



Everything you've ever wished for is here.

Phase I

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Living on higher ground overlooking the sea and green foliage is life's ultimate living experience

The design concept of Astana Heights is to provide a home with all the amenities you've ever wanted in an exclusive low density development.

Situated on 98 acres on a gentle hill in Sandakan's most sought after residential location, Astana Heights peaceful and quiet surroundings with green pockets will be a treasured feature in this place. And overlooking the serene and magical sparkling Sulu Sea from the bay windows with refreshing breeze brushing your face is simply pure therapeutic moments to relax you throughout the day. We think it's a little bit of heaven.

Practical and modern recreational lifestyle living like exercise stations, state of the art 'open gym', and open space with beautiful landscaping provides genuine recreation for you and your family whole year round.

Now is the time to discover the ultimate living experience where all abounds in this location and create your own living style on higher ground and let the rest resolve itself. Find it at Astana Heights.

Door step to Sandakan town centre



Don't miss this new exclusive release!

Double Storey Terrace House Type A

Selling Price : RM198,800 - RM252,400
 Land area : 1,625 - 3,552 sq ft
 Gross Built-up : 1,885 sq ft

79 units



SPECIFICATION

- | | |
|---------------------|---|
| Structure | : Reinforced concrete framework |
| Walls | : Brickwork |
| Roof | : Metal roofing |
| Ceiling Finishers | : Carporch / Terrace & 1 st floor
- Asbestos free board ceiling |
| Floor Finishers | : Living / Dining / Staircase / Kitchen
- Homogeneous Tiles
Utility / Bedrooms / Toilet / Store
- Homogeneous Tiles
Carporch / Yard
- Homogeneous Tiles |
| Windows | : Aluminium frame sliding, casement, top hung and fixed panel windows |
| Door | : Solid timber door and plywood flush door with approved lockset |
| Wall finishes | : Wall tiles to kitchen and bathrooms to 1500mm high |
| Sanitary / Plumbing | : 1 no. of 200 gallons approved HDPE cold water storage tank
- 3 nos. of pedestal W.C.
- 3 nos. of wall hung basin
- 3 nos. of shower rose
- 1 nos. of single bowl stainless steel sink
- 3 nos. of water taps |
| Electrical | : All electrical installations to SESB standard |
| Painting | : -All walls - Emulsion paint
-All metal and wood works - Gloss paints |
| Others | : According to specifications. All item mentioned above subject to variations, modification and substitution as imposed by the Local Authorities or as recommended by the Developer's consultants. |

FLOOR PLAN



Double Storey Semi-Detached House Type A1

Selling Price : RM338,800 - RM404,200
 Land area : 3,595 - 6,211 sq ft
 Gross Built-up : 2,984 sq ft

74 units



SPECIFICATION

- | | |
|---------------------|---|
| Structure | : Reinforced concrete framework |
| Walls | : Brickwork |
| Roof | : Concrete roof tile |
| Ceiling Finishers | : Carporch / Terrace & 1 st floor
- Gypsum board ceiling |
| Floor Finishers | : Living / Dining / Terrace / Toilet
- Homogeneous Tiles
Family Hall / Bedrooms / Guestroom / Kitchen / Staircase
- Homogeneous Tiles
Carporch / Store
- Homogeneous Tiles |
| Windows | : Aluminium frame sliding, casement, top hung and fixed panel windows |
| Door | : Solid timber door and plywood flush door with approved lockset |
| Wall finishes | : Wall tiles to kitchen and bathrooms to 1500mm high |
| Sanitary / Plumbing | : 1 no. of 200 gallons approved HDPE cold water storage tank
- 4 nos. of pedestal W.C.
- 4 nos. of wall hung basin
- 4 nos. of shower rose
- 1 nos. of single bowl stainless steel sink
- 4 nos. of water taps |
| Electrical | : All electrical installations to SESB standard |
| Painting | : -All walls - Emulsion paint
-All metal and wood works - Gloss paints |
| Others | : According to specifications. All item mentioned above subject to variations, modification and substitution as imposed by the Local Authorities or as recommended by the Developer's consultants. |

FLOOR PLAN





Expect the unexpected living experience

- Door step to Sandakan town centre
- Modern exercise stations and open gym
- Security patrol
- Quality fenced-up children playground
- Premium finishes and fittings
- Magnificent views of ocean top mirages
- Tranquil sanctuary of nearby lush foliage

Featuring Hap Seng's Seal of Quality

- * Elevated ground
- * Soil treatment against termite
- * Concrete roof tiles (semi-D)
- * 10 years mill certificate warranty on excessive fading, chalking and delamination and 25 years warranty against corrosion on steel roofing (terrace only)



Hill style living with lush landscaping

Easy accessibility

Close to all amenities

Well planned development



DEVELOPMENT PLAN



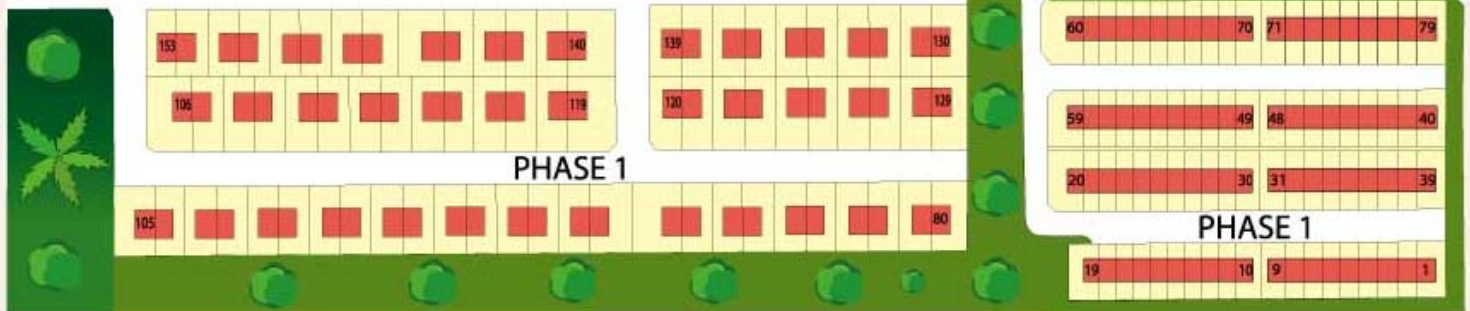
LEGEND

- PHASE 1
- Landscape

LOCATION MAP



Free legal fees for SPA & MOT



A Leader in Property Development



Developer :
HAP SENG PROPERTIES DEVELOPMENT SDN. BHD. (11995-D)
 (Wholly owned subsidiary of Hap Seng Consolidated Bhd) Co. No. 26877-W
 Ground Floor, Wisma Hap Seng, Lalla Road,
 P.O. Box 850, 90008 Sandakan, Sabah, Malaysia.
 Fax: 089-611698

30% Reserved for Bumiputera

5% Discount for Bumiputera Lots

Sales Enquiries : 089 - 614 276 & 615 196

Advertisement Permit No. : (100-24/626/21/05-2009/02180

Developer's License No. : (100-24/626/21/05-2009/02525

Land tenure : 999 years (Master title)

Expected completion date : October 2008

All illustrations are artist's impressions only. All plans and specifications are subject to change as directed and approved by the relevant authorities and developer's consultants.
 All purchase price including deposit / booking fees must be paid into project account number 510143046297 with Maybank Karamuning.
 DP/BP approved by MPS