

*Sophisticated*

*Smart*

*Sustainable*



M TOWER

SMART OFFICE  
FOR A SMART FUTURE



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## INTRODUCING THE NEW M TOWER

Situated between the bustling Hledan Junction and Pyay Road, M Tower's unique location represents a key area of growth. M Tower is Yangon's first truly smart office building, providing grade 5-A commercial space – the first in its category.

Designed to meet the demands of tomorrow's leading corporations, M Tower is built for a flexible open plan, with column-free floor space. Standing prominently

at 111 metres, the unique architecture of the building gives it a distinctive perspective from all sides, making M Tower one of the most iconic properties along Yangon's skyline.

M Tower is a self-contained commercial hub with a spectrum of essential business-focused amenities, including a bank, restaurants, bars, aesthetic clinic, a gym, wellness, Spa center and postal-solution provider.



## SMART OFFICE FOR A SMART FUTURE

As Yangon's first truly smart office building, M Tower is at the forefront Myanmar's commercial space arena. Indeed, the development is designed to meet the demands of tomorrow's corporations, bringing the future to Yangon's doorstep.



## UNPARALLELED CONVENIENCE

Boasting unparalleled convenience, M Tower caters to the fast-paced lifestyle of Yangon's movers and shakers. With a diverse range of restaurants and bars, as well as banking, medical and postal facilities – all within the same building – M Tower is a commercial hub like no other.



## FLEXIBLE LAYOUT, FUNCTIONAL SPACE

M Tower's iconic architecture goes further than its state-of-the-art design. Its high ceilings, column-free floor space and flexible layouts create unprecedented opportunities for customising space. The result: a workspace that is more functional, efficient and effective than ever before.

A beacon along Yangon's striking skyline, M Tower is proof that state-of-the-art architecture and dynamic functionality can exist as one.



Utilising tomorrow's technologies to meet today's demands, M Tower is the very first commercial building in Myanmar to become an all-in-one commercial hub. With F&B, banking, medical, postal and other key business-focused facilities contained within the same building, M Tower will undoubtedly usher in a new age in commercial development.

*approx  
350,000 sq ft  
of office space  
for lease*

*2.7m Floor to  
Ceiling Height*

*Knock-out panels  
for inter-flooring  
connectivity*

*Sky garden and  
restaurant with  
a Panoramic  
view of the city*

*13,000 sq ft  
premier floor  
for the executive  
lounge and  
private meetings*

*Wide range of  
F&B options,  
from casual  
eateries to  
fine-dining  
restaurants*

*Winner of  
Property Guru  
Myanmar  
Property  
Awards for  
Best Developer  
and Best Office  
Development*

*Designated  
server room  
space, break-out  
space, co-  
working services  
floor and sky  
garden*

*Essential amenities  
such as banks,  
F&B, a fitness  
gym, spa and  
wellness facilities,  
IT retail and  
learning hub*



## LOCATION

M Tower is located on Pyay Road at the Hledan Junction, the major axis of Yangon. This junction is known widely as the busiest and the most vibrant community centre in Yangon. The office tower is adjacent to the University of Yangon's main campus and a cluster of vocational schools and training centres, putting M Tower at the centre of Yangon's education hub. This junction is also home to the growing population of Yangon's new workforce, making M Tower the epicenter for Yangon's up-and-coming talent.



2.8km  
to Inya Lake  
*(8 minutes by car)*



5.6km  
to Shwedagon Pagoda  
*(15 minutes by car)*



1.2km  
to Hledan  
Railway station  
*(15 minutes by walking)*



12.7km  
to Hlaing Thar Yar  
Industrial Park



9.4km  
to Yangon  
International Airport  
*(25 minutes by car)*





## PANORAMIC VIEW OF THE CITY

M Tower offers a panoramic view of the city from its high floors, which boast magnificent floor-to-ceiling glass curtain walls. As one of the tallest buildings in Yangon, M Tower is home to a rooftop bar that provides unobstructed views of the city's skyline. From this vantage point, one will be able to see the Shwedagon, Inya Lake and the Yangon river — all at the same time.

# CONNECTIVITY

The Hledan junction is probably the most busy and vibrant commercial area in Yangon. A major axis of the city, Hledan is also just minutes away from the tranquil Inya Lake. M Tower sits at the major axis of the Hledan Flyover, Pyay Road and Insein Road, giving it an ideal strategic location.

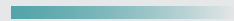
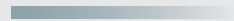





With the University of Yangon's campus and various vocational institutes in the area, Hledan is the centre of Yangon's education hub, putting M Tower at the centre of Yangon's growing new workforce.

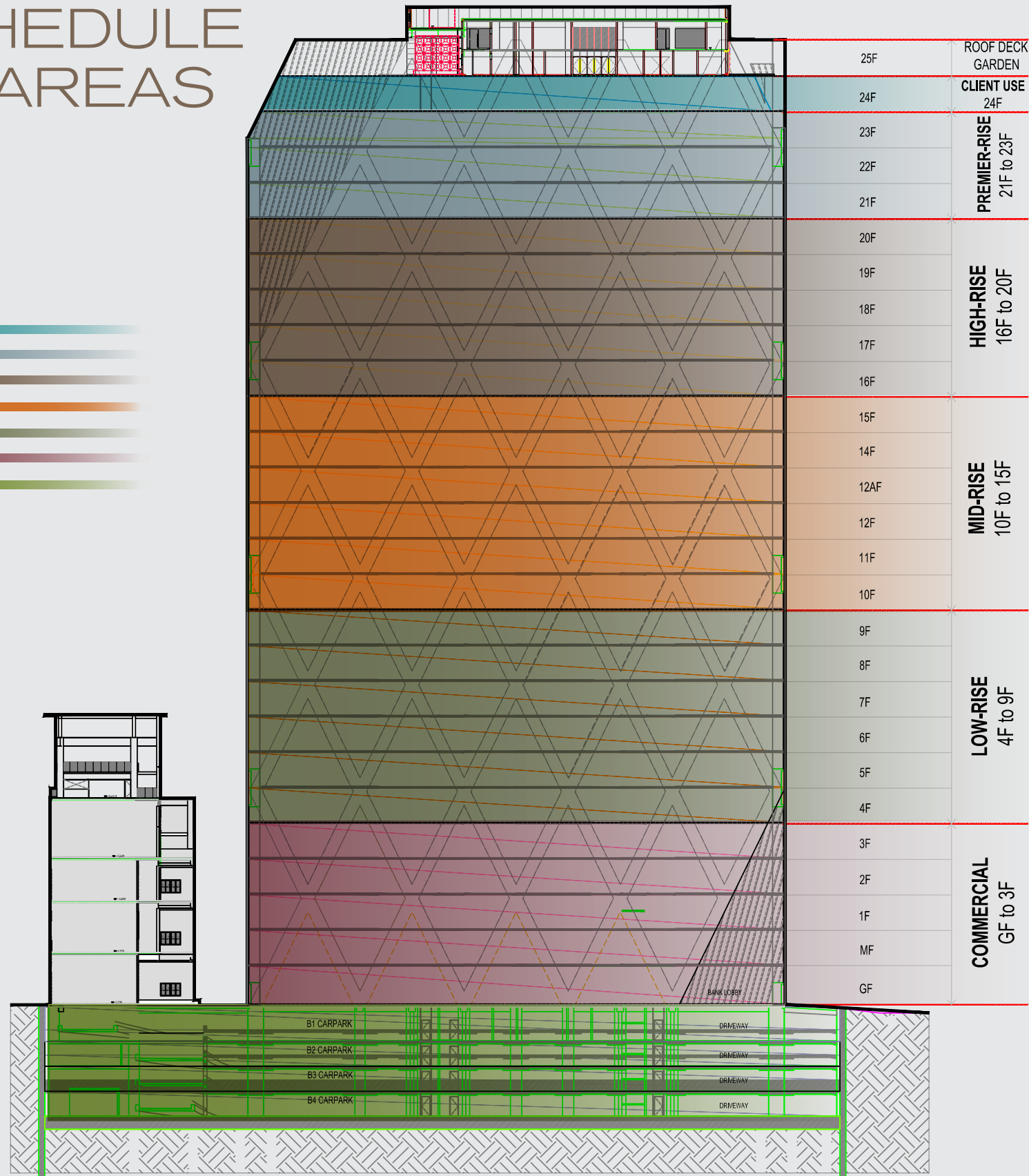
M Tower marks the beginning of the CBD's move towards the uptown area.



# SCHEDULE OF AREAS

LEGEND

CLIENT USE	
PREMIER-RISE	
HIGH-RISE	
MID-RISE	
LOW-RISE	
COMMERCIAL	
BASEMENT	



FLOOR	ZONE	NO OF UNIT/FLR	DESCRIPTION
BASEMENT 1 - 4	PARKING	265	Carpark Lots
GROUND	COMMERCIAL	6	Banks and Retail Lots
MEZZANINE		4	Retail, Restaurant and Bank Premises
1 <sup>ST</sup> FLOOR		5	F&B, Food Court
2 <sup>ND</sup> FLOOR		11	Lifestyle Retail
3 <sup>RD</sup> FLOOR		6	International Education Services
4 <sup>TH</sup> - 9 <sup>TH</sup> FLOOR	LOW-RISE	8	Premium Office Space
10 <sup>TH</sup> FLOOR		1	Co-working Services
10 <sup>TH</sup> - 15 <sup>TH</sup> FLOOR	MID-RISE	8	Premium Office Space
12A FLOOR		5	Designated Server Room Space, Break-out Space and Office Premises
16 <sup>TH</sup> - 20 <sup>TH</sup> FLOOR	HIGH-RISE	4	Premium Office Space
21 <sup>ST</sup> - 23 <sup>RD</sup> FLOOR	PREMIER-RISE	1	Premium Office Space
24 <sup>TH</sup> FLOOR	CLIENT USE	1	VVIP Club Lounges, Chairman's Suite and Gallery
25 <sup>TH</sup> FLOOR	ROOF TOP	1	Executive Boardroom and Sky Garden

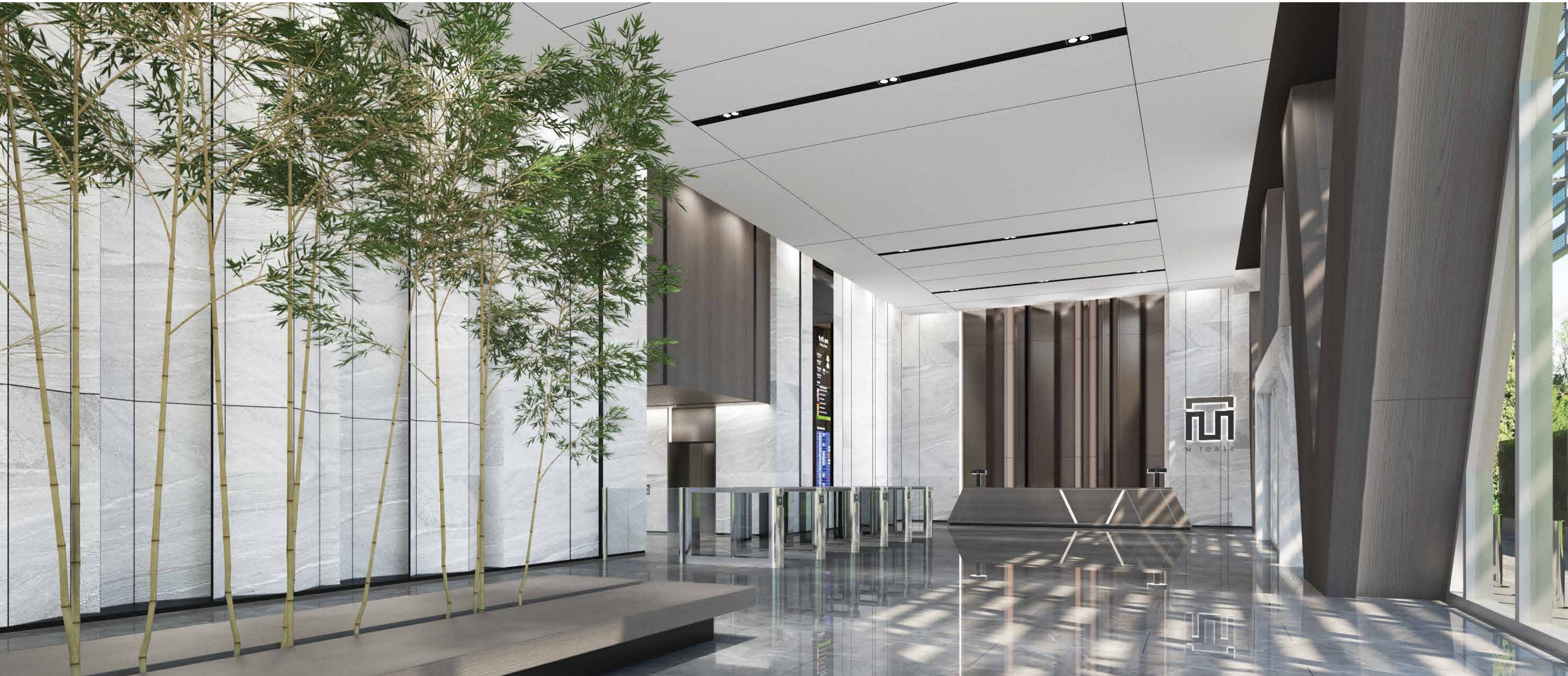
# UNIQUE FEATURES

- High Ceiling
- Expansive Office Lobby
- Designated Corporate Arrival Entrance
- Smart Building Features
- Column-free Office Space
- Panoramic City View
- Executive Club

*High Ceiling*



*Expansive Office Lobby*



*Designated Corporate Arrival Entrance*



Smart Building Features



Column-Free Office Space



*Panoramic City View*







# WORKPLACE STRATEGY



## SMART

### OPTIMISED HVAC SYSTEMS

VAV thermostat settings can be adjusted to suit different comfort preferences

### MANAGED ELECTRICITY REDUCTION

Motion sensors at staircases and common toilets help save electricity and the planet

### MAXIMISED BUILDING SECURITY

Card-access system

### LIFTS AND ESCALATORS ARE VARIABLE VOLTAGE VARIABLE FREQUENCY(VVVF) TYPE

VVVF motor drive can reduce the power consumption of lifts and escalators. Sleep mode feature enables the lights and ventilation fans to be switched off automatically when lift is idle



## SOPHISTICATED

### FLEXIBLE OPEN PLAN

Column-free office space and raised flooring enable freedom of space planning. Power, data and plumbing can be hidden beneath the floor

### 7M LOBBY

Double the space and 2 storeys high, with walls and floors made of granite and marble

### GLASS CURTAIN WALLS

Multi-glazed low emissivity (low-e) glass for passive lighting, effective heat regulation and efficient temperature control

### UNIQUE FACADE FROM DIFFERENT ANGLES

Upright, truncated rectangular prism braced with interlocking structural members mounted in glass



## SUSTAINABLE

### DAYLIGHT-CONTROLLED LIGHTING SYSTEMS

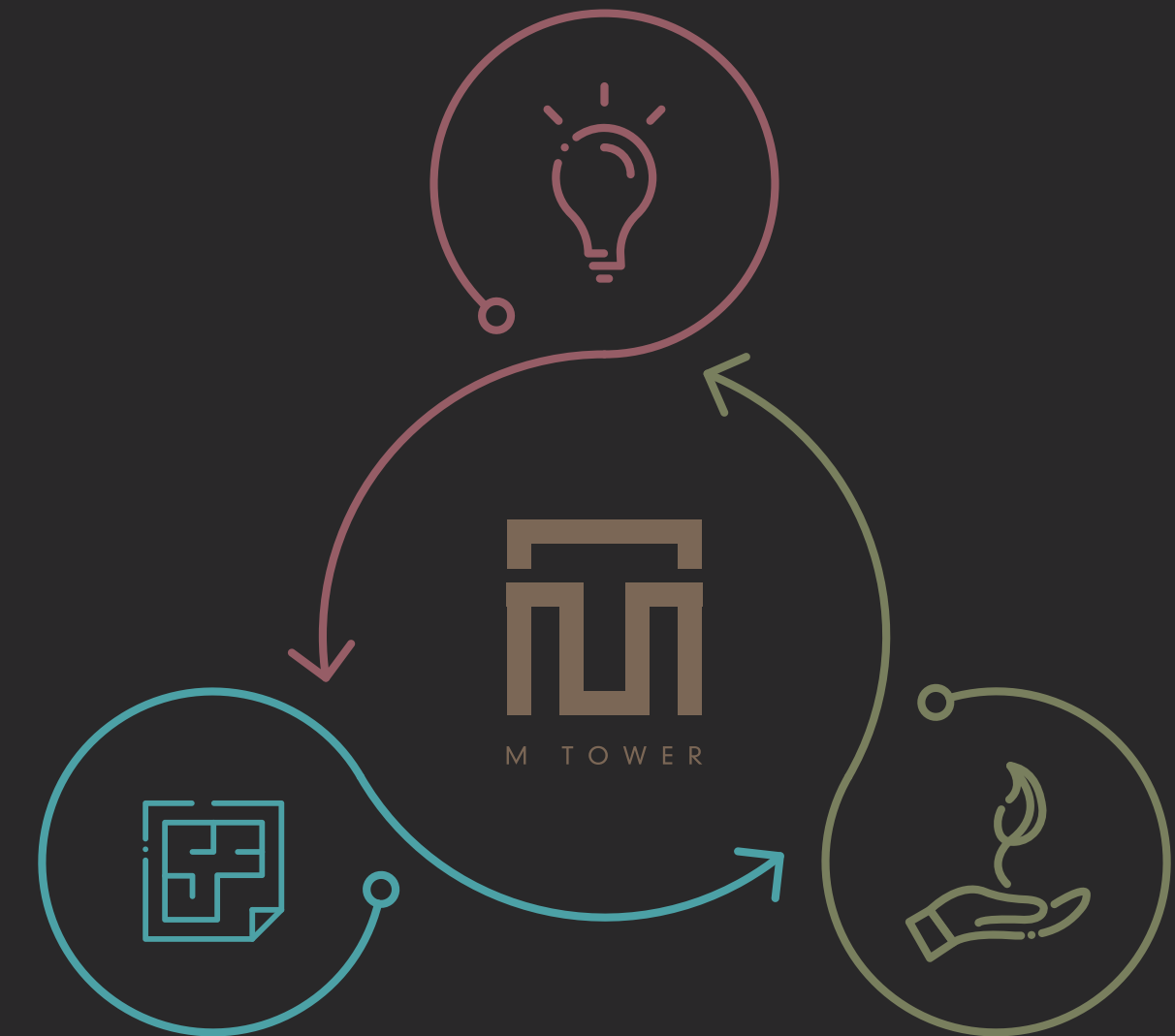
Controlled via the Building Management System for better efficiency

### OCCUPANCY SENSORS

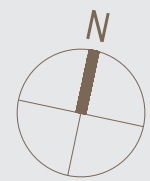
Motion sensors at staircases and common toilets

### WATER-EFFICIENT FITTINGS

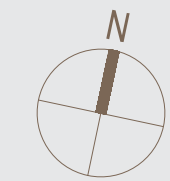
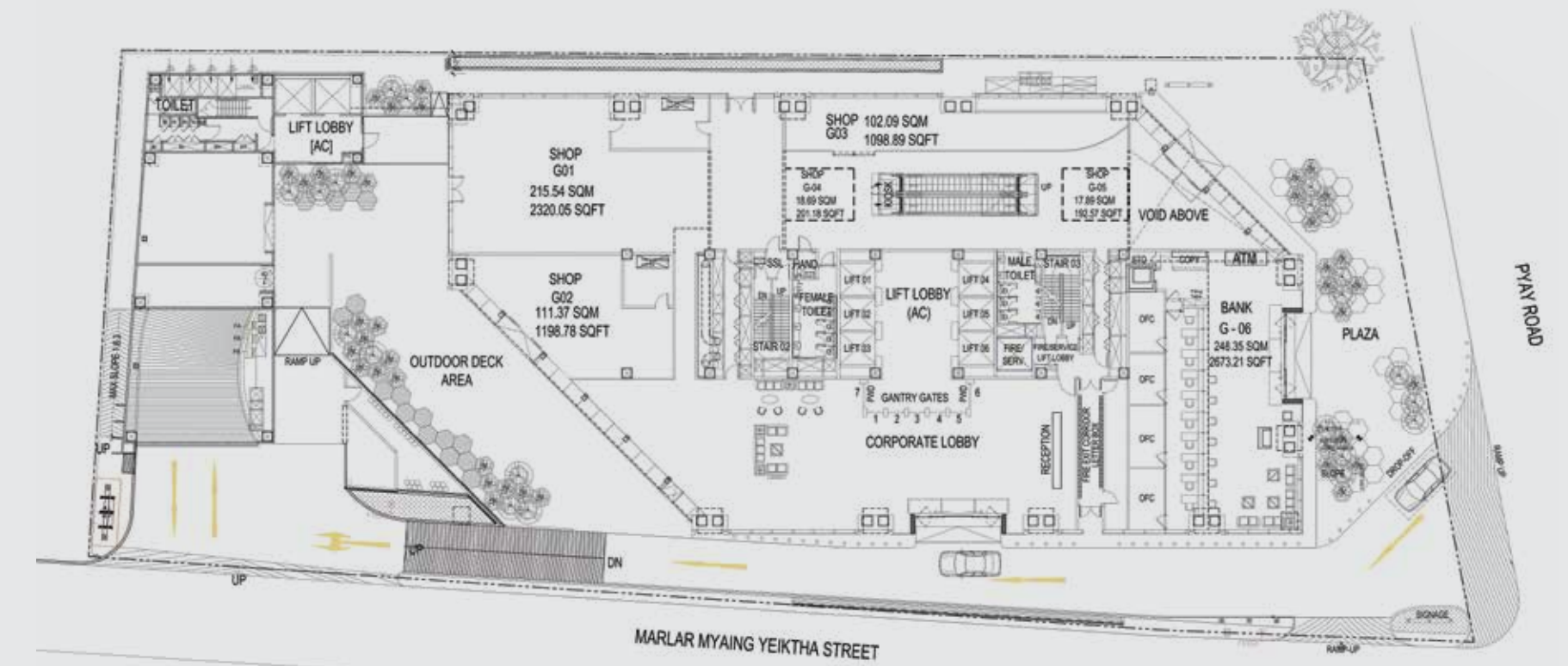
Water-efficient and sustainable toilet fixtures with water-saving technologies



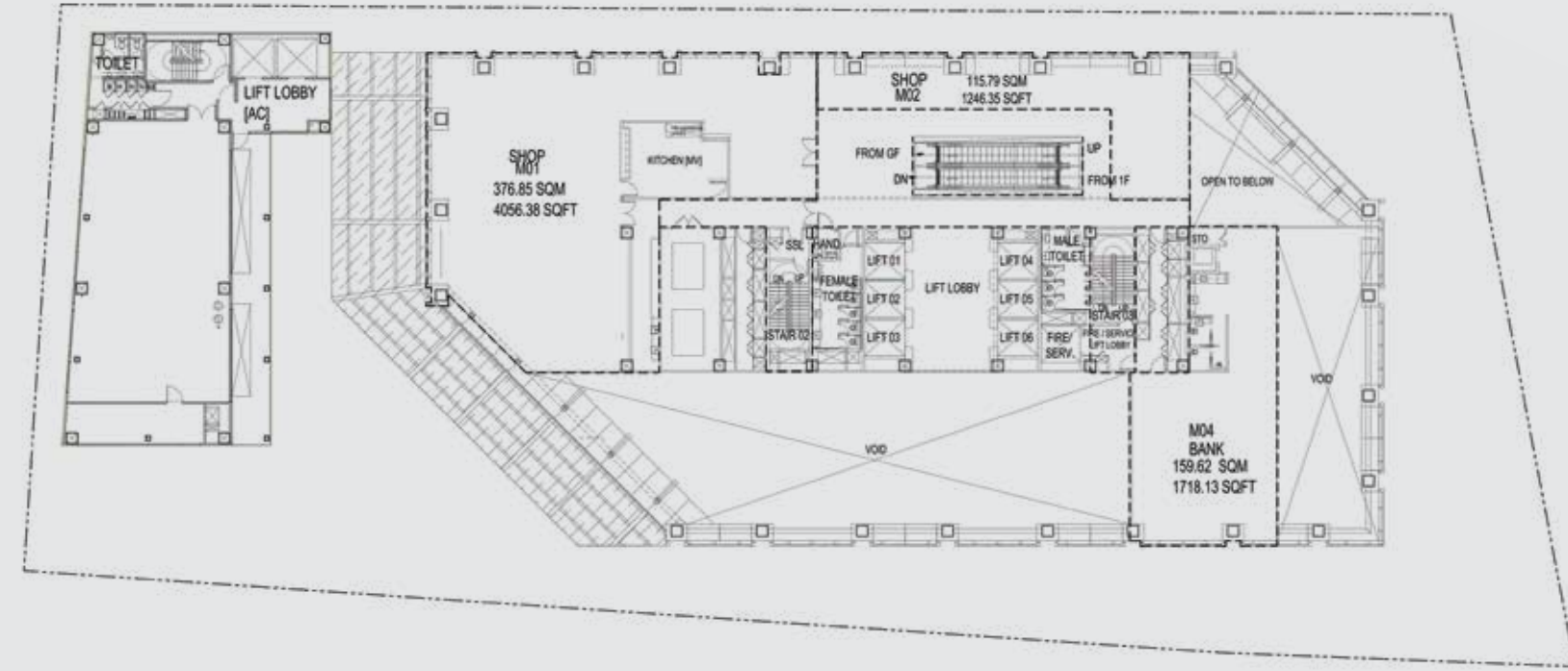
BASEMENT FLOOR



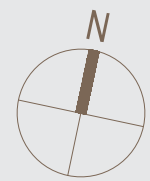
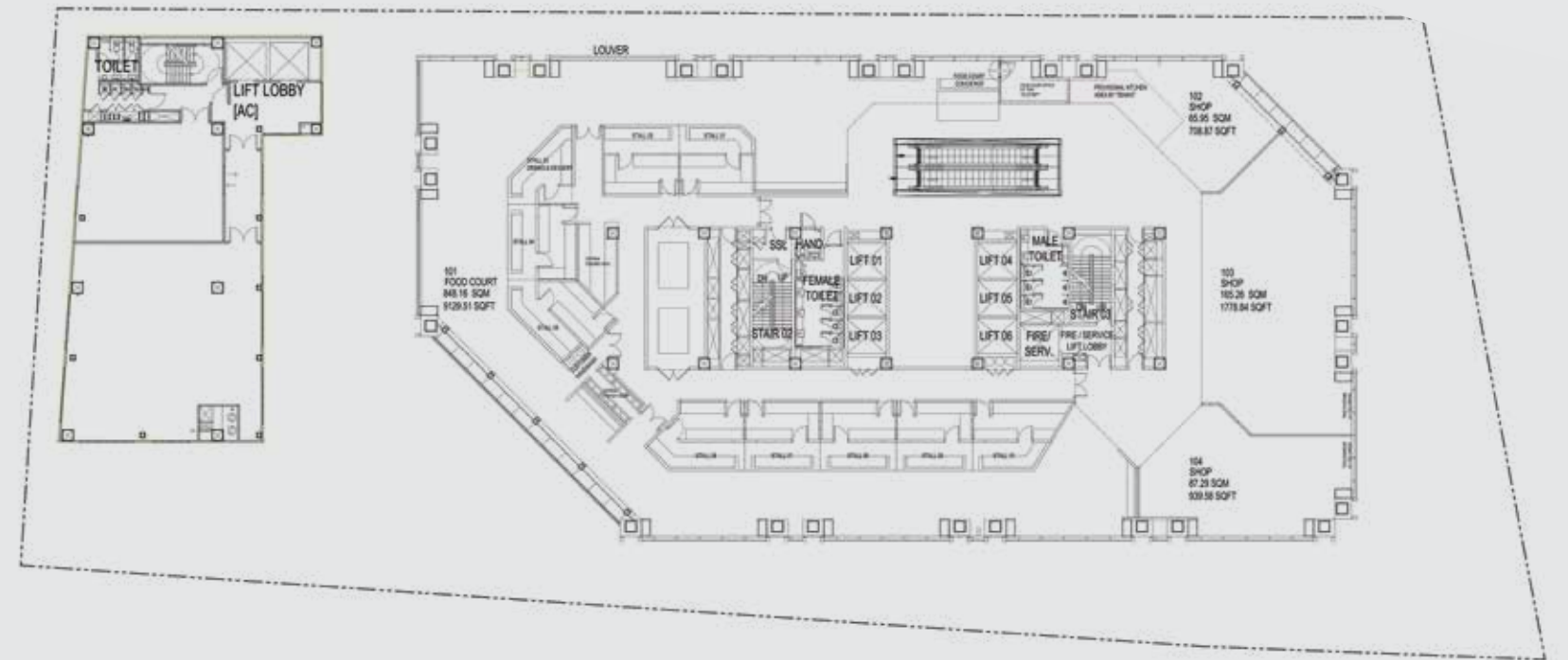
GROUND FLOOR



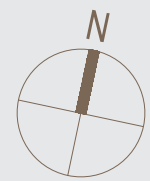
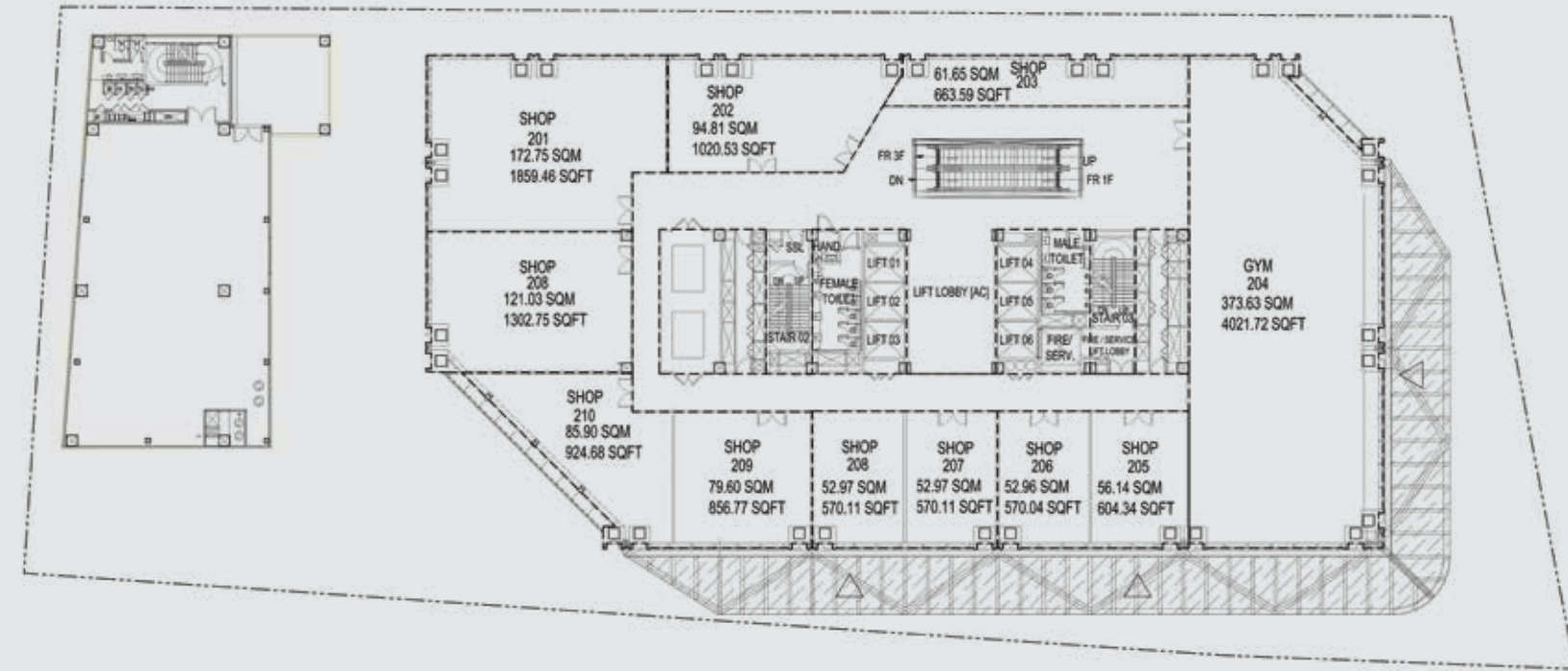
MEZZANINE FLOOR



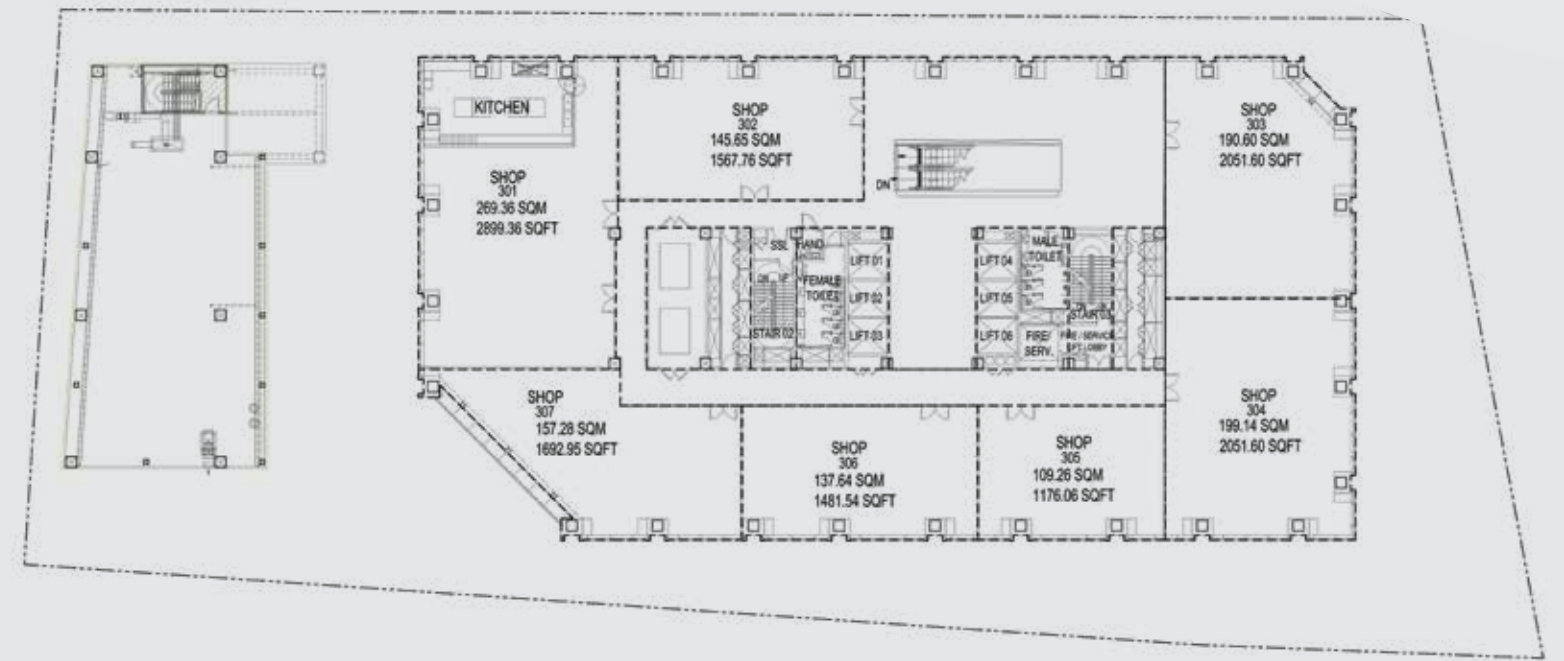
1<sup>st</sup> FLOOR



2<sup>nd</sup> FLOOR

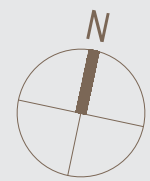
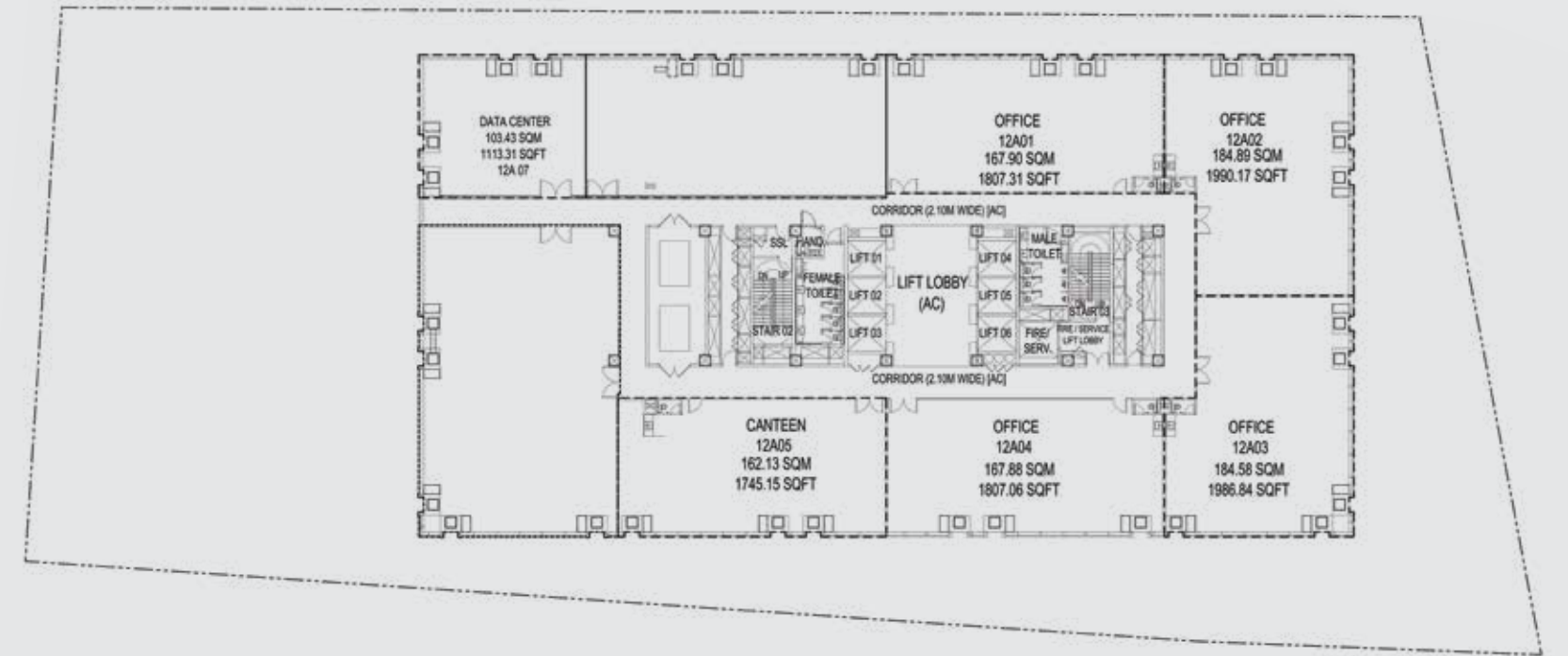
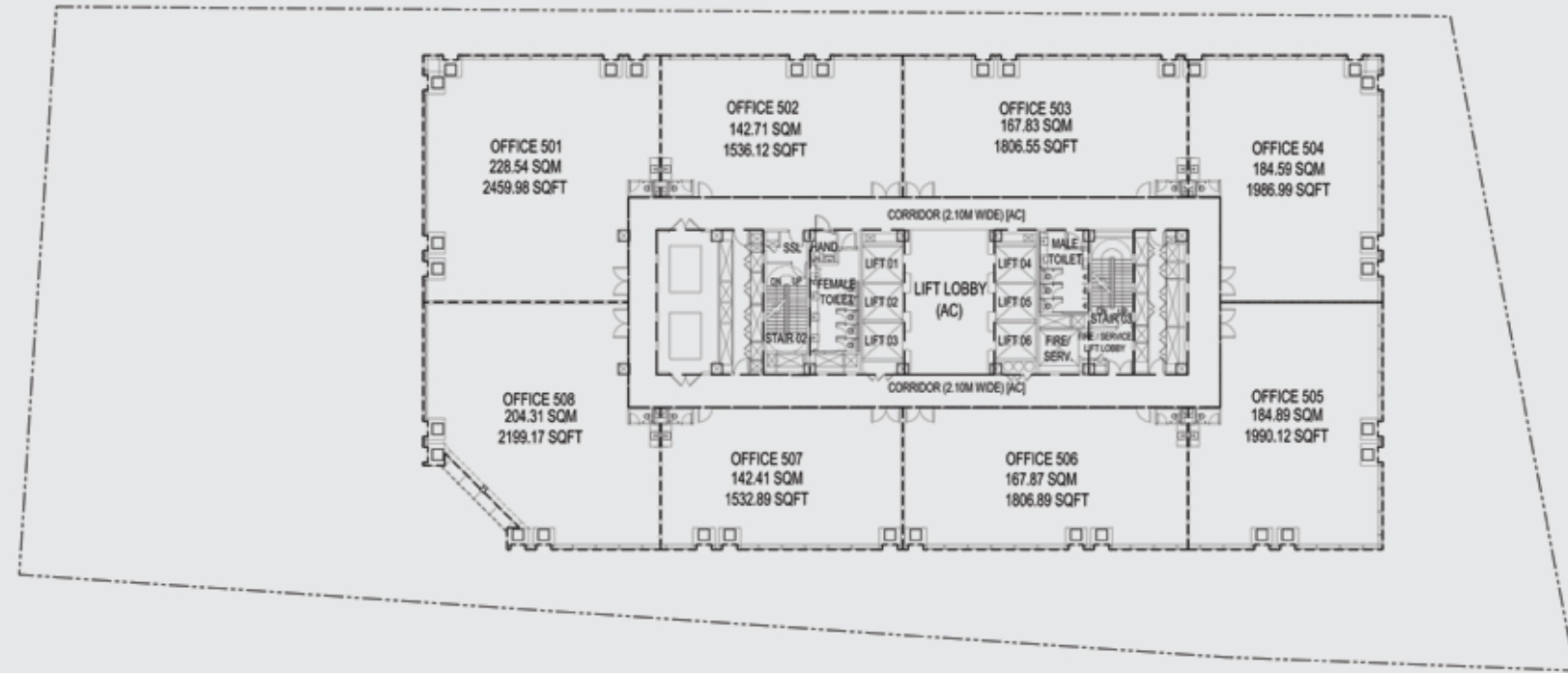


3<sup>rd</sup> FLOOR

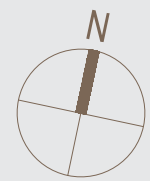
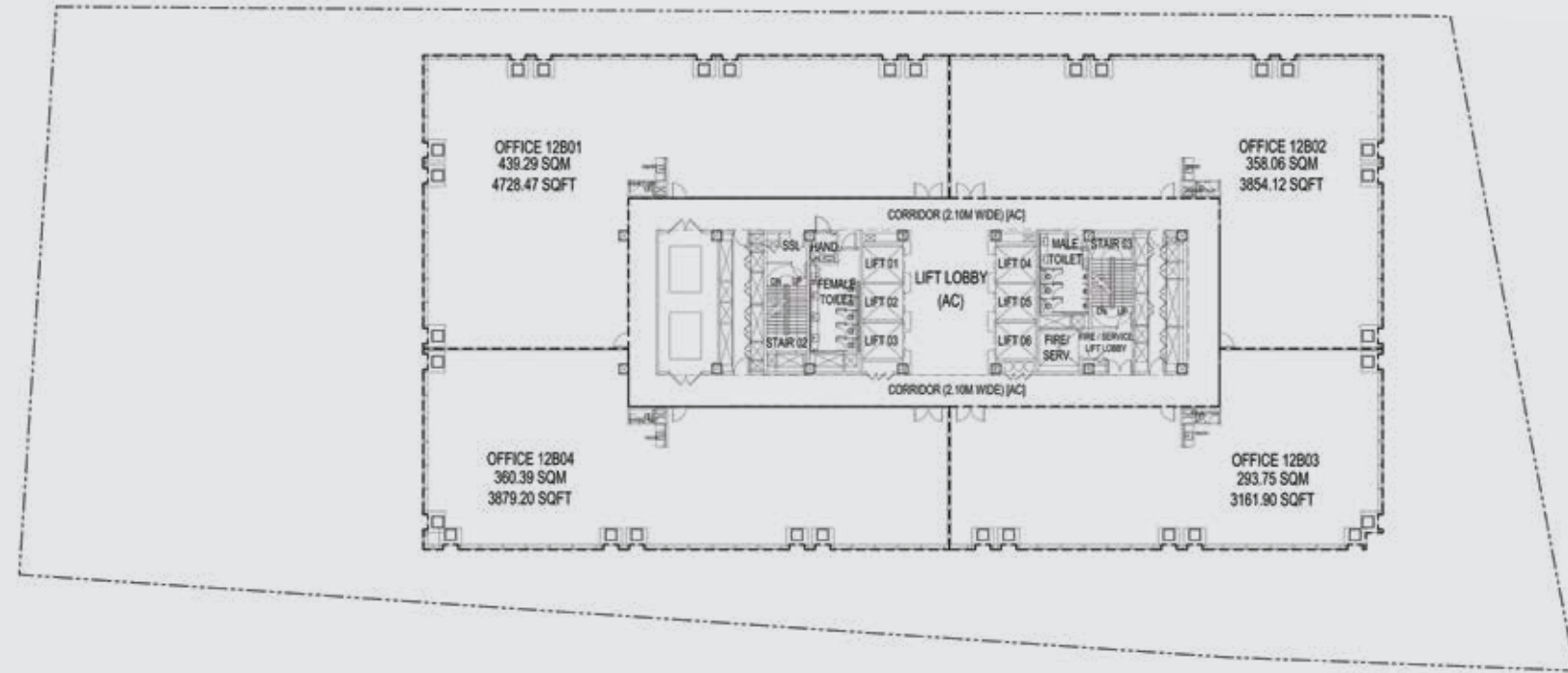


4<sup>th</sup> - 12<sup>th</sup> FLOORS

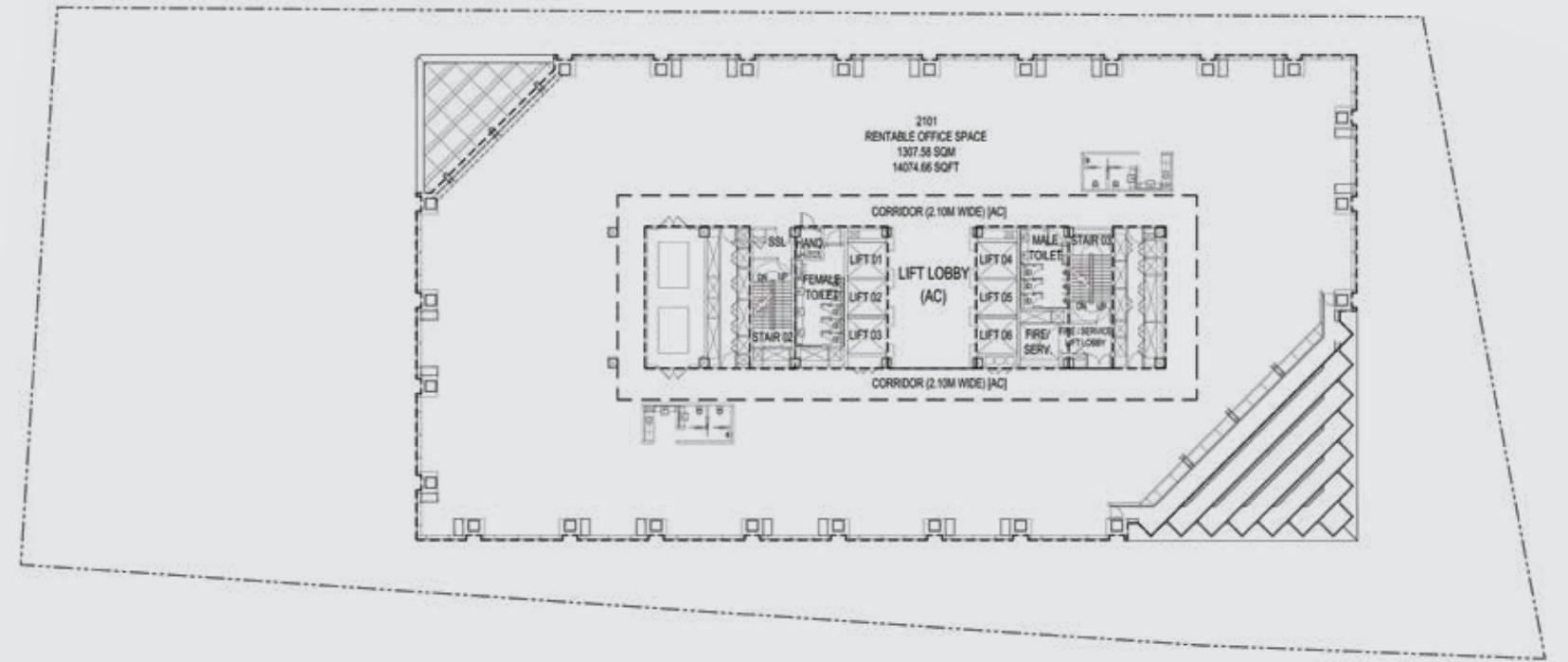
12A FLOOR



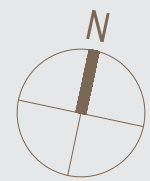
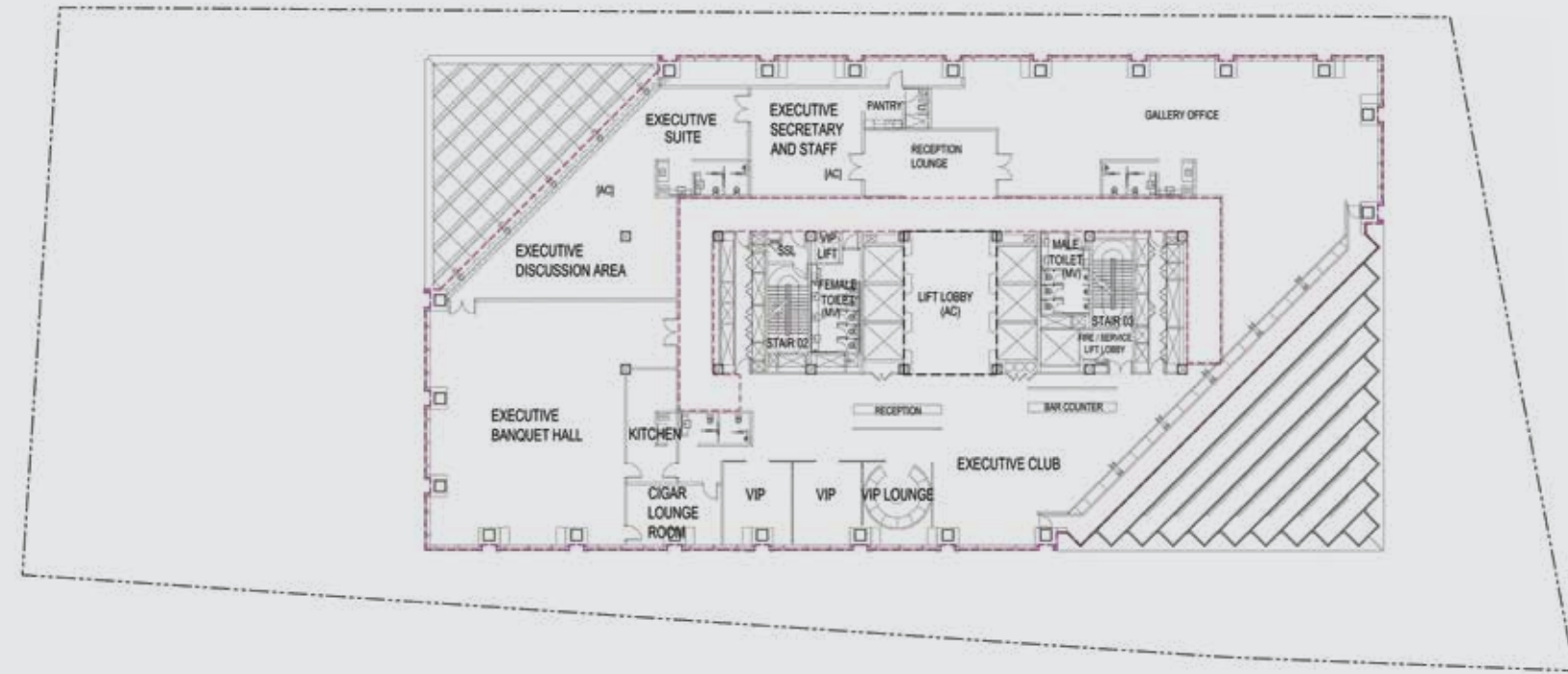
14<sup>th</sup> - 20<sup>th</sup> FLOORS



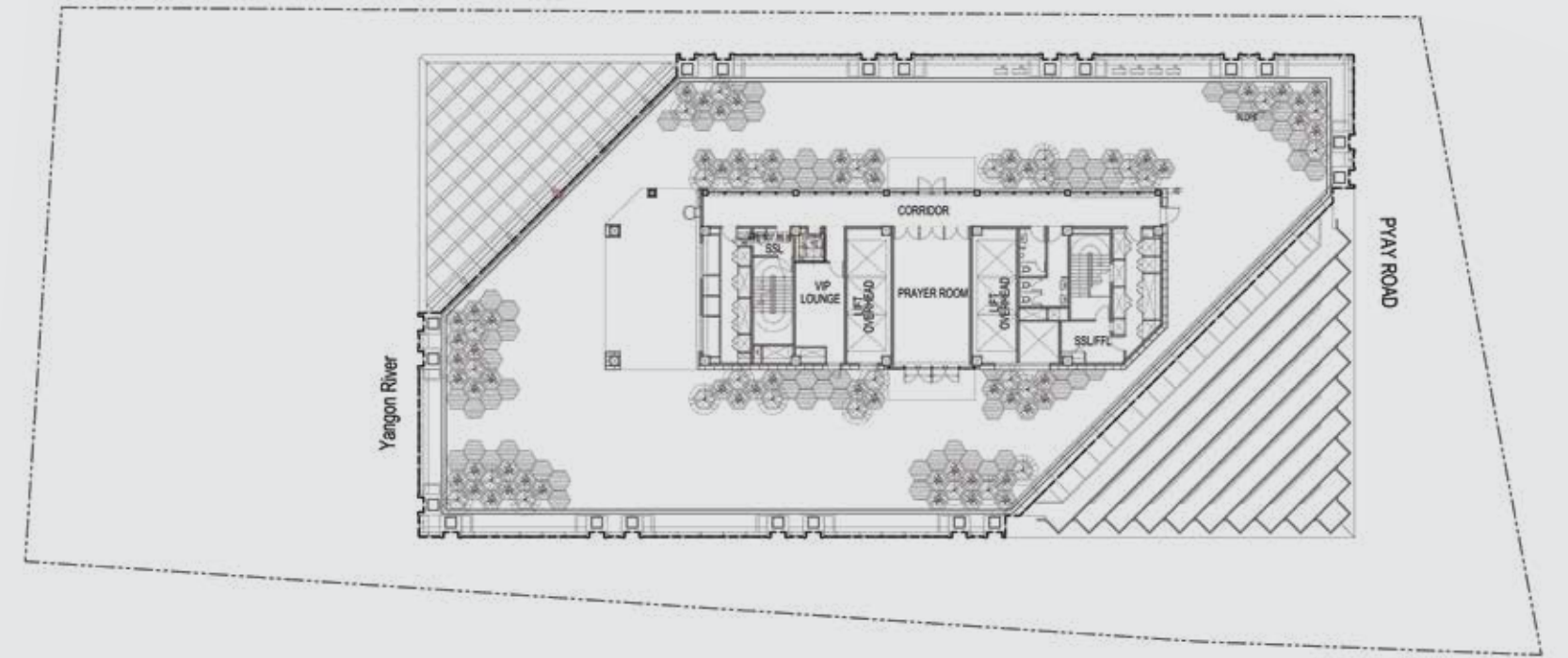
21<sup>st</sup> - 23<sup>rd</sup> FLOORS



24<sup>th</sup> FLOOR



25<sup>th</sup> FLOOR





# SPECIFICATIONS

GENERAL INFORMATION	
<b>Total Land Area</b>	0.931 acre (3,768.99m <sup>2</sup> )
<b>Developer</b>	M Tower Co., Ltd.
<b>Location</b>	No. (527), Pyay Road, Kamaryut Township, Yangon
<b>Total Gross Floor Area</b>	62,945.71m <sup>2</sup>
<b>Total Net Floor Area</b>	34,052.43m <sup>2</sup>
<b>Building Information</b>	4 Basements + 26 Storeys
<b>Building Type</b>	RC (Substructure) + Steel (Superstructure)
<b>Building Height above GL</b>	111.35m
<b>Basement Depth below GL</b>	13.7m
<b>Building Dimension</b>	30m x 60m
<b>Usage</b>	Commercial + Office Tower Building
<b>Typical Floor Plate</b>	~1500m <sup>2</sup>
<b>Floor to Floor Height</b>	4.1m typical floor height
<b>Design Floor Loading</b>	2.5kN/m <sup>2</sup> (office floor) 5.0kN/m <sup>2</sup> (commercial floor)
<b>Total Car Lots</b>	265
<b>Exterior Walling</b>	Double-glazed Fully Curtain Wall System
<b>Passenger Lift</b>	6 (GF to 24F) (speed: 3.0m/s)
<b>Fireman Lift</b>	1 (B4 to 24F) (speed: 2.5m/s)
<b>Car Parking Lift</b>	2 (B4 to 1 <sup>st</sup> F Annex building) (speed: 1.75m/s)
<b>Escalator</b>	8 (GF to 3F commercial floor)

DESIGN & CONSULTANT INFORMATION	
<b>Architect</b>	a+p grp (Singapore)
<b>Structural Design</b>	Calvin Consulting and Engineering Co. Ltd (Taiwan)
<b>M&amp;E Design</b>	Beca Carter Holdings and Ferner (SE Asia) Pte Co., Ltd. (Singapore)
<b>Curtain Wall</b>	Piin Zan Engineering Ltd. (Taiwan)
<b>Steel Installation</b>	Chue Yue Enterprised Co. Ltd. (Taiwan)

MEP SYSTEM	
<b>Electrical</b>	24-hour power supply (33KV/400~230V, 50Hz, two 3.0 MVA (6 MVA)) for distribution and 100% back-up generator (four 400V, 50Hz 1250kVA and one 500kVA)
<b>Busway System</b>	This system is designed for efficient power distribution, and allows the flexibility needed for today's high-rise, commercial and office buildings.

<b>Security</b>	CCTV control and Door Contact System 2-tier key card entry to lift and each floor Turnstile System for gantry gates Building Access Control Panic Alarm System Public address and emergency voice in Communication System
<b>Lighting</b>	Lighting with motion sensor control (common toilet and staircase) Common area lighting control by BMS All lighting fixtures use energy-saving LED lights Emergency Battery Back-up Light System
<b>Building Exterior</b>	Façade lighting system with energy-saving LED strip Lightning Arrester System Earthing System
<b>Office Facilities</b>	Satellite Master Antenna Television System Active Distribution Antenna System Backbone fiber optic cable (Telecommunication and Data System) Data centre services for data storage
<b>Parking</b>	Car gate barrier and Car Licence Plate Recognition CCTV System 4-level basement car parking for 265 vehicles Electronic Car Parking System
<b>Air-Conditioning and Service</b>	Centralised Air-conditioning System comprising central chiller plant and cooling towers with air-handling mechanical ventilation units, fan coil units and VAV terminal units Mechanical Ventilation System with jet fan and CO sensor for car parking areas Mechanical Ventilation System for toilets, store and MEP rooms Mechanical Ventilation System for smoke-stop lobby Staircase Pressurisation System
<b>Fire Protection System</b>	Automatic Fire Sprinkler System Fire Hose Reel System Wet Riser System Fire Hydrant System Portable Fire Extinguishing System Automatic Fire Alarm System Smoke detector Gas detector
<b>Water Supply and Sanitary System</b>	Dual Water Supply System - Municipal water supply - Raw water supply from bore water with Water Treatment System Waste Water Treatment System Central Grease Trap System
<b>Building Operation and Management System</b>	24-hour Safety and Security System Building Management System including measurement, monitoring and control of all MEP systems
<b>Design and Planning</b>	2013 - 2014
<b>Start Preparation</b>	2015
<b>Start Construction</b>	2016
<b>Target Completion</b>	2020 July
<b>Developer</b>	Mottama Development Group Co., Ltd (MDGC)
<b>Steel Structure Fabrication</b>	Min Dhama Steel Structure Co., Ltd (MDSS)
<b>Building Contractor</b>	Min Dhama Co., Ltd (MDC)
<b>Material Supplier</b>	Mottama Trading Co., Ltd (MTC)

## ABOUT THE DEVELOPER

Founded in 1997, Mottama Holdings is one of Myanmar's largest real-estate development, construction and engineering firms, boasting a vast number of completed projects and an extensive network spanning eight cities across the country.

The business, which began as a building materials supplier, has grown into a major industrial and real-estate conglomerate in Myanmar. Today, the corporation has over 1,400 staff, as well as an award-winning portfolio of construction projects in the industrial, government, commercial and residential sectors.

With 20 years of history and numerous developments under its belt, Mottama Holdings has collaborated with the region's biggest developers to construct some of Myanmar's largest industrial and infrastructural developments.

In 2017, Mottama Development was launched as a subsidiary of Mottama Holdings to drive and manage its real-estate portfolio. Leveraging the deep expertise of the parent company in developing and managing a diversified asset base, Mottama Development focuses on enhancing the performance of its portfolio, and delivering best-in-class real estate for its customers and stakeholders.



Disclaimer: While reasonable care has been taken in the preparation of this brochure, the developer cannot be held responsible for any inaccuracies or omissions. The statements, information and depictions shall not be regarded or relied upon as statements or representations of facts, and are subject to such changes as may be required by the developer or the relevant authorities, and cannot form part of an offer or contract. Visual representations, digital images, models, showflat, illustrations, photographs drawings, displays and art referring are artist's impressions only (which serve only to give an approximate idea of the projects), and cannot be regarded as representations of facts. All plans and layouts are not to scale and are subject to change/ amendments as may be directed or approved by the relevant authorities or required by the architect. The floor areas indicated in the brochure are approximate measurements only and are subject to final survey. The information included in this brochure is accurate at the time printing and there may be changes subsequently as may be required by the architects and relevant authorities. For the avoidance of any doubt, the information herein shall not form part of the Option of Sales and Purchase Agreement governing the terms and conditions of the sale and purchase of the unit. All perspectives above are only artist's impression.

## ABOUT THE PROJECT CONSULTANTS

### ENGINEER

**BECA GROUP LIMITED** (generally referred to as **BECA**) is one of the largest employee-owned professional services consultancy firms in the Asia-Pacific. The company has more than 3,400 staff working across 20 offices around the globe, with headquarters located in Auckland, New Zealand.

Beca operates across a variety of markets including industrial, power, buildings, government and defence, transport and infrastructure, and water. <sup>[6]</sup>

Across these markets Beca provides a range of services. These include management consulting, project and cost management, urban design, architecture, land information, valuations and software services. They also provide technology services and sustainable development services.

Beca has completed numerous projects in over 70 countries.

### CONSULTING ENGINEERS

Established in 1995, Calvin Consulting Engineers has been offering consulting services inclusive of concept design, detailed design and constructions supervision, in the areas of civil and structural engineering for more than 24 years.

Calvin Consulting Engineers has been carrying out its services in Taiwan and in the region collaborating with numerous developers to assist in many construction projects.

With over two decades of experience in advanced seismic and wind resistance technology the company is able to provide clients the solid structural consulting services.

### ARCHITECT

Headquartered in Singapore, a+p group has been involved vigorously in various projects from integrated consultancies services, planning, urban design, architecture, landscape, interior, and engineering services.

In 2005, a+p obtained its license to carry out urban and town planning, and is one of the few selected foreign consultancies approved by the government of People's Republic of China.

To-date, they have offices in Singapore, Beijing, Shanghai, Suzhou, Nanjing, Cebu, Bangkok, Jakarta, and Yangon. They are now having a combined team of more than 100 people made up of talented and experienced planners, architects, designers and engineers.



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