



# ELMINA RIDGE<sup>2</sup>

PHASE 2B

36' x 70' Clusters & 40' x 80' Semi-Ds

**FREEHOLD**

[ between us ]

a heart of a home comes to life



Property





Artist's impression of an open-plan living and dining area in a semi-detached home

## Crafted for the Heart and Soul

Enjoy the luxury of expansive living and dining areas, adapted to a seamless open-style plan. Feed the desire for larger spaces that spices up daily routines, with essentials made within reach, whilst living fully in spaces that are interspersed with nature.



Premium homes located on higher ground



Min 10 ft private garden for open-air flexi use of space



Multi-gen homes with 4+1 room configurations



Low-density with only 52 units of cluster & 24 units of semi-D homes



Artist's impression of solar-fitted homes amid natural green surroundings in Elmina Ridge 2

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.



# 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
- 8 Standalone Bathtub and Double Basin\*

## Fitting Plus+

- A Booster Pump
- B A/C Power Point with Piping Ready (selected rooms)
- C Instant Water Heater\*\*
- D Electric Storage Water Heater\* (except Bath 4)
- E 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 Rain Water Harvesting Tank\*

\*Applicable for semi-detached homes only

\*\*Applicable for cluster homes only

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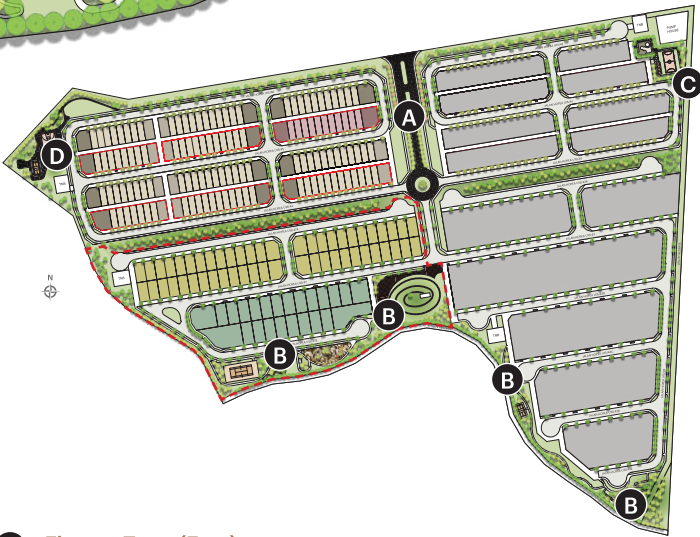
# Master Layout Plan



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



- CLUSTER**  
36' x 70'
- SEMI-D**  
40' x 80'
- 24** Address Number
- ER2B-001** Lot Number
- C1-m** Type of Unit

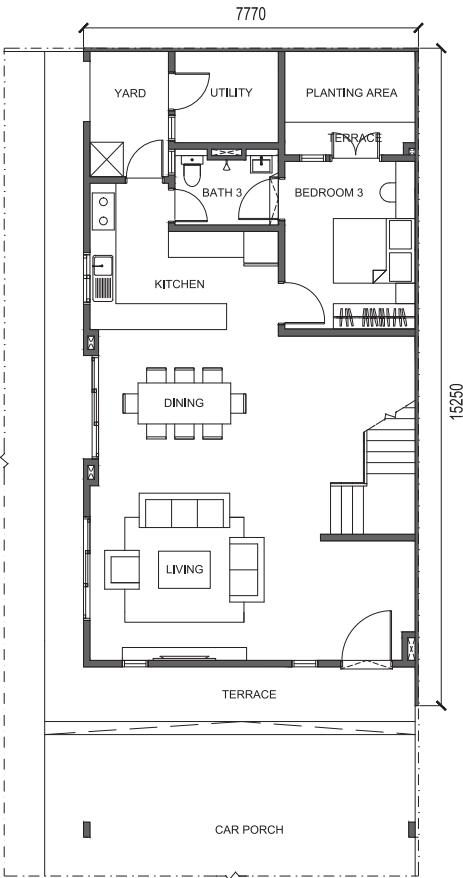
- A Central Boulevard**
  - Entrance Statement
  - Entry Archway
  - Grand Boulevard
  - Feature Roundabout
  - Landscaped Garden
- B Family Zone (South)**
  - Ridge Hills
  - Lookout Pavilion
  - Children Play Area
  - Maze Garden
  - Tennis Court
  - Ridge Trail
  - Viewing Deck
  - Putting Green
  - 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

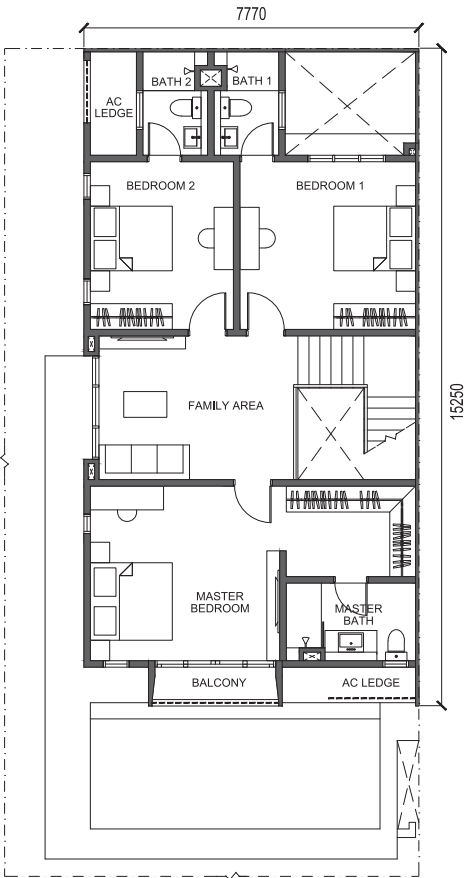
# Floor Plans

TYPE  
**C1**

**36' X 70' • 2,752 SF**  
4+1 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 C1 Facade View

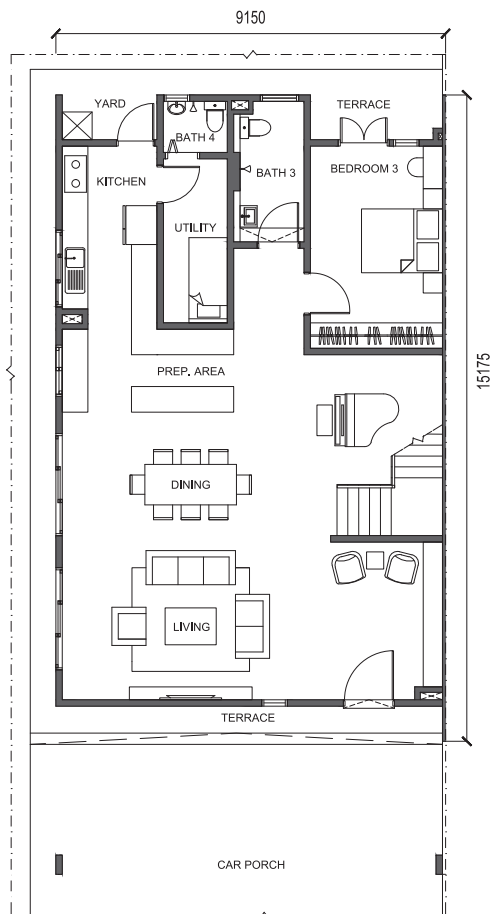
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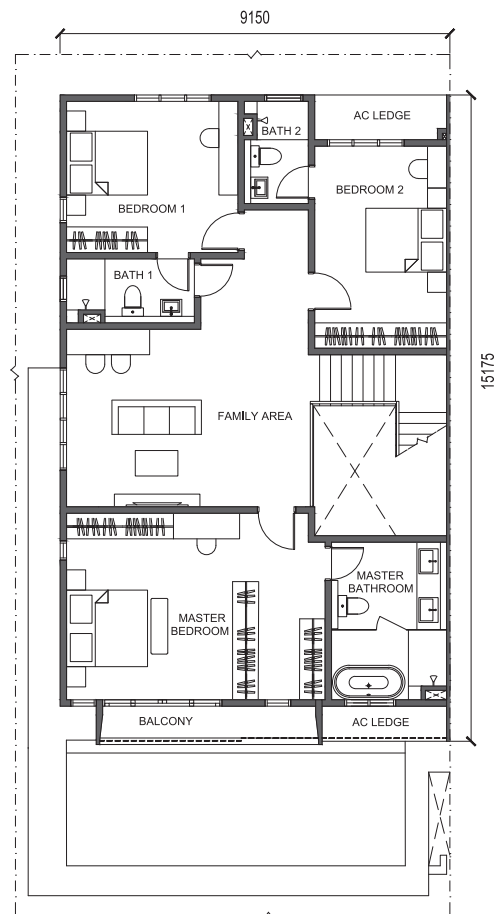


## TYPE S1

40' X 80' • 3,288 SF  
4+1 BEDS 5 BATHS



GROUND FLOOR PLAN



FIRST FLOOR PLAN

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# General Specifications (Phase 2B)

STRUCTURE	Reinforced Concrete		
WALL	Masonry / Reinforced Concrete		
ROOF COVERING	Metal Deck / Reinforced Concrete / Skylight		
ROOF FRAMING	Metal		
CEILING	Plaster Board / Cement Board / Skim Coat / PVC Panel		
WINDOWS	All	Aluminium Frame / Glass Panel	
DOORS	Main Entrance	Laminated Engineered Timber Door	
	Bedroom 3 (Terrace)	Aluminium Framed Glass Door	
	Bath 4 (Type S1 only)	Bi-fold	
	Other Doors	Laminated Timber Flush Door	
	Sliding	Aluminium Frame / Glass Panel	
IRONMONGERY	Lockset with Accessories		
WALL FINISHES	External Walls, Yard & Prep Area (Type S1 only)	Plaster & Paint	
	Kitchen	Porcelain Tiles up to 1500mm High / Plaster & Paint	
	Master Bath, Bath 1, 2 & 3,	Porcelain Tiles up to Ceiling Height	
	Bath 4 (Type S1 only)	Ceramic Tiles up to Ceiling Height	
	Others	Skim Coat / Plaster & Paint	
FLOOR FINISHES	Car Porch	Concrete Imprint	
	Terrace / Yard / Balcony	Porcelain Tiles	
	Living, Dining, Kitchen, Bedroom 3, Utility & Prep Area (Type S1 only)	Porcelain Tiles	
	Master Bedroom, Bedroom 1 & 2	Laminated Timber Flooring	
	Master Bath, Bath 1, 2 & 3	Porcelain Tiles	
	Bath 4 (Type S1 only)	Ceramic Tiles	
	Family Area, Staircase	Laminated Timber Flooring	
SANITARY WARES & FITTINGS	Kitchen	Sink, Tap	
	Master Bath, Bath 1, 2 & 3, Bath 4 (Type S1 only)	Sanitary Wares & Fittings	
	Yard, Car Porch, Garden	Tap	
ELECTRICAL INSTALLATIONS		C1/ C1-m	S1/ S1-m
	Light Point	32	40
	Gate Light Point	1	1
	Power Point	32	37
	Fan Point	7	7
	Doorbell Point	1	1
	Water Heater Power Point	4	4
	Telephone Point	1	1
	TV Point	1	1
	A/C Power Point with Piping	5	6
	Water Booster Pump Power Point	1	1
	Data Point	2	2
	Autogate Point	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

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#### 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 ER2B** • No. Developer License: 13017/08-2028/1086(A) • Valid Period: 20/08/2023 - 19/08/2028 • No. Advertisement & Sales Permit: : 13017-49/04-2027/0272(A)-(L) • Valid Period: 10/4/2025 - 09/04/2027 • Land: Free of Encumbrances: Nil • Tenure of Land: Freehold • Total Units: 76 • House Type: 2 Storey Cluster and Semi-D Houses • Expected Completion Date: July 2028 • Building Approving Authority: Majlis Bandaraya Shah Alam • Building Plan Reference No.: MBSA.BGN.600-3/4/271 • Selling Price: RM1,972,888 (Min.), RM3,858,888 (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