



the
Eighth
ELMINA GREEN **0** chapter II

Prestige in Every Chapter

FREEHOLD
Double-Storey Superlink Homes
24' x 75'



Prestige in Every Chapter

II

Following the celebrated debut of The Eighth Semi-D Villas,
the story continues with a new expression of refined living.

Introducing The Eighth Chapter II,
the Final Superlink Homes at Elmina Green and the first
of our Enviro Series – environment-conscious homes
built for sustainable living.

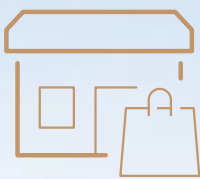
ELMINA GREEN

Rooted in Nature,
Crafted for Your Best Chapters

Elmina Green is a mature sanctuary trusted by over 4,000 homeowners across nine successful projects. The Eighth Chapter II marks the latest evolution of this address, refining our best-loved attributes into a residential enclave designed to elevate your everyday through a deep-rooted connection to nature.



115 acres
of parks and
green spaces



First commercial
hub in the precinct
Reka Commercial Centre



2km to
Elmina Education Hub



3km to
Elmina Lakeside Mall



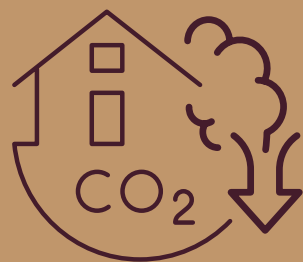
Well-connected to
DASH and GCE



THE ENVIRO SERIES

A Home that Treads Lighter
on the Planet

Believing that a home should be the greatest gift for our future, The Eighth Chapter II is designed with a lighter footprint and responsibly sourced materials. It offers a timeless space of comfort for the family, ensuring a greener future is rooted in every detail.



11 tonnes
of CO_{2e} reduced
per home



Equivalent to driving
55,000km in an
average car.¹



Equivalent to carbon
absorbed by 550 trees
in a year.²

1. Vehicle emissions estimated based on U.S. Environmental Protection Agency (EPA) guidelines.
2. Tree sequestration estimated based on USDA / Nowak et al. (2013).

Five Choices Made for All the Tomorrows Yet to Come

The Eighth Chapter II breaks new ground as Sime Darby Property's first development where carbon reduction was woven into the design from day one. By measuring and minimising our footprint at every stage, we have created a home that truly protects the future for generations to come.



A



Low-Carbon Concrete

We replaced 30% of the cement with recycled industrial byproducts.

B



Recycled Steel Reinforcement

Our steel is made from over 90% recycled material, using a cleaner production method.

C



Recycled Aluminium Frames

Over 80% recycled aluminium goes into every window frame.

D



Renewable-Energy Tiles Adhesive

Made in factories powered by renewable energy, with remaining emissions fully offset.

E



Recycled Gypsum Plasterboard

Made from recycled industrial waste and not freshly mined materials.

Moments Away from Everywhere You Need to Be

Life just feels a little easier when everything on your to-do list, from local favourites to daily essentials, is only ever a few minutes away from home.



Within 150m

- 1 Reka Commercial Centre

Within 300m

- 2 9-Acre Recreational Park

Within 3km

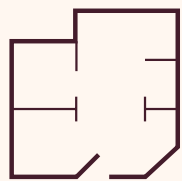
- 3 Elmina Education Hub
- 4 Elmina Lakeside Mall
- 5 300-Acre Central Park
- 6 Jumpa Commercial Centre

Within 6km

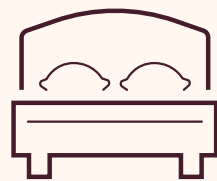
- 7 Elmina Rainforest Knowledge Centre
- 8 TEMU Commercial Centre

A Home for Every Chapter of Life

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



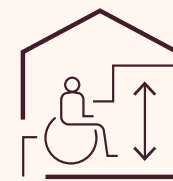
Built-up area from
2,482 - 2,848 sq.ft.



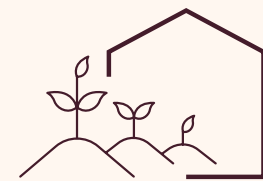
4+1 bedrooms &
5 bathrooms for
multigenerational living



Private balcony
connected to the
master bedroom



Wheelchair-friendly
ground-floor suite

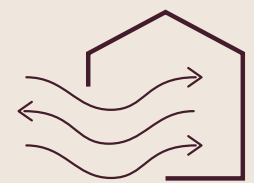


Ground-floor
flexi-suite with private
14ft backyard



Space for All, Space for More

Dubbed as the heart of the home, the spacious flowing layout that connects the living, dining and kitchen together encourages daily connection and utmost comfort. Whether you're hosting reunion dinners or spending quiet Sunday mornings with the family, there's always enough room for everyone.



Expansive 24ft-wide open-plan living area with abundant natural light and airflow



Thoughtfully designed under-stair space for storage or versatile utility



Side garden ideal for outdoor activities and personalisation (for Types C & E)



Rest and Privacy, Perfected

Thoughtfully designed to offer both comfort and privacy, the bedrooms provide a calm retreat within the home. A master bedroom fit for a king, with an exclusive balcony inviting natural light and fresh air into your private abode.

For Meals and Moments, Gathering and Dining

Designed with functionality and openness in mind, the kitchen forms an integral part of the home's open-plan layout. Generous preparation space and a well-planned space support both daily cooking and larger family gatherings, creating a welcoming space where meals, conversations and memories are shared.





A creative space for all,
made for play and quiet afternoons
in the family lounge.



Plenty of Space for Small Wonders and Big Personalities

Designed to capture the unique rhythm of a growing life, this room offers a seamless blend of open space for activity and a dedicated zone for deep focus and quiet study.

One Room,

Infinite Possibilities

Life evolves, and your home should evolve with it. The ground-floor flexi-suite is thoughtfully designed to adapt to your needs, whether as a private guest room, a quiet workspace or a space for personal passions. Practical and intuitive, it’s a room with wheelchair-friendly features, designed to grow with your family over time.



Family Suite

A private, ground-floor retreat designed for a visiting family or grandparents. It offers a quiet, comfortable space that allows loved ones to stay close while maintaining their own privacy.



Home Office

A productive space designed for focus and creativity. Whether working from home or pursuing personal projects, this adaptable room offers an ideal environment for concentration and efficiency.



Library

A quiet sanctuary for reading, study or personal reflection. This space is ideal for a home library, allowing you to escape into your books and immerse yourself in peace.



Game Room

A dedicated space for entertainment and play, ideal for gaming, movie nights or unwinding with family. This versatile room can cater to both leisure and relaxation.



Close to Nature Than Ever

Just beyond your living space lies a private green retreat. The backyard garden offers a refreshing outdoor extension of the home, perfect for quiet mornings, family gatherings or moments of calm.

Every Home Perfected with FittingPlus+

With a curated suite of premium essentials already included, your home is ready for modern living from day one.



FittingPlus+

- A** Air-conditioning power point (all rooms except maid's room) & piping at living and master bedroom
- B** Water booster pump
- C** Instant water heater (all bathrooms except maid's bath)

Sustainable Living Features

- A** EV charger isolator point
- B** Solar PV infrastructure-ready

Standard Specifications and Fittings

- 1** Laminated timber door
- 2** Laminated timber flooring (stairs and first floor)
- 3** Premium sanitary wares
- 4** Basic alarm system
- 5** Glass mineral wool roof insulation
- 6** Parcel drop box
- 7** Outdoor water filter point
- 8** Quality lockset
- 9** Vent block as screening
- 10** Pocket sliding door (guest bathroom)
- 11** High-speed internet (free for 1 year)

Community that Feels Like Home

A great home is one that connects the people to their surroundings. Thoughtfully designed with three pocket parks and 9 acres of green spaces, this neighbourhood encourages families to connect, children to play and communities to thrive. Everyday moments naturally extend outdoors, creating an environment where life flows seamlessly between home and nature.



1.5km jogging
and cycling track



9 acres of
in-phase park



21 resident-only
facilities



Host a BBQ feast while the kids conquer the playground.



Ace your serve or enjoy a family stroll;
there's a lane for every pace.

City of Elmina

A Township Built for You



DASH Expressway

The DASH Expressway offers a direct link to Kota Damansara, Mutiara Damansara and Damansara Perdana, dramatically cutting travel times between the township and Kuala Lumpur.



Reka Commercial Centre

Experience ultimate ease with the upcoming Reka Commercial Centre, bringing curated dining and retail to your doorstep, just 150m away.



300-Acre Central Park

Explore the beauty of this 300-acre green heart, where open spaces and scenic trails offer the best retreat for wellness, relaxation and nature-filled adventures.



Elmina Lakeside Mall

Only 3km from home, the mall offers a vibrant mix of dining, retail and lifestyle experiences for everyday convenience.

Key tenants:



and more!



Elmina Lakeside Mall

Retail Therapy, Lakeside Style

Discover a curated collection of shops and eateries set against a stunning waterfront backdrop. Whether you're finishing your errands or meeting friends, it's much more relaxing when you're by the water.

There's always something to look forward to!



Elmina Lakeside Mall 1st Anniversary



Hari Raya Aidilfitri Event



Elmina Lakeside Festival



Christmas Eve Party



Food Bazaars



Chinese New Year Event

Looking for a Better Way to Spend Your Friday Nights?



Embodying the 8 Pillars of Wellness



At the City of Elmina, wellness goes beyond green spaces. Every park, pathway and neighbourhood space is thoughtfully designed to support healthier living, meaningful connections and a balanced lifestyle.

Awaken Your Senses
Amidst the Grandeur
of the Great Outdoors

City of Elmina’s 300-Acre Central Park

The township’s crown jewel, this 300-acre green spine features a 5km biodiversity corridor connecting six thematic parks. Designed for people and planet, it integrates the Elmina River of Life for vital flood mitigation. From quiet nature retreats to active leisure hubs, this vast sanctuary offers a wealth of discovery for every generation to explore.



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.



Forest Park

Experience 84 acres of lush parkland with direct access to a 2,700-acre forest reserve and an onsite rainforest knowledge centre for a life of discovery.



Arts & Cultural Park

Celebrate the community in this 37-acre cultural hub, a vibrant setting designed for artistic performances, seasonal festivities and enriching sensory experiences.



Urban Park

Indulge in a 35-acre waterfront destination where curated dining, retail therapy and modern lifestyle experiences come together in a refreshingly natural setting.



Community Park

Gather in this lush 36-acre green heart, where soothing waterways and vibrant parklands provide the perfect setting for residents of all ages to play, relax and connect.



Sports Park

Fuel your adrenaline across 108 acres of integrated sports venues, offering a sprawling playground for every generation to enjoy everything from team sports to off-road cycling.



Wildlife Park

Embark on a 25-acre journey through lush canopies and iconic gateways, where bird-watching towers and scenic viewing decks offer an unforgettable encounter with nature’s vibrant wildlife.

City of Elmina’s 90km Jogging & Cycling Track

A riveting journey awaits along 90 kilometres of pristine pathways. This sprawling track is more than just a fitness amenity; it is a scenic route through the heart of the City of Elmina’s most beautiful landscapes. Breathe in the fresh air as you trail past stunning architectural structures and vibrant community parks.



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21-Acre Sakura Lake Park



Completed
Track To-Date



Proposed Jogging
and Cycling Track



City of Elmina's 2,700-Acre Forest Reserve

Experience the luxury of a 2,700-acre backdrop. The Bukit Cherakah Forest Reserve is the source of the City of Elmina's misty mornings and cool, fresh air. A thriving ecosystem of diverse wildlife and rare tree species, it serves as a vital green lung and natural sanctuary. It is the rare privilege of space, where the city ends and the forest begins.



Bukit Cherakah Forest Reserve



Elmina Rainforest Knowledge Centre (ERKC)



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Elmina Rainforest Knowledge Centre (ERKC)

A gateway to urban biodiversity, the ERKC champions conservation through research and education. The centre plays a vital role in local ecology by cultivating threatened tree species to be replanted across the city. It is an essential stop for residents and visitors to learn, engage and sustain our urban forests.

City of Elmina's Education Hub

Empowering the next generation with diverse educational pathways, this dedicated hub features a blend of national and independent options. That includes SJK(C) Regent Elmina, SK and SMK Denai Alam and Sekolah Menengah Akademik Chong Hwa. With quality learning from primary to secondary levels always within reach, the City of Elmina ensures a world-class academic journey for every generation.



Sekolah Menengah Akademik Chong Hwa



SJK(C) Regent Elmina



SK Denai Alam



More Greenery,
Right Where You Are

We've designed the neighbourhood so that fresh air is never out of reach. With 206 homes nestled around three signature pocket parks, a quiet place to stretch your legs is always just a few doors down from your own.



Northern Radiance Park

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

Central Radiance Park

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

Southern Radiance Park

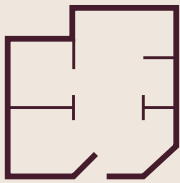
- 15 Fitness Station
- 16 BBQ Area
- 17 Picnic Table
- 18 Bicycle Lane and Walkway
- 19 Children's Playground
- 20 Plaza and Shelter
- 21 Open Lawn

TYPE
A

This unit features a high-ceiling family area filled with natural light, creating a bright and airy space that flows perfectly into a private backyard.



TYPE A

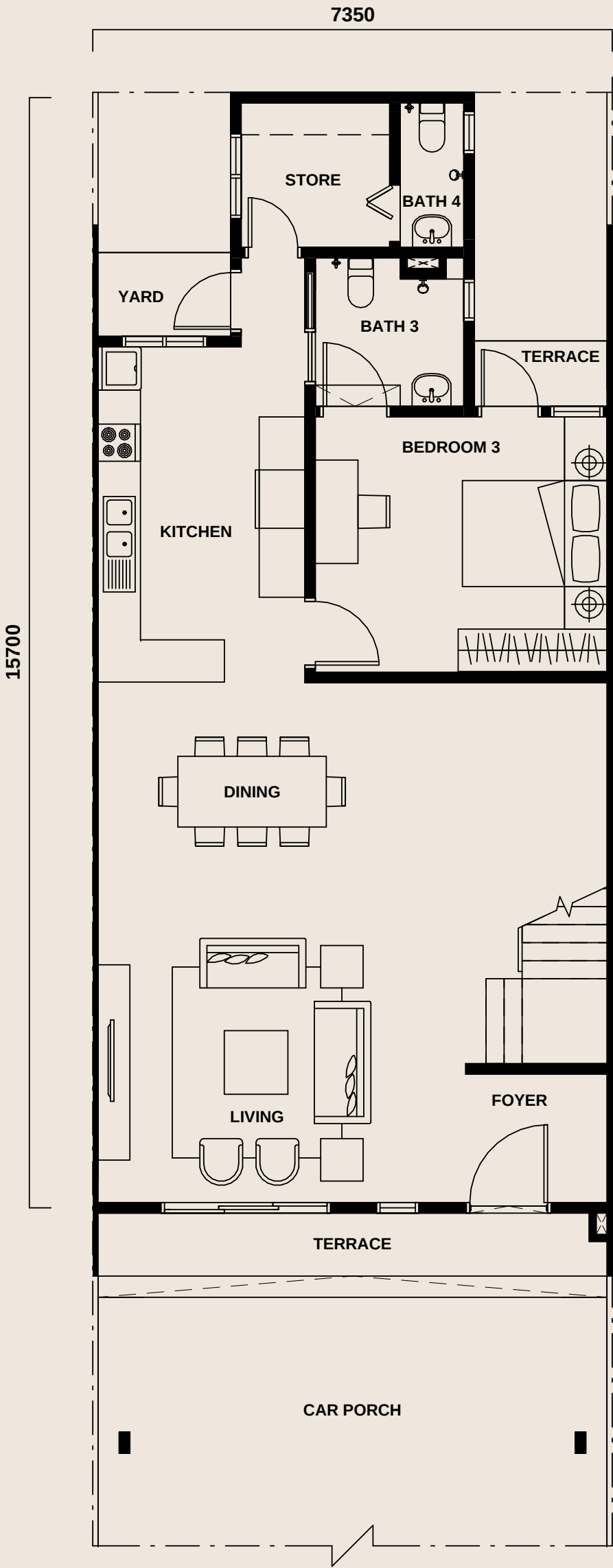


Intermediate 24' x 75'

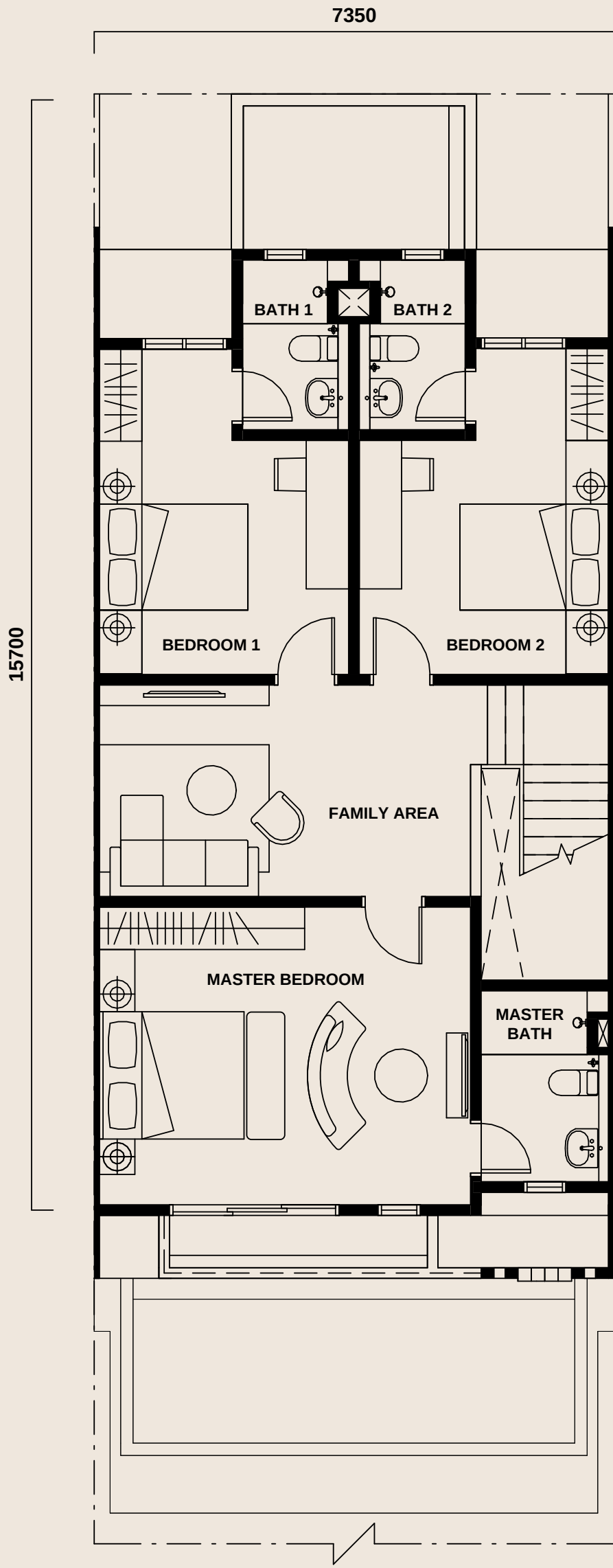
2,482 sq.ft.

4+1 beds

5 baths



GROUND FLOOR



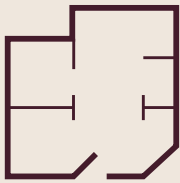
FIRST FLOOR

TYPE
C

This corner unit offers a side garden starting from 14ft, enhancing the living space and maximising natural light, providing both privacy and additional outdoor space for family activities.



TYPE C

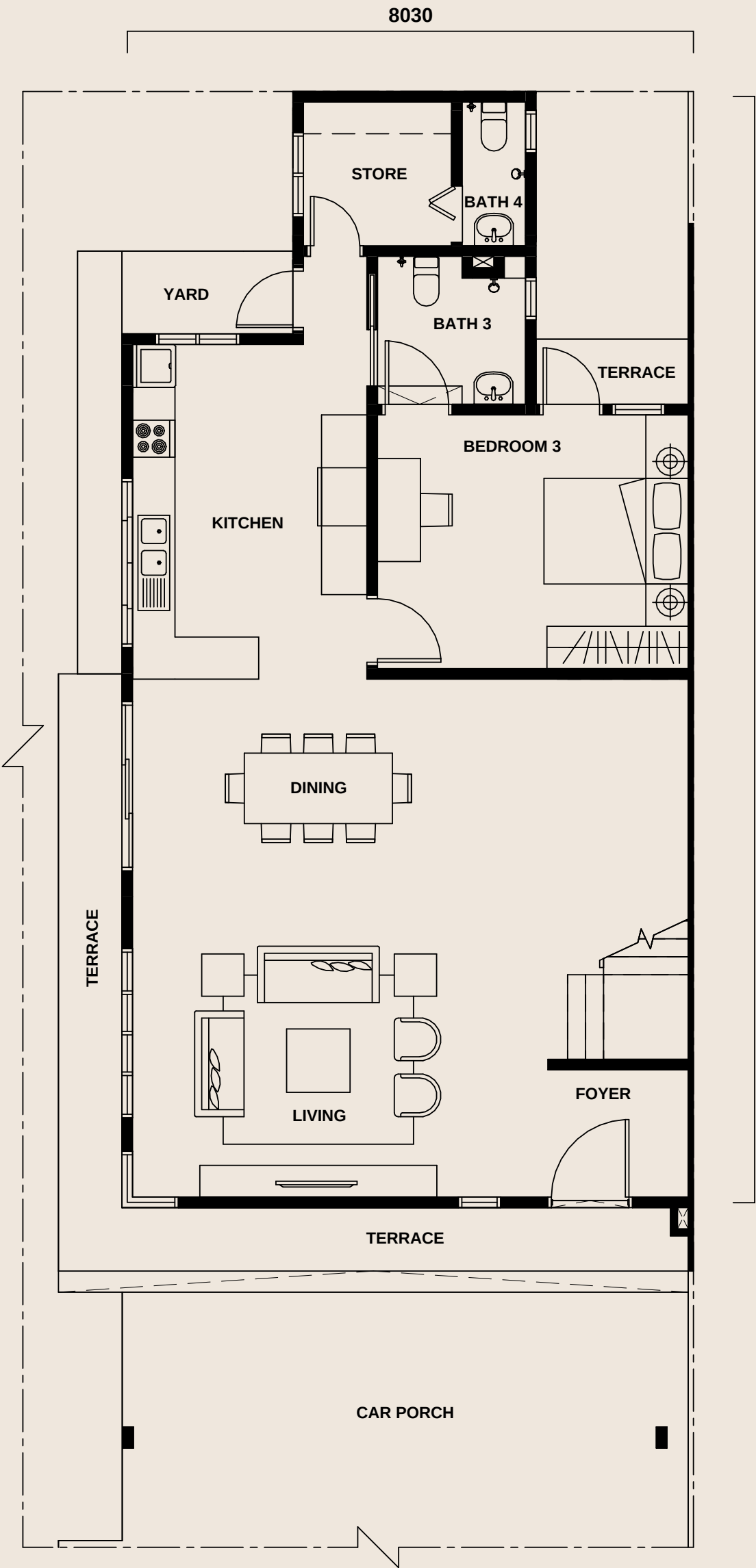


Corner 26' x 75'

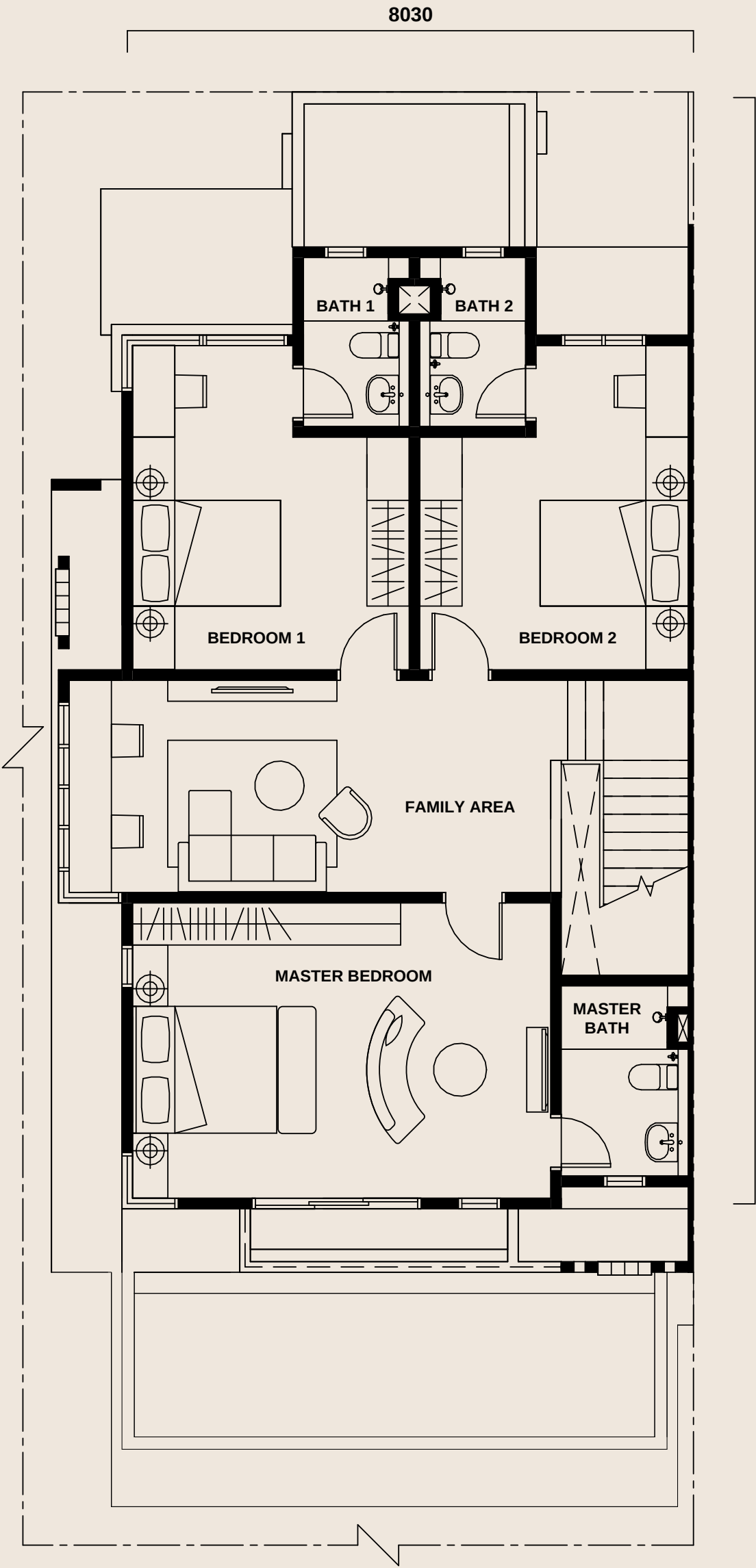
2,848 sq.ft.

4+1 beds

5 baths



GROUND FLOOR



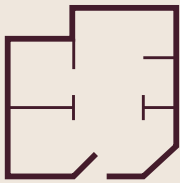
FIRST FLOOR

TYPE
E

This end unit features a private balcony accessible from the master bedroom, offering a personal retreat with direct access to outdoor space, perfect for relaxation and private moments.



TYPE E

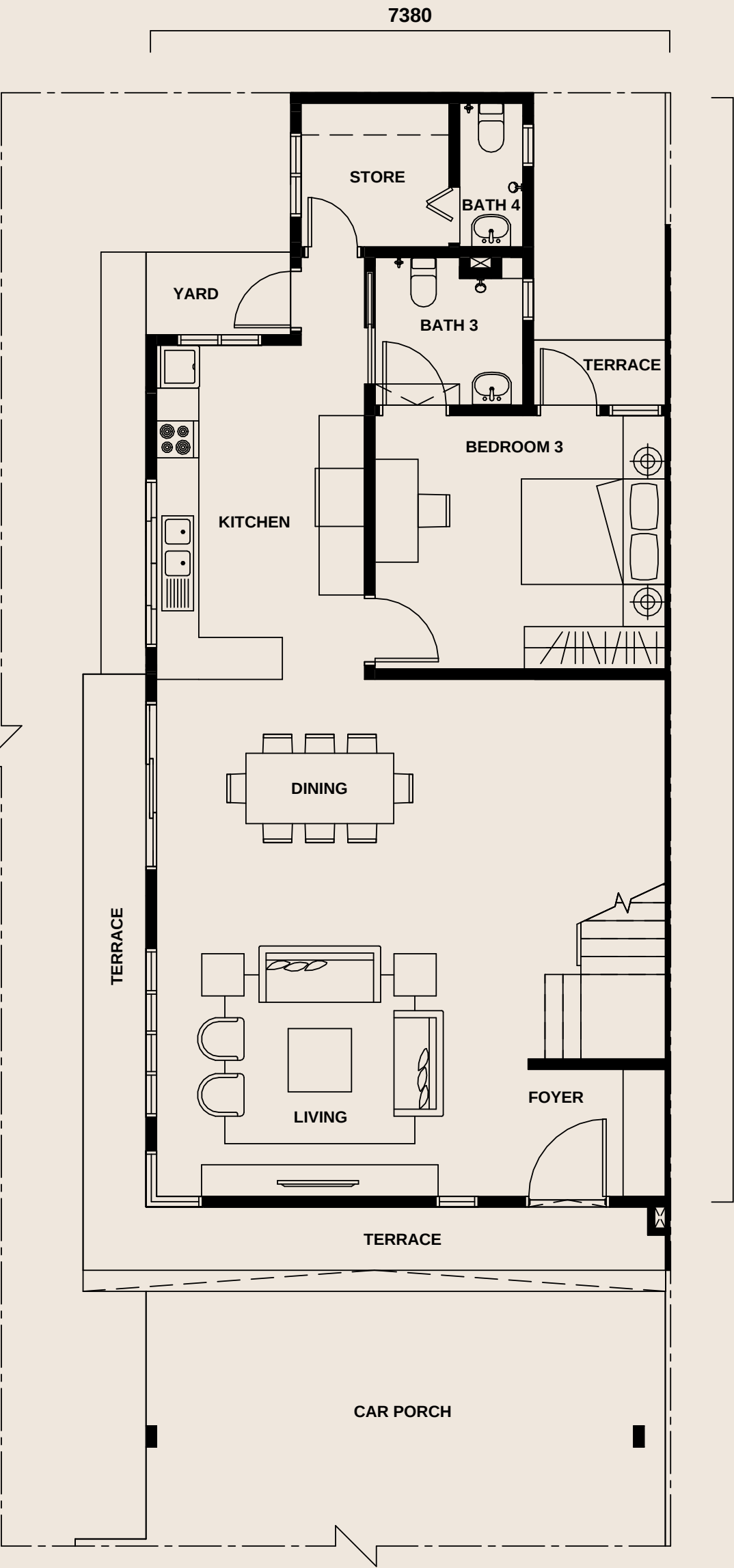


End 24' x 75'

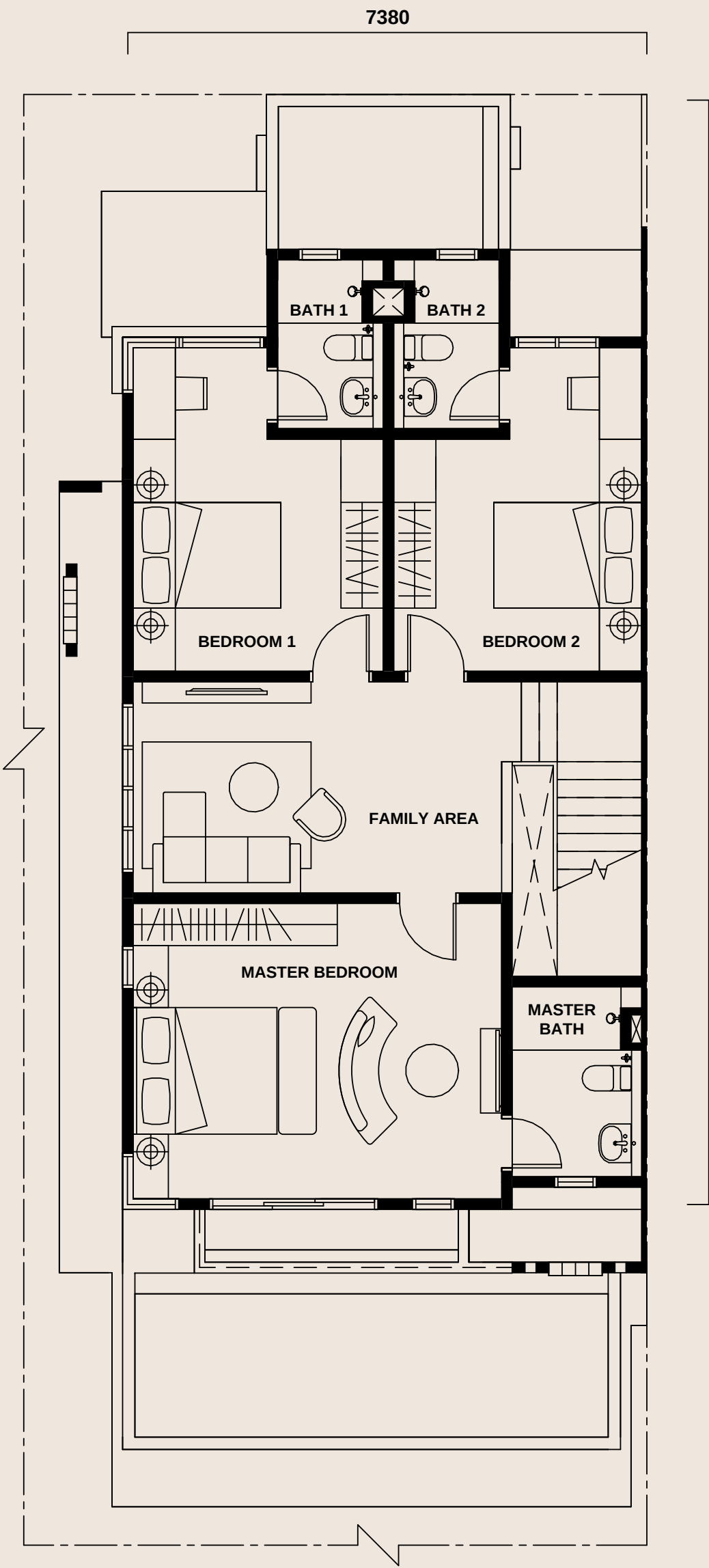
2,610 sq.ft.

4+1 beds

5 baths



GROUND FLOOR



FIRST FLOOR

A Masterpiece of Holistic Living,
A Legacy You Can Finally Call Home.



An Internationally Acclaimed Masterplan



WORLD GOLD WINNER

FIABCI World Prix d'Excellence
Awards 2023



THE EDGE
MALAYSIA

Property Development
Excellence Award 2021
City of Elmina



**MIP
PEA 22**

Malaysian Institute of Planners
Excellence Award 2022
City of Elmina



MLAA 13

EXCELLENCE AWARD
Environmental & Landscape
Management Award 2023
City of Elmina

2018

**Malaysian 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

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 Masterplan Award

2021

**EdgeProp - ILAM Malaysia's
Sustainable Landscape Awards**

- Editor's Choice for Malaysia's Exemplary Sustainable Community Park

The Edge Property Excellence Awards

- The Edge Property Development Excellence Award - City of Elmina

2022

FIABCI Malaysia Property Award 2022

- Masterplan Category (Winner)

Malaysian Institute of Planners

- Planning Excellence Awards (MIPPEA)
- Inclusive Playground (Bronze)

**Malaysian Landscape
Architecture Awards (MLAA)**

- Excellence Award in Sustainable Management Category (Environmental & Landscape Management Awards) - Elmina Forest Park

2023

**FIABCI World Prix
d'Excellence Awards 2023**

- Masterplan Category (Gold Winner)

Honours Award in Professional Category

- Landscape Analysis & Study Awards
- Elmina Peak

Institute of Landscape Architects Malaysia

- MIP MyPlace Awards 2023
- Elmina Central Park (Diamond Winner)
- Malaysia Outstanding Sustainable Awards (MUPA) 2023 - Recognition Arboretum

**Malaysia Property Award™ 2023
(FIABCI - Malaysia Chapter)**

- Elmina Rainforest Knowledge Centre for Environmental Category

2024

**Malaysian Landscape
Architecture Awards (MLAA)**

- Developer Category - Landscape Masterplan Awards (Excellence) - Elmina Urban Park
- Developer Category - Landscape Development Awards (Honour) - Elmina Sakura Lake Park
- Climate Action Category - Environment & Landscape Management Award (Honour)
- Elmina Central Park Arboretum

**FIABCI World Prix
d'Excellence Awards 2024**

- Environmental Category (Silver)
- Elmina Rainforest Knowledge Centre (ERKC)

The Edge Property Excellence Awards

- Masterplan Excellence - City of Elmina

2025

**StarProperty Real Estate
Developer Awards 2025**

- 10th Anniversary Revisit: The Neighbourhood Award - Best Comprehensive Township, Above 200 Acres (Excellence)
- The Placemaker Award - Property Development with the Best Placemaking Facilities (Excellence)

MyPLACE Awards 2025

- Placemaking in Shopping Mall - Sapphire Award (2nd Place)

PropertyGuru Asia Awards Malaysia

- Best Eco-Friendly Landed Development

FIABCI Malaysia Property Awards 2025

- Retail Up to 500,000 sq.ft. Category

**GreenRE Sustainable Development
Awards (SDA) 2025**

- Best Provisional Planning and Design Township

**Selangor Investors Appreciation Awards
(SIAA) 2025**

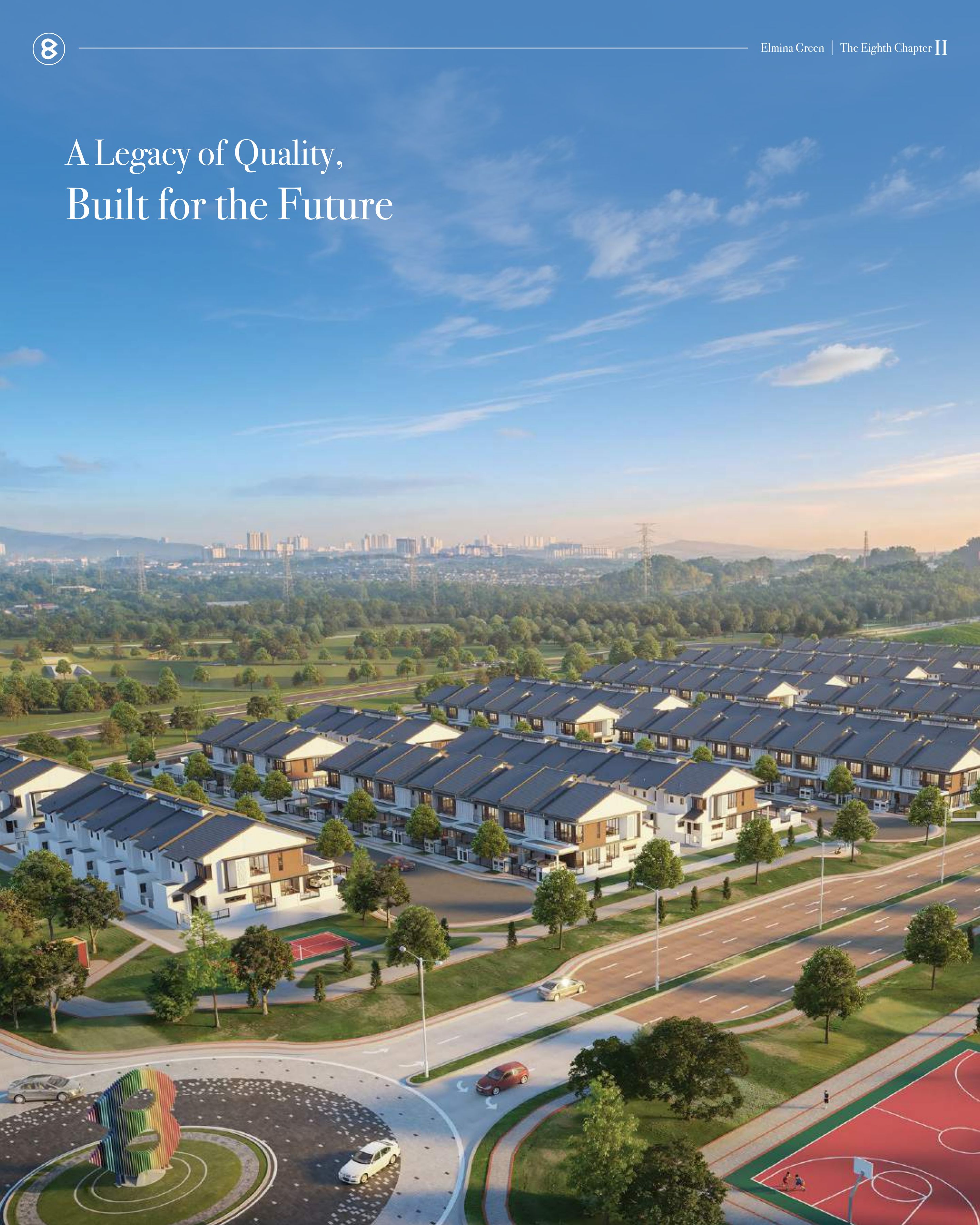
- Special Achievement Award for Managed Industrial Park (MIP) in Selangor

PropertyGuru Asia Property Awards

- Best Eco-Friendly Housing Development (Asia)

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 C, Cm, C(s), Cm(s)	Type E, Em, E(s), Em(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			

A Legacy of Quality, Built for the Future



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

With over 50 years of experience, Sime Darby Property is Malaysia's pioneering developer of award-winning master-planned communities, setting the benchmark for quality living, design innovation, and sustainable growth across its 26 townships and developments nationwide.

As a forward-looking real estate company, guided by its Purpose of Driving Real Estate as a Value Multiplier for People, Businesses, Economies and the Planet, Sime Darby Property has built a robust presence in the industrial and logistics segment. Strengthening its recurring income portfolio, it is also the first publicly listed developer in Malaysia to launch development funds within the industrial and logistics sector, driving new dimensions of growth and investment potential.

Committed to shaping a greener tomorrow, Sime Darby Property has pledged to achieve Net Zero carbon emissions by 2050, has championed biodiversity-led urban planning and has been recognised in leading ESG indices, including the FTSE4Good Bursa Malaysia Index and the MSCI ACWI Small Cap Index.

Through its philanthropic arm, Yayasan Sime Darby, the company continues to uplift communities, support socioeconomic growth and create lasting positive impact.

Part of the distinguished Malaysian consortium behind the regeneration of the iconic Battersea Power Station in London, Sime Darby Property also owns the multi-award-winning Kuala Lumpur Golf & Country Club, home to the prestigious LPGA-sanctioned Maybank Championship.

Sime Darby Property's industry leadership and brand excellence continue to be recognised through numerous honours, including being named Malaysia's No. 1 Property Developer at The Edge Top Property Developers Awards in 2025, alongside multiple wins at the FIABCI World Prix d'Excellence Awards, StarProperty Awards and Putra Brand Awards. The company also stands among only 92 Malaysian companies featured in the 2025 Fortune Southeast Asia 500 list for the second consecutive year, underscoring its reputation as one of the region's most respected and trusted developers.



Commercial & Retail

3km	Elmina Lakeside Mall
5.7km	TEMU, Elmina East
10km	Jaya Grocer Bukit Jelutong
18km	AEON Mall Shah Alam
20km	1 Utama Shopping Centre
21.5km	Empire Shopping Gallery

Hospital

12km	Putra Medical Centre Bukit Rahman Putra
14km	Thompson Hospital Kota Damansara
15km	Ara Damansara Medical Centre
15km	Hospital Sungai Buloh
23km	KPJ Damansara Specialist Hospital

Education Institution

2km	SJKC Regent Elmina
2km	SRK Taman Bukit Subang
4km	HELP International School
6km	Sekolah Seri Cahaya
6km	SK Denai Alam
9km	SMK Saujana Utama

Golf Course & Recreational Club

3km	Denai Alam Recreational & Riding Club
13km	Monterez Golf & Country Club
15km	Kelab Golf Seri Selangor
17km	Saujana Golf & Country Club
20km	Kelab Golf Negara, Subang

For Enquiries:

+603-7849 5700

www.simedarbyproperty.com

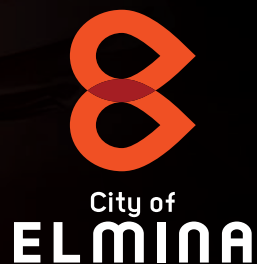
Opening Hours

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.



All images, renderings, illustrations, photographs, virtual show units, virtual reality representations, layouts, specifications, descriptions, dimensions, finishes, fittings, furnishings, landscaping and other visual materials contained herein are artist's impressions only and are intended solely for illustrative purposes. The actual development and units may differ from those shown or described, including in respect of design, layouts, dimensions, specifications, finishes, fittings, features and internal configurations. Any furniture, furnishings, decorative items, appliances, accessories and landscaping features shown are not included in the sale unless expressly stated otherwise. This brochure and/or website does not form part of any contract or agreement between the developer and any purchaser. In the event of any discrepancy between the materials contained herein and the sale and purchase agreement, approved building plans and/or building specifications, the terms of the sale and purchase agreement, approved building plans and building specifications shall prevail.

DEVELOPER'S RESPONSIBILITIES

- 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.
- 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: June 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: November 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