



.Office Tower .Shopping Mall .Residence .Service Apartment
"Remarkable Art with Finest Experience"



Developed by | Crown Advanced Construction Co.,Ltd.



" The Leading Mixed-Used Development in Yangon "

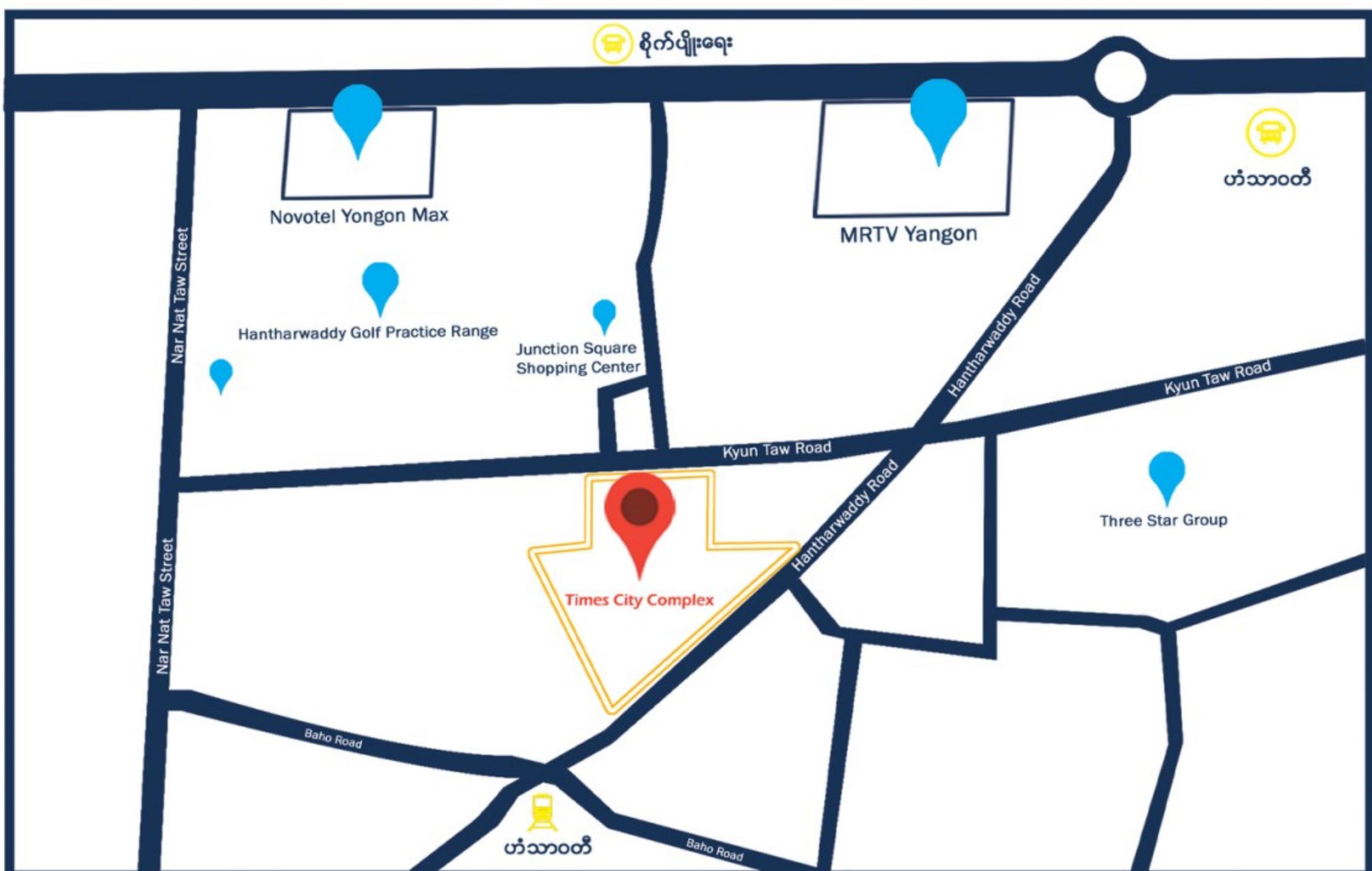
Times City Complex



The State of Art Complex with Sophisticated Design

Times City Complex, a sophisticated modern development at 7 Acres of total land area and situated in the Prime Commercial Area of Yangon, including 6,000 sq-m of luxurious business complex in Yangon. It is the heart of all business network providing international standard and high-class office spaces, multi-function residence towers with advanced technologies, the very first Luxury & Jewelry Mall and astonishing modern fashion realm The Times Mall and Shophouses. Close to downtown area, Kan Thar Yar, Thu Kha Kabar, Grand Hanthar hospitals and also provide efficient & easy access public transportation. 20 min drive to Yangon International Airport (without traffic). We request the honor of your presence to share amazing experience with us.

Extraordinary location



Shwedagon Pagoda

16 mins Drive



Yangon International Airport

23 mins Drive



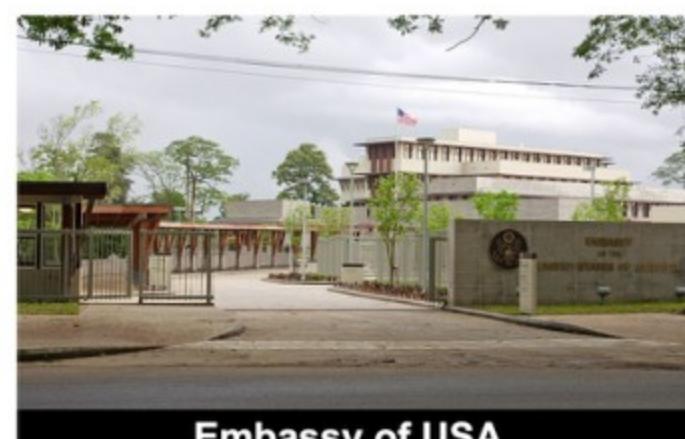
Yangon University

16 mins Drive



Hlaing Thar Yar Industrial Zone

40 mins Drive



Embassy of USA

16 mins Drive

"Acre of Integrated Development "

No.37/Quarter, Between Hantharwaddy and Kyun Taw Road Kamayut Tsp,
Yangon, 11041, Myanmar (Burma)



Developed by | Crown Advanced Construction Co.,Ltd.



- Best Office Development
- Best Retail Development
- Best Universal Design Development

5th PropertyGuru Myanmar Property Awards 2019

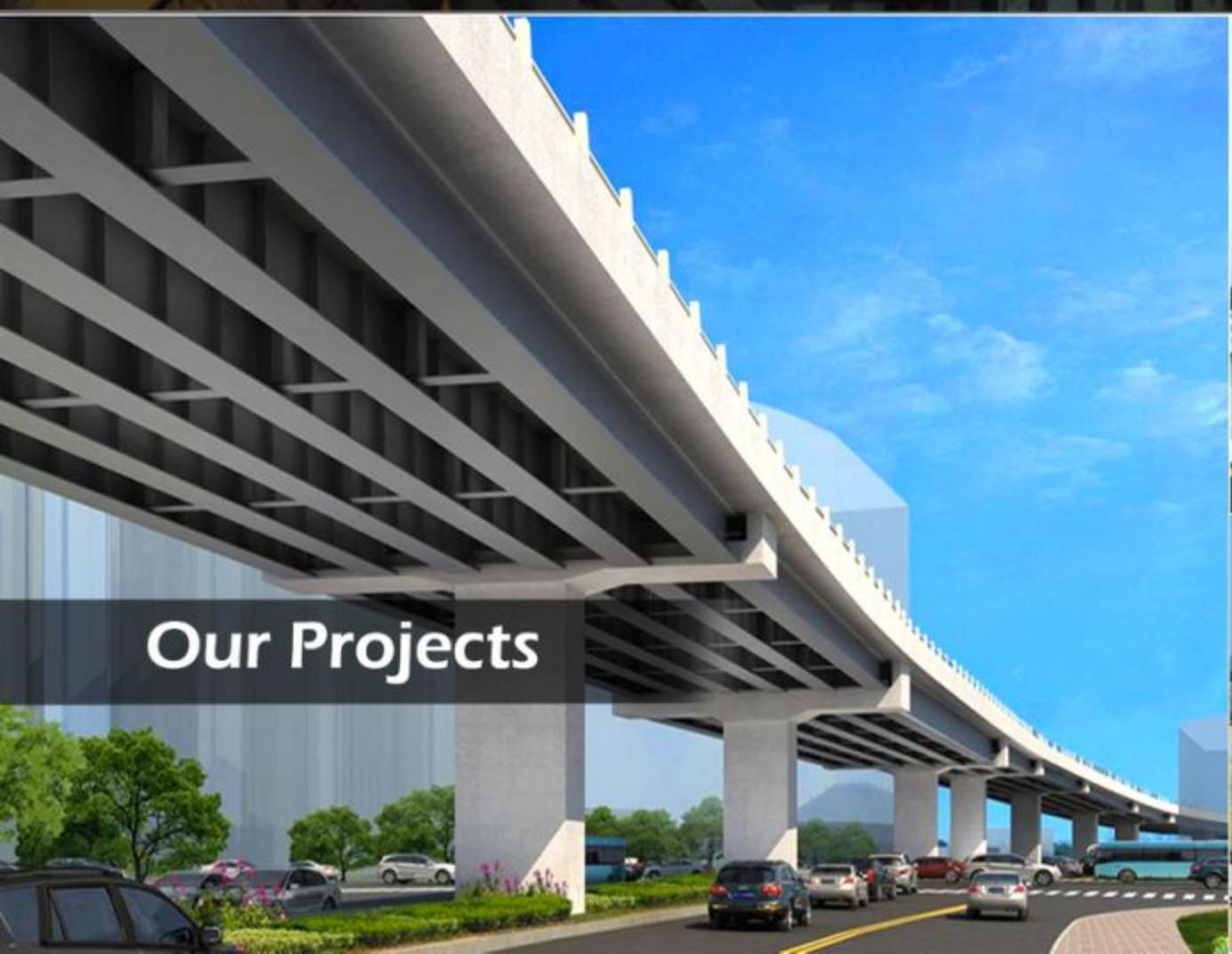


Crown Advanced Construction Co.,Ltd

www.timescity.com.mm



Times City Complex is developed by Crown Advanced Construction Company Limited which is established in 2009 as construction specialized company. We are providing services as a one-stop service construction company. Every scope of construction work will be done by our services. We specialize in all construction works such as Civil and Structure, Machaical and Electrical, Archi and Decoration. Crown Advanced has also built a number of roads in northem Myanmar and several bridges, including the country's longest bridge at Pakokku, wich crosses the Ayeyarwady River and forms part of the india-Myanmar-Thai Trilateral highway.In addition, it has built two bridges in Yangon the 8-Mile Bridge and the Ngamoeyeik Bridge connectiong Dawbon with Thingangyun. As your faithful partner, we would like to invite working together for our win-win situation.



Our Projects

Our Project



Myanmar Culture Valley

Myanmar Culture Valley is located in Bahan Township, near Shwedagon Pagoda. It is a 2-storeyed shopping mall with restaurants and people park, developed by the own investment.



Our Project



Sanchaung Garden Residence

Sanchaung Garden Residence is a Two 11-storeyed building with one Basement Residential located in Sanchaung Township, developed by Waminn Properties Development Company.



Our Project

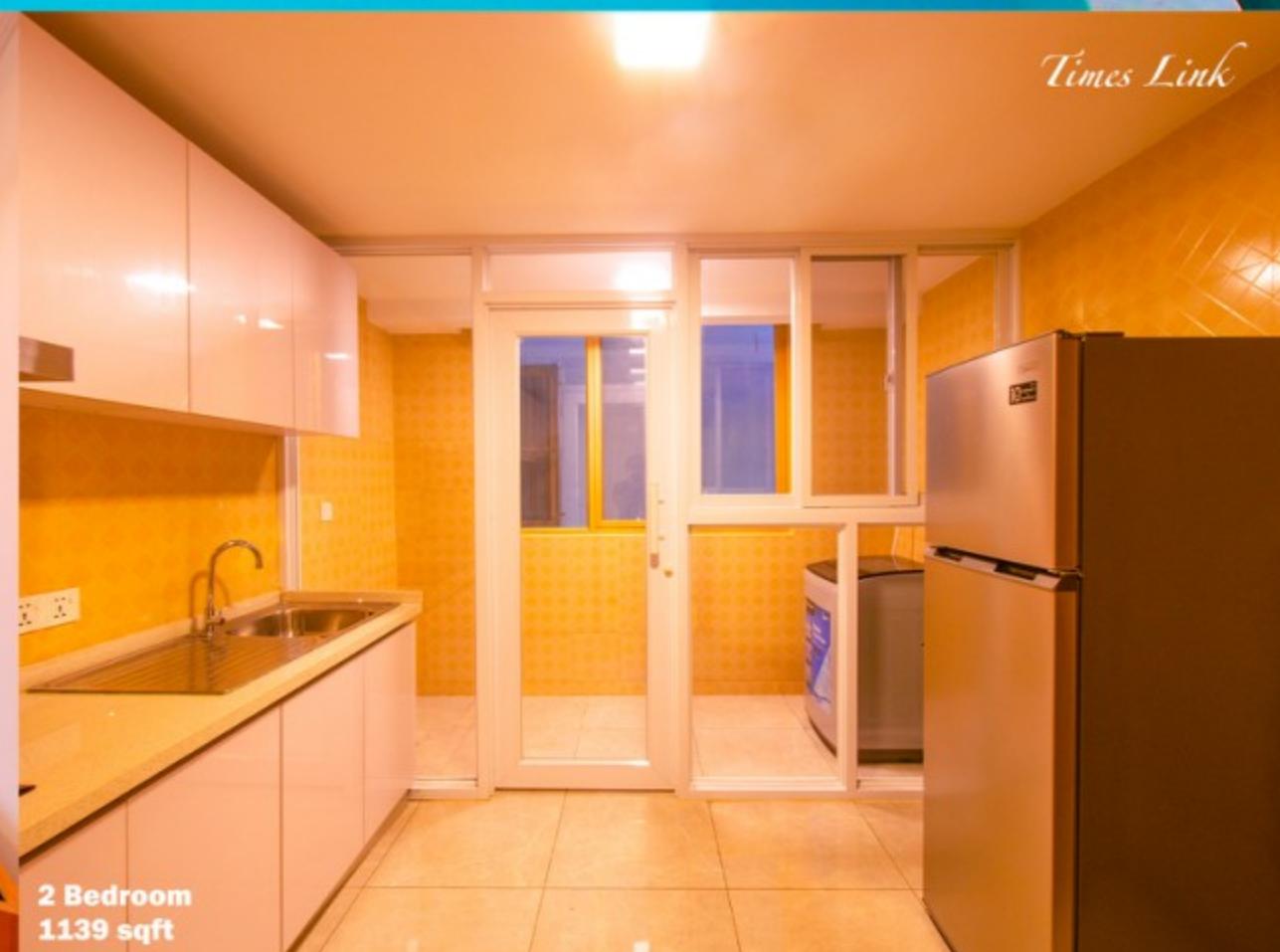


Manawhari Office Tower

Manawhari Office Tower Project is located in Dagon Township. A total six 11-storeyed Office Towers with 2 Basements are developed by Waminn Properties Development Company.



Our Project



Times Link Condominium

Times Link Training Center & Condominium, 11 storeyed
condominium project with 2 Basements is located in
Bahan Township, near Shwedagon Pagoda.

Min Ye Kyaw Swar Condominium

Mon Ye Kyaw Swar Condominium is a 16-storeyed luxury condominium located in Ahlone Township near the Central Womens' Hospital, Yangon.



Our Project

Our Project



68 Residence

68 Residence is located in Bahan Township, developed by Shwe Nann Taw Jewellery. In this project, Crown Advanced Construction had constructed a 5- storeyed Basement substructure.

Our Project



Sky Condominium

Sky Condominium Project, three 27-storeyed condominium, is developed by Shwe Than Lwin Trading Company which is located in Thuwanna Township, near the Thuwanna Stadium.



Times City Complex



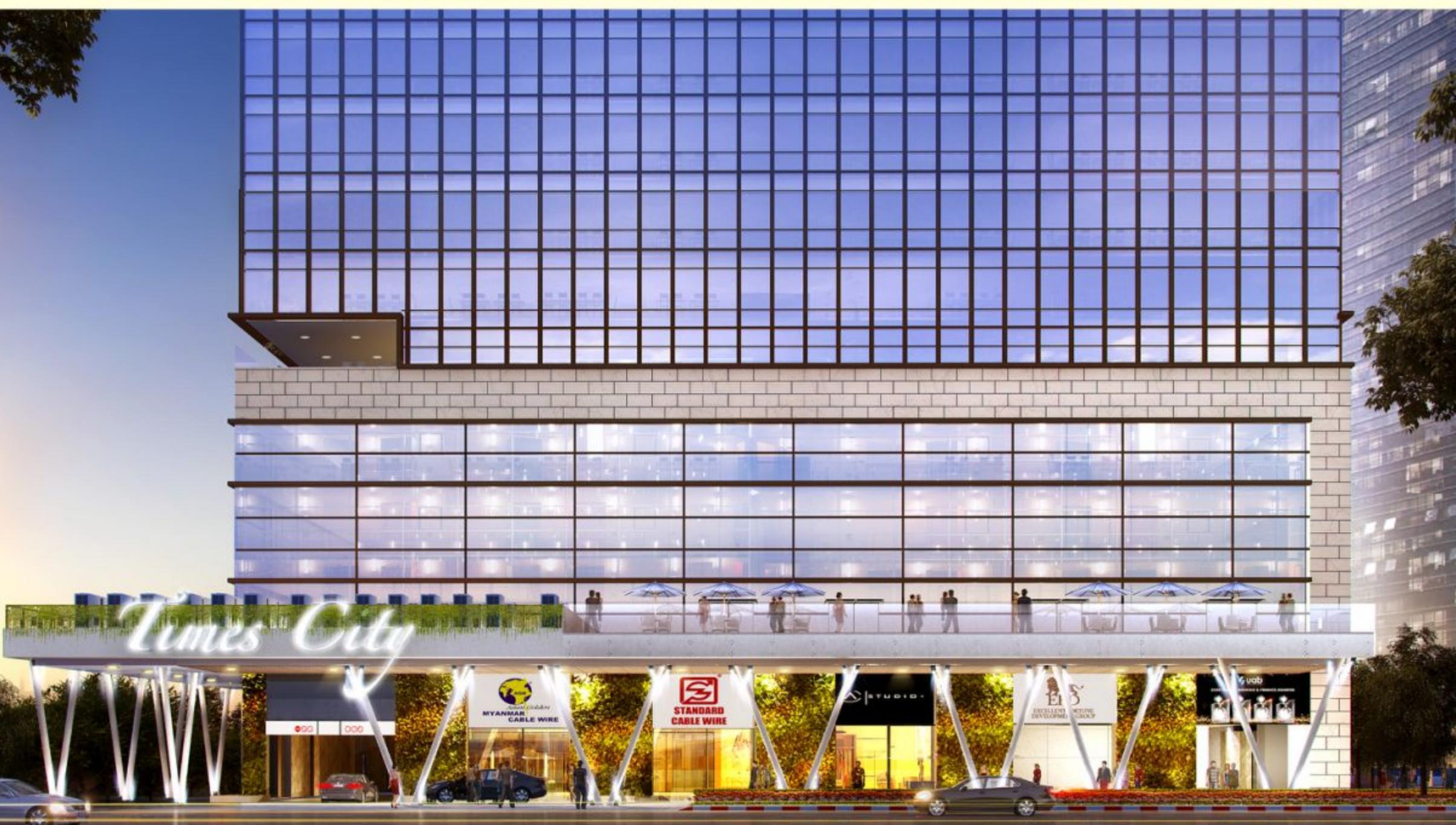
The Most Luxurious Complex

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OFFICE TOWER



"The Astonishing Territory for your
Greatest Business"





Raw Type





Decorated Offices

- Installed M&E & IT Lines,
- Flooring, Ceiling & Partitioning is complete





Furnished Offices

- Installed M&E & IT Lines,
- Flooring, Ceiling & Partitioning is complete
- Office Furnitures Included





OUR FACILITIES

-  **Adequate Car Parking with Ultrasonic Detector System**
-  **Face-Recognizing Security Camera System**
-  **Fireproof Emergency Staircases**
-  **Transparent doors with Smart door lock system**
-  **Adequate Number of Lifts with UPS and Card System**
-  **Backup Generator**
-  **Low E Glass for Energy Saving**
-  **Smoke Detectors and Fire Sprinkler System**
-  **Adequate Self Controllable A/C supplies**
-  **Indoor Mobile Signal Coverage**
-  **24/7 Security Patrolling Guards and CCTV**
-  **24/7 Building Operation and Maintenance System**
-  **IT and M&E Maintenance Services**
-  **Outdoor Landscaping Maintenance**
-  **Curtain Wall Maintenance**

Office Tower 2



OFFICE 3

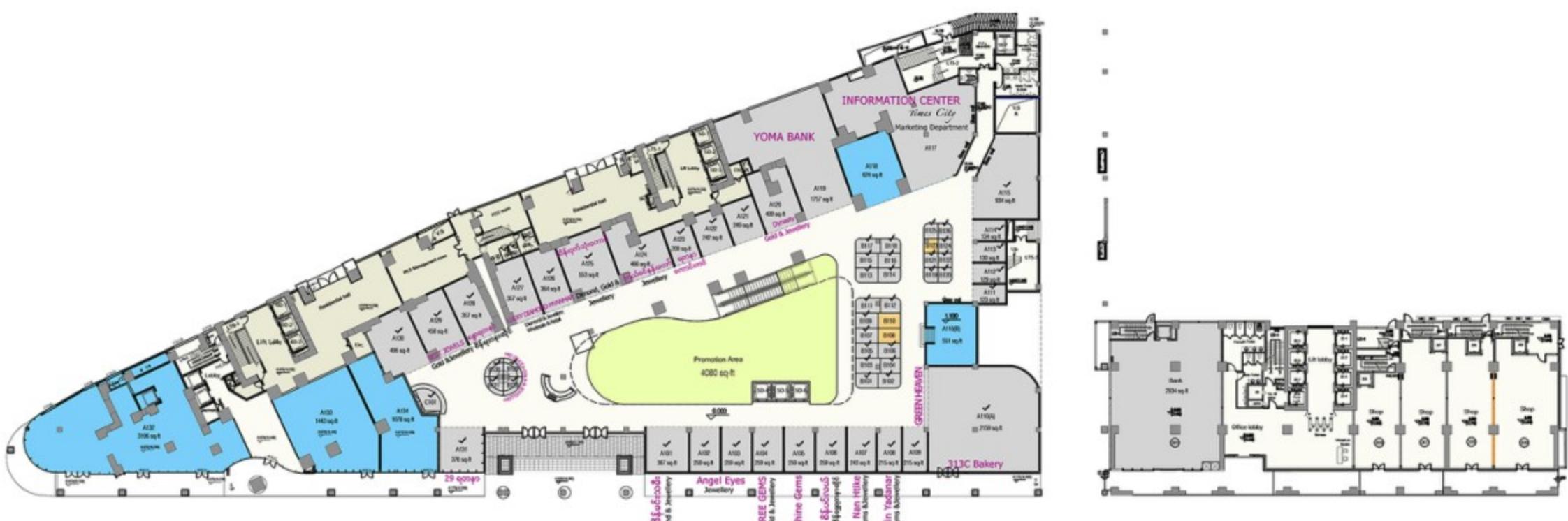




"The precious Last ever"

-  Customer Service Desk
-  Customer Care
-  Security & CCTV
-  Lost & Found
-  Edequate Car Parking
-  Free Wifi

JEWELLERY MALL Level-1



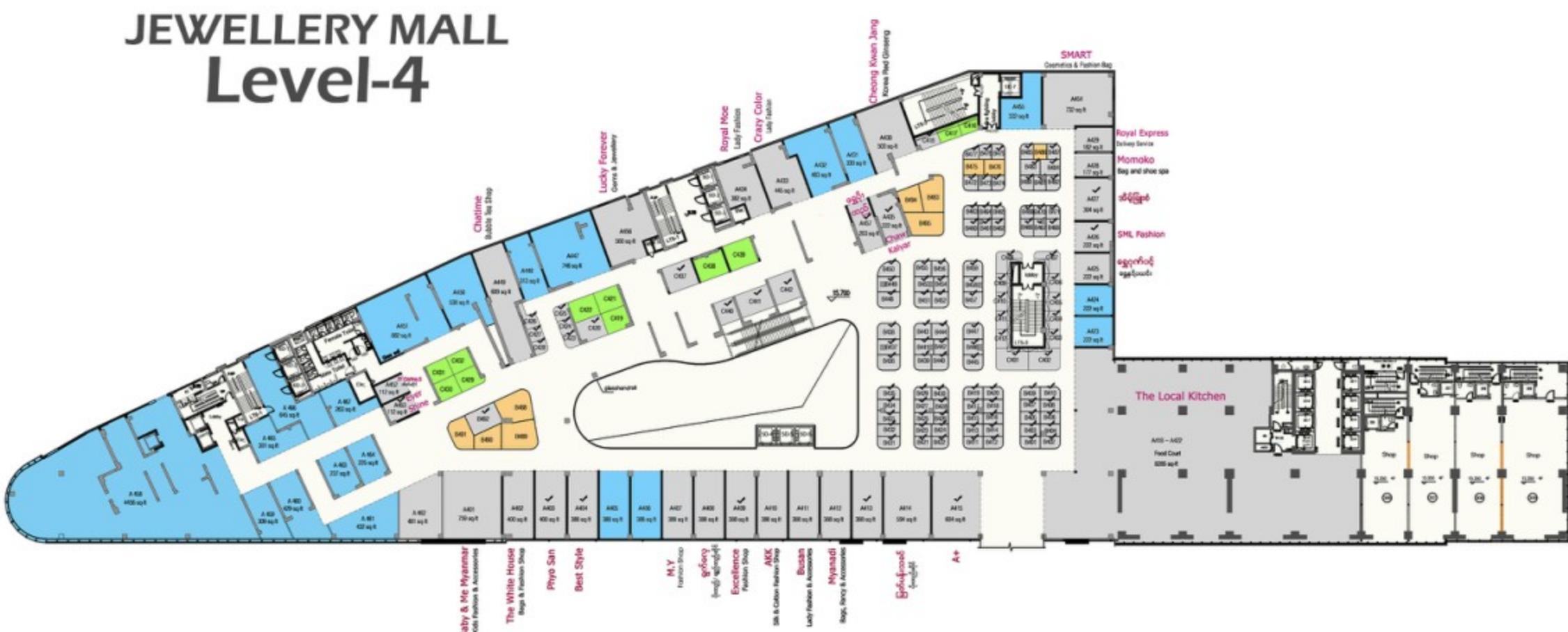
JEWELLERY MALL Level-2



JEWELLERY MALL Level-3



JEWELLERY MALL Level-4



JEWELLERY MALL

Level-5



Times Mall



"Surfing Exquisite Vogue"



- Customer Service Desk
- Customer Care
- Security & CCTV
- Lost & Found
- Edequate Car Parking
- Free Wifi

**Times Mall
Level-1**



Times Mall Level-2



Times Mall Level-3



"Dynamic Chemistry for A Better Living"



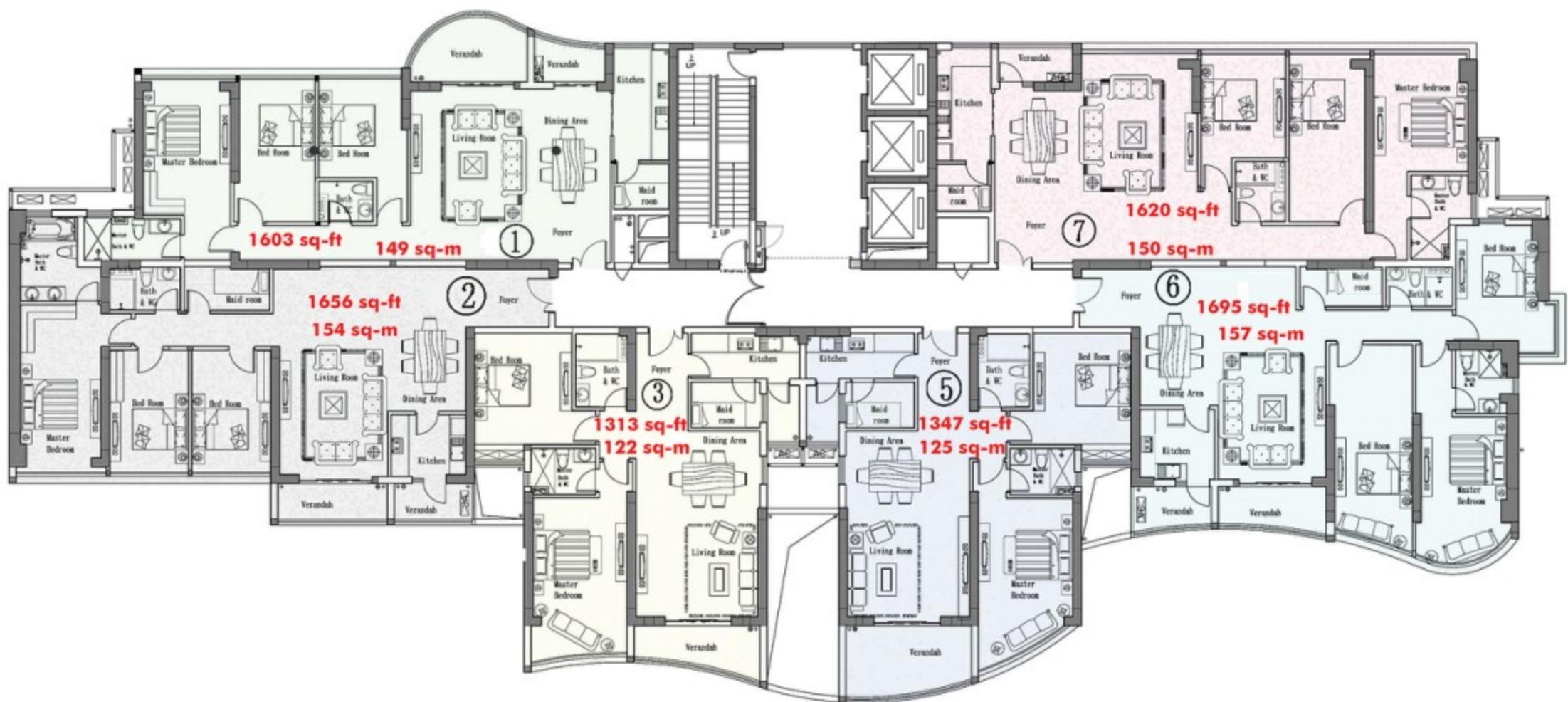
Residence 5

- Developer - Crown Advanced Construction
- Construction - Completed
- Total Unit - (116) Units
- Total Floor - (27) Floors
- Gross Area - (39,481) sqft

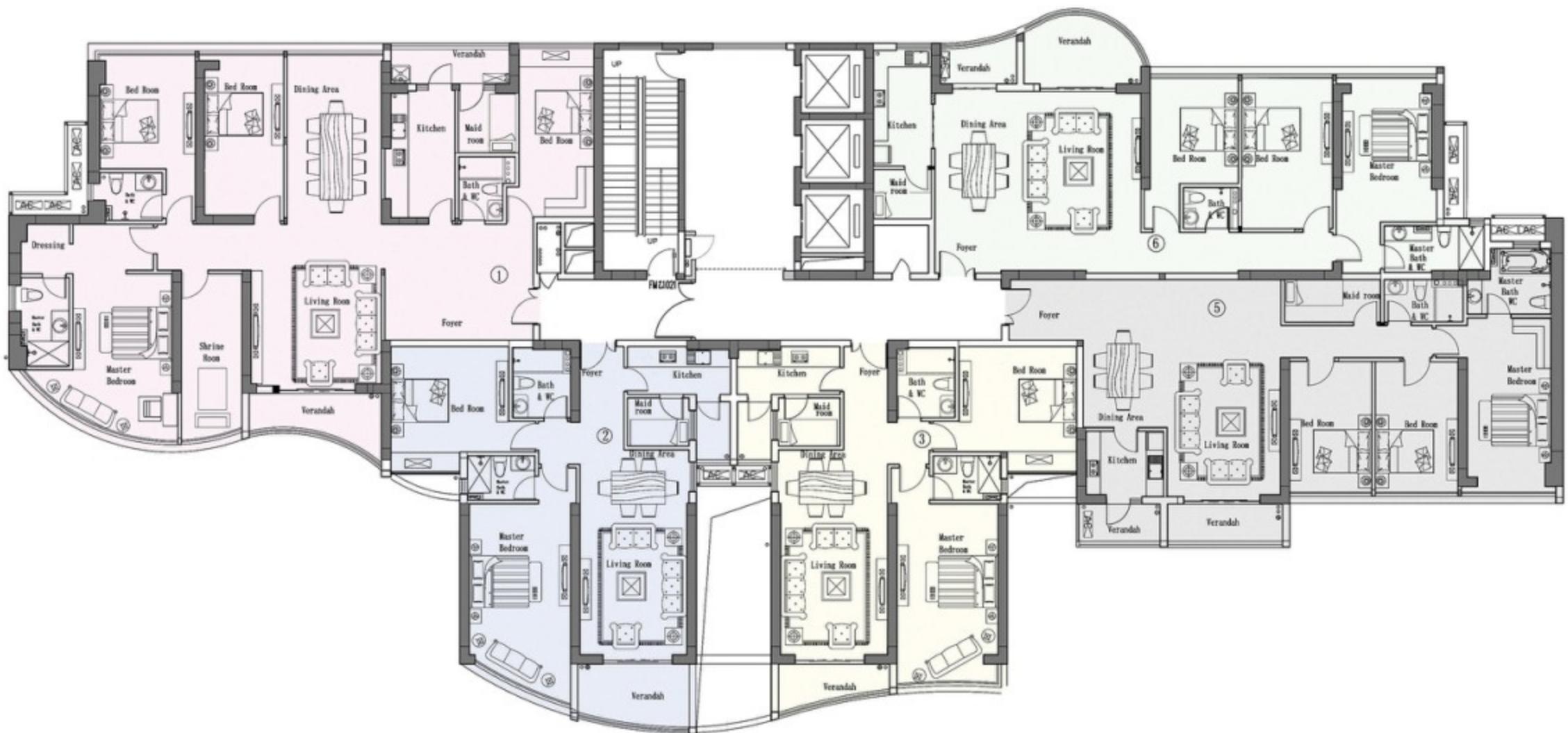
Residence 6

- Developer - Crown Advanced Construction
- Construction - Completed- Total Unit - (97) Units
- Total Floor - (27) Floors
- Gross Area - (40,365) sqft***

Residence 5



Residence 6



OUR FACILITIES

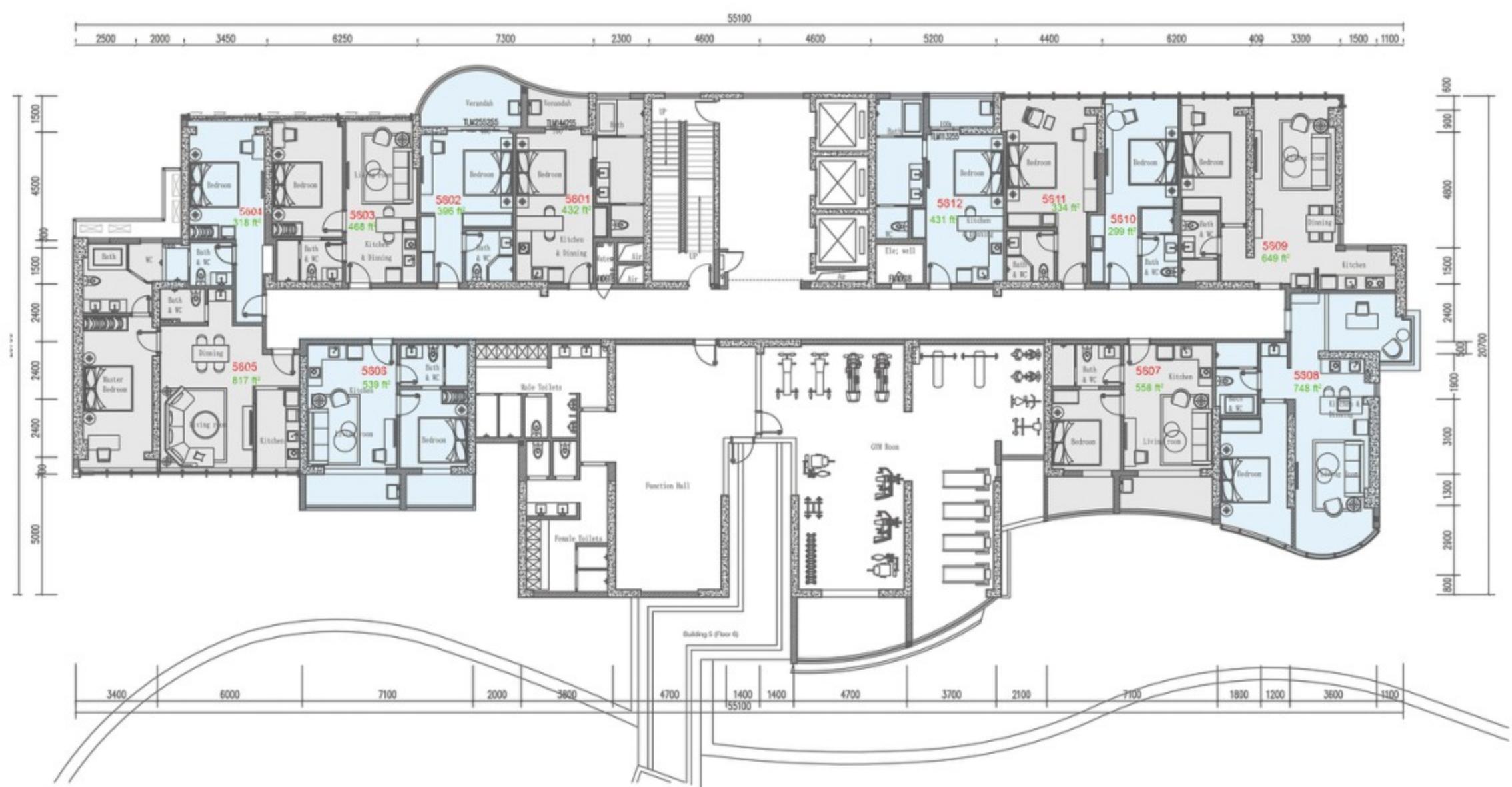
-  Fully Equipped Gym
-  Swimming Pool with Roof Garden
-  Video Intercom System
-  100% Generator Backup
-  24/7 Security & CCTV surveillance
-  Fiber Internet, CATV
-  3 Lifts with UPS and Card Access System
-  Indoor Mobile Signal Coverage
-  Fire Control System, Sprinklers and Speakers
-  Public Area Cleaning Service





Serviced Apartment

Buliding 5 (Floor 6)

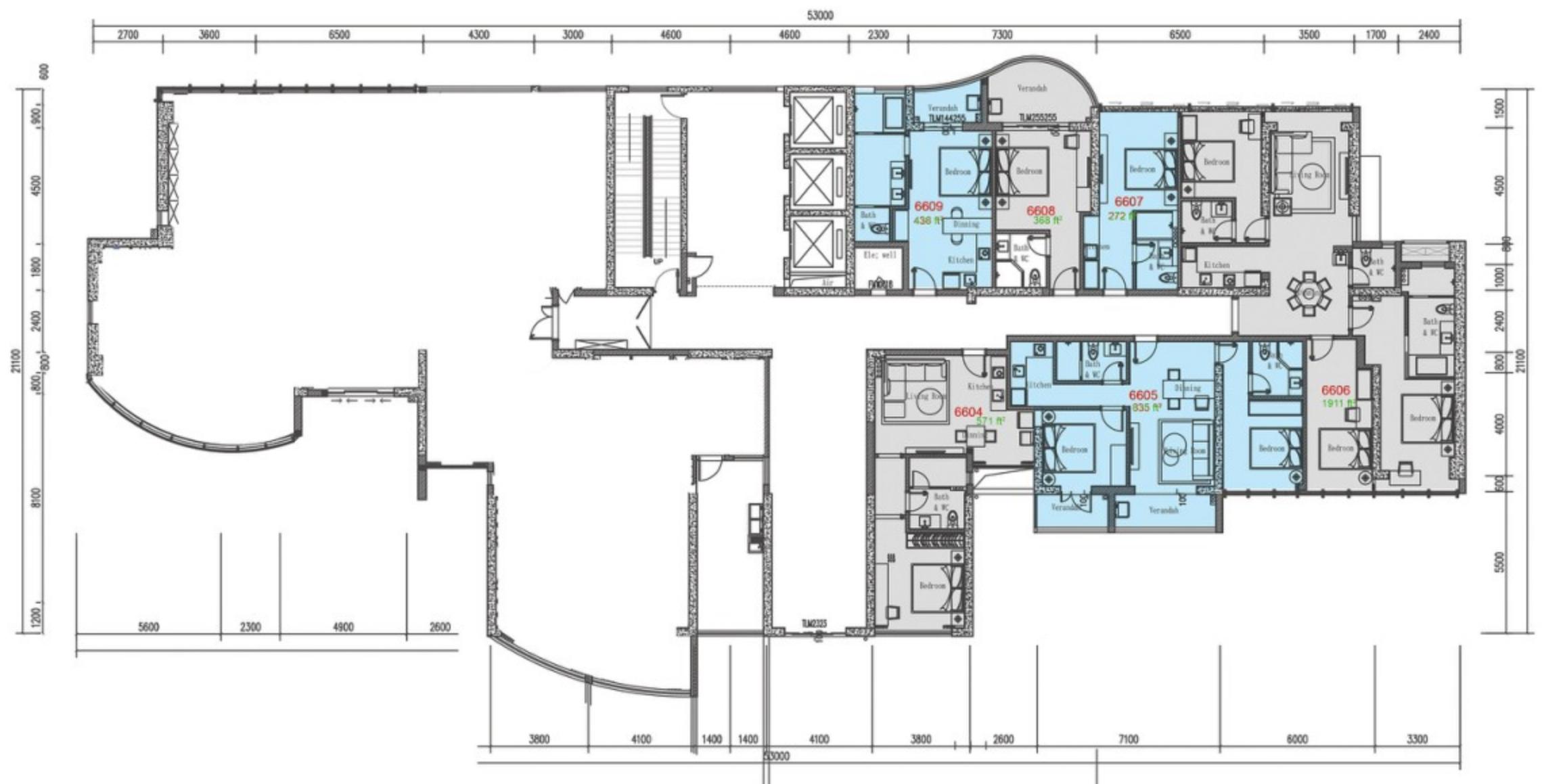


Buliding 5 (Floor 7)



Serviced Apartment

Buliding 6 (Floor 6)



Buliding 6 (Floor 7)



Advertising

LED Display Advertising

- Jewellery Mall Outside
- KyunTawRoad Side
- Whole Building LED
- Pillar Curve LED Display Advertising
- Waterfall LED Display Advertising

LCD Display

Flat Lightbox

Escalators Sticker

Elevator's Sticker

Pillar Lightbox

Outside/Inside Lightbox

Pylon Lightbox

Glass Bridge Lightbox

Acrylic Advertising Board

Join us : 09 763 800 800

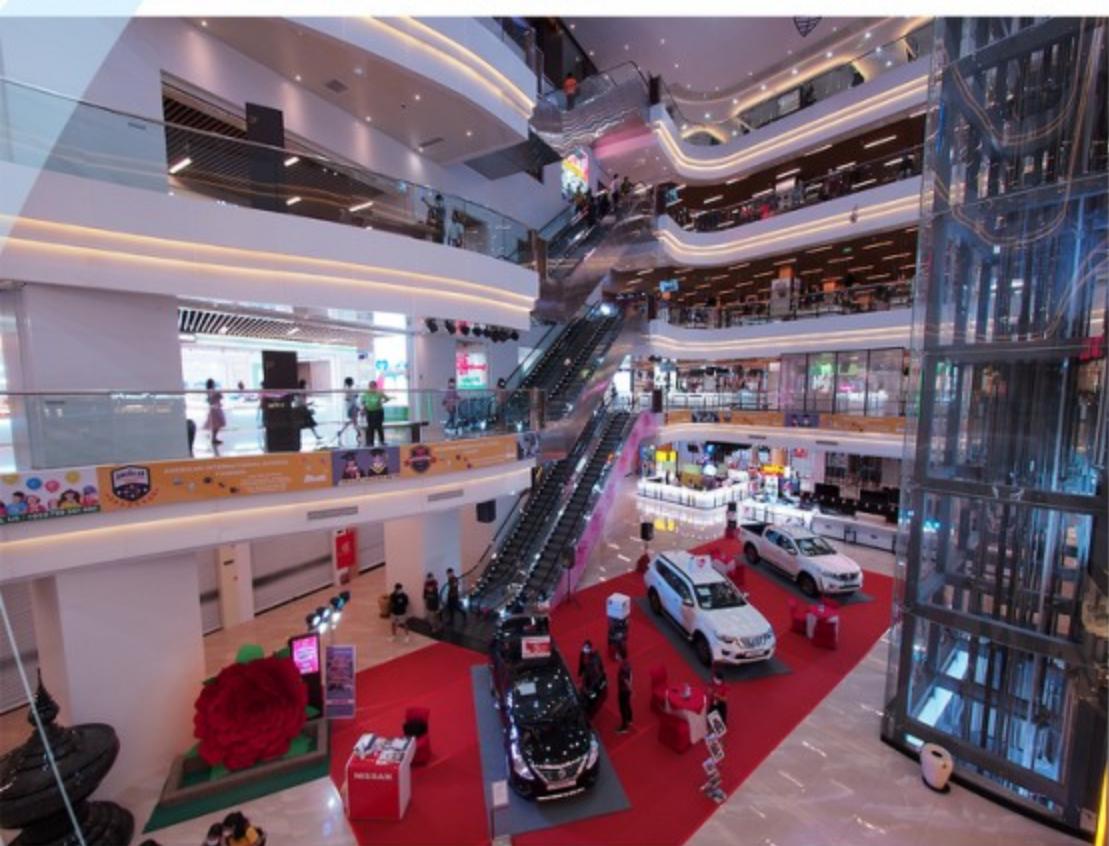




EVENT AREA

Outdoor





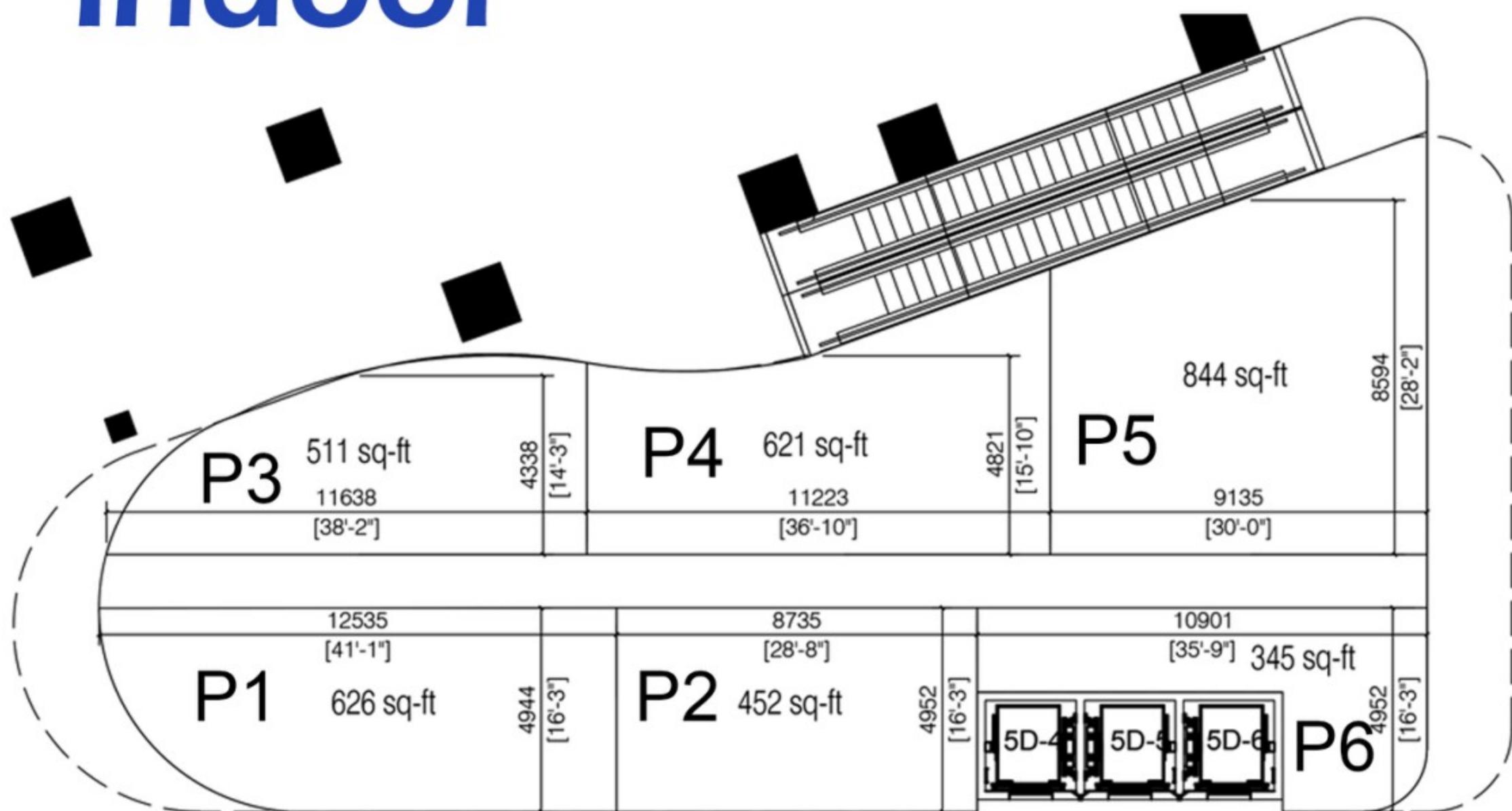
EVENT AREA **Indoor**

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EVENT AREA

indoor



Location	Days	Total Sqft	Rent Per Sqft(USD)	Rate Per Day(USD)	Note
P1	Weekend	626			
	Weekday				
P2	Weekend	452			
	Weekday				
P3	Weekend	511			
	Weekday				
P4	Weekend	621			
	Weekday				
P5	Weekend	844			
	Weekday				
P6	Weekend	345			
	Weekday				

WHOLE AREA

Location	Days	Total Sqft	Rate Per Day(USD)
Indoor (Jewellwey Mall)	Weekend		
	Weekday		

We are waiting **Special Prices, Special Offers for You!**

US? WHY US? WHY US? WHY US? WHY US?



WHY US?

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Grade A Complex

"A flagship building in its market"

- Strong identifiable location (well known address)
& Convenient access (public transportation, etc.).
- Managed by a professional firm.
- Premier tenants.
- Strong market presence.
- State-of-the-art systems that meet industry
- Elevators- Sufficient number of elevators
- Environmental - Responsible sustainability practices in place.
- Security 24/7 monitoring.
- Built by reputable developer and contractor.
- Sufficient private and public parking
- Experienced and professional tenant services
- Amenities Vast Varieties of



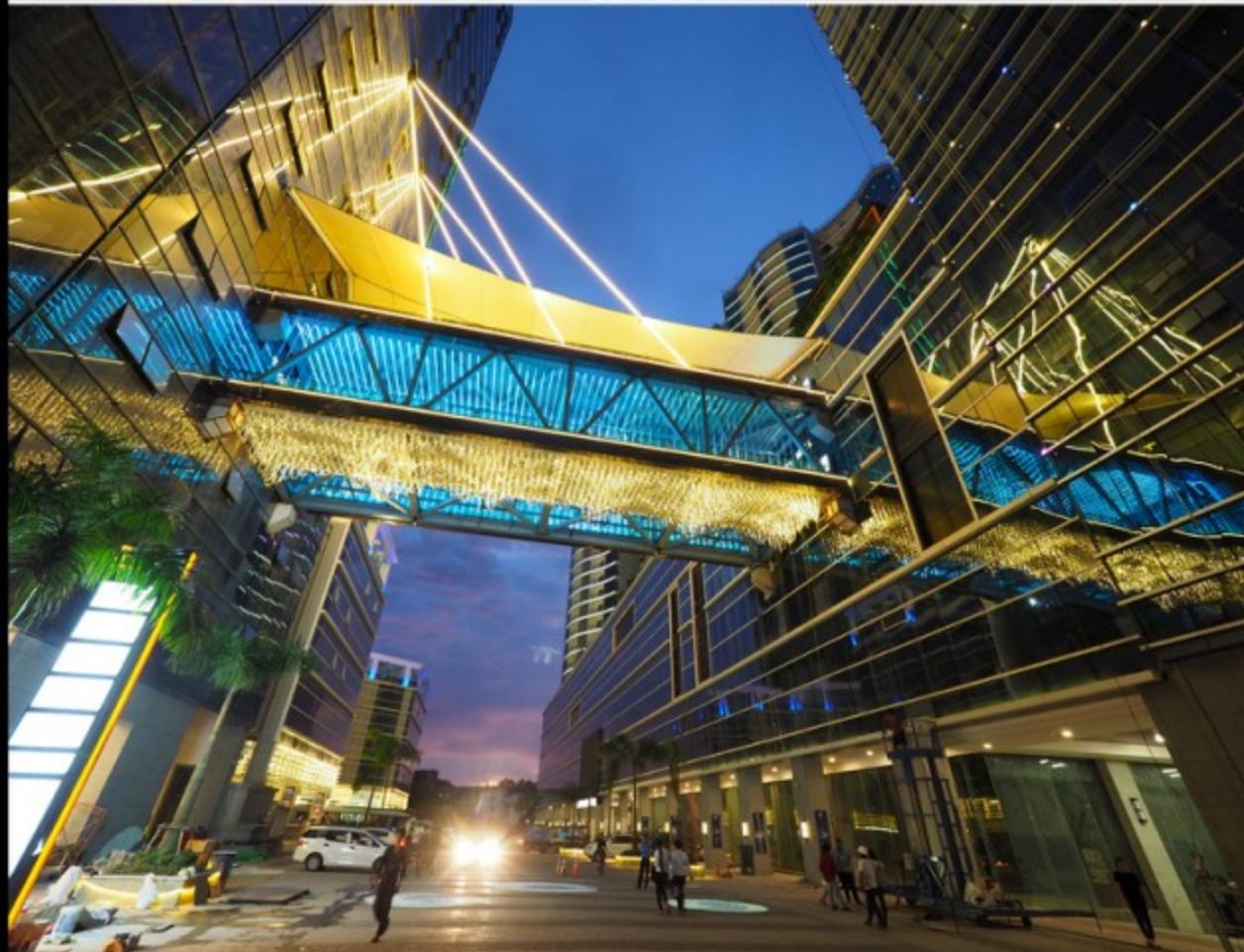
Structural

British standard fire safety system quality control Building structure 0.8 sq-km per 1 sq-m wind resistance Earthquake load withstand up to type B seismic wave



Fire Fighting System

**4 ways breeching inlet firefighting system
Floor by floor smoke barrier curtain
Advanced fire command center
Carbon monoxide sensor system**



Security System

**Access Control Solution
Facial Recognition System
Smart system with 24/7 surveillance in Advanced Technological Assistance by crew Ultrasonic Detector System in Basement Parking Lots Securtiy Surveilliance : full angle, omni-directional, real time & center-controlled system**



Parking Spaces

**2000 parking lots in 3 Basements
Parking Area Available for visitors
Supported Parking Space Indicator
Autonomic Number Plate Recognition System**

Electrical Power

100% power supply assurance supplied by a sub-station which is supported from 2 major Electric Stations in Yangon Standby Power Generator Sets

Telecommunication & Internet

**Dedicated Internet supported by 5 major Telecommunication businesses
High FTTH with High Speed**

Times City Complex

www.timescity.com.mm



Times City Complex

No.37, Between Hantharwaddy and Kyun Taw Road,
Kamayut Township, Yangon.



Crown Advanced Construction Co.,Ltd.

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