

dotproperty

ISSUE 028 Q3 2019



DOT PROPERTY
THAILAND AWARDS
2019

WINNER

BEST LUXURY
VILLA DEVELOPMENT
PHUKET

Botanica Luxury Villas
by Botanica Luxury
Phuket Co., Ltd

Organised by
dotproperty
MOVING ASIA ONLINE

LUXURY AWAITS

GO INSIDE THE AWARD WINNING
BOTANICA LUXURY VILLAS

RETIRE IN ASIA

LEARN ABOUT THE BEST
RETIREMENT VISAS

22

THAILAND'S FINEST

DOT PROPERTY THAILAND
AWARDS 2019 WINNERS REVEALED

31

BEST IN VIETNAM

WHO WON AT THE DOT PROPERTY
VIETNAM AWARDS 2019?

49



ELIZABETH Tower

At Crown Street

A GROUND-BREAKING CREATION
FROM TWO OF THE UK'S BIGGEST
PROPERTY SPECIALISTS

YOUR DREAM HOUSE
IN MANCHESTER, UNITED KINGDOM

- Price from £243,000
- Only 20% down payment. Mortgage available
- 7% yields and 81% capital growth predicted in 5 years
- Flexibility of personal-use or pure investment

A
NEW
CITY
CENTRE
ICON

Renaker



Select Property Group

WORLD-CLASS FACILITIES

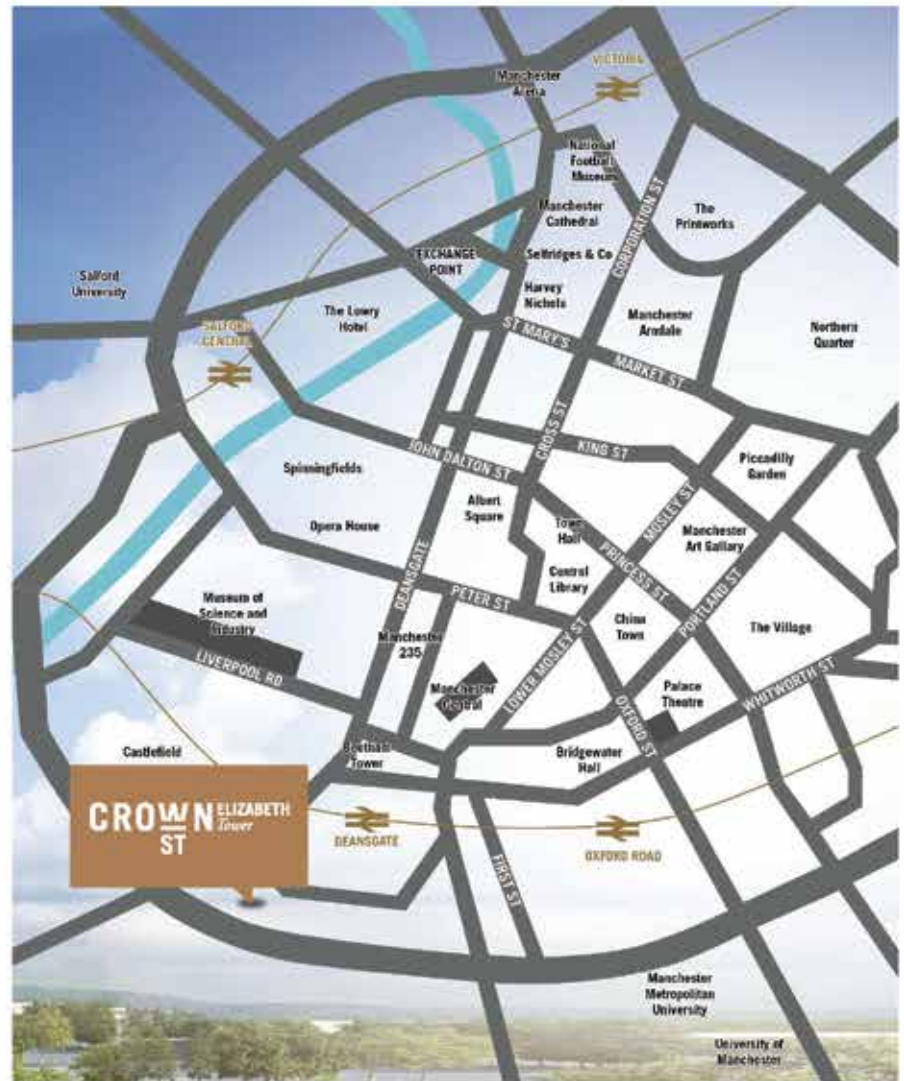
- 52 storeys, offering inspiring views across the city
- Spacious one, two and three-bedroom apartments and townhouses
- Co-working space and communal hub
- State-of-the-art gymnasium



- Breathtaking 44th floor swimming pool and Royal Garden
- Residents lounge
- Podium-level retail space



The GATE WAY TO THE CITY



DEANSGATE Manchester's main high street	300m	BRIDGEWATER HALL Former concert venue for the BBC Promenade Concerts	800m	MANCHESTER CHINA TOWN Third largest in Europe	1.4km
DEANSGATE TRAIN STATION A major regional connection	300m	MANCHESTER CENTRAL Large shopping and exhibition centre	800m	ARNDALE SHOPPING CENTRE Major retail mall	1.8km
CASTLEFIELD Popular leisure district	300m	MANCHESTER OPERA HOUSE Grade II listed theatre	1km	PICCADILLY TRAIN STATION Major central connection	1.9km
HILTON HOTEL BEETHAM TOWER Iconic hotel and landmark	500m	SPINNINGFIELDS Manchester's central business district	1.1km	NORTHERN QUARTER Vibrant inner city neighbourhood	2km
FIRST STREET Historical street, new projects	640m	OXFORD ROAD TRAIN STATION A regional and national connection	1.1km	ETIHAD STADIUM Home of Manchester City FC	4.5km
MUSEUM OF SCIENCE & INDUSTRY Popular cultural attraction	600m	ALBERT SQUARE Iconic city square	1.3km		

source: Google Maps



Follow us on WeChat

Select Property Group

MANCHESTER | DUBAI | HONGKONG | SHANGHAI

+86 21 52435208

Call us to get free details

ON THE COVER



Luxury awaits at Botanica Luxury Villa, the winner of Best Luxury Villa Development Phuket at the Dot Property Thailand Awards 2019. From the project's exquisite design to an ideal location near the Laguna neighbourhood of Phuket, Botanica Luxury Villa provides the best life has to offer. Additionally, the award-winning development has professional rental management service that will look after of the property and handle short-term rentals. All you need to do is sit back, relax and enjoy the luxury.

Go inside Phuket's best luxury villa development [p.36](#)



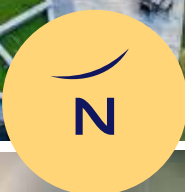


DOT PROPERTY
VIETNAM AWARDS
2019

WINNER

**BEST HOTEL FAMILY RESORT
VIETNAM**

Novotel Phu Quoc Resort



Organised by
dotproperty
MOVING ASIA ONLINE

YOUR OWN PRIVATE PARADISE AT NOVOTEL PHU QUOC RESORT

Novotel Phu Quoc Resort is located on Truong Beach overlooking the Gulf of Thailand. Phu Quoc Island is one of the most beautiful islands in Vietnam. It is famous for its natural white sand and stretches of long beaches. Our resort is a short 10 minutes from the International Airport and a 40min flight from Ho Chi Minh City and only 2 hours from Hanoi.

The resort's design aspects give the feeling you have landed somewhere between a contemporary vogue and comfortable elegant fishing village with natural designs featured throughout. Ultimately you will feel you are in your own idyllic private beach hide-away.

Duong Bao Hamlet, Duong To Commune, Phu Quoc Island, Kien Giang Province, VIETNAM
Tel: +84 (0) 297 626 0999 - Fax: +84 (0) 297 626 0888 - Email: H9770@accor.com

Managed by Accor

Developed by **CEO**
GROUP

IT'S A LOT BETTER AT **NOVOTEL**
HOTELS & RESORTS

LE CLUB **ACCOR**
HOTELS

JOIN OUR GLOBAL LOYALTY PROGRAM AT **ACCORHOTELS.COM**

CONTENTS

Asia Focus

Siargao named the world's best island	10
Condotels are coming to Bangkok	12
BoxBrownie.com is improving proptech for agents	14
Invest in Phuket's hidden gem	16

Live Smart

What does a property management company do?	18
How to choose the right property management company	20

Features

Learn about the best retirement visas in Southeast Asia	22
Tips for investing in a Makati condo	26

Dot Property Thailand Awards 2019

Introducing Thailand's best	31
The public picks BEATNIQ as their favourite	34
Best Developer Sansiri driven by quality	35
Meet the award-winner cleaning up its local area	40
Trio of winners think differently	41
Design shines across Thailand in 2019	42
Eastern Seaboard's takes centre stage	44
Go inside four top developments in the Kingdom	46
Thailand's Best Real Estate Agencies	47

Dot Property Vietnam Awards 2019

Here is the best in Vietnam property	49
Sunshine Diamond River voted People's Choice	52
Novaland wins Best Developer for a second time	53
Fab five for Sunshine Homes	54
MIKGroup has its breakthrough	55
Alphanam Group wins three in 2019	56
Saigon Centre officially an icon	57
The best from Vietnam's beaches and resorts	58
Caring TLM Real Estate Group builds a better future	60
Thinking outside the box leads to success	61
Go inside Vietnam's best looking developments	62
These are Vietnam's Best Real Estate Agencies	63



GREEN BUILDING DEVELOPER



**DOT PROPERTY
VIETNAM AWARDS
2019**

WINNER

**BEST SUSTAINABLE
DEVELOPER
VIETNAM**

Phuc Khang Corporation
Green Building Developer

Organized by
dotproperty
MOVING ASIA ONLINE



***Pioneer and promote** the creation of a better lifestyle
for public health and sustainable humanistic ecological environment
in accordance with **global green standards***

PHUC KHANG CONSTRUCTION & INVESTMENT JOINT STOCK COMPANY

Address: 51 Ngo Thoi Nhiem, Ward 6, District 3, HCMC | **Phone:** (+84) 28 39 333 789 | **Fax:** (+84) 28 39 333 808

www.phuckhang.vn **0901 79 79 88**

EDITOR'S NOTE



Award season is upon us once again here at Dot Property. Ceremonies for Vietnam and Thailand are now in the books and we are preparing for our first ever awards event in the Philippines as I am writing this. The Dot Property Awards has grown in ways we never imagined from the series' beginnings in 2016, but each award we hand out is as exciting as the very first ones that were presented.

For real estate developers, agents and industry professionals, the meaning of winning an award is well known. But if you're a property buyer or investor, you may not understand what all the fuss is about.

Winning an award rewards a developer's work in a respective location or field. It shows tangible proof they have accomplished goals and delivered on promises that the general public would otherwise have no way of validating.

In terms of projects, an award highlights the vision of the firm behind it. People often ask, "How can a project that isn't built win an award?" That's a fair question and the answer is this: When a project under development is selected, it is being honoured for two things.

The first is the concept under which it is being developed. The second is the determination and backing of the developer behind the project to ensure it brings the concept to life.

One of my favourite examples of this is 100 West from Aspire by Filinvest in Metro Manila. The condominium won Best Investment Project at the Dot Property Southeast Asia Awards 2017 when it was little more than a showroom and plans from the developer.

Over the past two years, 100 West has risen and is now very close to completion. I remember visiting the site in late 2017 and being impressed with what Filinvest wanted to achieve. Two years later on a return visit, I saw they have remained steadfast in their commitment to delivering on all their promises regarding 100 West.

You can expect award winning developers, projects or real estate agencies to have that type of relentless effort driving them. You don't get to be the best by talking a big game, you must walk the walk.

The winners from both the Dot Property Thailand Awards 2019 and Dot Property Vietnam Awards 2019 all walk the walk. In this issue, you'll have the chance to learn more about the best each country has to offer when it comes to real estate in addition to getting an inside scoop from this year's festivities.

Thanks for reading,

A handwritten signature in black ink, appearing to read 'Ch 2'.

Cheyenne Hollis



DOT PROPERTY
VIETNAM AWARDS
2019

WINNER

BEST LUXURY CONDO
ARCHITECTURAL DESIGN
VIETNAM

Rome by Diamond Lotus
by Phuc Khang Corporation
Green Building Developer

Organized by
dotproperty
MOVING ASIA ONLINE

HERITAGE | BOUTIQUE | RESORT

Refining the quintessence of a prosperous journey from Europe to Asia, **Rome by Diamond Lotus** creates a green, full of high-class eco-friendly space exclusively for worthy owners.



Frontage of Boulevard
MAI CHI THO (Thu Thiem)



ROMAN
ARCHITECTURE (ITALY)



Swimming pool of **SALTY WATER**
overflowing 1,100m²



10,000M² total area
of green trees



OCB supports
70% / 20 years



US fire protection appraisal system
(Underwriters Laboratories)

GENERAL CONTRACTOR



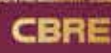
SPONSORING BANK



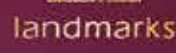
FIRE SAFETY CONSULTANCY



OPERATION MANAGEMENT CONSULTANCY



LANDSCAPE DESIGN



MARKETING & DISTRIBUTION



☎ **0901 79 79 88**

🌐 **rome.diamondlotus.vn**

Editorial

Editor-in-Chief

Cheyenne Hollis

cheyenne@dotpropertygroup.com

Design

Art Director

Weerasak Tham-amorn

Graphic Design Support

Rattiya Panya

Business

Director, Events and International Markets

Adam Sutcliffe

adam@dotpropertygroup.com

Commercial Director

James Classen

james@dotpropertygroup.com

Sales Director, Expat Portals

Adam Matthews

adam.matthews@dotpropertygroup.com

International Business Development Team

Sunniya Kwatra

Business Development Manager

sunniya@dotpropertygroup.com

Tanya Yu

Country Manager, Philippines

tanya@dotpropertygroup.com

Bui Hong Ngoc (Ruby)

Business Development Manager, Vietnam

ngoc@dotproperty.com.vn

Sales and Distribution Enquires

sales@dotpropertygroup.com

Dot Property Group strives for accuracy however we will not accept liability for any direct, indirect, incidental, special, consequential or exemplary damages, including but not limited to damages relating to loss of profits, goodwill or other intangible losses resulting from your use of any information contained within this publication. We strongly suggest that buyers should always engage a competent and independent law firm when purchasing property and should invest in detailed due diligence.

©Dot Property Co. Ltd.

142 Two Pacific Place Building, 24th Floor,
Room 2403, Sukhumvit Road, Klongtoey,
Bangkok 10110

©Dot Property Philippines Inc.

3/F ASPACE Offices,
110 Legazpi Street,
Makati City, Philippines.

©Dot Property Vietnam

Floor 9th, 21 Nguyen Trung Ngan,
Ben Nghe Ward, District 1, HCMC,
Vietnam

©Dot Property Pte. Ltd.

8 Cross Street,
#24-03/04, PWC Building,
Singapore 048424



SUNSHINE HOMES

A member of Sunshine Group

BEST LUXURY DEVELOPER 2019

Hotline **1900 6077**

Website: <https://sunshinegroup.vn/>





Siargao named as the world's best island

There are a lot of amazing islands across the globe. So it might be a bit of a shock to find out that readers of *Conde Nast Traveler* named Siargao in the Philippines as the best island in the world. Those who have never heard of it might not understand what the big deal is about, but those who've been won't find the news all that surprising.

International and local celebrities regularly frequent the island even if Siargao still isn't the mainstream destination Boracay happens to be. Getting there is a journey, Siargao doesn't have an airport, which both adds to the charm and keeps away those visitors who aren't committed enough to having an adventure.

It is impossible to mention Siargao without talking about the surfing. Known as the 'Surfing Capital of the Philippines', the famed Cloud 9 waves wash up on the beaches of Siargao. But you don't need to be a surfer to enjoy the island. All types of recreational opportunities are available. Everything from

kayaking to snorkelling can be found here. Meanwhile, some tourists prefer to keep it simple by renting a motorbike and exploring on their own.

This brings us to what makes Siargao unique when compared to Southeast Asia's tourist islands such as Phuket and Bali. The island doesn't have much in the way of facilities beyond the basics. You'll find quaint seafood shacks serving freshly caught fish and convenience stores, but don't expect much in the way of international chains or large supermarkets.

White sand beaches can be found on many other islands in the Philippines, but none have the relaxed ambiance of Siargao. Of course, being named the best island in the world will likely bring more people to Siargao and could spoil the vibe.

However, work has already begun to prevent things from spiralling out of the control.

The local government recently put a masterplan in place to ensure tourism and development on the island is done sustainably. This is extremely important in the aftermath of the Boracay shutdown decision. Siargao is keeping a close eye on sewage and waste management, urban planning and tourism regulation in order to keep the island open.

When should you visit Siargao?

If you are simply going to Siargao for the beaches, the best time to visit is between March and October when the weather is calm. Surfers usually head to the beaches here from August to November when the waves are primed for riding. This is also a good time for other water sports.

December and January are by far and away the wettest and windiest months in Siargao. It is probably best to avoid the island during these times if you're going to check out the beaches.



Best Luxury Integrated Resort Vietnam



KN CAM RANH

HOTLINE
(+84) 258 3999 888

Address:
**Long Beach, Cam Ranh Peninsula,
Khanh Hoa Province, Vietnam**
www.knparadise.com



DOT PROPERTY
VIETNAM AWARDS
2019

WINNER

BEST LUXURY
INTEGRATED RESORT
VIETNAM

KN Paradise Cam Ranh
by KN Cam Ranh
Company Limited

Organized by
dotproperty
WORLD AESTHETIC

CONDOTELS MAKE THEIR WAY TO BANGKOK



Condotels are hardly new in Thailand. These properties are popular for investors in the country's tourist destinations. Phuket, Pattaya and Samui all have their fair share of condotels. But one developer is now bringing them to the Thai capital.

Siamese Asset revealed that it is going to build residential developments with a hotel business licence in Bangkok as it looks for ways to entice overseas investors. The projects will meet the specifications and requirements needed to qualify under the country's Hotel Act, meaning units in these buildings can host short-term rentals.

This is important as the short-term rental market remains a grey area in Thailand. The legality of Airbnb continues to be called into question with some international investors opting to stay on the sidelines until the situation is resolved.

Siamese Asset Managing Director Kajonsit Singasansern told local media that overseas buyers want to invest in a condo unit that can be used for short-term rentals but are worried about doing so because of illegality.

QUICK GUIDE TO CONDOTELS

A condotel is a building where the units are sold to individuals like a condominium while being operated under hotel management. This is done to benefit both property buyers as well as hotel brands. Unlike traditional condos, which can be difficult to let out, investors don't have to worry about marketing and managing a condotel unit.

For hotels, this model means they do not have to worry about buying land or building a property, two capital intensive endeavours.

SIAMESE ASSET BANGKOK CONDOTELS

Siamese Asset already has one condominium operating with a hotel licence. Blossom @ Fashion is located near the Fashion Island shopping complex and opened a few months previously. The developer held on to the 97 rooms and the project has served as a test run for the Bangkok condotel scheme. A townhouse development near the condo, Siamese Blossom @ Fashion, has since been launched under a traditional ownership model.

A pair of new condo projects, The Collection and Siamese Exclusive Ratchada, are the first condotel developments to be made available to investors. The projects are managed by China's Greenland International Hotels who agreed to operate ten properties for Siamese Asset over a five-year period.





ONE STEP AHEAD



LUXURY
APARTMENT



M LANDMARK
RESIDENCES



ALTARA
RESIDENCES
QUY NHON

Established in 1995, after 24 years of presence in the market, Alphanam Group has become one of the leading diverse economic groups in Vietnam. In real estate field, Alphanam Group cooperates with the world's leading corporations such as Marriott International, InterContinental Hotels Group, Ri-Yaz Hotel & Resorts... to deploy a series of high-end real estate projects throughout the country: Lao Cai, Hanoi, Da Nang, Binh Dinh, Ho Chi Minh, An Giang,... with the aim of sustainable development and providing world-class products to the market.

ALPHANAM GROUP

📍 47 Vu Trong Phung Street, Thanh Xuan District, Hanoi

☎ +84 2435 58 7979

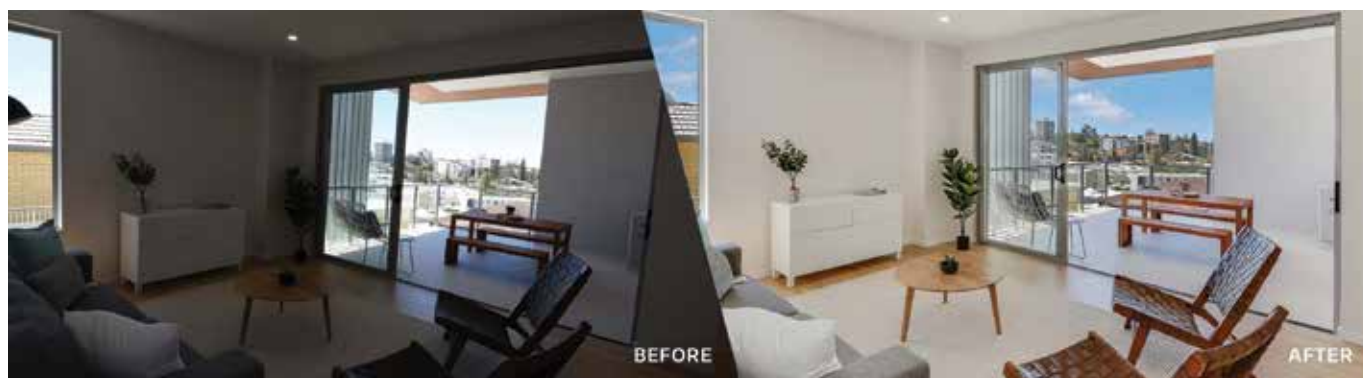
✉ info@alphanam.com

🌐 www.alphanam.com.vn



BoxBrownie.com

is the proptech company real estate agents need to know



There is an inherent personal touch that real estate agents must deliver. Even with the proliferation of technology, human interaction is still key. However, this doesn't mean real estate agents should ignore proptech entirely. There is technology out there designed specifically for property professionals.

Proptech has made it possible for real estate agents to bring in more leads, improve their workflow, streamline accounting and make life easier in a number of other ways. But there is perhaps no greater proptech advancement than BoxBrownie.com. The company has revolutionised photo editing and visual marketing, empowering real estate agents from around the world in the process.

BoxBrownie.com levels the playing field

For real estate agents, professional photos make all the difference. But getting professional photos can be an expensive and time-consuming process. This was not lost on the Co-Founders of BoxBrownie.com, Brad Filliponi and Mel Myers. The pair wanted to help real estate agents, developers and online retailers showcase their products with professional photos.

Today, BoxBrownie.com is a 24/7 photo editing company providing a range of services for real estate marketing. The company's setup is business friendly, opting for a pay-as-you-go service in lieu

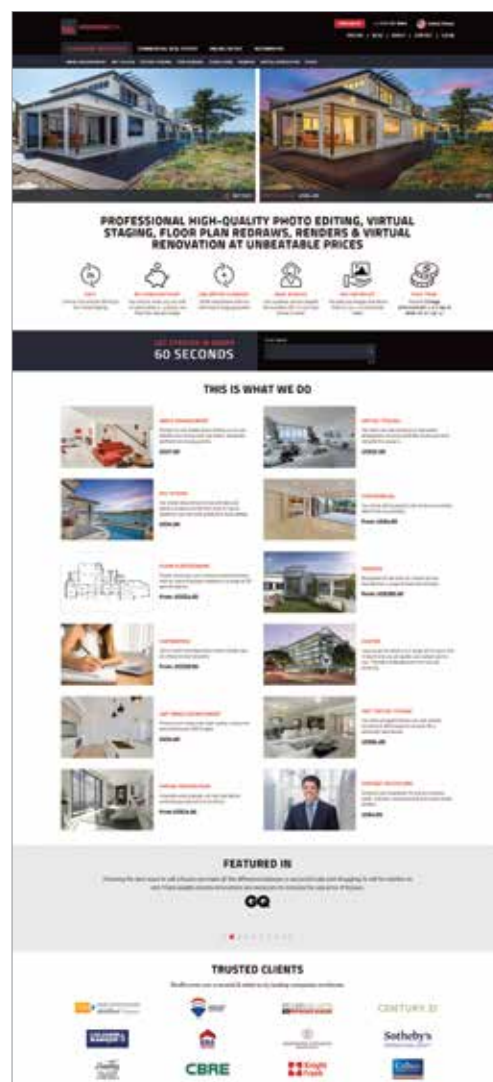
of subscriptions. This levels the playing field and ensures all real estate agents can access professional photos along with other vital marketing tools.

BoxBrownie.com provides real estate agents and developers with a range of services that spans well beyond photo editing. These include creating floorplans and development site plans; CGI renders; and photo enhancement options. The ability to turn external property photos from day to dusk, add virtual furniture to rooms and even remove unwanted clutter are just a few of the possibilities.

The company, which was founded in Australia, is now a global player operating in 44 countries. In addition to Australia, real estate agencies in the United States, New Zealand, Canada and the United Kingdom all use BoxBrownie.com for their photo editing and visual marketing needs. And they all sing the company's praises.

"After coming across the idea of virtual staging online, we inquired with BoxBrownie.com and began using their services instantly, and I'm in love with what they do for us," Robert Jerome, President of the Florida-based Robert Jerome Group with Keller Williams Realty, stated. "In my 17 years working as a listing agent, I've never had anything that's impacted my call volume on listings from agents and buyers at the level that BoxBrownie.com has."

For more information, visit
www.boxbrownie.com





SUNSHINE CITY
SAIGON

SUNSHINE CITY SAIGON

Luxury apartment complex with smart compound

BEST LUXURY CONDO DEVELOPMENT 2019

Hotline **1800 6233**

Website: <https://citysaigon.sunshinegroup.vn/>



Phuket's newest project launch allows investors to discover the island's hidden gem



Mai Khao remains one of Phuket's hidden gems. But a new upscale property development to be managed by the world-famous Radisson brand could help introduce the area to a global audience.

Thai-Chinese Property Holdings and Aplan Properties teamed up to launch Radisson Phuket Mai Khao Beach. Both firms are confident the project will be popular with investors and guests alike.

Located north of Phuket International Airport, Mai Khao is home to five-star hotels and has numerous attractions. Dr. William Lau, Director of Thai-Chinese Property Holdings, noted that the long beach and green surroundings of Mai Khao make it popular among visitors to Phuket even if it is not as well known as Patong or other places on the island.

"There is no need to deal with traffic when travelling to Mai Khao from the airport. Since

it only takes 15 minutes to get to Mai Khao, more visitors are now choosing to stay here" Lau stated. "We are more than confident that our collaboration with professional business alliances, such as Aplan and Radisson Hotel Group, will surely attract Chinese and Southeast Asian investors and visitors"

The strong hotel brand, reputable developer and freehold ownership all make the Radisson Phuket Mai Khao Beach an attractive investment. Additionally, the ownership scheme provides investors with a guaranteed yield of six percent during the first three years with a revenue sharing model to be introduced after that. This is predicted to provide a five percent net yield annually.

"This project can be seen as a trophy asset thanks to the brand and the fact it is one of only a few beachfront developments being launched in Phuket at the moment," Marciano Birjmohun, Managing Director of DMRD

Asia, said. "And, of course, being a buy-to-let investment helps. There continues to be global demand for Thai real estate, but many people want a property that is managed for them. They don't want to have to take care of it. These buy-to-let opportunities are rare in Thailand, so this is something investors respond positively to."

Birjmohun added, "Project sales for Radisson Phuket Mai Khao Beach will launch in Hong Kong and Macau before moving to India and China. Radisson is a very well-known brand in both China and India which helps overcome some of the challenges facing those markets such as the strong baht. Thai investors are also one of our potential markets as they will be familiar with the brand and location."

Construction on Radisson Phuket Mai Khao Beach will start during the first quarter of next year with the THB1.6 billion development expected to open in the first quarter of 2023.



DOT PROPERTY
VIETNAM AWARDS
2019

WINNER

PEOPLE'S CHOICE AWARD
PROJECT OF THE YEAR

Sunshine Diamond River
by Sunshine Homes
A Member of Sunshine Group

Organized by
delproperty
REAL ESTATE



DOT PROPERTY
VIETNAM AWARDS
2019

WINNER

BEST INNOVATIVE
GREEN BUILDING
VIETNAM

Sunshine Diamond River
by Sunshine Homes
A Member of Sunshine Group

Organized by
delproperty
REAL ESTATE



SUNSHINE DIAMOND RIVER

SUNSHINE DIAMOND RIVER

Eco apartment complex with resort 4.0

BEST INNOVATIVE GREEN BUILDING 2019

PEOPLE'S CHOICE AWARD PROJECT OF YEAR 2019

Hotline **1800 6233**

Website: <https://diamondriver.sunshinegroup.vn/>

WHAT DOES A PROPERTY MANAGEMENT COMPANY DO?

You have probably heard about using a property management company, especially if you invested in a condo unit, but you might not know exactly what they do. Long story short, these firms can manage your property so you don't have to. But that one sentence doesn't make a very helpful article.

So with that in mind, let's dig a little deeper and find out what exactly a property management company does.

FIND TENANTS

For investors, the most important thing a property management company does is find people to rent their properties. They usually have experience in this field, so you can trust them to market the unit properly and make sure it doesn't sit empty for too long.

COLLECT RENT

Of course, once the property management company has found a tenant, they will also collect rent and handle the deposit for you. For overseas investors wanting to know about returns, you'll have to speak with the firm directly to see how the process works. A few property management companies can make deposits to overseas bank accounts or via PayPal, but others require a local account.

CARRY OUT MAINTENANCE

A property management company will perform regular maintenance on your property and ensure it stays in top shape. They will also be on hand to help in case your tenants experience any type of emergency and require immediate maintenance.

SERVE AS A LOCAL ADVISOR

Every country has unique rules and regulations when it comes to property rentals. Sure, it is possible to study these and try to stay on the right side of the law. Or you could hire a property management company who already understands the local market and knows how to operate in it.

HANDLE BOOKKEEPING

A good property management company will handle bookkeeping for you. This includes creating and filing invoices and in some cases paying local taxes. Not all firms offer this service, however.

These are only a few of the things a property management company does. If you are thinking about purchasing an investment property, or already have one and need help, finding the right property management company can make life much easier. But not all property management companies are equal and you'll need to do your homework to find the one that's right for you.



DOT PROPERTY
VIETNAM AWARDS
2019

WINNER

BEST INTEGRATED RESORT
MASTER PLAN DESIGN
VIETNAM

Sunshine Diamond Bay
by Sunshine Homes
A Member of Sunshine Group

Organized by
dotproperty
www.dotproperty.vn



SUNSHINE DIAMOND BAY

SUNSHINE DIAMOND BAY

The Mediterranean Symphony in the ocean

BEST INTEGRATED RESORT MASTER PLAN DESIGN 2019

Hotline 1900 6077



How to choose the right property management company

Now that we understand what a property management company does (see p.18), we can move to choosing a property management company. Finding the right one may seem like a Herculean task, but it is not much different than finding any other service provider.

You're going to need to be smart, think critically and ask questions. But with a little digging, you'll find the firm that best matches your needs. However, if you're not sure where to start, here are four tips to help you choose the right property management company.

1. Search online

The easiest way to find out if a property management company is any good is to search online.

What do tenants say about renting from the company? The answer to this question can shine a lot of light on how a business operates. Unlike restaurants or hotels where reviews are based on tastes and preferences, property management is a little more black and white. If a company has more bad reviews than good ones online, be sure to take note of this and ask the company directly should you be thinking about hiring them.

2. Understand the full scope of their services

Different property management companies provide their clients with different services. Some

may offer full bookkeeping while others may be able to deposit rent into international bank accounts. Understanding exactly what a property management company can offer you makes it much easier to compare them against their competitors.

3. Ask for and check references

This one is pretty simple. Ask the property management company if you can contact other owners they work with and get their feedback. Obviously the company is likely to refer happy customers, but you may still get a better idea about possible pain points and other details you may not otherwise find out about.

4. Can they actually help you?

A property management company might say the right things, but this doesn't mean they can deliver. Given how unique different market segments and locations can be, experience in each one is vital. If the company you're considering doesn't have experience handling similar properties, you can't really be confident they will be able to take care of yours.

This is especially true in the high-end segment where tenants will be expecting a certain level of care and attention.

ENJOY YOUR *Prestige*



DOT PROPERTY
VIETNAM AWARDS
2019

WINNER

BEST URBAN LIFESTYLE
DEVELOPMENT
VIETNAM

The Dragon Castle
by National Housing
Organization

Organised by
dotproperty
MOVING ASIA ONLINE



THE
DRAGON
Castle
— HA LONG —

Proudly developed by



The Dragon Castle is the first of its kind, offering generous facilities for residents, such as multiple playgrounds - including a fountain playground - in a "no-car" zone, an indoor swimming pool for the cooler seasons, a rooftop infinity swimming pool for the warmer months, and so much more!

Enjoy a high standard of living, enrich your lifestyle with your family and friends, and invest in your wellbeing holistically. As iconic as Ha Long Bay is to Vietnam, The Dragon Castle is expected to be a coveted destination for families who are looking to find a safe home to pass on to further generations.

Artist's impressions



DragonCastle.nhojsc.vn | [www. NHOjsc.vn](http://www.NHOjsc.vn)

BEST RETIREMENT VISAS IN SOUTHEAST ASIA

Many people choose to retire in Southeast Asia. Some opt for the beaches of Bali, others head for the lush greenery of Chiang Mai and foodies prefer the culture of Penang. And that is only the tip of the iceberg when it comes to destinations. But location isn't the only factor. Selecting a country with one of the best retirement visas in Asia can help you avoid administrative headaches.





SAIL

RESIDENCES

MALL OF ASIA COMPLEX

AN OCEAN OF LUXURY AWAITS

Welcome to Sail Residences, the gem of the Mall of Asia District. Explore a vast wealth of shops, restaurants, and entertainment spots as endless as the horizon beyond Manila Bay, just waiting for you to discover.

Truly a home worthy of the most remarkable individuals, couples, and families.



Building Facade, Artist's Perspective



Amenity Area, Artist's Perspective



Clubhouse, Artist's Perspective



Grand Lobby, Artist's Perspective



(02) 858-0300 | 0917-5005151

www.smdc.com

[f](#) [t](#) [i](#) [v](#) [e](#) TheOfficialSMDC

SMDC

HLURB LTS No. 034568 | HLURB ENCR-AA-2019/04-2352

Sunrise Drive, CBP1A, Mall of Asia Complex, Pasay City

Completion Date: May 31, 2023

Developer: SM Prime Holdings, Inc.

So, what countries have the best retirement visas in Southeast Asia?

Here is out list of the top four.

4) Thailand

Pros: You get to live in Thailand, diverse retirement locations
Cons: The bureaucracy

The most popular retirement visa in Thailand is the Non-Immigrant OA-Long Stay Visa. You'll need to either deposit THB800,000 (USD25,000) into a Thai bank account or prove you have a monthly income/pension of THB65,000 (USD2,030) or more in order to apply for it. The visa is good for one year and can be extended annually as long as you meet the financial requirements.

There is also a five-year visa, the Non-Immigrant O-X Long Stay Visa, that is open to citizens of Japan, Australia, Denmark, Finland, France, Germany, Italy, Netherlands, Norway, Sweden, Switzerland, United Kingdom, Canada and United States. You must be 50 or older and place a THB3 million (USD94,000) security deposit in a Thai bank account to be eligible.

Your experience in applying and receiving one of these visas may vary. There are plenty of people who populate online message boards with horror stories about the process. Be warned, you will be expected to have every single document the Immigration Board asks for and possibly a few they didn't mention. In most cases, it's better to hire a lawyer or visa service to help.

2) Cambodia

Pros: Easy visa to obtain, low cost of living
Cons: Not as advanced as neighboring countries, transport system lacking

Cambodia is by far and away the easiest country to obtain a retirement visa. For starters, you will need to enter the country on a 30-day tourist visa at the least. From there, you want to apply for the ER visa extension which is good for 12 months. In some cases, you will be required to provide a proof of retirement from your home country, but this isn't always asked for.

There is also a visa fee of roughly USD300. Assuming you are approved, and almost everyone over 55 is approved, you will be able to stay in Cambodia for 12 months. The visa can also be extended annually. Easy to apply for and with very little in terms of requirements makes it one of the best retirement visas in Asia.

Of course, it also means you have to live in Cambodia which is not without challenges. Infrastructure is still being developed making a car more of a necessity than luxury.

3) Malaysia

Pros: MM2H visa is easy to understand, family eligibility, good healthcare
Cons: More expensive than other countries, lack of retirement destinations

As mentioned on page 22-23, Malaysia is a popular place to retire in Southeast Asia thanks to the Malaysia My Second Home (MM2H) program. MM2H allows anyone who purchases a property over MYR1 million (USD241,000) to obtain a 10-year, multiple-entry visa that family members are also eligible for.

Alternatively, applicants over 50 can instead deposit MYR150,000 (USD36,100) into a Malaysian bank account and prove they have a monthly income of MYR10,000 (USD2,400) from a pension or investments to get the visa.

Other benefits of MM2H include the ability to bring money into Malaysia tax-free. Additionally, importing your car from overseas or purchasing one locally can be done tax-free. Applying is straightforward, but you can also find a number of licensed MM2H agents to help.

1) The Philippines

Pros: English widely spoken, indefinite stay, great beaches
Cons: Higher cost of living, further away from other ASEAN countries

It's a bit odd that the Philippines isn't as popular as Thailand or Malaysia when it comes to retirement. The Special Resident Retiree's Visa issued by the Philippines' Bureau of Immigration is among the best retirement visas in Asia. Privileges include multiple-entry access with the right to stay indefinitely in the Philippines when you deposit USD20,000 in a local bank account.

If you are over 50, this requirement shrinks to USD10,000 as long as you have a pension. The deposit doesn't have to remain in the bank, however. It can be used towards buying a condominium or leasing a landed property (Foreigners cannot own land in the Philippines, but can acquire freehold condo units).

There is also a special retirement visa for retired armed forces officers of foreign countries with existing military ties/agreements with the Philippine Government. All of the Special Resident Retiree's Visas provide a number of other benefits to holders.

Final thoughts

While these four are among the best retirement visas in Southeast Asia, you don't have to settle on one of these countries. It is possible to retire elsewhere in Asia although the financial requirements may be greater and the process a little more time consuming.



Now is the Best Time to Invest in Bay City

As growth spreads beyond the usual business districts in Metro Manila, Bay City is rapidly becoming one of the most sought-after sites for commercial and residential developments.

The area has convenient access to the airport, as well as several major thoroughfares and public transportation terminals. It proved its viability with the success of the Entertainment City and the SM Mall of Asia complex—both established as world-class destinations. As more commercial spaces continue to rise, multinational companies are moving in early to establish their base in the country's next CBD.

The draw of Bay City has sparked a surge in residential properties. The area has already overtaken Ortigas Center in terms of condominium stock, and is expected to overtake Makati by 2021.

Despite the high rate of condo delivery, the demand continues to drive residential property values. According to research by Colliers International, pre-selling prices in Bay City are projected to

breach the PHP300,000 (USD 5,839) per square meter mark this year. Prices are expected to appreciate as more buyers realize the area's potential, so investing early is recommended for people planning to call Bay City their new home.

Among the most coveted spaces is SMDC Sail Residences. The project is SMDC's most luxurious development to date, with plush amenities setting a lifestyle standard for the country's most exciting business hub. The high-rise condominium provides access to the country's premier retail, dining, and entertainment experience, all with the prestige of Bay City's most exclusive address.

These and other premier developments are set to take place in just a few years. Bay City is an economic force to be reckoned with—a lucrative investment in the Philippines' most promising CBD.

For more info, visit www.smdc.com

*This article was furnished by SMDC

BUYING AN INVESTMENT **CONDO IN MAKATI**



Earlier this year, Metro Manila was rated as having the hottest luxury property market in the world by Knight Frank. Luxury home prices rose by 11 percent in 2018 due to a number of factors including strong overseas demand and a fast growing local economy.

In particular, investors have been drawn to the capital in search of strong rental yields. Local experts

note that rental returns between six and nine percent are achievable depending on the location and property type with luxury units bringing in higher rents.

In terms of location, Makati continues to stand out. The city remains the country's business hub and is home to leading corporations along with startups and entrepreneurs that are

tapping into the growing number of innovation centres and co-working facilities. It's estimated that Makati is home to more than 62,000 business enterprises and 1,159 BPO companies and the employees working here have to live somewhere.

With a large, multicultural workforce of locals and expats, it makes sense that more people

want an investment condo in Makati. Strong demand from renters and a built-in base makes the city a safer investment destination than other parts of Metro Manila.

But before you rush in, here are a few tips to help guide your decision to purchase an investment condo in Makati.



SATISFIED PROSPEROUS DREAMS

GAMI ECOCHARM — URBAN RESORT AND SENIOR RESIDENTS
LOCATED IN THE LAND OF PROSPERITY
IN THE NORTHWEST OF DANANG

THE PROJECT WAS DEVELOPED BASED ON THE BEAUTY
OF THE WOMEN AND QUINTESSENCE OF CHAM PA CULTURE

LIFE HERE IS
WEALTH AND FORTUNE, JOY AND FUN, PEACE AND HAPPINESS

HOTLINE: 096.766.7777



3 tips

when looking for an investment condo in Makati



1) Pick a good location 2) Act fast

Makati itself is a big place and the closer a project is to the central business district, the more desirable it is. Ayala Avenue, known as the Wall Street of the Philippines, is the centre of the country's financial activity. Unsurprisingly, it is also where many people work.

This is important for anyone considering an investment condo in Makati to take into account. People living in the city want to be as close as possible to their workplace, as well as the South Luzon Expressway (SLEX), in order to avoid the notorious Metro Manila traffic jams.

That is why Sen. Gil Puyat Ave is a key address in Makati. It offers easy access to key places in Makati including the SLEX and the soon to be completed Skyway 3 project. Potential renters appreciate the convenience living here provides when compared to other Metro Manila neighbourhoods.

If you want a luxury investment condo in Makati, you will need to act fast. Jan Paul Custodio, Senior Director for Research and Consultancy at Santos Knight Frank, found demand for properties comes from expats and local high net worth individual, two groups that aren't afraid to move quickly to secure their investment condo in Makati.

That is due to a lack of supply that has caused transaction volumes to decline, but led to an increase in home prices, especially in the luxury sector.

"The (home) price increase was largest in Makati, where less than one percent of floated inventory remains unsold," Custodio told the Manila Standard.

He added that both pre- and post-selling units are being absorbed quickly, leaving buyers less time to act.

3) Find the right product and developer

Filinvest, through its Apire by Filinvest brand, has experience in developing condominiums that appeal to end-users.

Additionally, the homebuilder has a wealth of experience in working with investors. The unique combination of knowledge is something many firms cannot provide.

One of Apire by Filinvest's most exciting developments is 100 West. This upscale investment condo in Makati is actually much more than a place to live.

It is a residential complex that has been carefully tailored to the lifestyles of the city's busy professionals.

For starters, 100 West features Scandinavian-inspired residential units that offer a unique style not found elsewhere. In terms of

amenities, Apire by Filinvest has spared no expense by including cutting-edge features such as a meditation garden, yoga studio and multiple deck areas providing refreshing city views.

Convenience at 100 West is taken to the next level with the incorporation of mixed-use space. The development features prime BPO offices, a commercial podium and retail shops designed to make life easier for residents.

All of this ensures renters will want to live here when 100 West is completed. When you factor in the location along Sen. Gil Puyat Ave and the possible achievable rental yields, 100 West is an investment condo in Makati you should consider adding to your portfolio.

WHERE HAPPINESS BEGINS



KING PALACE

WHERE KINGS LIVE



Topped-out at the end of July 2019, high-end apartment complex King Palace is being completed to soon welcome new residents. Well-equipped facilities integrated with leading technology, and "the best apartment architectural design in Vietnam"* is where happiness begins.

** Voted by Dot Property Vietnam Awards 2019*

HOTLINE: 0936 351 579

A: 108 Nguyen Trai, Thanh Xuan, Ha Noi

E: info@kingpalacehanoi.vn

W: www.kingpalacehanoi.vn



WE'RE MORE THAN A NETWORK.



WE'RE A COMMUNITY.

Singapore, site of LeadingRE's
corporate office in Southeast Asia

In an industry where relationships make the difference, Leading Real Estate Companies of the World® is a global community beyond compare — where the people behind the world's top independent real estate firms come together to do business, collaborate on ideas and share opportunities.

Talk to us about becoming affiliated with like-minded professionals
at +65 6408 0507 or APAC@LeadingRE.com.

Leading
REAL ESTATE COMPANIES
OF THE WORLD

565 RESIDENTIAL MEMBER AGENCIES
1.1 MILLION TRANSACTIONS ANNUALLY
MARKET LEADERS IN **OVER 40** WORLD CAPITALS
100 CLIENT INTRODUCTIONS MADE DAILY WORLDWIDE
130,000 SALES ASSOCIATES, 200 COMMERCIAL SPECIALISTS

TOP DEVELOPERS LEAD THE OUTSTANDING GROUP OF WINNERS AT THE DOT PROPERTY THAILAND AWARDS 2019



The inaugural Dot Property Winning Weekend was the perfect setting for the 3rd annual Dot Property Thailand Awards as the real estate's best turned out to celebrate the industry during a special event at EmQuartier. The top honour, Best Developer Thailand, went to Sansiri while the very first People's Choice Award for "Project of the Year" was won by BEATNIQ from SC Asset.

A total of 15 projects were eligible with the stylish BEATNIQ garnering the most votes from the public. In addition to winning People's Choice Award for "Project of the Year", BEATNIQ also took home Best Luxury Condominium Bangkok on what was a very good night for SC Asset.

Meanwhile, Sansiri's outstanding portfolio of work throughout Thailand was recognised with the award for Best Developer Thailand, the most prestigious honour at the Dot Property Thailand Awards 2019.

"It is a great honour for us to be recognised as Best Developer Thailand at the Dot Property Thailand Awards 2019. To win the award is truly rewarding for our company and once again highlights the hard work of everyone at Sansiri. People from both Thailand and abroad put their trust in us and we will continue to provide the best for all our clients in terms of design, quality, service and experience," Apichart Chuttrakul - Chief Executive Officer, Sansiri Public Company Limited.

Sisaran Group took home two awards in the developer categories, Best Developer Eastern Seaboard and Best Developer (CSR) Eastern Seaboard, for its work in Bang Saray. In Phuket, Utopia Corporation was presented with the top developer award for the island.

Full list of Dot Property Thailand Awards 2019 developer winners:

Best Developer Thailand - Sansiri Public Company Limited

Best Developer Phuket - Utopia Corporation

Best Developer Eastern Seaboard - Blue Sky Group

Best Developer (CSR) Eastern Seaboard - Sisaran Group

Best Boutique Developer Eastern Seaboard - Sisaran Group

Turning to the country's top projects, it was a good year for luxury. In Phuket, the impressive Botanica Luxury Villas won Best Luxury Villa Development Phuket while the thoughtfully-designed Pirom at Vineyard was presented with Best Luxury Villa Development Khao Yai.

Wyndham Garden Irin Bangsaray Pattaya from Irin Property was honoured twice at the Dot Property Thailand Awards 2019. The project won Best Condotel Eastern Seaboard along with Best Interior Design Eastern Seaboard.

Full list of Dot Property Thailand Awards 2019 project winners:

Best Luxury Condominium Bangkok
BEATNIQ from SC Asset

Best Condominium Eastern Seaboard
Grand Solaire from S.L.R. Development

Best Luxury Villa Development Phuket
Botanica Luxury Villas from Botanica Luxury Phuket

Best Luxury Villa Development Khao Yai
Pirom at Vineyard from Piya International

Best Condotel Eastern Seaboard
Wyndham Garden Irin Bangsaray Pattaya from Irin Property

Best Investment Project Phuket
Oceana Beachfront Hotel from Ocean Group Asia

Best New Launch Koh Samui
Anava Samui from Zhongfa International Resort(Thailand)

Best Condo (New Launch) Eastern Seaboard
The Luciano Pattaya from WP Developer

New for the Dot Property Thailand Awards 2019 was the Box Brownie Special Recognition Award for Online Marketing. Plus Property was presented with the very special honour judged by the team from Box Brownie.

In the design and innovation categories, Best Condominium Interior Design Bangkok was awarded to Chalermnit Art De Maison from Areeya Property while a trio of Phuket developments also took home honours for their efforts.

Full list of Dot Property Thailand Awards 2019 design and innovation winners:

Box Brownie Special Recognition Award for Online Marketing
Plus Property

Best Condominium Interior Design Bangkok
Chalermnit Art De Maison from Areeya Property

Best Architectural Villa Design Phuket
Lapista Luxury Villas Designed by Oracle Architects

Best Housing Interior Design Phuket
Lotus Villas from Sawan Holdings

Best Condominium Smart & Green Design
The Sky Sukhumvit from Property Perfect

Best Interior Design Eastern Seaboard
Wyndham Garden Irin Bangsaray Pattaya from Irin Property

Best Landscape Architectural Design Phuket
Platinum Bay from New World ADM Platinum(Thailand)

Best Innovative Investment Product
New Nordic Group

The Dot Property Thailand Awards 2019 also saw the return of Thailand's Best Real Estate Agencies. A total of eight agencies were bestowed with this honour in 2019.





Full list of Thailand's Best Real Estate Agencies 2019:

Plus Property
 Asia Central Property
 St. James Properties
 Pattaya Foreigner Service
 Bridge Estate
 Sala Estate (Thailand)
 Pattaya Property Base
 Supreme Real Estate

"The Dot Property Thailand Awards is a proper celebration of real estate in the Kingdom. Both the presentation ceremony and exclusive Winners Party were a hit with everyone. The event is an inclusive showcase that connects the individual elements of the real estate industry," Adam Sutcliffe, Dot Property Director, Events and International Markets, states. "We would like to congratulate this year's record-setting class of 28 winners whose hard work and commitment to excellence did not go unnoticed."

The Dot Property Thailand Awards 2019 would like to thank Leading Real Estate Companies of the World® and BoxBrownie.com for their support of this year's event.

Now in its third year, the Dot Property Thailand Awards celebrates the best in local real estate by honouring the country's best developers, projects and companies that contribute to the sector. It is part of the Dot Property Awards series that also includes events in Vietnam and the Philippines.

For more information on the Dot Property Thailand Awards 2019, please visit www.thailand-property.com

THE PUBLIC CHOOSES BEATNIQ AS SC ASSET'S LUXURY CONDOMINIUM SOARS



The Dot Property Thailand Awards 2019 named the very first People's Choice Award for "Project of the Year" at this year's event. The honour was voted on exclusively by the public with the numerous outstanding projects vying for the historic award.

It was the stylish BEATNIQ garnering the most votes from the public with the result revealed at the Dot Property Thailand Awards 2019 presentation ceremony on August 15. Chalermchai Wongsoonthorn, SC Asset Head of Project Management High Rise, and Krittiya Chalermpong, SC Asset Head of Marketing High Rise, were on hand to collect the trophy.

In addition to winning the People's Choice Award for "Project of the Year", BEATNIQ also took home Best Luxury Condominium Bangkok on what was a very good night for developer SC Asset.

Located in Bangkok's trendy Thong Lor neighbourhood, BEATNIQ features incomparable exterior and interior design; an innovative smart home concept; and generous living spaces at a competitive price. The public responded well to all of these points as the rare blend of luxury and practicality provided to be a hit.

A total of 15 projects were in the running with developments from Bangkok, Phuket, Samui and Pattaya among those vying for the public vote.

People's Choice Award for "Project of the Year" candidates:

- Chalermnit Art De Maison from Areeya Property
- BEATNIQ Sukhumvit 32 from SC Asset
- Pirom at Vineyard from Pirom International
- The Luciano Pattaya from WP Developer
- Wyndham Garden Irin Bangsaray Pattaya from Irin Property
- Botanica Luxury Villas from Botanica Luxury Phuket
- Platinum Bay from New World ADM Platinum (Thailand)
- Ocean Horizon Pattaya from Ocean Horizon
- Grand Solaire from S.L.R Development
- Anava Samui from Zhongfa International Resort (Thailand)
- APISTA Lake Luxury Villa @Tha Maprao from Lapista Lake View
- Oceana Beachfront Hotel from Latitude 7 Group
- ECondo from Sisaran Group
- Lotus Villas from Sawan Holdings
- Utopia Dream from Utopia Development

"We noticed a lot of excitement for the People's Choice Award for 'Project of the Year' at the Dot Property Thailand Awards 2019. The public wants to have a voice when it comes to naming the best and we have provided them with exactly that. Congratulations to SC Asset for BEATNIQ winning two awards this year including People's Choice Award for 'Project of the Year,'" Adam Sutcliffe, Director, Events and International Markets at Dot Property, says.



SIGNATURE DEVELOPMENTS PROPEL SANSIRI TO BEST DEVELOPER THAILAND HONOURS

Being named Best Developer Thailand at the Dot Property Thailand Awards requires a company to be driven in its pursuits, to be committed to quality and to deliver projects of the highest quality. These are also the traits property buyers search for when selecting a developer to invest in.

Sansiri has been dedicated to all three for decades now and it is one reason the home-builder is trusted by clients from around the world. It also helped propel the firm to Best Developer Thailand honours at the Dot Property Thailand Awards 2019.

Sansiri collected its award at the Dot Property Thailand Awards 2019 presentation ceremony in August. Apichart Chutrakul, Sansiri Chief Executive Officer (centre left), received the honour by James Claassen, Dot Property Commercial Director (left), Matthew Campbell, Dot Property CEO (centre right), Adam Sutcliffe, Dot Property Director Events and International Markets (right). (Bottom right photo)

"It is a great honour for us to be recognised as Best Developer Thailand at the Dot Property Thailand Awards 2019. To win the award

is truly rewarding for our company and once again highlights the hard work of everyone at Sansiri. People from both Thailand and abroad put their trust in us and we will continue to provide the best for all our clients in terms of design, quality, service and experience," Apichart says.

Go inside signature projects from the Best Developer Thailand

The Sansiri Luxury Collection is an exclusive selection of developments promising refined taste, uncompromising quality and curated experiences. Let's explore this work from the winner of Best Developer Thailand.

98 Wireless

Since being launched, 98 Wireless has become a Bangkok icon and perhaps the city's most desirable address. Sansiri crafted the residence under the concept of "The Best Comes as Standard" and spent more than five years fine tuning every last detail. From bathrooms fitted with the finest Italian marble to a grand reception area designed by world renowned New York interior designer Anne Carson, 98 Wireless helped taken luxury property in Thailand to a whole new level.

KHUN by Yoo Inspired by Starck

Not only is this the first branded residence in Thailand from Sansiri, but the developer handpicked two globally heralded designers to create something never before seen in Bangkok. With help from YOO and Philippe Starck, KHUN by Yoo Inspired by Starck is the most bespoke condominium in the country. Inspired by the industrial heritage and the distinctive lifestyle of the Thai capital's Thong Lo neighbourhood, the development is equal parts luxurious, beautiful and unique.

The Monument Thong Lo

The Monument Thong Lo is a landmark residence that is elevating the area both literally and figuratively speaking. Standing at 45 floors, the condominium is one of the tallest in the Thong Lo neighbourhood. It has also been designed by world renowned architecture firm Quinx who worked diligently to create a state of the art building. Meanwhile, the interiors are a monument in their own right. Sansiri believes luxury is space and residential unit sizes in The Monument Thong Lo are unmatched by any other development being built.



Luxury awaits in Phuket

Outstanding designs, top-quality materials and a desirable location were just a few of the reasons Botanica Luxury Villas won Best Luxury Villa Development Phuket at the Dot Property Thailand Awards 2019. Here's your chance to go inside one of Thailand's most acclaimed villa projects and learn more about the developer behind it.

At the heart of Botanica Luxury Villas is a unique design that encompasses the artistic vision of the renowned architect Khun Attasit Incharooti of AAP Architecture Co Ltd. who is also the Owner and CEO of Botanica Villas. Each villa combines unmatched functionality with the tropical beauty that Phuket is known for.

The result is a luxurious residence that is also extremely livable. Each villa is centred around a stone tiled, infinity-edged swimming pool that embodies the feeling of paradise. The residences also feature free-flowing floor plans that are capped by a vaulted ceiling and are framed by concertina glass doors.

The interiors transition seamlessly into a covered terrace area that is equipped with four wooden based columns to compliment the wooden clad pitched roof. It's a signature

feature of the villa and ensures all spaces feel interconnected. Every detail at Botanica Luxury Villas has been meticulously considered by the award-winning design team to provide an elegant background to being in Phuket.

Botanica Luxury Villas offers the very best experience in relaxation and residential grandeur. The beauty of the estate is matched in quality by the functionality found beneath the wonderful exterior. The integrated indoor and outdoor living spaces have been specifically crafted to adhere to Phuket's tropical climate. Every material has been selected because it can shine in an island environment.

It is an ideal place for personal or family vacations. And the one-of-a-kind design is sure to attract visitors from around the world while you're away bringing in a nice return on your investment.



The marble-tiled swimming pool at Botanica Luxury Villas is the centerpiece of each residence with everything flowing naturally towards it.



An address in paradise

Owning one of the most desirable addresses in Phuket, Botanica Luxury Villas can be found in the Bangtao/Laguna neighbourhood of Phuket. The development is hidden behind a grand mountain stone wall, ensuring an added level of privacy. The hidden location doesn't mean it is far away from civilisation. The development is only minutes away from some of the island's most popular destinations.

The seemingly never-ending white sands of Bangtao Beach are a short drive from Botanica Luxury Villas. Additionally, the Laguna resort complex is full of amazing restaurants, recreational opportunities, shops and a golf course that can all be found nearby.

The area around Botanica Luxury Villas is seeing a lot of new development as well with Porto de Phuket, an upscale shopping complex from Central Group, expected to open later this year. It will be the first luxury-shopping complex in this part of Phuket.

In addition to international restaurants, a department store and plenty of branded shops, Porto de Phuket will host playgrounds, beauty spas and dedicated areas for pets. There is also a space reserved for local products. Central Group believes at least three million tourists will visit Porto de Phuket every year, which would immediately make it one of the most popular shopping malls in Phuket.

Find the right phase for you

Botanica Luxury Villas is just one of several phases being developed by Botanica Villas. Each phase, all of which has been carefully designed by Khun Att and his talented team, boasts unique features ensuring you can find the perfect villa.

An example of this can be found at Botanica Bangtao Beach, the fifth phase of Botanica Villas. By utilising architectural the knowledge of Khun Att, this phase feels like a sanctuary of pristine beauty and tranquillity with the nearby mountains serving as a stunning backdrop.

The villas have been decorated using world-class products and cutting-edge technology ensuring a villa that is equal parts beauty and convenience. And with only 11 residences, Botanica Bangtao Beach is a truly exclusive development.

Botanica The Nature, the eighth phase, and Botanica Lakeside, the ninth phase, offer peaceful living that takes advantage of some of Phuket's best green spaces. The spacious villas in each phase are designed to maximise the natural beauty around and are both wonderful retreats from the city.

Phase seven, Botanica The Valley, is situated next to Laguna and has a few exclusive features in addition to meeting the developer's unwavering standards on quality. Villas inside Botanica The Valley have a 360-degree panoramic sunset view with sublime overlooks of the nearby scenery.

Each villa development features a Botanica community that includes services such as 24-hour security, CCTV, an automatic key card system and an innovative underground electric cable setup, that ensures that the development is always immaculately presented and landscaped.

An exclusive investment

Residences at Botanica Luxury Villas have recently been completed and are now ready for occupancy. The award-winning development offers world-class facilities along with a professional rental management service that will take care of the property.

This includes the handling of short-term rentals. Investors who participate in this program will receive a guarantee return of five percent for five years.

Project: Botanica Luxury Villas

Developer: AAP Architecture Properties & Development

Type: Villas

Architect: Khun Attasit Intarachooti
(Master plan, concept and details)

Location: Moo 6, Chengtalay Sub-district,
Thalang District, Phuket Province, Thailand

Launch: January 2017

Expected completion: December 2020

Total number of units: 21 Villas

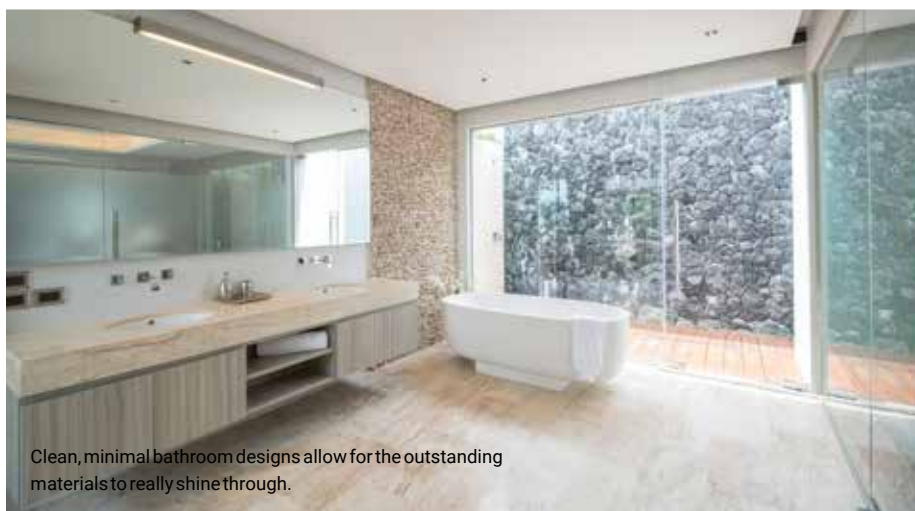
Title: Freehold & Leasehold

Facilities: Reception, office and café

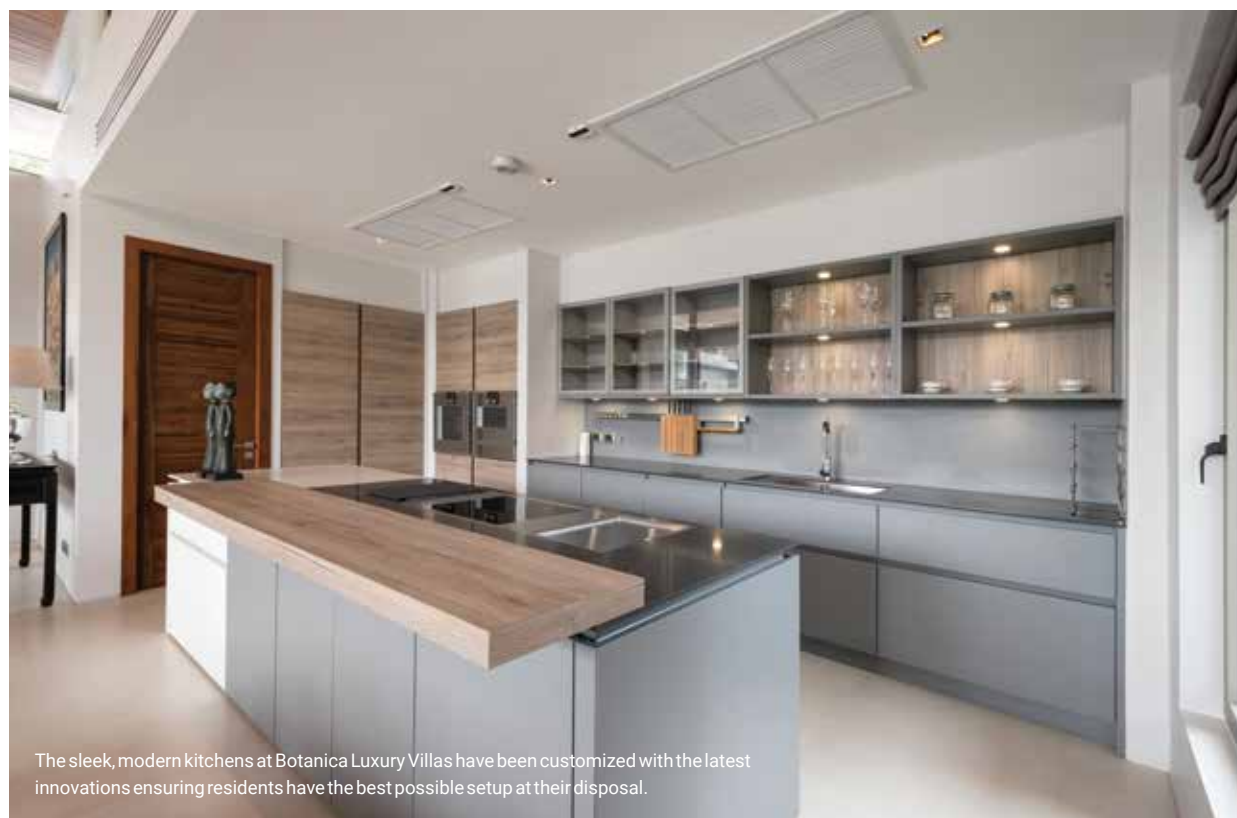
Sales office contact: +66 (0) 98 394 7097

Email: info@botanicavillasphuket.com

Website: www.botanicavillasphuket.com



Clean, minimal bathroom designs allow for the outstanding materials to really shine through.



The sleek, modern kitchens at Botanica Luxury Villas have been customized with the latest innovations ensuring residents have the best possible setup at their disposal.





QUALITY AND CARE EARN SISARAN GROUP TWO HONOURS AT DOT PROPERTY THAILAND AWARDS 2019



Sisaran Group takes pride in its home on Thailand's Eastern Seaboard. Whether it is building high-quality developments or keeping the area in pristine condition, no one works harder in and around Bang Saray. These efforts paid off once more as the developer was named Best Developer (CSR) Eastern Seaboard and Best Boutique Developer Eastern Seaboard at the Dot Property Thailand Awards 2019.

Sisaran Group also won both these honours at the Dot Property Southeast Asia Awards 2018. The firm is best known for offering its clients value for money with low price points and high returns for investors. With more than 30 years of experience delivering top-notch boutique developments, no other developer in Bang Saray has the track

record of success that Sisaran Group has.

But the work of Sisaran Group goes well beyond building. The developer takes a boutique approach to customer service as well. It provides comprehensive aftersales care, an optional rental management programme and a host of other services to ensure clients are satisfied. An international team with members from Europe, Thailand, China and Russia are on hand to make the buying property simple and straightforward.

Taking responsibility for the Eastern Seaboard

Bang Saray is perhaps best known for its stunning vistas of the peninsula that melt into the

sea. Add in a charming ambience and it is easy to see why the seaside village has transformed into one of the Eastern Seaboard's most coveted locations.

Naturally with the spotlight comes increased development, tourists and a growing number of residents. These are positive for the economy, but popularity can sometimes come at a price. Population density, traffic congestion, overdevelopment and a lack of environmental prudence have been contentious issues facing some of Thailand's once picture perfect locations.

In order to combat this, Sisaran Group has worked diligently to help the region maintain its beloved charm. The firm founded and helped develop a communi-

ty initiative, the Bang Saray Development Program (BDP), that operates under the idea, "We Are Where We Live". The BDP sets out to engage the local government, Bang Saray's stakeholders and residents about the need to preserve the community's natural beauty.

Once a month, business owners, officials and locals can be seen scouring the beaches and village streets taking part in a monthly clean up. Additionally, preservation and beautification projects have taken place with the goal of complementing the surroundings. Bang Saray has long been a beacon of cleanliness in comparison to elsewhere in the region, but since the launch of the BDP, trash bags are getting lighter and there really does appear to be a growing movement.

Utopia Corporation



New Nordic Group



Plus Property

TRIO OF DOT PROPERTY THAILAND AWARDS 2019 WINNERS THINK DIFFERENTLY

Innovation, a willingness to think differently and embracing new trends are important for companies in the real estate industry. Developers must be able to adapt and change with the market to ensure they build right products while real estate agencies must leverage cutting-edge techniques to cater to the ever-changing demands of clients. The Dot Property Thailand Awards 2019 honoured three companies that best embrace the spirit of this.

Best Developer Phuket Utopia Corporation Co., Ltd.

Utopia Corporation Co., Ltd has a portfolio of Phuket projects that has caught the eye of global real estate investors. The firm holds itself to international standards ensuring the highest possible quality at each of its Phuket developments. Utopia utilises Australian design and has its own award-winning construction company to ensure all of its goals are met.

Clients trust Utopia for a number of different reasons. Firstly, the firm takes pride in carefully developing dream properties based on the preferences of its customers. Additionally, Utopia views client relations as a partnership, not a transaction. They go to great lengths to work with perspective buyers and ensure satisfaction. Finally, the developer owns all the land it is developing and is supported by capital from its parent company. This means it is not dependant on local banks and pre-sales to carry out work. This makes it truly unique among Phuket developers and one worthy of being named the best.

Best Innovative Investment Product New Nordic Group

New Nordic Group has revolutionised property investment in global tourist destinations for 10 years now. In Thailand, the firm is behind outstanding resort developments in Pattaya, Koh Samui, Phuket and Chumpon that cater to needs to investors looking for a lucrative, hands-free opportunity without the risks or troubles of a traditional real estate investment.

The willingness of New Nordic Group to reimagine what a property investment product could and should deliver allowed it to claim the award for Best Innovative Investment Product at the Dot Property Thailand Awards 2019.

Box Brownie Special Recognition Award for Online Marketing 2019

Plus Property

New for the Dot Property Thailand Awards 2019 was the Box Brownie Special Recognition Award for Online Marketing. Plus Property was presented with the very special honour judged by the team from Box Brownie. The award is presented to the Thailand-based real estate agency that demonstrates skilful use of online marketing strategies.



KINGDOM'S BEST DESIGN WINNERS PROVIDE MORE THAN JUST EYE CANDY

From interiors to exteriors and condominiums to villas, the class of design winners at the Dot Property Thailand Awards 2019 leads the way. But each winner offers more than just beauty. They bring intelligent designs that offer functionality in addition to style. Without further introduction, here are a few of the design winners from the Dot Property Thailand Awards 2019.





Best Condominium Interior Design Bangkok **Chalermnit Art De Maison from Areeya Property**

The amazing interior design at Chalermnit Art De Maison all starts with the Areeya Property's determination to create a "hand-crafted living experience". Whether it is the bespoke fittings and furniture that comes standard in each unit or the use of sophisticated materials throughout every square metre of the project, no stone has been left unturned in search of perfection. This has allowed the interior design of Chalermnit Art De Maison to meet the discerning requirements of those who enjoy the finer things in life.



Best Architectural Villa Design Phuket **Lapista Luxury Villas Designed by Oracle Architects**

Lapista Luxury Villas Designed by Oracle Architects utilise smart architectural villa design to enhance the beautiful natural surroundings. For example, residences offer breathtaking views while still providing exceptional privacy. The villas themselves are nestled into the surroundings and the architectural design makes it feel as if they are an extension of the area. What's more, a number of other features, such as high ceilings, ensure a luxurious ambiance.



Best Housing Interior Design Phuket **Lotus Villas from Sawan Holdings**

The interior design at Lotus Villas is modern, sleek and ideal for those who want a peaceful stay in Phuket. Large open spaces are accentuated with tasteful decor that brings about a relaxing vibe. The blend of functionality with attractive interior design elements also needs to be applauded. Lotus Villas do well, striking the right balance between luxury and usability.



Best Condominium Smart & Green Design **The Sky Sukhumvit from Property Perfect**

Not satisfied with simply building a high-rise condominium, Property Perfect wanted The Sky Sukhumvit to offer unmatched liveability. In order to accomplish this, the developer incorporated the latest smart technologies into the development that provides residents with significant convenience. This is combined with impressive gardens and green design that span each of the five buildings at The Sky Sukhumvit. The smart and green design is sublime helping people feel as they can escape the urban jungle without leaving city limits.



Best Landscape Architectural Design Phuket **Platinum Bay from New World ADM Platinum(Thailand)**

In a place like Phuket, it is important for landscape architectural design to embrace the tropical theme. After all, it's one of the main reasons people come to Phuket. But doing so in a way that doesn't feel contrived can be a challenge. No project on the island manages to accomplish this as skilfully as Platinum Bay. Impressive gardens and green spaces weave naturally through the various buildings as the tropical ambiance feels incredibly effortless.

INTRODUCING THE EASTERN SEABOARD'S BEST IN REAL ESTATE



Wyndham Garden Irin Bangsaray Pattaya



Grande Caribbean Condo Resort Pattaya



The Luciano Pattaya

Thailand's Eastern Seaboard remains a popular getaway destination with locals, expats and travellers heading to the region's beaches on a regular basis. Pattaya is undoubtedly the most popular destination, but Rayong, Bang Saray, Si Racha and Bangsaen are all increasing in popularity.

Developers up and down the Eastern Seaboard have been busy trying to keep up with demand. These efforts did not go unnoticed as several homebuilders and projects from the region took home honours at the Dot Property Thailand Awards 2019. Let's take a look at the winners.

Best Developer Eastern Seaboard

Blue Sky Group

Blue Sky Group is one of Pattaya's most trusted developers having a robust portfolio of projects along with decades of experience in the market. This includes completing some of the most ambitious developments the city has ever seen.

The Atlantis Condo Resort Pattaya from Blue Sky Group was the first development of its kind to offer resort-style amenities. Located a short-walk from Jomtien Beach, the condominium has attracted investors from around the world.

After the success of The Atlantis Condo Resort Pattaya, Blue Sky Group launched Grande Caribbean Condo Resort Pattaya. This impressive property features a quartet of eight-storey buildings and a striking thirty-storey tower set amidst lush tropical gardens, expansive pools and interactive pirate ships.

With groundbreaking projects catering to both end users and investors, Blue Sky Group is an Eastern Seaboard developer that must be championed for its reliability along with a track record of success in the region that remains peerless.

Twice as nice

for Wyndham Garden Irin Bangsaray Pattaya from Irin Property

Wyndham Garden Irin Bangsaray Pattaya from Irin Property is an outstanding project for investors looking for a place along Thailand's Eastern Seaboard. The condotel development boasts a great location in Bangsaray, a strong brand and stellar interior design all of which made it a double winner at the Dot Property Thailand Awards 2019.

The project was honoured with the awards for Best Condotel Eastern Seaboard and Best Interior Design Eastern Seaboard. Each room at Wyndham Garden Irin Bangsaray Pattaya from Irin Property features a modern luxury style catering to the unique needs of travellers. Units come equipped with a Jacuzzi bathtub ensuring a peaceful space as well as a balcony.

Investors are guaranteed a return of six percent per year during the first five years the property is open. What's more, the hotel management agreement is in place for 30 years meaning you don't have to worry about a new brand taking over every couple of years. This makes it great among Eastern Seaboard condotels.

Best Condominium Eastern Seaboard

Grand Solaire from S.L.R. Development

Grand Solaire is set to become a Pattaya icon and will be among the most recognisable developments in the Eastern Seaboard upon completion. It is Pattaya's tallest project offering one of the very highest points of elevation in Pattaya City.

With two sleek towers, one standing 67 stories and the other 48-stories tall, Grand Solaire is being built to the highest European standards. Inside you'll find state-of-the-art interior design elements that include marble-styled wall tiling, electronic toilet systems, black marble kitchens, customised Daikin air-conditioning systems and even unique VIP units and penthouses with private pools. All of this ensures a project that stands head and shoulders above the rest, both figuratively and literally.

Best Condo (New Launch) Eastern Seaboard

The Luciano Pattaya from WP Developer

No Eastern Seaboard project launch can match what The Luciano Pattaya offers. The incredible 66-story condominium is a true work of art. From the luxurious amenities such as the extra-large sky infinity pool to the upscale interior design, this development is bringing a touch of class to the Eastern Seaboard.

On the 63rd floor is a one-of-a-kind penthouse with arguably the best views of Pattaya. And the 43rd floor hosts 14 loft-style duplex suites unlike most other condominiums currently available.





INTRODUCING SOME OF THE BEST PROJECTS IN THAILAND

Luxury. Excitement. Potential. Winning projects at the Dot Property Thailand Awards 2019 feature all of these traits. Let's take a look at some of these impressive developments that took home awards this year.

Best Luxury Condominium Bangkok **BEATNIQ from SC Asset**

Not only did BEATNIQ win Best Luxury Condominium Bangkok at the Dot Property Thailand Awards 2019, but it also earned praise from the public by winning the People's Choice Award for "Project of the Year". What makes it so special? The upscale condo features modern unit designs fitted with the latest smart home technologies. Additionally, the spacious residences along with a wide range of amenities provide a luxurious retreat from the city.

Best Luxury Villa Development Khao Yai **Pirom at Vineyard from Piya International**

Situated next to PB Valley Khao Yai Winery, Pirom at Vineyard is a hidden paradise of pristine land nestled in Khao Yai's gorgeous hillside. The luxurious development is spread out over 800 rai, half of which has been dedicated to common areas and gardens. An emphasis has been placed on landscape design with Wannaporn Pui Phronprapha

of P Landscape allowed to craft a space that maintains a connection between land and architecture. The result is a villa development that looks and feels like nothing else in Khao Yai.

Best Investment Project Phuket **Oceana Beachfront Hotel from Ocean Group Asia**

Condotels are great investments, especially in tourist locations like Phuket. Located on Bang Tao beach, Oceana Beachfront Hotel promises to be a landmark development catering to visitors who want to spend time at one of the island's most recognisable beaches. The condotel features a generous rental return scheme that means buyers can enjoy a truly hassle-free investment.

Best New Launch Koh Samui **Anava Samui from Zhongfa International Resort (Thailand)**

When Anava Samui launched earlier in 2019, the response was tremendous. Buyers from around the world wanted a chance to invest in this one-of-a-kind resort in Samui. The sleek development doesn't just look good, it provides investors with the chance to own a slice of paradise that keeps on giving back thanks to Anava Samui's return scheme that offers profit sharing and free annual stays.

THAILAND'S BEST REAL ESTATE AGENCIES 2019 CELEBRATES EIGHT LEADING FIRMS

Asia Central Property



Pattaya Foreigner Service



Plus Property



Bridge Estate



Sala Estate Thailand



St. James Properties



Supreme Real Estate

Pattaya Property Base

Eight of the Kingdom's leading real estate agencies were honoured at the Dot Property Thailand Awards 2019. For the second year in a row, Thailand's Best Real Estate Agencies celebrated those companies helping to keep the property sector moving. Let's take a look at this year's winners.

Thailand's Best Real Estate Agencies 2019

Plus Property

Plus Property is a full-service consultancy and agency that can assist with the buying, selling and renting of properties in addition to offering property management services for residential and commercial developments. The firm covers Bangkok as well as cities popular with tourists. Additionally, Plus Property possesses expertise about the real estate market through an in-depth analysis of data that allows the company to understand the market and pass the knowledge to clients.

Asia Central Property

By bringing a fresh and energised mindset to the Bangkok property market, Asia Central Property has created a solution-driven real estate agency. The company works closely with each client to establish a clearly-defined property goal and then works to achieve that with the highest levels of efficiency and customer satisfaction. The company does not stop at transactions. Asia Central Property offers a full range of services designed to provide unsurpassed convenience.

Bridge Estate

Led by respected property expert Pitchakorn Meesak, Bridge Estate specialises in cross-border real estate transactions throughout Thailand. Pitchakorn has built a team of respected industry professionals who understand both the local and international perspective and can achieve the highest possible success rate for clients. In addition to agency services, Bridge Estate is well versed in international sales and marketing along with the facilitation of international ventures.

Pattaya Foreigner Service

Paul Camilleri founded Pattaya Foreigner Service (PFS) wanting to create a real estate agency in Pattaya that provided clients with unmatched service. The independent, Swiss-run company takes pride in its high-level of customer care while working to find the best possible solution for all parties of the real estate transaction. Equally as impressive is the willingness of Camilleri to always go the extra mile for his clients.

Pattaya Property Base

Pattaya Property Base is an established property investment company that focuses on the Pattaya property market. The real estate agency has vast experience when it comes to the local area meaning clients have access to reliable information. Pattaya Property Base has also forged strong bonds with the most reputable property developers in the region allowing the firm to offer customers some of the best homes in the city.

Sala Estate (Thailand)

The team at Sala Estate has years of experience when it comes to property in Thailand. The company handles real estate sales, rentals and can serve as an investment consultant. The focus of Sala Estate is primarily on Bangkok's Central Business District with a secondary focus on the riverside. The company offers end-to-end service including property investment management and strives to create long-term relationships with every client.

St. James Properties

As one of Phuket's most recognisable real estate agencies, no one covers the island quite like St. James Properties. With more than 10 years of experience, the agency is known for providing excellent service and accurate advice to clients. St. James Properties represents a significant number of investment properties along with villas and homes for rent or sale.

Supreme Real Estate

No agency covers the luxury market in Thailand like Supreme Real Estate (SRE). The upscale real estate brokerage specialises in the marketing and selling of the finest luxury homes, villas and penthouses. The full-service solution firm has the sophistication and skills to assist the most affluent buyers, sellers, developers and investors both domestically and abroad. Simply put, SRE has unrivalled knowledge on luxury property and the Thailand upscale real estate market.

WE'RE MORE THAN A NETWORK.



WE'RE A COMMUNITY.

Singapore, site of LeadingRE's
corporate office in Southeast Asia

In an industry where relationships make the difference, Leading Real Estate Companies of the World® is a global community beyond compare — where the people behind the world's top independent real estate firms come together to do business, collaborate on ideas and share opportunities.

Talk to us about becoming affiliated with like-minded professionals
at +65 6408 0507 or APAC@LeadingRE.com.

Leading
REAL ESTATE COMPANIES
OF THE WORLD

565 RESIDENTIAL MEMBER AGENCIES
1.1 MILLION TRANSACTIONS ANNUALLY
MARKET LEADERS IN **OVER 40** WORLD CAPITALS
100 CLIENT INTRODUCTIONS MADE DAILY WORLDWIDE
130,000 SALES ASSOCIATES, 200 COMMERCIAL SPECIALISTS

DOT PROPERTY VIETNAM AWARDS 2019 CELEBRATES THE COUNTRY'S REAL ESTATE SECTOR BY HONOURING 35 WINNERS



A record number of winners were honoured at the 3rd annual Dot Property Vietnam Awards in Ho Chi Minh City. A total of 35 awards were handed during an exclusive ceremony at Reverie Saigon Hotel on July 25 with Sunshine Diamond River from Sunshine Homes – A Member of Sunshine Group taking home the coveted People's Choice award.

As one of the only real estate awards to be voted on by the public, Sunshine Diamond River captured the imagination of the Vietnamese people this year. The outstanding project was also presented with the Best Innovative Green Building Vietnam award.

Novaland Group was a big winner at the Dot Property Vietnam Awards 2019 earning three honours including Best Developer Vietnam, the top developer award. The firm also won Best Luxury Mixed-Use Development Vietnam for The Grand Manhattan and Best Innovative Resort Landscape Architectural Design Vietnam for NovaWorld Phan Thiet.

It was also a good night for MIKGroup who garnered a trio of developer awards: Best Mixed-Use Developer Vietnam, Breakthrough Developer Vietnam and Best Developer Hanoi.



Full list of Dot Property Vietnam Awards 2019 developer winners:

Best Developer Vietnam

Novaland Group

Best Mixed-Use Developer Vietnam

MIKGroup

Best Luxury Developer Vietnam

Sunshine Homes – A Member of Sunshine Group

Best Residential Developer Vietnam

Keppel Land Vietnam

Best Innovative Developer Vietnam

Alphanam Group

Breakthrough Developer Vietnam

MIKGroup

Best Sustainable Developer Vietnam

Phuc Khang Corporation – Green Building Developer

Best Green Developer Vietnam

TLM Real Estate Corporation

Best Luxury Resort Developer

Bim Land Joint Stock Company

Best Developer Ho Chi Minh

Phat Dat Real Estate Development Corporation

Best Developer Hanoi

MIKGroup

Best CSR Developer Vietnam

TLM Real Estate Corporation

Projects in Vietnam continue to improve and the level of excellence now found in the country is truly impressive. This year's class of project winners each brings something special to the market.

In addition to winning Best Luxury Developer at the Dot Property Vietnam Awards 2019, Sunshine Homes – A Member of Sunshine Group had projects honoured as Best Luxury Condo Development Vietnam, Best Integrated Resort Master Plan Design Vietnam and Best Innovative Green Building Vietnam. Meanwhile, Keppel Land Vietnam added to its award haul with Saigon Centre scoring Best Iconic Development Vietnam.

Full list of Dot Property Vietnam Awards 2019 project winners:

Best Luxury Condo Development Vietnam

Sunshine City Saigon from Sunshine Homes - A Member of Sunshine Group

Best Iconic Development Vietnam

Saigon Centre from Keppel Land Vietnam

Best Luxury Mixed-Use Development Vietnam

The Grand Manhattan from Novaland Group

Best Innovative Green Building Vietnam

Sunshine Diamond River from Sunshine Homes - A Member of Sunshine Group

Best Urban Lifestyle Development Vietnam

The Dragon Castle from National Housing Organization

Best Golf Club & Resort Vietnam

Hoa Tien Paradise – Xuan Thanh Golf and Resort from Hong Lam Xuan Thanh JSC

Best Luxury Integrated Resort Vietnam

KN Paradise Cam Ranh from KN Cam Ranh Company Limited

Best Hotel Family Resort Vietnam

Novotel Phu Quoc Resort

Best Investment Property Vietnam

Altara Residences Quy Nhon

Best Beachfront Luxury Development Vietnam

Sapphire Ha Long – DojiLand Real Estate Investment Company, Ltd



For the very first time at the Dot Property Vietnam Awards, the Box Brownie Special Recognition Award for Online Marketing was handed out. Savills Vietnam was presented with the very special award judged by the team from Box Brownie. They were one of eight winners in the design and innovation categories this year.

Full list of Dot Property Vietnam Awards 2019 design and innovation winners:

Box Brownie Special Recognition Award for Online Marketing
Savills Vietnam

Best Luxury Beachfront Resort Architectural Design Vietnam
Wyndham Tropicana Resort and Villa Long Hai from Ben Thanh Long Hai Joint Stock Company

Best Innovative Resort Landscape Architectural Design Vietnam
NovaWorld Phan Thiet

Best Apartment Architectural Design Vietnam
King Palace

Best Luxury Condo Architectural Design Vietnam
Rome by Diamond Lotus from Phuc Khang Corporation – Green Building Developer

Best Housing Architectural Design Vietnam
Gami Eco Charm from Gami Land

Best Innovation and Technology Vietnam
LinkHouse Corporation

The Dot Property Vietnam Awards 2019 also saw the return of Vietnam's Best Real Estate Agencies. A total of four agencies were bestowed with this honour in 2019.

Full list of Vietnam's Best Real Estate Agencies 2019:

RealPlus JSC

DKRA Vietnam

Hai Phat Land

CENLAND



"The Dot Property Vietnam Awards continues to grow at an impressive rate with both the industry and public embracing the programme," Adam Sutcliffe, Dot Property Director, Events and International Markets, explains. "This year's record-setting class of winners highlights the quality and strength of the Vietnamese property market. We would also like to thank our sponsors, Leading Real Estate Companies of the World® and BoxBrownie.com, for supporting the Dot Property Vietnam Awards 2019. Their contributions allow us to celebrate the real industry in Vietnam."

For more information on the Dot Property Vietnam Awards 2019, please visit www.dotproperty.com.vn



SUNSHINE DIAMOND RIVER SHINES BRIGHT WITH PEOPLE'S CHOICE AWARD FOR "PROJECT OF THE YEAR" THAILAND AWARDS 2019

For the second year, Dot Property Vietnam Awards 2019 allowed the public to choose their favourite development. The People's Choice Award for "Project of the Year" saw some of the country's leading projects vying to be known as the best.

In the end, it was Sunshine Diamond River from Sunshine Homes – A Member of Sunshine Group that took home the coveted People's Choice Award for "Project of the Year". The announcement of the winner took place during the exclusive Dot Property Vietnam Awards 2019 presentation ceremony at Reverie Saigon Hotel on July 25.

In addition to winning People's Choice Award for "Project of the Year", Sunshine Diamond River was also named Best Innovative Green Building Vietnam at the Dot Property Vietnam Awards 2019. The project stands out in a number of ways. A special emphasis was placed on the environment. This includes the installation of green spaces and gardens throughout the project to help keep things cool and regulate air quality.

Last year, the public selected Hinode City from developer Vietracimex as People's Choice Award for "Project of the Year". A total of 17 projects were in the running this year with developments from throughout Vietnam vying for the public vote.

People's Choice Award for "Project of the Year" candidates:

- Sunshine City Saigon from Sunshine Homes- A Member of Sunshine Group
- The Grand Manhattan from Novaland Group
- KN Paradise Cam Ranh from KN Cam Ranh Company Limited
- Sunshine Diamond River from Sunshine Homes – A Member of Sunshine Group
- The Dragon Castle from National Housing Organization
- Rome by Diamond Lotus from Phuc Khang Corporation – Green Building Developer
- Gami Eco Charm from Gami Land
- NovaWorld Phan Thiet
- Movenpick Resort Waverly Phu Quoc from MIKGroup
- Millennium from Phat Dat Real Estate Development Corporation
- King Bay from TLM Real Estate Corporation
- Sailing Club Villas Phu Quoc from Bim Land
- Hoa Tien Paradise from Hong Lam Xuan Thanh JSC
- Altara Suites by Ri-Yaz from Alphanam Group
- Four Points by Sheraton Da Nang from Alphanam Group
- NovaWorld Phan Thiet from Novaland Group

"The People's Choice Award for 'Project of the Year' at the Dot Property Vietnam Awards is becoming a highly anticipated event. The public really enjoys the chance to have their voice heard. Sunshine Diamond River is truly an outstanding project and the public thinks so too as it has won People's Choice Award for 'Project of the Year,'" Adam Sutcliffe, Director, Events and International Markets at Dot Property, states.



TWICE AS NICE NOVALAND WINS BEST DEVELOPER VIETNAM FOR THE SECOND TIME



It was a pleasant case of déjà vu for Novaland as the company won the coveted Best Developer Vietnam for the second time in three years at the Dot Property Vietnam Awards 2019. It was one of three awards the company took home at this year's ceremony which took place in July.

Novaland also won Best Developer Vietnam at the Dot Property Vietnam Awards 2017 as the firm continues to be a standard bearer for the industry. Additionally, the developer saw The Grand Manhattan honoured as Best Luxury Mixed-Use Development Vietnam while NovaWorld Phan Thiet won Best Innovative Resort Landscape Architectural Design Vietnam. The trio of awards made Novaland one of the biggest winners in 2019.

For more than 25 years, Novaland has transformed Vietnam's landscape with amazing property developments spanning all sectors of the industry. Every Novaland development meets exacting standards to surpass the expectations of a discerning clientele who demand the best. Those living or staying at a project developed by Novaland aren't simply acquiring a unit, they are guaranteeing themselves the ability to live the lifestyle they want.

"I have poured much money into the local real estate market. Novaland is my favorite brand as Novaland has high prestige in the real estate sector and hands over apartments to customers as punctually as committed," Ly Quoc Hung, a Vietnamese customer from the Netherlands, told the Saigon Times earlier this year.

Best Luxury Mixed-Use Development Vietnam The Grand Manhattan

The Grand Manhattan is seen as the diamond of Vietnam's luxury apartment segment. With 5-star facilities and an upscale ambiance perfectly suited for Ho Chi Minh City's District 1, both investors and end users have seen ownership here as a once-in-a-lifetime opportunity. It will come as no surprise to here unit owners speak highly of this sublime condominium.

"I have chosen The Grand Manhattan as the project is situated in the center of the city, with beautiful views from the apartment and sufficient sunshine, providing my family with comfort. Besides this, the apartment also captivates me thanks to the Smarthome system. Especially, the profit margins at The Grand Manhattan are high, ranging from 25 to 30 percent according to my forecast," Tran Quang Hai Long, an owner at The Grand Manhattan, explained.

Best Innovative Resort Landscape Architectural Design Vietnam NovaWorld Phan Thiet

NovaWorld Phan Thiet is a sight to behold. The impressive resort complex features architecture inspired from global locations and beautiful unit types to suit a diverse range of investors. However, the landscape architectural design is what sets NovaWorld Phan Thiet apart.

Green spaces have been interwoven throughout the resort to create the lush, tropical feel tourists would expect. The landscape features also flow naturally towards the pristine stretch of coastline, highlighting the beauty of the East Sea. The resort landscape architectural design also emphasises sustainability with features carefully placed to enhance liveability throughout NovaWorld Phan Thiet.



FAB FIVE FOR SUNSHINE HOMES A MEMBER OF SUNSHINE GROUP

No one at Sunshine Homes – A Member of Sunshine Group will forget the Dot Property Vietnam Awards 2019 as the developer took home a record setting five awards including People's Choice Award for "Project of the Year" for Sunshine Diamond River from Sunshine Homes. Let's take a look at the award winning work of Sunshine Homes - A Member of Sunshine Group.

Best Luxury Condo Development Vietnam **Sunshine City Saigon from Sunshine Homes -** **A Member of Sunshine Group**

With a staggering nine towers and 3,748 units, Sunshine Homes - A Member of Sunshine Group has worked diligently on Sunshine City Saigon to ensure it surpasses all expectations. From gold-plated interiors to cutting-edge technology and a dedicated mobile app, the development allows residents to enjoy the best life has to offer.

Best Innovative Green Building Vietnam **Sunshine Diamond River from Sunshine Homes -** **A Member of Sunshine Group**

Boasting the perfect blend of nature and technology, Sunshine Diamond River has redefined what it means to be a green building. Several advancements have been incorporated into the development that ensures fresh air, cool spaces and a pleasant living experience.

Best Integrated Resort Master Plan Design Vietnam **Sunshine Diamond Bay from Sunshine Homes -** **A Member of Sunshine Group**

Sunshine Diamond Bay is a USD4 billion masterplanned complex in Nha Trang that will feature 15 resorts, 15,000 rooms, 4,000 villas and a host of world class entertainment options. A significant amount of effort has been placed ensuring a completely seamless experience with modern technologies utilised throughout.

Best Luxury Developer Vietnam **Sunshine Homes - A Member of Sunshine Group**

With a portfolio of more than 20 luxurious residential developments, Sunshine Homes – A Member of Sunshine Group has become the preeminent luxury developer in Vietnam. The company's projects meet exacting international standards and feature only the best in terms of fittings, finishing and design. When it comes to luxury developments, no one can compete with Sunshine Homes - A Member of Sunshine Group.

BREAKTHROUGH FOR MIKGROUP AS DEVELOPER WINS THREE AWARDS



Four years ago, MIKGroup was a relatively new developer looking to make a name for itself. Fast forward to today and the firm is now associated with class, elegance and excellence. This was recognised at the Dot Property Vietnam Awards 2019 where MIKGroup was presented with three honours including Breakthrough Developer Vietnam.

The project development strategy of MIKGroup allowed the developer to enter the exciting markets of Hanoi, Ho Chi Minh City and Phu Quoc with great success. In each of these areas, MIKGroup introduced key product lines specifically for the needs of the local market.

For example, the developer worked on many resort and real estate projects in Phu Quoc that helped the local tourism market. Projects such as Sol Beach House Phu Quoc

and Mövenpick Resort Waverly Phu Quoc brought international standards to Phu Quoc and elevated the entire market.

Strong partnerships were the push behind MIKGroup's breakthrough. The firm collaborated with SOM, a leading design, architecture and planning specialist, to ensure superb designs. For operation and management, MIKGroup joined forces with Meliá, Accor Hotels and InterContinental Hotels Group. And for construction, MIKGroup sought expertise from Coteccons và Hoa Binh, the most trusted contractor in Vietnam.

Leading mixed-use development and work in Hanoi also honoured

In addition to winning Breakthrough Developer Vietnam, MIKGroup was also bestowed

with Best Mixed-Use Developer Vietnam and Best Developer Hanoi at the Dot Property Vietnam Awards 2019.

The firm introduced its Imperia apartments in order to position itself as a leading high-end developer in the Hanoi market. Projects such as Imperia Garden and Imperia Sky Garden brought high-standard residences to Hanoi. MIKGroup has recorded strong demand for its developments in Hanoi highlighting the fact the public trusts the firm to deliver.

MIKGroup has also developed a wide range of mixed-use projects that are all unique to the location they are in. The firm has ensured each of its mixed-use developments has the right product mix as well as innovative features to keep people coming back.

INNOVATION LEADS TO A TRIO OF AWARDS FOR ALPHANAM GROUP



Alphanam Group won three honours at the Dot Property Vietnam Awards 2019 with the developer's willingness to innovate on full display. The firm was presented with Best Innovative Developer Vietnam along with awards for its King Palace and Altara Residences Quy Nhon projects.

Established in 1995, Alphanam Group has become one of the leading economic groups in Vietnam. In the real estate sector, it is best known for groundbreaking residential projects across Vietnam as well as exciting hospitality developments working with partners such as Marriott International and Intercontinental Hotels Group.

Each Alphanam project features the company's trademark creativity and effort. The homebuilder is determined to provide the best products and services at the most competitive price and does this by introducing innovative measures that improve everything from construction to services.

Alphanam has enjoyed success with this approach everywhere it has launched projects. This area includes Hanoi, Ho Chi Minh City, Danang, Lao Cai, Binh Dinh, and Yen Bai.

Best Apartment Architectural Design Vietnam King Palace

Located within the most dynamic financial centre of Hanoi, King Palace offers stylish living inside a modern serviced apartment. At 36 floors, it is the tallest tower in Thanh Xuan district. The interiors at King Palace are fit for royalty with luxurious design found throughout.

Each apartment features a timeless design that exudes sophistication. From tasteful furnishings to elegant fittings and finishings, King Palace looks the part. Meanwhile, the exterior and façade are stunning ensuring the serviced apartment will be popular with upscale residents. Regardless of if you're looking at it from the outside or inside, the architectural design of King Palace is a marvel.

Best Investment Property Vietnam Altara Residences Quy Nhon

Quy Nhon may not be the most well known city among international investors, however, they will want to take notice of this seaside town along Vietnam's central coast. Tourism here continues to grow making it ideal for those looking for an up-and-coming destination.

Located in the heart of Quy Nhon, Altara Residences was named Best Investment Property Vietnam at the Dot Property Vietnam Awards 2019. It is the first serviced apartment project in Quy Nhon where owners are granted Land Use Right Certificates, which ensures a sustainable investment for the future. And with three sides of Altara Residences offering a sea view, demand is sure to be strong.



SAIGON CENTRE EARNS ITS STATUS AS A TRUE ICON

Saigon Centre isn't simply a place in Ho Chi Minh City. It is THE place. The tower is now an icon that is easily identified by both locals and visitors alike. Keppel Land Vietnam has captured the imagination of the public by completing a development that stands out both inside and out.

The mixed-use complex contains the stylish Sedona Suites, Grade A office space and a highly-regarded retail centre that is home to several popular dining outlets. Situated on Le Loi Boulevard in the heart of Ho Chi Minh City's central business district in District 1, it is hard to describe Saigon Centre as anything other than iconic. This makes it easy to see why it earned Best Iconic Development Vietnam honours at the Dot Property Vietnam Awards 2019.

Phase 2 of the development was designed by internationally renowned architect NBBJ and earned the Green Mark Gold (Provisional) Award by the Building and Construction Authority (BCA) of Singapore in 2012. Meanwhile, Phase 1 has been the preferred business and residential address in Ho Chi Minh City since first opening. Together they form a truly iconic development.

Keppel Land Vietnam also wins developer award

That wasn't the only award won by Keppel Land Vietnam at the Dot Property Vietnam Awards 2019. The firm earned Best Residential Developer Vietnam as well, capping off a great year.

Keppel Land Vietnam is the local arm of Singapore-based Keppel Land and was among the first foreign real estate investors in the country. These days, it remains one of the largest foreign real estate investors in Vietnam and has built a diverse portfolio of properties in Hanoi, Ho Chi Minh City, Dong Nai and Vung Tau.

The developer's residential projects have become among the most in demand. Homebuyers have come to realise a residence from Keppel Land Vietnam offers outstanding quality while providing the same high standards found internationally.

With 20 licensed projects across Vietnam and a pipeline of about 15,000 homes, Keppel Land Vietnam is firmly entrenched as a respected developer known for its quality as well as innovative lifestyle concepts.

KN Paradise Cam Ranh



Novotel Phu Quoc Resort



BIM Land Joint Stock Company



Wyndham Tropicana Resort and Villas Long Hai

AWARDING WINNING RESORTS AND BEACHFRONT DEVELOPMENTS DRIVE VIETNAM'S TOURISM BOOM

Tourism in Vietnam continues to grow by leaps and bounds and the property industry is contributing to this with great developments. Beach areas have become havens with locals escaping the cities to spend their weekends here while a growing number of places are now must visit spots for international tourists.

A few of these projects and the developers behind them were honoured at the Dot Property Vietnam Awards 2019. With that in mind, here are the award winning resorts and beachfront developments supporting the tourism sector in Vietnam.

Best Luxury Resort Developer BIM Land Joint Stock Company

For more than 20 years now, BIM Land has established itself as a platform in tourism-infrastructure development. This has allowed BIM Land to capture the impressive tourism growth in the country. The coastline of Vietnam is dotted with BIM Land hotels and resorts, each one being popular with guests.

The world's most prestigious hotel management brands trust BIM Land knowing the developer can meet their exacting standards. InterContinental Hotels Group, Frasers Hospitality and Hyatt Corporation are a few of the companies willing to partner with BIM Land on resorts.

Best Luxury Integrated Resort Vietnam KN Paradise Cam Ranh

As the largest commercial and tourist complex along Vietnam's central coast, KN Paradise Cam Ranh has positioned itself as a mini-paradise. In order to accomplish this, developer KN Cam Ranh Company Limited has worked incredibly hard to create a fully 5-star facility that impresses tourists and benefits investors. KN Paradise Cam Ranh will have many different types of real estate including villas, shop-houses, townhouses, hotels, and condotels in addition to a full range of entertainment facilities.



BIM Land Joint Stock Company



KN Paradise Cam Ranh



Novotel Phu Quoc Resort



Sapphire Ha Long



Wyndham Tropicana Resort and Villas Long Hai

Best Hotel Family Resort Vietnam

Novotel Phu Quoc Resort

Novotel Phu Quoc Resort has helped fill a much-needed gap in Phu Quoc. The beautiful island has lots of upscale resorts, but is the first catering to families. The property is equipped with a range of amenities that provide something for just about everyone. From fun activities to a relaxing spa, there is always fun to be had. Add in the outstanding beachfront location and it is easy to see why Novotel Phu Quoc Resort has earned its award.

Best Beachfront Luxury Development Vietnam

Sapphire Ha Long

Sapphire Ha Long from DojiLand Real Estate Investment Company, Ltd is a marvel. The upscale property with stunning views of Ha Long Bay boasts five-star amenities and high-class facilities that have been designed to the best standards. The apartments feature welcoming open spaces with large glass doors and balconies designed to accentuate the gorgeous view. When it comes to beachfront developments, none can match the luxury found at Sapphire Ha Long.

Best Luxury Beachfront Resort Architectural Design Vietnam

Wyndham Tropicana Resort and Villas Long Hai

Long Hai may not be the most famous holiday destination in Vietnam, but resorts like Wyndham Tropicana Resort and Villas Long Hai are sure to change that. Developer Ben Thanh Long Hai Joint Stock Company focused on having the best beachfront resort architectural design and the project delivers. Everything flows naturally towards the ocean with lots of greenery creating a tropical look and feel. Additionally, Wyndham Tropicana Resort and Villas Long Hai possesses a rare "water-like" terrain with a natural stream flowing through the project having been carefully incorporated into the design.



TLM REAL ESTATE CORPORATION LOOKS AFTER THE LOCAL COMMUNITY AND ENVIRONMENT

For developers, building great projects is only one part of their mission. It is important they care for the local community through Corporate Social Responsibility actions as well. They must also look after the environment through green development to help create a better tomorrow for everyone.

In Vietnam, TLM Real Estate Corporation continues to work hard towards creating a better community, a better environment and a better place to live. These efforts drive its action on a daily basis and have not gone unnoticed.

The developer won Best Green Developer Vietnam and Best CSR Developer Vietnam at the Dot Property Vietnam Awards 2019. TLM Real Estate Corporation's motto is 'business is serving the society' and winning these two awards is proof the developer is committed to carrying out this vision.

"The achievements of TLM Real Estate Group gained at the Dot Property Vietnam Awards 2019 are an affirmation that our relentless efforts in investing and developing high-class real estate projects, creating green eco-urban areas with modern facilities and meeting the increasing demands of customers. Our work is in line with the general real estate development trends of the world," Nguyen Thi Thanh Tu, Chairman of TLM Real Estate Group, said.

One of TLM Real Estate Group's most notable projects is King Bay Ecological & Integrated Township. The strategically located development can be found in the heart of Nhon Trach, Dong Nai. Perhaps the most unique aspect of King Bay is the feng shui phoenix terrain that is believed to bring fortune to the owners.

The design has allowed TLM Real Estate Group to incorporate several unique green elements

into the development. King Bay Ecological & Integrated Township was recognised as Best Riverside Township Development at the Dot Property Vietnam Awards 2018.

In terms of CSR, TLM Real Estate Group is very active supporting various charitable causes and contributing to the promotion of positive efforts in Vietnam. It has also implemented several CSR initiatives to improve local communities.

"This award is great motivation for TLM Real Estate Group to continue our mission to contribute to the building of businesses associated with the development of the community and to join hands to help the disadvantaged in our society," Nguyen Thi Thanh Tu proclaimed.



AWARD WINNERS

BRING A UNIQUE APPROACH TO REAL ESTATE



Phat Dat Real Estate Development



LinkHouse Corporation



Phuc Khang Corporation



Phuc Khang Corporation

It is important to be unique, especially in real estate where there is a great deal of competition. By being innovative, going above traditional standards or focusing on sustainability, a company can have a positive impact on the entire market. Here are a few of the unique firms to win at the Dot Property Vietnam Awards 2019.

Best Developer Ho Chi Minh 2019 Phat Dat Real Estate Development

Ho Chi Minh is a rapidly growing market with high-quality residential developments. Among the current situation, Phat Dat Real Estate Development stands out. The firm aims to create a perfect living environment with unique architecture and outstanding quality that adds value for customers, shareholders and the community.

This is something that is visible at Phat Dat Real Estate Development's projects throughout Ho Chi Minh City. Developments such as Millennium and River City have provided property seekers with superb residences suitable to the luxurious lifestyle many people now expect.

Best Innovation and Technology Vietnam 2019 LinkHouse Corporation

With a sound long-term strategy and aspirations to be one of Vietnam's best companies in the real estate industry, LinkHouse has become a total solutions provider using technology to boost its efforts. LinkHouse aims to be the leading real estate services company in

Vietnam in 2022 covering more than 10,000 brokers and opening 200 branches in 63 provinces and cities by this time.

In order to reach the ambitious target, LinkHouse has utilised innovations to support what it is doing. This includes embracing cutting-edge advancements to better serve clients and leveraging data to understand the real estate market as a whole. No one in the Vietnamese real estate industry uses technology and innovation as effectively as LinkHouse.

Green Building Developer - Best Sustainable Developer Vietnam 2019 Phuc Khang Corporation

Sustainability is at the core of everything Phuc Khang Corporation does. Since its very first day of business, the developer has embarked on a mission to pioneer and promote the creation of a better lifestyle for public health and sustainable humanistic ecological environments in accordance with global green standards. However, in order to achieve a sustainable future, the company believes it is important to respect the past.

All projects by Phuc Khang Corporation allow residents to enjoy their time at home by providing harmony with nature through green features and innovations that promote a cleaner environment. Projects from the developer are created in line with international sustainability standards providing owners with greater peace of mind.

QUARTET OF DOT PROPERTY VIETNAM AWARDS 2019 WINNERS LOOK THE PART

From luxurious architecture to smart lifestyles and outstanding resorts, the Dot Property Vietnam Awards 2019 honored them all. Here are a few of the winners that are among the country's best looking and most stylish.



Best Golf Club & Resort Vietnam 2019 Hoa Tien Paradise - Xuan Thanh Golf and Resort

Hoa Tien Paradise – Xuan Thanh Golf and Resort has become one of the most beautiful entertainment and resort real estate projects in Vietnam. Located along the country's scenic coast, this paradise of endless entertainment features several property types including villas and shophouses.



By utilising the surrounding natural landscapes, Hoa Tien Paradise - Xuan Thanh Golf and Resort manages to create a peaceful ambiance that is ideal for holidays. The resort itself is equipped with plenty of entertainment options including an infinity swimming pool, tennis courts, yoga areas, a fitness centre and beachfront camping space.

The golf course at the resort is also a sight to behold. The 18-hole facility offers different challenges to players of all skill levels. And with its location just off the ocean, the gentle breeze helps keep golfers cool.



Best Urban Lifestyle Development Vietnam 2019 The Dragon Castle

The Dragon Castle is a modern development inside N.H.O's impressive Kings Town residential township development. The 1,271-unit apartment is located in Ha Long which can be found along Vietnam's northern coast. It is just minutes away from the city's commercial centre and provides residents with easy access to most places of note as it is situated along Highway 18.



It is a development that offers much more than simply a place to live. It is a lifestyle hub where people can enjoy each and every day. Facilities include a water playground, an infinity swimming pool, an indoor swimming pool, a gym, 24/7 security and no-car zones to ensure peace and quiet. Residents of The Dragon Castle also have access to a full range of shop houses that add an extra level of convenience. There are mini marts, kindergartens, shops and service providers on-site that help make the project a fully-equipped township. What's more, the project boasts some of the most coveted views in Ha Long with spectacular glimpses of the nearby mountains and ocean. The Dragon Castle is not simply a condominium, it is a lifestyle development.



Best Luxury Condo Architectural Design Vietnam 2019

Rome by Diamond Lotus

One look at Rome by Diamond Lotus and you are sure to be impressed. Inspired by the timeless beauty of Roman architecture, the development subtly re-enacts ancient European style and brings it to the heart of the Pearl of the Orient.



Standing tall, Rome by Diamond Lotus features an elegant arched roof supported by majestic Roman columns that create a harmonious, sizeable and grandiose appearance that exudes a royal and noble style. These features are accentuated by marble stones that create an elegant look unlike anything currently seen in Vietnam.

Rome by Diamond Lotus features the most luxurious architectural design that needs to be seen to be believed. However, this is only part of the story. The development also meets several green standards including LEED, Greenmark and Lotus.



Best Housing Architectural Design Vietnam 2019

Gami EcoCharm

Located near Da Nang Bay, next to Hai Van Pass, Gami EcoCharm is an expansive estate spanning one of the most desirable areas in the region. The development features 254 houses, 120 shophouses and 780 villas with each one having been carefully designed.



The residences at Gami Ecocharm are surrounded by green spaces that provide a fresh landscape for those staying here while also creating a natural fence to ensure privacy. Houses boast architecture that melds traditional features with modern trends. The result is a design that is stylish, yet practical.

This design is considered to be ideally suited to Gami Ecocharm, a development that will welcome many types of customers, each with unique needs. These include individual guests, friends, families and couples who will be expecting a design that can meet their needs.

RealPlus JSC



CENLAND

HaiPhatLand



DKRA Vietnam

FOUR FIRMS EARN VIETNAM'S BEST REAL ESTATE AGENCIES 2019 HONOURS

The Dot Property Vietnam Awards 2019 celebrated the country's leading real estate agencies for the second year in a row. They play a vital role in the property industry and Vietnam's Best Real Estate Agencies honours their hard work and dedication. A total of four agencies were bestowed with this award in 2019. Let's meet them now.

Vietnam's Best Real Estate Agencies 2019

RealPlus JSC

RealPlus JSC provides a comprehensive range of services to its clients. The firm offers market research and consulting along with sales and rentals focusing mostly on middle and high-end segments. RealPlus JSC has conducted more than 2,000 successful transactions at 50 developments throughout Vietnam.

The real estate agency has more than 150 consultants with countless years of experience in the real estate industry. In addition to its offices in Ho Chi Minh City and Hanoi, RealPlus JSC boasts over 1,000 employees at home and abroad via the company's affiliate and collaborator system.

DKRA Vietnam

Founded in 2011, DKRA Vietnam has grown to become a full service real estate agency working with clients as well as some of Vietnam's largest developers. The company has overseen transactions valuing trillions of Vietnamese Dong while conducting sales across the country.

Real estate investors trust DKRA Vietnam due to the company's committed workforce of experts. The real estate agency has a highly-regarded market research unit and is also recognised for its work in project marketing and consulting.

Hai Phat Land

Hai Phat Land has a simple philosophy that guides its work as one of Vietnam's best real estate agencies. The company's core business philosophy is "Benefitting People – Benefitting Yourself" and this is what ensures it provides outstanding services and products to clients.

Over the years, Hai Phat Land has built a team of professionals so customers can enjoy the best possible property experience. In order to maintain a skilled workforce, the real estate agency has created the Hai Phat Land Real Estate Academy where courses and speakers ensure the entire team has deep product knowledge.

CENLAND

With nearly 2,000 brokers and another 1,000 authorised and connected agents, CENLAND is one of Vietnam's most connected real estate agencies. The company has established four core business sectors to move it forward. CENLAND oversees traditional real estate sales and marketing along with secondary property investment, cooperative investment and real estate marketing.

The diverse service offering has allowed CENLAND to become a trusted partner to both local and international developers. Meanwhile, the company's extensive agent network means the public is confident in CENLAND to deliver results.

**Southeast Asia's best...
...are coming to Bangkok**

Will you be there?



**DOT PROPERTY
SOUTHEAST ASIA
AWARDS
2019**



December 12, 2019

Park Hyatt Bangkok

For more information:

www.thailand-property.com/events

adam@dotpropertygroup.com

Main Sponsors

Leading
REAL ESTATE COMPANIES
OF THE WORLD



BOXBROWNIE.COM



HOA TIEN PARADISE

XUAN THANH

GOLF & RESORT

Best Golf Club & Resort Vietnam
The most attractive resort and entertainment paradise in the North Central



TAKE A LOOK BACK AT DOT PROPERTY WINNING WEEKEND



The inaugural Dot Property Winning Weekend is now in the books with celebrities, awards and property sales among the highlights from the four-day event. EmQuartier welcomed the showcase which began on August 15 with the Dot Property Thailand Awards 2019 winners presentation and invitation only Winners Party at Escape Bangkok.

The following day, nearly 100 Thailand-based real estate agents came out for an exclusive agent day. The property professionals had a chance to network with one another, developers and other industry leaders. There was also an online marketing seminar hosted by BoxBrownie.com while Henley & Partners, the global concessionaire of the Thailand Elite residence program, held a presentation on how they could add to the offerings of local agents.



WHERE *Long Hai Awakened*

The first international 5-star project in Long Hai

Only over an hour drive away from Ho Chi Minh City, Wyndham Tropicana Long Hai promises to bring a refreshing breeze to wake the enormous potential of this pristine beach, making Long Hai a crucial point of attraction for tourists and MICE travelers.

DESIGNED BY W A T G, THE WORLD-FAMOUS ARCHITECTURAL CONSULTANT

Nestled by Mind Dam Mountain, embraced by 350m of untouched beach and natural freshwater spring.
Luxurious facilities and world-class services by the renowned hotel operator Wyndham.

pure nature



5-star services



Entertainment & meetings



Owner:
Ben Thanh Long Hai Joint Stock Company

HOTLINE  **1800 1026**
www.wyndham-tropicanalonghai.com



WYNDHAM®

Tropicana Long Hai

August 17 was highlighted by a special talk with Khun Moo Asava. Best known for his work on *The Face Men Thailand*, Khun Moo offered insights on how the audience could incorporate their personal style into the design of their homes. Select attendees also received an exclusive gift from Khun Moo.

The final day of Dot Property Winning Weekend saw talks with a few of the exhibitors and the conclusion of the Dot Property Winning Weekend show. There were also a number of lucky draws and information sessions held throughout the event.

"Dot Property Winning Weekend was an amazing success. The feedback from both the public and the participants was great. One of the goals of Dot Property Winning Weekend was to celebrate the Thailand real estate sector in its entirety while ensuring everyone was engaged. It was four days filled with excitement, interaction, knowledge sharing and a lot more," Adam Sutcliffe, Director, Events and International Markets at Dot Property, says.









LUXURY BY THE BAY

Welcome to a place where luxury lives in every corner. Behold, the SMDC Shore Residences. Composed of three distinct developments in one mega district, owning a unit in this master-planned collective means living lavishly in amenities and features you can't find anywhere else.



www.smdc.com

    TheOfficialSMDC



Shore

R E S I D E N C E S

MALL OF ASIA, PASAY CITY

HLURB LS. No. Shore 1 - 029190, Shore 2 - 031588, Shore 3 - 032418
HLURB ENCRFO AA-2019-04-2341

Seaside Blvd., corner Sunrise Drive, Mall of Asia Complex, Pasay City

Completion Date: Shore 1 - October 2018, Shore 2 - December 2019, Shore 3 - January 2022

Developer: SM Development Corporation

SMDC



BEST INVESTMENT PROPERTY IN VIETNAM

With magnificent landscapes and friendly people, Quy Nhon will soon become an international coastal tourism destination. Altara Residences Quy Nhon, which possesses 3 sides with sea view and high-class utilities, will be the best investment opportunity in Quy Nhon. Operated by a reputable international group, 479 apartments will be the sustainably profitable properties for their owners.



HOTLINE 088 8663 979

Investor: Foodinco Quy Nhon JSC

W www.altararesidences.vn E info@altararesidences.vn

A 76 Tran Hung Dao Street, Quy Nhon City

Operator of
Altara Suites Đà Nẵng

RI-YAZ
HOTELS & RESORTS

ENJOY DOT PROPERTY MAGAZINE?

Don't miss an issue with the Dot Property App

Follow these 3 easy steps for
complimentary anytime/anywhere
access to Dot Property Magazine!



Step 1

Search for Dot Property Magazine in
the Apple Store or Google Play Store

Step 2

Download the app

Step 3

Open the app to read or download
any issue

Getting Asia's most exciting real estate and lifestyle magazine is free and easy.



THE MONUMENT TO GENERATIONS LUXURY IS SPACE

Private luxury residence now ready for occupancy
2 Bedroom starts 35 MB*

Call 1685
sansiri.com

Thong Lo

THE
MONUMENT
THONG LO

A MEMBER OF SANSIRI LUXURY COLLECTION 

Project Owner : BTS Sansiri Holding Four Limited Company's registered no. 0105558097433, Head office : 475, 8th floor Siripinyo Building, Sri Ayudthaya Road, Thanon Phayathai, Rajthawi, Bangkok, 10400, Registered capital(THB) : 100,000,000, Paid up capital(THB) : 100,000,000 (as of date 7 May 2019), The President : Mr. Uthai Uthaisangsuk, The Project : The Monument Thong Lo, Condominium's registered no. 29/2561, Land title deed no. 2850, approximately area 2 Rai, located at Klongton Nue Sub-District, Wattana District, Bangkok, as a Condominium of 45 storey(ies) (excluding basement), 1 building(s), total of 127 unit(s), (for residential: 127 units, and for commercial: - units), The Land and building have been mortgaged with Krungthai Bank PLC, Condominium unit is promptly to be transferred within 30 days upon the purchaser has paid the unit price in full together with the sinking fund, common fee, tax and other fees as prescribed by Project Owner or the Condominium Juristic Person subjected to the Condominium law/ Photography from actual location. *:" Terms and conditions apply.