

## THE HANGAR, WET MARKET AND FOOD COURT STARTED OPERATION

The StarCity staffs and residents are elated to see the soft opening of The Hangar starting from 16th Jan 2020. The Hangar built with an actual airplane hangar not only boast an amazing exterior and structural design but also is filled to the brim with stalls selling fresh produces, sundries, and groceries on the wet market side and a variety of cuisines available to dine throughout the day at the food-court side, all under one roof.

The Hangar operators ensures all produces and products are not only the best of qualities but also be kept at an affordable price range. This objective is ensured by the operators engaging wholesales suppliers to directly sell their produces at the hangar.

For those who are missing the Local delicacies and International cuisines, the food court offers a variety of food choices from the famous Myeik noodles, Sze Chuan dishes, Thai, Indian, Korean, Japanese, and to the very authentic Malaysian Ramly burgers.

StarCity is proudly the only estate that offers a well-maintained wet market with a full variety heartland food court in Yangon, Myanmar. The management and staff are working hard to hear all



the feedback and create for our residents a StarCity lifestyle that's simply a Good Life, one that everyone else aspire to have.

The hangar is equipped with fire safety features, regular cleaning & maintenance, estate's landscaping, and security services. With ample parking spaces and being within a walking distance from all our residential buildings,

this place is destined to become the most famous hangout spots for our residents in the few months' time.

The Hangar will be fully operational by 23<sup>rd</sup> Jan 2021 from 6am to 6pm for the Wet Market and 6am to 9pm for the Food Court. If you have not been there, please come around to visit the Hangar.

#theHangar #WetMarket #FoodCourt #StarCityOurHome



# INVESTMENT IN REAL ESTATE DURING PANDEMIC



## **Why is it a good time to invest in Real Estate now?**

Investing in real estate is the least risky, the most reliable investment at any time regardless. The value of real estate will continue to increase over the years. Buying a home now is even more enticing as the market values has become stagnant during the pandemic.

This creates a better opportunity for the value of the asset to increase even more, as the economy recovers after the crisis.

## **Do you need to spend a lot of money to invest in Real Estate?**

You don't need a large saving to invest in Real Estate. As long as you have a steady income, mortgages available in the country can help you start your real estate investment fairly easily.

If you are considering to invest in real estate which fits the above qualities, we would like to introduce you to City Loft. City Lofts comes with a 14 months installment down-payment plan and an option to sign up for 25years mortgage with Yoma Bank. StarCity being situated nearby Thilawa Special Economic Zone as well as being not too far from downtown Yangon, and the fact that No.3 Thanlyin Bridge will be completed in 2022, gives its properties a good value for money from all aspect of investment consideration.

**#CityLoft #WhereItAllBegins #YomaLand**

## **What are the most important aspects to consider when investing in Real Estate?**

When you are deciding to invest in real estate, firstly, it is important to check if the developer that you are buying from has a good track record is well established in the industry. Secondly, check if the property you are investing is in the location where industrial/economic growth is guaranteed in the future. Look for news of the government investments and city expansions.





**CITY LOFT**  
**OPEN HOUSE**

Date - 16, 17 January 2021  
Time - 10:00AM - 5:00PM  
Venue - StarCity Sales Gallery

Date: January 12, 2021

**COMMUNITY NOTICE**

(Traffic diversion due to Thanlyin Bridge No.3 road construction)

Dear Residents,

Please be informed that Road network construction works connecting to the Thanlyin Bridge No.3 will be carried as per the Schedule of Ministry of Construction, Department of Bridge.

Due to that effect all the traffic in and out of the Star City to Thanlyin Bridge No. 2 and Kyaik Khauk Pagoda Road will be re-directed by the diversion road as per attached road diversion map. Please be informed that aforementioned traffic diversion will take effect starting 14<sup>th</sup> January Thursday.

Should you require any assistance regarding this please feel free to contact us.

Management Offices

Zone AB 09765444536, em-zoneab@yomaland.com  
Galaxy Towers 09765444537, em-galaxy@yomaland.com  
City Loft 09765444682, 09765444683, em-cityloft@yomaland.com

Respectfully,

Star City Estate Management

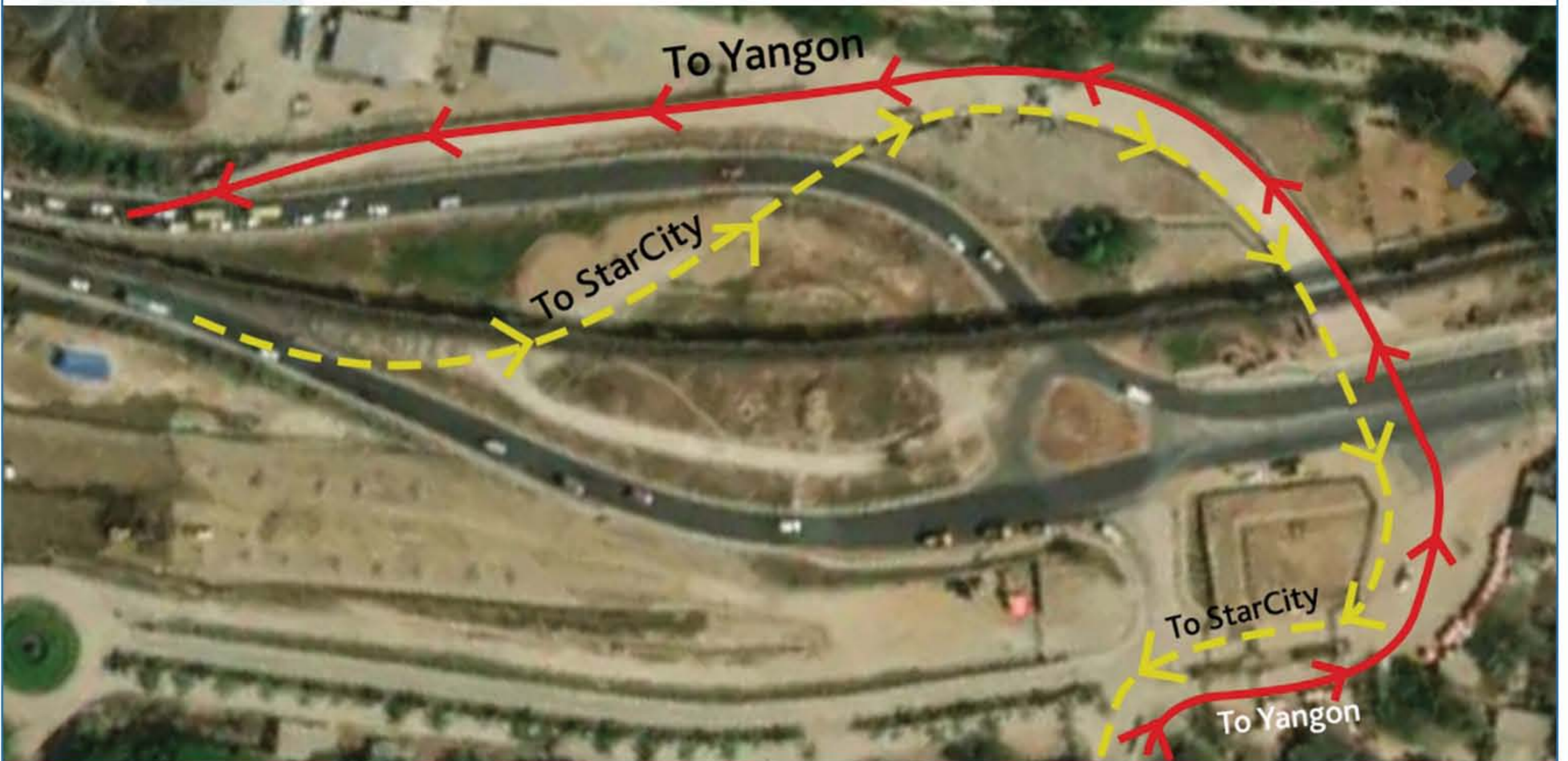
Thanlyin Estate Development Ltd.  
Thanlyin Township, Yangon, Myanmar | T 95 56 23150-3 | starcityyangon.com

The Good Life.

**TRAFFIC DIVERSION MAP**

လမ်းလွှဲမြေပုံ

Color	Description
	YANGON ACCESS LINE
	STARCITY ACCESS LINE



## PROPERTIES OF THE MONTH

### 2 Bedrooms Apartment at Galaxy Tower

**Looking for an apartment at a safe residential campus with protected layers of security?**

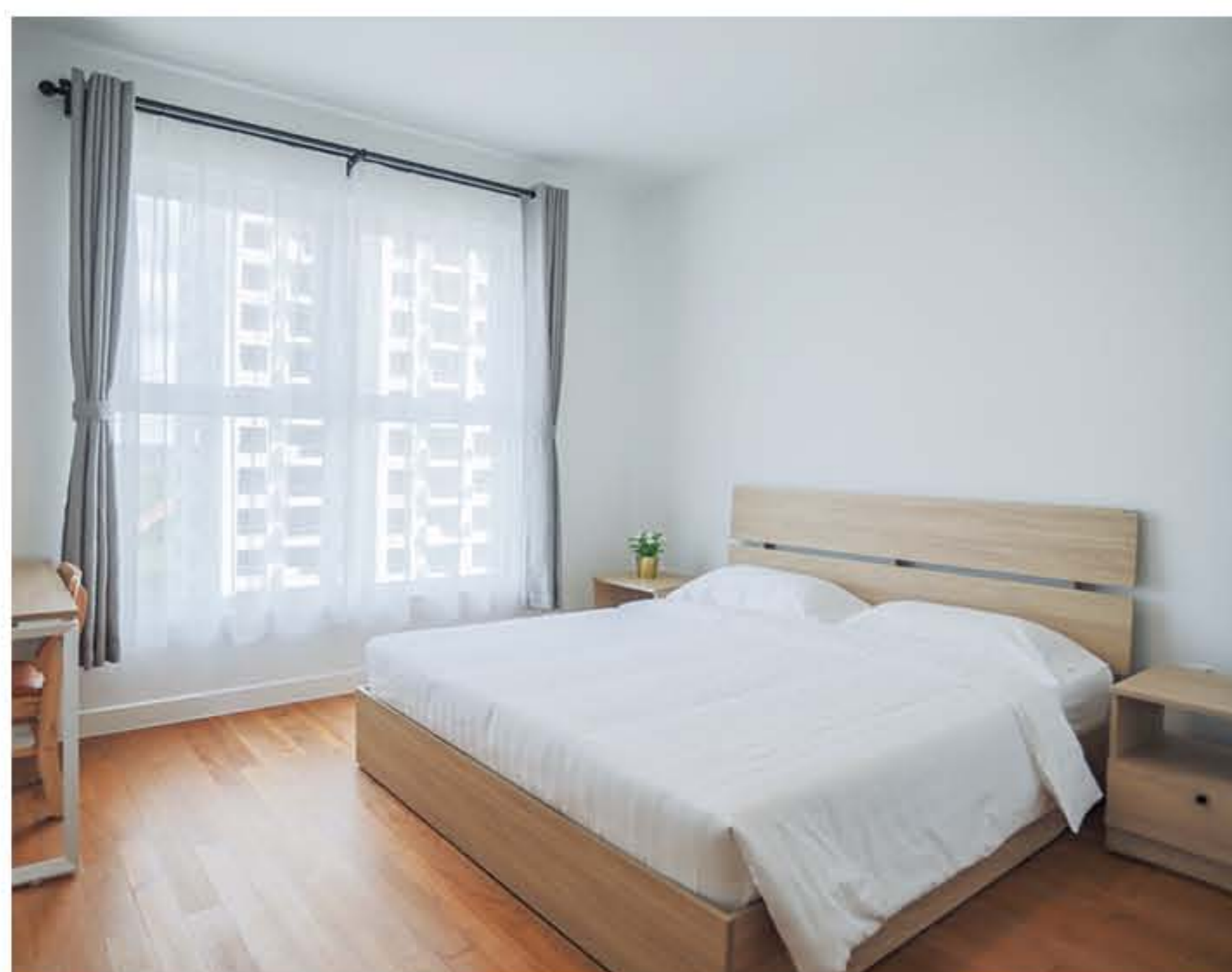
Newly built high-rise buildings (Galaxy Towers) at StarCity is a safe and pleasant haven for you. Brand new fully-furnished apartments with windy and nice looking views are ready for you at reasonable rent inclusive of Estate Management Fee and Commercial Tax.

2 bedroom apartments with the size of more than 1,000 sq.ft including below services from 800 USD to 1050 USD.

- Internet
- TV channels (Sky Net)
- Limited pass access to Community Swimming Pool
- Dedicated 24 hours security team
- Individual Intercom System

Whether you are a busy professional, returning expat or a newly married couple, looking for a place to stay in Yangon, you will 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: 09 765441223/ 09 765441224  
Email : [starcityrentals@yomaland.com](mailto:starcityrentals@yomaland.com)



## PROPERTIES OF THE MONTH

### CITY LOFT UNITS ON SALE

City Loft is a modern urban housing project that aims to address the starter home need of young aspiring Yangonites. The site is a development of 11 towers which sit on a 14 Acres of Land.

The addition of City Loft apartment will bring vibrancy to the Star City community. With commercial strip at the forefront of this development, Star City residents will get to enjoy new amenities such as the Hangar Wet Market and a Public Transport hub. The unit types of sales in City Loft starts from an Entry Studio apartment to a family type 3 bed apartment (Type A) with prices ranging from 500 lakhs to 1,600 lakhs.

Looking for a slightly bigger family home within a safe neighborhood? We would like to introduce our 3 Bedrooms Type A in City Loft. The unit sizes are 850 sq.ft, a perfect size for your kid's bedroom or a private study room.

To find out more on the details of the apartment, price and payment structure, our sales professionals are ready to attend to you.

**Contact us NOW at**

**09 777 223355 – 77**

**cityloftsales@yomaland.com**

**#CityLoft #Whereitallbegins #YomaLand**

### 3 BEDROOM UNIT (T3-A)



**850 SQ.FT**



**mojoe**net | **CITY LOFT**

**FAST & RELIABLE  
INTERNET  
AVAILABLE NOW!**

**MOVE IN  
SPECIAL PROMO**

Offer Expires Jan 31<sup>st</sup>

- ✓ Activation FREE
- ✓ Installation FREE

**TWO DRAGONS YUNAN HOT POT & ASIAN CUISINE IS  
NOW OPEN IN A1 BUILDING, STAR CITY**



**OPEN DAILY**

8:30am - 9:00pm (Break time: 1:00 pm - 4:00 pm)  
Last order - 8:00 PM

**Contact: 09 445 292 422, 09 426 226 197**

Note:  
Due to Covid restriction, Authentic Yunnan Hot Pot,  
Spicy Chicken Hot Pot and Noodle Menu is only available.

CL

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**CORRIANDER LEAF STARCITY**  
Contact: 09969684513/ 09788275225



**SPORT'S DAY PROMOTION**



Expire on the 30<sup>th</sup> April 2021

Excluding public holidays | Discount applies to the green fee only

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



**Advertising**  
SPACE AVAILABLE!



Star City Links Golf Course & Driving Range is growing with great popularity and others prime advertising locations visible to our hundreds of guests. Your company will also be opposite our newly open Golf Sports Bar, 'BONDI' at the 10<sup>th</sup>. Limited spaces remain so call us today to advertise your product.

ADVERTISING DETAILS

Size: 8'(W) x 3'(H)  
US\$ 120 - Driving Range Location  
US\$ 70 - Golf Course Location

ADVERTISING PACKAGE

**12 Months**

TERMS & CONDITIONS

- All ad designs must be in-line with Myanmar Culture
- Must Provide High-Resolution design
- Payment by cash or bank transfer
- Inclusive of 5% commercial tax
- Above rates exclude UV Vinyl Printing, frame and installation charges

FOR MORE INFORMATION

Kyaik Khauk Pagoda Road, Thanlyin Township.  
Tel: 056-23150-3, Ext: 1241  
Mob: 09 423851101  
Email: starcitylinksinfo@yomaland.com  
www.starcityyangon.com



**Newsletter**  
SPORTS & RECREATION



*Come join us to be Fit, Fun and Fabulous!*

Aqua Zumba Schedule

Wendnesday	Sunday	Location
5 PM - 6 PM	7 AM - 8 AM	A5 Pool

TERMS AND CONDITIONS WILL BE APPLIED AS FOLLOW.

- 6ft of physical distancing must be maintained between attendees at all times
- Limited capacity not more than 15 persons
- Please bring your own towel and water bottle
- Swimming Costume needed
- Users need to sign on waiver form before entry
- Temperature check at reception

Classes Fee (ENROLL NOW!)

One Time: 7,000 Kyats  
Four Times: 25,000 Kyats  
Eight Times: 45,000 Kyats

FOR MORE DETAILS:

Please contact to our Sports & Recreation Department.  
Kyaik Khauk Pagoda Road, Thanlyin Township.  
Tel: 056-23150-3, Ext: 1194  
Mob: 09 765 444 326  
Email: recreation@yomaland.com  
www.starcity.com

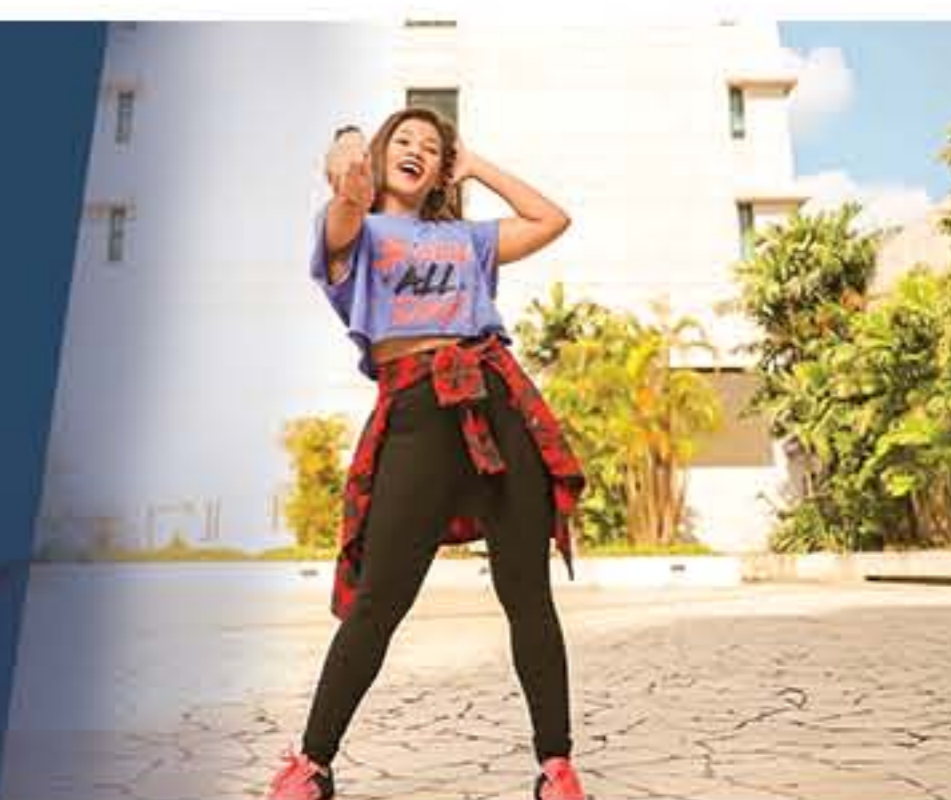
Another Quality Project of



**Newsletter**  
ESTATE MANAGEMENT



**ZUMBA WITH Lei**



**HURRY UP AND REGISTER NOW AT**

**(056-23150) Ext - 1225 / 09765-444326**

Everyone is warmly welcome to join us Free Outdoor Social Distance Zumba Dance.  
19<sup>th</sup> Jan, 2021 (5:00PM) At River Park

TERMS & CONDITIONS:

- Limited Capacity not more than 20 persons
- 6ft of physical distancing must be maintained between attendee at all times
- Please bring your own towel and water bottle

FOR MORE INFORMATION

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

Another Quality Project of



**STARCITY**  
COMMUNITY ANNOUNCEMENT

**STARCITY**

# NEW YEAR GIFT COUPON

Each household unit (1pc/unit) can be collected @  
**Zone AB, Management Office  
 A5 Building  
 City Loft Management Office,  
 Tower B2  
 A5 Management Office**



**5<sup>TH</sup> JAN - 31 JAN 2021  
 MONDAY - FRIDAY  
 9:00AM - 5:00PM  
 (12:00 NOON - 1PM LUNCH BREAK)**



**DULWICH COLLEGE**  
| YANGON |

Dulwich College Yangon is delighted to announce that a further round of applications for our prestigious scholarship programme is now open to external candidates for the 20/21 academic year. A limited number of scholarships are available, so please apply early.

For further information, contact our Admissions team at [admissions@dulwich-yangon.com.mm](mailto:admissions@dulwich-yangon.com.mm) or 09 409607479

StarCity 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!

**STARCITY**

# CHARITY Fun Walk 2021

**RESIDENTS ONLY**




23<sup>rd</sup> January, 2021 (Saturday)  
 6AM - 7 AM  
 Star City Main Road (R-203) opposite of Galaxy Sports Field

**4KM**

# Happy Birthday To January Born

**Mr. Low Yau Voon  
 Mr. Mark Frederik  
 Mr. Masahiro Matsushita**

**STARRESIDENCE**



## MEET OUR MANAGEMENT

This month we are happy to introduce our Assistant Manager, Aye Chan Myo Myat. She joined Star City Team as Customer Service Executive since Jan 2014 after returning from the Middle East (UAE). She brings with her over 4 years of customer service experience developed in the UAE.

As a Customer Service Executive, she handled apartment handovers, administrative works, and providing services to all external/internal customers. She was promoted to her current role as Assistant Manager due to her dedication and hard work in December 2015.

She is passionate about providing outstanding customer service to her residents while building good relation

ships. She is also known for being a problem solver, a relationship builder, and a good team leader. She takes pride in assisting customers, making their living at A5 Residence comfortable and memorable.

She genuinely supports the StarCity Tagline "The Good Life" and is dedicated in bringing the good life to not only our residents but also to her subordinates.

Away from workplace, she spends time watching movies and spending time with her family, she's an avid swimmer and loves to travel. When you see her around, she'll be delighted to chat about her travel stories with you.

#TEDCulture



## STAR HUB GROUND BLESSINGS CEREMONY



We are delighted to host our first auspicious event of Ground Blessings on 7<sup>th</sup> Jan, 2021 and our StarCity Management and respective departments were attended in that pleasant morning.

Star Hub will offer long term economical workplace solutions that are community-driven and provides options for people to work and live closer the proximity as a result of its decentralized location.

Stay tuned to more developments on Star Hub project.

#StarHub #StarCity #OfficeSolutions

# STARCITY CHRISTMAS TREE LIGHTING CEREMONY



# CHRISTMAS MOVIE NIGHT WITH MINI NIGHT BAZAAR





## FRESH MARKET IS RELOCATED TO

the Hangar Plaza Area, City Loft

23, 30 January 2021 (Saturday)  
7:30 AM - 10:30 AM

**RESIDENTS ONLY**



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



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



09 777 22 33 55 - 77  
09 777 22 33 99  
Tel : 056 23150 - 3,  
Extension- 1112/1119



## KEY CONTACTS

### ▶ ESTATE MANAGEMENT OFFICE

Mobile: 09 765 444 536 (Zone A, B)  
Mobile: 09 765 444 637 (Galaxy)  
Mobile: 09 765 444 683 (City Loft)  
Email: em-galaxy@yomaland.com  
Email: em-cityloft@yomaland.com

### ▶ RENTAL & COMMERCIAL LEASING OFFICE

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

### ▶ STAR CITY LINKS GOLF COURSE & DRIVING RANGE

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

### ▶ SECURITY HELP DESK

Hotline: 09 765 444 638  
Email: security@yomaland.com

### ▶ A5 MANAGEMENT OFFICE

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

### ▶ COMMUNITY POOL

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

### ▶ HOUSE KEEPING DEPARTMENT

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

### ▶ ALL STARS KIDS

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

### ▶ ALL STARS POOL (A5)

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

### ▶ PUN HLAING CLINIC

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

### ▶ RESALE OFFICE

Phone: 056-23150 ~ 153 ext: 1118, 1151  
Mobile: 09-2525 85875, 09-681 6565 28  
Email: kyikyihlaing@yomaland.com