



Meet the
New Chic
on the
Block.

ILHAM RESIDENCE 2



Gated and Guarded Living at its Finest

A distinctive facade carved from the City of Elmina's signature fair faced bricks meets a cleverly designed interconnected jogging track and landscaped garden at the rear of your home.

Introducing the new 'chic' on the block, Ilham Residence 2. Discover a whole new world where the convenience of stratified living fuses with the comfort of a landed lifestyle.



**Ground.
Breaking.**

City of Elmina

by Numbers



45,000
current population



6,500
acres in size



12,000
homes sold



>1,100
homes sold
in 2021 alone



5 highway
connections



20 awards
and counting



>100,000
#Elmina mentions
on Instagram



210,000
trees to be planted



300-acre
Central Park



480 acres
of local parks



90km
Jogging and
Cycling Track



2,700-acre
Forest Reserve

The missing piece?

You.



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A City with a Vision Unlike Any Other

The 8 Pillars of Wellness is the guiding principle that aligns the City of Elmina’s masterplan with holistic balance. Every detail is meticulously planned to embody the multiple facets of wellness, creating happier, healthier individuals and families. It’s easy to live well in the City of Elmina, because it’s where wellness is built into every aspect of your home and lifestyle.



Beyond the Brick and Mortar

The Elmina Community Edible Garden

Located within the Community Park at Elmina West, this edible garden not only provides a dedicated space for growing greens, but also creates opportunities for neighbours to get acquainted and families to nurture their relationships. This Garden is also linked to the City of Elmina’s city-wide organic waste recycling programme and plays a vital role in helping to create a caring community that is focused on building a happier, healthier future.



UNICEF Playground

As Malaysia’s first inclusive playground, the UNICEF playground is a groundbreaking collaboration between Sime Darby Property and UNICEF Malaysia. It’s a safe, shared space where kids of all abilities can play together, while encouraging intergenerational interaction within families.

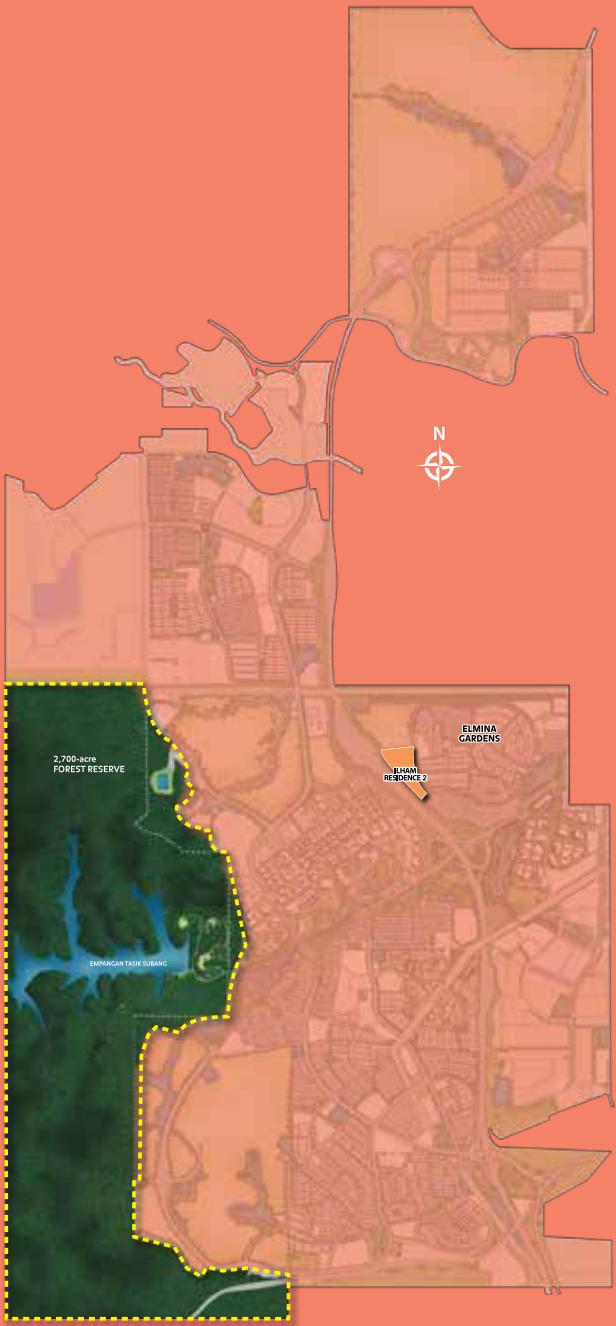
The Elmina Rainforest Knowledge Centre

This centre is dedicated to rainforest and nature conservation, education, and eco-tourism. Located within the 300-acre Central Park, it is a collaboration with the Tropical Rainforest Conservation & Research Centre (TRCRC). The building is also eco-friendly as it was constructed using recycled materials for a greener footprint.



City of Elmina's

2,700-acre Forest Reserve



Yours, Naturally

Elmina's Forest Park precinct features a curated 84-acre Forest Park that is an extension of the adjoining 2,700-acre Subang Forest Reserve. Not only is it an essential green lung and a freshwater supply catchment, this verdant reserve is also home to a variety of Endangered, Rare & Threatened (ERT) tree species.



Experience living near an
84-acre
Forest Park



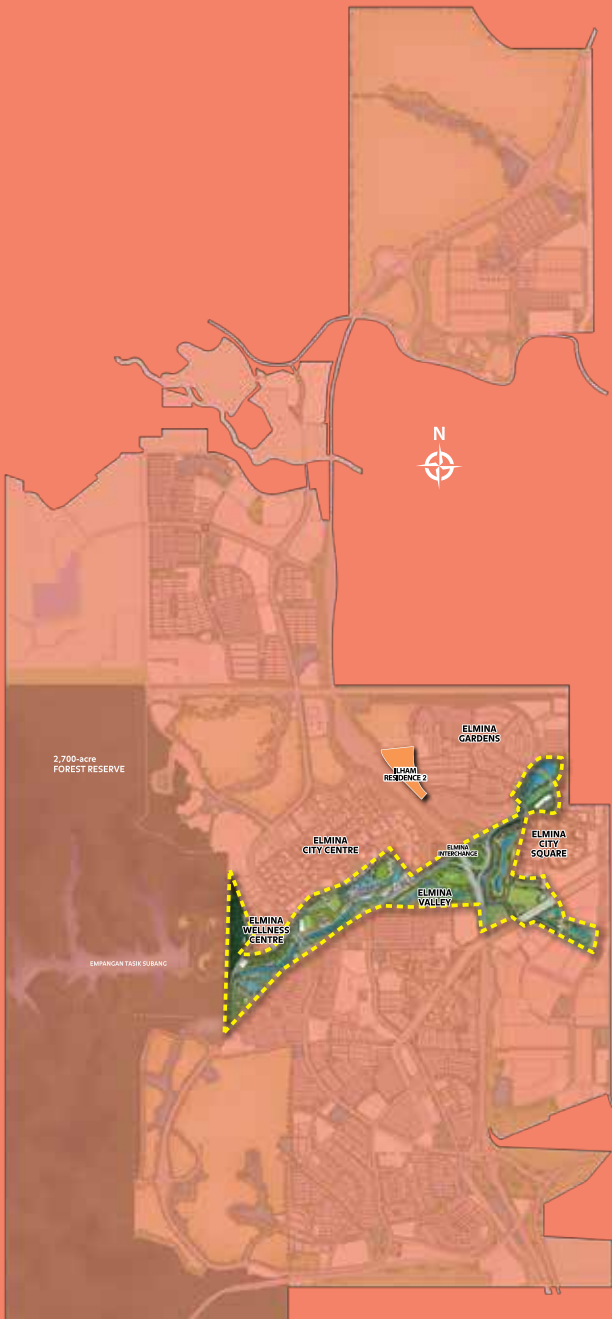
73 Species
of birds spotted



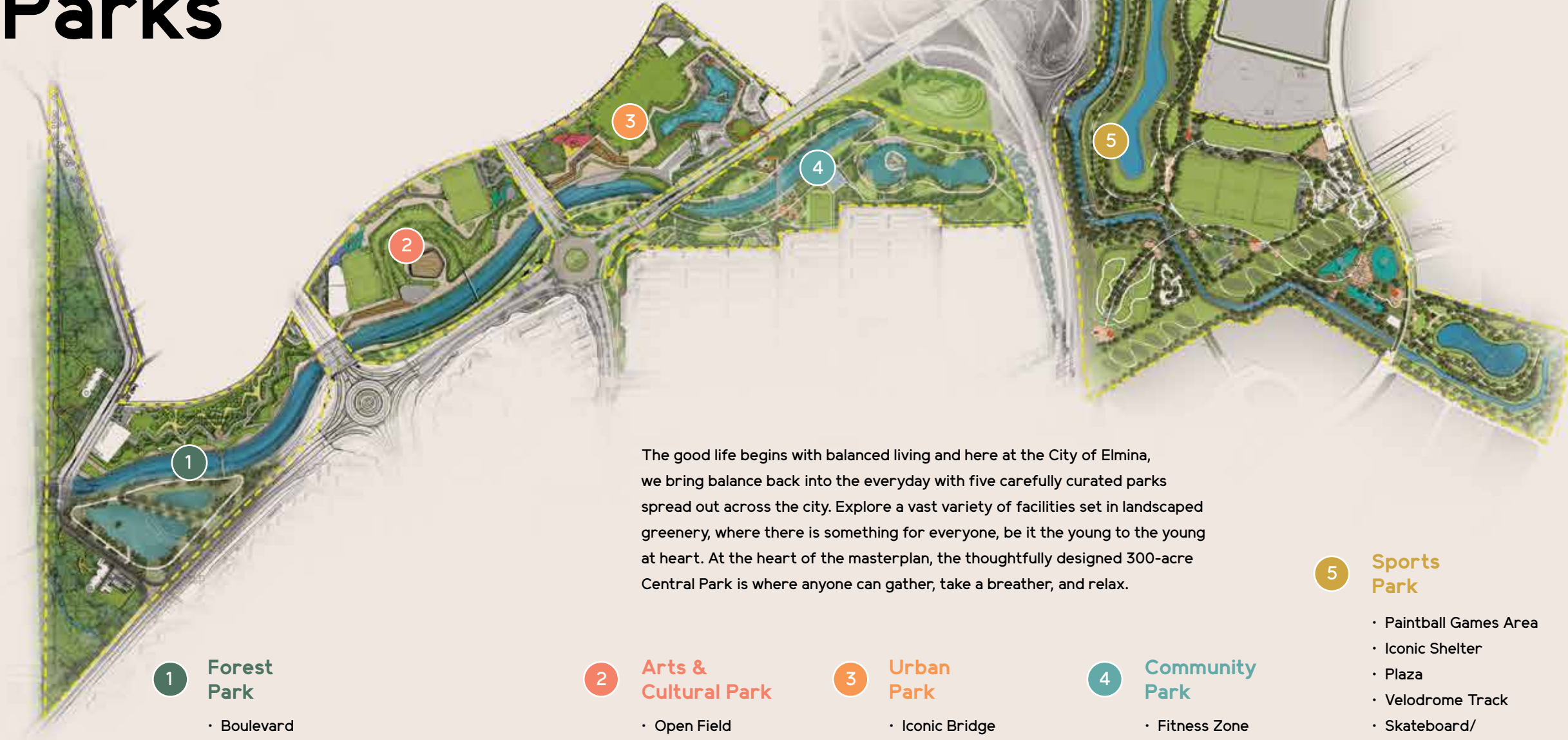
10 Species
of mammals spotted



City of Elmina's
300-acre
Central
Park



5 Themed
Precinct
Parks



The good life begins with balanced living and here at the City of Elmina, we bring balance back into the everyday with five carefully curated parks spread out across the city. Explore a vast variety of facilities set in landscaped greenery, where there is something for everyone, be it the young to the young at heart. At the heart of the masterplan, the thoughtfully designed 300-acre Central Park is where anyone can gather, take a breather, and relax.

- 1 Forest Park**
- Boulevard
 - Thematic Walk
 - Fern Terrace
 - Promenade
 - Visitors' Car Park
 - Bathing Place
 - Retail & Park Management Office
 - Camp Site
 - Outdoor Theatre Lawn
 - Bicycle Trail
 - Forest Pavilion
 - Observation Deck
 - Connecting Bridge
 - Elmina Rainforest Knowledge Centre
 - Forest Boardwalk
 - Pond 10
 - Elmina's Rainbow of Life

- 2 Arts & Cultural Park**
- Open Field
 - Boulevard
 - Terrace Garden
 - Amphitheatre
 - Food Truck Plaza
 - Sound Garden
 - Play Park
 - Flower Terrace
 - Promenade
 - Park Stage
 - Visitors' Car Park
 - Kiosks and F&B Dining
 - Connecting Bridge

- 3 Urban Park**
- Iconic Bridge
 - Landing Plaza
 - Food Truck Plaza
 - Kiosks and F&B Dining
 - Promenade
 - Open Field
 - Boulevard
 - Visitors' Car Park
 - Signature Pavilion
 - Steps & Staircases
 - Floating Island
 - Water Trail
 - Eco-Lake
 - Terrace Garden
 - Sports Zone
 - Play Park
 - Mound of Life
 - Smart Toilets

- 4 Community Park**
- Fitness Zone
 - Picnic Terrace
 - Open Green Lawn
 - Plaza
 - Sports Pitch
 - Stream
 - Amphitheatre Hill
 - Recreational Zone
 - Community Garden
 - Elmina's Crescent of Life
 - Inclusive Playground
 - Elmina's Vision of Life

- 5 Sports Park**
- Paintball Games Area
 - Iconic Shelter
 - Plaza
 - Velodrome Track
 - Skateboard/ Rollerblade Track
 - Mountain Bike Track
 - Go Kart & Mini Bike Track
 - Flying Fox
 - Equestrian Plaza
 - Playground
 - Futsal Court
 - Badminton Court
 - Basketball Court
 - Netball Court
 - Football Field
 - Origami Pavilion
 - Plaza & Bike Station
 - Driving Range
 - F&B Kiosk
 - Visitors' Car Park
 - Wetlands Pond

Disclaimer: 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. The components and facilities at the park are subject to changes/modification as required by the relevant authorities, developer, consultants and vendors.

Not Your Ordinary Park

Planned for generations to come, the Central Park is shaped like a basin and acts as a natural floodplain during the monsoon season and is designed to mitigate a major flood event that occurs every 1,000 years. What's more, the wetlands also act as natural filters to improve water quality and protect wildlife and store flood water during dry seasons, improving quality of life for all residents and visitors.





UNICEF Playground

Serious Fun at Malaysia's First Inclusive Playground

Created for all kids, the UNICEF playground is located in the Central Park and built to promote a warm, living environment that celebrates diversity and nurtures a close-knit community. More than just a playground, it acts as a benchmark for the creation of inclusive playgrounds and public spaces across Malaysia.

Children can develop their physical, emotional, and cognitive skills through playtime spread across 13 facilities, including swing seats and multi-spinner carousel, all contained within 0.55 vibrant acres.



Inclusive Multi-spinner Carousel



Inclusive Swing Seats

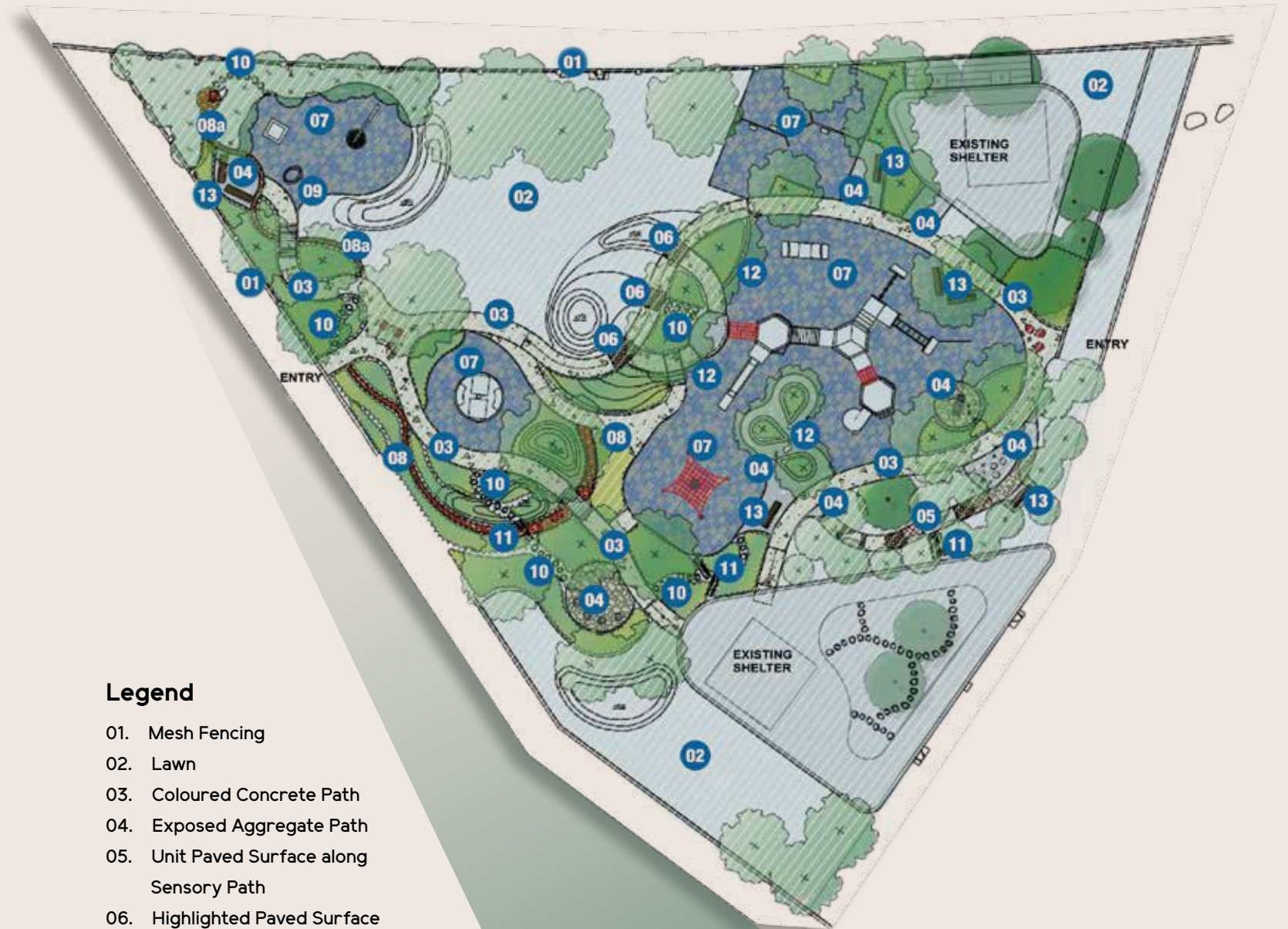


Musical Play



Sensory Pillars

Inclusive Playground Features

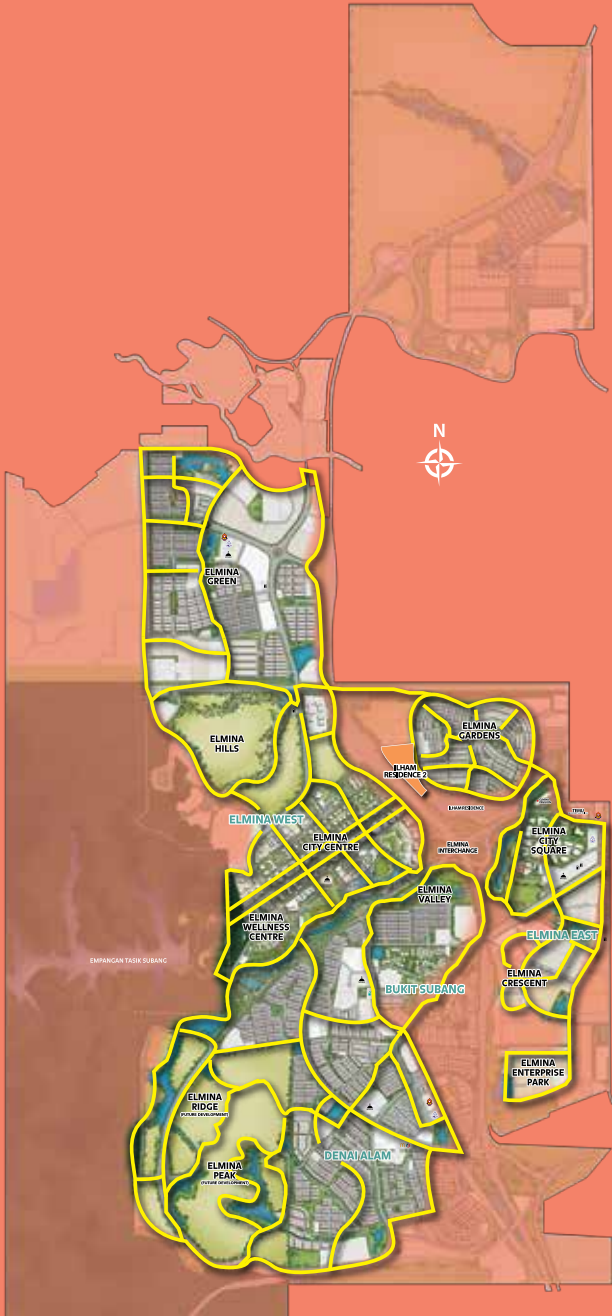


Legend

- 01. Mesh Fencing
- 02. Lawn
- 03. Coloured Concrete Path
- 04. Exposed Aggregate Path
- 05. Unit Paved Surface along Sensory Path
- 06. Highlighted Paved Surface
- 07. Impact Attenuating Surface (Rubberised Flooring)
- 08a. Dry Pebble Creek
- 08b. Pebble Creek Pebble Pattern
- 09. Feature Rock
- 10. Stepping Stones
- 11. Timber Log
- 12. Retaining Seating Wall
- 13. Seat with Back & Arm Rest



City of Elmina's
**90km
Jogging
& Cycling
Track**



Go Around, Go Greener

Will it be a relaxing bicycle ride or one that kicks up your heart rate to a different level? A leisurely stroll or training for a half marathon? No matter your goals, the 90km Jogging and Cycling Track that winds around the beautiful city is here for you, whether it's for you to explore new areas of the masterplan today or challenge you tomorrow.



45km
city-wide track



45km
neighbourhood
tracks



Popular venue for
MTB
Jamboree



Photo by Jose Lee Kong Hoong

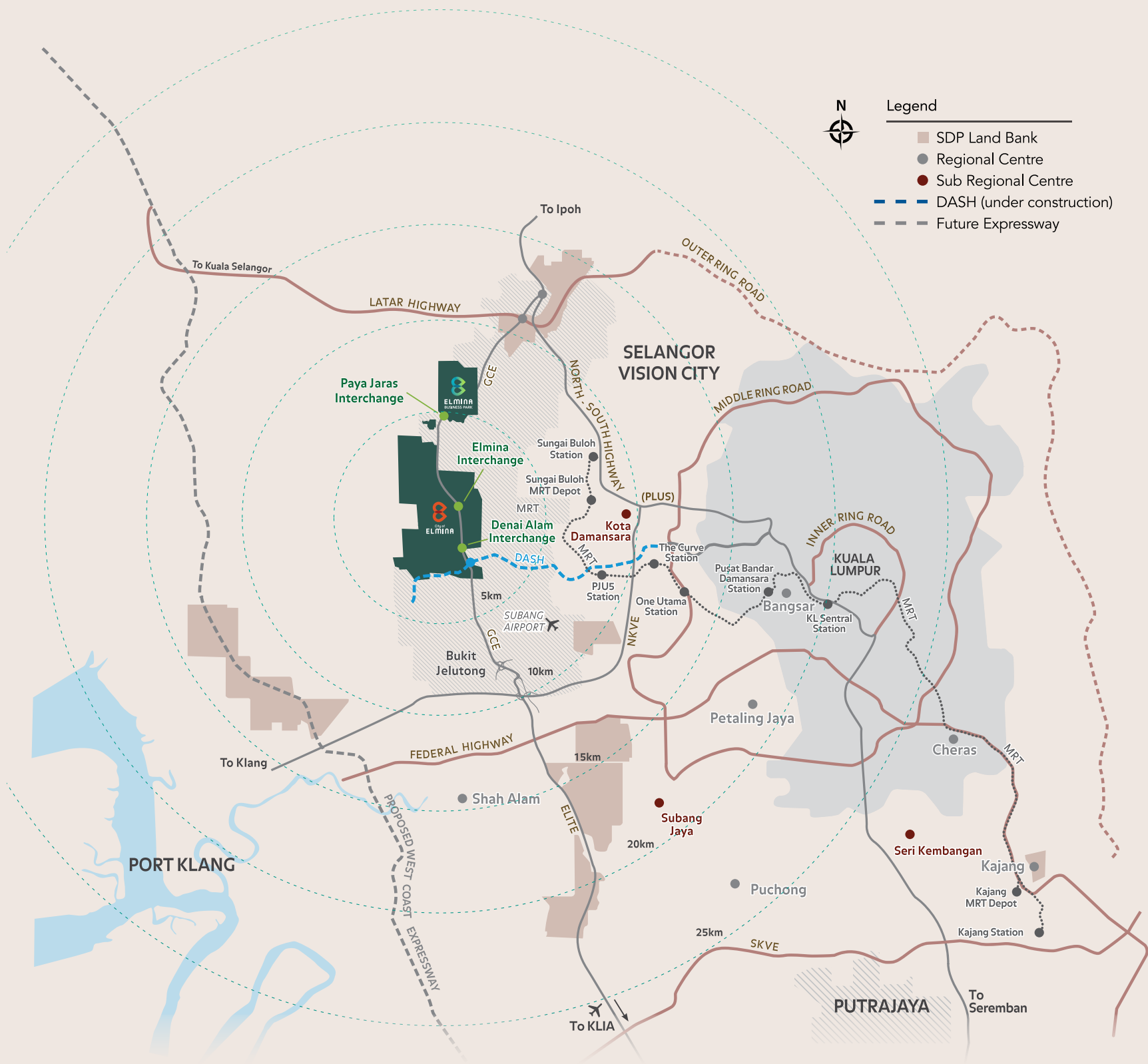


Photo by Zulkepli Ahmad Afif



Photo by Chong Keng Loy

City of Elmina Location Map



Education

- Global Oak Tree Scholars 1km
- SK Taman Bukit Subang 2km
- HELP International School 4km
- Sekolah Seri Cahaya 6km
- SK & SMK Saujana Utama 9km
- SMK Bukit Jelutong 10km
- UiTM Puncak Alam 15km

Shopping & Essentials

- Jaya Grocer Bukit Jelutong 9km
- Sunway Giza 13km
- Hospital UiTM Puncak Alam 13km
- Citta Mall 14km
- Tropicana Gardens Mall 14km
- Ara Damansara Medical Centre 15km
- 1 Utama Shopping Mall 17km
- Empire Shopping Gallery 18km

Recreational

- Denai Alam Recreational & Riding Club 3km
- Montere Golf & Country Club 13km
- Shah Alam National Botanical Park (Skytrex Shah Alam) 13km
- Oasis Ara Damansara 14km
- Tropicana Golf & Country Club 14km
- Kanching Waterfall 15km

From Vision to
Recognition

2021

8th PropertyGuru Asia Property Awards (Malaysia)
Best Landed Development (Central) - Elmina Green 4
Best Housing/Landed Development (Malaysia) - Elmina Green 4

EdgeProp - ILAM Malaysia's Sustainable Landscape Awards
Editor's Choice for Malaysia's Exemplary Sustainable Community Park
Winner in Landscape Planning Category - Elmina Central Park

2020

ILAM Malaysia Landscape Architecture Awards (MLAA)
Excellence Award in Landscape and Study Awards
Professional Category - Elmina Sports Park

International Federation of Landscape Architects (IFLA)
Honour Award in Landscape Master Plan Award
Developer Category - City of Elmina Master Plan

2019

Property Insight Prestigious Developer Awards (PIPDA)
Best Sustainable Township Development
Best Wellness Township Development

2018

Malaysia Institute of Planners Planning Excellence Awards (MIPPEA)
Design Excellence Award - Elmina West

PropertyGuru Asia Property Awards Malaysia
Winner in Best Township Development
Winner in Best Landscape Architectural Design
Highly Commended in Best Township Development

iProperty Development Excellence Awards (iDEA)
Wellness Living Innovation Award

2017

The StarProperty Awards
Winner in The Five Element Award - Best Comprehensive Township
Merit in The WOW Award - Most Iconic Development

ILAM Malaysia Landscape Architecture Awards (MLAA)
Excellence Award in Landscape Analysis and Study Awards
Professional Category - Elmina East Landscape Master Plan

JCI Malaysia Sustainable Development Awards
Winner in Sustainable Category - UN Sustainability Goals #13



**Alluring.
Brilliant.
Charismatic.**

Say Hello to the
**New Chic
On the
Block.**



ILHAM RESIDENCE 2

Type A



Type B



Type C



Type D



4 layout

options for all stages of life



Gated and guarded

with multi-tier security features



Starting from

1,668 sq. ft.



22 facilities

at your doorstep

A Home Made for the Unconventional

Say hello to a stylish yet functional home, with a layout optimised to fit your lifestyle.

ILHAM RESIDENCE 2

ILHAM
RESIDENCE

The Club
ELMINA

Twin
Lakes

Elmina
Pavilion

ELMINA
GROVE

The City's Most Innovative Precinct

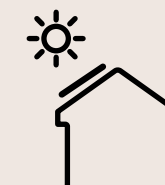
Our first strata-titled precinct, Elmina Grove, brings a gated and guarded neighbourhood together with exclusive amenities such as green pockets and facilities tailored for multigenerations.



The first landed
strata precinct in
City of Elmina



A gated and
guarded
low-density
environment



Homes of the
future with solar
panels and smart
energy metering
system



Access to
The Clubhouse



Easily accessible
from the
Guthrie Corridor
Expressway Elmina
Interchange

The Linear Back Lane

Unique Facilities for

Memorable Experiences

All 22 facilities within this landscaped environment are carefully created with individuals and families in mind for vibrant, active moments. The community will also enjoy the convenience of dedicated spaces for a Multipurpose Hall, Kindergarten, Surau, and Visitors' Parking Bay at the Central Park.



Back lanes at Ilham Residence 2 don't just look good. They are thoughtfully designed to bring neighbours closer together with 1.3km of jogging and cycling tracks connecting the community, interlaced with refreshing landscape for a community feature that is both functional and beautiful.

FacilitiesPlus⁺

Be spoilt for choice with a plethora of 22 unique facilities right by your doorstep, all while enjoying the comfort and privacy of your landed home.

Go glamping in your own backyard today, play a giant Snakes & Ladders Board Game with your kids tomorrow, and host an intimate party at the Multipurpose Hall next weekend. Endless adventures await you in your own safe sanctuary.

Family Time

- Toddlers’ Playground
- Playhouse & Slides
- Swings
- Open Lawn / Kickabout Lawn
- Trampoline
- Glamping Corner
- Snakes & Ladders Board Game

Quiet Moments

- Gazebo
- Indian Swing
- Reflexology Pathway
- Pangkin / Seating Deck at Orchard Garden
- Hammock

Active Health

- Outdoor Fitness Area
- Trampoline
- Half Basketball Court

Play Host in Your Very Own Neighbourhood

- Multipurpose Hall
- BBQ Pavilion



Legend

1. Playhouse & Slides
2. Toddlers’ Playground
3. Swings
4. Adult Swing
5. Walkway
6. Open Lawn / Kickabout Lawn
7. BBQ Pavilion
8. Gazebo
9. Reflexology Pathway
10. Outdoor Fitness Area
11. Hammock
12. Trampoline
13. Pangkin / Seating Deck at Orchard Garden
14. Half Basketball Court
15. Glamping Corner
16. Seesaw
17. Snakes & Ladders Board Game
18. Multipurpose Hall
19. Kindergarten
20. Surau
21. Visitors’ Parking Bay
22. Guardhouse & Management Office



Life's a Beautiful Escapade at Ilham Residence 2

Explore life's every possibility in the comfort of your own home and beyond: at the refreshing pocket gardens filled with multigenerational facilities, with a unique neighbourhood and sense of belonging, and completed through splendid community spaces.



22
curated facilities



1.3km
Jogging &
Cycling Track



5.4 acres
of green spaces



Landscaped
back lanes

You're Invited to the

Community



Harmonious Living

Come home to the finest of strata living. Ilham Residence 2 is designed for families to grow and communities to flourish.

Foster strong communal ties with the thoughtful features below:



Guardhouse & multi-tier security

- RFID access for residents
- CCTV monitoring at entry and exit points
- Security patrol
- Visitor management system to ensure only authorised visitors are allowed into the neighbourhood
- An impressive double-storey guardhouse that also doubles up as a management office
- Secure perimeter fencing around the neighbourhood
- Dedicated visitor bays to prevent random parking



A Multipurpose Hall and BBQ Pavilion within the Central Park

- This hall is perfect for hosting small events and serving the community's needs
- Located within the Central Park, it plays an important role as a centre point or rendezvous point for residents



Orchard Garden

- The Orchard Garden is mindfully included for residents to harvest fresh organic fruits, while encouraging community and family wellness



Dedicated space for a Kindergarten and Surau within the Central Park

- These basic amenities allow maximum convenience for Muslim residents as well as families with young children

Indulge in the

Elmina Lifestyle



Enjoy Convenience, Exclusivity, and Nature in One Address

Ilham Residence 2 is tucked in a tranquil residential enclave located just a stone's throw from the Guthrie Corridor Expressway Elmina Interchange. Take a leisurely stroll to The Clubhouse, cycle to your favourite cafe at Temu Commercial Centre, or visit the serene Twin Lakes Park.



- 1 250m
The Clubhouse
- 2 900m
Twin Lakes Park
- 3 1km
Laman Nadi Neighbourhood Shops
- 4 1.5km
Temu Commercial Centre
- 5 2.5km
Guthrie Corridor Expressway Elmina Interchange

See More,
Do More



Photo by Sumairi Mohd Samsi



Elmina's Rainbow of Life



Elmina's Crescent of Life



Lavender Park



Photo by Ng Mei Teng

Venture out further and be greeted by colourful, vibrant, and eccentric hardscapes. The City of Elmina is your picture perfect, Instagram-worthy, one-of-its-kind township where you can unlock new experiences every day.

Make Your
Mark Here

Unit Types

Section 3

Photo by Syed Farouk & Syed Faliq Fahmi

A New Home for New Beginnings

You have found your perfect match in life. Now you have found your perfect home.

Type A

20' X 60'

Intermediate Lot - 1,668 sq. ft. | End Lot - 1,785 sq. ft.

3 Bedrooms + 3 Bathrooms + 1 Family Room



This layout features 3 comfortably-sized bedrooms upstairs and a wide lifestyle kitchen that looks out to the back garden. There is also a comfortable family room for gatherings. This home is designed for high flyers, power couples, and career-driven newlyweds who appreciate minimalist yet tasteful living.

A Comfortable Home for Growing Families

The heart of contentment is found within a home for the entire family.

Type B

20' X 60'

Intermediate Lot - 1,718 sq. ft. | End Lot - 1,796 sq. ft.

4 Bedrooms + 3 Bathrooms + 1 Family Room



Come home to an all-time favourite layout with 4 bedrooms and 3 bathrooms. The additional bedroom on the ground floor can be converted to a home office, a bedroom for elderly occupants, or a playroom for young children, while the family room upstairs offers a cosy space for family activities. This layout is ideal for growing families.

An Elevated Home for Brand-new Milestones

Celebrate new milestones by taking exclusive living up a notch.

Type C

22' X 65'

Intermediate Lot - 2,091 sq. ft.

4 Bedrooms + 4 Bathrooms + 1 Family Room



This is a layout designed for upgrader families. It comes with a larger built-up of above 2,000 sq. ft., a 22 ft. wide frontage, a more spacious master bedroom, and 4 en-suite bathrooms.

An All-inclusive Home for Multigenerational Living

Three generations. One roof. One happy home.

Type D

24' X 65'

End Lot - 2,468 sq. ft.

4 Bedrooms + 4 Bathrooms + Store Room + 1 Family Room



These are the most exclusive units within the neighbourhood, with a generous built-up of 2,468 sq. ft. and ultra-wide lot size of 24' x 65'. This type also features a 6 ft. side garden and is ideal for multigenerational families who enjoy an outdoor lifestyle.

City of Elmina
Master
Layout
Map



Legend

- Residential
- Commercial
- Industrial
- Future Development

ILHAM RESIDENCE 2

ILHAM RESIDENCE 2
Site Plan



Legend

- A-A / A-Am
Intermediate / Intermediate Mirror
- A-E / A-Em
End / End Mirror
- B-A / B-Am
Intermediate / Intermediate Mirror
- B-E / B-Em
End / End Mirror
- C-A / C-Am
Intermediate / Intermediate Mirror
- D-E / D-Em
End / End Mirror
- 19
Address Number
- F3-001
Lot Number
- A-E
Type of Unit

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Proudly Sustainable, Proudly Sime Darby Property

In 2015, the United Nations unveiled its 2030 Sustainable Development Goals (SGD) as a call to action to achieve balanced, sustainable development; to end poverty, protect the planet, and ensure that people can prosper and live peacefully by 2030.

For over 10 years, sustainability has been Sime Darby Property’s beacon that is embedded and nurtured within our corporate culture. Through the UN’s SDG, we can ensure that our actions are in line with these goals as we work towards sustainability.



SDP 2030 SUSTAINABILITY GOALS

The Sime Darby Property 2030 Sustainability Goals are the Group’s industry interpretation of how it can contribute towards realising the UN SDG 2030.

GOAL 1 Supporting Local Business 90% Local Companies/Vendors	GOAL 2 Economic Injection RM10 Billion	GOAL3 Product Quality 85% QCLASSIC Score	
GOAL 7 Volunteer Hours 10,000 hours	GOAL 6 Affordable Homes 15,000 Units Below RM600,000	GOAL 5 Job Creation 100,000 Jobs	GOAL 4 Building Technology IBS Score 80 points
GOAL 8 Cycling & Jogging Tracks 300 km	GOAL 9 Human Rights All Vendors/Supply Chain Partners have clear commitment to Human Rights	GOAL 10 Occupational Safety & Health Zero workplace accident-related fatalities	GOAL 11 Urban Farming Minimum one (1) urban per township
GOAL 15 Biodiversity (IUCN Trees) 50,000 trees	GOAL 14 Community Recycling 6,570,000 kg/ 6570 tonnes	GOAL 13 Water Savings Fittings 30,000 Residential Units	GOAL 12 Renewable Energy 12,600 MWh annually
GOAL 16 Carbon Sequestration 4,000 tonnes (from 160,000 trees)	GOAL 17 Energy Efficient Homes 10,000 homes	GOAL 18 Operational Eco-Efficiency 30% intensity reduction in operational carbon, water & waste; 30% intensity increase in operational recycling	

Developing Homes, Building Lifestyles

Sime Darby Property is a leading property developer with a strong success rate of developing sustainable communities for almost 50 years. With 24 active townships/developments, Sime Darby Property has a wide reach that encompasses assets and operations across the globe. It marks its presence in the UK as part of a Malaysian consortium to develop the iconic Battersea Power Station Project in Central London. As a responsible corporate player, Sime Darby Property and its philanthropic arm Yayasan Sime Darby (YSD) actively roll out various initiatives to assist the underprivileged communities living within and nearby its townships nationwide. A multi-award winning property group with numerous international and local accolades, Sime Darby Property is the only Malaysian property developer to be selected as an Index Component of Dow Jones Sustainability Indices (DJSI) for the second consecutive year (2019-2020).


It is also 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 10th consecutive Gold at the Putra Brand Awards 2020 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 consistently receives since 2009.



Property



Visit our Sales Gallery:
Elmina Pavilion, Persiaran Eserina,
Elmina East, Sek U16,
40160 Shah Alam, Selangor.

 Elmina Pavilion

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

03 7831 2253
www.simedarbyproperty.com



No. of Units: 277 · Type: 2-Storey Link House · Expected Date of Completion: March 2025 · Land: Free of Encumbrances · Tenure of Land: Freehold · Developer's License No.: 13017/08-2023/0002(A) · Validity: 20/08/2021 – 19/08/2023 · Advertising & Sales Permit No.: 13017-35/03-2025/0002(N)-(S) · Validity: 18/03/2022 – 17/03/2025 · Appropriate Authority which Approves the Building Plans: Majlis Bandaraya Shah Alam · Reference No.: MBSA/BGN/BB/600-1(PS)/SEK.U16/0218-2020 & MBSA/BGN/BB/600-1(PS)/SEK.U16/0219-2020 · 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, 47301 Petaling Jaya, Selangor · Selling Price: RM 771,888 (Min), RM 1,579,000 (Max) · 7% Bumiputera Discount (Quota Applies)

Any sketches, illustrations, renderings, images, pictures, amenities, food services, resort services, unit finishes, designs, materials, plans, specifications, art and/or visuals shown and featured in this brochure including the interior design concepts, colour schemes and suggested furnishings in the completed unit/development are artist's impression and for illustrative purposes only and shall not be taken as a representation, express or implied, of the final detail of the exterior or interior of the actual development or a unit that is to be or is being purchased by the purchaser or of the items that will be delivered with the purchaser's unit/ the development. The design and construction of the development is subject to first obtaining the appropriate authority's approval(s) which may require the developer to alter any design, plan, or layout depicted. Accordingly, the developer expressly reserves the right to modify, revise, or withdraw any or all of the same without any liability being incurred by the developer. In the event of any discrepancy between the sale and purchase agreement and the information, perspectives and plans contained in this brochure, the terms of the sale and purchase agreement which form the entire agreement between the purchaser and the developer shall prevail.



For more info

03 7831 2253

www.simedarbyproperty.com

THE **EDGE** *Top Property
Developer Awards*
2020



DEVELOPER OF THE ICONIC

**BATTERSEA
POWER STATION**
LONDON, UK



Sime Darby Property Berhad
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