



City of
ELMINA

ELMINA HIJAUAN LAPAN - 2 **(FASA A)**

Rumah Teres Dua Tingkat
Pegangan Kekal



PERNYATAAN SENIBINA

Ruang tamu yang luas dengan 5 bilik tidur selesa termasuk bilik setor.

- Pelan lantai terbuka untuk Ruang Tamu, Ruang Makan, dan dapur.
- Pintu kaca gelongsor penuh di ruang tamu yang membuka ke teres dan taman untuk Jenis C & E.
- Bilik tidur di tingkat bawah dengan bilik air mesra kerusi roda boleh dijadikan bilik tetamu atau bilik keluarga.
- Unjuran tingkap yang cukup dalam supaya dapat memberi perlindungan yang dari matahari kepada bilik utama dan ruang tamu.





KELEBIHAN UTAMA

Rekabentuk Rumah Sepanjang Hayat

- Setiap rumah direka untuk penginapan yang mudah diakses dan boleh diubahsuai untuk semua peringkat umur, dari yang muda hingga ke tua dan yang bersendirian.
- Bilik tidur di tingkat bawah dengan bilik air besar mesra kerusi roda untuk keperluan masa depan.

Kesihatan & Kesejahteraan

- Penggunaan bahan mesra-alam untuk mengurangkan risiko kepada kesihatan.
- Akses bilik mandi dari setiap bilik tidur untuk memberi kemudahan dan privasi.
- Semua jalan raya luas lengkap dengan laluan pejalan kaki berasingan.
- Kemudahan rekreasi yang lengkap sesuai untuk pelbagai aktiviti dan semua golongan umur.





Keselesaan & Ruang

- Pelan lantai terbuka yang menyatukan ruang tamu, ruang makan, dan sarapan untuk gaya hidup moden.
- Tingkap besar dan ruang terbuka untuk pengudaraan dan pencahayaan semula jadi.
- Bilik Setor yang lengkap dengan bilik mandi untuk pembantu rumah atau kegunaan lain.

Kualiti Produk

- Peti penerimaan bungkusan dengan kunci berkombinasi 3 digit untuk memastikan penghantaran lebih selamat.
- Bersedia menerima sambungan infrastruktur jalur lebar fiber optik berkelajuan tinggi.
- Sistem keselamatan rumah dan kunci yang diiktiraf dan berkualiti tinggi.
- Paip penyaman udara disediakan di ruang tamu dan bilik tidur utama.



PELAN INDUK

U



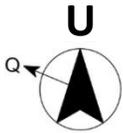
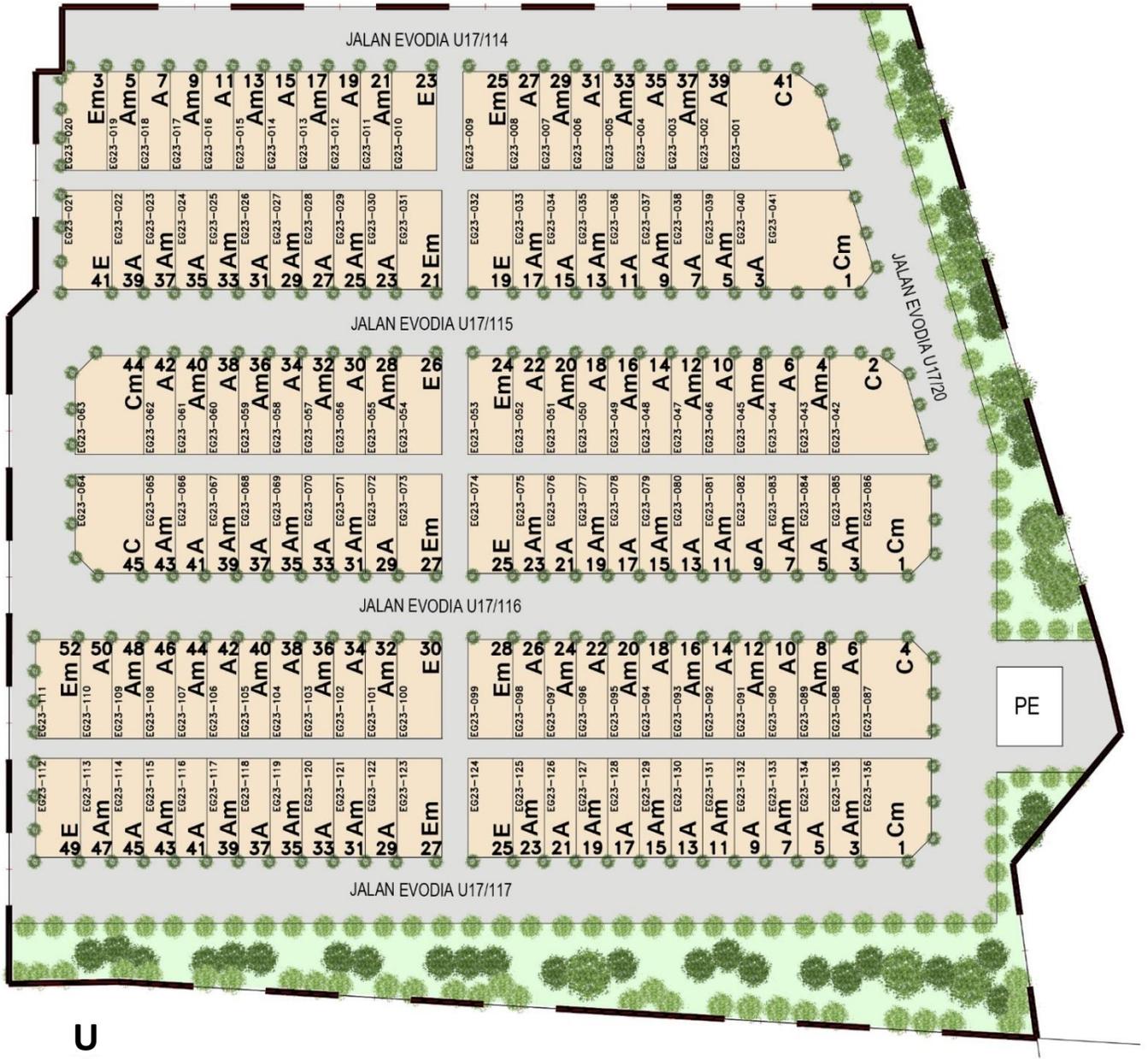
Petunjuk

- Kediaman
- Komersial
- Industri

ELMINA HIJAUAN LAPAN - 2
(FASA A)



PELAN TAPAK ELMINA HIJAUAN LAPAN - 2 (FASA A)



PETUNJUK:

- Sempadan Tapak
- 8** — Nombor Rumah
- EG23-088 — Nombor Lot
- Am** — Jenis Unit

Jenis C & Cm 26' X 75'
2,848 Kaki Persegi
8 unit

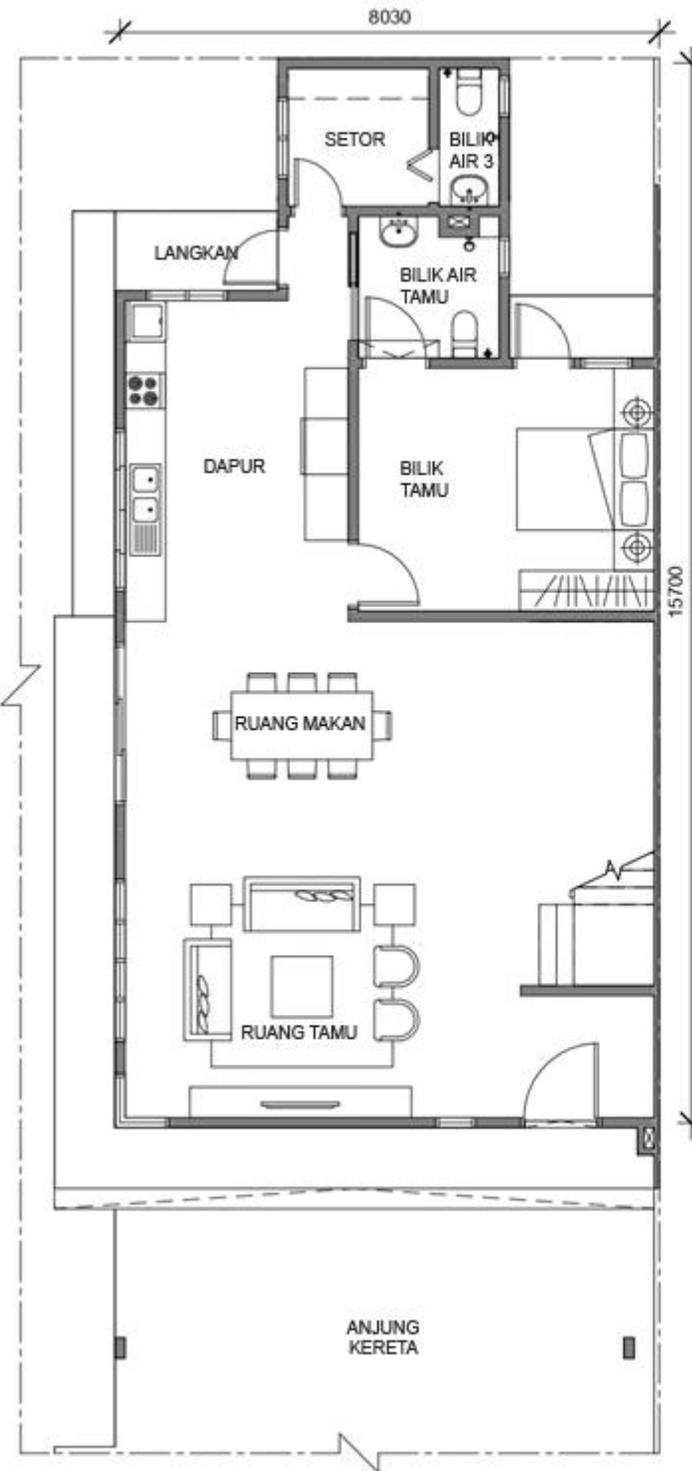
Jenis A & Am 24' X 75'
2,482 Kaki Persegi
112 unit

Jenis E & Em 24' X 75'
2,610 Kaki Persegi
16 unit

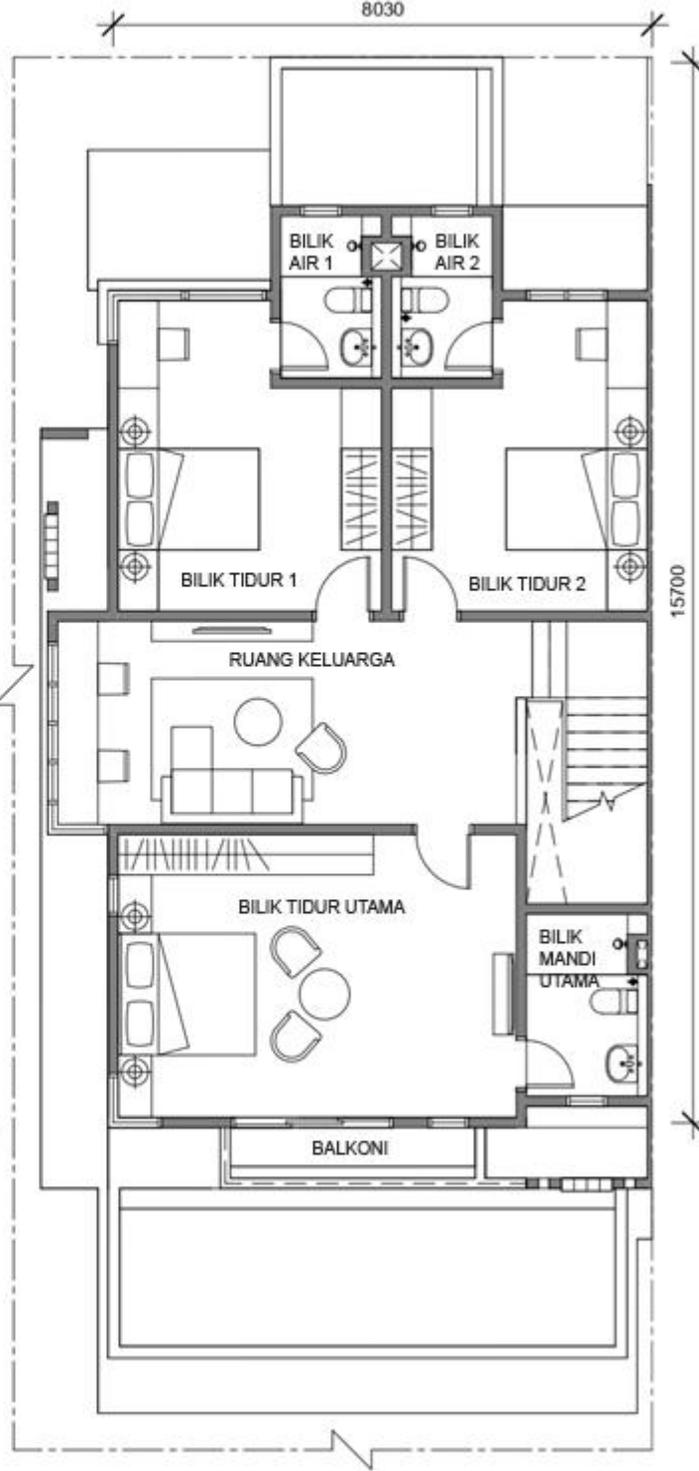
PELAN LANTAI

Jenis C (26' X 75')

2,848 Kaki Persegi Binaan



PELAN TINGKAT BAWAH

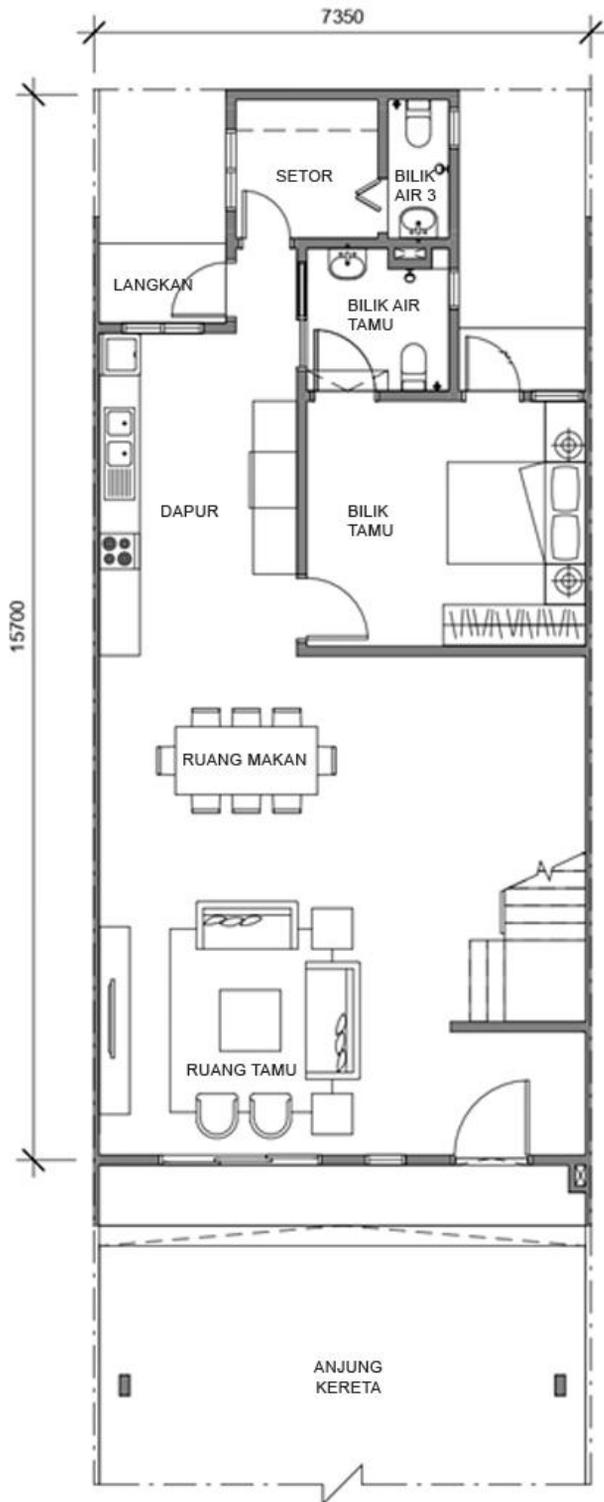


PELAN TINGKAT ATAS

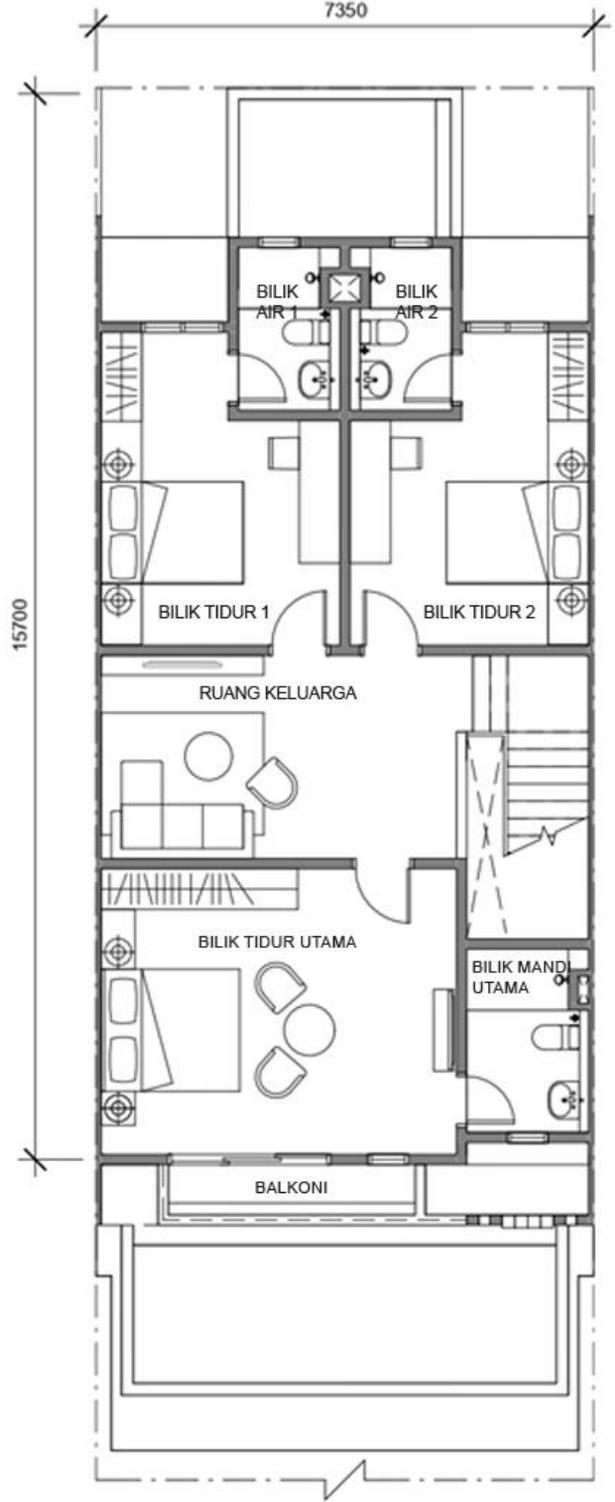
PELAN LANTAI

Jenis A (24' X 75')

2,482 Kaki Persegi Binaan



PELAN TINGKAT BAWAH

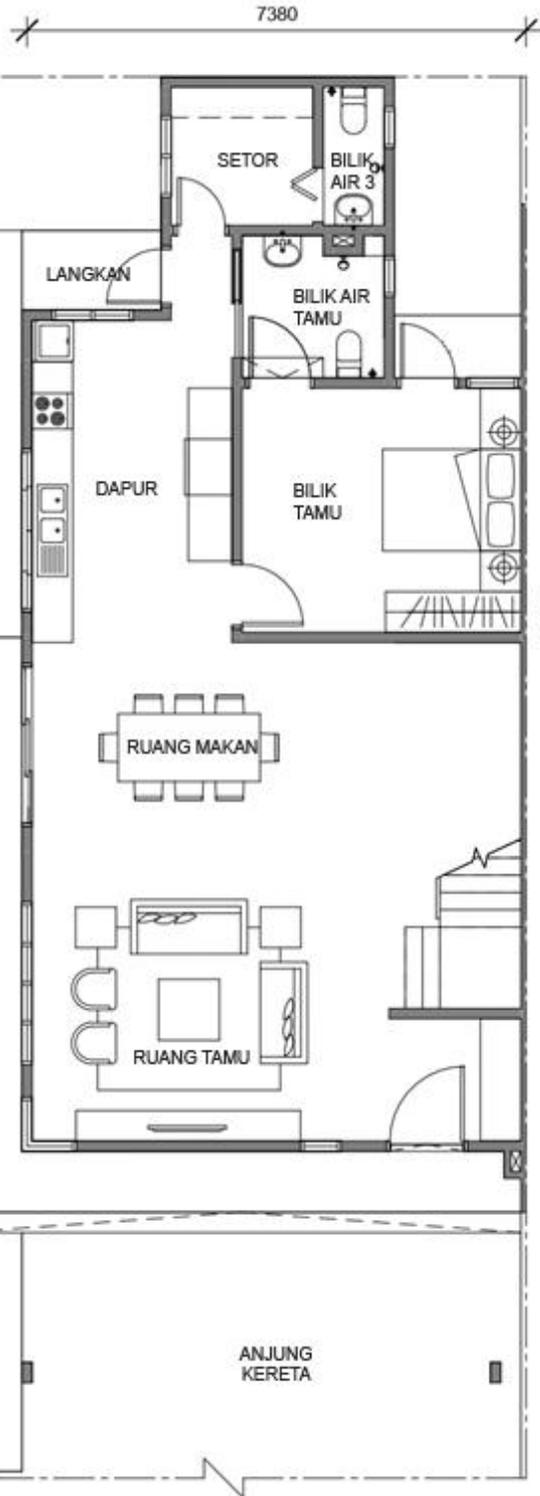


PELAN TINGKAT ATAS

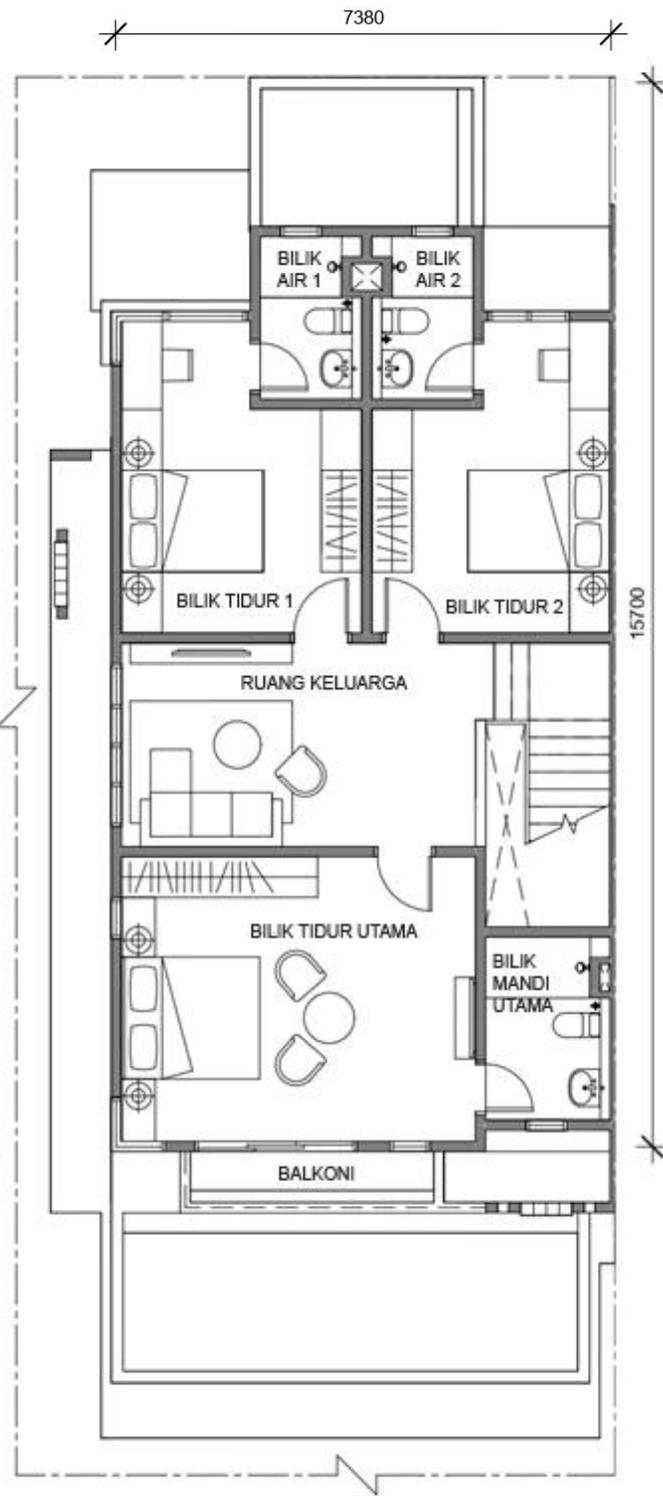
PELAN LANTAI

Jenis E (24' X 75')

2,610 Kaki Persegi Binaan



PELAN TINGKAT BAWAH



PELAN TINGKAT ATAS

JADUAL KEEMPAT (KLAUSA 15)

BUTIRAN BANGUNAN

Struktur		: Konkrit Bertetulang
Dinding		: Dinding Bata / Konkrit / Panel Simen
Bumbung		: Jubin Bumbung Konkrit / Kepingan Keluli / Konkrit
Kerangka Bumbung		: Keluli
Siling		: Siling Plaster / Panel Simen / Kemasan Skim
Tingkap		: Kerangka Aluminium
Pintu	Pintu Utama	: Pintu Kayu Berlamina
	Pintu Gelongsor	: Kerangka Aluminium Berpanel Kaca / Pintu Berliang Kayu Rata Berlamina
	Lain-Lain Pintu	: Pintu Kayu Rata Berlamina / Pintu Lipat PVC
Set Kunci Pintu		: Set Kunci Berserta Aksesori
Kemasan Lantai	Ruang Legar, Tamu, Makan & Dapur	: Jubin
	Bilik Tidur 3	: Jubin
	Setor	: Jubin
	Bilik Mandi Utama, 1, 2 & 3	: Jubin
	Bilik Mandi 4	: Jubin
	Bilik Tidur Utama, 1 & 2	: Lantai Kayu Berlamina
	Ruang Keluarga	: Lantai Kayu Berlamina
	Tangga	: Lantai Kayu Berlamina
	Anjung Kereta	: Cetakan Konkrit
	Langkan & Teres	: Jubin
Kemasan Dinding	Luaran	: Plaster dan Cat / Blok Pengudaraan / Venir Bata
	Dapur	: Jubin sehingga ketinggian 1500mm / Plaster dan Cat
	Bilik Air Utama	: Jubin
	Bilik Air 1, 2 & 3	: Jubin
	Bilik Air 4	: Jubin
	Lain-Lain	: Plaster dan Cat
Pemasangan Alat Sanitari	Dapur	: Sinki dan Paip Air
	Bilik Air	: Peralatan Sanitari dan Kelengkapan Paip
	Langkan & Kebuk Sampah	: Paip Air
Pemasangan Mekanikal & Elektrik		
		Jenis
		A, Am, A(s), Am(s)
		Jenis
		E, Em, E(s), Em(s)
		Jenis
		C, Cm, C(s), Cm(s)
	Punca Pencahayaan	: 29
	Punca Kipas	: 8
	Punca Kuasa	: 30
	Punca Kuasa Penyaman Udara	: 5
	Paip Siap Penyaman Udara	: 2
	Punca Kuasa Pam Penggalak	: 1
	Sambungan Pemanas Air	: 5
	Punca Pagar Automatik	: 1
	Soket Dinding Fiber	: 1
	Punca SMATV	: 1
	Punca Loceng Pintu	: 1
	Sambungan Penapis Air	: 1
	Punca Isolator	: 1
Sesalur & Pendawaian Dalaman Telefon		: Konduit & Kabel
Pagar		: Dinding Bata / Logam
Lain-lain		: Peti Surat dan Bungkus
		: Kebuk Sampah
		: Kebuk Meter TNB
		: Infrastruktur PV
		: Sistem Penggera Keselamatan Asas
		: Pam Penggalak

Fasa ELMINA HIJAUAN LAPAN - 2 (FASA A). Jumlah Unit: 136 . Jenis Rumah: Rumah Teres 2 Tingkat. Tarikh Dijangka Siap: April 2027. Bebanan Tanah: Tiada.
Pegangan Tanah: Kekal . No. Lesen Pemaju:13017/08-2028/1086(R) Tempoh Sah: 20/08/2023 - 19/08/2028 No Permit Iklan & Jualan: 13017-50/09-2027/0777(N)-(L)
Tempoh Sah: 18/09/2025-17/09/2027 Pihak Berkuasa Meluluskan Bangunan: Majlis Bandaraya Shah Alam. Rujukan Pelan Bangunan: MBSA.BGN.600-3/5/382 [FASA
ELMINA HIJAUAN LAPAN - 2 (FASA A)]. Pemaju: Sime Darby Property (City of Elmina) Sdn Bhd. 19930112858 (283265-U), 10th Floor, Block G, No.2, Jalan PJU1A/7A Ara
Damansara, 47301 Petaling Jaya, Selangor. Harga Jualan: Jenis A, 56 unit: RM 1,252,888.00 (Min.), RM 1,278,888.00 (Maks.), Jenis Am, 56 unit: RM 1,252,888.00 (Min.), RM
1,278,888.00 (Maks.),
Jenis E, 8 unit: RM 1,498,888.00 (Min.), RM 1,611,888.00 (Maks.), Jenis Em, 8 unit: RM 1,498,888.00(Min.), RM 1,803,888.00 (Maks.),
Jenis C, 4 unit: RM 1,891,888.00 (Min.), RM 2,249,888.00 (Maks.), Jenis Cm, 4 unit: RM 1,917,888.00(Min.), RM 2,263,888.00 (Maks.).
7% Bumiputera Diskaun (Tertakluk kepada Kuota)

**IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA.
MAKLUMAT PEMAJUAN DAN IKLAN YANG DILULUSKAN BOLEH DISEMAK DI PORTAL
TEDUH.KPKT.GOV.MY**



City of
ELMINA

ELMINA GREEN EIGHT - 2
(PHASE A)

Double-Storey Linkhomes
Freehold



ARCHITECTURAL STATEMENT

A spacious living area with 5 pleasant ensuite bedrooms including store room.

- Spacious open planned living, dining and kitchen
- Large full height sliding glass doors at living open up to the terrace and garden for the Corner & End units
- Bedroom at the ground floor with a wheelchair-friendly bathroom which doubles up as a guest room or family room.
- Deep hoods to the windows act as sun shading to master bedroom and living area.





KEY SELLING POINTS

Lifetime Homes Design

- Each house is focused on providing accessible and adaptable accommodation for every age group, from young to older families and individuals.
- Bedroom on the ground floor with a large wheelchair accessible bathroom for future needs.

Wellness & Health

- Application of environmentally friendly materials to help reduce health risks.
- Attached bathrooms for all bedrooms ensuring practicality and privacy.
- All roads are wide with separate pedestrian walkways provided.
- Well-equipped with recreational amenities that is suitable for numerous activities and ages.





Comfort & Space

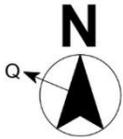
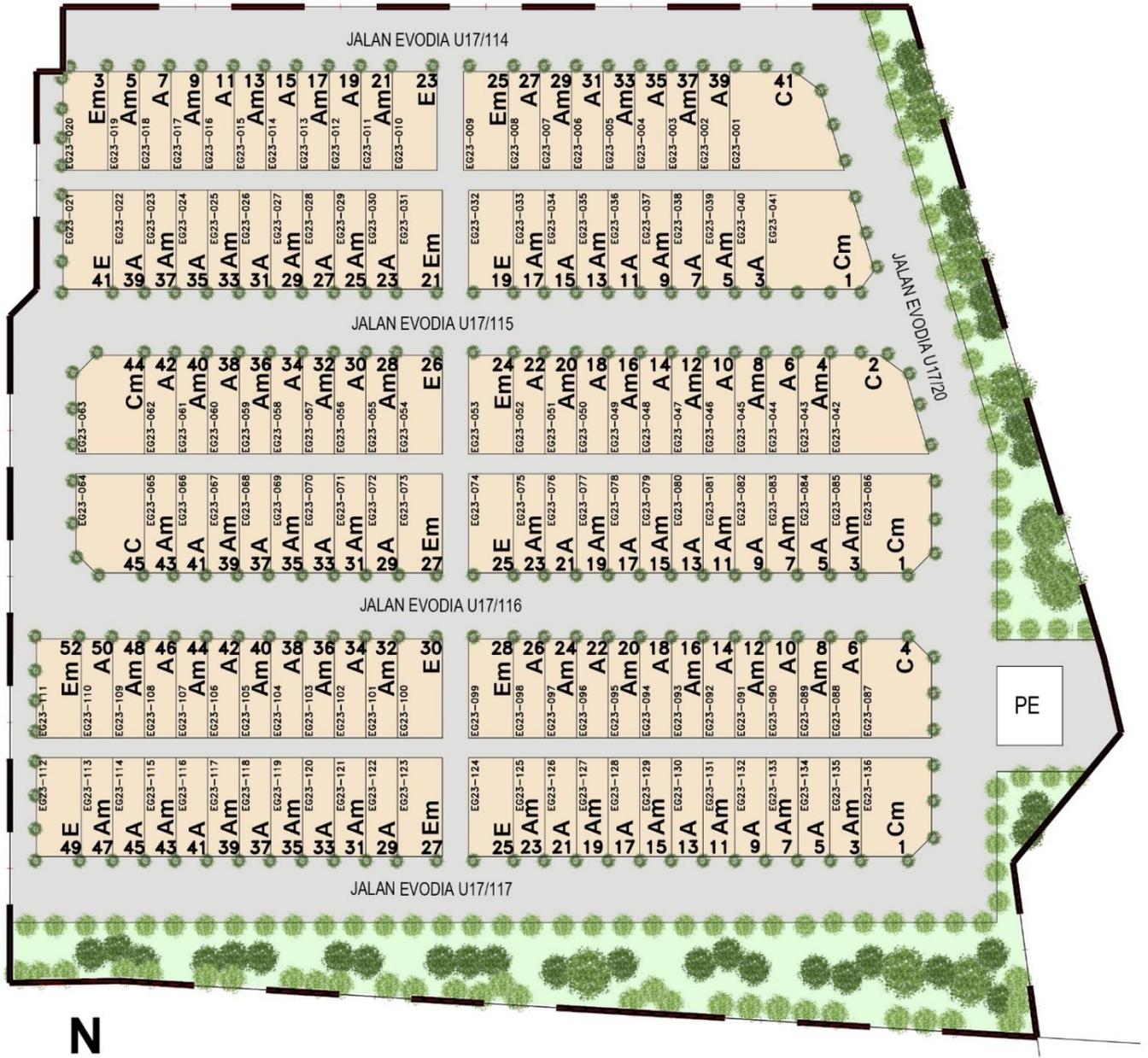
- Open plan layout with integrated living, dining and breakfast area accentuate the concept of urban elegance and modern lifestyle.
- Spacious living and dining allows the resident to relax or dine in comfort.
- Large openable windows and openings promote optimal natural lighting and natural ventilation into the house turning the spaces inside bright and airy.
- Store Room equipped with a Bathroom which allows for a 'live-in helper', or other utility purposes.

Quality Products

- Parcel box with 3 digit combination lock provided for more secure mail / parcel delivery.
- High speed fiber optic broadband infrastructure connection ready.
- Home security alarm system and quality certified lockset and fittings.
- Air conditioning piping provided at living and master bedroom.



SITE PLAN ELMINA GREEN EIGHT - 2 (PHASE A)



LEGEND:

-  — Site Boundary
-  — House Number
-  — Lot Number
-  — Unit Type

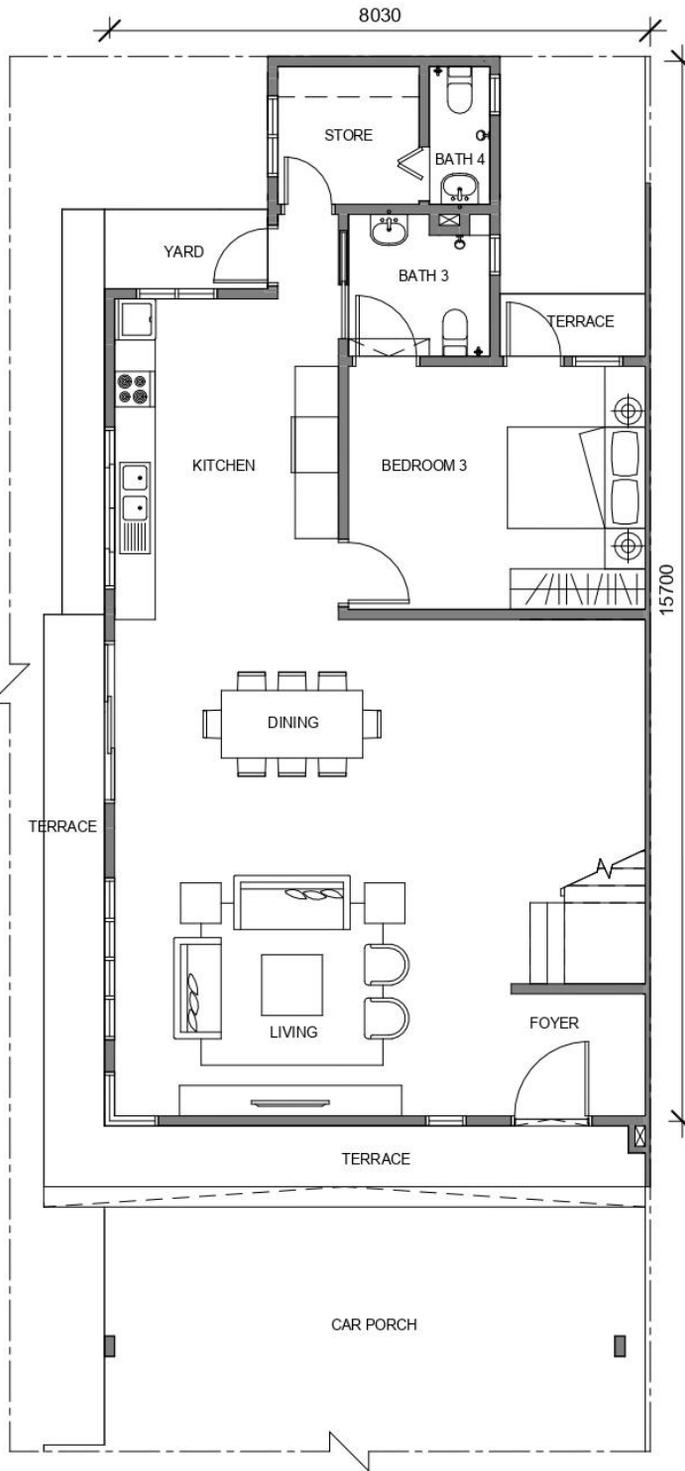
Type C & Cm 26' X 75'
2,848 Sq. Ft.
8 units

Type A & Am 24' X 75'
2,482 Sq. Ft.
112 units

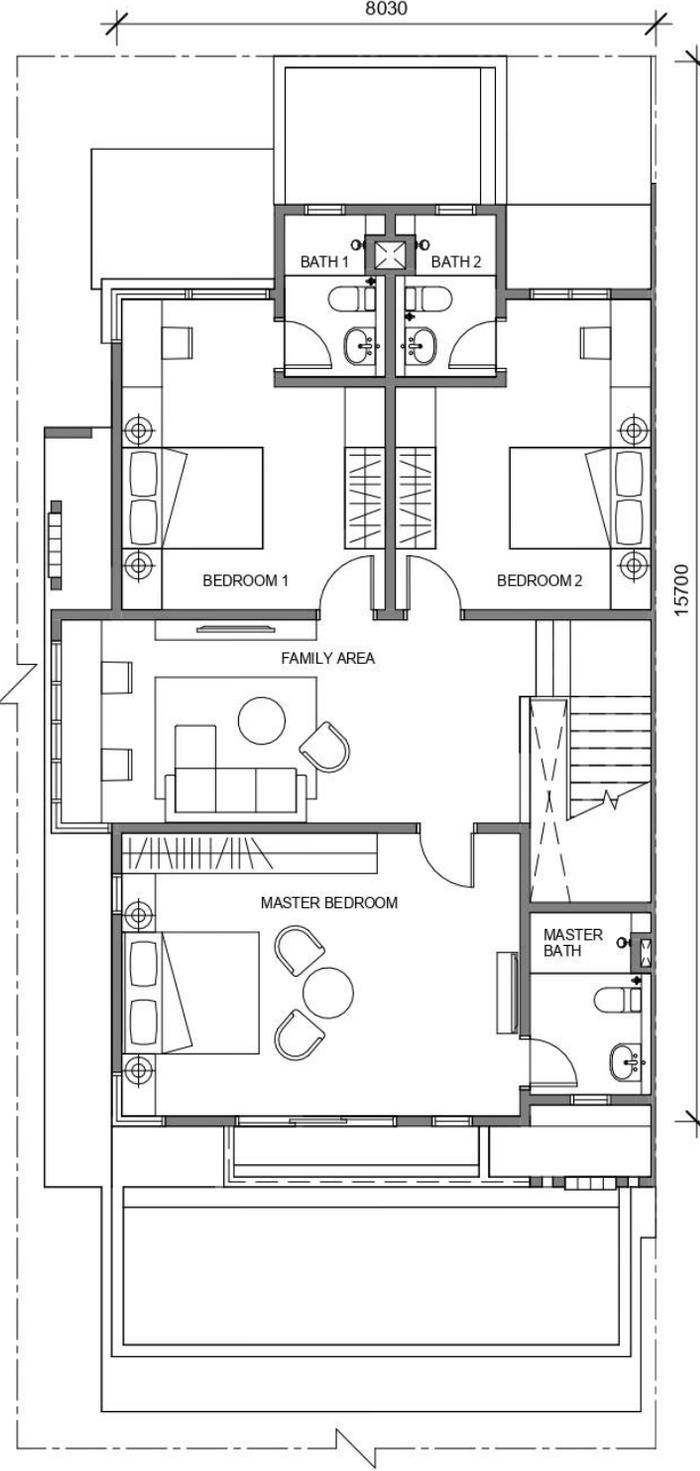
Type E & Em 24' X 75'
2,610 Sq. Ft.
16 units

FLOOR PLANS

Type C (26' X 75')
2,848 Sq. Ft. Built up



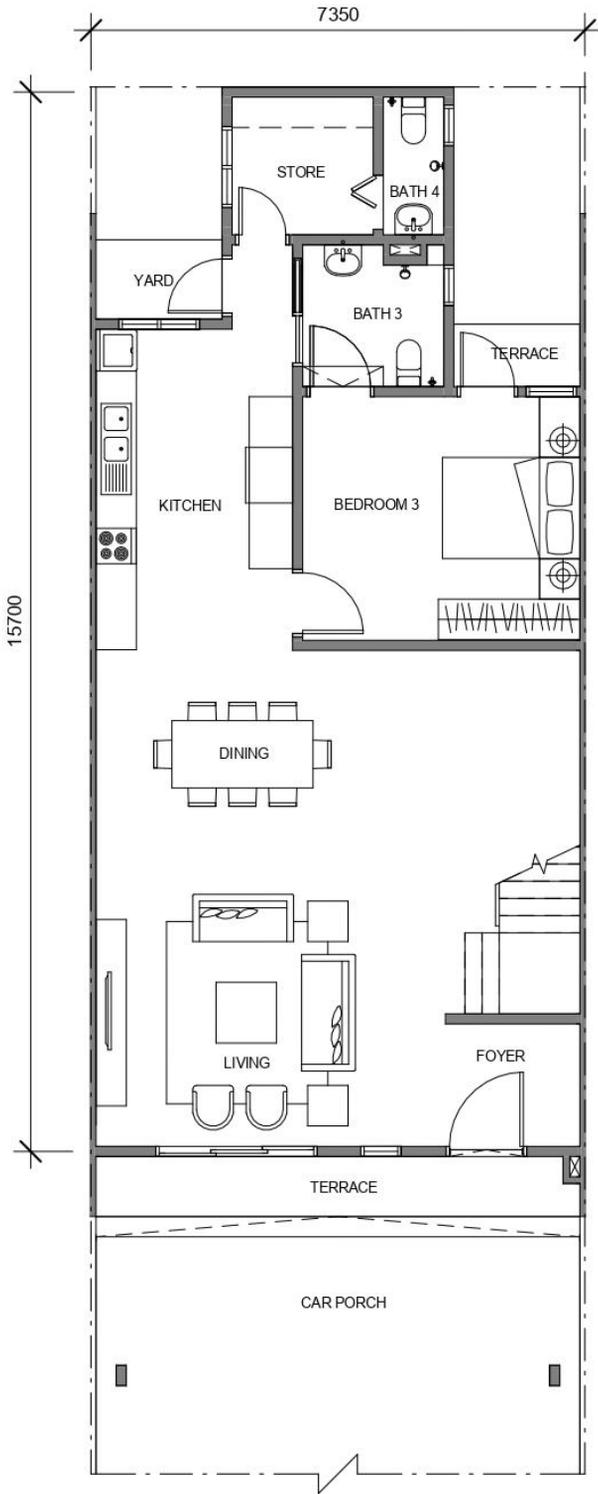
GROUND FLOOR PLAN



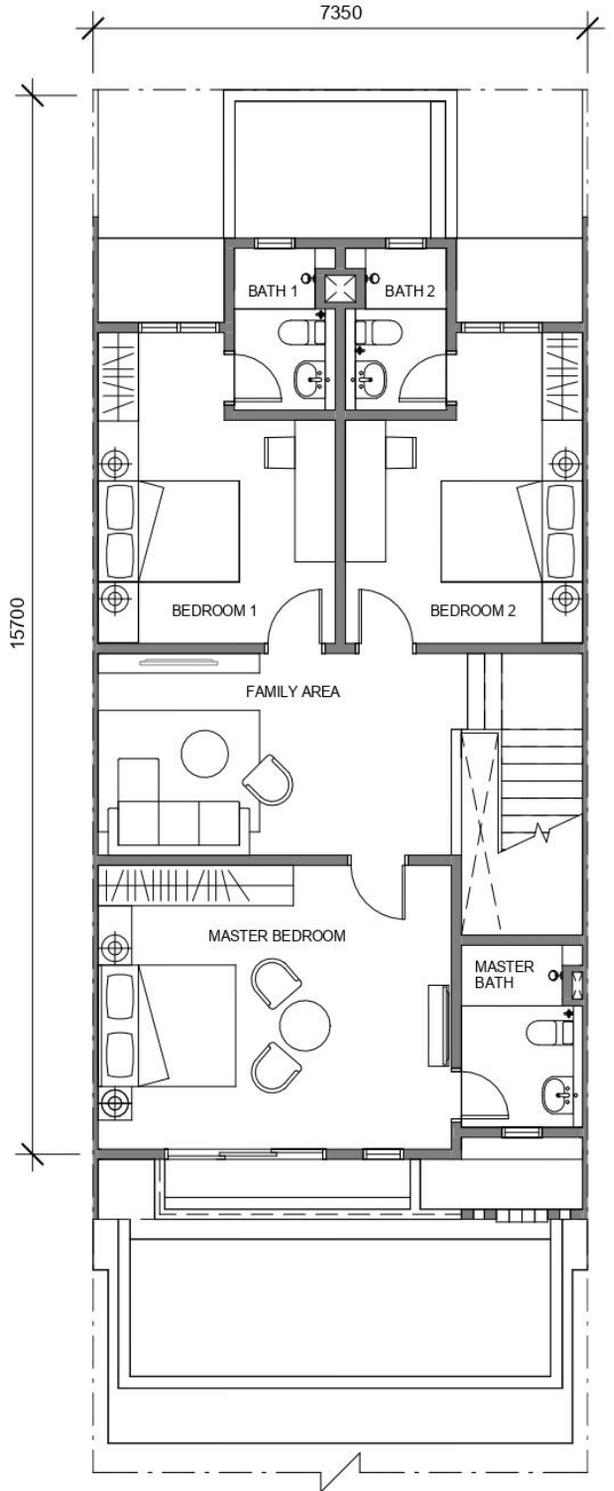
FIRST FLOOR PLAN

FLOOR PLANS

Type A (24' x75')
2,482 Sq. Ft. Built up



GROUND FLOOR PLAN

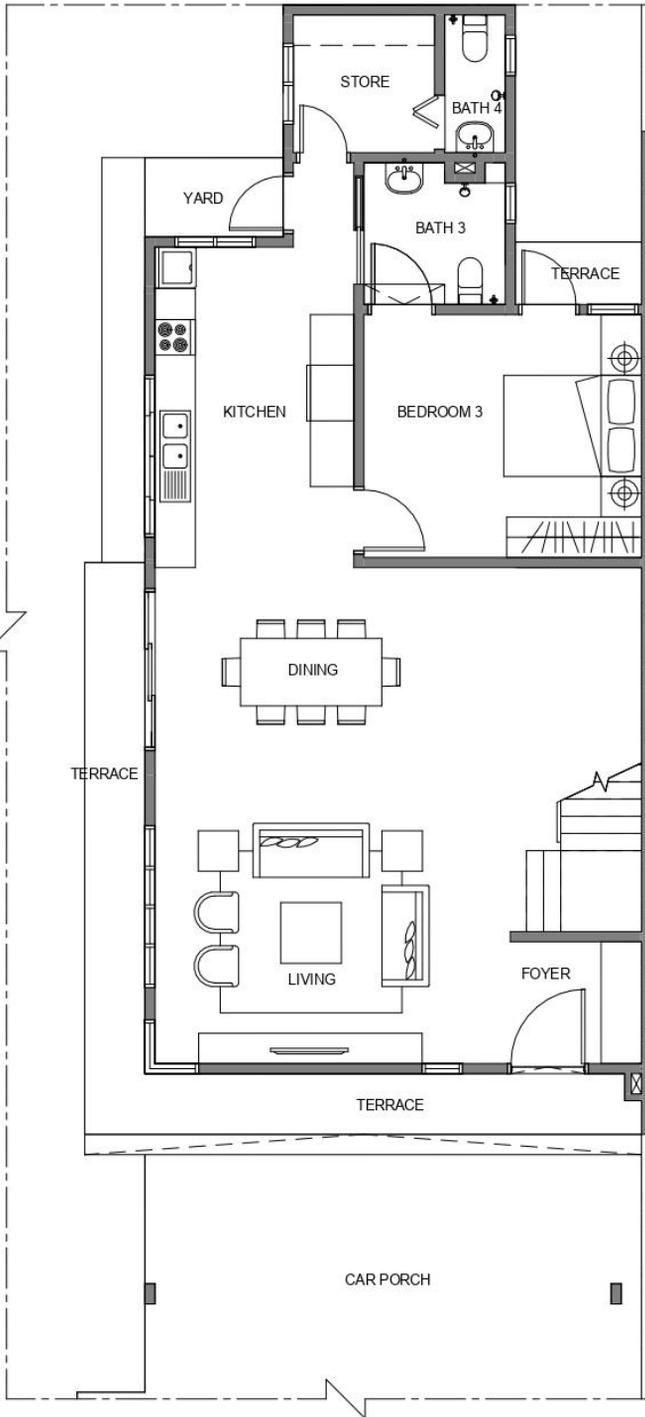


FIRST FLOOR PLAN

FLOOR PLANS

Type E (24' X 75')
2,610 Sq. Ft. Built up

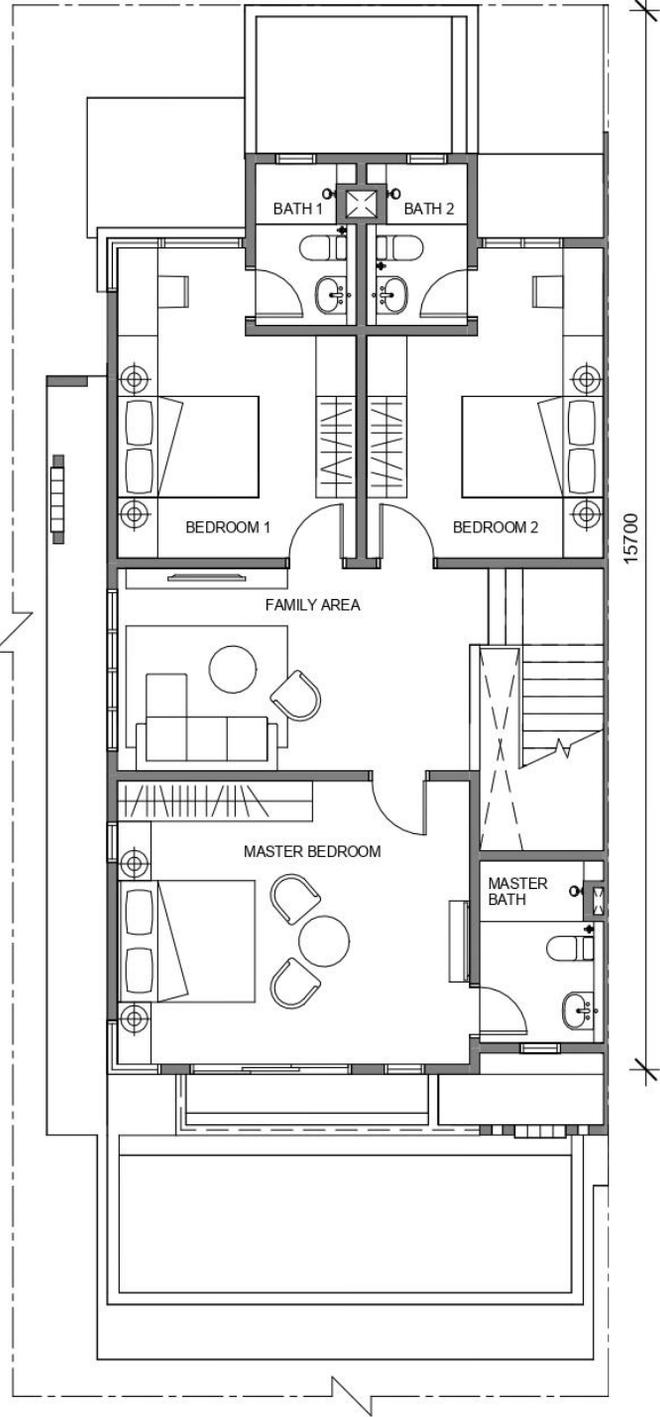
7380



15700

GROUND FLOOR PLAN

7380



15700

FIRST FLOOR PLAN

SPECIFICATION

THE FOURTH SCHEDULE (CLAUSE 15)

BUILDING DESCRIPTION

Structure		: Reinforced Concrete		
Wall		: Masonry / Concrete / Cement Board		
Roof Covering		: Concrete Roof Tiles / Metal Deck / Concrete		
Roof Truss		: Metal		
Ceiling		: Plaster Board / Cement Board / Skim Coat		
Windows		: Aluminum Frame Glass Panel		
Doors	Main Entrance	: Laminated Timber Door		
	Sliding	: Aluminium Frame Glass Panel / Laminated Timber Flush Pocket Door		
	Other Doors	: Laminated Timber Flush Door / PVC Folding Door		
Ironmongery		: Lockset With Accessories		
Floor Finishes	Foyer, Living, Dining, & Kitchen	: Tiles		
	Bedroom 3	: Tiles		
	Store	: Tiles		
	Master Bath, Bathroom 1,2 & 3	: Tiles		
	Bathroom 4	: Tiles		
	Master Bedroom, Bedroom 1&2	: Laminated Timber Flooring		
	Family Area	: Laminated Timber Flooring		
	Staircase	: Laminated Timber Flooring		
	Car Porch	: Concrete Imprint		
	Yard & Terrace	: Tiles		
Wall Finishes	External	: Plaster and Paint / Vent Blocks / Brick Veneers		
	Kitchen	: Tiles up to 1500mm High / Plaster and Paint		
	Master Bath	: Tiles		
	Bath 1, 2, & 3	: Tiles		
	Bath 4	: Tiles		
	Others	: Plaster and Paint		
Sanitary Installation	Kitchen	: Sink with Tap		
	All Bathrooms	: Sanitary Wares and Fittings		
	Yard & Refuse Compartment	: Tap		
Mechanical & Electrical Installation				
		Type		
		A, Am, A(s), Am(s)		
		E, Em, E(s), Em(s)		
		C, Cm, C(s), Cm(s)		
	Lighting Point	: 29	: 30	: 30
	Fan Point	: 8	: 8	: 8
	Power Point	: 30	: 30	: 30
	Air-Conditioning Power Point	: 5	: 5	: 5
	Air-Conditioning Complete Piping	: 2	: 2	: 2
	Booster Pump Point	: 1	: 1	: 1
	Water Heater Point	: 5	: 5	: 5
	Auto Gate Point	: 1	: 1	: 1
	Fiber Wall Socket	: 1	: 1	: 1
	SMATV Point	: 1	: 1	: 1
	Door Bell Point	: 1	: 1	: 1
	Water Filter Point	: 1	: 1	: 1
	Isolator Point	: 1	: 1	: 1
Internal Telephone Trunking & Cabling		: Conduit and Cabling		
Fencing & Gate		: Masonry / Metal		
Miscellaneous		: Parcel and Letter Box		
		: Refuse Compartment		
		: TNB Compartment		
		: Solar PV Infrastructure		
		: Basic Alarm System		
		: Booster Pump		

Phase ELMINA GREEN EIGHT - 2 (PHASE A), Total Unit: 136. House Type : 2 - Storey Link House. Expected Date of Completion : April 2027. Land : Free from Encumbrances. Tenure of Land : Freehold. Developer's Licence No. : 13017/08-2028/1086(R). Validity : 20/08/2023 - 19/08/2028. Advertising & Sales Permit 13017-50/09-2027/0777(N)-(L) Validity 18/09/2025-17/09/2027 . Appropriate Authority which Approved the Building Plans: Majlis Bandaraya Shah Alam. Building Plan Reference No. MBSA.BGN.600-3/5/382 [ELMINA GREEN EIGHT - 2 (PHASE A)]. Developed by : Sime Darby Property (City of Elmina) Sdn Bhd, 19930112858 (283265-U), 10th Floor, Block G, No. 2, Jalan PJU1A/7A, Ara Damansara, 47301 Petaling Jaya, Selangor.
Selling prices : Type A, 56 units : RM 1,252,888.00 (Min), RM 1,278,888.00 (Max), Type Am, 56 units : RM 1,252,888.00 (Min), RM 1,278,888.00 (Max), Type E, 8 units : RM 1,498,888.00 (Min), RM 1,611,888.00 (Max), Type Em, 8 units : RM 1,498,888.00 (Min), RM 1,803,888.00 (Max), Type C, 4 units : RM 1,891,888.00 (Min), RM 2,249,888.00 (Max), Type Cm, 4 units: RM 1,917,888.00 (Min) RM 2,263,888.00 (Max).
7% Bumiputera discount (subject to quota).

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