

Beachfront Condotel & Hotel Suites



aman senja

Beautiful Sunset at

*Sabandar*

Sabandar Beach Actual View





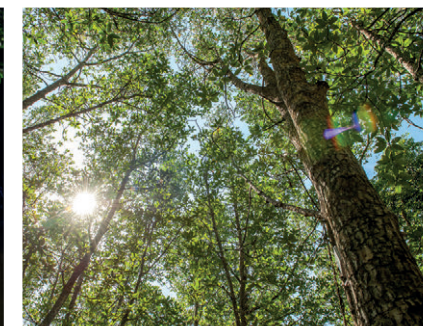
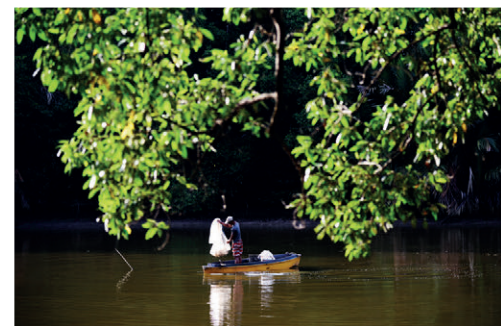
*Experience a Tranquil  
And Serene Lifestyle*





## CHANGE OF PACE

A tranquil haven located about half an hour's drive from the city, Aman Senja provides a luxurious and safe ocean front living. The serene landscape provides an ideal setting for one to embrace nature. An integrated development with a host of amenities, Aman Senja is a perfect getaway for the discerning residents. Stay for the picture perfect Sabandar Beach sunset from the deck overlooking the beach or from your own private balcony.

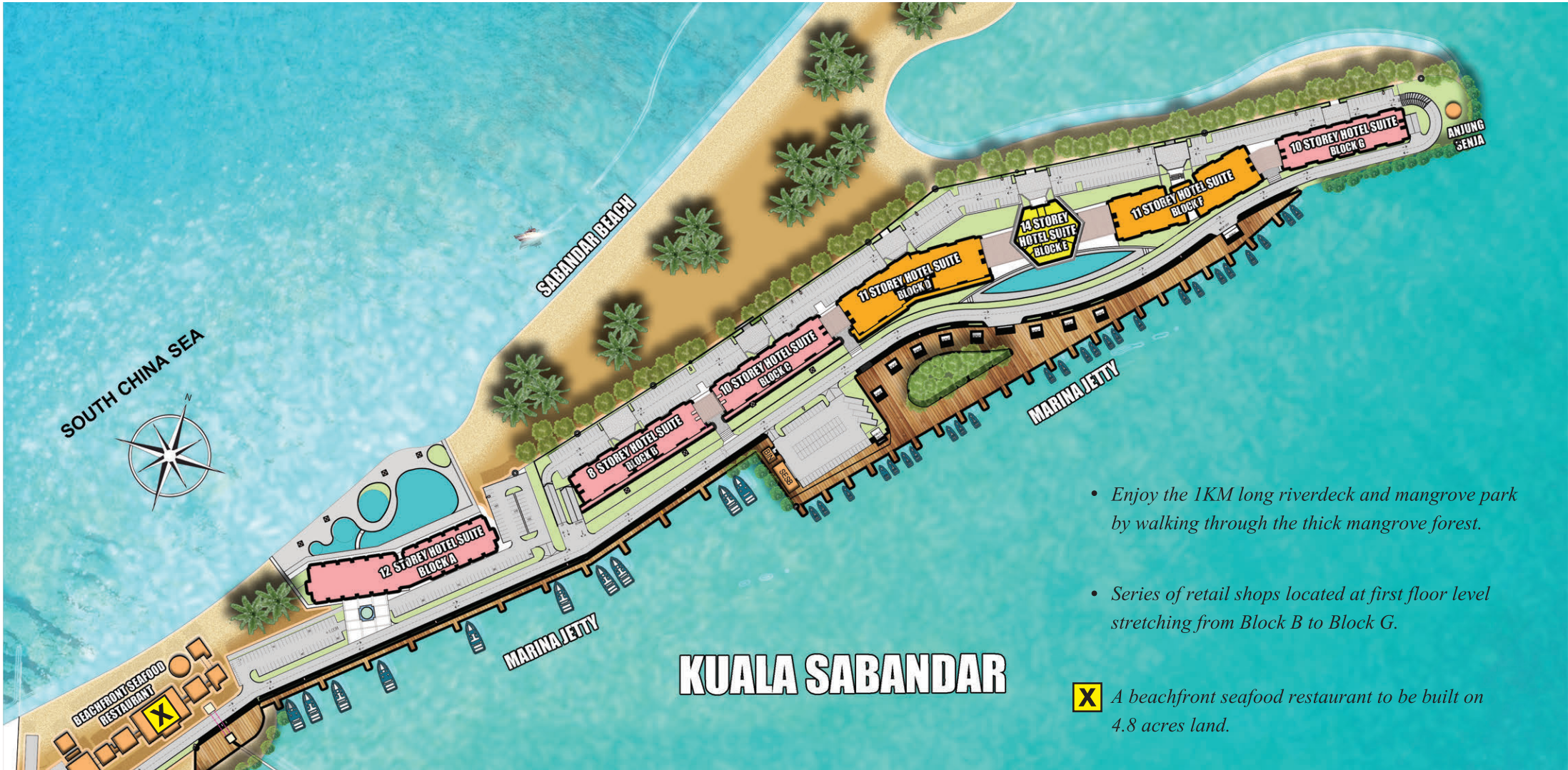




# DEVELOPMENT LAYOUT PLAN

Total Development Area : 22.6 acres

Block B, C, D, E, F & G = 888 units of Beachfront Condotel  
Block A = 368 units of Hotel Suites







Bird's-eye View



View from Riverside







View from South China Sea towards Block A

## *Aman Senja*

Lauded by Sabah Economic Development Corridor (SEDIA) as the “Kinabalu Gold Coast,” Sabandar Beach offers stunning sunsets and quiet interlude from the city. Built with the intention of preserving the sea and the sandy beach, the architectural concept for the development is to marry luxury lifestyle with the tranquil natural environment.

Aman Senja presents a perfectly harmonious lifestyle of sun, sand, river and aesthetics along an 800-meter stretch of pristine shoreline. With its contemporary design framed by the ocean waters and azure sky, Aman Senja boasts 888 units of beachfront condotels with one to three bedroom residences, each featuring a spacious floor plan with floor-to-ceiling windows and spectacular views of the ocean or river. Block A comprises 368 units of hotel suites with luxurious space for luscious resort-style living and vacation rentals.





Bird's-eye View towards the entire Aman Senja Development





View from river towards Block A marina jetty provided for small boats to berth









**Sandy white beach with seaport activities**



**Condotel units overlooking the crystalline blue seas**

## *Salient Features*

Aman Senja is truly a leisure property development that allows owners to embrace nature. Positioned to be the only beachfront property in Kota Kinabalu, owners can set foot on white sandy beach and enjoy riverside walks along a 1km long mangrove park boulevard. A series of retail shops along the first level stretches from Block B to Block G shall evoke a vibrant of night life coupled with active commercial pedestrian street activities.

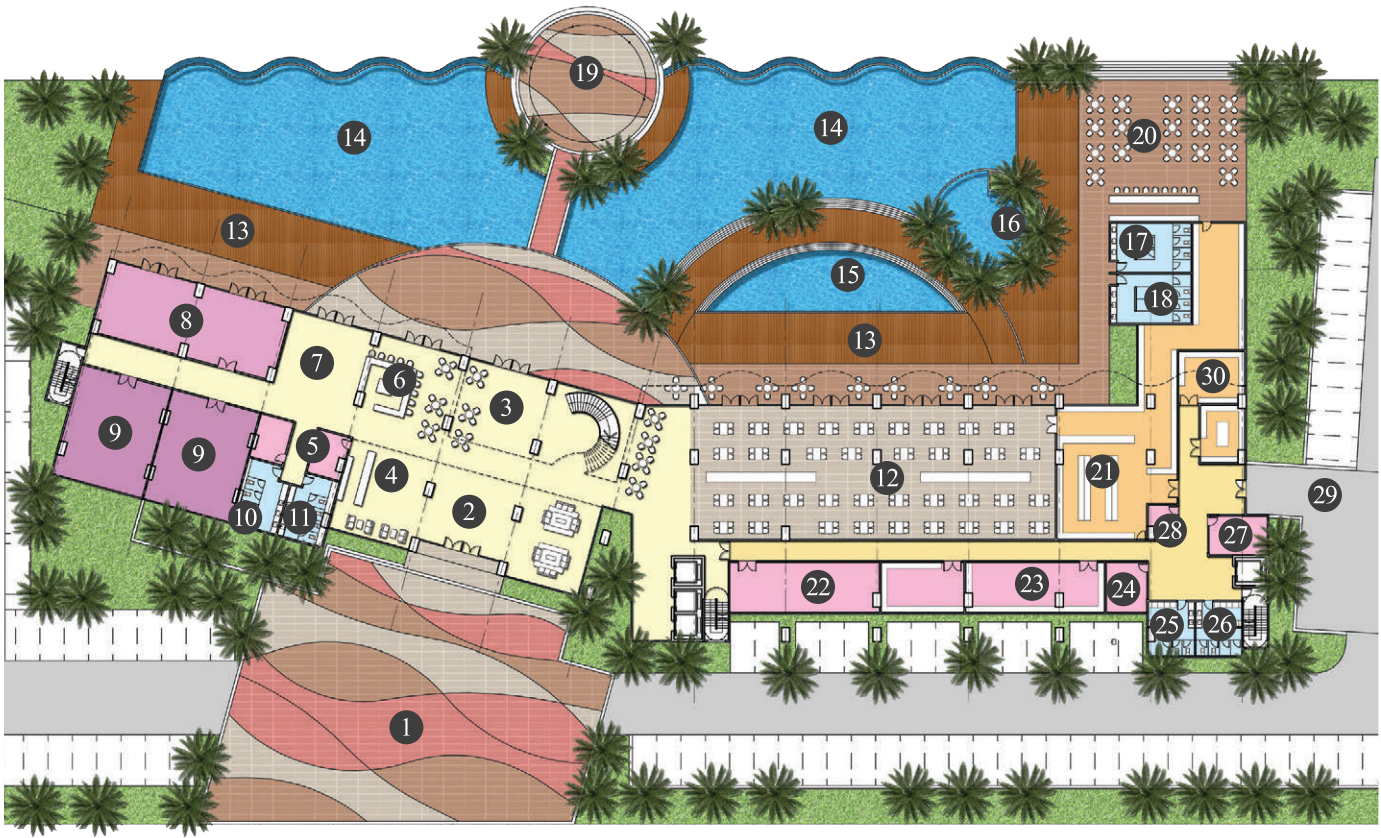
Aman Senja is also the only leisure development that provides a marina jetty for owners to dock yachts up to 40 feet long. Owners may also enjoy an array of sea sports and river sports activities.

The architectural design of Aman Senja took inspiration from the ocean waves which resulted in a modern and stylistic building design.

Aside from Aman Senja's surrounding natural assets, Aman Senja would also be equipped with luxurious facilities that would be found in 5 star hotels for all relaxation needs.



**LEVEL 1** (Ground Floor Plan)



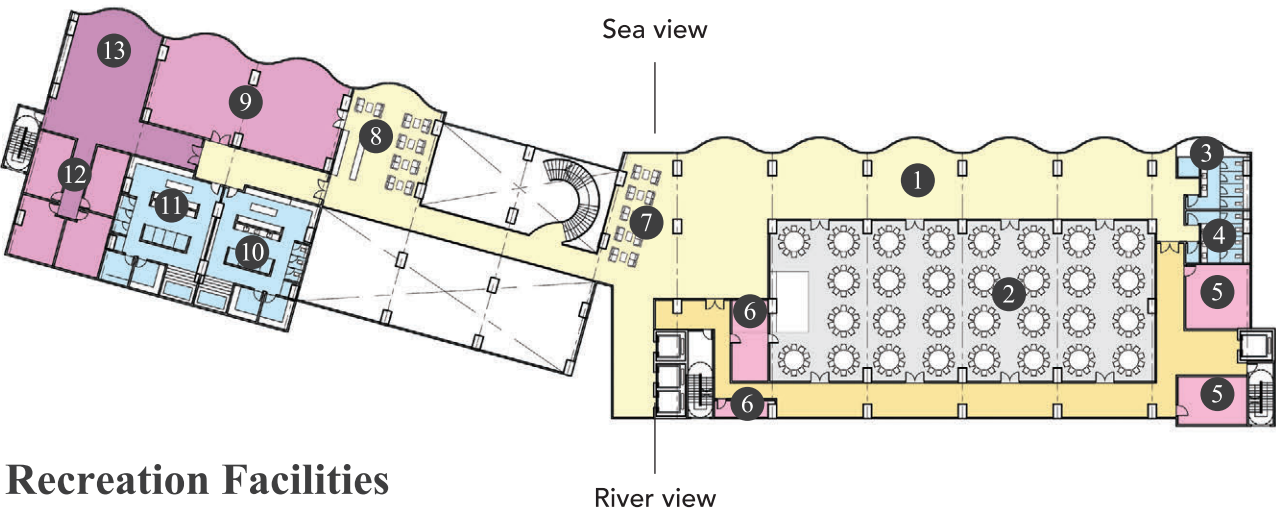
**Hotel Reception, Offices & Cafe area**

*Legend :*

- |                               |                                        |
|-------------------------------|----------------------------------------|
| 1 Drop Off Plaza              | 17 Male Changing Room                  |
| 2 Main Lobby                  | 18 Female Changing Room                |
| 3 Lounge                      | 19 Gazebo                              |
| 4 Front Desk                  | 20 Outdoor Seaside Dining              |
| 5 Luggage Store               | 21 Kitchen                             |
| 6 Coffee Bar                  | 22 Management Office                   |
| 7 Pre Function Area           | 23 Back of House                       |
| 8 Business Centre             | 24 Staff Resting Room                  |
| 9 Meeting Room / Seminar Room | 25 Female Staff Changing Room & Locker |
| 10 Male Toilet                | 26 Male Staff Changing Room & Locker   |
| 11 Female Toilet              | 27 BOH Office                          |
| 12 Café                       | 28 Chef Office                         |
| 13 Pool Deck                  | 29 Loading Area                        |
| 14 Swimming Pool              | 30 Store                               |
| 15 Wading Pool                |                                        |
| 16 Jacuzzi                    |                                        |



# LEVEL 2 (First Floor Plan)



## Recreation Facilities & Restaurant

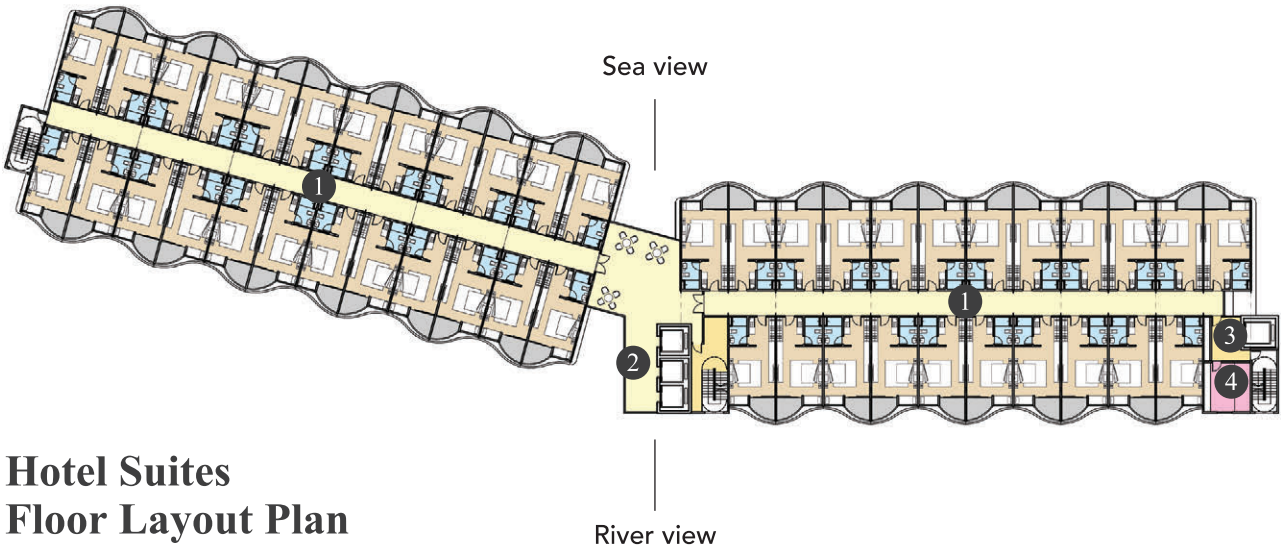


### Legend :

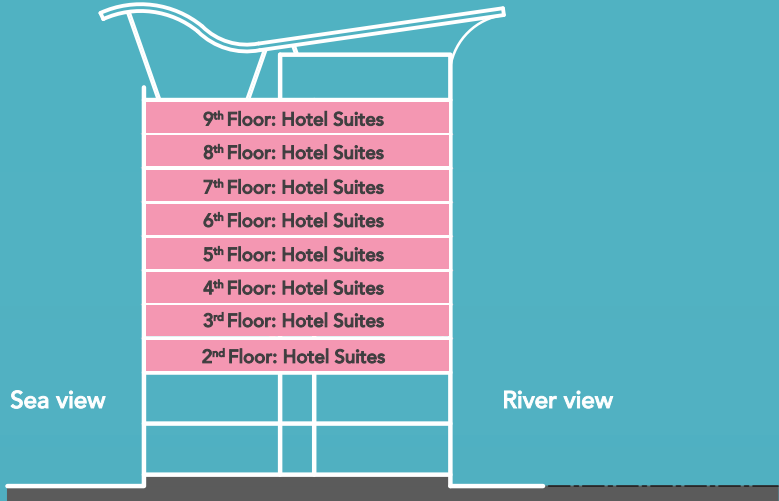
- |                          |                                                            |
|--------------------------|------------------------------------------------------------|
| 1 Pre Function Area      | 9 Gymnasium                                                |
| 2 Banquet Hall           | 10 Male Changing Room<br>(Sauna, Steam Room and Jacuzzi)   |
| 3 Male Toilet            | 11 Female Changing Room<br>(Sauna, Steam Room and Jacuzzi) |
| 4 Female Toilet          | 12 Spa Room                                                |
| 5 Preparation Room       | 13 Pedicure and Manicure Lounge                            |
| 6 Back Stage             |                                                            |
| 7 Lounge                 |                                                            |
| 8 Wellness Centre Lounge |                                                            |



LEVEL 3 - 10 (2<sup>nd</sup> to 9<sup>th</sup> Floor Hotel Plan)



Hotel Suites  
Floor Layout Plan



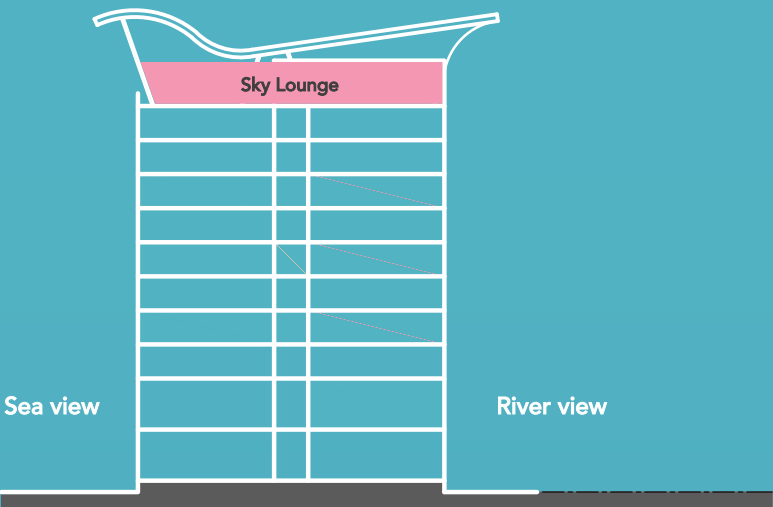
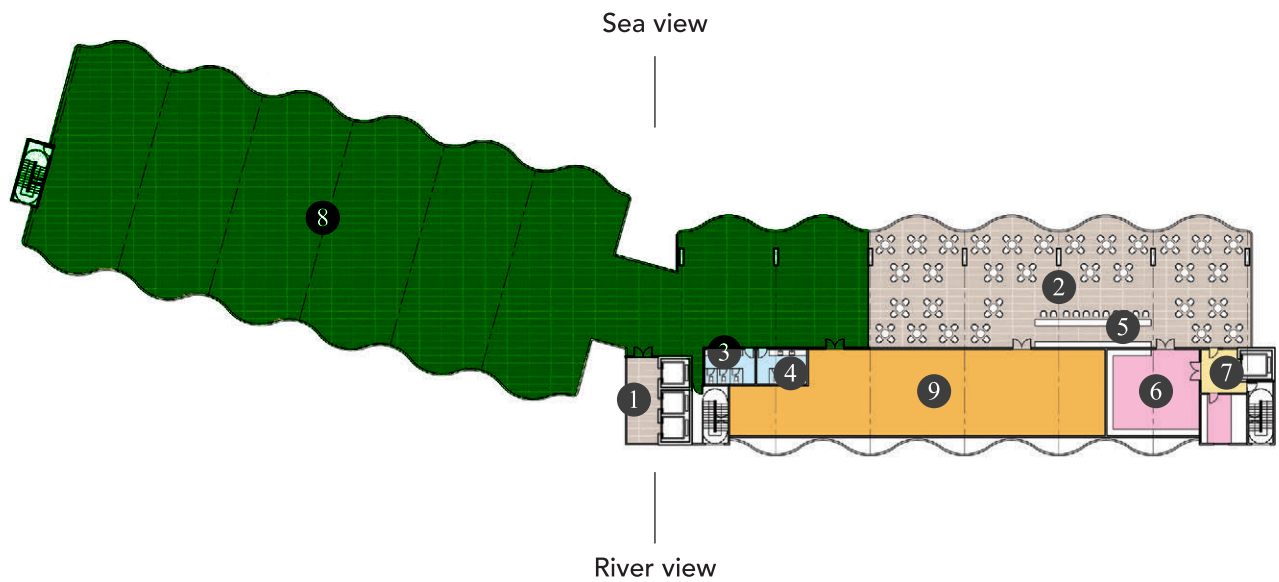
*Legend :*

- |              |                 |
|--------------|-----------------|
| 1 Hotel Room | 3 Back of House |
| 2 Lift Lobby | 4 Service Lift  |





# SKY LOUNGE (10<sup>th</sup> Floor)



## Legend :

- |                 |                    |
|-----------------|--------------------|
| 1 Lift Lobby    | 6 Preparation Room |
| 2 Lounge        | 7 Service Lift     |
| 3 Male Toilet   | 8 Flat Roof        |
| 4 Female Toilet | 9 M&E              |
| 5 Coffee Bar    |                    |





## ROOMS WITH SEA VIEW & RIVER VIEW

*Front Facing the Crystalline Sea,  
Rear Facing Emerald Greens*

The way the elongated development is juxtaposed ensures the most breathtaking view of South China Sea for the beach front units, whereas the rear units face stunning views of the river, mangrove forest and the majestic silhouette of Mount Kinabalu.







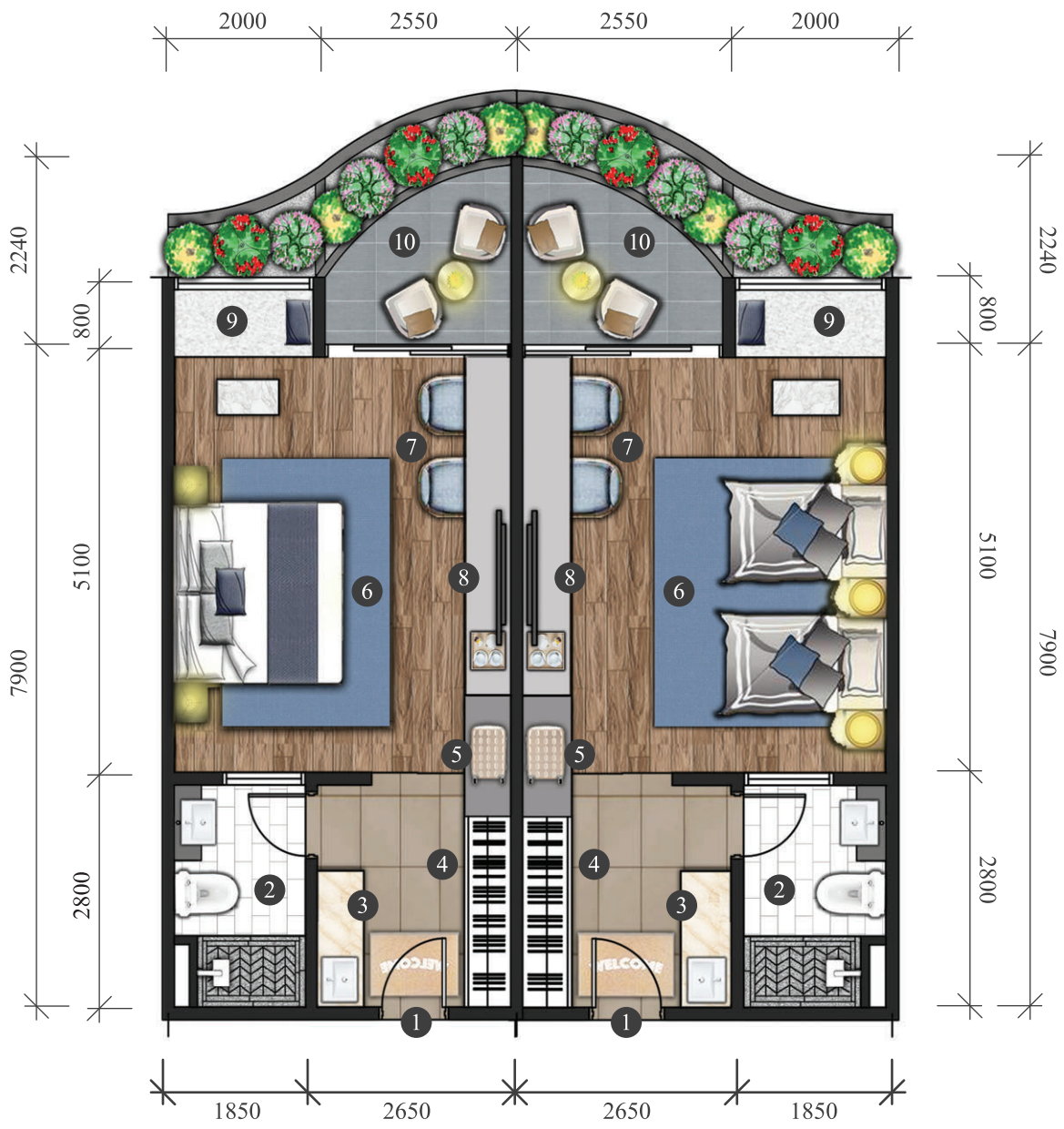
Rear View Facing Sabandar River and Mount Kinabalu



PHASE 1: ONLY BLOCK A & BLOCK B  
FOR SALE

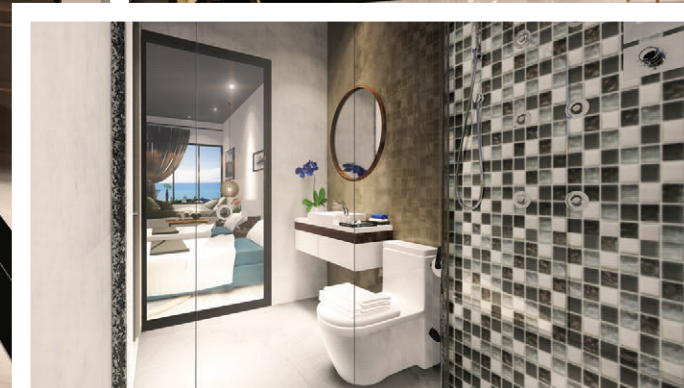
Type A1  
**BLOCK A**  
*Standard*  
( 448 sqft )

- 1 Entrance
- 2 Bathroom
- 3 Pantry
- 4 Wardrobe
- 5 Luggage Area
- 6 Bed Area
- 7 Desk
- 8 TV
- 9 Day Bed
- 10 Balcony

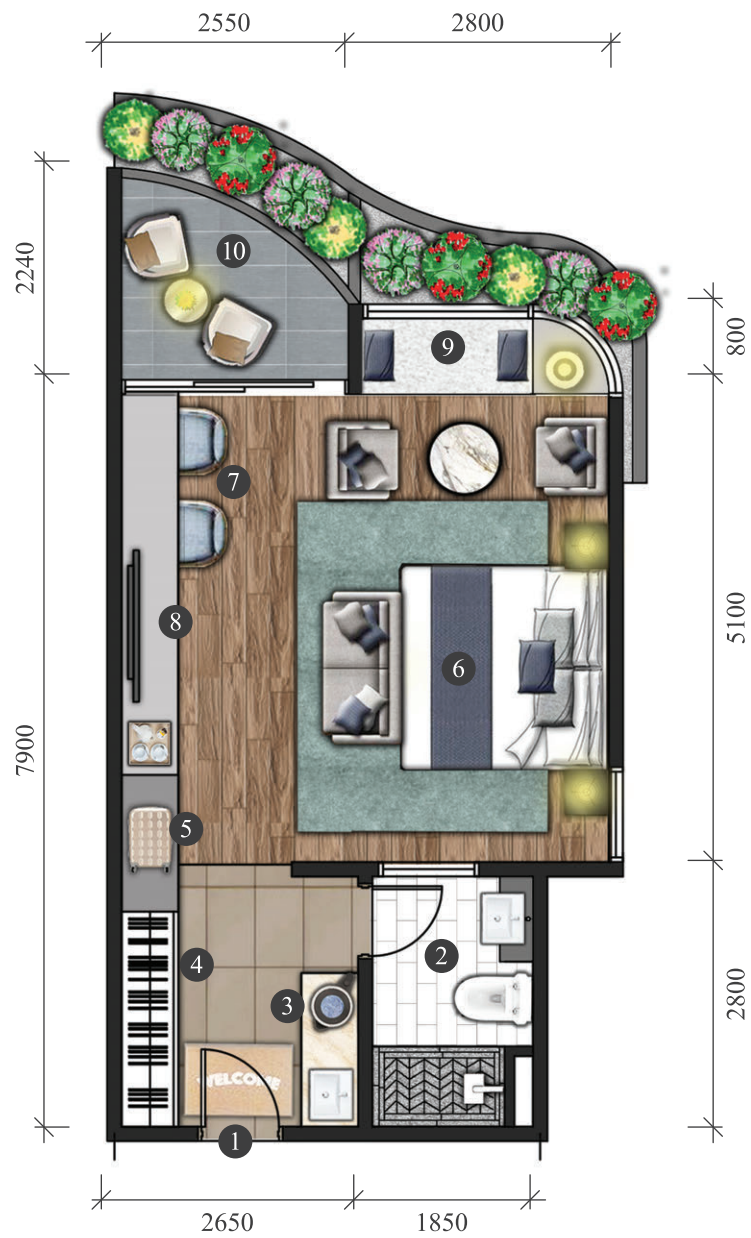




Artist's impression of the interior perspective for Block A Standard Intermediate Hotel Suite







Type A2  
**BLOCK A**  
*Superior Corner*  
 ( 497 sqft )

- 1 Entrance
- 2 Bathroom
- 3 Pantry
- 4 Wardrobe
- 5 Luggage Area
- 6 Bed Area
- 7 Desk
- 8 TV
- 9 Day Bed
- 10 Balcony





Artist's impression of the interior perspective for Block A Superior Corner Hotel Suite







Type B

## BLOCK B

*Dual Key Intermediate*

( 750 sqft )

- 1 Entrance
- 2 Bathroom 1
- 3 Bathroom 2
- 4 Kitchen
- 5 Dining
- 6 Living Area
- 7 Master Bedroom
- 8 Bedroom 1
- 9 Balcony





Artist's impression of the interior perspective for Block B Dual-Key units





## IN THE NEIGHBOURHOOD

Only a stone's throw away from Aman Pesona Beachside Villas, are the Mangrove Park and Sabandar Cowboy Town. There you will find leisure activities such as firefly watching, river cruise and horseback riding by the beach with the convenience of nearby eateries. Aside from the incredible natural features and amenities, Aman Senja Beachfront Condotel & Hotel Suites will be managed by a reputable hotel operator.

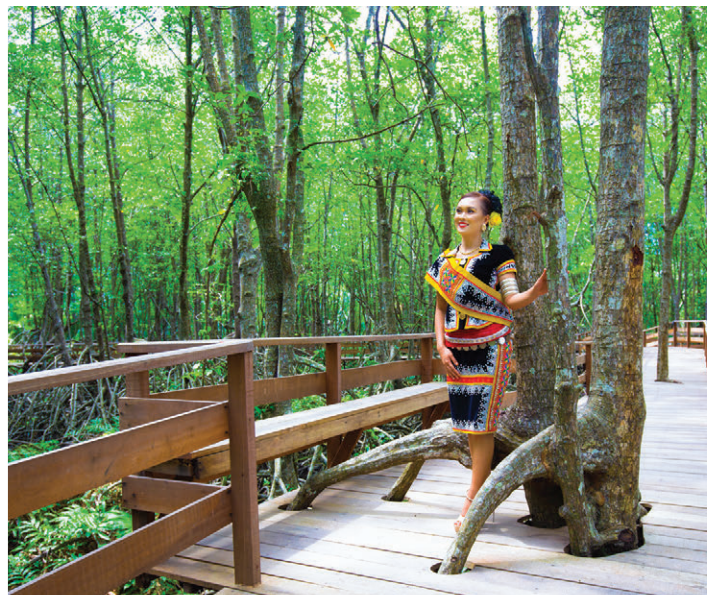






*Wetlands are vital for human survival. They are among the world's most productive environments; cradles of biological diversity that provide the water and productivity upon which countless species of plants and animals depend for survival.*

*As such a boardwalk is built around 6 acres of conserved mangrove forest to allow visitors to view the habitat of flora and fauna, which became a popular recreational park and natural ecological attraction for visitors to discover the mangrove ecosystem.*



*A delightful sight of fireflies illuminating the journey along the river at night.*





# AMENITIES



## PROPERTY MANAGEMENT WITH FACILITIES

24-hour CCTV & Security Guards Services  
Swimming Pool & Wading Pool (Half an Olympic Size)  
Landscape Maintenance and Cleaning Service  
Café  
Clubhouse  
Sauna, Wellness and Relaxation Room  
Gymnasium  
Game Room  
Children's Playground  
Basketball Court  
Tennis Court  
Wetland and Forest Open Space



## HOSPITALITY SERVICES

Cowboy Bar and Grill  
Yoga Platform  
Guest Reception Counter & Hospitality Management Building  
Horse Riding Area  
Bamboo Restaurant  
Business Center & Retail Shops  
Laundry Services  
Room Service and In-room Dining  
Buggy and Horse Wagon Services  
Housekeeping Services  
Resort Promotion and Marketing  
Inbound Itinerary Arrangement  
Aman Bayu Beach Café





## WATERSPORT ACTIVITIES

Aman Senja offers a plethora of beach activities and sights made for families and outdoor enthusiasts.



Upon arrival, guests will be welcomed by the beautiful lobby and social spaces of this beachfront development.

Units with a variety of bedroom sizes sold for private ownership can also be run individually as vacation rentals. There are 3 types of rooms available with different built-up areas.



## PLACES OF INTEREST



MENGKABONG RIVER



SULAMAN LAKE



# 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.



SHANGRI-LA’S RASA RIA RESORT



DALIT BAY GOLF & COUNTRY CLUB



# NEARBY TUARAN

Tuaran is a bustling little town with tree-lined boulevard-style streets. The landmark of Tuaran Town, is the nine-storey Lin San Pagoda, which is decorated by vividly painted guardian deities. It's worth stopping in Tuaran Town especially on market day. The surrounding area also consists of attractions such as the Crocodile Farm.

LIN SAN PAGODA



TUARAN TOWN



TUARAN CROCODILE FARM



## PICTURESQUE SCENERY



SUNSET AT SABANDAR

MENKABONG RIVER



SILHOUTTE OF MOUNT KINABALU



Developed by:



KinsaResortsBerhad  
(877625-X)

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



*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.*