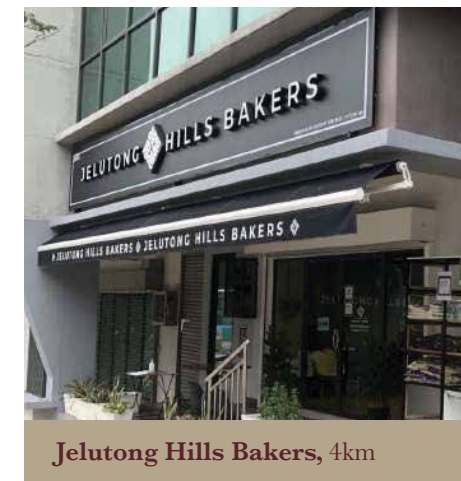


Turn every meal  
into a feast.

From local coffee shops to fine dining,  
never go hungry with plenty of options to choose from.



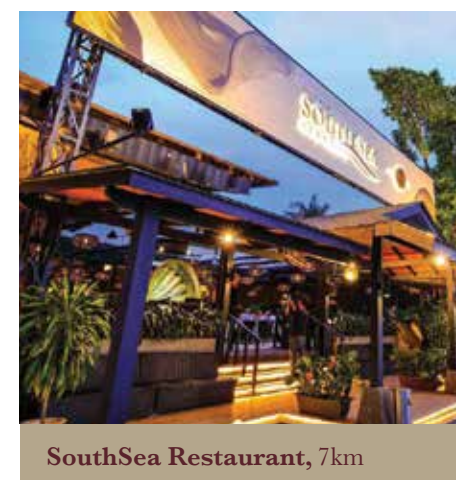
A Little Latte, 4km



Jelutong Hills Bakers, 4km



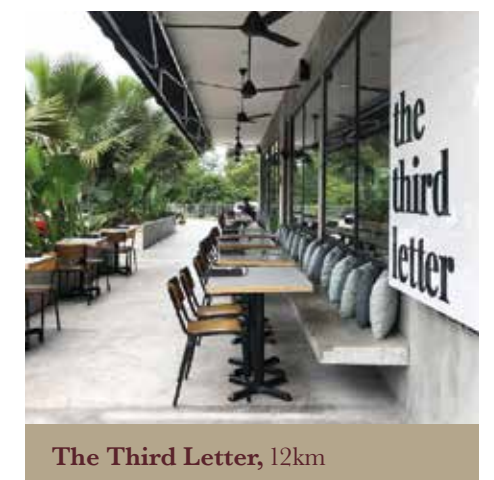
Meat Cartel, 4km



SouthSea Restaurant, 7km



Ehsan's, 12km



The Third Letter, 12km

With plenty of educational options within driving distance, the sky's the limit for your children.



HELP International School (HIS), 4km



Seven Skies Islamic International School, Denai Alam, 5km



SMK Bukit Jelutong, 10km



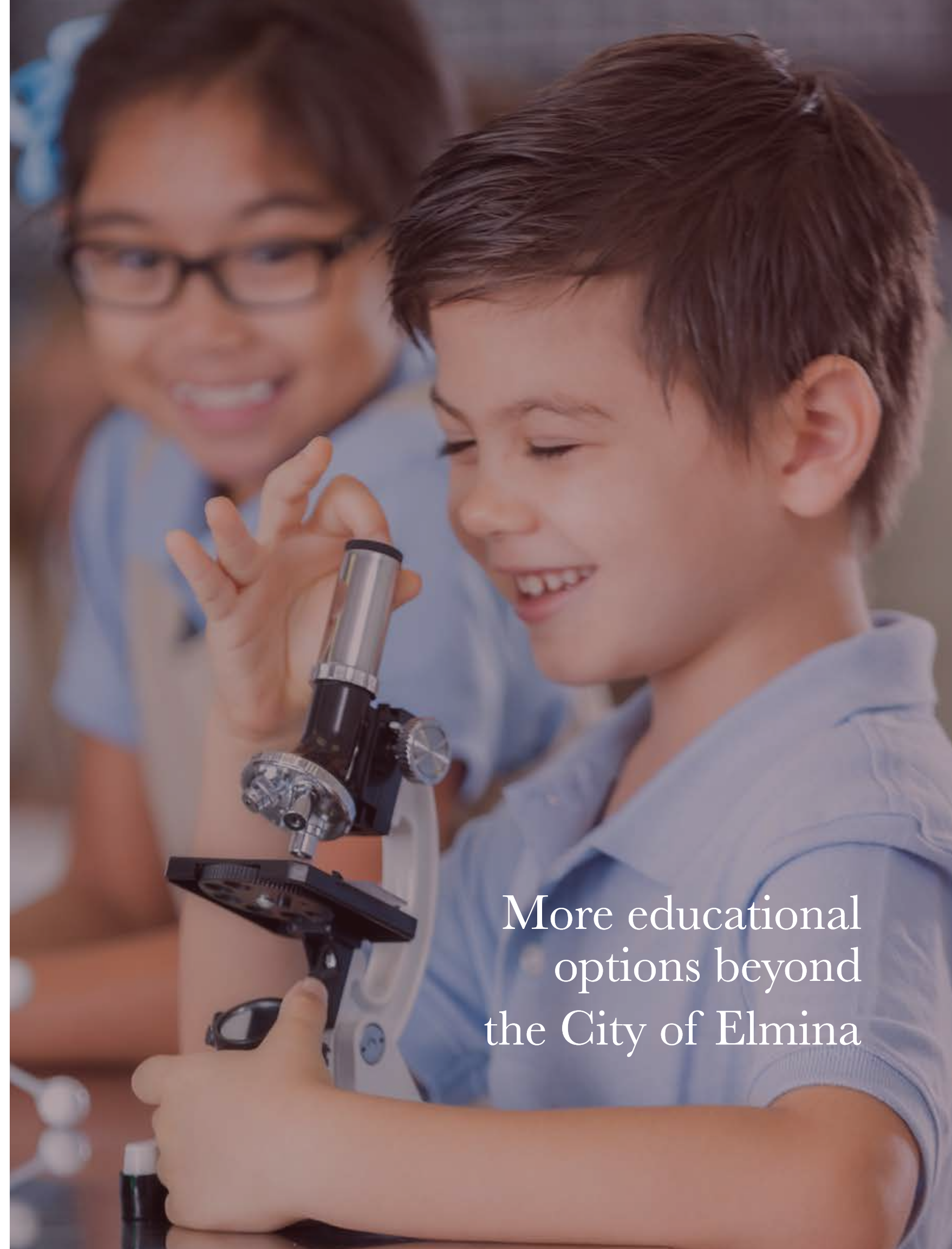
SJK(C) Subang, 7km



SK Taman Bukit Subang, 2km

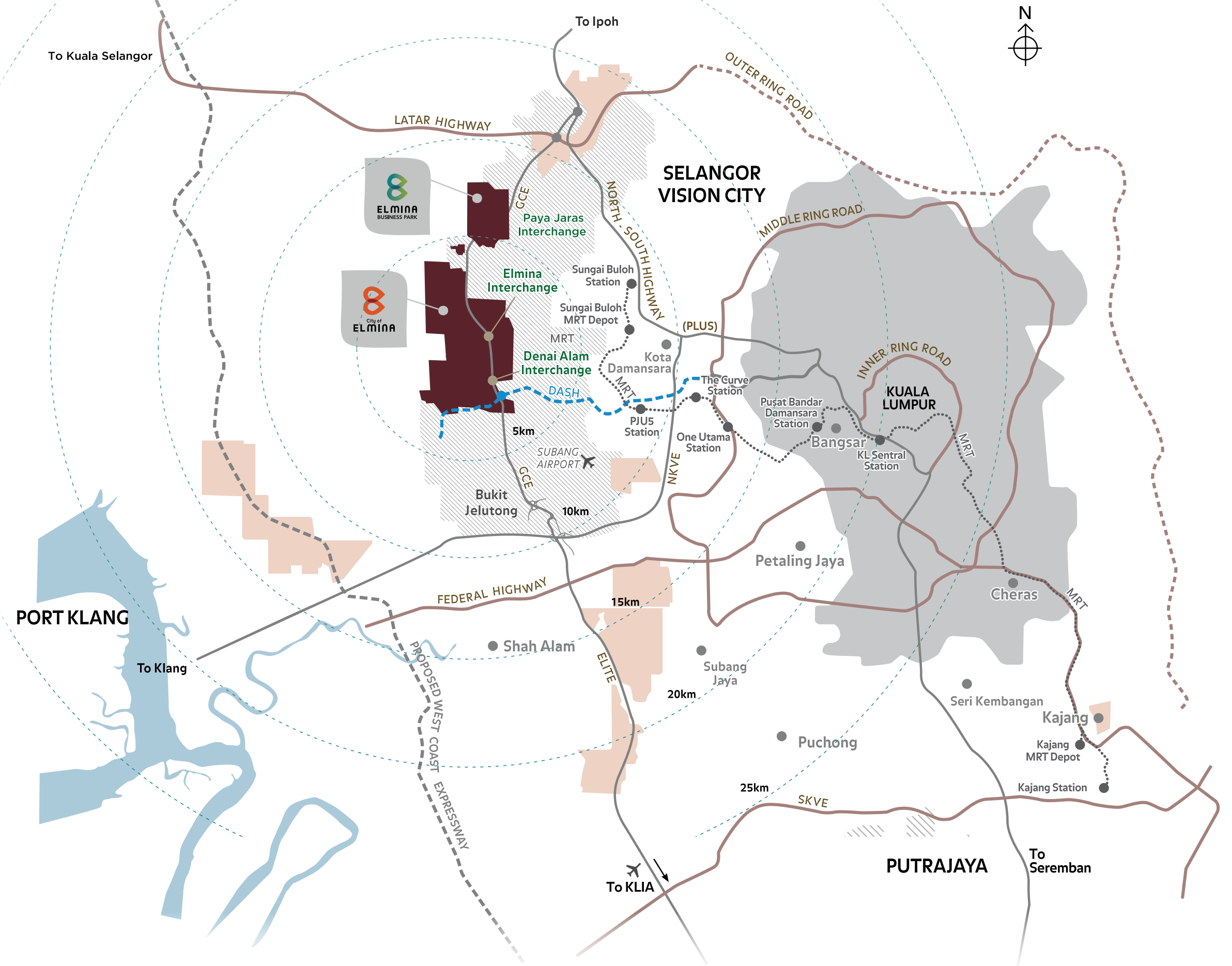


Sekolah Seri Cahaya, 6km



More educational options beyond the City of Elmina

# Location Map & Key Amenities



## Legend

- SDP Land Bank
- DASH Expressway
- Future Expressway

## Education

- SK Taman Bukit Subang 2km
- HELP International School 4km
- Sekolah Seri Cahaya 6km
- SJK(C) Subang 7km
- SK & SMK Saujana Utama 9km
- SMK Bukit Jelutong 10km
- UiTM Puncak Alam 15km

## Shopping & Essentials

- Jaya Grocer Bukit Jelutong 9km
- Sunway Giza 13km
- Hospital UiTM Puncak Alam 13km
- Citta Mall 14km
- Tropicana Gardens Mall 14km
- Ara Damansara Medical Centre 15km
- 1 Utama Shopping Mall 17km
- Empire Shopping Gallery 18km

## Recreational

- Denai Alam Recreational & Riding Club 3km
- Montez Golf & Country Club 13km
- Shah Alam National Botanical Park (Skytrex Shah Alam) 13km
- Oasis Ara Damansara 14km
- Tropicana Golf & Country Club 14km
- Kanching Waterfall 15km

# A Prestigious, Award-Winning Township to Call Home



## 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

## 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

## 2019

### **Property Insight Prestigious Developer Awards (PIPDA)**

Best Sustainable Township Development

Best Wellness Township Development

## 2020

### **ILAM Malaysia Landscape Architecture Awards (MLAA)**

Excellence Award 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

## 2021

### **8th PropertyGuru Asia Property Awards (Malaysia)**

Best Landed Development (Central) - 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 Development Excellence Award**

City of Elmina

## 2022

### **StarProperty Awards**

The Placemaker Award (Honour)

### **Malaysian Institute of Planners Planning Excellence Awards (MIPPEA)**

Inclusive Playground (BRONZE)

### **FIABCI Malaysia Property Award 2022**

Masterplan Category (Winner)

# Welcome to the best phase of your life.

Where settling down meets living it up,  
**The Eighth** at Elmina Green offers  
everything you need for a growing family.

Plans &  
Specifications



# Master Layout Plan



# Site Plan



Type A (40' x 80')  
64 units

Type B (40' x 80')  
32 units

Type C (40' x 80')  
72 units





1 Address Number

EG22A-001 Lot Number

A-A Type of Unit





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 and location and the land use may be deleted without prior notice.

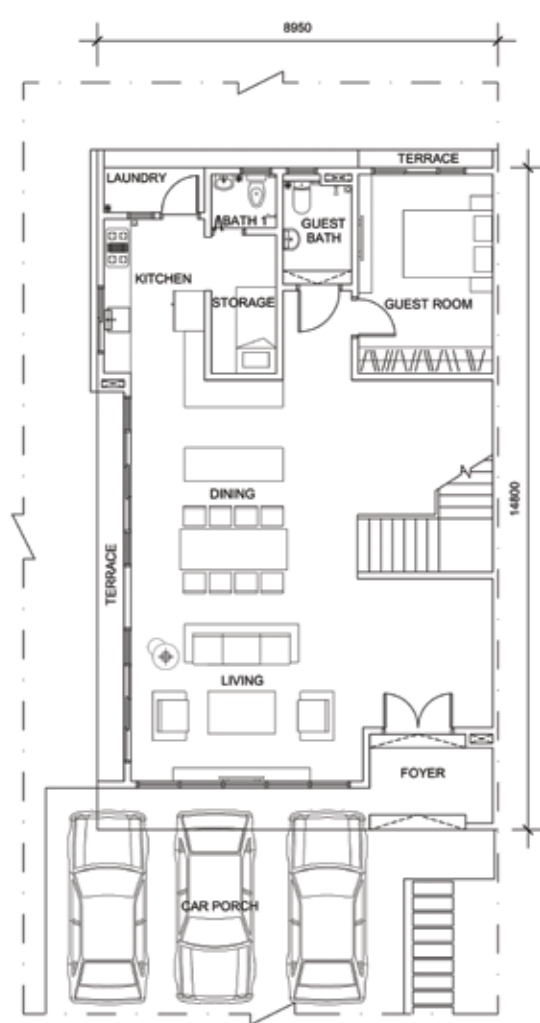
# Type A

 40'x 80'      4 + 1 bedrooms  
 3,034 sq ft      5 bathrooms

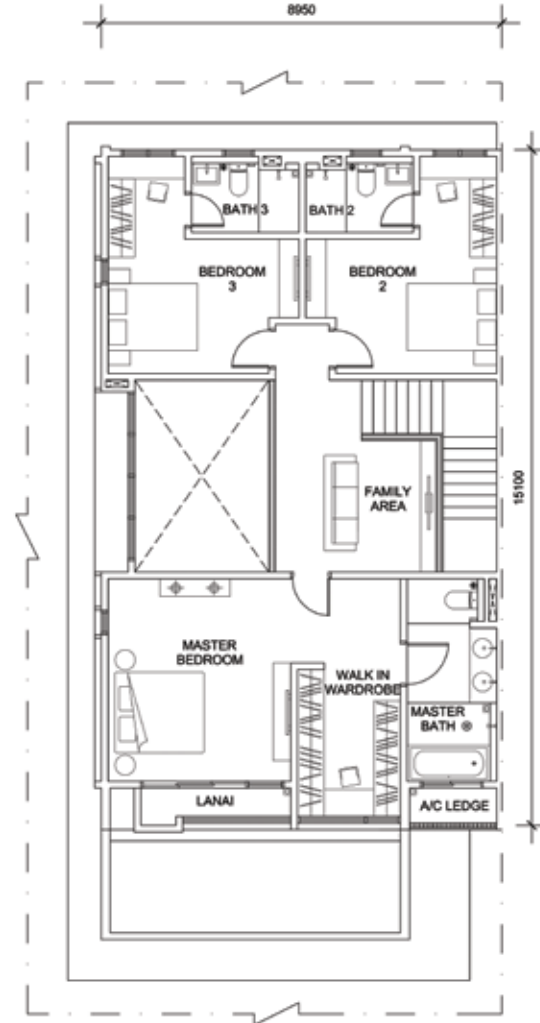


# Type B

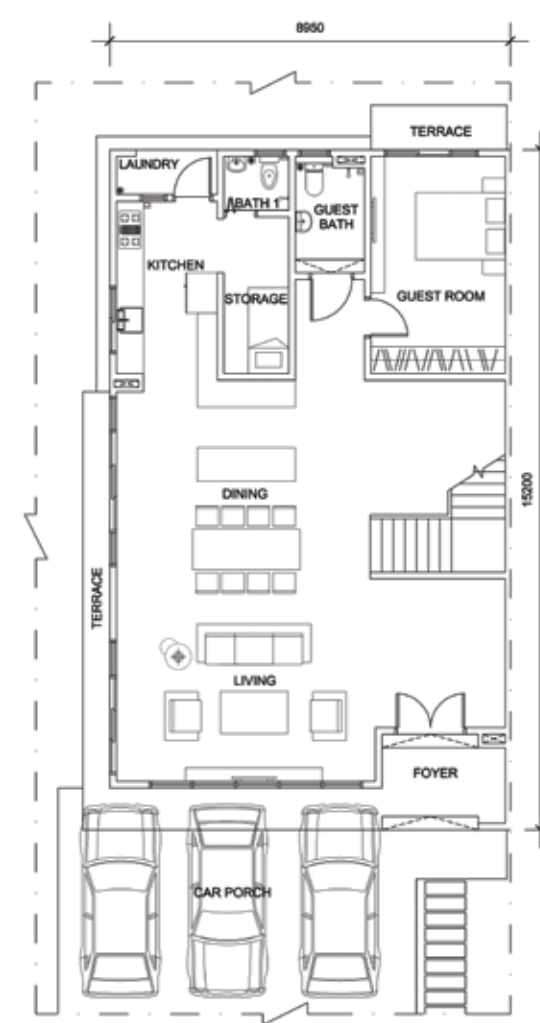
 40'x 80'      4 + 1 bedrooms  
 3,069 sq ft      5 bathrooms



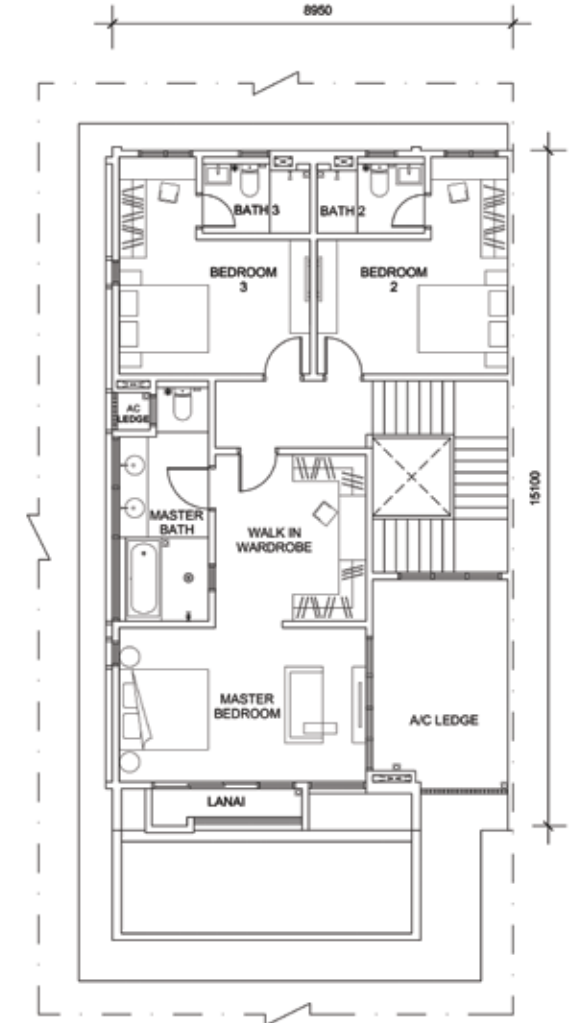
Ground Floor Plan



First Floor Plan







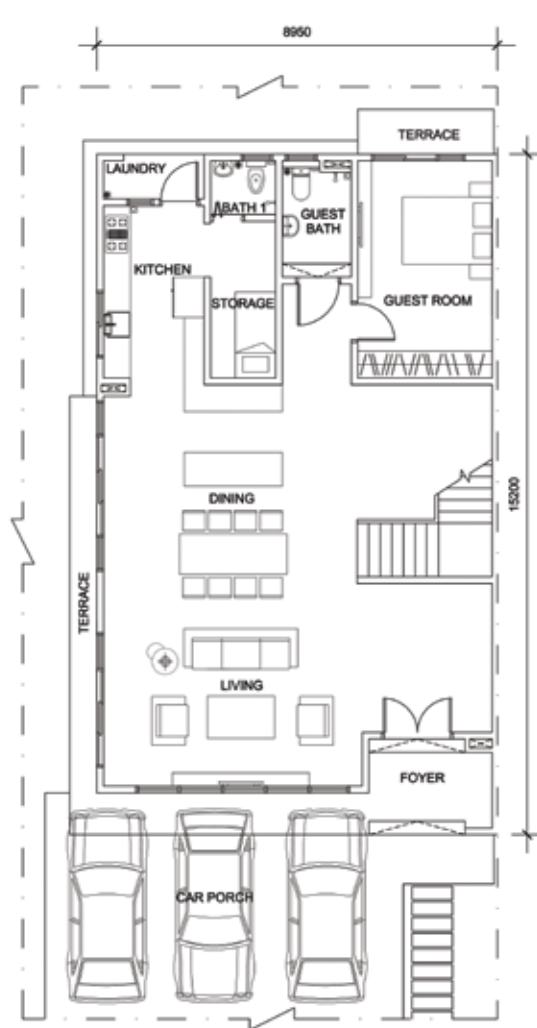
Ground Floor Plan



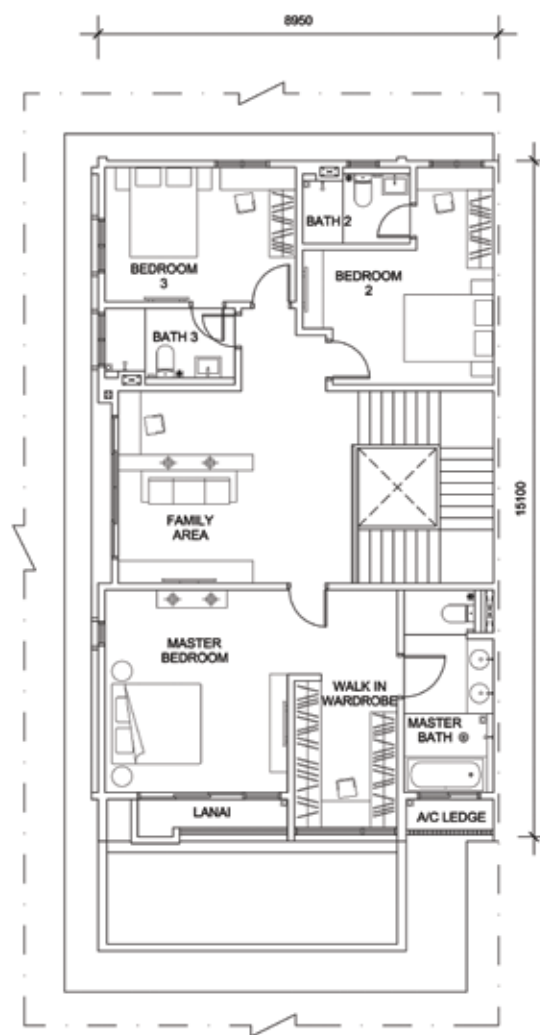
First Floor Plan

# Type C

-  40'x 80'
-  4 + 1 bedrooms
-  3,239 sq ft
-  5 bathrooms



Ground Floor Plan



First Floor Plan

# Specifications

Structure	: Reinforced Concrete			
Wall	: Masonry			
Roof Covering	: Roof Tiles/Concrete/Metal Deck			
Roof Framing	: Metal			
Ceiling	: Plaster Ceiling/Skim Coat			
Windows	: All	: Aluminium Frame/Glass Louvers/Glass Panel		
Doors	: Main Entrance	: Laminated Engineered Timber Door		
	: Other Doors	: Laminated Timber Flush Door		
		: Aluminium Frame/Glass Panel		
Ironmongery	: Locksets with Accessories			
Wall Finishes	: External	: Plaster & Paint/Bricks Veneers		
	: Other	: Plaster & Paint		
	: Kitchen	: Porcelain Tiles up to 1500mm high/Plaster & Paint		
	: Master Bath/Guest Bath	: Porcelain Tiles up to ceiling height		
	: Bath 1	: Ceramic Tiles up to ceiling height		
	: Bath 2 & 3	: Porcelain Tiles up to ceiling height		
Floor Finishes	: Terrace, Lanai, Foyer	: Porcelain Tiles		
	: Yard/Laundry	: Porcelain Tiles		
	: Living & Dining	: Porcelain Tiles		
	: Kitchen/Store Room	: Porcelain Tiles		
	: Guest Room	: Porcelain Tiles		
	: Master Bedroom, Bedroom 2 & 3	: Engineered Timber Flooring		
	: Master Bath, Guest Bath, Bath 2 & 3	: Porcelain Tiles		
	: Bath 1	: Ceramic Tiles		
	: Family Area (Type A & Type C only)	: Engineered Timber Flooring		
	: Car Porch	: Concrete Imprint		
	: Staircase	: Engineered Timber Flooring		
Sanitary & Plumbing	: Kitchen	: Sink with Tap		
Fittings	: Master Bath, Guest Bath, Bath 1, 2 & 3	: Sanitary Wares and Fittings		
	: Car Porch	: Tap		
	: Yard	: Tap		
Electrical Installations	: Light Point	<b>Type A</b>	<b>Type B</b>	<b>Type C</b>
	: Gate Light Point	40	42	43
	: Power Point	1	1	1
	: USB Charging Port Type A & Type C	33	32	33
	: Fan Point	2	2	2
	: Door Bell Point	7	6	7
	: Water Heater Power Point	1	1	1
	: Solar Water Heater Power Point	1	1	1
	: Telephone Point	1	1	1
	: Data Point	2	2	2
	: Air-Condition Power Point with Piping	2	2	2
	: TV Point	6	6	6
	: Auto Gate Point	3	3	3
	: EV Charger Point (40A Isolator)	1	1	1
Internal Telephone Trunking & Cabling	: Conduit & Cabling			
Gate & Fencing	: Brick Wall, M.S. Gate, M.S. Fencing			
Miscellaneous	: Letter Box & Parcel Box			
	: Refuse Compartment			
	: TNB Meter Compartment			
	: Water Meter Compartment			
	: Basic Alarm System			
	: Outdoor Water Filter			
	: Water Booster Pump			
	: Solar Water Heater			



# 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.

## SDP 2030 SUSTAINABILITY GOALS

The Sime Darby Property 2030 Sustainability Goals are the Group's industry interpretation of how it can contribute towards realising the UN SDG 2030.



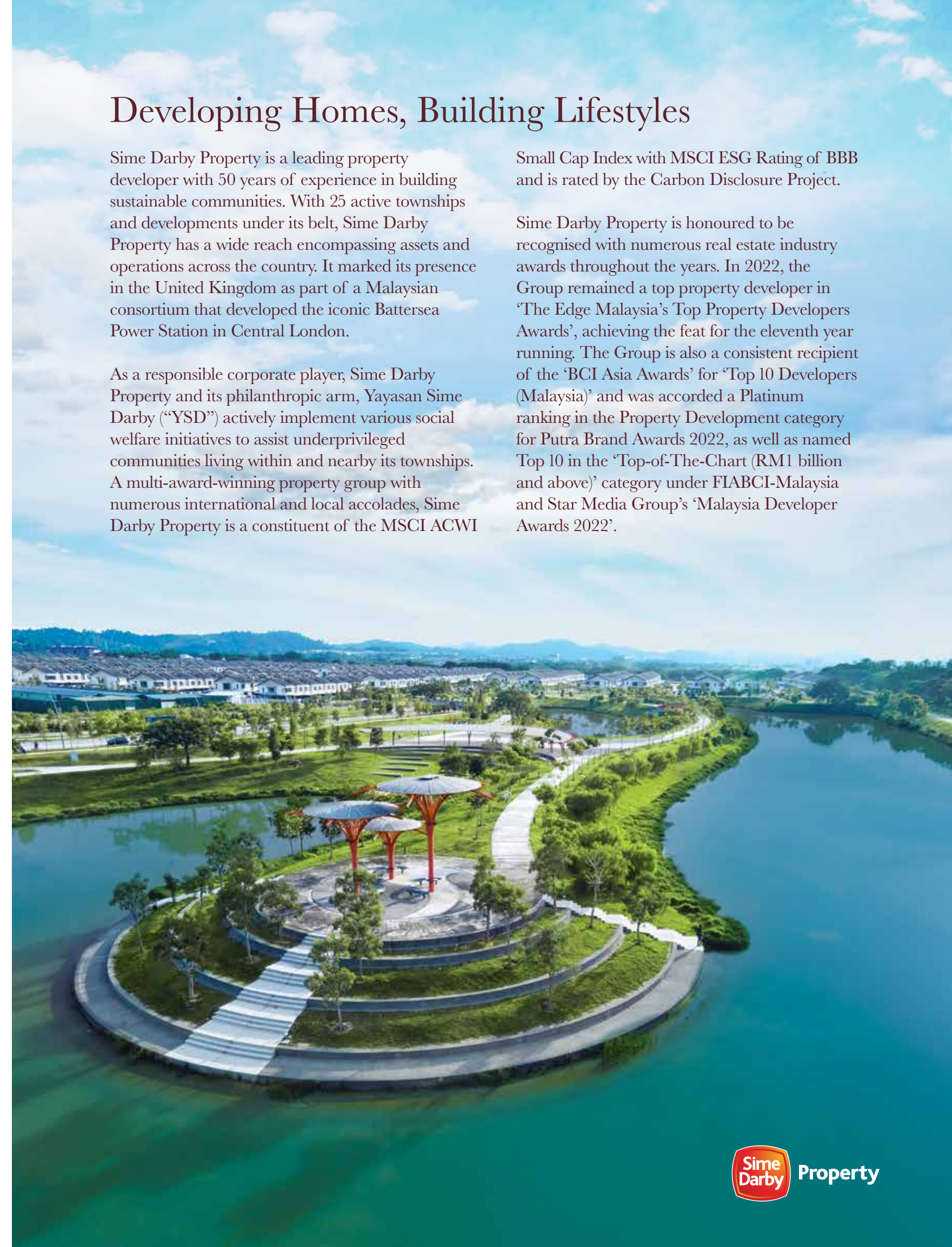
# Developing Homes, Building Lifestyles

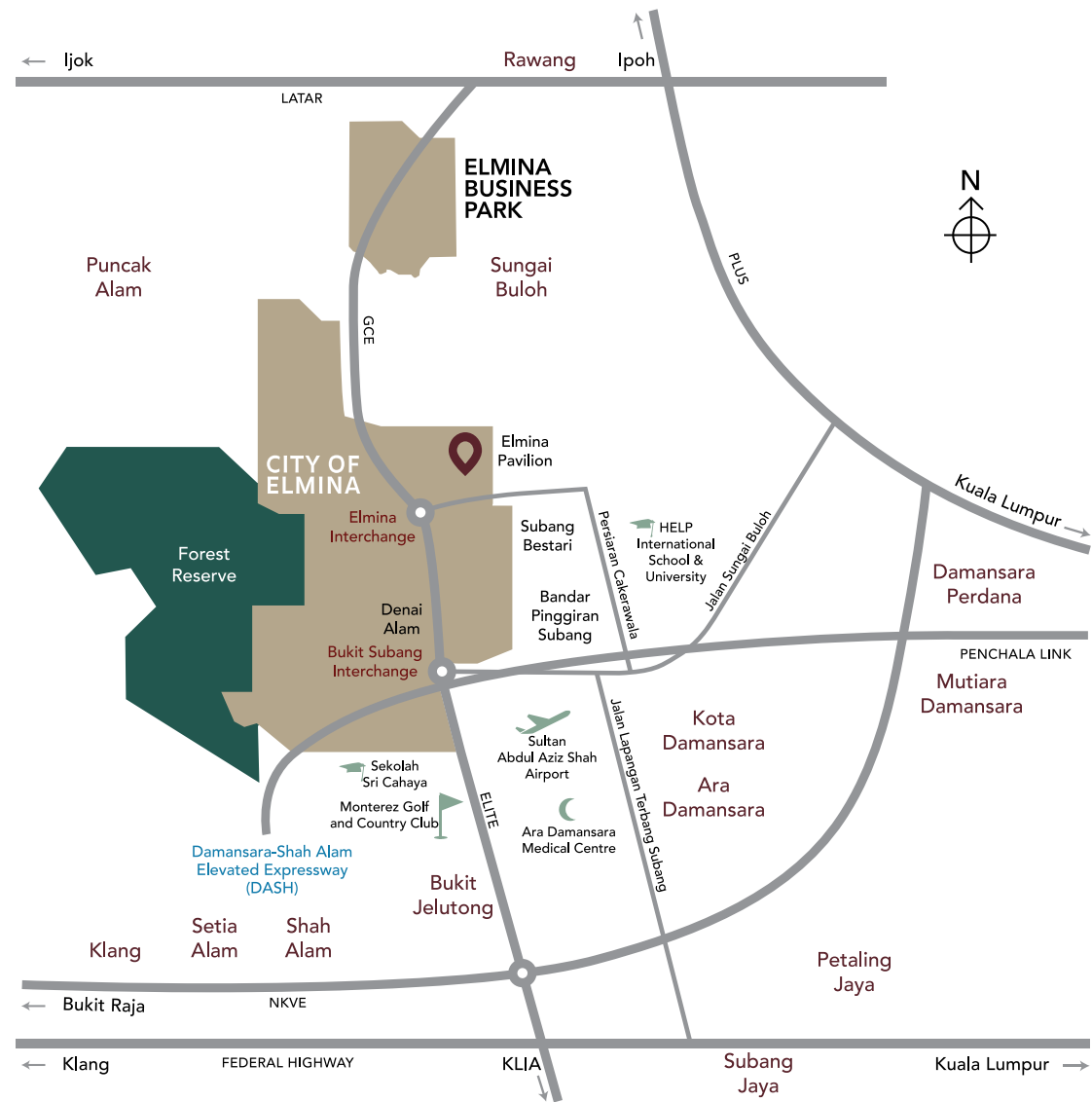
Sime Darby Property is a leading property developer with 50 years of experience in building sustainable communities. With 25 active townships and developments under its belt, Sime Darby Property has a wide reach encompassing assets and operations across the country. It marked its presence in the United 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, 40610 Shah Alam, Selangor.

Open Daily: 9:30am - 6:30pm (including public holidays)  
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Elmina Pavilion

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

Phase EG22A | No. of Units: 88 | Type: 2-Storey Semi-D | Expected Date of Completion: March 2025 | Land: Free from 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.: 13017-42/04-2025/0388(N)-L | Validity: 02/04/2023 - 01/04/2025 | Appropriate Authority which Approves the Building Plans: Majlis Bandaraya Shah Alam | Reference No.: MBSA/OCS/PB/SEK.U16/0179-2022 | Developed by: Sime Darby Property (City of Elmina) Sdn Bhd 199301028527, 10th Floor, Block G, No. 2, Jalan PJU 1A/7A, Ara Damansara, 47301 Petaling Jaya, Selangor | Selling Price: RM2,068,888 (Min), RM2,959,888 (Max) | 7% Bumiputera Discount (Quota applies)

Phase EG22B | No. of Units: 80 | Type: 2-Storey Semi-D | Expected Date of Completion: March 2025 | Land: Free from 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.: 13017-41/03-2025/0300(N)-L | Validity: 21/03/2023 - 20/03/2025 | Appropriate Authority which Approves the Building Plans: Majlis Bandaraya Shah Alam | Reference No.: MBSA/OCS/PB/SEK.U16/0179-2022 | Developed by: Sime Darby Property (City of Elmina) Sdn Bhd 199301028527, 10th Floor, Block G, No. 2, Jalan PJU 1A/7A, Ara Damansara, 47301 Petaling Jaya, Selangor | Selling Price: RM2,021,000 (Min), RM2,652,000 (Max) | 7% Bumiputera Discount (Quota applies)

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