



KANOPI  
RESIDENCES

EXPERIENCE WELLNESS  
AT ALL NEW HEIGHTS



Sime Darby Property Berhad (197301002148)





# ELMINA CITY CENTRE

It began with a vision to create a city in harmony with nature—a city that is safe, green and liveable. We set out to revolutionise urban living, and today, we introduce Elmina City Centre. Here, sustainability meets urban biodiversity, walkability and wellness.

Welcome to the future of city living.



FIABCI PRIX D'EXCELLENCE  
WORLD GOLD WINNER 2023  
(MASTERPLAN)



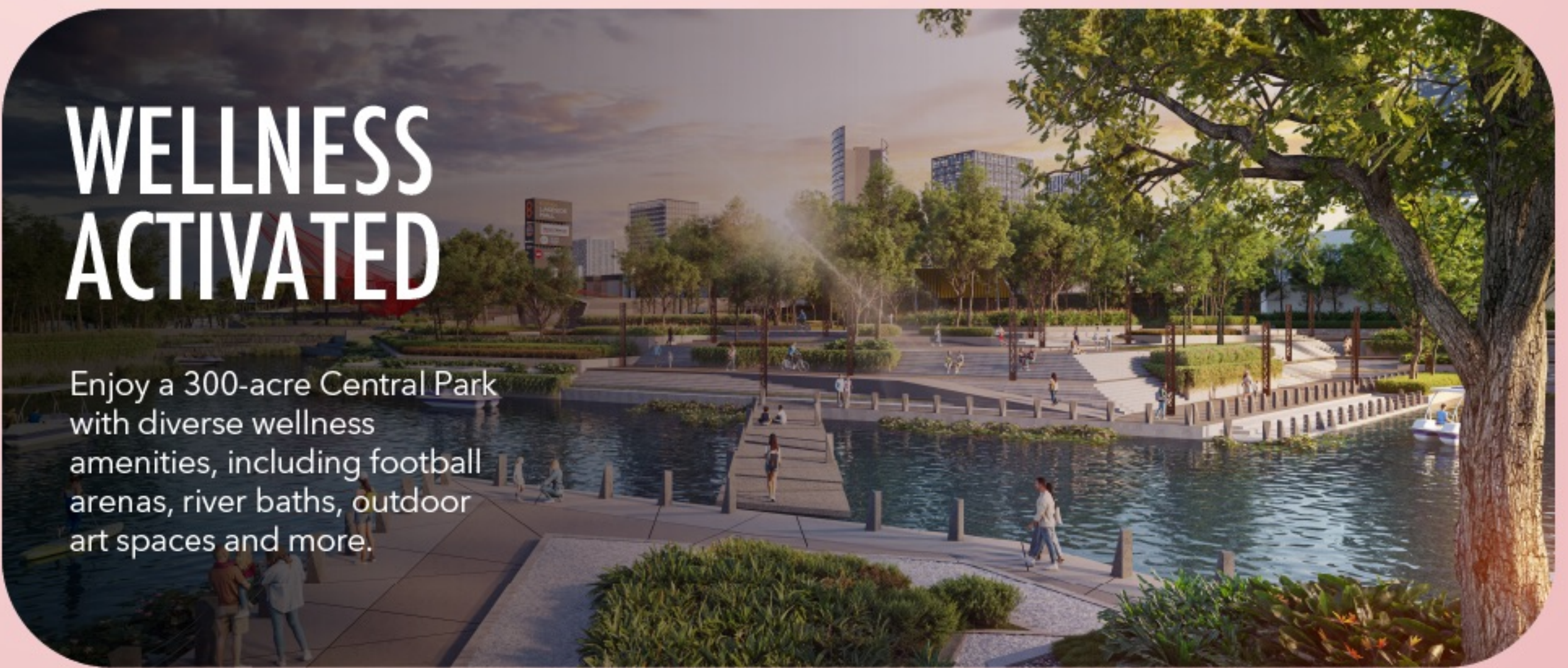


# CITY LIVING AS IT SHOULD BE



## 15-MINUTE CITY MOBILITY

Experience seamless city living with dedicated pedestrian and cycling tracks, safe streets and amenities within a 15-minute walk or bike ride.



## WELLNESS ACTIVATED

Enjoy a 300-acre Central Park with diverse wellness amenities, including football arenas, river baths, outdoor art spaces and more.



## INTEGRATED CITY LIVING

Discover vibrant city life with Elmina Lakeside Mall, a comprehensive education hub and a future-ready business district and transit centre.



## SUSTAINABILITY & GREEN LIVING

Immerse in nature with the 2,700-acre forest reserve, an urban rainforest, a biodiversity corridor and extensive jogging and cycling tracks.



# THE NEW BENCHMARK OF CITY LIVING

The 350-acre freehold city is designed with 9 components, cleverly integrated to offer a balance of wellness, convenience, lifestyle and living all in one.



- 1 Elmina Education Hub
- 2 The CBD
- 3 Residential Park
- 4 Elmina Wellness Hub
- 5 Future Transit Hub
- 6 Integrated Commercial
- 7 Elmina Lakeside Mall
- 8 Public Amenities
- 9 Elmina Central Park





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# THE CITY OF ELMINA'S FIRST HIGH-RISE



Freehold and  
exclusive environment  
(only 499 units)



1,000 sq.ft. with  
3 bedrooms



35+ wellness-inspired  
facilities



Easily accessible via  
DASH & GCE



Adjacent to  
2,700-acre Forest Reserve



# DESIGNED FOR HOLISTIC LIVING



SWIMMING POOL WITH A VIEW



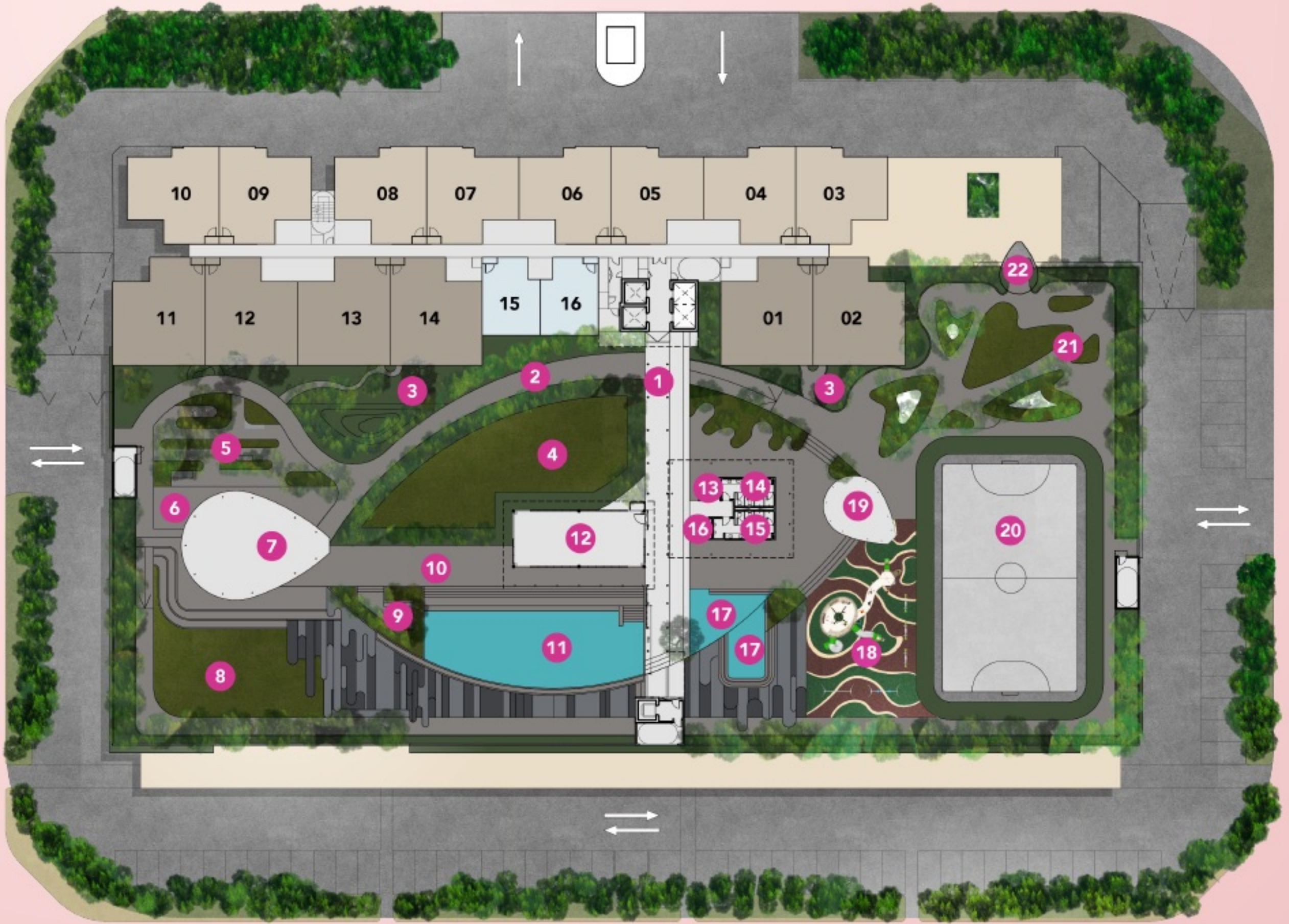
GRAND ENTRANCE





PODIUM FACILITY LEVEL 7



# FACILITY PLAN PODIUM LEVEL 7



 Type A1 / A1M

 Type A / AM

- |                                   |                                 |
|-----------------------------------|---------------------------------|
| ① Entry Court                     | ⑫ Gymnasium                     |
| ② Pedestrian Path / Jogging Track | ⑬ OKU Toilet                    |
| ③ Forest Garden                   | ⑭ Female Toilet & Changing Room |
| ④ Grand Lawn                      | ⑮ Male Toilet & Changing Room   |
| ⑤ Herbs Garden                    | ⑯ Outdoor Shower                |
| ⑥ BBQ Deck                        | ⑰ Wading Pool                   |
| ⑦ Multipurpose Hall               | ⑱ Playground                    |
| ⑧ Family Lawn                     | ⑲ Family Pavilion               |
| ⑨ Sunken Lounge                   | ⑳ Multipurpose Court            |
| ⑩ Pool Deck                       | ㉑ Meditation Lawn               |
| ⑪ Swimming Pool                   | ㉒ Lookout Deck                  |

**Level 14 & 15**  
Co-Working In The Sky

**Level 22, 23 & 24**  
Lounge In The Sky

**Level 30, 31 & 32**  
Fitness In The Sky



# FLOOR PLANS

## A/AM

1,000 SQ.FT.

3 Bedrooms | 2 Bathrooms | 2 Car Parks



This unit type is available on all floors.



## A1/A1M

1,200 SQ.FT.

3 Bedrooms | 2 Bathrooms | 3 Car Parks

Extra Large Balcony Space

Direct Garden Access



Only 6 units available on Level 7 (facility floor).







## COMMERCIAL AMENITIES

- 300m** Elmina Lakeside Mall
- 2km** Temu Commercial Centre
- 3km** E-Boulevard Denai Alam



## LEISURE & RECREATION

- 100m** Elmina Central Park
- 400m** Bukit Cherakah Forest Reserve
- 7km** Montere Golf & Country Club



## EDUCATION AMENITIES

- 500m** SJKC Regent Elmina
- 500m** SMK Akademik Chung Hwa
- 2km** SK Bukit Subang
- 4km** SK Denai Alam
- 6km** SMK Saujana Utama
- 6km** HELP International School



## CONNECTIVITY

- 300m** Future ECC Transit Hub
- 2km** Guthrie Corridor Expressway
- 6km** DASH Expressway
- 10km** MRT Kwasa Damansara





# KANOPI

## RESIDENCES

WELLNESS HAS BEEN THE CORE  
OF WHAT WE DO AND THIS TIME,  
WE ARE TAKING IT SKY HIGH

REGISTER NOW TO ENJOY EARLY BIRD REWARDS

FIND OUT MORE AT  
ELMINA CITY CENTRE

FOR ENQUIRIES  
+603-7831 2253

[www.simedarbyproperty.com](http://www.simedarbyproperty.com)



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Kanopi Residences • Phase ECC12 • Total Units: 499 • House Type: Serviced Apartment • Expected Completion Date: October 2027 • Land: Free of Encumbrances • Tenure of Land: Freehold • Developer's License No.: 13017/08-2028/1086(A) • Validity Period: 20/08/2023 - 19/08/2028 • Advertising & Sales Permit No.: 13017-47/06-2027/0583(N)/S • Validity Period: 27/04/2024 - 26/04/2027 • Building Approving Authority: Majlis Bandaraya Shah Alam • Building Plan Reference No.: MBSA/BGN/B-B/600-1(PS)/SEKU15/0119-2023 • Developer: 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: SAMM - RM270,000 | Selling Price: RM675,888 (Min.) - RM829,888 (Max.) • 10% Bumiputera Discount (Subject to Quota).

THIS AD HAS BEEN APPROVED BY NATIONAL HOUSING DEPARTMENT