

Newsletter August

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**











SOCCER 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—sedentarylifestyles, 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



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



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

Palm Wine Bar

Effective On 1st September, 2020.



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





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.

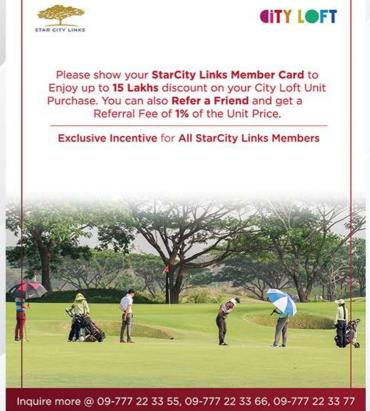
Call Annie at 09425807107





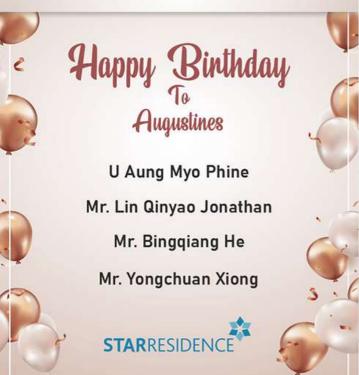






STARCITY COMMUNITY ANNOUNCEMENT

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!









Hire Purchase Available!

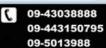
D50

263 lakhs



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







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



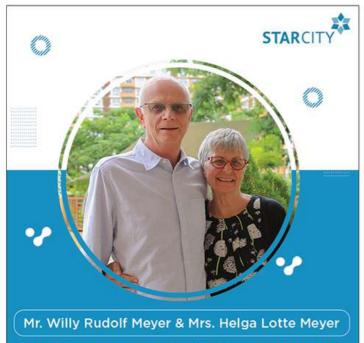
StarCity Estate Management has always been working hard to host various festivals and events every year in celebration of our cultural diversity. We have celebrated our first Bollywood Movie night on the 8th of August, where resident enjoy a Bollywood blockbuster "Dangal" at the Sales Gallery from 6pm 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



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.



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

and I think I'm living in paradise.

Come in and out of the premises, justine place they live.



What's your experience living in the Estate/ Gated Community? Actually, really handy in here, just few steps downstairs

you can see everywhere, you cansee 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.

















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: kyikyi.hlaing@yomaland.com