

ILHAM RESIDENCE

At Elmina Grove

All-Gen 2-Storey Link Homes



Property

OUR NEWEST INNOVATION IS HERE

At Sime Darby Property, we have a rich 46-year background in property development that has made us Malaysia’s biggest property developer*.

The key to our success is innovation, and what it means to us. It’s not just about doing things differently, but rather, to make a positive and lasting impact on the lives of our communities.

Introducing the All-Gen Link Homes.



Individually curated for each generation to live in one neighbourhood, these All-Gen Homes offer **4 layouts** to **suit each generation’s wants and needs**.



In collaboration with TNBX, these All-Gen Homes feature **solar panels** and **smart meters** to monitor and reduce electricity charges for a greener and more sustainable future.



Feel a familiar comfort beyond your doorstep within a **gated and guarded neighbourhood**, together with facilities you can call your own.

Welcome to the first All-Gen Homes in Elmina Grove’s first residential neighbourhood, Ilham Residence.

**In terms of land bank, with a developable area of 20,374 acres and a total estimated GDV of RM89.3 billion*

The First Collection of All-Gen Homes

Where Every Generation's Needs Are Met

Life as we know it is a beautiful process of constant change, beginning from birth and up to the time we reminisce the past. As we experience life through these different stages, our living habits and desires also change as we progress through these milestones.

The All-Gen Homes take into account these different wants and needs from the design stage, resulting in curated homes that are different in size, layout, and living space to better complement each stage of life.



New Beginnings

TYPE 1

Cosy homes for starter families, coupled with an entry level price and flexible layout.

The More, The Merrier

TYPE 2

A standard home layout with a twist, featuring a flexible layout plan for maximised living spaces.

The Golden Years

TYPE 3

Easy living for empty nesters via dual-key layouts, ramped access points and an unobstructed ground floor.

The Timeless

TYPE 4

Home for all the generations under one roof, together with the luxury of space. Perfect for those who have it all.

In partnership with:



Working with the Best to
**BRING YOU
GREATER
SUSTAINABILITY**

Elmina Grove features one of Malaysia’s first applications of a mass ‘**Smart Green Home**’ solution, where all 513 units within Ilham Residence are provided* with solar panels and a smart meter by TNBX.

**TNBX will install these solar panels once residents have moved in*

A CITY For All

Wellness. Sustainability. Holistic living. This is where a cluster of visionary townships come together, creating an ever-inspiring city.

300-acre
Elmina Central Park

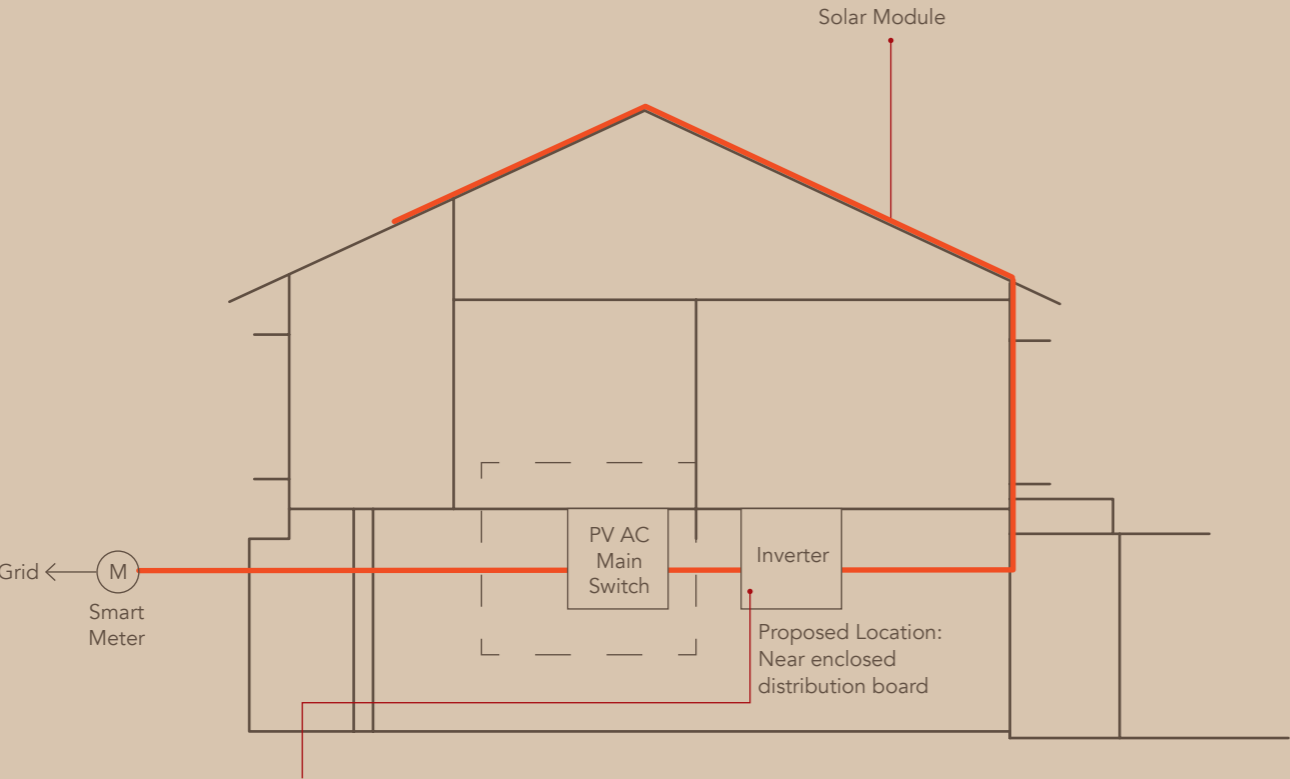
800
acres of open green spaces

adjacent to a
2,700-acre
forest reserve

90km
cycling and jogging tracks

For vibrant community living, The City of Elmina features Malaysia’s first Inclusive Playground, in partnership with UNICEF. The playground is aimed at catering to as many children as possible across a range of physical and mental health needs, and is an integral part of the township’s 300-acre Central Park.

For sustainability, Sime Darby Property, together with the Tropical Rainforest Conservation & Research Centre (TRCRC), has created the Elmina Rainforest Knowledge Centre (ERKC) and an Endangered, Rare and Threatened (ERT) Native Tree Nursery within the 300-acre Central Park. This area is connected to the 2,700-acre Subang Forest Reserve and will be an off-site conservation area, extending the rainforest into the township’s urban park and safeguarding endangered native tree species for future generations.



Welcome to the
CITY’S NEXT MILESTONE



Our First Gated & Guarded Precinct
SECURITY | SERENITY | CONVENIENCE

These are the three values that describe the essence of Elmina Grove.

Our first strata-titled precinct, Elmina Grove, brings you a gated and guarded neighbourhood, ensuring security is ever present. Enjoy quieter evenings at the parks and a closer, more robust community through exclusive neighbourhood facilities.

Following the successes of Elmina Gardens, Elmina Valley, and Elmina Green, Elmina Grove is poised to be the next hallmark in the City of Elmina.

Beautiful
twin lakes and
lush greenery
that welcome you home

Located next to
**Elmina
Gardens**
one of City of Elmina’s most
desirable precincts

Multi-tiered
security
offerings

Established
**neighbourhood
shops**
located conveniently near the
entrance of Elmina Grove

7km to
**HELP
International
School**

**Convenient
access**
to Elmina Interchange and
major roads

Doing Things DIFFERENTLY

We see life differently here. Instead of focusing on just brick and mortar houses, we look at the idea of ‘home’ at a more holistic level: we build communities through 8 key pillars of wellness, and focus on the things that really matter for you and your family. These pillars don’t just turn houses into homes, but transform townships into vibrant neighbourhoods.



Family Wellness

Planning spaces that uphold family values by encouraging mutual respect and openness.

Occupational Wellness

Defining work spaces to promote a comfortable work-play balance.

Social Wellness

Designing spaces that facilitate easy interaction between individuals and the larger community.

Intellectual Wellness

Providing spaces that allow intellectual growth, learning, and discovery.

Environmental Wellness

Creating inspirational spaces that merge the beauty of nature with the landscape.

Physical Wellness

Welcoming spaces for active living and the promotion of a balanced diet for a well-rounded life.

Emotional Wellness

Defining spaces designed for positive attitudes, mindsets, and an optimistic outlook on life.

Spiritual Wellness

Providing spaces for people to achieve a state of harmony within.



Our ACCOLADES

Star Property Award

Winner of The Five Elements Award
(Best Comprehensive Township)

Institute of Landscape Architects Malaysia

Professional Category - Landscape Analysis and Study Awards 2016 (Master Planning)

South East Asia Property Award

Best Housing Development (Central Malaysia)

PAM Awards 2017

Category 2 - Multiple Residential (Low Rise)
Denai Alam Phase J15

JCI Malaysia Sustainable Development Award 2017

SDG 13 - Climate Action

Asia Property Award 2018

Best Landscape Architectural Design - Winner
Best Universal Design Development - Winner
Best Township Development - Highly Commended

IDEA 2018 - Wellness Living Innovation Award

City of Elmina

MIPPEA 2018 - Design Excellence Award

Elmina West



Facilities

Taking HOLISTIC FACILITIES to the Next Level

Ilham Residence is the place to be for a range of facilities never seen before in the City of Elmina. With a wealth of experience from past developments, we've taken all we've learnt, and relooked at the way we plan facilities.

Here, back lanes have been converted from unused space into landscaped pathways, connecting your home to the green areas within the development. These green areas have been specifically themed to include facilities and landscaping to cater to residents of different age groups.

Best of all, all facilities have been planned meticulously to ensure everything is near enough for all, from energetic kids to relaxed grandparents.



Curated Facilities FOR ALL AGES

The focus on multigenerational living begins in Ilham Residence’s landscape design.

A ‘Live The Life’ concept runs through the verdant environment and outdoor facilities, in three distinct living experiences for every age group:

Play for life

Facilities for the little ones are designed to encourage exploration, creative play, and improve social interaction for the younger age group.

Grow for life

The community hall and other outdoor facilities are created as essential hubs of community engagement for the adult age group.

Interact for life

Crafted for the senior age group, facilities set within the serene and natural environment stimulate physical, mental, and spiritual health for balanced living.



1. Tea & Tree House

2. Children’s Playground

3. Skate Park

4. Jogging/Cycling Trail

5. Thematic Garden

6. Open Lawn

7. Pavilion

8. Deck Area

9. Reflexology Pathway

10. Stepping Stone

11. Water Feature

12. Elevated Terrace

13. Sprint Track

14. Outdoor Fitness Area

15. Community Hall

16. Herb & Spice Garden

17. Surau

18. Kindergarten Space

19. Visitor’s Parking Bay

20. Guard House & Management Office

Crafted with a PURPOSE



Tea & Tree House

An engaging place for kids to expand their imagination, this unique Tea & Tree House is more than just a playground, but an exclusive space that merges playtime with nature, allowing kids and parents to come together, explore, and take it easy.



Community Hall

Host central events and joyous celebrations at the Community Hall which features a wide open area and natural ventilation, with toilets, storage space, and sinks for fuss-free get-togethers. It's also a great place for community events, like recycling projects or morning yoga.



Sprint Track

This dedicated Sprint Track features a purpose-built track that encourages residents to push beyond their boundaries.

The FIRST NEIGHBOURHOOD of its Kind

A collection of 4 distinct types of homes that are distinguished by layout, rooms and sizes, and crafted to suit the needs of each generation, all cleverly connected via an integrated green back lane.

Elmina Grove's first residential neighbourhood featuring the All-Gen Homes.

Ilham Residence: an innovation that was once an inspiration is now a reality.



The
JOURNEY
TOGETHER
Begins Here

These are starter homes for young families to design a space of their own, for carefree moments to remember. Homes here are built with an open layout plan that ensures it is cosy enough for two, and comfortable enough for a child on the way.

Live, create, and discover in this versatile space.



Type 1



NEW BEGINNINGS
TYPE 1

- | | | | | | | |
|----------------------------|--|--------------------------|--|-----------------------------------|--|----------------------------|
| Thematic
Powder
Room | | Hybrid
Living
Room | | Built-in
Bluetooth
Speakers | | Split
Kitchen
Access |
|----------------------------|--|--------------------------|--|-----------------------------------|--|----------------------------|

The SPACE to GROW is Cultivated Here

Here are homes crafted for families of four as they journey through life's milestones together. Wide open spaces and large windows create a bright atmosphere that encourages holistic activities for the entire family, no matter the age. This is a safe and serene place that everyone can call home.

Grow, experience, and thrive effortlessly.



Type 2



THE MORE, THE MERRIER

TYPE 2

Pocket Sliding
Bedroom Door
(Ground Floor)

Built-in
Bluetooth
Speakers

Open
Plan
Concept

Detachable
Child
Safety Gate

The
COMFORTS
OF HOME
are Never-ending Here

Designed for the independence of senior families, dual-key layouts provide the space and privacy of your own, whilst still being close to the ones you love most. Wide windows look out to the lush parks and gardens, offering views of the peaceful and revitalising landscape.

These homes are carefully designed with your future in mind.



Type 3



THE GOLDEN YEARS
TYPE 3

Ramp Access
from Car Porch
to Terrace

Dual-key
Access

Foldable Handrail
in Ground Floor
Bathroom

Wide,
Unobstructed
Floor Plan

The LEGACY Continues Here

Create your legacy at this multigenerational home for the established family. With floor-to-ceiling sliding doors that open out to the comforts of nature, these spaces are perfect places for family moments.

Crafted for comfort, these houses have been designed to nurture close family bonds, all under one roof.



Type 4



THE TIMELESS TYPE 4

Foldable Handrail
in Ground Floor
Bathroom

Hybrid
Living
Room

Built-in
Bluetooth
Speakers

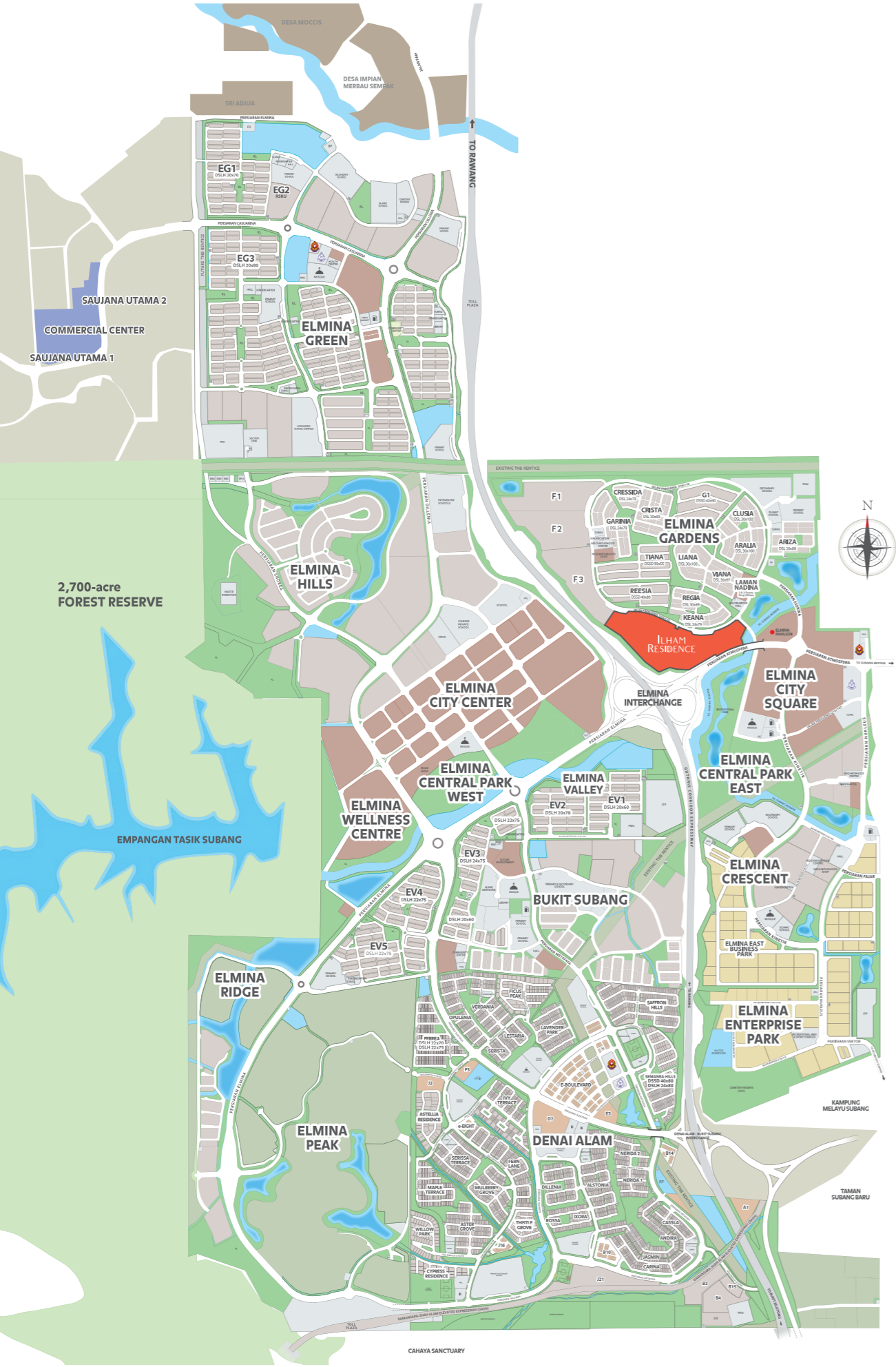
Detachable
Child
Safety Gate

The
COMPLETE
EXPERIENCE
For All



Ilham Residence is where All-Gen Homes are set around verdant gardens, with multi-tiered security offerings and a seamless living environment that connects your home to the lush landscaped greens. This is where memories are created, family bonds strengthened, and community realised.

City of Elmina
**MASTER
LAYOUT MAP**



City of Elmina
LOCATION MAP



VISIT OUR SALES GALLERY:

Elmina Pavilion, Persiaran Eserina, Elmina East, Sek U16, 40160 Shah Alam, Selangor.
Open Daily: 9.30am - 6.30pm (including public holidays)

☎ 03 7831 2253

📍 Elmina Pavilion

DEVELOPING HOMES, BUILDING LIFESTYLES.

Sime Darby Property is Malaysia's largest property developer in terms of land bank with 20,374 acres of remaining developable land. On the back of a successful 46-year track record of developing sustainable communities, Sime Darby Property has to date built 23 active townships/developments with a global reach that encompasses assets and operations across the Asia Pacific region and the United Kingdom. In the UK, as part of a Malaysian consortium, Sime Darby Property is the developer of the iconic Battersea Power Station project in central London.

Sime Darby Property is a multiple award-winning property group with numerous local and international accolades. It is the first Malaysian property developer to be awarded the International FIABCI Prix d'Excellence Awards twice for its Subang Jaya and UEP Subang Jaya townships. The company bagged its 9th consecutive Gold at the Putra Brand Awards 2018 and its 6th consecutive Top 10 Developers Awards at the BCI Asia 2015. Sime Darby Property has also been recognised as among the top developers in Malaysia in the annual The Edge Top Property Developers Awards, a recognition which the company has consistently received since 2009.

For more information, log on to www.simedarbyproperty.com



Property

No. of Units: 513 • Type: 2-Storey Link House • Expected Date of Completion: January 2023 • Land: Free of Encumbrances • Tenure of Land: Freehold • Developer's License No.: 13017-27/01-2022/85(L) • Validity: 31/01/2020 – 30/01/2022 • Advertising & Sales Permit No.: 13017-27/01-2022/85(P) • Validity: 31/01/2020 – 30/01/2022 • Appropriate Authority which Approves the Building Plans: Majlis Bandaraya Shah Alam • Reference No.: MBSA/BGN/BB/600-1(PS)/SEK:U16/0064-2019 & MBSA/BGN/BB/600-1(PS)/SEK:U16/0065-2019 • Developed by: Sime Darby Property (City of Elmina) Sdn Bhd (formerly known as Sime Darby Elmina Development Sdn Bhd) Registration Number: 199301028527 (283265)-U, 10th Floor, Block G, No.2, Jalan PJU 1A/7A, Ara Damansara, 47301 Petaling Jaya, Selangor • Selling Price: Phase One, 290 Units, RM642,888 (min.) – RM1,120,888 (max.) • Phase Two, 223 Units, RM 648,888 (min.) - RM 1,508,888 (max.) • 7% Bumiputera Discount (Quota Applies)

The information contained herein is to the best knowledge of the developer, accurate and reliable as of the date of publication; however, the developer does not assume any liability whatsoever for the accuracy and completeness of the above information.

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