



ILHAM RESIDENCE 2

Type C | Type D
22' x 65' | 24' x 65'
Lifestyle Terrace Homes



Type C
A Home for **Brand-new Milestones**



A comfortable
lifetime home with a
practical layout
for all, from **young**
to **senior families**

- Timeless modern contemporary facade
- 22 ft.-wide frontage and spacious open plan living area
- 4 bedrooms with en-suite bathrooms
- A flexible suite on the ground floor with garden terrace
- Spacious family lounge on the first floor



You're set for life.
Here's the upgrade you deserve.



With a lot size of 22' x 65' and a built-up of more than 2,000 sq. ft., Type C features a practical, well-loved layout that appeals to everyone across generations. Limited to 43 units, these beautiful intermediate terrace homes boast 4 spacious bedrooms with en-suite bathrooms.

The flexible suite on the ground floor also comes with a terrace that looks out to curated landscaped back lanes – the perfect spot for your morning coffee or outdoor reading.



Where life is in perfect balance.



The open plan living area and an unenclosed staircase offers maximum flexibility in interior space planning.



The flexible suite on the ground floor can be used as a home office, a bedroom for seniors, a playroom, or even a home gym.

Scan to view
the full virtual
show unit.



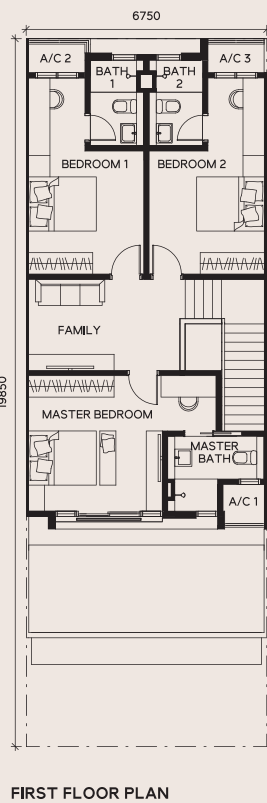
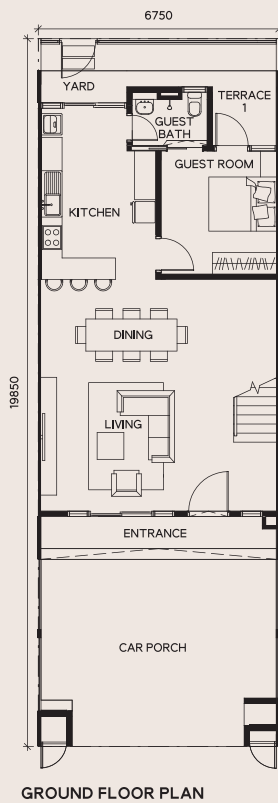
Type **C**

Intermediate Lot
22' x 65' | 2,091 sq. ft.

 4 Bedrooms

 4 Bathrooms

 1 Family Room



Type D

A Home for Multigenerational Living



An **all-inclusive** home
for **generations**
with a generous built-up area and
private gardens

- Timeless modern contemporary facade
- A 24 ft. ultra-wide frontage and spacious open plan living area
- 4 bedrooms with en-suite bathrooms
- A flexible suite and additional store room on the ground floor
- Private outdoor terrace and side garden



**Three generations. One roof.
One happy home.**

Be among the select few to own the most exclusive homes in the neighbourhood. Limited to just 16 units, Type D features an ultra-wide 24 ft. frontage and 2,468 sq. ft. of living spaces, thoughtfully planned for multigenerational living.

All units come with generous windows and sliding doors that look out to a 6 ft. side terrace and garden. Enjoy maximum comfort and privacy with 4 spacious bedrooms and 4 en-suite bathrooms. The extra utility room on the ground floor can also be converted to a maid's room or extra storage space.



Where bonds take root and families flourish



Enjoy generous natural light and opulent space in your spacious master bedroom.



The cosy family room and generous outdoor terrace are designed to bring the family closer together.

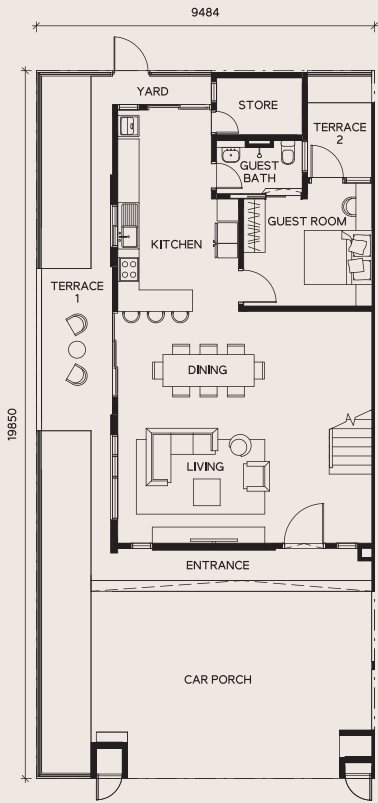


Scan to view the full virtual show unit.

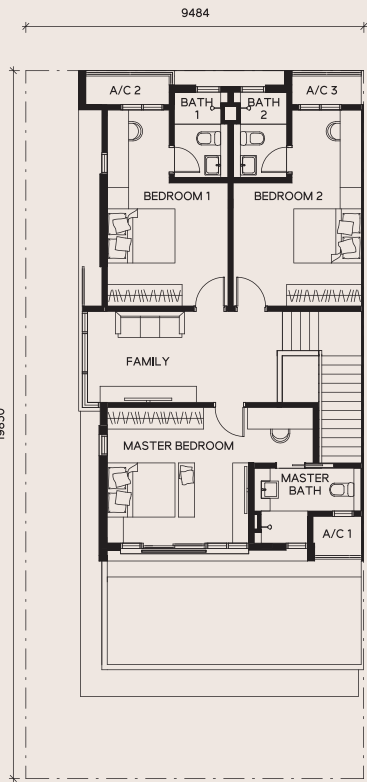
Type D

End Lot
24' x 65' | 2,468 sq. ft.

- 4 Bedrooms
- 4 Bathrooms
- 1 Store Room
- 1 Family Room



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Site Plan

Type C & Type D



Specifications

Structure	: Reinforced Concrete	
Wall	: Masonry / Concrete / Dry Wall	
Roof Covering	: Roof Tiles / Concrete / Metal Sheet	
Roof Framing	: Metal	
Ceiling	: All	: Plaster Ceiling / Cement Board / Skim Coat
Windows	: All	: Aluminium Framed Glass Panel / Glass Louvres
Doors	: Main Entrance	: Laminated Engineered Timber Door
	: Other Doors	: Laminated Timber Flush Door
		: Laminated Pocket Sliding Door
	: Sliding	: Aluminium Door
		: Aluminium Frame Glass Sliding Door
Louvres	: Aluminium Louvres Screen	
Ironmongery	: Lockset with Accessories	
Wall Finishes	: External Walls	: Plaster and Paint / Brick Veneers
	: Internal Walls	: Plaster / Skim Coat / Paint
	: Kitchen	: Ceramic Tiles with Plaster and Paint
	: Bathrooms	: Porcelain Tiles up to Ceiling Height
	: Others	: Plaster and Paint
Floor Finishes	: Car Porch	: Concrete Imprint
	: Entrance & Terraces	: Porcelain Tiles
	: Living & Dining	: Porcelain Tiles
	: Kitchen	: Porcelain Tiles
	: Guest Room	: Porcelain Tiles
	: Store (Type D only)	: Ceramic Tiles
	: Yard	: Porcelain Tiles
	: Bedrooms	: Laminated Flooring
Sanitary & Plumbing Fittings	: Bathrooms	: Porcelain Tiles
	: Family	: Laminated Flooring
	: Staircase	: Laminated Flooring
Electrical Installations	: Kitchen	: Sink with Tap
	: Bathrooms	: Sanitary Wares and Fittings
	: Refuse	: Tap
		Type C (Intermediate Lot) Type D (End Lot)
Light Point		2225
Gate Light Point		11
Power Point		1822
Power Point comes with USB Outlet		44
Fan Point		-7
Wall Fan Point		71
Door Bell Point		11
Water Heater Power Point		44
Air-Condition Power Point		55
Booster Pump Power Point		11
Telephone Point		22
Data Point		44
TV Outlet Point		33
Telephone Trunking & Cabling	: Provided	
Fencing	: Brick Wall, Metal Fencing and Vent Block (Type D only)	
Miscellaneous	: Letter Box	
	: Refuse Compartment	
	: TNB Meter Compartment	
	: Water Meter Compartment	
	: Basic Home Alarm System	

*Subject to authority approval & availability.



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ELMINA

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 Elmina Pavilion

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(including public holidays)

03 7831 2253

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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 (263265)-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)

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