

SHAPING NEW LANDSCAPES

The Evolution of Sime Darby Property's Townships
Across Five Decades in Klang Valley



CITY OF ELMINA

A wellness-centric
way of life



SUBANG JAYA

Convenient
suburban
living with
comprehensive
amenities



BUKIT JELUTONG

Spacious living
amid a green
sanctuary



THE GLADES@ PUTRA HEIGHTS

Tropical resort-inspired
residential enclave

KLANG

PETALING

KUALA LUMPUR

PUTRAJAYA

Through the Decades

Sime Darby Property is a multi-award winning developer of sustainable townships and communities, with residential, commercial and industrial developments. With close to 50 years of experience, Sime Darby Property is a reputable master developer in the Malaysian property industry, building and shaping new landscapes across decades. In this issue, we highlight the history and evolution of four notable Sime Darby Property developments which reflect the lifestyle and generational needs of the time.



Property



Almost
50 years of
history



24 active
townships
plus
integrated
and niche
developments



Approximately
20,000
acres of
remaining
developable
landbank



Platinum
winner,
Property
Development
Category,
Putra Brand
Awards 2021



Consistently
ranked in
the **Top 10**
Property
Developers in
Malaysia



“

Sime Darby Property takes pride in knowing that our master-planned townships will continue to enhance the quality of life for our communities. We are cognisant of our role as a responsible developer to create sustainable developments that are fit for now and the future.”

— Dato' Azmir Merican,

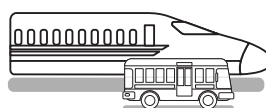
Group Managing Director, Sime Darby Property



1976 — Subang Jaya

Pioneering convenient suburbia lifestyle that boasts comprehensive amenities

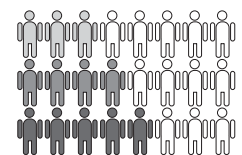
Since its humble beginning as home to rubber plantations, Subang Jaya has grown in leaps and bounds to become a popular residential township, which has subsequently evolved into a dynamic planned city. The vision for Subang Jaya was clear from the onset: to create a safe and contained township that embraces convenience and connectivity, equipped with the necessary amenities – educational, medical, retail and recreational – within an integrated mix of industrial, residential, commercial and recreational developments. Today, Subang Jaya is one of Klang Valley's most coveted property hotspots, as well as, a thriving commercial centre boasting some of the best food and entertainment choices in the region.



6 highways and
3 public train lines



12 retail malls



Approximately
700,000 residents

The possibilities are endless with Subang Jaya, and Sime Darby Property has more exciting developments in the pipeline to fit new generational needs and improve the community's lifestyle. Find out more about Subang Jaya and its latest developments [here](#).

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1996 – Bukit Jelutong

Spacious and stylish living amid a luxuriant green sanctuary

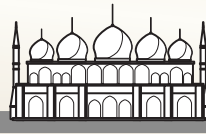
In the 90s, most homebuyers gravitated towards larger homes set in tranquillity and Bukit Jelutong met their needs. Developed in 1996, Bukit Jelutong was designed to offer the best of its green-scapes and parks, promoting exclusive green sustainable living in a serene surrounding. The backdrop of living with and within nature is further amplified by a low-density residential mix which comprises primarily of bungalows, semi-detached homes and terraced houses, with more non-landed properties to be introduced.



2,200 acres of
freehold development



4 expressways



Home to Masjid
Tengku Ampuan
Jemaah, one of the
two state mosques
in Selangor



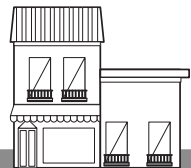
In close proximity
to **5** golf and
country clubs

Sime Darby Property has grand plans for this elegant and matured township, and will be unveiling a brand new phase of semi-detached homes in Q4 this year. Watch out for updates on Bukit Jelutong [here](#).

2011 – The Glades @ Putra Heights

Lavish elegance and sustainable tropical resort-inspired living

Elevated living standards in the 21st century persuaded Sime Darby Property to explore a niche market segment of luxurious resort-style living within an urban setting. Development of the 1,796-acre Putra Heights - with Gross Development Value (GDV) of RM1.2 billion - began in 1999 and achieved an 80% rate of completion in just a decade. In 2011, the 56-acre The Glades @ Putra Heights was launched to offer homebuyers with the option to enjoy luxury living amid a thriving natural setting. The development provides a mix of tastefully crafted residential masterpieces ranging from bungalows, 3 storey and 3-and-a half storey superlinks and semi-detached homes, to townhouses and two luxury condominium blocks. The premium gated and guarded residential enclave also boasts a residents-only clubhouse.



Awarded The Best Villa in
Malaysia at the
**2012 South East Asia
Property Awards
(SEAPA)**



30% of the
development is
dedicated to green
space, thematic
gardens and water
elements



The first landed strata
residential property
in Malaysia fitted
with a comprehensive
automated waste
management system



Discover more about The Glades @ Putra Heights [here](#).



“

We want to create a positive impact across the three sustainability spheres – People, Planet and Prosperity – and City of Elmina is a great example of where these intersect.”

— Appollo Leong,

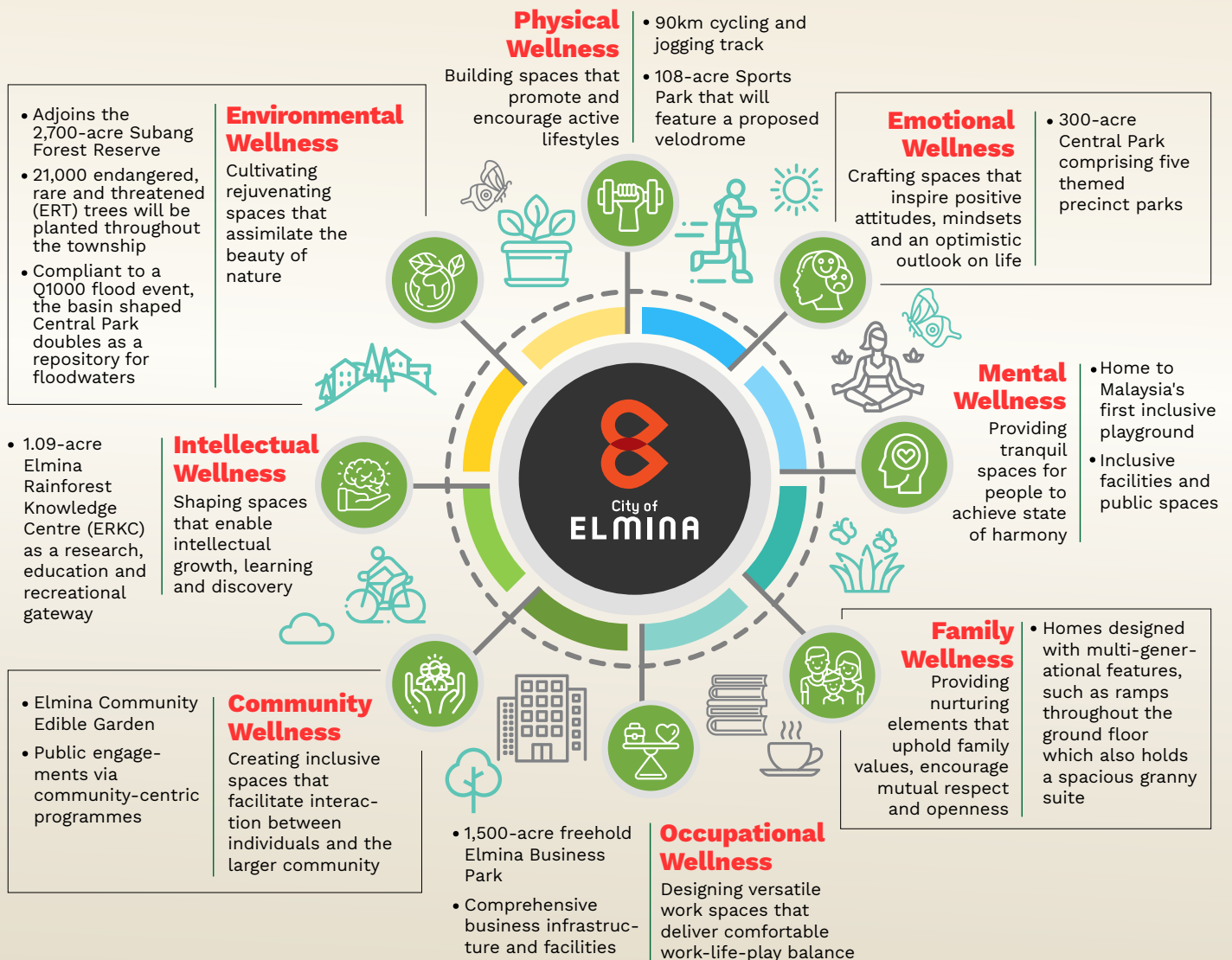
Deputy Chief Operating Officer –
Township Development, Sime Darby Property

2013 – City of Elmina

Fulfilling and wholesome lifestyle celebrating holistic wellness



City of Elmina (Elmina) is Sime Darby Property's multi-award winning fourth generation township that is mindfully master-planned based on an 'eight pillars of wellness' philosophy. This 6,500-acre township is located at a prime location in Shah Alam, within proximity to and from Kota Damansara (12km) and Petaling Jaya (20km) with excellent connectivity via the Guthrie Corridor, NKVE and LATAR Expressways. At the recent EdgeProp Malaysia's Best Managed & Sustainable Property Awards 2021, Elmina's Central Park was crowned the Gold winner of the EdgeProp-ILAM Malaysia's Sustainable Landscape Awards in the Landscape Planning category. In addition, the park also bagged the EdgeProp Malaysia Editor's Choice Award as Malaysia's Exemplary Sustainable Community Park 2021. Read more about the City of Elmina [here](#).





300-acre verdant Central Park

The Central Park forms the heart and soul of Elmina. Comprising five thematic parks – Forest Park, Arts & Cultural Park, Urban Park, Community Park and Sports Park – the verdant Central Park offers residents and members of the public a vast space to enjoy a range of exciting social, athletic and recreational activities.



Healthy outdoor lifestyle options

Elmina has an impressive 90km network of jogging and cycling tracks that link the entire township. In addition, the themed-parks are also designed to include other athletic choices such as velodrome, courts for ball sports and skateboarding ramps at the Sports Park, while the Forest Park features alternatives like hiking, camping and a forest boardwalk for nature enthusiasts.

Adjoins the lush Subang Forest Reserve

The adjacent Subang Forest Reserve extends the woodland in Central Park, providing generous vistas of breathtaking greenery. As part of Elmina's comprehensive long-term rainforest biodiversity initiative, seeds from Endangered, Rare & Threatened (ERT) tree species are collected from the Subang Forest Reserve and nurtured at the Elmina Living Collection Nursery (ELCN). Located in the Forest Park, the ELCN is a specialist tree nursery which doubles as an experimental biodiversity laboratory, and the nurtured saplings are replanted within Central Park. To date, almost 99,000 trees out of the targeted 210,000 trees have been planted within the township.

Elmina Rainforest Knowledge Centre (ERKC)

The 1.09-acre ERKC was mainly constructed using recycled components from the dismantled Sime Darby Property's Idea House and features other eco-friendly elements including rainwater harvesting solutions. Nestled within the Forest Park, the ERKC is designed to connect communities via environmental education, community engagements in rainforest conservation and eco-tourism. Touted as the 'Gateway to Malaysia's Natural Heritage', the ERKC aims to take education beyond the classroom via engaging educational tools such as nature trails and forest re-plantation.



Malaysia's first inclusive playground

Elmina is home to Malaysia's first inclusive playground – featuring recreational equipment such as inclusive swing seats and multi-spinner carousel – that enables children of all abilities to play as equals. The inclusive playground is a collaboration between Sime Darby Property and UNICEF Malaysia.



Premium sustainable multi-generational homes

Homes in Elmina are conducive to the evolving needs of growing families and multi-generational living. The products feature innovative, sustainable and versatile designs that integrate premium fittings and finishes in an open plan layout. This offers the flexibility of adapting spaces to cater for different needs. Aside from spacious bedrooms (complete with en-suite bathrooms) on each floor, the homes incorporate mindful elderly and assisted living-friendly elements like column-free car porch for extra space and unrestricted mobility, as well as, ramps and pocket doors for easy access.



Taking the Market by Storm

Elmina proudly debuted its Signature Series in March 2021 to overwhelming response. The first edition of 91 units of linked homes under the Elmina Green Four singular series were fully taken up within two minutes of the initial online preview. The demand continued at the official launch of Phase 1, where all 189 units were booked on the same day. Phase 2 of the series also saw a 90% take-up rate on the subsequent launch weekend.

Some Darby Property's building expertise and design innovations are evident in its unique Signature Series which articulates an inventive and fresh design language – setting a new benchmark for conventional linked homes. Let's discover the features of Elmina Green Four that have taken the market by storm.



The right proportions

Elmina Green Four homes have 25% larger built-ups compared to similar projects in the Klang Valley. The 20x70 and 20x80 options have a minimum built-up of 2,015 sq ft and 2,260 sq ft respectively. The additional 10ft accords a more spacious kitchen as well as an elegant double-volume dining space.

The right design

The homes are thoughtfully designed with in-demand elements such as columnless car porch, easy-split kitchen, as well as spacious and flexible living spaces. Each unit comes with four large bedrooms with attached bathrooms. Elmina Green Four homes cater for multi-generational living and different-abled residents with ramps and open plan layout that also promotes natural lighting and ventilation.

The right finishings

Each Signature Series home is furnished with premium finishes, branded sanitary ware, laminated timber flooring on the first floor, a built-in alarm system and a fire-resistant mineral wool roof insulation. Additionally, each unit is also fitted with the "FittingsPlus+" fea-

tures, which include an outdoor water filter, security grilles, air-conditioning power points and ducts, water heaters, and a booster water pump.

The right new additions

The multi-generational bedroom on the ground floor has been completely redesigned as an all-new offering with even more flexibility and privacy. In addition to the en-suite bathroom with a sliding door, the spacious room which also boasts a private terrace, can easily be adapted to fit the homeowner's needs, such as a bedroom for elderly parents, a children's playroom or a home office.

The right welcome home

Elmina Green Four is nestled within a green precinct with verdant parks and vibrant hardscapes, complete with ample neighbourhood facilities – a setting guaranteed to bring forth a smile of contentment as one arrives home.

- **200m** tree-lined boulevard
- **2x** football field-sized green parks
- **15** neighbourhood facilities
- Close proximity to **2** regional parks (21-acre Sakura Lake Park and 8-acre Infinity Park)

All the above perks and more come conveniently packaged in a freehold home set within a prime location, in the masterfully planned City of Elmina. It is no wonder that even a pandemic cannot put a stop to the resounding success and demand for the Elmina Green Four Signature Series. Luckily, there are limited units of Elmina Green Four still available starting from RM809,888 (before applicable rebates).

Elmina will also unveil its next Signature Series homes soon. Register [here](#) to be updated.

The Perfect Semi-D as your Forever Home

Hevea is the final phase of homes to be launched in Elmina Gardens. The low-density enclave comprises 124 units of semi-detached and 2 units of detached homes, making it an indisputably exclusive address within Elmina. Phase 1 of Hevea secured a 90% take-up rate in just three months since its launch on 29 December 2020. The ongoing Movement Control Order also did not dampen the commendable take-up rate of Phase 2 that was launched on 24 April 2021, with all corner units swiftly snapped up during the preview. To date, the project has seen 70% of its homes already booked.

A fulfilling living environment

Elmina Gardens is located in the North-East quadrant of Elmina and features abundant greenscapes providing homeowners opportunities to lead an active and healthy lifestyle outdoors. In addition to the 12 facilities within the neighbourhood such as a playground, basketball, badminton and takraw courts, as well as an orchard, residents have access to a lush park set against the backdrop of the tranquil Elmina Twin Lakes.

In a class of its own

Hevea homes project elegant British Colonial charm, evoking a nostalgic sense of a bygone era. Through meticulously selected components such as ceplank, breeze blocks, exposed rafters and bold black framing, Hevea's architecture marries chic aesthetic to sustainable elements, thus enhancing the overall wellness aspect of its homes.



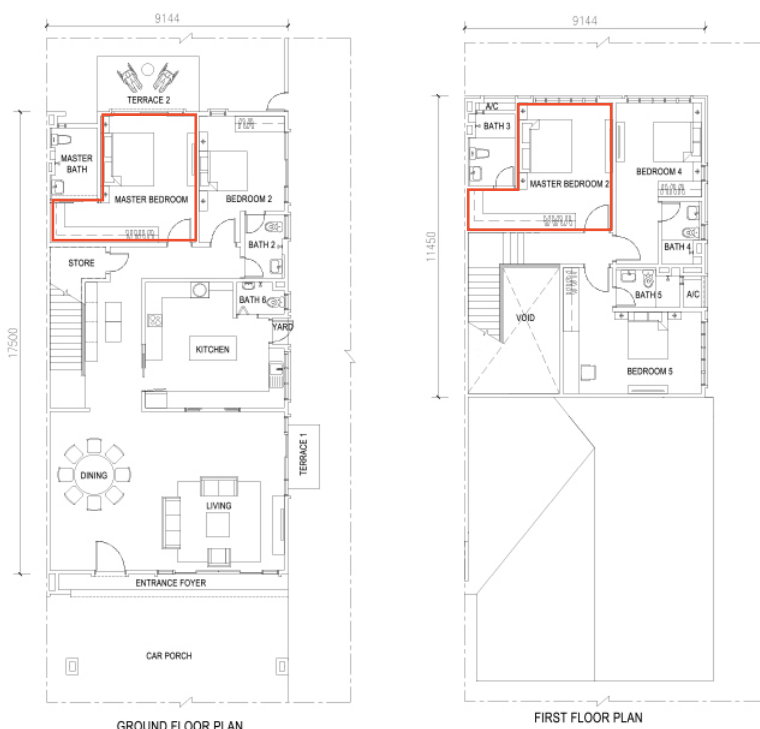
Single-storey living capabilities

Hevea allows the flexibility of single-storey living with the inclusion of a large bedroom on the ground floor.

Premium finishes

Each home is equipped with premium materials and fittings under the "Fittings Plus+" feature which includes built-in air-conditioning piping, booster pump, solar water heater and rainwater harvesting solution for added convenience and green living.

Type A2



Don't miss out on this final opportunity to own a home in Elmina Gardens with Hevea. Featuring two types of layout, there is currently a limited number of intermediate units with ample garden space available. The first option – Type A2 – has a built-up of 3,130 sq ft with a total of five bedrooms and six bathrooms. The key distinguishing attribute of Type A2 is its design setup that prioritises a **retirement-friendly, independent elderly-living** environment. The layout incorporates a **double master bedroom** feature, one on each floor. The master suite on the ground floor also boasts a private terrace and garden, with ramped access available throughout this level. Type A2 is indeed the ideal semi-D to live, relax and see through your golden years.

The second option – Type A3 – is larger with a built-up of 3,430 sq ft with a total of five plus one bedrooms and six bathrooms. The layout consciously integrates spaces that are designed to accommodate large and growing families, including an added utility room on the ground floor and a spacious dedicated family area on the first level. Completing this purpose-built home is the requisite suite with a private garden on the ground floor, as well as, a generous-sized lawn.

Enjoy these extra perks when you book a unit now:

- Flexible and attractive sales package
- Free legal fees on SPA
- HOC benefits (T&C apply)

Register your interest for Hevea [here](#).



HEVEA

ELMINA GARDENS

Colonial inspired freehold
semi-detached homes in Klang Valley



Where Home is an Experience Within Itself

Artist impression of the living room of Hevea, Elmina Gardens

40' X 90' | 3,130 sqft onwards | 5 stately bedrooms (2 Masters)

From **RM1.8million***

*Before Bumiputera discount and applicable rebates.

[Find out more](#)

Phase G1A | No. of Units: 68 | Type: Semi-D | No. of Unit: 1 | Type: Bungalow | Expected Date of Completion: Mar 2023 | Land: Free from Encumbrances | Tenure of Land: Freehold | Developer's License No.: 13017-31/12-2022/0835 (L) | Validity: 19/12/2020 - 18/12/2022 | Advertising & Sales Permit No.: 13017-31/12-2022/0835 (P) | Validity: 19/12/2020 - 18/12/2022 | Appropriate Authority which Approves the Building Plans: Majlis Bandaraya Shah Alam | Reference No.: MBSA/BGN/BB/600-1(P)/SEK.U16/0060-2020 | Developed by: Sime Darby Property (City of Elmina) Sdn Bhd 199301028527 (283265-U), 10th Floor, Block G, No. 2 Jalan PJU 1A/7A, Ara Damansara PJU 1A, 47301 Petaling Jaya, Selangor | Selling Price: RM2,447,959 (min) - RM4,011,251 (max) | 7% Bumiputera Discount (Quota applies). All images, plan layouts and information contained herein are subject to change as required by the relevant authorities and/or the developer's architect and cannot form part of an offer or contract.

