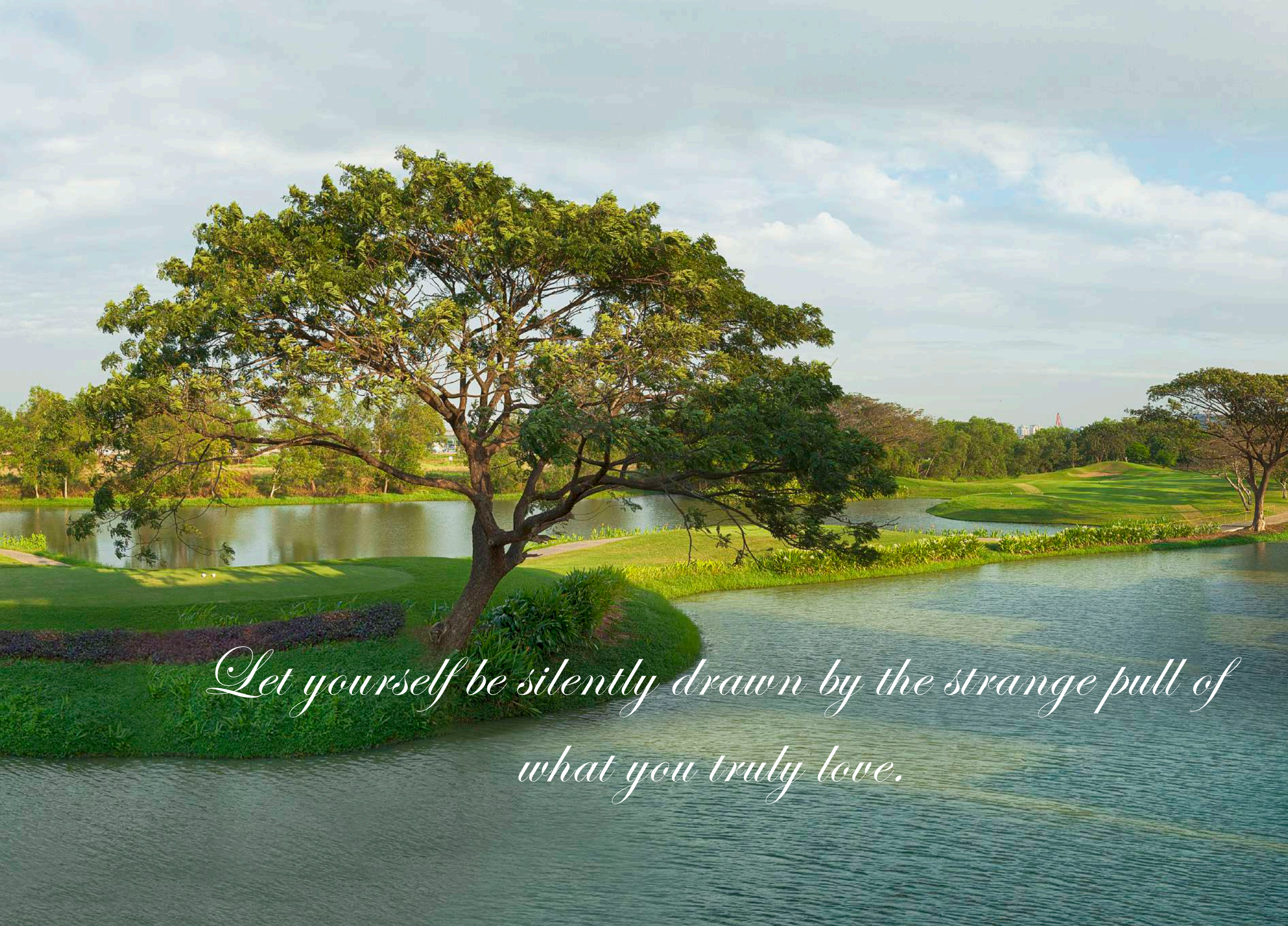




LOTUS TERRACE





*Let yourself be silently drawn by the strange pull of
what you truly love.*

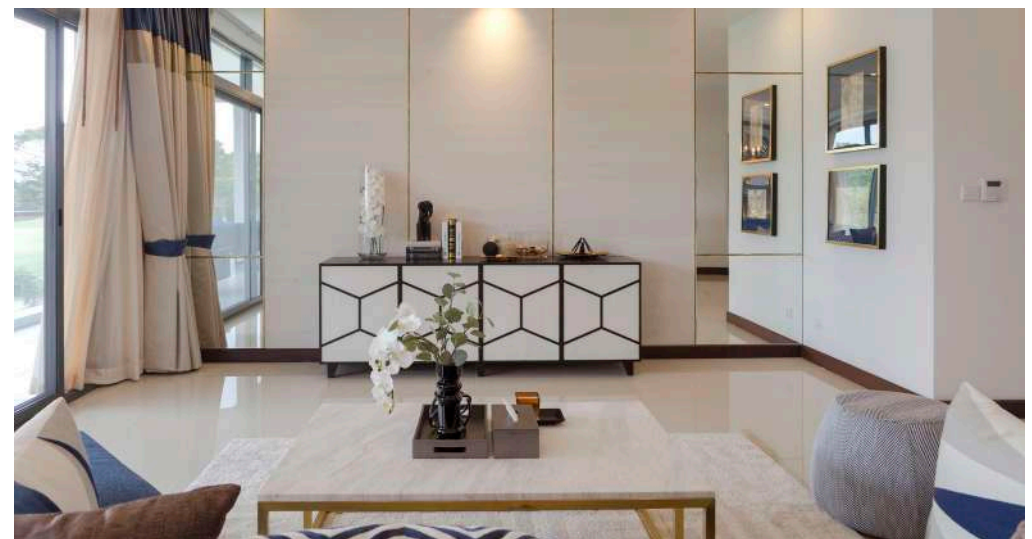
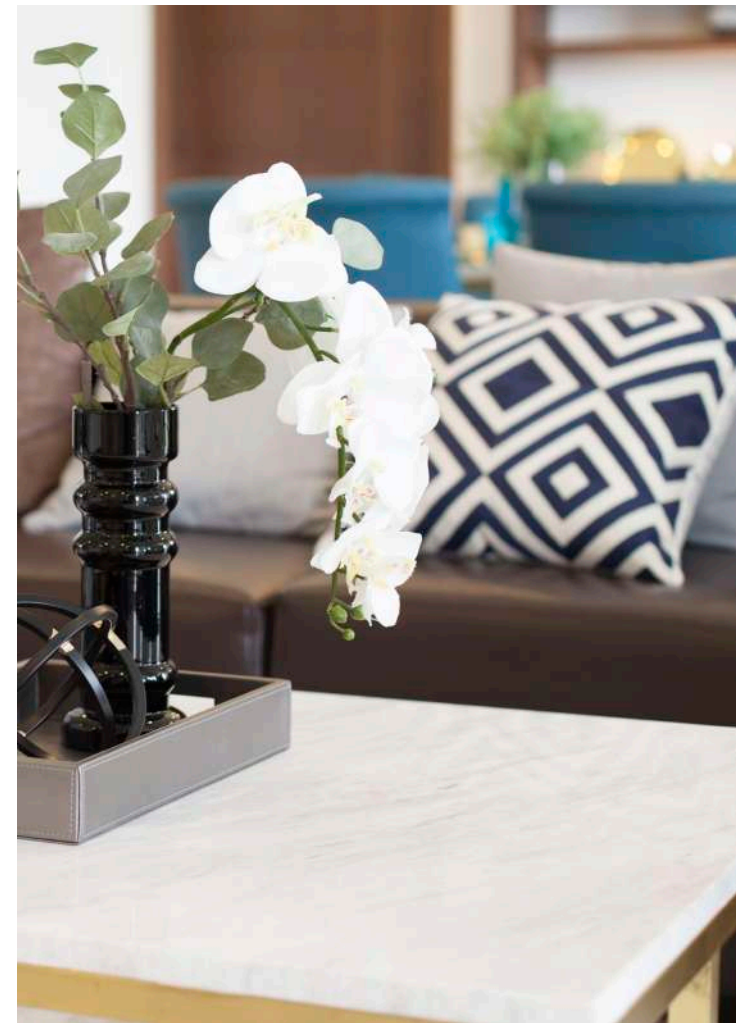


*The very centre of your heart is
where love lives.*

ABUNDANT PERSONAL SPACE.

Taking the concept of apartment living to a new level, these stylish and sophisticated residences will surpass the expectations of any owner. There is an impressive selection of choice, offering 2 or 3 ensuite bedrooms all with abundant living space. The ground floor

apartments benefit from private gardens, ideal for enjoying the outdoor life, whilst those on higher floors boast spacious terraces with panoramic views of the stunning golf course and flowing waterways. Outstanding interior design means that these 18 apartments all benefit from ample natural daylight, and always feel bright and airy.







NATURALLY BEAUTIFUL HOMES.

Introducing a brand new level of luxury, these expertly crafted apartments have been designed for comfort, and are finished to an exceptional specification comparable to any international city residence. Inspired by the desire for relaxation, balanced with well being, the lush landscapes and panoramic views are incorporated into your home at every turn. The lush landscaping, with its beautiful colours and hues, ensures there is something new to excite your senses everyday.

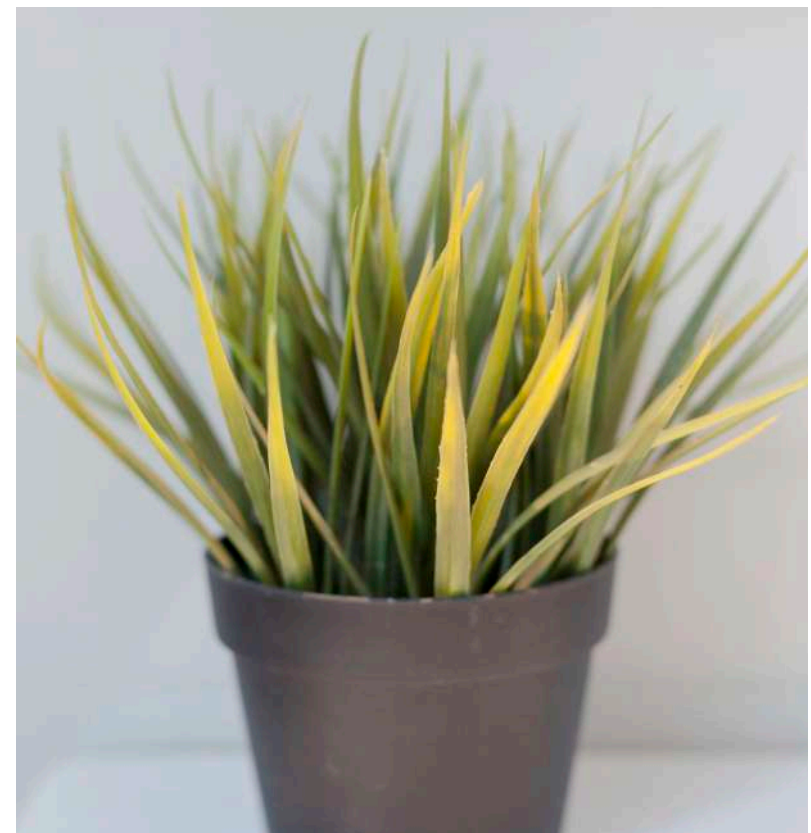
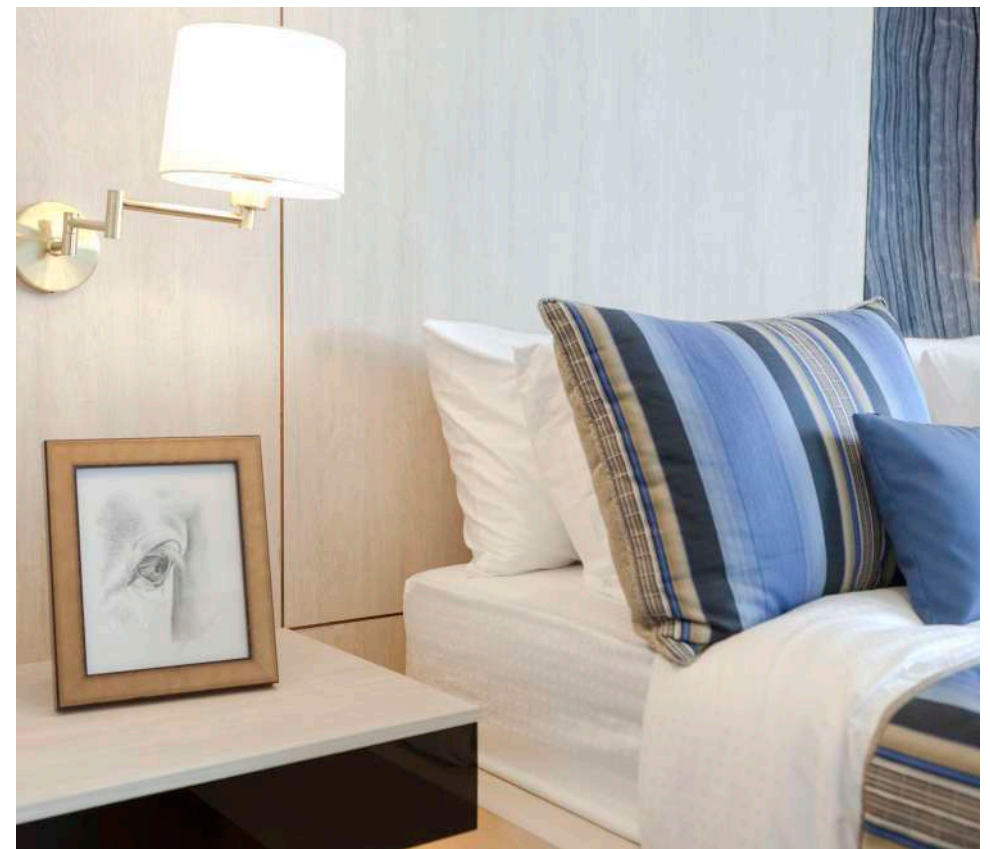
The most beautiful place on eath.



WHERE FAMILY FEEL ALIVE.

Begin a new and better life with those you love. The outstanding interior design that characterizes these spacious departments will anticipate your family's every need. Flexible indoor spaces guarantee privacy as well as providing plenty of warm and pleasing areas for family and friends to gather. The substantial terraces and gardens blend with the surrounding natural beauty to provide a further welcoming choice of al fresco dining or outdoor relaxing.

The soul is here for its own joy.





CONVENIENTLY CLOSE TO NATURE.

A world away from the hustle and bustle of city life, Lotus Terrace offers a tranquil haven to refresh your soul and invigorate your senses. Surrounded by nature as nature intended, there is something new to experience everyday. Whether in quiet gardens or on tree lined walkways, a morning jog, a yoga pose or an evening stroll is the perfect way to absorb your surroundings and enhance your well being.





PUN HLAING ESTATE MASTER PLAN



LOTUS TERRACE - SITE PLAN

AT THE HEART OF PUN HLAING

Let us guide you home and leave the rest of the world behind you. Providing privacy and seclusion while still feeling connected to a vibrant and supportive community, everything about Lotus Gardens has been planned for your convenience and peace of mind. Access to every modern amenity and service, allows you to discover what it is to truly relax in exceptional safety and comfort.







*Quality
never goes out
of style.*

AN EXTENDED LIVING AREA.

Let the outdoors come in. Unprecedented design allows the true art of seamless living. Feel and relish the beauty of space as expansive indoor living combines with the energy of the great outdoors. Big open terraces and balconies with panoramic views unite to become an extension of your interior home.

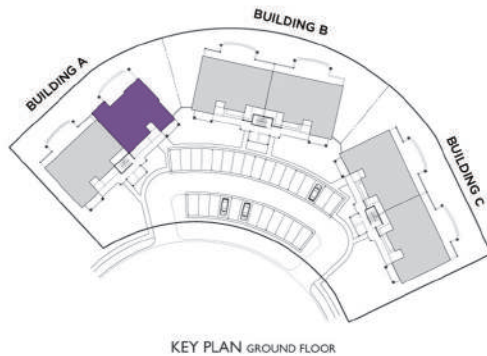
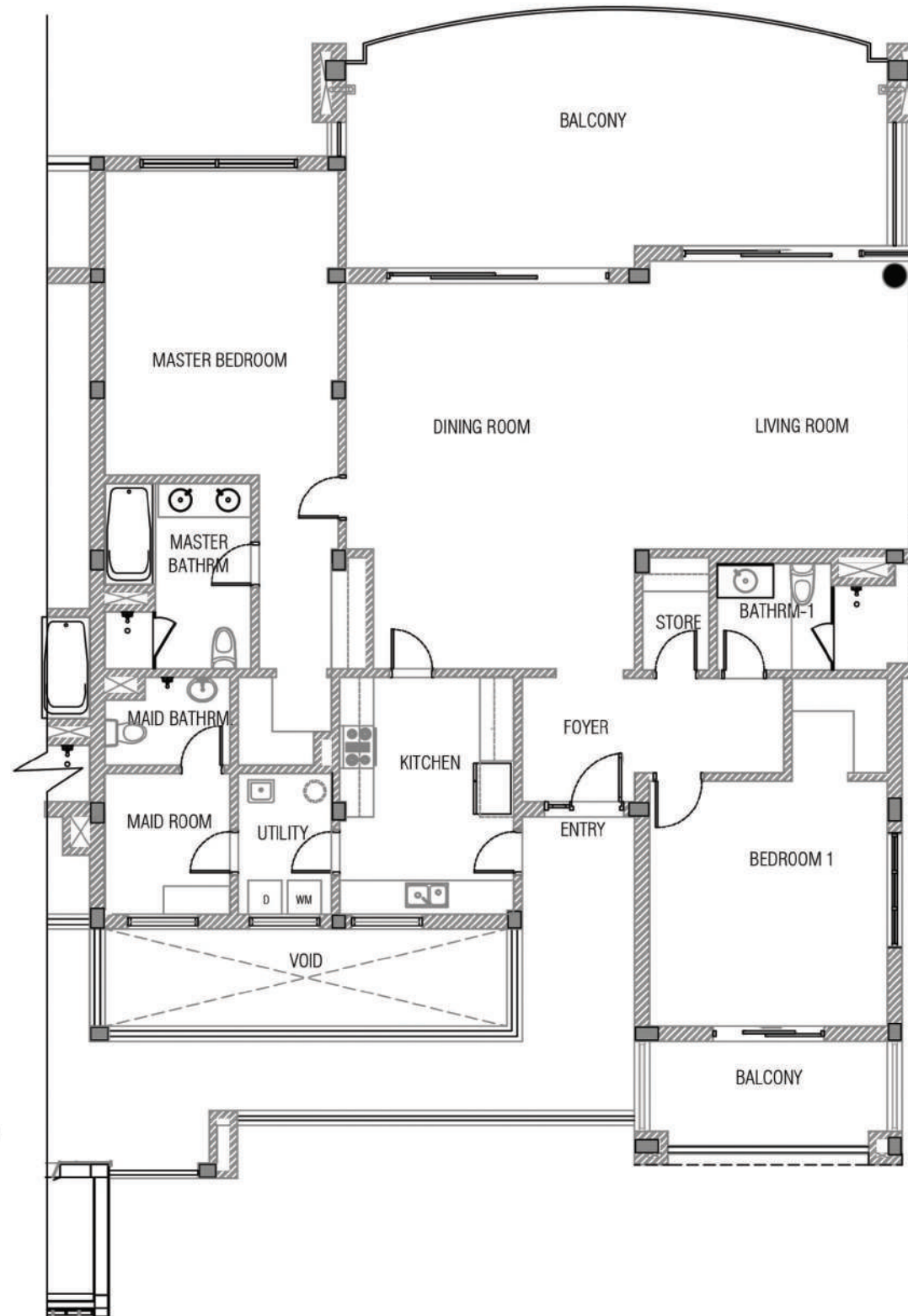


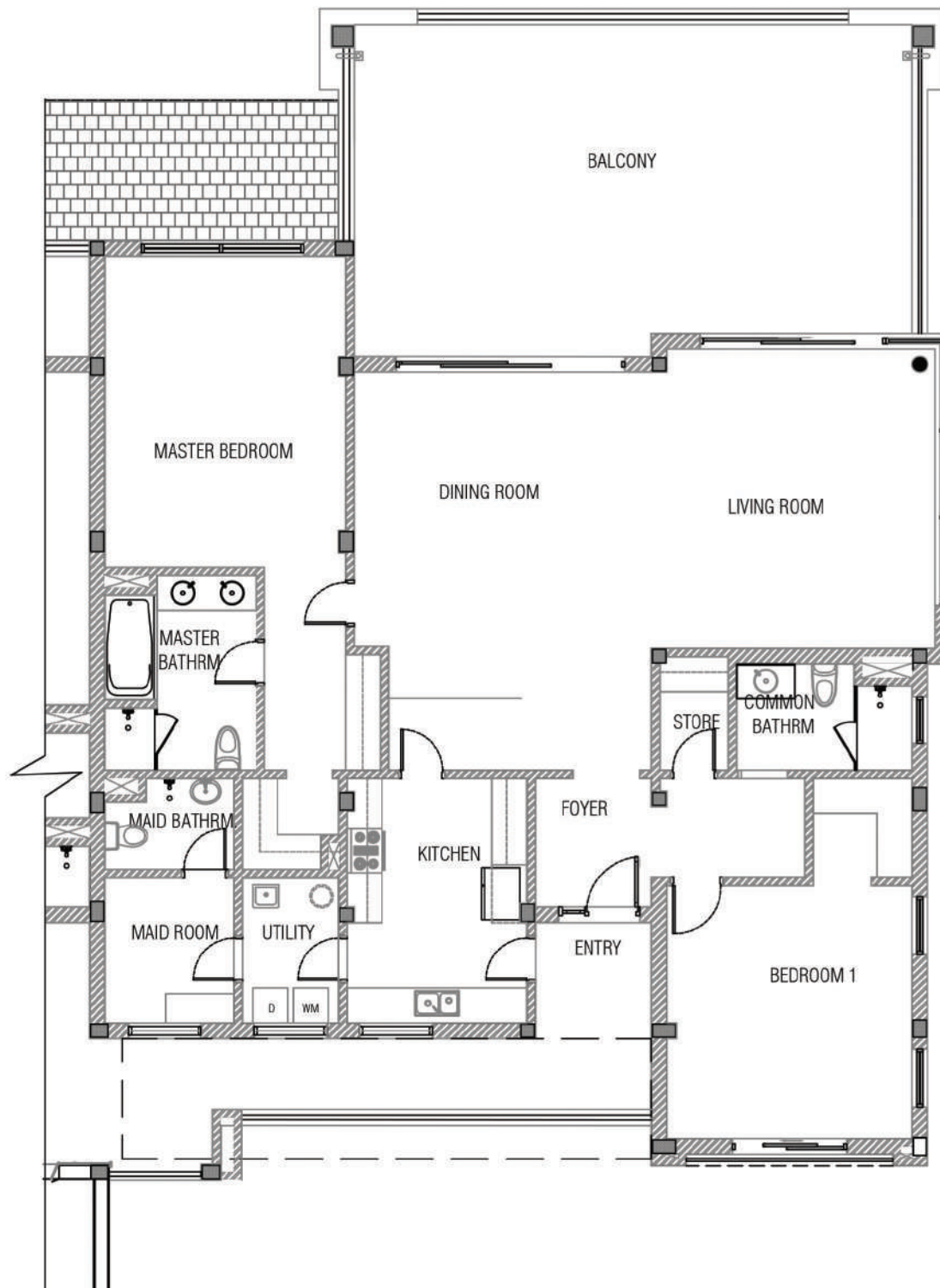
**2 BEDROOM TYPE 1
GROUND/FIRST FLOOR
BUILDING A**

TOTAL FLOOR AREA
2,638.34 SQ.FT.
245.11 SQ.M.

TOTAL INDOOR LIVING AREA
2027.82 SQ.FT.
188.39 SQ.M.

TOTAL OUTDOOR AREA
606.11 SQ.FT.
56.31 SQ.M.





2 BEDROOM TYPE 2 SECOND FLOOR BUILDING A

TOTAL FLOOR AREA
2702.8 SQ.FT.

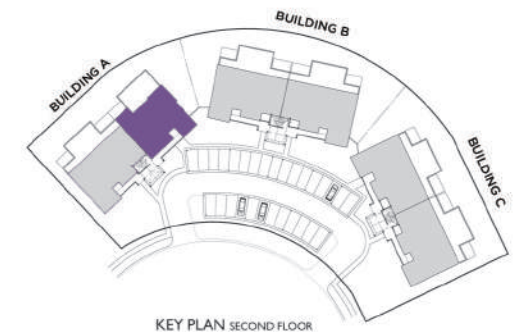
251.1 SQ.M.

TOTAL INDOOR LIVING AREA
2029.43 SQ.FT.

188.54 SQ.M.

TOTAL OUTDOOR AREA
673.38 SQ.FT.

62.56 SQ.M.



**3 BEDROOM TYPE 1
GROUND/FIRST FLOOR
BUILDING A,B,C**

TOTAL FLOOR AREA
3051.5 SQ.FT.

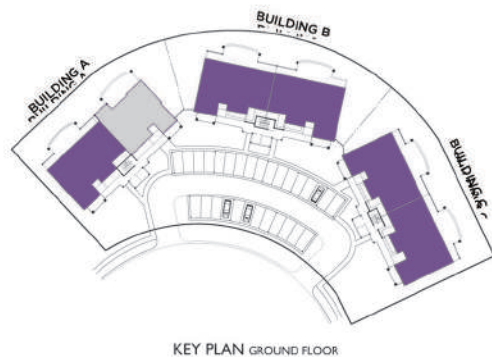
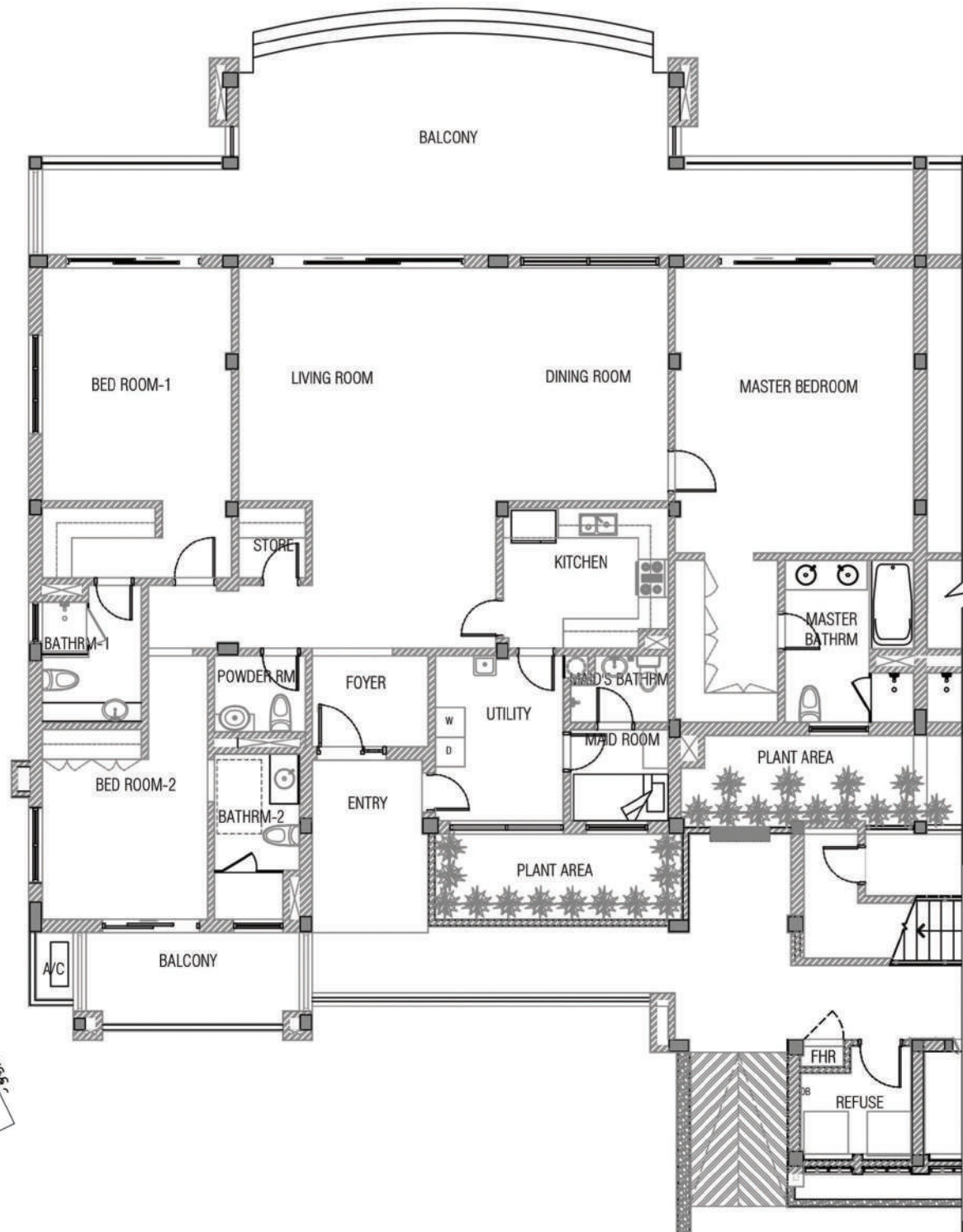
283.5 SQ.M.

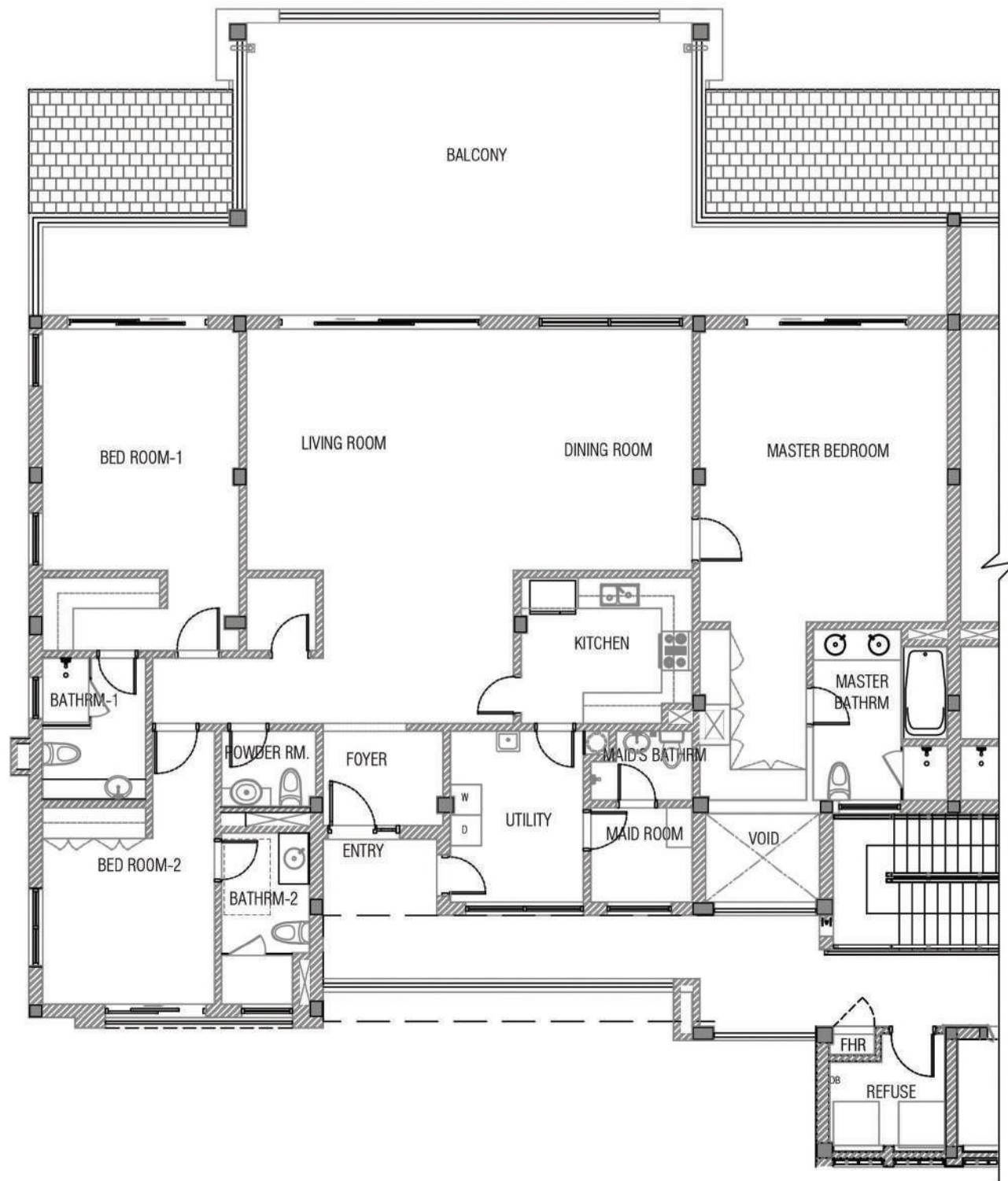
TOTAL INDOOR LIVING AREA
2280.8 SQ.FT.

211.9 SQ.M.

TOTAL OUTDOOR AREA
770.77 SQ.FT.

71.61 SQ.M.





3 BEDROOM TYPE 2 SECOND FLOOR BUILDING A,B,C

TOTAL FLOOR AREA
3116.1 SQ.FT.

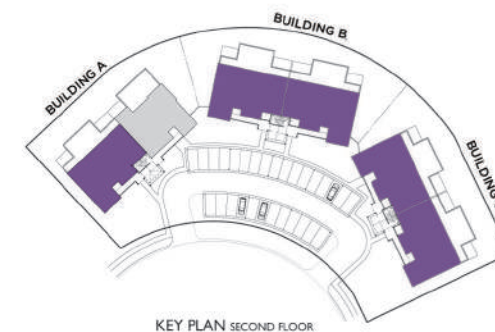
289.5 SQ.M.

TOTAL INDOOR LIVING AREA
2291.25 SQ.FT.

212.87 SQ.M.

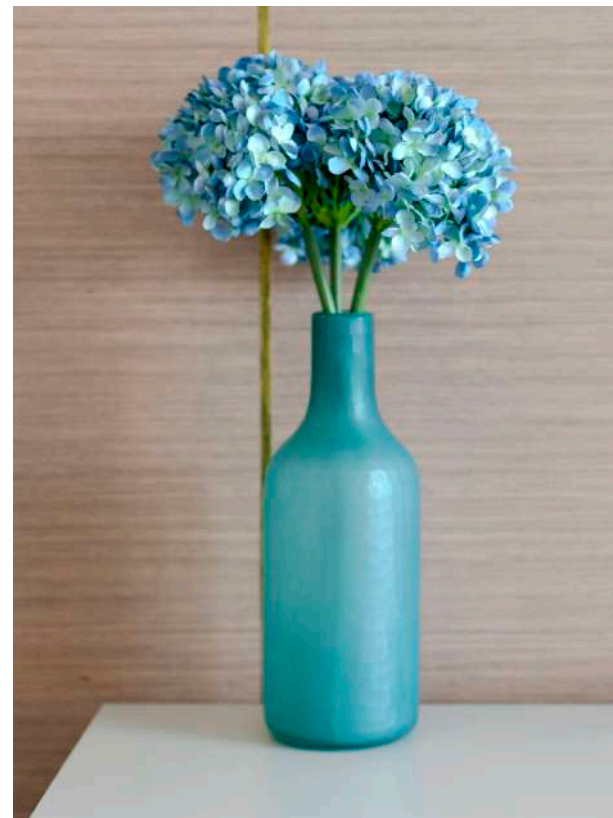
TOTAL OUTDOOR AREA
825.5 SQ.FT.

76.7 SQ.M.



GENERAL CONSTRUCTION FEATURES

- Reinforced concrete foundation and structure
- Masonry to external and internal walls
- Pitched roof with concrete tiles roof and flat roof with waterproofing system
- Aluminum window frames with integrated bug screens
- Paved driveway and parking area
- Landscaped grounds with fenced perimeter
- Storm water drainage and sewage treatment systems
- Car parking for each units
- Waterproofing of bathroom floors and balconies
- 8 person Mitsubishi lift•
- Fire hose reel at each floor
- Weather-shield exterior paint
- Common Bio-filter sewage treatment plant
- Fire Hydrant at compound



SUITE INTERIOR FEATURES

- Ceramic wall tiles in all bathrooms and powder rooms
- Ceramic floor tiles in entry, living room, dining room, bathrooms, maid's room, halls, verandahs and balconies
- Timber parquet flooring in all bedrooms
- Decorative semi solid timber doors
- Aluminum sliding door walk-outs with fixed glass panels
- Utility area with water bib tap
- Wash and wear interior paint
- Built-in wardrobes in bedroom closets



KITCHEN FEATURES

- Ceramic wall tiles and backsplash
- Ceramic tile flooring
- Kitchen cabinets
- Stainless steel sink with taps
- Space and connections provided for oven, hood and refrigerator



BATHROOM FEATURES

- Vanities with basin and mirror. Hot and cold water taps
- Shower cubicle with hot and cold shower mixer
- Powder rooms with pedestal sinks, based on plan
- Bathtubs in master bathrooms

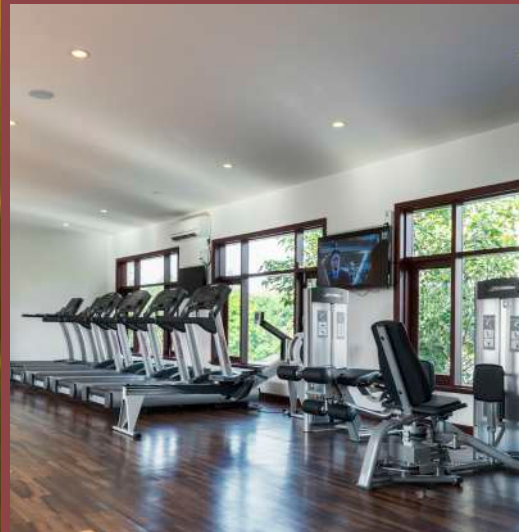
ELECTRICAL SYSTEMS

- Concealed electrical wiring throughout
- Electrical universal power outlets at strategic locations for general use
- General lighting throughout
- TV connections in living room and master bedroom
- Split type wall mounted air-conditioning units in bedrooms and concealed duct type in living areas





*Nature is
life's favourite home.*



**ENRICHED
BY LIVING
NATURALLY.**

Living at Lotus Terrace means to live a life enriched by timeless experiences to enhance your wellbeing, relaxation, and peace of mind. We invite you to discover a multi generational lifestyle where outdoor living for everyone is actively encouraged. From covered play areas for the young, to walking groups, gymnasiums, spa treatments and golf, every generation will benefit from a healthy outdoor lifestyle unique in Yangon. This is more than a financial investment. This is an investment in you.



Panoramic.

BEAUTIFUL AND INSPIRING
VIEWS OF ONE OF THE BEST
LANDSCAPES IN THE COUNTRY

Feel all the stresses and strains of the day melt away as the wonders of nature wash over you. Gentle breezes and flowing waterways instantly soothe the soul whilst the eyes never tire of uninterrupted views of stunning landscapes and the undulating contours of a championship golf course.



Spacious.

EASILY MAINTAINED
LARGE INTERIORS

Let the outdoors come in. Enjoy the advantages of large living spaces making entertaining family and friends a joy. Superbly appointed terraces and balconies provide additional areas for relaxing or dining, so whatever your mood, you'll never be short of choice.

Pure Relaxation.

COMFORTABLE AND
CONVENIENT

Modern, quick lifts mean no awkward stairs to climb leaving you free to pursue more enjoyable means of exercise. Residents on the upper floors can enjoy all the pleasures of the surrounding green and pleasant gardens without having to lift a finger, whilst those enjoying private gardens may take advantage of the Estate gardeners.





Easy Living.

SELF CONTAINED AND IDEALLY LOCATED

As part of a safe, professionally managed estate, Lotus Terrace affords complete peace of mind for regular travellers who need to just lock the front door and leave. Within easy reach of the airport, your apartment is secure, awaiting your return.

Vibrant.

AN ACTIVE LIFESTYLE

Designed and shaped with your health and wellbeing in mind, Lotus Terrace is perfectly suited for morning jogs or evening strolls. Enjoy solitary pursuits or join one of the many exercise groups. Whatever your preference, access to top class recreational and sporting facilities ensures that you will find something for you and your family to enjoy.



Exclusive.

A PRESTIGIOUS LOCATION

With the most desirable residential address in Yangon, be sure to meet like minded friends and neighbours. Share your ideas and dreams. At Lotus Terrace a world of new opportunities awaits you.





About Yoma Land

Yoma Land is a leading real estate developer in Myanmar focusing on high quality and sustainable residential, commercial, industrial and hotel developments. Previously known as the real estate division of Yoma Strategic Holdings, this aspirational lifestyle brand has and will continue to transform raw lands into vibrant, culture-rich and sustainable industrial, residential and commercial spaces. Yoma Land is a responsible brand that understands and is committed to delivering innovative real estate solutions for investors and local communities throughout their lives; from first-time homeowners, young families with children and multi-generational living to sheltered homes, international businesses requiring office spaces, warehouses and distribution centres.

About Yoma Strategic Holdings

Listed on the Main Board of the Singapore Securities Exchange Trading Limited, Yoma Strategic Holdings Ltd., is a leading business corporation with real estate, consumer, automotive, agriculture & logistic and tourism businesses in Myanmar. Together with its Yoma Group partners, Yoma Strategic Holdings is taking a conglomerate approach to build a diversified portfolio of businesses in Myanmar. The Company was ranked in the top 10% of the Governance and Transparency index 2014 and won the Best Managed Board (Silver) Award at the 10th Singapore Corporate Awards in 2015.





Contact:

Yoma Land Home Sales
Club House, Pun Hlaing Estate Avenue,
Hlaing Tharyar Township, Myanmar.
Hotline: +951-3 687 778, +951-3 687 800
Email: punhlaingsales@yomaland.com
Website: www.punhlaingestate.com