



ELMINA

ARIZA at ELMINA

Double Storey Link Homes | 20'x 88'





ELMINA

This is how life should be.

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 yesteryears where family and community are central to our lives.

That would be how living should be.



Where wellness is at the very centre of who we are.

At Elmina, Sime Darby Property's newest township development, wellness is at the very heart of how we live. It is a haven of mental, spiritual and physical wellness. Designed to promote a healthier, more balanced lifestyle and a better quality of life, Elmina promises green open spaces and welcoming parks; a community hub and facilities for everyone, young and old, to enjoy, and homes with a warmth and charm that you love coming back to.

I want to spend my leisure time with my family, in my community.

Life at Elmina is of a higher quality. The combination of the built environment and the natural environment provides a stimulating and appealing setting for a healthier and more stimulating way of life. From relaxing at home to joining your neighbours for a community picnic; visiting the integrated design centre showcasing innovation and sustainability to enjoying the healthy food outlets and meditative practices in the peaceful parks and gardens, Elmina provides both vibrancy and tranquility.



I want wellness and liveability.

At Elmina, wellness is a tangible benefit; green open spaces, extensive cycle tracks, jogging and walking trails to encourage a more active and healthier lifestyle, safely and clearly marked across the whole township; community gardens and farmers' markets are a regular part of life, and every convenience and service you need is right there, at your doorstep. Always something different, and always what you need, to make life easier and provide every aspect of wellness.



Never far away.

Elmina is never far away. An extensive highway network is conveniently connected to the Guthrie Corridor Expressway leading you easily to where you need to be. The dedicated Elmina interchange will provide quick and hassle-free access to and from the township's main access road, and the proposed DASH Highway will take you straight to the Penchala Link.



A safe investment in so many ways.

As part of the new growth corridor along the Guthrie Corridor Expressway, Elmina provides a high potential return on investment. Safety and security features embedded into the environmental design provide added peace of mind, letting you focus on what really matters. Combined with the holistic approach to wellness tangible in all aspects of life in Elmina, Sime Darby Property have created a haven for your family now, and for future generations.

ELMINA 8 elements of wellness.

Never before has a whole township been dedicated to the pursuit of a healthy, balanced lifestyle. Sime Darby Property's 5,000-acre township reveals a holistic approach to wellness defining eight elements tangible in all aspects of life in Elmina.

SOCIAL WELLNESS

Elmina is designed to maximise your ability to interact with people around you. From the urban planning design, to the community focused facilities and service, it provides a support system to foster meaningful relationships by creating a support system that includes family members, old friends and new friends. Harmony and interaction, with others and the environment, is key to wellness.



ENVIRONMENTAL WELLNESS

Environmental well-being is understanding your personal environment and the world around you. At Elmina, we work to minimise the impact on the environment while also creating an inspirational space full of natural beauty, from the forest reserve to tranquil lakes.



INTELLECTUAL WELLNESS

Engaging in creative and stimulating mental activities to expand knowledge and skills is easy to do at Elmina. Whether finding a quiet place to read a book, or finding inspiration in our innovation park, Elmina will help you discover your full potential.



FAMILY WELLNESS

We understand the crucial role that quality time with your family plays in everyone's lives and share the same strong family values. We understand that the family connection is the most important connection of all. From architectural design to on-site facilities, Elmina provides a wonderful setting for you to create and nurture your family.



OCCUPATIONAL WELLNESS

Ensuring that you have a stable base from which to fulfill your vocation, and creating office and working space that addresses your needs, Elmina provides the ability to achieve a balance between work and leisure time.



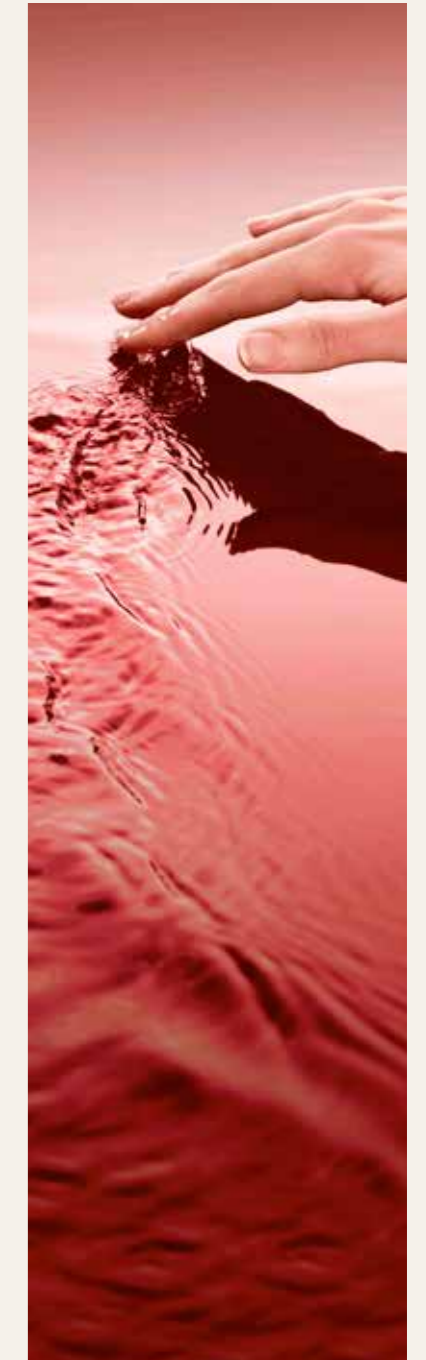
PHYSICAL WELLNESS

There are many ways to relax, and indulging in physical activities is one of the most enjoyable. At Elmina, keeping yourself in top condition is made easy through the combination of many exercise opportunities and healthy eating opportunities.



EMOTIONAL WELLNESS

Emotional wellbeing implies the ability to have an optimistic approach to live, cope with stress in a healthy way and enjoy life. At Elmina, we don't only want to imply the ability but create the setting for all residents and visitors to achieve maximum happiness and peace of mind.



SPIRITUAL WELLNESS

Appreciation of the spiritual helps provide purpose in our lives, leading one to strive for a state of harmony with oneself and others. Whatever your values and beliefs, Elmina creates the space you need.



Welcome to **ARIZA**

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 encourage a more gratifying relationship with the environment around them.



Single frontage link homes

ARIZA

The distinction of being ELMINA's first homes.

Introducing Ariza, the first ever residences at Elmina. Designed to capture the essence of gratified and inspired living, these 20' x 88' double-storey link homes offer architectural nuances designed to encourage a healthier state of being with just the right balance between aesthetics and functionality, luxury and comfort, and the indoor and outdoor.

Infusing a modern take on time-proven tropical architectural features with environmental sensibility, interaction is translated into design as spacious open areas encourage a sense of togetherness within the homes while senses are both stimulated and calmed by the immediate connection with the outdoors.



The open plan living area opens up to private gardens of the Ariza double frontage homes

As you step into Ariza you will feel a sense of comfortable openness with its high ceilings and full-length windows and doors, creating an inviting spaciousness bathed in the warmth of natural light. The open plan living, dining and dry kitchen areas are designed to naturally encourage family interaction especially with the kitchen being the centre of activity of the modern urban family.



The generous master bedroom bathed with natural light is complete with a private balcony

Spaces are naturally connected in the Ariza homes. The master bedroom balcony brings the landscaped green spaces of the outdoors up close. While the large indoor family spaces are directly connected with the outdoors*, maximising space while encouraging you to venture beyond the boundaries of your home.

* Double frontage corner units



The double frontage Types A, B and C have their back portion facing a park and a lake

Placing equal emphasis between the outdoors and the indoor, lush landscaped spaces, parks and a lake create a perfect excuse to spend time outdoors together with the rest of the family. Brisk walks, jogs or the slower paced tai chi and yoga beckon. With safety and security embedded into the design and planning of the environment, you will feel more relaxed and present with your loved ones with less to worry about.

The Ariza double frontage homes are designed to stimulate your senses with an unobstructed channel spanning the length of the house, giving you a welcoming depth of space as you enter. Looking through, you have a most welcoming view of the park and lake beyond it—a constant invitation to connect with the environment and live a balanced life.



The 2-storey link homes of Ariza at Elmina

Design Features

Welcoming indoor spaces

- Open plan design living, dining and dry kitchen areas add a sense of spaciousness naturally encouraging family interaction
- Open kitchen area is perfect as the activity centre of the modern urban family
- Spacious bedrooms add a sense of calm and relaxation
- Double volume ceiling together with large window and door openings encourages ventilation and natural lighting for a more comfortable indoors*
- Open concept timber staircase brings an extra touch of class and style adding a sense of spaciousness to the open plan design**

The inspiring outdoors

- The back garden is splendid as your private outdoor space while connecting you to the larger green open areas of the township*
- The covered porch easily parks two cars for convenience and comfort
- The master bedroom balcony relaxes you with views of the lake and surrounding green spaces*

Gratifying peace of mind

- Alarm system for added security
- Single entry and exit point

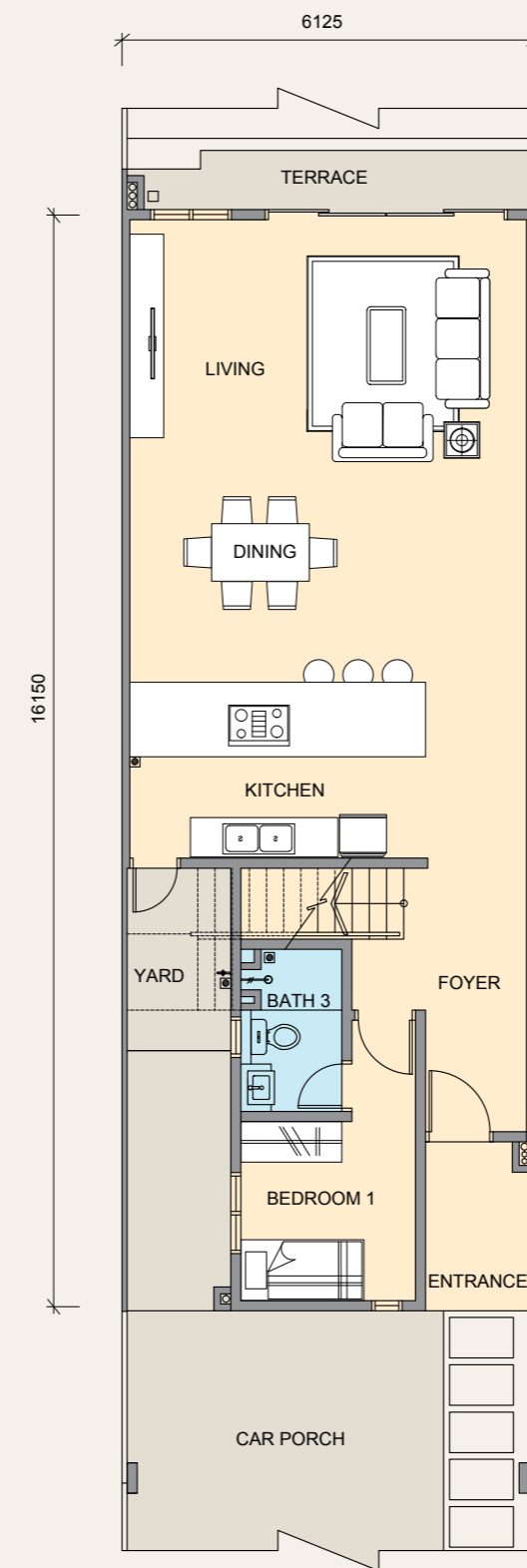
This is how life should be.

*Types A, B & C (Double Frontage)

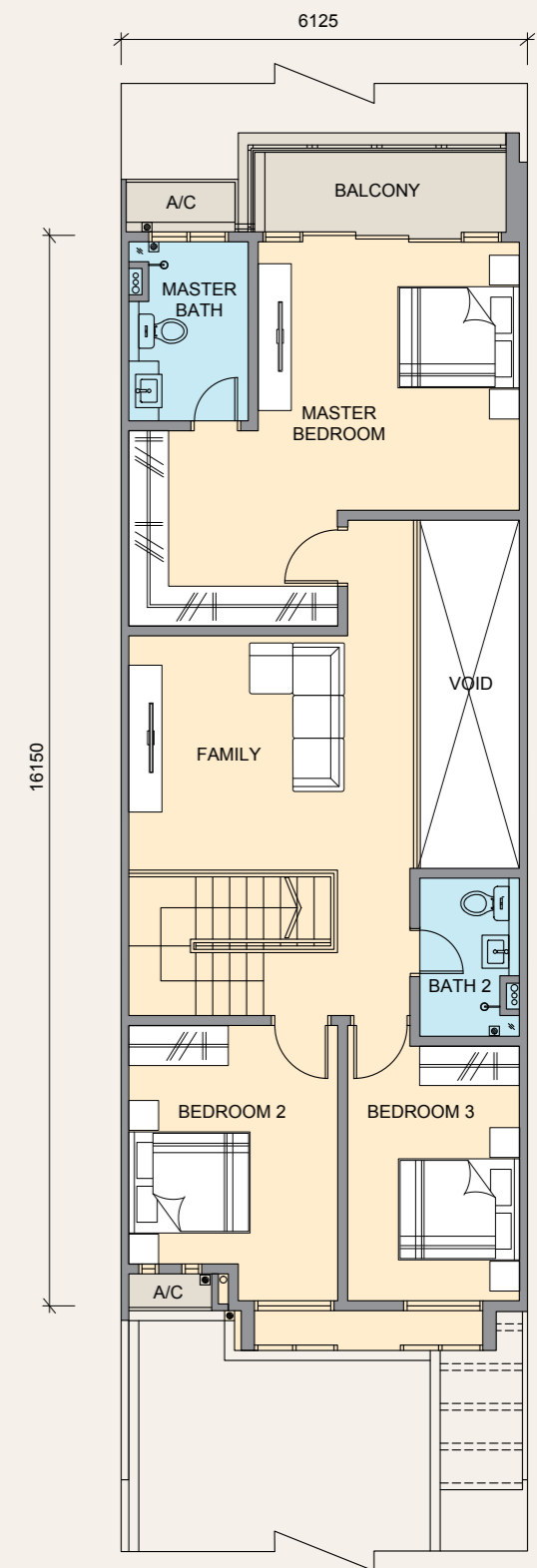
**Types D, E & F

TYPE B

DOUBLE FRONTAGE Inter unit
BUILT UP AREA From 2,333 sq ft



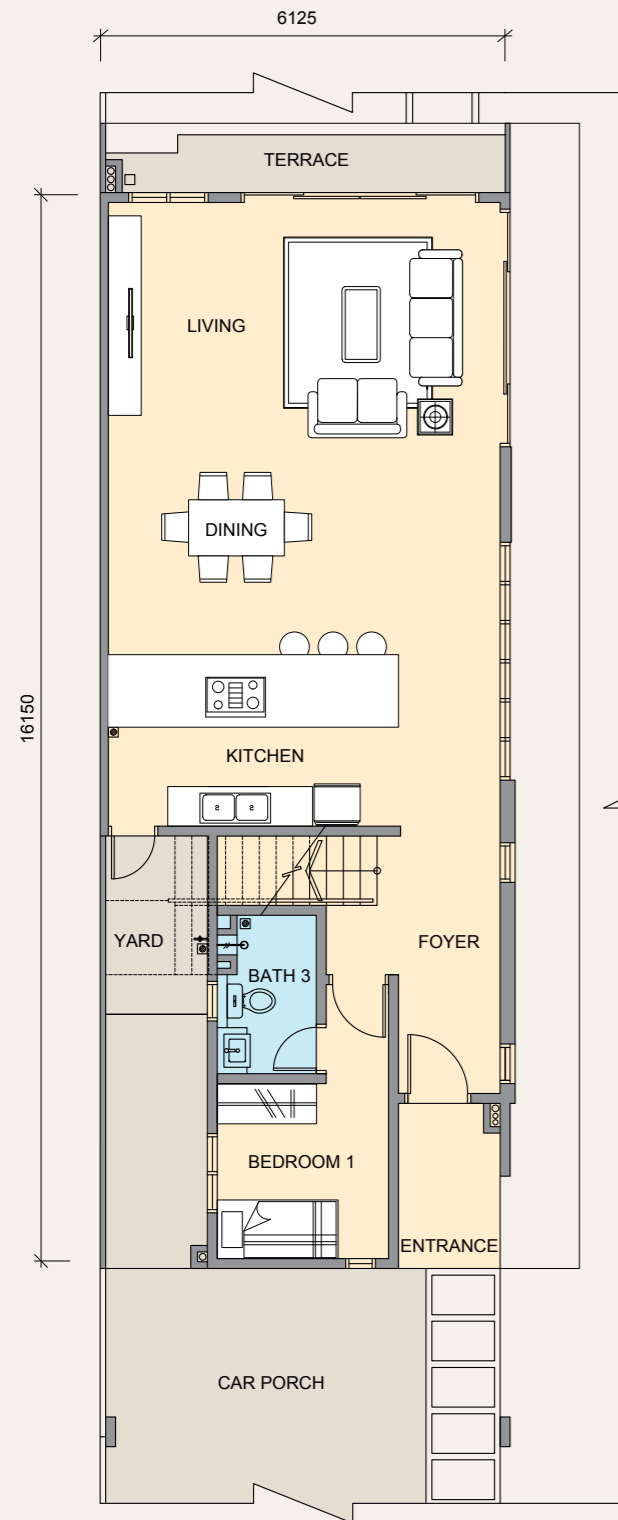
GROUND FLOOR



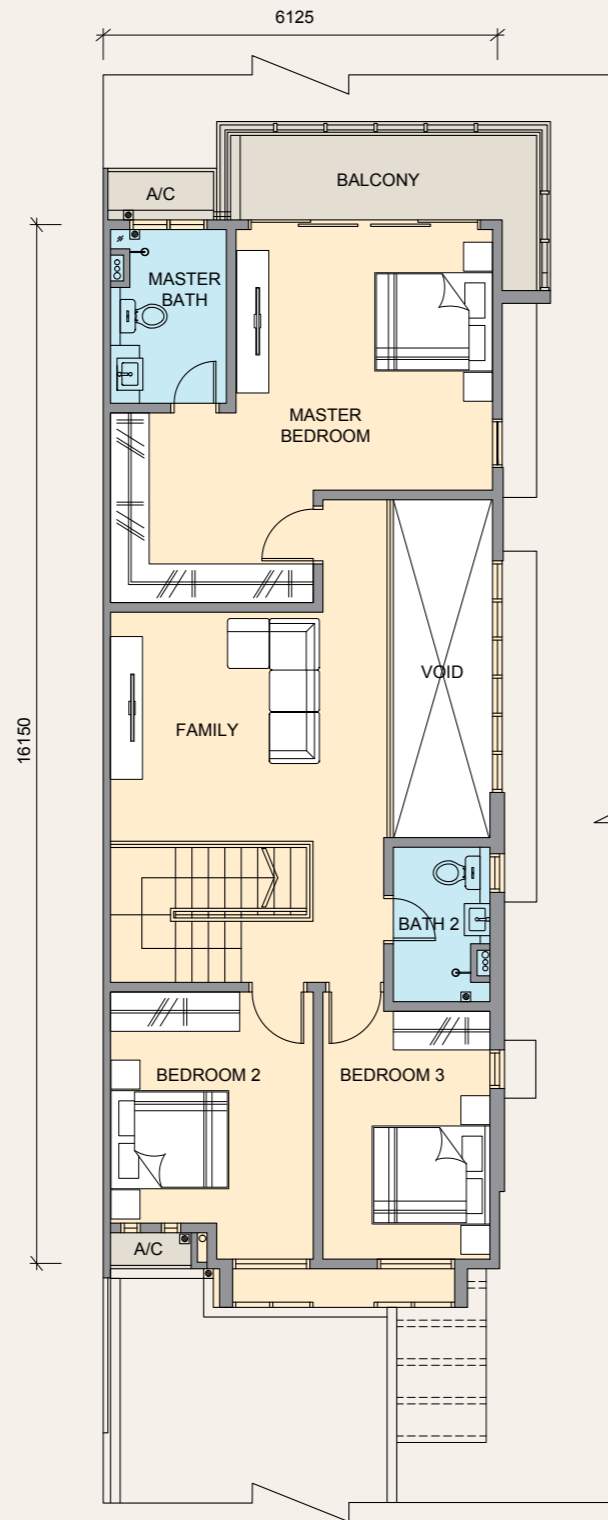
FIRST FLOOR

TYPE A

DOUBLE FRONTAGE End unit
BUILT UP AREA From 2,372 sq ft



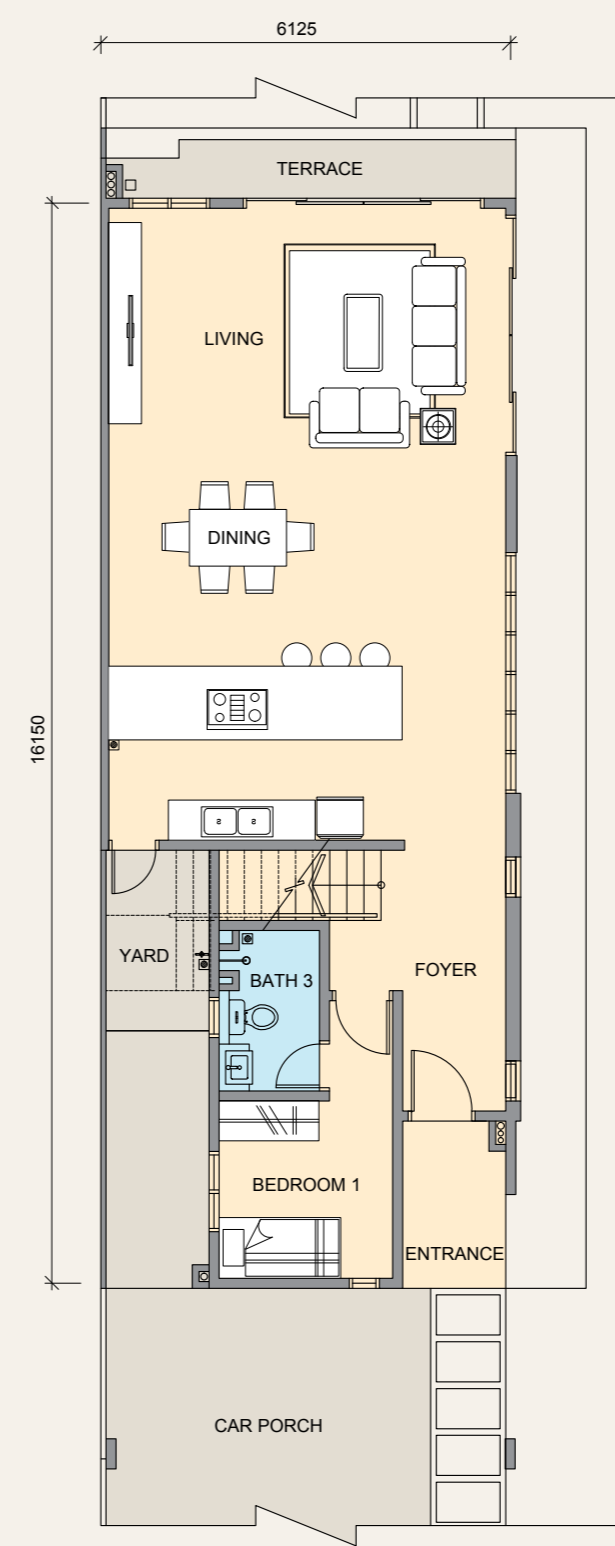
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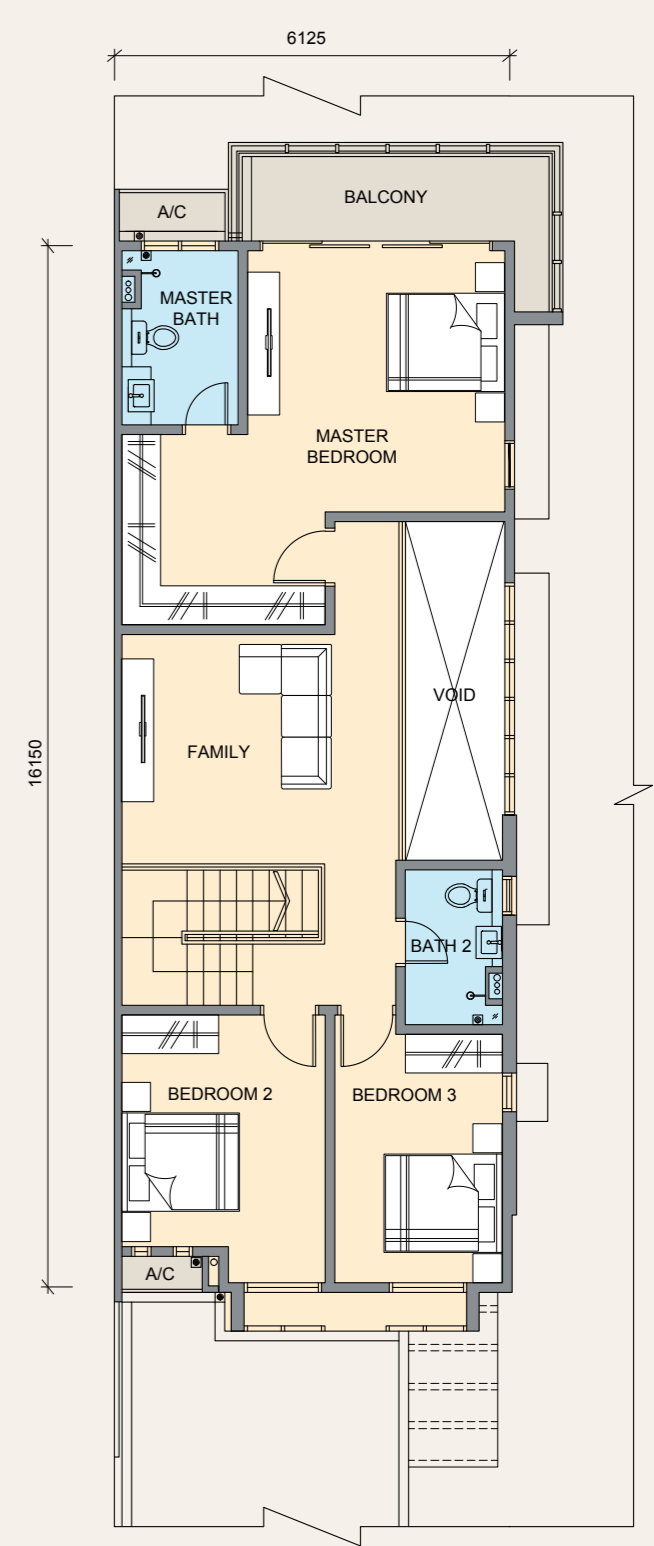
FIRST FLOOR

TYPE C

DOUBLE FRONTAGE Corner unit
BUILT UP AREA From 2,413 sq ft



GROUND FLOOR



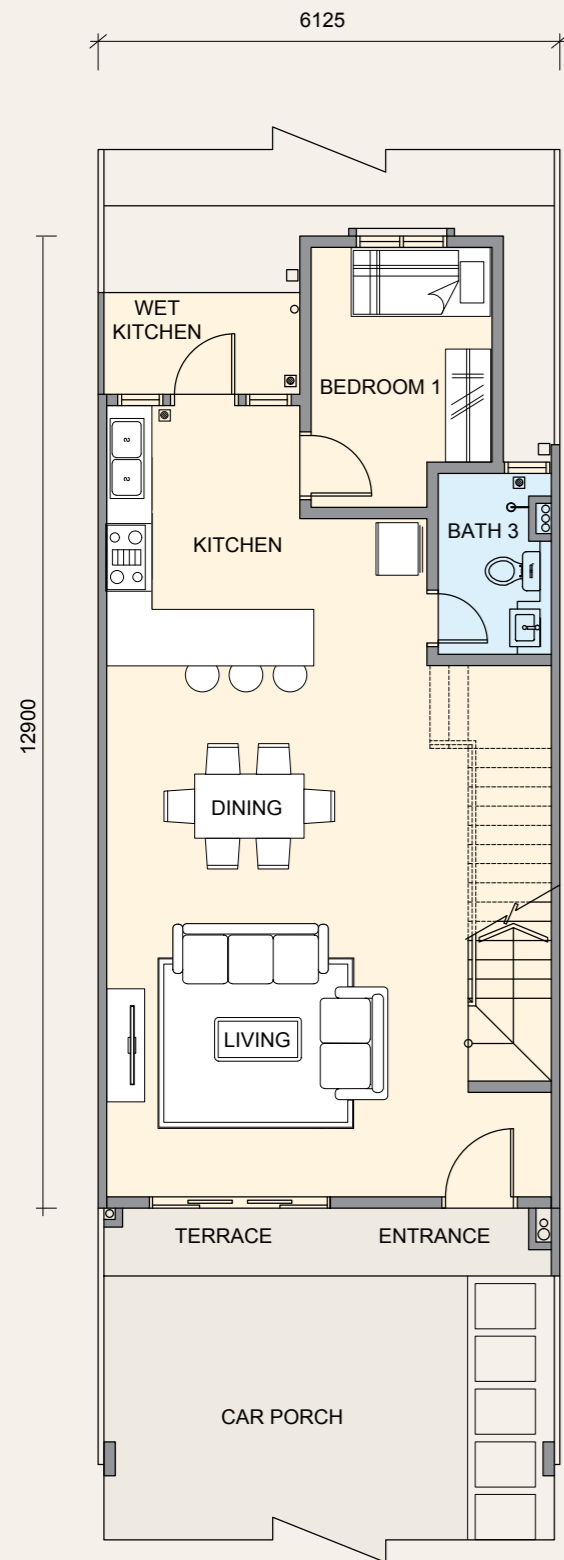
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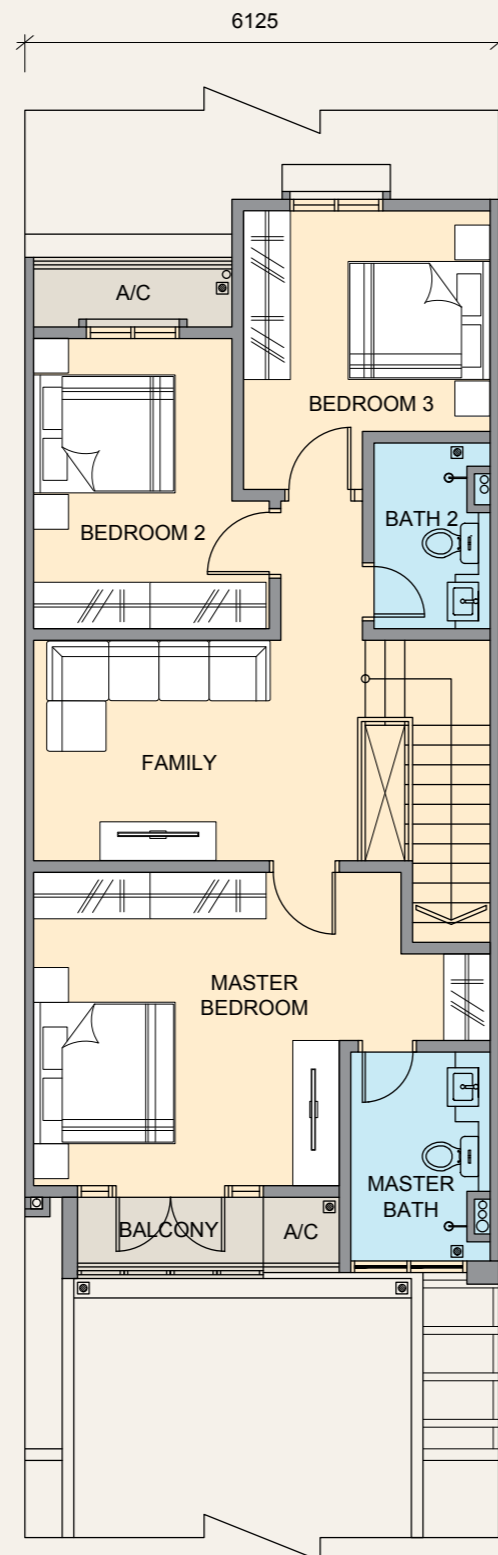
Ariza exudes a welcoming sense of warmth and cosiness as evening falls

TYPE E

SINGLE FRONTAGE Inter unit
BUILT UP AREA From 1,953 sq ft



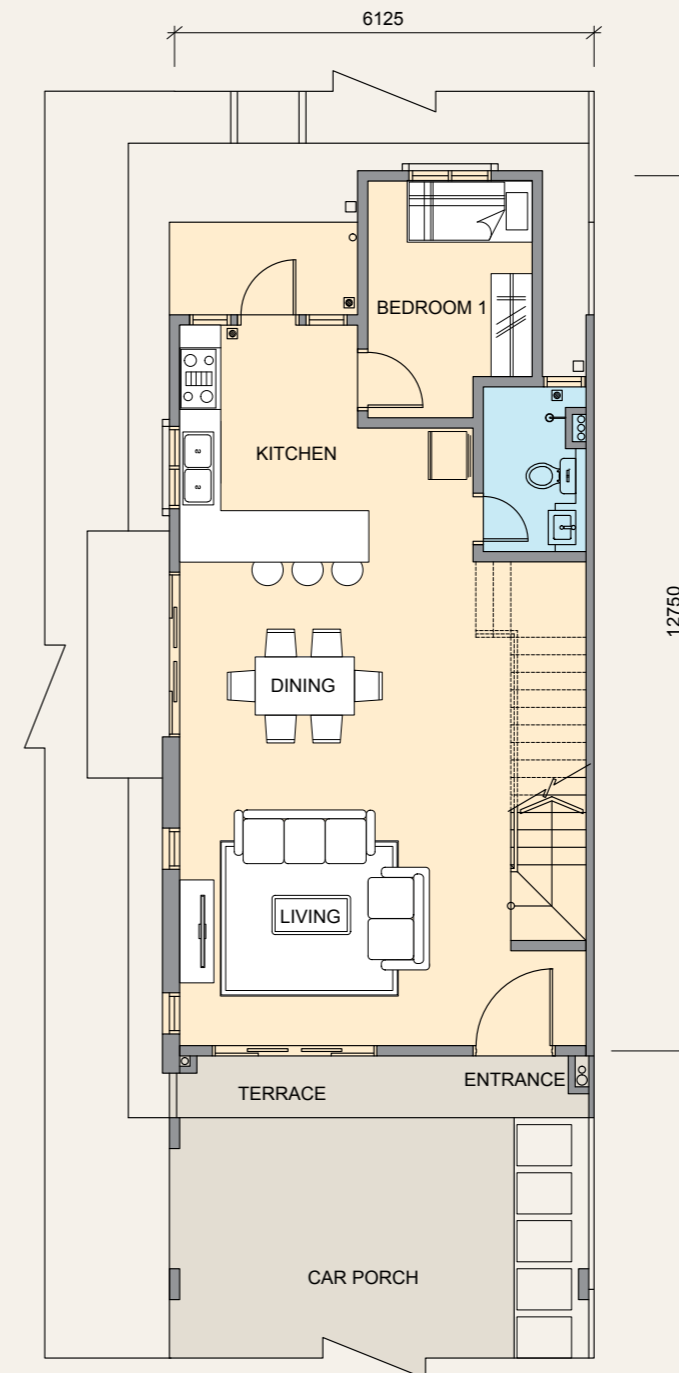
GROUND FLOOR



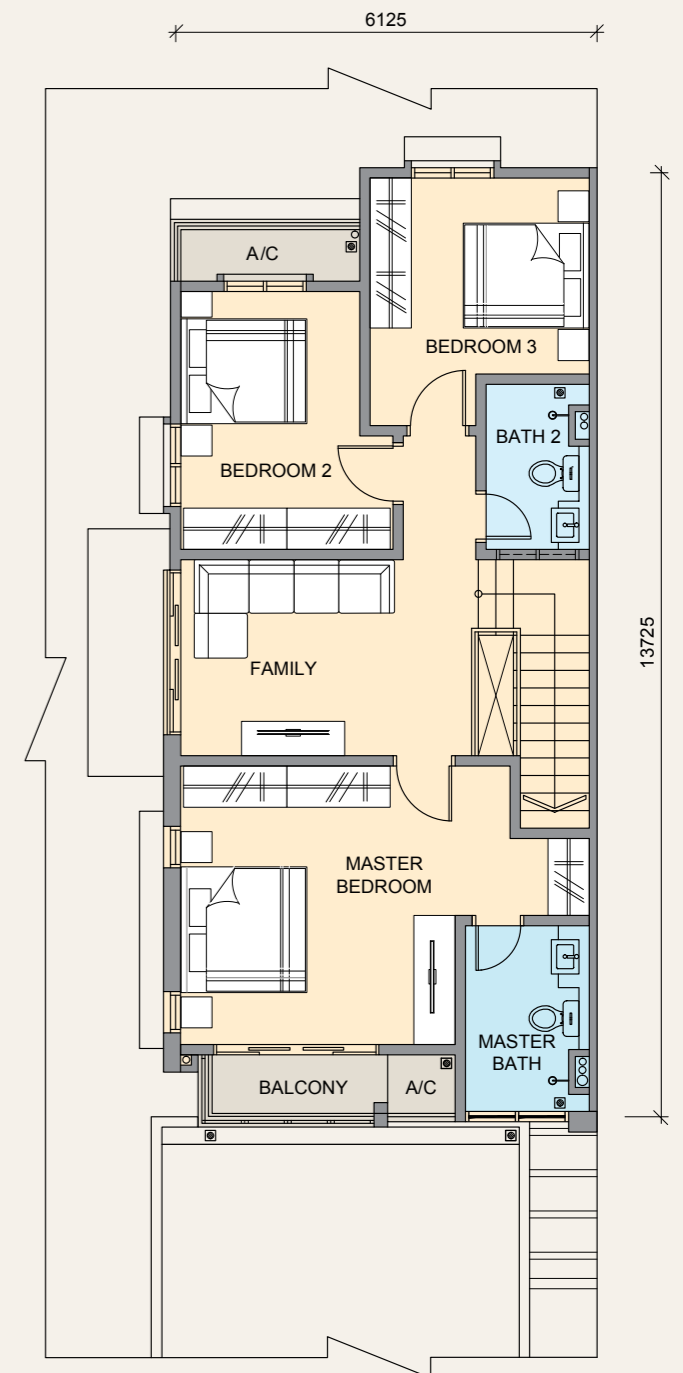
FIRST FLOOR

TYPE D

SINGLE FRONTAGE End unit
BUILT UP AREA From 2,000 sq ft



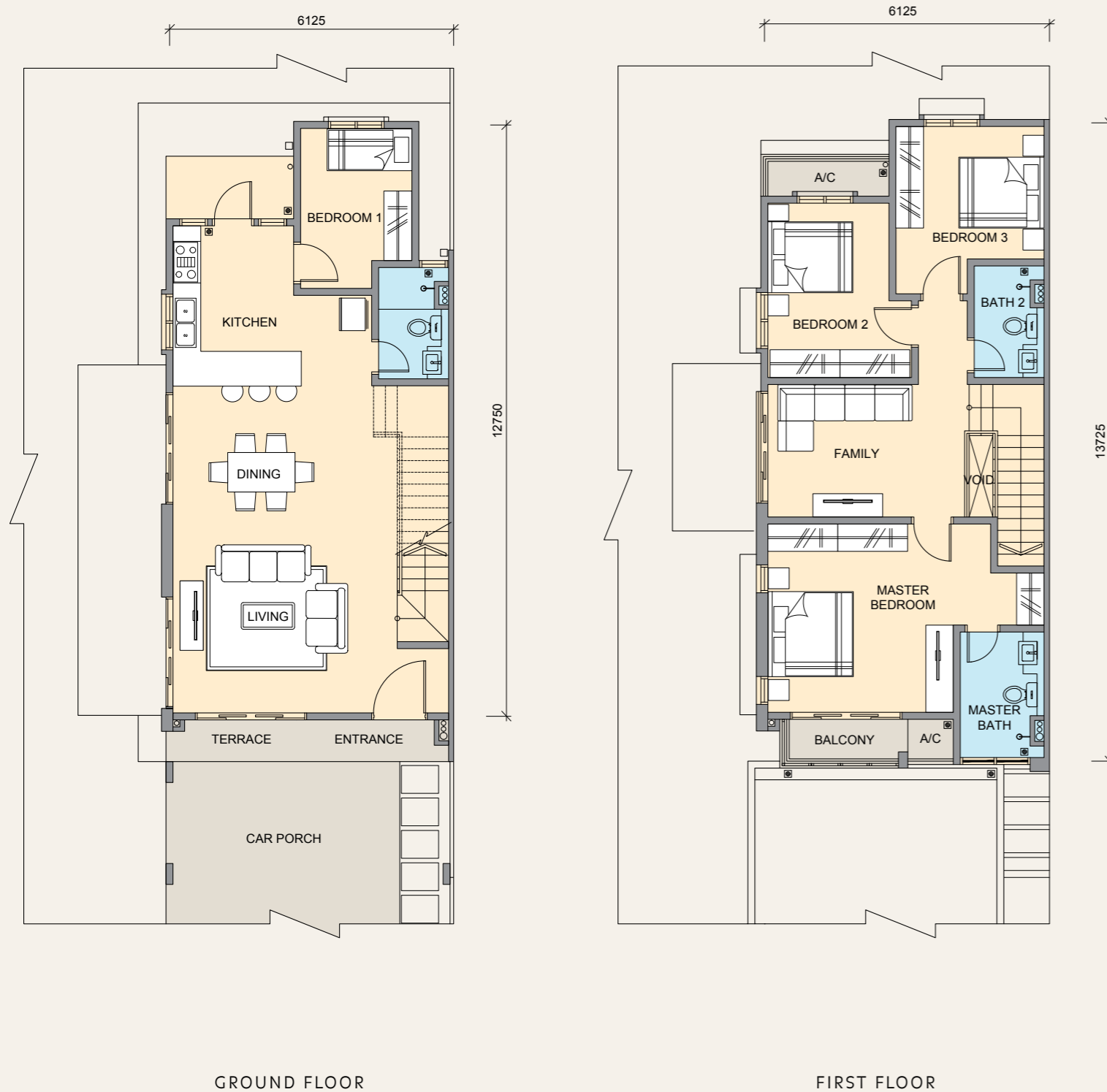
GROUND FLOOR



FIRST FLOOR

TYPE F

SINGLE FRONTAGE Corner unit
BUILT UP AREA From 2,044 sq ft



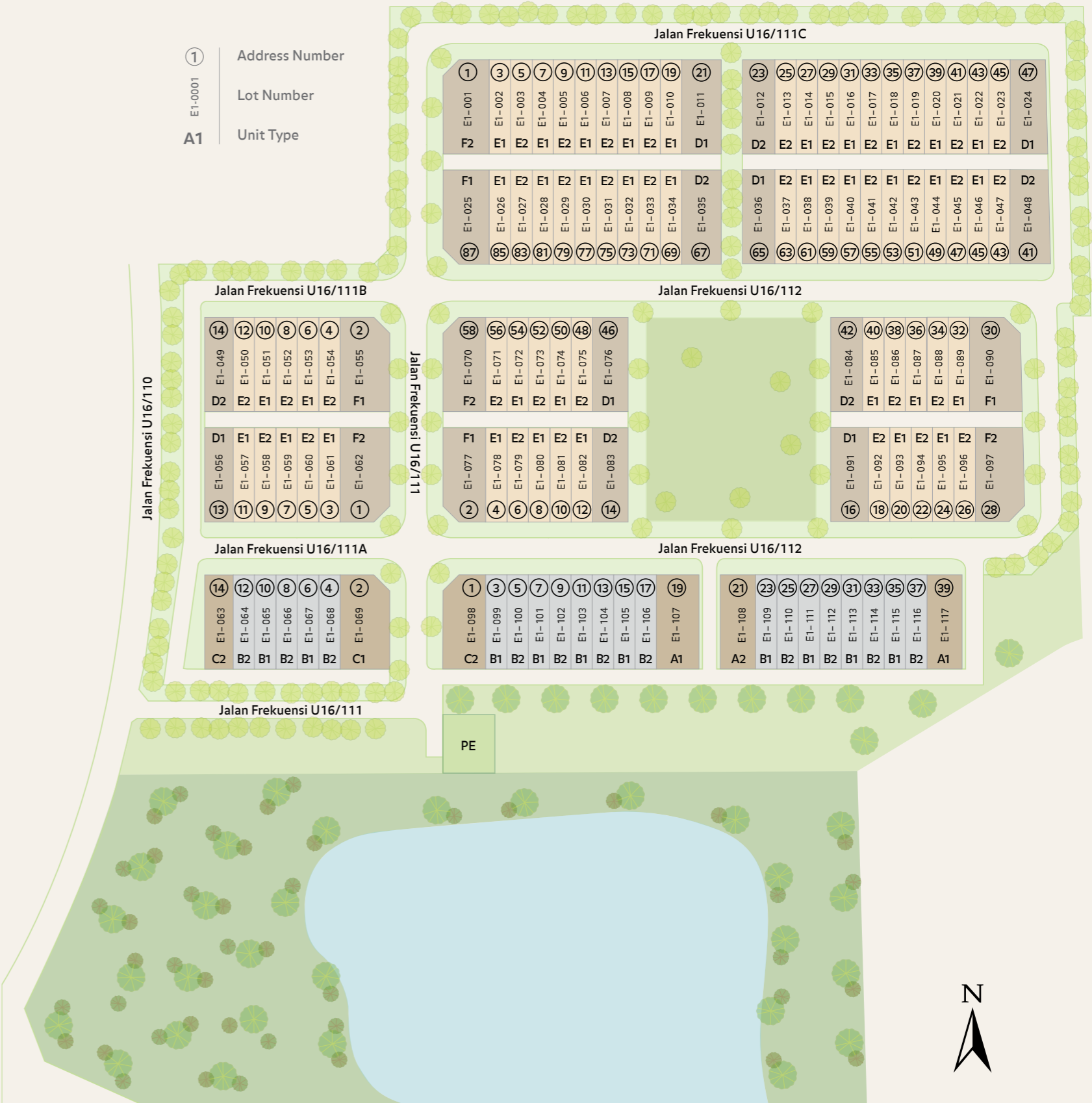
Specifications

Structure	Reinforced Concrete		
Wall	Brick Wall		
Roof Covering	Concrete Roof Tiles / RC Flat Roof		
Roof Framing	Metal Trusses		
Ceiling Finished	Plaster Ceiling/ Cement Board/Skim Coat		
Window	Aluminium Framed Casement / Fixed / Top hung		
Doors	Timber Flush / Aluminium Frame Sliding / Aluminium Louvers		
Ironmongery	Locksets with Accessories		
Wall Finishes			
Wet Kitchen	Porcelain Tiles up to ceiling height		
Bathrooms	Porcelain Tiles up to ceiling height		
Other	Plaster and Paint		
Floor Finishes			
Entrance, Living, Dining & Bedroom 1	Porcelain Tiles		
Kitchen, Bathrooms	Porcelain Tiles		
Car Porch & Driveway	Stamp Concrete		
Terrace, Balcony	Porcelain Tiles		
Staircase	Laminated Timber Flooring		
Bedrooms, Family	Laminated Timber Flooring		
Sanitary & Plumbing Fittings			
Kitchen	Sink with tap		
Garden & yard	Tap		
Bathroom	Wash Basin, Toilet Roll Holder, Shower Rose, Water Closet, Tap		
Electrical Installations	Double Frontage (End, Intermediate & Corner) Type A, B & C	Typical Frontage (End & Corner) Type D & F	Typical Frontage (Intermediate) Type E
Light Point	28 Nos.	26 Nos.	25 Nos.
13 Amp Power Points	21 Nos.	21 Nos.	21 Nos.
15 Amp Power For Booster Pump	1 Nos.	1 Nos.	1 Nos.
Ceiling fan point	5 Nos.	5 Nos.	5 Nos.
Wall fan point	1 Nos.	1 Nos.	1 Nos.
SMATV outlet point	3 Nos.	3 Nos.	3 Nos.
Telephone outlet point	3 Nos.	3 Nos.	3 Nos.
Door bell point	1 Nos.	1 Nos.	1 Nos.
Air conditioning point	2 Nos.	2 Nos.	2 Nos.
Auto gate point	1 Nos.	1 Nos.	1 Nos.
Gate light	1 Nos.	1 Nos.	1 Nos.
Water heater point	2 Nos.	2 Nos.	2 Nos.
Alarm system	1 Nos.	1 Nos.	1 Nos.
Internal Telephone Trunking and Cabling	Concealed		
Fencing	Low Brickwall / MS Fencing / Chain Link		
Miscellaneous	Post Box & Lightning Arrestor		

ARIZA Site Plan



- ① Address Number
- E1-001 Lot Number
- A1 Unit Type







Developing Homes, Building Lifestyles

At Sime Darby Property, we do not merely build houses, we design homes that complement the way you live life. From the distinct townships where these homes are built to the exclusive features that come with each property, our homes are an extension of your personality and lifestyle. Ranging from bungalows with large open spaces to cosy serviced apartments perfect for two, you will find your ideal Sime Darby Property home that reflects who you are and what you aspire to in life.





For enquiries, please call or visit us at:

Elmina Sales Gallery, Persiaran Metafasa, Seksyen U16,
Denai Alam, 40160 Shah Alam, Selangor.

GPS Coordinates: 3.155482, 101.518198

Tel : 03-7839 3888

Fax: 03-7839 3889

Sales Gallery opens daily from 9.30 am-6.30pm (including Public Holidays)

www.simedarbyproperty.com/Elmina

No of units: 117 | Type: 2 Storey Link House | Expected Date of Completion: May 2015 | Land: Free from Encumbrances | Tenure of Land : Freehold | Developer's License No. and Advertising & Sales Permit No.: 13017-1/05-2015/59 | Validity : 11.5.2013 - 10.5.2015 | Appropriate Authority which Approves the Building Plans : Majlis Bandaraya Shah Alam | Reference No.: MBSA/BGN/BB/600-1(PS)/SEK.U16/0307-2012 | Developed by: Sime Darby Elmina Development Sdn Bhd. (283265-U), 10th Floor, Block G, No. 2 Jalan PJU 1A/7A, Ara Damansara, 47301 Petaling Jaya, Selangor | Selling Price: RM 599,888 (min)-RM1, 390,043.00 (max) | 7% Bumiputera Discount (Quota applies)

All illustrations are artist's impression only. The information contained herein is subject to change without notification as maybe required by the authorities or developer's architect. Whilst every care has been taken in providing these information, it cannot form part of an offer or contract

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