

AMENITIES AND ENVIRONMENT

- Apartment Areas, Grand Lobby & Lounge 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 walking distance

SPECIAL FEATURES

- 100% Emergency Back-up Generator with Dual Meter Reading System
- Solar System with Battery for Common Areas Lighting Only
- Centralized Water Purification Plant
- Wastewater Treatment Plant
- Central Garbage Collection

SAFETY

- Security at Pun Hlaing Entrance Gate
- Street Lights
- CCTV and Card Access System
- Structural Design for Reflection of Earthquake
- Fire Fighting System with Hydrants, Hose Reels, Fire Alarm & Fire Water Tank

BUILDING EXTERIOR

- Façade : Weather shield paints on exterior façade for weather protection and long-lasting quality
Aluminum & Concrete Screen Façade Decoration to Walls
- Doors / Windows : Aluminum Window Frame with Single/Double Glazing. Tinted Glass. No Bug Screen. Fire Rated Door (1Hr) at Unit Entrance
- Roof : Concrete slab including waterproofing and screeding protection
Solar Panel with Structure Supporting
- Drop-off areas : Concrete slab including waterproofing and screeding protection
- Courtyard : Stone/Aggregate finishes
- Link-way : Non-slip Floor Finishes with Alu. Ceiling and Solid Timber Cladding
- Softscape : Landscaping with Lighting Fixture
- Hardscape : Concrete Road, Covered Car Park, Walk-way, Storm Water Drainage System and Waste Water Treatment System

ENTRANCE, LIVING, DINING, CORRIDOR		BATHROOM	
Floor	Floor Tile, skirting with the same tiles	Floor	Waterproofing to floor and walls
Wall	Brick Wall with Plastering and Paint Finishes	Floor	Non Slip Homogenous Floor Tiles Finishes
Ceiling	Flat Gypsum Board Ceiling in Paint Finishes	Wall	Brick Wall with Plastering and Homogenous Wall Tile
Door	Fire Rated Door (1Hr)	Ceiling	Flat Anti-Moisture Gypsum Board Ceiling in Paint Finishes
Built-in Furniture	NOT APPLICABLE	Door	WPC Door with Louver
Fixed, Loose Furniture	NOT APPLICABLE	Shower Screen	Fixed Tempered Glass, NO DOOR
MASTER BEDROOM		Built-in Fitment	Vanity Counter with Counter Top & Mirror
Floor	Vinyl Floor with Skirting	Fitting & Accessories	Cotto Brand Sanitary Ware or Equivalent
Wall	Brick Wall with Plastering and Paint Finishes KITCHEN	KITCHEN	
Ceiling	Flat Gypsum Board Ceiling in Paint Finishes	Floor	Waterproofing, Floor Tile, skirting with the same tiles
Door	WPC Door	Wall	Brick Wall with Plastering and Paint Finishes only
Built-in Furniture	NOT APPLICABLE	Ceiling	Flat Gypsum Board Ceiling in Paint Finishes
Walk-in-Closet	NOT APPLICABLE	Door	WPC Door
MASTER BATHROOM		Built-in Furniture	Point Provision Only
Floor	Waterproofing to floor and walls	Kitchen Appliances	Point Provision Only
Floor	Non Slip Homogenous Floor Tiles Finishes	MEP SUPPLY	
Wall	Brick Wall with Plastering and Homogenous Wall Tile	Electrical Supplies	Government supply with backup generator. Switch/Socket & lighting fit outs
Ceiling	Flat Anti-Moisture Gypsum Board Ceiling in Paint Finishes	Water treatment	Water purification plant
Door	WPC Door with Louver		Wastewater treatment plant
Shower Screen	Fixed Tempered Glass, NO DOOR	Water Heater	Boiler type
Built-in Fitment	Vanity Counter with Counter Top & Mirror	Ventilation	Door & Window for natural ventilation
Fitting & Accessories	Cotto Brand Sanitary Ware or Equivalent		Built-in Ceiling Exhaust fans in bathrooms
BEDROOM 1		Air Conditioning	Provision Only
Floor	Vinyl Floor with Skirting	TV and Internet	Access to satellite TV and internet connection possible
Wall	Brick Wall with Plastering and Paint Finishes	OTHER CHARGES	
Ceiling	Flat Gypsum Board Ceiling in Paint Finishes	Utility Charges	Electricity MMKxxx per kWh, Electricity (Gen-set) MMKxxx per kWh
Door	WPC Door		Treated Water MMK xxx per m3
Built-in Furniture	NOT APPLICABLE	EM fees	MMKxxx per month

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Fixed, Loose Furniture	NOT APPLICABLE
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Built-in Furniture	NOT APPLICABLE

BATHROOM	
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Wall	Brick Wall with Plastering and Homogenous Wall Tile
Ceiling	Flat Anti-Moisture Gypsum Board Ceiling in Paint Finishes
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Shower Screen	Fixed Tempered Glass, NO DOOR
Built-in Fitment	Vanity Counter with Counter Top & Mirror
Fitting & Accessories	Cotto Brand Sanitary Ware or Equivalent



KITCHEN	
Floor	Waterproofing, Floor Tile, skirting with the same tiles
Wall	Brick Wall with Plastering and Paint Finishes only
Ceiling	Flat Gypsum Board Ceiling in Paint Finishes
Door	WPC Door
Built-in Furniture	Point Provision Only
Kitchen Appliances	Point Provision Only
UTILITY ROOM	
Floor	Floor Tile, skirting with the same tiles
Wall	Weather Shield Paint Finishes, Emulsion paints
Ceiling	Weather Shield Paint Finishes on RC slab, Emulsion paints
Balustrade	Metal Railing in Paint Finishes
MEP SUPPLY	
Electrical Supplies	Government supply with backup generator. Switch/Socket & lighting fit outs
Water treatment	Water purification plant
	Wastewater treatment plant
Water Heater	Boiler type
Ventilation	Door & Window for natural ventilation
	Built-in Ceiling Exhaust fans in bathrooms
Air Conditioning	Provision Only
TV and Internet	Access to satellite TV and internet connection possible

OTHER CHARGES	
Utility Charges	Electricity MMKxxx per kWh, Electricity (Gen-set) MMKxxx per kWh
	Treated Water MMK xxx per m3
EM fees	MMKxxx per month



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Shower Screen	Fixed Tempered Glass, NO DOOR	Water Heater	Boiler type
Built-in Fitment	Vanity Counter with Counter Top & Mirror	Ventilation	Door & Window for natural ventilation
Fitting & Accessories	Cotto Brand Sanitary Ware or Equivalent		Built-in Ceiling Exhaust fans in bathrooms
BEDROOM 1 & 2		Air Conditioning	Provision Only
Floor	Vinyl Floor with Skirting	TV and Internet	Access to satellite TV and internet connection possible
Wall	Brick Wall with Plastering and Paint Finishes	OTHER CHARGES	
Ceiling	Flat Gypsum Board Ceiling in Paint Finishes	Utility Charges	Electricity MMKxxx per kWh, Electricity (Gen-set) MMKxxx per kWh
Door	WPC Door		Treated Water MMK xxx per m3
Built-in Furniture	NOT APPLICABLE	EM fees	MMKxxx per month

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Shower Screen	Fixed Tempered Glass, NO DOOR
Built-in Fitment	Vanity Counter with Counter Top & Mirror
Fitting & Accessories	Cotto Brand Sanitary Ware or Equivalent
BEDROOM 1 & 2	
Floor	Vinyl Floor with Skirting
Wall	Brick Wall with Plastering and Paint Finishes
Ceiling	Flat Gypsum Board Ceiling in Paint Finishes
Door	WPC Door
Built-in Furniture	NOT APPLICABLE

BATHROOM	
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Ceiling	Flat Anti-Moisture Gypsum Board Ceiling in Paint Finishes
Door	WPC Door with Louver
Shower Screen	Fixed Tempered Glass, NO DOOR
Built-in Fitment	Vanity Counter with Counter Top & Mirror
Fitting & Accessories	Cotto Brand Sanitary Ware or Equivalent



KITCHEN	
Floor	Waterproofing, Floor Tile, skirting with the same tiles
Wall	Brick Wall with Plastering and Paint Finishes only
Ceiling	Flat Gypsum Board Ceiling in Paint Finishes
Door	WPC Door
Built-in Furniture	Point Provision Only
Kitchen Appliances	Point Provision Only
MAID ROOM	
Floor	Ceramic Tiles Finishes
Wall	Brick Wall with Plastering and paint finishes
Ceiling	Flat Gypsum Board Ceiling in Paint Finishes
Door	WPC Door
MAID TOILET	
Floor	Waterproofing to floor and walls
Floor	Non Slip Floor Tiles Finishes
Wall	Brick Wall with Plastering and Wall Tile Finishes
Ceiling	Flat Anti-Moisture Gypsum Board Ceiling in Paint Finishes
Door	WPC Door
Shower Screen	NOT APPLICABLE
Fitting & Accessories	American Standard Sanitary Ware

MEP SUPPLY	
Electrical Supplies	Government supply with backup generator. Switch/Socket & lighting fit outs
Water treatment	Water purification plant
	Wastewater treatment plant
Water Heater	Boiler type
Ventilation	Door & Window for natural ventilation
	Built-in Ceiling Exhaust fans in bathrooms
Air Conditioning	Provision Only
TV and Internet	Access to satellite TV and internet connection possible
OTHER CHARGES	
Utility Charges	Electricity MMKxxx per kWh, Electricity (Gen-set) MMKxxx per kWh
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