



ASTANA HEIGHTS

SANDAKAN

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*



Double Storey Semi-Detached House • 3 Bedrooms Nett Built-Up Area 1,723 SF



## 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



Double Storey Semi-Detached House • 3 Bedrooms Nett Built-Up Area 1,905 SF



Expect only the *finest*



SPACIOUS LIVING ROOM



DINING ROOM



COMFY BEDROOM



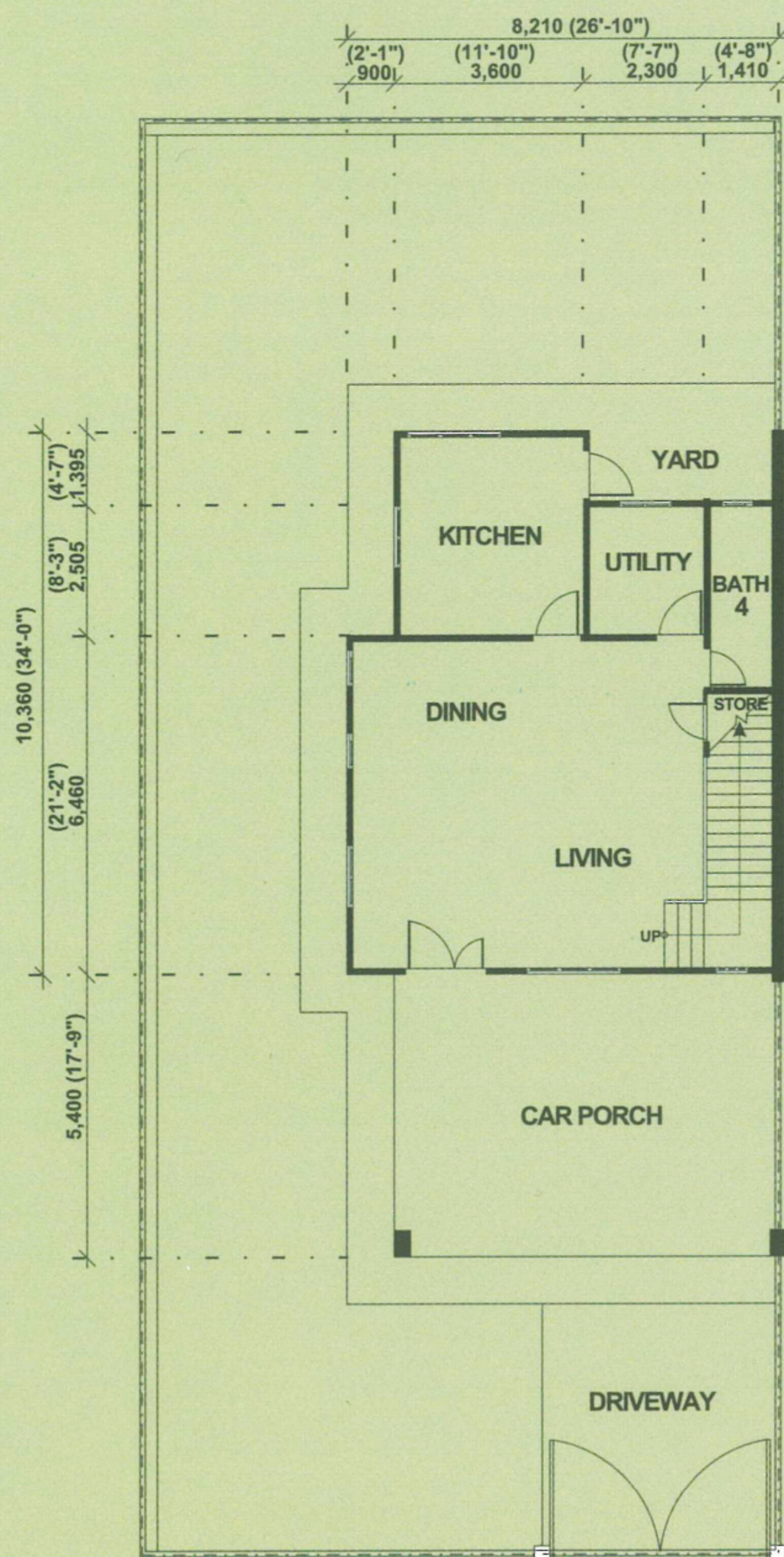
CONVENIENT KITCHEN AREA



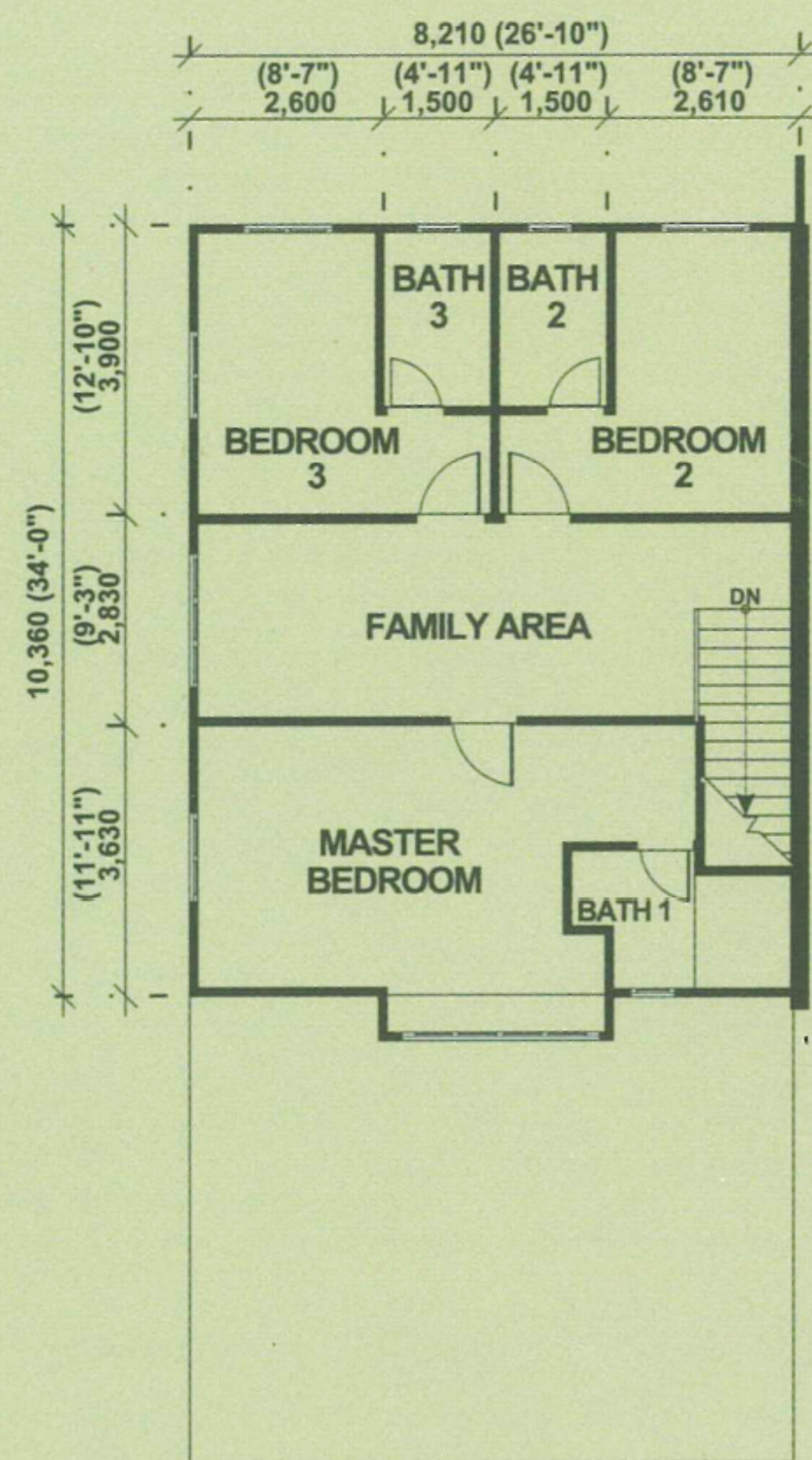
READING CORNER



PHASE 2A  
GROUND FLOOR



FIRST FLOOR

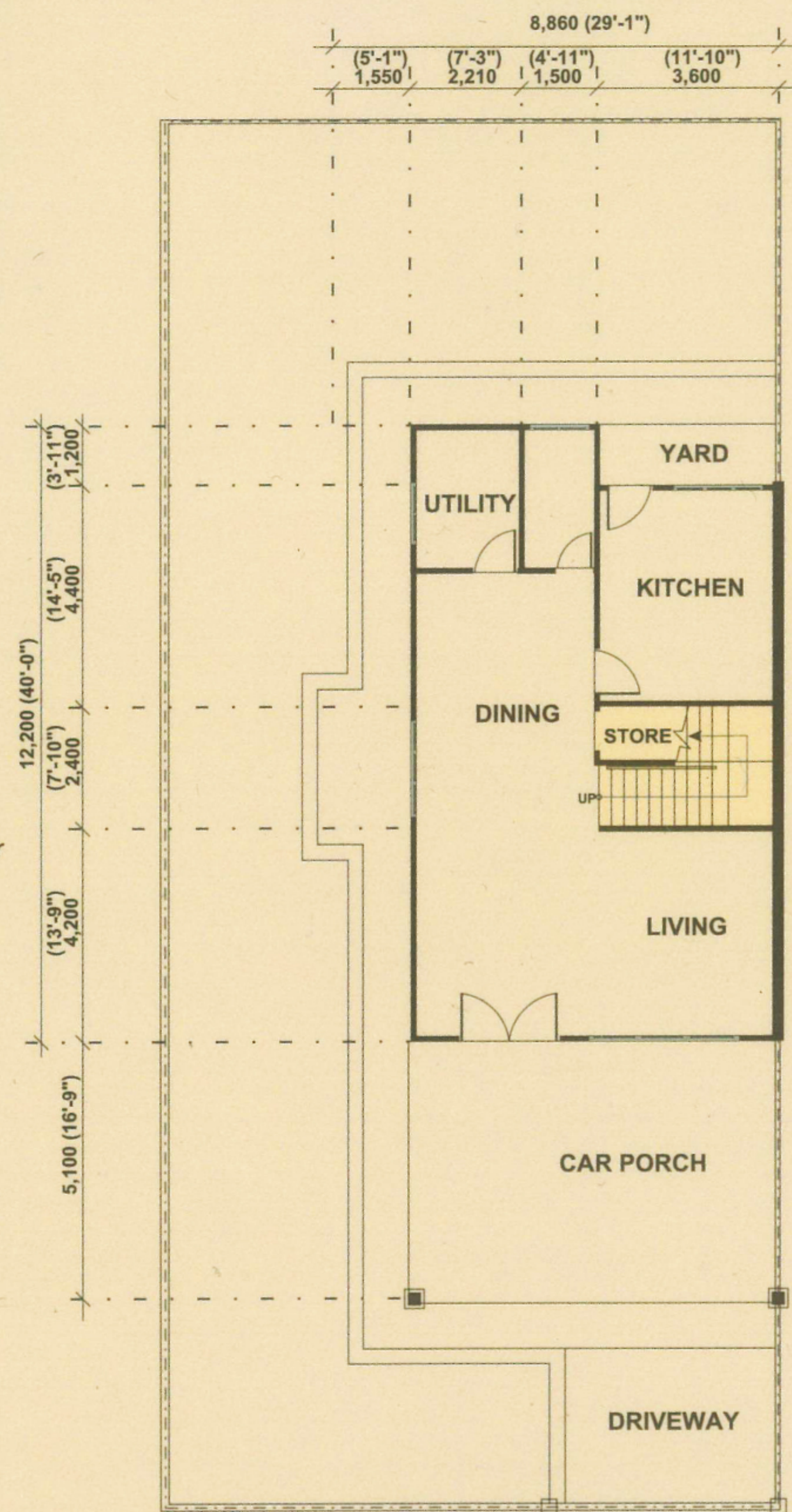


OLIVIA

SPECIFICATIONS & FINISHES

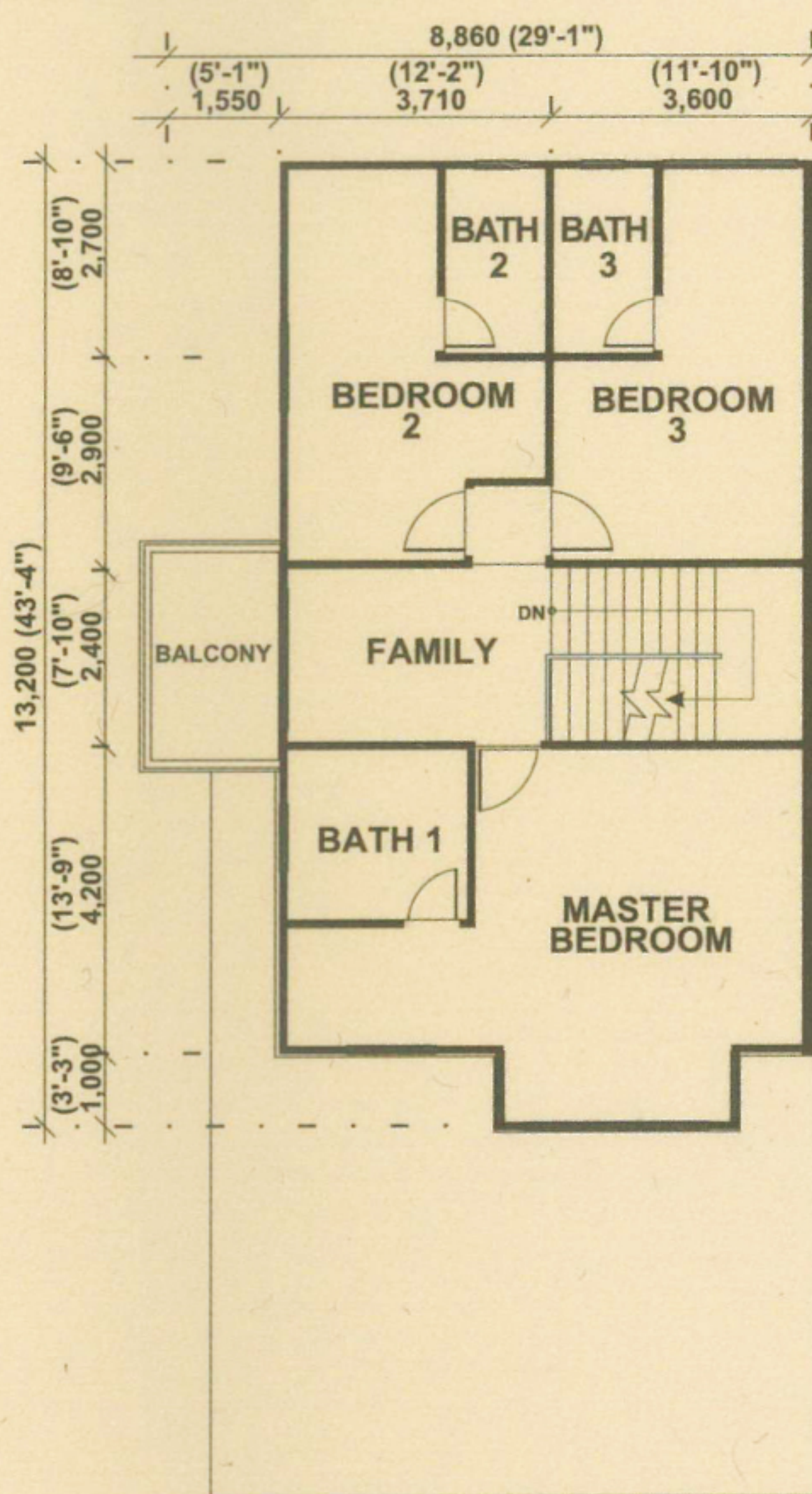
Structure	Reinforced concrete framework	Door	Dining – Aluminium frame sliding door Store – timber door with louvers Others - timber door
Walls	Brickwork	Wall finishes	Ceramic wall tiles to kitchen and bathrooms to ceiling height
Roof	Concrete roof tile	Sanitary / Plumbing	1 no. of 200 gallons approved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

GROUND FLOOR



PHASE 2C1

FIRST FLOOR

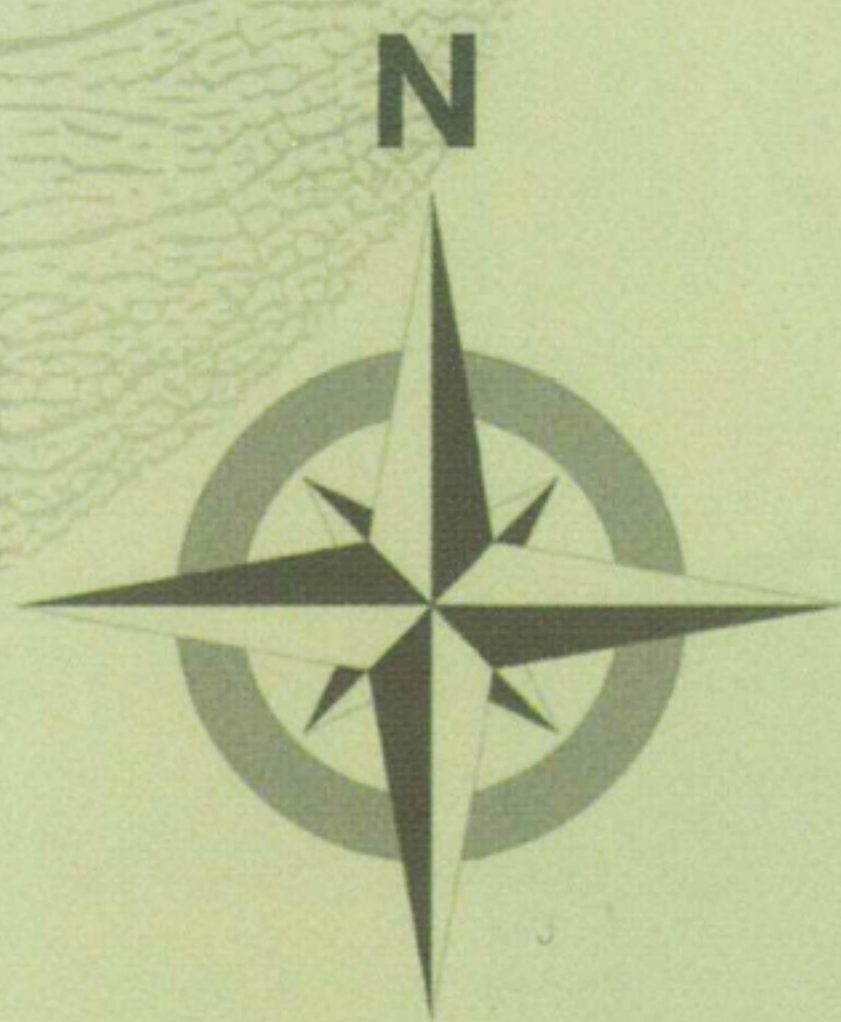


PAIGE


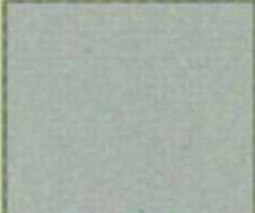
SPECIFICATIONS & FINISHES

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## LEGEND

-  PHASE 2A
-  PHASE 2C1

# 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

**P.O. BOX 850, 90709 Sandakan, Sabah, Malaysia • Fax 089 225 133 • [www.hapsengland.com](http://www.hapsengland.com)**

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