



LAMAN EMBUN

CRAFTED FOR COMMUNITY. BUILT FOR DISCOVERY.



EASTERN & ORIENTAL
BERHAD



LAMAN EMBUN

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Artist's Impression

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Laman Embun is a boutique and lifestyle oriented commercial precinct set within the vibrant hillside neighbourhood of Seri Embun. Planned with both people and performance in mind, the thoughtful design, and elevated charm ensures repeat visits.



A commercial address with heart, Laman Embun is poised to deliver everything from everyday conveniences to curated experiences.

A COMMERCIAL PRECINCT DESIGNED WITH PLACE IN MIND



- Shopping
- Park/ Recreational
- Education
- Clubhouse
- Medical
- Mosque
- Commercial
- Airport
- MRT Station

Strategically positioned along the thriving Guthrie Corridor, Laman Embun is more than a neighbourhood centre, it is a meticulously curated lifestyle opportunity brought to you by E&O. Surrounded by established townships such as Bukit Jelutong, Denai Alam, Saujana Utama and Kwasa Damansara, Laman Embun is envisioned as a lifestyle anchor that brings people together.

Well connected by five major expressways such as the Damansara-Shah Alam Elevated Expressway (DASH), Guthrie Corridor Expressway (GCE), New Klang Valley Expressway (NKVE), North-South Expressway, and Kuala Lumpur–Kuala Selangor Expressway (LATAR), Laman Embun connects effortlessly to the city and beyond, offering a distinctive foothold in the rapidly maturing township of Elmina.

With an immediate, affluent catchment of families and professionals from Seri Embun at the City of Elmina, Laman Embun offers business owners and investors a rare opportunity to own a foothold in one of the city's most connected and compelling addresses



CITY OF ELMINA KEY INTELLIGENCE

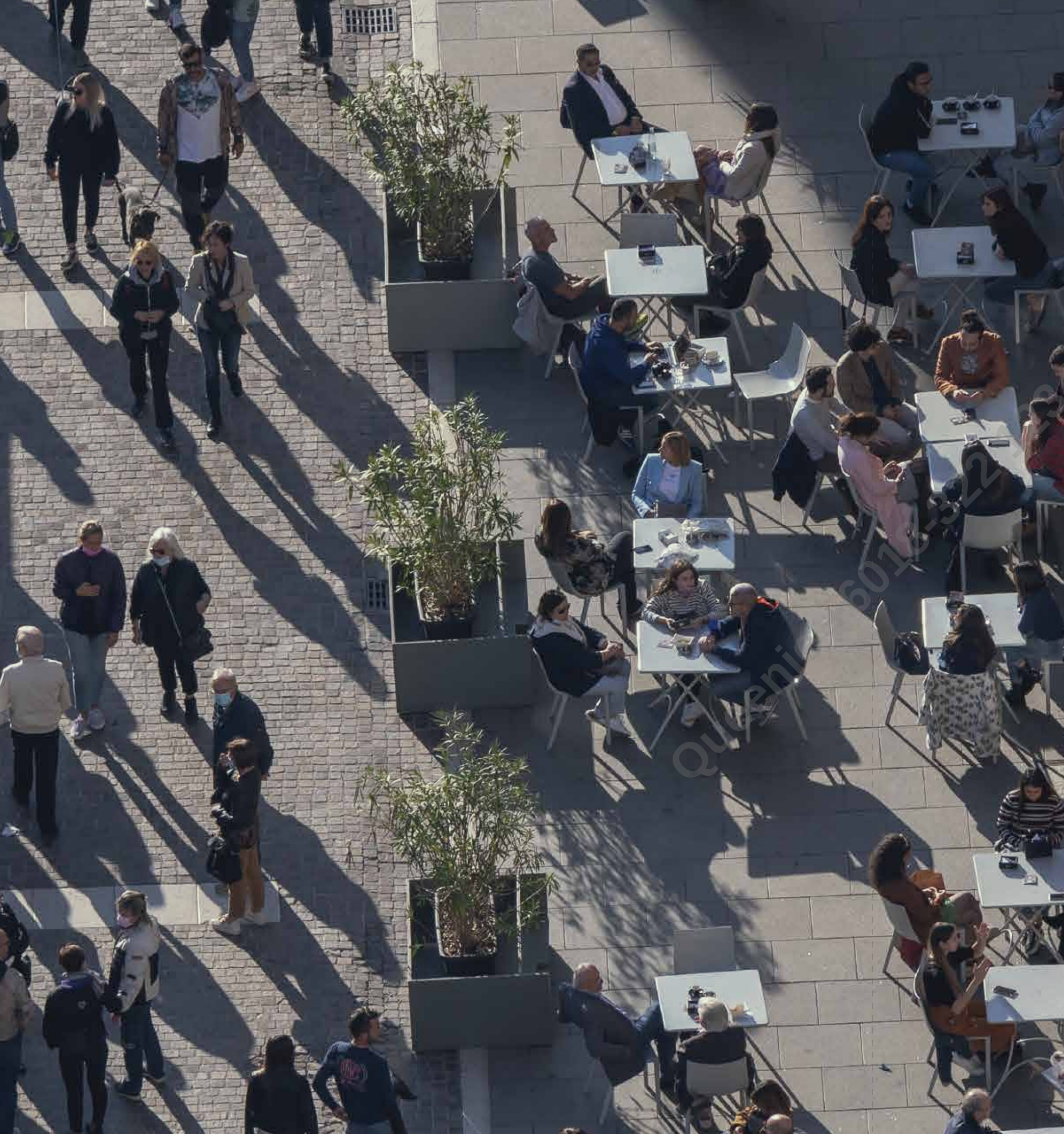
POPULATION
50,000 – 60,000
residents in City of Elmina

EXPECTED POPULATION
150,000
people upon completion

CATCHMENT POPULATION
850,000 – 900,000
residents within a 20 minutes drive

AVERAGE HOUSEHOLD MONTHLY INCOME
RM13,000 – 17,000
per month

Sources
1. Department of Statistics Malaysia (DOSM)
2. Various media reports (2023 -2024)



WHERE THE NEIGHBOURHOOD HAPPENS

Laman Embun is designed to echo the daily rhythms of life. From the first morning coffee run to evening meetups, this is where the neighbourhood converges naturally and intentionally.



A modern-day gathering space, it is a space where commerce and community intertwine. Where the energy of the Seri Embun neighbourhood condenses and comes to life.

THE VIBRANT HEART OF SERI EMBUN

COMMERCE

More than just a convenience centre, Laman Embun sustains the neighbourhood, offering curated essentials, lifestyle nourishment, and daily needs.

COMMUNITY

It's the social thread of the neighbouring Seri Embun residential enclave, where familiar faces meet. Stories are exchanged, and everyday rituals unfold.

CONNECTION

Seamlessly connected to major highways and vibrant neighbourhoods, Laman Embun is where possibilities, and people intersect.



EVERYDAY, EXCEPTIONAL

With its distinct resort-like ambience, tree-lined arcades, and design-forward identity, Laman Embun redefines what a neighbourhood hub can be. More than a destination, it's a design experience. This is a place where business feels boutique, dining becomes a daily ritual, and where good design enriches every encounter.



Artist's Impression

A RARE COMMERCIAL FOOTHOLD

Laman Embun offers access to a captive, affluent audience next to a gated and guarded residential enclave. These shop offices are ideally suited for cafés, clinics, studios, services, and showrooms.

Set within the prestigious Seri Embun neighbourhood, Laman Embun is the kind of place that welcomes walk-ins and builds loyal regulars.



PURPOSEFULLY POSITIONED.
PRIMED FOR POTENTIAL.



Artist's Impression

DISTINCTIVELY
BY E&O

Built with thoughtful design
and refined detailing.

FREEHOLD

2 - 3 storey freehold shop offices
designed for flexibility and
effortless customisation.



FUNCTIONAL
AND PRACTICAL

From 22' x 75' onwards,
column-free interiors are designed for
flexibility and effortless customisation.



AMPLE PARKING
CONVENIENCE

Approximately 1,000 parking bays
surrounding the precinct.

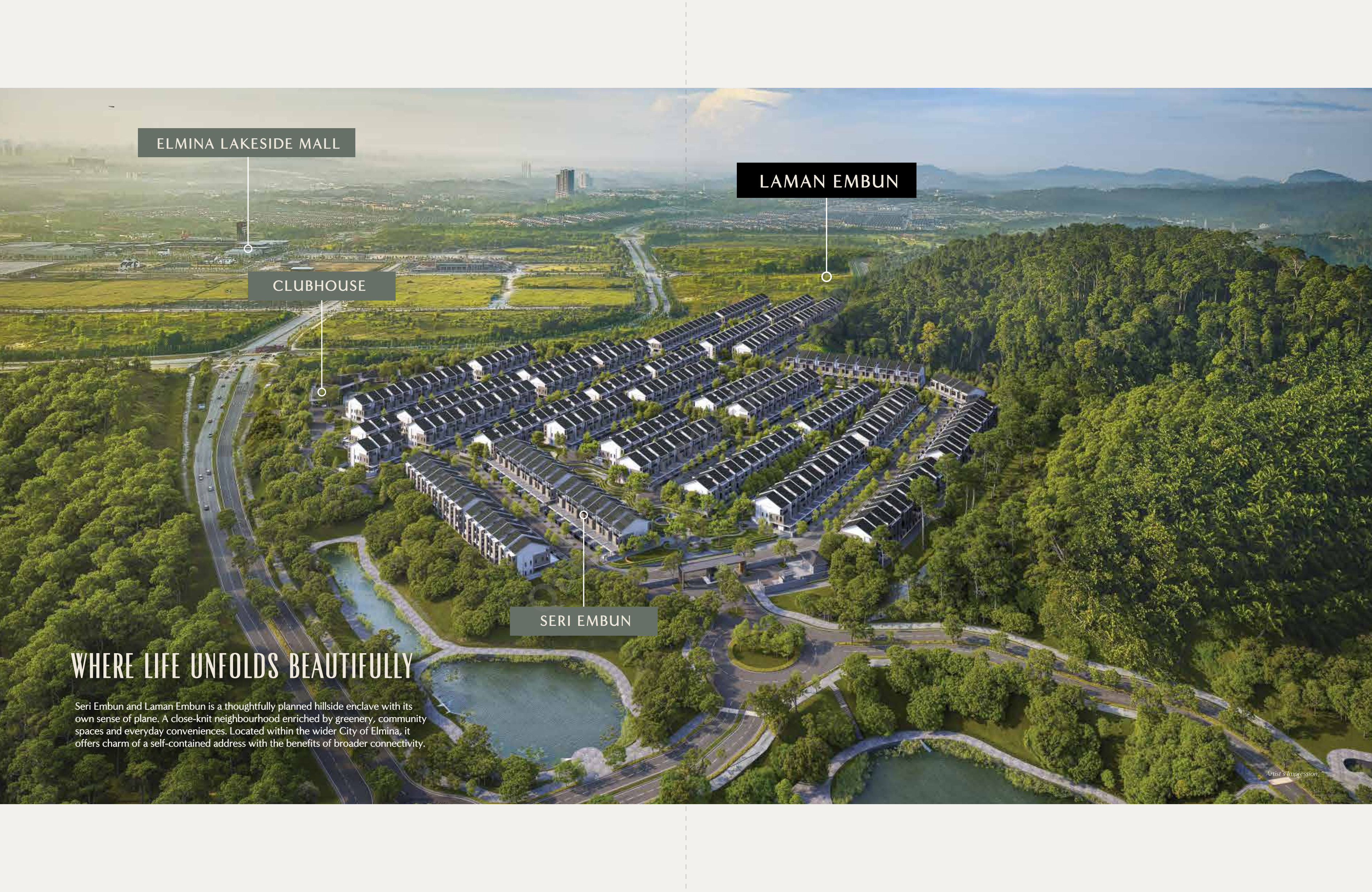


TWO DEDICATED
ENTRANCES

With prime frontage along
Persiaran Dillenia, offering excellent
visibility to high vehicular traffic.

SEAMLESSLY
CONNECTED

Within close distance to surrounding
neighbourhoods, schools, and wellness
hubs, connecting seamlessly with daily life.

An aerial photograph of a hillside development. The image shows a large residential complex with many rows of houses, a clubhouse, and a lake. The development is surrounded by lush greenery and a road. In the background, a city skyline is visible under a hazy sky. Labels with lines pointing to specific locations are overlaid on the image: 'ELMINA LAKESIDE MALL' points to a building in the distance; 'CLUBHOUSE' points to a building near the lake; 'LAMAN EMBUN' points to a large open area; and 'SERI EMBUN' points to the main residential complex.

ELMINA LAKESIDE MALL

CLUBHOUSE

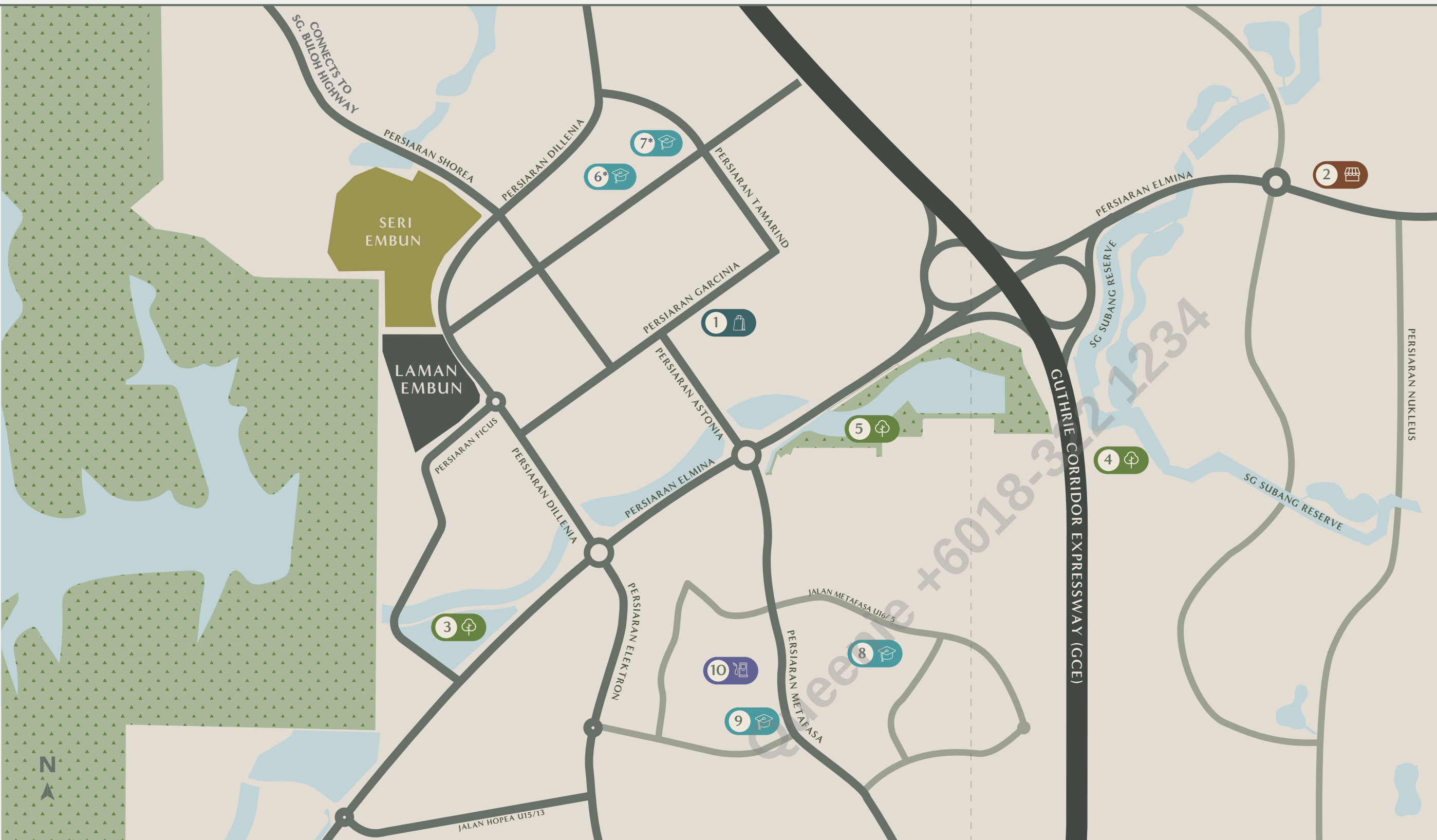
LAMAN EMBUN

SERI EMBUN

WHERE LIFE UNFOLDS BEAUTIFULLY

Seri Embun and Laman Embun is a thoughtfully planned hillside enclave with its own sense of place. A close-knit neighbourhood enriched by greenery, community spaces and everyday conveniences. Located within the wider City of Elmina, it offers charm of a self-contained address with the benefits of broader connectivity.

Artist's Impression



ELMINA'S NEW NEIGHBOURHOOD LANDMARK



Minutes from key highways and surrounded
by established suburbs, Laman Embun's
location is both secluded and connected.

SHOPPING MALLS

1. Elmina Lakeside Mall (1.4 km)

COMMERCIAL

2. TEMU Business Centre (3.7 km)

RECREATIONAL/ PARK

3. Elmina Rainforest Knowledge Centre (2.4km)

4. Elmina Pump Track (3.1km)

5. Elmina Central Park + The Inclusive Playground (3.2 km)

SCHOOLS

6. SJK (C) Regent Elmina (1.0 km)*

7. Sekolah Menengah Akademik Chong Hwa (1.0 km)*

8. SK Taman Bukit Subang (2.2 km)

9. SJKT Ladang Rasak (2.7 km)

PETROL STATION

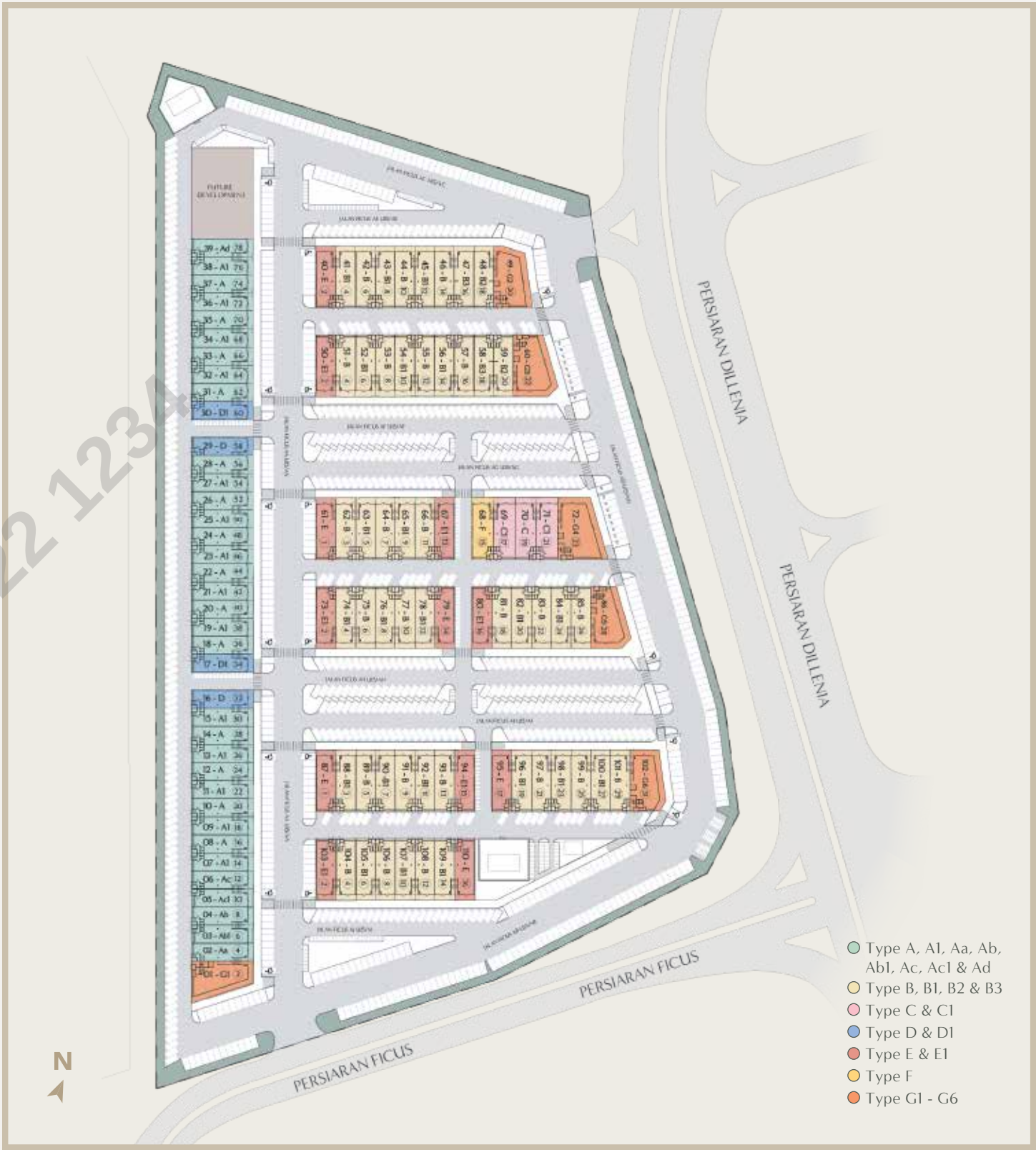
10. Petronas Bukit Subang (2.4 km)



THE HEART OF SERI EMBUN

BY E&O

Artist's Impression



LAMAN EMBUN SITE MAP

Laman Embun is a vibrant hillside address designed for premium retail, dining, and business. It is a lifestyle-oriented commercial precinct that blends everyday convenience with elevated charm. Complementing the refined Seri Embun neighbourhood and terraces, it offers discerning investors the rare opportunity to own shop offices within a curated, design-forward neighbourhood poised to become the social heart of Elmina's growing community.

FLOOR PLANS

INTERMEDIATE LOT

2 Floors

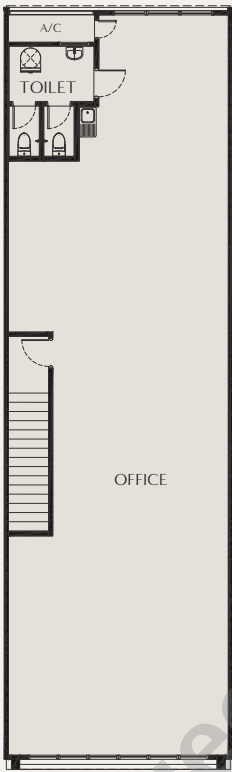


LAND AREA & BUILT-UP AREA

- Type A, A1, Aa, Ab, Ab1, Ac, Ac1, Ad
22' x 75'
3,256 sq.ft.
- Type B, B1, B2 & B3
24' x 75'
3,552 sq.ft.
- Type C & C1
26' x 75'
3,848 sq.ft.



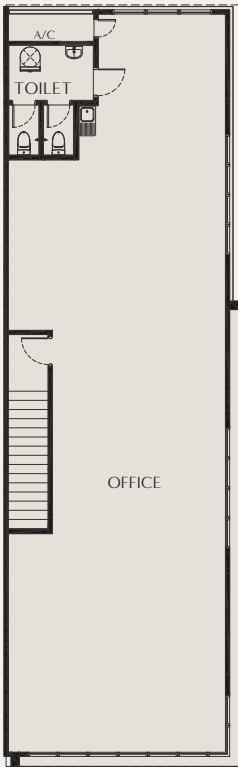
GROUND FLOOR



FIRST FLOOR



GROUND FLOOR



FIRST FLOOR

END LOT

2 Floors



LAND AREA & BUILT-UP AREA

- Type D & D1
23' x 75'
3,259 sq.ft.
- Type E & E1
25' x 75'
3,554 sq.ft.
- Type F
27' x 75'
3,851 sq.ft.

FLOOR PLANS

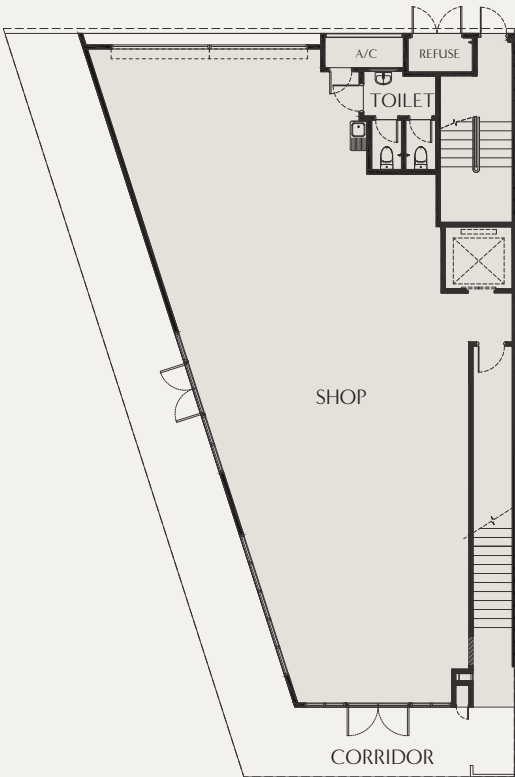
END LOT

3 Floors

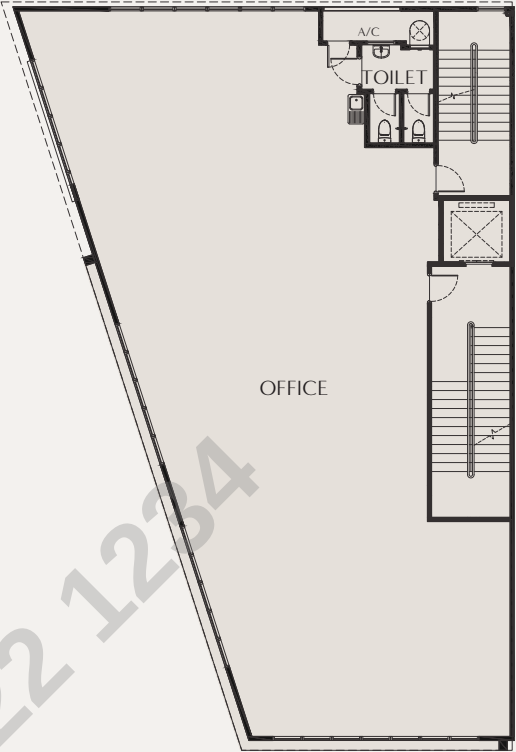


LAND AREA &
BUILT-UP AREA

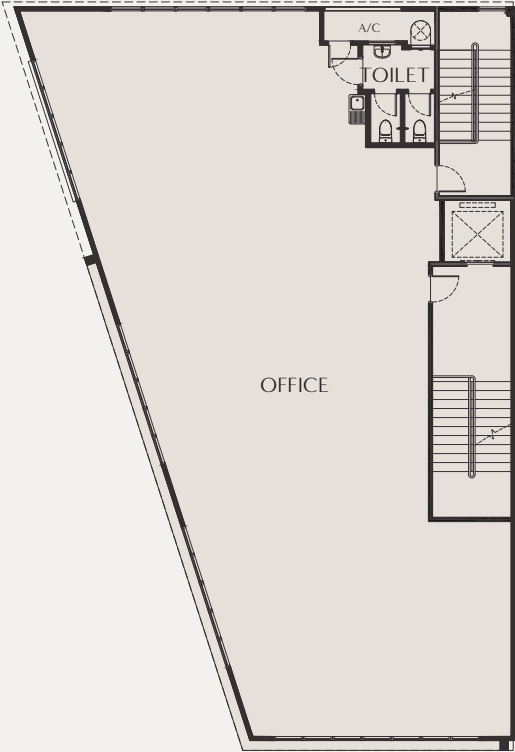
- Type G1
27' - 51' X 75'
8,353 sq.ft.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

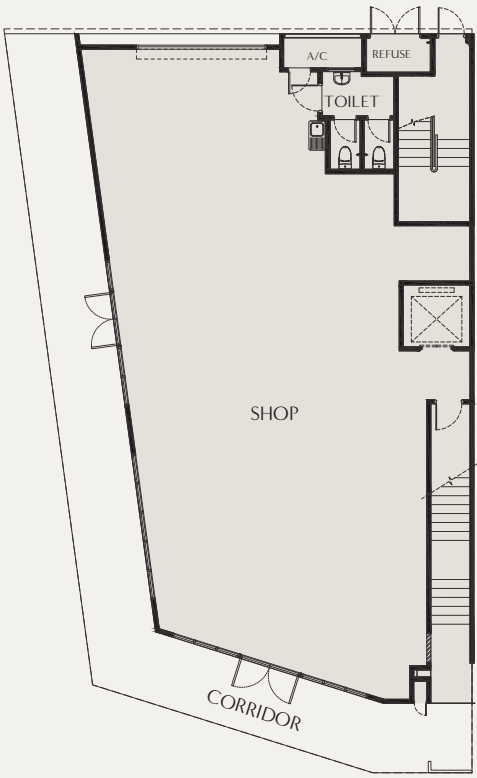
END LOT

3 Floors

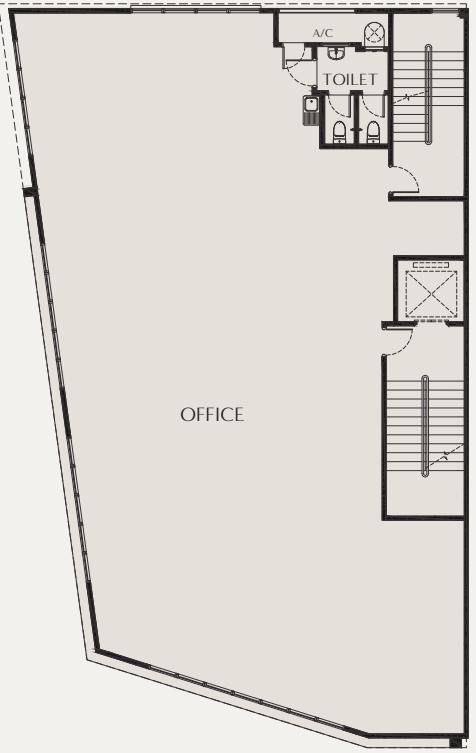


LAND AREA &
BUILT-UP AREA

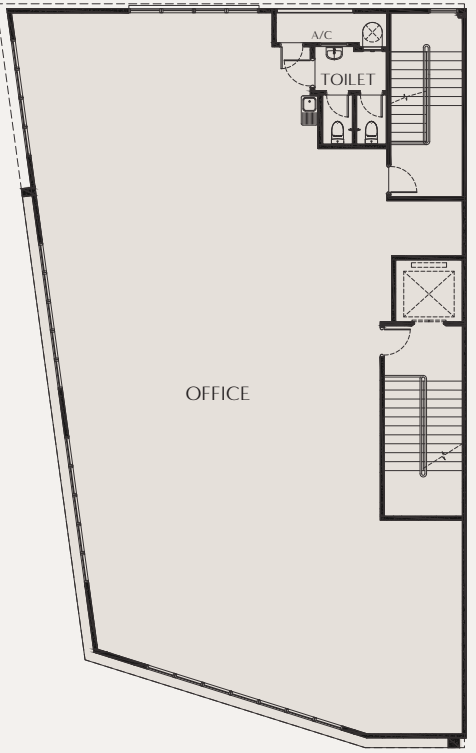
- Type G2
38' - 47' X 75'
8,666 sq.f.t



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

FLOOR PLANS

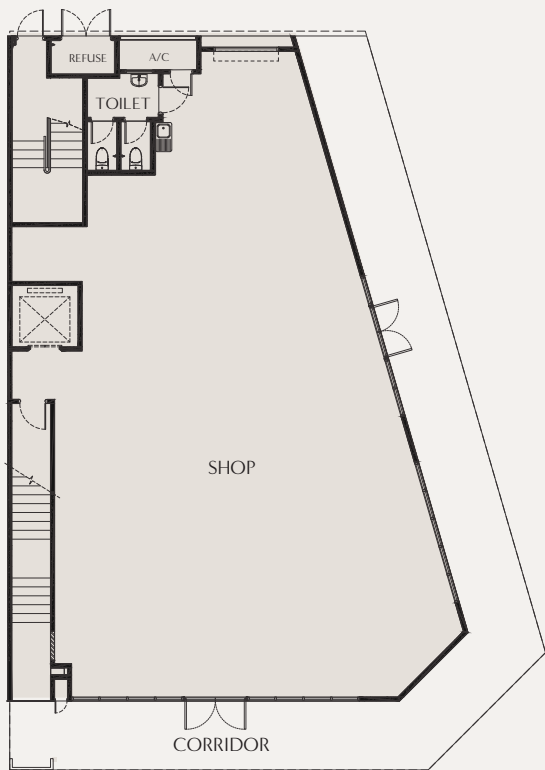
CORNER LOT

3 Floors

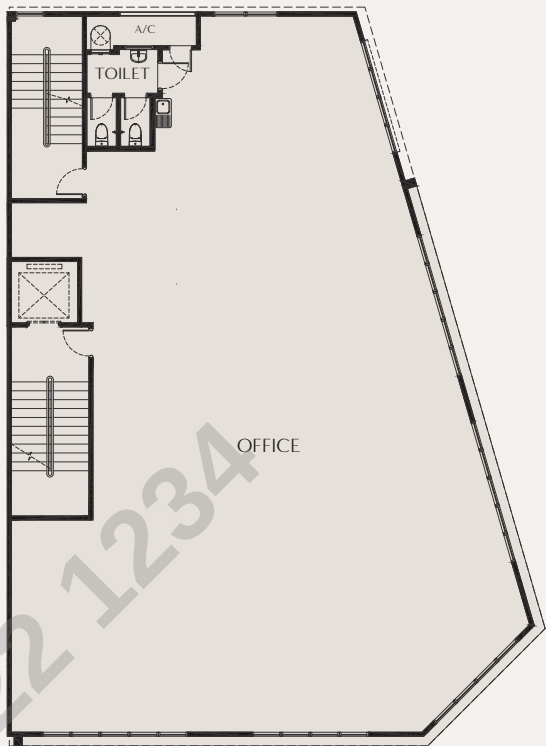


LAND AREA &
BUILT-UP AREA

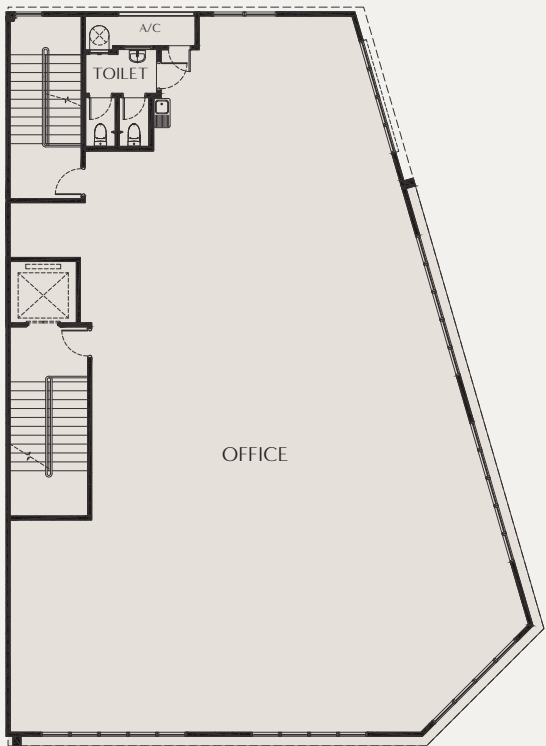
- Type G3
36' - 54' X 75'
9,820 sq.ft.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

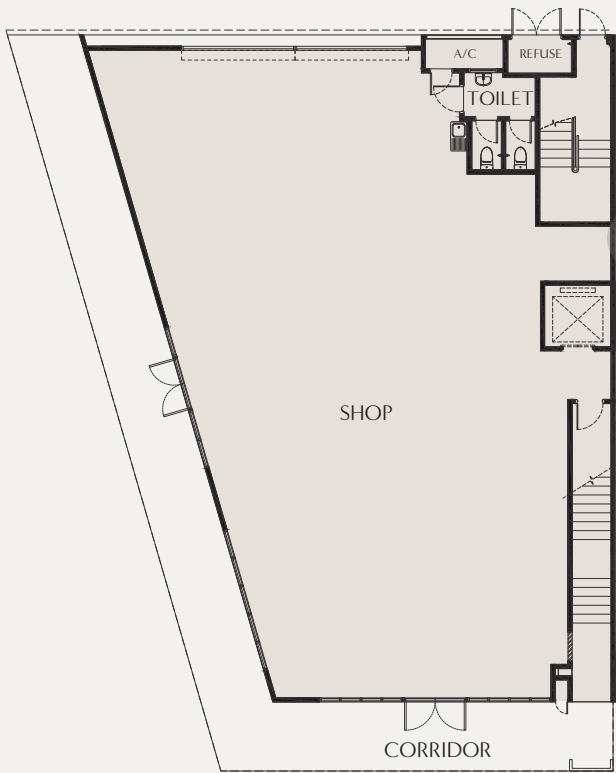
CORNER LOT

3 Floors

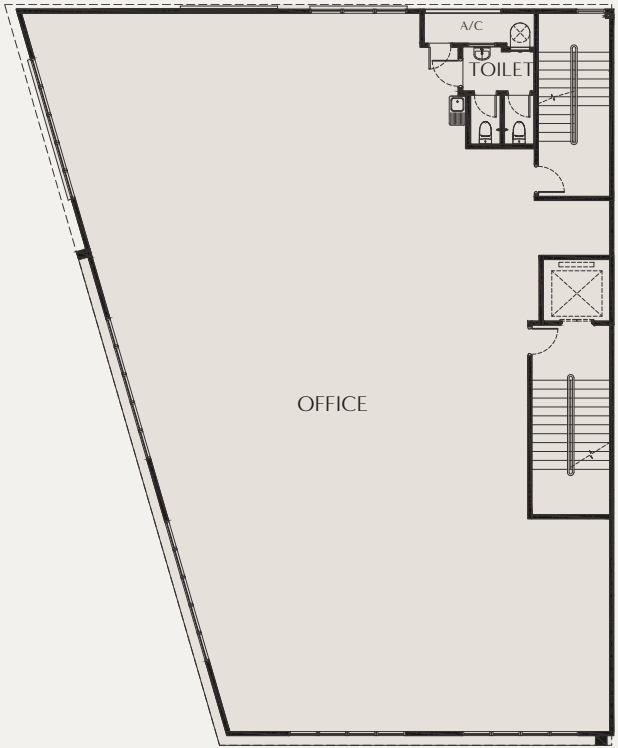


LAND AREA &
BUILT-UP AREA

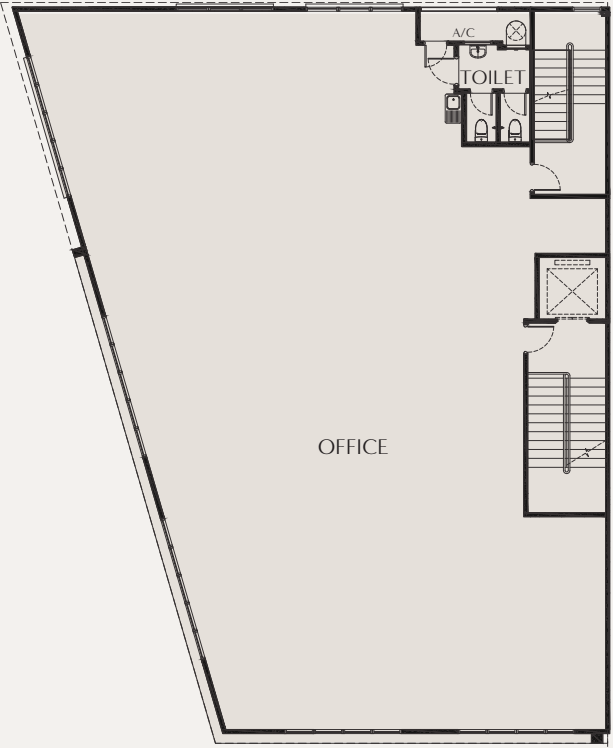
- Type G4
39' - 61' X 75'
10,883 sq.ft.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

FLOOR PLANS

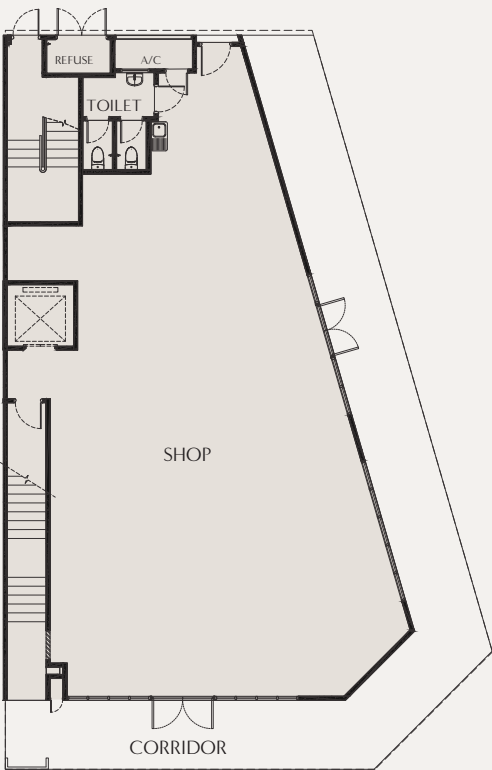
CORNER LOT

3 Floors

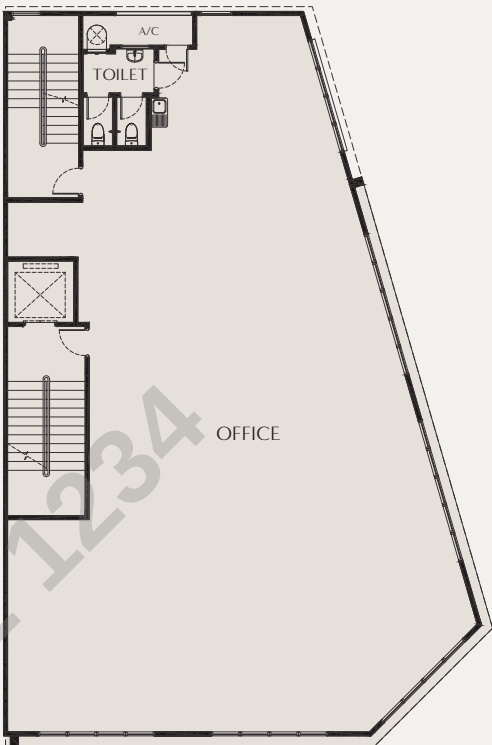


LAND AREA &
BUILT-UP AREA

- Type G5
31' - 49' X 75'
8,722 sq.ft.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

CORNER LOT

3 Floors

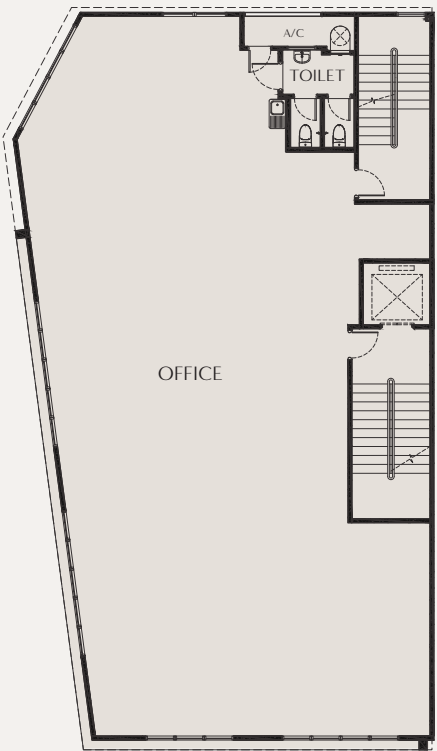


LAND AREA &
BUILT-UP AREA

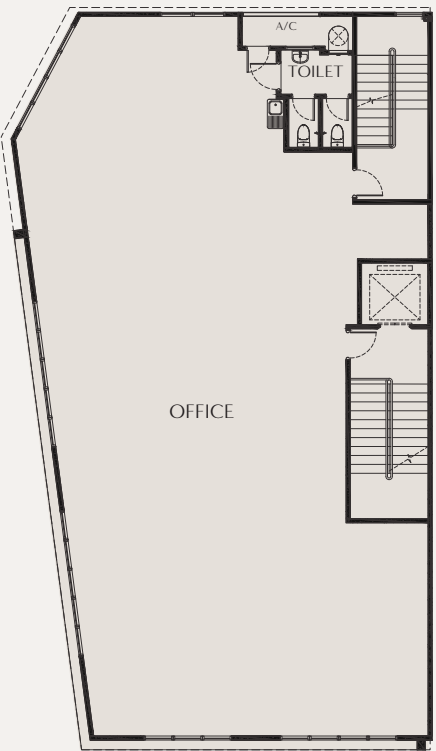
- Type G6
35' - 43' X 75'
8,411 sq.ft.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

SPECIFICATIONS

TWO STOREY SHOP-OFFICE		TYPE A, A1, Aa, Ab, Ab1, Ac, Ac1, Ad, B, B1, B2, B3, C, C1, D, D1, E, E1, F	
Structure		Reinforced Concrete	
Wall		Reinforced Concrete / Concrete Wall / Masonry Wall	
Roof Covering		Metal Deck Roof / Reinforced Concrete Flat Roof	
Ceiling		Skim Coat / Fibrous Plaster	
Windows		Aluminium Frame Glass Window / Aluminium Fixed Louvers	
DOORS			
Main Entrance		Aluminium Frame Glass Door / Fixed Glass	
Back Entrance		Roller Shutter	
Entrance (1st Floor)		Fire Door	
Others		Timber Flush Door	
Ironmongery		Quality Lockset	
FLOOR FINISHES		WALL FINISHES	
Corridor / Staircase / Toilet: Tiles		Toilet: Tiles	Others: Plaster & Paint
Shop / Office: Bare Concrete		Pantry: Tiles with 1,500mm Height	
SANITARY FITTINGS			
Toilet		Water closet, wash basin complete with fittings & accessories	
Refuse Chamber		Waste Disposal Chute	
ELECTRICAL FITTINGS			
- 3-phase Power Supply to Ground Floor & 1st Floor		- Signage Point to Ground Floor & 1st Floor	
- Light Points & Power Points provided		- Fibre Wall Socket to Ground Floor & 1st Floor	
THREE STOREY SHOP-OFFICE		TYPE G1, G2, G3, G4, G5, G6	
Structure		Reinforced Concrete	
Wall		Reinforced Concrete / Concrete Wall / Masonry Wall	
Roof Covering		Metal Deck Roof / Reinforced Concrete Flat Roof	
Ceiling		Skim Coat / Fibrous Plaster	
Windows		Aluminium Frame Glass Window / Aluminium Fixed Louvers	
DOORS			
Main Entrance		Aluminium Frame Glass Door / Fixed Glass	
Back Entrance		Roller Shutter	
Entrance (1st Floor)		Fire Door	
Others		Timber Flush Door	
Ironmongery		Quality Lockset	
FLOOR FINISHES		WALL FINISHES	
Corridor / Staircase / Toilet: Tiles		Toilet: Tiles	Others: Plaster & Paint
Shop / Office: Bare Concrete		Pantry: Tiles with 1,500mm Height	
SANITARY FITTINGS			
Toilet		Water closet, wash basin complete with fittings & accessories	
Refuse Chamber		Waste Disposal Chute	
ELECTRICAL FITTINGS			
- 3-phase Power Supply to Ground Floor, 1st Floor & 2nd Floor		- Signage Point to Ground Floor, 1st Floor & 2nd Floor	
- Light Points & Power Points provided		- Fibre Wall Socket to Ground Floor, 1st Floor & 2nd Floor	
- Lift			



THOSE WHO KNOW INSIST ON E&O

The E&O Group brings a century of expertise to the premier lifestyle property industry, having built its reputation with a decorated portfolio of high-end properties – delivering the art of fine living across Malaysia, as well as internationally.





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E&O LIVING



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