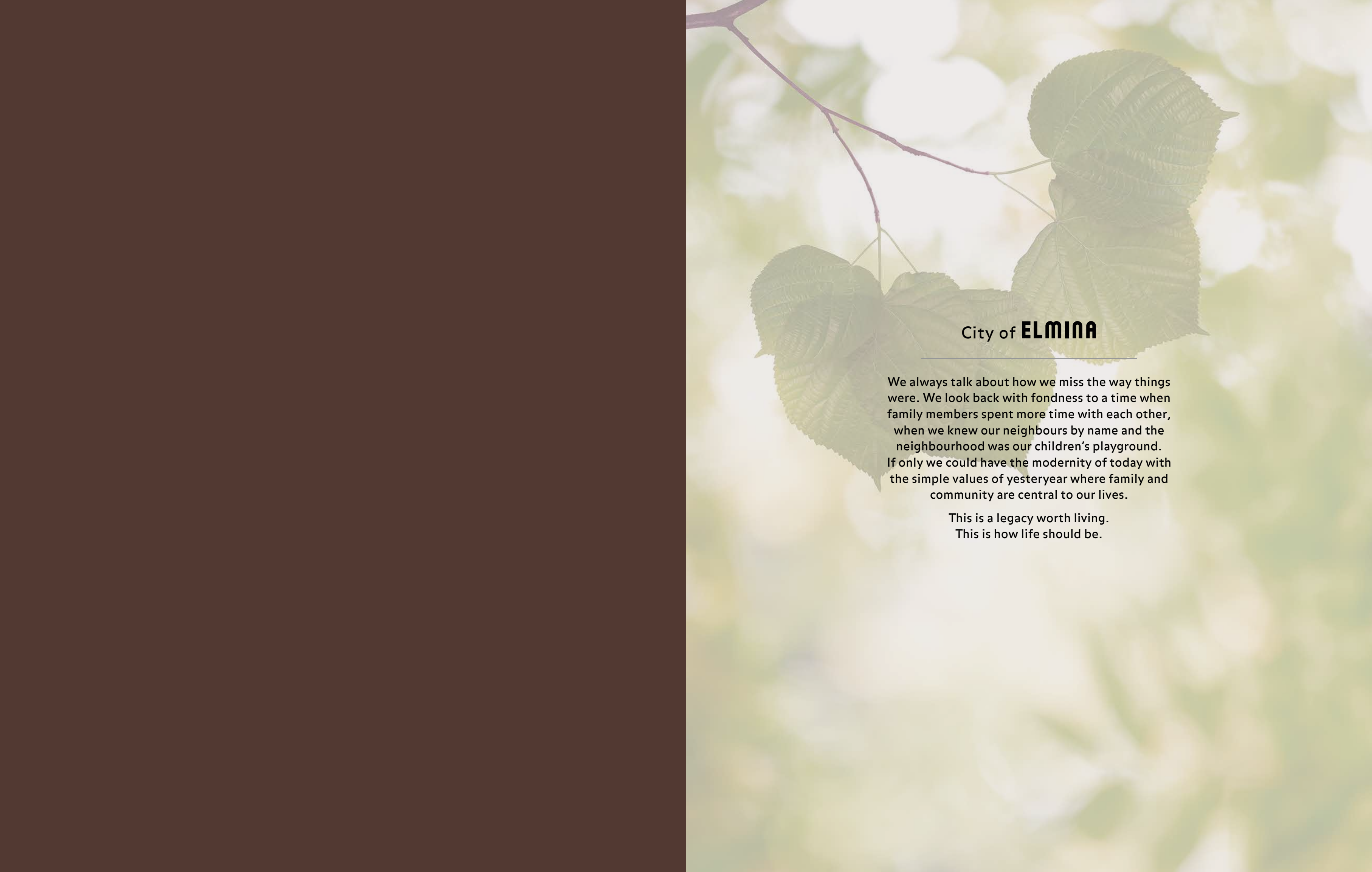


TIANA at ELMINA GARDEN
Unique Twin Bungalows | 90'x 55'



City of **ELMINA**

We always talk about how we miss the way things were. We look back with fondness to a time when family members spent more time with each other, when we knew our neighbours by name and the neighbourhood was our children's playground. If only we could have the modernity of today with the simple values of yesteryear where family and community are central to our lives.

This is a legacy worth living.
This is how life should be.

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This is how life should be.
This is a legacy worth living.



Where community spirit is alive and well, where family time is always treasured.

Dedicated to wellness and liveability.

Founded in 1917 in the Petaling District, City of Elmina had its humble beginnings in one of Malaysia's oldest oil palm plantations. Lush and green, verdant palm trees spread over acres of gently undulating land.

That was the image that was so carefully preserved as the city evolved to the current picturesque offering of peaceful homes and graceful living. Envisioned to be Selangor's 'Wellness and Liveable' integrated city.





The City of Elmina will encompass a 300-acre park extending from 1,500 acres of open green spaces, adjacent to a 2,700-acre forest reserve, a 90km cycling and jogging track, and a cluster of retail shops, facilities and amenities. Everything you need to enhance your health and well-being.

City of Elmina has become the first choice address for landed homes.

Holistic focus on your well-being.

The City of Elmina stands out as a township that incorporates eight aspects of wellness into its planning and stunning implementation. This is evident in its attention to detail, extensive amenities and landscaping.



FAMILY WELLNESS

Planning spaces to support mutual respect and upholding of family values.



OCCUPATIONAL WELLNESS

Defining work spaces conducive for an attainable work-play balance.



SOCIAL WELLNESS

Designing spaces that encourage harmonious interaction between people.



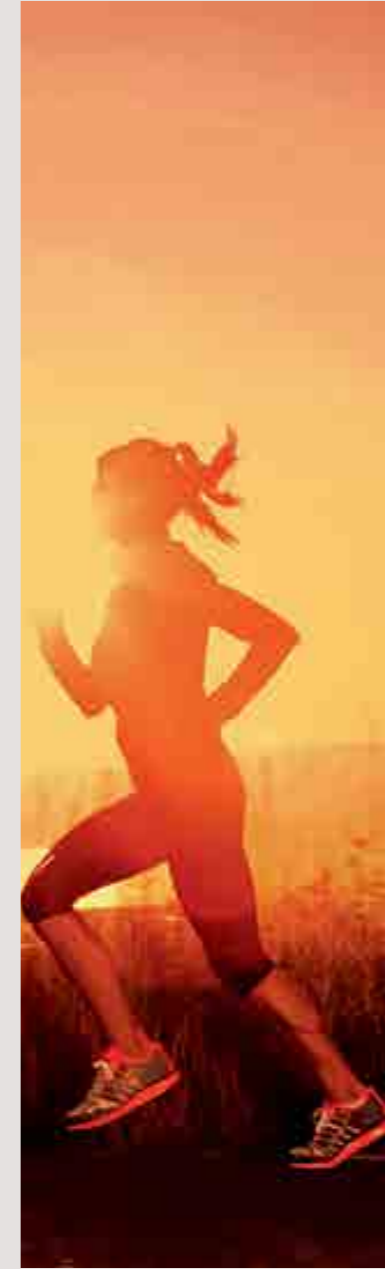
INTELLECTUAL WELLNESS

Providing spaces for people to be stimulated intellectually, learn and grow.



ENVIRONMENTAL WELLNESS

Creating inspirational spaces full of natural beauty in harmony with nature.



PHYSICAL WELLNESS

Welcoming spaces driving active living and healthy eating for a higher quality of life.



EMOTIONAL WELLNESS

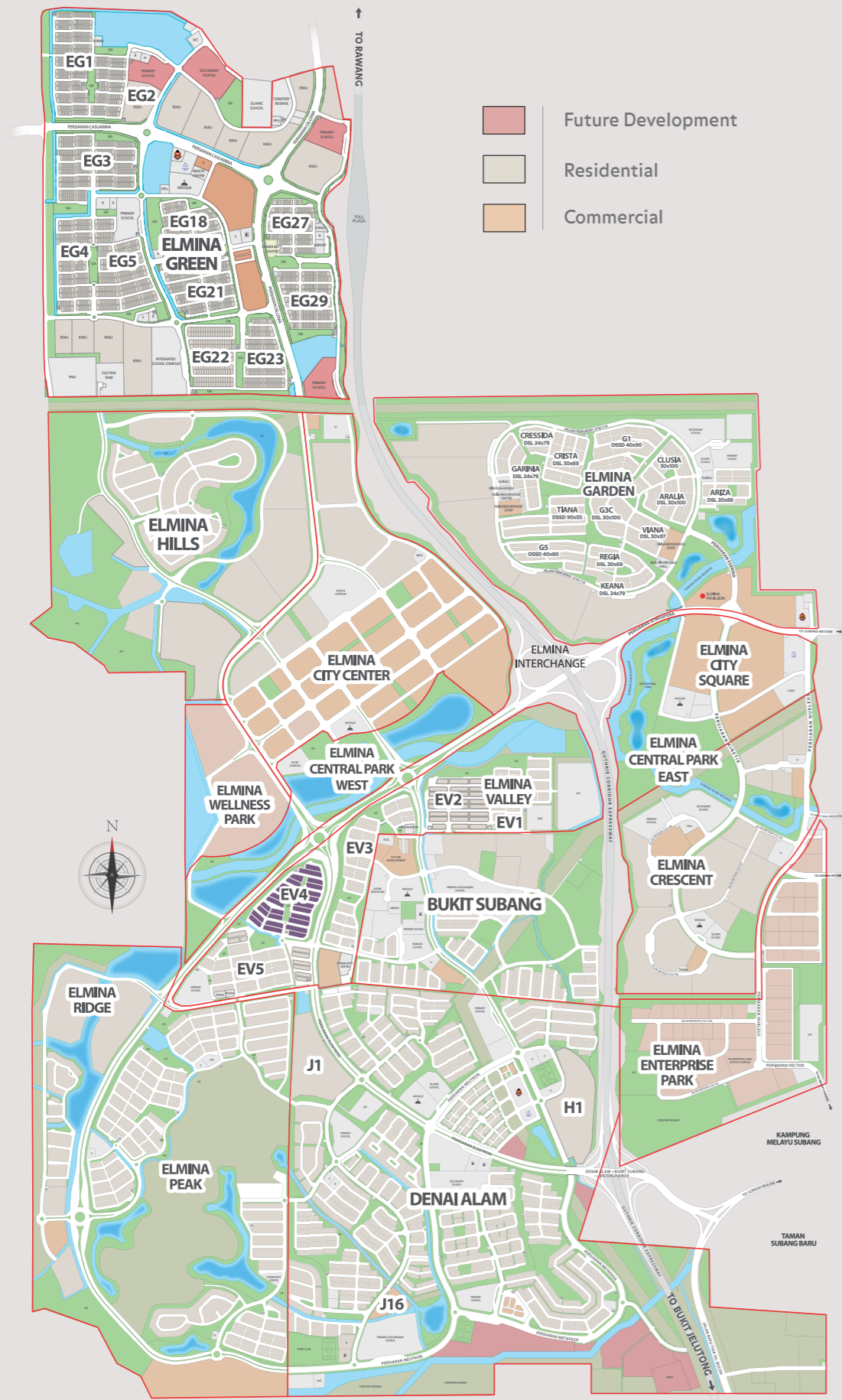
Defining spaces designed to inspire positive attitudes and an optimistic outlook on life.



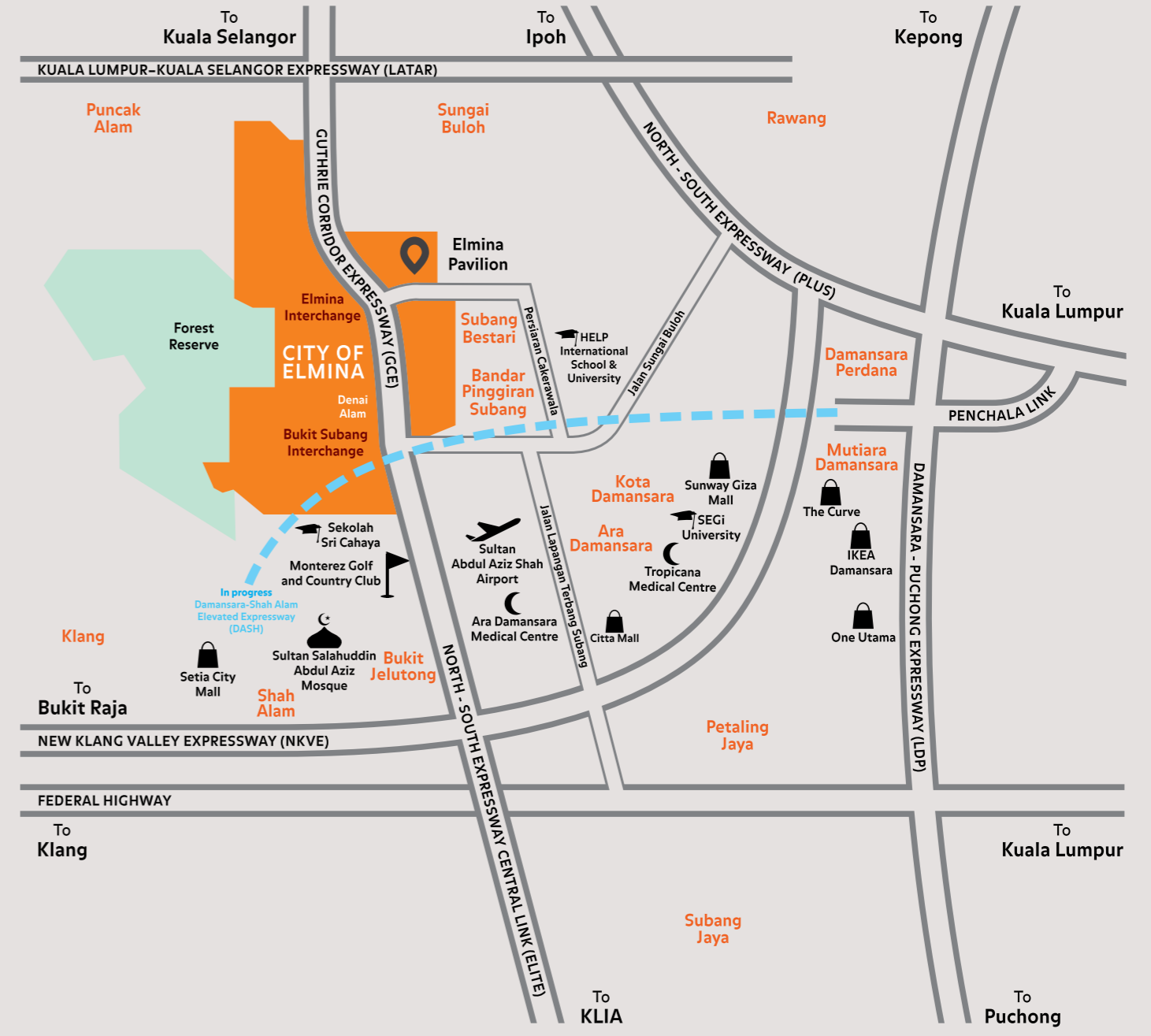
SPIRITUAL WELLNESS

Providing spaces for people to achieve balance and a state of harmony with themselves and others.

Elmina Township



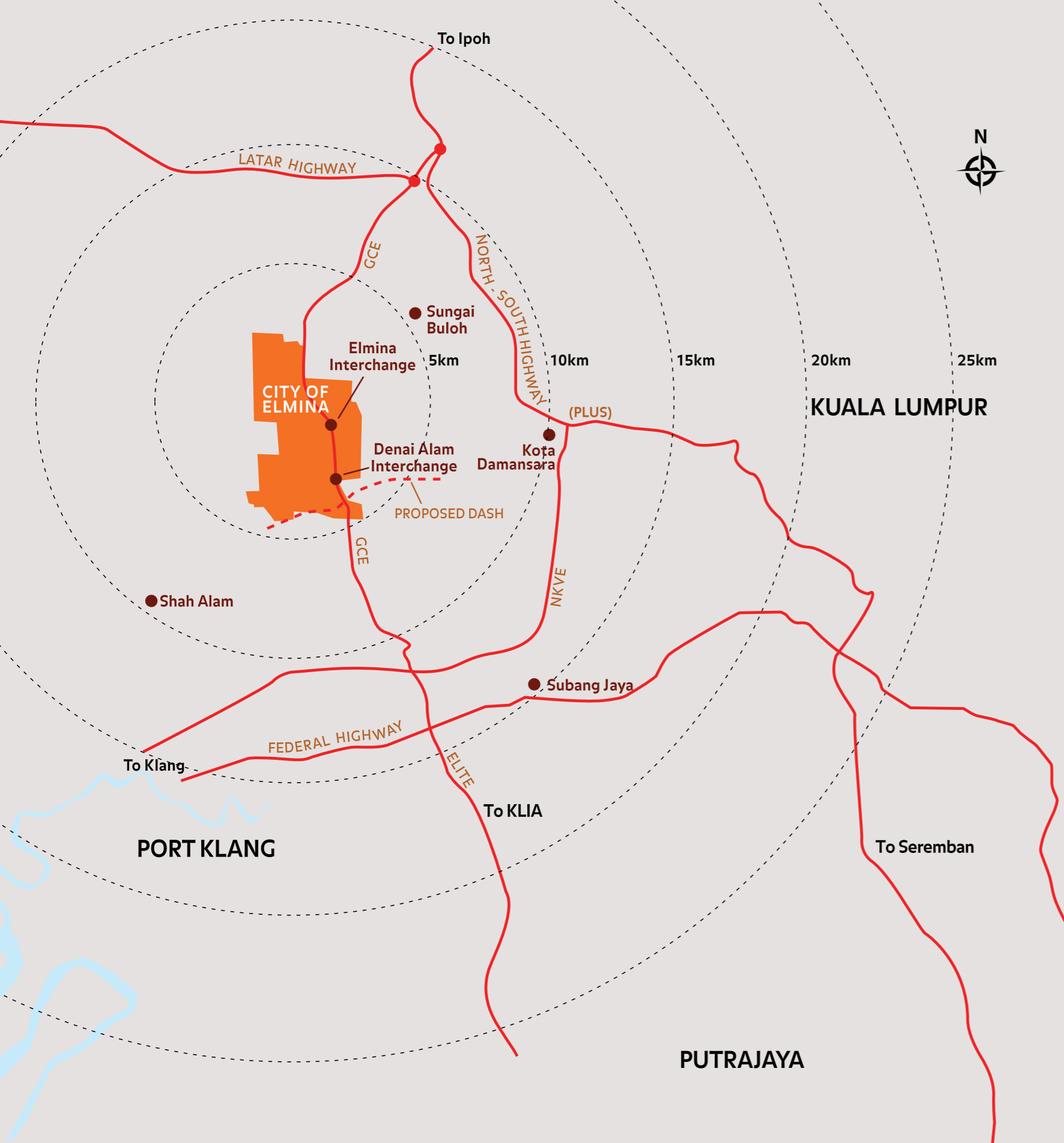
Location



An investment for your future.

Investing in the City of Elmina is an opportunity to engage in the latest, most vibrant satellite city in the Greater Klang Valley: earmarked for rapid commercial, retail and residential development and prized for its high return potential.



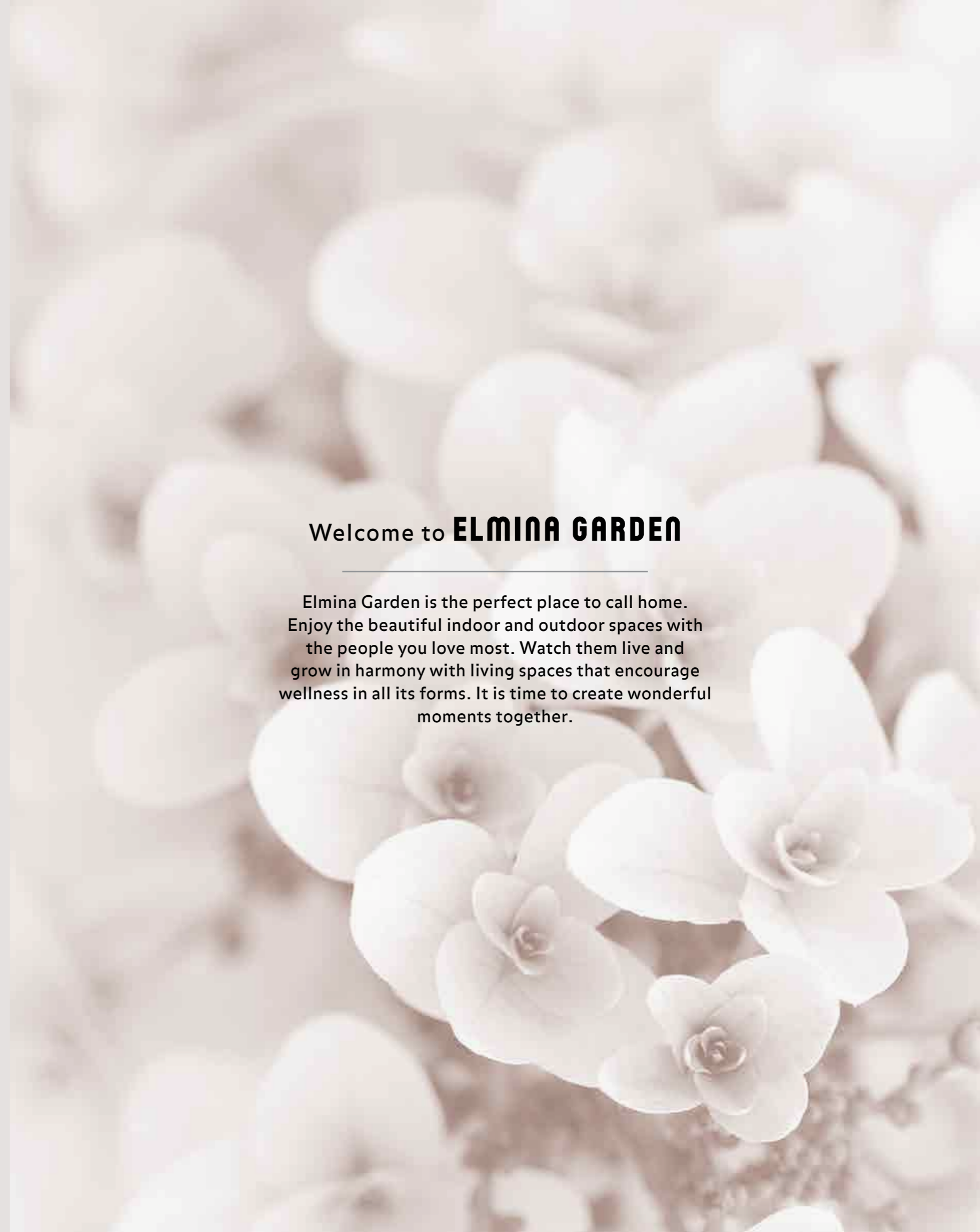


Never far away.

The City of Elmina enjoys an extensive network, conveniently connected via the Guthrie Corridor Expressway (GCE), Federal Highway, Kuala Lumpur–Kuala Selangor Expressway (LATAR) and North Klang Valley Expressway (NKVE); enabling a shorter drive to Kota Damansara, Shah Alam and Subang Airport.

Welcome to **ELMINA GARDEN**

Elmina Garden is the perfect place to call home. Enjoy the beautiful indoor and outdoor spaces with the people you love most. Watch them live and grow in harmony with living spaces that encourage wellness in all its forms. It is time to create wonderful moments together.



ELMINA GARDEN

Cressida

Crista

Clusia

Ariza

Garinia

Tiana

Aralia

Viana

Regia

Keana

Elmina Garden – being true to how living should be.

Launched in 2013, Elmina Garden—part of City of Elmina, the country's premier township dedicated to holistic living, is one of Greater KL's more popular residential developments. Inspired by the 'Spirit of Plantation Living', Elmina Garden promises 'this is how life should be' with a strong sense of community and where hours are spent in lush, landscaped outdoors peppered with tropical fruit trees and endangered and rare rainforest trees.

A signature feature of Elmina Garden is the planting of endangered and rare trees in a grid system as a nod to the plantations that inspired it.

Planned to encourage an equal emphasis on both indoor and outdoor living, Elmina Garden is resplendent with beautiful homes and full of active spaces such as specially

designed playgrounds, an outdoor gym, meandering jogging and cycling tracks as well as beach volleyball and a futsal court. Two beautifully landscaped recreational lakes provide a picturesque backdrop for the outdoor activities. A thriving community, the more than 600 residents enjoy conveniences such as beautiful park and gardens, a kindergarten, multi-purpose hall, neighbourhood shops and surau.

To meet the growing needs of its community, land has already been allocated for the future development of a primary, secondary and Islamic religious school.

A Showcase of Sustainability.

At Elmina, sustainability is designed into the township to become a way of life and is incepted at the very beginning of the development. Its landscape design takes its cue from Sime Darby Property's 'tree-to-tree' project, where a tree is planted for each one that is felled during development to help manage the biodiversity and climate change impact to areas affected by its development.

Endangered and rare tropical rainforest trees are cultivated in its public areas to add to the natural experience of this benchmarked township. It also helps to create awareness and appreciation for a sustainable way of living and to create a more eco-conscious community.

Here in Elmina, sustainability goes beyond just the environment. It is about creating a community where sustainable living is a way of life. Elmina's beautiful homes are designed with sustainable features while its environment and landscaping are incorporated with aspects of security and safety designed into them. A continuous pedestrian network and cycling lanes help to encourage a more eco-friendly

form of mobility while the use of energy efficient materials, fittings and fixtures are utilised to minimise maintenance and ensure sustainability.





Welcome to **TIANA**

Homes at Elmina are designed to fulfill elements of wellness while being aesthetically pleasing and welcoming for residents. They intuitively and naturally encourage interaction not only between the people who live in them but also a more gratifying relationship with the environment around them.



Tiana twin bungalows features multi-generational homes with two wings and three façades.

TIANA at ELMINA GARDEN

90' x 55' twin bungalows with a beautiful difference

Introducing Tiana at Elmina Garden – City of Elmina's first twin bungalows. Redefining semi-detached living, its most impressive feature goes beyond the beautiful architecture and design. It is the feeling of luxurious space and sense of freedom that exudes a warmth and welcomeness you will be hard pressed to find anywhere else.

Inspired by the planter homes of old and the warmth of spirit of plantation living, Tiana combines some of the very best features of traditional Malay homes and vernacular house designs. It forms stunning modern and contemporary homes with a sense of tradition as well as the practical design perfect for tropical living. Large openings lovingly encourage natural light, ventilation and shade for a pleasant and perfect nest to nurture your loved ones in.

Tiana will change your perception of semi-detached living forever. Its unique triple frontage design gives you the feeling of living in a bungalow as the home's three facades, allows natural light to caress ample living spaces as lush green spaces adorn the exterior.

These beautiful 90' x 55' wide frontage homes feature two wings separated by a courtyard terrace providing a beautiful

green garden enhancing privacy by separating the more private spaces of your home.

A 90ft span of luxurious space unlike any other.





Luxuriously, spacious and elegant interiors open out to the terrace allowing you to enjoy the greens.

The courtyard terrace provides beautiful garden views, bringing the green indoors whilst enhancing natural lighting.



Tiana's open plan living, dining and dry kitchen areas – a signature feature of Elmina homes, create an abundant space with large openings for a seamless transition from the indoors to the ample garden spaces.



Spacious, elegant interiors open out to the outdoor terrace allowing you to enjoy the greens.



The master bath features an 'open' bathroom concept complete with planter boxes while louvres provide some much needed privacy.

On the first floor, you are greeted by a comfortably sized family room to enjoy family moments together. The three bedrooms come with ensuite baths for convenience and privacy while long bedroom windows allow for natural lighting and ventilation.

The large master bedroom provides the luxury of space with ample space for a walk-in-wardrobe. It features an 'open' bathroom concept. Its long windows not only provide natural lighting and ventilation but a nice view of the bigger garden space below.



The master bedroom — thoughtfully designed with large openings and high ceiling exudes a sense of grandness.



Unique Tiana design features

- 90' x 55' triple frontage homes
- Dual wing homes—Family wing and guest pavilion
- Open plan design for the living, dining & dry kitchen areas
- Large master bedroom overlooking a large garden space
- All bedrooms come with ensuite bathrooms
- A guest room that opens to the garden terrace
- A courtyard garden that provides inward garden views
- Ample garden spaces
- A garden terrace to enjoy the outdoors
- Sunscreen louvres for shade and privacy
- Large openings—encouraging natural lighting and ventilation
- A clear, open porch with a width that comfortably fits three cars parked side-by-side
- Basic alarm systems—enhance security and safety for peace of mind

TIANA 5 features of wellness.

Homes at Elmina Garden are not just beautiful but thoughtfully planned, designed and created by our award-winning team.



COMFORT

The insulated exterior wall and roof helps reduce the temperature indoors whilst saving on cooling costs.



SUSTAINABILITY

The homes come with sustainability features such as a solar hot water system and a rainwater harvesting system for irrigation.



SECURITY

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



WELLNESS

A home water booster pump system ensures constant water pressure for the use of home appliances.



HEALTH

Kind to your health, the homes are applied with low-VOC paint.



Building Sector Energy Efficiency Project is a GEF-UNDP funded program managed by JKR Malaysia.



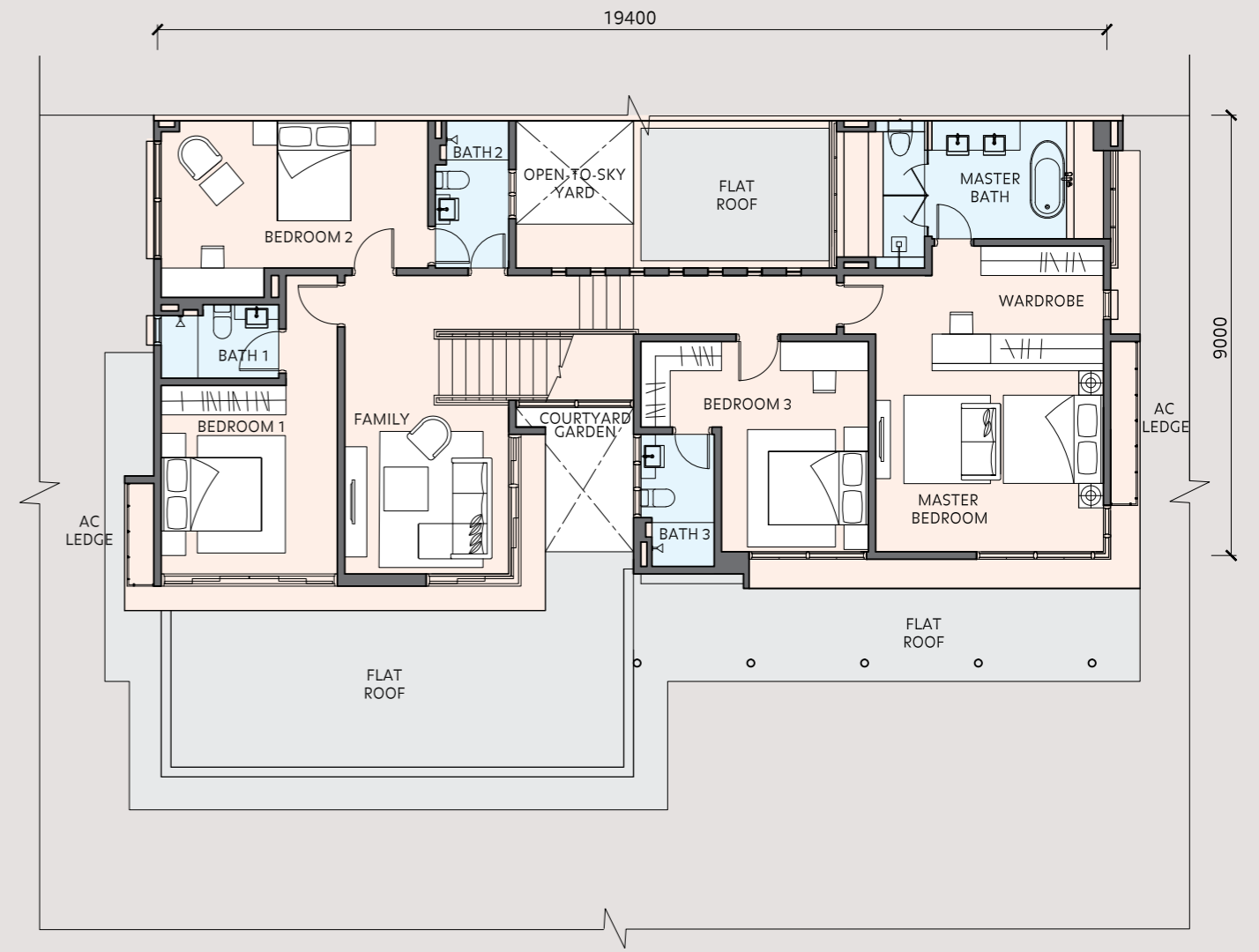
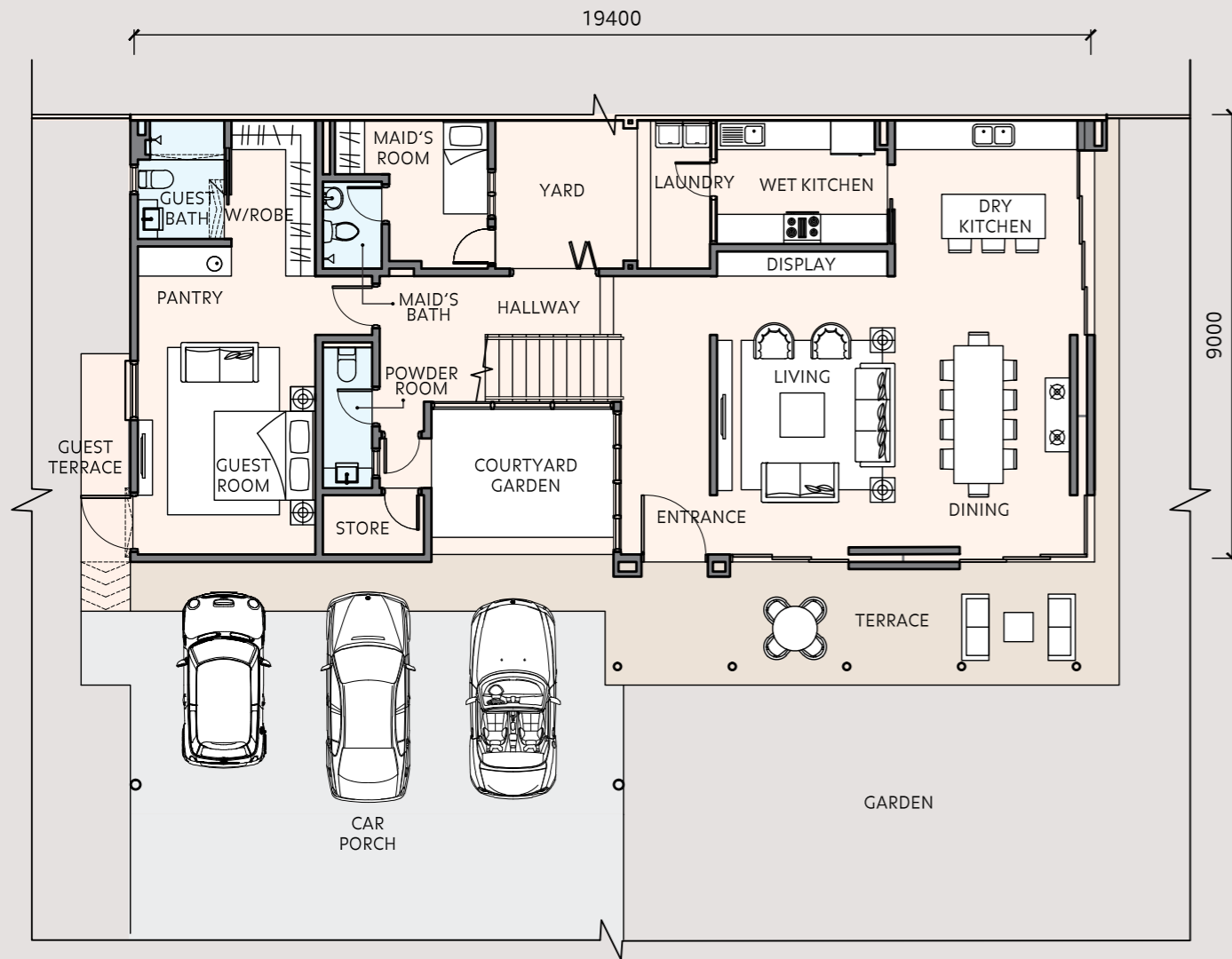


TIANA

Floorplans

TYPE A/Am

BUILT UP AREA From 4,086 sq ft



Specifications

Structure	Reinforced Concrete
Wall	Masonry
Roof Covering	Concrete / Roof Tiles / Rolled Shingle
Roof Truss	Metal
Ceiling	Plaster / Cement Board / Skim Coat
Windows	Powder Coated Aluminium Framed Glass Panel
Doors	
Main Entrance	Laminated Engineered Door
Sliding / Folding	Powder Coated Aluminium Framed Glass Panel
Internal Rooms	Laminated Engineered Door
Bathrooms	Laminated Engineered Flush Door
Store	Timber Louvred Door
Ironmongery	Lockset with Accessories
Wall Finishes	
Bathrooms	Porcelain Tiles up to Ceiling Height
Maid's Bathroom	Ceramic Tiles up to Ceiling Height
Wet Kitchen	Porcelain Tiles up to Ceiling Height
Dry Kitchen	Porcelain Tiles up to Ceiling Height at sink facing wall / Skim Coat and Paint
Others	Skim Coat and Paint up to Ceiling Height
Floor Finishes	
Entrance / Living / Dining / Guest Room	Porcelain Tiles
Wet Kitchen / Dry Kitchen / Yard / Laundry	Porcelain Tiles
Family / Bedrooms	Engineered Timber
Bathrooms	Porcelain Tiles
Staircase	Timber
Maid's Room & Maid's Bath / Store	Ceramic Tiles
Car Porch	Concrete Imprint
Terrace	Porcelain Tiles
Sanitary Installation	
All Bathrooms / Powder Room	Sanitary Wares and Fittings
Wet Kitchen / Dry Kitchen / Guest Room (Pantry)	Sink with Tap
Refuse Compartment / Garden / Yard	Tap

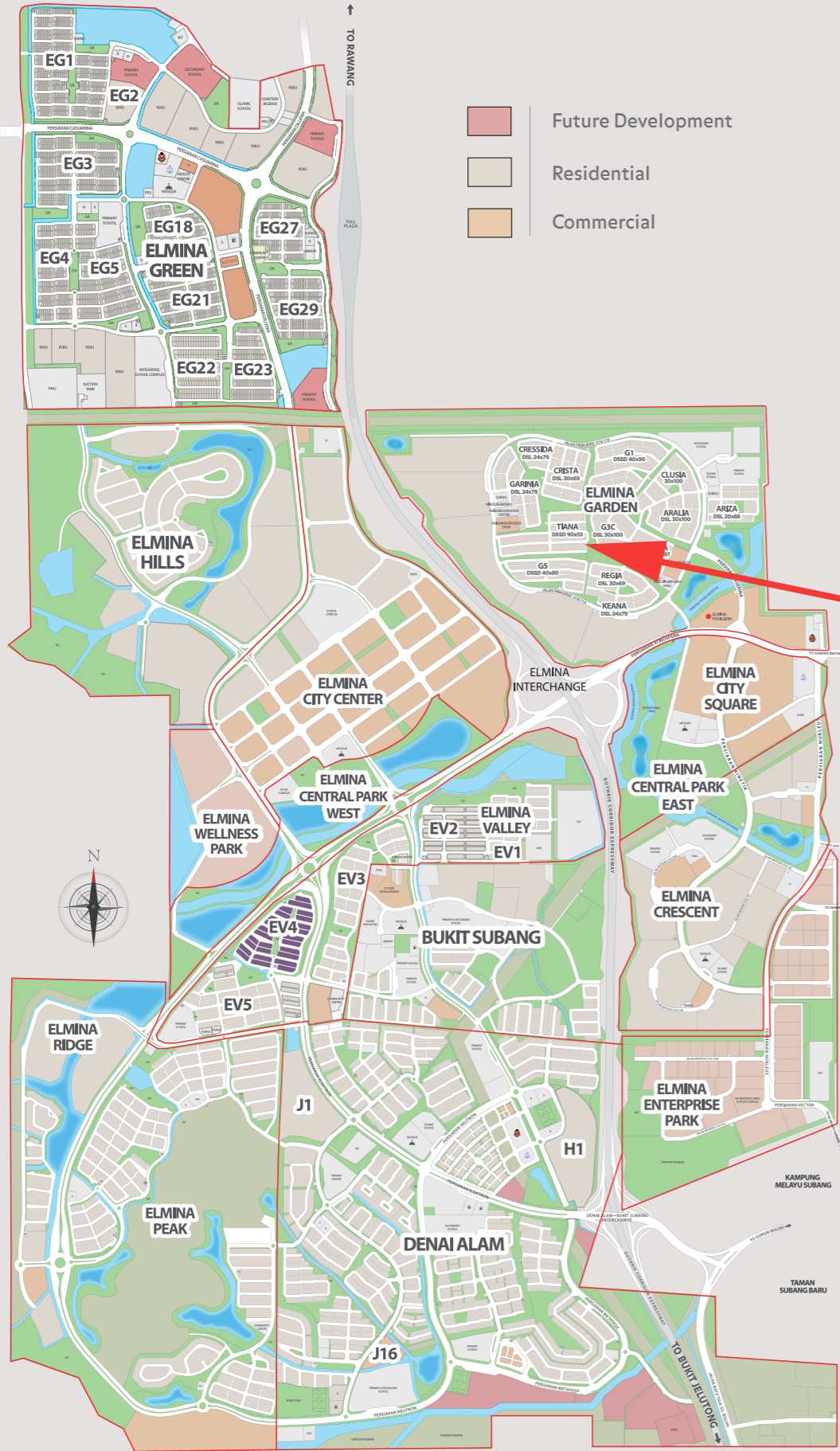
Electrical Installations	Type A/Am (Intermediate Unit)
Lighting Points	57 Nos.
Gate Light Points	1 No.
Fan Points	9 Nos.
Power Points	48 Nos.
Water Booster Power Points	1 No.
Solar Heater Power Points	1 No.
Isolator Power Points	1 No.
Exhaust Fan Points	1 No.
SMATV Points	4 Nos.
Air-Conditioning Power Points	8 Nos.
Telephone Points	3 Nos.
USB Charging Ports	2 Nos.
Door Bell Points, Auto Gate Points, Data Points	1 No.
Internal Telephone Cabling	Concealed
Air Cond Copper Piping (for Inverter Type) and Drain Piping	Concealed
Fencing	Masonry Fence with Expanded Metal Grille and Gate
Miscellaneous	Letter Box / Refuse Compartment / TNB Meter Compartment Rainwater Harvesting System / Water Booster Pump Solar Hot Water System for basin, long bath and shower (Master Bathroom) Solar Hot Water System for all showers (other Bathrooms except Maid's Bath) Basic Home Alarm System

TIANA Site Plan



- Future Development
- Residential
- Commercial

- ① Address Number
- G6-01 Lot Number
- Am Unit Type



Jalan Frekuensi U16/135A					
Am G6-33 ①	A G6-34 ③	Am G6-35 ⑤	A G6-36 ⑦	Am G6-37 ⑨	A G6-38 ⑪
A G6-39 ②	Am G6-40 ④	A G6-41 ⑥	Am G6-42 ⑧	A G6-43 ⑩	Am G6-44 ⑫

Jalan Frekuensi U16/135B					
Am G6-45 ①	A G6-46 ③	Am G6-47 ⑤	A G6-48 ⑦	Am G6-49 ⑨	A G6-50 ⑪
A G6-51 ②	Am G6-52 ④	A G6-53 ⑥	Am G6-54 ⑧	A G6-55 ⑩	Am G6-56 ⑫

Jalan Frekuensi U16/136					
Am G6-57 ①	A G6-58 ③	Am G6-59 ⑤	A G6-60 ⑦	Am G6-61 ⑨	A G6-62 ⑪
A G6-63 ⑫	Am G6-64 ⑭	A G6-65 ⑯	Am G6-66 ⑰	A G6-67 ⑱	Am G6-68 ⑲

Jalan Frekuensi U16/136					
Am G6-69 ⑳	A G6-70 ㉒	Am G6-71 ㉔	A G6-72 ㉖	Am G6-73 ㉘	A G6-74 ㉚
A G6-75 ㉜	Am G6-76 ㉞	A G6-77 ㉟	Am G6-78 ㊱	A G6-79 ㊳	Am G6-80 ㊵

Jalan Frekuensi U16/135C					
Am G6-81 ①	A G6-82 ③	Am G6-83 ⑤	A G6-84 ⑦	Am G6-85 ⑨	A G6-86 ⑪
A G6-87 ⑫	Am G6-88 ⑭	A G6-89 ⑯	Am G6-90 ⑰	A G6-91 ⑱	Am G6-92 ⑲

Jalan Frekuensi U16/134

Jalan Frekuensi U16/133					
Am G6-01 ①	A G6-02 ③	Am G6-03 ⑤	A G6-04 ⑦	Am G6-05 ⑨	A G6-06 ⑪
A G6-07 ⑫	Am G6-08 ⑭	A G6-09 ⑯	Am G6-10 ⑰	A G6-11 ⑱	Am G6-12 ⑲

Jalan Frekuensi U16/137					
Am G6-17 ①	A G6-18 ③	Am G6-19 ⑤	A G6-20 ⑦	Am G6-21 ⑨	A G6-22 ⑪
A G6-23 ⑫	Am G6-24 ⑭	A G6-25 ⑯	Am G6-26 ⑰	A G6-27 ⑱	Am G6-28 ⑲

Jalan Frekuensi U16/134					
Am G6-29 ①	A G6-30 ③	Am G6-31 ⑤	A G6-32 ⑦	Am G6-33 ⑨	A G6-34 ⑪
A G6-35 ⑫	Am G6-36 ⑭	A G6-37 ⑯	Am G6-38 ⑰	A G6-39 ⑱	Am G6-40 ⑲



Developing Homes, Building Lifestyles

Sime Darby Property is the property arm of Bursa Malaysia-listed Sime Darby Berhad, a Malaysia-based diversified multinational and a history that spans over a century. As a leading integrated property group, its core businesses are Property Development and Property Investment and Asset Management. It is currently Malaysia's largest property developer in terms of property landbank and active developments.

On the back of a successful 40-year track record of developing sustainable communities, Sime Darby Property has to date 23 active developments. From an illustrious tradition of developing themed townships and commercial centres, the company is on a journey of innovation and creativity to spearhead various initiatives including integrated and niche developments, regeneration of transit-oriented developments, business centres and retail malls.

Sime Darby Property is a multiple award-winning property developer with numerous local and international accolades, with a global reach that encompasses assets and operations across the Asia Pacific region and the United Kingdom.



The name Tiana is based on the *congea griffithiana*, commonly known as the pink sandpaper vine – a flowering plant from the mint family that is grown in Malaysia but originally from Sri Lanka. Mint is renowned for its freshness and has health benefits. This represents the fresh new experience of living in a city dedicated to wellness.

For enquiries, please call or visit us at:

Elmina Pavilion, Persiaran Elmina, Elmina East,
Sek U16, 40160 Shah Alam, Selangor.

Opens daily from 9.30 am–6.30pm (including Public Holidays)

GPS Coordinates: 3.186265, 101.523581

Tel : 03 7831 2253

www.simedarbyproperty.com/Elmina

No of Units: 80 • Type: 2 Storey Semi-Detached House • Expected Date of Completion: October 2018 • Land: Free from Encumbrances • Tenure of Land: Freehold • Developer's License No: 13017-15/08-2018/0623(L) • Validity: 11/08/2016-10/08/2018 • Advertising & Sales Permit No: 13017-15/08-2018/0623(P) • Validity: 11/08/2016-10/08/2018 • Appropriate Authority which Approves the Building Plans: Majlis Bandaraya Shah Alam • Reference No.: MBSA/BGN/BB/600-1(PS)/SEK.U16/0168-2015 • Developed by: Sime Darby Elmina Development Sdn Bhd. (Co. No. 283265-U), 10th Floor, Block G, No. 2 Jalan PJU1A/7A, Ara Damansara, 47301 Petaling Jaya, Selangor • Selling Price: RM1,988,888(min) – RM2,939,888 (max) • 7% Bumiputera Discount (Quota applies)

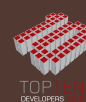
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