



City of  
**ELMINA**

ELMINA GREEN  
**FOUR**

*Signature Series*



Property

THE FIRST EDITION OF  
*Signature Series*



The Right Welcome

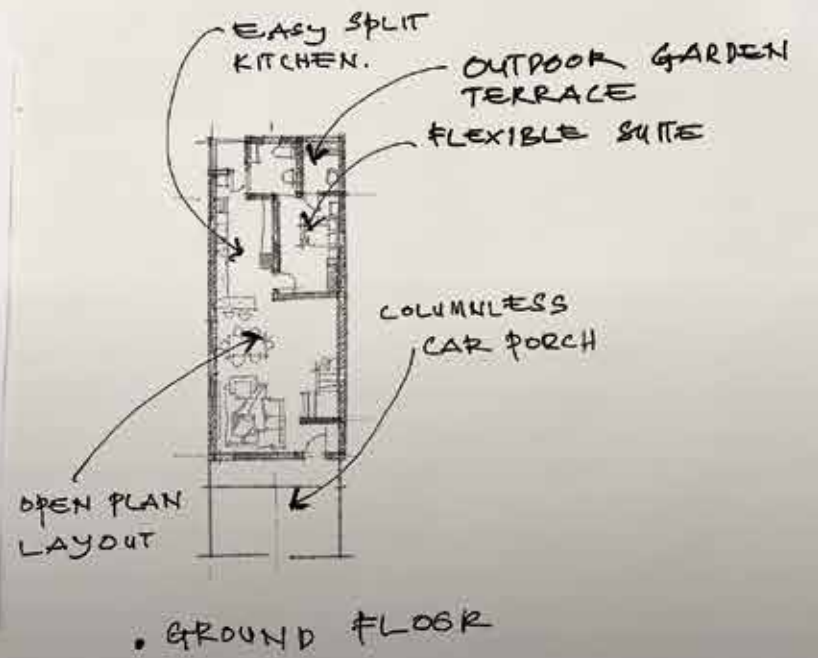
The Right Design

The Right Proportion

The Right Finishing



### PRACTICAL HOMES, PERFECTED



Signature Series



# SETTING NEW BENCHMARKS

After years of research and design innovation, we have perfected the practical home.

From larger spaces, to practical design features, to quality fittings. The Signature Series offers a whole new benchmark for the conventional linked homes.

# 21 YEARS

of development in the City of Elmina

# 8,000

linked homes built to-date





Artist's impression of entrance driveway to Elmina Green Four

# ELMINA GREEN **FOUR**

## A HOME WHERE EVERYTHING FEELS RIGHT

Be greeted by the calming vistas of your neighbourhood central park as you drive through a refreshing tree-lined boulevard and past the feature roundabout into your home sweet home.

**200**  
metres tree-lined  
welcome boulevard

**2X**  
football field sized  
green parks

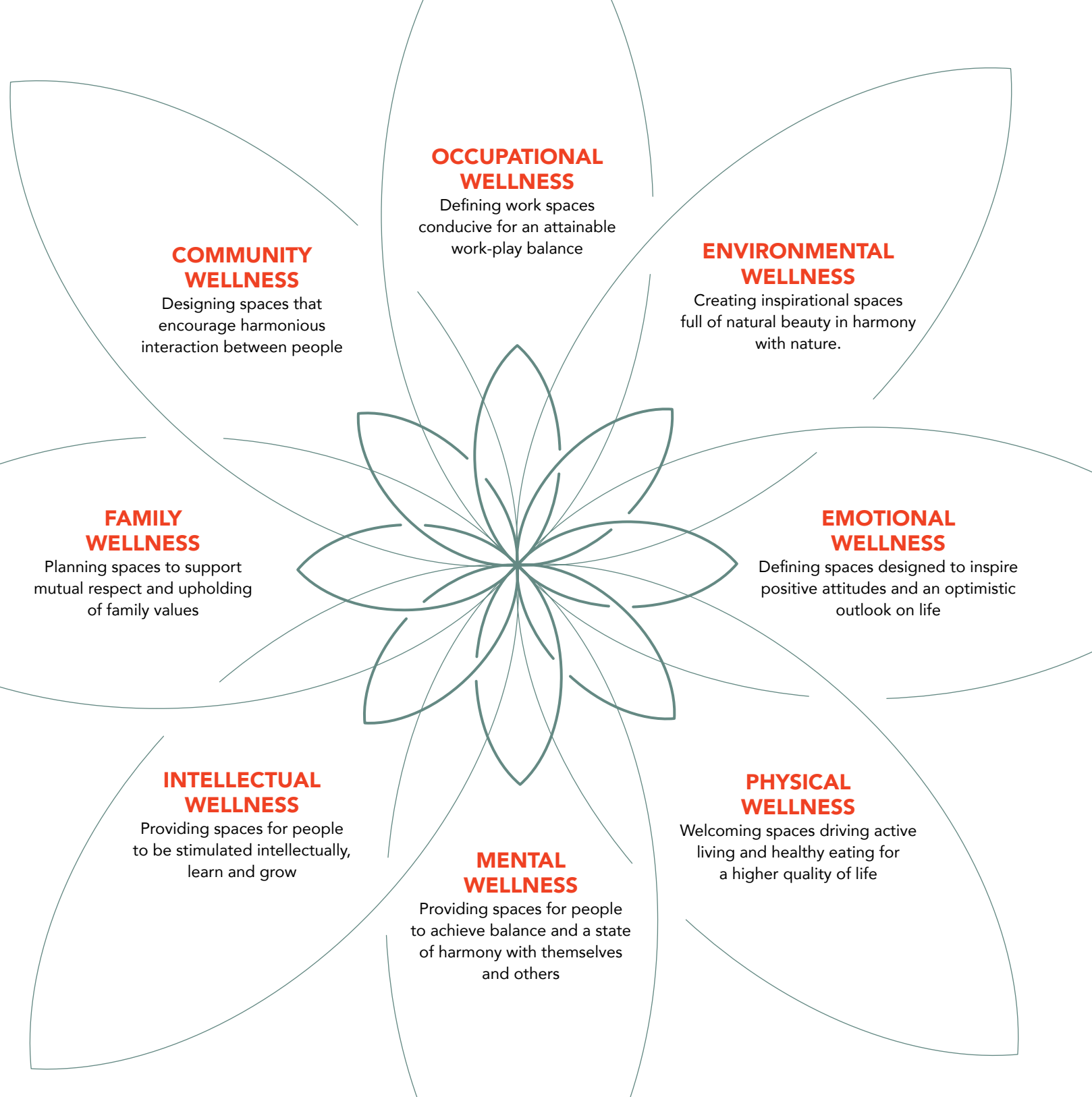
**10**  
neighbourhood  
facilities and amenities



# BIODIVERSITY, COMMUNITY AND INCLUSIVITY

The City of Elmina is all about honing a fine balance between natural ecosystems and social well-being with its abundance of beautiful active parks, vibrant landscapes and community-centric facilities.





## EMBODYING THE 8 PILLARS OF WELLNESS

The 8 Pillars of Wellness is the guiding principle that aligns the City of Elmina's aspect of wellness. It allows for a systematic approach to every decision that shapes this township. Every detail has been meticulously planned to embody the multiple facets of wellness. Here, wellness is more than just a concept. It is a way of life.

MEMBER OF  
**Dow Jones Sustainability Indices**  
In collaboration with **SAM**



# CITY OF ELMINA

**40** YEARS  
**DEVELOPMENT PLAN**

**480** ACRES  
**LOCAL PARKS**

**42-ACRE WELLNESS CLUSTER**

**WETLANDS BIODIVERSITY**

**2700** ACRE FOREST RESERVE

**300** ACRE CENTRAL PARK

**5** HIGHWAY CONNECTIONS

**15** AWARDS

**90KM** JOGGING & CYCLING TRACK

**3480** ACRES OF GREEN SPACE

MEMBER OF  
**Dow Jones Sustainability Indices**  
In collaboration with **SAM**

# FROM VISION TO RECOGNITION

Beginning from a humble vision, the City of Elmina is today a successful township with over 45,000 population and more than 15 accolades.

Consistently recognised year after year as the best among the industry, rest assured you're investing in a township that will only flourish onwards and upwards.

**2021**

**EdgeProp - ILAM Malaysia's Sustainable Landscape Awards**  
Editor's Choice for Malaysia's Exemplary Sustainable Community Park  
Winner in Landscape Planning Category - Elmina Central Park

**2020**

**ILAM Malaysia Landscape Architecture Awards (MLAA)**  
Excellence Award in Landscape and Study Awards  
Professional Category - Elmina Sports Park

**International Federation of Landscape Architects (IFLA)**  
Honour Award in Landscape Master Plan Award  
Developer Category - City of Elmina Master Plan

**2019**

**Property Insight Prestigious Developer Awards (PIPDA)**  
Best Sustainable Township Development  
Best Wellness Township Development

**2018**

**Malaysia Institute of Planners Planning Excellence Awards (MIPPEA)**  
Design Excellence Award - Elmina West

**PropertyGuru Asia Property Awards Malaysia**  
Winner in Best Township Development  
Winner in Best Landscape Architectural Design  
Highly Commended in Best Township Development

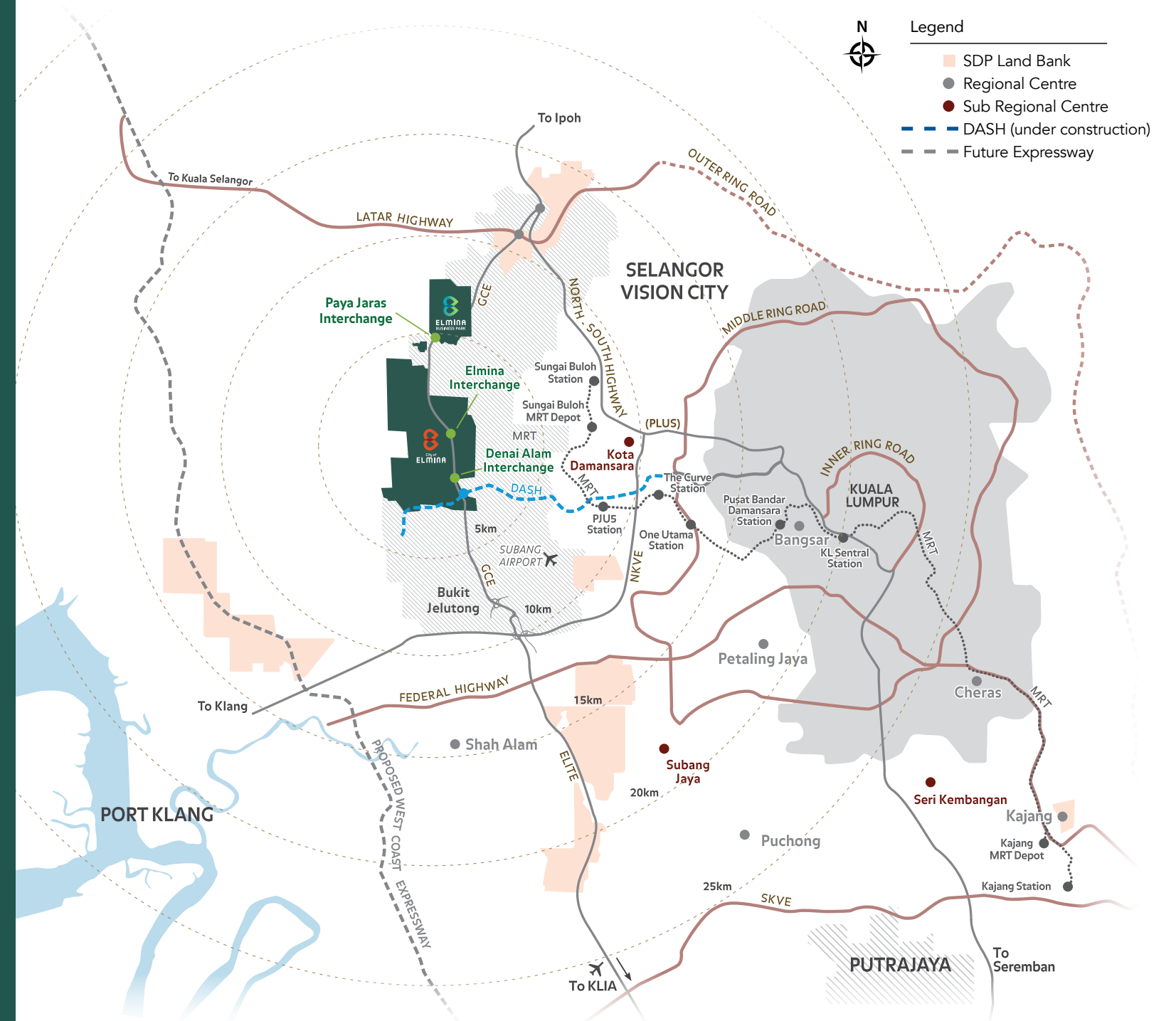
**iProperty Development Excellence Awards (iDEA)**  
Wellness Living Innovation Award

**2017**

**The StarProperty Awards**  
Winner in The Five Element Award - Best Comprehensive Township  
Merit in The WOW Award - Most Iconic Development

**ILAM Malaysia Landscape Architecture Awards (MLAA)**  
Excellence Award in Landscape Analysis and Study Awards  
Professional Category - Elmina East Landscape Master Plan

**JCI Malaysia Sustainable Development Awards**  
Winner in Sustainable Category - UN Sustainability Goals #13



**9KM**  
Subang Airport



**11KM**  
Kota Damansara



**20KM**  
Petaling Jaya



**29KM**  
Kuala Lumpur City Centre

## EDUCATION

- Global Oak Tree Scholars 1km
- SK Taman Bukit Subang 2km
- Help International School 4km
- Sekolah Seri Cahaya 6km
- SK & SMK Saujana Utama 9km
- SMK Bukit Jelutong 10km
- UiTM Puncak Alam 15km

## SHOPPING & ESSENTIALS

- Jaya Grocer Bukit Jelutong 9km
- Sunway Giza 13km
- Hospital UiTM Puncak Alam 13km
- Citta Mall 14km
- Tropicana Gardens Mall 14km
- Ara Damansara Medical Centre 15km
- 1 Utama Shopping Mall 17km
- Empire Shopping Gallery 18km

## RECREATIONAL

- Denai Alam Recreational & Riding Club 5km
- Montez Golf & Country Club 7km
- Shah Alam National Botanical Park (Skytrax Shah Alam) 14km
- Oasis Ara Damansara 14km
- Tropicana Golf & Country Club 18km
- Kancing Waterfall 23km

PERFECTION BEGINS  
WITH THE RIGHT  
WELCOME HOME





# THE RIGHT PROPORTION

It is only natural for your kids to crave more space and privacy as they grow. With 4 bedrooms, 4 bathrooms and over 2,000 sqft of space, Elmina Green Four homes are designed to fit the needs of everyone in the family.

You'll rejoice at the versatility of spaces provided, from the open plan configuration to the ground floor flexible suite. Space to work, space to rest, space for fun, space for storage - customise your home just the way you like it!

# 25%

## LARGER IN SIZE\*

\*Compared to the average of selected properties in Klang Valley

## YOU'LL WANT TO STAY HOME



Artist's impression of Type 2 Living Area



# THE RIGHT DESIGNS AT THE RIGHT PLACES

We've always designed around the pillars of convenience, practicality and comfort living. Here are some perks that you will enjoy in your new home.

## TIMELESS FACADE ELEMENTS

Rustic brick veneer cladding, superimposed with classic vent blocks and modern clean lines.



## EASY SPLIT KITCHEN

To accommodate a dedicated wet and dry section



## OPEN PLAN LAYOUT

Less (walls and corridors) means more (natural light, ventilation and living space!)



## COLUMNLESS CAR PORCH

Aesthetically pleasing and super convenient to manoeuvre vehicles of any size.



## FLEXIBLE FAMILY ROOM

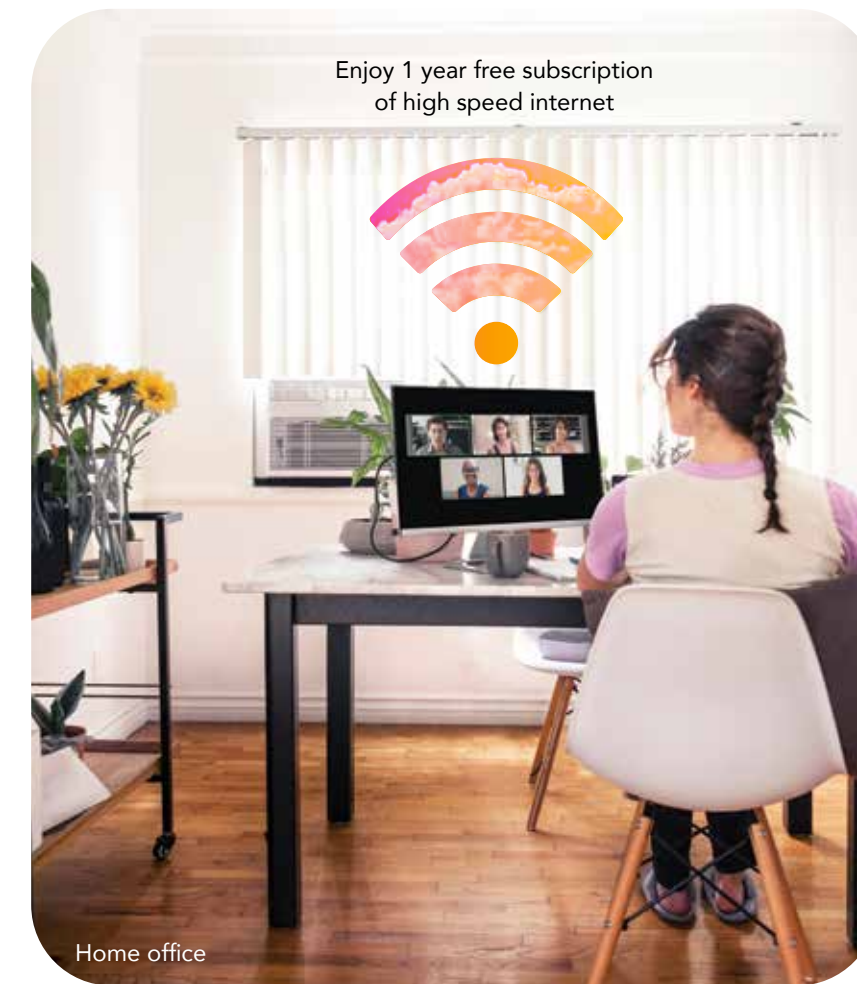
The flexible area on the upper floor can be used as a hobby space, a family room or even a home office.

# ALL-NEW DEDICATED FLEXIBLE SUITE

An all-new space for an all-new way of life.

The multigenerational bedroom on the ground floor has been completely redesigned for even more flexibility and privacy.

With the attached bathroom as well as outdoor garden terrace, the flexible suite makes a perfect home office, master bedroom or children home care area.



Home office



Children playroom



Guest bedroom



Granny suite



Elmina Green Four Type 1 | Ground Floor

# THE RIGHT FINISHING TOUCHES



As part of the Signature Series, each home in Elmina Green Four is thoughtfully fitted with premium fittings and valuable add-ons for more convenience in modern living.



WAIT TILL YOU  
SEE WHAT'S  
INSIDE

## STANDARD SPECIFICATIONS & FITTINGS

- 1 Laminated timber flush door
- 2 Pocket sliding door (bath 3)
- 3 High speed internet (free for 1 year)
- 4 Laminated flooring (first floor & staircase)
- 5 Premium sanitary wares and fittings
- 6 Vent block as screening
- 7 Quality locksets
- 8 Basic alarm system
- 9 Stone wool roof insulation

## FittingsPlus<sup>+</sup>

- A Outdoor water filter
- B Built-in security grilles
- C Air conditioning power point and piping ready (selected rooms)
- D Booster pump
- E Instant water heater



Note: This diagram is for illustration purposes only and does not reflect the final position and design of the fittings.

## MORE VALUE, LESS HASSLE



### LAMINATED TIMBER FLOORING

For extra warmth and cosiness



### BUILT-IN SECURITY GRILLES

For extra peace of mind



### STONE WOOL ROOF INSULATION

For extra thermal comfort



### INSTANT WATER HEATERS

For extra convenience

and many more little details that matter.



Tap me  
to take a tour

## 5 FEATURES OF WELLNESS



### SUSTAINABILITY

In a bid to save the environment, where possible, the homes use green products.



### LIFETIME HOMES

Ergonomically designed rooms and spaces that provide multigenerational and comfortable living to satisfy the needs of modern living.



### HEALTH

Kind to your health, the homes only use low-VOC paint.



### COMFORT

The insulated roof helps to reduce the indoor temperature and enhance cooling effect.



### SECURITY

For that added peace of mind, homes are equipped with basic home alarm systems.



Linear Park with Community Garden Allotments



21-acre Sakura Lake Park

## THE RIGHT ENVIRONMENT

Stretch out and enjoy evening walks at the neighbourhood parks of Elmina Green Four. With 10 facilities exclusively for residents, we encourage the young and the young-at-heart to seek out the right paths to health and vitality.

And if you're feeling more adventurous, there are also the majestic 21-acre Sakura Lake Park and the 8-acre Infinity Lake Park to explore in the vicinity.



Neighbourhood Park



8-acre Infinity Lake Park



# TYPE 1 | 20' x 70'

CONTEMPORARY FLEXIBILITY

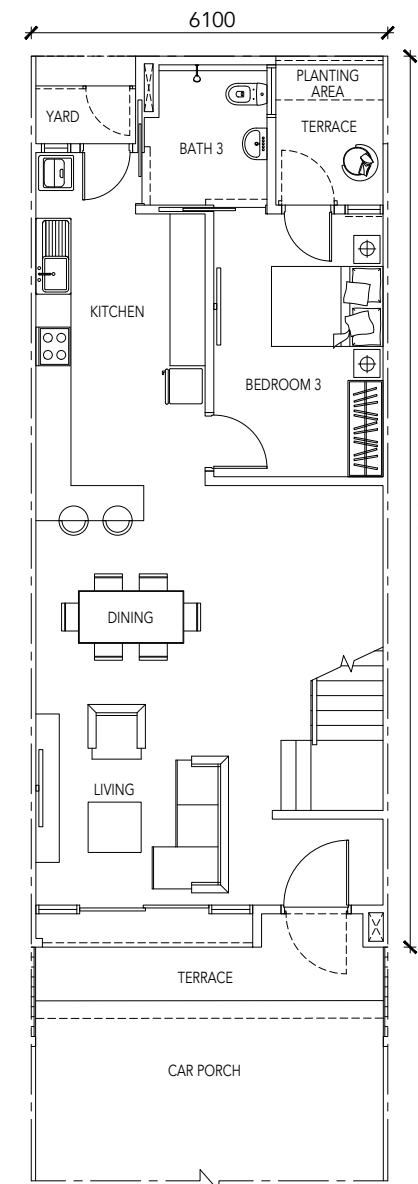
2,051 sqft | 4 Bedrooms | 4 Bathrooms

Our signature open plan promotes family living without barriers, making for better conversations and fostering togetherness. You can keep an eye on your kids while working on the computer or finish your kitchen chores while chatting with the guests.

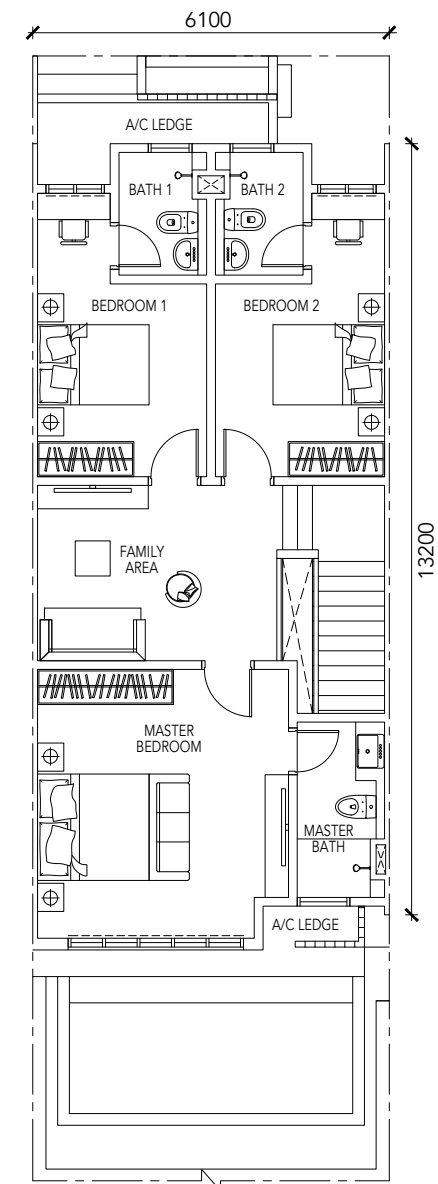
## FLOOR PLANS

### Type A1 Intermediate Unit

20' x 70'  
Built-Up 2,051 sqft



GROUND FLOOR



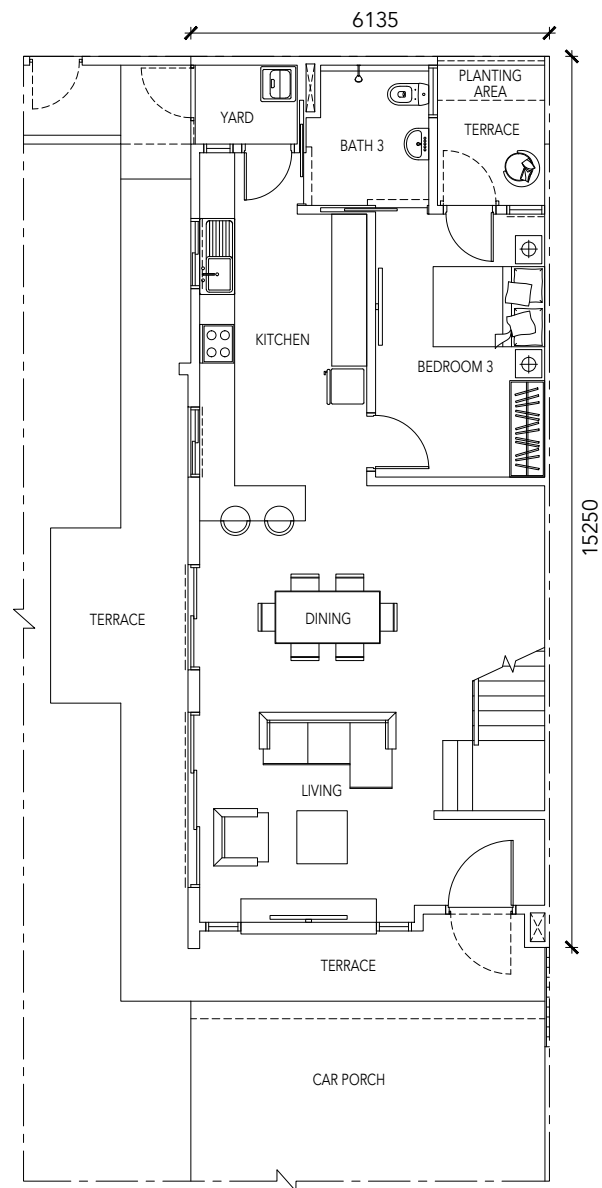
FIRST FLOOR



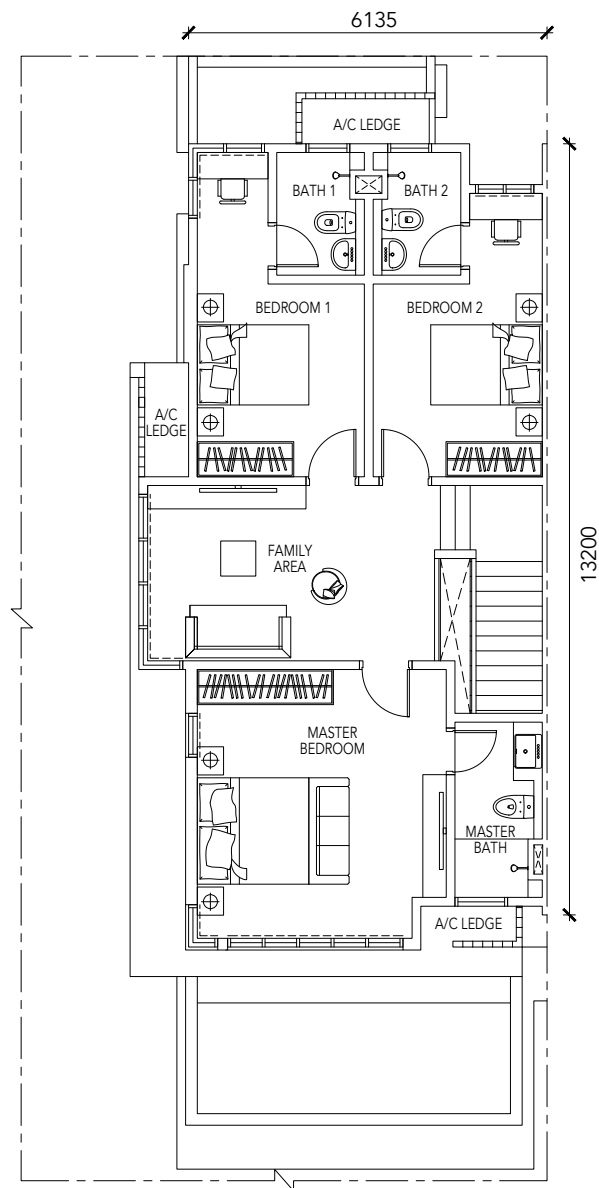
# FLOOR PLANS

## Type E1 End Unit

20' x 70'  
Built-Up 2,235 sqft



GROUND FLOOR

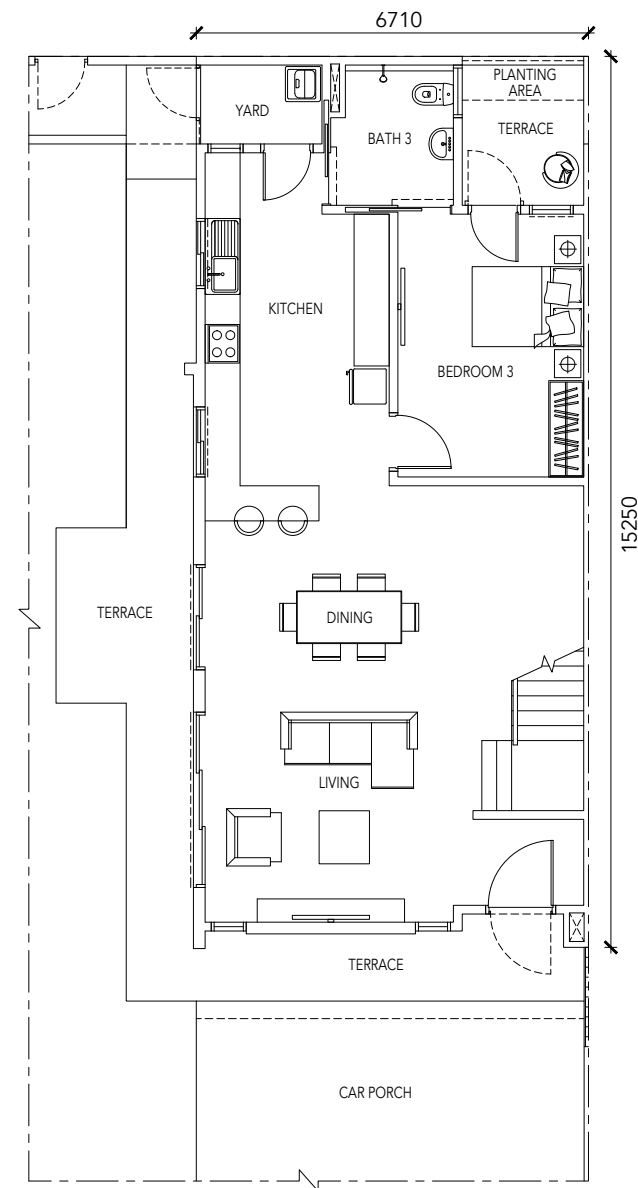


FIRST FLOOR

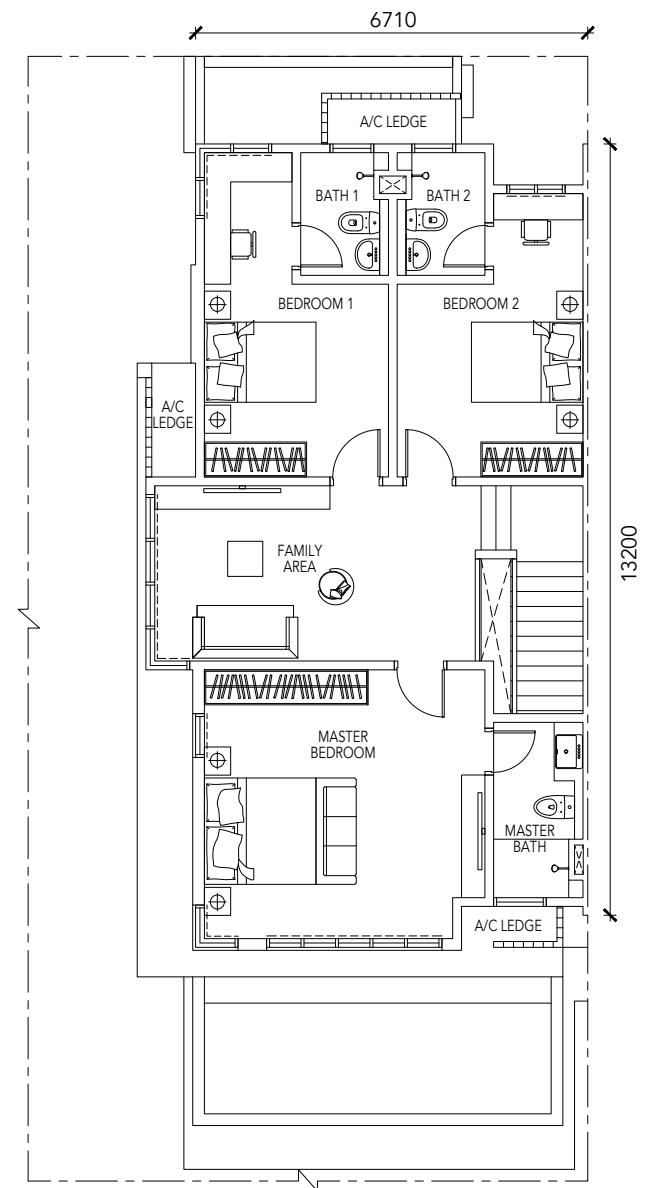
# FLOOR PLANS

## Type C1 Corner Unit

22' x 70'  
Built-Up 2,430 sqft



GROUND FLOOR



FIRST FLOOR



# TYPE 2 | 20' x 80'

LIVING, ENHANCED

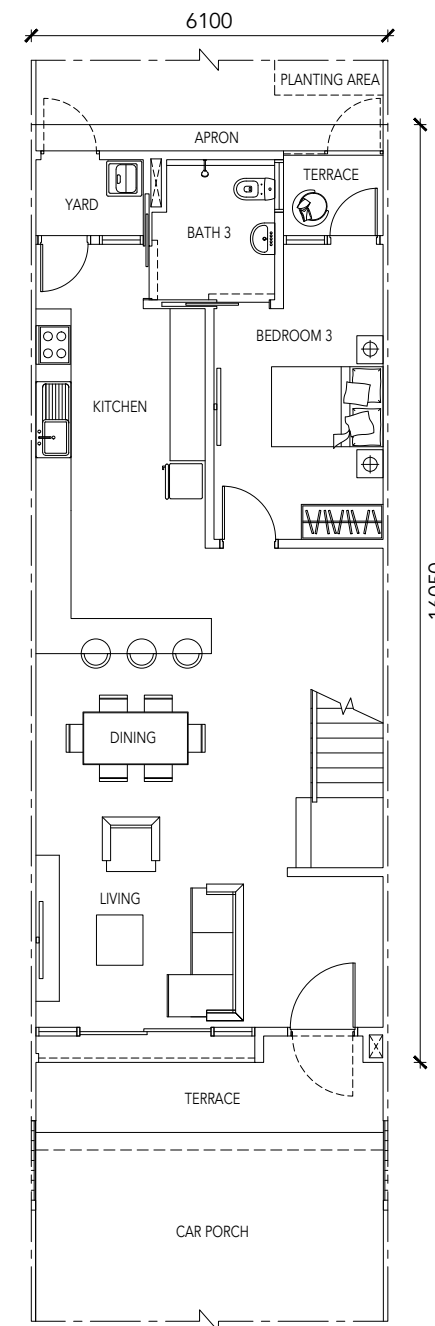
2,260 sqft | 4 Bedrooms | 4 Bathrooms

Not only are these homes nearer to the parks, they also have higher ceilings to promote a sense of space, light, and ventilation. A beautiful architectural design feature allows a sleek and sculptural overlook into the kitchen and dining area. Just the right element to share the delicious signals that dinner is ready!

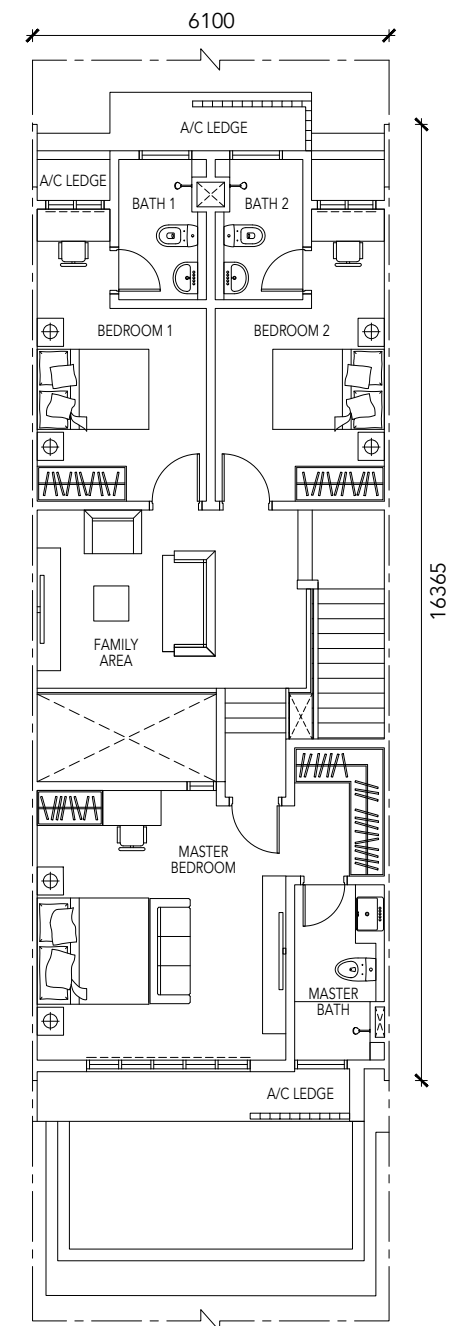
# FLOOR PLANS

## Type A2 Intermediate Unit

20' x 80'  
Built-Up 2,260 sqft



GROUND FLOOR

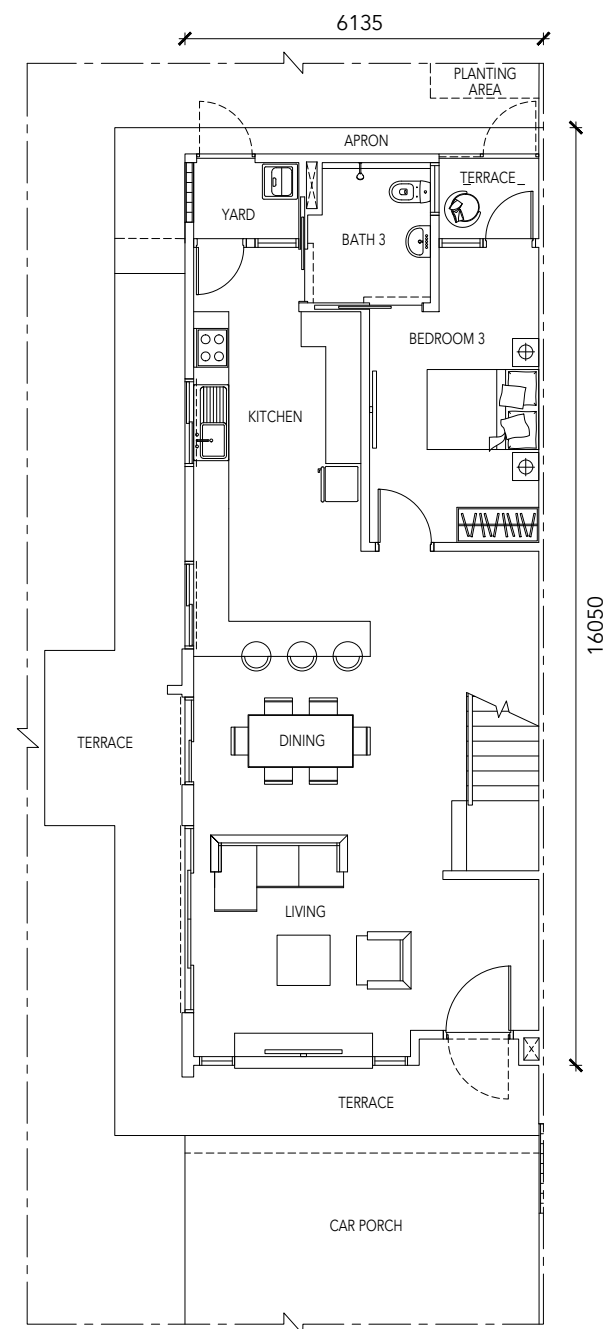


FIRST FLOOR

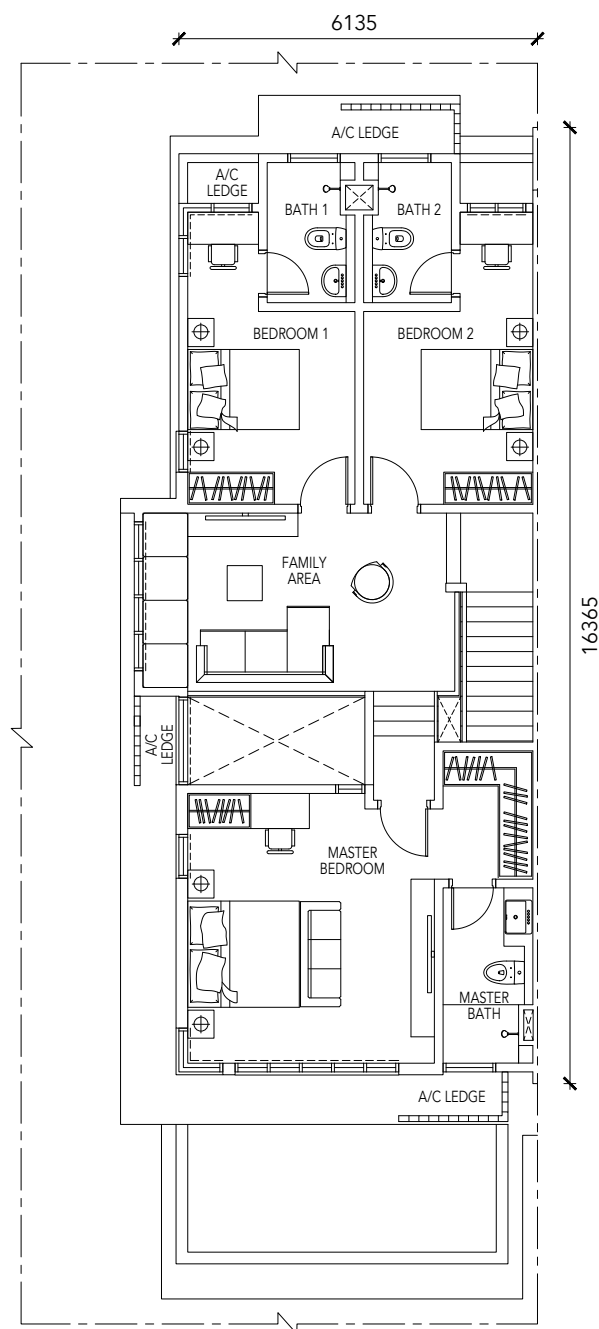
# FLOOR PLANS

## Type E2 End Unit

20' x 80'  
Built-Up 2,430 sqft



GROUND FLOOR

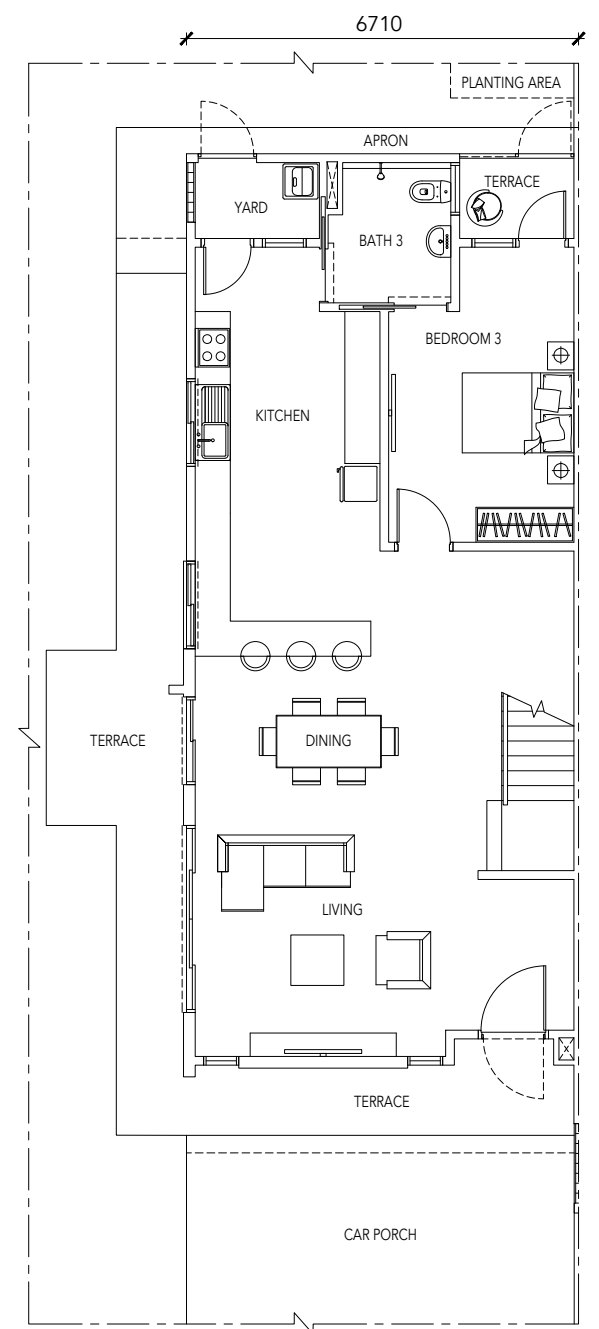


FIRST FLOOR

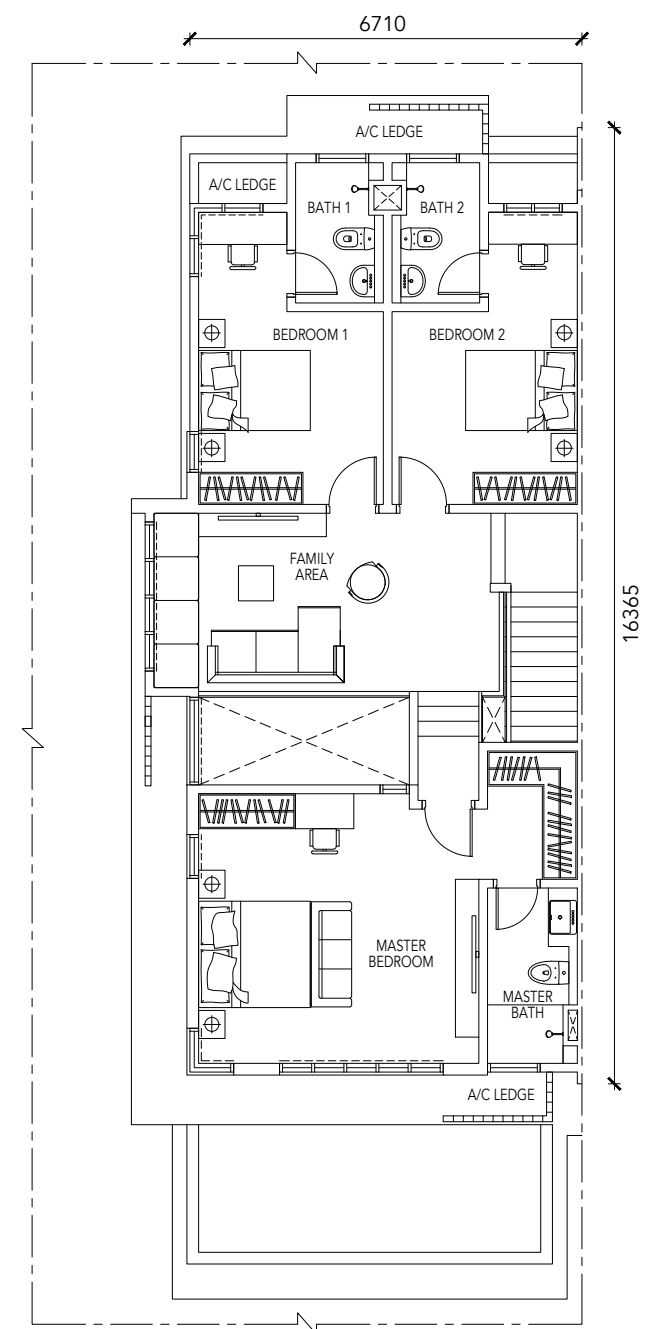
# FLOOR PLANS

## Type C2 Corner Unit

22' x 80'  
Built-Up 2,633 sqft



GROUND FLOOR



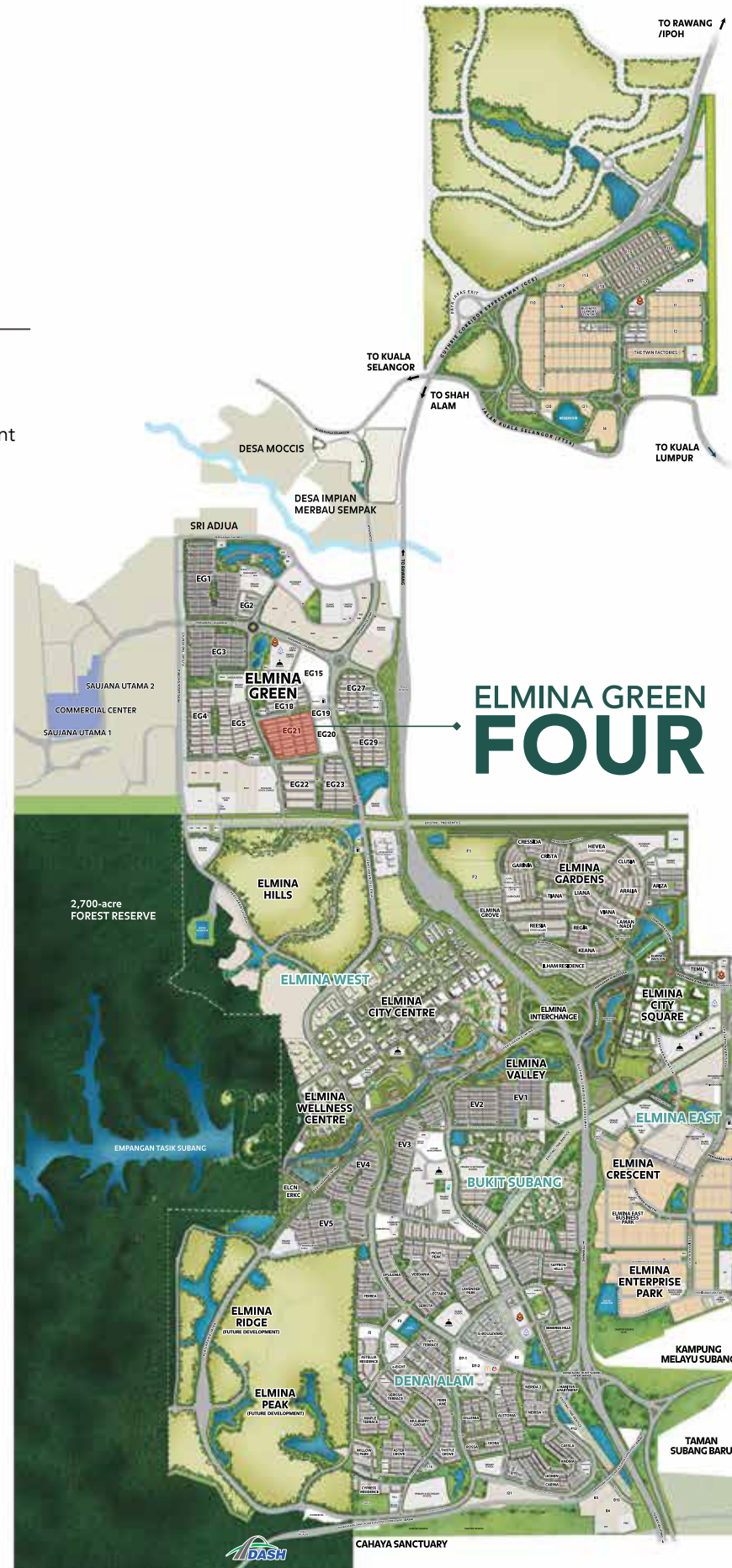
FIRST FLOOR

# MASTER LAYOUT MAP



## Legend

- Residential
- Commercial
- Industrial
- Future Development



# SITE PLAN



## Legend

- |   |   |
|---|---|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #d9ead3; border: 1px solid #ccc; margin-right: 5px;"></span> Type 1                                    | <span style="display: inline-block; width: 15px; height: 15px; border: 1px solid #ccc; border-radius: 50%; margin-right: 5px;"></span> 1 Open Space                           |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #fff2cc; border: 1px solid #ccc; margin-right: 5px;"></span> Type 2                                    | <span style="display: inline-block; width: 15px; height: 15px; border: 1px solid #ccc; border-radius: 50%; margin-right: 5px;"></span> 2 Shelter / Gazebo                     |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #f4cccc; border: 1px solid #ccc; margin-right: 5px;"></span> A / Am Intermediate / Intermediate Mirror | <span style="display: inline-block; width: 15px; height: 15px; border: 1px solid #ccc; border-radius: 50%; margin-right: 5px;"></span> 3 Children's Playground                |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #e6f2ff; border: 1px solid #ccc; margin-right: 5px;"></span> E / Em End / End Mirror                   | <span style="display: inline-block; width: 15px; height: 15px; border: 1px solid #ccc; border-radius: 50%; margin-right: 5px;"></span> 4 Tai Chi Lawn                         |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #d9ead3; border: 1px solid #ccc; margin-right: 5px;"></span> C / Cm Corner / Corner Mirror             | <span style="display: inline-block; width: 15px; height: 15px; border: 1px solid #ccc; border-radius: 50%; margin-right: 5px;"></span> 5 Outdoor Gym                          |
| <span style="display: inline-block; width: 15px; height: 15px; border: 1px solid #ccc; margin-right: 5px;"></span> Lots with Steps  | <span style="display: inline-block; width: 15px; height: 15px; border: 1px solid #ccc; border-radius: 50%; margin-right: 5px;"></span> 6 Reflexology Path                     |
| <span style="display: inline-block; width: 15px; height: 15px; border: 1px solid #ccc; margin-right: 5px;"></span> 1 Address Number   | <span style="display: inline-block; width: 15px; height: 15px; border: 1px solid #ccc; border-radius: 50%; margin-right: 5px;"></span> 7 Proposed Community Garden Allotments |
| <span style="display: inline-block; width: 15px; height: 15px; border: 1px solid #ccc; margin-right: 5px;"></span> Lot Number   | <span style="display: inline-block; width: 15px; height: 15px; border: 1px solid #ccc; border-radius: 50%; margin-right: 5px;"></span> 8 Picnic & Leisure Area                |
| <span style="display: inline-block; width: 15px; height: 15px; border: 1px solid #ccc; margin-right: 5px;"></span> A1 Type of Unit  | <span style="display: inline-block; width: 15px; height: 15px; border: 1px solid #ccc; border-radius: 50%; margin-right: 5px;"></span> 9 Fruit Tree Garden                    |
| <span style="display: inline-block; width: 15px; height: 15px; border: 1px solid #ccc; margin-right: 5px;"></span> (s) Steps at Yard  | <span style="display: inline-block; width: 15px; height: 15px; border: 1px solid #ccc; border-radius: 50%; margin-right: 5px;"></span> 10 Hangout Bench                       |

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 may be deleted without prior notice.

# SPECIFICATIONS

Structure	:	Reinforced Concrete
Wall	:	Masonry / Drywall
Roof Covering	:	Roof Tiles / Concrete / Metal Deck
Roof Framing	:	Metal
Ceiling	: General	: Plaster Ceiling / Cement Board / Skim Coat
Windows	: All	: Aluminium Frame / Glass Louvers / Glass Panel
Doors	: Main Entrance	: Laminated Engineered Timber Door
	: Rear Entrance	: Glass Door Panel (Bedroom 3 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 / Ceramic 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 & Plumbing Fittings	: Kitchen	: Sink with Tap
	: Master Bathroom, Bath 1, 2 & 3	: Sanitary Wares and Fittings
	: Car Porch	: Tap
	: Terrace	: Tap

	Type 1			Type 2		
	A1 / A1m / A1(s) / A1m(s)	E1 / E1m / E1(s) / E1m(s)	C1 / C1m / C1(s) / C1m(s)	A2 / A2m	E2 / E2m	C2 / C2m
Electrical Installation						
Light Point	: 28	: 30	: 30	: 31	: 33	: 33
Gate Light Point	: 1	: 1	: 1	: 1	: 1	: 1
Power Point	: 29	: 30	: 30	: 30	: 31	: 31
Fan Point	: 7	: 7	: 7	: 7	: 7	: 7
Door Bell Point	: 1	: 1	: 1	: 1	: 1	: 1
Water Heater Power Point	: 4	: 4	: 4	: 4	: 4	: 4
Telephone Point	: 1	: 1	: 1	: 1	: 1	: 1
TV Point	: 1	: 1	: 1	: 1	: 1	: 1
Air Conditioning Power Point	: 5	: 6	: 6	: 5	: 6	: 6
Booster Pump Power Point	: 1	: 1	: 1	: 1	: 1	: 1
Data Point	: 1	: 1	: 1	: 1	: 1	: 1
Auto Gate Point	: 1	: 1	: 1	: 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



Property

## DEVELOPING HOMES, BUILDING LIFESTYLES

Sime Darby Property is a leading property developer with a strong success rate of developing sustainable communities for over 48 years. With 24 active townships/developments, Sime Darby Property has a wide reach that encompasses assets and operations across the globe. It marks its presence in the UK as part of a Malaysian consortium to develop the iconic Battersea Power Station Project in Central London.

As a responsible corporate player, Sime Darby Property and its philanthropic arm Yayasan Sime Darby (YSD) actively roll out various initiatives to assist the underprivileged communities living within and nearby its townships nationwide. A multi-award winning property group with numerous international and local accolades, Sime Darby Property is the only Malaysian property

developer to be selected as an Index Component of Dow Jones Sustainability Indices (DJSI) for the second consecutive year.


It is also the first Malaysian property developer to be awarded the International FIABCI Prix d'Excellence Awards twice for its Subang Jaya and UEP Subang Jaya townships. The company bagged its 10th consecutive Gold at the Putra Brand Awards 2019 and its 6th consecutive Top 10 Developers Awards at the BCI Asia 2015.

Sime Darby Property has also been recognised as among the top developers in Malaysia in the annual The Edge Top Property Developers Awards, a recognition which the company consistently receives since 2009.





**Visit our Sales 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  
[www.simedarbyproperty.com](http://www.simedarbyproperty.com)



EG21A | No. of Units: 189 | Type: 2 Storey Terrace House | Expected Date of Completion: March 2023 | Land: Free from Encumbrances | Tenure of Land: Freehold | Developer's License No.: 13017-32/03-2023/0167 (L) | Validity: 02/03/2021 - 01/03/2023 | Advertising & Sales Permit No: 13017-32/03-2023/0167 (P) | Validity: 02/03/2021 - 01/03/2023 | Appropriate Authority which Approves the Building Plans : Majlis Bandaraya Shah Alam | Reference No.: MBSA/BGN/BB/600-1(PB)/SEK.U17/0115-2019 | 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: RM 778,888 (Min), RM 1,910,517 (Max) | 7% Bumiputera Discount (Quota applies)

EG21B | No. of Units: 160 | Type: 2 Storey Terrace House | Expected Date of Completion: June 2023 | Land: Free from Encumbrances | Tenure of Land: Freehold | Developer's License No.: 13017-33/02-2023/0169 (L) | Validity: 01/03/2021 - 28/02/2023 | Advertising & Sales Permit No: 13017-33/02-2023/0169 (P) | Validity: 01/03/2021 - 28/02/2023 | 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: RM 799,888 (Min), RM 1,767,850 (Max) | 7% Bumiputera Discount (Quota applies)

All plan layouts, designs, specifications and information contained herein are subject to change as required by the relevant authorities and/or the developer's architect and cannot form part of an offer or contract. Whilst every care has been taken in preparation and providing this information at the time, the Vendor, Proprietor, Developer & its authorised employees and/or agents cannot be held liable for any variation(s). All illustrations, drawings, designs, sketches, models, images, visuals and pictures are the artists' impressions only. The items are subject to variations, modifications, changes and substitutions as may be recommended by the Company's consultant and architect and/or relevant Approving Authorities.




**03 7831 2253**  
[www.simedarbyproperty.com](http://www.simedarbyproperty.com)

THE **EDGE** *Top Property*  
*Developers Awards*  
**2019**



**ZERO** plastic bottles  
at all our Sales Galleries  
from 1 Jan 2020

MEMBER OF  
**Dow Jones**  
**Sustainability Indices**

In collaboration with  **SAM**

DEVELOPER OF THE ICONIC



Sime Darby Property Berhad  
(15631-P)