



City of
ELMINA

ELMINA HIJAUAN

9^B

20' x 80'

RUMAH TERES MEWAH DUA TINGKAT

PEGANGAN BEBAS



Property



PELAN TAPAK

Pelan Induk



ELMINA HIJAUAN 9B

Rumah Teres 2 Tingkat
20'x 80'
99 unit

PETUNJUK

- UnitTengah
- Unit Hujung
- UnitTepi
- Kawasan Lapang



PRINSIP REKABENTUK

KENYATAAN REKABENTUK ARKITEKTURAL

Elmina Hijauan 9B Fasa EG27B memperkenalkan 99 unit Rumah Berangkai dengan saiz Lot minimanya 20' x 80'. Rumah-rumah tersebut disusun sedemikian dengan mengambilkira pandangan serta pencahayaan dan pengudaraan semulajadi.

Evolusi kesinambungan daripada rumah-rumah terdahulu di Bandar Elmina, Elmina Hijauan 9B mengekalkan rekabentuk Tropikal Moden kontemporari yang mencerminkan Semangat Perladangan yang menerapkan tema-tema seperti bumbung curam, teres dan bukaan-bukaan besar.

Di samping itu, elemen-elemen klasik seperti dinding 'bata' dan elemen-elemen moden seperti blok pengudaraan konkrit dan garisan lurus peranti teduhan juga diperkenalkan.

Perletakan kawasan lapang yang dipenuhi ruang-ruang rekreasi di sekeliling Elmina Hijauan 9B ini menawarkan gaya hidup sihat dilihat selari dengan Bandar Elmina sebagai Bandar Sihat, Bersepadu & Mampan di Selangor.

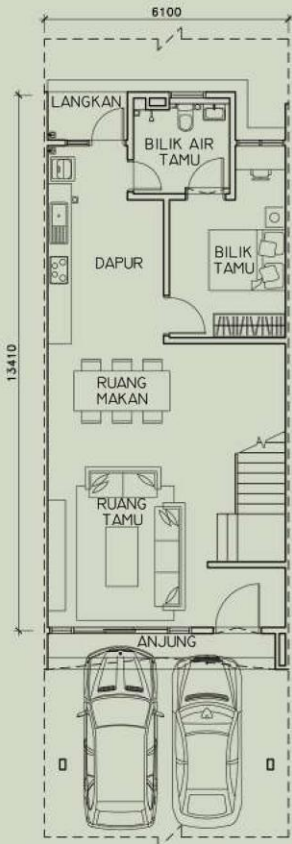
Elmina Hijauan 9B juga menawarkan inovasi rekabentuk yang mempunyai ciri-ciri:-

- Perletakan Ruang Bilik Tamu yang dilengkapi dengan Bilik Air yang berlandaskan penggunaan kerusi roda; bersesuaian dengan pemilik yang mempunyai ibubapa yang kurang upaya atau tua; sebagai pilihan bagi pembeli untuk penyediaan kediaman pelbagai generasi.
- Mempertingkatkan serta memaksimumkan penggunaan ruang-ruang dalaman melalui penggabungan ruang-ruang yang tetap jelas pemisahannya seperti Ruang Tamu, Ruang Makan dan Dapur.
- Ruang Basuhan dan Jemuran yang cukup dengan penyediaan ruang luas selepas Ruang Langkan. Secara alternatif, memberi ruang untuk pembesaran ruang belakang rumah.



**JENIS
A
Lot Tengah**

Keluasan Lantai :
2,000.04 kps



PELAN LANTAI BAWAH

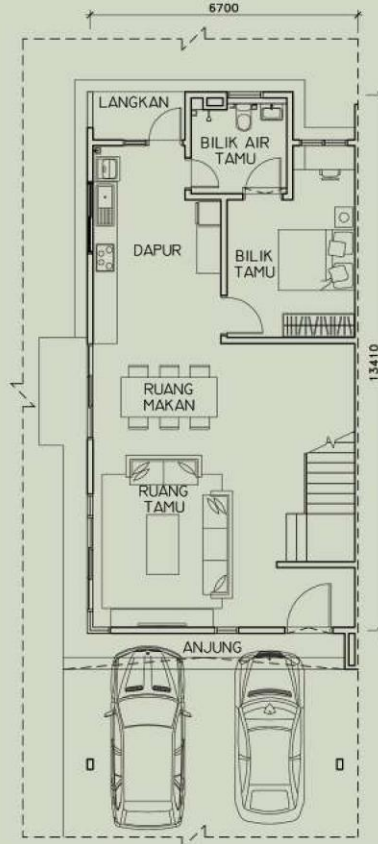
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3 BILIK TIDUR
4 BILIK AIR
RUANG KELUARGA
DAPUR
LANGKAN



PELAN LANTAI
ARAS SATU

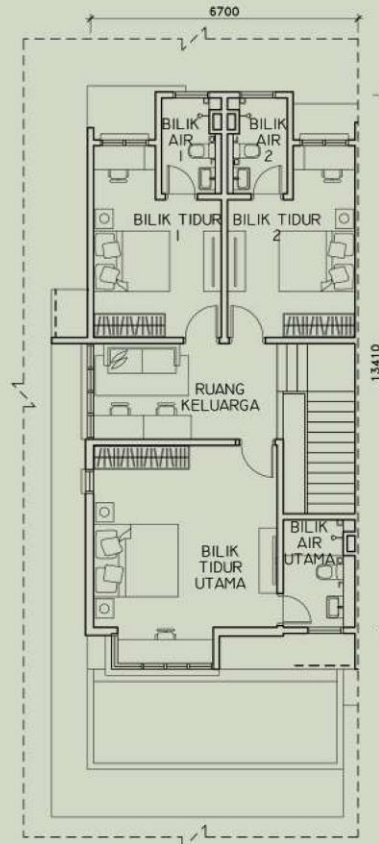
**JENIS
E
Lot Tepi**

Keluasan Lantai :
2,320.16 kps



PELAN LANTAI BAWAH

1 BILIK TIDUR UTAMA
3 BILIK TIDUR
4 BILIK AIR
RUANG KELUARGA
DAPUR
LANGKAN



PELAN LANTAI
ARAS SATU

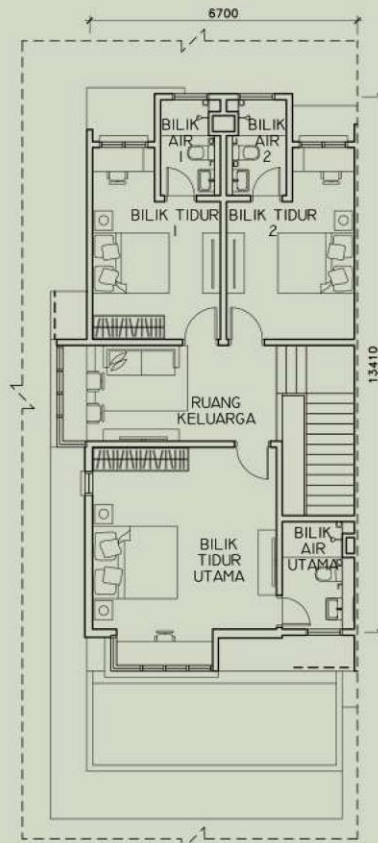
**JENIS
C
Lot Hujung**

Keluasan Lantai :
2,320.16 kps



PELAN LANTAI BAWAH

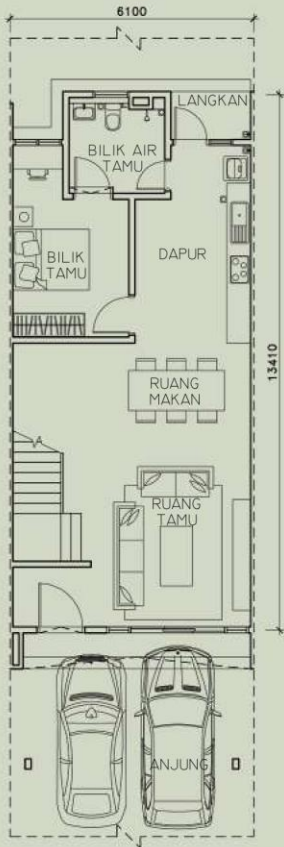
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LANGKAN



PELAN LANTAI
ARAS SATU

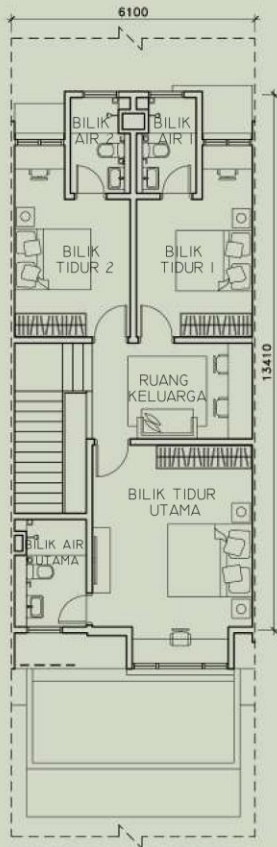
**JENIS
A(m)**
Lot Tengah

Keluasan Lantai :
2,000.04 kps



PELAN LANTAI BAWAH

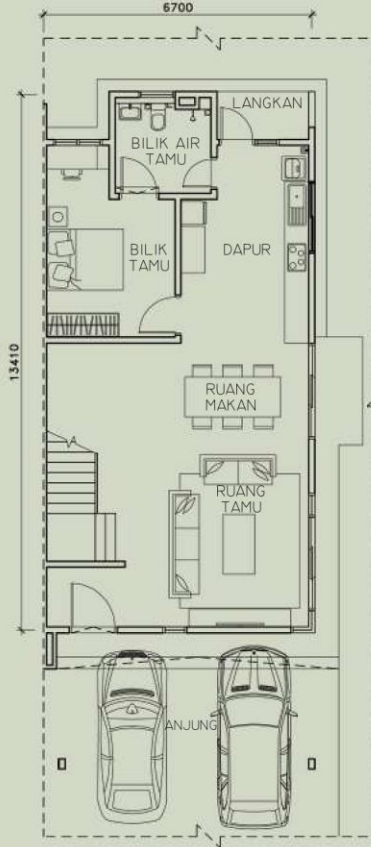
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ARAS SATU

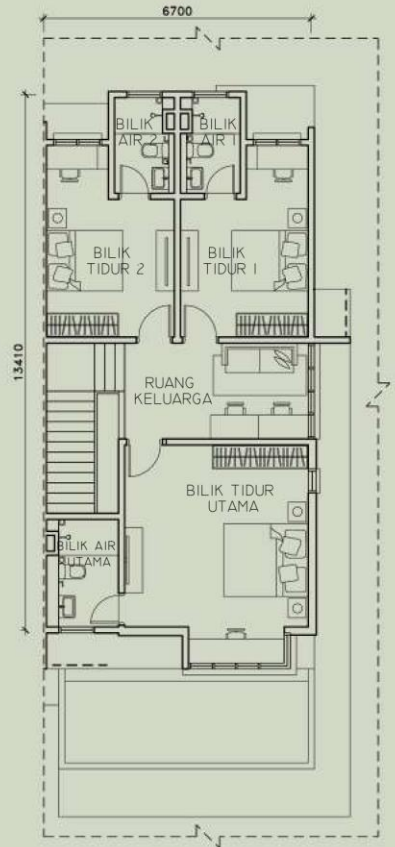
**JENIS
E(m)**
Lot Tepi

Keluasan Lantai :
2,320.16 kps



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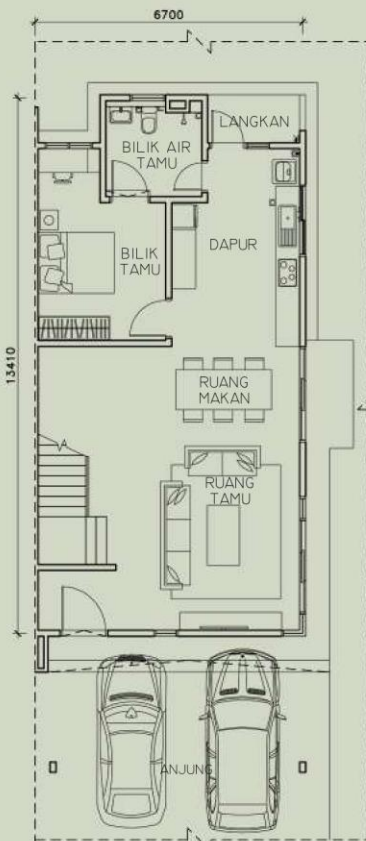
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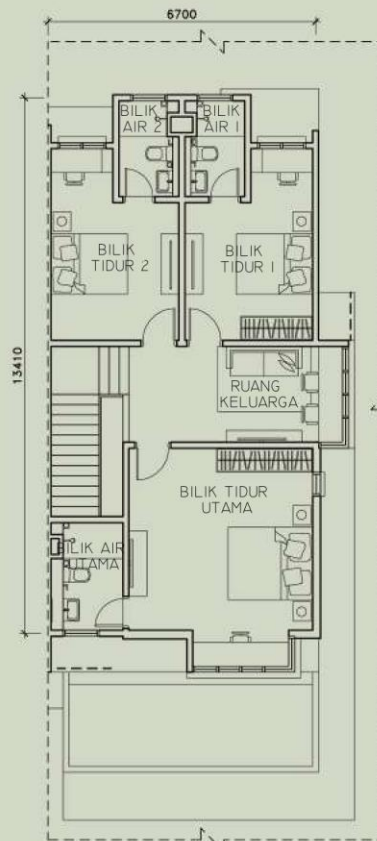
PELAN LANTAI
ARAS SATU

**JENIS
C(m)**
Lot Hujung

Keluasan Lantai :
2,320.16 kps



PELAN LANTAI BAWAH



PELAN LANTAI
ARAS SATU

1 BILIK TIDUR UTAMA
3 BILIK TIDUR
4 BILIK AIR
RUANG KELUARGA
DAPUR
LANGKAN

SPESIFIKASI

Struktur		: Konkrit Bertetulang																																																												
Dinding		: Dinding Bata																																																												
Bumbung		: Jubin Bumbung Konkrit / Kepingan Keluli																																																												
Kerangka Bumbung		: Keluli																																																												
Siling		: Siling Plaster / Panel Simen / Lapisan 'Skim'																																																												
Tingkap		: Kerangka Aluminium																																																												
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Set Kunci Pintu		: Set Kunci Pintu dan Peralatan																																																												
Kemasan Lantai	Ruang Masuk, Tamu & Makan Dapur, Bilik Tetamu Bilik Mandi Utama, Bilik Mandi Tetamu, Bilik Mandi 1 & 2 Bilik Tidur Utama, Bilik Tidur 1 & 2, Ruang Keluarga (Tingkat Satu) Tangga Anjung Kereta Langkan & Teres	: Jubin Porselin : Jubin Porselin : Lantai Kayu Berlamina : Lantai Kayu Berlamina : Lapisan Konkrit : Jubin Porselin																																																												
Kemasan Dinding	Luaran Dapur Bilik Mandi Utama Bilik Mandi Tetamu Bilik Mandi 1 & Bilik Mandi 2 Lain-Lain	: Plaster dan Cat : Jubin Porselin / Plaster dan Cat : Jubin Porselin : Jubin Seramik : Jubin Seramik : Plaster dan Cat																																																												
Pemasangan Alat Sanitari	Dapur Bilik Air Langkan & Kebuk Sampah	: Sinki dan Paip Air : Peralatan Sanitari dan Kelengkapan Paip : Paip Air																																																												
Pemasangan Mekanikal & Elektrikal		<table border="1"> <thead> <tr> <th></th> <th>Jenis A, Am</th> <th>Jenis E, Em Em (Odd)</th> <th>Jenis C, C(Odd) Cm, Cm (Odd)</th> </tr> </thead> <tbody> <tr> <td>Punca Lampu</td> <td>23</td> <td>23</td> <td>23</td> </tr> <tr> <td>Punca Lampu Pagar</td> <td>1</td> <td>1</td> <td>2</td> </tr> <tr> <td>Punca Lampu Dinding</td> <td>2</td> <td>3</td> <td>3</td> </tr> <tr> <td>Punca Kipas Siling</td> <td>7</td> <td>7</td> <td>7</td> </tr> <tr> <td>Punca Kipas Dinding</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td>Punca Kuasa 13A</td> <td>21</td> <td>21</td> <td>21</td> </tr> <tr> <td>Punca Kuasa USB</td> <td>1</td> <td>1</td> <td>1</td> </tr> <tr> <td>Perpaipan Penghawa Dingin</td> <td>2</td> <td>2</td> <td>2</td> </tr> <tr> <td>Punca Kuasa Penghawa Dingin</td> <td>5</td> <td>5</td> <td>5</td> </tr> <tr> <td>Punca Kuasa Pemanas Air</td> <td>4</td> <td>4</td> <td>4</td> </tr> <tr> <td>Punca T.V</td> <td>1</td> <td>1</td> <td>1</td> </tr> <tr> <td>Punca Telefon</td> <td>2</td> <td>2</td> <td>2</td> </tr> <tr> <td>Punca Data</td> <td>2</td> <td>2</td> <td>2</td> </tr> <tr> <td>Punca Pagar Automatik</td> <td>1</td> <td>1</td> <td>1</td> </tr> </tbody> </table>		Jenis A, Am	Jenis E, Em Em (Odd)	Jenis C, C(Odd) Cm, Cm (Odd)	Punca Lampu	23	23	23	Punca Lampu Pagar	1	1	2	Punca Lampu Dinding	2	3	3	Punca Kipas Siling	7	7	7	Punca Kipas Dinding	0	0	0	Punca Kuasa 13A	21	21	21	Punca Kuasa USB	1	1	1	Perpaipan Penghawa Dingin	2	2	2	Punca Kuasa Penghawa Dingin	5	5	5	Punca Kuasa Pemanas Air	4	4	4	Punca T.V	1	1	1	Punca Telefon	2	2	2	Punca Data	2	2	2	Punca Pagar Automatik	1	1	1
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PELAN LOKASI



Lawati Galeri Kami:

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

 Elmina Pavilion

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

03 7831 2253

• Fasa: ELMINA Hijauan 9B • Bilangan Unit: 99 • Baki Unit: 1 Unit • Jenis: Rumah Teres 2 Tingkat • Tarikh Jangkaan Siap: Jun 2027 • Bebanan Tanah: Tiada • Pegangan Tanah: Kekal • No. Lesen Pemaju: 13017/08-2028/1086(A) • Tempoh Sah: 20/08/2023 - 19/08/2028 • No. Permit Pengiklanan & Jualan: XXXX-XX/XX-XXXX/XXXX(X)-(X) • Tempoh Sah: XX/XX/XXXX - XX/XX/XXXX • Pihak Berkuasa Berkenaan yang Meluluskan Pelan Bangunan: Majlis Bandaraya Shah Alam • No. Rujukan: MBSA/BGN/BB/600-1(PS)/SEK.U17/0039-2023 (FASA ELMINA HIJAUAN 9B) • Dibangunkan Oleh: Sime Darby Property (City of Elmina) Sdn Bhd (283265-U), 10th Floor, Block G, No.2, Jalan PJU 1A/7A Ara Damansara, 47301 Petaling Jaya, Selangor • Status Tanah: Kekal • Harga Jualan: Rumah Teres 2 Tingkat (Baki Unit: 1) RM 1,712,000 • 7% Bumiputera Diskaun (Tertakluk kepada Kuota).

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



City of
ELMINA

ELMINA HIJAUAN

9^B

20' x 80'

DOUBLE-STOREY SUPERLINK HOMES

FREEHOLD



Property



SITE PLAN

Masterplan



ELMINA HIJAUAN 9B
2-Storey Terrace House
20' x 80'
192 unit

LEGEND

- Intermediate Unit
- End Unit
- Corner Unit
- Green Area



ARCHITECTURAL STATEMENT

Elmina Hijauan 9B, Phase EG27B presents 99 units of Link Homes with a minimum Lot size of 20' x 80'. The link homes are lay in consideration of the views, natural lighting as well as natural ventilation.

A perpetuation and an evolution of the earlier Elmina homes, Elmina Hijauan 9B boasts a contemporary Modern Tropical design that echoes the uplifting 'Spirit of Plantation' theme with Pitched Roof, Terraces and Large Openings.

This also includes the interplay of classic and modern elements through the classic textures of 'bricks' with the modern look of concrete vent blocks as well as clean lines copings and hoods.

Along with the integration with open green spaces around its peripheral featuring recreational spaces for healthy lifestyles, Elmina Hijauan 9B lives up to Elmina City as Selangor's Wellness and Livable Integrated city. '

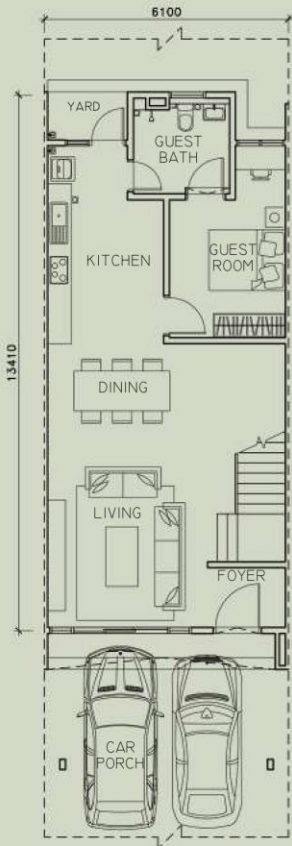
Elmina Hijauan 9B introduces design innovation that features :-

- An option for a Multi-Generational Home by incorporating a functional Guest Room that can be equipped with a wheelchair friendly en-suite Bathroom; ideal for elderly parents.
- Integrated but yet well-defined internal spaces namely the Living, Dining and Kitchen enhancing the spaciousness.
- Ample space for Laundry by promoting ample space beyond the Yard. Alternatively, room for small expansion of the back-of-house.



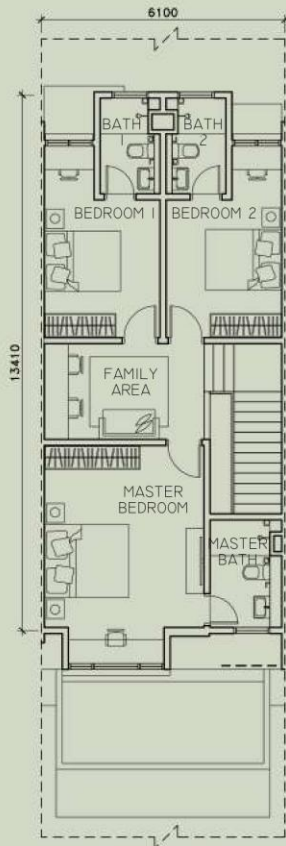
**TYPE
A**
Intermediate Lot

Built Up :
2,000.04 sqft



GROUND FLOOR

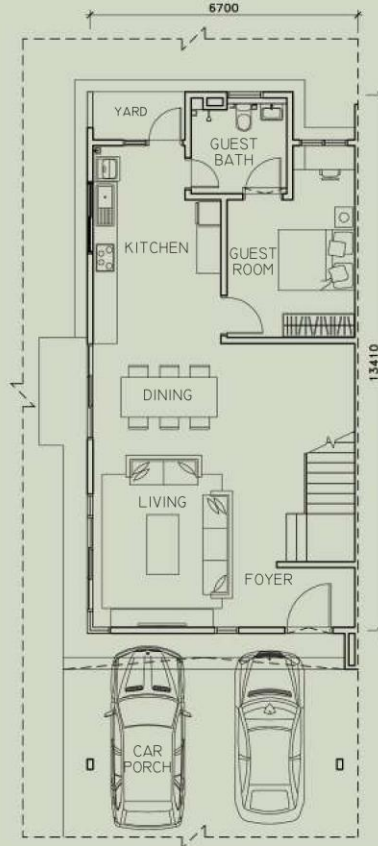
1 MASTER BEDROOM
3 BEDROOMS
4 BATHROOMS
FAMILY AREA
KITCHEN
YARD



FIRST FLOOR

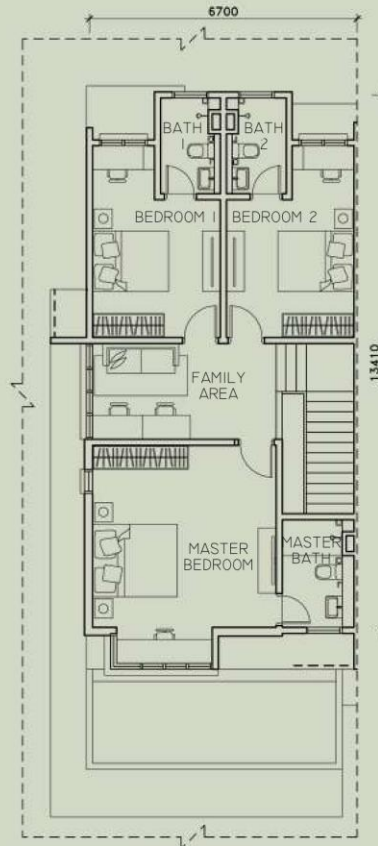
**TYPE
E**
End Lot

Built Up :
2,320.16 sqft



GROUND FLOOR

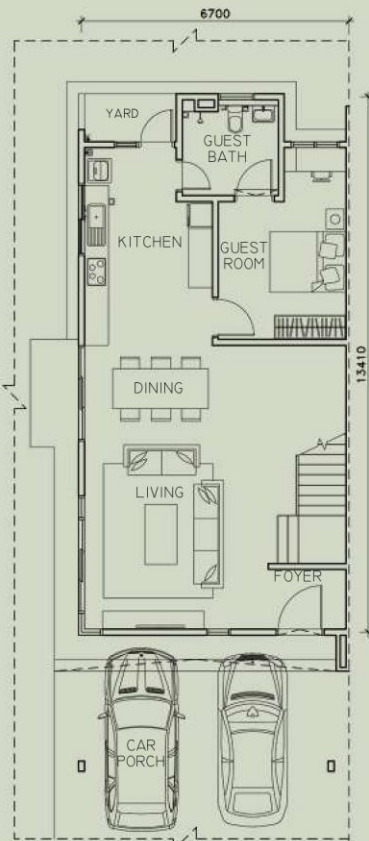
1 MASTER BEDROOM
3 BEDROOMS
4 BATHROOMS
FAMILY AREA
KITCHEN
YARD



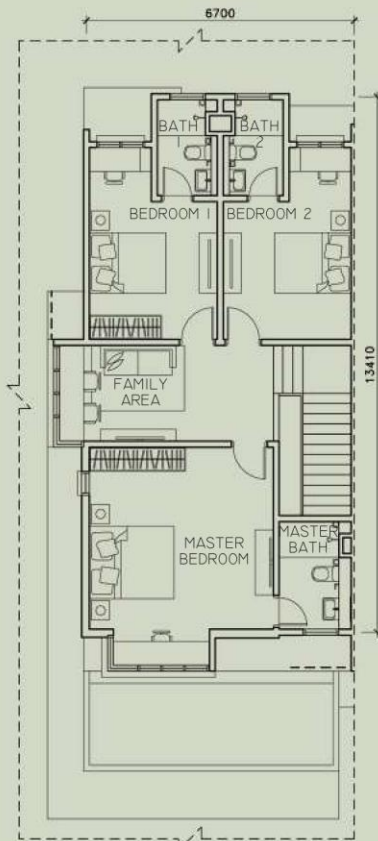
FIRST FLOOR

**TYPE
C**
Corner Lot

Built Up :
2,320.16 sqft



GROUND FLOOR

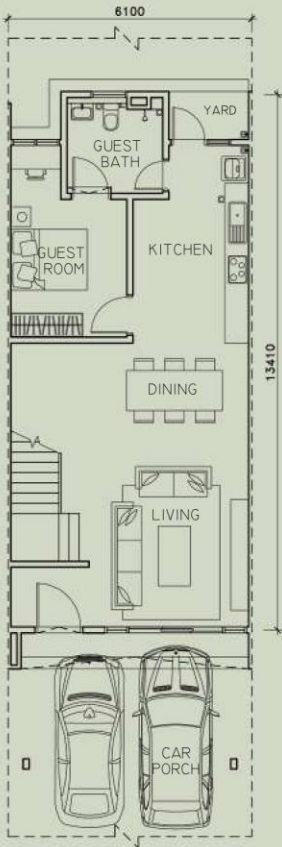


FIRST FLOOR

1 MASTER BEDROOM
3 BEDROOMS
4 BATHROOMS
FAMILY AREA
KITCHEN
YARD

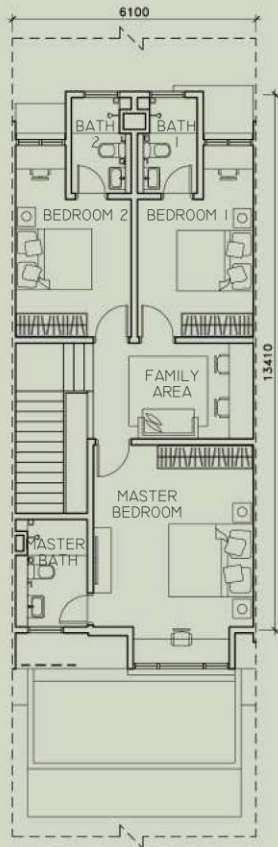
**TYPE
A(m)**
Intermediate Lot

Built Up :
2000.04 sqft



GROUND FLOOR

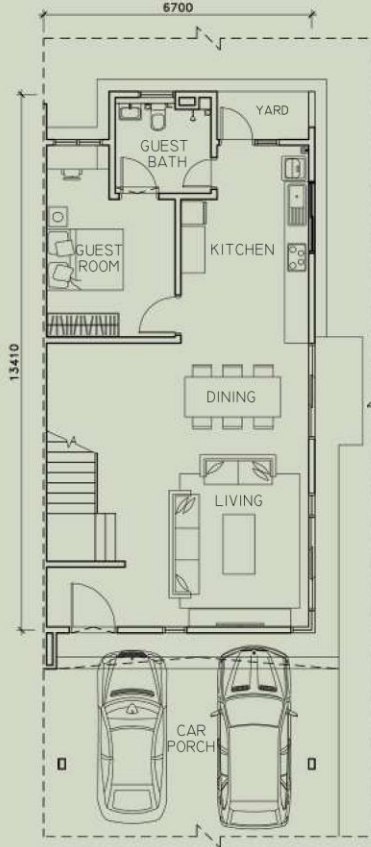
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KITCHEN
YARD



FIRST FLOOR

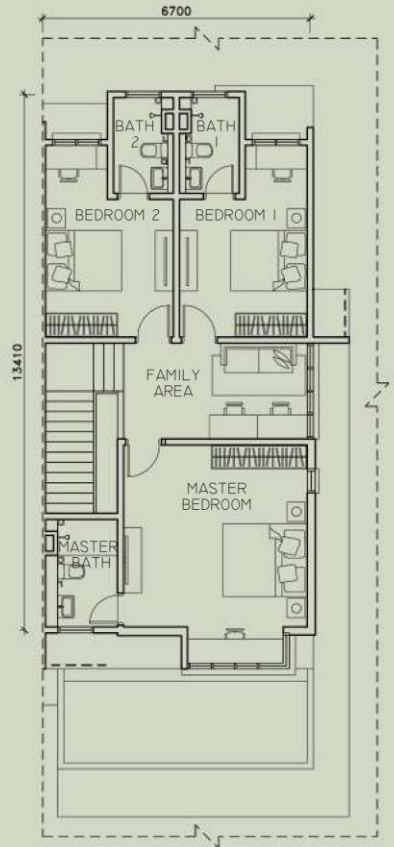
**TYPE
E(m)**
End Lot

Built Up :
2,320.16 sqft



GROUND FLOOR

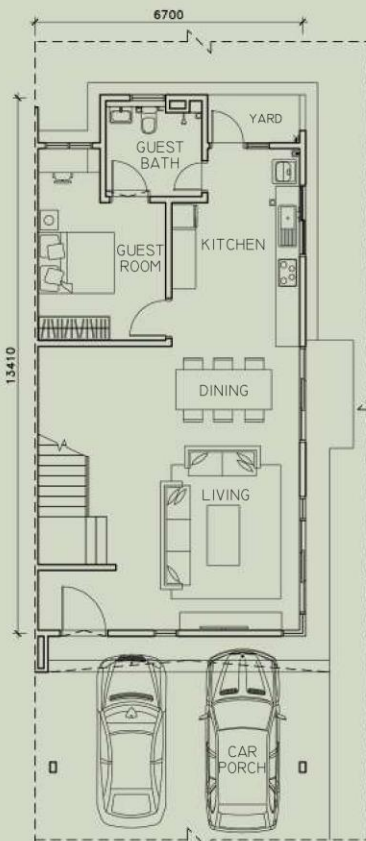
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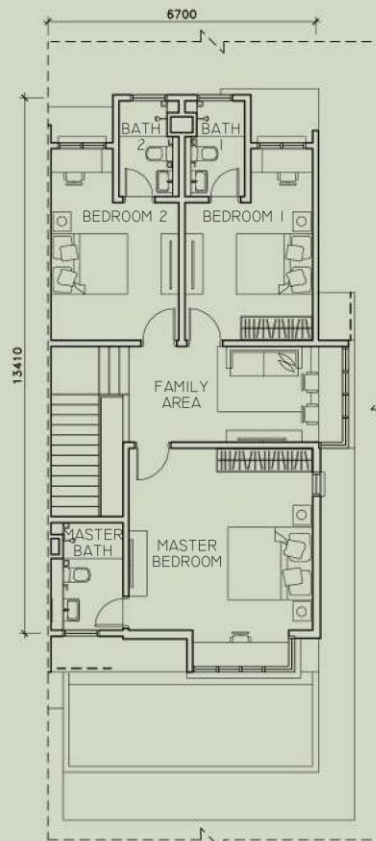
FIRST FLOOR

**TYPE
C(m)**
Corner Lot

Built Up :
2,320.16 sqft



GROUND FLOOR



FIRST FLOOR

1 MASTER BEDROOM
3 BEDROOMS
4 BATHROOMS
FAMILY AREA
KITCHEN
YARD

SPECIFICATIONS

Structure		: Reinforced Concrete		
Wall		: Masonry		
Roof Covering		: Concrete Roof Tiles / Metal Deck		
Roof Truss		: Metal		
Ceiling		: Plaster Board / Cement Board / Skim Coat		
Windows		: Aluminum Framed Glass Panel		
Doors	Main Entrance	: Engineered Timber Door		
	Sliding	: Aluminium Framed Glass Panel (Living & Dining)		
	Other Doors	: Flush Door		
Ironmongery		: Lockset with accessories		
Floor Finishes	Foyer, Living, Dining, Kitchen	: Porcelain Tiles		
	Guest Bedroom			
	Master Bath, Guest Bath, Bathroom 1 & 2	: Porcelain Tiles		
	Master Bedroom, Bedroom 1&2 Family (First Floor)	: Laminated Flooring		
	Staircase	: Laminated Flooring		
	Car Porch	: Concrete Imprint		
	Yard & Terrace	: Porcelain Tiles		
Wall Finishes	External	: Plaster and Paint		
	Kitchen	: Porcelain Tiles / Plaster and Paint		
	Master Bath	: Porcelain Tiles		
	Guest Bath	: Ceramic Tiles		
	Bath 1 & Bath 2	: Ceramic 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	Type E,Em, Em (Odd)
				Type C, C (Odd), Cm,Cm (Odd)
	Light Point	:	23	23
	Gate Light Point	:	1	1
	Wall Light	:	2	3
	Ceiling Fan Point	:	7	7
	Wall Fan Point	:	0	0
	13A Switch Socket Outlet	:	21	21
	USB Outlet Point	:	1	1
	Air-Cond Piping	:	2	2
	Air-Cond Power Point	:	5	5
	Water Heater Power Point	:	4	4
	T.V. Point	:	1	1
	Telephone Point	:	2	2
	Data Point	:	2	2
	Auto Gate Point	:	1	1
Internal Telephone Trunking & Cabling		: Provided		
Fencing & Gate		: Masonry / Metal		
Miscellaneous		: Parcel and Letter Box		
		: Refuse Compartment		
		: TNB Compartment		
		: Basic Alarm System		
		: Cold Water Booster Pump		
		: Instant Water Heater		

LOCATION PLAN



Visit Our Gallery:

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

Q Elmina Pavilion

Open Daily: 9.30am - 6.30pm
(including public holiday)

03 7831 2253

Phase: ELMINA Hijauan 9B • Number of Units: 99 • Remaining Units: 1 Unit • Type: 2-Storey Terrace House • Expected Completion Date: June 2027 • Land Encumbrances: None • Land Tenure: Freehold • Developer License No: 13017/08-2028/1086(A) • Validity Period: 20/08/2023 - 19/08/2028 • Advertising & Sales Permit No: XXXXX-XX/XX-XXXX/XXXX(X)-(X) • Validity Period: XX/XX/XXXX - XX/XX/XXXX • Relevant Authority Approving Building Plan: Shah Alam City Council (MBSA) • Reference No: MBSA/BGN/BB/600-1(PS)/SEK.U17/0039-2023 (ELMINA HIJAUAN 9B PHASE) • Developed By: Sime Darby Property (City of Elmina) Sdn Bhd (283265-U), 10th Floor, Block G, No.2, Jalan PJU 1A/7A Ara Damansara, 47301 Petaling Jaya, Selangor • Land Status: Freehold • Selling Price: 2-Storey Terrace House (Remaining Units: 1) RM RM 1,712,000 • 7% Bumiputera Discount (Subject to Quota).

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