

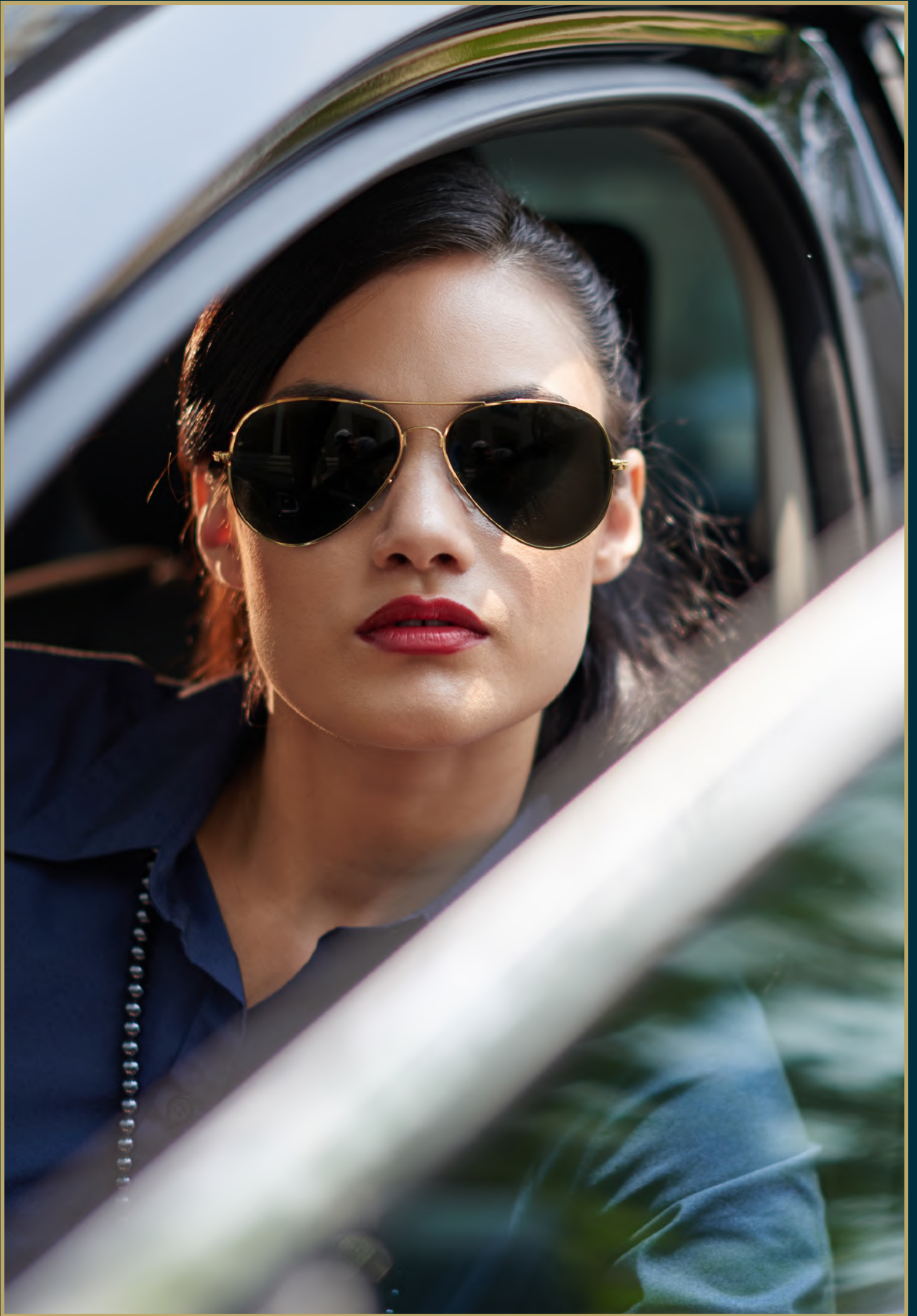
LOTUS
PLACE

WELCOME TO LIVING AT ITS FINEST.



We invite you to start your journey at Lotus Place and discover how first class living goes hand in hand with casual elegance.

Experience a lifestyle that will surpass all your hopes and expectations. Live the life you have always dreamed of.





NOW YOU HAVE ARRIVED.



Let your home tell the story of who you are. The epitome of sophistication and, offering the most sought after of homes, the true art of living starts here. Greeted by serene waterways and lush, tropical gardens, this residential peninsula is an oasis of tranquility, unique and distinct from all other neighborhoods.





IT'S TIME TO CELEBRATE LIFE.



Wake up happy. A unique opportunity to combine the feeling of being on vacation with everyday living; where dreams meet reality and you embark on an amazing journey together. When you buy a home in Lotus Place you are making more than just a financial investment. You are starting an adventure with your family, creating memories and traditions for generations to continue - a home where everyone will love to live for a lifetime



THERE'S SPACE FOR ALL.



Providing a perfect balance between privacy and accessibility, these thoughtfully created homes are designed for modern family life with space for everyone to grow and to thrive. Happiness lies in harmony and at Lotus Place multi generational families can live together and separately with a top floor home within a home affording complete independence.



YOU'RE PERFECTLY PLACED.



An irresistible lifestyle is within your grasp. A true reflection of success, these contemporary and elegantly designed homes are perfectly positioned in the heart of the Pun Hlaing Estate. Benefiting from the beauty of open space and natural light, these elite properties are an integral part of the exclusive Lotus Gardens, where residents are assured of the perfect balance between privacy and accessibility to diverse recreational amenities and first class services.



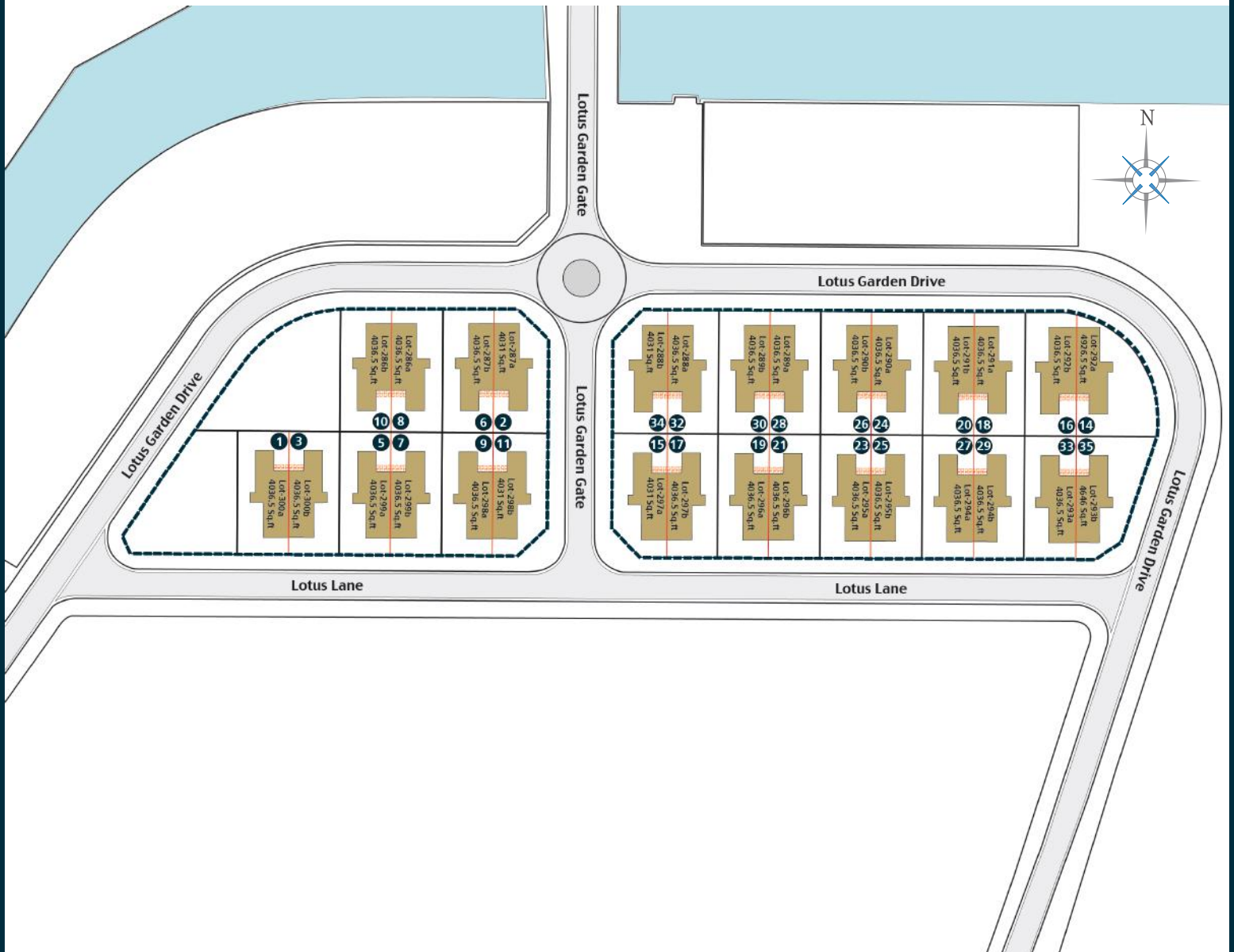


PUN HLAING ESTATE MASTER PLAN





Let us guide you home and leave the hustle and bustle behind you. Providing both privacy and seclusion whilst still feeling connected to a vibrant and supportive community, everything about Lotus Gardens has been planned with your well being in mind. Immediate access to every modern convenience and service, allows you to discover what it is to truly relax in exceptional safety and comfort.





SURROUNDED BY QUALITY.



Constructed with unparalleled craftsmanship, these elegant, contemporary homes offer an array of stunning finishes with impeccable attention to detail from top to bottom. Large panoramic windows capture all the beauty of the surrounding landscaping bringing the outside in. These homes are the perfect partnership between form and function and it is their true livability that characterizes these exclusive, quality homes.



LOTUS PLACE FLOOR PLAN

3 BEDROOM + FAMILY ROOM

TOTAL FLOOR AREA PER BUILDING

4,468 SQ. FT.

414.96 SQ. M.

FIRST FLOOR

TOTAL FIRST FLOOR AREA

1,911 SQ. FT.

177.48 SQ. M.

TOTAL INDOOR (LIVING) AREA

1,082 SQ. FT.

100.37 SQ. M.

TOTAL OUTDOOR AREA

829 SQ. FT.

77.11 SQ. M.

SECOND FLOOR

TOTAL SECOND FLOOR AREA

1,540 SQ. FT.

143.04 SQ. M.

TOTAL INDOOR (LIVING) AREA

1,322 SQ. FT.

122.78 SQ. M.

TOTAL OUTDOOR AREA

218 SQ. FT.

20.26 SQ. M.

THIRD FLOOR

TOTAL THIRD FLOOR AREA

1,017 SQ. FT.

94.44 SQ. M.

TOTAL INDOOR (LIVING) AREA

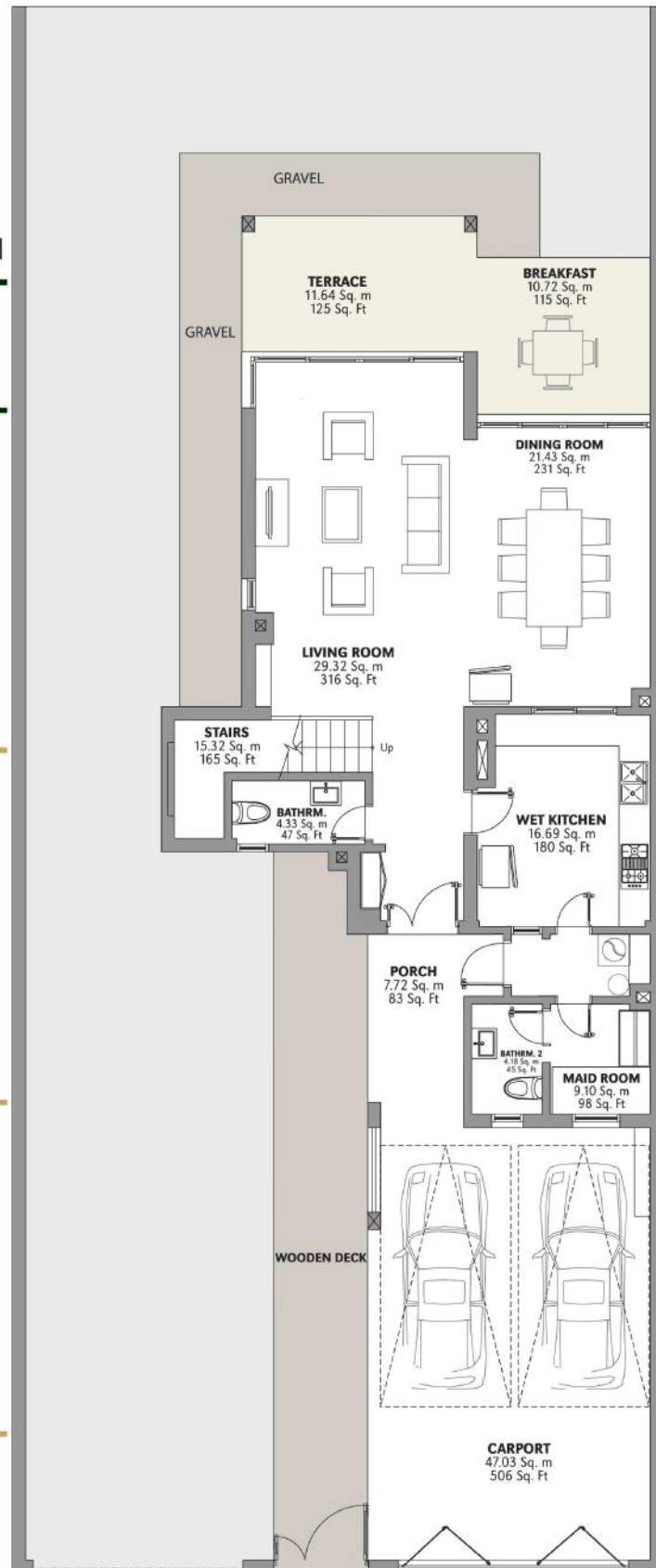
496 SQ. FT.

46.06 SQ. M.

TOTAL OUTDOOR AREA

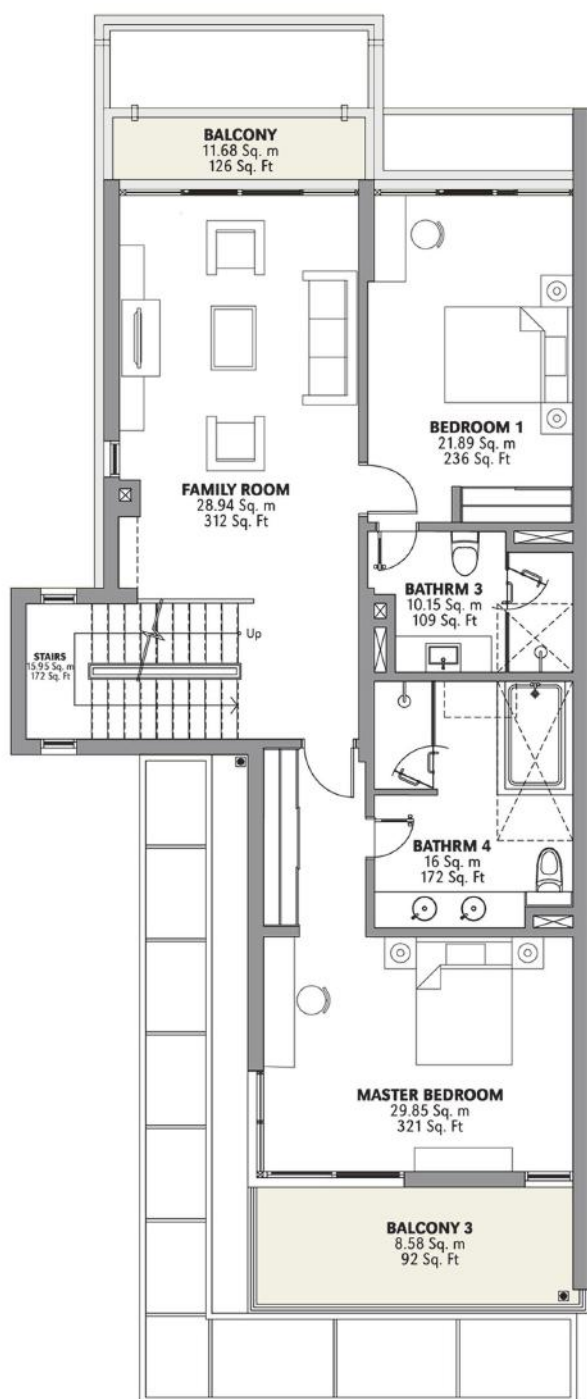
521 SQ. FT.

48.38 SQ. M.

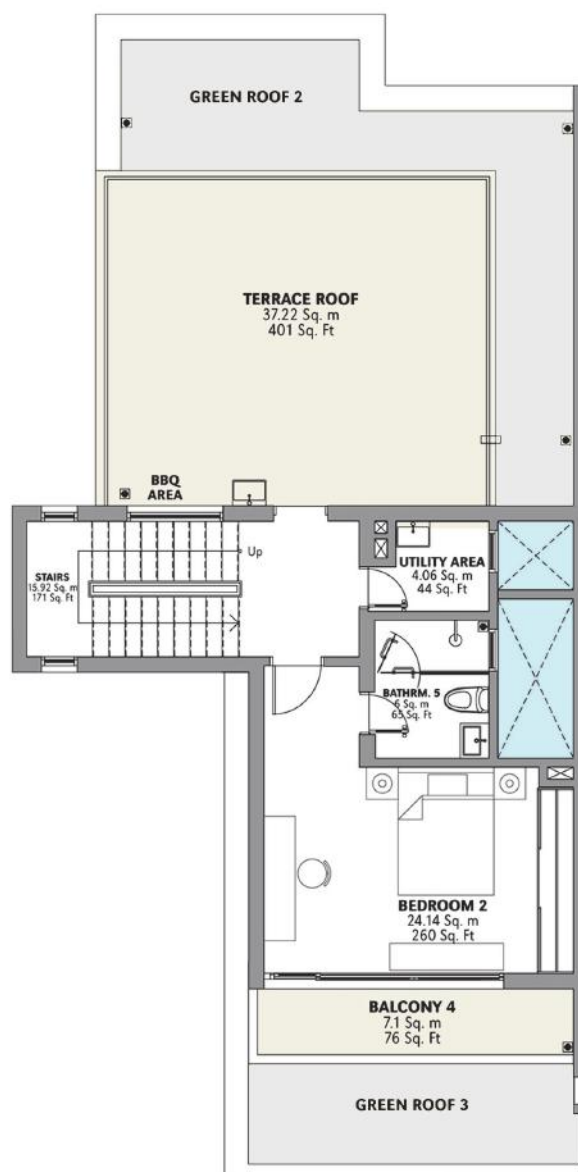


First Floor

Orientation of plan may be reversed and purchaser agrees to accept the same. Actual usable space may vary from stated area. Dimensions, specifications and architectural detailing are subject to minor modifications. All renderings are Artist's concept.



Second Floor



Third Floor

DESIGNED TO LAST A LIFETIME.



General Construction Features

- Reinforced concrete foundation and structure
- Masonry external and internal walls
- Aluminum window frames with integrated bug screens
- Paved driveway and parking area
- Landscaped grounds with fenced perimeter
- Storm water drainage
- Shared sewage treatment system
- Carports with storage and water bib
- Water proofing of bathroom floors, balconies and flat roof areas
- Weather proof exterior paint

Interior Features

- Ceramic wall tiles in all bathrooms and powder rooms, and above kitchen counter
- Ceramic floor tiles in entry, living room, dining room, bathrooms, maid's room, halls, verandahs and balconies
- Timber parquet flooring in all bedrooms
- Timber staircase with metal railing
- Aluminum sliding door walkouts with fixed glass panels
- Utility area with water bib tap
- Wash and wear interior paint
- Functional built-in wardrobes



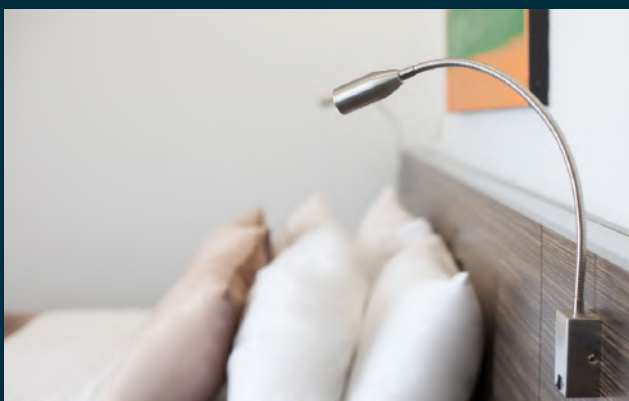


Kitchen Features

- 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 cubicles with hot and cold shower mixer
- Powder rooms with pedestal sinks, as per plan
- Bathtub in master bedrooms



Electrical Systems

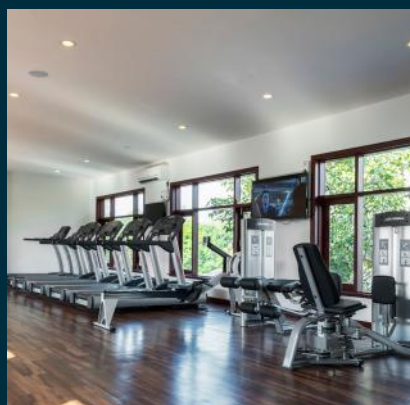
- Concealed electrical wiring throughout
 - Electrical universal power outlets at strategic locations for general use
 - General lighting throughout
 - TV connections in living room and master bedroom
 - Split type wall mounted air-conditioning for all rooms
 - PABX line in living room
-



PUN HLAING LIVING.



This 652 acre estate is centrally located between the Hlaing and Pun Hlaing rivers, and is a beautifully landscaped oasis of luxury estate homes, designed for those who love open spaces, open thinking and open expression. As part of an already established community, residents of Lotus Place will benefit from access to multi-use leisure facilities and modern day amenities managed by an experienced team of professionals. You and your family can rely on an uninterrupted electricity supply, high speed internet access, and a clean, potable water supply.



6 REASONS TO BUY LOTUS PLACE



A SPACIOUS PLACE

More Space for everyone in the family

- More spacious interiors over three storeys
- 4,400 sqft average land area
- A wide, open ground floor entrance and a clear view through the property.



A HEALTHY PLACE

Healthy outdoor living

- 'L' shaped garden that wraps around two sides of the property.
- A rooftop space that can be used for barbeques and entertaining in the evening.



A PERSONAL PLACE

Personal areas & privacy for everyone in the family.

- Individual spaces for each member of the entire family.
- Every bedroom has an en-suite bathroom.
- Ideal for a growing family with teenagers, and entertaining in the evening.

4

A COMPLETED PLACE

Immediate occupancy or potential rental income.

- All units are completed and ready for occupancy.

5

A VIBRANT PLACE

An active lifestyle

- Access to lifestyle amenities, world-class sporting facilities, enrichment activities and recreational events.
- Bond as a family by sharing time together in a healthy & safe environment.

6

AN EXCLUSIVE PLACE

Prestigious location

- Nestled within the prestigious Pun Hlaing Estate, Yangon's most desirable residential address.
- Live among an influential community

BROUGHT TO YOU BY THE BEST.



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:

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Website: www.punhlaingestate.com
Wechat: brendaho3

仰光蓮花園中文銷售
微信: lotusgarden-yg

ရိုးမဘဏ် အိမ်ရာဈေးငွေ
သင့်ရဲ့နေအိမ်သစ်
တံခါးကို ယနေ့ပဲ
ဖွင့်လှစ်လိုက်ပါ



နီးစပ်ရာ
ရိုးမဘဏ်သို့
အခုပဲ စုံစမ်းမေးမြန်း
လိုက်ပါ။

Email: homeloans@yomabank.com | www.yomabank.com

*သက်ဆိုင်ရာ စည်းကမ်းသတ်မှတ်ချက်များ အကျုံးဝင်ပါသည်။

Why Yoma Bank Home Loan

- အများဆုံး အိမ်ရာချေးငွေသက်တမ်း ၂၅ နှစ်*
- ကနဦးပေးချေငွေ အိမ်တန်ဖိုး၏ (၃၀%) ရာခိုင်နှုန်း* မှ စတင်၍
- အနည်းဆုံးအတိုးနှုန်း (၈% p.a.)* **
- နိုင်ငံတစ်ဝန်း မည်သည့်နေရာတွင်မဆို ဝယ်ယူနိုင်သော အိမ်ရာချေးငွေ
- ဒစ်ဂျစ်တယ်လျှောက်လွှာစနစ်ဖြင့် လျှောက်ထားပေးခြင်း
- စာရွက်စာတမ်းပြည့်စုံပါက ရက်သတ္တပတ် (၂) ပတ်အတွင်း အိမ်ရာချေးငွေ ခွင့်ပြုပေးခြင်း
- အနည်းဆုံး ကျပ်သိန်း (၁၅၀) မှ သိန်း (၂၀,၀၀၀) ထိခွင့်ပြုပေးခြင်း*
- ပြန်လည်ပေးဆပ်ရမည့်ရက် မတိုင်ခင် တစ်ပတ်ကြိုတင် SMS အကြောင်းကြားစာပို့ပေးခြင်း
- ဘဏ်ခွဲတိုင်းတွင် အိမ်ရာချေးငွေအကြောင်း ကျွမ်းကျင်စွာ ရှင်းလင်းဖြေဆိုပေးနိုင်မည့် Home Loan Specialist များရှိခြင်း

*သက်ဆိုင်ရာ စည်းကမ်းသတ်မှတ်ချက်များ အကျုံးဝင်ပါသည်။

** အိမ်တန်ဖိုး၏ (၅၀%) မှ စတင်လျှောက်ထားပါက ဗဟိုဘဏ်၏ ချေးငွေအပေါ်ကောက်ခံရမည့် အမြင့်ဆုံး သတ်မှတ်အတိုးနှုန်းထက် ချေးငွေသက်တမ်းတစ်လျှောက် (၂% p.a.) သက်သာခွင့်ရရှိပါမည်။

သင့်လစဉ်ဝင်ငွေနဲ့ ရိုးမဘဏ်အိမ်ရာချေးငွေကို ရယူနိုင်ခြင်းရှိမရှိ
gethomeloan.yomabank.com မှာသွားရောက်လေ့လာနိုင်ပါပြီ

Email: homeloans@yomabank.com | www.yomabank.com



Document Requirements

လျှောက်ထားသူထံမှ ...

- နိုင်ငံသားစိစစ်ရေးကတ် နှင့် အိမ်ထောင်စုစာရင်း
- ရပ်ကွက်တွင်နေထိုင်ကြောင်း ထောက်ခံစာ
- ဝန်ထမ်းဖြစ်ပါက လစာ/ဝင်ငွေ အထောက်အထား
- ကိုယ်ပိုင်စီးပွားရေး လုပ်ကိုင်ပါက ဝင်ငွေအထောက်အထား၊ လုပ်ငန်းလိုင်စင် နှင့် DICA အချက်အလက်များ

အိမ်ရှောင်းချသူထံမှ ...

- နိုင်ငံသားစိစစ်ရေးကတ် နှင့် အိမ်ထောင်စုစာရင်း
- မြေဂရန်၊ မြေပိုင်ဆိုင်မှုနှင့် ဆက်စပ်စာချုပ်အပြည့်အစုံ
- မြေပုံ၊ မြေရာဇဝင်(ပုံစံ ၁၀၅ - ၁၀၆)
- မြေရှင်နှင့် ကန်ထရိုက်တာတို့ နှစ်ဦးသဘောတူ တိုက်ခန်းခွဲဝေမှုစာချုပ်
- အိမ်ပိုင်ဆိုင်မှု နှင့် ပတ်သက်သော စာရွက်စာတမ်းများ

လိုအပ်သော စာရွက်စာတမ်း အပြည့်အစုံ (Checklist) ကို ရိုးမဘဏ် ဘဏ်ခွဲတိုင်းရှိ Home Loan Specialist ထံတွင် ရယူနိုင်ပါသည်

**သင့်နေအိမ်သစ်တံခါးကို
ယနေ့ပဲဖွင့်လှစ်လိုက်ပါ**

ရိုးမဘဏ်အိမ်ရာချေးငွေနှင့် ပတ်သက်၍
နီးစပ်ရာ ရိုးမဘဏ် ဘဏ်ခွဲတွင် အခုပဲ သွားရောက်
မေးမြန်းစုံစမ်းနိုင်ပါပြီ။



9662 (သို့မဟုတ်)
097-9662-9662
(၂၄)နာရီ ဝိတ်ရက်မရှိ

gethomeloan.yomabank.com