

STAR VILLAS: THE ART OF LIVING NATURALLY

Dear Valued Residents, we are excited to announced the launch of our newest product, the Star Villas this month. Star Villas is the first landed housing in StarCity. They are a stylish collection of culturally inspired environmentally friendly 2 - storey villas. The Villas are strategically located right across Dulwich College Yangon, beside the Galaxy Towers.

The Master plan for the villas sits on a 6.7 acres gated compound. There is a total of 24 plots (80'x80') that comes with beautifully designed houses and 4 custom plots that the buyers can design their own homes.

Star Villas aims to promote the art of living naturally with international comfort and style in a well-established community within a fully managed estate.

The additional of landed housing in StarCity, will bring a much more diversified investment portfolio within the estate. With that, the management hope to bring our home owners a steadier accelerated increase in the return of investment within the estate.

To find out more about Star Villas, contact our sales representatives at
09 - 777 223 399



GALAXY SOCCER FIELD



BASKET BALL COURT

TENNIS COURT

SOCCKER FIELD AND BASKET BALL COURT OPEN TO RESIDENTS

Dear Residents, our Soccer Field and Basket Ball court at the Galaxy Towers is completed and is open for residents upon booking.

We do hope our residents will enjoy this new amenity. Whether you are an armature or an expert we welcome you for a friend match of soccer or basketball. Going forward the management will also be hosting lots of sporting activities centering on the grassy lawn of the Galaxy community area. With the overwhelming response from Andy's Zumba Marathon, the Marcom team has lined up many outdoor group activities for the upcoming open season.

As always, the management is keen to encourage healthy lifestyle for our residents.

For booking of the Soccer Field and Basketball Court, contact

S&R: 09 765 444 326

recreation@yomaland.com

BUILD WELL TO LIVE WELL: WELLNESS LIFESTYLE REAL ESTATE AND COMMUNITIES

Yoma Land's Pun Hlaing golf estate & community in Yangon was the first gated community built for people seeking a luxury lifestyle. Today, it has become **an essential real estate** that "addresses the physical, social, and mental/emotional/spiritual dimensions ... **that extends to the environmental, community, and economic/financial health and wellbeing of the community.**" - Global Wellness Institute

Here's an excerpt from Global Wellness Institute.

IT IS TIME TO TREAT OUR HOMES AS AN INVESTMENT IN OUR WELLNESS

Our homes, communities, and surrounding environment directly affect our daily behaviours and lifestyles, and together these determine up to 80% - 90% of our health outcomes. Since our homes are typically our most important personal investment and expenditure, it is only logical that they should also be an investment in our health and wellbeing.

The last hundred years have brought great advances in engineering, sanitation, building safety, and city planning. Science and technologies have enabled us to control infectious diseases and bring ever greater levels of comfort, conveniences, entertainment, and telecommunications into our homes. Yet our modern living environment has also created new health risks – sedentary lifestyles, lack of physical activity, poor diet, stress, social isolation, and environmental degradation.

The global rise of many respiratory and chronic diseases has been traced directly to pollution. Our built environment favours driving over biking, sitting over walking, riding in elevators over using the stairs, texting over face-to-face conversations, and screen time over outdoor recreation. Even as people live longer, more are living lonely, unhealthy, and unhappy lives.



THE FOUNDATION FOR WELLNESS LIFESTYLE REAL ESTATE AND WELLNESS COMMUNITIES



Wellness lifestyle real estate is a nascent industry that recognises, and has the potential to meet, today's immense health challenges. It represents a shift that explicitly puts people's wellness at the centre of the conception, design, creation, and redevelopment of our homes and neighbourhoods.

Importantly, this movement does not have to start from scratch; it can borrow and learn from many historical/current movements and integrate their best features through a multidimensional wellness lens. Many elements of the green/sustainable building movement, design-driven movements, the food movement, New Urbanism, intentional communities, and others, are already being adapted, mixed, and incorporated in innovative ways into new and upcoming wellness-focused residential projects and communities.

As we look to the future of wellness real estate and communities, we can expect smarter use of technologies and innovations, new metrics to capture the Return on Wellness (ROW), and a deeper exploration of the relationships between physical and virtual communities and between our individual/personal wellness and community/planetary wellness.

THE FUTURE OF WELLNESS LIFESTYLE REAL ESTATE AND COMMUNITIES

We need to reframe our concept of the professions and industries that are part of our wellness and public health landscape. Many players real estate investors, urban planners and designers, architects, transportation planners, and the construction industry - shape the built environment that determines our health outcomes. Collectively, we must shift our thinking: buildings and infrastructure are as important as immunisations; pocket parks, paths, and plants are as beneficial as prescriptions; friends and neighbours are more important than Fitbits. The industries involved in shaping our built environment and our health behaviours should all be key partners for building a well world.

Demand for wellness lifestyle real estate and communities is rapidly accelerating. Consumers are seeking out healthy places to live and are ready to pay for them. Industry leaders and visionaries are pioneering innovative ways to meet different consumer lifestyle needs and desires. Governments are beginning to support these efforts, although some times in a piecemeal and incoherent fashion. Standards, guidelines, and design principles are emerging to facilitate them. The confluence of these developments means that wellness lifestyle real estate is poised to go from niche to mainstream. Eventually, building for wellness will become the norm.

It is important to define what wellness lifestyle real estate and communities are, in order to prevent “well-washing” and consumer confusion. Simply rebranding real estate developments as “wellness communities” by highlighting a few features or amenities does not make them so. This study provides a guide for the planning and creation of wellness lifestyle real estate and communities as an intentional and holistic concept (not as a checklist or certification process), aimed at bringing positive health benefits and a total wellbeing experience and lifestyle to their residents.

Credit: Yoma Land <https://www.yomaland.com/post/wellness>



PROPERTIES OF THE MONTH

A5 Residence - 2 Bedroom for Lease

Looking for an apartment at a safe residential campus with protected layers of security? Fully furnished apartments with windy and nice looking views are ready for you at resonable rent inclusive of Estate Management Fee and Commercial Tax. You could find a warm community spirit with multicultural diverse society in StarCity.

Choose from 1 bedroom, 2 bedrooms, 3 bedrooms (both non-duplex and duplex) 4 bedrooms apartments with the size ranging from 622 sq.ft to 1752 sq.ft (duplex) including below services.

- Internet
- TV Channels (Sky Net)
- Dedicated 24 hours security team
- Individual Intercom System
- Housekeeping Service
- Unlimited access to A5 private pool
- Unlimited access to Star Residence Gymnasium
- Special discounted rates on Green Fees at Star City Links Golf Course

Whether you are a busy professional, returning expat, or a newly married couple, looking for a place to stay in Yangon, you'll find exactly what you need within our extensive home inventory. Our leasing consultants are ready to assist you in finding a home that suits your individual needs.

Enquiry: +95 95 737 8609 (May Thar) and
+95 506 1782 (Thet Su)

Email : maytharnoetun@yomaland.com;
thetsupan@yomland.com



Scan Here

PROPERTIES OF THE MONTH

STAR VILLAS FOR SALES



Strategically located within the Estate right across the Dulwich International College. Star Villas is a stylish collection of culturally inspired villas, beautifully sitting on 80' x 80' plots, within a masterplan of 6.7 acres gated compound. The villas promote Art of Living Naturally with carefully designed eco-friendly interiors and EDGE certified exteriors.



**Exclusive viewing
on appointment only**

09 777 22 33 99

STARCITY COMMERCIAL OFFERS

STARCITY



Mongolian Lamb (Sliced)

MMK 9,000 200 g

Mongolian Lamb (Thick-Cut)

200 g MMK 9,000



Mongolian Lamb Block

MMK 51,000 2.5 kg



Order Now : 09 777 223 737 , 09 443 399 701

EMERGENCY HOTLINE
(24/7)

STARCITY

09 765 444 638

Effective On 1st September, 2020.

DULWICH COLLEGE | YANGON |
| STAR CITY CAMPUS |



WE PUT STUDENTS FIRST SO THEY BECOME LEADERS, INNOVATORS,
CREATIVE THINKERS, AND ENTREPRENEURS OF TOMORROW.

To find out more about Dulwich College Yangon please call 09 409607479 / 09 966423015 or
email admissions@dulwich-yangon.com.mm, or visit yangon.dulwich.org

**GRADUATE
WORLDWIDE.**

SHANGHAI | BEIJING | SUZHOU | SEOUL | ZHUHAI | SINGAPORE | YANGON



We Are Re-open Now!

Enjoy **30% OFF** on all food items
until 30th Sep, 2020

Wing B, A4 Building, Star City, Thanlyin, Myanmar, Yangon.

CALL US AT 09 42280 1962

INYA
DAY SPA



VISIT INYA DAY SPA @ STAR CITY

Inya Day Spa at Star City is ready to serve the
community with the gift of relaxation.

Join us for 10% off all Thai Massage and
15% off all spa services.

Call Annie at 09425807107



SPORT'S DAY PROMOTION



Valid from 1st August to 31st October 2020
Excluding public holidays | Discount applies to the green fee only

Star City Links Golf Course & Driving Range, Kyaik Khauk Pagoda Road, Thaniyin Township.
Phone: 056-23150 Ext: 1241 Mobile: 09 42385 1101 Email: starcitylinksinfo@yomaland.com

STARCITY

Newsletter

ESTATE MANAGEMENT

HOUSEKEEPING CLEANING SERVICES

No More Paying in us Dollar
Flexible Option for your needs



A Clean House is
A Sign of A Good Life

STANDARD CLEANING

- Cleaning of floor and carpet
- Vacuuming
- Dusting of all surfaces
- Window Cleaning (Reachable area)
- Cleaning Bathroom and sanitary ware
- Bed making and garbage removal
- Only take approximately an hour

SPECIAL CLEANING

- Sofa and furniture polishing
- Kitchen counter and cabinets cleaning
- Dishwashing and kitchen appliance cleaning
- Vacuum details under sofa and bed
- Wardrobe inside and drawer cleaning
- Inclusive of standard cleaning step
- Only take approximately an hour and half

ONE BEDROOM

- ✓ Standard - 15,000 MMK
- ✓ Special - 25,000 MMK

TWO BEDROOM

- | Under 1200 sqft | Over 1200 sqft |
|---------------------------|----------------|
| ✓ Standard - 20,000 MMK / | 25,000 MMK |
| ✓ Special - 30,000 MMK / | 35,000 MMK |

THREE BEDROOM

- ✓ Standard - 30,000 MMK
- ✓ Special - 40,000 MMK

FOUR BEDROOM

- | Under 2000 sqft | Over 2000 sqft |
|---------------------------|----------------|
| ✓ Standard - 30,000 MMK / | 35,000 MMK |
| ✓ Special - 40,000 MMK / | 45,000 MMK |

* For Saturday, Sunday & Public Holidays subject to 3000 MMK

* More discounted prices for Monthly Packages

FOR MORE INFORMATION

Kyaik Khauk Pagoda Road, Thaniyin Township.
Tel: 056 - 23150, Ext: 1227, 1124
Email: emhousekeeping@yomaland.com
www.starcityyangon.com

Another Quality Project of



CITY LOFT

Refer a Friend & Get Referral Fee

Exclusively for Star City & City Loft Residents

*Terms & Conditions Apply



CITY LOFT

Please show your **StarCity Links Member Card** to
Enjoy up to **15 Lakhs** discount on your City Loft Unit
Purchase. You can also **Refer a Friend** and get a
Referral Fee of **1%** of the Unit Price.

Exclusive Incentive for All StarCity Links Members



Inquire more @ 09-777 22 33 55, 09-777 22 33 66, 09-777 22 33 77

STARCITY COMMUNITY ANNOUNCEMENT

Star City Leasing Team would like to wish you a very happy birthday and our warmest wishes for a wonderful year of good health, happiness and success!

*Happy Birthday
To
Augustines*

U Aung Myo Phine
Mr. Lin Qinyao Jonathan
Mr. Bingqiang He
Mr. Yongchuan Xiong

STARRESIDENCE

FOR SALE – MOVING ITEMS



80,000 MMK / ALL



15,000 MMK



150,000 MMK



15,000 MMK

English Speaking: 09-952708206

Local: 09-250673793

BAIC
BEIJING®



SPECIAL
OFFER

Only For STARCITY Residents & Employees of Yoma Land

ရန်ကုန်လိုင်စင်

X55
Old Price
~~SKD → 368 lakhs~~
New Price
CBU + 345 lakhs
SKD → 355 lakhs



D70
Old Price
~~SKD → 363 lakhs~~
New Price
CBU + 339 lakhs
SKD → 349 lakhs

ရန်ကုန်လိုင်စင်

D50
Old Price
~~SKD → 279 lakhs~~
New Price
CBU + 253 lakhs
SKD → 263 lakhs



Hire Purchase Available !

**3 YEARS
WARRANTY
100,000 KM**

- 1% Cash Back Offer
- 3 Years / 100,000 Km Warranty, Whichever is earlier
- 1 Year Free On road Assistance
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- Standard 5% Discount on Service Labour charges, Spare parts and Lubricants



AUNG GABAR
Motor Services co.,ltd



09-43038888
09-443150795
09-5013988

MEET OUR MANAGEMENT

Kyi Kyi San, our favorite caddy master from the StarCity Link golf course has been with us since 2005. This is her very first job and TED is blessed to have her along with us since the birth of StarCity Link. She's not only very dedicated to her work but her genuine personality and humble customer service were always appreciated by our regular members and golfers. As for the management her curiosity, her attitude towards learning anything will always be appreciated. She continues to surprise us with her dedication, passion and loyalty towards StarCity.

Over the past 15 years of service, she has not only become the most appreciated caddy master, but also have learnt to play golf amazingly. If you fancy a round of golf with a tough competition, we recommend you to offer a round of golf with Ma Kyi Kyi San. She'll be more than happy to accept the challenge.

Since her promotion, she has been taken on the responsibility to train her fellow caddies to not only become good caddies with great customer service, she is also helping them appreciate golf and have genuine love towards the sport.

Please join us in Thanking Ma Kyi Kyi San for her dedication towards the well-being of the Golf Course and maintaining it to be the best golf course not only in Yangon but the whole of Myanmar.

#TEDSpirit #TEDCulture



STARCITY CELEBRATES BOLLYWOOD MOVIE NIGHT WITH THE RESIDENTS





StarCity Estate Management has always been working hard to host various festivals and events every year in celebration of our cultural diversity. We have celebrated our first Bollywood Movie night on the 8th of August, where residents enjoy a Bollywood blockbuster "Dangal" at the Sales Gallery from 6pm to 10pm. The night was celebrated with a bustling night market that serves an assortment of Indian sweets, famous Indian cuisines, all-time-favorite movie snack popcorns and bubble tea. A big thank you to our residents' families for attending the Bollywood Movie Night and we had a great turn out. A most sincere thanks to Mizzima TV and our vendors for being part of the Bollywood Movie Night with Mini Night Market. We had such great feedback from our recent movie night from our residents and we will try to organize our future culture event with exciting activities. Stay tuned!

<https://www.starcityyangon.com/newsletter/>



StarCity Residents' Testimonials

Mr. Willy Rudolf Meyer & Mrs. Helga Lotte Meyer

Would you recommend your friends to come stay here?

Mr Willy: We will recommend our friends to come here, to experience the living in Star City.

Mrs Helga: Yes, nothing bad. I feel like the princess. I'm so well look out and it just amazing to be here and I think I'm living in paradise.




Mr. Neil David Johannes & Mrs. Neil Rai Lin

What is your favorite thing in Star City?

It's hard to pick one favorite thing in Star City, this is so much going for the area. With the beautiful facilities like pool, gym, the garden is just so lovely the way they laid out and then many restaurants to choose from. It's got a home doctor, chemist and supermarket so it's a really lovely place and you were always greeted by the friendly staffs every time you come in and out of the premises, just the march of the place they live.




Mrs. Hang Thanh Nguyen

What's your experience living in the Estate/ Gated Community?

Actually, really handy in here, just few steps downstairs you can see everywhere, you can see everything like gym, pool, restaurants if you feel a bit likely not cooking after work and then through the pandemic we can just go around lol walking in the morning, and then can still see the children playing at the playground and barbecue sometime like evening at the swimming pool, we can have barbecue or we have the park next to the river that we can do walking with family or with the friends.




Mrs. Baek Eun Kim

Why you did choose Star City?

I chose Star City because of two main reasons. First is Environment and the second is the School. We like here because clean, bright and a better of green field and you love Dulwich College. And kids can go to school by bicycle or scooter very easily.



Ko Pyae Saw Oo

မိသားစုအနာဂတ်အတွက်လုံခြုံပြီးပြည့်စုံကောင်းမွန်တဲ့ပတ်ဝန်းကျင်မှာရှိတဲ့
City Loft မှာအခန်းဝယ်ယူဖို့ရွေးချယ်လိုက်တာ
အမှန်ကန်ဆုံးဆုံးဖြတ်ချက်လို့ယုံကြည်ပါတယ်



U Khin Maung Win

It is unique location with urban
living style and green
environment.



Ma Kyal Zin Thant

City Loft မှာ 3 Bedroom River View အခန်းလေး၊
ဝယ်ထားပါတယ်။ Environment နဲ့ Infrastructure,
အရမ်းကောင်းပြီးပေးရတဲ့စျေးနဲ့ထိုက်တန်တဲ့ Facility,
Privilege တွေကြောင့်ရယ်။ နိုင်မာတဲ့ investment တစ်ခု
ဖြစ်မယ်လို့လဲယုံကြည်တာကြောင့် City Loft ကို
ရွေးချယ် ဖြစ်ခဲ့ပါတယ်။



Ma Thiri Zeya

I came to realize how Important is communal living when we stay home
for couple of months due to covid-19. I plan to live in City Loft as
I trust in Yoma Land that the company can compromise on
its announced services and facilities and create the sustainable,
compact and communal living standard.



U Kyaw Myo Thu

If you do not start your dreams today you will not finish tomorrow.
Invest your money to have a home. Owning a home is keystone
of wealth. Contact to City Loft.



Ko Thet Paing Hein + Ma Nu Hkwan

ယုံကြည်စိတ်ချရတဲ့ FMI group နဲ့ Yoma Land က ဇော်ဆောင်တဲ့
အိမ်ရာဖို့ စိတ်ဝင်စားတာပါ။ သန့်ရှင်းသစ်လှတဲ့ စိတ်ငြိမ်းဝန်းကျင်မှာ တန်ဖိုးသင့်ပြီး၊
ဘက်စျေးတွေနဲ့ နှစ်ရှည် ဝန်ပံ့သ် အရပ်ကျယ်နိုင်တော့ ရွေးချယ်ဖြစ်ပါတယ်။

Fresh Market is Happening **WEEKLY** (Every Saturday)



Open to Public!

Date : 8th August, 2020 (Saturday)
: 15th August, 2020 (Saturday)
: 22nd August, 2020 (Saturday)
: 29th August, 2020 (Saturday)
Time : 7:30 AM - 10:30 AM
Venue : A4 Car Parking
(Facing To Community Area & A5)



Star City Sales Gallery
Kyaik Khauk Pagoda Road,
Thanlyin Township,
Yangon, Myanmar.



cityloftsales@yomaland.com
starcitysales@yomaland.com
customercare@yomaland.com



09 777 223355- 77
09 750 229 503
Tel : 056 23150 – 3,
Extension- 1112/1119



KEY CONTACTS

► ESTATE MANAGEMENT OFFICE

Phone: 056-23150 Ext: 1206, 1256
Mobile: 09 259 889 429 (Zone A, B)
Mobile: 09 259 889 441 (Zone C)
Email: em-zoneab@yomaland.com

► SECURITY HELP DESK

Hotline: 09 699 872 699
Email: security@yomaland.com

► ALL STARS FITNESS

Phone: 056-23150 Ext: 1194
Email: recreation@yomaland.com

► PUN HLAING CLINIC

Phone: 056-23150 ext 1270, 1271
Mobile: 09 4495 23534
Email: htetaunghlaing@phsh.com.mm

► RENTAL & COMMERCIAL LEASING OFFICE

Phone: 056-23150 ext: 1186, 1162
Mobile: 09 957 378 069, 09 506 1782
Email: maytharnoetun@yomaland.com

► A5 MANAGEMENT OFFICE

Phone: 056-23150 Ext: 1198, 1199
Email: a5-management@yomaland.com

► ALL STARS KIDS

Phone: 056-23150 Ext: 1220
Email: recreation@yomaland.com

► HOUSE KEEPING DEPARTMENT

Phone: 056-23150 Ext: 1227, 1124
Email: emhousekeeping@yomaland.com

► STAR CITY LINKS

GOLF COURSE & DRIVING RANGE

Phone: 056-23150 Ext: 1241
Mobile: 09 42385 1101
Email: starcitylinksinfo@yomaland.com

► COMMUNITY POOL

Phone: 056-23150 Ext: 1260
Email: recreation@yomaland.com

► ALL STARS POOL (A5)

Phone: 056-23150 Ext: 1225
Email: recreation@yomaland.com

► RESALE OFFICE

Phone: 056-23150 ext: 1118, 1151
Mobile: 09-420018869, 09-409796759
Email: kyikyihlaing@yomaland.com