



# ELMINA RIDGE<sup>2</sup>

P H A S E 2 A

24' x 70' Superlink Homes

**FREEHOLD**

[ between us ]

a heart of a home comes to life



Property





## Grow in Spaces Where the Possibilities Are Endless

Spacious yet pleasantly snug, with a focus on larger family spaces for growing household. Striking the perfect balance between luxury and simplicity, with spaces that are well-ventilated and naturally lit for people and nature to thrive amid daily routines.



Every home comes fitted with solar panels and battery



EV charger isolator point



Roof insulation using glass mineral wool



Digital locksets for the main door of all units



Skylight roof panel for natural lighting



Indoor planting area (for Type T2-Am only)





# Equipped With Sustainability and Fitted With the Best-In-Class

All homes in Elmina Ridge 2 offer the best of modern luxury living on sustainable terms. From eco-friendly accessories to premium finishings to complement these nature-inspired homes, occupants can live lavishly while being kind to the environment.



Artist's impression only

## Standard Specifications and Fittings

- 1 Laminated Timber Flush Door
- 2 Laminated Timber Flooring
- 3 Premium Sanitary Wares and Fittings
- 4 Basic Alarm System
- 5 Parcel Box
- 6 Quality Locksets
- 7 Durable Metal Deck Roofing

## Fitting Plus+

- A Booster Pump
- B A/C Power Point with Piping Ready (selected rooms)
- C Instant Water Heater
- D Outdoor Water Filter Piping Ready

## Sustainable Living Features

- A Every home comes fitted with Solar Panels and Battery
- B EV Charger Isolator Point
- C Roof Insulation using Glass Mineral Wool Materials
- D Skylight Roof Panel for natural lighting
- E Indoor Planting Area (T2-Am only)

Disclaimer: The images and outdoor spaces with plants and trees depicted on this page are artistic renderings and are intended for illustrative purposes only. Actual landscaping, including the presence and types of plants and trees, may vary, and the developer does not guarantee the presence or species of vegetation within outdoor areas. Some trees and plants depicted in the images may not be planted, and the final landscaping may differ from what is shown. Factors such as climate, soil conditions, landscaping planning, ultimate approval and maintenance may influence the final appearance of outdoor spaces.

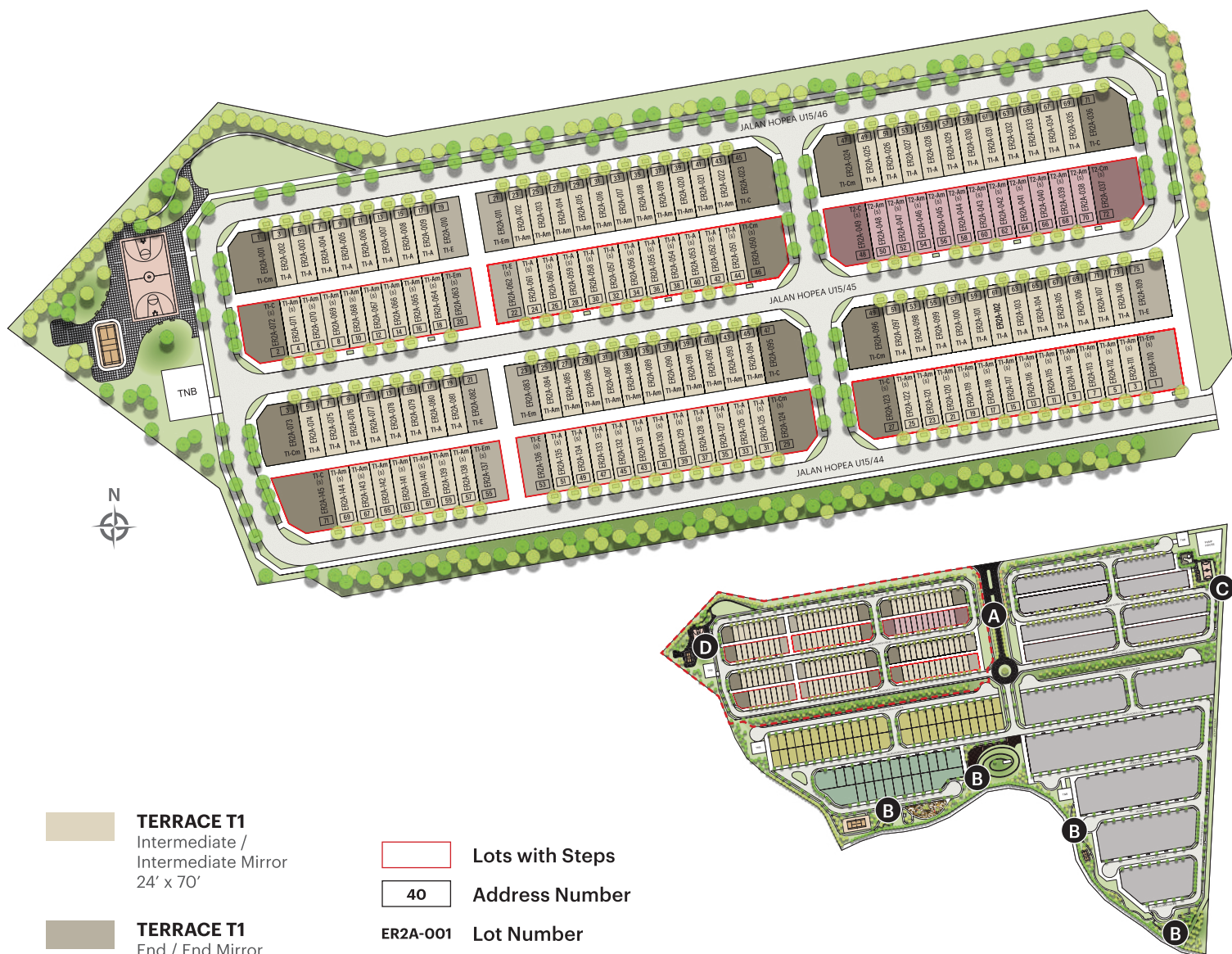
# Master Layout Plan



*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



- TERRACE T1**  
Intermediate / Intermediate Mirror  
24' x 70'
- TERRACE T1**  
End / End Mirror  
24' x 70'
- TERRACE T1**  
Corner / Corner Mirror  
26' x 70'
- TERRACE T2**  
Intermediate Mirror  
24' x 70'
- TERRACE T2**  
Corner / Corner Mirror  
26' x 70'

- Lots with Steps
- Address Number
- ER2A-001** Lot Number
- T2-Cm** Type of Unit
- (s)** Steps at Yard

- A Central Boulevard**
  - Entrance Statement
  - Entry Archway
  - Grand Boulevard
  - Feature Roundabout
  - Landscaped Garden

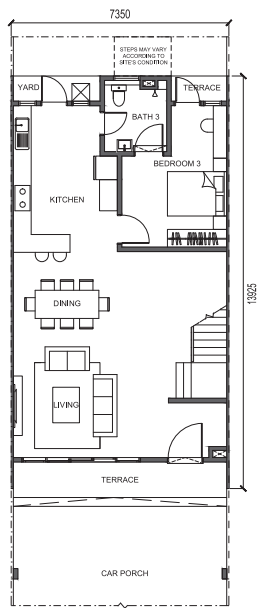
- B Family Zone (South)**
  - Ridge Hills
  - Lookout Pavilion
  - Children Play Area
  - Maze Garden
  - Tennis Court
  - Ridge Trail
  - Viewing Deck
  - Putting Green
  - Meandering Trail
  - Badminton Court

- C Fitness Zone (East)**
  - Fitness Station
  - Futsal Court
  - Elevated Garden
  - Jogging Track

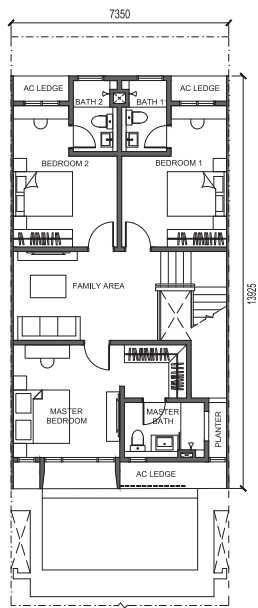
- D Excite Zone (West)**
  - Multipurpose Lawn
  - Ridge Arena
  - Boxing Corner
  - Crossfit Plaza

Floor Plans

TYPE  
**T1-A**  
INTERMEDIATE  
**24' X 70' • 2,292 SF**  
4 BEDS 4 BATHS

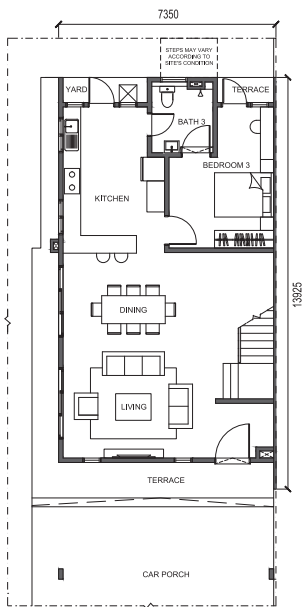


GROUND FLOOR PLAN

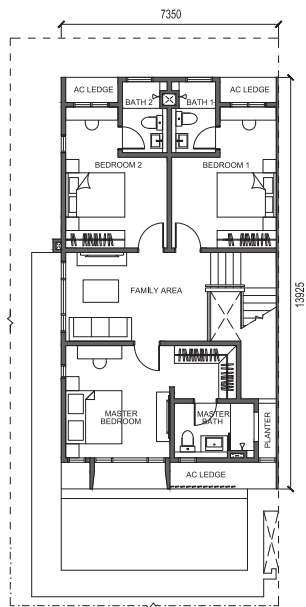


FIRST FLOOR PLAN

TYPE  
**T1-E**  
END  
**24' X 70' • 2,425 SF**  
4 BEDS 4 BATHS

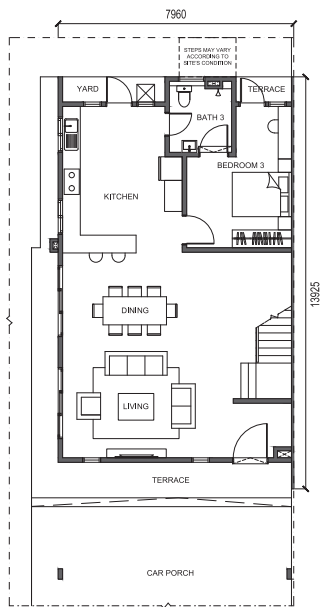


GROUND FLOOR PLAN

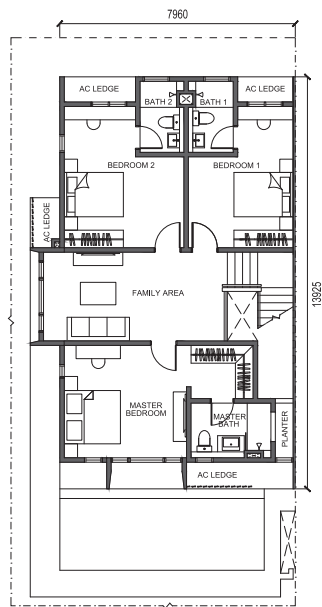


FIRST FLOOR PLAN

TYPE  
**T1-C**  
CORNER  
**26' X 70' • 2,645 SF**  
4 BEDS 4 BATHS



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Disclaimer: Floor plans and furniture placement shown above are for illustrative purposes only and shall not be taken as an accurate representation of scale. Any renovation or extension of built-up area subject to the guidelines and approval set by the appropriate authorities.



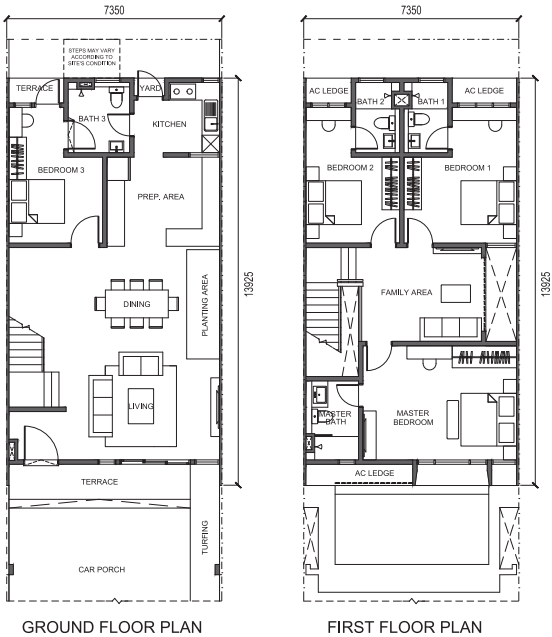


Artist's impression of Type T1 Facade View

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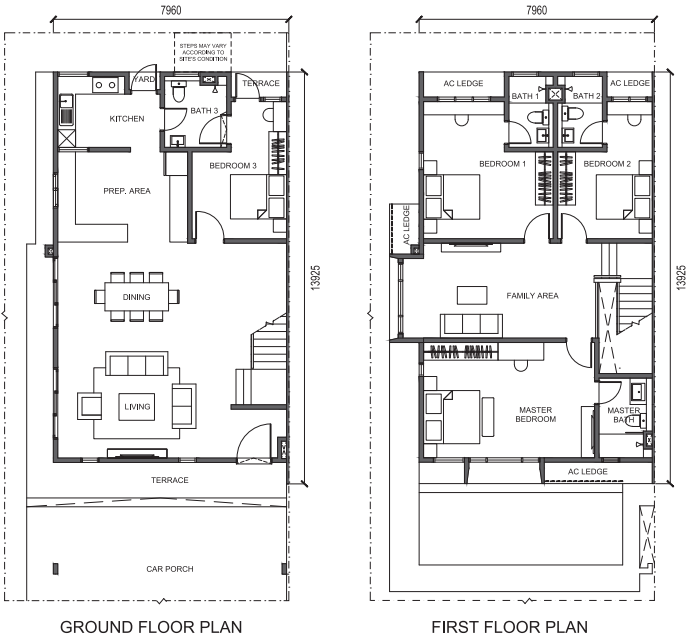
TYPE  
**T2-Am**

INTERMEDIATE MIRROR  
**24' X 70' • 2,274 SF**  
4 BEDS 4 BATHS



TYPE  
**T2-C**

CORNER  
**26' X 70' • 2,697 SF**  
4 BEDS 4 BATHS



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# General Specifications (Phase 2A)

STRUCTURE	Reinforced Concrete					
WALL	Masonry / Reinforced Concrete					
ROOF COVERING	Metal Deck / Reinforced Concrete / Skylight (All except T2-C(s)/ T2-Cm(s))					
ROOF FRAMING	Metal					
CEILING	Plaster Board / Cement Board / Skim Coat / PVC Panel					
WINDOWS	All	Aluminium Frame / Glass Panel / Glass Louvres				
DOORS	Main Entrance	Laminated Engineered Timber Door				
	Rear Entrance	Aluminium Framed Glass Door (Bedroom 3)				
	Other Doors	Laminated Timber Flush Door				
	Sliding	Aluminium Frame / Glass Panel				
IRONMONGERY		Lockset with Accessories				
WALL FINISHES	External Walls	Plaster & Paint				
	Kitchen	Porcelain Tiles up to 1500mm High / Plaster & Paint				
	Yard	Plaster & Paint				
	Master Bath, Bath 1, 2 & 3	Porcelain Tiles up to Ceiling Height				
	Others	Skim Coat / Plaster & Paint				
FLOOR FINISHES	Car Porch	Concrete Imprint				
	Terrace / Yard	Porcelain Tiles				
	Living, Dining, Kitchen, Bedroom 3, Prep Area (Type T2 only)	Porcelain Tiles				
	Master Bedroom, Bedroom 1 & 2	Laminated Timber Flooring				
	Master Bath, Bath 1, 2 & 3	Porcelain Tiles				
	Family Area, Staircase	Laminated Timber Flooring				
SANITARY & PLUMBING FITTINGS	Kitchen	Sink, Tap				
	Master Bath, Bath 1, 2 & 3	Sanitary Wares & Fittings				
	Yard, Car Porch	Tap				
	Garden	Tap (corner & end unit only)				
ELECTRICAL INSTALLATIONS		T1-A / T1-Am / T1-A(s) / T1-Am(s)	T1-E / T1-Em / T1-E(s) / T1-Em(s)	T1-C / T1-Cm / T1-C(s) / T1-Cm(s)	T2-C(s) / T2-Cm(s)	T2-Am(s)
	Light Point	27	29	29	30	30
	Gate Light Point	1	1	1	1	1
	Power Point	31	31	31	31	31
	Fan Point	7	7	7	7	7
	Doorbell Point	1	1	1	1	1
	Water Heater Power Point	4	4	4	4	4
	Telephone Point	1	1	1	1	1
	TV Point	1	1	1	1	1
	A/C Power Point with Piping	5	5	5	5	5
	Water Booster Pump Power Point	1	1	1	1	1
	Data Point	2	2	2	2	2
	Autogate Point	1	1	1	1	1
	INTERNAL TELECOMMUNICATION, TRUNKING & CABLING	Conduit & Cabling				
FENCING	Brick Wall, Mild Steel Fencing, Mild Steel Gate					

03 7849 5700  
www.simedarbyproperty.com

OPENING HOURS

Monday - Sunday  
9:30 AM - 9:00 PM  
Including Public Holidays



ELMINA SALES GALLERY

City of Elmina Operation Office,  
Elmina Lakeside Mall, No. 5, Persiaran Garcinia, Elmina,  
Seksyen U15, 40170 Shah Alam, Selangor Darul Ehsan.



Property

Any sketches, illustrations, renderings, images, pictures, amenities, food services, resort services, unit finishes, designs, materials, plans, descriptions, specifications, perspectives, depicting lifestyle, art and/or visuals shown and featured in this brochure including the, interior design concepts, ideas, esthetic themes, colour schemes and suggested furnishings in the unit and/or development/project are artist's impression/conceptual only and for illustrative purposes only and shall not be taken as a representation, express or implied, of the final detail of the exterior or interior of the actual development/project or a unit that is to be or is being purchased by the purchaser or of the items that will be delivered with the purchaser's unit/ the development/project. The design and construction of the development/project is subject to first obtaining the appropriate authority's approval(s) which may require the developer to alter any design, plan, or layout depicted in this brochure. Accordingly, the developer expressly reserves the right to modify, revise, or withdraw any or all of the same without any liability being incurred by the developer. Whilst care has been taken to ensure accuracy and completeness of all written contents and drawings in this brochure, the developer provides no warranty or guarantee as to the accuracy or completeness of such information and excludes liability for any matters arising from reliance of all or any part of such information to the extent permitted by law. The information, perspectives and plans contained in this brochure are not to be read as part of the terms of the sale and purchase between the purchaser and the developer. The sale and purchase agreement shall form the entire agreement between the purchaser and the developer.

DEVELOPER'S RESPONSIBILITIES

i) The Developer shall, at its own cost and expense construct the descriptions set out (where applicable) in accordance with the quality and workmanship standards outlined in the Sime Darby Property Quality Assessment Manual, which copy shall be provided to the Purchaser prior to the signing of this Agreement.  
ii) The Developer shall, at its own cost and expense, install or construct all of the items listed above in accordance with the description set out save for the item or items marked with an \* which may be deleted if not applicable.

Developer: 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 • Phase ER2A • Developer's License No.: 13017/08-2028/1086(A) • Valid Period: 20/08/2023 - 19/08/2028 • Advertisement & Sales Permit No.: 13017-48/03-2027/0185(A)-(L) • Valid Period: 10/4/2025 - 09/04/2027 • Land: Free of Encumbrances: Nil • Tenure of Land: Freehold • Building Approving Authority: Majlis Bandaraya Shah Alam • Building Plan Reference No.: MBSA.BGN.600-3/4/272 • Total Units: 145 • House Type: 2-Storey Terrace House • Expected Completion Date: July 2028 • Land: Free of Encumbrances: Nil • Tenure of Land: Freehold • Selling Price: RM1,415,888 (Min.), RM2,140,888 (Max.) • 7% Bumiputera Discount (Subject to Quota).

THIS AD HAS BEEN APPROVED BY NATIONAL HOUSING DEPARTMENT. FOR DEVELOPMENT INFORMATION REFER TO TEDUH.KPKT.GOV.MY PORTAL