



City of
ELMINA

HEVEA

ELMINA GARDENS (Fasa A)

Rumah Berkembar 2 Tingkat | 40' x 90'
Dan Rumah Banglo 2 Tingkat

Kenyataan Senibina

Fasa Hevea merupakan kesinambungan daripada siri perumahan sedia ada dalam Kawasan Elmina Gardens ini.

Tema Semangat Perladangan *'Spirit of Plantation'* diteruskan dengan penggunaan elemen senibina era kolonial Inggeris yang digabung dengan unsur urban bersesuaian dengan komuniti berbilang kaum.

Kawasan kejiranan pembangunan ini mendedikasikan kawasan hijau yang luas terdiri daripada Lanskap Lembut dan juga Lanskap Kejur. Antara ciri-ciri yang diterapkan dalam perancangan susun atur fasa ini ialah:

- kawasan pejalan kaki yang mesra pengguna dengan ruang pejalan kaki yang selamat.
- Perancangan taman yang mudah diakses oleh penduduk untuk aktiviti rekreasi.
- Trek jogging dan trek basikal dalam kawasan perumahan yang dihubungkan dengan laluan utama.
- Kemudahan awam seperti surau, tadika dan sekolah yang berdekatan dengan kawasan pembangunan.
- Kawasan lapang, lorong belakang dan lorong sisi yang disediakan adalah untuk kemudahan komuniti berhubung.

Konsep Rekabentuk

Fasa Hevea di Elmina Gardens (Fasa A) terdiri daripada 68 unit rumah berkembar dan 1 unit rumah sesebuah (banglo).

Rekabentuk kediaman yang kemas dan praktikal ini menggambarkan konsep Kolonial Kontemporari dimana konsep gaya hidup Asia dan Barat digabungkan. Perancangan dan rekabentuk bangunan ini bercirikan:

- Pelan lantai bawah berkonsepkan ruang terbuka dimana Ruang Tamu, Ruang Makan dan Dapur disusun secara linear (lurus) dan berhubung antara satu sama lain tanpa penghadang dinding.
- Bilik Mandi ditingkat bawah yang mesra pengguna kurang upaya dimana Bilik Mandi tersebut dilengkapi Pintu Poket dan tanjakan 'ramp' demi penggunaan ruang yang optimum dan kesinambungan mobiliti pengguna kerusi roda
- Rekabentuk rumah yang bersesuaian dengan semua generasi umur dan ruang yang mencukupi untuk didiami oleh keluarga yang besar
- Anjung Kereta dan Teres berbumbung tinggi memberi kebebasan penggunaan ruang yang luas dan memberikan efek rekabentuk yang gah dan istimewa.
- Kawasan Hijau / Kawasan Lapang yang melengkapi fasa ini mempunyai wakaf, gelanggang permainan, trek jogging dan tumbuhan hijau seperti pokok hiasan dan pokok buah.

Konsep Rekabentuk



JENIS A2

Rumah Berkembar

40' x 90' | Keluasan Binaan: 3,125 kps

- Konsep ruang terbuka pada tingkat bawah.
- Bilik mandi pada tingkat bawah yang mesra pengguna kurang upaya
- 5 bilik tidur dan 5 bilik mandi
- Bilik Tidur di tingkat bawah yang eksklusif dengan mempunyai taman persendirian
- Mempunyai ruang anjung kereta yang mempunyai bumbung tinggi yang luas
- Bilik Tidur di tingkat bawah yang eksklusif dengan mempunyai taman persendirian

Konsep Rekabentuk



JENIS A3

Rumah Berkembar

40' x 90' | Keluasan Binaan: 3,425 kps

- Konsep ruang terbuka padatingkat bawah.
- Bilik mandi pada tingkat bawah yang mesra pengguna kurang upaya
- 5 bilik tidur dan 5 bilik mandi
- Bilik Tidur di tingkat bawah yang eksklusif dengan mempunyai taman persendirian

Konsep Rekabentuk



JENIS A4

Rumah Berkembar

40' x 90' | Keluasan Binaan: 4,280 kps

- Konsep ruang terbuka pada tingkat bawah.
- Bilik mandi pada tingkat bawah yang mesra pengguna kurang upaya.
- 5 bilik tidur dan 5 bilik mandi.
- Mempunyai ruang anjung kereta yang mempunyai bumbung tinggi yang luas.
- Bilik Tidur di tingkat bawah yang eksklusif dengan mempunyai taman persendirian.
- Mempunyai 'courtyard' di ruang tengah rumah.
- Mempunyai laman diluar kawasan rumah yang luas

Konsep Rekabentuk



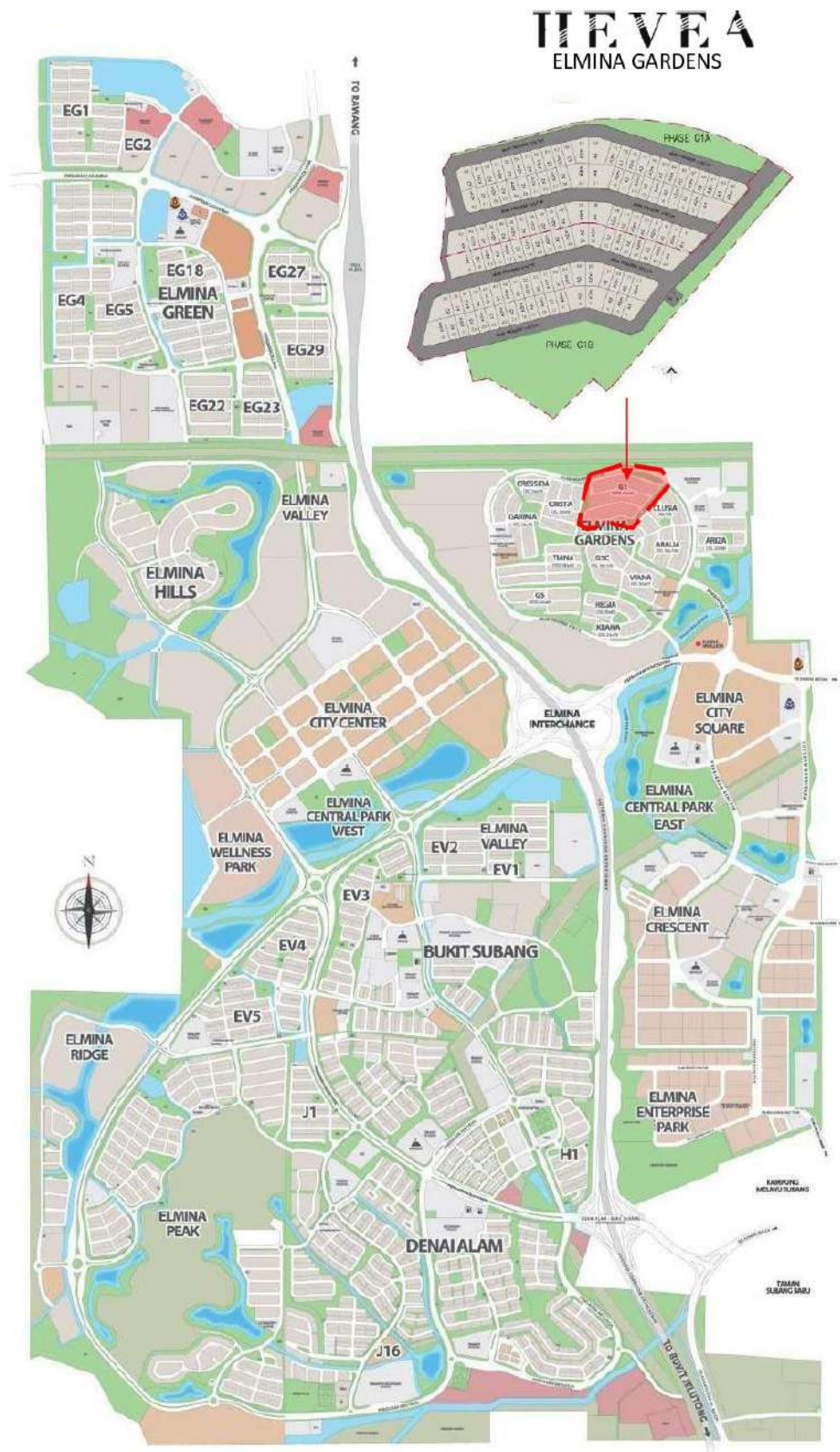
JENIS B1

Banglo

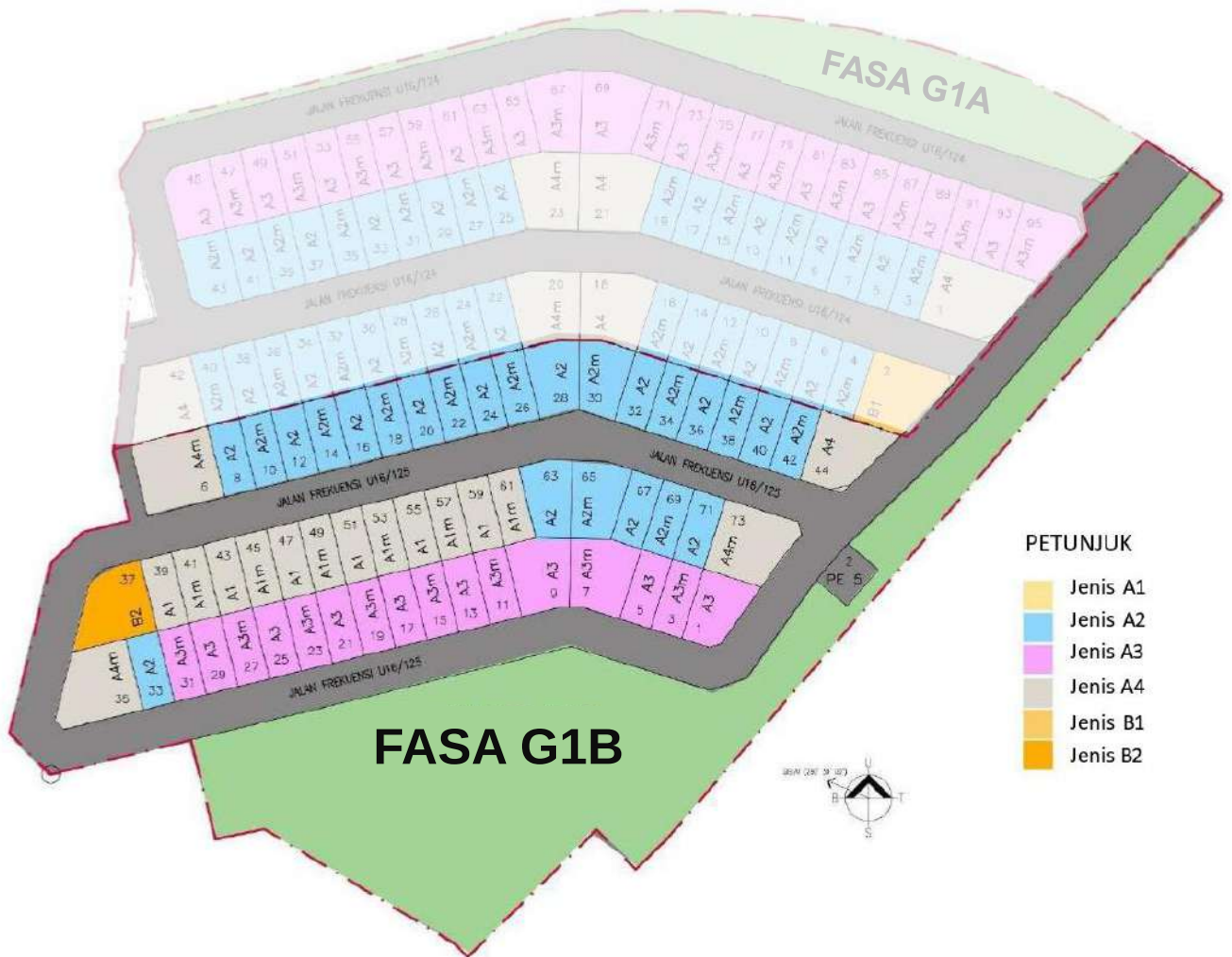
Keluasan Binaan: 4,015 kps

- Konsep ruang terbuka pada tingkat bawah
- Bilik Mandi pada tingkat bawah yang mesra pengguna kurang upaya
- 5 bilik tidur dan 5 bilik mandi
- Anjung Kereta yang lebar dan luas
- Bilik Tidur ditingkat bawah yang eksklusif dilengkapi taman persendirian
- Laman luar rumah yang luas

PELAN LOKASI



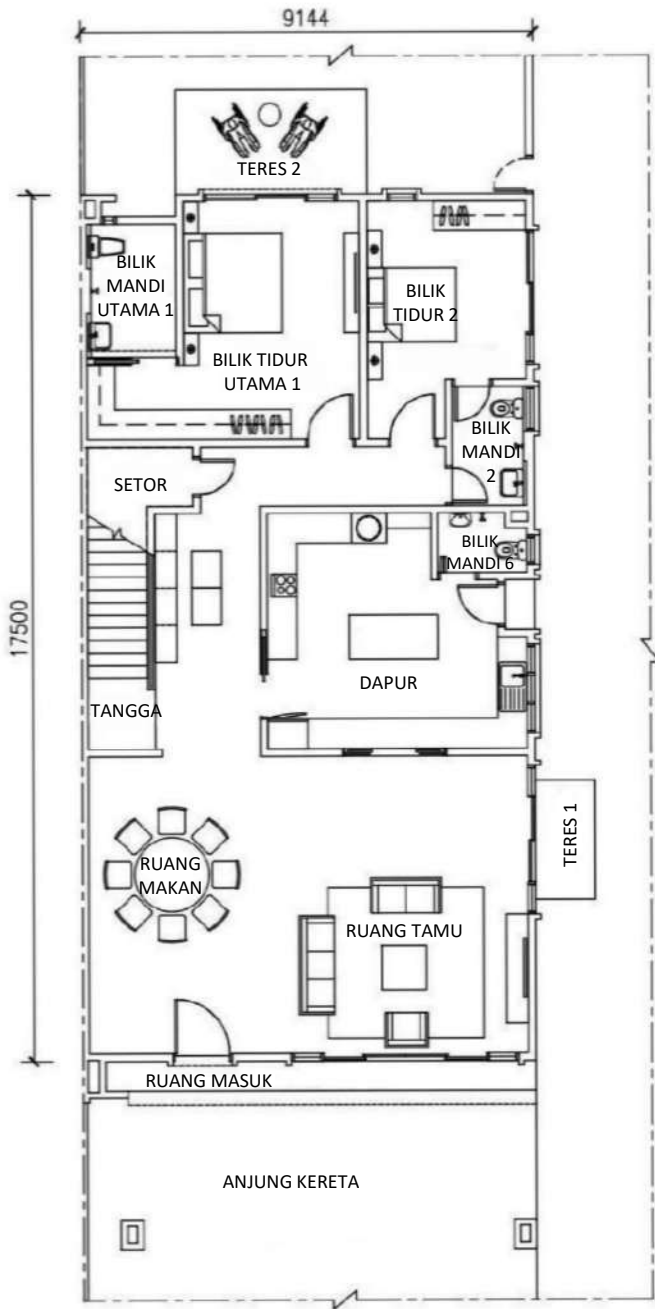
PELAN TAPAK



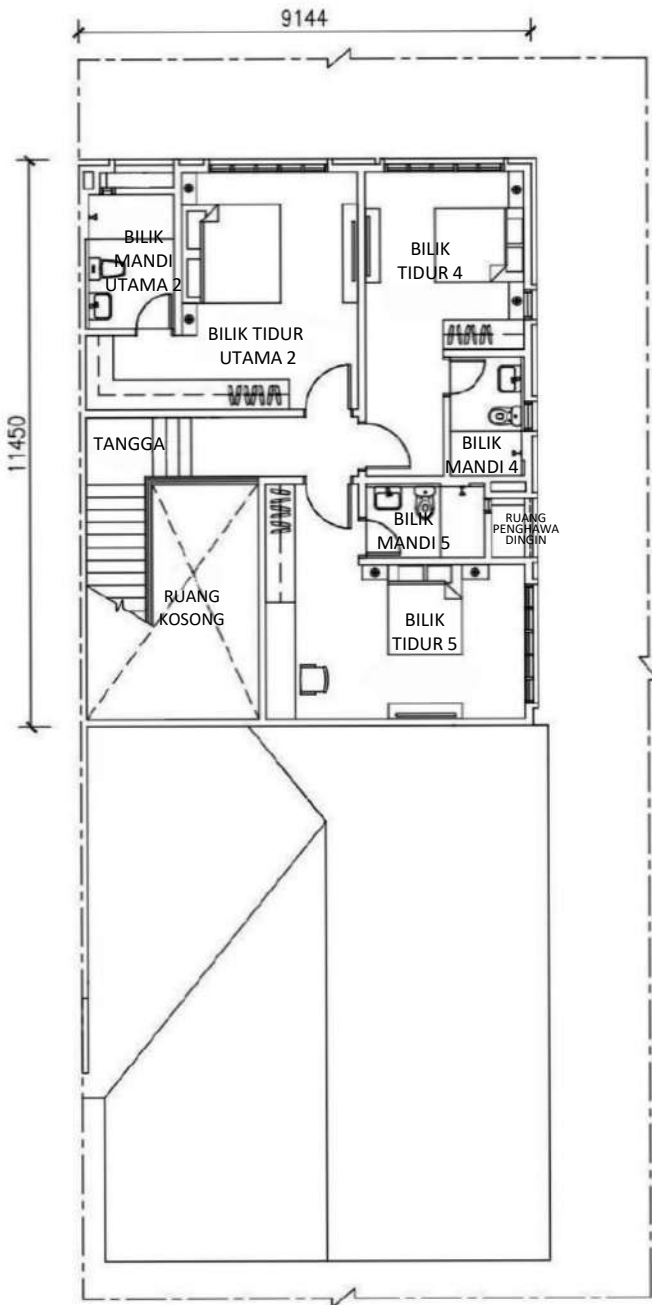
PELAN LANTAI

JENIS A2

Rumah Berkembar
40' x 90' | Keluasan Binaan: 3,125 kps



ARAS LANTAI

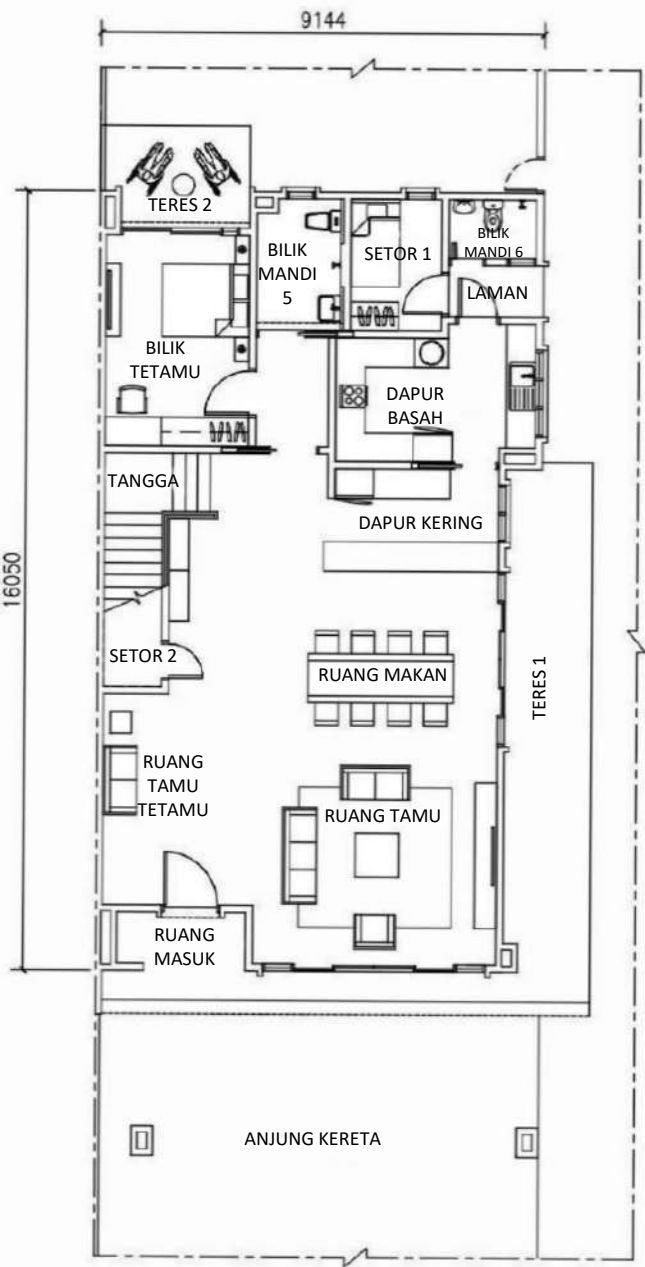


ARAS SATU

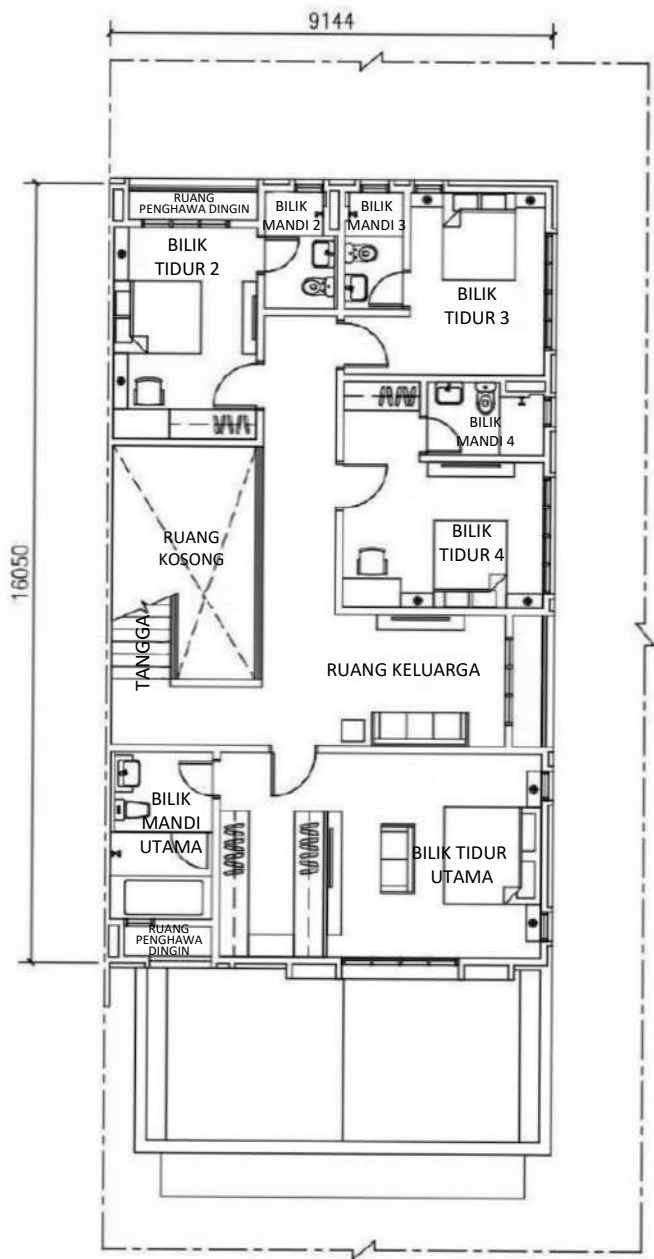
PELAN LANTAI

JENIS A3

Rumah Berkembar
40' x 90' | Keluasan Binaan: 3,125 kps



ARAS LANTAI

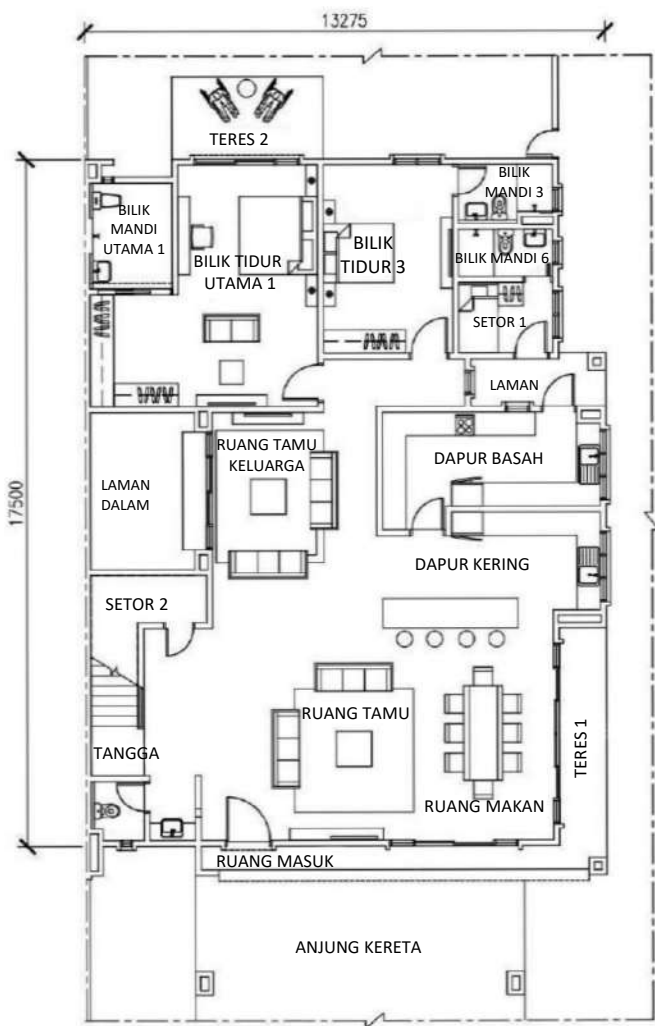


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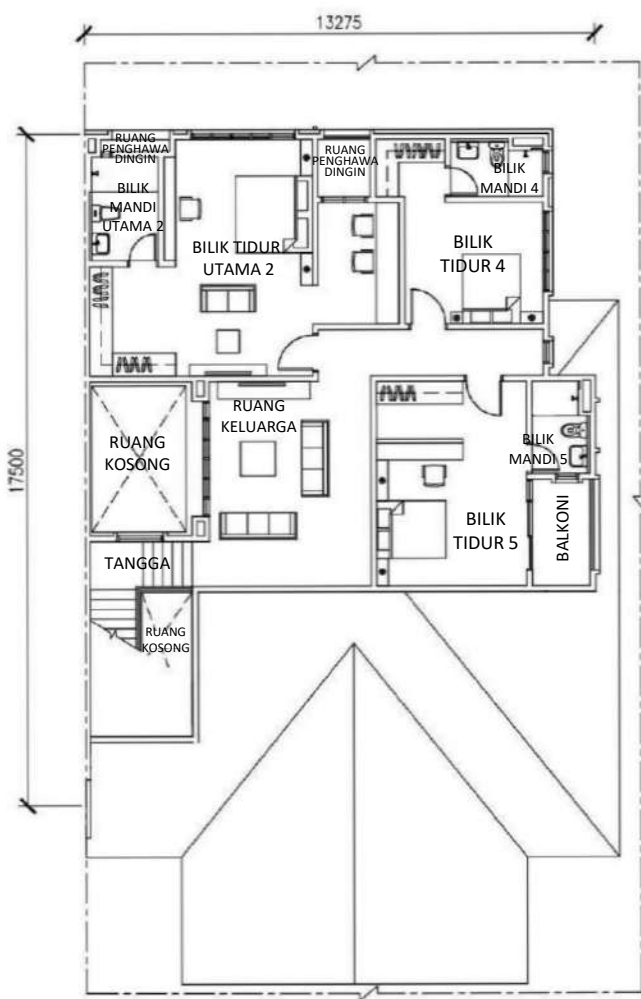
PELAN LANTAI

JENIS A4

Rumah Berkembar
40' x 90' | Keluasan Binaan: 4,280 kps



ARAS LANTAI

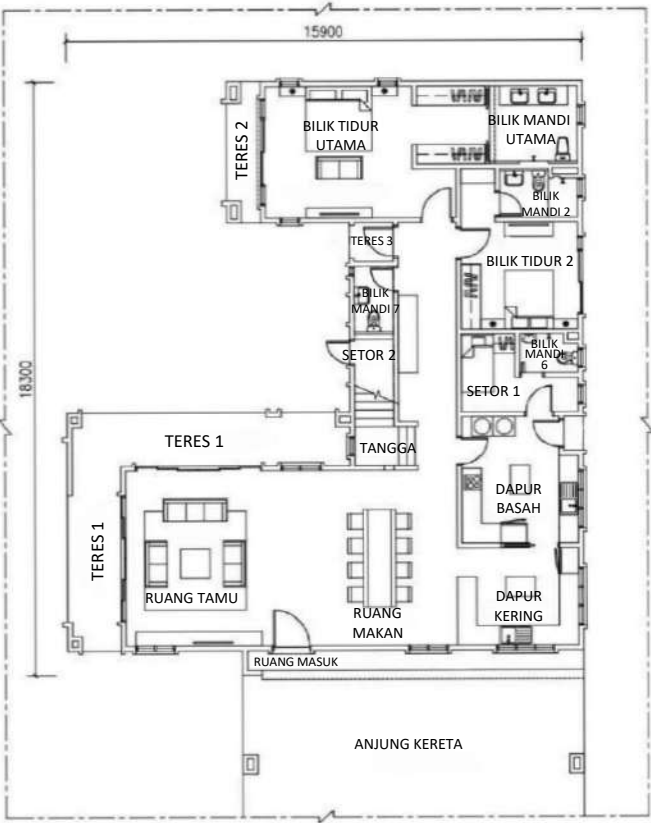


ARAS SATU

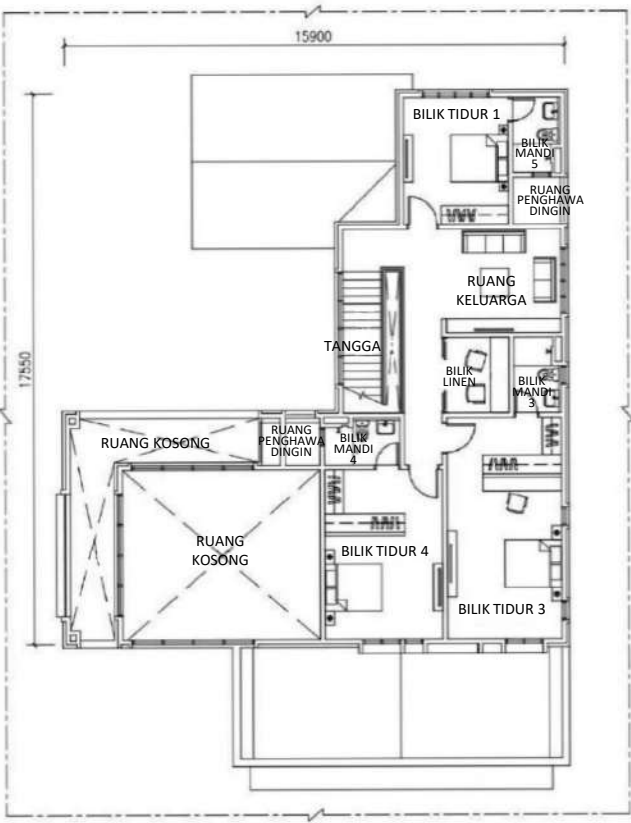
PELAN LANTAI

JENIS B1

BANGLO
Keluasan Binaan: 4,015 kps



ARAS LANTAI



ARAS SATU

SPESIFIKASI

Struktur	:	Konkrit Batu Tetulang
Dinding	:	Dinding Bata
Bumbung	:	Bumbung Jubin / Bumbung Logam
Kerangka Bumbung	:	Logam
Siling	: Semua	: Siling Lapa / Papan Simen / Lapisan 'Skim'
Tingkap	: Semua	: Kerangka Aluminium / Ram Kaca
Pintu	: Pintu Utama	: Pintu Teras
	: Pintu Lain-lain	: Pintu Kayu Rata Berlamina
	: Pintu Gelongsor	: Kerangka Aluminium
Set Kunci Pintu	:	Set Kunci Pintu dan Peralatan
Kemasan Dinding	: Luaran	: Lepa & Cat
	: Dapur	: Jubin Porselin
	: Semua Bilik Mandi	: Jubin Porselin / Seramik ke siling
	: Lain-lain	: Lepa & Cat
Kemasan Lantai	: Ruang Tamu, Ruang Makan, Dapur, Bilik Tidur, Teres	: Jubin Porselin
	: Bilik Mandi Utama, Bilik Mandi 2,3,4&5:	Jubin Porselin
	: Bilik Mandi 6	: Jubin Seramik
	: Bilik Tidur Utama, Bilik Tidur 3,4,5, Ruang Keluarga	: Lantai Kayu Berlamina
	: Tangga	: Lantai Kayu Berlamina
	: Anjung kereta	: Konkrit Bercetak
Alat Sanitari dan Peralatan Paip	: Dapur	: Sinki, Paip Air
	: Semua Bilik Mandi	: Kelengkapan Sanitari
	: Anjung Kereta	: Paip Air

Pemasangan Elektrik	Jenis Unit	A1	A2	A3	A4	B1	B2
	Punca Lampu	32	38	45	57	50	50
	Punca Lampu Pagar	1	1	1	1	1	1
	Punca Kuasa	22	27	32	38	31	31
	Puaca Kipas	6	7	9	10	9	9
	Punca Penghawa Dingin	5	7	8	9	10	9
	Punca Kuasa Pemanas Air	1	1	1	1	1	1
	Punca TV	2	3	3	4	3	3
	Punca Telefon	2	3	3	4	3	3
	Punca Data	1	1	1	1	1	1
	Punca USB	2	3	2	3	2	2
	Punca Pagar Automatik	1	1	1	1	1	1
	Punca Loceng Pintu	1	1	1	1	1	1

Saluran Trunking & Kabel Telefon	: Disediakan
Pagar	: Dinding Bata, Pagar Keluli, Pintu pagar keluli,
Ciri-Ciri Lain Luaran	: Peti Surat, Kompartment Ruang Sampah, Kompartment Meter TNB, Sistem Asas Penggera, Sistem Simpanan Air Hujan, Sistem Pemanas Air Solar untuk semua pancuran mandian dan tab mandi (Bilik Mandi Utama), Sistem Pemanas Air Solar untuk semua pancuran (kecuali Bilik Mandi Pembantu Rumah)

PELAN LOKASI



City of
ELMINA

Untuk maklumat lanjut, sila hubungi atau kunjungi kami di

Elmina Pavilion, Persiaran Eserina,
Elmina East, Sek U16,
40160 Shah Alam, Selangor.



Elmina Pavilion

Dibuka setiap hari : 9.30am – 6.30pm
(termasuk hari cuti awam)



Klang
29km

Bukit Jelutong
10km

City of Elmina

Ara Damansara
16km

Subang Jaya
20km

G1A | Baki Unit: 3 | Jenis: Rumah Berkembar 2 Tingkat | Tarikh Dijangka Siap: September 2023 | Bebanan Tanah : Tiada | Pegangan Tanah: Bebas | No. Lesen: 13017/08-2023/0096(A) | Tempoh Sah: 20/08/2021 - 19/08/2023 | No. Permit Iklan & Jualan: | Tempoh Sah: | Pihak Berkuasa Tempatan Bangunan: Majlis Bandaraya Shah Alam | Rujukan Pelan Bangunan: MBSA/BGN/BB/600-1(PS)/SEK.U16/0060-2020 | Pemaju: Sime Darby Property (City of Elmina) Sdn. Bhd. 199301028527 (283265-U), Tingkat 10, Blok G, No.2, Jalan PUJ1A/7A, Ara Damansara, 47301, Petaling Jaya, Selangor | Harga Jualan : RM2,704,922.00 (Min.) - RM3,427,706.00 (Maks.)

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA

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City of
ELMINA

HEVEA

ELMINA GARDENS (Phase A)

Double Storey Semi-D| 40' x 90'
And Double Storey Bungalow

Architecture Statement

Hevea Elmina Garden is the continuation of the Elmina Garden series of housing in this precinct.

The 'Spirit of Plantation' theme is continued with using architectural element during colonial era that gives a delightful aesthetic suited to a multi-racial community.

The Hevea Elmina Garden neighbourhood is provided with abundant soft landscaping and recreational hardscape in dedicated open green spaces. The planning layout features :

- A pedestrian friendly sidelanes with dedicated walkway for safe and leisure walking.
- A dedicated park is easily accessible to the residents for recreational activities.
- Jogging and cycling tracks within the area that are linked to the master plan routes.
- Public amenities such as kindergarten, schools and multipurpose hall are adjacent to the development.
- Open spaces, back lanes and side lanes are activated for the community interaction

Development Concept

Hevea Elmina Garden (Phase A) comprising 68 units of lot 40' x 90' Semi-D and 1 unit bungalow which is last phase in Elmina Garden

The design offers a neat and practical residence that illustrates a colonial contemporary concept that meets current trends of the West & Asian. The building outlay and outlook consists of :

- Open Plan Ground Floor conceived to be a contiguous linear space with Living, Dining and Kitchen spaces connected in an open plan work flow.
- Multi-generational family living to meet house owners changing needs.
- User-friendly Bathroom at ground floor for disabled users.
- Pocket door for Bathroom at ground floor to optimize space utilisation.
- Carporch and terrace with height roof will give more space for any activity
- Dedicated park with wakaf, playground and games courts, jogging track and ample greenary.

Conceptual Design

The development of the Hevea Elmina Garden Phase housing is a continuation of the Elmina Garden series design. A priority in this phase is the introduction of modern colonial architecture as an additional feature to complement the architectural design of the theme "Spirit of Plantation".

Each house unit has a car porch space that has a spacious high roof. Visual design of a modern colonial house with a sloping roof. Selection of 2 types of colors (black and white) to make the visual of the house more attractive.

Exclusive ground floor bedroom with private garden. Verdant landscaping and dedicated parks with wakaf, playground facilities, games courts and outdoor deck provides a fine balance between man-made and natural aesthetics and complimenting this Home for a Lifetime.



TYPE A2

Semi-D

40' x 90' | Built-up size: 3,125 sq ft

- Open Plan Ground Floor connected in an open plan work flow.
- Lifetime Home Bathroom at ground floor with user-friendly to disabled users.
- 5 bedroom and 5 bathroom
- Exclusive ground floor bedroom with private garden
- Car porch space with a spacious high roof

Conceptual Design



TYPE A3

Semi-D

40' x 90' | Built-up size: 3,425 sq ft

- Open Plan Ground Floor connected in an open plan work flow.
- Lifetime Home Bathroom at ground floor with user-friendly to disabled users.
- 5 bedroom and 5 bathroom
- Exclusive ground floor bedroom with private garden
- Car porch space with wide space

Conceptual Design



Type A4

Semi-D

40' x 90' | Built-up size: 4,280 sq ft

- Open Plan Ground Floor connected in an open plan work flow.
- Lifetime Home Bathroom at ground floor with user-friendly to disabled users.
- 5 bedroom and 5 bathroom
- Car porch space with a spacious high roof
- Exclusive ground floor bedroom with private garden
- Have a courtyard in the middle of the house.

Conceptual Design



TYPE B1

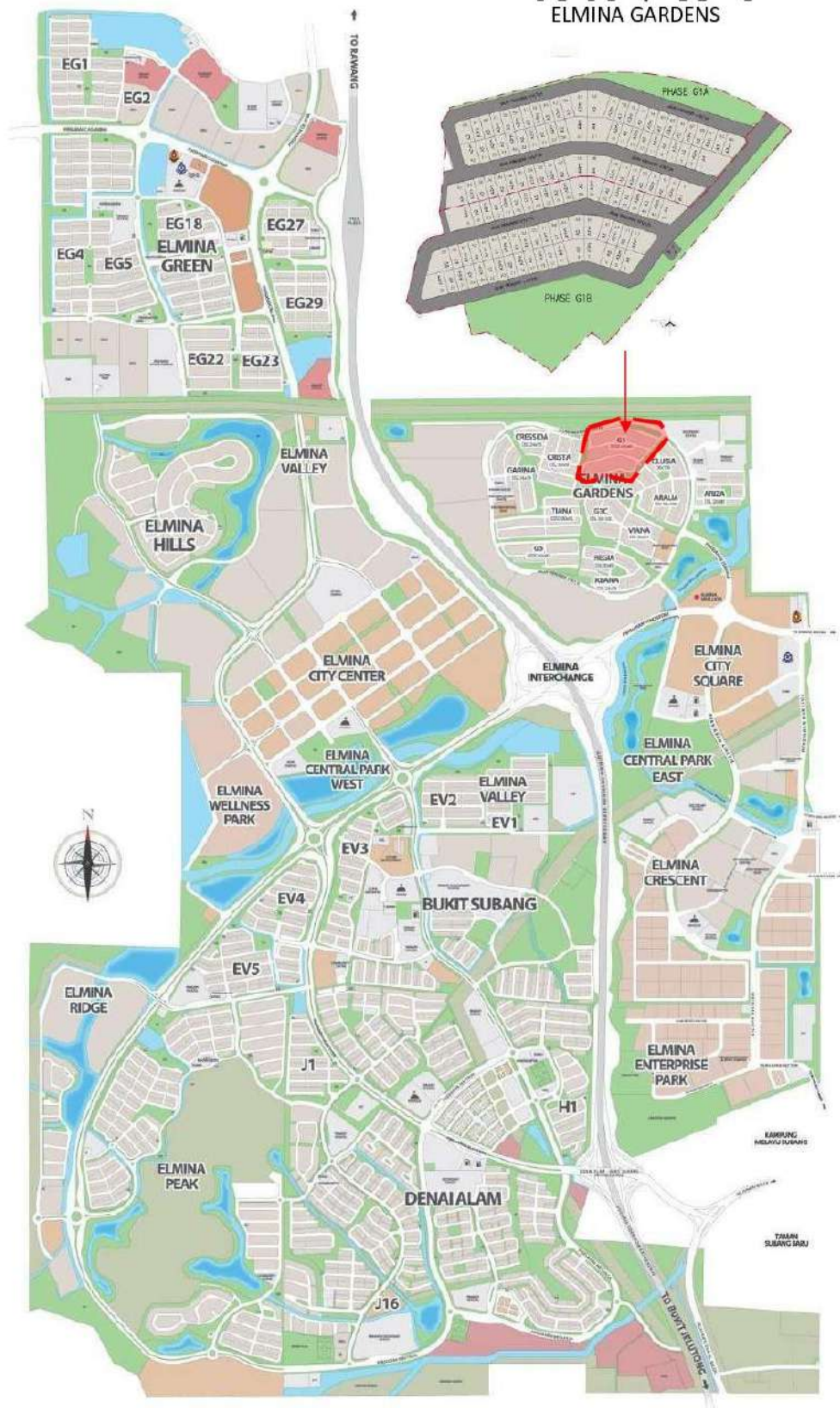
Bungalow

Built-up size: 4,015 sq ft

- Open Plan Ground Floor connected in an open plan work flow.
- Lifetime Home Bathroom at ground floor with user-friendly to disabled users.
- 5 bedroom and 5 bathroom
- Car porch space with a spacious high roof
- Exclusive ground floor bedroom with private garden

City of Elmina

THEVEA
ELMINA GARDENS



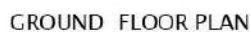
SITE PLAN



LEGEND

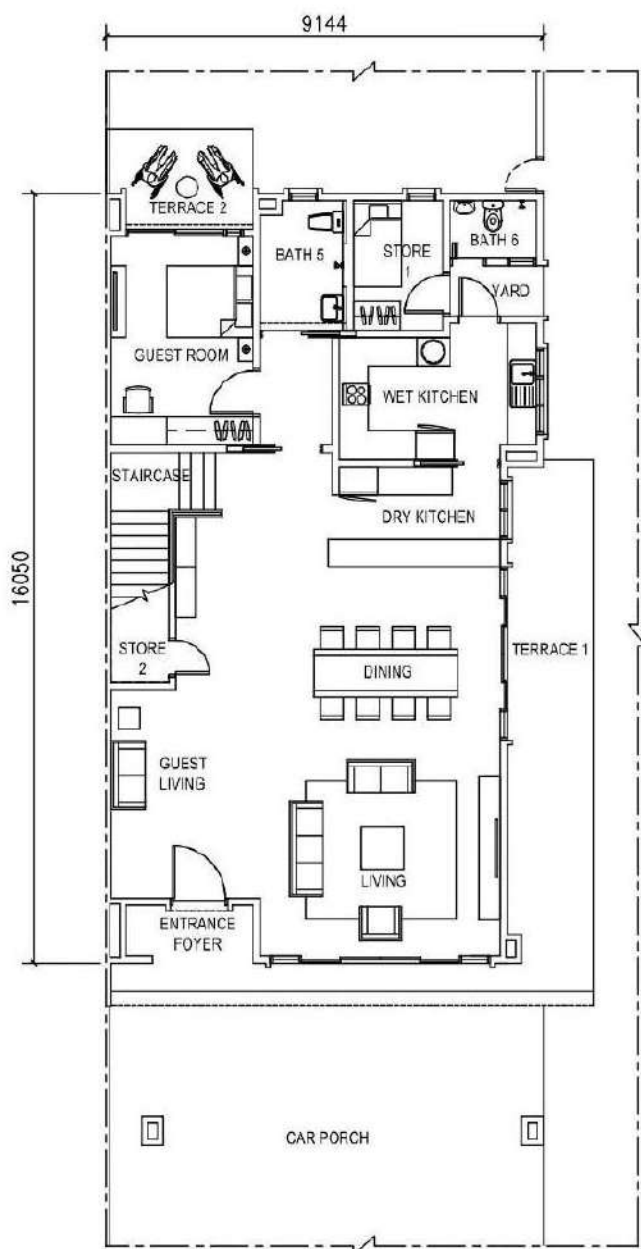
- Type A1
- Type A2
- Type A3
- Type A4
- Type B1
- Type B2

Semi-D
40' x 90' | Built up size: 3,125 sq ft

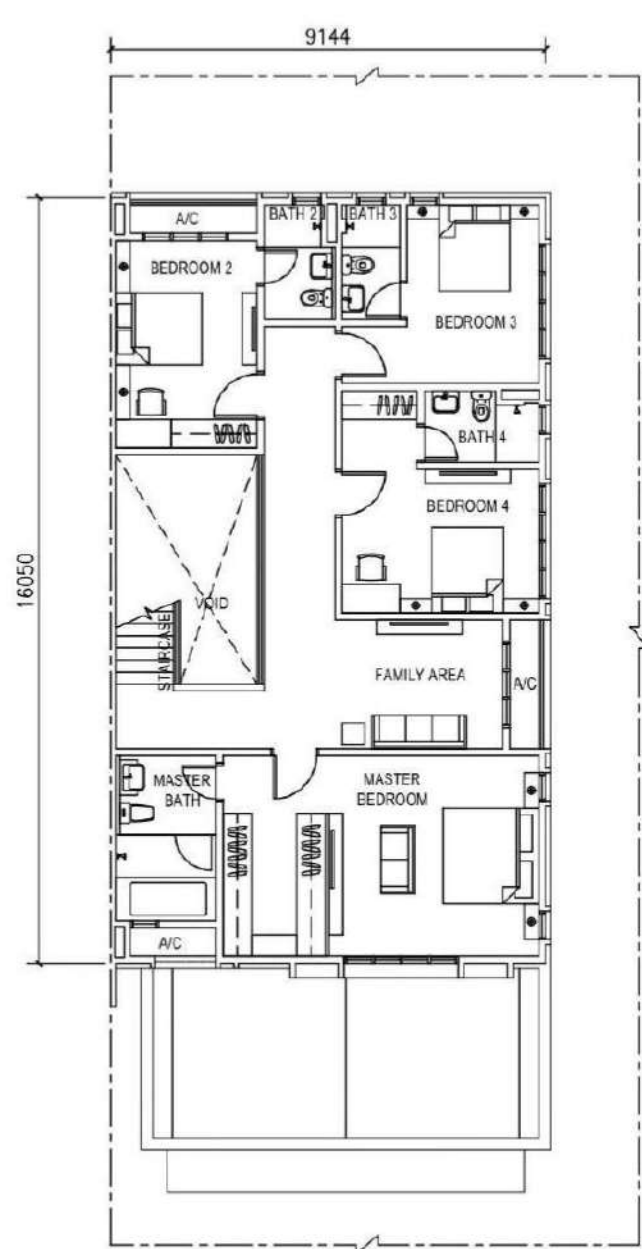


TYPE A3

Semi-D
40' x 90' | Built up size: 3,425 sq ft



GROUND FLOOR PLAN

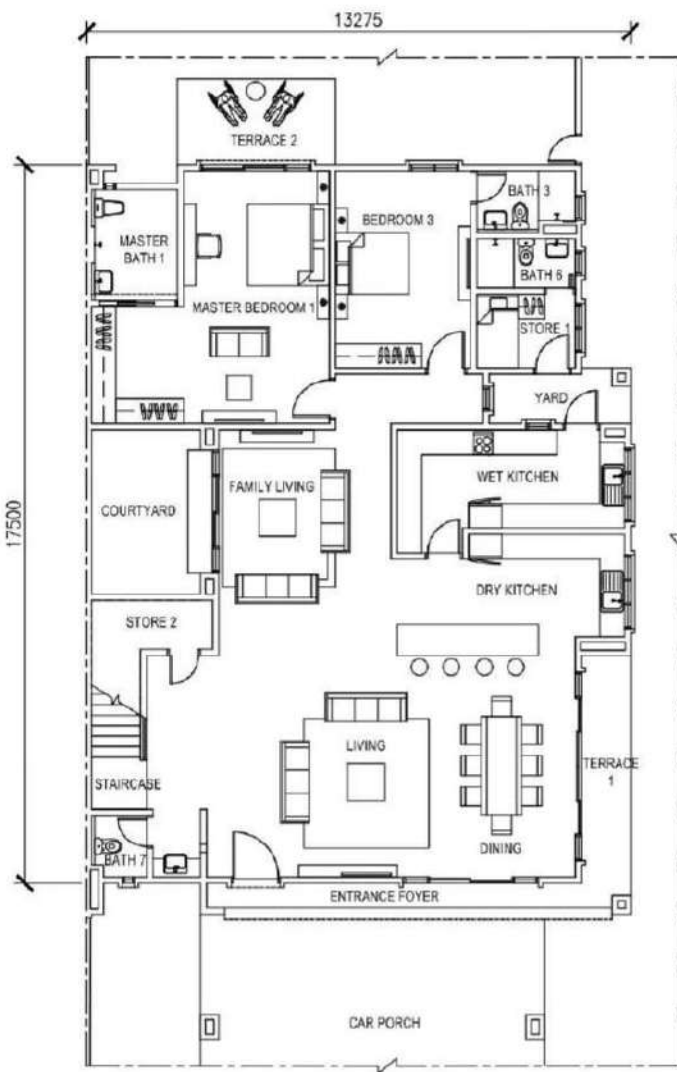


FIRST FLOOR PLAN

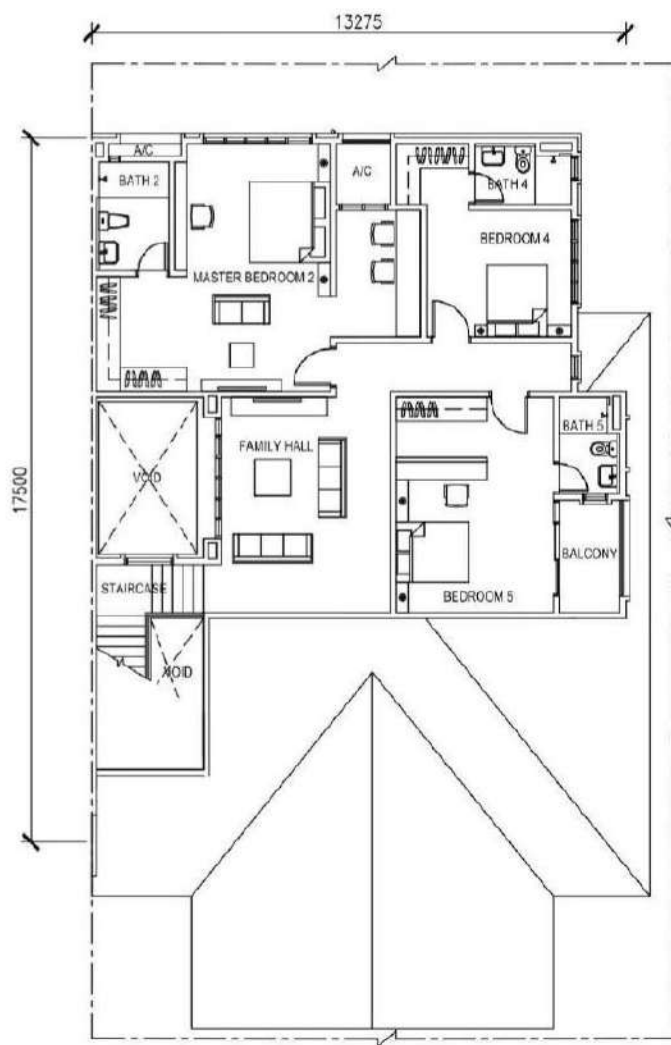
TYPE A4

Semi-D

40' x 90' | Built up size: 4,280 Sq ft



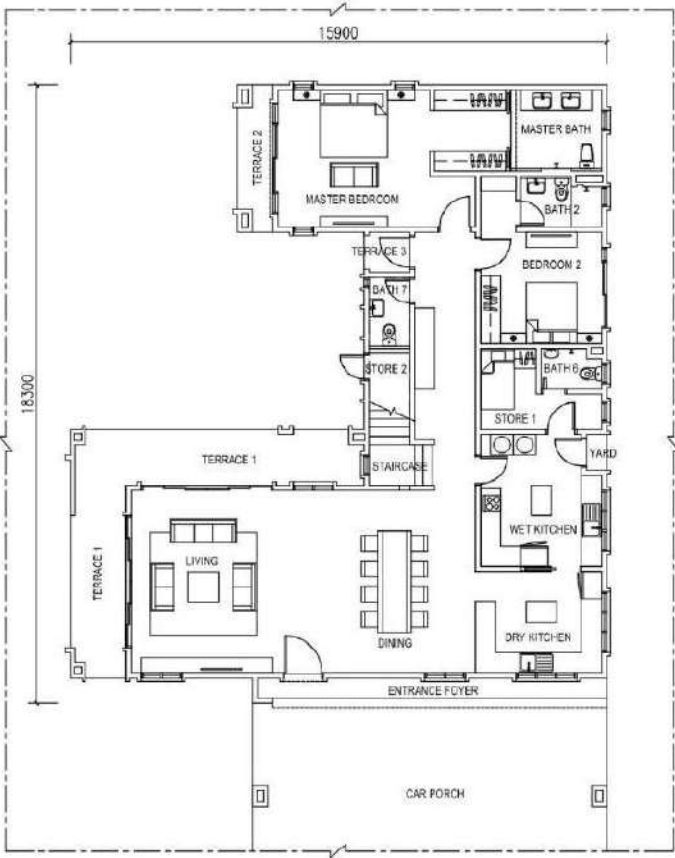
GROUND FLOOR PLAN



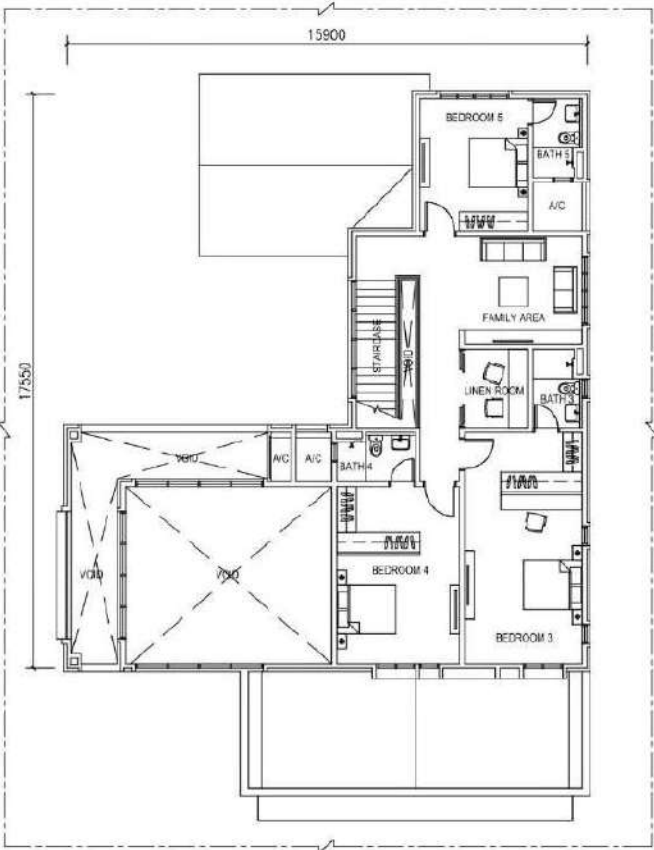
FIRST FLOOR PLAN

TYPE B1

BUNGALOW
Built up size: 4,015 sq ft



GROUND FLOOR PLAN



FIRST FLOOR PLAN

SPECIFICATIONS

Structure	:	Reinforced Concrete
Wall	:	Masonry
Roof Covering	:	Roof Tiles / Concrete
Roof Framing	:	Metal
Ceiling	:	Cement Board / Plaster Ceiling / Skim
Windows	: All	: Kerangka Aluminium / Ram Kaca
Doors	: Main Entrance	: Laminated Engineered Timber Door
	: Other Doors	: Laminated Timber Flush Door
	: Sliding Door	: Laminated Timber Sliding Door
Ironmongery	:	Lockset with Accessories
Wall Finishes	: External Wall	: Plaster & Paint
	: Kitchen	: Porcelain Tiles up to ceiling height
	: Master Bath, Bath 2 , 3, 4 & 5	: Porcelain Tiles up to ceiling height
	: Bath 6	: Ceramic Tiles up to ceiling height
	: Others	: Plaster & Paint
Floor Finishes	: Car Porch	: Concrete Imprint
	: Entrance, Terrace, Yard	: Porcelain Tiles
	: Living & Dining	: Porcelain Tiles
	: Kitchen	: Porcelain Tiles
	: Master Bath, Bath 2, 3, 4 & 5	: Ceramic Tiles
	: Bilik Mandi 6	: Porcelain Tiles
	: Master Bedroom, Bedroom 2, Store	: Porcelain Tiles
	: Master Bedroom, Bedroom 3,4,5, Ruang Keluarga	: Engineered Timber Flooring
	: Staircase	: Engineered Timber Flooring
Sanitary and Plumbing Fittings	: Kitchen	: Sink with Tap
	: Master Bathroom, Bath 2, 3, 4, 5 & 6	: Sanitary Wares and Fittings
	: Car porch	: Tap

Electrical Installation	Unit Type	A1	A2	A3	A4	B1	B2
	Lighting Point	32	38	45	57	50	50
	Gate Light Point	1	1	1	1	1	1
	Power Points	22	27	32	38	31	31
	Fan Points	6	7	9	10	9	9
	Air Conditioning Power Points	5	7	8	9	10	9
	Solar Water Heater Power Point	1	1	1	1	1	1
	MATV / ASTRO Outlet Point	2	3	3	4	3	3
	Telephone Points	2	3	3	4	3	3
	Data Points	1	1	1	1	1	1
	USB Charging Ports	2	3	2	3	2	2
	Auto Gate Point	1	1	1	1	1	1
	Door Bell Point	1	1	1	1	1	1

Internal Telecommunication Trunking and Cabling : Provided

Fencing : Masonry / Metal / Vent block

Miscellaneous : Letter box, Refuse Compartment, Water Meter, TNB Meter Compartment, Rainwater Harvesting System, Water Booster Pump, Solar Hot Water Heater for basin and shower (Master Bathroom), Basic Home Alarm System, Air-Conditioning copper pipe and drain pipe only



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Elmina East, Sek U16,
40160 Shah Alam, Selangor.



Elmina Pavilion

Open Daily : 9.30am – 6.30pm
(including public holidays)



G1A | Balance Units: 3 | Type: 2 Storey Semi-D | Expected Completion Date: September 2023 | Land: Free from Encumbrances | Tenure of Land: Freehold | Developer's Licence Number: 13017/08-2023/0096(A)
| Validity: 20/08/2021 - 19/08/2023 | Advertising & Permit: | Validity: | Appropriate Authority which Approves the Building Plan: Majlis Bandaraya Shah Alam
| Building Plan Reference Number: MBSA/BGN/BB/600-1(PS)/SEK.U16/0060-2020 | Developed by: Sime Darby Property (City of Elmina) Sdn. Bhd. 199301028527 (283265-U), Tingkat 10, Blok G, No.2, Jalan
PJU1A/7A, Ara Damansara, 47301, Petaling Jaya, Selangor | Selling Price: RM2,704,922.00 (Min.) - RM3,427,706.00 (Max.)

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