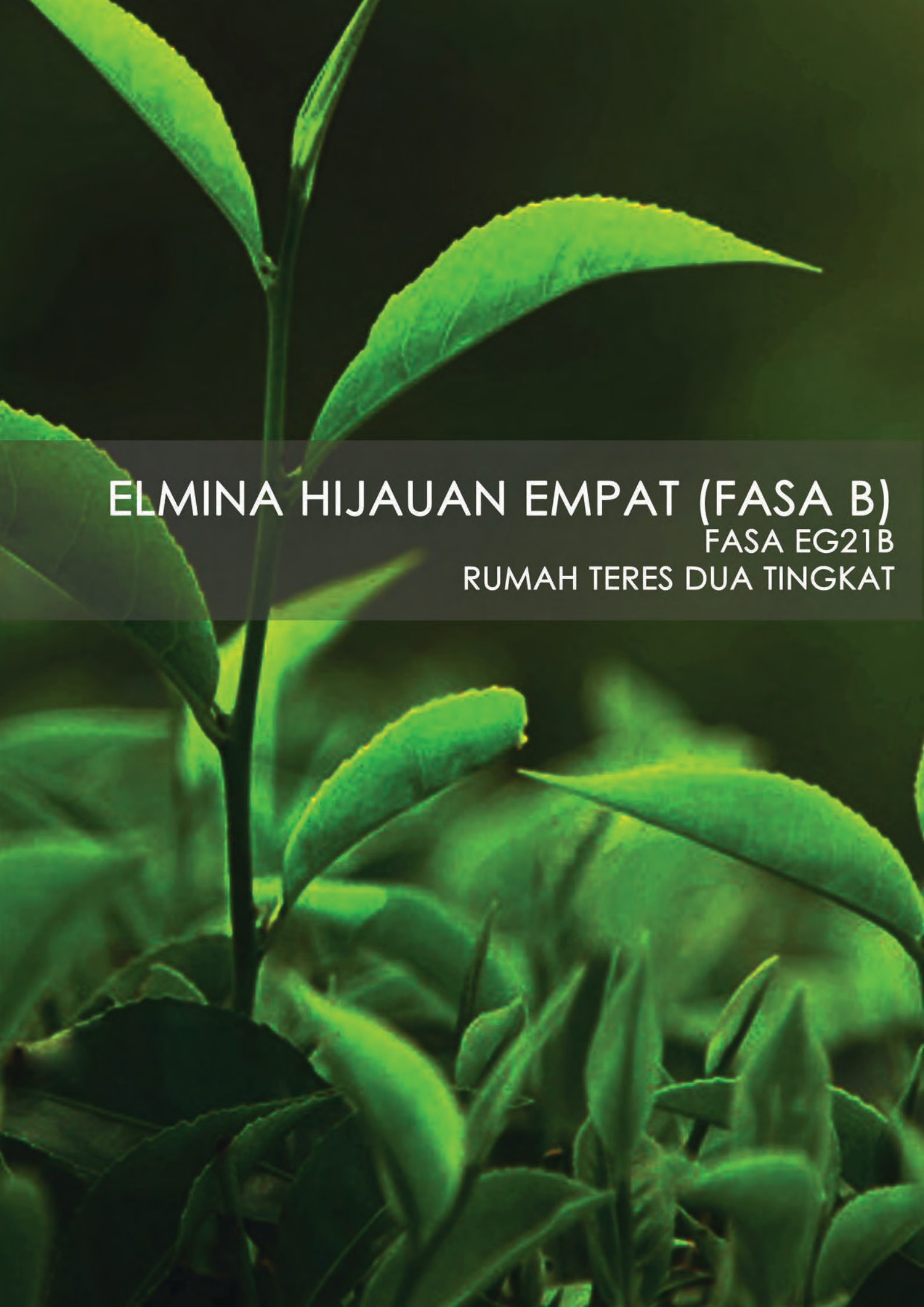


A close-up photograph of tea plant leaves, showing their serrated edges and vibrant green color. The leaves are arranged in a cluster, with some in sharp focus and others blurred in the background.

# ELMINA HIJAUAN EMPAT (FASA B)

FASA EG21B  
RUMAH TERES DUA TINGKAT

# PENYATAAN SENI BINA



Fasa B Elmina Hijauan Empat terletak di pembangunan *City of Elmina* yang berpelukan kepada sebuah Hutan Simpanan tetap, dan berfungsi sebagai sesuatu teladan komuniti yang mempamerkan ciri-ciri kehidupan yang sejahtera. Pembangunan tersebut adalah:

- a) Bercirikan sebuah cerun seragam,
- b) Disediakan dengan jalan yang luas dengan akses mudah,
- c) Dihubungi dengan taman berjujukan yang merangkumi di lokasi strategik melalui perhubungan yang mesra pejalan kaki dan dilengkapi dengan kemudahan, dan
- d) Berdekatan dengan kemudahan seperti sekolah, surau dan kedai.

Fasa B terdiri daripad rumah teres dua tingkat dalam 2 lot yang berukuran berbeza, iaitu 20' x 70' dan 20' x 80' dengan reka bentuk yang bervariasi untuk ukuran lot yang berbeza.

## **Ciri-ciri reka bentuk mempunyai:**

- a) Estetika vernakular moden yang ternyata dengan pelapisan venir bata pedesaan, elemen fasad yang bertentangan dan bumbung bernada,
- b) Gril hiasan yang boleh dibuka untuk tingkap dan pintu untuk semua unit sebagai ciri seni bina dan juga sebagai keselamatan tambahan,
- c) Anjung kereta bersaiz penuh dan bebas tiang untuk fleksibiliti maksimum,
- d) Susunan pelan terbuka dengan Ruang Tamu, Tempat Makan dan Dapur yang bersepadu untuk meningkatkan deria kesinambungan ruang, dan
- e) Tingkat bawah disatukan dengan unsur-unsur yang terinspirasi daripada konsep Rumah Masa Hayat, yang dapat mempromosikan penggunaan ruang yang lebih baik untuk kehidupan pelbagai generasi.

# ELMINA HIJAUAN EMPAT

## JENIS 1

20' x 70' | Dari 2,051 kaki persegi



# REKA BENTUK KONSEP



## JENIS C1 - 22'X70' - UNIT SUDUT

- 4 bilik tidur yang selesa dan 4 bilik mandi.
- Ruang tamu yang luas dengan ruang makan dan dapur di dalam ruang sama.
- Pengudaraan dan pencahayaan semula jadi dari tingkap louver boleh laras di ruang tamu.
- Bilik tidur yang besar di tingkat bawah dengan bilik mandi untuk orang kurang upaya juga berfungsi sebagai bilik tetamu atau bilik keluarga.
- Pintu poket gelongsor ke Bath 3 untuk kemudahan pengguna.
- Teres peribadi dengan kotak penanam di bilik tidur di tingkat bawah.
- Bukaian tingkap tinggi penuh yang besar ke fasad hadapan.
- Reka bentuk ruang yang boleh ditukar di bawah tangga yang membolehkan pengubahsuaian ruang.
- Pintu gelangsar di ruang makan terbuka ke teres.
- Reka bentuk overhang yang mendalam di sisi berfungsi sebagai pelindung matahari ke ruang tamu dan ruang makan.

# REKA BENTUK KONSEP



## JENIS A1 - 20'X70' - UNIT TENGAH

- 4 bilik tidur yang selesa, 4 bilik mandi dan 1 ruang keluarga.
- Ruang tamu yang luas dengan ruang makan dan dapur di dalam ruang sama.
- Pengudaraan dan pencahayaan semula jadi dari tingkap louver boleh laras di ruang tamu.
- Bilik tidur yang besar di tingkat bawah dengan bilik mandi untuk orang kurang upaya juga berfungsi sebagai bilik tetamu atau bilik keluarga.
- Pintu poket gelongsor ke Bath 3 untuk kemudahan pengguna.
- Teres peribadi dengan kotak penanam di bilik tidur di tingkat bawah.
- Bukaian tingkap tinggi penuh yang besar ke fasad hadapan.
- Reka bentuk tangga terbuka memberikan fleksibiliti perancangan ruang.
- Reka bentuk ruang yang boleh ditukar di bawah tangga yang membolehkan pengubahsuaian ruang.

# REKA BENTUK KONSEP



## JENIS E1 - 20'X70' - UNIT Hujung

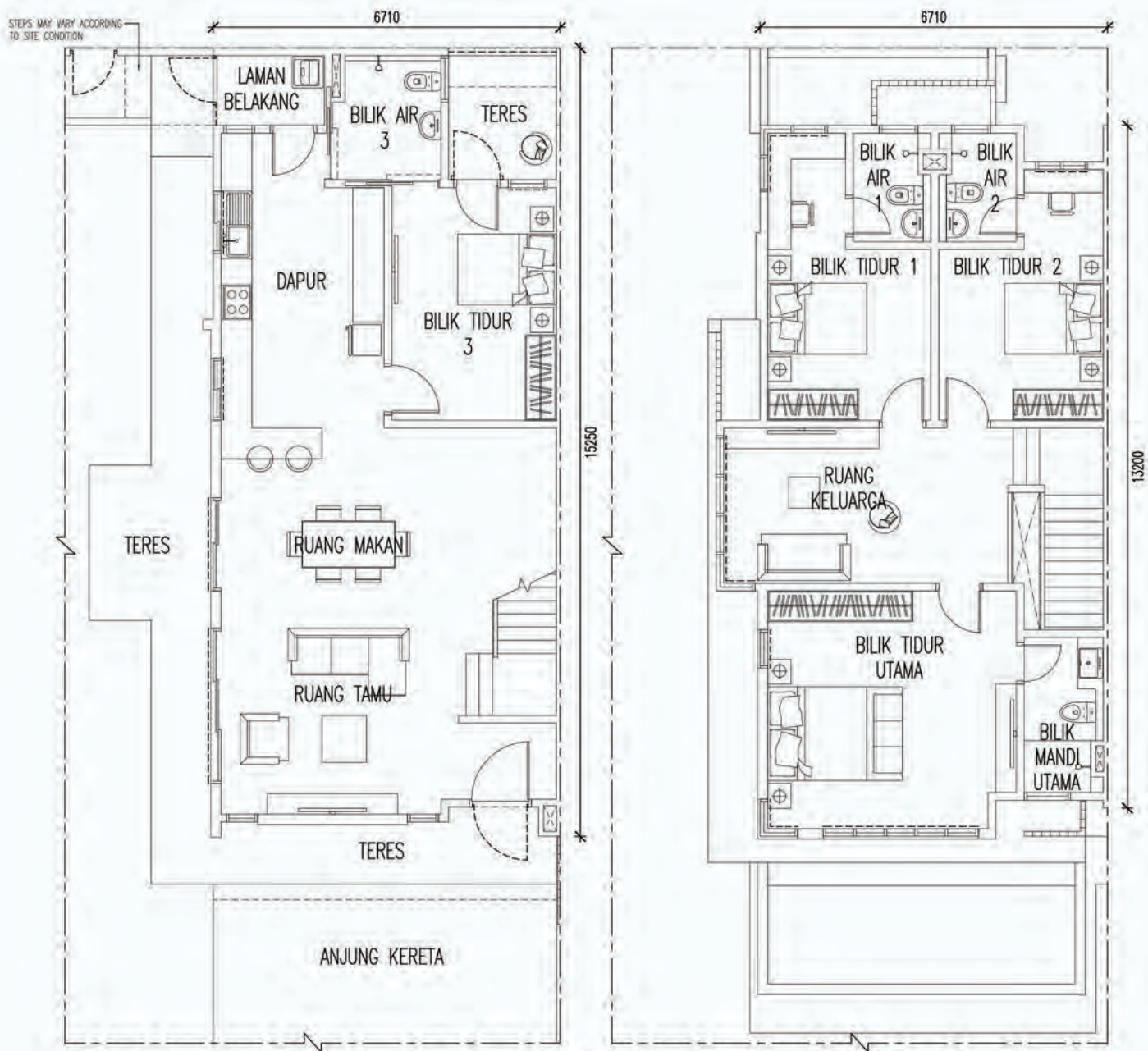
- 4 bilik tidur yang selesa dan 4 bilik mandi.
- Ruang tamu yang luas dengan ruang makan dan dapur di dalam ruang sama.
- Pengudaraan dan pencahayaan semula jadi dari tingkap louver boleh laras di ruang tamu.
- Bilik tidur yang besar di tingkat bawah dengan bilik mandi untuk orang kurang upaya juga berfungsi sebagai bilik tetamu atau bilik keluarga.
- Pintu poket gelongsor ke Bath 3 untuk kemudahan pengguna.
- Teres peribadi dengan kotak penanam di bilik tidur di tingkat bawah.
- Bukaian tingkap tinggi penuh yang besar ke fasad hadapan.
- Reka bentuk ruang yang boleh ditukar di bawah tangga yang membolehkan pengubahsuaian ruang.
- Pintu gelangsar di ruang makan terbuka ke teres.
- Reka bentuk overhang yang mendalam di sisi berfungsi sebagai pelindung matahari ke ruang tamu dan ruang makan.

# PELAN LANTAI

JENIS C1 - 22' X 70'

UNIT SUDUT

Kawasan Terbina: 2430.29 Kaki Persegi



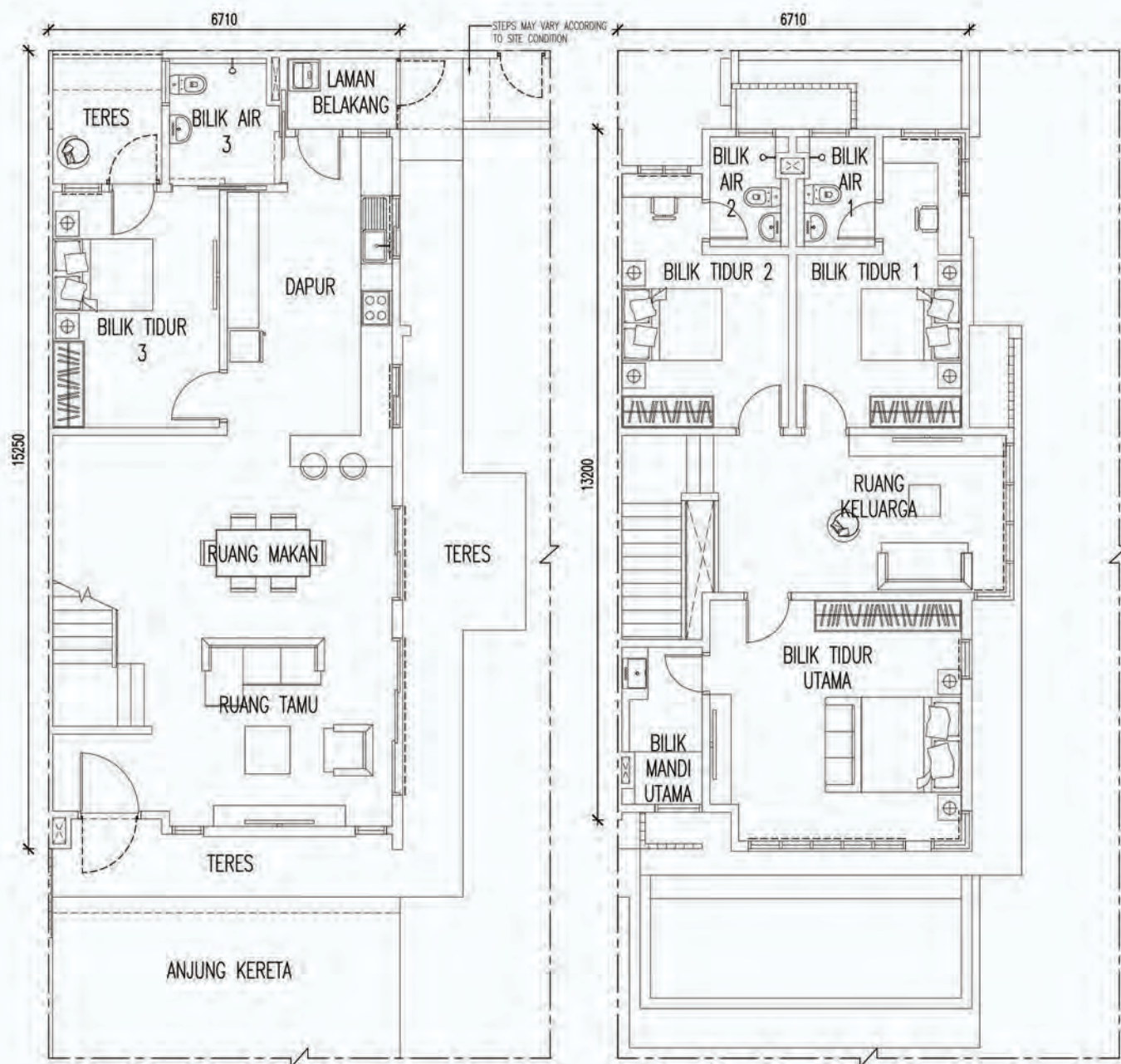
PELAN TINGKAT BAWAH

PELAN TINGKAT SATU

# PELAN LANTAI

JENIS C1m - 22' X 70'  
UNIT SUDUT

Kawasan Terbina: 2430.29 Kaki Persegi



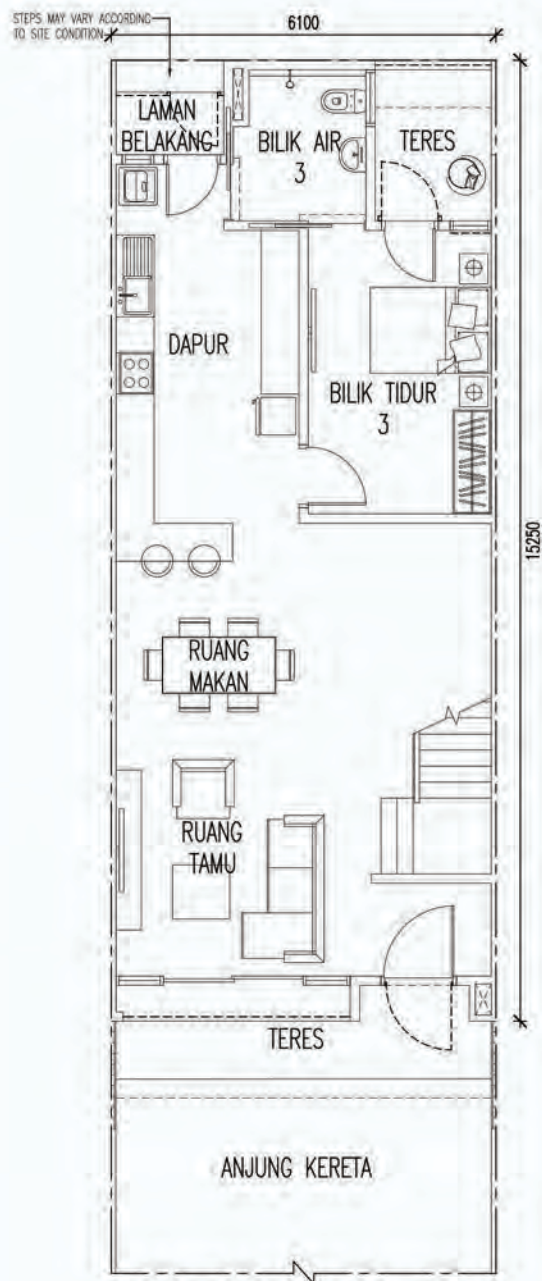
PELAN TINGKAT BAWAH

PELAN TINGKAT SATU

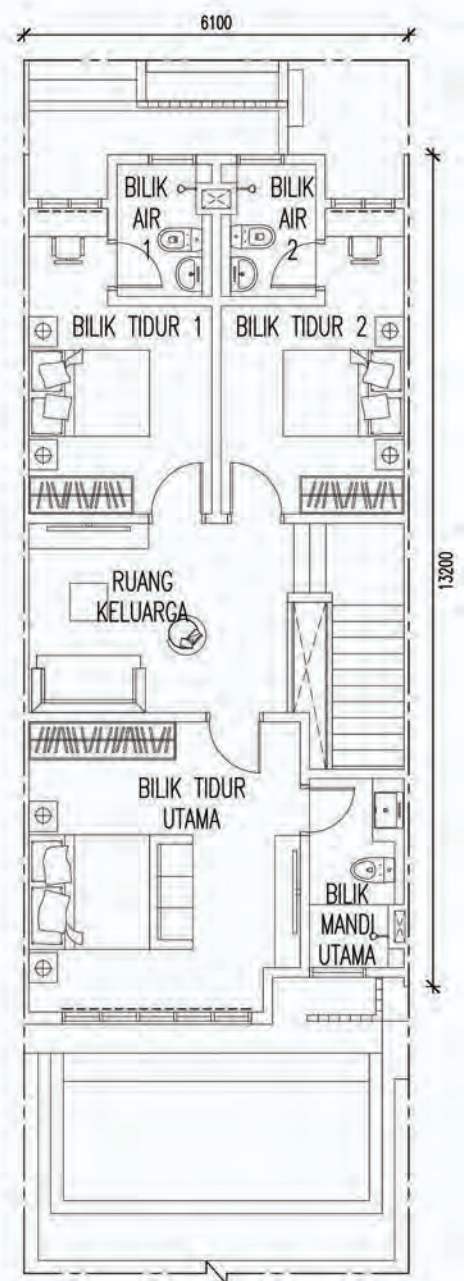
# PELAN LANTAI

JENIS A1 - 20' X 70'  
UNIT TENGAH

Kawasan Terbina: 2051.30 Kaki Persegi



PELAN TINGKAT BAWAH

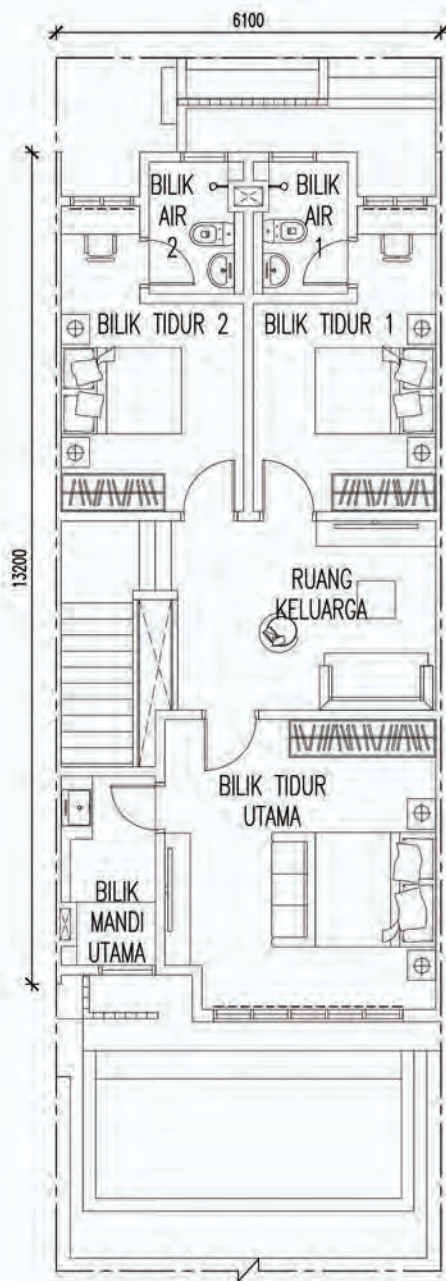


PELAN TINGKAT SATU

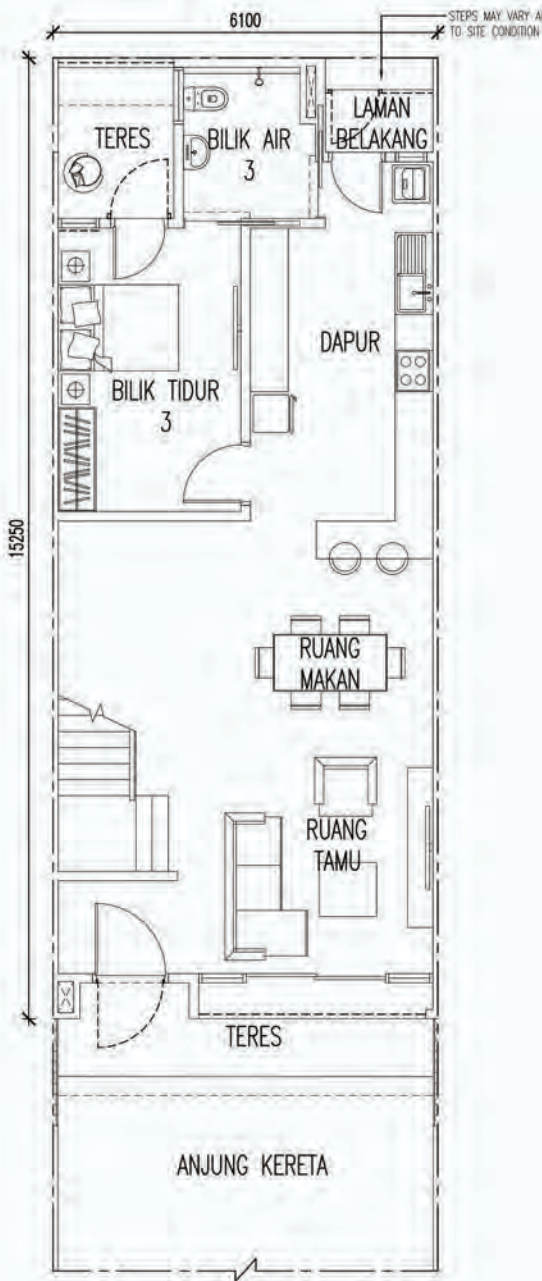
# PELAN LANTAI

JENIS A1m - 20' X 70'  
UNIT TENGAH

Kawasan Terbina: 2051.30 Kaki Persegi



PELAN TINGKAT BAWAH

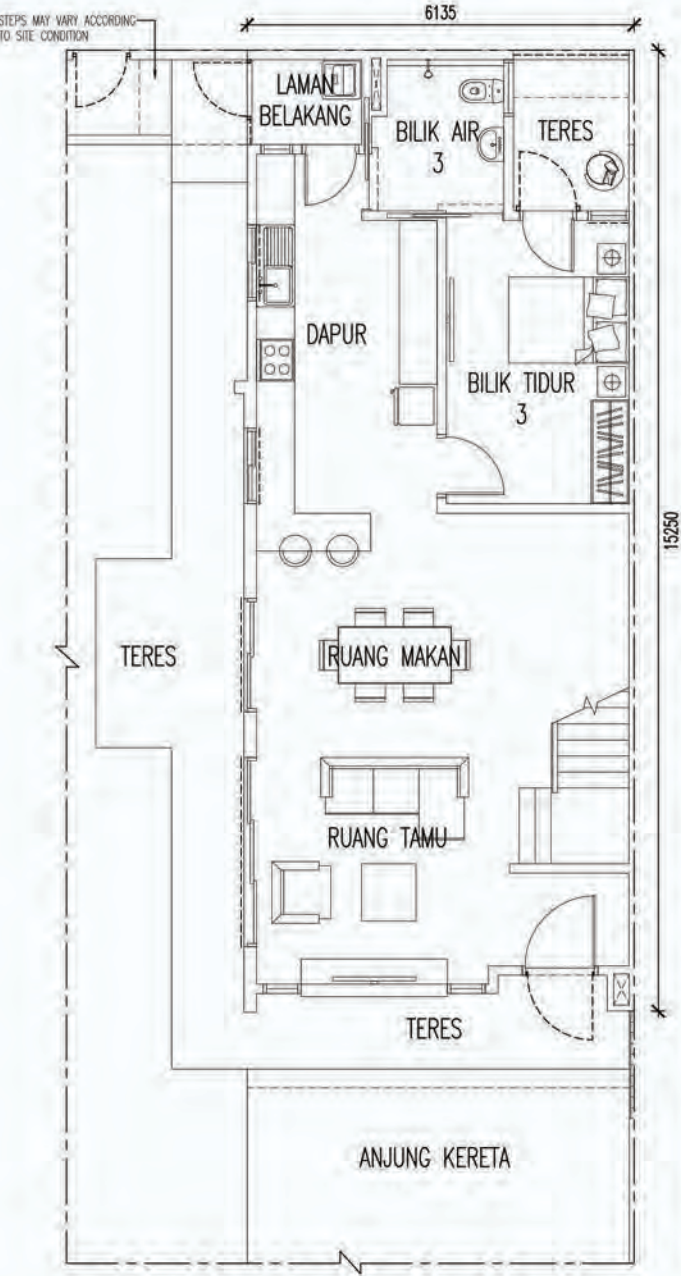


PELAN TINGKAT SATU

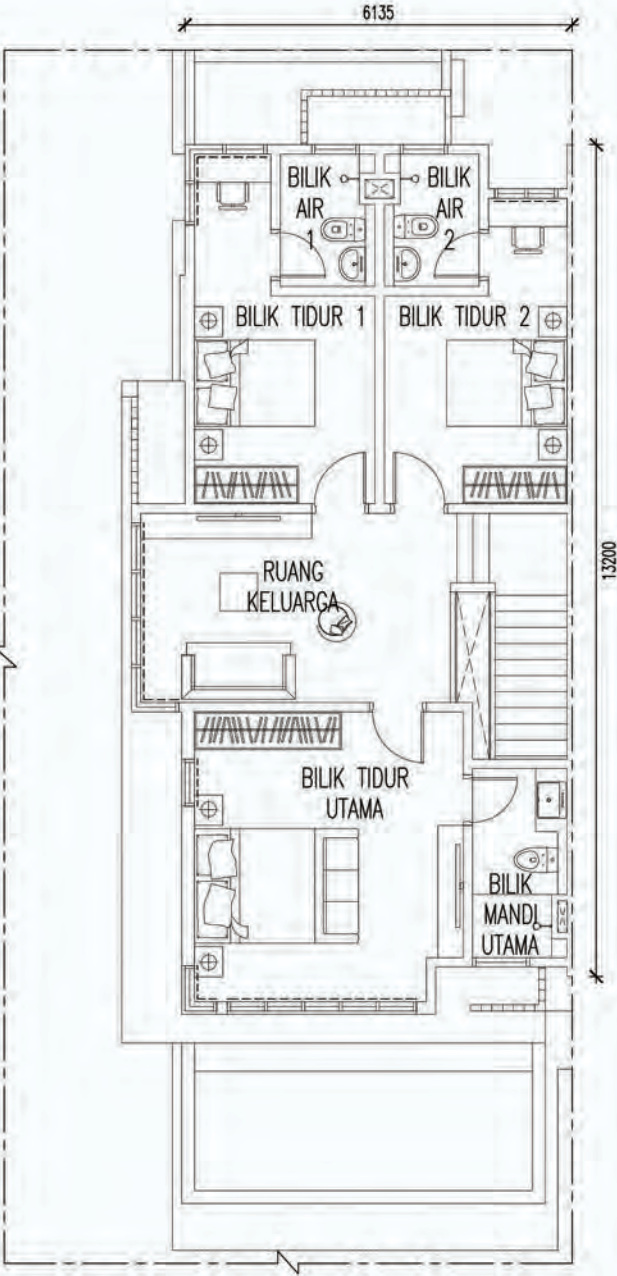
# PELAN LANTAI

JENIS E1 - 20' X 70'  
UNIT HUJUNG

Kawasan Terbina: 2235.70 Kaki Persegi



PELAN TINGKAT BAWAH

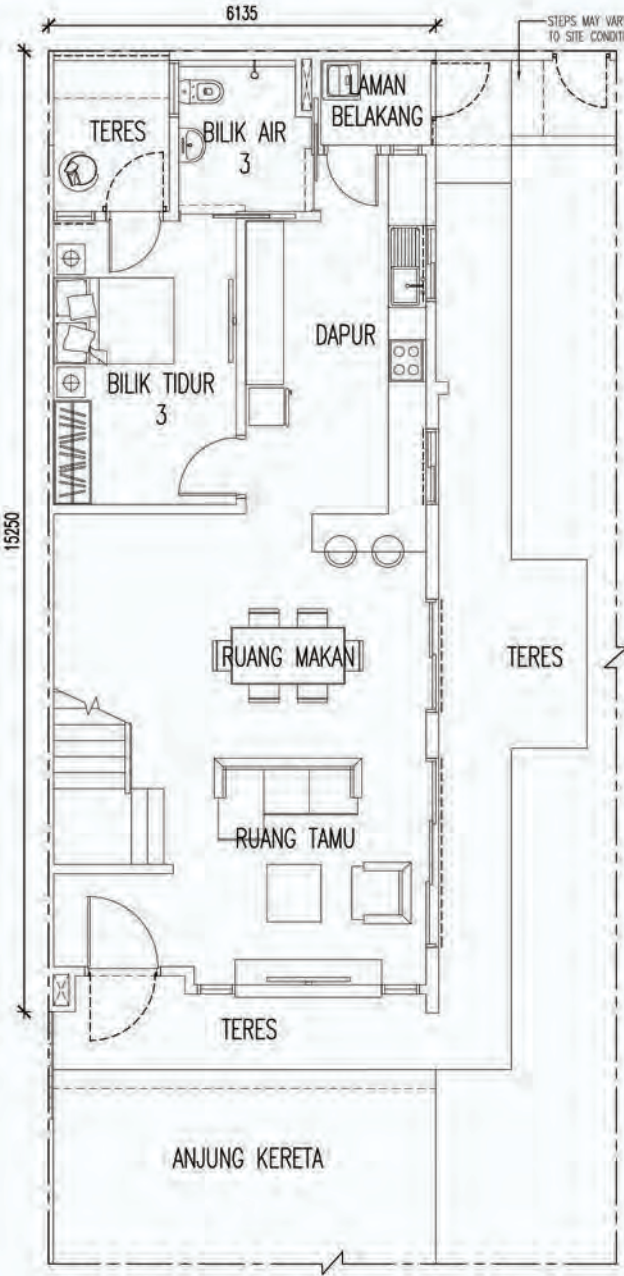


PELAN TINGKAT SATU

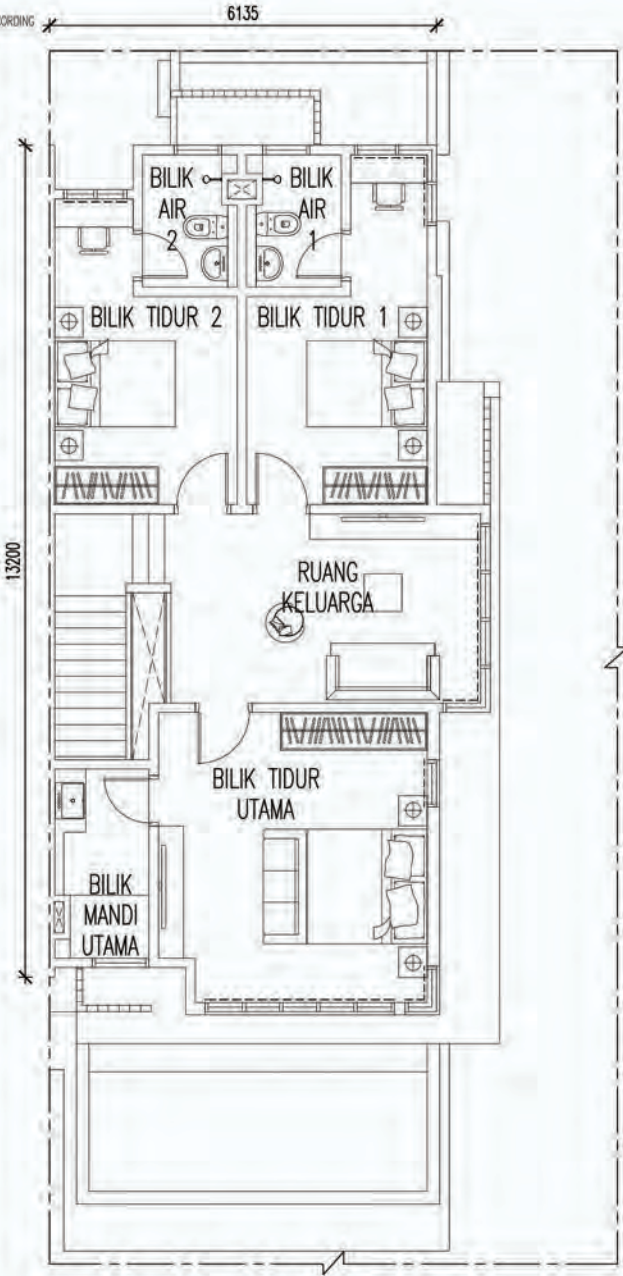
# PELAN LANTAI

JENIS E1m - 20' X 70'  
UNIT HUJUNG

Kawasan Terbina: 2235.70 Kaki Persegi



PELAN TINGKAT BAWAH



PELAN TINGKAT SATU

# SPESIFIKASI

## JENIS 1

| ELMINA HIJAUAN EMPAT (FASA B)    |                                                                                  |                                                          |                     |                     |
|----------------------------------|----------------------------------------------------------------------------------|----------------------------------------------------------|---------------------|---------------------|
| PHASE EG21B                      |                                                                                  |                                                          |                     |                     |
| JENIS UMUM – JENIS 1             |                                                                                  |                                                          |                     |                     |
| JADUAL KE EMPAT                  |                                                                                  |                                                          |                     |                     |
| (KLAUSA 15)                      |                                                                                  |                                                          |                     |                     |
| KETERANGAN BANGUNAN              |                                                                                  |                                                          |                     |                     |
| Struktur                         | : Konkrit Batu Tetulang                                                          |                                                          |                     |                     |
| Dinding                          | : <i>Masonry</i> / Dinding Kering                                                |                                                          |                     |                     |
| Bumbung                          | : Bumbung Jubin / Konkrit/ Dek Logam                                             |                                                          |                     |                     |
| Kerangka Bumbung                 | : Logam                                                                          |                                                          |                     |                     |
| Siling                           | : Siling Lepa / Lapisan 'Skim' / Papan Simen                                     |                                                          |                     |                     |
| Tingkap                          | : Semua                                                                          | : Kerangka Aluminium / Ram kaca boleh laras / Panel Kaca |                     |                     |
| Pintu                            | : Pintu Masuk Utama                                                              | : "Engineered" Pintu Kayu Berlamina                      |                     |                     |
|                                  | : Pintu Masuk Belakang                                                           | : Panel Pintu Kaca (Bilik Tidur 3 sahaja)                |                     |                     |
|                                  |                                                                                  | : Pintu Kayu Sedatar Berlamina (Dapur sahaja)            |                     |                     |
|                                  | : Pintu-pintu lain                                                               | : Pintu Kayu Sedatar Berlamina                           |                     |                     |
|                                  | : Gelangsar                                                                      | : Bingkai Aluminium / Panel Kaca                         |                     |                     |
| Set Kunci Pintu                  | : Set Kunci Pintu dan Peralatan                                                  |                                                          |                     |                     |
| Kemasan Dinding                  | : Dinding Luaran                                                                 | : Lepa & Cat / Bata Lubang Angin / Batu-bata Venir       |                     |                     |
|                                  | : Dapur                                                                          | : Jubin Porselin dengan ketinggian 1500mm / Lepa & Cat   |                     |                     |
|                                  | : Laman Belakang                                                                 | : Jubin Porselin dengan ketinggian 1500mm / Lepa & Cat   |                     |                     |
|                                  | : Bilik Mandi Utama, Bilik Mandi 1, 2 & 3                                        | : Jubin Porselin ke ketinggian Siling                    |                     |                     |
|                                  | : Lain-lain                                                                      | : Lepa & Cat                                             |                     |                     |
| Kemasan Lantai                   | : Ruang Tamu, Ruang Makan, Dapur, Bilik Tidur 3                                  | : Jubin Porselin                                         |                     |                     |
|                                  | : Teres, Laman Belakang                                                          | : Jubin Porselin                                         |                     |                     |
|                                  | : Bilik Mandi Utama, Bilik Mandi 1, 2 & 3                                        | : Jubin Porselin                                         |                     |                     |
|                                  | : Bilik Tidur Utama, Bilik Tidur 1 & 2, Ruang Keluarga                           | : Lantai Kayu Berlamina                                  |                     |                     |
|                                  | : Tangga                                                                         | : Lantai Kayu Berlamina                                  |                     |                     |
|                                  | : Anjung Kereta                                                                  | : Konkrit Bertekstur                                     |                     |                     |
| Alat Sanitari dan Peralatan Paip | : Dapur                                                                          | : Sinki dan Paip Air                                     |                     |                     |
|                                  | : Bilik Mandi Utama, Bilik Mandi 1, 2 & 3                                        | : Alat-alat Kebersihan dan Kelengkapan                   |                     |                     |
|                                  | : Anjung Kereta                                                                  | : Paip Air                                               |                     |                     |
|                                  | : Teres                                                                          | : Paip Air                                               |                     |                     |
| Pemasangan Bahan Elektrik        |                                                                                  | C1/C1m/C1(s)/<br>C1m(s)                                  | A1/A1m/A1(s)/A1m(s) | E1/E1m/E1(s)/E1m(s) |
|                                  | : Poin Siling                                                                    | : 30                                                     | 28                  | 30                  |
|                                  | : Poin Lampu Pagar                                                               | : 1                                                      | 1                   | 1                   |
|                                  | : Poin Elektrik                                                                  | : 30                                                     | 29                  | 30                  |
|                                  | : Poin Kipas                                                                     | : 7                                                      | 7                   | 7                   |
|                                  | : Poin Loceng Pintu                                                              | : 1                                                      | 1                   | 1                   |
|                                  | : Poin Pemanas Air                                                               | : 4                                                      | 4                   | 4                   |
|                                  | : Poin Telefon                                                                   | : 1                                                      | 1                   | 1                   |
|                                  | : Poin T.V.                                                                      | : 1                                                      | 1                   | 1                   |
|                                  | : Poin Penghawa Dingin dengan Paip                                               | : 6                                                      | 5                   | 6                   |
|                                  | : Poin Pam 'Booster'                                                             | : 1                                                      | 1                   | 1                   |
|                                  | : Poin Data                                                                      | : 1                                                      | 1                   | 1                   |
|                                  | : Poin Pintu Automatik                                                           | : 1                                                      | 1                   | 1                   |
| Pemasangan Kabel Telefon Dalaman | : Disediakan                                                                     |                                                          |                     |                     |
| Pagar                            | : Dinding Bata, Pagar, Keluli Ringan, Pintu Pagar Keluli Ringan, Bata-bata Venir |                                                          |                     |                     |
| Ciri-ciri Lain Luaran            | : Peti Surat                                                                     |                                                          |                     |                     |
|                                  | : Kebuk Sampah                                                                   |                                                          |                     |                     |
|                                  | : Kompartment Meter TNB                                                          |                                                          |                     |                     |
|                                  | : Sistem Penggera Asas                                                           |                                                          |                     |                     |
|                                  | : Jeriji Keluli Ringan                                                           |                                                          |                     |                     |

# ELMINA HIJAUAN EMPAT

## JENIS 2

20' x 80' | Dari 2,260 kaki persegi



# REKA BENTUK KONSEP



## JENIS C2 - 22'X80' - UNIT SUDUT

- 4 bilik tidur yang selesa, 4 bilik mandi dan ruang keluarga yang luas.
- Ruang tamu yang luas dengan ruang makan dan dapur di dalam ruang sama.
- Pengudaraan dan pencahayaan semula jadi dari tingkap louver boleh laras di ruang tamu.
- Tingkat pertama berpisah membolehkan penghubungan visual antara ruang tamu / makan dan kawasan keluarga.
- Lompang berganda untuk ruang makan yang megah dan untuk mempromosikan pengudaraan dan pencahayaan menegak.
- Bilik tidur yang besar di tingkat bawah dengan bilik mandi untuk orang kurang upaya juga berfungsi sebagai bilik tetamu atau bilik keluarga.
- Pintu poket gelongsor ke Bath 3 untuk kemudahan pengguna.
- Teres peribadi dengan kotak penanam di bilik tidur di tingkat bawah.
- Bukaian tingkap tinggi penuh yang besar ke fasad hadapan.
- Reka bentuk ruang yang boleh ditukar di bawah tangga yang membolehkan pengubahsuaian ruang.
- Pintu gelangsar di ruang makan terbuka ke teres.
- Reka bentuk overhang yang mendalam di sisi berfungsi sebagai pelindung matahari ke ruang tamu dan ruang makan.

# REKA BENTUK KONSEP



## JENIS A2 - 20'X80' - UNIT TENGAH

- 4 bilik tidur yang selesa, 4 bilik mandi dan ruang keluarga yang luas.
- Ruang tamu yang luas dengan ruang makan dan dapur di dalam ruang sama.
- Pengudaraan dan pencahayaan semula jadi dari tingkap louver boleh laras di ruang tamu.
- Tingkat pertama berpisah membolehkan penghubungan visual antara ruang tamu / makan dan kawasan keluarga.
- Lompang berganda untuk ruang makan yang megah dan untuk mempromosikan pengudaraan dan pencahayaan menegak.
- Bilik tidur yang besar di tingkat bawah dengan bilik mandi untuk orang kurang upaya juga berfungsi sebagai bilik tetamu atau bilik keluarga.
- Pintu poket gelongsor ke Bath 3 untuk kemudahan pengguna.
- Teres peribadi dengan kotak penanam di bilik tidur di tingkat bawah.
- Bukaian tingkap tinggi penuh yang besar ke fasad hadapan.
- Reka bentuk ruang yang boleh ditukar di bawah tangga yang membolehkan pengubahsuaian ruang.
- Pintu gelangsar di ruang makan terbuka ke teres.
- Reka bentuk overhang yang mendalam di sisi berfungsi sebagai pelindung matahari ke ruang tamu dan ruang makan.

# REKA BENTUK KONSEP



## JENIS E2 - 20'X80' - UNIT HUJUNG

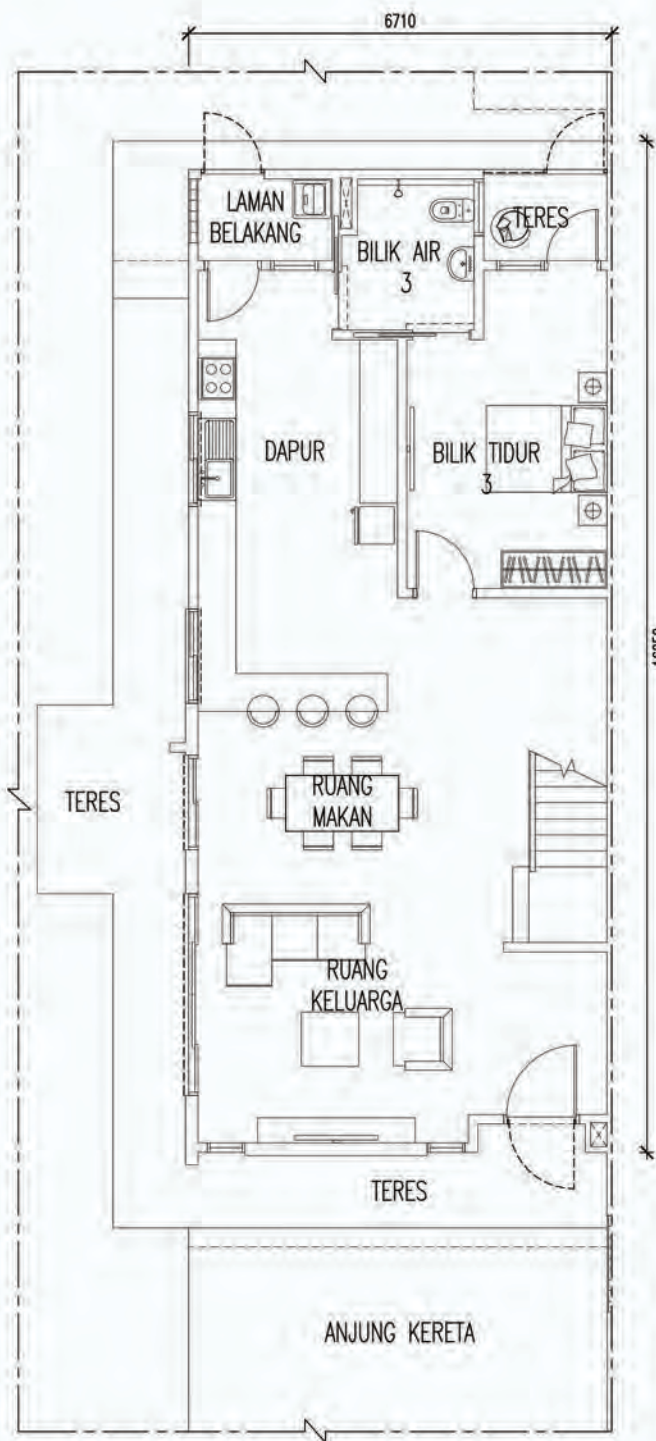
- 4 bilik tidur yang selesa, 4 bilik mandi dan ruang keluarga yang luas.
- Ruang tamu yang luas dengan ruang makan dan dapur di dalam ruang sama.
- Pengudaraan dan pencahayaan semula jadi dari tingkap louver boleh laras di ruang tamu.
- Tingkat pertama berpisah membolehkan penghubungan visual antara ruang tamu / makan dan kawasan keluarga.
- Lompang berganda untuk ruang makan yang megah dan untuk mempromosikan pengudaraan dan pencahayaan menegak.
- Bilik tidur yang besar di tingkat bawah dengan bilik mandi untuk orang kurang upaya juga berfungsi sebagai bilik tetamu atau bilik keluarga.
- Pintu poket gelongsor ke Bath 3 untuk kemudahan pengguna.
- Teres peribadi dengan kotak penanam di bilik tidur di tingkat bawah.
- Bukaian tingkap tinggi penuh yang besar ke fasad hadapan.
- Reka bentuk ruang yang boleh ditukar di bawah tangga yang membolehkan pengubahsuaian ruang.
- Pintu gelangsar di ruang makan terbuka ke teres.
- Reka bentuk overhang yang mendalam di sisi berfungsi sebagai pelindung matahari ke ruang tamu dan ruang makan.

# PELAN LANTAI

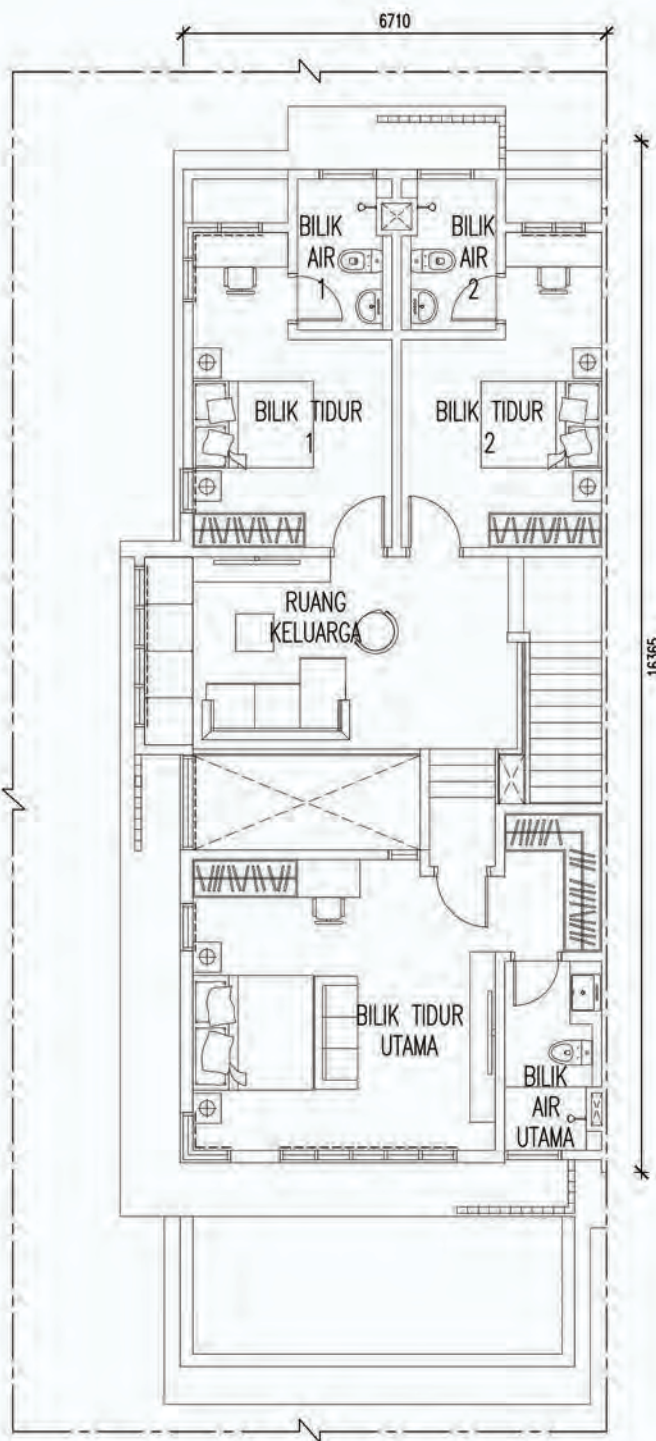
JENIS C2 - 22' X 80'

UNIT SUDUT

Kawasan Terbina: 2633.27 Kaki Persegi



PELAN TINGKAT BAWAH



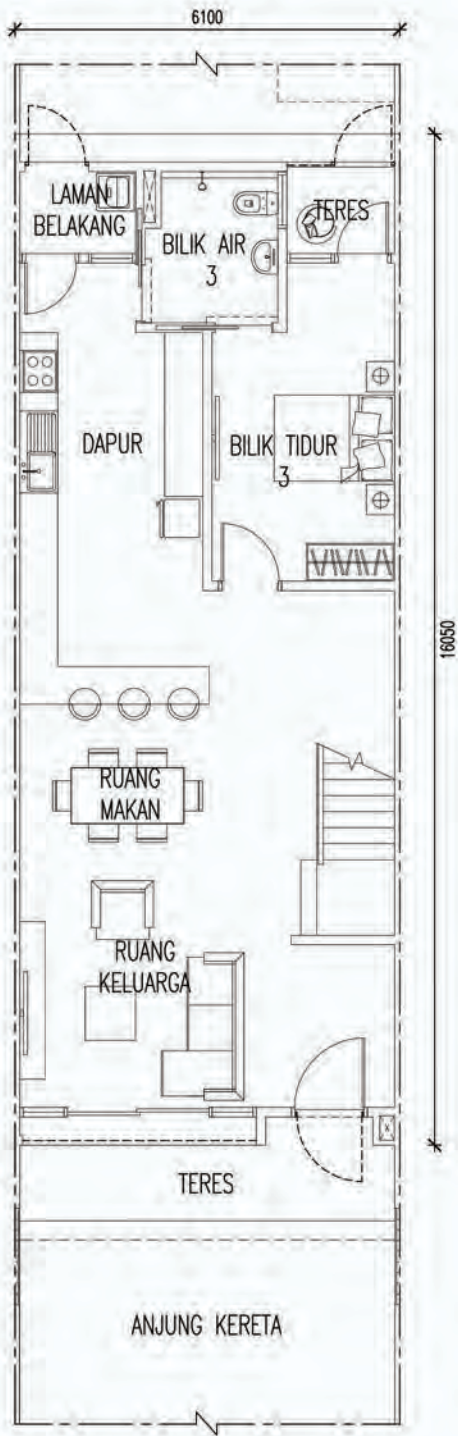
PELAN TINGKAT SATU

# PELAN LANTAI

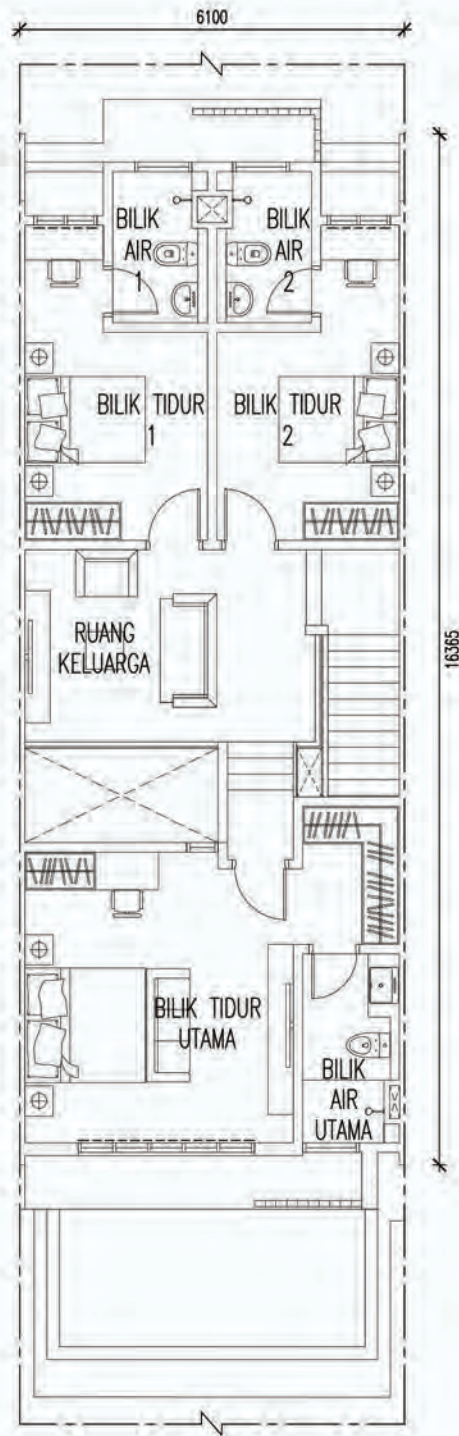
JENIS A2 - 20' X 80'

UNIT TENGAH

Kawasan Terbina: 2260.32 Sq. Ft.



PELAN TINGKAT BAWAH



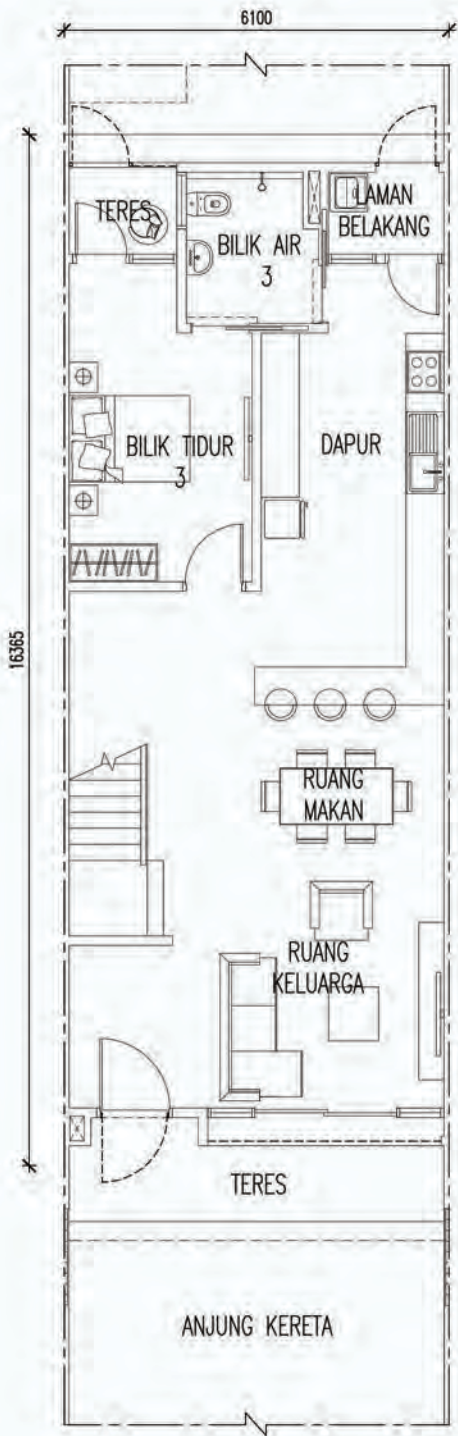
PELAN TINGKAT SATU

# PELAN LANTAI

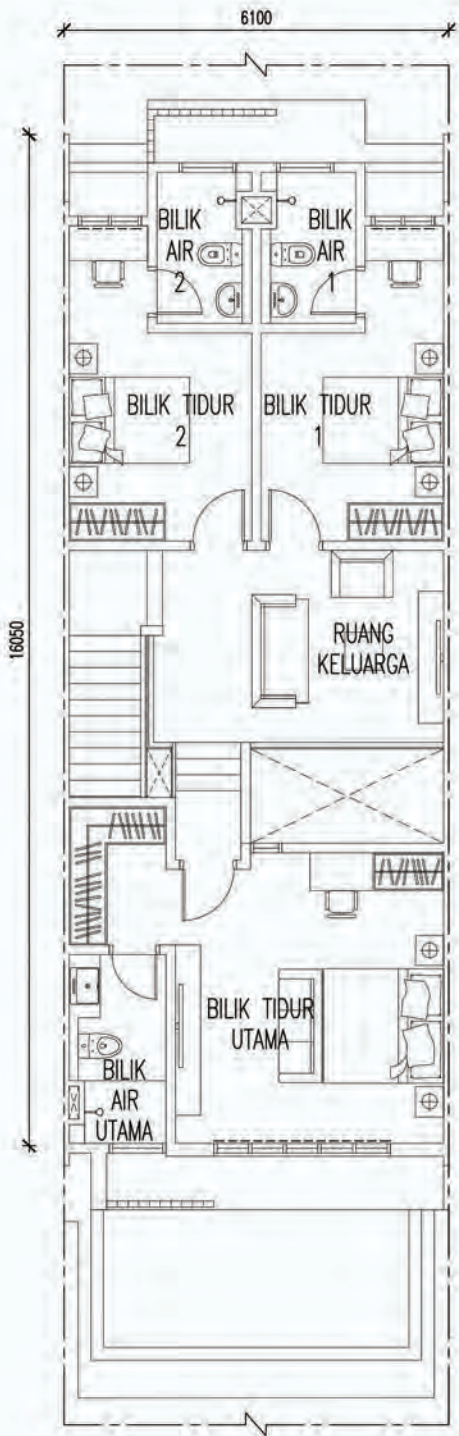
JENIS A2m - 20' X 80'

UNIT TENGAH

Kawasan Terbina: 2260.32 Sq. Ft.



PELAN TINGKAT BAWAH



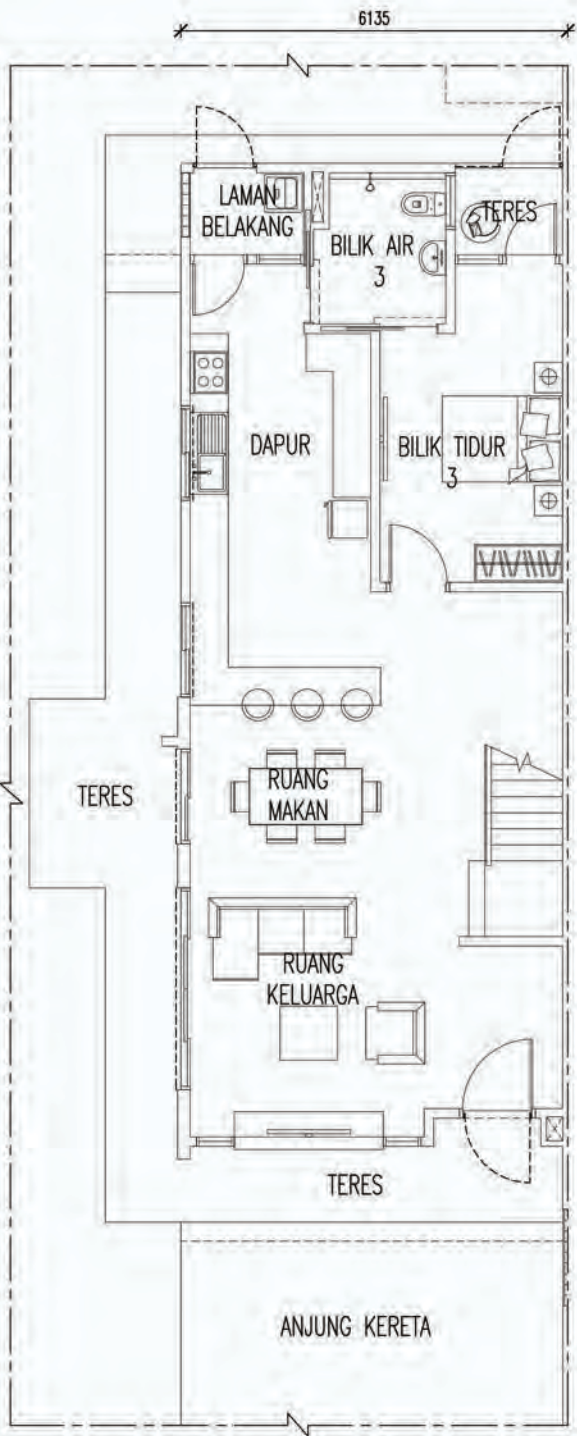
PELAN TINGKAT SATU

# PELAN LANTAI

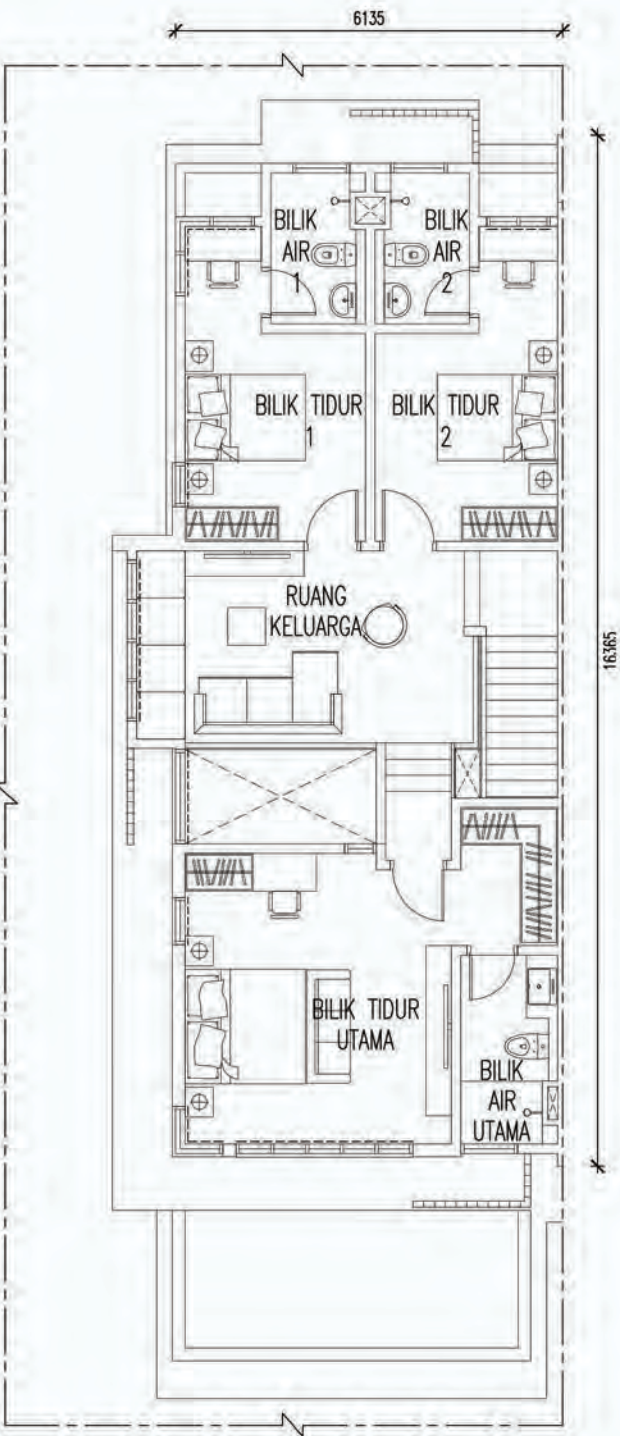
JENIS E2 - 20' X 80'

UNIT SUDUT

Kawasan Terbina: 2430.48 Kaki Persegi



PELAN TINGKAT BAWAH



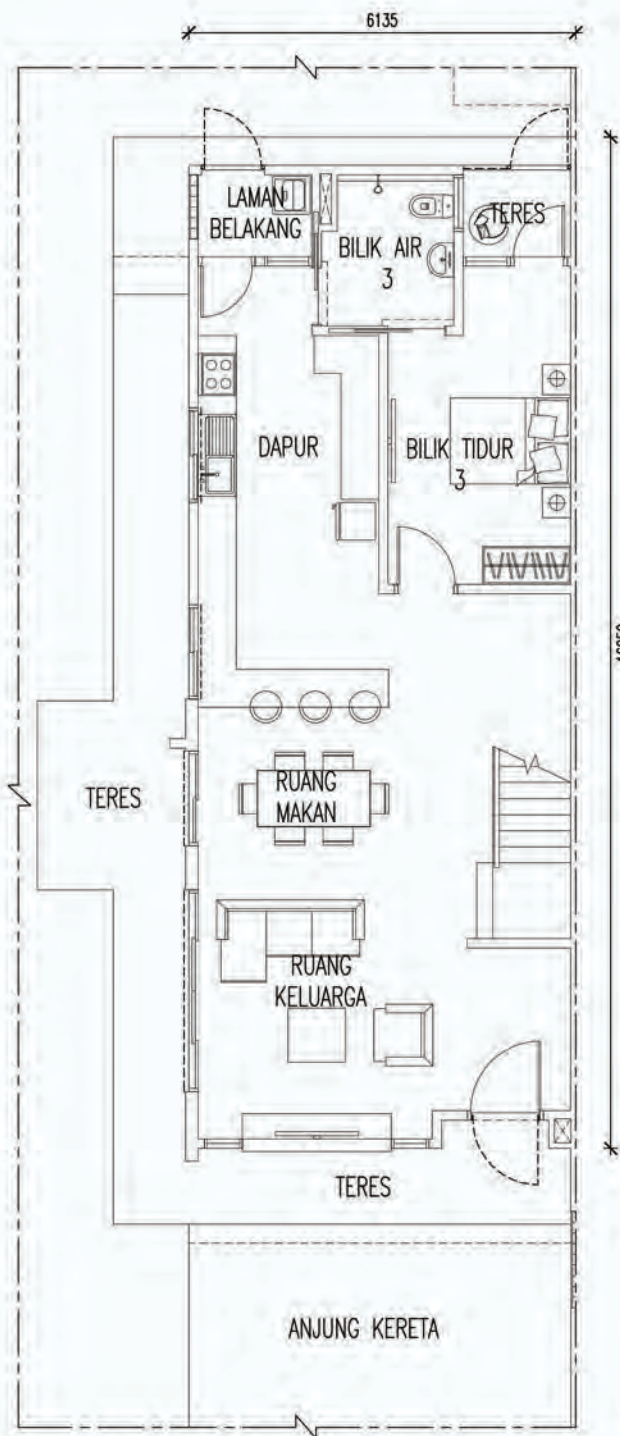
PELAN TINGKAT SATU

# PELAN LANTAI

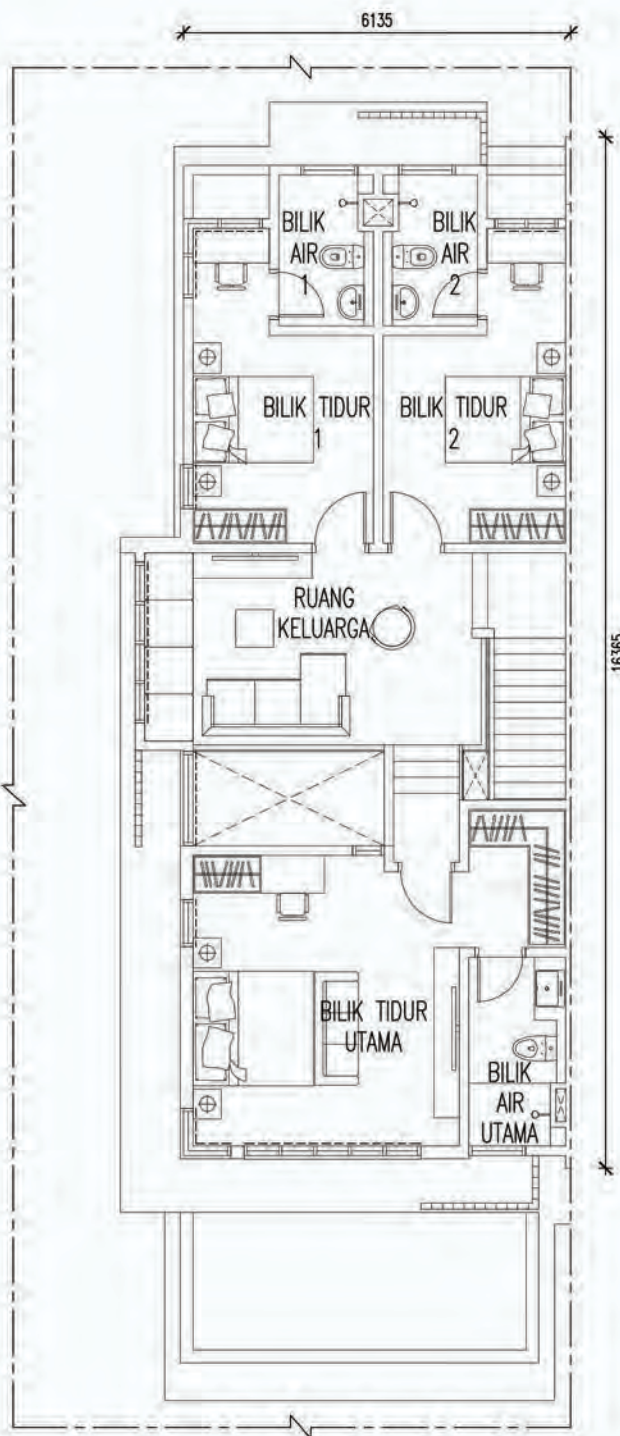
JENIS E2m - 20' X 80'

UNIT SUDUT

Kawasan Terbina: 2430.48 Kaki Persegi



PELAN TINGKAT BAWAH



PELAN TINGKAT SATU

# SPESIFIKASI

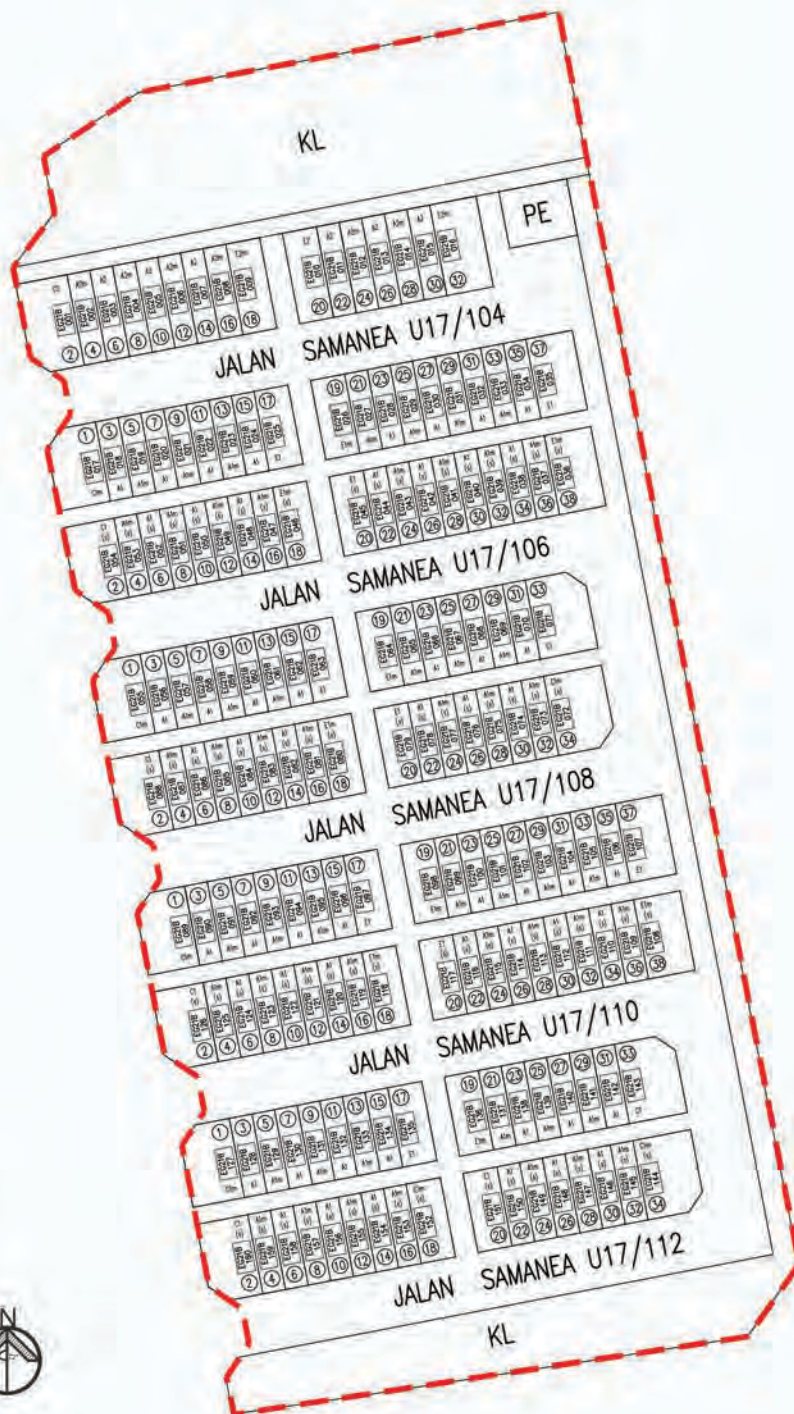
## JENIS 2

| ELMINA HIJAUAN EMPAT (FASA B)    |                                                                                  |                                                          |        |        |
|----------------------------------|----------------------------------------------------------------------------------|----------------------------------------------------------|--------|--------|
| PHASE EG21B                      |                                                                                  |                                                          |        |        |
| JENIS UMUM – JENIS 2             |                                                                                  |                                                          |        |        |
| JADUAL KE EMPAT                  |                                                                                  |                                                          |        |        |
| (KLAUSA 15)                      |                                                                                  |                                                          |        |        |
| KETERANGAN BANGUNAN              |                                                                                  |                                                          |        |        |
| Struktur                         | : Konkrit Batu Tetulang                                                          |                                                          |        |        |
| Dinding                          | : Masonry / Dinding Kering                                                       |                                                          |        |        |
| Bumbung                          | : Bumbung Jubin / Konkrit/ Dek Logam                                             |                                                          |        |        |
| Kerangka Bumbung                 | : Logam                                                                          |                                                          |        |        |
| Siling                           | : Siling Lepa / Lapisan 'Skim'/ Papan Simen                                      |                                                          |        |        |
| Tingkap                          | : Semua                                                                          | : Kerangka Aluminium / Ram kaca boleh laras / Panel Kaca |        |        |
| Pintu                            | : Pintu Masuk Utama                                                              | : "Engineered" Pintu Kayu Berlamina                      |        |        |
|                                  | : Pintu Masuk Belakang                                                           | : Panel Pintu Kaca (Bilik Tidur 3 sahaja)                |        |        |
|                                  |                                                                                  | : Pintu Kayu Sedatar Berlamina (Dapur sahaja)            |        |        |
|                                  | : Pintu-pintu lain                                                               | : Pintu Kayu Sedatar Berlamina                           |        |        |
|                                  | : Gelangsar                                                                      | : Bingkai Aluminium / Panel Kaca                         |        |        |
| Set Kunci Pintu                  | : Set Kunci Pintu dan Peralatan                                                  |                                                          |        |        |
| Kemasan Dinding                  | : Dinding Luaran                                                                 | : Lepa & Cat / Bata Lubang Angin / Batu-bata Venir       |        |        |
|                                  | : Dapur                                                                          | : Jubin Porselin dengan ketinggian 1500mm / Lepa & Cat   |        |        |
|                                  | : Laman Belakang                                                                 | : Jubin Porselin dengan ketinggian 1500mm / Lepa & Cat   |        |        |
|                                  | : Bilik Mandi Utama, Bilik Mandi 1, 2 & 3                                        | : Jubin Porselin ke ketinggian Siling                    |        |        |
|                                  | : Lain-lain                                                                      | : Lepa & Cat                                             |        |        |
| Kemasan Lantai                   | : Ruang Tamu, Ruang Makan, Dapur, Bilik Tidur 3                                  | : Jubin Porselin                                         |        |        |
|                                  | : Teres, Laman Belakang                                                          | : Jubin Porselin                                         |        |        |
|                                  | : Bilik Mandi Utama, Bilik Mandi 1, 2 & 3                                        | : Jubin Porselin                                         |        |        |
|                                  | : Bilik Tidur Utama, Bilik Tidur 1 & 2, Ruang Keluarga                           | : Lantai Kayu Berlamina                                  |        |        |
|                                  | : Tangga                                                                         | : Lantai Kayu Berlamina                                  |        |        |
|                                  | : Anjung Kereta                                                                  | : Konkrit Bertekstur                                     |        |        |
| Alat Sanitari dan Peralatan Paip | : Dapur                                                                          | : Sinki dan Paip Air                                     |        |        |
|                                  | : Bilik Mandi Utama, Bilik Mandi 1, 2 & 3                                        | : Alat-alat Kebersihan dan Kelengkapan                   |        |        |
|                                  | : Anjung Kereta                                                                  | : Paip Air                                               |        |        |
|                                  | : Teres                                                                          | : Paip Air                                               |        |        |
| Pemasangan Bahan Elektrik        | : Poin Siling                                                                    | C2                                                       | A2/A2m | E2/E2m |
|                                  | : Poin Lampu Pagar                                                               | 33                                                       | 31     | 33     |
|                                  | : Poin Elektrik                                                                  | 1                                                        | 1      | 1      |
|                                  | : Poin Kipas                                                                     | 31                                                       | 30     | 31     |
|                                  | : Poin Loceng Pintu                                                              | 7                                                        | 7      | 7      |
|                                  | : Poin Pemanas Air                                                               | 1                                                        | 1      | 1      |
|                                  | : Poin Telefon                                                                   | 4                                                        | 4      | 4      |
|                                  | : Poin T.V.                                                                      | 1                                                        | 1      | 1      |
|                                  | : Poin Penghawa Dingin dengan Paip                                               | 1                                                        | 1      | 1      |
|                                  | : Poin Pam 'Booster'                                                             | 6                                                        | 5      | 6      |
|                                  | : Poin Data                                                                      | 1                                                        | 1      | 1      |
|                                  | : Poin Pintu Automatik                                                           | 1                                                        | 1      | 1      |
| Pemasangan Kabel Telefon Dalaman | : Disediakan                                                                     |                                                          |        |        |
| Pagar                            | : Dinding Bata, Pagar, Keluli Ringan, Pintu Pagar Keluli Ringan, Bata-bata Venir |                                                          |        |        |
| Ciri-ciri Lain Luaran            | : Peti Surat                                                                     |                                                          |        |        |
|                                  | : Kebuk Sampah                                                                   |                                                          |        |        |
|                                  | : Kompartment Meter TNB                                                          |                                                          |        |        |
|                                  | : Sistem Penggera Asas                                                           |                                                          |        |        |
|                                  | : Jeriji Keluli Ringan                                                           |                                                          |        |        |

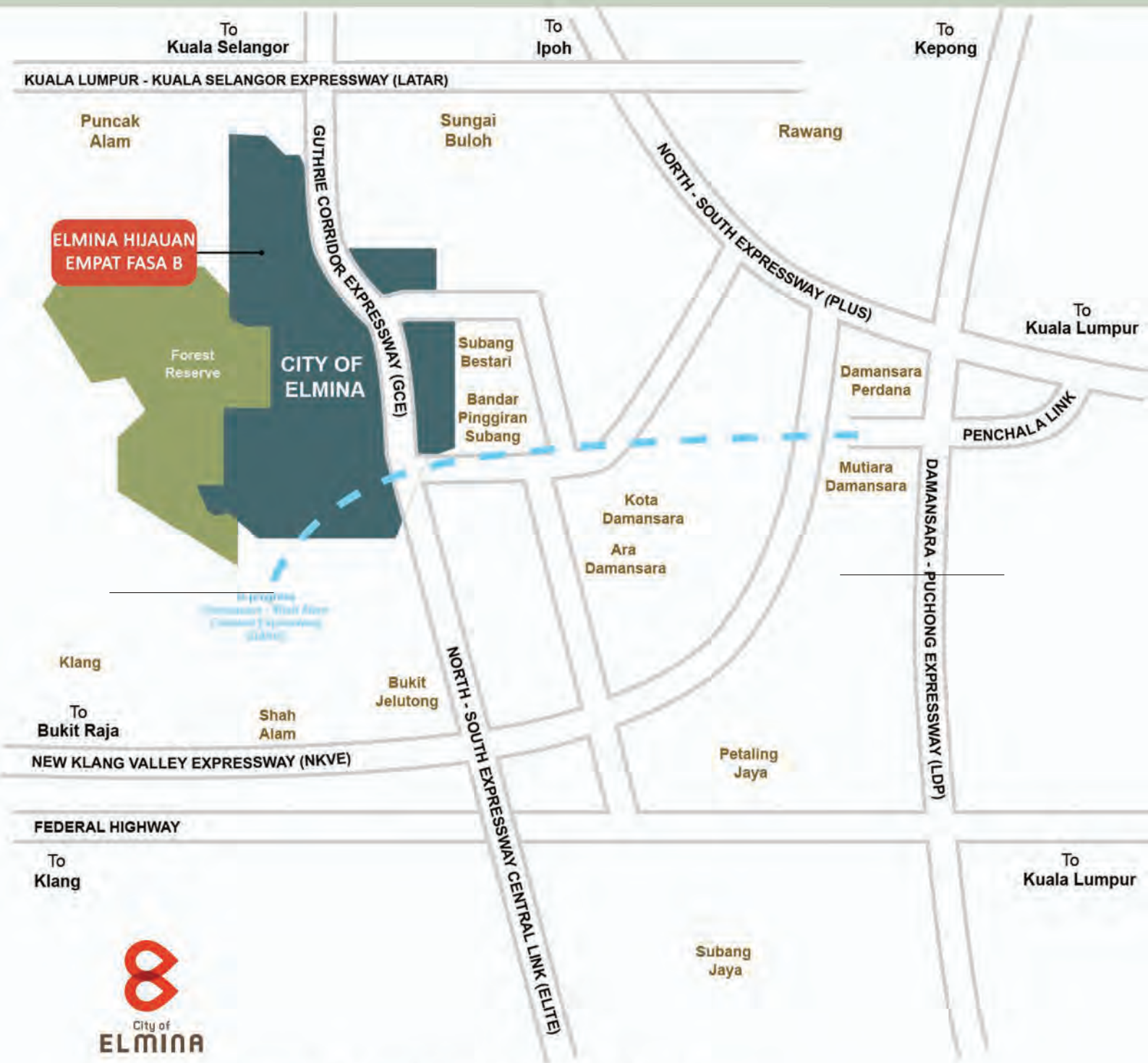
# PELAN TAPAK

## LEGEND

|              |                |
|--------------|----------------|
| A            | Intermediate   |
| E            | End            |
| C            | Corner         |
| 1            | Type 1         |
| 2            | Type 2         |
| m            | Mirror         |
| (s)          | Steps at Yard  |
| #            | Address Number |
| EG21B<br>### | Lot Number     |



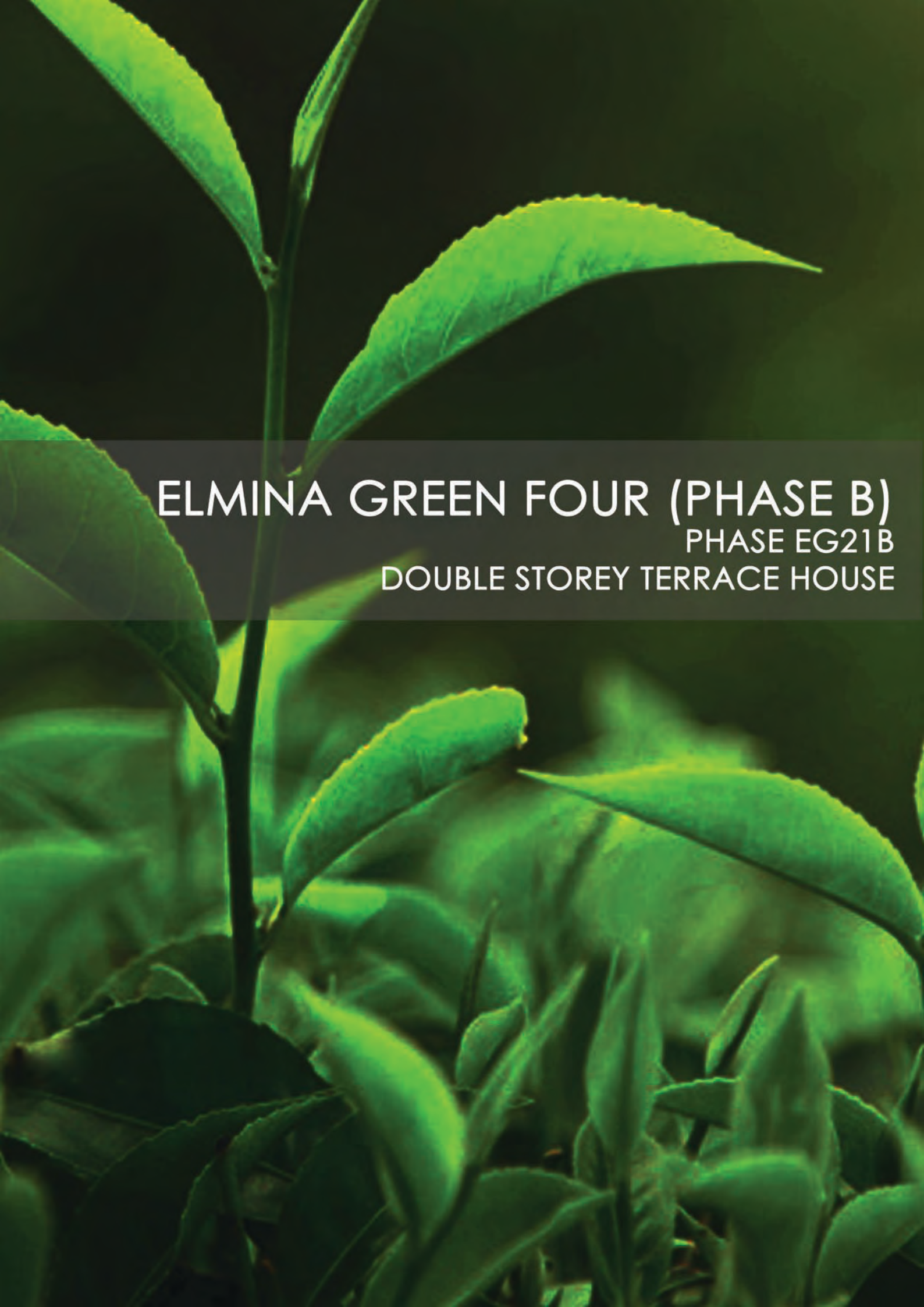
# PELAN LOKASI



Untuk segala pertanyaan, sila menghubungi atau melawati kami di:  
ELMINA PAVLLION, Persiaran Eserina, Elmina West, Sek. U16, 40160 Shah Alam, Selangor.  
Tel : **03-7831 2253**. Dibuka setiap hari: 9.30am - 6.30pm (Termasuk Cuti Umum)

EG21B | Baki Unit: 159 | Jenis: Rumah Teres 2 Tingkat | Tarikh Dijangka Siap: Oktober 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(PB)/SEK.U17/0220-2019 | Pemaju: Sime Darby Property (City of Elmina) Sdn Bhd 199301028527, Tingkat 10 , Blok G,  
No. 2 Jalan PJU 1A/7A, Ara Damansara, 47301 Petaling Jaya, Selangor | Harga Jualan : Jenis A1, 56 unit, RM1,061,184.00 (Min) - RM1,061,184.00  
(Maks), Jenis A1m, 55 unit, RM1,061,184.00 (Min) - RM1,061,184.00 (Maks), Jenis E1, 10 unit, RM1,291,850.67 (Min) - RM1,474,517.33 (Maks),  
Jenis E1m, 10 unit, RM1,291,850.67 (Min) - RM1,474,517.33 (Maks), Jenis C1, 6 unit, RM1,587,850.67 (Min) - RM1,683,850.67 (Maks), Jenis C1m, 6  
unit, RM1,587,850.67 (Min) - RM1,683,850.67 (Maks), Jenis A2, 6 unit, RM1,182,517.33 (Min) - RM1,182,517.33 (Maks), Jenis A2m, 6 unit,  
RM1,182,517.33 (Min) - RM1,182,517.33 (Maks), Jenis E2, 1 unit, RM1,433,184.00 (Min) - RM1,433,184.00 (Maks), Jenis E2m, 2 unit, RM1,433,184.00  
(Min) - RM1,641,184.00 (Maks), Jenis C2, 1 unit, RM1,767,850.67 (Min) - RM1,767,850.67 (Maks)

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA

A close-up photograph of tea plant leaves, showing their serrated edges and vibrant green color. The leaves are arranged in a cluster, with some in sharp focus and others blurred in the background. A semi-transparent dark grey rectangular box is overlaid on the right side of the image, containing white text.

# ELMINA GREEN FOUR (PHASE B)

PHASE EG21B  
DOUBLE STOREY TERRACE HOUSE

# ARCHITECTURAL STATEMENT



Phase B Elmina Green Four sits in City of Elmina development which nestled to a permanent Forest Reserve, and acts as a showcase wellness community. The development is:

- a) Characterised by a uniform slope
- b) Provided with wide roads with easy access
- c) Linked by a linear park which opens out at strategic locations via pedestrian friendly links and equipped with amenities
- d) Within close proximity to amenities such as schools, surau and shops

Phase B is comprised of double storey terrace houses in 2 different lot sizes, i.e. 20'x70' and 20'x80' with varied design for the different lot sizes.

## **Design features include:**

- a) A striking modern vernacular aesthetic with rustic brick veneer cladding, contrasting facade elements and pitched roofs.
- b) Decorative openable grille for windows and doors for all units as an architectural feature as well as an additional tier of security.
- c) A full-sized, column-free car porch for maximum flexibility.
- d) Open plan arrangement with integrated Living, Dining and Kitchen to enhance the sense of continuity of space.
- e) Ground floor integrated with elements extracted from Lifetime Homes concept, thus promote better space usage for multi-generational living.

# ELMINA GREEN FOUR

## TYPE 1

20' x 70' | From 2,051 sq ft



# CONCEPTUAL DESIGN



## TYPE C1 - 22'X70'- CORNER UNIT

- 4 comfortable bedrooms and 4 bathrooms.
- Spacious living hall with through-space to dining and kitchen.
- Adjustable louvers window at living area provide natural ventilation and lighting.
- Large bedroom at ground floor with attached disabled-friendly bathroom which doubles up as a guest room or family room.
- Sliding pocket doors to Bath 3 for the convenience of the users.
- Private terrace with planter box at the ground floor bedroom.
- Large full height window openings to front facade.
- Convertible space design underneath the staircase allowing customization of space.
- Sliding door at the dining area opens up to terrace.
- Deep overhang design at side act as sun shading to living and dining space.

# CONCEPTUAL DESIGN



## TYPE A1 - 20'X70' - INTERMEDIATE UNIT

- 4 comfortable bedrooms, 4 bathrooms and a family area.
- Spacious living hall with through-space to dining and kitchen.
- Adjustable louvers window at living area provide natural ventilation and lighting.
- Large bedroom at ground floor with attached disabled-friendly bathroom which doubles up as a guest room or family room.
- Sliding pocket doors to Bath 3 for the convenience of the users.
- Private terrace with planter box at the ground floor bedroom.
- Large full height window openings to front facade.
- Open staircase design gives flexibility of space planning.
- Convertible space design underneath the staircase allowing customization of space

# CONCEPTUAL DESIGN



## TYPE E1 - 20'X70' - END UNIT

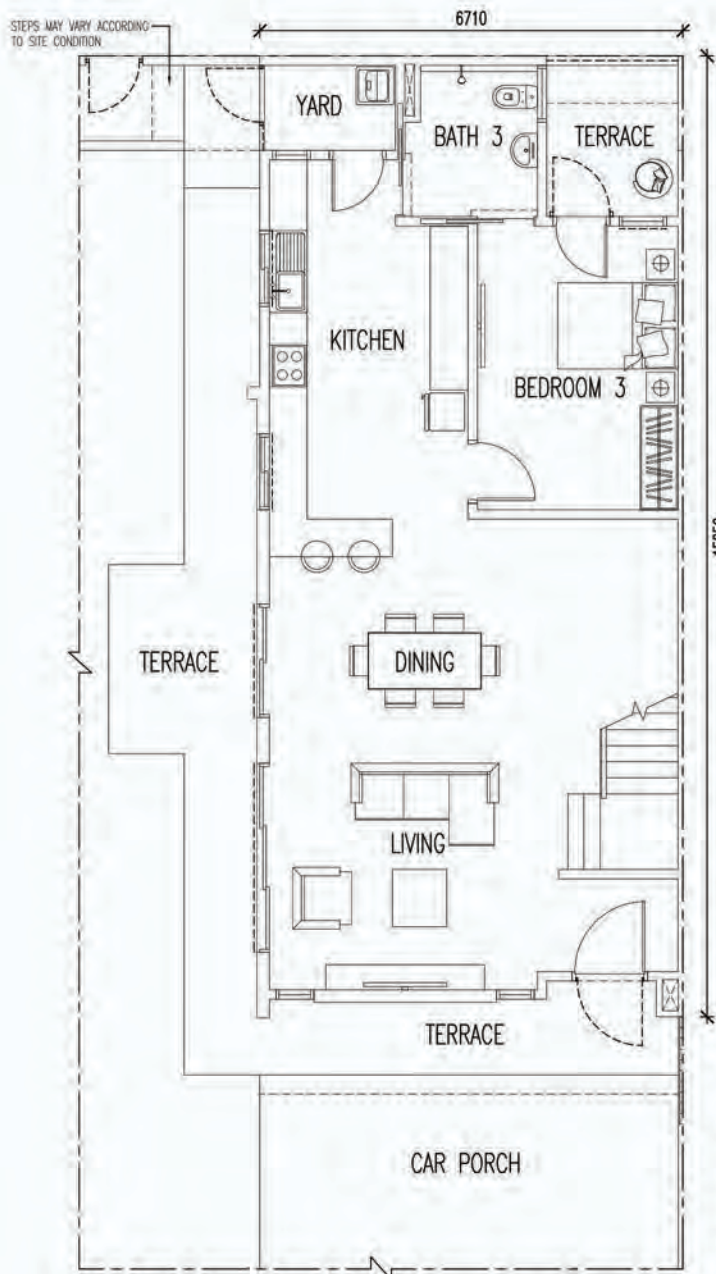
- 4 comfortable bedrooms and 4 bathrooms.
- Spacious living hall with through-space to dining and kitchen.
- Adjustable louvers window at living area provide natural ventilation and lighting.
- Large bedroom at ground floor with attached disabled-friendly bathroom which doubles up as a guest room or family room.
- Sliding pocket doors to Bath 3 for the convenience of the users.
- Private terrace with planter box at the ground floor bedroom.
- Large full height window openings to front facade.
- Convertible space design underneath the staircase allowing customization of space.
- Sliding door at the dining area opens up to terrace.
- Deep overhang design at side act as sun shading to living and dining space.

# FLOOR PLAN

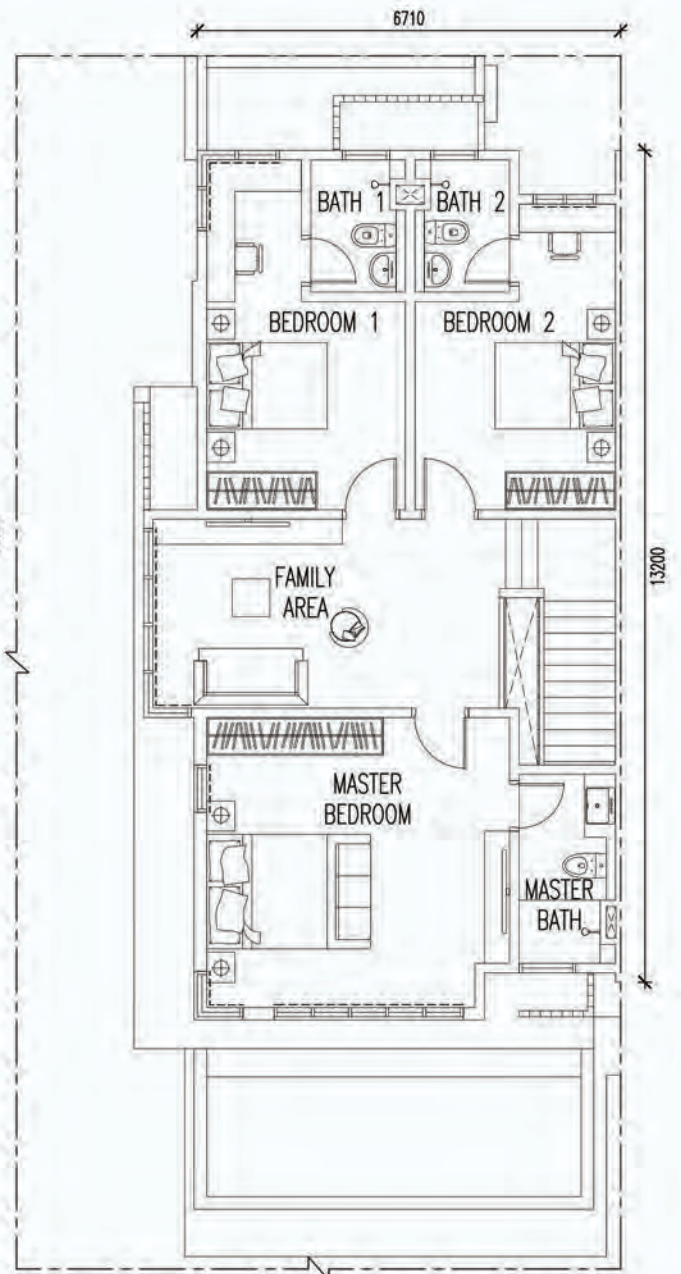
TYPE C1 - 22' X 70'

CORNER UNIT

Built-Up Area: 2430.29 Sq. Ft.



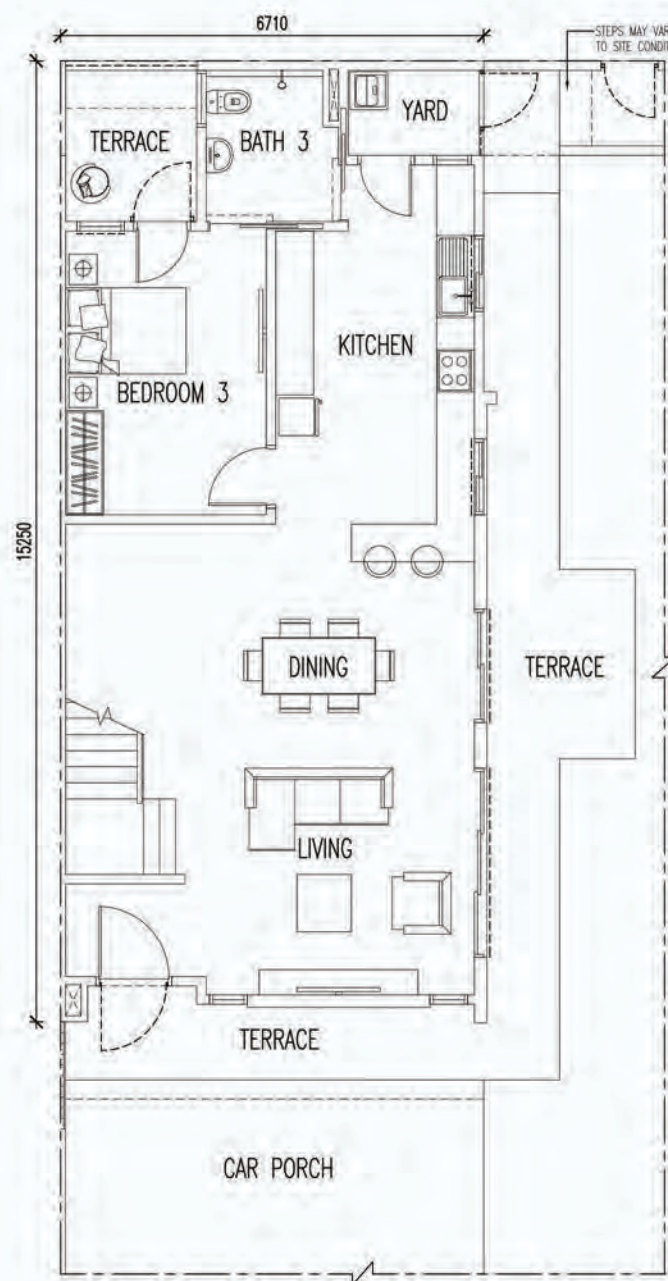
GROUND FLOOR PLAN



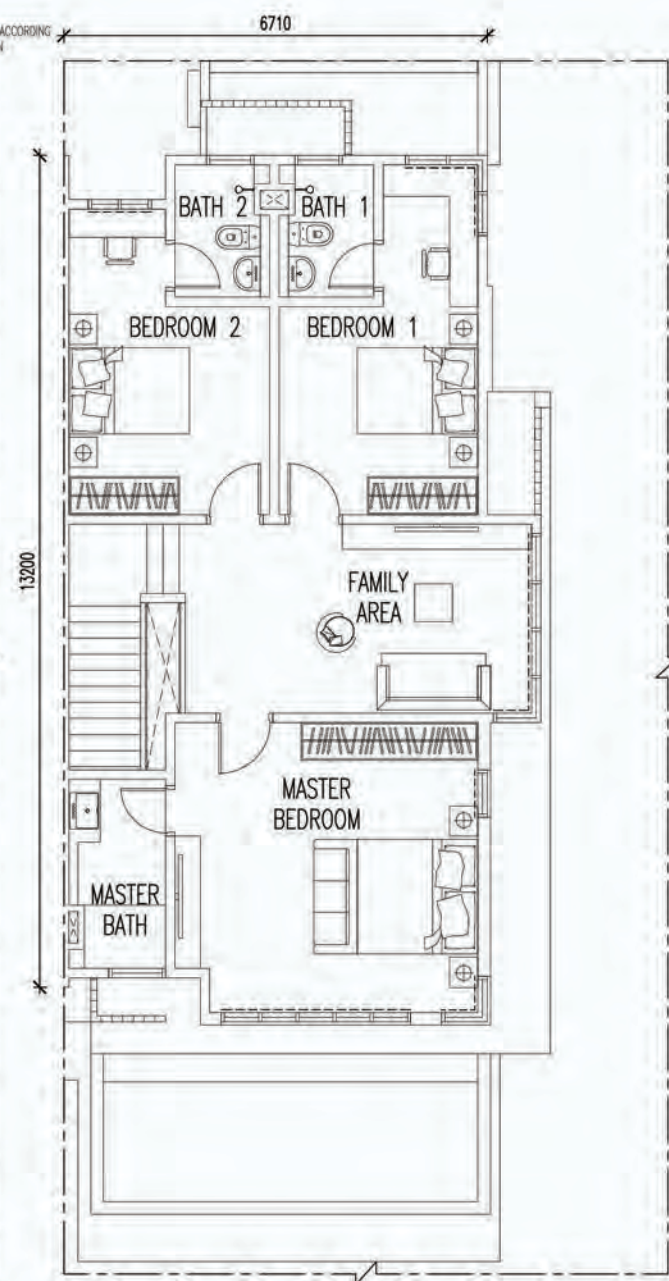
FIRST FLOOR PLAN

# FLOOR PLAN

TYPE C1m - 22' X 70'  
CORNER UNIT  
Built-Up Area: 2430.29 Sq. Ft.



GROUND FLOOR PLAN

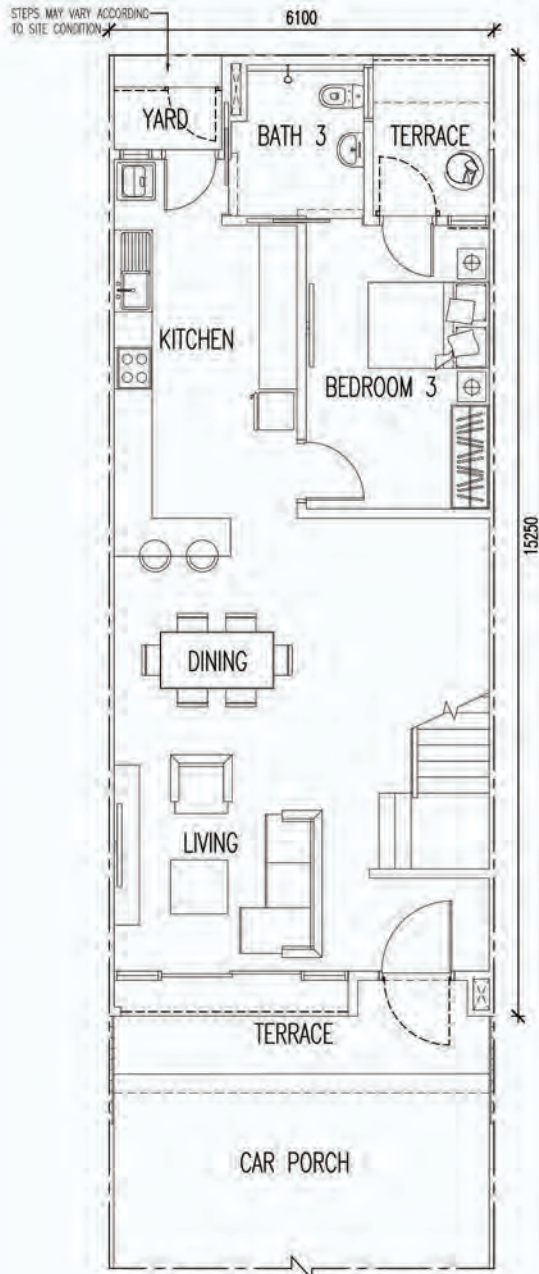


FIRST FLOOR PLAN

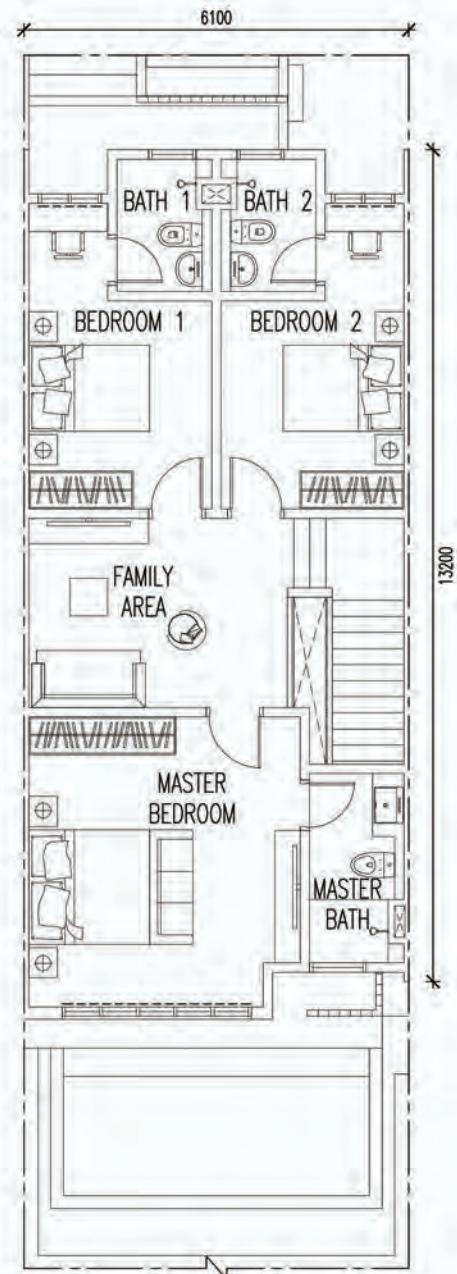
# FLOOR PLAN

## TYPE A1 - 20' X 70' INTERMEDIATE UNIT

Built-Up Area: 2051.30 Sq. Ft.



GROUND FLOOR PLAN

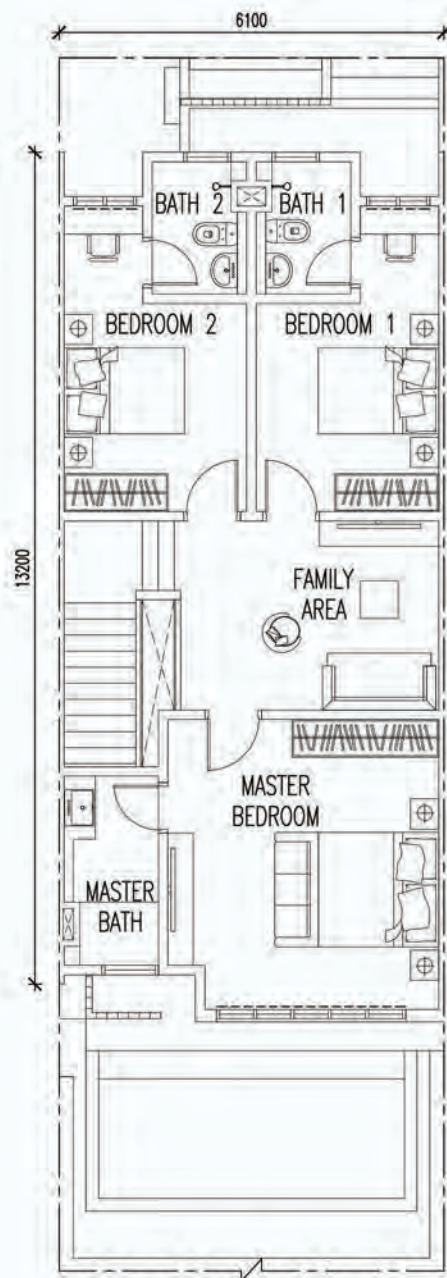


FIRST FLOOR PLAN

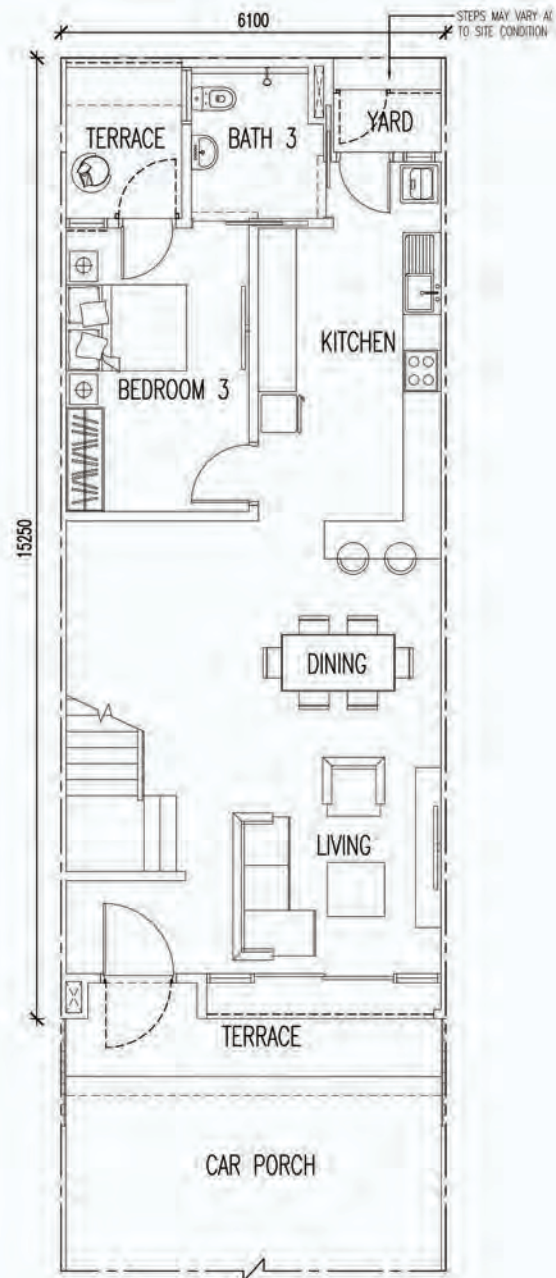
# FLOOR PLAN

TYPE A1m - 20' X 70'  
INTERMEDIATE UNIT

Built-Up Area: 2051.30 Sq. Ft.



GROUND FLOOR PLAN



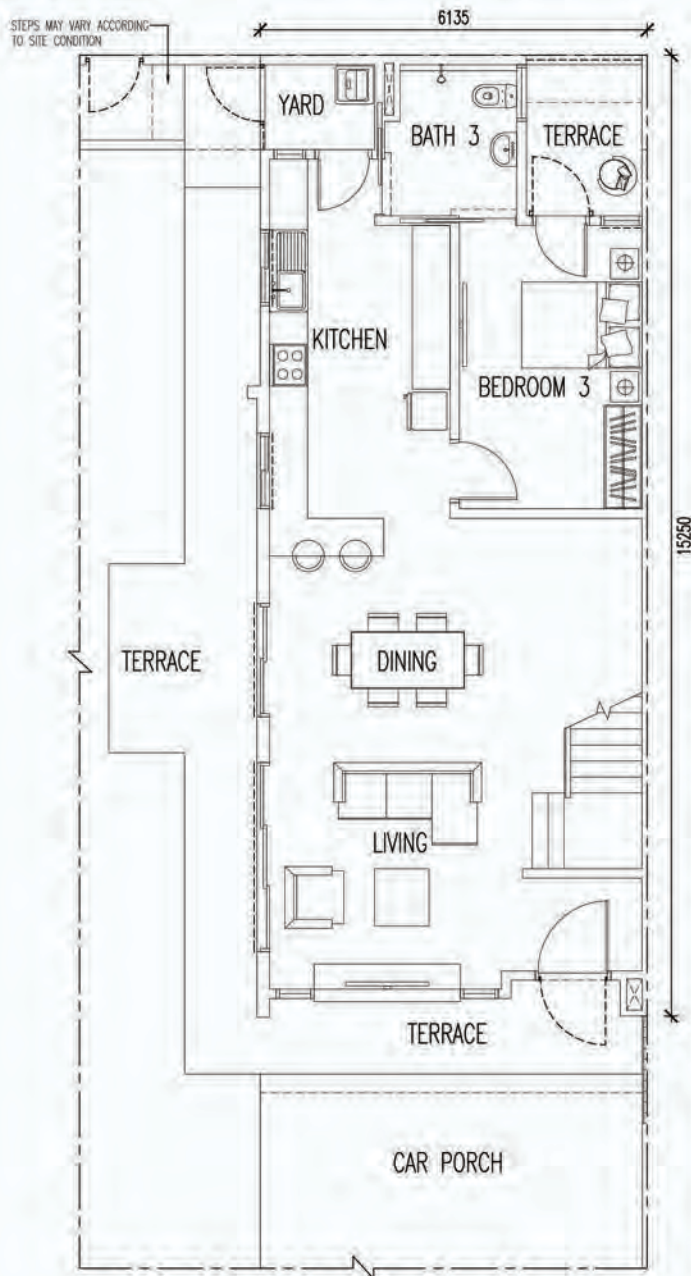
FIRST FLOOR PLAN

# FLOOR PLAN

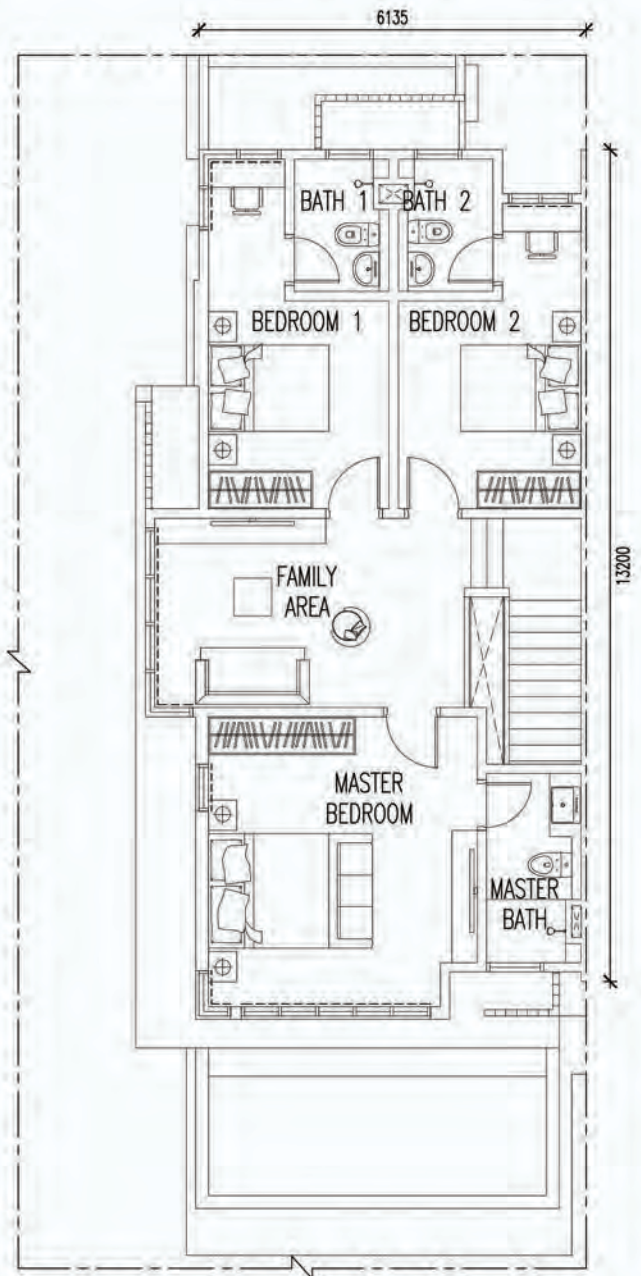
TYPE E1 - 20' X 70'

END UNIT

Built-Up Area: 2235.70 Sq. Ft.



GROUND FLOOR PLAN

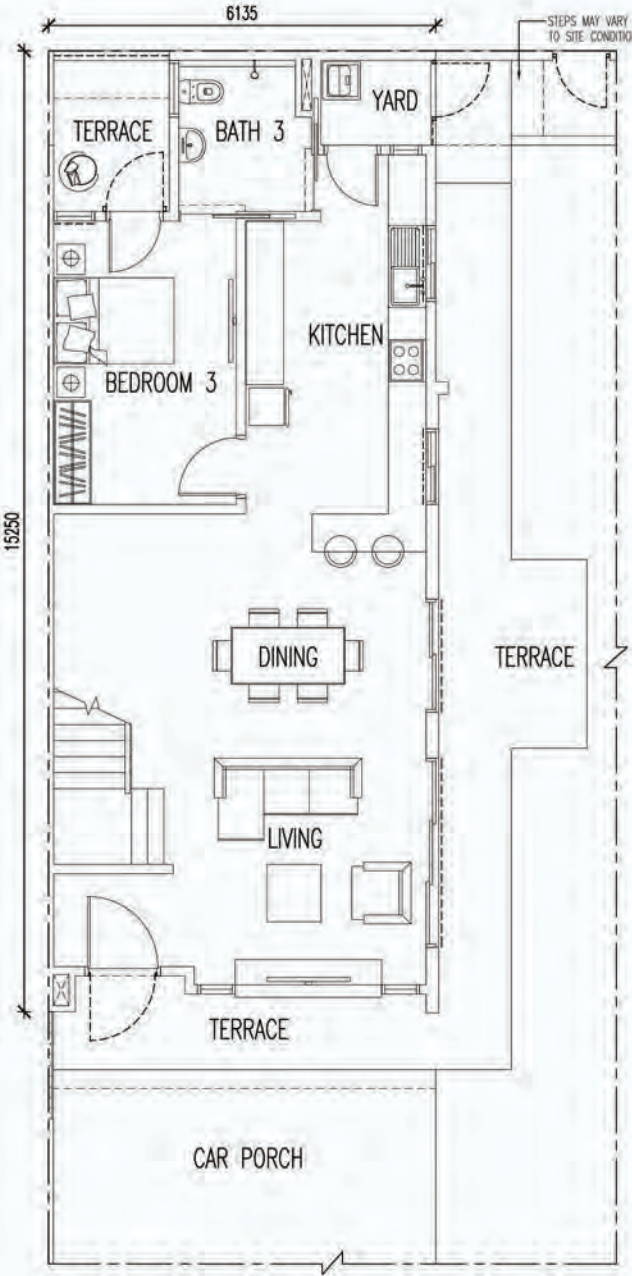


FIRST FLOOR PLAN

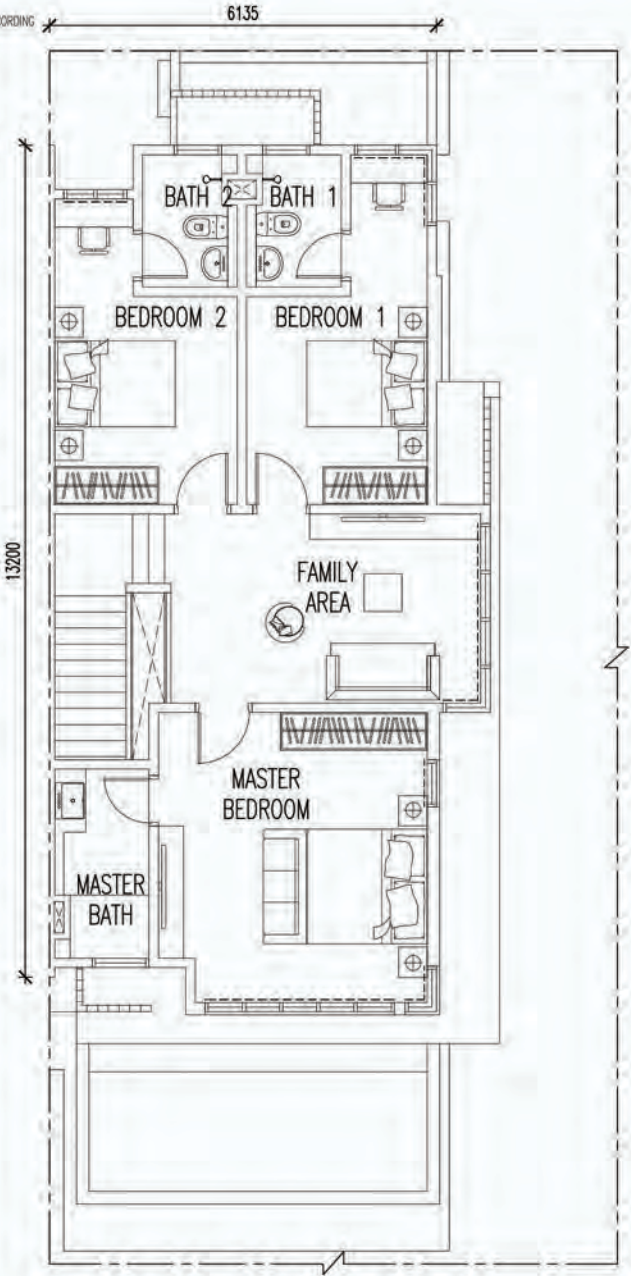
# FLOOR PLAN

TYPE E1m - 20' X 70'  
END UNIT

Built-Up Area: 2235.70 Sq. Ft.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

# SPECIFICATIONS

## TYPE 1

### ELMINA HIJAUAN EMPAT (FASA B)

#### PHASE EG21B

#### TYPE GENERAL - TYPE 1

#### THE FOURTH SCHEDULE

(CLAUSE 15)

#### BUILDING DESCRIPTION

|                                       |                                              |                                                                  |    |    |
|---------------------------------------|----------------------------------------------|------------------------------------------------------------------|----|----|
| Structure                             |                                              | : Reinforced Concrete                                            |    |    |
| Wall                                  |                                              | : Masonry / Drywall                                              |    |    |
| Roof Covering                         |                                              | : Roof Tiles / Concrete/ Metal Deck                              |    |    |
| Roof Framing                          |                                              | : Metal                                                          |    |    |
| Ceiling                               |                                              | : Plaster Ceiling / Cement Board / Skim Coat                     |    |    |
| Windows                               | : All                                        | : Aluminium Frame / Glass Louvers / Glass Panel                  |    |    |
| Doors                                 | : Main Entrance                              | : Laminated Engineered Timber Door                               |    |    |
|                                       |                                              | : Glass Door Panel (Bedroom 3 only)                              |    |    |
|                                       |                                              | : Laminated Timber Flush Door (Kitchen only)                     |    |    |
|                                       | : Other Doors                                | : Laminated Timber Flush Door                                    |    |    |
|                                       | : Sliding                                    | : Aluminium Frame / Glass Panel                                  |    |    |
| Ironmongery                           |                                              | : Locksets with Accessories                                      |    |    |
| Wall Finishes                         | : External Walls                             | : Plaster & Paint / Vent Blocks / Brick Veneers                  |    |    |
|                                       | : Kitchen                                    | : Porcelain Tiles up to 1500mm height / Plaster & Paint          |    |    |
|                                       | : Yard                                       | : Porcelain Tiles up to 1500mm height / Plaster & Paint          |    |    |
|                                       | : Master Bath, Bath 1, 2 & 3                 | : Porcelain Tiles up to ceiling height                           |    |    |
|                                       | : Others                                     | : Plaster & Paint                                                |    |    |
| Floor Finishes                        | : Living, Dining, Kitchen, Bedroom 3         | : Porcelain Tiles                                                |    |    |
|                                       | : Terrace, Yard                              | : Porcelain Tiles                                                |    |    |
|                                       | : Master Bath, Bath 1, 2 & 3                 | : Porcelain Tiles                                                |    |    |
|                                       | : Master Bedroom, Bedroom 1 & 2, Family Area | : Laminated Timber Flooring                                      |    |    |
|                                       | : Staircase                                  | : Laminated Timber Flooring                                      |    |    |
|                                       | : Car Porch                                  | : Concrete Imprint                                               |    |    |
|                                       |                                              |                                                                  |    |    |
| Sanitary Wares and Plumbing Fittings  | : Kitchen                                    | : Sink with Tap                                                  |    |    |
|                                       | : Master Bathroom, Bath 1, 2 & 3             | : Sanitary Wares and Fittings                                    |    |    |
|                                       | : Car Porch                                  | : Tap                                                            |    |    |
|                                       | : Terrace                                    | : Tap                                                            |    |    |
|                                       |                                              |                                                                  |    |    |
| Electrical Installation               | : Light Point                                | : 30                                                             | 28 | 30 |
|                                       | : Gate Light Point                           | : 1                                                              | 1  | 1  |
|                                       | : Power Point                                | : 30                                                             | 29 | 30 |
|                                       | : Fan Point                                  | : 7                                                              | 7  | 7  |
|                                       | : Door Bell Point                            | : 1                                                              | 1  | 1  |
|                                       | : Water Heater Power Point                   | : 4                                                              | 4  | 4  |
|                                       | : Telephone Point                            | : 1                                                              | 1  | 1  |
|                                       | : T.V Point                                  | : 1                                                              | 1  | 1  |
|                                       | : Air-Condition Power Point with Piping      | : 6                                                              | 5  | 6  |
|                                       | : Booster Pump Power Point                   | : 1                                                              | 1  | 1  |
|                                       | : Data Point                                 | : 1                                                              | 1  | 1  |
|                                       | : Auto-Gate Point                            | : 1                                                              | 1  | 1  |
| Internal Telephone Trunking & Cabling |                                              | : Provided                                                       |    |    |
| Fencing                               |                                              | : Brick Wall, Mild Steel Fencing, Mild Steel Gate, Brick Veneers |    |    |
| Miscellaneous                         |                                              | : Letter Box                                                     |    |    |
|                                       |                                              | : Refuse Compartment                                             |    |    |
|                                       |                                              | : TNB Meter Compartment                                          |    |    |
|                                       |                                              | : Basic Alarm System                                             |    |    |
|                                       |                                              | : Mild Steel Grille                                              |    |    |

# ELMINA GREEN FOUR

## TYPE 2

20' x 80' | From 2,260 sq ft



# CONCEPTUAL DESIGN



## TYPE C2 - 22'X80'- CORNER UNIT

- 4 comfortable bedrooms, 4 bathrooms and spacious family area.
- Spacious living hall with through-space to dining and dry kitchen.
- Adjustable louvers window at living area provide natural ventilation and lighting.
- Split first floor level to create visual linkage between living/ dining and family area.
- Double volume void for grandiose dining space and to promote vertical ventilation and lighting.
- Large bedroom at ground floor with attached disabled-friendly bathroom which doubles up as a guest room or family room.
- Sliding pocket doors to Bath 3 for the convenience of the users.
- Private terrace with planter box at the ground floor bedroom.
- Large full height window openings to front facade.
- Convertible space design underneath the staircase allowing customization of space.
- Sliding door at the dining area opens up to terrace.
- Deep overhang design at side act as sun shading to living and dining space.

# CONCEPTUAL DESIGN



## TYPE A2 - 20'X80' - INTERMEDIATE UNIT

- 4 comfortable bedrooms, 4 bathrooms and spacious family area.
- Spacious living hall with through-space to dining and dry kitchen.
- Adjustable louvers window at living area provide natural ventilation and lighting.
- Split first floor level to create visual linkage between living/ dining and family area.
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- Sliding door at the dining area opens up to terrace.
- Deep overhang design at side act as sun shading to living and dining space.

# CONCEPTUAL DESIGN



## TYPE E2 - 20'X80' - END UNIT

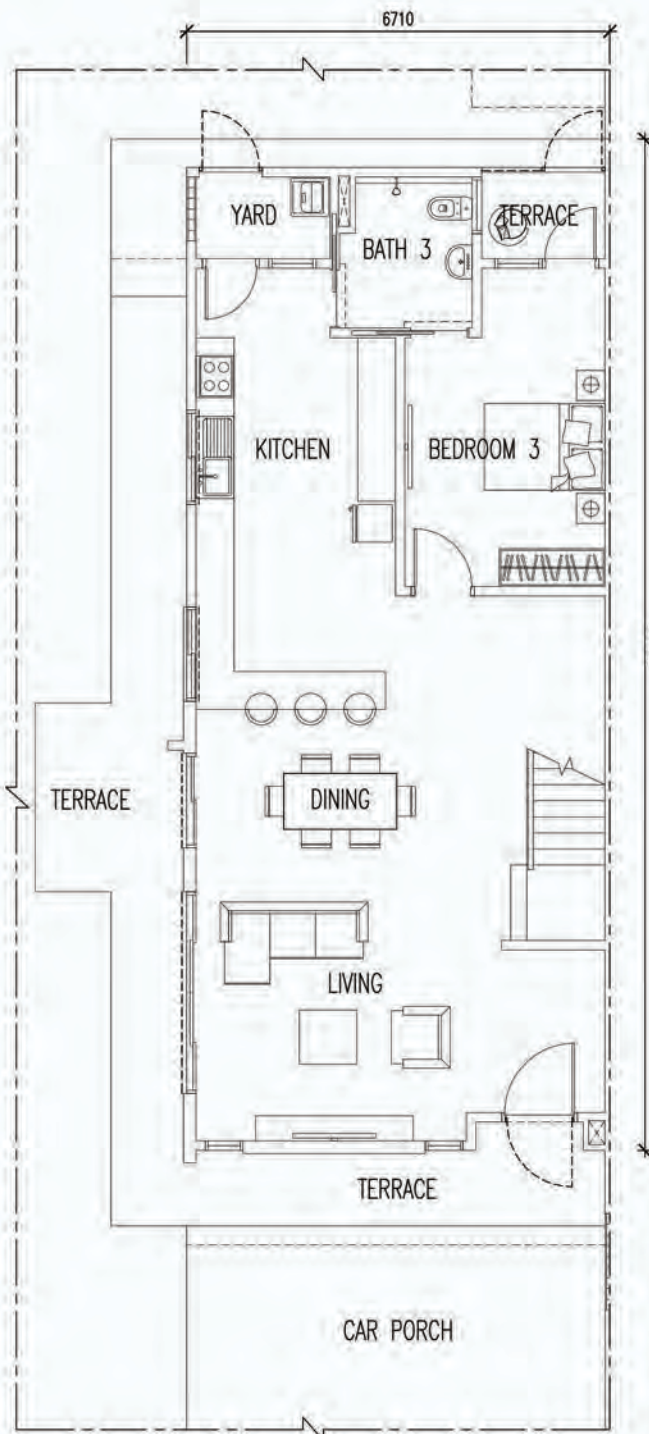
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# FLOOR PLAN

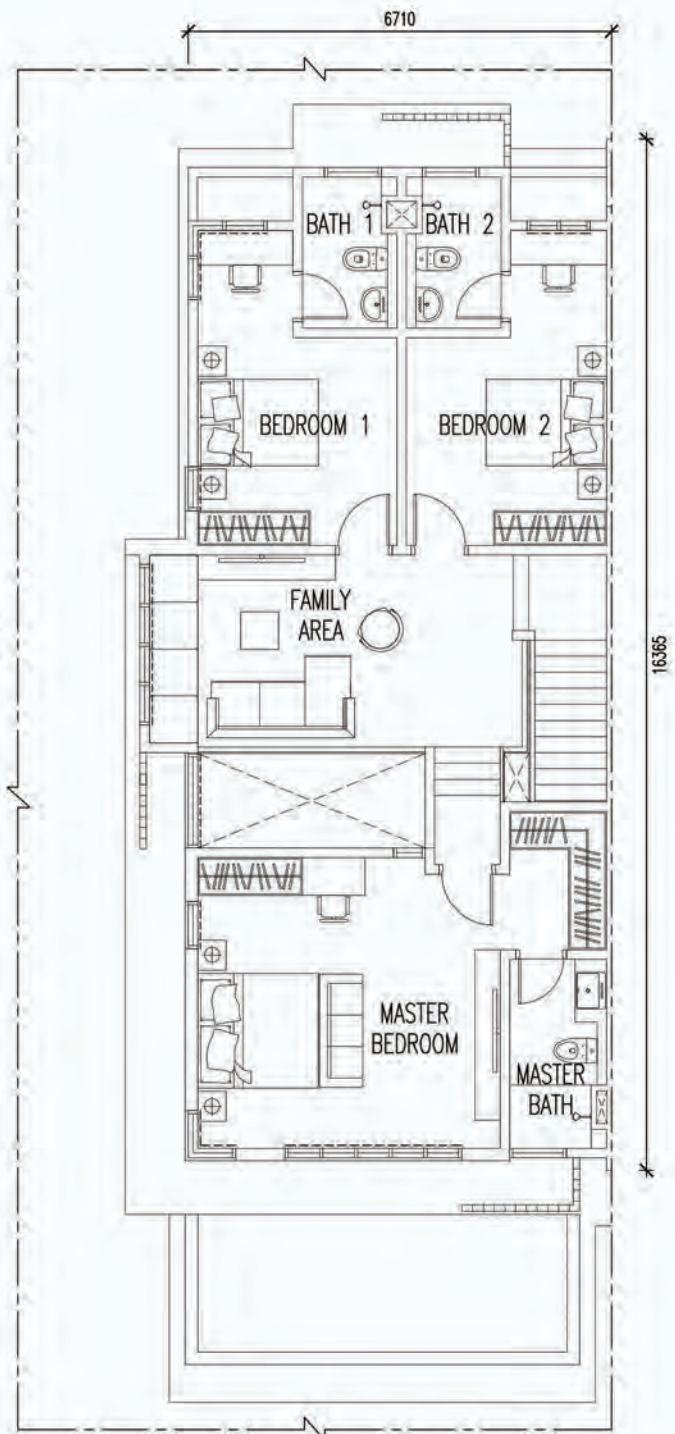
TYPE C2 - 22' X 80'

CORNER UNIT

Built-Up Area: 2633.27 Sq. Ft.



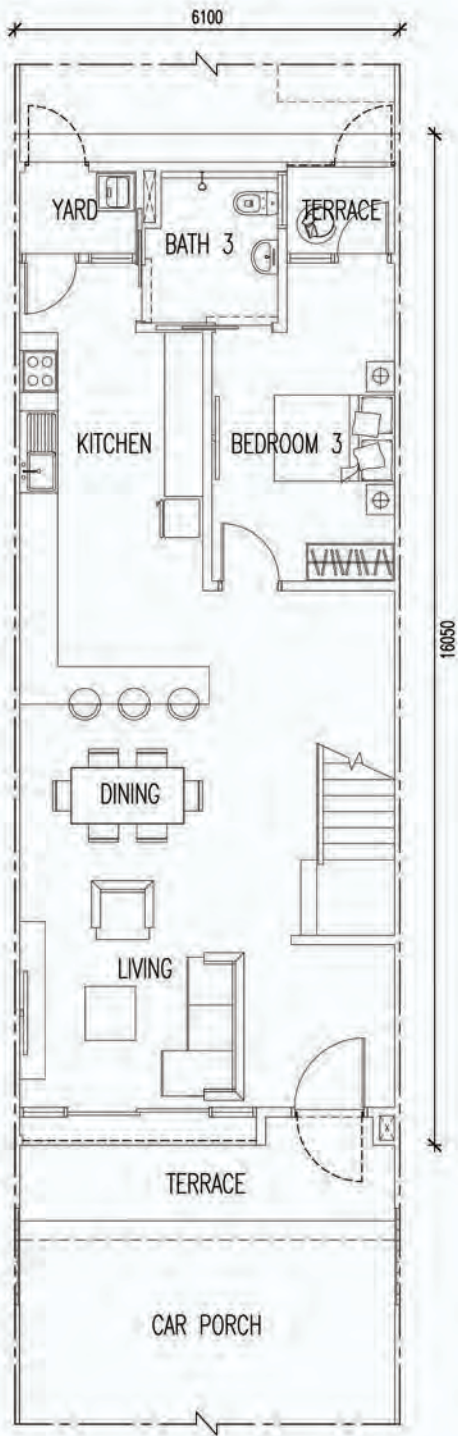
GROUND FLOOR PLAN



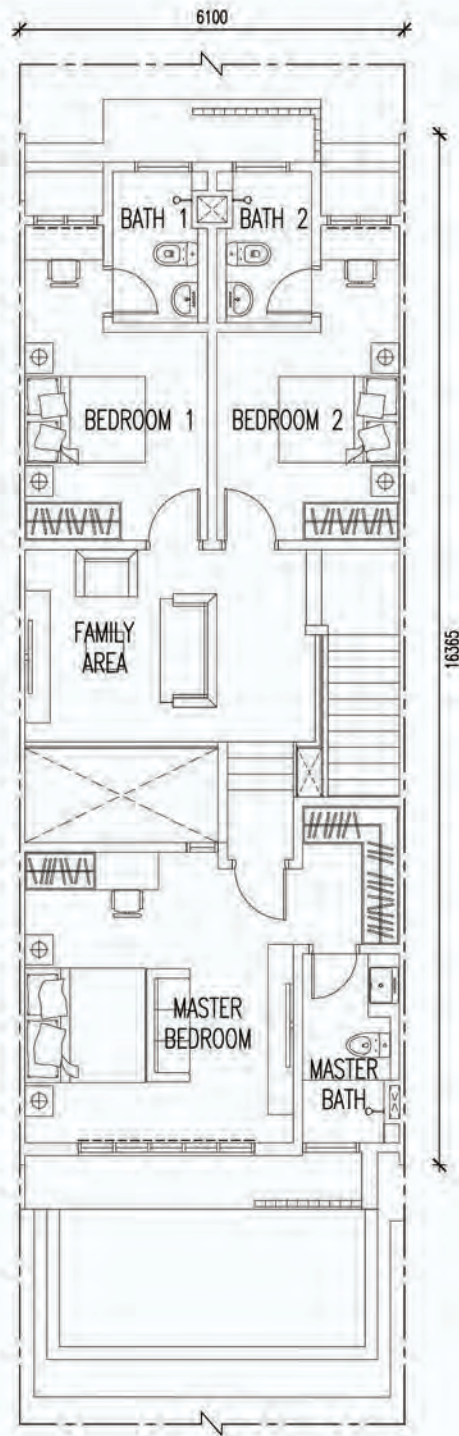
FIRST FLOOR PLAN

# FLOOR PLAN

TYPE A2 - 20' X 80'  
INTERMEDIATE UNIT  
Built-Up Area: 2260.32 Sq. Ft.



GROUND FLOOR PLAN

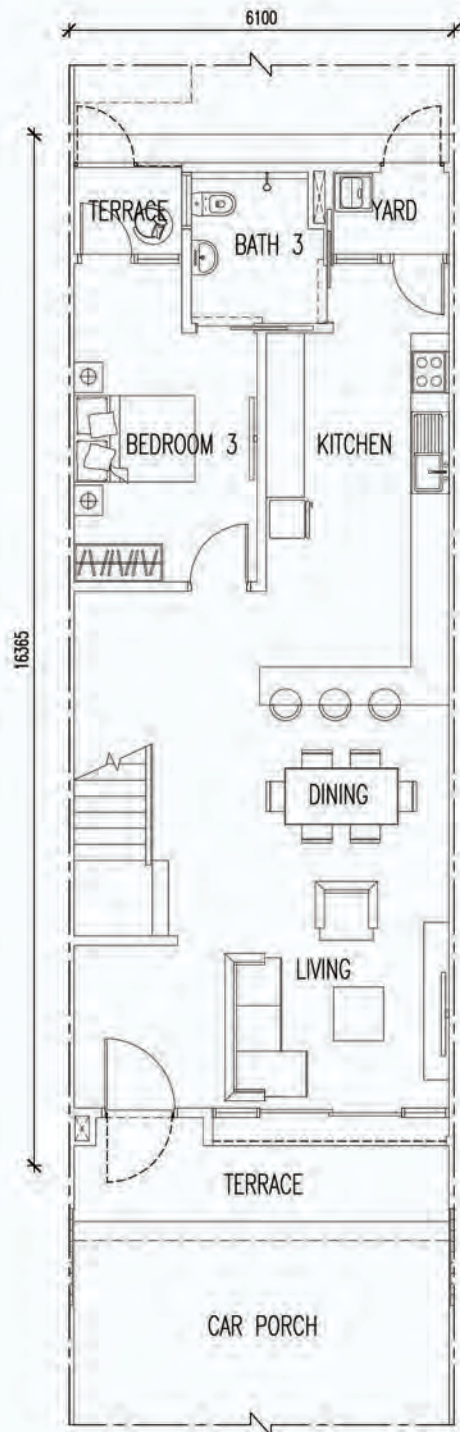


FIRST FLOOR PLAN

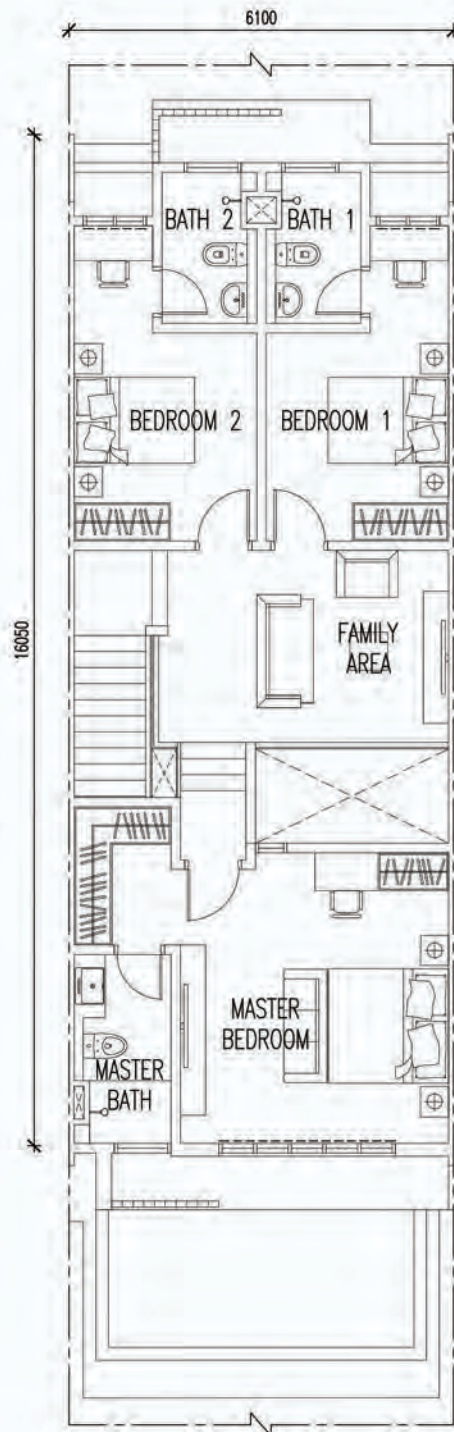
# FLOOR PLAN

TYPE A2m - 20' X 80'  
INTERMEDIATE UNIT

Built-Up Area: 2260.32 Sq. Ft.



GROUND FLOOR PLAN



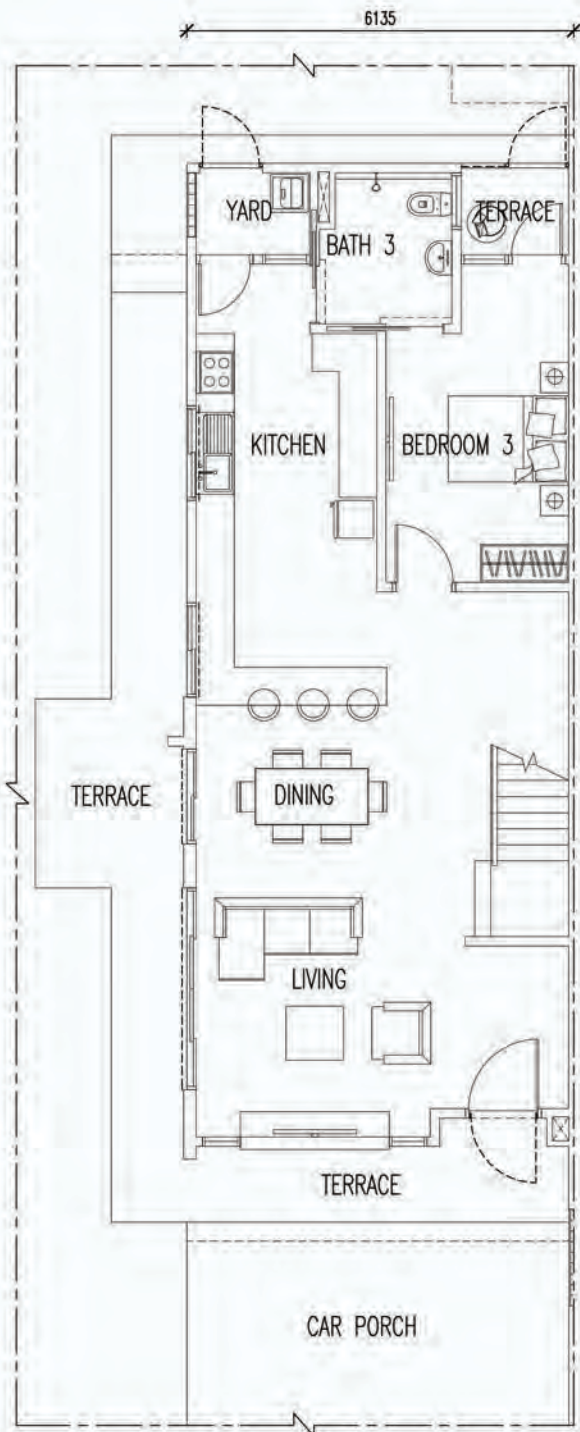
FIRST FLOOR PLAN

# FLOOR PLAN

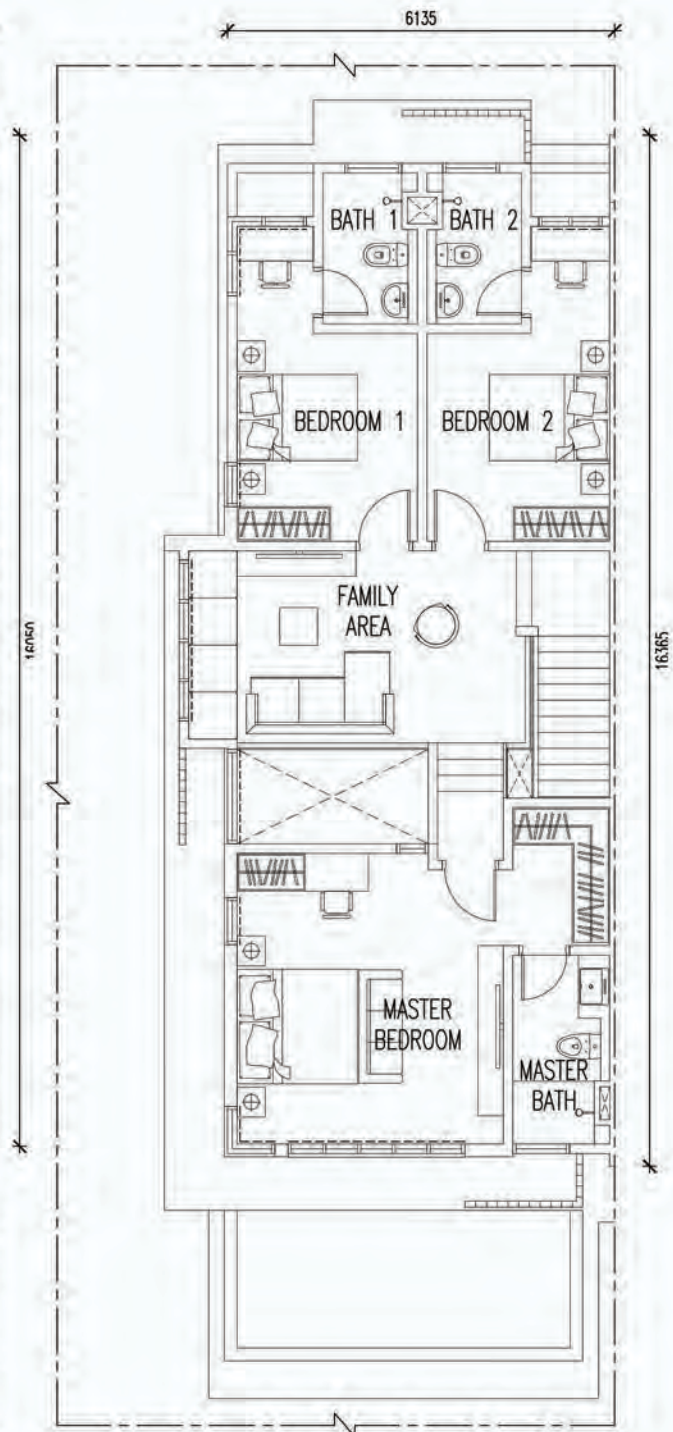
TYPE E2 - 20' X 80'

END UNIT

Built-Up Area: 2430.48 Sq. Ft.



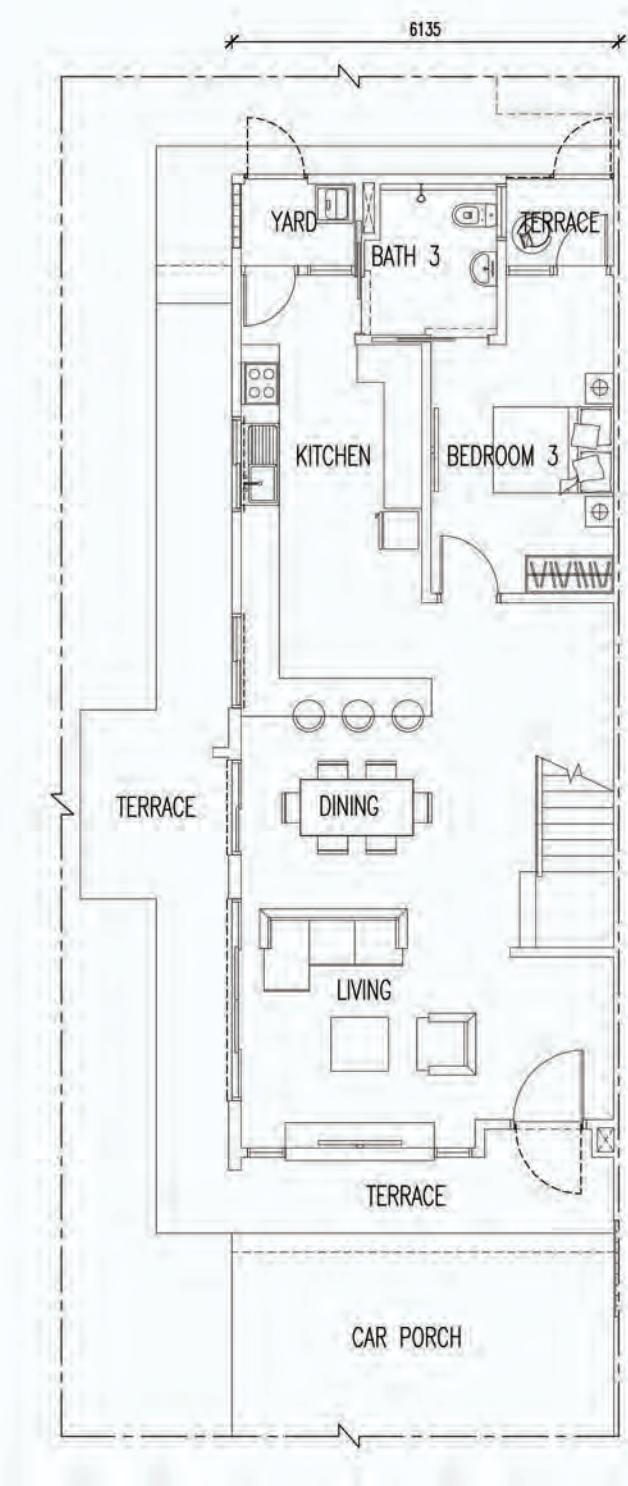
GROUND FLOOR PLAN



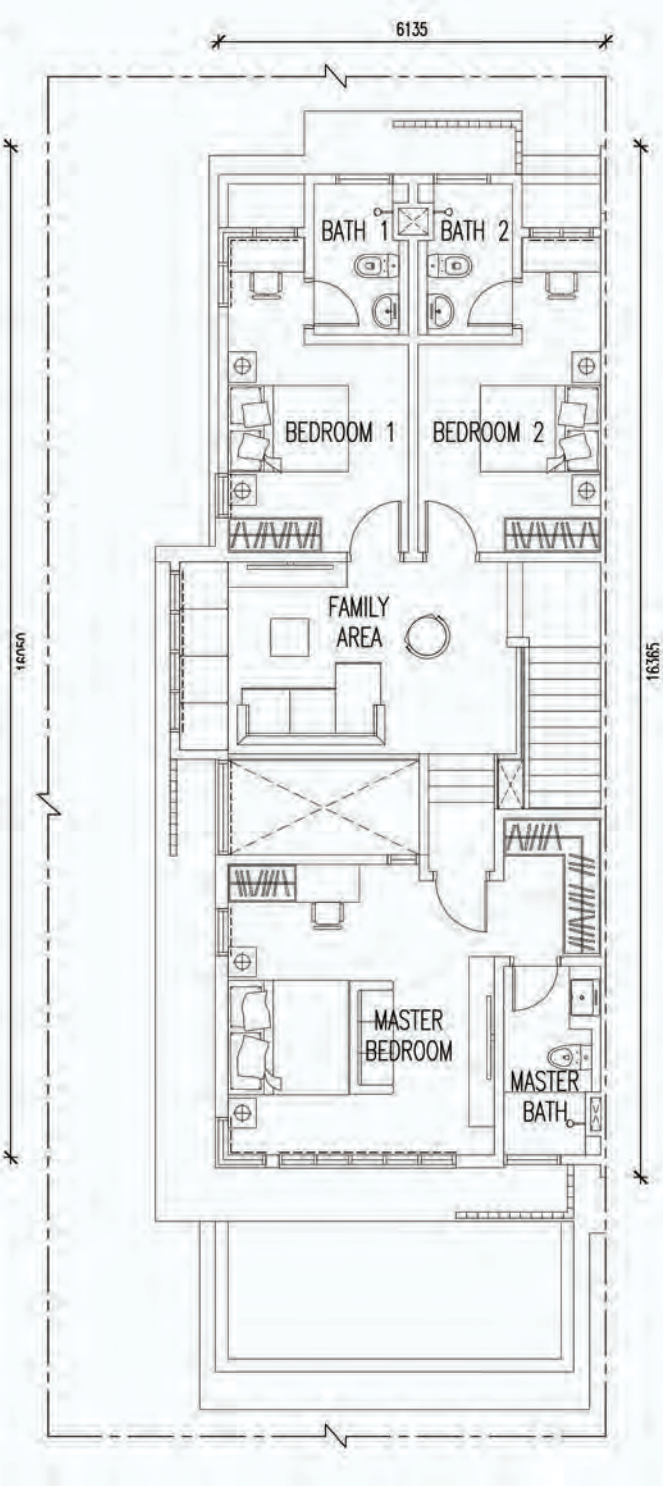
FIRST FLOOR PLAN

# FLOOR PLAN

TYPE E2m - 20' X 80'  
END UNIT  
Built-Up Area: 2430.48 Sq. Ft.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

# SPECIFICATIONS

## TYPE 2

### ELMINA HIJAUAN EMPAT (FASA B)

#### PHASE EG21B

#### TYPE GENERAL - TYPE 2

#### THE FOURTH SCHEDULE

(CLAUSE 15)

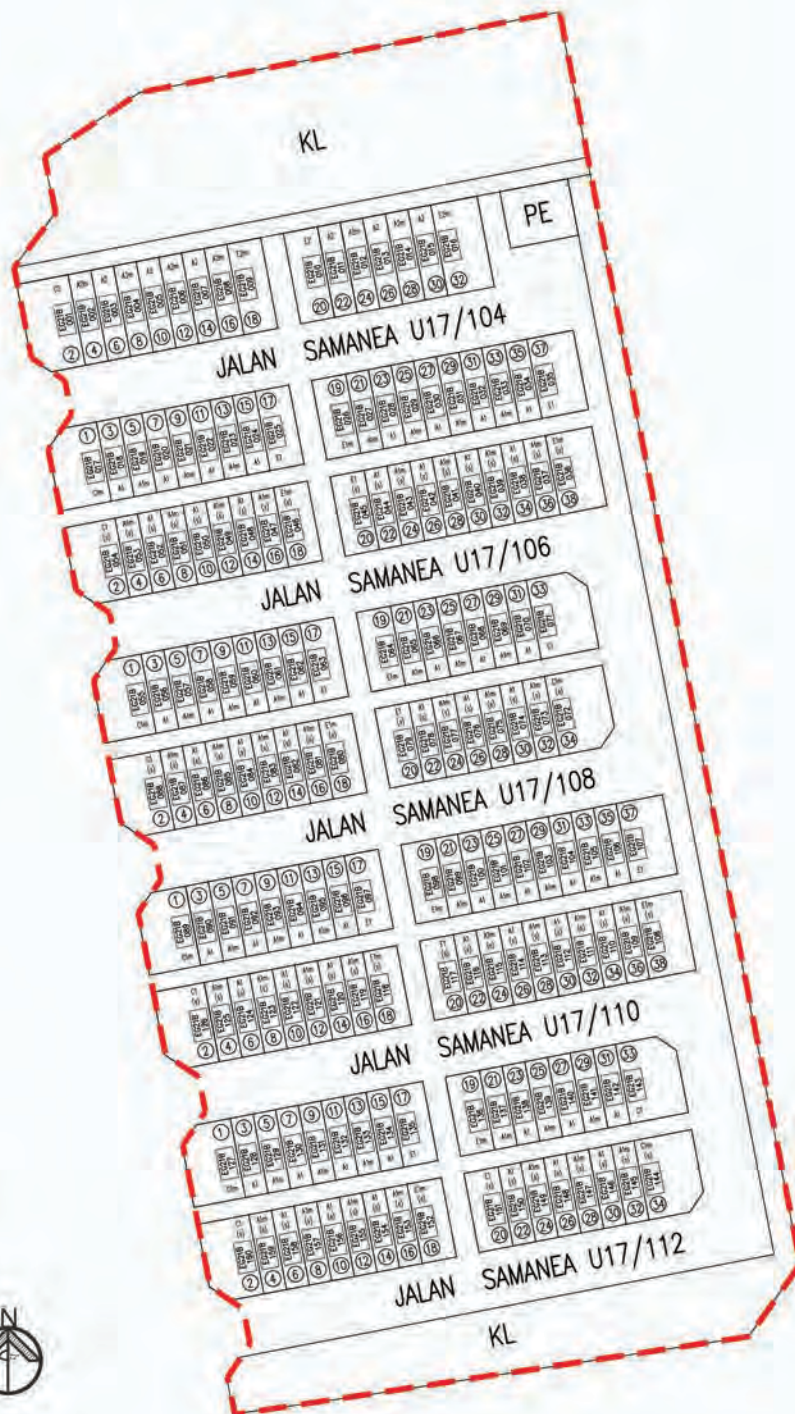
#### BUILDING DESCRIPTION

|                                       |                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                      |
|---------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Structure                             |                                                                                                                                                                                                                                                                          | : Reinforced Concrete                                                                                                                                                                                                                |
| Wall                                  |                                                                                                                                                                                                                                                                          | : Masonry / Drywall                                                                                                                                                                                                                  |
| Roof Covering                         |                                                                                                                                                                                                                                                                          | : Roof Tiles / Concrete/ Metal Deck                                                                                                                                                                                                  |
| Roof Framing                          |                                                                                                                                                                                                                                                                          | : Metal                                                                                                                                                                                                                              |
| Ceiling                               |                                                                                                                                                                                                                                                                          | : Plaster Ceiling / Cement Board / Skim Coat                                                                                                                                                                                         |
| Windows                               | : All                                                                                                                                                                                                                                                                    | : Aluminium Frame / Glass Louvers / Glass Panel                                                                                                                                                                                      |
| Doors                                 | : Main Entrance<br>: Rear Entrance<br><br>: Other Doors<br>: Sliding                                                                                                                                                                                                     | : Laminated Engineered Timber Door<br>: Glass Door Panel (Bedroom 3 only)<br>: Laminated Timber Flush Door (Kitchen only)<br>: Laminated Timber Flush Door<br>: Aluminium Frame / Glass Panel                                        |
| Ironmongery                           |                                                                                                                                                                                                                                                                          | : Locksets with Accessories                                                                                                                                                                                                          |
| Wall Finishes                         | : External Walls<br>: Kitchen<br>: Yard<br>: Master Bath, Bath 1, 2 & 3<br>: Others                                                                                                                                                                                      | : Plaster & Paint / Vent Blocks / Brick Veneers<br>: Porcelain Tiles up to 1500mm height / Plaster & Paint<br>: Porcelain Tiles up to 1500mm height / Plaster & Paint<br>: Porcelain Tiles up to ceiling height<br>: Plaster & Paint |
| Floor Finishes                        | : Living, Dining, Kitchen, Bedroom 3<br>: Terrace, Yard<br>: Master Bath, Bath 1, 2 & 3<br>: Master Bedroom, Bedroom 1 & 2, Family Area<br>: Staircase<br>: Car Porch                                                                                                    | : Porcelain Tiles<br>: Porcelain Tiles<br>: Porcelain Tiles<br>: Laminated Timber Flooring<br>: Laminated Timber Flooring<br>: Concrete Imprint                                                                                      |
| Sanitary Wares and Plumbing Fittings  | : Kitchen<br>: Master Bathroom, Bath 1, 2 & 3<br>: Car Porch<br>: Terrace                                                                                                                                                                                                | : Sink with Tap<br>: Sanitary Wares and Fittings<br>: Tap<br>: Tap                                                                                                                                                                   |
|                                       |                                                                                                                                                                                                                                                                          | <b>C2</b>                                                                                                                                                                                                                            |
|                                       |                                                                                                                                                                                                                                                                          | <b>A2/A2m</b>                                                                                                                                                                                                                        |
|                                       |                                                                                                                                                                                                                                                                          | <b>E2/E2m</b>                                                                                                                                                                                                                        |
| Electrical Installation               | : Light Point<br>: Gate Light Point<br>: Power Point<br>: Fan Point<br>: Door Bell Point<br>: Water Heater Power Point<br>: Telephone Point<br>: T.V Point<br>: Air-Condition Power Point with Piping<br>: Booster Pump Power Point<br>: Data Point<br>: Auto-Gate Point | :<br>:<br>:<br>:<br>:<br>:<br>:<br>:<br>:<br>:<br>:<br>:<br>:                                                                                                                                                                        |
| Internal Telephone Trunking & Cabling |                                                                                                                                                                                                                                                                          | : Provided                                                                                                                                                                                                                           |
| Fencing                               |                                                                                                                                                                                                                                                                          | : Brick Wall, Mild Steel Fencing, Mild Steel Gate, Brick Veneers                                                                                                                                                                     |
| Miscellaneous                         |                                                                                                                                                                                                                                                                          | : Letter Box<br>: Refuse Compartment<br>: TNB Meter Compartment<br>: Basic Alarm System<br>: Mild Steel Grille                                                                                                                       |

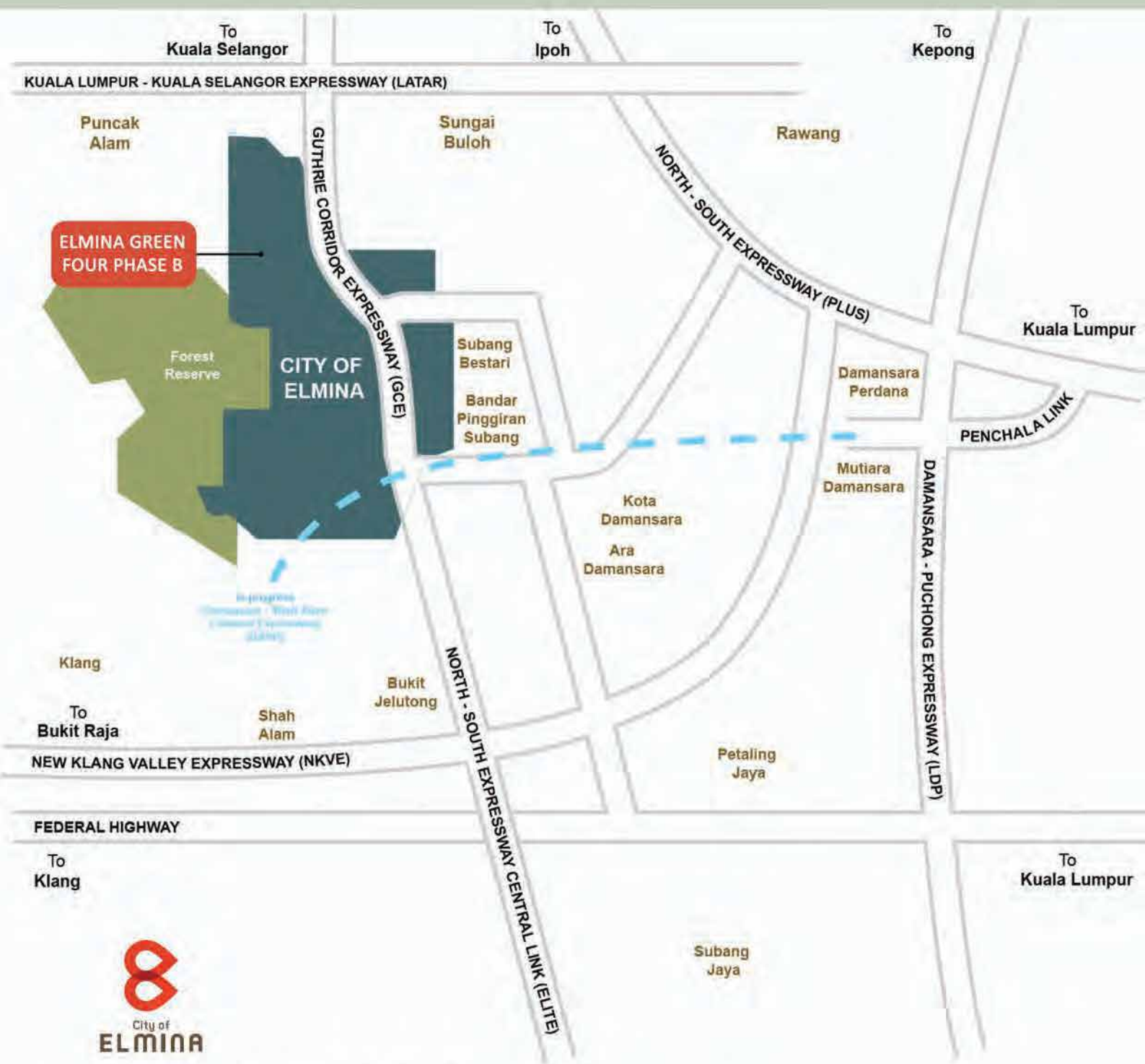
# SITE PLAN

## LEGEND

|              |                |
|--------------|----------------|
| A            | Intermediate   |
| E            | End            |
| C            | Corner         |
| 1            | Type 1         |
| 2            | Type 2         |
| m            | Mirror         |
| (s)          | Steps at Yard  |
| #            | Address Number |
| EG21B<br>### | Lot Number     |



# LOCATION PLAN



For any enquiries, please call or visit us at:  
ELMINA PAVLLION, Persiaran Eserina, Elmina West, Sek. U16, 40160 Shah Alam, Selangor.  
Tel : **03-7831 2253**. Open daily: 9.30am - 6.30pm (Including Public Holidays)

EG21B | Balance Units: 159 | Type: 2 Storey Terrace House | Expected Date of Completion: October 2023 | 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: \_\_\_\_\_ Validity: \_\_\_\_\_ | Appropriate Authority which Approves the Building Plans : Majlis  
Bandaraya Shah Alam | Reference No.: MBSA/BGN/BB/600-1(PB)/SEK.U17/0220-2019 | 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: Type A1, 56  
unit, RM1,061,184.00 (Min) - RM1,061,184.00 (Max), Type A1m, 55 unit, RM1,061,184.00 (Min) - RM1,061,184.00 (Max), Type E1, 10 unit,  
RM1,291,850.67 (Min) - RM1,474,517.33 (Max), Type E1m, 10 unit, RM1,291,850.67 (Min) - RM1,474,517.33 (Max), Type C1, 6 unit, RM1,587,850.67  
(Min) - RM1,683,850.67 (Max), Type C1m, 6 unit, RM1,587,850.67 (Min) - RM1,683,850.67 (Max), Type A2, 6 unit, RM1,182,517.33 (Min) -  
RM1,182,517.33 (Max), Type A2m, 6 unit, RM1,182,517.33 (Min) - RM1,182,517.33 (Max), Type E2, 1 unit, RM1,433,184.00 (Min) - RM1,433,184.00  
(Max), Type E2m, 2 unit, RM1,433,184.00 (Min) - RM1,641,184.00 (Max), Type C2, 1 unit, RM1,767,850.67 (Min) - RM1,767,850.67 (Max)

THIS ADVERTISEMENT HAS BEEN APPROVED BY NATIONAL HOUSING DEPARTMENT