

A black and white photograph of a golf course, showing a wide expanse of grass with some darker patches and a few small trees in the distance. Overlaid in the center is a large, bold, black, stylized logo that reads 'GCVV'.

GCVV

Golf Course View Villas

GOLF COURSE VIEW VILLAS

Golf Course View Villas are a collection of luxury residences overlooking the golf course. Large panoramic views capture all the beauty of the surrounding landscape, bringing the outside in. Each villa's design is carefully curated and seamlessly integrated into the rest of the Lotus Garden establishment. Introducing a brand new level of luxury, these expertly crafted villas have been designed with the perfect partnership between form and function.

PROTOTYPE A

PROTOTYPE B

PROTOTYPE C



PROTOTYPE A



Let your home tell the story of who you are. The epitome of sophistication and offering the most sought after of homes, Prototype A is designed to combine the feeling of being on vacation with everyday living: where dreams meet reality. A home where you can start an adventure with your family, creating memories and traditions for generations to continue, this will be a home where everyone will love to live for a lifetime.

*The most important work you will
ever do will be within the walls
of your own home.*



*“ Where every room holds laughter
and every windows opens to
great opportunities ”*

Keeping clients at the heart of our design process, the interior layout of Prototype A goes flawlessly integrates functionality with personality in every room. This elegant home offers an array of stunning finishes with impeccable attention to detail from top to bottom.



Entrance



Living Room



Dining Room



Kitchen Room



Master Bedroom



Master Bedroom



Master Bathroom

Disclaimer

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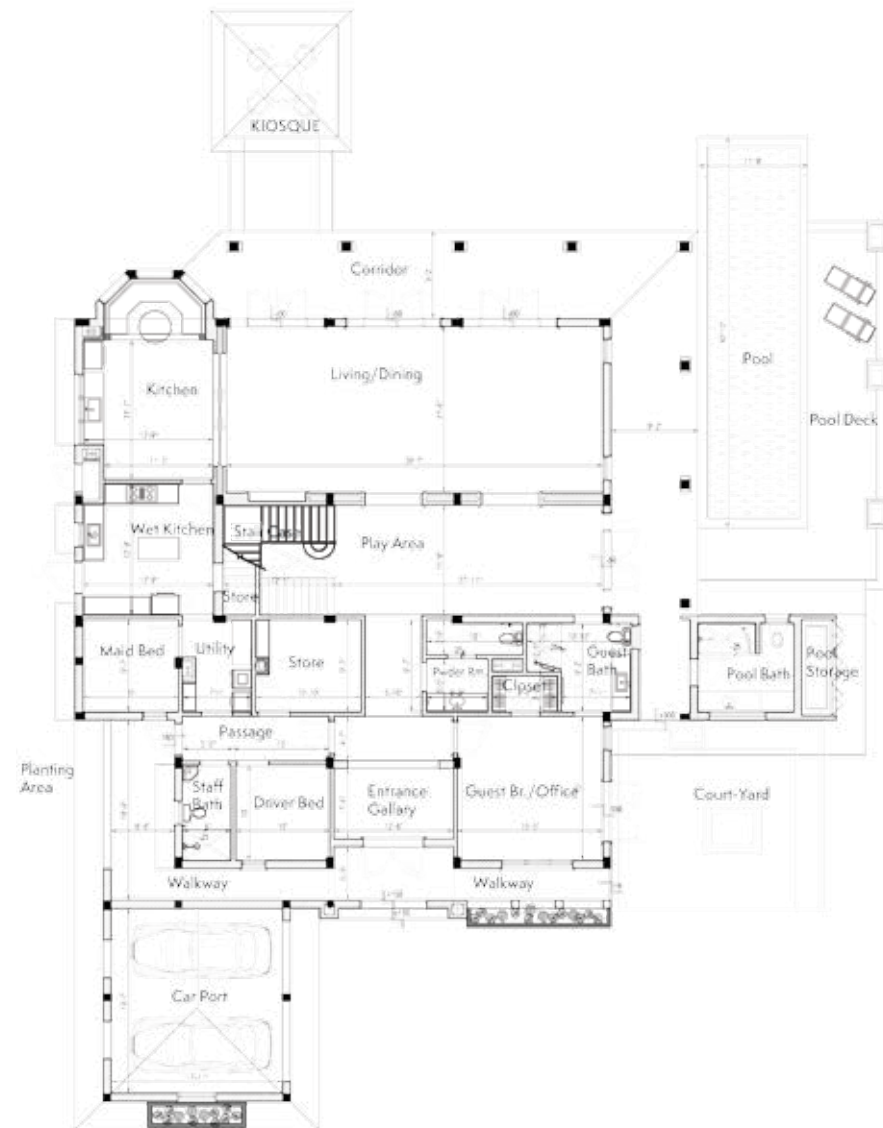
Golf Course View Villas - Ground Floor Plan - A

4 BEDROOM UNIT TYPE

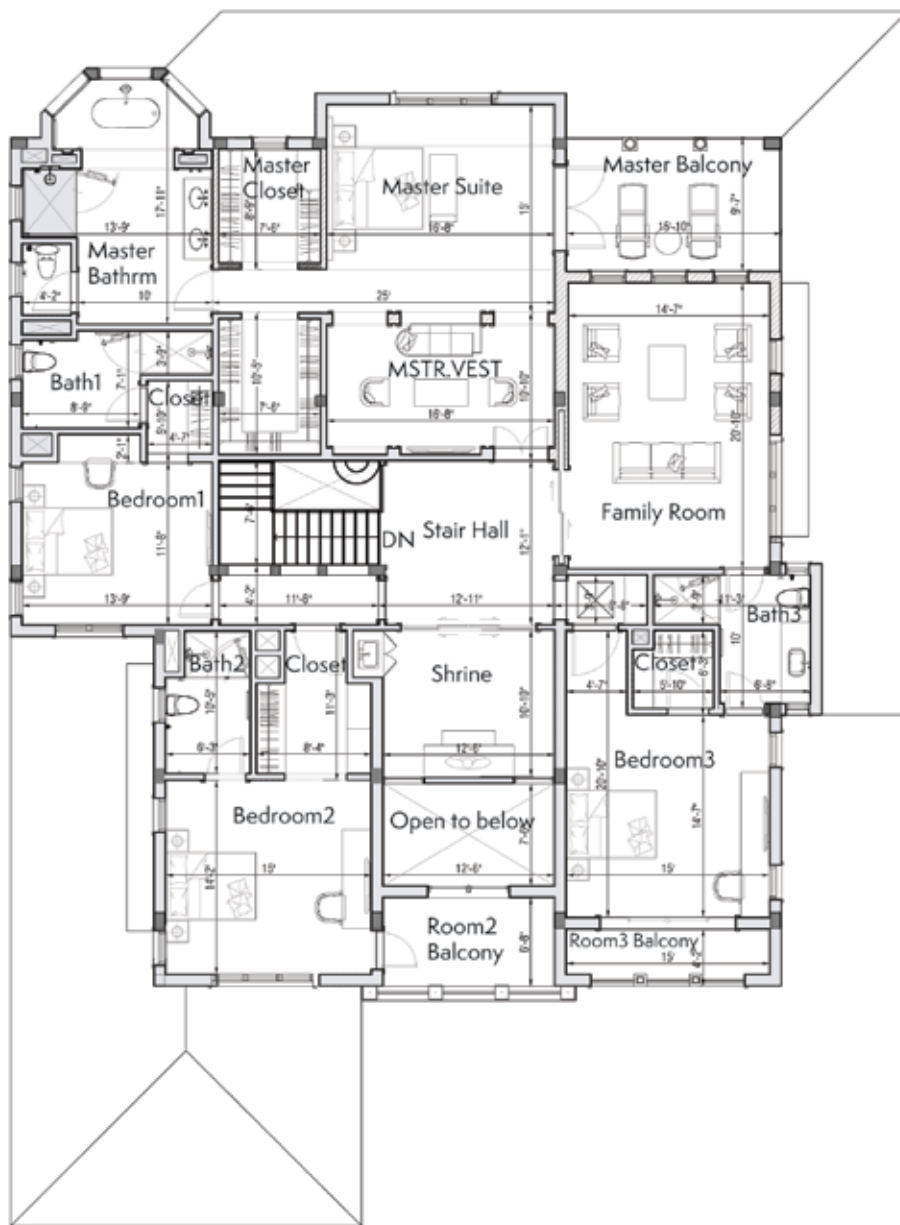
Total Ground Floor Area

4,789 Sq Ft.

445 Sq M.



Golf Course View Villas - First Floor Plan - A



4 BEDROOM UNIT TYPE

Total First Floor Area

3,178.58 Sq Ft.

295.5 Sq M.

Golf Course View Villas (Prototype A) - Specifications

Description	Model Units	Standard Units	Core and Shell Units
CIVIL WORKS			
Facilitating Works:			
Anti-termite application	✓	✓	✓
Structure Works:			
RC Structure — Sub/Super; Frame and Upper Floor	✓	✓	✓
Steel Structure Column to Outdoor Walkway	✓	✓	✓
RC Roof Beams and Steel Structure Roof Support	✓	✓	✓
Clay Tile Roof and Timber Soffit (including decorative Timber Rafter Tail)	✓	✓	✓
RC Stairs with Timber Finish to Thread and Landing	✓	✓	✓
Staircase Glass Handrail (with Timber Top Rail)	✓	✓	✓
External Wall and Door/Window:			
External Walls — Brick/Plastered and Painted	✓	✓	✓
External Walls — Front with Plaster Mold Column and Arc Way Entry	✓	✓	✓
External Balcony Railing made of Wrought Iron	✓	✓	✓
External Main Entrance Timber Doors	✓	✓	✓
External Aluminum Framed Doors and Windows	✓	✓	✓
External Aluminum Air Con Cover	✓	✓	✓
Internal Wall and Doors:			
Internal Walls — Brick/Plastered and Painted	✓	✓	✓
Internal Glazing — Shower Partitions and Handrails	✓	✓	✓
Internal Doors — Timber Doors (Veneer & Solid)	✓	✓	✗
Waterproofing:			
Waterproofing — External Roof Slab and Balconies	✓	✓	✓
Waterproofing — Internal Toilets and Kitchen	✓	✓	✗
Internal Finishes:			
Wall Finishes — Tiling to Bathroom and Kitchen	✓	✓	✗
Wall Finishes — Marble to Masters Bathroom	✓	✗	✗
Wall Finishes — Paint to Wall	✓	✓	✓
Floor Finishes — Porcelain and Homogenous Tiles with accents of Granite to External Transitions	✓	✓	✗
Floor Finishes — Timber Floor Tile and Skirting	✓	✓	✗
Floor Finishes — Marble Floor Tile and Skirting	✓	✓	✗
Ceiling Finishes — Plasterboard Painted	✓	✓	✗
Ceiling Finishes — Decorative Wood Beam Strips	✓	✗	✗
Ceiling Finishes — Pitched Decorative Ceiling	✓	✗	✗

Description	Model Units	Standard Units	Core and Shell Units
Ceiling Finishes — Coffered Ceiling	✓	✗	✗
Ceiling Finishes — Paint to Slab Soffit	✗	✗	✓
Fitting and Furniture:			
Fixed Furniture — Bedroom Wardrobe	✓	✓	✗
Fixed Furniture — Kitchen Counter and Cabinets	✓	✓	✗
Loose Furniture and Appliance	✓	✗	✗
Furniture i.e. Beds, Dining, Sofa etc.			
Appliance i.e. Refrigerator, stove top, oven, etc.			
SERVICES			
Sanitary Installations	✓	✓	embedded pipes only
Disposal	✓	✓	✓
Water Installation	✓	✓	✓
Heat Source	✓	✓	✗
Air Condition System	✓	✓	✗
Ventilation to Kitchen and Toilets	✓	✓	✗
Electrical Installations	✓	✓	embedded wires only
Fire and Lightning Protection	✓	✓	embedded wires only
Communication, Security and Control Systems: SATV, Telephone System, Data System, CCTV, Smart Home System	✓	✓	embedded wires only
EXTERNAL WORKS			
Site Preparation Works	✓	✓	✓
Concrete Driveway	✓	✓	✓
Soft Landscaping, Planting and Irrigation Systems	✓	✓	✓
Fencing and Main Gate	✓	✓	✓
Drainage	✓	✓	✓
Sewer Line, Sewage Treatment, Incoming Water Supply, Incoming Power Supply	✓	✓	✓
Swimming Pool including Filtration and Homogenous Porcelain Tile Decking	✓	✗	✗

PROTOTYPE B



Prototype B is designed for those who dare to push boundaries and explore creativity, while maintaining practicality and functionality. Whether entertaining friends in style or simply spending time with family, Prototype B will give the owner a healthy life of joy, sports and leisure.

Live who you are



Kitchen Island



Dining Room

*A home is a collection of
what you love under one roof.*

Keeping clients at the heart of our design process, the interior layout of Prototype B flawlessly integrates functionality with personality in every room. This elegant home offers an array of stunning finishes with impeccable attention to detail from top to bottom.





Shrine Room



Master Bedroom with Living Area



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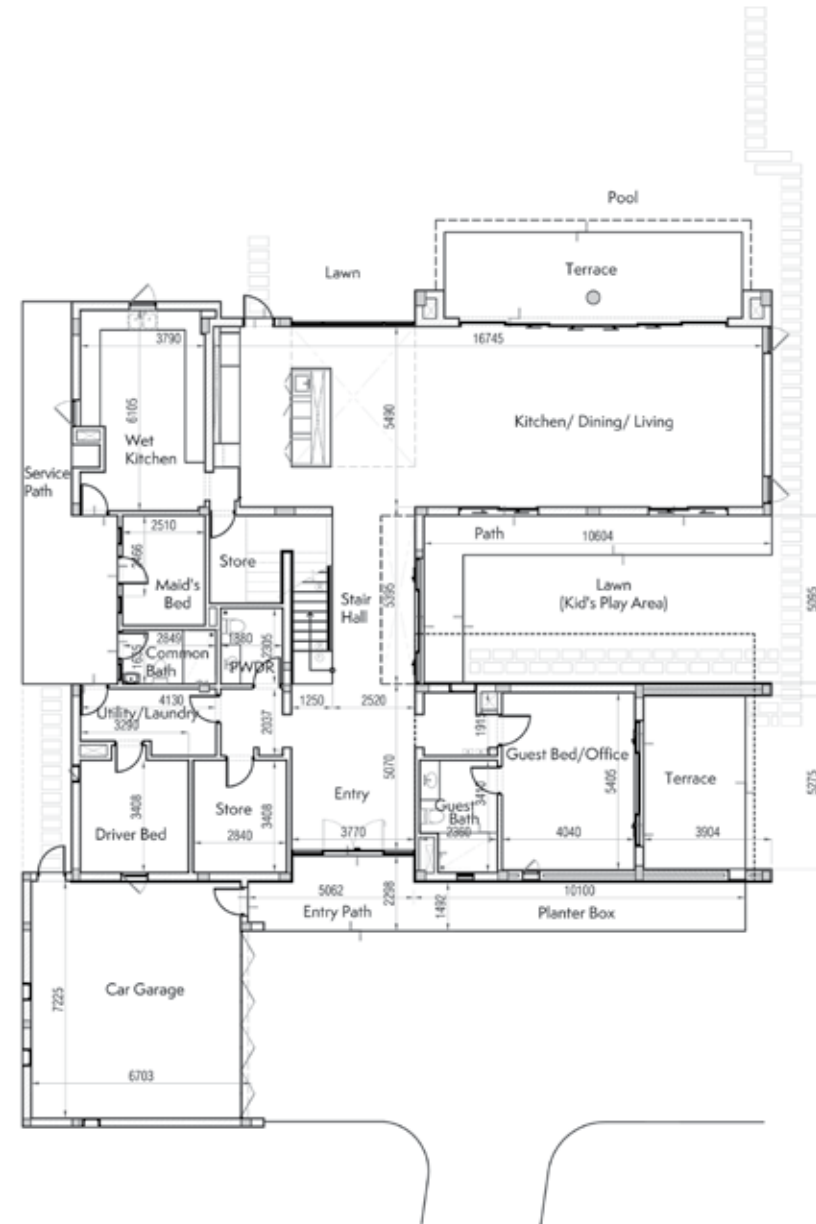
Golf Course View Villas - Ground Floor Plan - B

4 BEDROOM UNIT TYPE

Total Ground Floor Area

4,804 Sq Ft.

446 Sq M.



Golf Course View Villas - First Floor Plan - B



4 BEDROOM UNIT TYPE

Total First Floor Area

3,768 Sq Ft.

350 Sq M.

Golf Course View Villas (Prototype B) - Specifications

Description	Model Units	Standard Units	Core and Shell Units
CIVIL WORKS			
Facilitating Works:			
Anti-Termite application	✓	✓	✓
Structure Works:			
RC Structure — Sub/Super; Frame and Upper Floor	✓	✓	✓
RC Roof Slab including waterproofing works	✓	✓	✓
RC Stairs with Timber Tread Finish and Glass Handrail	✓	✓	✓
External Wall and Door/Window:			
External Walls — Brick/Plastered and Painted	✓	✓	✓
External Walls — Front with Split Terracotta Stone	✓	✓	✓
External Aluminum Louver and Aluminum Trellis	✓	✓	✓
External Doors and Windows	✓	✓	✓
Internal Wall and Doors:			
Internal Walls — Brick/Plastered and Painted	✓	✓	✓
Internal Glazing — Shower Partitions and Handrails	✓	✓	✓
Internal Doors — Timber Doors (Veneer & Solid)	✓	✓	✗
Waterproofing:			
Waterproofing — External Roof Slab and Balconies	✓	✓	✓
Waterproofing — Internal Toilets and Kitchen	✓	✓	✗
Internal Finishes:			
Wall Finishes — Tiling to Bathroom and Kitchen	✓	✓	✗
Wall Finishes — Paint to Wall	✓	✓	✓
Floor Finishes — Porcelain and Homogenous Tiles with accents of Granite to External Transitions	✓	✓	✗
Floor Finishes — Timber Floor Tile and Skirting	✓	✓	✗
Ceiling Finishes — Plasterboard Painted	✓	✓	✗
Ceiling Finishes — Timber Ceiling Strips	✓	✗	✗
Ceiling Finishes — Paint to Slab Soffit	✗	✗	✓

Description	Model Units	Standard Units	Core and Shell Units
Fitting and Furniture:			
Fixed Furniture — Bedroom Wardrobe	✓	✗	✗
Fixed Furniture — Kitchen Counter and Cabinets	✓	✓	✗
Loose Furniture and Appliance	✓	✗	✗
Furniture i.e. Beds, Dining, Sofa etc.			
Appliance i.e. Refrigerator, stove top, oven, etc.			
SERVICES			
Sanitary Installations	✓	✓	embedded pipes only
Disposal	✓	✓	✓
Water Installation	✓	✓	✓
Heat Source	✓	✓	✗
Air Condition System	✓	✓	✗
Ventilation to Kitchen and Toilets	✓	✓	✗
Electrical Installations	✓	✓	embedded wires only
Fire and Lightning Protection	✓	✓	embedded wires only
Communication, Security and Control Systems:	✓	✓	embedded wires only
SATV, Telephone System, Data System, CCTV, Smart Home System			
EXTERNAL WORKS			
Site Preparation Works	✓	✓	✓
Concrete Driveway	✓	✓	✓
Soft Landscaping, Planting and Irrigation Systems	✓	✓	✓
Fencing and Main Gate	✓	✓	✓
Drainage	✓	✓	✓
Sewer Line, Sewage Treatment, Incoming Water	✓	✓	✓
Supply, Incoming Power Supply			
Swimming Pool including Filtration and Homogenous Porcelain Tile Decking	✓	✗	✗

PROTOTYPE C



Forward thinking is a term that comes to mind in Prototype C. Designed for the unconventional and extraordinary, this home serves an individual who has seen and experienced the world. To entertain and to relax, spaces within this home are designed to offer a contemporary, active & healthy lifestyle in a fresh, natural environment. Come discover how first class living goes hand in hand with a modern and casual design.

Making a statement in style



It's time to celebrate life



Living Room with Outside View

Keeping clients at the heart of our design process, the interior layout of Prototype C flawlessly integrates functionality with personality in every room. This elegant homes offers an array of stunning finishes with impeccable attention to detail from top to bottom.



Dining Room



Master Closet



Bathroom

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Golf Course View Villas - Ground Floor Plan - C

4 BEDROOM UNIT TYPE

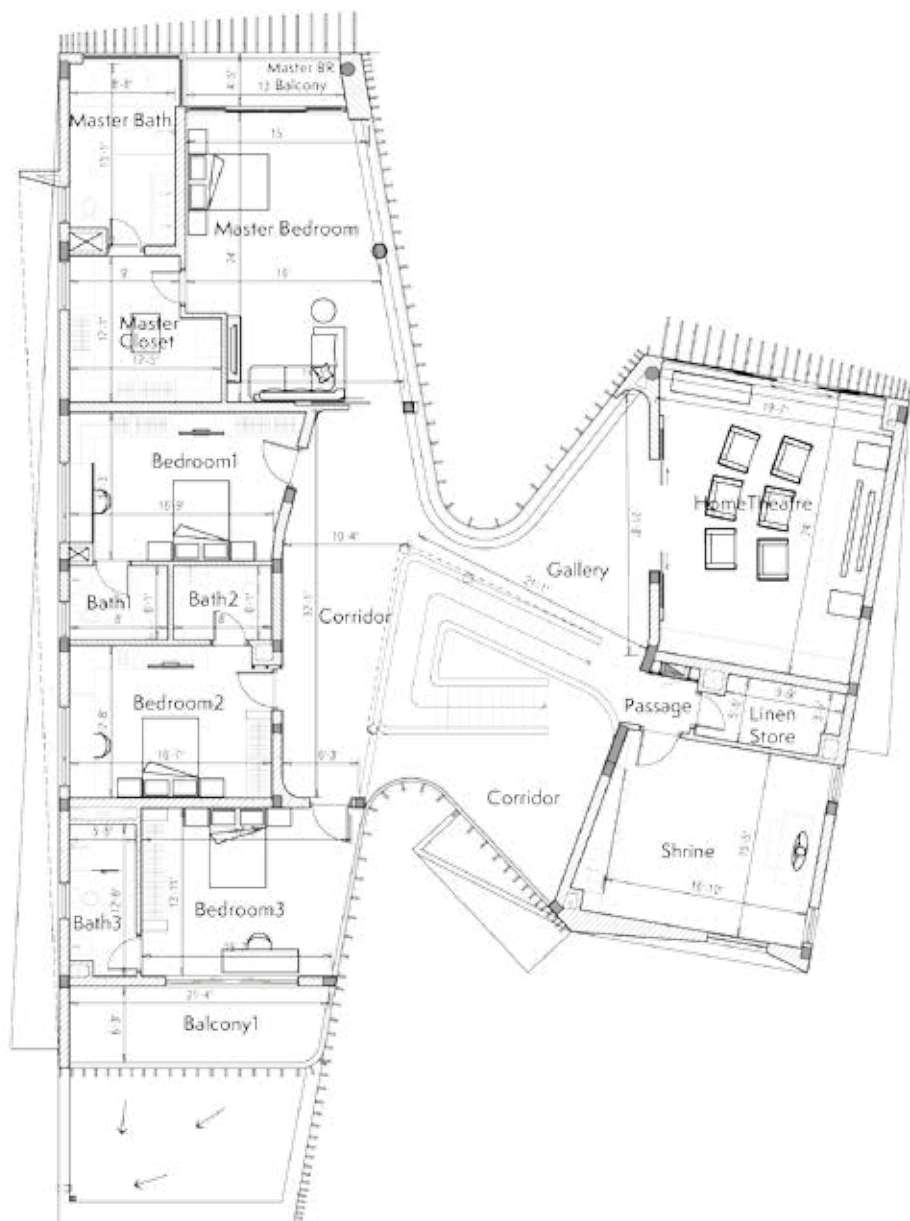
Total Ground Floor Area

4,283 Sq Ft.

398 Sq M.



Golf Course View Villas - First Floor Plan - C



4 BEDROOM UNIT TYPE

Total First Floor Area

3,584 Sq Ft.

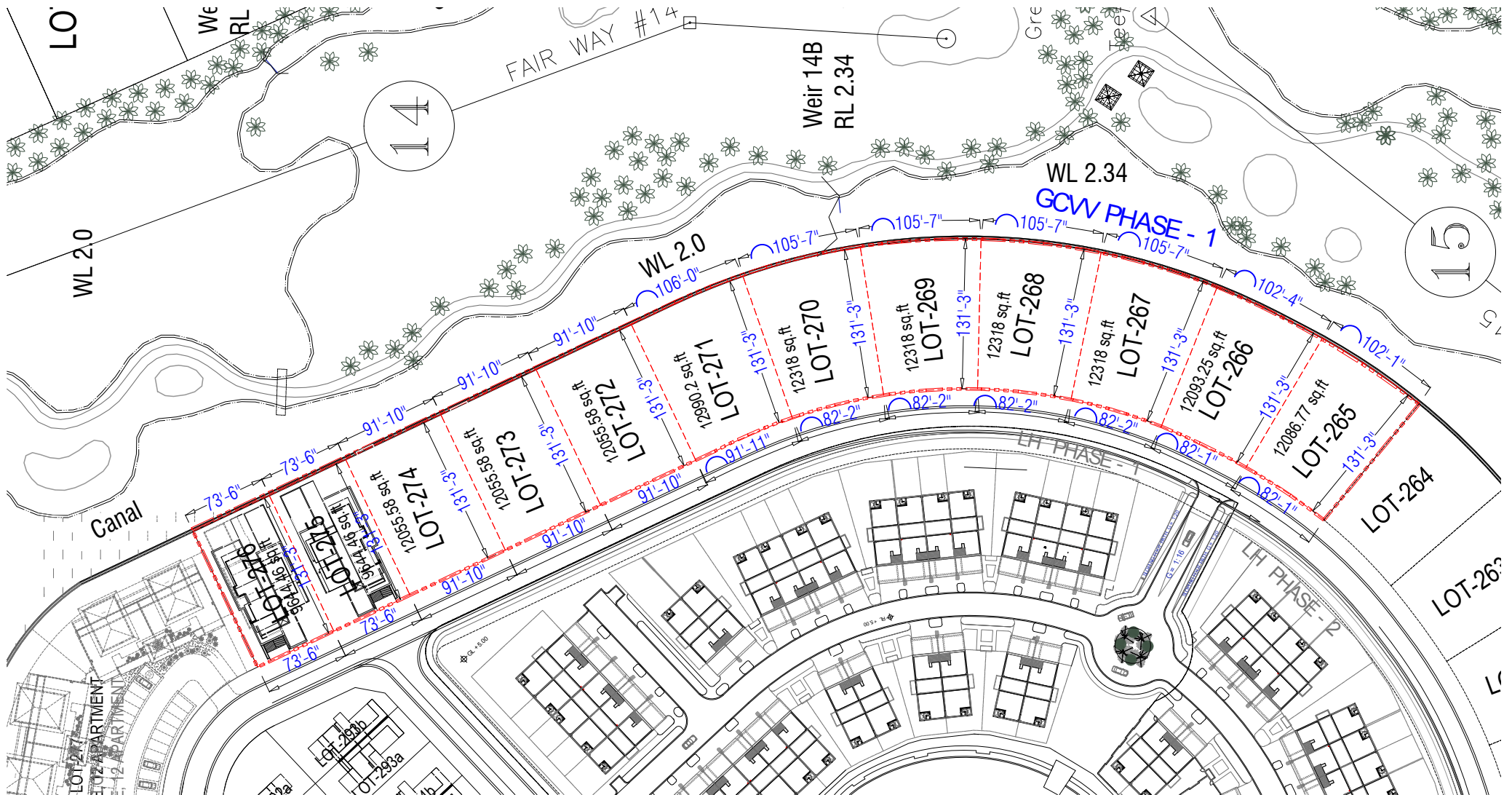
333 Sq M.

Golf Course View Villas (Prototype C) - Specifications

Description	Model Units	Standard Units	Core and Shell Units
CIVIL WORKS			
Facilitating Works:			
Anti-Termite Application	✓	✓	✓
Structure Works:			
RC Structure — Sub/Super; Frame and Upper Floor	✓	✓	✓
RC Roof Slab including Waterproofing Works	✓	✓	✓
Roof Glass Skylight Feature above Staircase	✓	✓	✓
RC Stairs with Timber Tread Finish	✓	✓	✓
Staircase Enclosed in Drywall (Framed with Metal Studs), Painted and Timber Panels in one side	✓	✓	✓
External Wall and Door/Window:			
External Walls — Brick/Plastered and Painted	✓	✓	✓
Façade — Vertical and Horizontal Timber Trellis	✓	✓	✓
External Doors and Windows	✓	✓	✓
Internal Wall and Doors:			
Internal Walls — Brick/Plastered and Painted	✓	✓	✓
Internal Glazing — Shower Partitions and Handrails	✓	✓	✓
Internal Doors — Timber Doors (Veneer & Solid)	✓	✓	✗
Waterproofing:			
Waterproofing — External Roof Slab and Balconies	✓	✓	✓
Waterproofing — Internal Toilets and Kitchen	✓	✓	✗
Internal Finishes:			
Wall Finishes — Tiling to Bathroom and Kitchen	✓	✓	✗
Wall Finishes — Paint to Wall	✓	✓	✓
Wall Finishes — Timber Paneling to Family/Living Room and Kitchen/Dining area	✓	✗	✗
Floor Finishes — Porcelain and Homogenous Tiles with Accents of Granite to External Transitions	✓	✓	✗
Floor Finishes — Timber Floor Tile and Skirting	✓	✓	✗

Description	Model Units	Standard Units	Core and Shell Units
Ceiling Finishes — Plasterboard Painted	✓	✓	✗
Ceiling Finishes — Timber Ceiling Strip to Family/Living Room and Kitchen/Dining area	✓	✗	✗
Ceiling Finishes — Paint to Slab Soffit	✗	✗	✓
Fitting and Furniture:			
Fixed Furniture — Bedroom Wardrobe	✓	✓	✗
Fixed Furniture — Kitchen Counters and Cabinets	✓	✓	✗
Loose Furniture	✓	✗	✗
SERVICES			
Sanitary Installations	✓	✓	embedded pipes only
Disposal	✓	✓	✓
Water Installation	✓	✓	✓
Heat Source	✓	✓	✗
Air Condition System	✓	✓	✗
Ventilation to Kitchen and Toilets	✓	✓	✗
Electrical Installations	✓	✓	embedded wires only
Fire and Lightning Protection	✓	✓	embedded wires only
Communication, Security and Control Systems: SATV, Telephone System, Data System, CCTV, Smart Home System	✓	✓	embedded wires only
EXTERNAL WORKS			
Site Preparation Works	✓	✓	✓
Concrete Driveway	✓	✓	✓
Soft Landscaping, Planting and Irrigation Systems	✓	✓	✓
Fencing and Main Gate	✓	✓	✓
Drainage	✓	✓	✓
Sewer Line, Sewage Treatment, Incoming Water	✓	✓	✓
Supply, Incoming Power Supply			
Swimming Pool including Filtration System and Timber Decking	✓	✗	✗

GCVV Site Plan



Lotus Garden has been planned with your wellbeing in mind. Immediate access to every modern convenience and recreational activities allons you to discover what it is to truly relax in exceptional safety and comfort. Lotus Garden will provide both privacy and seclusion whilst still feeling connected to a vibrant and supportive community.

Pun Hlaing Estate - Master Plan





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