



Aman Pexona

B e a c h s i d e V i l l a s

Sunset At Your Doorstep

A BREATHTAKING HAVEN

Actual sunset view taken from Sabandar Beach

A SANCTUARY WHERE WONDERFUL MEMORIES
ARE MADE AND CHERISHED FOREVER

Aman Pesa

EXQUISITE BEACHSIDE RETREAT WITH AWE-INSPIRING
VIEWS FOR THE RELAXING GOOD LIFE

Actual site view of Sabandar Beach

Location Map

WHITE SANDY BEACH, MANGROVE FOREST & RIVER MOUTH AT YOUR DOOR STEP

Situated at Kampung Sabandar, Aman Pesona is 40Km northwest of Sabah's Capital City, Kota Kinabalu. This unique sanctuary is surrounded by white sandy beach, lush emerald green mangrove forest and river mouth, embodying what a perfect getaway should be. Aman Pesona is bound to become a major tourist destination offering high-end gated and guarded community and scenic vicinity, thereby ensuring it with great investment value.



AMAN PESONA IS BLESSED WITH

Nature's Bountiful Beauty.

800 METER WALK TO

Sabandar Beach



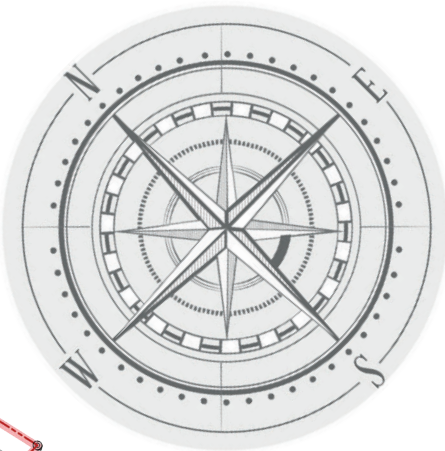
Aman Pesona

Beachside Villas

30 acres

Actual site view of Aman Pesona

Development Layout



LEGEND:

- | | |
|-------|----------------------------------|
| A1A | B1A |
| A1B | B1B |
| A2A | B2 |
| A2B | B3 |
| A3 | BACK OF HOUSE |
| STORE | CLUBHOUSE & HOTEL RECEPTION AREA |

Resort Reception Building

HOSPITALITY SERVICES PROVIDED

- Guesthouse
- Business Centre
- Room Service & In-Room Dining
- Resort Villas Promotion & Marketing
- Laundry Services
- Hospitality Management Services
- Inbound Itinerary Arrangement
- Bamboo Restaurant
- Horse Riding Area
- Buggy & Horse Wagon Services
- Cowboy Bar & Grill
- Yoga Deck



Clubhouse Building

INDOOR

- 24-hour Security and CCTV
- Function Area (Cafe)
- Game Room
- Gymnasium
- Business Centre
- Bamboo Restaurant
- Cowboy Bar & Grill

OUTDOOR

- 6-Acre Mangrove Park
- Children's Playground
- Wetland Forest
- Swimming Pool (Half Olympic Size)
- Yoga Deck
- Tai-Chi Platform
- Horse Riding Centre



TYPE A1A

SINGLE FRONTAGE

2050 SQ.FT.

3 BEDROOM

Type	Lot		
A1A (11 unit)	88	94	98
	89	95	99
	90	96	100
	91	97	



9 TYPES OF FLOOR LAYOUT &
SIZES TO CHOOSE FROM



TYPE A1 B

SINGLE FRONTAGE

2100 SQ.FT.

3 BEDROOM

Type	Lot	
A1 B (8 unit)	101	105
	102	106
	103	107
	104	108



9 TYPES OF FLOOR LAYOUT &
SIZES TO CHOOSE FROM



TYPE A2 A

SINGLE FRONTAGE

2190 SQ.FT.

3 BEDROOM + 1 UTILITY

Type	Lot					
A2A (50 unit)	1	10	20	29	47	56
	2	11	21	30	48	57
	3	12	22	31	49	58
	4	14	23	32	50	59
	5	15	24	33	51	60
	6	16	25	34	52	
	7	17	26	35	53	
	8	18	27	45	54	
	9	19	28	46	55	



9 TYPES OF FLOOR LAYOUT &
SIZES TO CHOOSE FROM



All floor plans and pictures are for illustration purposes only.

The images and material contained in this brochure are purely conceptual illustrations and not a legal offering nor will bear part of the agreement. All dimensions are approximate and subject to construction variances.

TYPE A2 B

SINGLE FRONTAGE

2270 SQ.FT.

3 BEDROOM + 1 UTILITY

Type	Lot		
A2B (22 units)	36	44	71
	37	64	72
	38	65	73
	39	66	74
	40	67	92
	41	68	93
	42	69	
	43	70	



9 TYPES OF FLOOR LAYOUT &
SIZES TO CHOOSE FROM



All floor plans and pictures are for illustration purposes only.

The images and material contained in this brochure are purely conceptual illustrations and not a legal offering nor will bear part of the agreement. All dimensions are approximate and subject to construction variances.

TYPE A3

SINGLE FRONTAGE

2970 SQ.FT.

4 BEDROOM + 1 STUDY

Type	Lot
A3 (2 units)	13
	87



9 TYPES OF FLOOR LAYOUT &
SIZES TO CHOOSE FROM



All floor plans and pictures are for illustration purposes only.

The images and material contained in this brochure are purely conceptual illustrations and not a legal offering nor will bear part of the agreement. All dimensions are approximate and subject to construction variances.

TYPE B1 A

SINGLE FRONTAGE

2160 SQ.FT.

3 BEDROOM

Type	Lot
B1 A (4 units)	75
	76
	77
	78



9 TYPES OF FLOOR LAYOUT &
SIZES TO CHOOSE FROM



All floor plans and pictures are for illustration purposes only.

The images and material contained in this brochure are purely conceptual illustrations and not a legal offering nor will bear part of the agreement. All dimensions are approximate and subject to construction variances.

TYPE B1 B

DOUBLE FRONTAGE

2280 SQ.FT.

3 BEDROOM

Type	Lot	
B1 B (10 units)	111	116
	112	117
	113	118
	114	119
	115	120



9 TYPES OF FLOOR LAYOUT &
SIZES TO CHOOSE FROM



All floor plans and pictures are for illustration purposes only.

The images and material contained in this brochure are purely conceptual illustrations and not a legal offering nor will bear part of the agreement. All dimensions are approximate and subject to construction variances.

TYPE B2

DOUBLE FRONTAGE

2440 SQ.FT.

3 BEDROOM + 1 FAMILY HALL

Type	Lot	
B2 (7 units)	63	85
	82	109
	83	110
	84	



9 TYPES OF FLOOR LAYOUT &
SIZES TO CHOOSE FROM



All floor plans and pictures are for illustration purposes only.

The images and material contained in this brochure are purely conceptual illustrations and not a legal offering nor will bear part of the agreement. All dimensions are approximate and subject to construction variances.

TYPE B3

DOUBLE FRONTAGE

2840 SQ.FT.

4 BEDROOM

Type	Lot	
B3 (6 units)	61	80
	62	81
	79	86



All floor plans and pictures are for illustration purposes only.

9 TYPES OF FLOOR LAYOUT &
SIZES TO CHOOSE FROM



Interior Concept 1

4 CHOICES OF INTERIOR CONCEPTS



SAFARI

The images and material contained in this brochure are purely conceptual illustrations and not a legal offering nor will bear part of the agreement. All dimensions are approximate and subject to construction variances.

Interior Concept 2

4 CHOICES OF INTERIOR CONCEPTS



The images and material contained in this brochure are purely conceptual illustrations and not a legal offering nor will bear part of the agreement. All dimensions are approximate and subject to construction variances.

Interior Concept 3

4 CHOICES OF INTERIOR CONCEPTS



The images and material contained in this brochure are purely conceptual illustrations and not a legal offering nor will bear part of the agreement. All dimensions are approximate and subject to construction variances.

Interior Concepts 4

4 CHOICES OF INTERIOR CONCEPTS



The images and material contained in this brochure are purely conceptual illustrations and not a legal offering nor will bear part of the agreement. All dimensions are approximate and subject to construction variances.

Adjacent Golf Facilities

Dalit Bay Golf & Country Club is the resort's 18-hole championship golf course. Bordered by the Tambalang and Mengkabong rivers, guests can tee-off with stunning views of Mount Kinabalu in the backdrop. Nestled within the 400 acres of Shangri-La's Rasa Ria Resort & Spa, the course was designed to highlight Sabah's natural beauty.



RIVER CRUISE & FISHING AT

Sabandar River



DEVELOPED BY:



KinsaResortsBerhad

(877625-x)

WISMA KINSABINA

KM7, Nosoob Baru, Jalan Penampang, 88300
Kota Kinabalu, Sabah, Malaysia



www.amanpesona.com



Approved Development Plan by Majlis Daerah Tuaran Ref: MDTRN: 131/1443(28) Dated 24 November 2015

Approved Building Plan by Majlis Daerah Tuaran Ref: MDTRN: 131/1443(22) Dated 31 July 2015

Approved Development by Jabatan Perancang Bandar & Wilayah Ref: JPBW.04/04/994/(18) Dated 19 November 2014

All art renderings and pictures featured are artist's visual impressions only. All floor plans and pictures are for illustration purposes only. The information contained herein is subject to change without notification as may be required by the relevant authorities. In case of any discrepancy of information, the specifications and detailed information in the Sales and Purchase Agreement shall prevail.