



MOE MA KHA
GARDENS

SPECIFICATIONS

TYPE 3 & 3A AT STANDARD PLOT



SPECIFICATIONS - BARE FINISHES

AMENITIES AND ENVIRONMENT

- Privative housing area
- A master planned community with recreation and convenience
- An open environment with gardens, green fields and natural landscape
- Pun Hlaing Golf Course and Driving Range for golfing enthusiasts
- Club-House / Recreation complex at driving distance

SPECIAL FEATURES

- 100% Emergency Back-up Generator
- Solar System 12kW with Battery
- Centralized water purification plant
- Wastewater treatment plant
- Central Garbage Collection

SAFETY

- Security at Pun Hlaing Entrance Gate
- Street Lights
- Structural Design for Reflection of Earthquake
- Fire Protection System with hydrants

BUILDING EXTERIOR

- Façade : Weather shield paints on exterior façade for weather protection and long-lasting quality. Decoration Wall Light
Solid Timber Façade Decoration to Wall
- Doors/ Windows : Powder coated aluminum window frame with Single/Double Glazing. No Bug Screen. Solid Timber Door at Entrance
- Roof : Concrete slab including waterproofing and screeding protection
Metal Roof with Insulation at Void Area And Metal Canopy
Solar System 12kW with Battery and Structure Supporting
- Driveway : Paving Block finishes in proper foundation
- Deckings : Tile Finishes with Bench
- Balcony : Tile Finishes with Concrete Block Decoration
- Landscape : Hardscape, Softscape, Perimeter Fence, Subsoil drain and Biofilter
- Main Gate : Metal Manual Sliding Gate and Pedestrian Single Swing Door

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UNIT FEATURES - BARE FINISHES

FOYER		
	Floor	Homogenous Tile
	Wall	Brick Wall with Plastering and Tile Finishes & Timber Plank
	Ceiling	Flat Cement Board Ceiling in Paint Finishes
LIVING, DINING, CORRIDOR		
	Floor	Bare concrete floor
	Wall	Brick Wall with Plastering and Paint Finishes (2 coats only)
	Ceiling - Void	Flat Gypsum Board Ceiling in Paint Finishes (2 coats only)
	Ceiling - Other	Bare concrete
	Built-in Furniture	NOT APPLICABLE
POWDER ROOM		
	Floor	Bare concrete floor
	Wall	Brick Wall with Plastering and Paint Finishes (2 coats only)
	Ceiling	Bare concrete
	Door	NOT APPLICABLE
	Built-in Fitment	Provision point only
	Fitting & Accessories	Provision point only
DRY KITCHEN		
	Floor	Bare concrete floor
	Wall	Brick Wall with Plastering and Paint Finishes (2 coats only)
	Ceiling	Bare concrete
	Door	NOT APPLICABLE
	Built-in Furniture	Provision point only
	Kitchen Appliances	Provision point only
WET KITCHEN - TYPE 1		
	Floor	Non Slip Homogenous Floor Tiles Finishes with Waterproofing
	Wall	Brick Wall with Plastering and Paint finishes
	Ceiling	Flat Anti-Moisture Gypsum Board Ceiling in Paint Finishes
	Built-in Fitment	Provision Point Only
	Kitchen Appliances	Provision Point Only
WET KITCHEN - TYPE 1A		
	Floor	Bare concrete floor
	Wall	Brick Wall with Plastering and Paint Finishes (2 coats only)
	Ceiling	Bare concrete
	Door	Aluminum Powder Coated Frame, Tempered Glazing Panel Door
	Built-in Fitment	Provision point only
	Kitchen Appliances	Provision point only
UTILITY		
	Floor	Bare concrete floor
	Wall	Brick Wall with Plastering and Paint Finishes (2 coats only)
	Ceiling	Bare concrete
	Door	Alu. Door with Louver
	Built-in Fitment	Provision point only
	Fitting & Accessories	Provision point only
MAID ROOM		
	Floor	Bare concrete floor
	Wall	Brick Wall with Plastering and Paint Finishes (2 coats only)
	Ceiling	Bare concrete
	Door	NOT APPLICABLE
MAID TOILET		
	Floor	Bare concrete floor
	Wall	Brick Wall with Plastering and Paint Finishes (2 coats only)
	Ceiling	Bare concrete
	Door	NOT APPLICABLE
	Shower Screen	NOT APPLICABLE
	Fitting & Accessories	Provision point only

TYPE 3 & 3A AT STANDARD PLOT

MASTER BEDROOM, EN-SUITE 1, 2 & 3		
	Floor	Bare concrete floor
	Wall	Brick Wall with Plastering and Paint Finishes (2 coats only)
	Ceiling	Bare concrete
	Door	NOT APPLICABLE
	Built-in Furniture	NOT APPLICABLE
MASTER BATHROOM, BATH 1, 2 & 3		
	Floor	Bare concrete floor
	Wall	Brick Wall with Plastering and Paint Finishes (2 coats only)
	Ceiling	Bare concrete
	Door	NOT APPLICABLE
	Shower Screen	NOT APPLICABLE
	Built-in Fitment	Provision Point Only
	Fitting & Accessories	Provision Point Only
WIC		
	Floor	Bare concrete floor
	Wall	Brick Wall with Plastering and Paint Finishes (2 coats only)
	Ceiling	Bare concrete
	Door	NOT APPLICABLE
	Walk-in-Closet	NOT APPLICABLE
SHRINE/STUDY		
	Floor	Bare concrete floor
	Wall	Brick Wall with Plastering and Paint Finishes (2 coats only)
	Ceiling	Bare concrete
	Door	OPEN AREA (NO DOOR)
CORRIDOR		
	Floor	Bare concrete floor
	Wall	Brick Wall with Plastering and Paint Finishes (2 coats only)
	Ceiling	Bare concrete
	DB Cabinet	Provision Point Only
BALCONY		
	Floor	Non Slip Homogenous Floor Tiles Finishes with Waterproofing
	Wall	Brick Wall with Plastering and Paint Finishes
	Ceiling	Cement board ceiling in paint finishes
STAIRCASE		
	Floor	Steel structure
	Wall	Brick Wall with Plastering and Paint Finishes (2 coats only)
	Ceiling	Refer to Living, Dining, Corridor above
	Balustrade	NOT APPLICABLE
	Wall mounted	Metal flat bar with support mounted to wall (inclined portion only)
MEP SUPPLY		
	Electrical Supplies	Government supply with backup generator.
	Water treatment	Water purification plant; Wastewater treatment plant
	Ventilation	Window for natural ventilation.
	Air Conditioning	Excluded
	Hot Water	Excluded
	Television and Internet	Access to satellite TV and Internet connection possible

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UNIT FEATURES - BARE FINISHES

FOYER		
	Floor	Homogenous Tiles Finishes
	Wall	Brick Wall with Plastering and Stone Finishes
	Ceiling	Aluminium Ceiling
LIVING, DINING, CORRIDOR		
	Floor	Bare concrete floor
	Wall	Brick Wall with Plastering and Paint Finishes (2 coats only)
	Ceiling	Bare concrete
	Door	NOT APPLICABLE
	Built-in Fitment	NOT APPLICABLE
POWDER ROOM		
	Floor	Bare concrete floor
	Wall	Brick Wall with Plastering and Paint Finishes (2 coats only)
	Ceiling	Bare concrete
	Door	NOT APPLICABLE
	Built-in Fitment	Provision point only
	Fitting & Accessories	Provision point only
DRY KITCHEN		
	Floor	Bare concrete floor
	Wall	Brick Wall with Plastering and Paint Finishes (2 coats only)
	Ceiling	Bare concrete
	Door	OPEN AREA (NO DOOR)
	Built-in Furniture	Provision point only
	Kitchen Appliances	Provision point only
WET KITCHEN		
	Floor	Bare concrete floor
	Wall	Brick Wall with Plastering and Paint Finishes (2 coats only)
	Ceiling	Bare concrete
	Door	OPEN AREA (NO DOOR)
	Built-in Fitment	Provision point only
	Kitchen Appliances	Provision point only
UTILITY		
	Floor	Bare concrete floor
	Wall	Brick Wall with Plastering and Paint Finishes (2 coats only)
	Ceiling	Bare concrete
	Door	OPEN AREA (NO DOOR)
	Built-in Fitment	Provision point only
	Fitting & Accessories	Provision point only
MAID ROOM		
	Floor	Bare concrete floor
	Wall	Brick Wall with Plastering and Paint Finishes (2 coats only)
	Ceiling	Bare concrete
	Door	NOT APPLICABLE
MAID TOILET		
	Floor	Bare concrete floor
	Wall	Brick Wall with Plastering and Paint Finishes (2 coats only)
	Ceiling	Bare concrete
	Door	NOT APPLICABLE
	Shower Screen	Excluded
	Fitting & Accessories	Provision point only

TYPE 2 & 2A AT CUSTOM PLOT

MASTER BEDROOM, EN-SUITE 1, 2 & 3		
	Floor	Bare concrete floor
	Wall	Brick Wall with Plastering and Paint Finishes (2 coats only)
	Ceiling	Bare concrete
	Door	NOT APPLICABLE
	Built-in Fitment	NOT APPLICABLE
MASTER BATHROOM, BATH 1, 2 & 3		
	Floor	Bare concrete floor
	Wall	Brick Wall with Plastering and Paint Finishes (2 coats only)
	Ceiling	Bare concrete
	Door	NOT APPLICABLE
	Shower Screen	NOT APPLICABLE
	Built-in Fitment	Provision point only
	Fitting & Accessories	Provision point only
WIC		
	Floor	Bare concrete floor
	Wall	Brick Wall with Plastering and Paint Finishes (2 coats only)
	Ceiling	Bare concrete
	Door	OPEN AREA (NO DOOR)
	Walk-in-Closet	NOT APPLICABLE
SHRINE/STUDY		
	Floor	Bare concrete floor
	Wall	Brick Wall with Plastering and Paint Finishes (2 coats only)
	Ceiling	Bare concrete
	Door	OPEN AREA (NO DOOR)
	Built-in Fitment	NOT APPLICABLE
CORRIDOR		
	Floor	Bare concrete floor
	Wall	Brick Wall with Plastering and Paint Finishes (2 coats only)
	Ceiling	Bare concrete
	DB Cabinet	Provision Point Only
BALCONY		
	Floor	Waterproofing and Floor Tile, skirting with the same tiles
	Wall	Weather Shield Paint Finishes, Emulsion paints, Alu. Decoration Façade
	Ceiling	Cement board ceiling in paint finishes with LED strip lighting
	Built-in Fitment	NOT APPLICABLE
STAIRCASE		
	Floor	Steel structure
	Wall	Brick Wall with Plastering and Paint Finishes (2 coats only)
	Ceiling	Bare concrete
	Balustrade	NOT APPLICABLE
	Wall mounted	Metal flat bar with support mounted to wall
MEP SUPPLY		
	Electrical Supplies	Government supply with backup generator.
	Water treatment	Water purification plant; Wastewater treatment plant
	Ventilation	Window for natural ventilation.
	Air Conditioning	Excluded
	Hot Water	Excluded
	Television and Internet	Access to satellite TV and internet connection possible

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- Pun Hlaing Golf Course and Driving Range for golfing enthusiasts
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SPECIAL FEATURES

- 100% Emergency Back-up Generator
- Solar System 12kW with Battery
- Centralized water purification plant
- Wastewater treatment plant
- Central Garbage Collection

SAFETY

- Security at Pun Hlaing Entrance Gate
- Street Lights
- Structural Design for Reflection of Earthquake
- Fire Protection System with hydrants

BUILDING EXTERIOR

- Façade : Weather shield paints on exterior façade for weather protection and long-lasting quality. Stone cladding. Decoration Wall Light Aluminium Façade Decoration to Balcony with LED light
- Doors/ Windows : Powder coated aluminum window frame with Single/Double Glazing. No Bug Screen. Solid Timber Door at Entrance
- Roof : Concrete slab including waterproofing and screeding protection Solar System 12kW with Battery and Structure Supporting
- Driveway : Paving Block finishes in proper foundation
- Outdoor Pavilion : Tile Finishes with Bench
- Balcony : Tile Finishes with Aluminium Façade Decoration
- Landscape : Hardscape, Softscape, Outdoor Bench, Landscape Lighting, Perimeter Fence, Subsoil drain and Biofilter
- Main Gate : Metal Manual Sliding Gate and Pedestrian Single Swing Door

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