

the  
Eighth  
ELMINA GREEN 0 chapter II

FREEHOLD  
Double-Storey Superlink Homes





# Prestige In Every Chapter

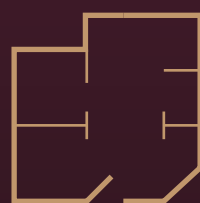
Continuing the celebrated story of The Eighth,  
the next chapter unfolds with timeless character  
and elevated distinction in the Elmina Green precinct.

Introducing 206 limited double-storey link homes designed  
for modern, multigenerational living. Expansive interiors,  
thoughtful planning and sustainable features make  
this a prestigious address at the heart of City of Elmina.

The Eighth Chapter II — an evolution where every home  
continues the prestigious chapters of life.



4+1 bedrooms,  
5 bathrooms for  
multi-generational living.



2,482 - 2,848 sq.ft.  
of generous built-up,  
perfect for growing families.



2km to Education Hub  
& 3km to Elmina  
Lakeside Mall



3 pocket parks in the  
neighbourhood spanning  
9-acres of green spaces



Cross-ventilated layouts  
and wide openings for  
natural light and airflow.



Easy accessibility to GCE, DASH  
Expressway and major highways  
leading to the city centres



# Masterplan





Site Plan



Northern Radiance Park

- 1 Fitness Station
- 2 Bicycle Lane and Walkway
- 3 Children's Playground
- 4 Plaza and Shelter
- 5 Open lawn
- 6 Multi Purpose Court

Central Radiance Park

- 7 Fitness Station
- 8 Children's Playground
- 9 Plaza and Shelter
- 10 Open lawn
- 11 100m Sprint Track
- 12 Multi Purpose Court
- 13 Futsal Court
- 14 Sculpture Plaza

Southern Radiance Park

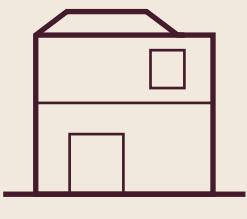
- 15 Fitness Station
- 16 BBQ Area
- 17 Picnic Table
- 18 Bicycle Lane and Walkway
- 19 Children's Playground
- 20 Plaza and Shelter
- 21 Open lawn



Floor Plan

TYPE A

Intermediate 24'x75'



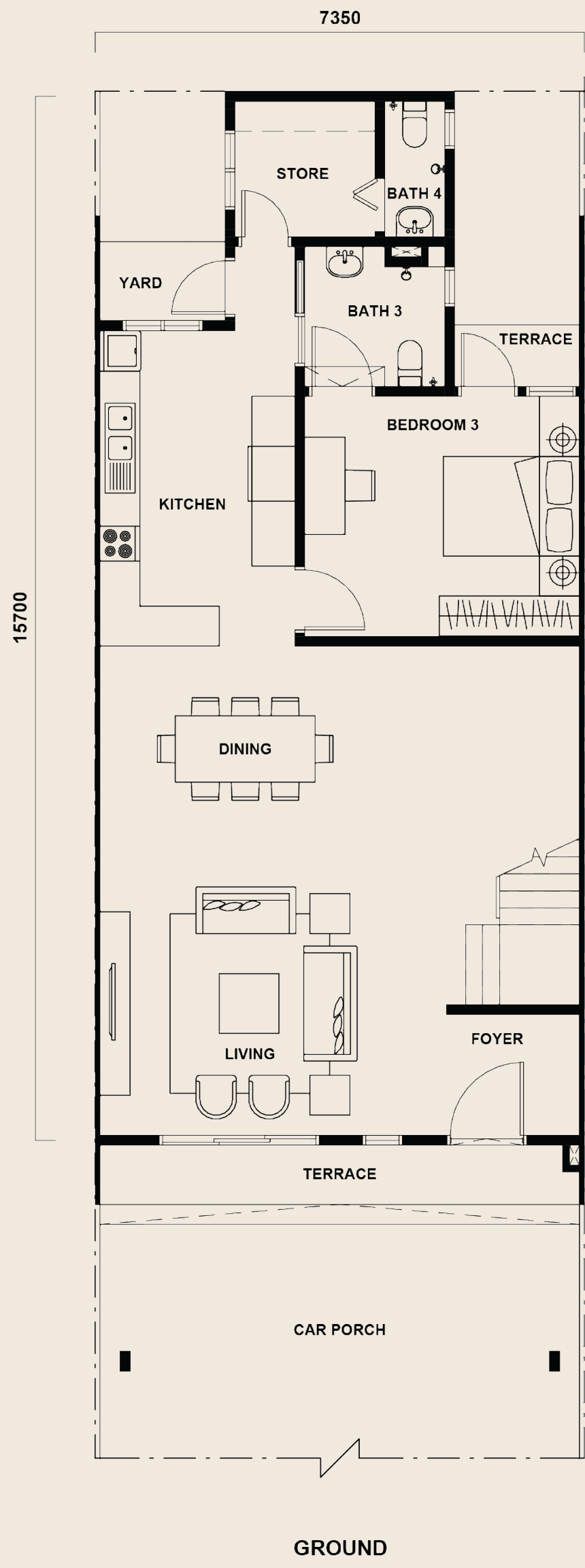
2,482 sq.ft.



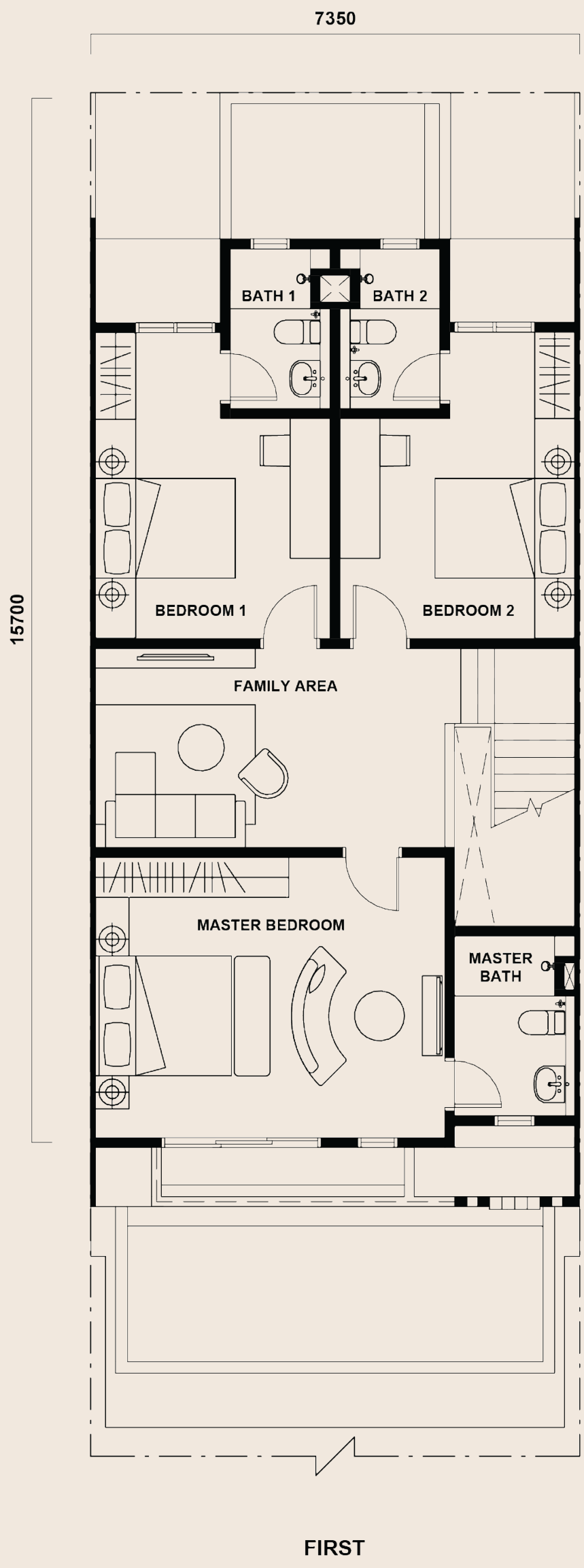
4 + 1 bedrooms



5 bathrooms



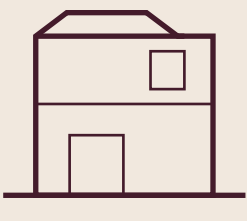
GROUND



FIRST

TYPE C

Corner 26'x75'



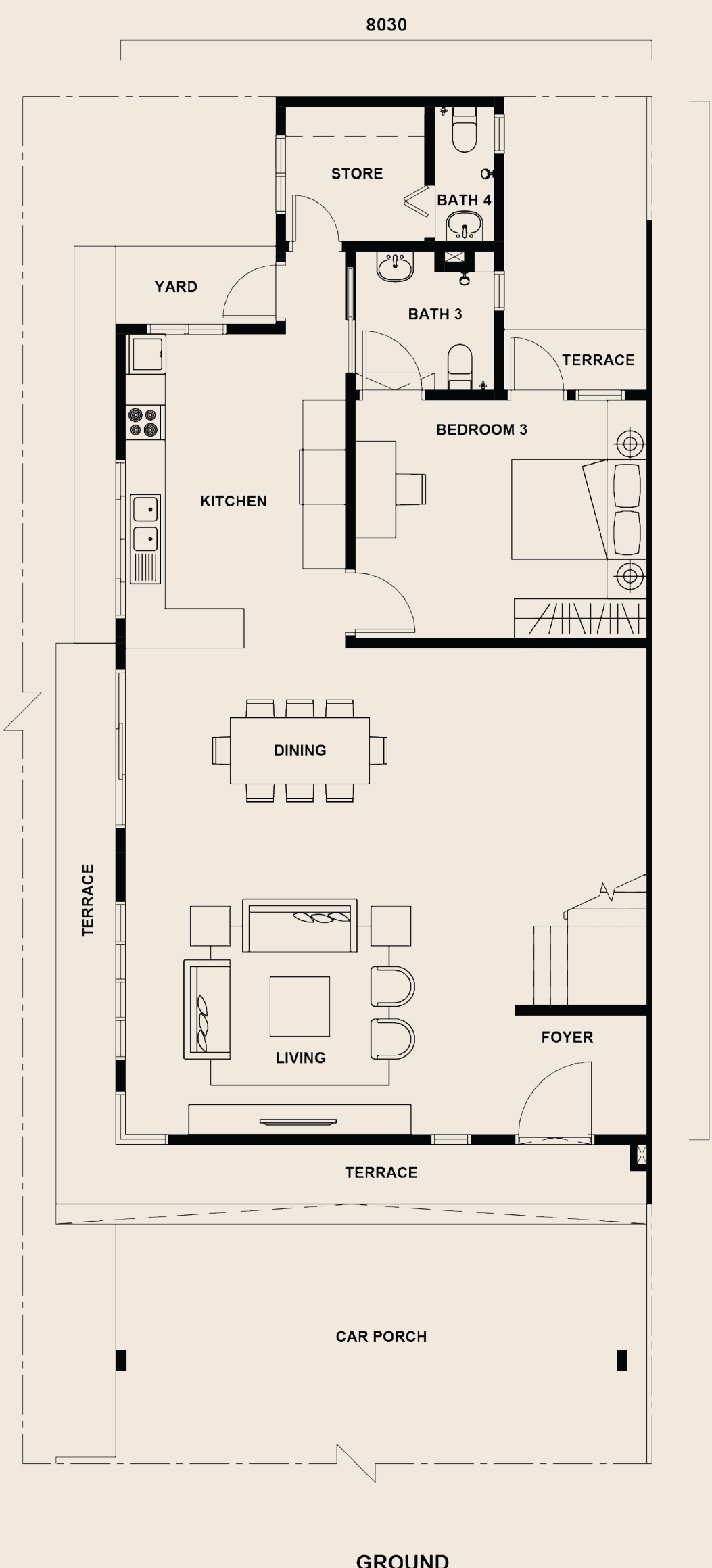
2,848 sq.ft.



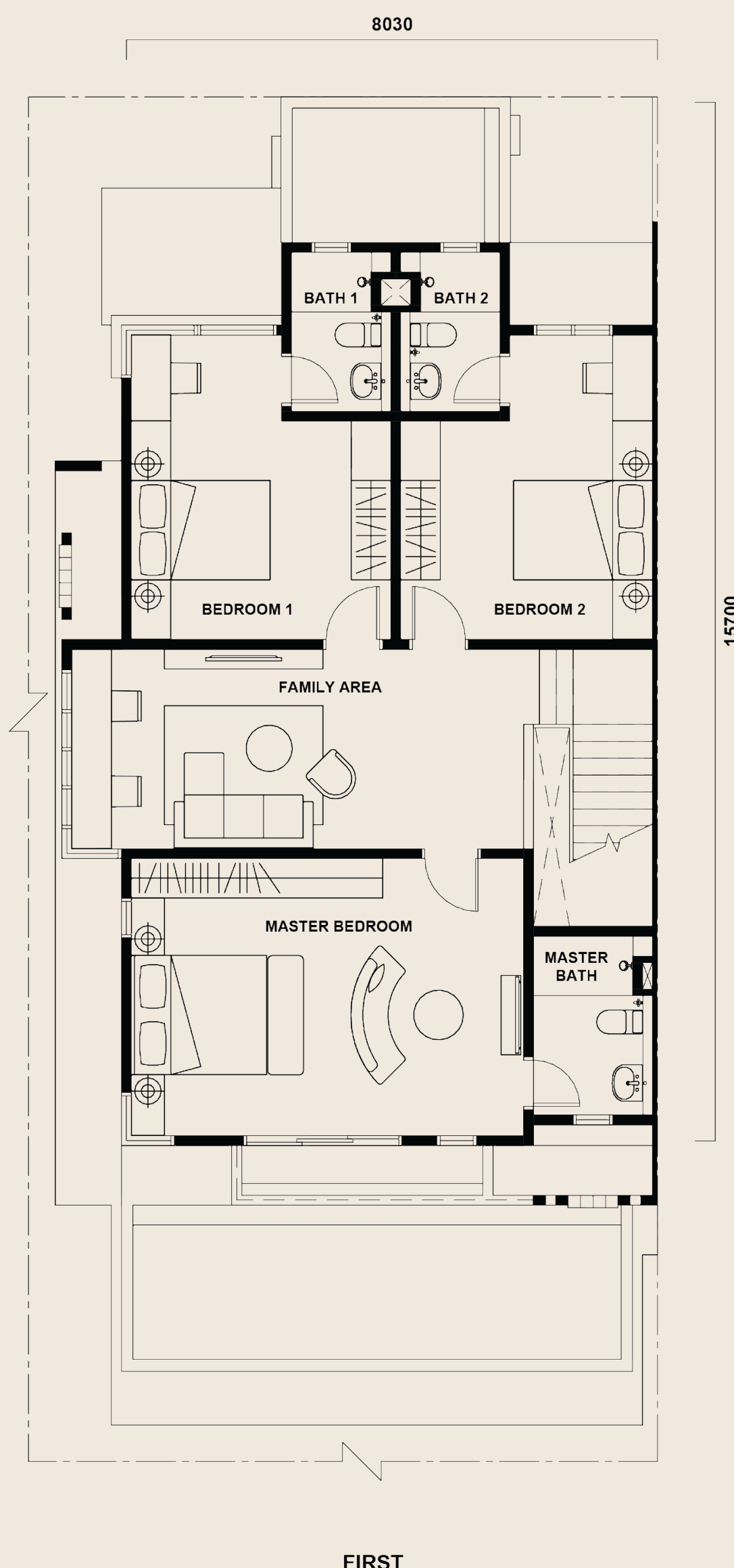
4 + 1 bedrooms



5 bathrooms



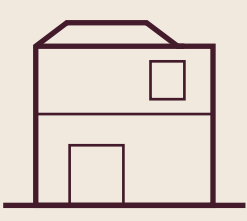
GROUND



FIRST

TYPE E

End 24'x75'



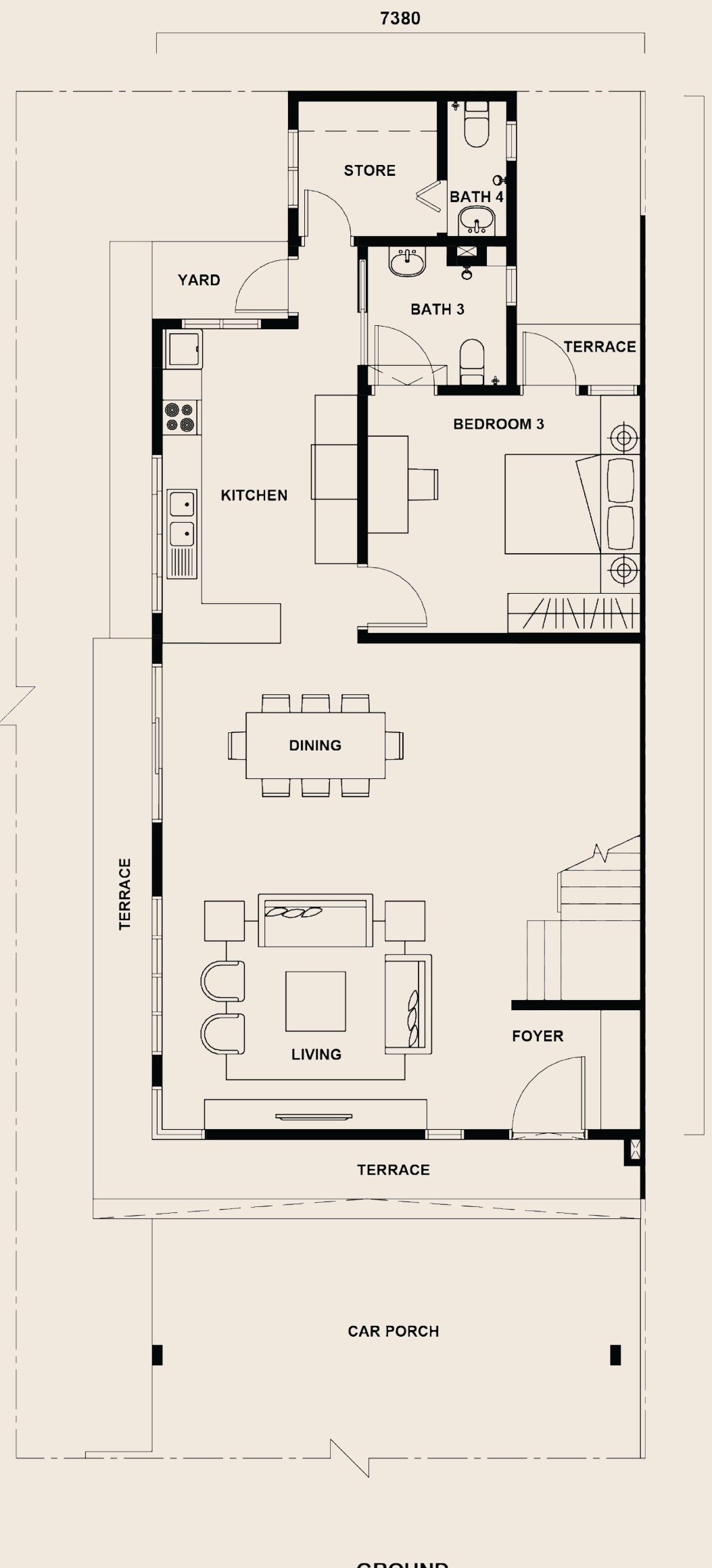
2,610 sq.ft.



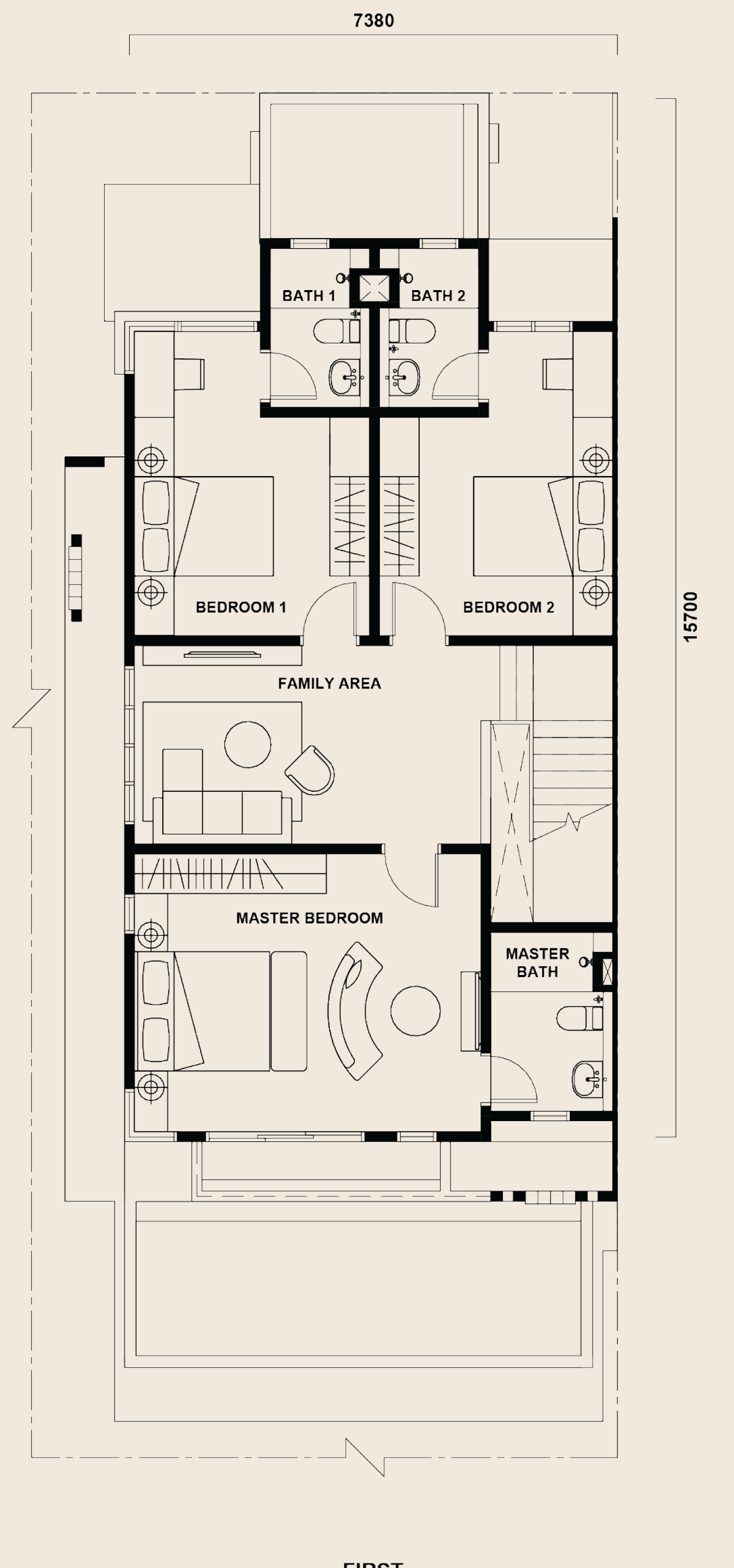
4 + 1 bedrooms



5 bathrooms



GROUND



FIRST



# Specification

|                                       |                                    |  |                    |                    |    |
|---------------------------------------|------------------------------------|--|--------------------|--------------------|----|
| 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                               |                                    | : Aluminium 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 Flooring   |                    |                    |    |
|                                       | : Family Area                      | : Laminated Flooring   |                    |                    |    |
|                                       | : Staircase                        | : Laminated Flooring   |                    |                    |    |
|                                       | : Car Porch                        | : Concrete Imprint   |                    |                    |    |
| Wall Finishes                         | : Yard & Terrace                   | : Tiles  |                    |                    |    |
|                                       | : 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  |                    |                    |    |
| Sanitary Installation                 | : Others                           | : Plaster and Paint  |                    |                    |    |
|                                       | : 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                     |  |                    |                    |    |



For Enquiries:  
**+603-7849 5700**  
**www.simedarbyproperty.com**

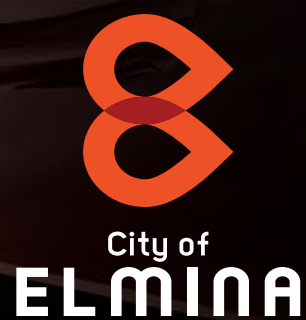
## Opening Hours

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 Garnicia, Elmina,  
Seksyen U15, 40170 Shah Alam, Selangor Darul Ehsan.



#### 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 outline in the Sime Darby 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 • Land: Free of Encumbrances • Tenure of Land: Freehold • Phase EG23A • Developer License No.: 13017/08-2028/1086(A)  
• Valid Period: 20/08/2023 - 19/08/2028 • Advertisement & Sales Permit No.: 13017-50/09-2027/0777(N)-(L) • Valid Period: 18/09/2025 - 17/09/2027 • Total Units: 136 • House Type: 2 Storey Terrace House • Expected Completion Date: April 2028 • Building Approving Authority: Majlis Bandaraya Shah Alam • Building Plan Reference: MBSA/BGN/BB/600-1(PS)/SEK.U17/0149-2022 • Selling Price: RM1,252,888.00 (Min.), RM2,263,888.00 (Max.) • 7% Bumiputera Discount (Subject to Quota) • Phase EG23B • Developer License No.: 13017/08-2028/1086(A) • Valid Period: 20/08/2023 - 19/08/2028 • Advertisement & Sales Permit No.: 13017-51/10-2027/0833(N)-(L) • Valid Period: 9/10/2025 - 8/10/2027 • Total Units: 70 • House Type: 2 Storey Terrace House • Expected Completion Date: July 2028 • Building Approving Authority: Majlis Bandaraya Shah Alam • Building Plan Reference: MBSA/BGN/BB/600-1(PS)/SEK.U17/0151-2022 • Selling Price: RM1,271,888.00 (Min.), RM2,269,888.00 (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