



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

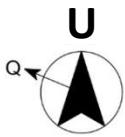
- Pelan lantai terbuka yang menyatukan ruang tamu, ruang makan, dan sarapan untuk gaya hidup moden.
- Tingkap besar dan ruang terbuka untuk pengudaraan dan pencahayaan semula jadi.
- Bilik Setor yang lengkap dengan bilik mandi untuk pembantu rumah atau kegunaan lain.

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 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

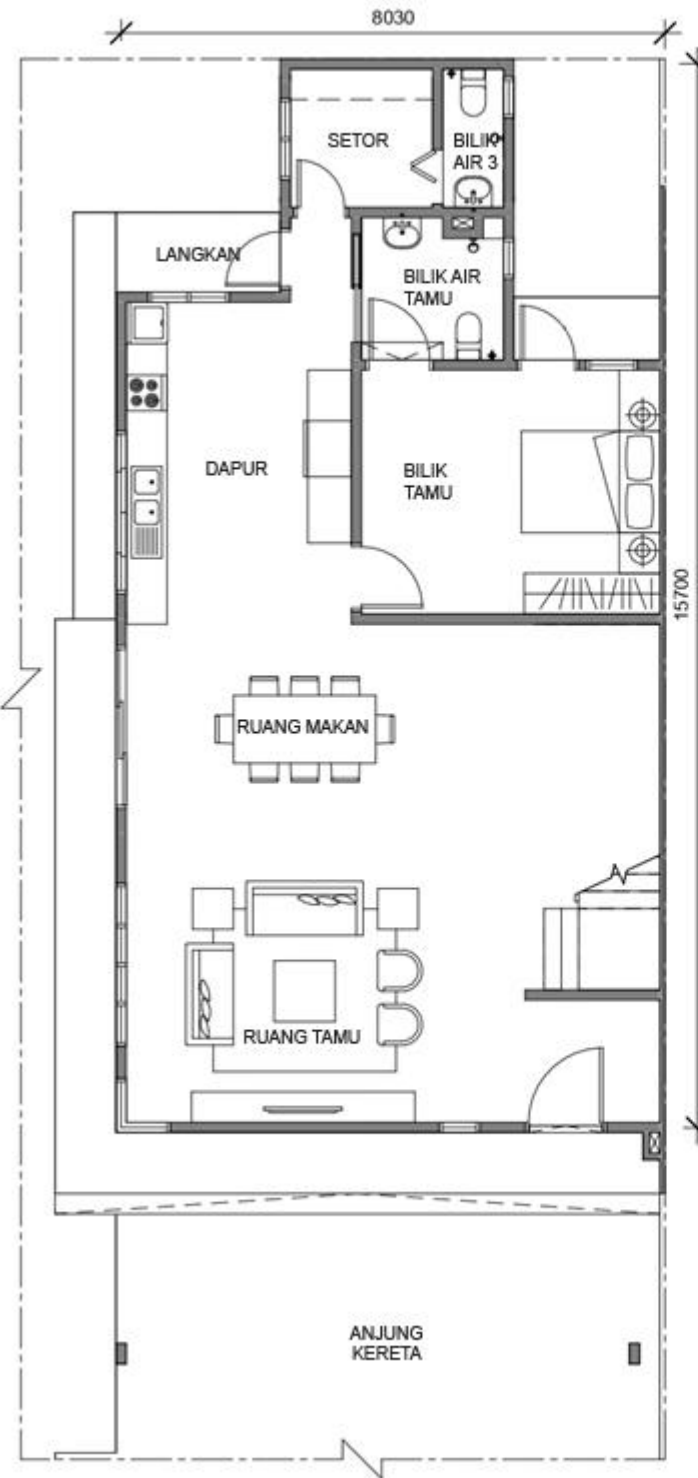
Jenis A & Am 24' X 75'
2,482 Kaki Persegi
112 unit

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

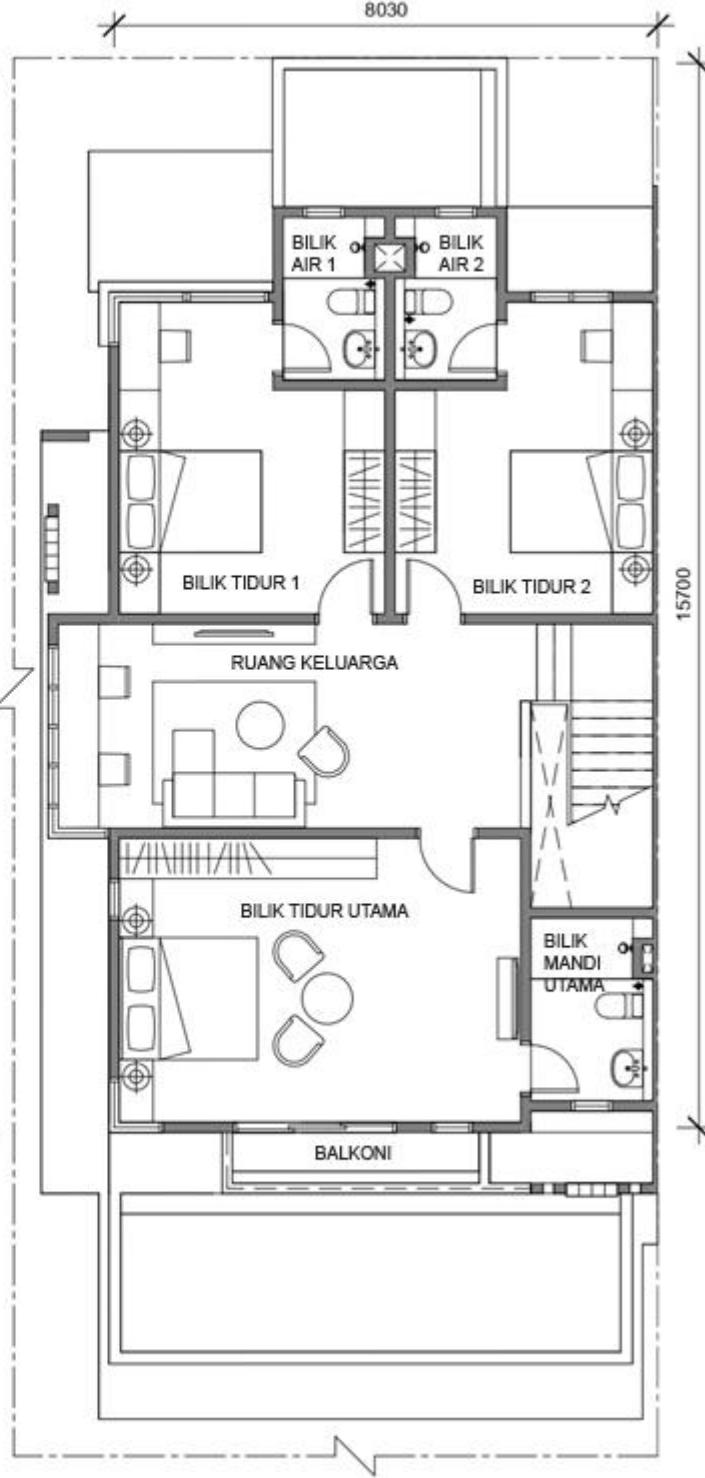
PELAN LANTAI

Jenis C (26' X 75')

2,848 Kaki Persegi Binaan



PELAN TINGKAT BAWAH

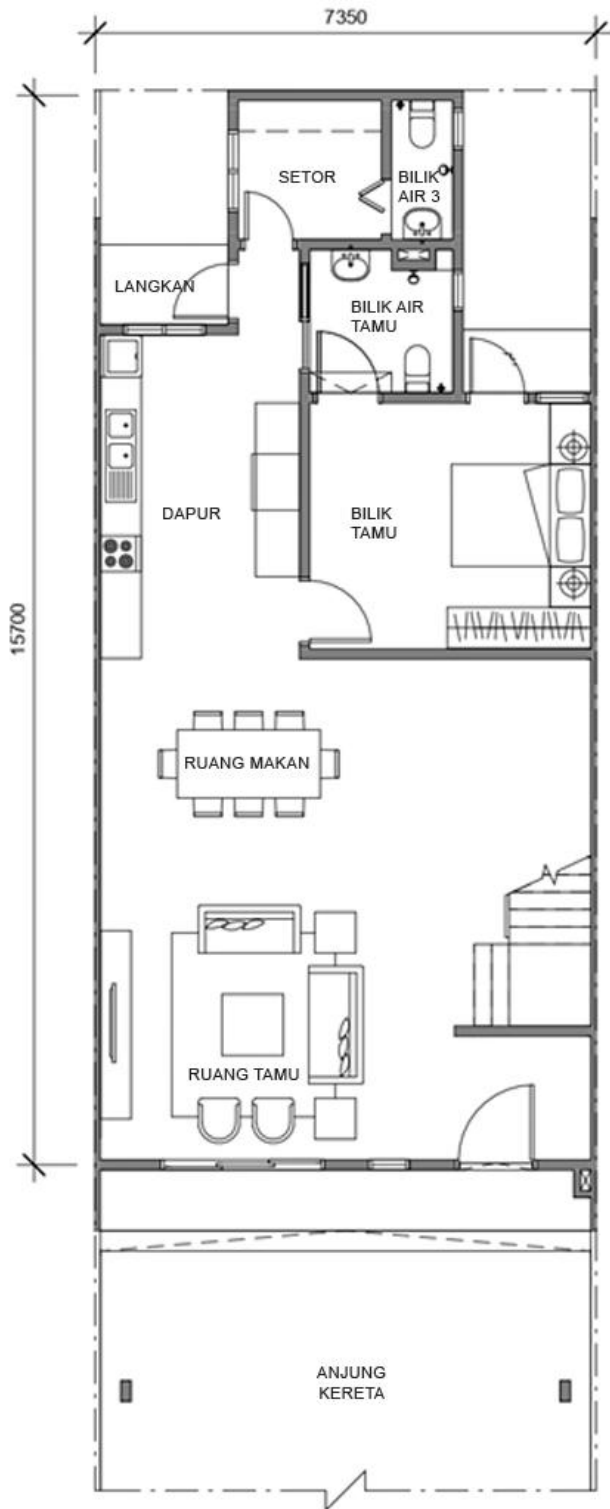


PELAN TINGKAT ATAS

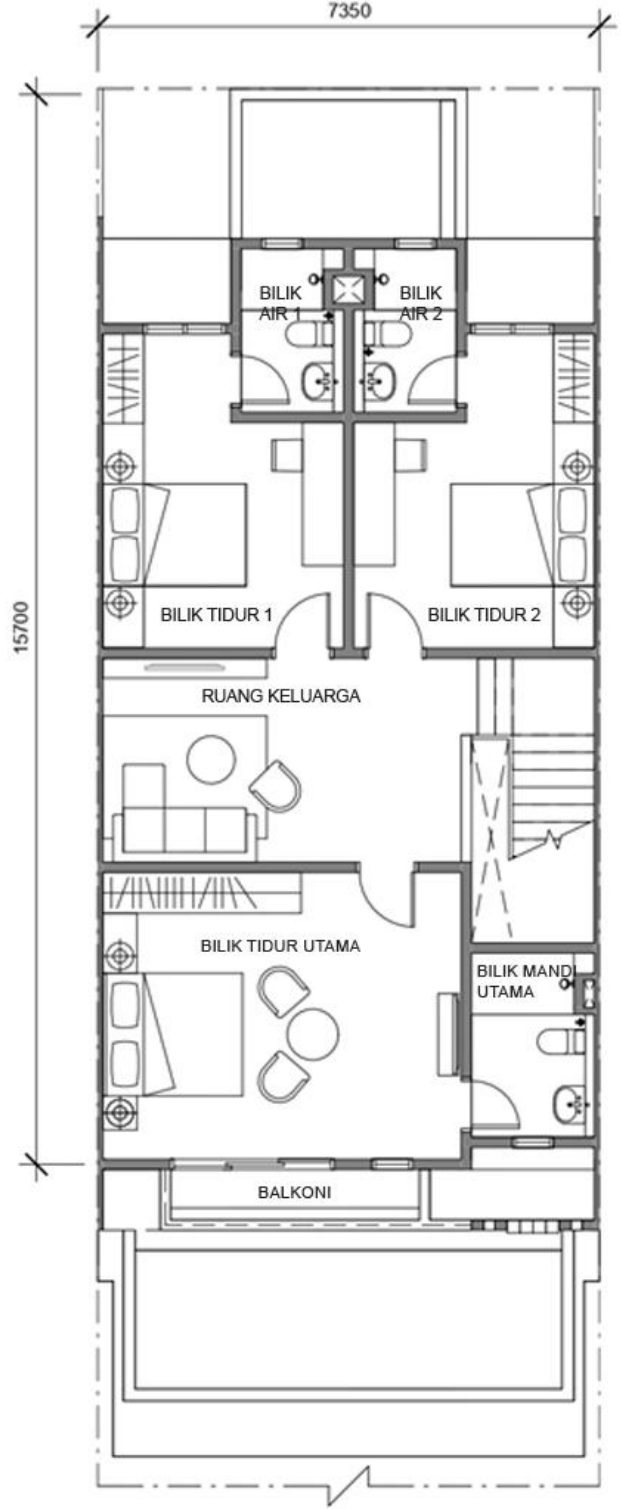
PELAN LANTAI

Jenis A (24' X 75')

2,482 Kaki Persegi Binaan



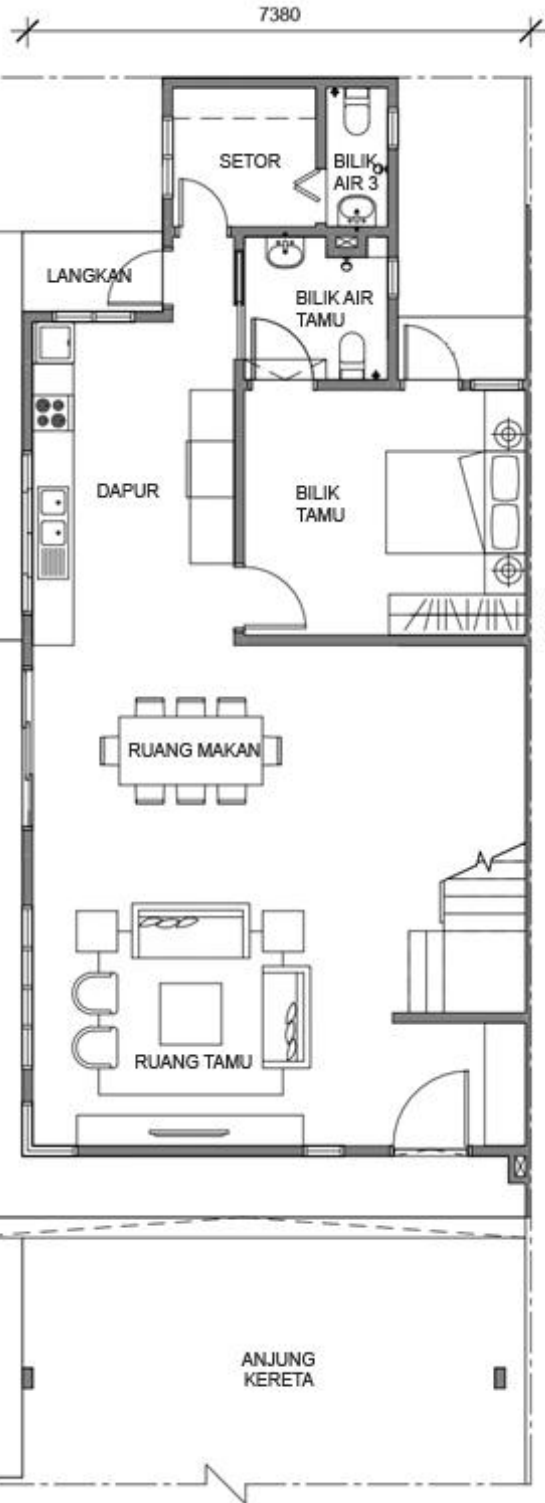
PELAN TINGKAT BAWAH



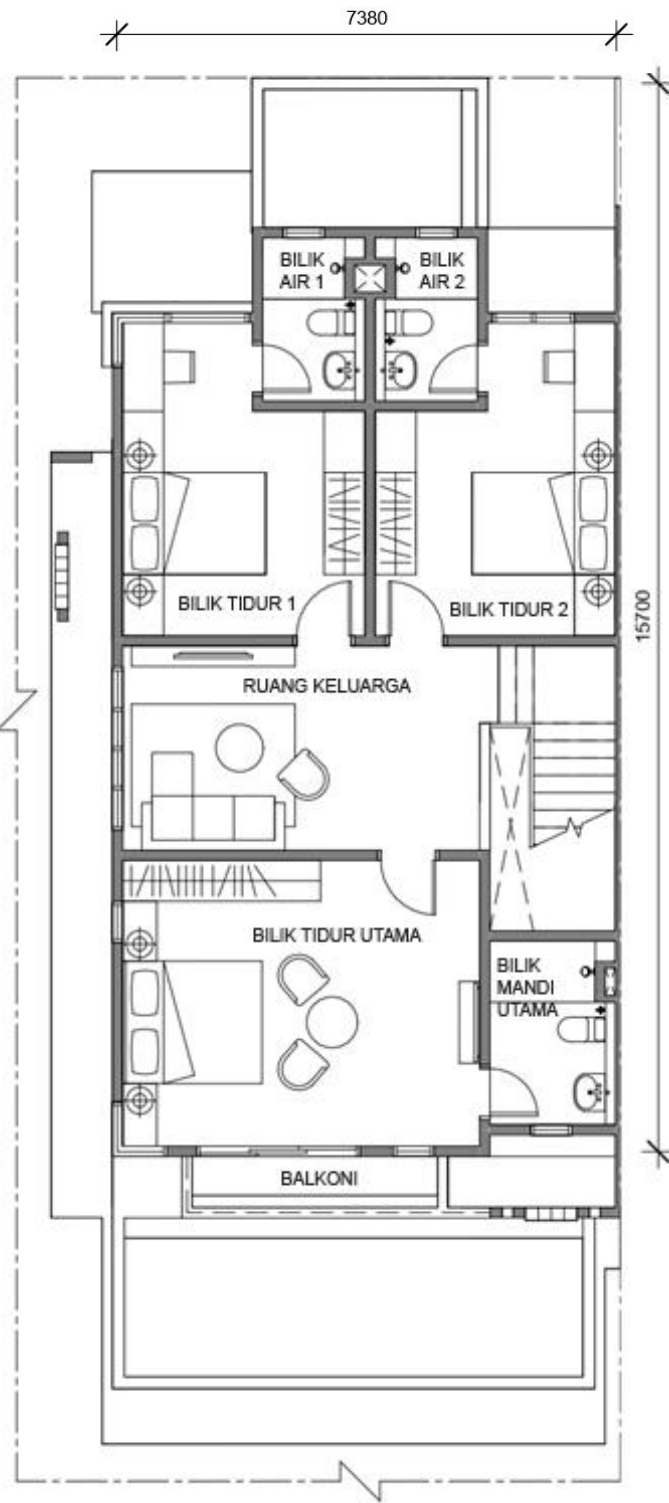
PELAN TINGKAT ATAS

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. Baki Unit: 135. Jenis Rumah: Rumah Teres 2 Tingkat. Tarikh Dijangka Siap: April 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 Iklan & Jualan: XXXXX-XX/XX-XXXX/XXXX(X)-(X) 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, 3 unit: RM 1,891,888.00 (Min.), RM 2,094,888.00 (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

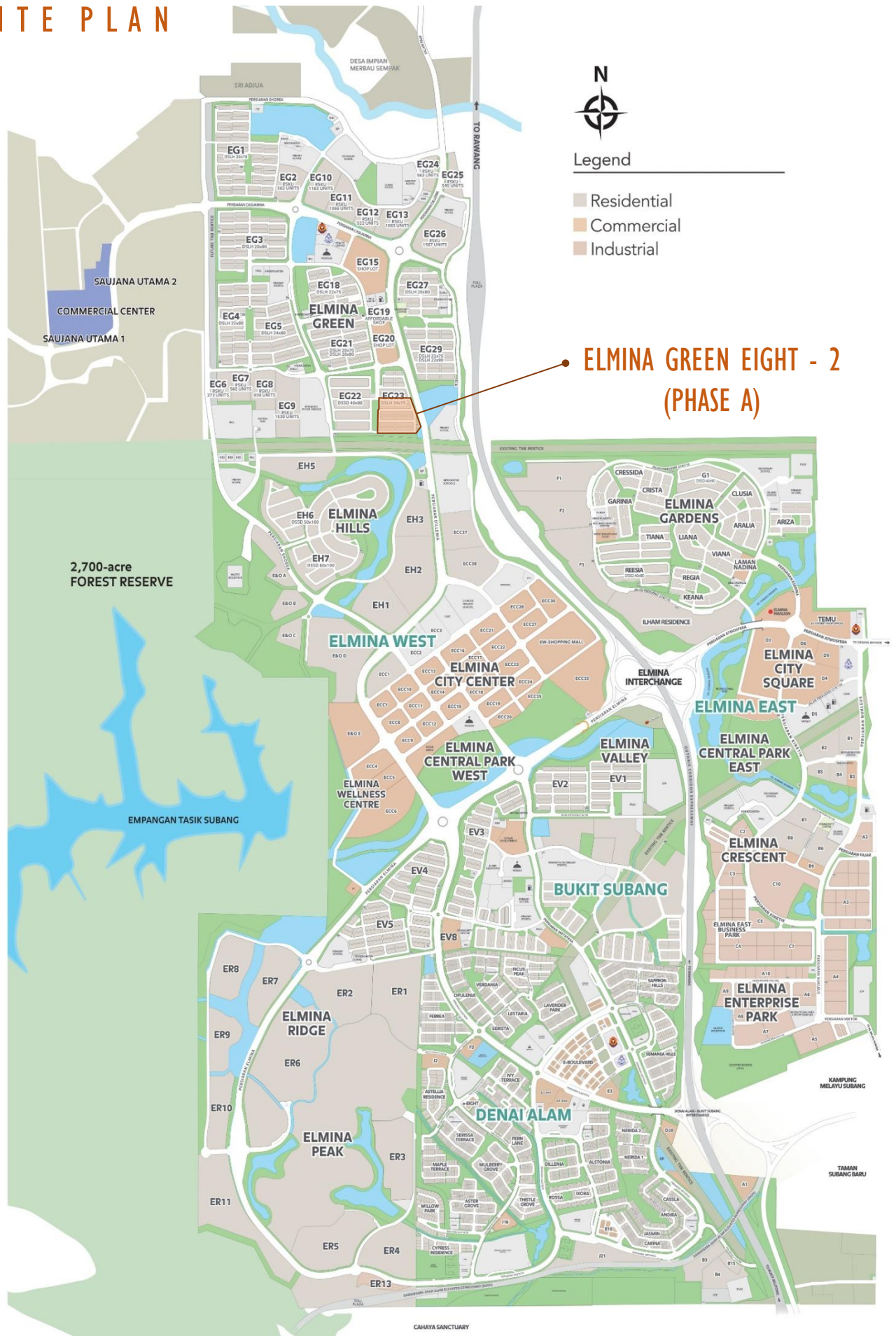
- Open plan layout with integrated living, dining and breakfast area accentuate the concept of urban elegance and modern lifestyle.
- Spacious living and dining allows the resident to relax or dine in comfort.
- Large openable windows and openings promote optimal natural lighting and natural ventilation 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.

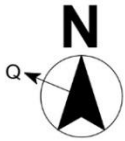
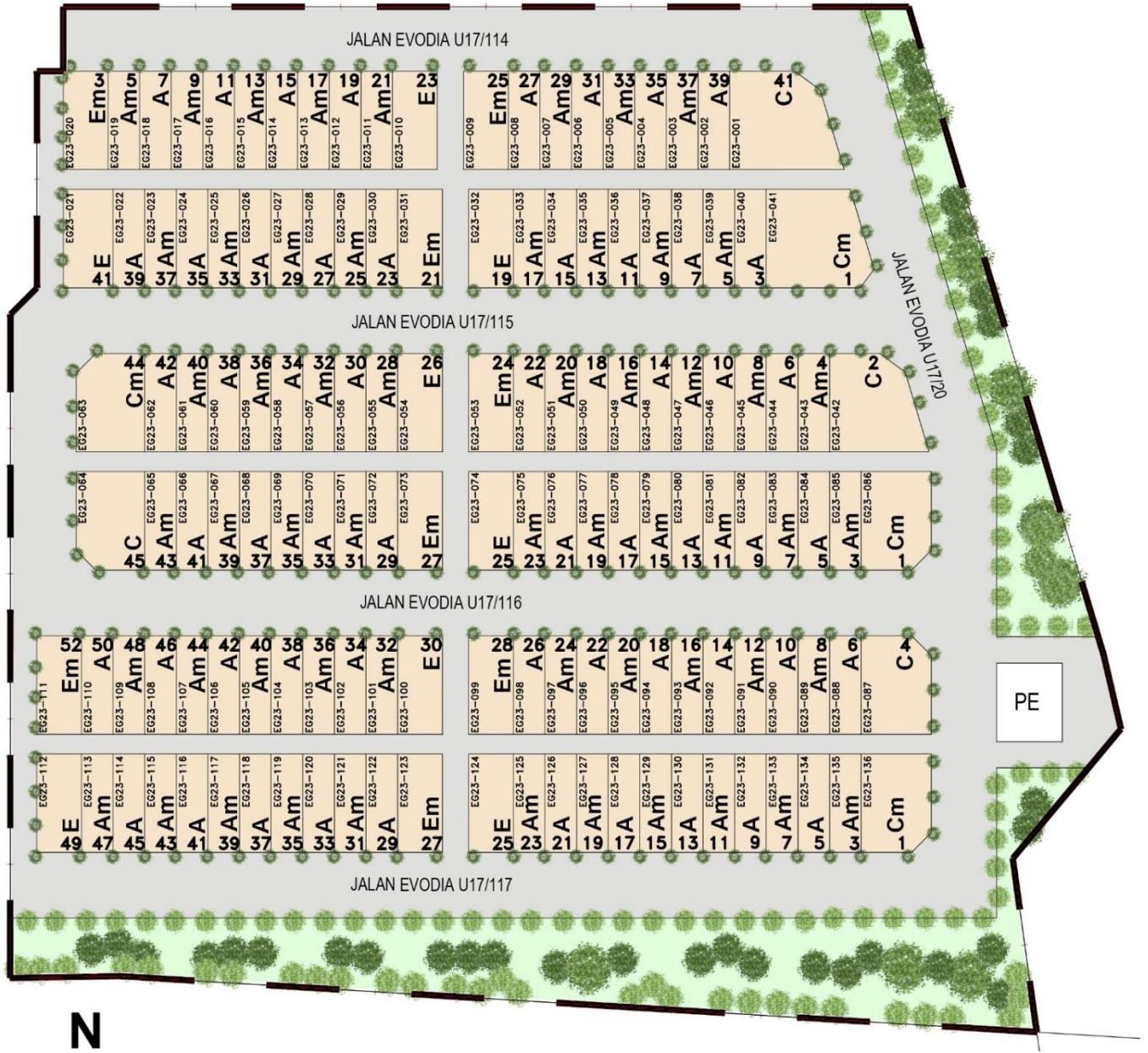


SITE PLAN





This is an artistic representation of City of Elmina and it is not drawn to scale. It is not a master development plan. Therefore, certain detailed features may not be included and may not be completely accurate. Proposed uses and development depicted but not yet constructed are subject to change in design & location and the land use may be deleted without prior notice.

SITE PLAN ELMINA GREEN EIGHT - 2 (PHASE A)



LEGEND:

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

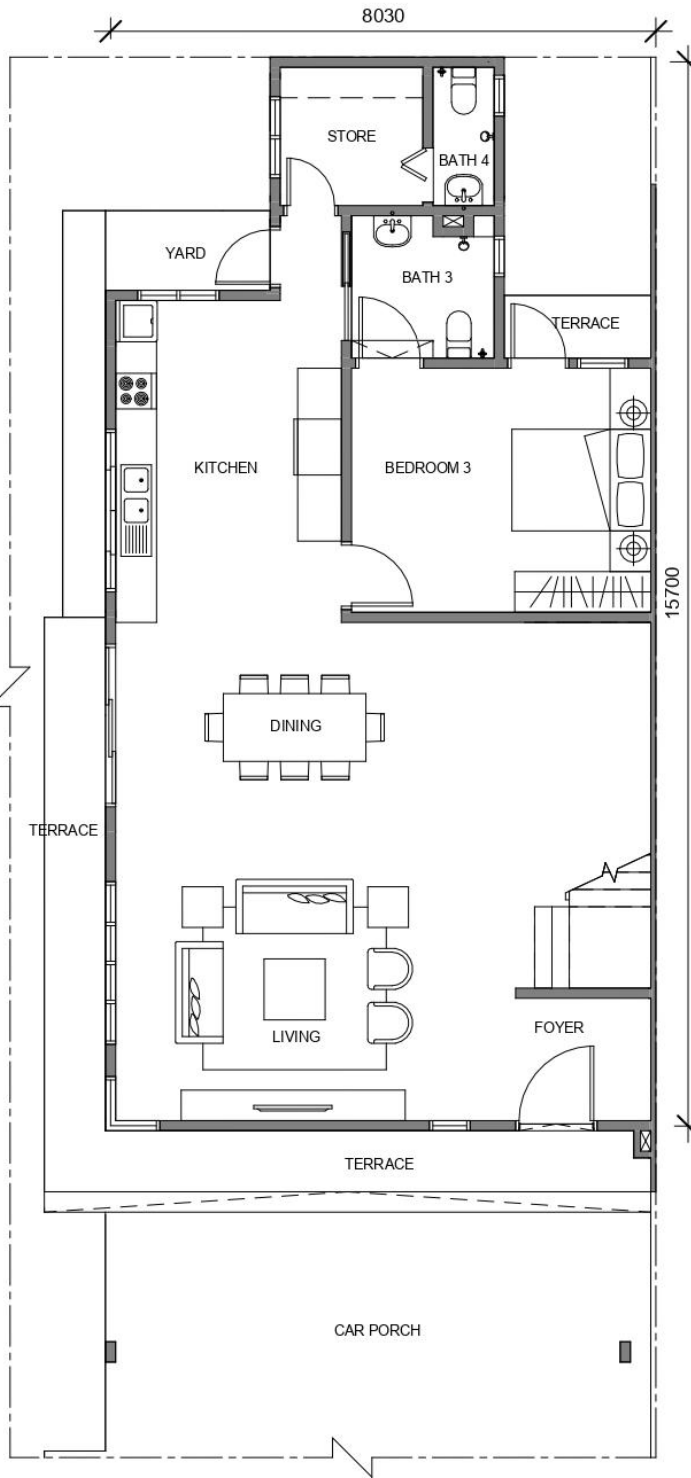
Type C & Cm 26' X 75'
2,848 Sq. Ft.
8 units

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

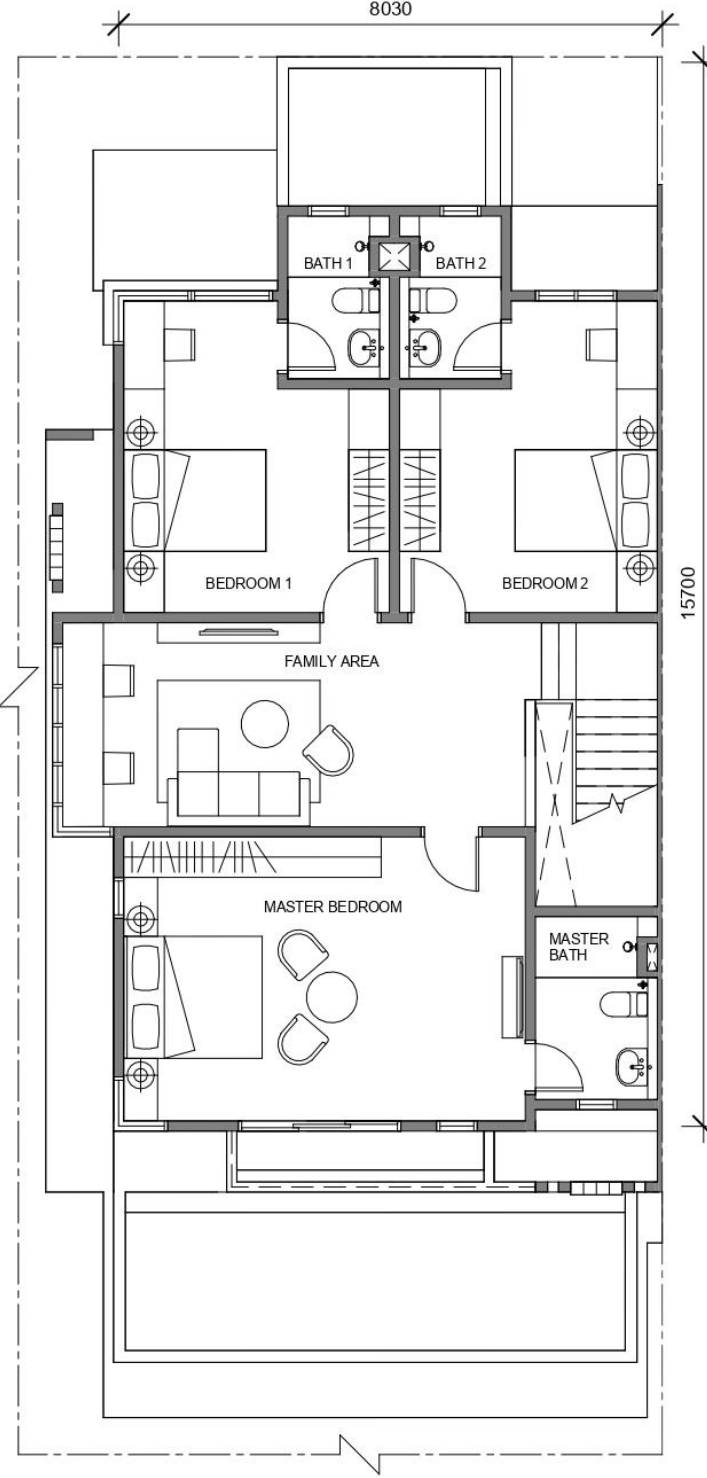
Type E & Em 24' X 75'
2,610 Sq. Ft.
16 units

FLOOR PLANS

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



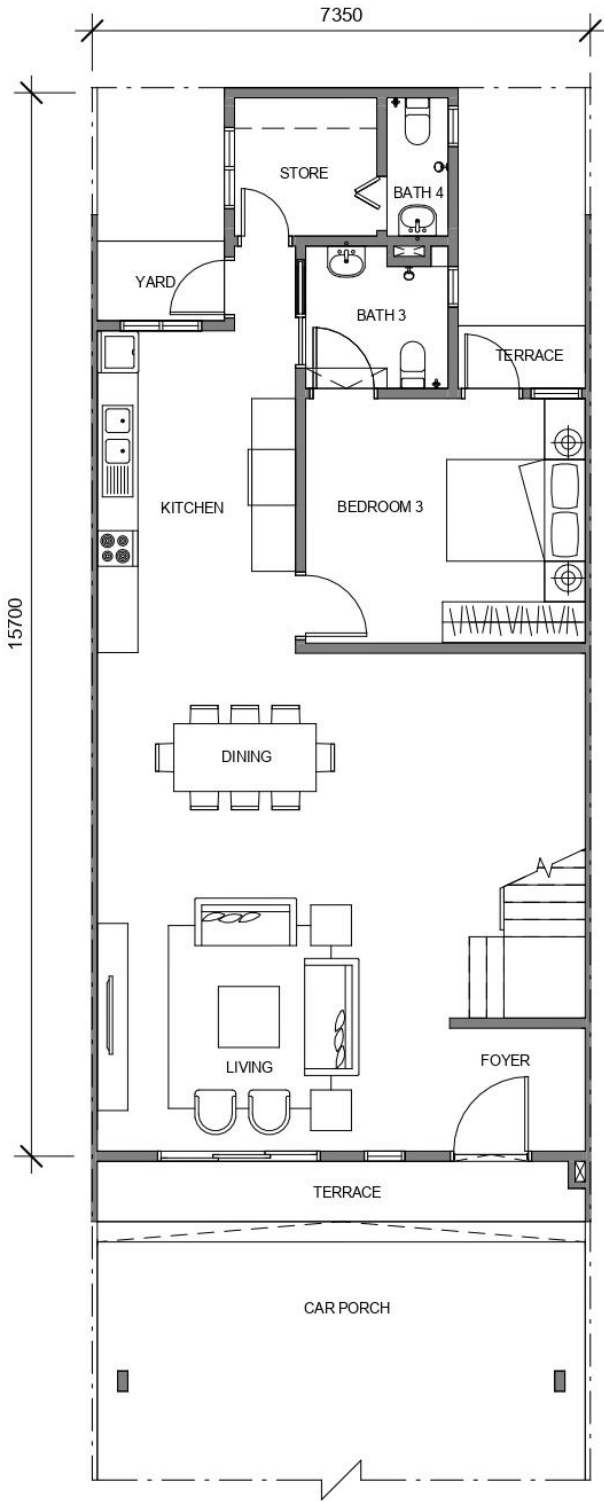
GROUND FLOOR PLAN



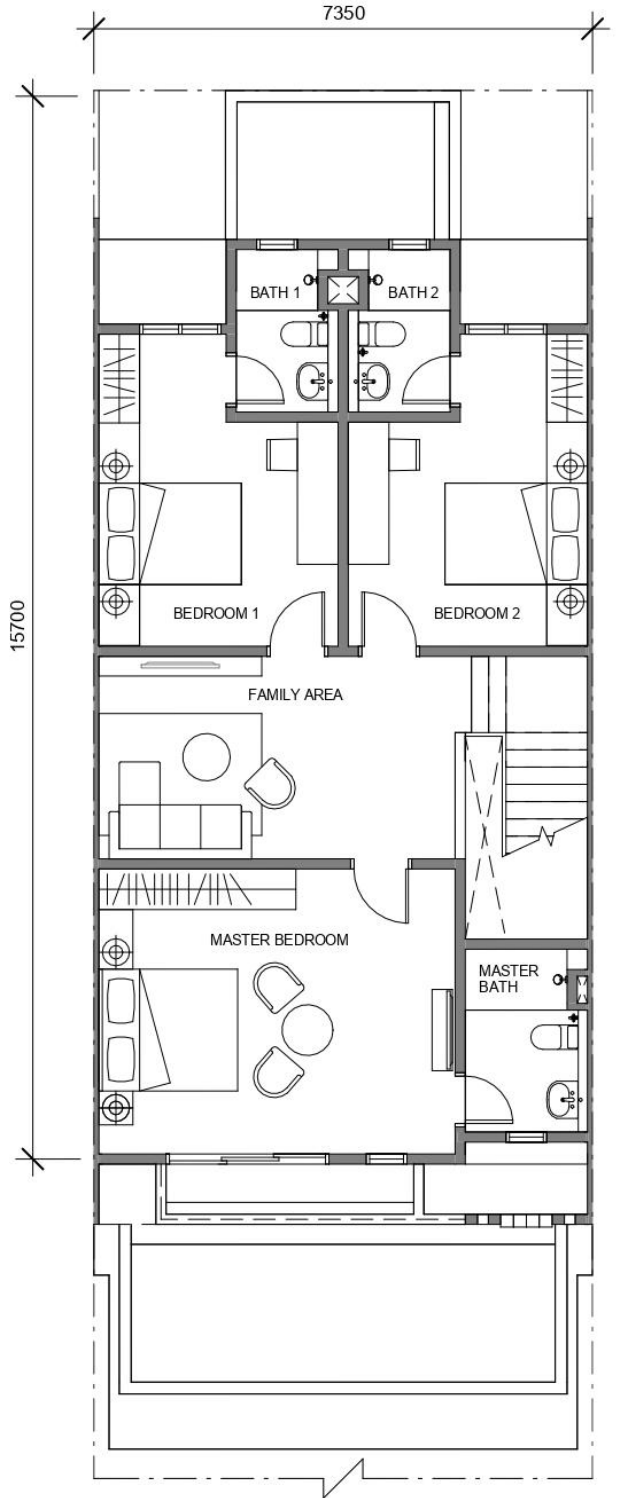
FIRST FLOOR PLAN

FLOOR PLANS

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



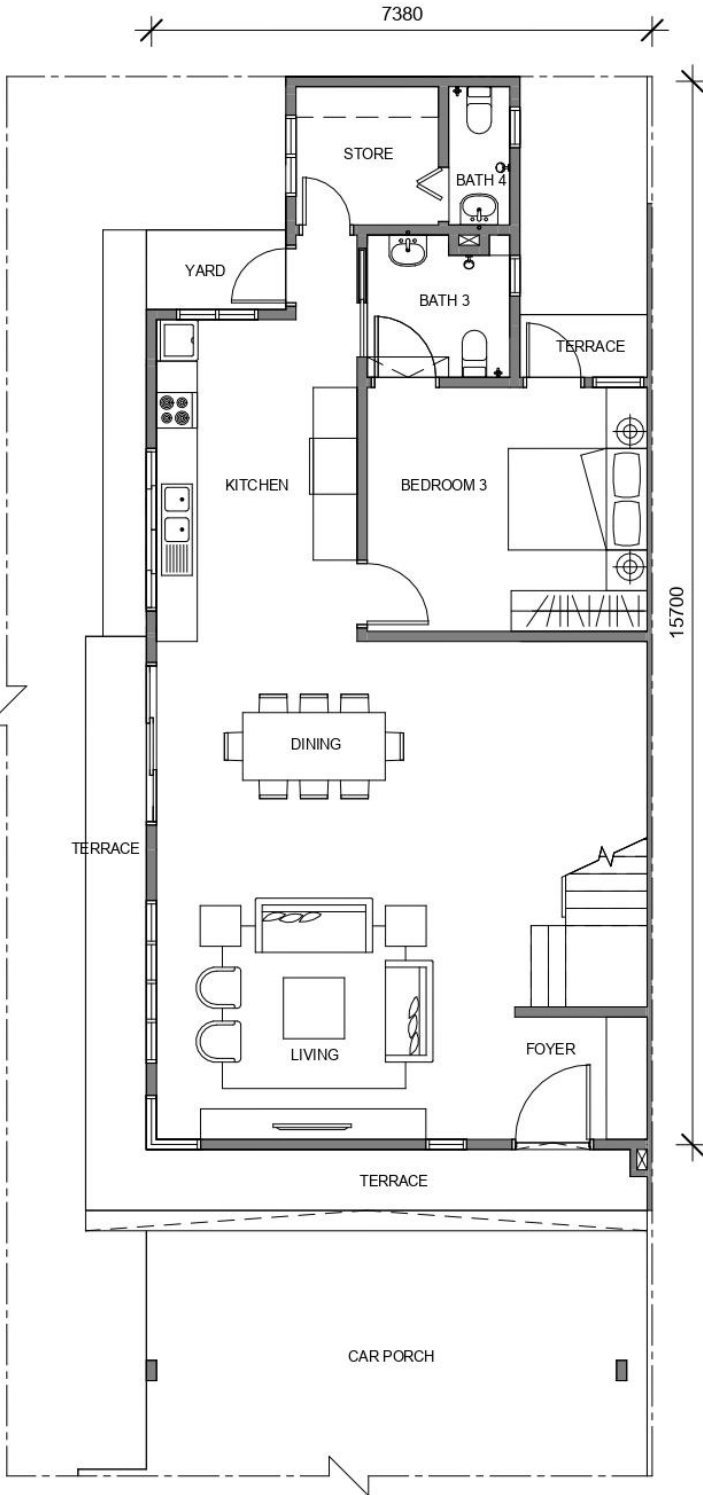
GROUND FLOOR PLAN



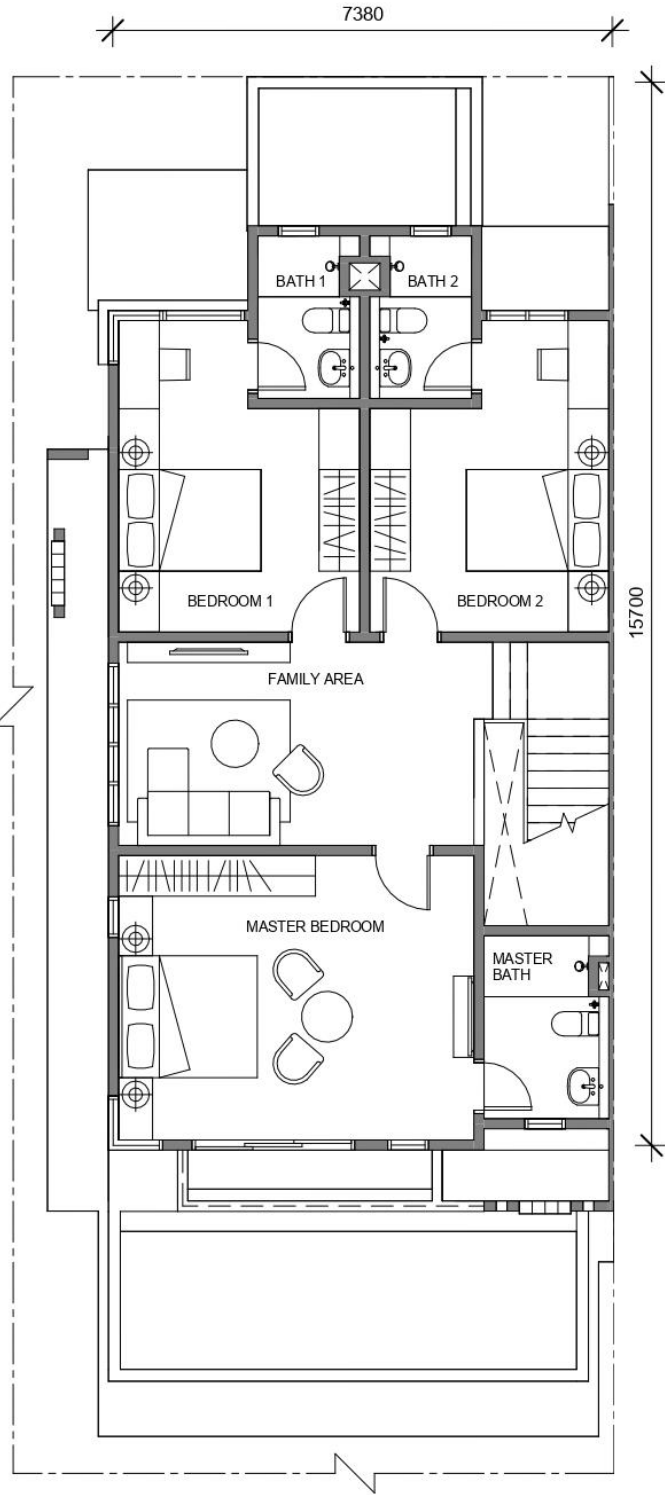
FIRST FLOOR PLAN

FLOOR PLANS

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



GROUND FLOOR PLAN



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	Type	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 HIJAUAN LAPAN - 2 (PHASE A). Total Units: 136. Balance Units: 135. Property Type: 2-Storey Terrace House. Expected Completion Date: April 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: 18/09/2025-17/09/2027 Building Approving Authority: Shah Alam City Council. Building Plan Reference: MBSA.BGN.600-3/5/382 [PHASE ELMINA HIJAUAN LAPAN - 2 (PHASE A)]. Developer: 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 Price: 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, 3 units: RM 1,891,888.00 (Min.), RM 2,094,888.00 (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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