



City of  
**ELMINA**

# **ELMINA HIJAUAN ENAM (FASA A)**

(FASA EG4A)

Rumah Teres 2 Tingkat 22' x 80' / 24' x 80'



## Konsep Rekabentuk

Pembangunan perumahan Elmina Hijauan Enam (Fasa A) merupakan rangkaian reka bentuk perumahan di City of Elmina. Gabungan unsur-unsur bangunan tradisional daripada 'Spirit of Plantation' diterjemahkan dalam konteks senibina moden, kontemporari yang memberikan perspektif yang unik kepada rumah. Batu-bata semulajadi yang disusun tinggi menyerlahkan ciri-ciri kuat dan kukuh, yang berlatarbelakangkan dinding luar yang dilepa sempurna. Elemen tingkap lebar dan tinggi mengoptimumkan cahaya dan aliran udara masuk ke bahagian dalam ruang rumah.

Dengan susun atur pelan terbuka menjadikan ruang dalaman rumah kelihatan lapang, terang dan nyaman. Gabungan keseluruhan konsep dan idea kesemua ciri-ciri rekabentuk dalam yang mengutamakan rekabentuk untuk setiap generasi menghasilkan sebuah rumah yang sempurna; dan bersesuaian dengan pelbagai generasi.

- Susunatur pelan terbuka di mana ruang tamu, ruang makan dan ruang dapur digabungkan untuk mewujudkan seni bina moden yang boleh digunakan secara optima dan bebas daripada struktur tiang dan rasuk.
- Lanskap luas dan menyeluruh bagi menambah nilai estetik dan menggalakkan gaya hidup sihat untuk setiap lapisan masyarakat.



## JENIS 1

22' x 80' / 24' x 80'

- 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.
- Buka an tingkap tinggi yang besar ke fasad hadapan.
- Reka bentuk ruang boleh ditukar di bawah tangga yang membolehkan pengubahsuaian ruang.
- Pintu gelangsar di ruang makan terbuka ke teres (Unit Akhir dan Tepi).
- Reka bentuk overhang yang mendalam di sisi berfungsi sebagai penindung matahari ke ruang tamu dan ruang makan.



# Kenyataan Senibina

## Rekabentuk

- Setiap jenis kediaman direka khusus untuk setiap kategori umur.
- Taman komunal yang menghubungkan setiap kediaman membolehkan pengguna berinteraksi dan berehat secara selesa.
- Tingkat dan bukaan yang besar meningkatkan lagi pengcahayaan dan pengudaraan semula jadi.

## Keseimbangan & Kesihatan

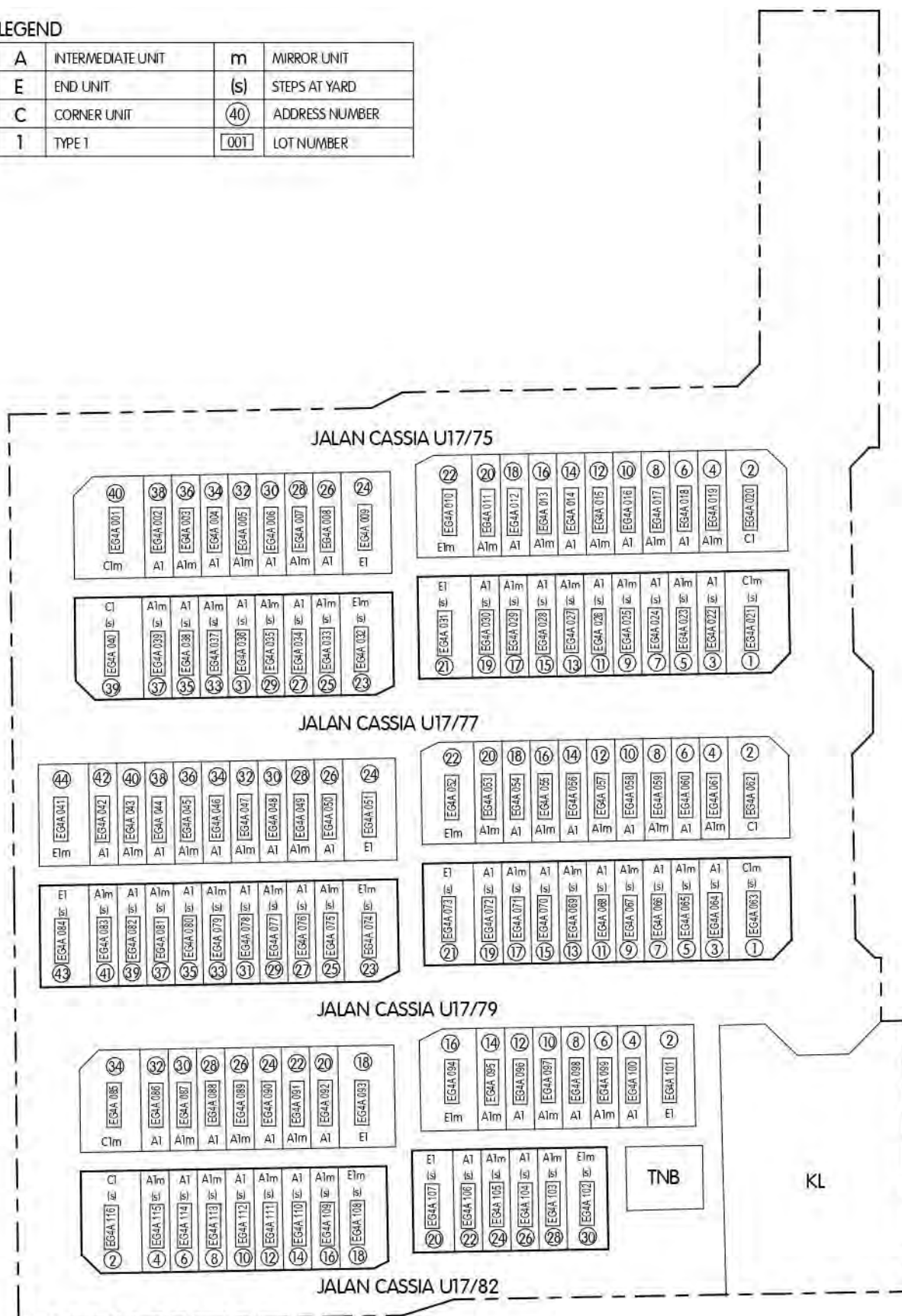
- Penggunaan bahan mesra alam, untuk mengurangkan risiko terhadap kesihatan.
- Rekabentuk jalan disertakan pejalan kaki yang bagus dan komuniti mesra basikal.
- Kemudahan rekreasi yang lengkap dan sesuai untuk semua peringkat umur untuk menggalakkan gaya hidup yang lebih sihat.
- Penebat Rock Wool mengawal suhu dalaman untuk mencapai lebih keselesaan.

## Keselesaan dan Ruang

- Susunan pelan yang terbuka merangkumi ruang tamu, ruang makan dan dapur menentang konsep gaya yang moden.
- Teres yang luas untuk aktiviti luar.

## Fasa EG4A

|   |                   |       |                |
|---|-------------------|-------|----------------|
| A | INTERMEDIATE UNIT | m     | MIRROR UNIT    |
| E | END UNIT          | (s)   | STEPS AT YARD  |
| C | CORNER UNIT       | (40)  | ADDRESS NUMBER |
| 1 | TYPE 1            | (001) | LOT NUMBER     |

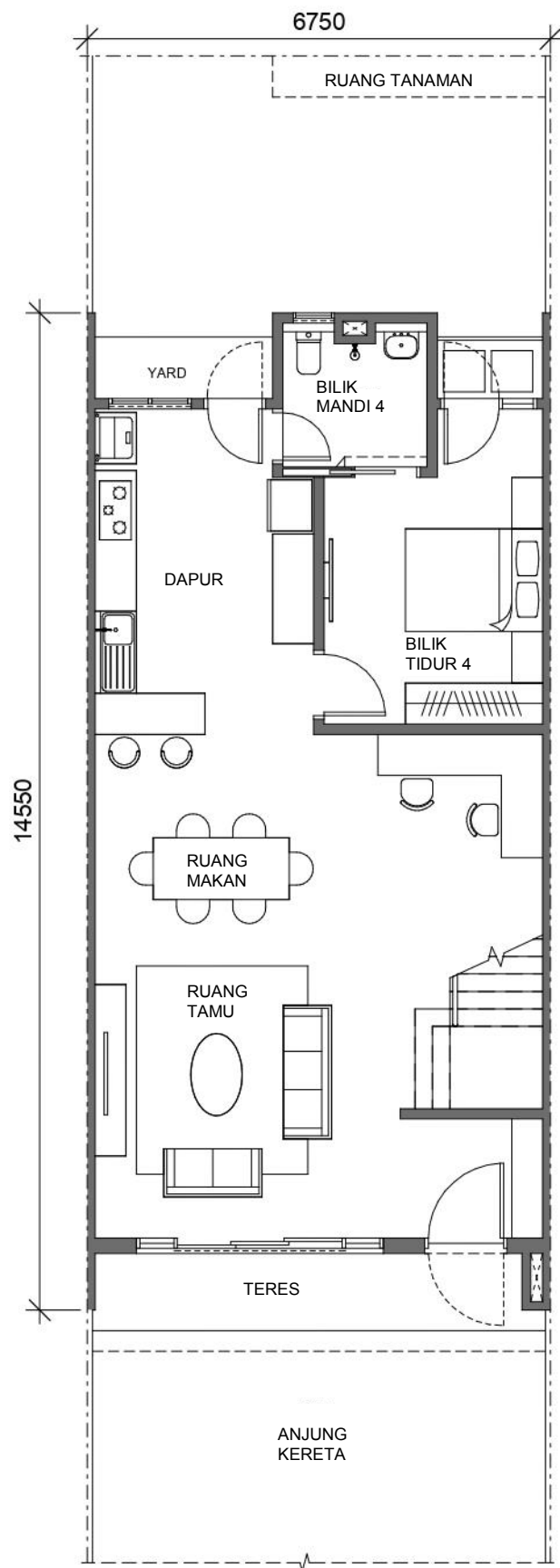


JENIS A1 / A1m

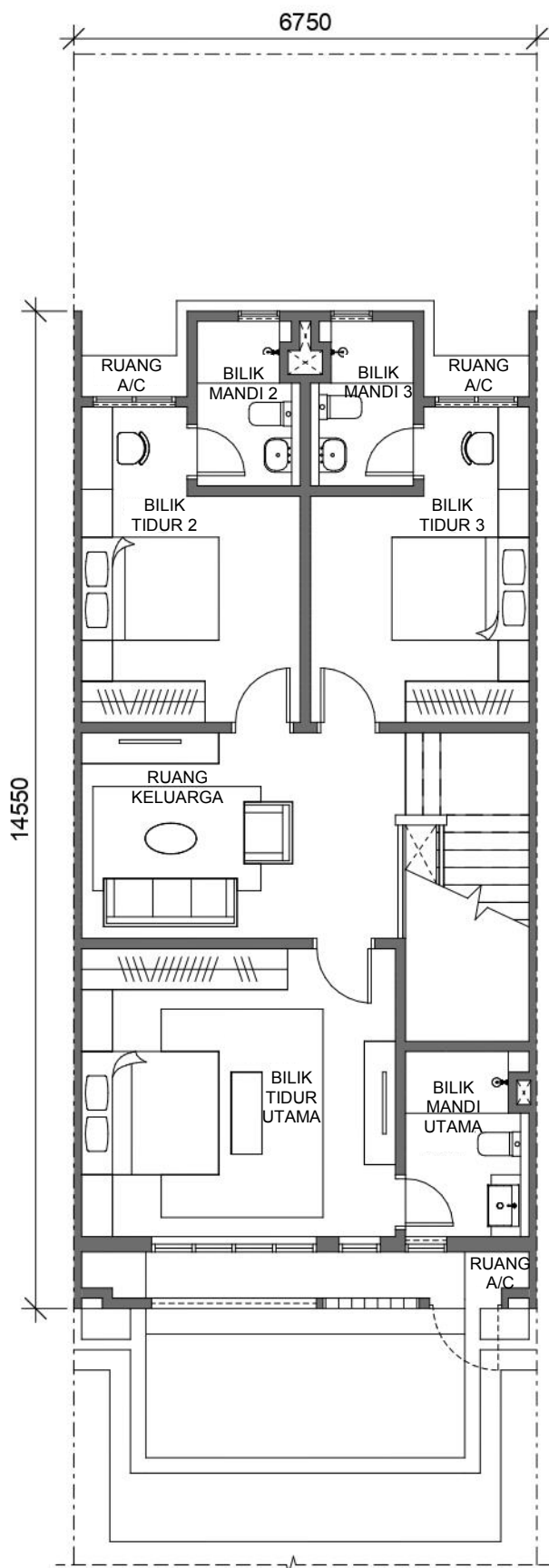
Unit Tengah

22' X 80'

Keluasan Binaan : 2,170.41 Kps



PELAN TINGKAT BAWAH



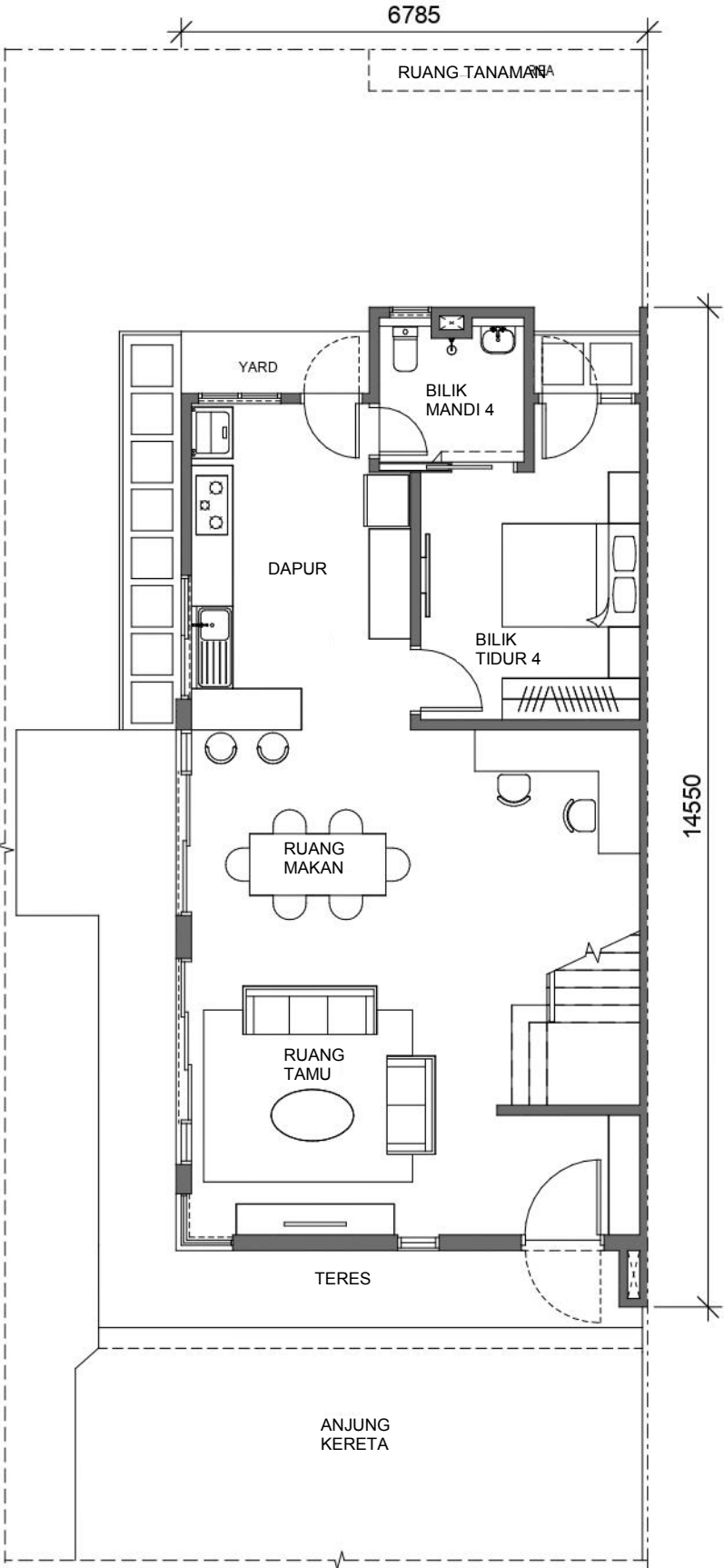
PELAN TINGKAT SATU

JENIS E1 / E1m

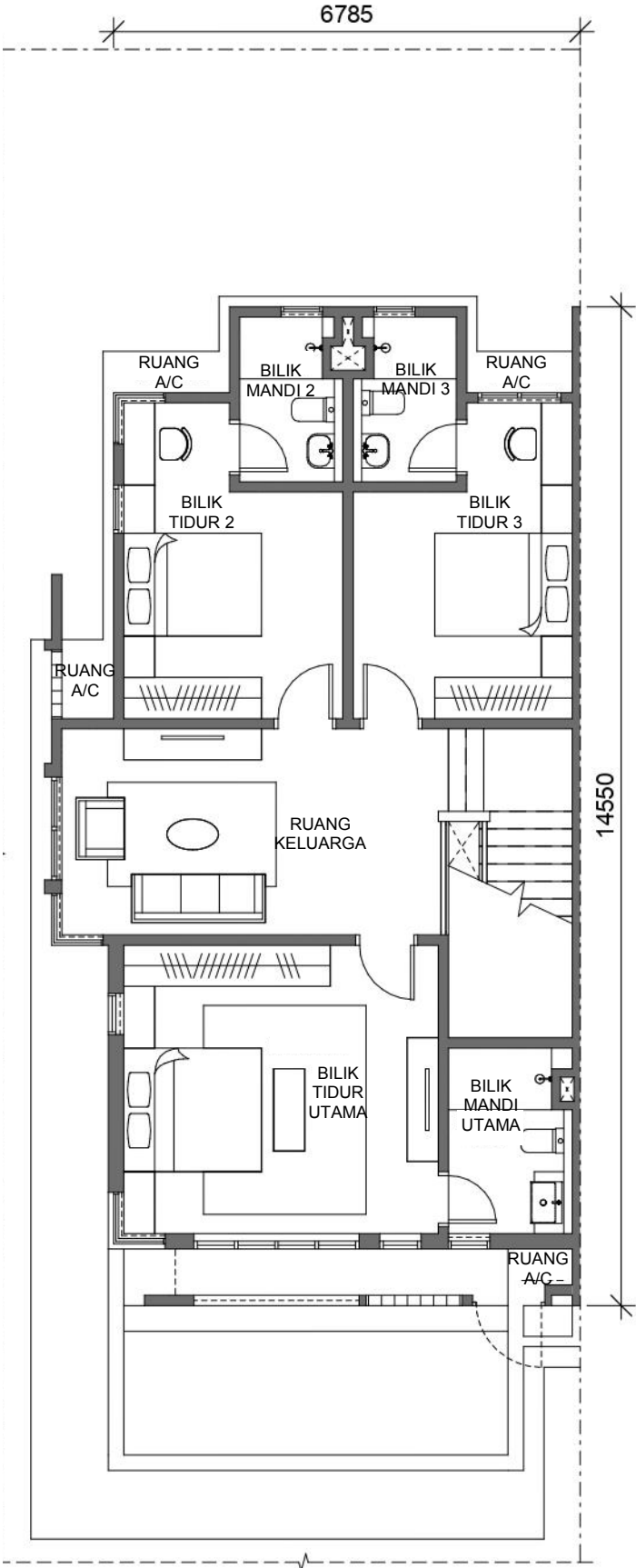
Unit Akhir

22' X 80'

Keluasan Binaan: 2.384.35 Kps



PELAN TINGKAT BAWAH



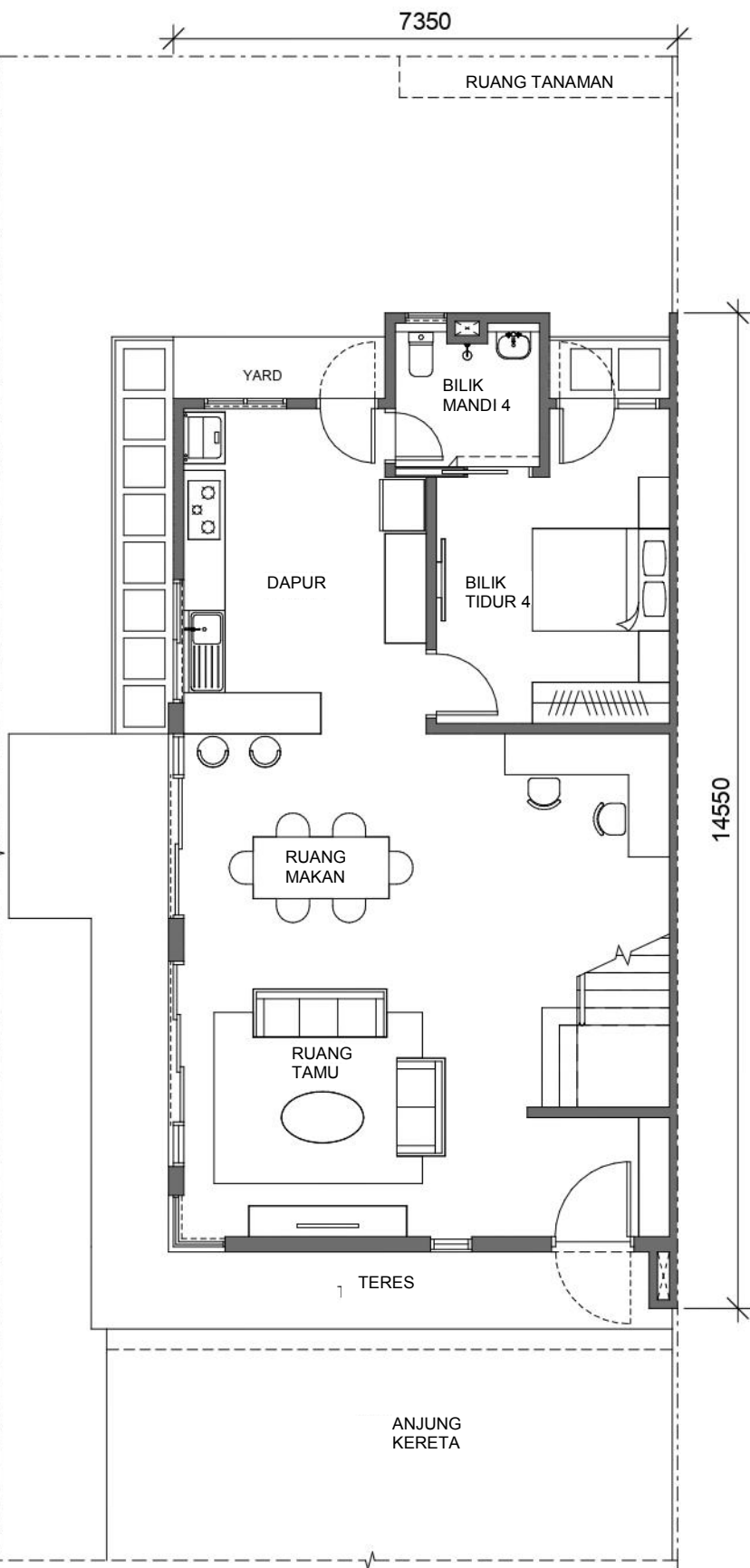
PELAN TINGKAT SATU

JENIS C1 / C1m

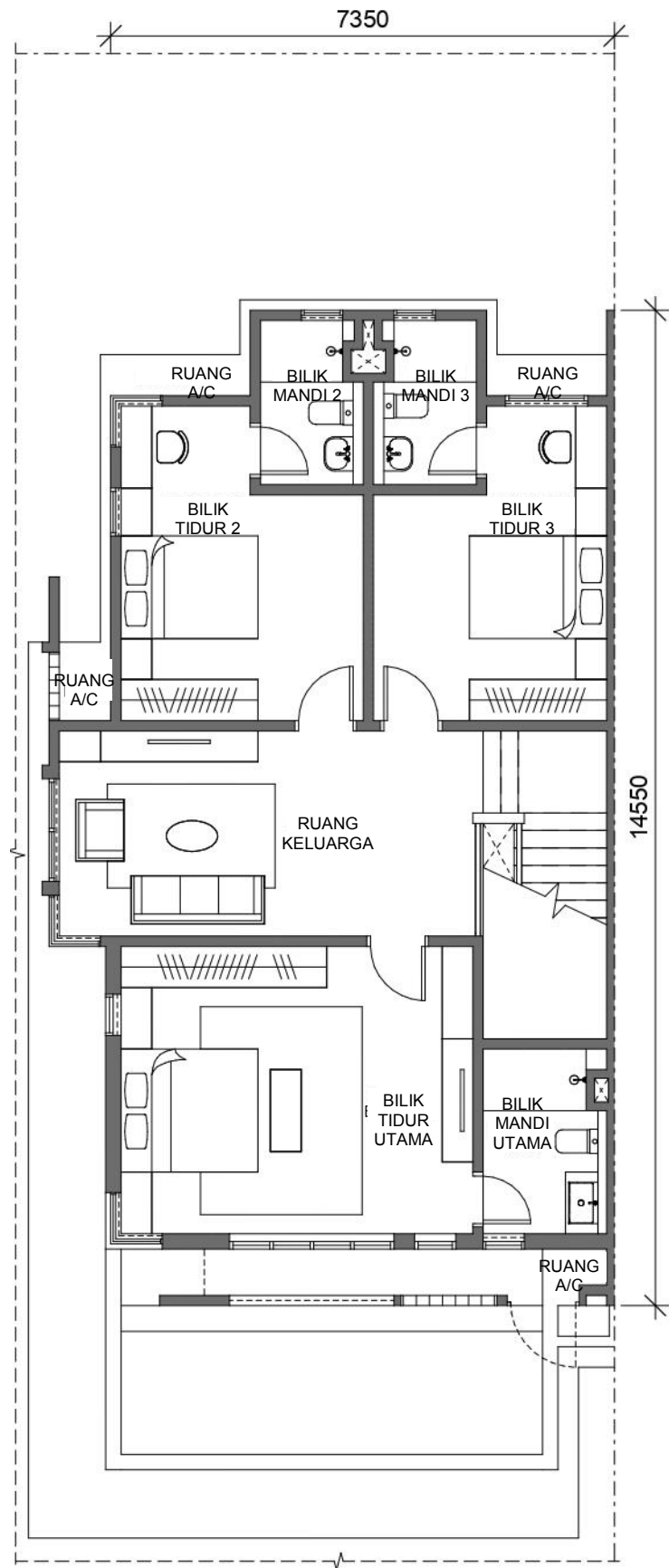
Unit Tepi

24' X 80'

Keluasan Binaan : 2,556.05 kps.



PELAN TINGKAT BAWAH

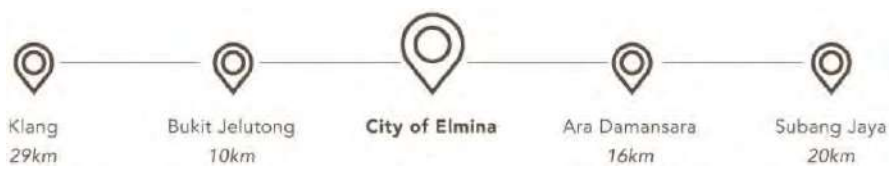
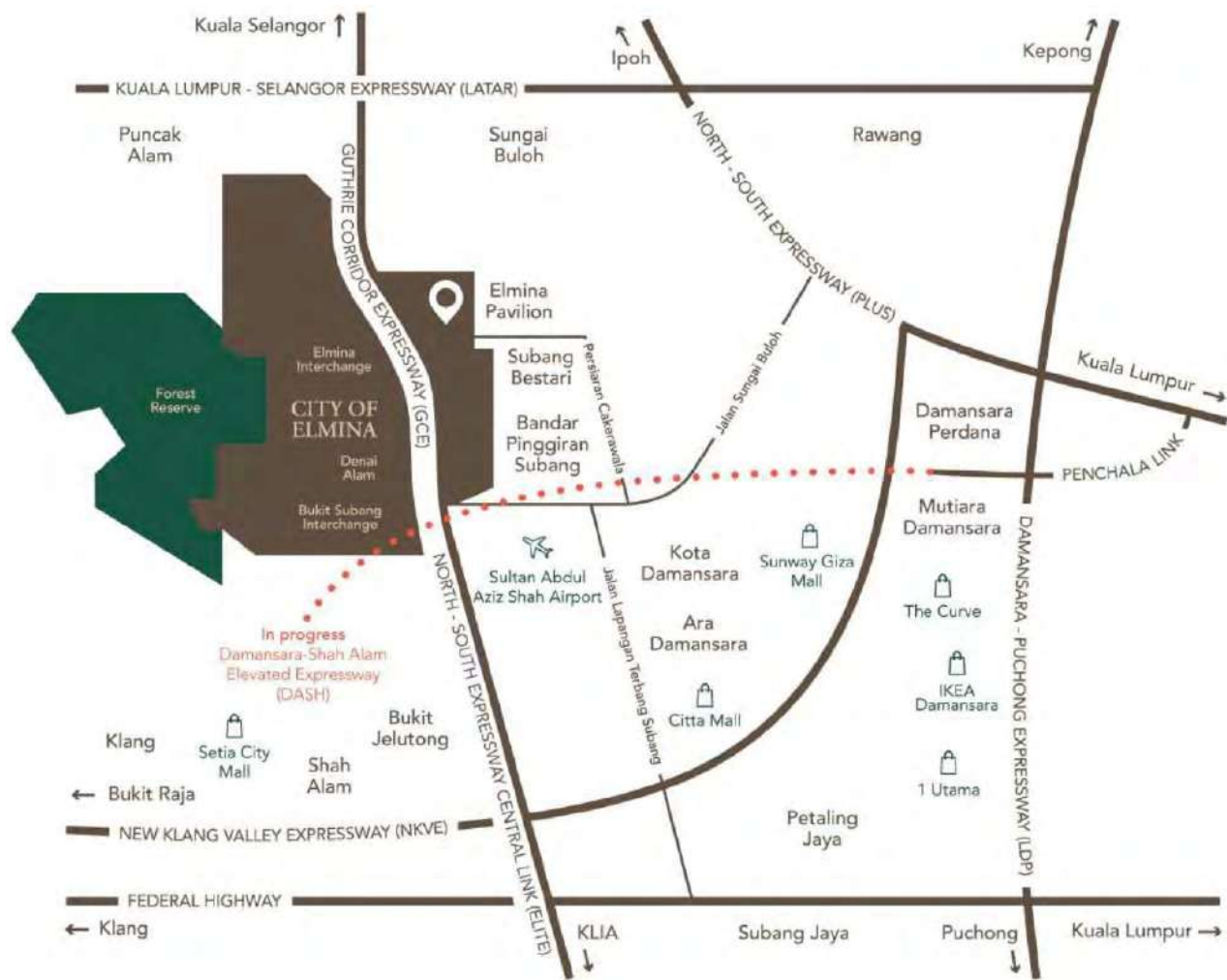


PELAN TINGKAT SATU

# SPESIFIKASI

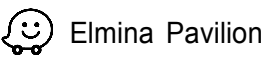
|                                    |                                                                      |                                                          |                     |                     |
|------------------------------------|----------------------------------------------------------------------|----------------------------------------------------------|---------------------|---------------------|
| Struktur                           | : Konkrit Batu Tetulang                                              |                                                          |                     |                     |
| Dinding                            | : Dinding Bata                                                       |                                                          |                     |                     |
| Bumbung                            | : Bumbung Jubin / Konkrit / Dek Logam                                |                                                          |                     |                     |
| Kerangka Bumbung                   | : Logam                                                              |                                                          |                     |                     |
| Siling                             | : Siling Lepa / Papan Simen / Lapisan 'Skim'                         |                                                          |                     |                     |
| Tingkap                            | : Semua                                                              | : Kerangka Aluminium / Ram Kaca Boleh Laras / Panel Kaca |                     |                     |
| Pintu                              | : Pintu Masuk Utama                                                  | : 'Engineered' Pintu Kayu Berlamina                      |                     |                     |
|                                    | : Pintu Masuk Belakang                                               | : Panel Kaca (Bilik Tidur 4 sahaja)                      |                     |                     |
|                                    | : Pintu-pintu Lain                                                   | : 'Engineered' Pintu Kayu Sedatar Berlamina              |                     |                     |
|                                    | : Gelangsar                                                          | : Bingkai Aluminium / Panel Kaca                         |                     |                     |
| Set Kunci Pintu                    | : Set Kunci Pintu dan Peralatan                                      |                                                          |                     |                     |
| Kemasan Dinding                    | : Dinding Dalam                                                      | : Lepa & Cat / Batu-bata Venir                           |                     |                     |
|                                    | : Dapur                                                              | : Jubin Porselin ke 1500mm tinggi                        |                     |                     |
|                                    | : Yard                                                               | : Lepa & Cat                                             |                     |                     |
|                                    | : Bilik Utama, Bilik Mandi 2, 3, & 4                                 | : Jubin Porselin ke siling                               |                     |                     |
|                                    | : Lain-lain                                                          | : Lepa & Cat                                             |                     |                     |
| Kemasan Lantai                     | : Anjung Kereta                                                      | : Konkrit Bercetak                                       |                     |                     |
|                                    | : Teres                                                              | : Jubin Porselin                                         |                     |                     |
|                                    | : Ruang Tamu, Ruang Makan, dapur, Bilik Tidur 4                      | : Jubin Porselin                                         |                     |                     |
|                                    | : Bilik Tidur Utama, Bilik tidur 2 & 3                               | : Lantai Kayu Berlamina                                  |                     |                     |
|                                    | : Bilik Mandi Utama, Bilik Mandi 2, 3, & 4                           | : Jubin Porselin                                         |                     |                     |
|                                    | : Ruang Keluarga                                                     | : Lantai Kayu Berlamina                                  |                     |                     |
|                                    | : Tangga                                                             | : Lantai Kayu Berlamina                                  |                     |                     |
| Alat Sanitari dan<br>Perlatan Paip | : Dapur                                                              | : Sinki, Paip Air                                        |                     |                     |
|                                    | : Bilik Mandi Utama, Bilik mandi 2, 3, & 4                           | : Kelengkapan Sanitari                                   |                     |                     |
|                                    | : Yard                                                               | : Paip Air                                               |                     |                     |
|                                    | : Anjung Kereta                                                      | : Paip Air                                               |                     |                     |
|                                    | : Laman                                                              | : Paip Air (Unit Tepi & Hujung Sahaja )                  |                     |                     |
| Pemasangan                         |                                                                      | A1/A1m/A1(s)/A1m(s)                                      | E1/E1m/E1(s)/E1m(s) | C1/C1m/C1(s)/C1m(s) |
| Bahan Elektrik                     | : Poin Lampu                                                         | : 28                                                     | : 30                | : 30                |
|                                    | : Poin Lampu Pagar                                                   | : 1                                                      | : 1                 | : 1                 |
|                                    | : Poin Elektrik                                                      | : 30                                                     | : 30                | : 30                |
|                                    | : Poin Kipas                                                         | : 7                                                      | : 7                 | : 7                 |
|                                    | : Poin Loceng Pintu                                                  | : 1                                                      | : 1                 | : 1                 |
|                                    | : Point Pemanas Air                                                  | : 4                                                      | : 4                 | : 4                 |
|                                    | : Poin Telefon                                                       | : 1                                                      | : 1                 | : 1                 |
|                                    | : Poin TV                                                            | : 1                                                      | : 1                 | : 1                 |
|                                    | : Poin Penghawa Dingin Beserta Paip                                  | : 5                                                      | : 6                 | : 6                 |
|                                    | : Poin Pam 'Booster'                                                 | : 1                                                      | : 1                 | : 1                 |
|                                    | : Poin Data                                                          | : 1                                                      | : 1                 | : 1                 |
|                                    | : Poin Pintu Pagar Automatik                                         | : 1                                                      | : 1                 | : 1                 |
| Pemasangan Kabel                   | : Disediakan                                                         |                                                          |                     |                     |
| Telefon Dalaman                    |                                                                      |                                                          |                     |                     |
| pagar                              | : Dinding Bata, Pagar Keluli,' Fair Face brick', 'Ventilation Block' |                                                          |                     |                     |
| Ciri-ciri Luaran                   | : Peti Surat & Peti Bungkusan                                        |                                                          |                     |                     |
|                                    | : Kebuk Sampah                                                       |                                                          |                     |                     |
|                                    | : Grill Keluli                                                       |                                                          |                     |                     |
|                                    | : Kompartmen Meter TNB                                               |                                                          |                     |                     |
|                                    | : Sistem Asas Penggera                                               |                                                          |                     |                     |
|                                    | : Pam Air 'Booster'                                                  |                                                          |                     |                     |
|                                    | : Penapis air Luaran                                                 |                                                          |                     |                     |
|                                    | : Pemanas Air Segera                                                 |                                                          |                     |                     |

# PELAN LOKASI



## Lawati Galeri Kami:

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



Dibuka Setiap Hari: 9.30am - 6.30pm  
(termasuk cuti umum)

03 7831 2253

Fasa EG4A • Jumlah Unit: 116 • Baki Unit: 2 • Jenis Rumah: Rumah Teres 2 Tingkat • Tarikh Dijangka Siap: Ogos 2024 • Bebanan Tanah: Tiada • Pegangan Tanah: Bebas • No. Lesen Pemaju: 13017/08-2028/1086(A) • Tempoh Sah: 20/08/2023 - 19/08/2028 • No. Permit Iklan & Jualan: \_\_\_\_\_ • Tempoh Sah: \_\_\_\_\_ • Pihak Berkuasa Meluluskan Bangunan: Majlis Bandaraya Shah Alam • Rujukan Pelan Bangunan: MBSA/BGN/BB/600-1(PS)/SEK: U17/0111-2021 • Pemaju: 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 • Harga Jualan: RM1,174,000.00 (Min.), RM2,002,000.00 (Maks)

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA



City of  
**ELMINA**

# **ELMINA GREEN SIX (PHASE A)**

(PHASE EG4A)

2-Storey Link House 22 'x 80'/24 'x 80'



## Concept Design

Elmina Green Six (Phase A) is the series of housing in the City of Elmina. This development continues the 'Spirit of Plantation' theme prevalent and translated into a modern, contemporary architectural concept that gives it a unique perspective. Strategically located at the heart of City of Elmina and surrounded by matured neighbourhoods, Phase EG4A is within walking distance to commercial amenities and a short drive to the future Elmina City Centre.

- A modern multigenerational terrace house that incorporates sustainable features such as cross ventilation, low thermal material, provide for natural lighting and vegetation space.
- Higher emphasis on strong security and sufficient landscape that enhance the biodiversity and natural environment, house to be designed optimizing living space - this raises the perceived functional.



## TYPE 1

22' x 80' / 24' x 80'

- 4 bedrooms, 4 bathrooms and 1 Spacious family area.
- Spacious living hall with through-space to dining and dry kitchen.
- Adjustable louvres window at living area provide natural ventilation and lighting.
- 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 (End and Corner Units).
- Deep overhang design at side act as sun shading to living and dining space.



# Architecture Statement

## Design

- Large operable windows and openings promotes optimal natural lighting and natural ventilation into the house.

## Wellness & Health

- Application of environmental friendly material to help reduce health risks.
- Road design to creating walkable and bicycle with exciting jogging track to promote a healthy community.
- Well-equipped with recreational amenities that suitable for various activities and ages.
- Stone wool insulation regulates indoor temperature for better thermal comfort.

## Comfort and Space

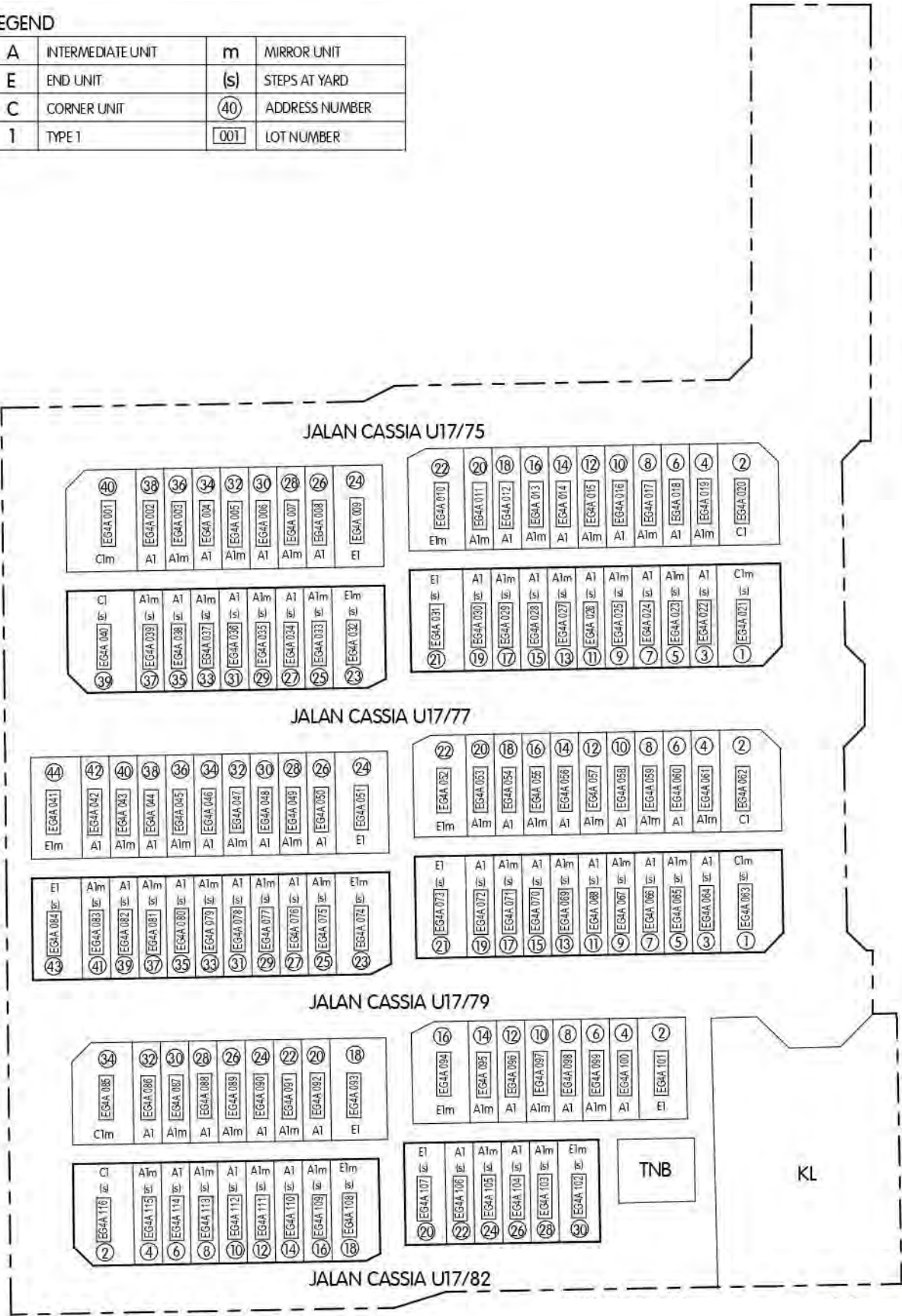
- Open plan arrangement with integrated living, dining and kitchen elevates the concept of modern living while connecting to the communal garden at the back.

# Site Plan

## Phase EG4A

### LEGEND

|   |                   |      |                |
|---|-------------------|------|----------------|
| A | INTERMEDIATE UNIT | m    | MIRROR UNIT    |
| E | END UNIT          | (s)  | STEPS AT YARD  |
| C | CORNER UNIT       | (40) | ADDRESS NUMBER |
| 1 | TYPE 1            | 001  | LOT NUMBER     |

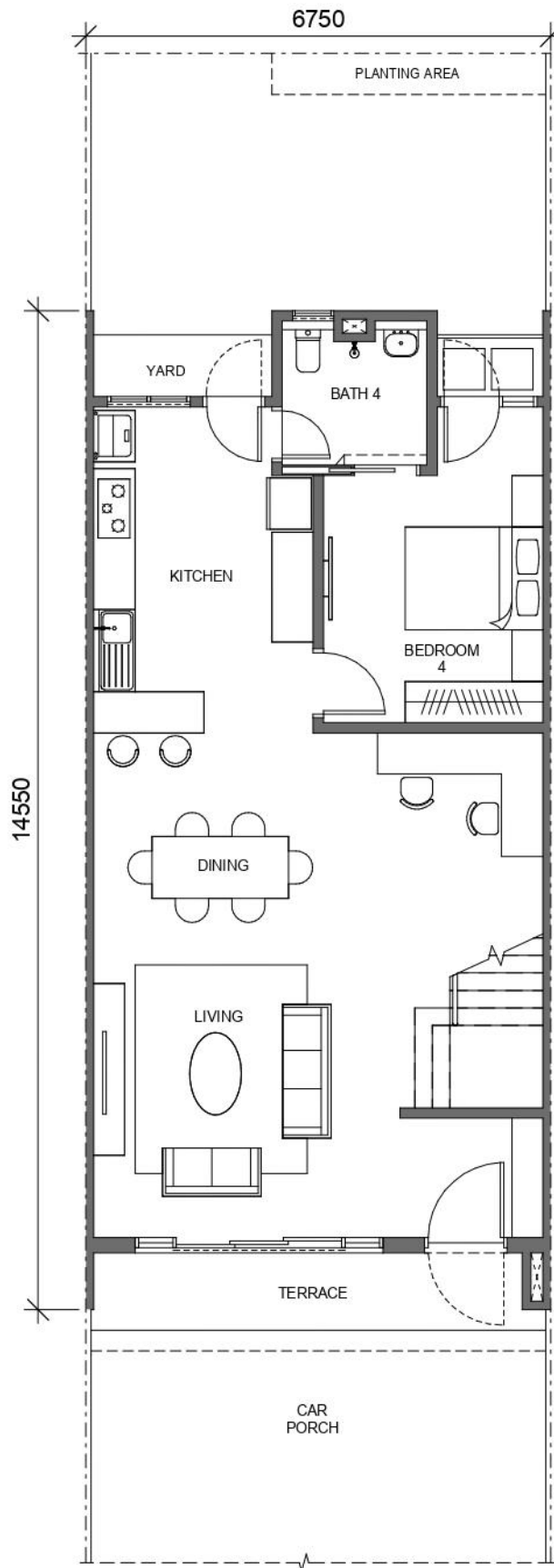


Type A1 / A1m

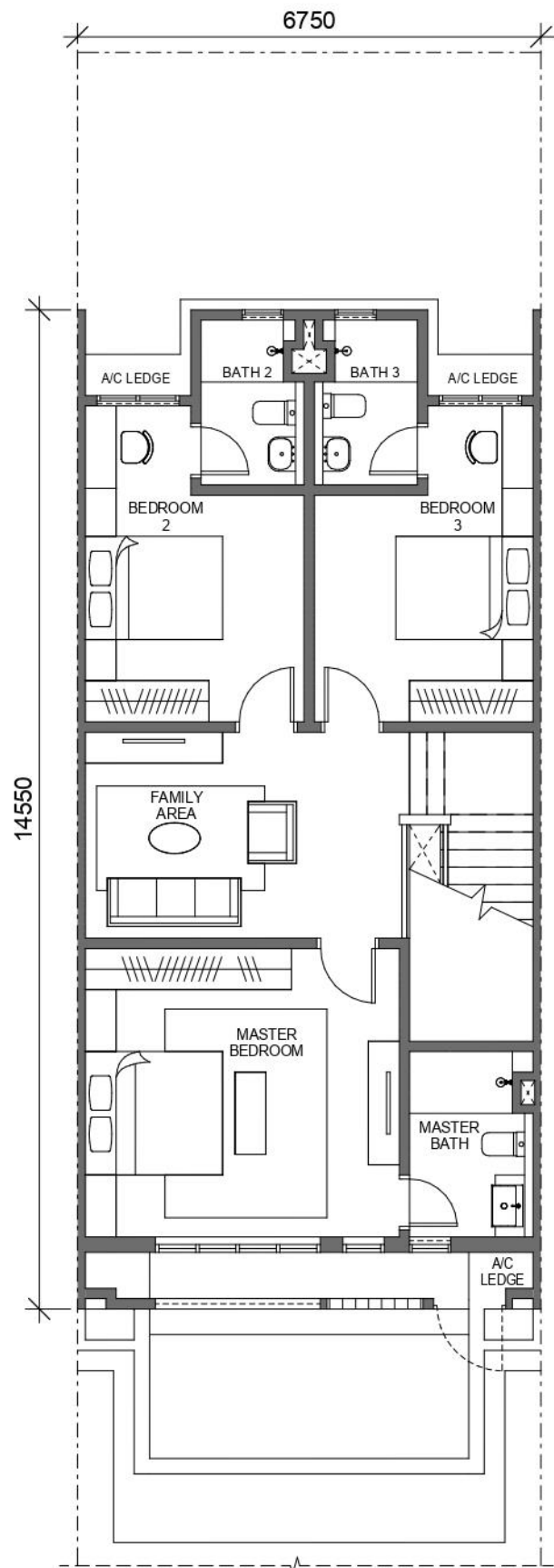
Intermediate Unit

22' X 80'

Built-Up Area : 2,170.41 Sft.



GROUND FLOOR PLAN



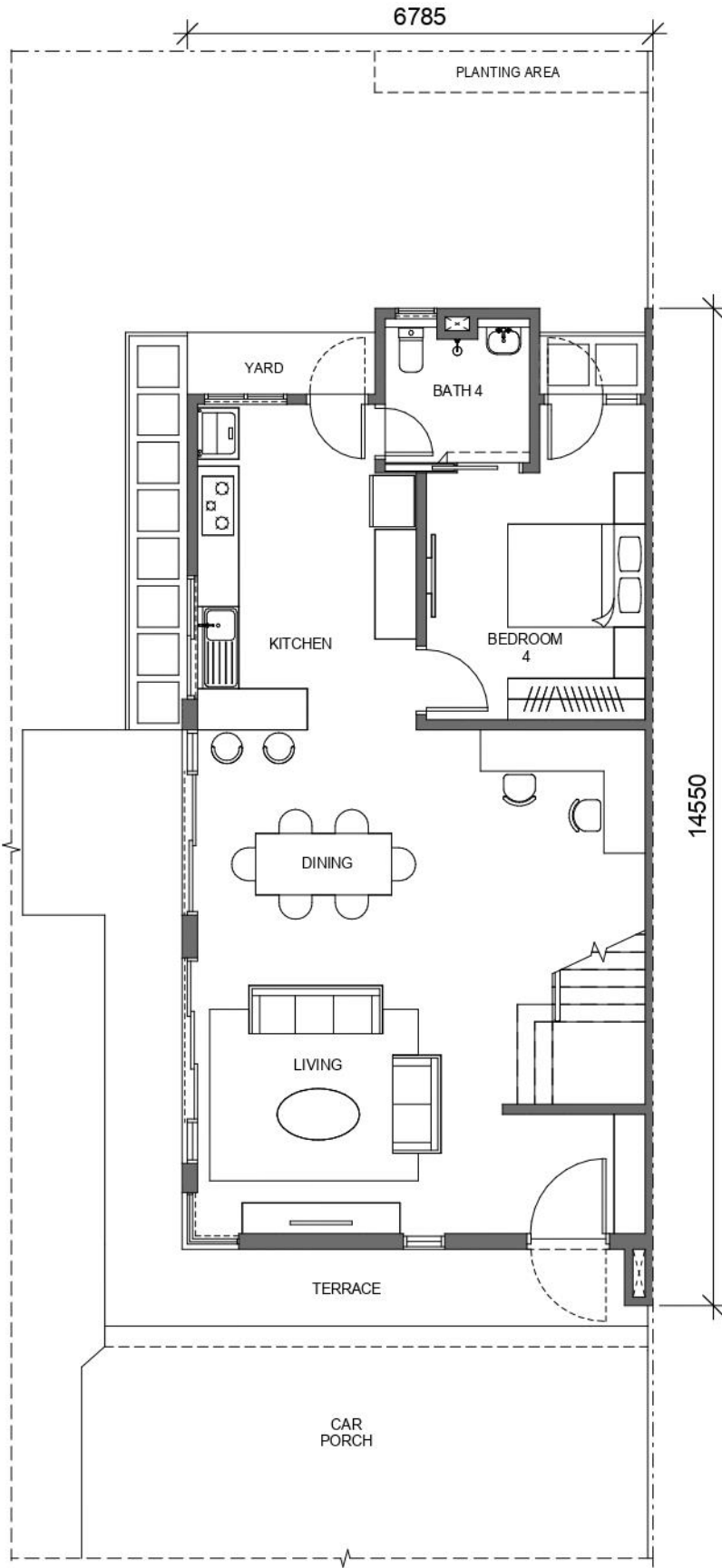
FIRST FLOOR PLAN

TYPE E1 / E1m

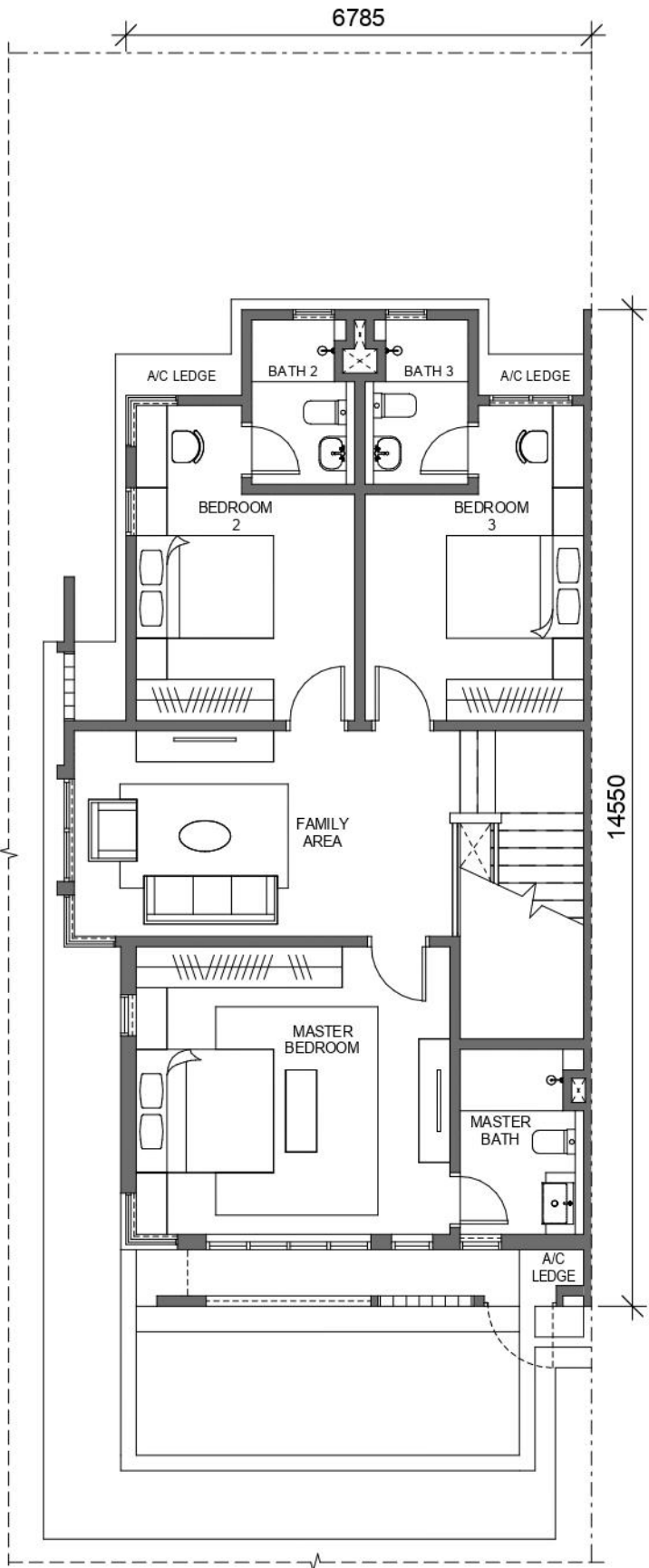
END UNIT

22' X 80'

Built-Up Area2,384.35 Sft.



GROUND FLOOR PLAN



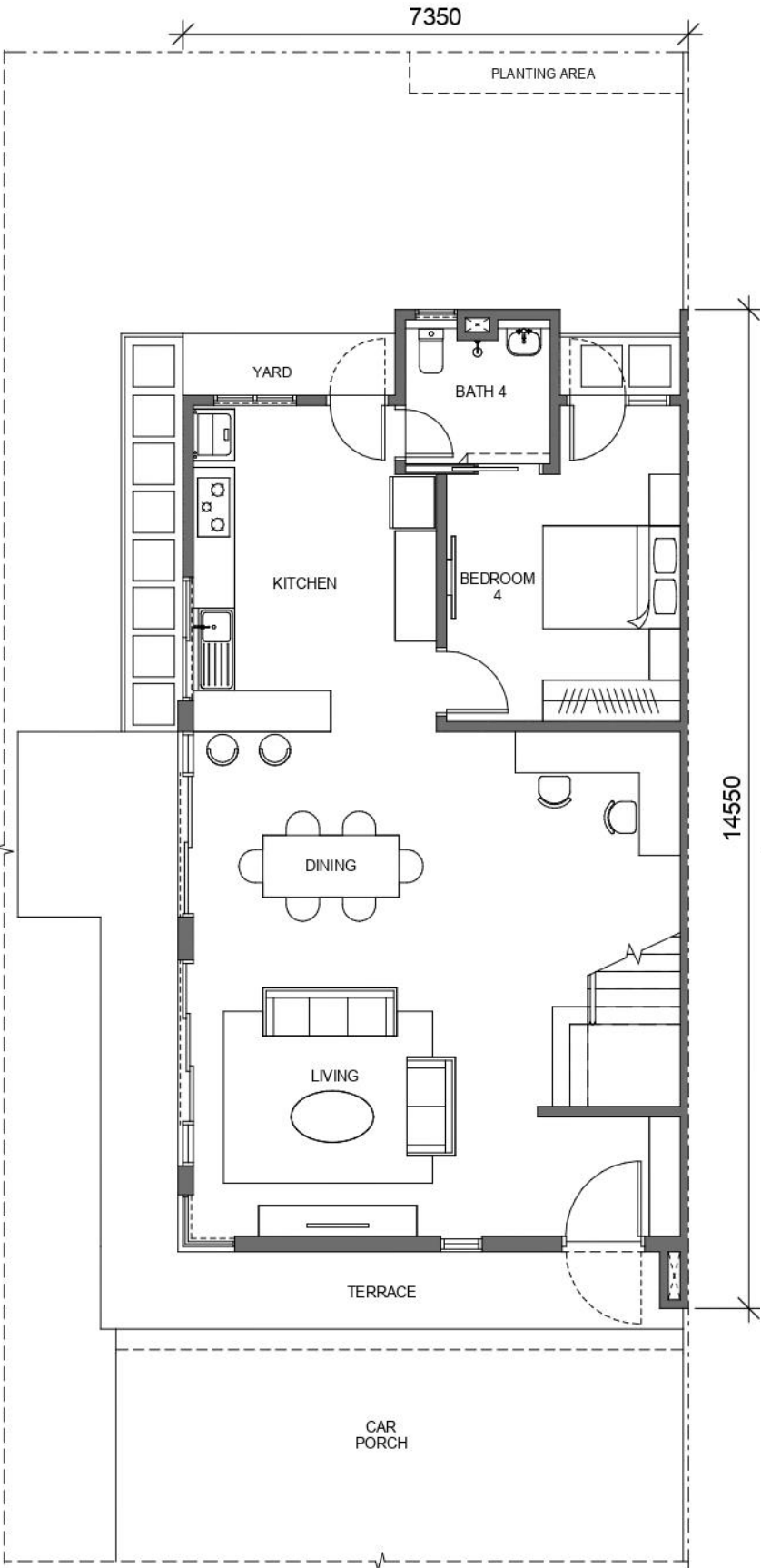
FIRST FLOOR PLAN

TYPE C1 / C1m

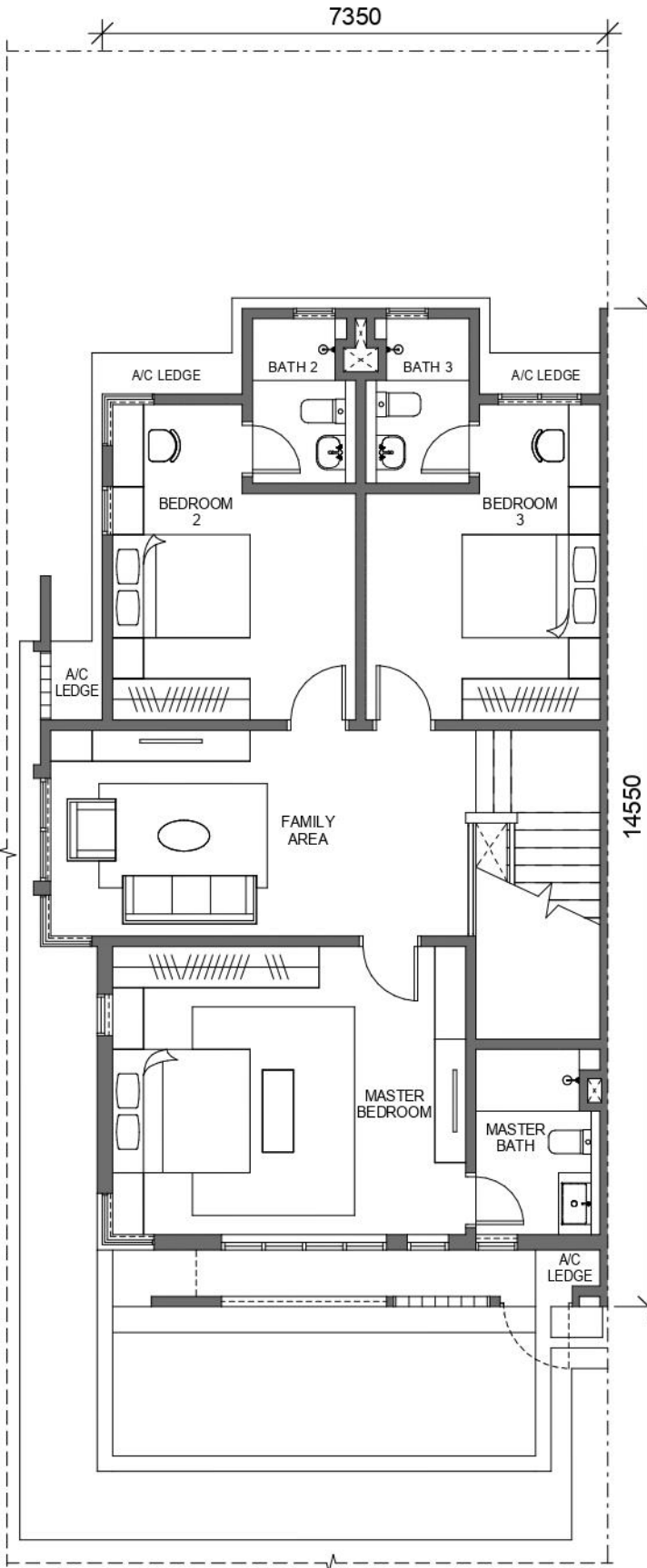
CORNER UNIT

22' X 80'

Built-Up Area: 2,556.05 Sft.



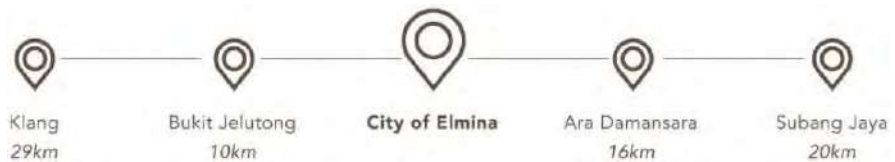
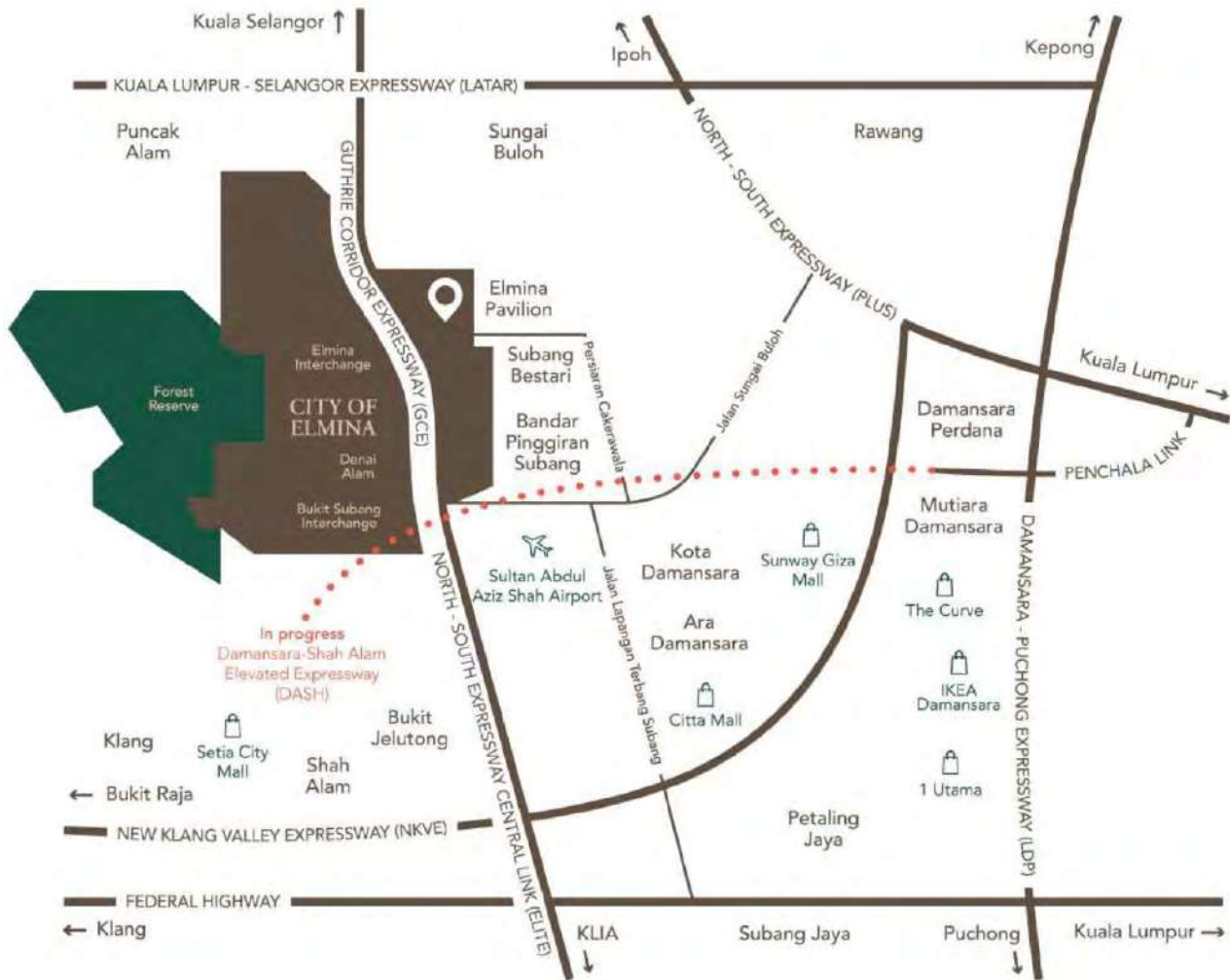
GROUND FLOOR PLAN



FIRST FLOOR PLAN

# SPECIFICATION

|                                      |                                      |                                                                          |
|--------------------------------------|--------------------------------------|--------------------------------------------------------------------------|
| Structure                            | :                                    | Reinforced Concrete                                                      |
| Wall                                 | :                                    | Masonry                                                                  |
| Roof Covering                        | :                                    | Roof Tiles / Concrete / Metal                                            |
| Roof Framing                         | :                                    | Metal                                                                    |
| Ceiling                              | :                                    | Plaster Ceiling / Cement Board / Skim Coat                               |
| Windows                              | : All                                | Aluminium Frame / Glass Louvre / Glass Panel                             |
| Doors                                | : Main Entrance                      | Laminated Engineered Timber Door                                         |
|                                      | : Rear Entrance                      | Glass Door Panel (Bedroom 4 only)                                        |
|                                      | : Other Doors                        | Laminated Timber Flush Door / Laminated Timber Sliding Door              |
|                                      | : Sliding                            | Aluminium Frame / Glass Panel                                            |
| Ironmongery                          | :                                    | Lockset with Accessories                                                 |
| Wall Finishes                        | : External Walls                     | Plaster & Paint / Vent Block / Brick Veneers                             |
|                                      | : Kitchen                            | Porcelain Tile up to 1500mm High / Plaster and Paint                     |
|                                      | : Yard                               | Plaster and Paint                                                        |
|                                      | : Master bath, Bath 2, 3, & 4        | Porcelain Tile up to ceiling height                                      |
|                                      | : Others                             | Plaster and Paint                                                        |
| Floor Finishes                       | : Car Porch                          | Concrete Imprint                                                         |
|                                      | : Terrace / Yard                     | Porcelain Tile                                                           |
|                                      | : Living, Dining, Kitchen, Bedroom 4 | Porcelain Tiles                                                          |
|                                      | : Master Bedroom, Bedroom 2 & 3      | Laminated Timber Flooring                                                |
|                                      | : Master bath, Bath 2, 3, & 4        | Porcelain Tiles                                                          |
|                                      | : Family Area                        | Laminated Timber Flooring                                                |
|                                      | : Staircase                          | Laminated Timber Flooring                                                |
| Sanitary Wares and Plumbing Fittings | : Kitchen                            | Sink with Tap                                                            |
|                                      | : Master bath, Bath 2, 3, & 4        | Sanitary Wares and Fittings                                              |
|                                      | : Yard                               | Tap                                                                      |
|                                      | : Car Porch                          | Tap                                                                      |
|                                      | : Garden                             | Tap (Corner & End unit Only)                                             |
|                                      |                                      | <b>A1/A1m/A1(s)/A1m(s)    E1/E1m/E1(s)/E1m(s)    C1/C1m/C1(s)/C1m(s)</b> |
| Electrical                           | : Light Point                        | : 28                                                                     |



## Visit Our Gallery:

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

 Elmina Pavilion

Open Daily: 9.30am - 6.30pm  
(Including public holidays)

03 7831 2253

Phase EG4A • No. of Units: 116 • Balance of Units: 2 • Type: 2-Storey Link House • Expected Date of Completion: August 2024 • Land: Free of Encumbrances • Tenure of Land: Freehold • Developer's License No.: 13017/08-2028/1086(A) • Validity: 20/08/2023 - 19/08/2028 • Advertising & Sales Permit No.: \_\_\_\_\_ • Validity: \_\_\_\_\_ • Appropriate Authority which Approves the Building Plans: Majlis Bandaraya Shah Alam • Reference No.: MBSA/BGN/BB/600-1(PS)/SEK:U17/0111-2021 • Developed by : 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 • Selling Price: RM1,174,000.00 (Min.), RM2,002,000.00 (Max.)

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