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Property and Migration Seminar

Melbourne

Venue: Mutiara 1, The Radisson Hotel
Saturday 26th Mar 2016 | Property & Migration Seminar
Seminar Time: 1.30PM
Exhibition Time: 10.00AM to 5.00PM

Sunday 27th Mar 2016 | Property & Migration Seminar
Seminar Time: 1.30PM
Exhibition Time: 10.00AM to 5.00PM

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As a fan of the Japanese culture, I was really looking forward to working on this issue when the team decided to focus on Japanese lifestyle and intelligent design.

I first visited Tokyo five years ago, and the city has since left a lasting impression on me. Tokyo is a city like no other, where the past coexists with the future in perfect harmony. I can still clearly remember the smell of fresh seafood as I exited the train at 5am in the morning.

Doing the research for this issue has brought back many fond memories, particularly the rich experiences I gained from my interactions with the local people. Studying the Japanese approach to architecture further reaffirms my admiration for a culture that values attention to detail, innovation and has a respect for quality. In Japan, architects are referred to as “Sensei”, a connotation usually reserved for a doctor or a teacher—a person who the community revere and believes in, rather than doubts. According to Marcia Iwatate and Geeta Mehta, the authors of Japan Living, the Japanese are also more willing to invest in home design than most people in other countries.

On the cover of this issue, we look at the essence of building a sanctuary through the lens of the masterful Japanese architectural philosophy which focuses on form and space—to see how Japanese designers engage with the mind and soul, and how their designs transcend functionality and reflect the values of the home owners.

If you were to ask me what makes Japanese culture unique, I would have to tell you about the coffee and toast experience I had at a seemingly ordinary traditional corner coffee shop by the fish market at 6.15am. The shop owners served customers with absolute dedication, the bread was toasted to perfection, and the coffee was brewed to the standard of a top notch barista. That’s my impression for the real beauty of Japan—a country where ordinary people do their jobs with great passion, dedication and pride.

Best Regards

Shaun Hoon
Contents

Issue 20 | March 2016

\ Natural Harmony

COVER

\ INVESTING
10 | One Coburg Quarter, Australia

\ EXPLORING
14 | Eastern & Oriental Hotel, Penang

\ FOCUSING
20 | Financial Advice with AIA
57 | Kids Advice

\ LIVING
28 | Authentic Touch

\ DISCOVERING
32 | Bellavista Lifestyle & Furniture

\ PROPERTY
37 | Houses in Sg. Tilong, Brunei

\ TRAVELLING
49 | Places to visit in Japan
50 | Japanese Cuisine
51 | Japanese Textiles & Fabrics
52 | Airbnb - Tokyo, Japan

\ TRENDING
55 | Top Products
ESCAPE TO THE NORTH

One Coburg Quarter, Melbourne

One Coburg Quarter is proudly brought to you exclusively by Australia Property and Development (APAD). APAD is a one stop platform on Australian properties information, properties management, taxation and migration services to help their clients build their property investment portfolio.


One Coburg Quarter in Melbourne is a new community ideally located between bustling Sydney Road and the tranquil expanses of Coburg Lake. This development is set to become a thriving new hub for inner-city business; a new place to go for eating out and meeting friends; and an exciting health and wellness precinct. It will have a new eat street, cafés and restaurants, an outdoor cinema, open air yoga, local music festivals, a pop-up market, an on-site boutique, a village square, a gym and day spa and other amenities. This is the perfect opportunity for you to own property in a prime location in Melbourne.

Unprecedented Location

Connected to Melbourne and surrounded by the established northern suburbs, Coburg has rapidly evolved to become one of the city’s most attractive places. When you live in Coburg, everything is within easy reach. Around the bustling Sydney Road you can find supermarkets, bakeries, butchers, grocers and more. Slightly further, Brunswick and Pascoe Vale both offer their own particular brands of cafés, major shops and independent retail outlets. Head along Bell Street to reach the iconic Preston Market for an abundance of fresh, flavourful produce. Then turn around and take Bell Street in the other direction to get to the airport in no time at all. From Coburg, the CBD is easily accessed via the number 19 tram, running past Melbourne University on Royal Parade. The Upfield Line also provides fast train travel into the city, with a popular bike track running alongside.

Exclusive Interiors

Arrival and entry into One Coburg Quarter is a special experience. Passing through a landscaped courtyard, entry into the building is via a living lobby which will be a space synonymous with a luxury hotel. Above the apartments, a resident’s rooftop garden has been designed to be a place to meet fellow residents and to share the stunning views back over Coburg to the city skyline.

The apartments in One Coburg Quarter are well above the average size. The floorplans of these spacious one and two bedroom homes have been crafted to capture this site’s incredible views and to maximise light through full height windows and clever design. Generous terraces extend the living spaces outside with room for your own personal Coburg garden. Kitchens are light-filled spaces ready to inspire any budding north side chef. Materials are polished and contemporary. All bedrooms enjoy abundant natural sunshine. In every way, these are modern living spaces carefully designed to create the kind of place you’re proud to call home.

One Coburg Quarter
Address:
Northern Suburbs of Melbourne

Apartment Features:
One/Two Bedrooms with One/Two Bathrooms

Pricing:
1 Bedroom from AUD 367,000
2 Bedroom from AUD 533,000 (comes with car park)

Average Price per Sq. Meter:
Approximately AUD 8,200 per sqm.

No. of Units & Levels:
148 units
7 Levels

Completion Date:
TBC

Status:
Freehold
Characterful Community

One Coburg Quarter will have its own unique personality, inspired by the diverse character of the surrounding area and the people who make this such a vibrant community. From the traditional Lebanese flavours of zaatar to the Latin-American infused cuisine of True North, there are more than enough local flavours to keep every foodie here well and truly satisfied. This is certainly a place where you can be yourself and embrace the future, among good friends and surrounded by real community spirit.

Recreation:
The Woodlands
Post Office Hotel
Coburg Lake Reserve
Coburg Farmer’s Market
Half Moon Café
Little Deer Tracks

Amenities:
Merri Creek
East Coburg Tennis Club
Coburg Leisure Centre
Pentridge
Coburg Principal Activity Centre

Education:
Schools:
St Paul’s Parish Primary School
Moreland Primary School
Coburg Primary School
Coburg Senior High School
Antonine College - Cedar Campus
Coburg Special Development School

Universities:
University of Melbourne (#1 in Australia)
RMIT University
La Trobe University

Transport:
- Upfield railway line
- Tram route 19
- Tram route 1
- Tram route 8
- Bus Routes
- Cyclists have access
- Upfield Bike Path and the Merri Creek Trail
- City Link

Key Features

Bedroom
One Coburg Quarter
Artist Impression

Exterior Design
One Coburg Quarter
Artist Impression

The Teams behind the Vision

The teams behind the development of One Coburg Quarter are leading Australian developer Future Estate and renowned architects ROTHELOWMAN. With experienced and highly qualified professionals, both of these companies are committed to exceeding the expectations of their customers.

Australia Property And Development (APAD) provides a one stop platform on Australian properties information, properties management, taxation and migration services to help their clients build their property investment portfolio. Visit their website apad.com.au to get the latest updates on special offers and property deals or for enquiries send an email to: email@apad.com.au or kennethkok@apad.com.au

A Property and Migration forum for One Coburg Quarter will be held on -:
Saturday 26th and Sunday 27th March, 2016
Venue: The Mutiara Ballroom, The Radisson Hotel
Exhibition Time: 10:00am - 5:00pm
Seminar: 1:30pm

Interested parties can contact Janet
Tel: 818 7128 or 223 3630 | janet@catalyst.com.bn

Bathroom
One Coburg Quarter
Artist Impression
Penang is a vibrant multicultural island off the north-west coast of Peninsular Malaysia – it entices visitors with its colonial charm and mouth-watering mix of cuisines. Tucked away in the heart of George Town sits one of the Far East’s most prestigious and historic hotels – the Eastern & Oriental. This hotel takes you back to a time of elegance and sophistication and makes you want to stay forever.

Situated in George Town, a UNESCO World Heritage Site, the E & O is 20 kilometres from the Penang International Airport and within walking distance from the food havens, shopping complexes and entertainment outlets of the downtown area. Guests walking into the E & O are immediately transported back in time to an era of total refinement and classic style. From the mahogany check-in desks in the original building with pigeonholes for their 100 suites, the doormen in khaki clothing with pith helmets, the waiters with crisp white shirts and jet-black bowties to the traditional outfits of the chambermaids – all of these elements recreate the golden age of travel.
All of the hotels suites are magnificently furnished, extravagantly spacious and come in eight different types, with either city or sea views. Each suite comes with modern day amenities and every guest who stays at the E&O Hotel receives individual attention. The hotel’s round-the-clock impeccable butler service guarantees that guests’ personal needs and comfort are a constant focus from the moment they arrive. Personalised attentive service standards with old world charm are the hallmark of the E&O Hotel.

The recently opened Victory Annexe offers guests luxurious accommodation and includes 118 Studio Suites and four Corner Suites. All Studio Suites feature a bedroom, bathroom with twin vanities and private balcony. A separate living room, unique rainforest shower and dining area with ‘270’ view of the sea are standard in the Corner Suites. In keeping with the original colonial styled guestrooms of the early 1900s, all suites feature Victorian details such as en-suite bathrooms fitted with claw footed long baths, pedestal ceramic basins, lazy ceiling fans and breezy private balconies. While embodying the opulence of a grandeur age, the hotel offers all the necessary modern facilities and the latest and the best technology give guests’ instant access to the wireless world.

For visitors seeking to unwind or to energise the body, mind and spirit the hotel’s swimming pool faces the sea and is set amidst lush tropical greenery in a beautifully manicured garden. For the ultimate experience in relaxation head to the Pañpuri Organic Spa Penang—nestled in the Victory Annexe on the 6th Floor. This award-winning pampering haven offers its clients luxury organic treatments in an elegant environment. The signature of Pañpuri Organic Spa Penang is the broad range of exotic, authentic therapies from across Asia performed by carefully selected, well-trained hands from all around the world. In addition, each luxurious treatment is further underscored by only the finest natural and organic Pañpuri products that contain hypo-allergenic, natural plant-based ingredients.

The E&O’s restaurants also have a celebrated reputation for serving an extensive menu ranging from Penang’s local delicacies to European fine dining. The tantalising medley of flavours and aromas will satisfy the most sophisticated palate.

Definitely a unique sanctuary – The Eastern & Oriental Hotel, Penang is more than a return to elegance – it is “a place where there is always enough time for the things that really matter”.

For more information and reservations: 
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SME benefits that benefit SMEs better.
Ways to Avoid a Budget Burnout

It is the beginning of the month, and you are ready to prepare a brand new budget for the upcoming month. You know your expected income so you divide it up into categories and put aside a large amount for savings, and another amount to pay your loans. You then feel relieved, and hope that this is the month where everything will come together financially. But then reality hits and the dream turns into a nightmare. By the middle of the month, you have already spent too much on eating out; your washing machine breaks down and you have to fix it. And to make things worse, you make several short trips to Miri as well as buying expensive birthday gifts for your partner. By the end of the month you feel depressed and frustrated. But it does not have to be like this. If you make several short trips to Miri as well as buying expensive birthday gifts for your partner. By the end of the month you feel depressed and frustrated. But it does not have to be like this. If you have been failing to make your budget work, we have identified a few basic ways to help you start achieving fiscal balance.

1 Avoid having unrealistic expectations

While it may look good on paper, can you realistically expect to go from spending $200 a month on eating out to $0 with the click of a mouse? Take small steps to adjust your budget. Lifestyle adjustments are easier without abrupt changes.

2 Make sure you are able to keep up with tracking

You may need to rethink your budgeting strategy if you lose track of the receipts; and you have no idea of what the charges are on your credit card. Waiting until transactions clear the bank to track your budget may also be disastrous (for example, transactions from Friday may not even appear until the middle of the following week!). Be sure to keep on top of your spending to ensure that you have an accurate idea of your financial situation.

3 Plan for irregular expenses

Not all expenses occur monthly. Many, like certain types of insurance, car registration, medical expenses, and others occur at different times throughout the year. It is important to average out these expenses and account for them when creating a realistic and workable budget.

4 Be ready for unplanned expenses

Like irregular expenses, unplanned expenses occur throughout the year, but are even more unpredictable. They occur when least expected, for example you may suddenly have major plumbing repairs at home. By properly averaging out your yearly expenses and having a good emergency fund, you should be able to comfortably deal with this type of expense.

5 Use the right tools

When your needs or habits do not connect well with your budgeting software, nothing you can do will give you the results you want. The best way to find out what best works for you is to try different services and analyse what features are most important.

6 Make sure that you are using the type of budget that suits you

A wide-scope budget that tracks six major categories may not be the right type of budget for a detail-oriented person who wants to keep track of every cent. On the other hand, a budget with sixteen categories will only frustrate someone who just wants to see the big picture.

7 Do not get ahead of yourself

By the middle of the month if you have a budget surplus do not get ahead of yourself and commit your income through the end of the month, without knowing what is ahead of you. Use the surplus as an extra cushion in case of unexpected expenses, and save it if things go well.

8 Try not to be too detached or too detailed

You should definitely monitor your finances closely on a regular basis to make sure that things are on target. However, checking your account every 30 minutes to make sure nothing new has been posted will quickly give you a budget burn-out.

9 Leave enough extra room

Even if you include irregular and unplanned expenses, remember that even the smallest additional expense over will immediately put your budget in the red, and this will leave you feeling dejected. So to avoid this leave a percentage of your income un-allocated until the end of the month.

10 Forget failure just get back on track fast

It is easy to get off track when your budget does not work. Even if you go off track, rather than beating yourself up for making mistakes, look at why the budget is failing and make necessary corrections as soon as possible.

AIA understands how important it is to plan ahead for important occasions such as saving for your children’s education, starting a business or enjoying well-earned golden years in retirement. It is well known that the earlier financial planning is started, the better possibility there is of getting higher returns over time. AIA has various saving plans for achieving financial goals and securing the lifestyle that you desire. So start planning early and reap the rewards.
Water and stone are two essential elements of Izumiya, a remarkable house constructed in 1972. This twentieth-century house features two timeless issues in Japanese design: the quests to express the innate beauty of natural materials and to bring the interior and exterior closer together. These goals have been achieved in this house by using traditional materials such as stones, shoji screens, timber floors and tatami mats in a radically different way than in traditional Japanese architecture.

This home highlights the innate beauty of stones. The designer seeks to create forms where the soul of each stone is expressed in as natural a way as possible, and believes that one must handle a stone created by natural forces over thousands of years with great humility.
The ground floor of this 267-square-meter house is composed of massive stone masonry walls, a light steel space frame and roof, and an occasional reed ceiling. A continuous strip window below the ceiling level adds to the impression of airiness of the roof that contrasts with the heavy stonewalls below. Innovative use of stones of various shapes and colors in the walls, floors and artifacts has produced a powerful experience. The entire glass wall of the living room can be slid aside to open the room to the porch and the garden. A small second floor area has two tatami-matted bedrooms and a wooden truss, lending it a more traditional than the first floor.

The central feature of the living room is a column constructed from two pieces of solid granite. Since stone looks best when it is wet, this column, the rough ashlar stone floor, stone alcoves, and other stone objects of this room are watered every day. As this is common practice in Japanese gardens, the effect of this in Izumiya is the blurring of the distinction between inside and outside. Indoor plants that grow out of the stone crevices further reinforce that concept.
Visit our store
1st Floor, Unit 102 & 115
Mabohai Shopping Complex
The interior of this home has its own distinctive style that’s both nurturing and inviting. Simple spaces and unique furnishings are treated with verve through texture, accents and colour. The home is a study in well-designed exuberance to meet the style appeal of the family who lives here. The couple who have three young adult children have travelled to many countries and their home reflects an appreciation for beautiful pieces that are unique. With a strong sense of personal style and a discerning artful eye, the homemakers have succeeded in creating a truly elegant and comfortable home.

This home draws inspiration different countries to create a truly remarkable and individual space.
This family has only lived in Brunei for a short time, yet their home feels more like one which they’ve already shared for many years. The sense of homeliness and attention to decorative detail is evident from the moment you enter the living areas. Sudan, Egypt, Syria, Lebanon, Turkey and Malaysia – these countries have all been a source of inspiration for these homemakers.

Intricately woven carpets from Turkey, Pakistan and Azerbaijan adorn the floors while exquisite lamps and antique chairs sit gracefully around the living room. Brass and ceramic pieces collected from the Middle East and Asia add exotic appeal to the spaces. The walls are decked with eye-catching contemporary style artwork which have been done by both father and daughter. The wife and mother proudly explained that her husband enjoys painting as a hobby and over the years has produced many strikingly interesting pieces. One of her daughters has followed in his footsteps and evidence of her talent can be seen throughout the home. The wife also has a very keen interest in interior decorating with a sensibility that gravitates towards classic silhouettes and timeless pieces paired with a touch of glamour – this can be seen in her excellent choice of furnishings throughout the home.

Antique furniture adds depth and originality to the living areas of this home. The wife told us that she is passionate about antiques and takes great pleasure in finding exquisite lamps and various distinctive pieces - like the gramophone and old fashioned phone which she bought in Khartoum. We were told that the two brown leather chairs in the living room are in fact over one hundred years old. She told us that she loves to scour markets, garage sales and auctions to find interesting furniture and accessories for her home. One of her favourite places to shop is The Grand Bazaar in Istanbul. As one of the largest covered markets in the world with 60 streets and 5,000 shops - this bazaar is like a treasure trove for homemakers like her who know their personal style and have a discerning eye for unusually beautiful objects.

Flowing through this entire home is a continual simple elegance. The bedrooms boast well-chosen artwork, carpets and accessories which all combine to create dream sanctuaries. Lighting is another very important aspect of this home décor and the husband makes sure that the right lighting is used to create the perfect ambiance in each room.

This home is one of a kind because these homemakers know that the key to creating a comfortable home is about personalising the space. They have successfully done this and now have a home that is welcoming, interesting and most of all, a place where their family can enjoy creating more happy enduring memories.
Savvy home decorators who appreciate quality furnishings are always looking for world renowned brands that combine innovative designs with superior craftsmanship and the finest materials. This is why since opening its doors in Brunei, Bellavista Lifestyle and Furniture in Kg Delima is fast becoming the go-to-store for an exclusive range of authentic Italian furniture. Italy has long been known for producing some of the finest and most luxurious furniture in the world. At the heart of Italian style are important elements like: design, materials, finish, dimensions and most importantly, the individual’s needs and lifestyle. And now, Bruneians too will have the opportunity to transform their homes with stunning furniture and accessories that have been designed and manufactured in Italy, from start to finish.
From the moment you enter Bellavista you will see furniture that defines the character of a space and breathes life into living rooms, dining rooms and bedrooms. From timeless classics to chic contemporary choices – all of the furniture is made with Italian flair and sourced directly from well-known Italian furniture manufacturers StatuS and Cubo Rosso. And to complement the furniture is a line of unique and exquisite home accessories from Italian designer Debora Carucci.

Italian Style and Sophistication
Add glamour to your dining room, living room or bedroom with furniture from StatuS. Using the finest materials from the best Italian suppliers, furniture from StatuS is 100% designed and made in Italy. A team of highly skilled and experienced professionals are dedicated to the production of their exquisite collections of furniture and furnishings. But more importantly, StatuS puts the customer’s health and well-being first. The company makes sure that all of their furniture is free from toxic adhesives and is fully compliant with the European E1 Regulation regarding formaldehyde emissions. So when you come home to StatuS furniture - you can just sit back and enjoy “La dolce vita” (the good life).

The Epitome of Luxury
Discover a range of sumptuous leather sofas designed and made by Cubo Rosso. This furniture is designed to take centre stage in any room. Stunningly beautiful and ultra-comfortable, this brand offers high quality, meticulously made sofas that express the passion of Italian elegance and the creativity of Italian craftsmanship. Cubo Rosso’s main aim is to exceed the expectations of its customers by offering a distinctive mix of innovative style and functionality. The collections are created to satisfy every taste and form requirement.

Alluring Italian-made Accessories
Enhance any room in your home with exquisite accessories from Debora Carucci. Every piece combines talent, tradition and technology to produce collections which have been crafted from the best raw materials such as Swarovski crystal and hand-worked metals plated by 18kt gold and 925 silver – all made in according to the ancient traditions of master craftsmen. The Debora Carucci range of accessories include coffee tables, mirrors, decorative wall clocks, crystal lamps and vintage and modern table lamps.

Visit Bellavista Lifestyle and Furniture for genuine Italian furniture and accessories that will give your home the cherished look of timeless elegance.
PROPERTY
Houses in Sg. Tilong, Brunei

Semi-D House
Sg. Tilong, Jln Muara
Property ID: IL-MR/S/025SO

THE LOCATION
• Prime Hilltop Location
• Close to Hua Ho Manggis, Berakas Highway & Aman Complex
• Modern unit with spacious built-up areas
• 90% built – near completion
• Strata 90 years title – open to all foreigners and local residents to purchase

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March 2016

www.squarefeet.asia
**Detached House**

Contact: Janet +673 8187128 or 223 3630   Email: Janet@catalyst.com.bn

- **Location:** Pandan 4, Kuala Belait
- **Type:** 2 Storey Detached House with High Ceiling, European Design
- **No. of Rooms:** 4 Bedrooms, 1 Living Room, 1 Family Room
- **Price:** BND 580,000
- **Land Title:** Freehold
- **Land Size:** 0.19 acre
- **Status:** Available
- **Fully Furnished**
  Price includes all furniture, TV, Astro, Fridge, Washing Machine and Dryer

---

**Detached House**

- **Location:** Kg. Rimba, Gadong
- **Type:** Two Storey Detached House
- **No. of Rooms:** 4 Bedrooms, 3 Bathrooms
- **Price:**
  - For Sale: BND 460,000
  - For Rent: BND 2,200 (Semi Furnished)
  - For Rent: BND 2,800 (Fully Furnished)
- **Land Title:** Leasehold
- **Land Size:** 0.11 acre
- **Status:** Available
100% COMPLETED

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• All Downlight & Bulbs
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• Quality Sanitary Ware
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• Personal Parking Lots

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1) Tutong Town
2) Traffic Light
3) Riverside @ Tutong
4) Tutong River
5) Tutong Telisai Highway
6) Courts Furniture
7) Patrol Station

1,668 Sq feet
3 + 1 BEDROOMS, 2 TOILETS
# Property Listings

**For Sale**

### Kuala Belait

- **Property ID:** IL-MR/S/001LL
  - **Type:** Detached Bungalow
  - **Price:** BND 460K
  - **Land Size:** 0.143 acre
  - **No. of Rooms:** 5 Bedrooms
  - **Status:** Complete in December 2017

### Tj. Bunut

- **Property ID:** IL-MR/S/002LL
  - **Type:** Semi-Detached
  - **Price:** BND 370K
  - **Land Size:** 3,040 ft²
  - **Land Title:** Freehold
  - **Type:** 2 Storey Semi-Detached
  - **Property ID:** IL-MR/S/005OO
    - **High Ceiling, European Design**
    - **Status:** Available, Fully Furnished
    - **Price:** BND 580K
    - **No. of Rooms:** 4 Bedrooms + 1 Family Room
    - **Built-up Area:** Approx. 2,300 ft²
  - **Price:** BND 395K – BND 420K
  - **Built-up Area:** 3,288-3,400 ft²
  - **Type:** Semi-Detached
  - **Property ID:** IL-MR/S/011LR
    - **Status:** Brand New and Lightly Furnished
    - **Price:** BND 500K
  - **Property ID:** IL-MR/S/012OO
    - **Status:** Near Completion, Only 1 Unit Remaining
    - **Price:** BND 300K
  - **Property ID:** IL-MR/S/013LR
    - **Status:** Proposed
    - **Price:** BND 258K – 278K
  - **Property ID:** IL-MR/S/014LR
    - **Status:** Proposed, Fully Furnished
    - **Price:** BND 299K
  - **Property ID:** IL-MR/S/015OO
    - **Status:** Earthwork Completed
    - **Price:** BND 350K
  - **Property ID:** IL-MR/S/016DE
    - **Status:** Proposed. 1 Unit Remaining
  - **Property ID:** IL-MR/S/017DE
    - **Status:** Proposed, Fully Furnished
    - **Price:** BND 299K
  - **Property ID:** IL-MR/S/018DE
    - **Status:** Earthwork Completed

### Mentiri

- **Property ID:** IL-MR/S/012EE
  - **Type:** 2 Storey Semi-Detached
  - **Price:** BND 350K
  - **No. of Rooms:** 4 Bedrooms + 4 Bathrooms
  - **Type:** 2 Storey Semi-Detached
  - **Property ID:** IL-MR/S/019DE
    - **Status:** Earthwork Completed
    - **Built-up Area:** 2,200 ft²
    - **Land Title:** Leasehold
    - **Land Size:** 0.18 acre
    - **Price:** For Sale: BND 550K
    - **Built-up Area:** 2,200 ft²
  - **Property ID:** IL-MR/S/020DE
    - **Status:** Earthwork Completed

### Kg. Meragang

- **Property ID:** IL-MR/S/021DE
  - **Status:** Proposed
  - **Price:** BND 257K
  - **Built-up Area:** 2,500 ft²
  - **Foreigners
  - **Property ID:** IL-MR/S/022DE
    - **Status:** Available
    - **Type:** 2 Storey Terrace
    - **Built-up Area:** 2,181 ft²
    - **Land Size:** 0.18 acre
    - **Property ID:** IL-MR/S/023DE
      - **Status:** Earthwork Completed

### Kg. Malaut

- **Property ID:** IL-MR/S/024DC
  - **Type:** 2 Storey Terrace
  - **Built-up Area:** 2,200 ft²
  - **Land Size:** 0.08 acre
  - **Price:** BND 460K
  - **Built-up Area:** Approx. 2,200 ft²
  - **Type:** 2 Storey Detached
  - **Property ID:** IL-MR/S/008OO
    - **Status:** Under Construction
    - **Price:** BND 320K
  - **Property ID:** IL-MR/S/009LL
    - **Type:** Linked House
    - **Built-up Area:** 2,200 ft²
    - **Land Size:** 0.136 acre
    - **Price:** BND 460K
  - **Property ID:** IL-MR/S/009LL
    - **Type:** Link House
    - **Built-up Area:** 2,200 ft²
    - **Land Size:** 0.136 acre
    - **Price:** BND 460K
  - **Property ID:** IL-MR/S/010CS
    - **Status:** Near Completion, Only 1 Unit Remaining
    - **Price:** BND 250K – 278K
    - **Built-up Area:** 1,380 ft²
  - **Property ID:** IL-MR/S/011CS
    - **Type:** Semi-Detached
    - **Built-up Area:** Approx 2,300 ft²
    - **Land Size:** 0.08 acre
    - **No. of Rooms:** 4 Bedrooms + 4 Bathrooms
    - **Type:** 2 Storey Semi-Detached
    - **Property ID:** IL-MR/S/014CS
      - **Status:** Under Construction
      - **Price:** BND 350K
    - **Property ID:** IL-MR/S/015OO
      - **Status:** Earthwork Completed
      - **Built-up Area:** 2,200 ft²
  - **Property ID:** IL-MR/S/016DE
    - **Status:** Proposed. 1 Unit Remaining
  - **Property ID:** IL-MR/S/017DE
    - **Status:** Proposed, Fully Furnished
    - **Price:** BND 299K
  - **Property ID:** IL-MR/S/018DE
    - **Status:** Earthwork Completed

### Kg. Tanah Jambu

- **Property ID:** IL-MR/S/021EE
  - **Type:** 2 Storey Semi-Detached
  - **Price:** BND 257K
  - **Built-up Area:** 2,500 ft²
  - **No. of Rooms:** 4 Bedrooms + 4 Bathrooms
  - **Type:** 2 Storey Terrace

---

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Prices are accurate at time of publishing.
### For Rent

#### Kuala Belait

| Property ID: IL-MR/R/001OO | Type: Duplex Apartment | No. of Rooms: 4 Bedrooms + 4 Bathrooms | Land Size: 0.33 acre | Status: Available | Price: BND 1,200/mth |

| Property ID: IL-MR/R/002LR | Type: 2 Storey Semi-Detached | No. of Rooms: 4 Bedrooms + 4 Bathrooms | Land Size: 0.33 acre | Status: Available | Price: BND 1,800/mth |

| Property ID: IL-MR/R/003OO | Type: 2 Storey Detached House | No. of Rooms: 4 Bedrooms + 4 Bathrooms | Land Size: 0.33 acre | Status: Available | Price: BND 2,000/mth |

| Property ID: IL-MR/R/004DE | Type: 2 Storey Semi-Detached | No. of Rooms: 4 Bedrooms + 4 Bathrooms | Land Size: 0.33 acre | Status: Available | Price: BND 2,000/mth |

| Property ID: IL-MR/R/005OO | Type: 2 Storey Detached House | No. of Rooms: 4 Bedrooms + 4 Bathrooms | Land Size: 0.33 acre | Status: Available | Price: BND 2,000/mth |

#### Kilanas

| Property ID: IL-MR/R/006LR | Type: 2 Storey Terrace | No. of Rooms: 4 Bedrooms + 3 Bathrooms | Status: Available | Price: BND 1,800/mth |

| Property ID: IL-MR/R/007LR | Type: 2 Storey Semi-Detached | No. of Rooms: 4 Bedrooms + 3 Bathrooms | Status: Available | Price: BND 1,800/mth |

| Property ID: IL-MR/R/008SP | Type: 2 Storey Semi-Detached | No. of Rooms: 4 Bedrooms + 3 Bathrooms | Status: Available | Price: BND 2,000/mth |

| Property ID: IL-MR/R/009SP | Type: 2 Storey Semi-Detached | No. of Rooms: 4 Bedrooms + 3 Bathrooms | Status: Available | Price: BND 2,000/mth |

#### Subok

| Property ID: IL-MR/R/010HM | Type: 2 Storey Terrace | No. of Rooms: 4 Bedrooms + 3 Bathrooms | Status: Available | Price: BND 1,500/mth |

| Property ID: IL-MR/R/011HM | Type: 2 Storey Detached House | No. of Rooms: 4 Bedrooms + 4 Bathrooms | Status: Available | Price: BND 2,500/mth |

| Property ID: IL-MR/R/012HM | Type: 2 Storey Detached House | No. of Rooms: 4 Bedrooms + 4 Bathrooms | Status: Available | Price: BND 2,500/mth |

#### Tungku

| Property ID: IL-MR/R/013DE | Type: 2 Storey Detached House | No. of Rooms: 4 Bedrooms + 4 Bathrooms | Status: Available | Price: BND 2,000/mth |

| Property ID: IL-MR/R/014DE | Type: 2 Storey Detached House | No. of Rooms: 4 Bedrooms + 4 Bathrooms | Status: Available | Price: BND 2,000/mth |

| Property ID: IL-MR/R/015HM | Type: 2 Storey Semi-Detached | No. of Rooms: 4 Bedrooms + 4 Bathrooms | Status: Available | Price: BND 1,000/mth |

#### Tungku Link

| Property ID: IL-MR/R/016LR | Type: Bungalow | No. of Rooms: 4 Bedrooms | Status: Available | Price: BND 2,000/mth |

| Property ID: IL-MR/R/017LR | Type: 2 Storey Semi-Detached | No. of Rooms: 4 Bedrooms + 3 Bathrooms | Status: Available | Price: BND 1,500/mth |

| Property ID: IL-MR/R/018HM | Type: 2 Storey Semi-Detached | No. of Rooms: 4 Bedrooms + 3 Bathrooms | Status: Available | Price: BND 1,500/mth |

| Property ID: IL-MR/R/019HM | Type: 2 Storey Semi-Detached | No. of Rooms: 4 Bedrooms + 3 Bathrooms | Status: Available | Price: BND 1,500/mth |

| Property ID: IL-MR/R/020DE | Type: 2 Storey Semi-Detached | No. of Rooms: 4 Bedrooms | Status: Available | Price: BND 1,000/mth |

| Property ID: IL-MR/R/021HM | Type: 2 Storey Semi-Detached | No. of Rooms: 4 Bedrooms + 4 Bathrooms | Status: Available | Price: BND 1,800/mth |

| Property ID: IL-MR/R/022HM | Type: 2 Storey Semi-Detached | No. of Rooms: 4 Bedrooms + 4 Bathrooms | Status: Available | Price: BND 1,800/mth |

| Property ID: IL-MR/R/023HM | Type: 2 Storey Semi-Detached | No. of Rooms: 4 Bedrooms + 4 Bathrooms | Status: Available | Price: BND 1,800/mth |

| Property ID: IL-MR/R/024DE | Type: 2 Storey Semi-Detached | No. of Rooms: 4 Bedrooms | Status: Available | Price: BND 1,000/mth |

### Contact Details

Contact Janet | +673 818 7128 | +673 223 3630 | janet@catalyst.com.bn

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Located in the city of Ashikaga in Tochigi prefecture, about 1 1/2 to 2 hours from Tokyo.
TRAVELLING
Places to visit in Japan

Beautiful, mysterious, intriguing - Japan is a country that will truly capture your heart forever! Here are just a few places that will leave you wanting to see and experience more of Japan.

< OSAKA
Known as the “Venice of the East”, Osaka is undoubtedly one of the most modern cities in Japan, with countless impressive examples of modern architecture. This world class city has many cultural institutions, from superb museums and art galleries to ultra-modern entertainment, theatres, and music venues. Thanks to its history, Osaka owns a masterpiece of Japanese architecture, Shitenno-ji, one of the oldest shrines in all of Japan, and Osaka Aquarium Kaiyukan one of the world’s largest public aquariums. Osaka is also home to some of Japan’s friendliest people and best food, in fact, the Japanese have bestowed a special term upon the city called “kuidaore”, which means “to ruin oneself by extravagance in food”.

< NAGOYA
Less crowded than other cities in Japan and more laid back, Nagoya beckons you to take your time and explore all that it has to offer. You’ll discover a wealth of museums, ancient temples, mouth-wateringly delicious diverse cuisine, cultural attractions and as much shopping as you can handle! The people are friendly and the transport system is one of the best in the world – so it’s easy to find your way around. Here you get a little of everything you might expect in Japan - the ancient temples and zen gardens at nearby Dazaifu, the hi-tech gadgetry on sale in the Tenjin district, or the craft-loving communities around the Itoshima peninsula to the west. Visit Fukuoka Asian Art Museum the only gallery in the world dedicated exclusively to modern and contemporary art from Asian countries or relax in the cat and owl cafes.

< FUKUOKA
You can truly enjoy the best of both worlds when visiting Fukuoka – explore the vibrant city centre and relax in the tranquil parks and on the scenic waterfront. Getting around is quick and simple using the JR Kyushu trains, a private train line and three subway lines. Here you get a little of everything you might expect in Japan - the ancient temples and zen gardens at nearby Dazaifu, the hi-tech gadgetry on sale in the Tenjin district, or the craft-loving communities around the Itoshima peninsula to the west. Visit Fukuoka Asian Art Museum the only gallery in the world dedicated exclusively to modern and contemporary art from Asian countries or relax in the cat and owl cafes.

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All advertised Singapore Airlines fares include the price of the air ticket, associate taxes and fuel charges. Fares are valid until 31st March 2016, fares quoted are subject to change as a result of currency fluctuations. Please contact Singapore Airlines office for more information. Limited seats available and other terms and conditions apply.
One of the most popular food options in Brunei, Japanese cuisine is appreciated, respected and most of all, enjoyed in countries all around the world. The Japanese food culture has remained largely healthy and vibrant. It is notoriously nutritious and is based around super-fresh, seasonal products. What’s even more appealing, is that the visual presentation of Japanese food is considered an art form and great attention is payed to the smallest mouth-watering details. A Japanese meal is much more than just eating; it’s socialising, communicating and the expression of gratitude.

There’s so much more to Japanese food besides sushi and sashimi. Here are a few lesser known Japanese delights that are definitely worth trying.

Uniquely Delicious

Japanese Cuisine is More than Just Sushi and Sashimi

A Super Savoury Snack

< Onigiri

It is said that Onigiri originated when samurai needed a quick snack in the fields during wartime in the 17th century. Onigiri are seasoned rice balls wrapped in nori (dried seaweed), but unlike sushi, the rice is not vinegared. Some onigiri are filled with seafood or vegetables, and many onigiri fans mould their creations into cute little characters.

Utterly Irresistible

< Taiyaki

This is a Japanese pancake-like cake traditionally filled with sweet red bean paste or other things like custard and chocolate. It is moulded into the shape of a fish (usually a carp) and fried to a golden perfection.

Did you know that when eating Japanese food you should :

1. Always try to eat things in one bite and avoid using your teeth to tear food into smaller pieces. Since it’s impolite to place half-eaten food back on a plate, cover your mouth with your hand when chewing big pieces of food.

2. Never mix wasabi into your soy sauce. Instead, place a small amount of wasabi directly on the piece of sashimi and then dip the fish into the soy sauce.

3. Don’t hover or touch food without taking it, and always pause to eat your rice.

4. You should never raise your food above your mouth, the highest level your chopsticks ever reach.

5. Never rest your chopsticks across the top of your bowl because it is considered impolite. If you want to put down your chopsticks, you should put it on a chopstick rest, or hashioki.

Tempt Your Taste Buds

< Uiro

These are traditional Japanese steamed cakes. They’re chewy and slightly sweet. They are made with rice flour and flavoured with natural ingredients such as ariso, kinako, matcha, gyu, strawberries or chestnut paste. Uiro are a few lesser known Japanese delights that are definitely worth trying.

Distinctive Dyeing

Shibori-zome dyeing refers to a set of dyeing techniques used to create simpler patterns by binding, stitching or folding the fabric to prevent dye from colouring those areas of the cloth. Although tie-dyeing techniques have evolved in many cultures around the world, Japanese shibori is unique in the wide variety of patterns that have developed. Colourful yuzen-zome dyeing textiles began around the 17th century and is still popular today. This form of resist dyeing makes it possible to create more delicate patterns and three open the doors to a wealth of pictorial possibilities in kimono design.

Fascinating Fabrics

The patterns in kasuri fabrics are woven from dyed threads rather than created by dyeing woven cloth. This technique makes it possible to create colourful, intricate designs as well as lattice and other patterns using even the simplest weaving techniques. Kasuri literally translates as grained, and the style takes its name from the grained edges of the patterns. Silk guaze is a transparent open weave fabric created from a complicated interwoven thread. There are three basic styles of guaze weave in Japan: ra, xia, and ro. (Known collectively as usumono or thin fabric). Silk guaze is thought to have been worn in the summer by court nobles, samurai and other members of the upper classes in the early 8th century.
Why did you decide to put your house on Airbnb?
I first experienced Airbnb as a guest several years ago while traveling the world. The experience of staying amongst people who were actually living in the countries I was visiting was much more memorable than staying with other tourists in hostels and hotels, so I was instantly drawn to the concept of hosting.

Tell us about the inspiration behind your home design.
Japan is unique in the way that it merges culture and past traditions with new concepts and technology. This inspired me to create a home that is both traditionally constructed and decorated, yet also equipped with all the modern fittings and amenities that you would expect to find in a 5-star rated home.

What makes your home an ideal holiday stay?
Our location. The Samurai House is just a two minute train ride from the busiest station in the world (Shinjuku), which makes it the ideal base for your Tokyo adventures.

What has been the best experience being an Airbnb host so far.
The entire Airbnb hosting experience has been humbling and made me appreciate how much work goes into ensuring a pleasant stay!
United States-ASEAN Connect Initiative launched

Address social vulnerabilities to trade and investment.

Kamit for social vulnerabilities to address in tackling the Sultan and Yang Di-Pertuan of His Majesty Sultan Haji Hassanal Bolkiah Mu’izzaddin Waddaulah, efforts to counter terrorism.

continued on page A2

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**FOCUSING**

Kids Advice

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**The Secret to a Goodnight’s Sleep**

Choosing the right mattress for your child

In our previous article we gave you advice on choosing the right type of bed for your child. Now it’s time to consider the importance of choosing the best type of mattress for your child – one that supports their growing bones during childhood; reduces the risk of stiffness and discomfort; and ensures a restful night’s sleep. Research has shown that when it comes to sleeping, what matters for a child’s spine is support. Both their spine and neck have to be in a neutral position, which minimises stress and allows the spine to grow without any restrictions. So the mattress you choose for your child has to be soft enough for them to be comfortable, yet firm enough to prevent them from completely sinking into it. In fact the potential consequence of children sleeping on an unsupportive foam mattress is that their growing spine is placed under stress for prolonged periods of time and this can lead to permanent deforming issues. Experts recommend that parents invest in mattresses with a box spring support system, as this will provide maximum support for the child at night, leading to a good, comfortable night’s sleep.

But before choosing the best mattress for your child, you need to think about size, type of materials used, and the firmness. If your child suffers from allergies, check the mattress label carefully to make sure there are no materials that may cause your child problems. When it comes to firmness, do not look only at the labels. Different brands may have different label names for the same level of firmness: one company’s firm may be another’s extra firm. For example, if you’re buying an infant mattress, make sure it’s firm. Infants should sleep on firm mattresses to reduce the risk of SIDS. (SIDS is “also known as cot death or crib death and is the sudden unexplained death of a child less than one year of age… SIDS usually occurs during sleep.”)

It’s also important to make sure you cover the mattress with a liquid resistant mattress cover or pad because doing this helps keep the mattress clean and more sanitary. A good quality mattress protector offers the added advantage of acting as an anti-allergy barrier, protecting your little one from dust mites, a major cause of asthma and hay fever.

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**What are the different types of mattresses?**

**Open coil children’s mattress** - This is a great value spring system ideal for children’s beds. If you’re looking for a mattress on a budget, an open coil is a good option, providing comfort and support at a great price.

**Continuous spring children’s mattress** - The continuous spring runs from head to toe which helps to distribute body weight up and down the bed, giving your child increased support. This is a comfortable, lump-free mattress.

**Zoned children’s mattress** - These mattresses offer more support where your body needs it most like in the middle of the bed. A zoned mattress gives great support as your child grows.

**Pocket sprung children’s mattress** - This mattress has individual springs, held in place in fabric and is a comfortable, supportive and durable mattress.

**How frequently should mattresses be replaced?**

This usually depends on the quality of the bed and the size of the child. As long as the child hasn’t grown out of it, a good-quality spring mattress can easily last as long as five years. As a general rule, you should consider changing the mattress every three years between the ages of zero and 10 years, and every five years between the ages of 10 and 20.
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