

# FERREA

## Denai Alam

2-Storey Link Homes | 22' x 70' & 22' x 75'



City of  
**ELMINA**

**1800 88 1118**  
www.simedarbyproperty.com







Where home leads you right onto the path of healthier living

#embracetheelminaway  
to healthier living



# Close to the city.

## And closer still to our roots.

Just a short 15 km from Shah Alam, this township spans over 1,000 acres within the 5,000-acre City of Elmina. Denai Alam stays true to its name as it embraces the spirit of communal kampung living with a 4.8 km 'denai' or footpath that connects the entire neighbourhood. This low-density development set in lush greenery creates a true neighbourly setting but still gives residents privacy with family and loved ones. Developed since 2005, Denai Alam has seen substantial appreciation in value over the years and will no doubt continue to climb with the City of Elmina and DASH highway as catalysts for growth along the Guthrie Corridor.

A large, three-dimensional sign for 'Denai Alam' is mounted on a wall of tall, vertical stone pillars. The sign is made of a metallic material with a green patina and is illuminated from within, giving it a glowing appearance. The wall is constructed from large, rectangular stone blocks with a rough, textured surface. The sign is positioned on the right side of the image, with the pillars extending towards the left. The background shows a clear blue sky and some distant hills.



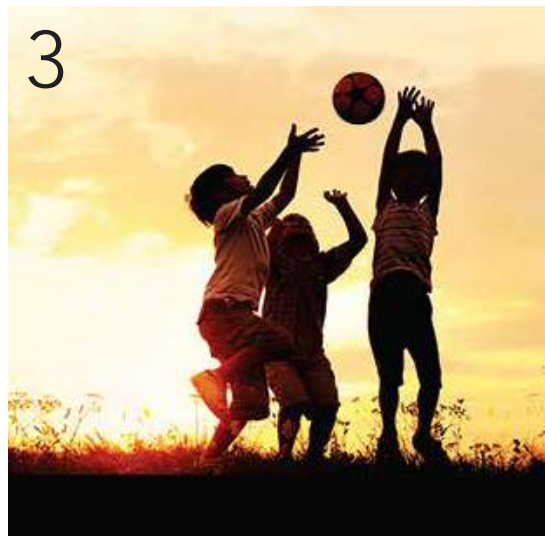


This is a home built on the City of Elmina's 8 Pillars of Wellness.

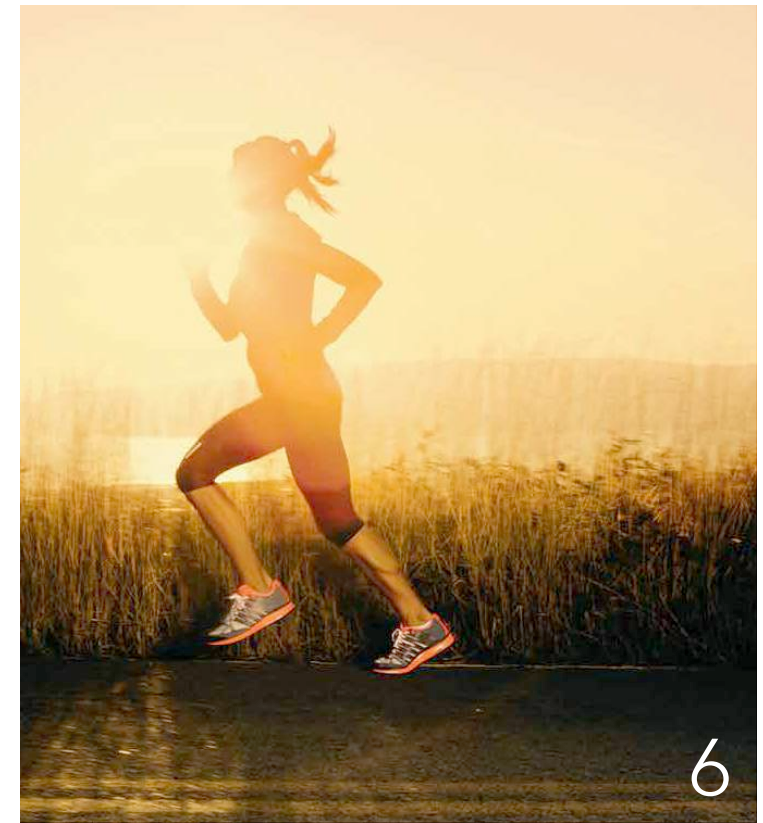


- 1. **Family Wellness**  
To plan spaces that foster mutual respect and strengthen family values.
- 2. **Occupational Wellness**  
To define work spaces that are conducive for a life of work-play balance.

- 3. **Community Wellness**  
To design spaces that encourage harmonious interaction among the people.
- 4. **Intellectual Wellness**  
To provide spaces for people to be stimulated intellectually, learn and grow.



A balanced life?  
**It will be yours.**



- 5. **Environmental Wellness**  
To create inspirational spaces that are filled with the beauty of nature.
- 6. **Physical Wellness**  
To design spaces that are meant to drive active living and healthy eating for a wellness lifestyle.
- 7. **Emotional Wellness**  
To define spaces that inspire positive attitudes and an optimistic outlook on life.
- 8. **Mental Wellness**  
To provide spaces that enable people to achieve balance and harmony with people and themselves.





**Walk down memory lane.**  
And walk right into a healthier you.



The introduction of the Denai design concept of a township enveloped in not just natural greenery but landscaped parks, gardens and trails won accolades in the form of the 2003 Malaysian Institute of Planners Innovation Award.

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**“HEALTHY CITIZENS ARE  
THE GREATEST ASSET ANY  
COUNTRY CAN HAVE.”**

*- Sir Winston Leonard Spencer-Churchill*



Denai Alam features abundant parks, gardens, trails and exercise areas for residents.

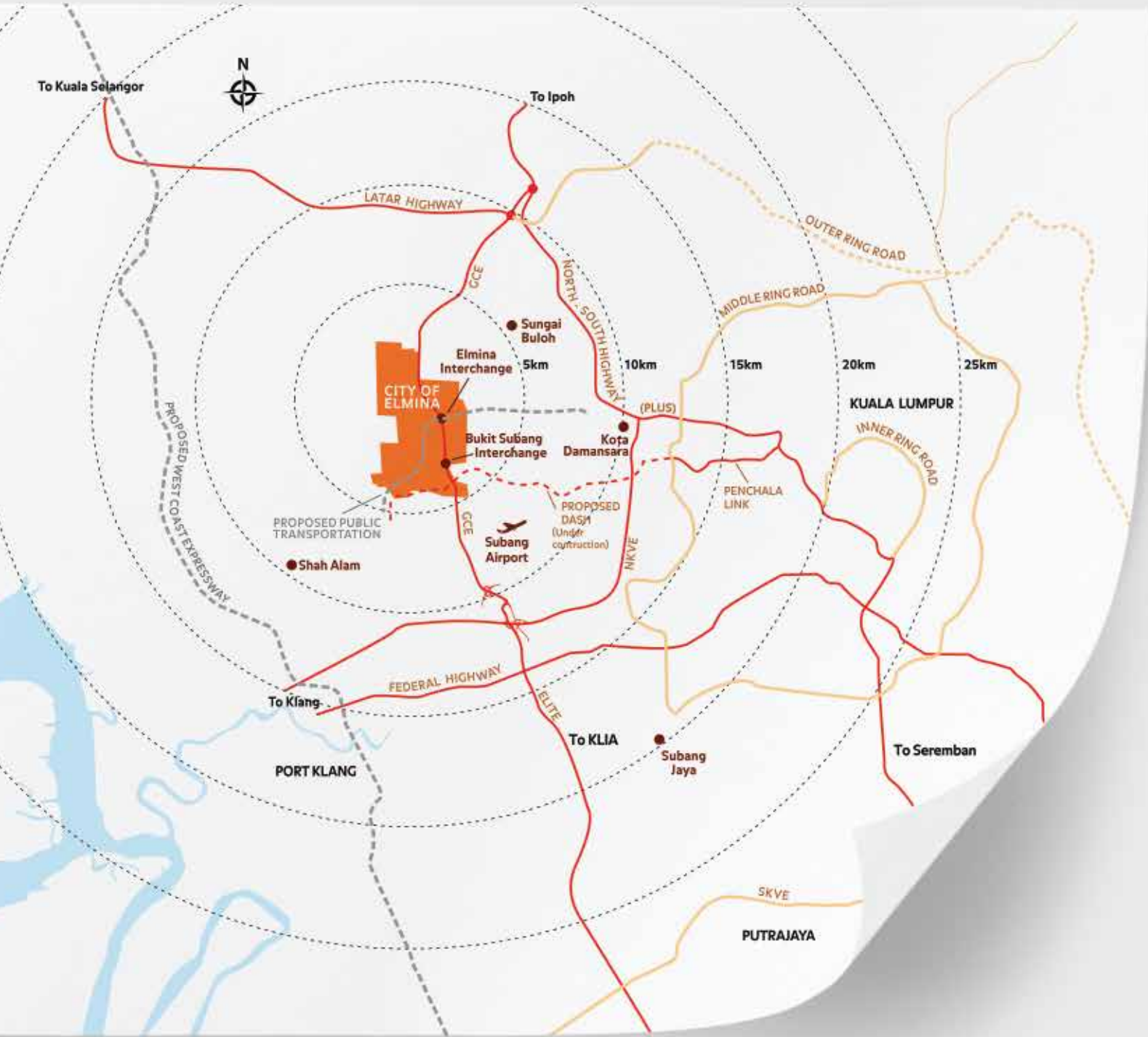
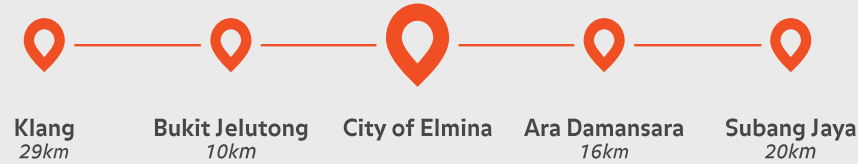


# Never too far away.

All your essential destinations are closer than you might think. This is made possible with the myriad of accessibility options available.

The City of Elmina enjoys an extensive network, conveniently connected to the Guthrie Corridor Expressway (GCE), Federal Highway, LATAR and NKVE, enabling a shorter drive to Kota Damansara, Shah Alam and Subang Airport.

The DASH highway, which is currently under construction, is also expected to significantly shorten commutes to Petaling Jaya and Kuala Lumpur.



Aerial view of the Bukit Subang interchange on Guthrie Corridor Expressway which conveniently connects Denai Alam to NKVE, Federal Highway and ELITE.

## Shopping & Essentials

- Giant Hypermarket
- Tesco Hypermarket
- Jaya Grocer
- AEON Mall
- Subang Parade
- Empire Shopping Gallery

## Education

- SRK Bukit Subang
- SRK Bukit Jelutong
- SMK Bukit Jelutong
- Sekolah Sri Cahaya
- Help International School

## Recreational Clubs

- Sultan Abdul Aziz Golf Club
- Monterez Golf Club
- Kelab Rekreasi Tentera Udara
- Kelab Golf Negara Subang
- Saujana Golf & Country Club
- Denai Alam Recreational Riding Club



Reputable schools within close proximity.



One of the many playgrounds and recreational amenities for residents.



Your comfort zone?  
**Stretch it to 90 km.**

#embrace<sup>the</sup>elmin<sup>a</sup>way  
to healthier living



“IT IS HEALTH THAT  
IS REAL WEALTH AND  
NOT PIECES OF GOLD  
AND SILVER.”

– Mahatma Mohandas Karamchand Gandhi



90 km of running and cycling tracks  
and 4.8 km of idyllic walking footpath.

90 km jogging and cycling track within the City of Elmina.



# Another chance to live in this award-winning township.

FERREA is one of the final phases of linked homes to be developed in the coveted township of Denai Alam. Strategically located at the heart of City of Elmina and surrounded by matured neighbourhoods, FERREA is within walking distance to commercial amenities and a short drive to the future Elmina City Centre. Spend your evenings by the serene lake and picnic on the wide open lawns. Let your kids explore the interactive parks as you train on the 1.5 km dedicated in-phase running and cycling track. FERREA is the perfect start to family well-being and a freehold investment not to be missed.

This well-planned township has been recognized with numerous accolades including:

- Winner of the 2003 Planning Innovation Award by the Malaysian Institute of Planners
- The Star Property Awards 2017 – Excellence in the 5 Elements Award for Most Comprehensive Township





# Inspired by tradition.

## Designed with innovation for modern comforts.

Ferrea takes the best architectural cues from plantation homes and enhances them through modern materials and techniques. This results in contemporary homes with highlights from our rich architectural history. Yet, there is no compromise in terms of modern functionality.

While large windows bathe the home in the warmth of natural light, thermal insulation inside the roof keeps the home cool and stacked vent blocks add an aesthetic twist to the facade.





Another welcome addition is the unobstructed car porch that comfortably fits two cars. If that wasn't enough, all roads are extra-wide and streets are designed with cul-de-sacs for exclusivity and security.





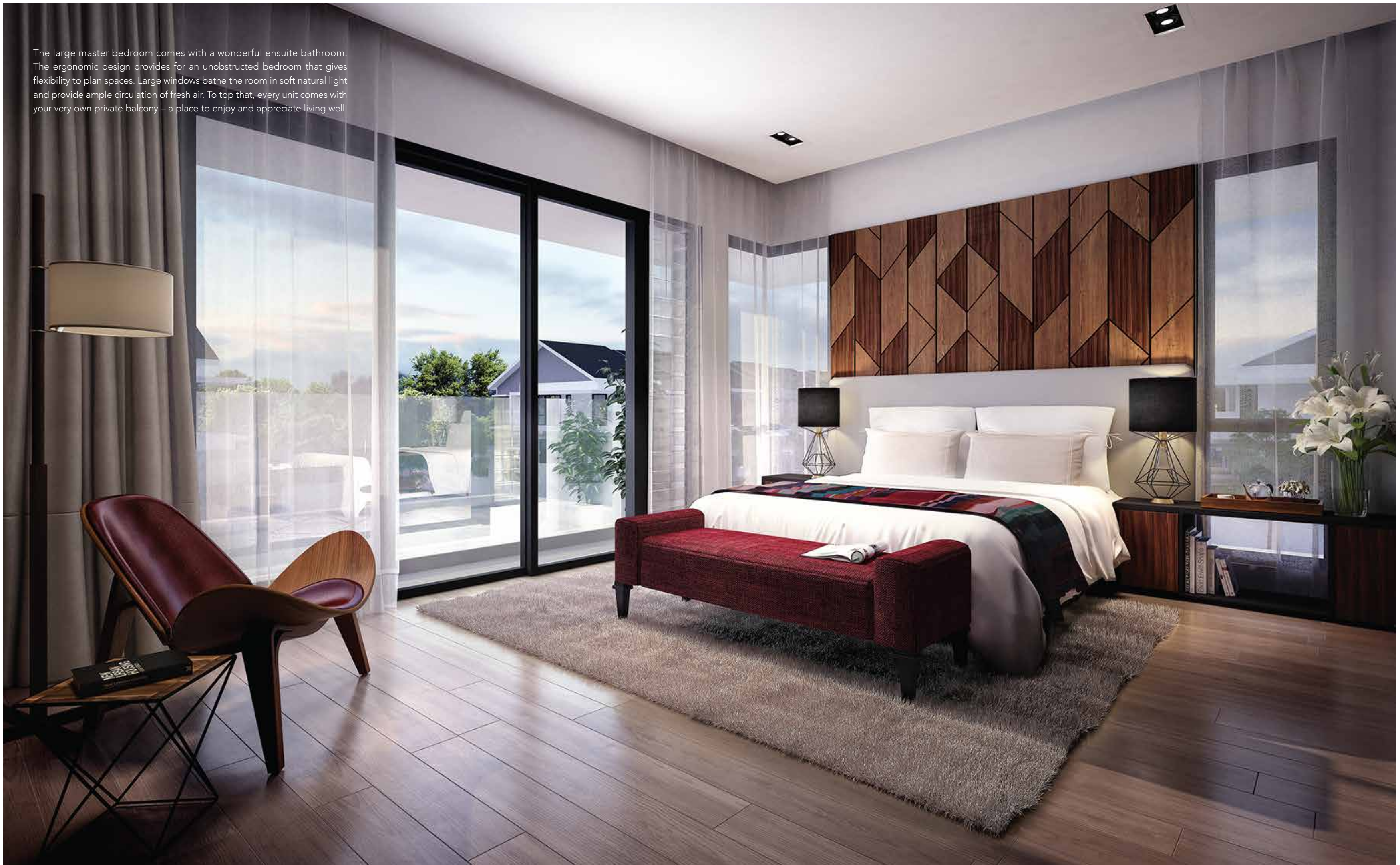
What exactly is an open plan home? At Ferrea, it means that all the family can have a view of each other no matter if reading in the living room or cooking in the kitchen. It's striking the fine balance of having enough room for privacy and yet be close together.

Furthermore, a spacious ground floor granny suite with attached bathroom (wheelchair-friendly & has pocket doors) makes it a truly multigenerational space.





The large master bedroom comes with a wonderful ensuite bathroom. The ergonomic design provides for an unobstructed bedroom that gives flexibility to plan spaces. Large windows bathe the room in soft natural light and provide ample circulation of fresh air. To top that, every unit comes with your very own private balcony – a place to enjoy and appreciate living well.





# Love fresh air?

Natural air purifiers in the form of pocket gardens, lawns and picnic areas.



A row of trees don't make a garden, and a table and two benches don't make a park. Within walking distance of every Ferrea home is a proper green space for spending time with family, loved ones and friends. And while you relax and entertain - the many trees and selection of flowering plants provide constant, cool fresh air.

### Active Park

Interactive Playground  
Fitness Station  
Reflexology Path  
Multipurpose Area  
Seating Picnic Table

### Passive Park

Open Lawn  
Gazebo  
Multipurpose Area  
Family Square  
Children Area

“ IF WE ARE CREATING OURSELVES ALL THE TIME, THEN IT IS NEVER TOO LATE TO BEGIN CREATING THE BODIES WE WANT, INSTEAD OF THE ONES WE MISTAKENLY ASSUME WE ARE STUCK WITH. ”

- Deepak Chopra



Open lawns, multipurpose areas and family areas are available to spend time with family in an active and healthy manner.

# Ferrea's 5 Features of Wellness.

Homes at Denai Alam are not just beautiful but thoughtfully designed with wellness in mind.



## DESIGN

- North-south orientation and vent block design on the façade reduces exposure to direct sunlight.
- Granny Suite with attached terrace allows the elderly and guests to relax in comfort and privacy.
- Disabled friendly design that ensures ease of access for wheel-chair users.
- All bedrooms come with en-suite bathrooms for added privacy.



## WELLNESS AND HEALTH

- Application of environmental friendly, low VOC paint to help reduce health risks.
- Linked by a centralized park which opens out to strategic location via pedestrian friendly links.
- Well equipped with recreational amenities that promotes a healthy lifestyle.
- Stone wool insulation regulates indoor temperature for better thermal comfort.



## GREEN LABEL CERTIFICATION

- Ferrea is constructed using certified green label products that contribute in reducing environmental impact such as paints, timber flooring, and roofing material.



## COMFORT AND SPACE

- Open plan arrangement with integrated living, dining and kitchen elevates the concept of modern living.
- Generous openings create a healthier internal environment and seamless connection between indoors and outdoors.
- Columnless car porch enhances flexibility and sense of space.



## QUALITY PRODUCT

- Finished with quality laminated timber flooring which is scratch resistant, hygienic and easy for maintenance.
- Enhanced security with the provision of special keyway and certified locksets.
- Aluminium product such as sliding doors, windows and louvres are of high quality and powder coat finished.





MASTER LAYOUT MAP  
CITY OF ELMINA

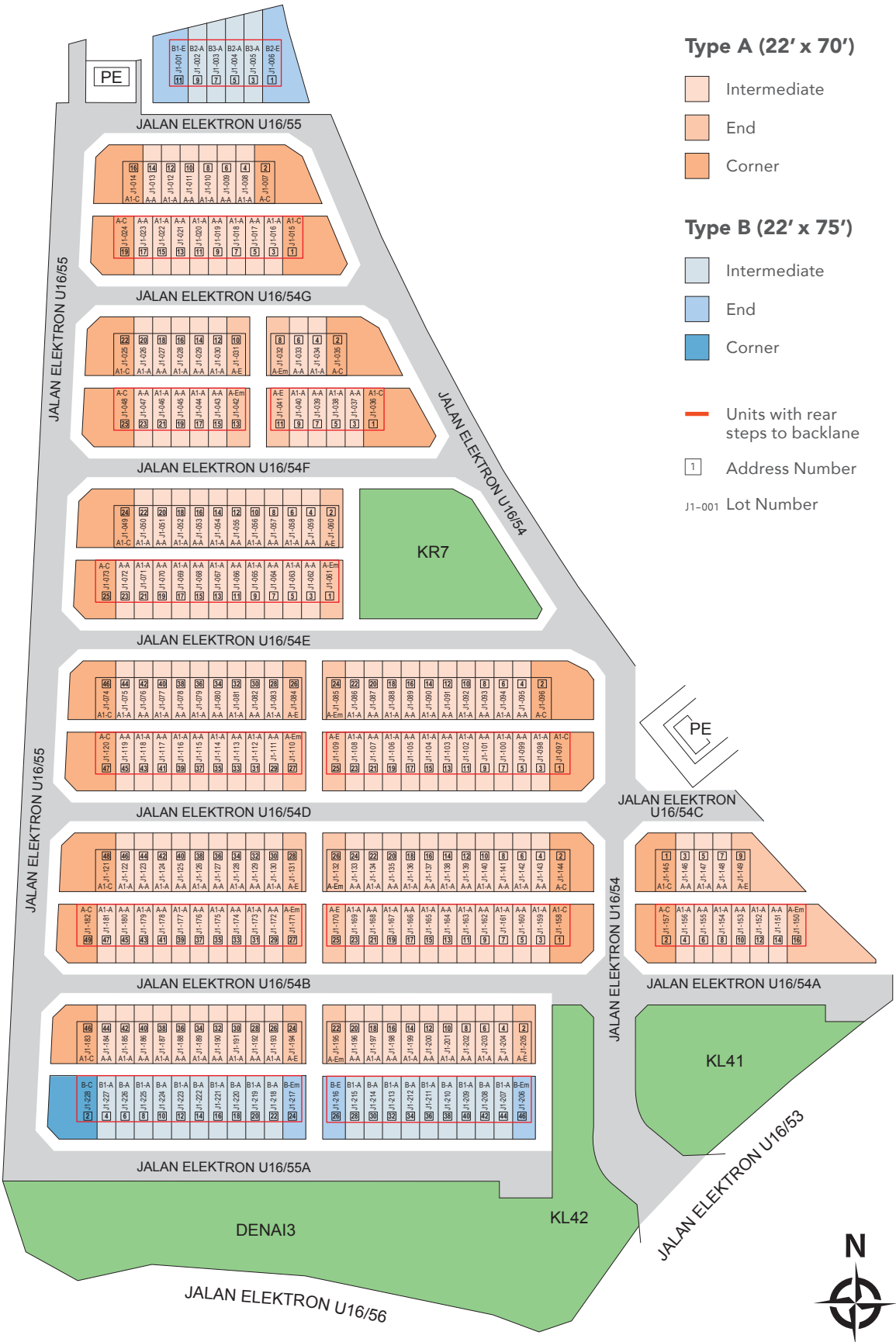
FERREA  
*Denai Alam*

Legend

- Residential
- Commercial
- Future Development



SITE PLAN



Type A (22' x 70')

- Intermediate
- End
- Corner

Type B (22' x 75')

- Intermediate
- End
- Corner

- Units with rear steps to backlane
- Address Number

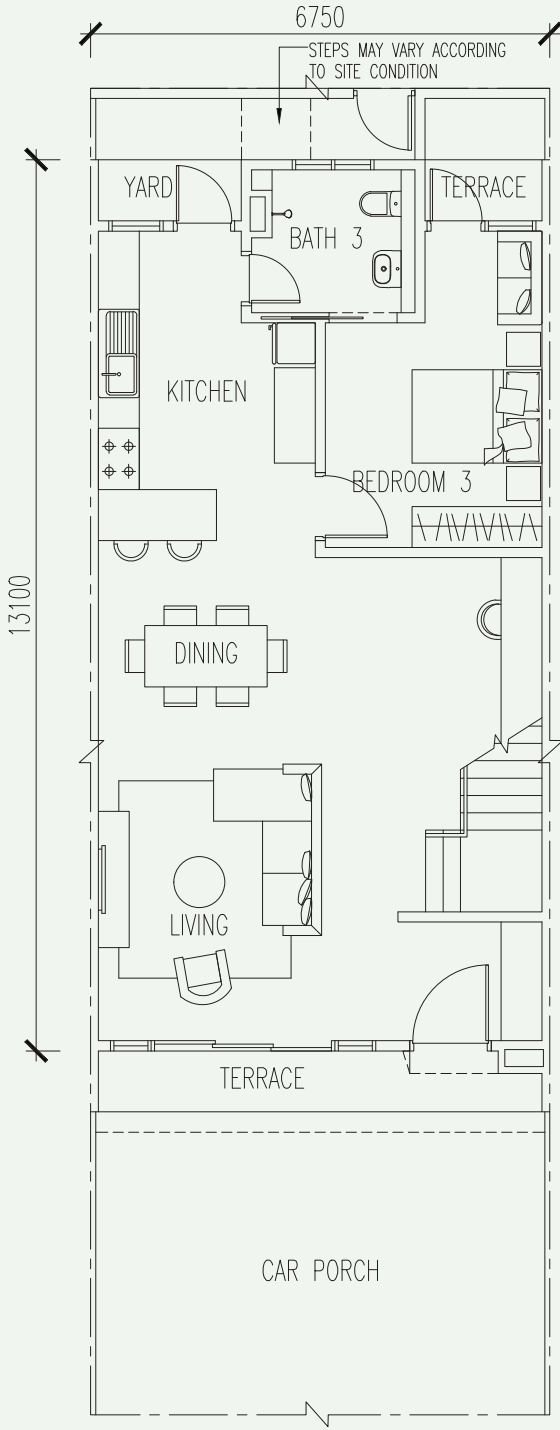
J1-001 Lot Number

Floor plans may have slight variations between units. Refer to SPA drawing for accurate illustration.

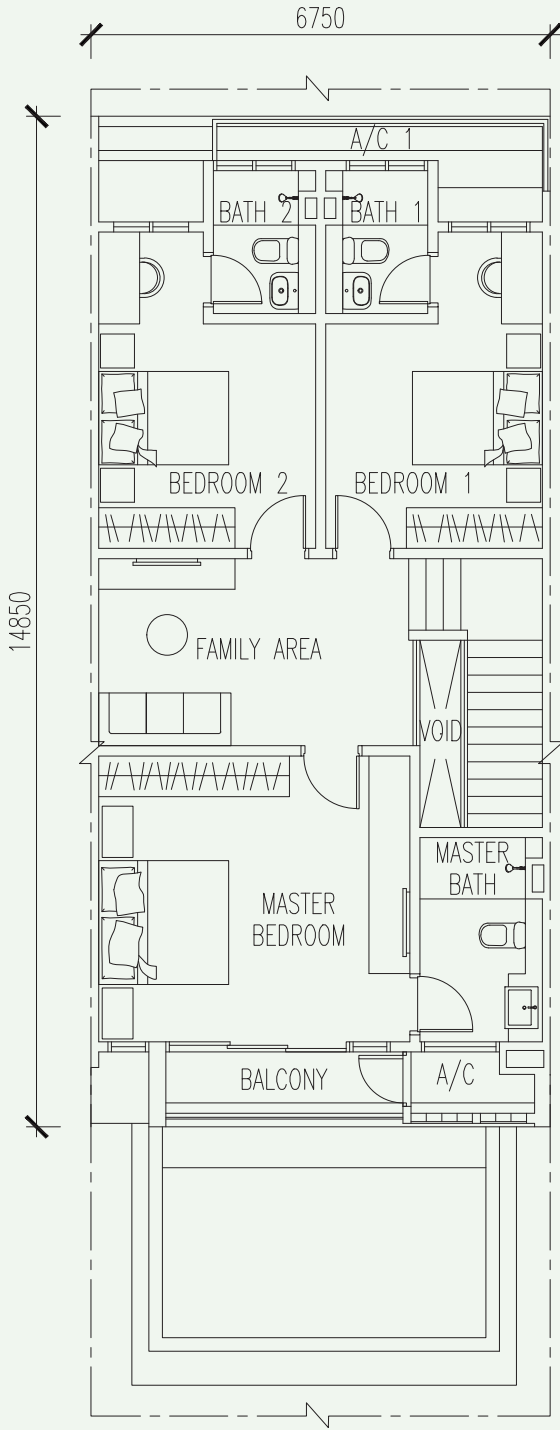


TYPE A-A  
TYPICAL INTERMEDIATE UNIT

22' x 70'  
Built up: Approx. 2,212 sq ft



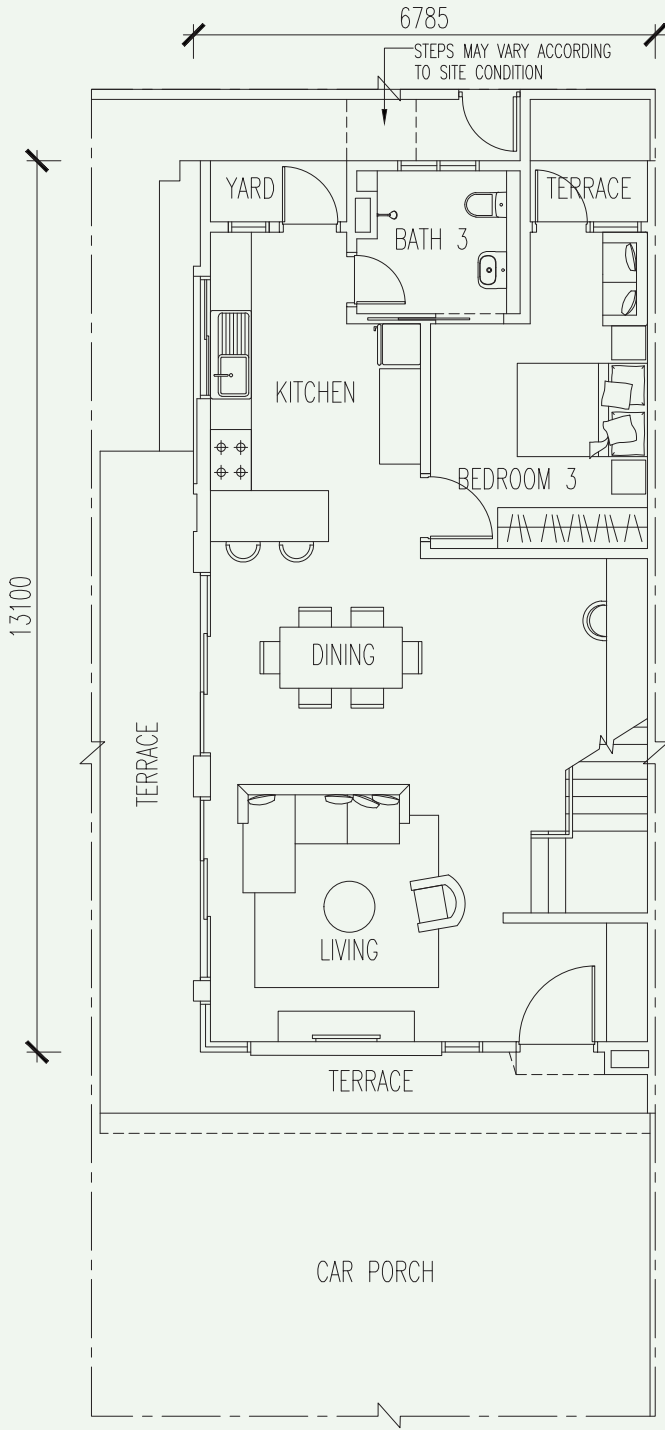
Ground Floor



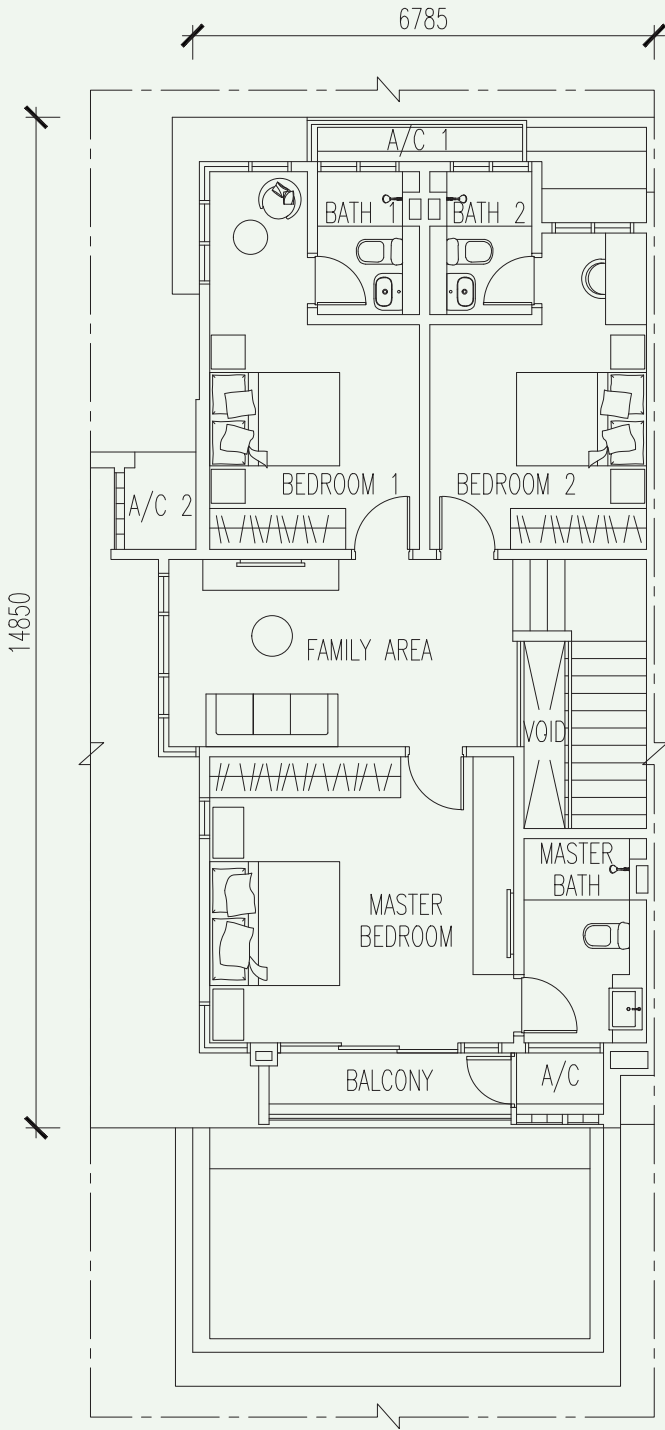
First Floor

TYPE A-E  
END UNIT

22' x 70'  
Built up: 2,413 sq ft



Ground Floor

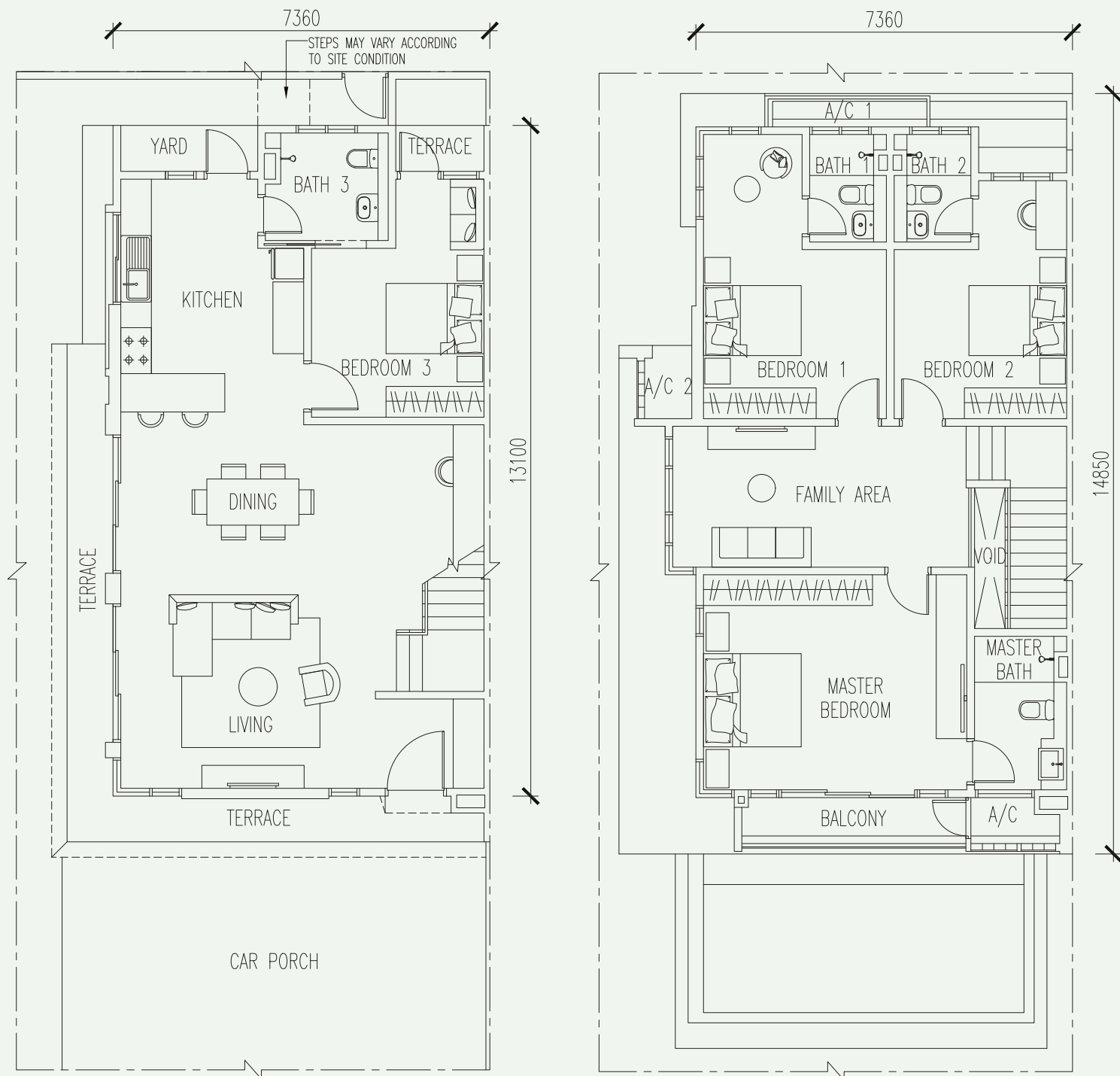


First Floor



TYPE A-C  
CORNER UNIT

24' x 70'  
Built up: 2,632 sq ft

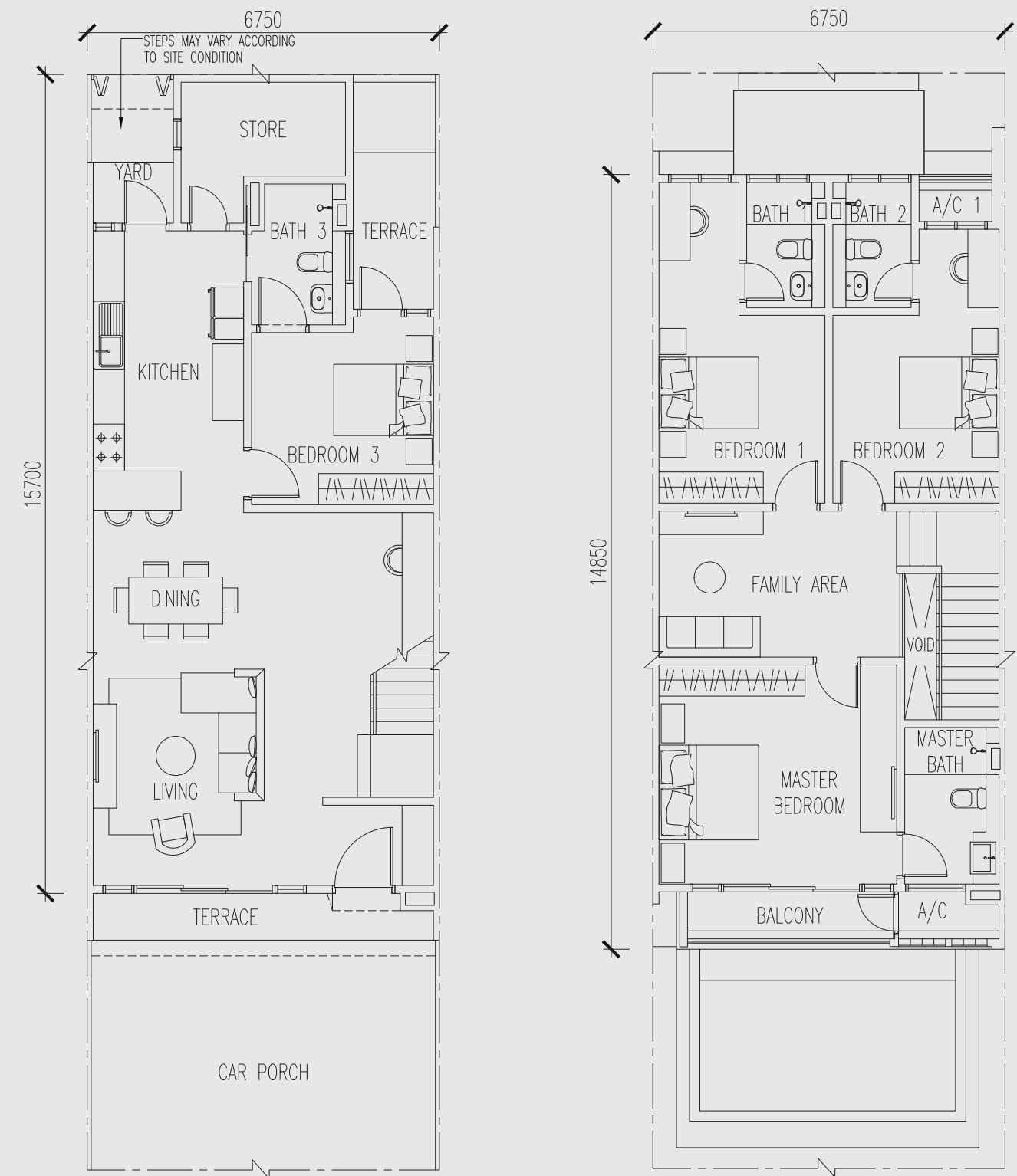


Ground Floor

First Floor

TYPE B-A  
TYPICAL INTERMEDIATE UNIT

22' x 75'  
Built up: Approx. 2,421 sq ft



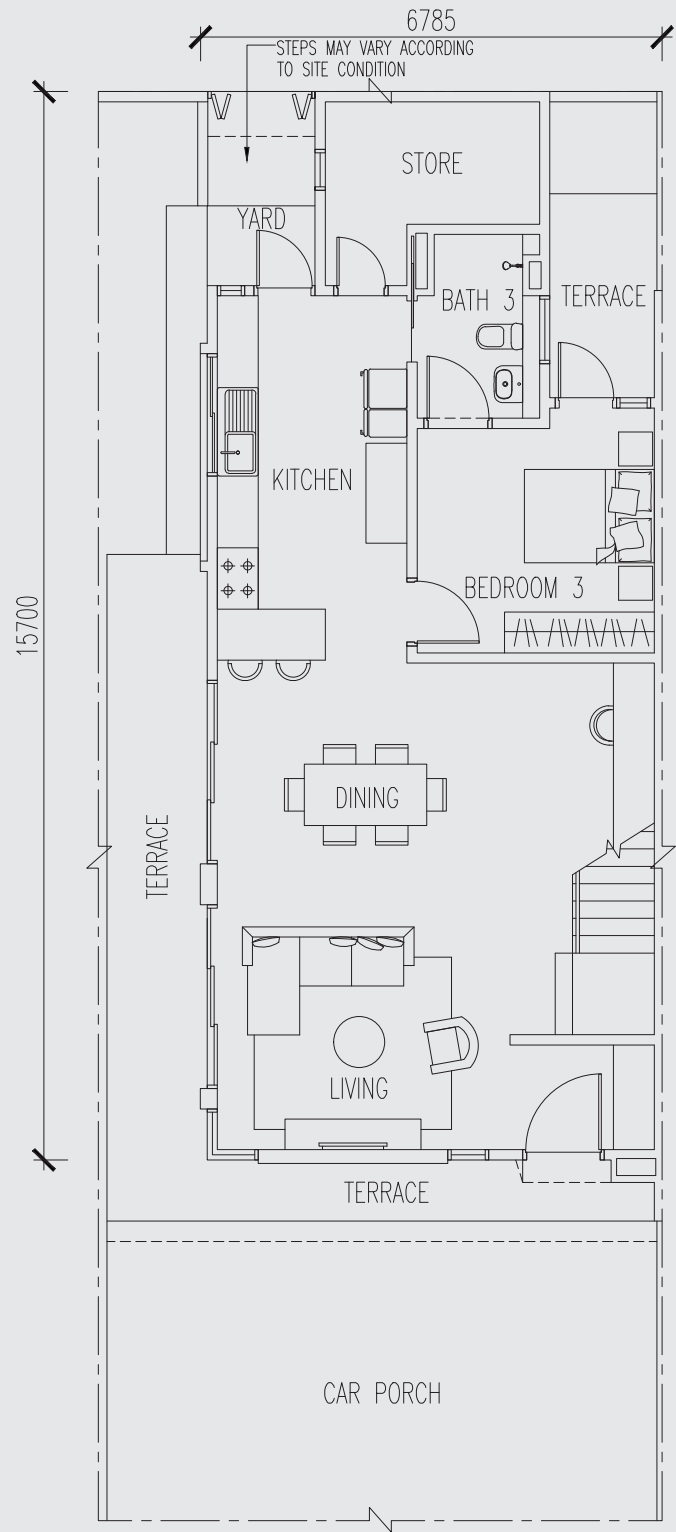
Ground Floor

First Floor

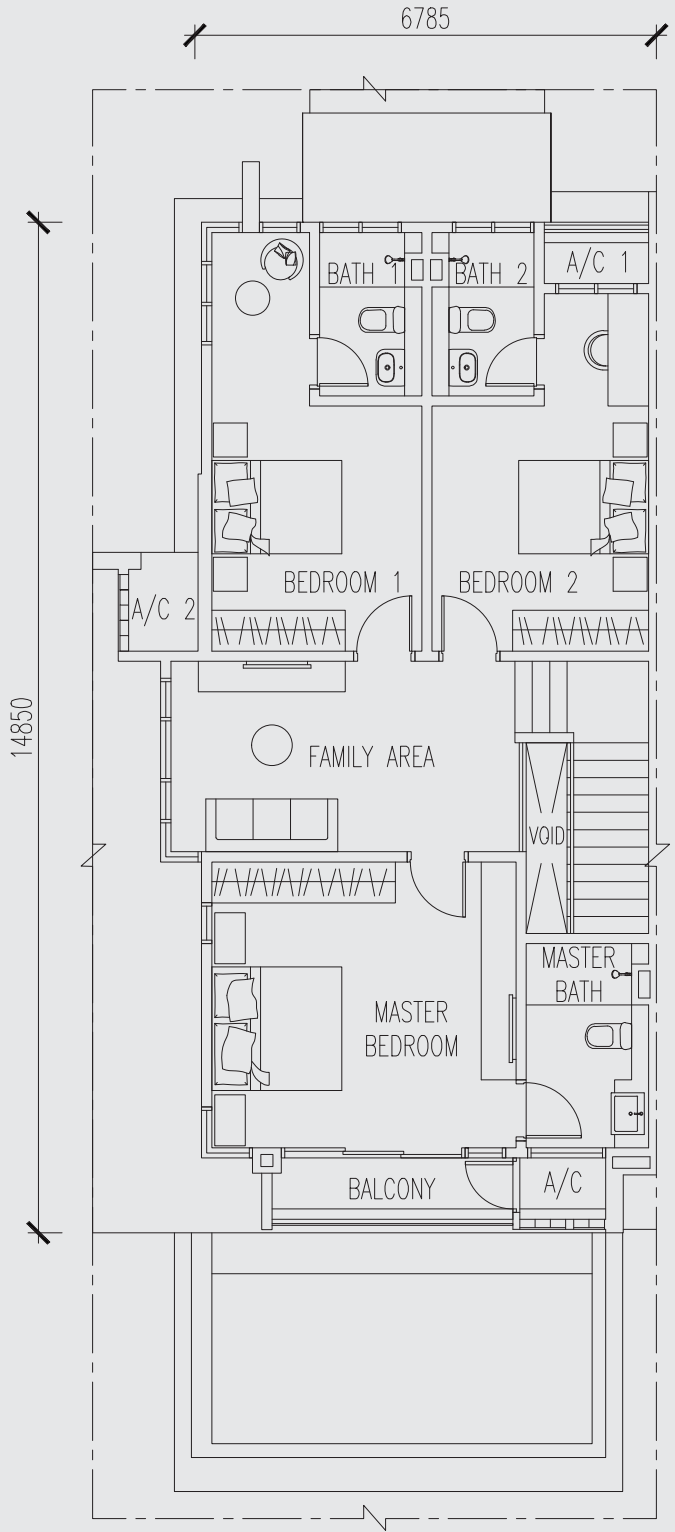


TYPE B-E  
TYPICAL END UNIT

22' x 75'  
Built up: Approx. 2,609 sq ft



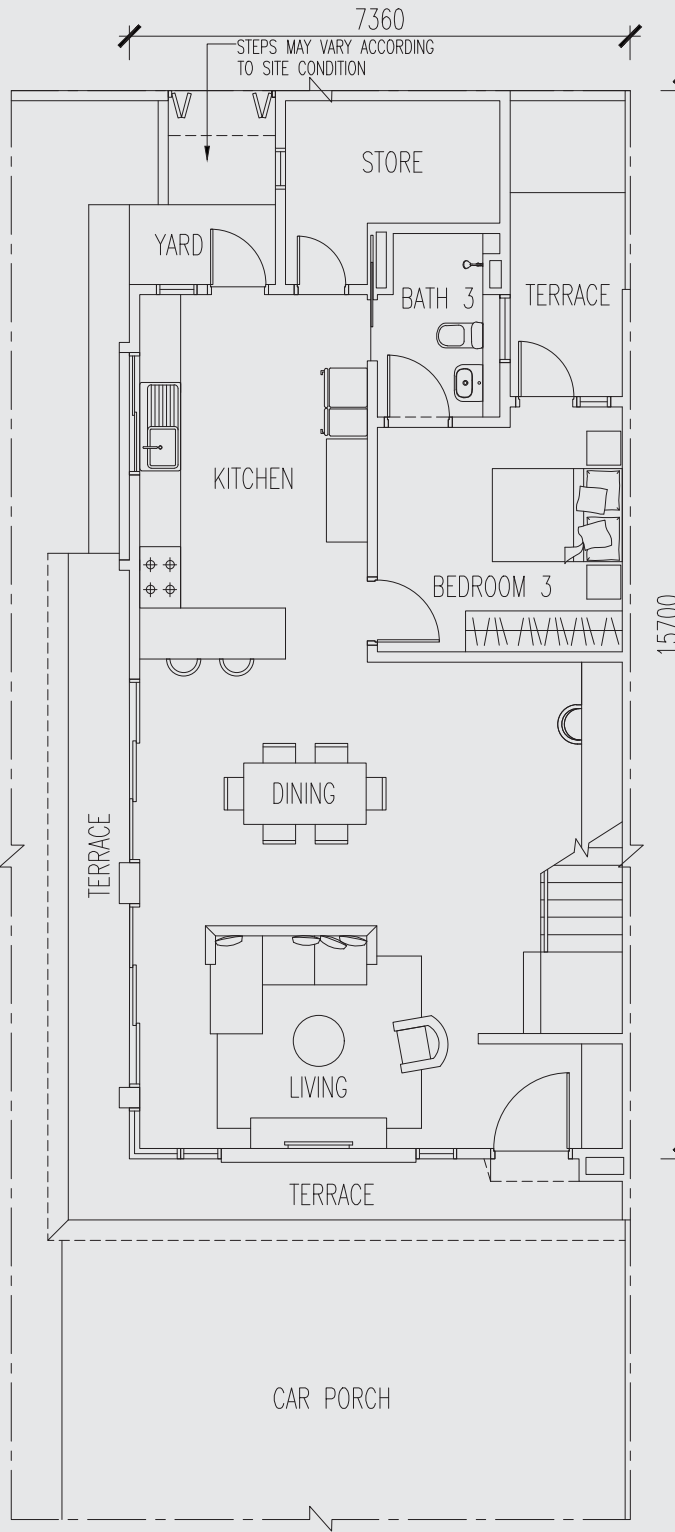
Ground Floor



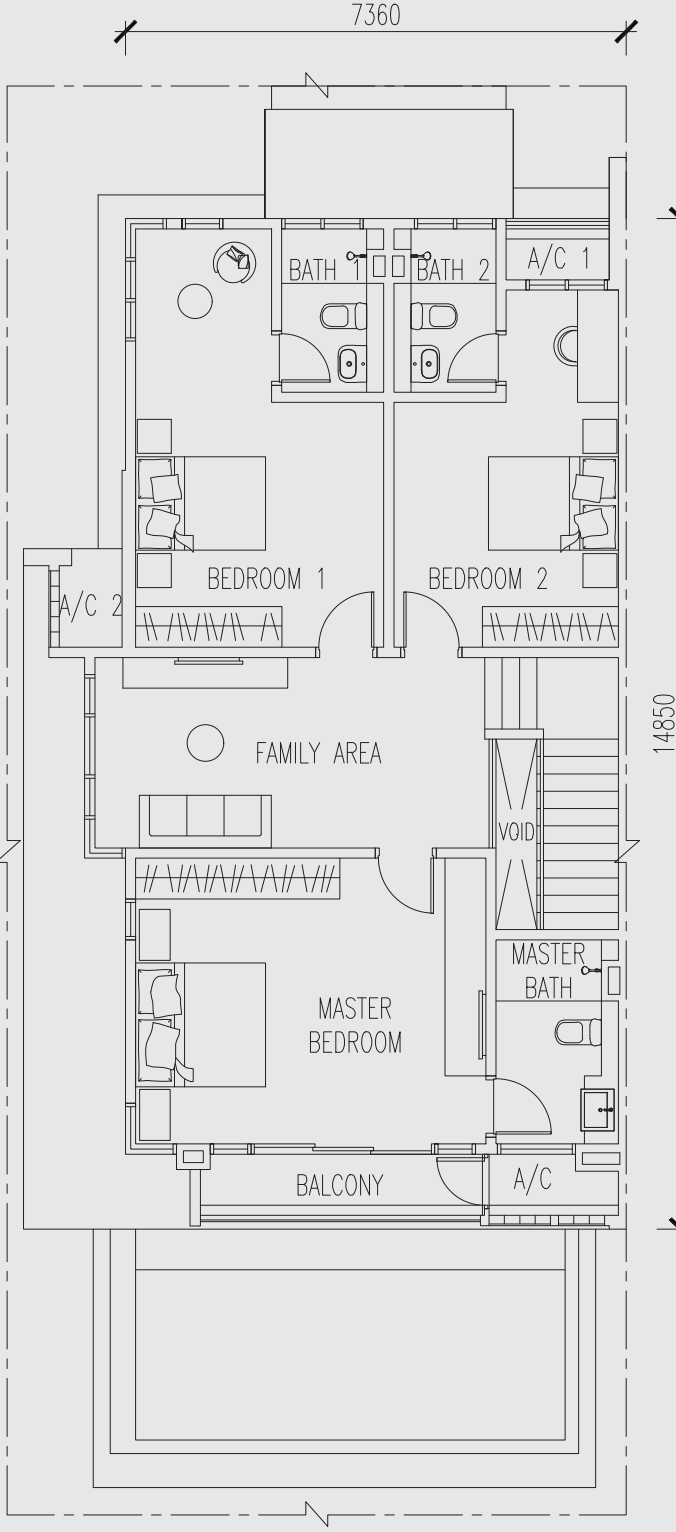
First Floor

TYPE B-C  
CORNER UNIT

24' x 75'  
Built up: 2,832 sq ft



Ground Floor



First Floor



SPECIFICATIONS  
TYPE A

Structure		: Reinforced Concrete					
Wall		: Masonry					
Roof Covering		: Roof Tiles / Concrete / Rolled Shingles					
Roof Framing		: Metal					
Ceiling		: Plasterboard / Skim Coat / Cement Board					
Windows	: All	: Aluminium Frame / Glass Louvres					
Doors	: Main Entrance	: Laminated Engineered Timber Door					
	: Other Doors	: Laminated Timber Flush Door					
		: Aluminium Frame / Metal Frame					
		: M.S. Grille					
Ironmongery		: Locksets with Accessories					
Wall Finishes	: External	: Plaster & Paint					
	: Internal	: Plaster & Paint					
	: Kitchen	: Porcelain Tiles up to 1500mm high / Plaster & Paint					
	: Master Bath, Bath 1, 2 & 3	: Porcelain Tiles up to ceiling height					
	: Yard	: Porcelain Tiles up to 1500mm high / Plaster & Paint					
Floor Finishes	: Car Porch	: Concrete Imprint					
	: Entrance, Terrace	: Porcelain Tiles					
	: Yard	: Porcelain Tiles					
	: Living & Dining	: Porcelain Tiles					
	: Kitchen	: Porcelain Tiles					
	: Bedroom 3	: Porcelain Tiles					
	: Master Bedroom, Bedroom 1 & 2	: Laminated Timber Flooring					
	: Master Bath, Bath 1, 2 & 3	: Porcelain Tiles					
	: Family	: Laminated Timber Flooring					
	: Staircase	: Laminated Timber Flooring					
	: Balcony	: Porcelain Tiles					
	Sanitary and Plumbing Fittings	: Kitchen	: Sink with Tap				
		: Master Bathroom, Bath 1, 2 & 3	: Sanitary Wares and Fittings				
: Yard		: Tap					
: Refuse		: Tap					
Electrical Installation	: Light Point	: A-C	A1-C	A-A	A1-A	A-E/A-Em	
	: Gate Light Point	: 33	33	31	31	33	
	: Power Point	: 1	1	1	1	1	
	: Fan Point	: 32	32	32	32	32	
	: Door Bell Point	: 7	7	7	7	7	
	: Water Heater Power Point	: 1	1	1	1	1	
	: Telephone Point	: 4	4	4	4	4	
	: Air-Condition Power Point	: 1	1	1	1	1	
	: Booster Pump Power Point	: 6	6	6	6	6	
	: Data Point	: 1	1	1	1	1	
	: TV Point	: 1	1	1	1	1	
	: Autogate Point	: 3	3	3	3	3	
Internal Telephone		: Provided					
Trunking & Cabling							
Fencing		: Masonry Fence with Expanded Metal Grille and Gate					
Miscellaneous		: Letter Box					
		: Refuse Compartment					
		: TNB Meter Compartment					
		: Water Filter Compartment					
		: Water Meter					

SPECIFICATIONS  
TYPE B

<b>Structure</b>		: Reinforced Concrete						
<b>Wall</b>		: Masonry						
<b>Roof Covering</b>		: Roof Tiles / Concrete / Rolled Shingles						
<b>Roof Framing</b>		: Metal						
<b>Ceiling</b>		: Plasterboard / Skim Coat / Cement Board						
<b>Windows</b>		: All	: Aluminium Frame / Glass Louvres					
<b>Doors</b>		: Main Entrance	: Laminated Engineered Timber Door					
		: Other Doors	: Laminated Timber Flush Door					
			: Aluminium Frame / Metal Frame					
			: M.S. Grille					
<b>Ironmongery</b>		: Locksets with Accessories						
<b>Wall Finishes</b>		: External	: Plaster & Paint					
		: Internal	: Plaster & Paint					
		: Kitchen	: Porcelain Tiles up to 1500mm high / Plaster & Paint					
		: Master Bath, Bath 1, 2 & 3	: Porcelain Tiles up to ceiling height					
		: Yard	: Porcelain Tiles up to 1500mm high / Plaster & Paint					
<b>Floor Finishes</b>		: Car Porch	: Concrete Imprint					
		: Entrance, Terrace	: Porcelain Tiles					
		: Yard	: Porcelain Tiles					
		: Living & Dining	: Porcelain Tiles					
		: Kitchen	: Porcelain Tiles					
		: Bedroom 3	: Porcelain Tiles					
		: Master Bedroom, Bedroom 1 & 2	: Laminated Timber Flooring					
		: Master Bath, Bath 1, 2 & 3	: Porcelain Tiles					
		: Store	: Porcelain Tiles					
		: Family	: Laminated Timber Flooring					
		: Staircase	: Laminated Timber Flooring					
		: Balcony	: Porcelain Tiles					
		<b>Sanitary and Plumbing Fittings</b>		: Kitchen	: Sink with Tap			
: Master Bathroom, Bath 1, 2 & 3	: Sanitary Wares and Fittings							
: Yard	: Tap							
: Refuse	: Tap							
			<b>B-C</b>	<b>B1-E/B2-E</b>	<b>B-A</b>	<b>B1-A/B2-A /B3-A</b>	<b>B-E/B-Em</b>	
<b>Electrical Installation</b>		: Ceiling Light Point	:	34	34	32	32	34
		: Gate Light Point	:	1	1	1	1	1
		: Power Point	:	32	32	32	32	32
		: Fan Point	:	7	7	7	7	7
		: Door Bell Point	:	1	1	1	1	1
		: Water Heater Power Point	:	4	4	4	4	4
		: Telephone Point	:	1	1	1	1	1
		: Air-Condition Power Point	:	6	6	6	6	6
		: Booster Pump Power Point	:	1	1	1	1	1
		: Data Point	:	1	1	1	1	1
		: TV Point	:	3	3	3	3	3
		: Autogate Point	:	1	1	1	1	1
<b>Internal Telephone Trunking &amp; Cabling</b>		: Provided						
<b>Fencing</b>		: Masonry Fence with Expanded Metal Grille and Gate						
<b>Miscellaneous</b>		: Letter Box						
		: Refuse Compartment						
		: TNB Meter Compartment						
		: Water Filter Compartment						
		: Water Meter						





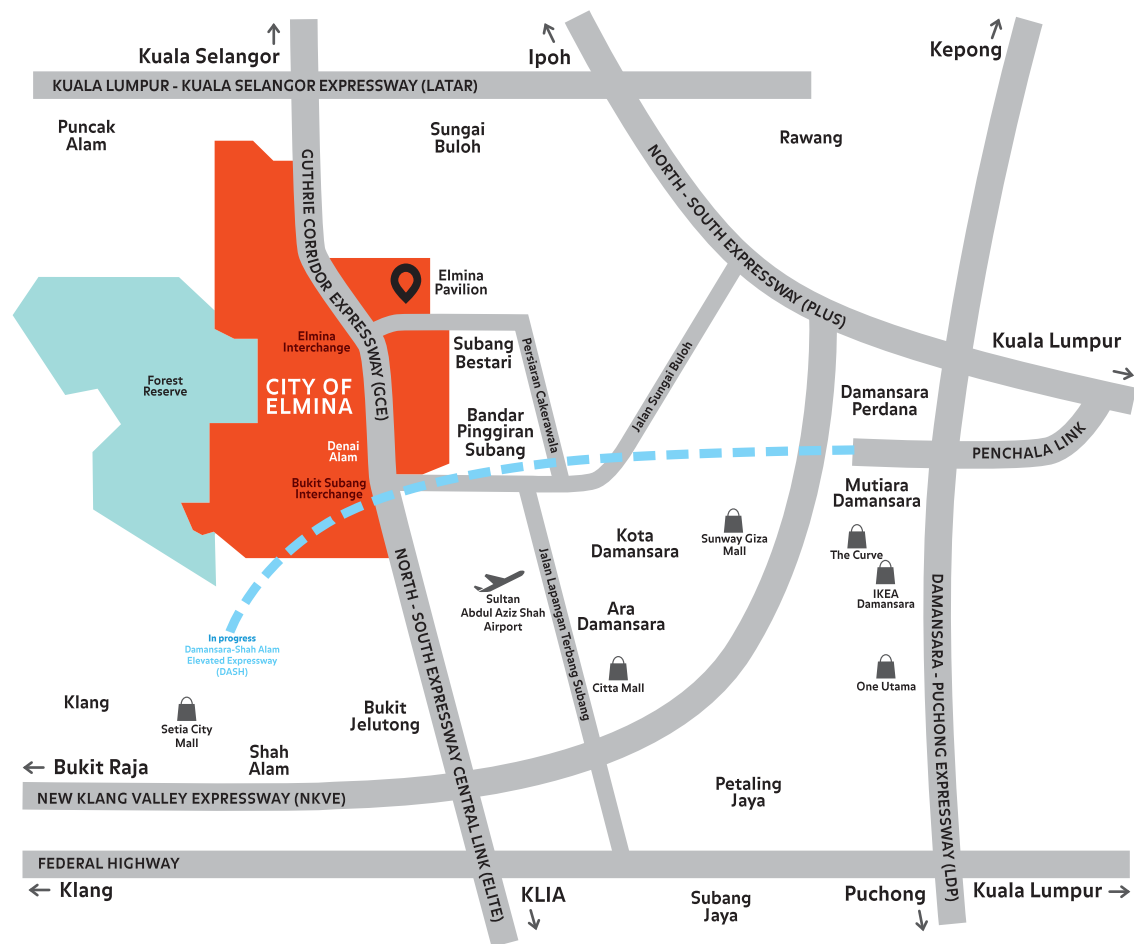
## Developing homes, building lifestyles.

Sime Darby Property is the property arm of Bursa Malaysia-listed Sime Darby Berhad, a Malaysia-based diversified multinational with a history that spans over a century. As a leading integrated property group, its core businesses are Property Development, Property Investment, and Asset Management. It is currently Malaysia's largest property developer in terms of property landbank and active developments.

On the back of a successful 40-year track record of developing sustainable communities, Sime Darby Property has to date 23 active developments. From an illustrious tradition of developing themed townships and commercial centres, the company is on a journey of innovation and creativity to spearhead various initiatives including integrated and niche developments, regeneration of transit-oriented developments, business centres, and retail malls.

Sime Darby Property is a multiple award-winning property developer with numerous local and international accolades, with a global reach that encompasses assets and operations across the Asia Pacific region and the United Kingdom.






City of  
**ELMINA**

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03 7831 2253



No. of Units: 228 • Type: 2-Storey Terrace House • Expected Date of Completion: November 2019 • Land: Free from Encumbrances • Tenure of Land: Freehold • Developer's License No.: 6427-68/10-2019/0858(L) • Validity: 27/10/2017 to 26/10/2019 • Advertising & Sales Permit No.: 6427-68/10-2019/0858(P) • Validity: 27/10/2017 to 26/10/2019 • Appropriate Authority which Approves the Building Plans: Majlis Bandaraya Shah Alam • Reference No.: MBSA/BGN/BB/600-1(PS)/SEK.U16/0099-2017 • Developed by: Sime Darby Property Berhad (Co. No. 15631-P), 10th Floor, Block G, No. 2 Jalan PJU 1A/7A, Ara Damansara, 47301 Petaling Jaya, Selangor • Selling Price: RM760,888 (Min) – RM1,922,888.00 (Max) • 7% Bumiputera Discount (Quota Applies)

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