



ELMINA
BUSINESS PARK

THE
TWIN FACTORIES
2



Property

Business Not As Usual

Welcome to Elmina Business Park, the largest freehold industrial estate in Klang Valley.

The first wellness-inspired business park in Malaysia, Elmina Business Park is designed to recode the DNA and set the standard for industrial business parks of the future.



CLICK TO
LEARN MORE

Klang Valley's Game-Changing Business Park

Part of the 6,500-acre award-winning City of Elmina, Elmina Business Park is masterplanned as the first-of-its-kind, business-centric yet people-oriented business park, that encourages a unique way of working with wellness at its core.



Winning Features for Your Winning Business



EXCELLENT CONNECTIVITY

- 5 major highways (GCE, NSE, LATAR, DASH and NKVE)
- 3 major ports (Subang Airport, Port Klang and KLIA) in close proximity
- 2 dedicated highway interchanges



BUSINESS SOLUTIONS

- Proposed business support centre and other business facilities
- Proposed co-working space



RELIABLE INFRASTRUCTURE

- Reliable electricity supply
- High speed broadband
- Wide roads and ample parking



FLEXI-DESIGN & ARCHITECTURE

- Reception hall, office and warehouse in one (3 in 1)
- Elegant and modern facade
- Flexible space that allows for expansion



SUSTAINABLE FEATURES

- Ample green pockets
- Rainwater harvesting system
- Extensive use of LED lamps
- Renewable energy features



QUALITY EMPLOYEE WELFARE

- Proposed staff residences
- Abundant recreational amenities
- Proposed linear park to encourage healthy body and mind



SECURITY*

- 24/7 CCTV monitoring
- Security patrol

* Only within the managed industrial park



Artist's impression only



Artist's impression only

The Bigger Picture with Sime Darby Property

Alongside Bandar Bukit Raja in the West and Serenia City in the South, Elmina Business Park forms an integral part of Sime Darby Property's vision to transform the industrial scene in Klang Valley, by providing top quality facilities at each major land, sea and air logistics gateway.

All of these industrial townships are planned for easy accessibility, business flexibility and access to talent pool and skilled workers.

At Elmina Business Park, Enjoy Accessibility that is Second to None



ACCESSIBLE VIA

Guthrie Corridor Expressway (GCE)

Kuala Lumpur-Kuala Selangor Expressway (LATAR)

North-South Expressway (NSE)

Damansara-Shah Alam Elevated Expressway (DASH)

North Klang Valley Expressway (NKVE)



19KM

Sultan Abdul Aziz Shah Airport (Subang Airport)

60KM

KL International Airport (KLIA)



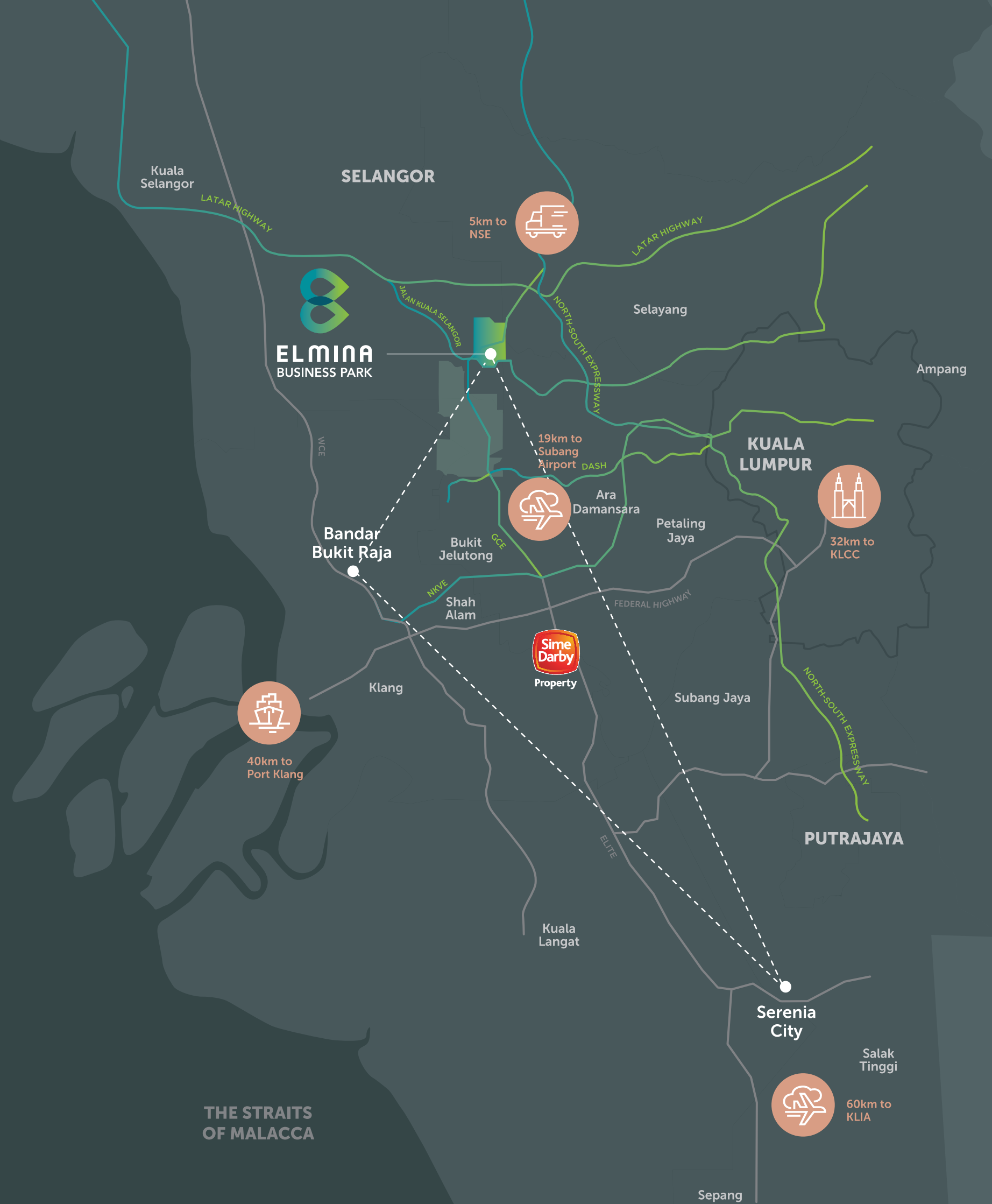
40KM

Port Klang



32KM

KL City Centre (KLCC)



THE STRAITS OF MALACCA

THE TWIN FACTORIES 2

Designed to Elevate Your Business

Limited to only 22 units, The Twin Factories 2 features a sleek facade, spacious and practical interior to ensure your continuous business success.





JALAN KUALA SELANGOR

PAYA JARAS
INTERCHANGE

GUTHRIE CORRIDOR EXPRESSWAY (GCE)

THE
TWIN FACTORIES
2

PROPOSED NEW INTERCHANGE TO GCE

Artist's impression only

Strategically Positioned for Growth

The Twin Factories 2 is well-positioned along the main spine road of Elmina Business Park, allowing maximum brand exposure for your business on both frontages.

Experience a whole new level of convenience with comprehensive business and recreational amenities within your easy reach.

Central Access to Amenities



Easy access to proposed Business Support Centre and other amenities



Adjacent to 2 large parks



Convenient access to 2 interchanges



Dual road frontage with prime visibility from the main road



Prime Location

Direct link to the proposed interchange via the main access road for faster and more convenient transportation

Wide Road Access

For better efficiency and hassle-free logistics and transportation

Ample Parking Spaces

For trucks and passenger cars inside and outside your premise

FUTURE DEVELOPMENT

3-in-1 Functionality

With a reception hall, office and large warehouse space power packed into one impressive building, our twin factories have been proven popular amongst business owners.

Create the same impressive impact for your business, starting with an elegant facade carved from bricks and modern clean lines. With a practical lot size of 70' X 160' and built-up of 6,500 sq ft, the large unobstructed warehouse space is ideal for logistics, warehousing or production set-ups.



Flexible, Industry-leading Design Features

Explore more using our 3D virtual tour



[CLICK HERE](#)

SPACIOUS WAREHOUSE AREA
Large unobstructed space for flexible layout planning

BUILT-IN ADVERTISEMENT SPACE
For brand visibility from the main road

TRIPLE VOLUME WAREHOUSE SPACE
Minimum 9m clear height

DUAL SLIDING DOORS
Doors at the side and rear of the warehouse to facilitate goods circulation

REINFORCED CONCRETE
Roads and floor loading up to 10kN/m²

EXPANDABLE OFFICE
Double volume office ceiling height provides space flexibility

FLEXIBLE MEZZANINE FLOOR
Convert this area into a showroom or extra office space

RECEPTION HALL

LOADING BAY
Front loading with motorized roller shutter up to 5.2m in height

6m

6m

Maximum Brand Exposure

At The Twin Factories 2, we have provided a value-added feature to enhance your brand prominence with dedicated advertising space at the rear facade.



MASTER PLAN



SITE PLAN



This is an artistic representation of Elmina Business Park master plan 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 changes in design and location and the land use may be altered without prior notice.

THE TWIN FACTORIES

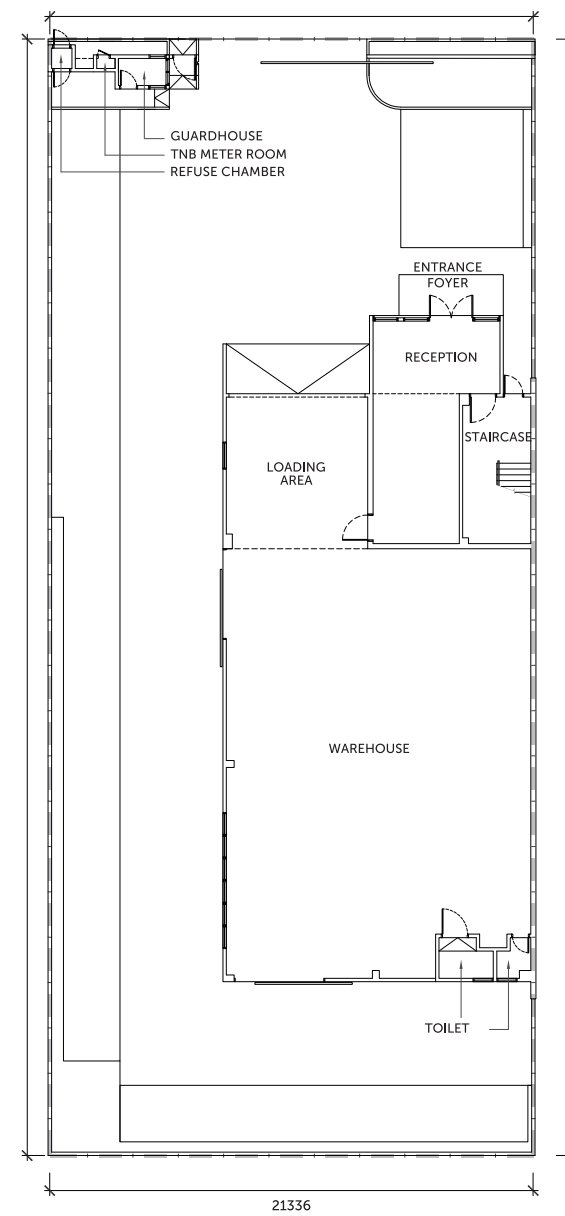
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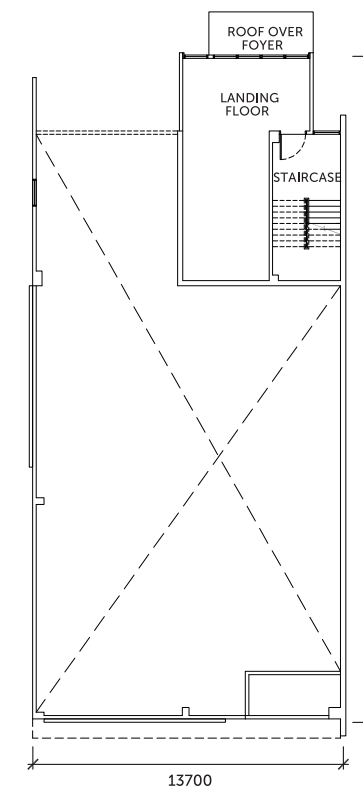
FLOOR PLAN

TYPE 1 / 1m
 70' x 160'
 INTERMEDIATE UNIT

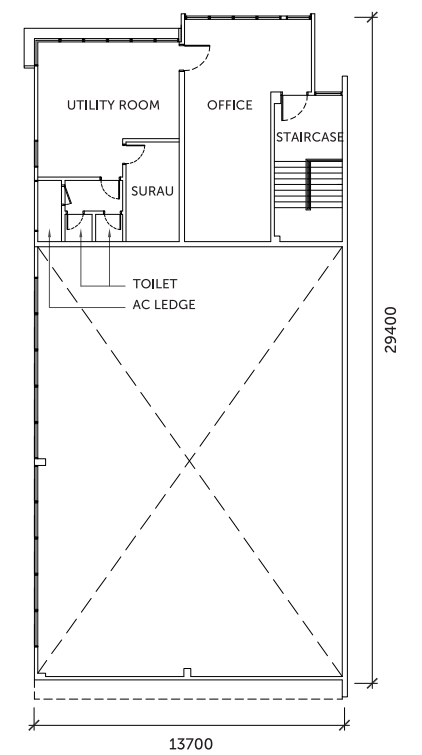
SEMI-DETACHED FACTORIES
 Built-up : 6,500 sq.ft.



Ground Floor



Mezzanine Floor Plan

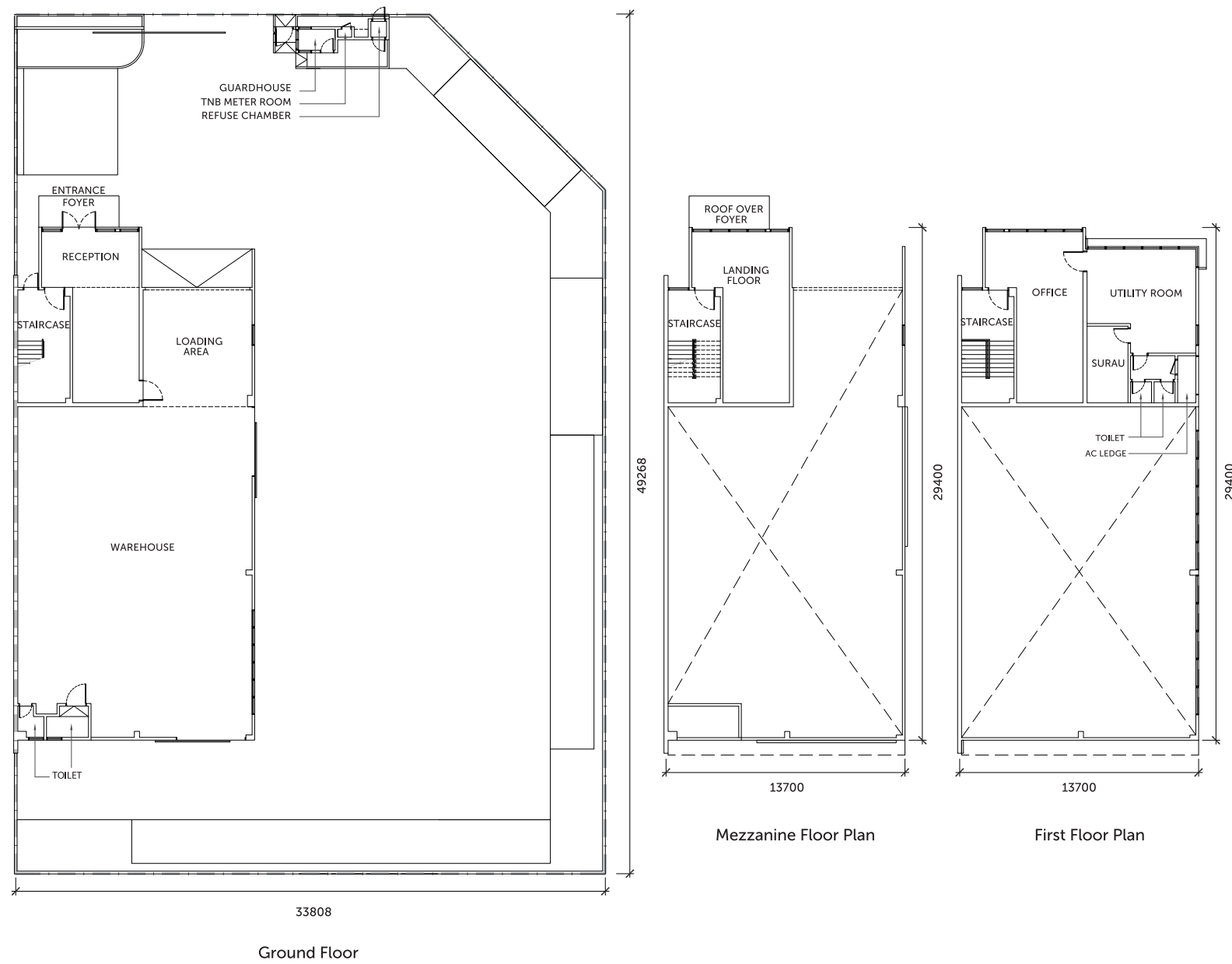


First Floor Plan

FLOOR PLAN

TYPE 1C | TYPE 1Cm
 110' x 160' | 94' x 160'
 CORNER UNIT

SEMI-DETACHED FACTORIES
 Built-up : 6,500 sq.ft.



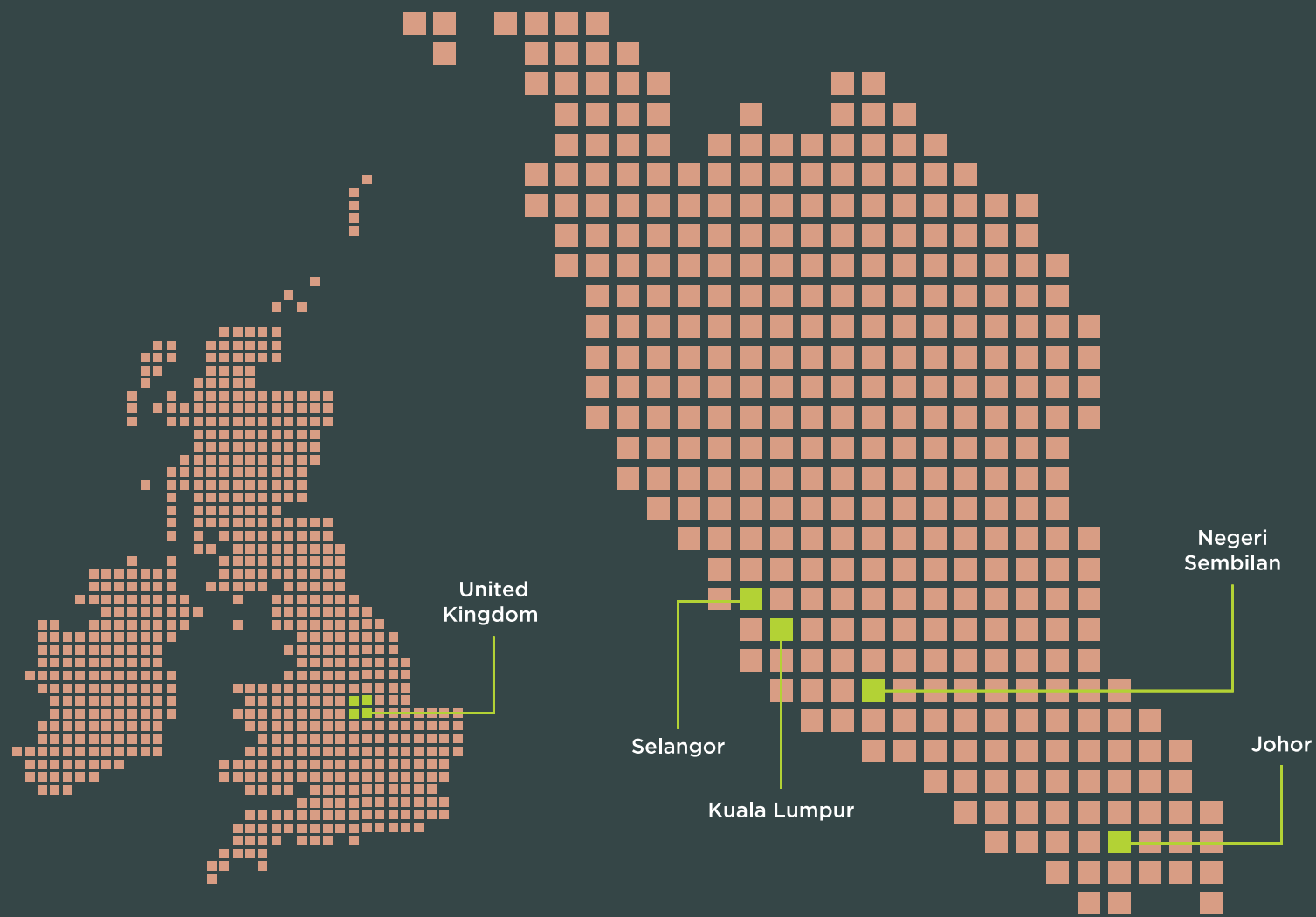
SPECIFICATIONS

Structure	: Reinforced Concrete	
Wall	: Masonry / Metal Cladding	
Roof Covering	: Metal Decking	
Roof Framing	: Metal	
Ceiling	: Fire Staircase, Loading Area Landing Floor, Reception	: Skim Coat
	: Toilets, Surau	: Cement Board
	: Warehouse, Office & Utility Room	: Exposed Structure with Aluminium Foil without Ceiling
Windows & Louvers	: Aluminium Frame, Glass Louvers / Glass Panel	
Doors	: Main Entrance : Other Doors	: Glass Door : Fire Rated Door : Timber Flush Door : Metal Roller Shutter : Metal Sliding Door
Ironmongeries	: Lockset with Accessories	
Wall finishes	: Office, Utility Room & Surau : Warehouse : Toilets	: Plaster & Paint : Metal Cladding / Plaster & Paint : Tiles / Plaster & Paint
Floor Finishes	: Office & Utility Room : Warehouse : Entrance Foyer : Reception, Surau & Toilets : Staircase	: Cement Render : Floor Hardener : Tiles : Tiles : Cement Render with Nosing Tiles
Sanitary and Fittings Toilets	: Sanitary Wares & Fittings	
Fencing	: Masonry	
Electrical Installation	: Lighting Points : Signage Light Points : Gate Light Points : Wall Fan Points : Power Points : Air -Conditioning Power Point : Autogate Points : Data Point	: 47 nos. : 2 nos. : 1 nos. : 2 nos. : 29 nos. : 8 nos. : 1 nos. : 3 nos.
Parking	: Car / Lorry	: Grasscrete
Miscellaneous	: Letter Box, Refuse Chamber & Guard House	



Developed by Malaysia's Iconic Developer

With its 50-year track record in developing residential, commercial and industrial properties, Sime Darby Property is Malaysia's biggest property developer with presence in the United Kingdom through the redevelopment of the iconic Battersea Power Station project in London. To date, it has built 24 active townships and developments in Klang Valley, Negeri Sembilan and Johor that are strategically located and connected to major highways and transportation hubs within key growth areas in Malaysia.



Selangor

- Bandar Bukit Raja 1
- Bandar Bukit Raja 2 & 3
- Serenia City
- City of Elmina: Elmina East
- City of Elmina: Elmina West
- City of Elmina: Denai Alam & Bukit Subang
- City Of Elmina: Elmina Business Park
- Bukit Jelutong
- Ara Damansara
- USJ Heights
- Putra Heights
- Saujana Impian
- SJ7
- SJCC

Kuala Lumpur

- KLGCC Resort
- KL East
- Taman Melawati

Johor

- Bandar Universiti Pagoh
- Taman Pasir Putih

Negeri Sembilan

- Nilai Impian 1
- Nilai Impian 2
- Planters' Haven
- Bandar Ainsdale
- Chemara Hills

United Kingdom

- Battersea Power Station

SIME DARBY PROPERTY INDUSTRIAL

The go-to experts to grow your business with you.



Strategic Location

Unparalleled infrastructure network and connectivity



Largest Industrial Real Estate Player

Backed by more than 800 acres of industrial land bank



Total Solutions Provider

Comprehensive range including industrial lots, ready-built, built-to-suit and others



Trusted and Reliable Partner

The go-to experts for synergistic partnership, with close to 50 years of experience

OUR INDUSTRIAL PARKS



GETTING HERE



Visit our sales gallery or get in touch with us today

Elmina Pavilion, Persiaran Eserina,
Elmina East, Sek U16, 40160 Shah Alam, Selangor
T. 03 7831 2253

 Elmina Pavilion

Open Daily: 9.30am - 6.30pm
(including public holidays)

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DEVELOPER OF THE ICONIC

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