THE HILLS

@ PUN HLAING

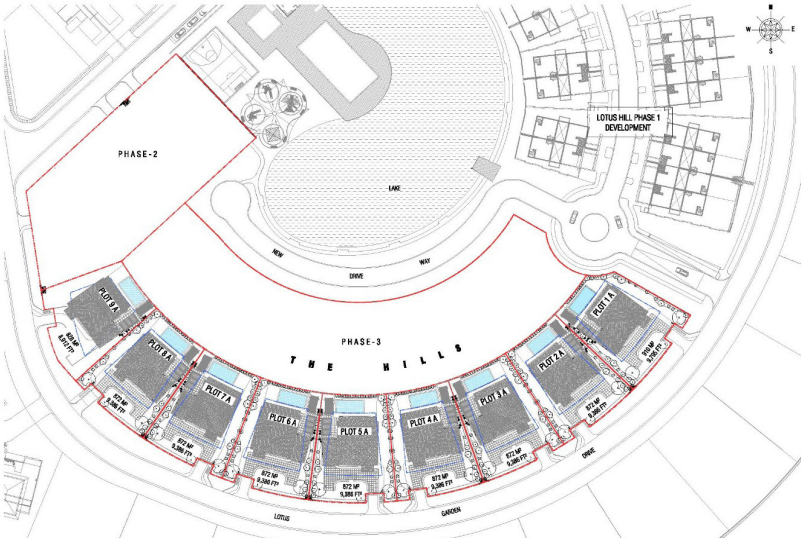
THE RELAXED GLAMOUR OF A THREE STORIED FAMILY HOME IN THE PEACE, SAFETY AND BEAUTY OF PUN HLAING.

Wellness lifestyle community

Residents' Club Lounge

The development of Pun Hlaing estate was conceived of by Serge Pun and work started in 1997. Designed around the famous Gary Player 18 hole golf course it is now home to over 200 households who enjoy the mature landscape, quiet roads, superb amenities and facilities, safety and security of a gated community all within a short drive from downtown Yangon.

A safe corner of Yangon



Pun Hlaing Estate Amenities & Facilities

General

- Residents' lounge, Sales & Leasing Gallery
- International school
- International health care
- Community garden, organic farm
- Outdoor kids' playground & BMX Track
- Soccer and Rugby field
- Country Store

Pun Hlaing Country Club

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- Outdoor pool, gym, tennis courts
- Oasis Spa & Salon
- Indoor & Outdoor kids' playground

Pun Hlaing Golf Club

- Club house, Pro shop, Golf Academy

Wine & Dine

- Oasis Bistro, Horizons Restaurant & Noodle Bar
- Oscar Restaurant & Cigar Bar

Professional Estate Management & Services

- 24/7 Security, Power supply, Fire department
- Emergency Response Team

The inspiration

Yoma Land - Myanmar's premiere real estate developer in the country and its production team SPADPS launches a signature one-of-a-kind lifestyle home in collaboration with M.ID Signature, one of Yangon's most popular interior design firms.

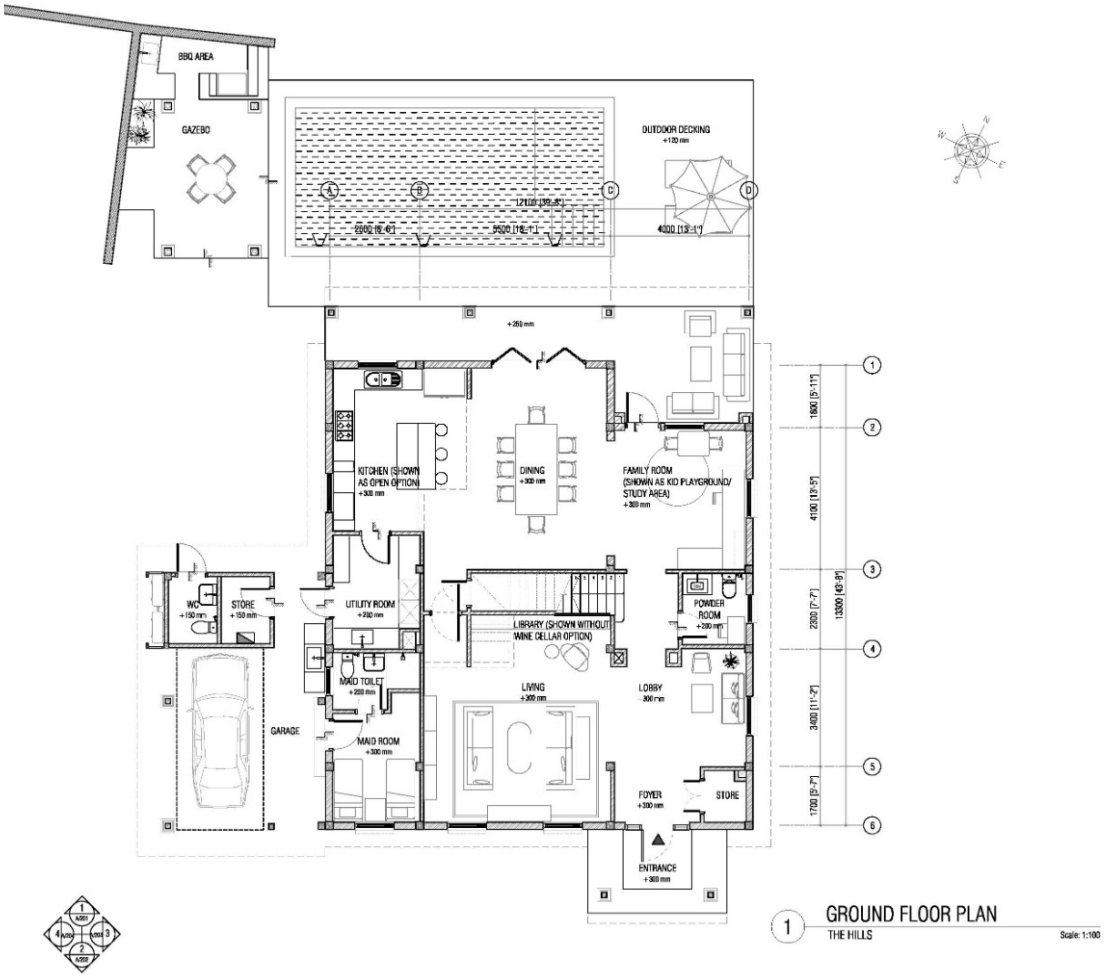
Four bedrooms with balconies enjoying views of the famous Pun Hlaing golf course and unparalleled views of the Yangon city skyline.

The Hills @ Pun Hlaing is an aspirational investment in the happiness of your family. The concept is based on a year of listening to customer's requirements and feedback from Pun Hlaing residents. This is a limited edition of homes designed to meet the needs of all generations and which introduces some relaxed glamour to Yangon family life.

Limited edition

Outdoor patio on open deck, lounge area, gazebo & organic garden area.

Yangon has a beautiful climate if you design a house that accepts the challenge and respects nature. This limited edition of nine 4,500sqft detached family homes on 9,000sqft plots balances energy efficient practicality with the flexibility demanded by multi-generational families.

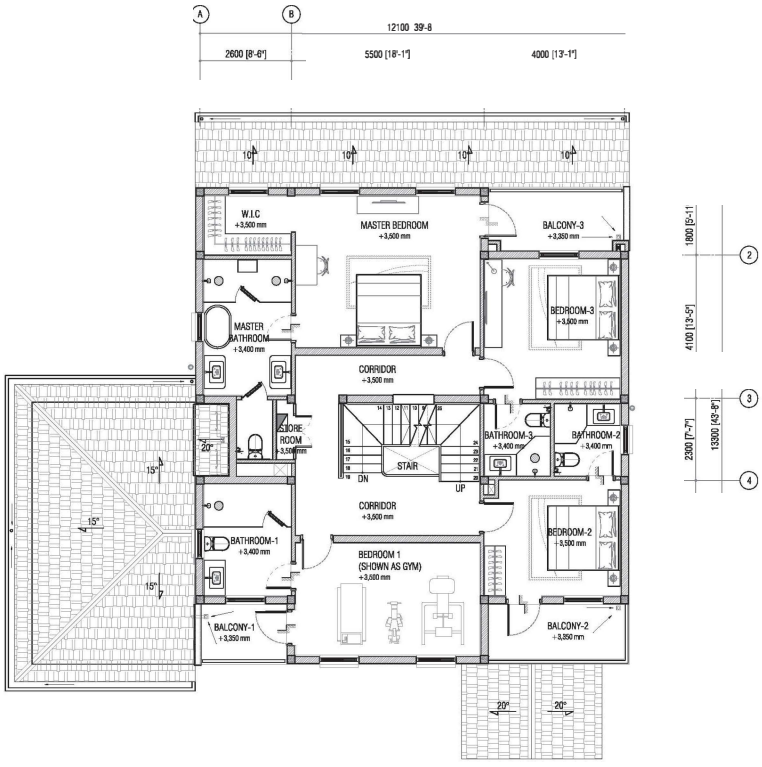


1 GROUND FLOOR PLAN
THE HILLS
Scale: 1:100

Ground floor

The three-level detached family homes enjoy interiors with a variety of unique design features.

Kids play area or sitting room.

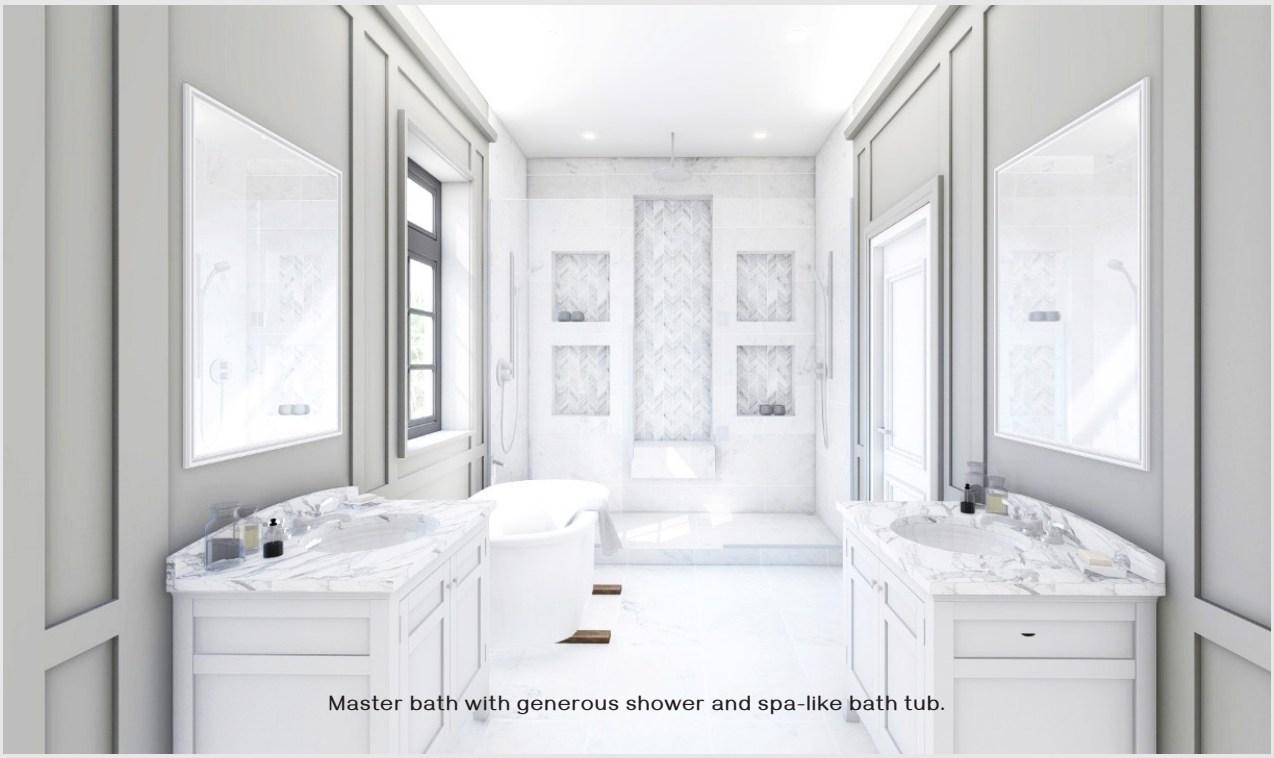


1 FIRST FLOOR PLAN
THE HILLS

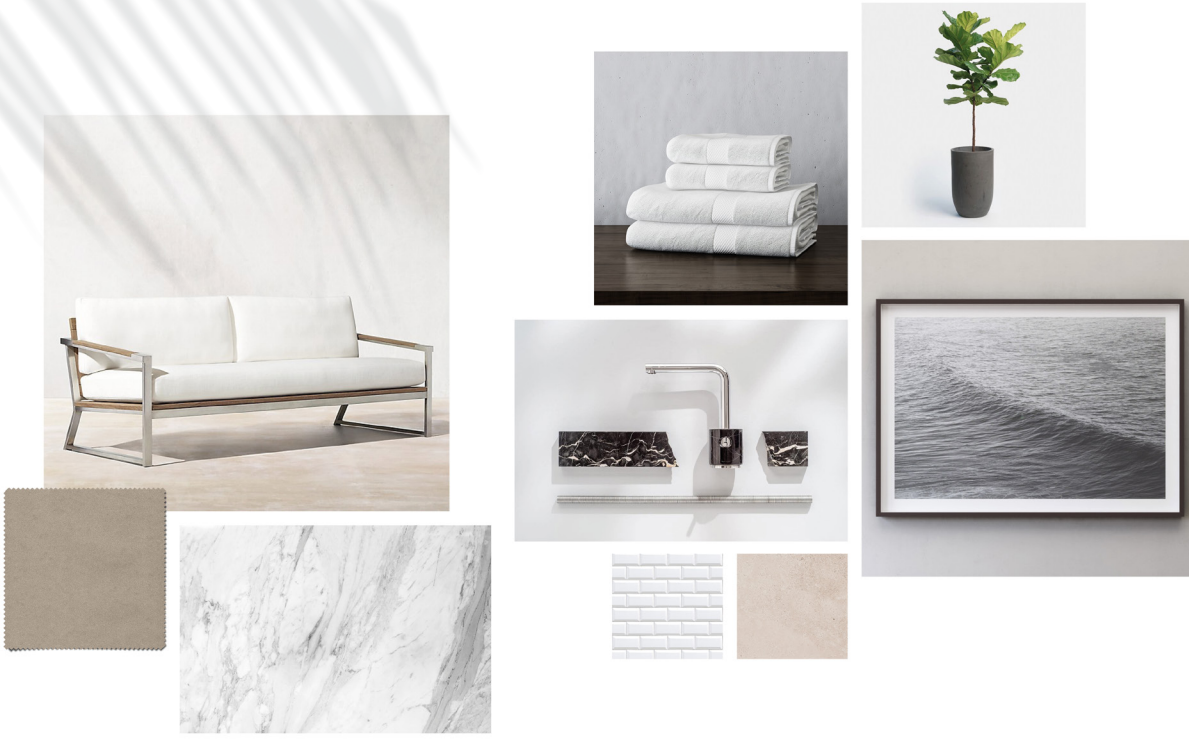
Scale: 1:100

First floor

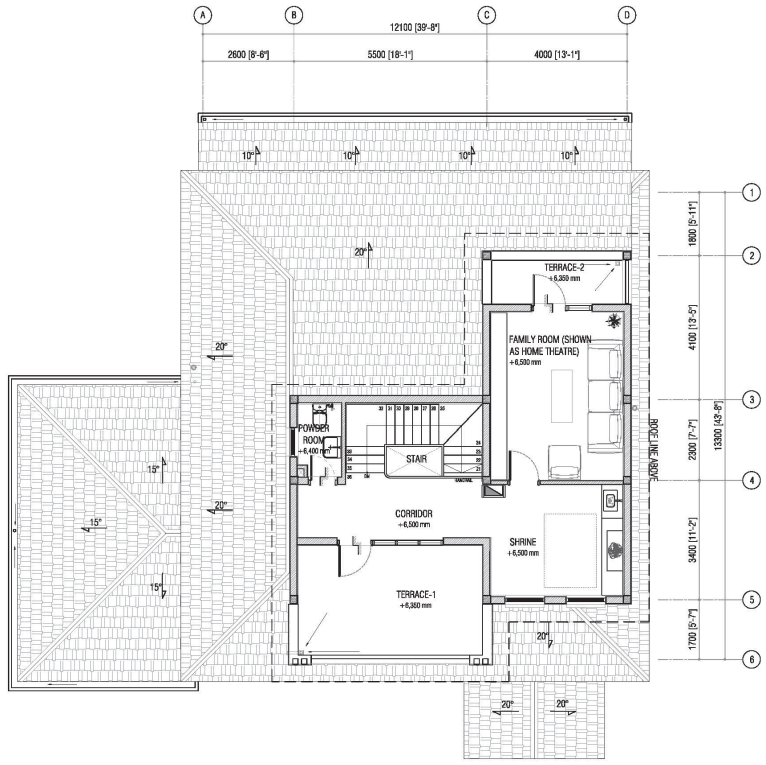
Master bedroom with walk-in closet.



Master bath with generous shower and spa-like bath tub.



Lifestyle design details by M.ID



1 SECOND FLOOR PLAN
THE HILLS
Scale: 1:100

Second floor

Entertainment room as private cinema on second floor.

Specifications

External areas and garden

- Electric sliding entrance gate.
- Video entry phone
- Covered entrance porch
- Garage and additional parking.
- External w.c. and store.
- Washing and drying area.
- Organic garden in raised planter beds
- Gazebo with BBQ area
- Optional extra - swimming pool and deck with shower.
- Large garden planted with trees, shrubs and grass.

Structure

- Concrete piled foundations.
- Reinforced concrete structure and floors. Steel roof structure.
- Double glazed windows and doors.

Finishes

- All floor finishes
- All wall and ceiling finishes

Ground floor

- Generous utility room forming access from garage to kitchen with sink and washing machine.
- Large open plan or closed kitchen. Cabinets and worktops, double sink, 4 ring gas burner, oven, extractor hood, double fridge freezer, dishwasher and microwave by Bosch or equivalent.
- Large dining room with bi-fold doors opening up onto patio.
- Family room which can be used as kids play area, family study, grandparents siting room.
- Outdoor, covered living room.
- Powder room. Under stair storage.
- Large cloakroom
- Generous entry foyer.
- Double maids room and separate maids bathroom.

First floor

- Master bedroom and master bath. Including a walk-in wardrobe. Bathroom features double shower and whb's, enclosed WC and free-standing bath. Balcony attached.
- Bedroom 1 with en-suite bathroom. Including shower, wc and whb. Balcony attached.
- Bedroom 2 with en-suite bathroom. Including shower, wc and whb. Balcony attached.
- Bedroom 3 with en-suite bathroom. Including shower, wc and whb. Balcony attached.

Second floor

- Large terrace
- Shrine room
- Family entertainment room with balcony.
- WC with WHB.

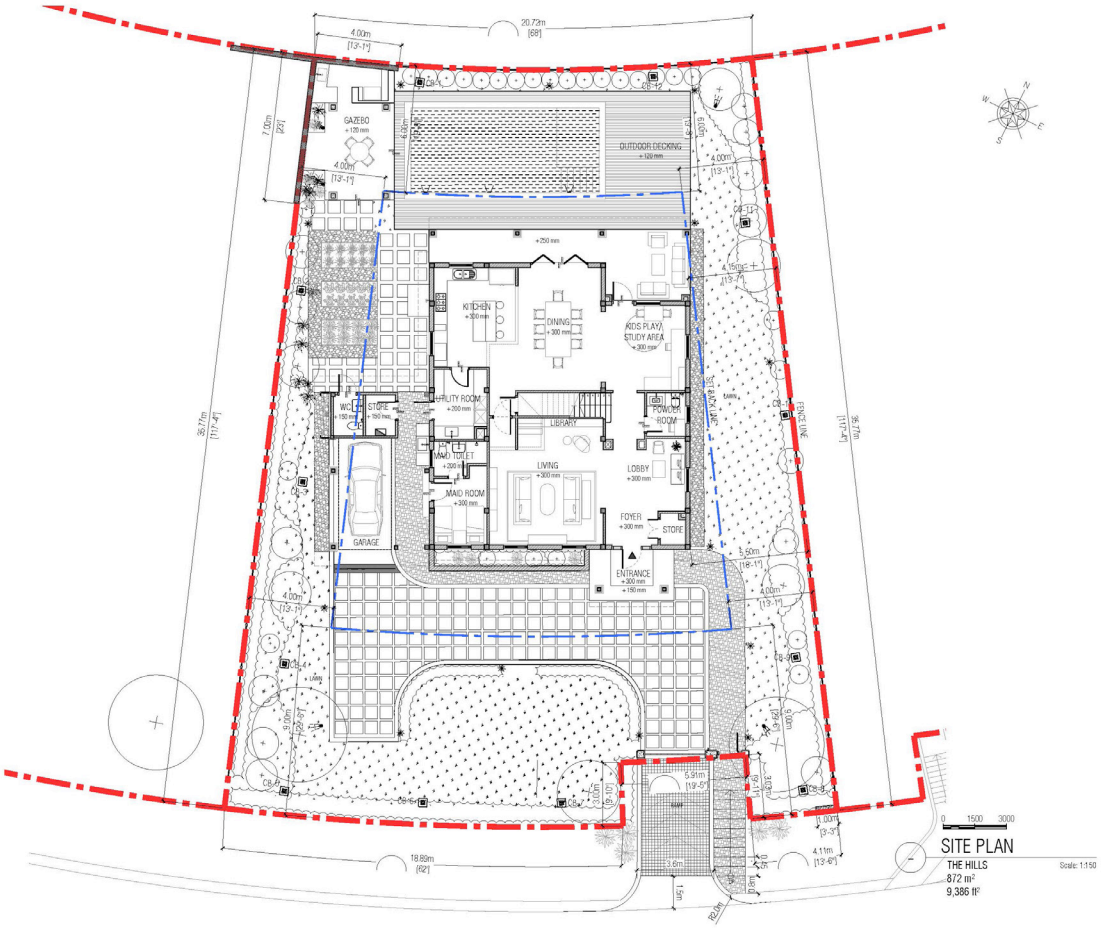
Utilities

- Mains water to house with potable supply to WHO standards.
- Fibre connection
- Electricity including automatic 24/7 emergency generator supply.
- Sewage via biofilter.

MEP

- Full A/C throughout.
- H/C water to all bathrooms and kitchen.
- Power and lighting circuits and outlets throughout and all fixed light fixtures.
- Telecom connection to PABX.
- Drainage and sewage.
- Rainwater

Our moodboard



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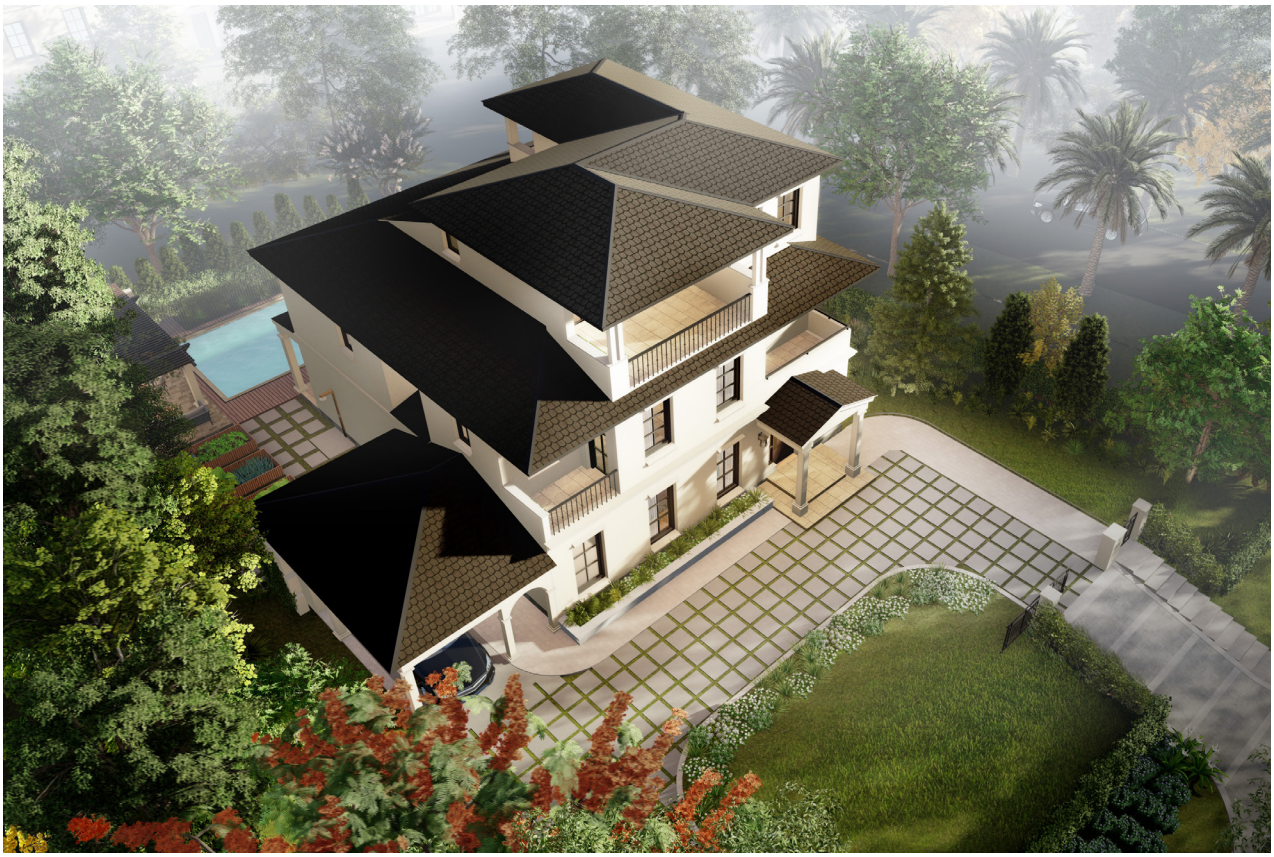

PUN HLAING ESTATE

YOMA LAND

CONTACT US

For specific enquiries contact sales team

Myanmar & English

Ms Charlotte Ng, Mobile : +95 9515 3315
Email : charlotteng@yomaland.com

Mr Soe Yan Paing
Mobile : +95 94 2171 7676
Email : soeyanpaing@yomaland.com

English, Thai & Mandarin

Mrs Cindy Chick
Mobile : +95 97 7722 9000
Email : cindy@yomaland.com

www.punhlaingestate.com

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