

BUILD THEN SELL - A PREMIER ADDRESS

Astana Heights is the first  
**Build Then Sell** residential  
development in the nature  
town of Sandakan, Sabah.

#### HOME TO NATURE AND ALL ITS GLORIES

Situated on a gentle hill in Sandakan's most sought after residential address, Astana Heights offers peaceful and green surroundings, overlooking the tranquil Sulu Sea. Feel the refreshing breeze brushing your face and enjoy ultimate relaxation in your own home.



# *life in* TRANQUILITY



## SPECIAL FEATURES

- A stone's throw away from the Sandakan town centre
- Open space with children's play equipment
- Easy accessibility
- Hill style living with lush landscaping
- Close to all amenities
- Well planned development
- Elevated ground

*Tranquil sanctuary of  
nearby lush foliage*



## PHASE 2A OLIVIA

### BUILD-THEN-SELL HOMES

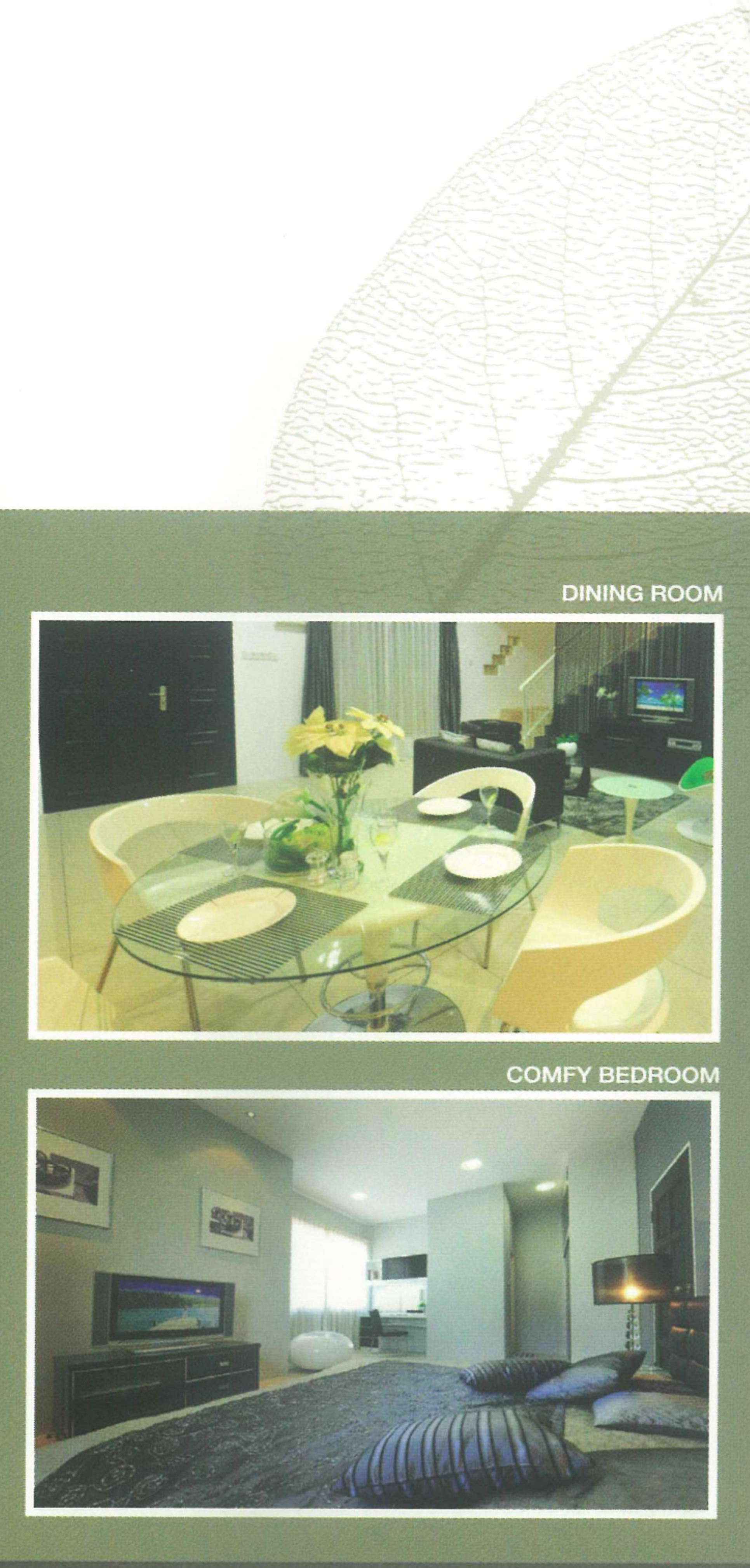
- No waiting period
- Own your dream home in almost no time at all
- Viewing of actual unit before purchase
- Peace of mind development by a trusted developer

Backed by Hap Seng's seal of quality, you can be rest assured with full confidence that under our build then sell development, all our units are fully completed and with occupation certificate obtained.

## PAIGE PHASE 2C1

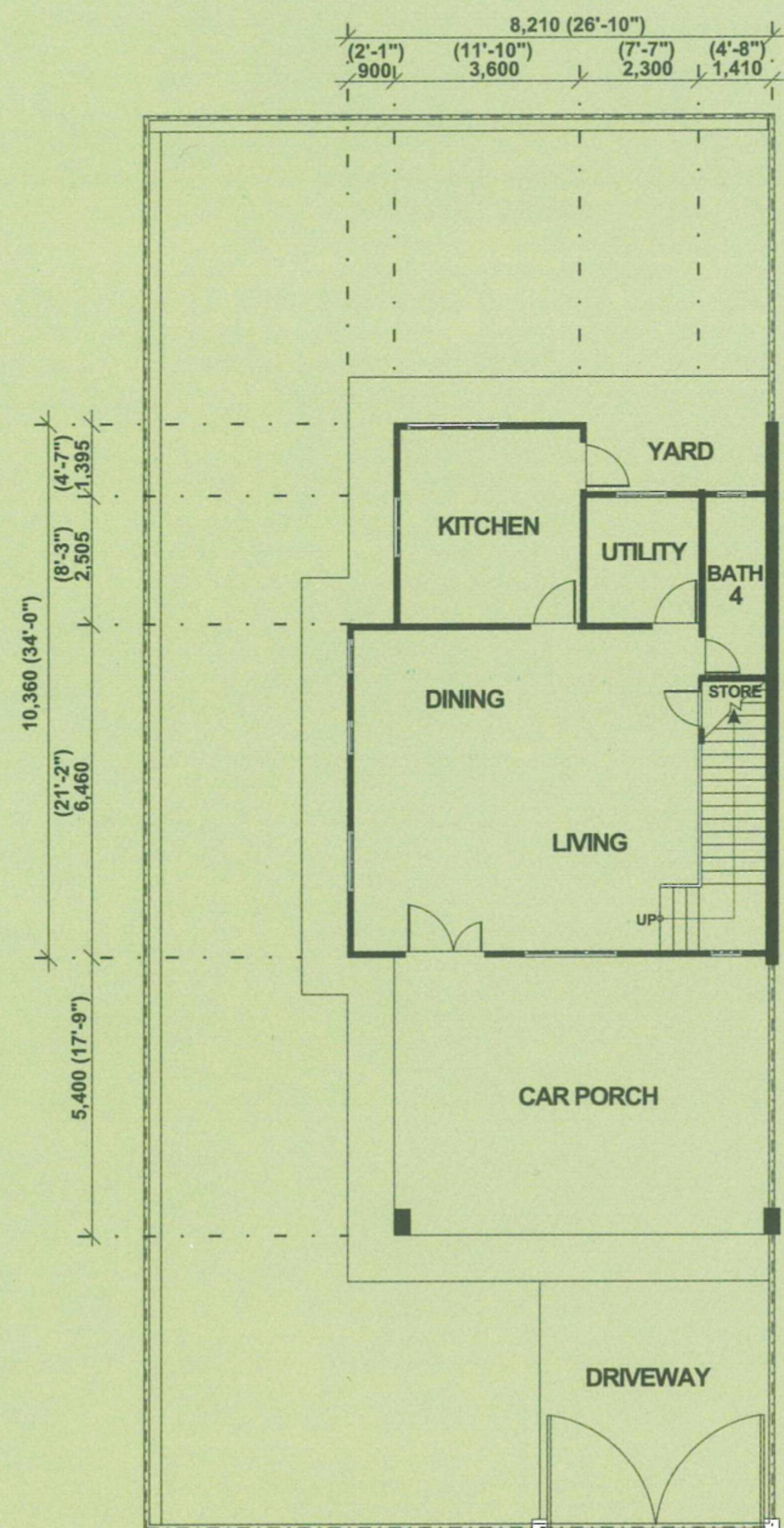


*Expect only the finest*

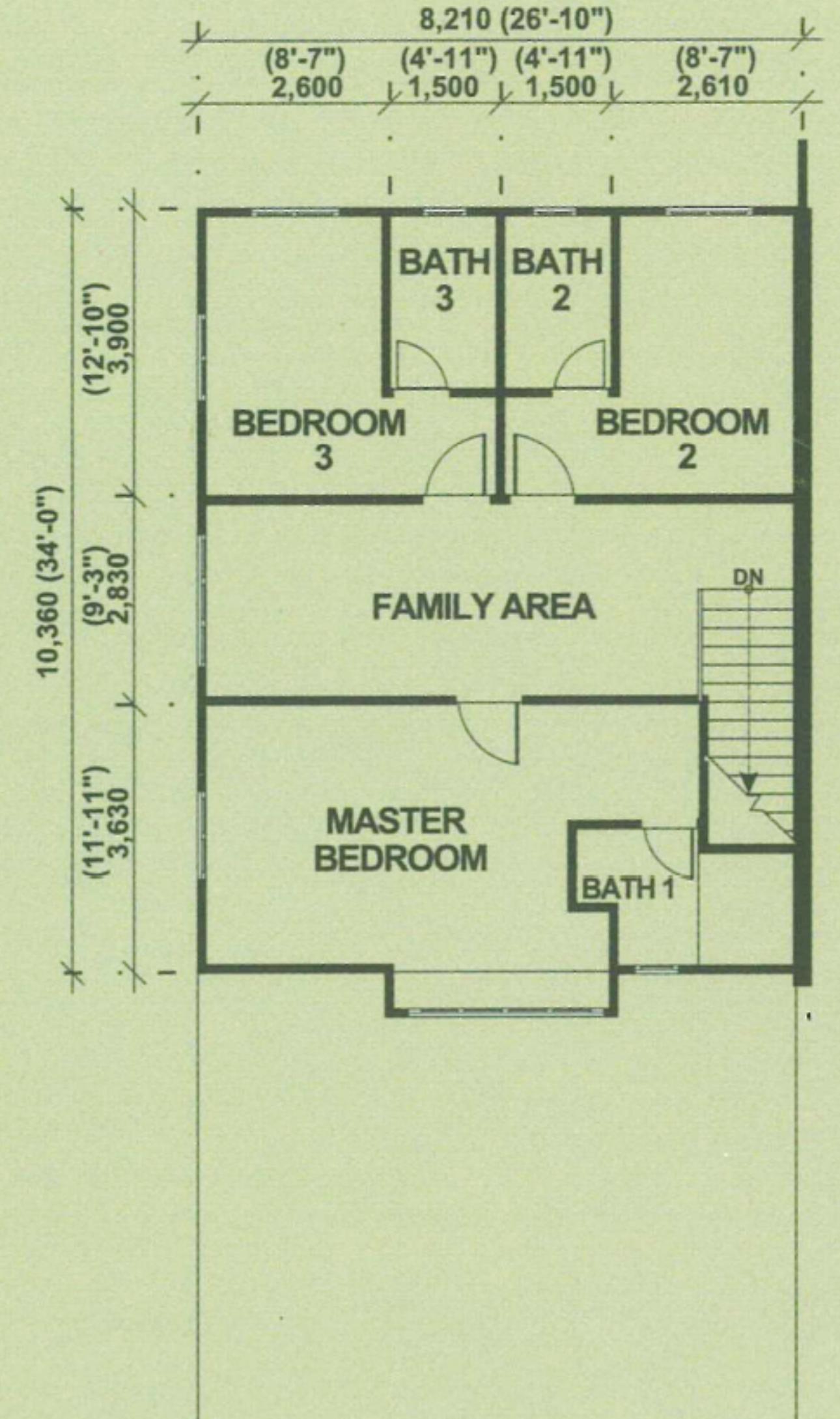


# PHASE 2A

## GROUND FLOOR



## FIRST FLOOR



OLIVIA

## SPECIFICATIONS & FINISHES

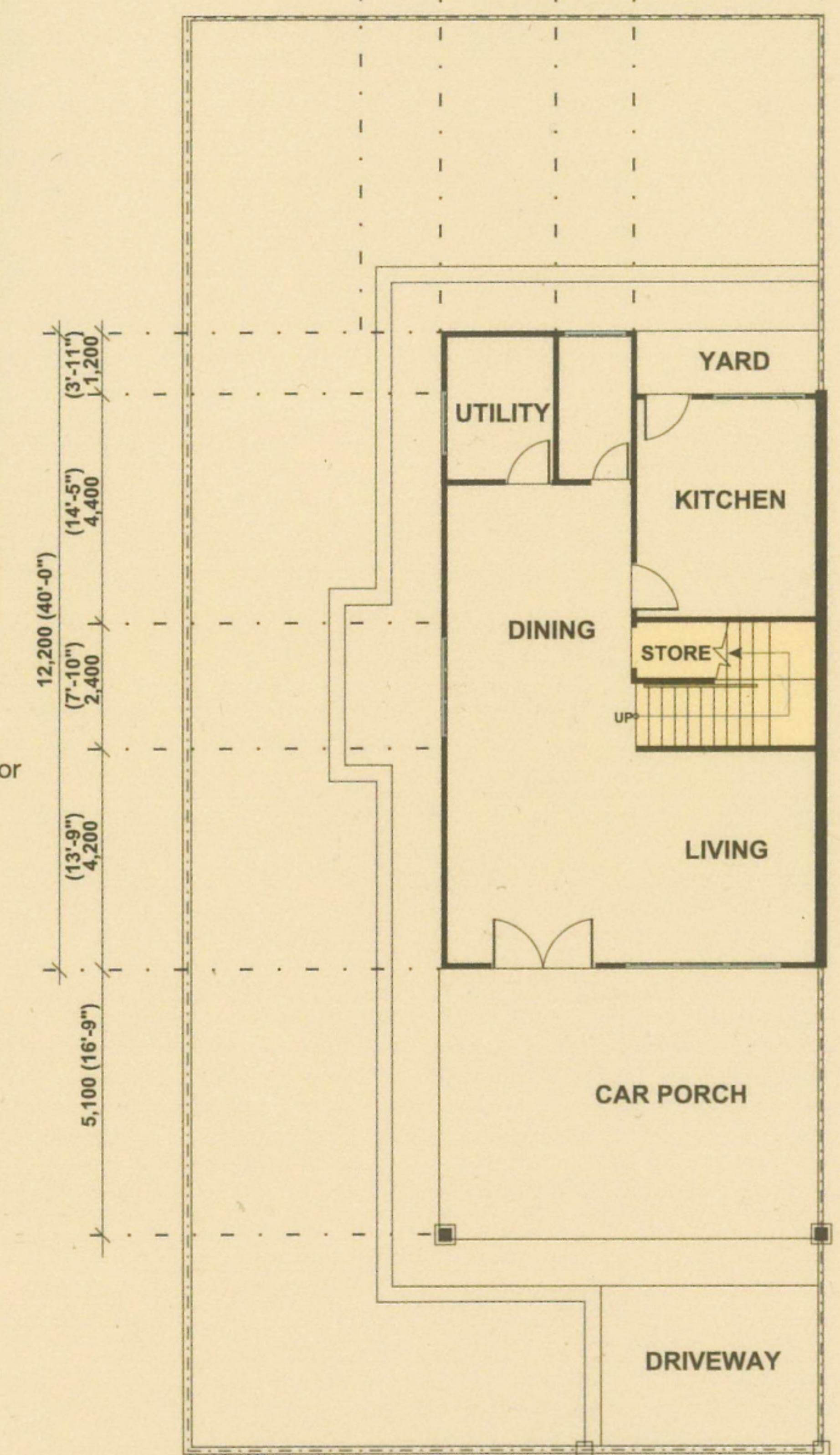
### SPECIFICATIONS & FINISHES

Structure	Reinforced concrete framework	Door	Dining/ Balcony – Aluminium frame sliding door
Walls	Brickwork		Store – timber door with louvers
Roof	Concrete roof tile		Others - timber door
Ceiling Finishes	Bathrooms- UAC ceiling	Wall finishes	Ceramic wall tiles to kitchen and
	1st Floor / Car porch – fiber plaster ceiling		bathrooms to ceiling height
Floor Finishes	Living / Dining / Utilities/ Balcony	Sanitary / Plumbing	1 no. of 200 gallons approved
	MML homogeneous tiles		HDPE cold water storage tank
	Family hall / Bedrooms		4 nos. of pedestal W.C.
	MML homogeneous tiles		4 nos. of wall hung wash basin
	Car porch / Terrace / Staircase/ Bath/ Kitchen		4 nos. of shower head
	MML homogeneous tiles		1 no. of single drain and bowl
Store			stainless steel sink
MML homogeneous tiles			5 nos. of water taps
Windows		Electrical	All electrical installations to SESB standard
		Painting	Interior walls – emulsion paint
			Exterior walls – weatherbond
			All metal & wood works – Gloss paint
		Others	All items mentioned above
			subject to variations, modification
			and substitution as imposed by
			the Local Authorities

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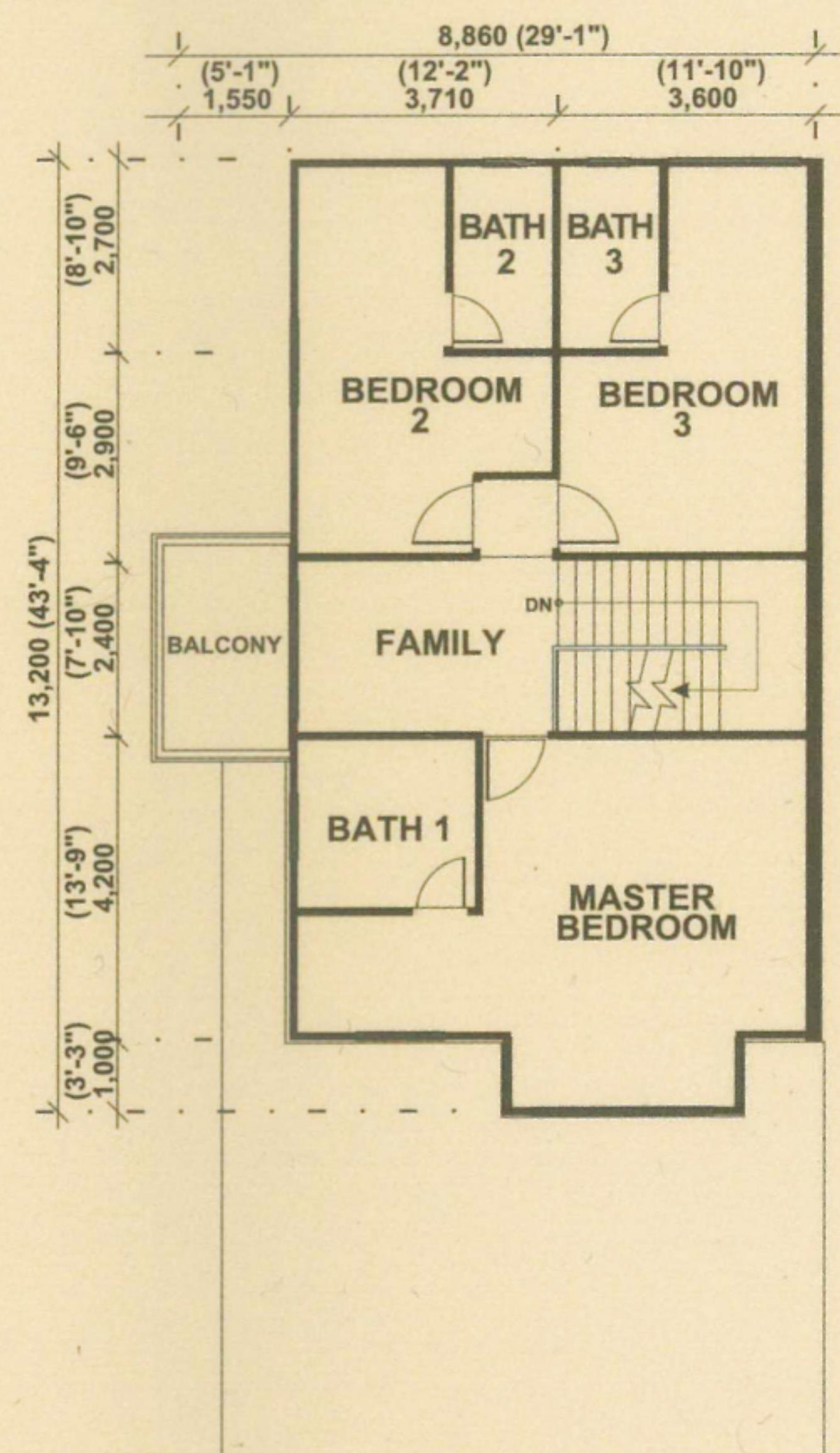
## GROUND FLOOR

Dimensions (Overall): 8,860 (29'-1") x 12,200 (40'-0")



PAIGE

## PHASE 2C1





ARCHITECTURAL  
LAYOUT PLAN

FOR ENQUIRIES, PLEASE CALL 089 236 255  
OR VISIT ASTANA HEIGHTS SALES GALLERY

Jalan Lalang Off Mile 1/2, Jalan Utara, 90000 Sandakan, Sabah.



Pricing: From RM548,888

Project Account No: 5101 4309 8427 (MAYBANK)



**Hap Seng Properties Development Sdn Bhd** (11995-D)

(A wholly owned subsidiary of HAP SENG CONSOLIDATED BERHAD) (26877-W)

A TRUSTED NAME IN PROPERTY DEVELOPMENT

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