



THE HILLS

@ PUN HLAING

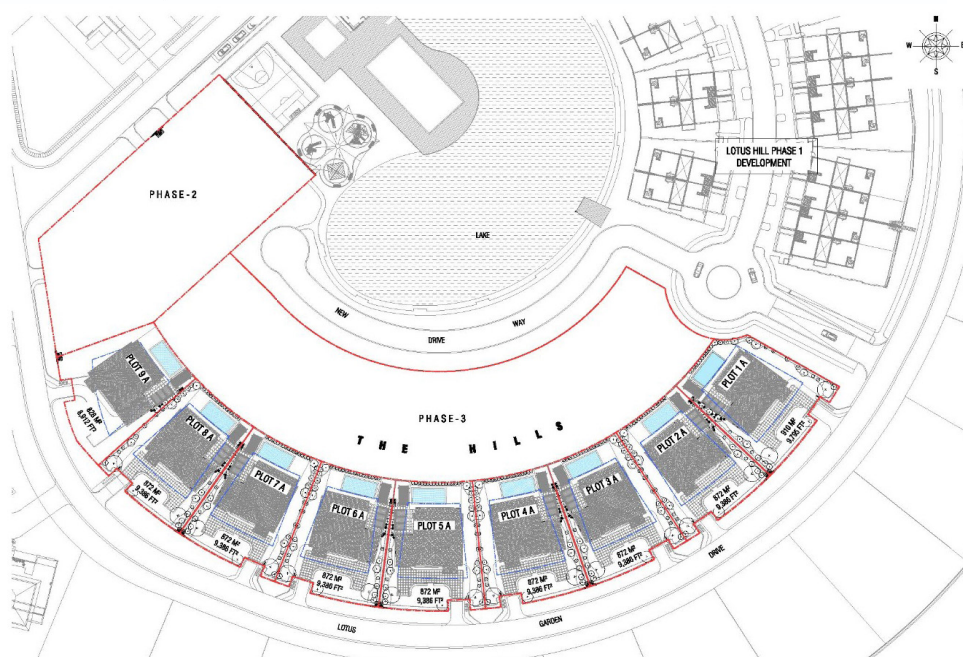
THE RELAXED GLAMOUR OF A THREE STORIED FAMILY HOME IN THE PEACE,
SAFETY AND BEAUTY OF PUN HLAING.



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

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

Pun Hlaing Country Club

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

<https://www.punhlaingestate.com>
Facebook: @punhlaingestate

Pun Hlaing Golf Club

- Club house, Pro shop, Golf Academy

Awei Metta

- 5 Star Boutique Hotel

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.

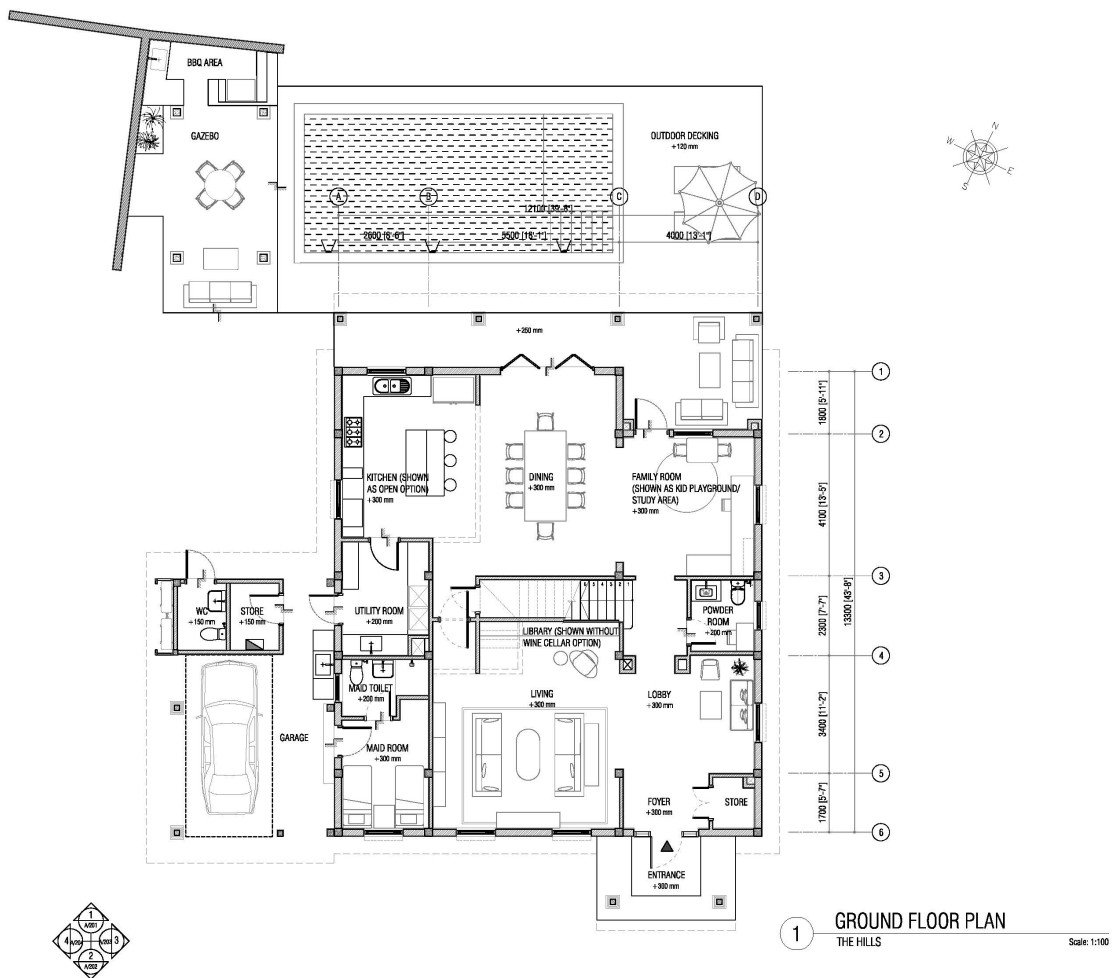
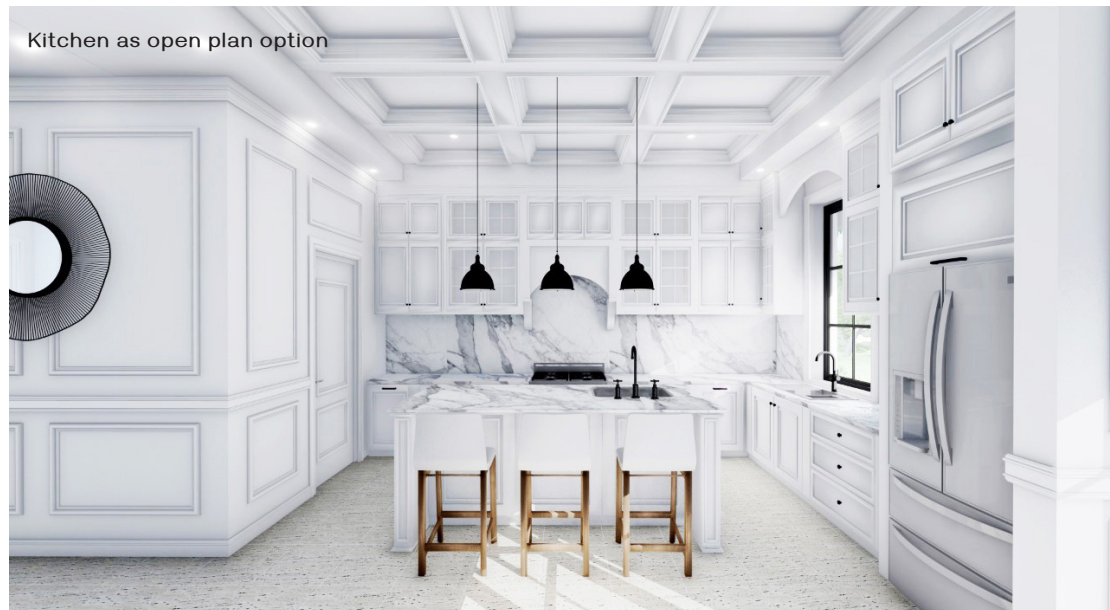
The Hills @ Pun Hlaing is an aspirational investment in the happiness of your family. The concept is based on a year of listening to customer's requirements and feedback from Pun Hlaing residents. This is a limited edition of homes designed to meet the needs of all generations and which introduces some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

Limited edition

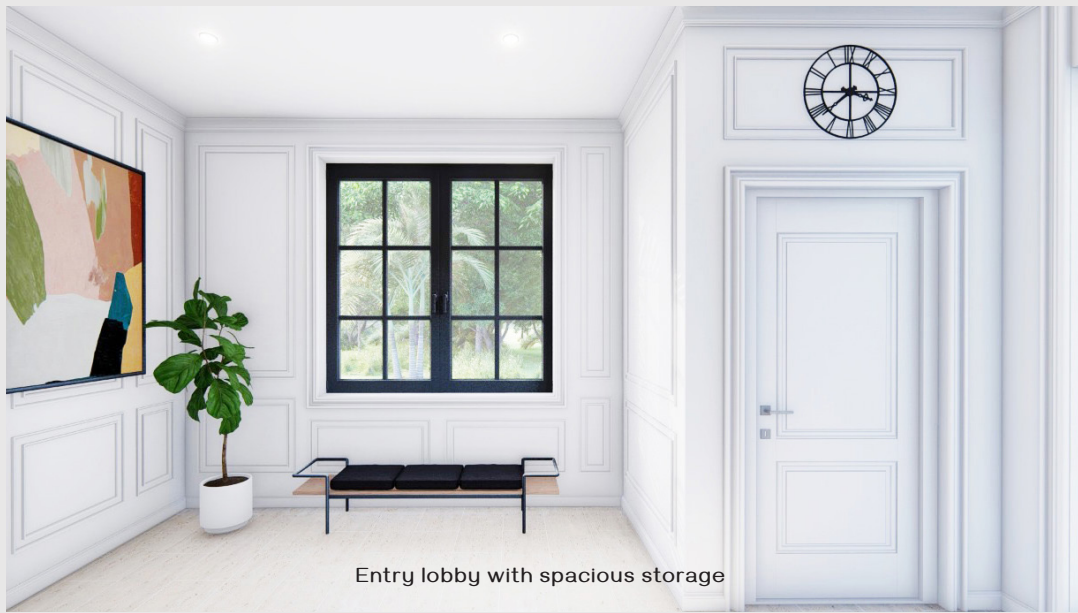
Outdoor patio on open deck, lounge area, gazebo & organic garden area.



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.



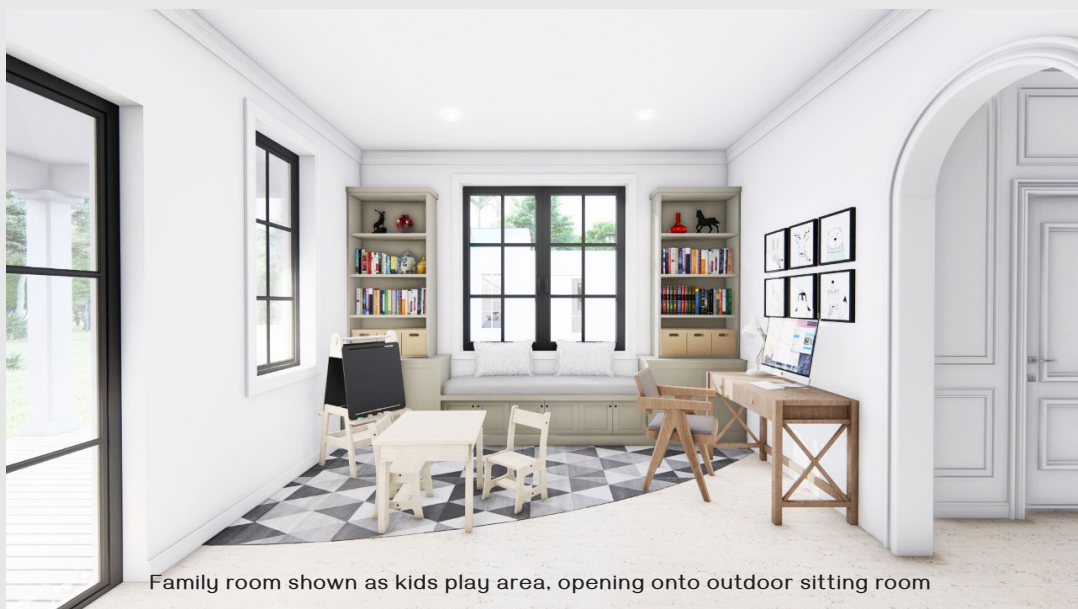
Ground floor



Entry lobby with spacious storage

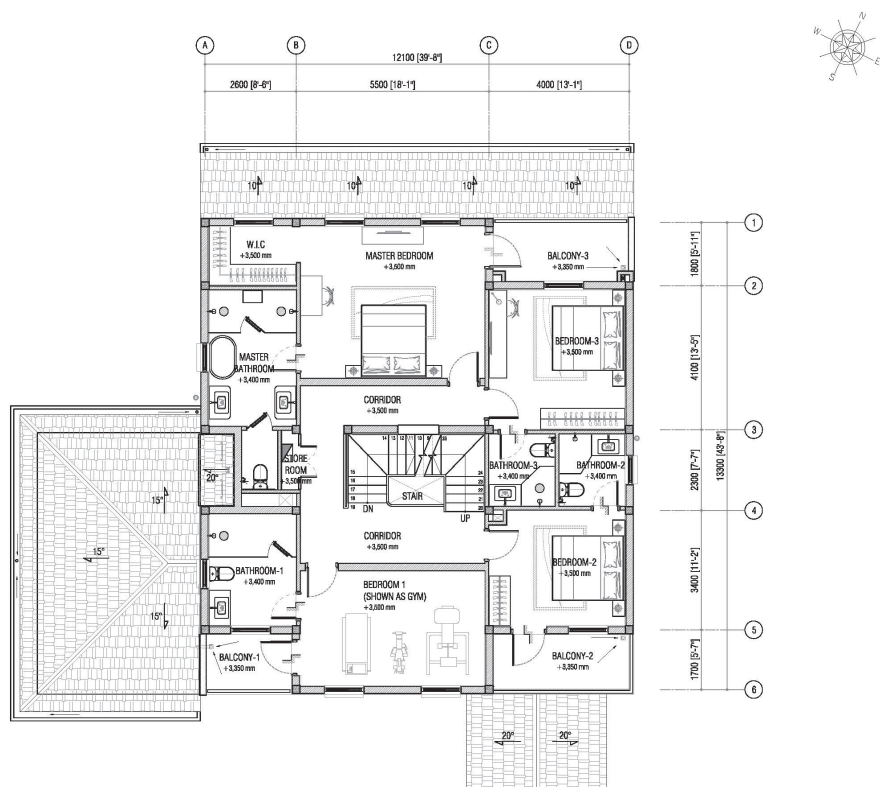


Living room view of front garden



Family room shown as kids play area, opening onto outdoor sitting room

First floor



1 FIRST FLOOR PLAN
THE HILLS

Scale: 1:100



First floor



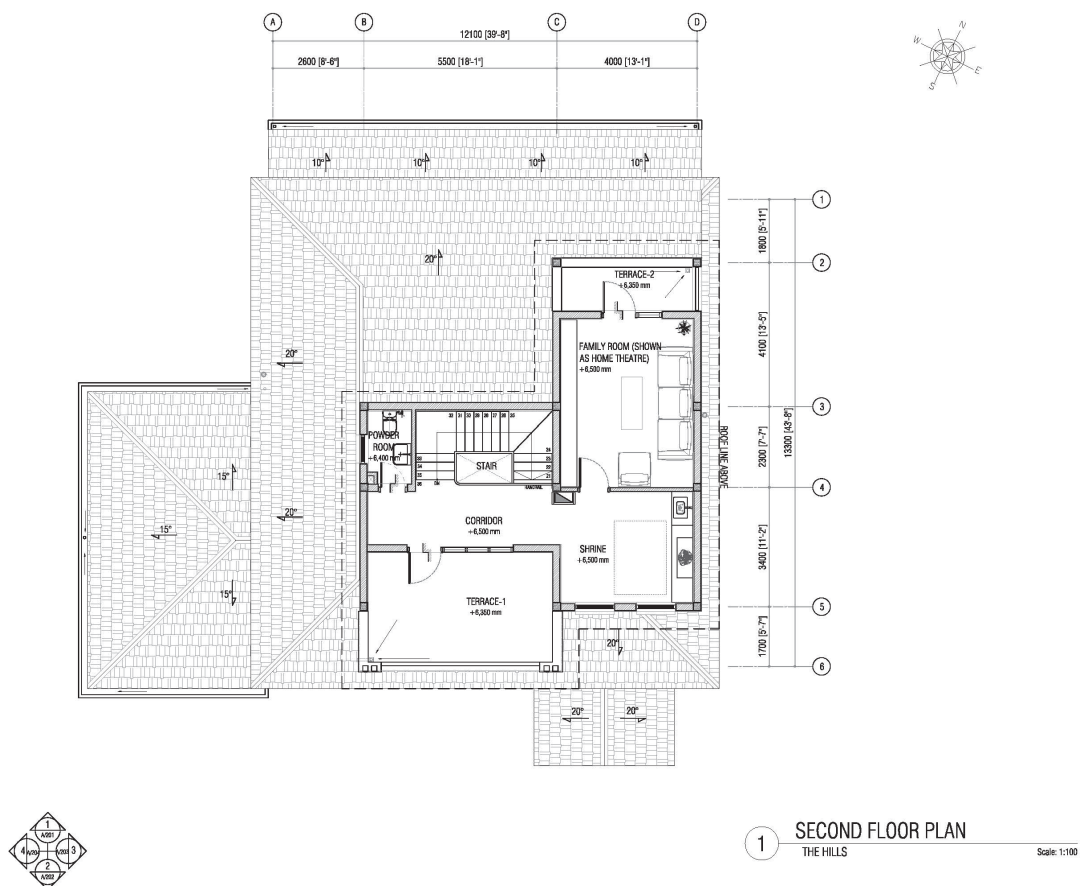
Master bedroom with walk-in closet.



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



Lifestyle design details by M.ID





Specifications

External areas and garden

- Motorised car entry gate.
- Video intercom at entry gate.
- Covered entrance porch.
- Covered garage and space for open parking.
- External toilet and storage space.
- External utility area
- Washing and drying area.
- Gazebo and 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 structure roof framing with waterproof asphalt shingles.
- 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 laundry area.
- Option for large open plan or closed kitchen. Cabinets and worktops, double sink, 4 ring gas burner, oven, extractor hood.
- Large dining room with bi-fold doors opening up onto patio.
- Family room which can be used as kids play area, family study, grandparents sitting room etc.
- Outdoor, covered living room.
- Powder room.
- Large cloakroom
- Generous entry foyer.
- Double maids' room and separate maid's bathroom.

First floor

- Master bedroom and master bath. Including a walk-in wardrobe. Bathroom features double shower and double 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.

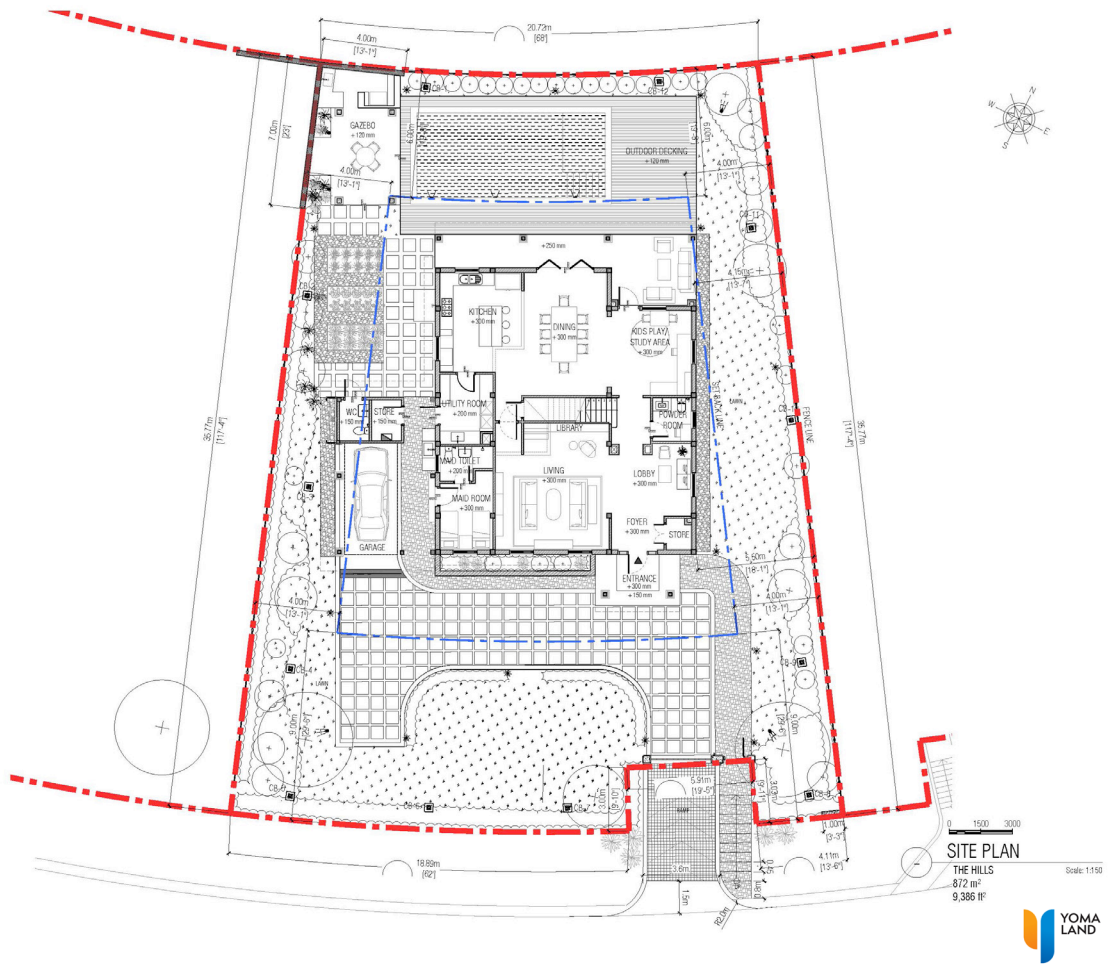
Utilities

- 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.
- Hot and cold 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

Note : All curtains, blinds, loose furniture and fittings excluded.



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@ PUN HLAING



CONTACT US

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