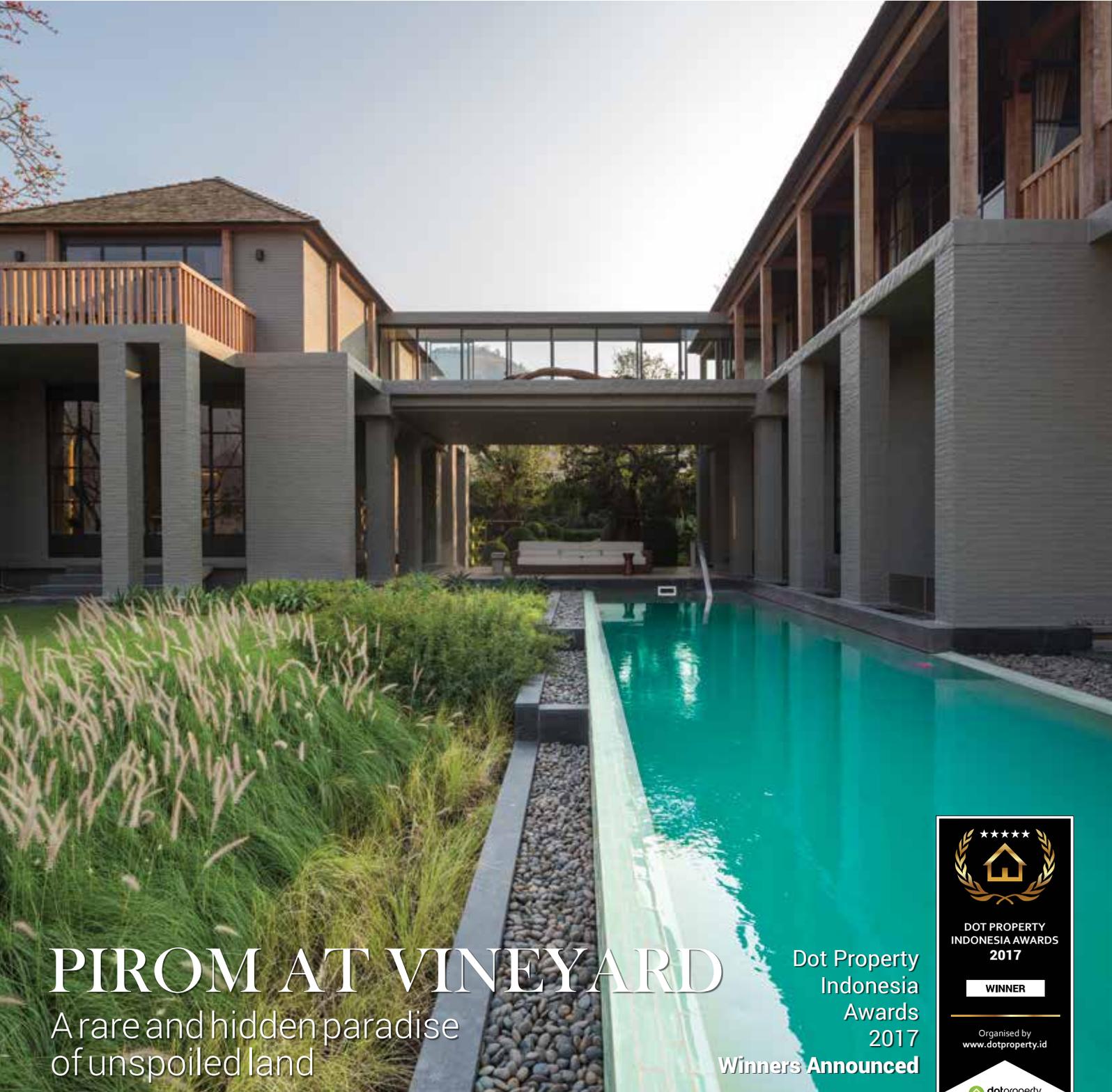


# dotproperty

ISSUE 020 Sep | Oct 2017



## PIROM AT VINEYARD

A rare and hidden paradise of unspoiled land

Dot Property  
Indonesia  
Awards  
2017

**Winners Announced**



### EXCITING PROJECTS

10 TO WATCH IN  
THE PHILIPPINES

32

### THINK ITALY

TIPS TO BUYING ITALIAN  
REAL ESTATE

40

### SINGAPORE SUCCESS

BEST HOTEL AND  
OFFICE REVEALED

68



*Luxury Living Resorts ,safe profitable,  
Increased values of sustainable property*

- ❁ **Commitment to provide the highest and longest return of profits.**  
\$56,500 to \$74,000 per year and continuous for 15 years.
- ❁ **The most unique location.**  
Located in the heart of the main tourism cites- entertainment and 6 stars resorts complex.
- ❁ **The potential value increases from 20% to 50%**  
when Phu Quoc becomes the key economic zone.
- ❁ **Buy a villa with condo's price** initial investment of only \$65,000.  
It's a classy and unique property of Sun Group located in Kem Beach.
- ❁ **The project belong to the most prestigious investors in Vietnam**  
Sun Group - The most loved brand by investors and customers around the world.





## CentralReal.vn

ONE OF THE LEADING DISTRIBUTORS AND INVESTMENT OF LUXURY REAL ESTATES COMPANY IN VIETNAM

With the desire to become the most **PRESTIGE - QUALITY** real estate distributor, **CENTRAL REAL** has been distributing luxury beach resorts owned by **Sun Group** - the investor with most popular brand in Vietnam. They has created some masterpieces with the criteria: "**Quality - Dignity - Difference**" the beautiful Son Tra Peninsula, the Da Nang InterContinental, new European's wonderland projects is located in BaNa Hills and the world record cable towers



### CENTRAL REAL INVESTMENT AND DEVELOPMENT JSC

F10 - F11A Floor 1, The Manor Officetel - 91 Nguyen Huu Canh Street, Ward 22, Binh Thanh District, HCMC

[www.centralreal.vn](http://www.centralreal.vn)

[www.kembeachresorts.vn](http://www.kembeachresorts.vn)

[www.kembeachresorts.net](http://www.kembeachresorts.net)

Hotline: **+8494 375 2424** Call Center: **+8428 7307 5555**

# ON THE COVER

Khao Yai in Thailand is quite unique. With its lovely weather and wineries, the region has become the ideal getaway spot for those who call Bangkok home. Unspoilt lands and understated luxury has made Pirom at Vineyard Khao Yai's premier retreat. Turn to page 36 to learn more about this development that is among Southeast Asia's most beautiful.

## Dot Property Indonesia Awards 2017

- |  |    |
|--|----|
| <b>Best Developer Indonesia</b><br>Ciputra Development                   | 50 |
| <b>Best Villa Resort Development</b><br>Kuta Sunset                      | 52 |
| <b>Best Developer Tangerang</b><br>Paramount Land                        | 54 |
| <b>Best Luxury Condo Development South Jakarta</b><br>Foresque Residence | 60 |
| <b>Best Innovation and Technology</b><br>PT Conwood                      | 62 |

## Dot Property Singapore Awards 2017

- |  |    |
|--|----|
| <b>Best Serviced Office Provider</b><br>CityHub        | 68 |
| <b>Best Hotel Interior Design</b><br>Dorsett Singapore | 70 |



# 360 DEGREES OF BREATHTAKING VIEWS

MANILA BAY AND  
BATAAN PENINSULA

MT. ARAYAT

TAGAYTAY RIDGE

SIERRA MADRE



Where  
**extraordinary**  
comes alive!

Actual photos

Located a mere nine kilometers from Quezon City, this 677-hectare premier township rises majestically some 350 meters above sea level. A residential haven, an eco-adventure playground, a mountain suburban getaway – Timberland Heights lets you live your passions and embrace a life close to nature from sunup to sundown. Experience the wonders of Timberland Heights, where ordinary pursuits turn into extraordinary encounters. Come and find your own piece of extraordinary today.

(632) 850-0888 • (63) 917-877-0888

 [www.timberlandheights.com](http://www.timberlandheights.com)

#mytimberlandheights

 mytimberlandheights

 @mytimberlandheights

 @mytimberland



Scan for Map

LTS No. 28549  
The Leaf, Brgy. Guinang  
Bayan II, San Mateo, Rizal  
Completion: November 2014

LTS No. 029231  
The Glades, Brgy. Malanday,  
San Mateo, Rizal  
Completion: October 2015

LTS No. 22770  
Banyan Crest, Brgy. Guinang  
Bayan II, San Mateo, Rizal  
Completion: June 2011

LTS No. 12050  
Mandala Residential Farm Estates,  
Brgy. Malanday, San Mateo, Rizal  
Completion: February 2008

LTS No. 18627  
Banyan Ridge,  
Brgy. Malanday, San Mateo, Rizal  
Completion: June 2009

LTS No. 14578  
The Ranch, Brgy. Guinang  
Bayan I, San Mateo, Rizal  
Completion: December 2007

LTS No. 18620  
Mandala Residential Farm Estates 2  
Brgy. Guinang Bayan I, San Mateo, Rizal  
Completion Date: June 2009

# CONTENTS

## News

Thailand	10
Vietnam	14
Philippines	16
Regional	20
World	24

---

## Living

Live Smart	28
KL's luxury hotspot	30

---

## Insights

Most exciting projects in the Philippines	32
---	----

---

## Italy Focus

Guide to buying Italian Real Estate	40
Where to stay in Tuscany	44
4 things to do in Tuscany	45

---

## Dot Property Spotlight

Property Show returns to Singapore	72
------------------------------------	----

---

## Dot Property Exclusive Agent Listings

PFS - Pattaya	74
The Agent - Bangkok	75
Siam Real Estate - Phuket	76
UniHomes - Vietnam	77



DOT PROPERTY  
MALAYSIA AWARDS

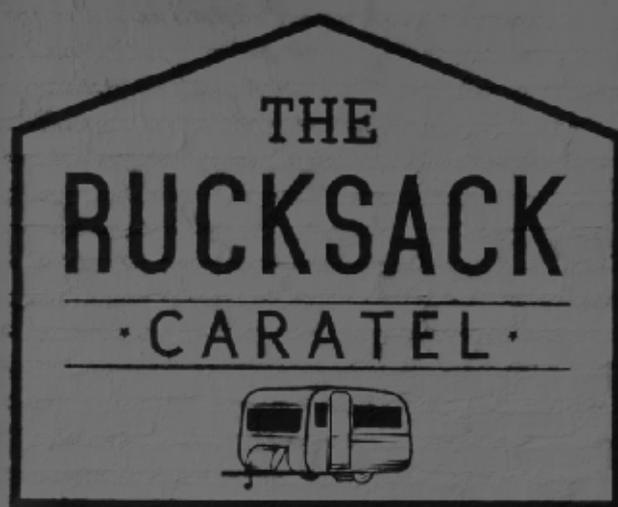
**WINNER**

BEST HOTEL DEVELOPMENT  
MALACCA

The Rucksack Caratel  
by The Hip and Happening Group

**2017**

Awarded by  
[www.dotproperty.com.my](http://www.dotproperty.com.my)



**MORE  
HONESTY,  
LESS OF  
EVERYTHING.**

**#SOLOVETHEFEELING  
#THERUCKSACKCARATEL**

107 Jalan Banda Kaba, 75000 Melaka, Malaysia. Tel: +6 06 2922107. [www.therucksackgroup.com/caratel](http://www.therucksackgroup.com/caratel)

# EDITOR'S NOTE



The location of our two main features in this issue are sneakily similar despite being half a world apart. On the cover you will have seen Pirom at Vineyard, a delightful estate in the hills of Khao Yai. This quaint getaway spot is only a two-hour drive outside of Bangkok. We also explore buying Italian real estate and the region of Tuscany.

While there aren't a lot of similarities between Thailand and Italy on the surface, I can say first hand Khao Yai and Tuscany are not all that different. I just returned from a summer holiday that included a stop in Florence and the surrounding areas. While Khao Yai isn't an exact match, there are numerous commonalities with Tuscany.

The two areas share one key trait: nature. Both regions offer visitors the beauty of nature in all its glory. Rolling hills, clean air, open spaces and world class vineyards can be found in Khao Yai and Tuscany. Simply put, life slows down and becomes more enjoyable in both locations.

Perhaps that is why both are so popular. They offer us a chance to escape the bustling megacities we reside in and reconnect with nature. Whether it is riding a bicycle, taking part in a wine tasting or going on a hike, you can enjoy them all in Tuscany or Khao Yai, which happens to be much closer to home in Southeast Asia.

If you're looking for a weekend home in Thailand, turn to page 36 to learn why Pirom at Vineyard is undoubtedly the most exciting development Khao Yai has to offer. And if you're considering purchasing an Italian dream home, flip to page 50 for everything you need to know on the subject.

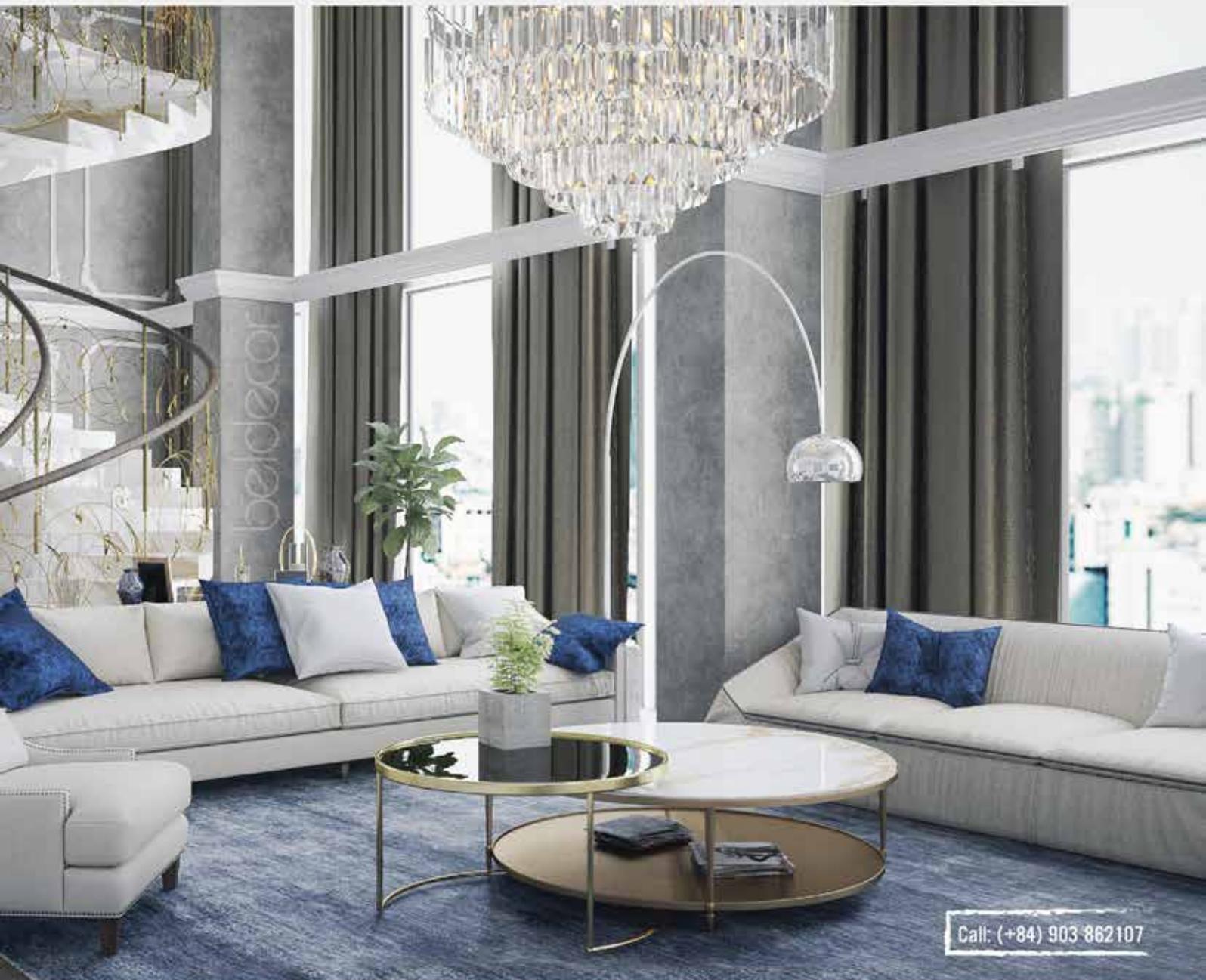
Also in this issue, the winners of The Dot Property Indonesia Awards 2017 are revealed. Head over to page 46 to see who has taken home honours this year. We have information on a few of the winners from The Dot Property Singapore Awards 2017 starting on page 68 that you won't want to miss as well.

Finally, regardless of if your dream home is in Khao Yai, Tuscany, Bali, Cebu or someplace else, be sure to visit the Dot Property network of websites to find it.

Thanks for reading,  
*Cheyenne Hollis*

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

*Leave your space to Bel Décor.  
Take satisfaction from ours.*



Call: (+84) 903 862107



Bel Décor's work touches every part of the human experience: work, play & live, travel, learn, invent and worship. Let Bel Décor design and build your dream projects – where we care enough to give the very best.

3F, Thanh Nien Bldg, 345/134 Tran Hung Dao St., Cau Kho Ward, District 1, HCM City  
Tel: (+84-8) 3837 4107 - Fax: (+84-8) 3838 5067 - Hotline: (+84) 903 862 107  
Email: [info@beldecor.vn](mailto:info@beldecor.vn) - Website: [www.beldecor.vn](http://www.beldecor.vn)

Office, Showroom, Hotel, Villa, Penthouse Interior Design & Construction

---

## Editorial

**Editor in Chief**

Cheyenne Hollis  
cheyenne@dotpropertygroup.com

**Editor**

Virginia Ewart-James  
virginia@dotpropertygroup.com

**Philippines Editor**

Pat Bation  
patbation@dotproperty.com.ph

---

## Design

**Art Director**

Weerasak Tham-amorn

**Graphic Design Support**

Rattiya Panya  
Chanya Kitiyotee

---

## Business

**Managing Director, Thailand**

Adam Sutcliffe  
adam@dotpropertygroup.com

**Managing Director, Dot Expo**

Andrew Davis  
andrew@dotpropertygroup.com

---

## International Business Development Team

**Sunniya Kwatra**

Business Development Manager  
sunniya@dotpropertygroup.com

**Joe Kheng**

Sales Director, Vietnam  
joseph@dotpropertygroup.com

**Lucy Tran**

Business Development Manager, Vietnam  
lucy@dotproperty.com.vn

**Bui Hong Ngoc (Ruby)**

Business Development Manager, Vietnam  
ngoc@dotpropertygroup.com.vn

**Tanya Yu**

Country Manager, Philippines  
tanya@dotpropertygroup.com

**April Pascual**

Senior Business Development Manager,  
Philippines  
aprilynn@dotpropertygroup.com

**Melizza A. Hernandez**

Senior Business Development Manager,  
Philippines  
melizza@dotpropertygroup.com

**Kristian Brennan**

Country Manager, Indonesia  
kristian@dotpropertygroup.com

**Jeslyn Lee**

Business Development Manager, Malaysia  
jeslyn@dotproperty.com.my

---

## 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.**

16th Floor, Alphaland Tower,  
6789 Ayala Avenue, Makati,  
1226 Metro Manila, Philippines

**©Dot Property Indonesia**

Setiabudi 2 Building,  
Ground Floor, Unit 102 AB,  
Jakarta Selatan

**©Dot Property Pte. Ltd.**

16 Raffles Quay  
#33-03 Hong Leong Building,  
Singapore 048581

**©Dot Property Vietnam**

Maritime Bank Tower, Unit 10,  
9th Fl. 180 - 192 Nguyen Cong Tru,  
Nguyen Thai Binh, Dist. 1, HCMC, Vietnam



DOT PROPERTY  
VIETNAM AWARDS

WINNER

BEST LUXURY  
RESIDENTIAL DEVELOPMENT

Lakeview City

2017

Awarded by  
[www.dotproperty.com.vn](http://www.dotproperty.com.vn)



# LAKEVIEW CITY

## THE SPOTLIGHT OF REAL ESTATE IN HO CHI MINH CITY'S EASTERN REGION



Townhouse



Semi Detached Villa



Shophouse

Developed by



PROJECT LOCATION

Song Hanh Street Facace, Long Thanh – Dau Giay Highway,  
An Phu Ward, District 2, HCMC

MODEL HOUSE

TOWER E, LEXINGTON RESIDENCE  
67 Mai Chi Tho, District 2, HCMC

0903 08 22 62 - 0938 221 226

[www.lakeviewcity.com.vn](http://www.lakeviewcity.com.vn)



## Glowfish expands to a shiny new space

Co-working space provider Glowfish is moving into Sathorn after the firm announced it will open Glowfish Sathorn Lifestyle Workplace in September. The new space will occupy seven floors in the Sathorn Thani Building in Bangkok's CBD. This is Glowfish's third co-working space in Bangkok. It currently has Asoke and Siam branches, but neither are this large.

"The new generation looks for a workplace with flexible work hours where they can work, play and grow, as work-life balance is their lifestyle. They also prefer an office in the central business district near the skytrain. These locations are our target," Glowfish managing director Gavin Vongkusolkit told the Bangkok Post.

## Developers believe in Sri Racha's potential

With the Thai government heavily promoting its Eastern Economic Corridor (EEC) plan, an increasing number of companies have either opened up shop in the region or scaled up operations. This has led to an influx of employees who require accommodation. The Japanese community is one prevalent demographic with many of the firms moving into EEC based in Japan.



Sri Racha has become a popular place to live for those working in the EEC thanks to its close proximity to both Bangkok and Pattaya. Developers have noticed the increase in demand and are raising supply accordingly. The focus has primarily been on serviced apartments as these are the preferred type of accommodation for the growing number of Japanese expats moving into Sri Racha.



## X2 Vibe moves into the capital

X2 Vibe officially launched its flagship Bangkok property. X2 Vibe Bangkok Sukhumvit Hotel is situated in the up-and-coming On Nut district of the Thai capital and promises guests excellent connectivity and exceptional amenities. The hotel caters to both business and leisure travellers who are looking for smart and stylish urban accommodations.

"With an ideal location close to bustling Sukhumvit and trendy Thong Lor, X2 Vibe Bangkok Sukhumvit Hotel is perfectly positioned to cater for the new era of millennial travellers," Anthony McDonald, chief executive officer of BHMAAsia, X2

Vibe's parent company, explained. "Its combination of modern hotel rooms, serviced residences and stylish amenities makes this an excellent option for young or young-at-heart travellers seeking a new perspective on this dynamic city."

## Newly linked Purple Line to be extended

With the embarrassing "missing link" fiasco in the rearview mirror, the government is pushing ahead with plans to extend the Purple Line by 23.6 kilometres to Bangkok's southern suburbs. It will take seven years to construct with bidding set to start later this year. The Purple Line has been operational for more than a year, but has proven to be unpopular due to an oversight that meant it didn't connect to the Blue Line until August.



„Dream the impossible because dreams do come true.“ – Elijah Wood



## High-end premium villa with panoramic sea view on the hills of Chaweng Noi Koh Samui, Thailand

A stay at Sky Dream Villa is an experience like no other. When you wake up in this incredibly positioned villa with magical views over the Chaweng Noi bay, with the sounds of the waves crashing below you, it genuinely feels like your own piece of paradise on earth. From the dramatic terrace views, the majestic infinite pool, the large cast in concrete bathtub, to the simply divine interiors, elegant bedrooms and several bathrooms with world beating sea views, you will feel in unmitigated and unrivaled, luxurious bliss. Our English-speaking guest & villa management will welcome you with our 24/7 In-Villa staff. They take care of your luggage and escort you down the steps to the dinning hall where the enchanting scene awaits.

MAKE YOUR DREAMS COME TRUE AND DISCOVER A LUXURIOUS LIVE ABOVE THE GULF OF THAILAND AND BELOW THE SPANGLED SKY OF ASIA!



CONTACT US

[www.sky-dream-villa.com](http://www.sky-dream-villa.com)

[tim@sky-dream-villa.com](mailto:tim@sky-dream-villa.com)

+49 (0) 179 / 769 48 84

# BOTANICA LUXURY VILLAS, THAILAND



**DOT PROPERTY  
THAILAND AWARDS**

**WINNER**

**BEST LUXURY VILLA  
DEVELOPMENT  
PHUKET**

Botanica Luxury Villas  
by AAP Architecture  
Properties & Development

**2017**

Awarded by  
[www.dotproperty.co.th](http://www.dotproperty.co.th)





The first thing you notice about Botanica Luxury Villas is the bespoke designs and large usable areas that range from 265 to 700 square metres. In a world where spaces seem to be getting smaller, the large open plans of the villas exude class and sophistication.

Owning one of the most desirable addresses in Phuket, the Bangtao/Laguna neighbourhood, no expense has been spared in the development of Botanica Luxury Villas. The 21 elite residences are custom built meaning you aren't buying a unit, you're buying the villa of your dreams.

#### An exquisite living experience

Each villa at Botanica Luxury Villas centres around a natural stone tiled swimming pool that serves as the pièce de résistance to the free-flowing floorplan. The vaulted, teak wood ceilings create an elegant and authentic look throughout the villas while the concertina glass doors and transom windows above the doors add light and a positive feeling to the main area of the home.

To celebrate the idyllic outdoor ambience of Phuket, the eaves have been overextended to create an added lounge or dining area on the terrace which is supported by striking pillars. The grand tile flooring in the front room matches that of the terrace for a seamless transition to the outdoors that maintains a luxurious appeal.

Situated in the secluded Bangtao/Laguna neighbourhood, those staying at Botanica Luxury Villas can enjoy having numerous family-oriented activities a short drive away. Additionally, there is a beautiful eight-kilometre stretch of white sand beach nearby where you will find boutique shops and restaurants that are among some of the most popular in Phuket.

#### A rare investment opportunity

For the investor, a home at the Botanica Luxury Villas can guarantee five years of rental income through short term holiday lettings. With tourist arrivals to Phuket continuing to increase, this presents investors with a great opportunity to strike while the iron is hot.

Guests staying at the estate will have access to a reception office and a café at the main entrance that will be operated by an established tour operator who will also manage all aspects of holiday rentals. This provides an effortless return on the investment.

AAP Architecture is the firm behind Botanica Luxury Villas. The developer has been developing private homes on Phuket for more than 12 years and applied its architectural genius into creating a sanctuary living environment filled with calmness and mountain scenery. The result is a project investors and guests will love.

<b>Project:</b>	Botanica Luxury Villas
<b>Developer:</b>	AAP Architecture Properties & Development
<b>Product type:</b>	Villas
<b>Architect:</b>	Mr. Attasit Intarachooti (Master plan, concept and details)
<b>Location:</b>	Moo 6, Chengtalay Sub-district, Thalang District, Phuket Province, Thailand
<b>Launch date:</b>	January 2017
<b>Completion date:</b>	December 2020
<b>Number of units:</b>	21 Villas
<b>Title:</b>	Freehold & Leasehold
<b>Facilities:</b>	Reception, office and café
<b>Sales office:</b>	+66 (0)98 394 7097
<b>Email:</b>	info@botanicavillasphuket.com
<b>Website:</b>	www.botanicavillasphuket.com

# Regional News The Philippines



## Singaporean investors remain confident in the Philippines

Singaporean firms remain upbeat about growth prospects in the Philippines with Fitch Ratings naming the country as Southeast Asia's fastest-growing economy. Fitch also noted that the Philippines would likely remain so for at least five years. The country's economy is estimated to grow at an average of 6.6 percent annually until 2021.

"We look at business prospects in the long term. Ultimately, we do look at the long-term fundamentals of the Philippines, and the signs are all positive," Keppel Corporation CEO Loh Chin Hua said at a recent news conference. Singapore is the Philippines' fourth largest trading partner. A total of SGD 4.4 billion (USD 3.2 billion) worth of trade took place between the two countries in 2016.

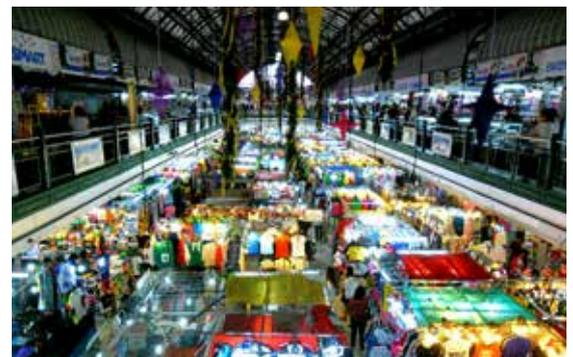


## Pampanga is a capital of taste

There is no shortage of great food in the Philippines, but many people are now hailing Pampanga as the taste capital of the country. The city is known for a host of delicious dishes that people can't get enough of. Sisig, a drunk food made of sizzling pork bits topped with egg, originated in Pampanga. Other Filipino favourites, such as halo-halo and Bringhe, can be found at many of the city's highly-rated restaurants.

## Next phase of Greenhills redevelopment launches

Greenhills Shopping Center is best known for its tiangge, a bazaar-style shopping area with goods as far as the eye can see. That won't be going anywhere, but developer Ortigas & Company is carrying out a massive redevelopment plan for the complex located in San Juan City. The firm recently launched the 55-storey Connor Tower, a massive condominium building. It also revealed construction of a new mall that will host another tiangge, a department store and cinemas will begin soon.



"We will retain the flea market for the tiangge type of shopping which Greenhills has been known for. We believe that it's very unique," Ortigas & Company president and chief executive officer Jaime E. Ysmael told CNN Philippines. "We'll organise it in a way that will be a bit more modern in terms of how it is positioned, but retaining the feel of having a bargain centre in a better environment."

## Cavite-Laguna Expressway gets green light

Travel time between Cavite and Laguna is set to be drastically reduced. Work officially began on the Cavite-Laguna Expressway that is expected to cut down commuting time between the two cities by more than an hour. The toll road will cover 45 kilometres and should help reduce Metro Manila's notorious congestion.

# OMNI GARDENS

ONGPIN

## The gold standard in luxury living.

Omni Gardens is a stunning 41 storey building conceived and crafted as Binondo's first Super Prime Real Estate, putting a new icon in the sky. Rising from the beginning of Ongpin Street, Omni Gardens is centrally located at the busiest part of Chinatown where one can engage in the most exceptional downtown experience. With only two homes per floor, it offers a limited collection of premier units catering only to the exclusive.

A luxury residence in the heart of the world's oldest Chinatown is the most prestigious Mansion Suites at Omni Gardens. This exquisite 4 bedroom suite offers approximately 338 square meters of luxury living on one expansive level and features an open plan layout for the living, dining, and outdoor area. Finally, a home where you can redefine your lifestyle and experience the gold standard in luxury living is here.



For more information, you may contact us via +63 917 518 1423 or email us at [sales@omnigardens.com](mailto:sales@omnigardens.com)





## Developers drafted to help solve Vietnam's infrastructure problems

Going from point A to point B in Vietnam's major cities can be a headache. Gridlock and a lack of transportation infrastructure have made it difficult to get around. According to a forecast from the Ministry of Planning and Investment, the country needs 1,380 kilometres of highway. Unfortunately, the money isn't there at the moment. Ho Chi Minh City alone has 203 transport infrastructure projects in the pipeline, but the city's Transport Department has only 30 percent of the necessary funding to complete these improvements.



Real estate developers have stepped in to kick start the needed infrastructure developments. A conference was held in Hanoi aiming to generate funds to improve infrastructure. One of Vietnam's largest developers, Vingroup, committed VND 100 trillion (USD 4.39 billion) towards the Hanoi metro at the conference. Several other promising responses were received by the government from homebuilders in regards to other infrastructure projects.



## Qatar Airlines steps up connections

Qatar Airways is expanding its reach in Southeast Asia after revealing plans to increase the number of connections between Doha and Vietnam. The airline recently announced that it will operate a new nonstop daily flight to Hanoi starting next year. Additionally, Qatar Airways is going to increase the frequency of its Doha-Ho Chi Minh City route to 10 flights per week.

## Southeast Asia's electric car manufacturing hub

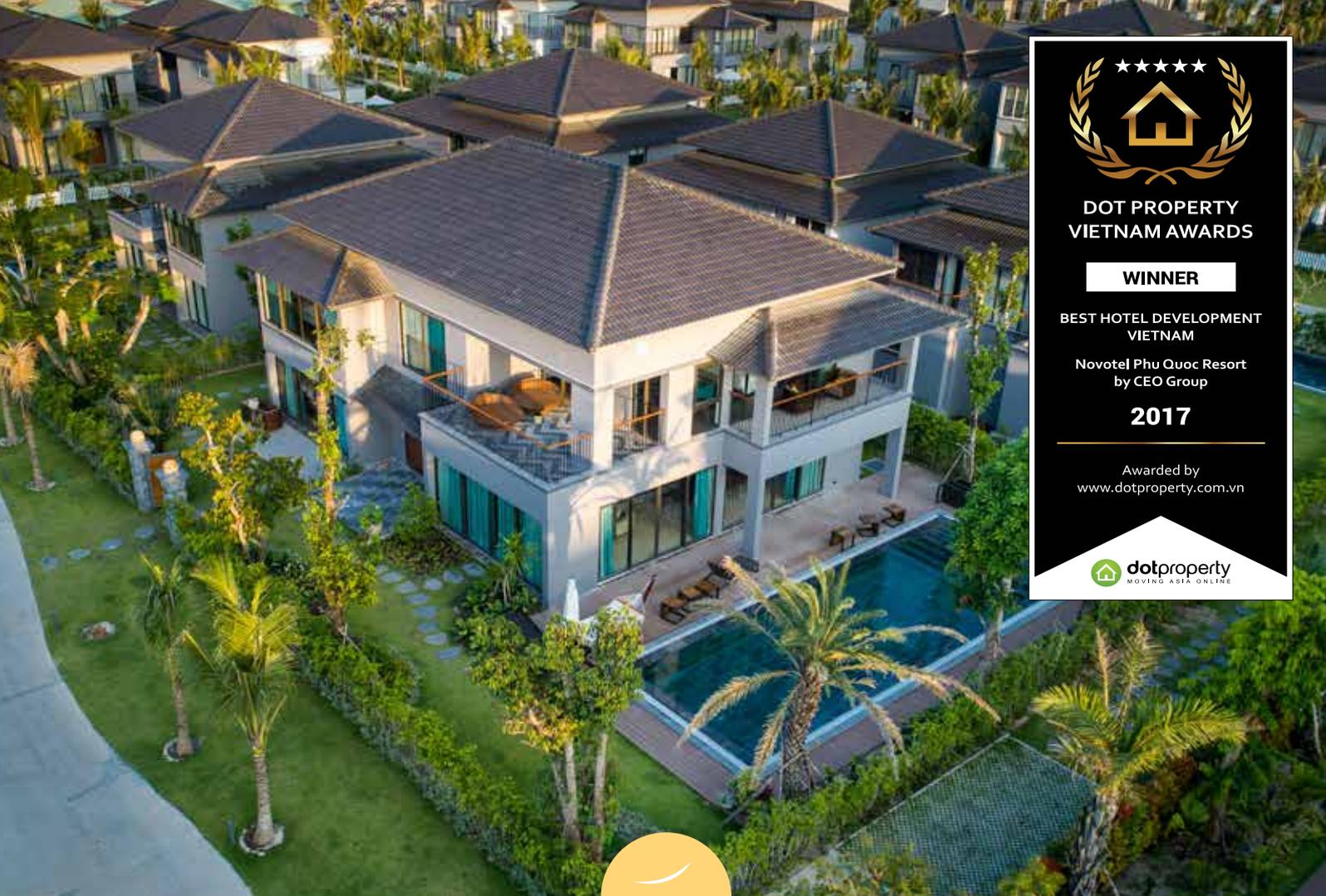
Vietnam could soon become a regional hub of electric car manufacturing according to local media reports. Several foreign firms are investigating opportunities while US-based DiMora Enterprises has inked an agreement with Thanh Hoa province's authorities for the construction of an electric car factory that would see USD 500 million invested. Should the deal be completed the factory would be the first of its kind in the country.

Mitsubishi Motors and IMG Innovations are also considering building electric cars in Vietnam. One problem standing between the manufacturers and electric car adoption in the country is a lack of battery charge stations outside of major metropolitan areas.

## Floating theatre approved for Hanoi

The impressive Hanoi Lotus floating theatre project has been approved by the local government. The development will feature a six-level, Lotus designed opera house, an ice-skating rink, cinemas, restaurants and office space. Construction on the development will be completed in 2018 with the Hanoi Lotus expected to be fully operational by 2019.






**DOT PROPERTY  
VIETNAM AWARDS**

**WINNER**

**BEST HOTEL DEVELOPMENT  
VIETNAM**

Novotel Phu Quoc Resort  
by CEO Group

**2017**

Awarded by  
www.dotproperty.com.vn




**RESORT & VILLA ACCOMMODATION  
RESTAURANTS, BARS, SWIMMING POOLS,  
DAY SPAS, FREE WIFI MEETING ROOMS & KIDS EAT FREE\***

Duong Bao Hamlet, Duong To Commune,  
922273 Phu Quoc Island, Kien Giang Province, Vietnam  
**0297 626 0999 • H9770@accor.com • novotelphuquoc.com**

Managed by Accor

Owned by   
G R O U P

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

An  **ACCORHOTELS** brand

\*free for two children under the age of 16 staying in their parents' room

# IMPERIAL PLACE , VIETNAM



Developed by **NHO** | NATIONAL HOUSING ORGANIZATION

## Imperial Place stands alone as Best Condo Development Vietnam

Vietnam has countless luxury condominiums designed with amenities that are simply unaffordable to the majority of the population. With most people in cities like Ho Chi Minh City still renting modest properties, a noticeable gap in the market has developed. Respected developer N.H.O. wanted to create a project that boasted the facilities of a high-end condominium at a reasonable price point to help fill this gap and provide buyers with something they can be proud to call home.

With that goal in mind, N.H.O. created Imperial Place, a well-equipped development designed for everyone. Despite being affordable, the project has many luxurious facilities including a swimming pool, 24/7 security and a classical design. The developer believes that by providing what it calls “all in one” facilities, buyers can enjoy high quality living without breaking the bank.

Imperial Place’s design takes inspiration from some of the world’s most popular places including London. The developer consulted with international experts from South Korea and Singapore as well as local professionals to ensure the project suited the needs and culture of Vietnamese residents while still maintaining international standards and construction quality.

Using this synergy allowed N.H.O. to create a project boasting premium quality while still letting buyers enjoy value for money, an admirable achievement. The developer left no stone unturned in this quest and it is something that can be seen in the design and layout of the project.

Once outside the development, residents can take advantage of the project’s convenient location in one of Ho Chi Minh City’s most desirable locations. Imperial Place is close to a number notable places with a high school, the popular AEON Mall and key motorways all close by.

Owning a condominium unit in Vietnam has transformed from being something only the rich could afford to something the country’s growing middle class now aspires to do. With that in mind, the design of condominiums must also evolve in order to suit the changing needs of this new influx of property buyers. Luxury projects are still important, but so too are projects that offer quality amenities while still being affordable to the middle class.

Imperial Place seeks to be a home for everyone. A place where residents don’t have to sacrifice quality for price. Vietnam has numerous high quality developments, but N.H.O.’s ability to provide upscale living at a reasonable price sets it apart from the competition.

Congratulations to Imperial Place for deservedly winning Best Condo Development at the Dot Property Vietnam Awards 2017.



# Regional News Malaysia & Indonesia



## Congrats to The Rucksack Caratel

The Rucksack Caratel was selected as Best Hotel Malacca at The Dot Property Malaysia Awards 2017. The Dot Property team recently paid the hotel a visit. Sunniya Kwatra (left), International Business Development Manager at Dot Property, stopped by to hand Mellissa Seah (right), Brand & Marketing Executive, The Hip and Happening Group, The Rucksack Caratel's award.

"We're pleased to be presenting this award to The Rucksack Caratel. The Hip and Happening Group has created a wonderful hotel that has proven to be popular with guests visiting Melaka. The property's outstanding location and unique features makes it a must-stay for anyone coming to this bustling city," Kwatra explained.



## Malaysia My Second Home a massive success

The Malaysia My Second Home (MM2H) programme has generated considerable revenue for different segments across the country. MM2H has brought in MYR 4.9 billion (USD 1.1 billion) for the country since 2012. This total is for real estate alone. The scheme has also injected MYR 12.8 billion (USD 2.9 billion) into the economy as a whole.

The MM2H scheme permits foreign retirees to own property in return for a ten-year visa. Response to the programme has been overwhelming. More than one million applications have been received in a six-year period. However, Malaysia has only approved 33,300 applicants as it wants to ensure only allow credible applicants are accepted rather than just opening the floodgates to everyone who applies.



## Tokyo-based Mori Building launches Jakarta Office Tower

Mori Building announced it is developing a 59-floor, premium-grade office tower in the Sudirman area of Jakarta. Tentatively named Jakarta Office Tower Project, this will be Tokyo-based Mori Building's first project in Southeast Asia. The office building is slated to open in 2021.

The project is located at the heart of Jakarta's Golden Triangle, next to Semanggi Intersection in the city's central business district. There will be 190,000 square meters of office space, restaurants and cafes. The developer hopes the project is able to obtain a BCA Green Mark Platinum Award, one of the highest ratings for environmental impact and performance.

## The Paris of Java shines

Bandung is known as the Paris of Java for good reason. The capital of the West Java province boasts colonial and art deco architecture and is surrounded by green mountains that provide picturesque views. And unlike most of the country which deals with sweltering heat, Bandung's climate is fairly mild. It's easy to see why this cultural haven has become a weekend getaway spot for those living in Jakarta.





## WINNER OF THE BEST SERVICED OFFICE PROVIDER (SINGAPORE)



CityHub is a premiere serviced office that provides a one-stop business solution for entrepreneurs, start-ups, and MNCs looking to establish themselves in Singapore and other Asian cities.

We believe in building foundations to empower your business. By placing emphasis on the quality of facilities, versatility of our services, and viability of our locations.



### OUR AWARD WINNING SERVICES

-  Serviced Office
-  Virtual Office
-  Business Outsource
-  Conferene Facilities
-  Secretarial Support
-  Interactive Whiteboard
-  Corporate Secretariat



CityHub Serviced Offices | Orchard | City Hall | Collyer Quay | Ho Chi Minh City  
Tel: +65 6832 8008 • Email: [sales@cityhub.com.sg](mailto:sales@cityhub.com.sg) • Web: [www.cityhub.com.sg](http://www.cityhub.com.sg)

# Regional News



## Singapore's residential market has finally hit the bottom... maybe

Have residential property prices in Singapore hit bottom? This is a question that has been asked for what seems like years. Now it appears the country's largest developer has the answer. In a recent Bloomberg interview, CapitaLand chief executive officer Lim Ming Yan noted home prices in the Lion City have bottomed out after falling for 15 straight months.

Home sales in Singapore skyrocketed by 72 percent during the first half when compared to the previous year, according to data from the Urban Redevelopment Authority. However, after almost four years of decline, more time will be needed to determine if this was, in fact, the bottom.

---

## Luang Prabang a top urban destination

Travel+Leisure has announced the annual list of its top 10 urban destinations and Luang Prabang found itself rubbing shoulders with the likes of Florence, Italy and Kyoto, Japan. Located in northern Laos, the city is best known for its statue of Golden Buddha Phra Bang that was erected in the 14th century. Luang Prabang also served as the royal capital of the country until 1975 and has countless places of interest for tourists. There is also plenty unspoiled natural beauty surrounding the city including some stunning waterfalls.



## Yangon New City gets new look plans

The New City project in Yangon will need to be remodelled to accommodate the city's projected population growth, according to a report in the Myanmar Times. Myanmar's commercial capital is expected to become a megacity with more than 10 million residents by 2031 and the government launched the New City project to cope with this.

The growing population density surpassed the local government's original expectations requiring the plans to now include larger tower blocks, an element not included in the first rendition of the New City.

"To accommodate Yangon's future population growth, expanding the city 'horizontally' is not sufficient. It also needs to expand 'vertically' to increase population density by building tower blocks and skyscrapers," Daw Nilar Kyaw, regional minister for electricity, industry and transportation, said.

---

## Phnom Penh airport railway plan fast tracked

Getting from Phnom Penh airport to the city centre will soon be as easy as hopping on a train after the government revealed that the airport railway link is set to open in April of next year. The journey will take roughly 15 minutes and rides will be free during the services first month of operation. Ticket prices after the free trial period have not been set.

  
**DORSETT**  
SINGAPORE

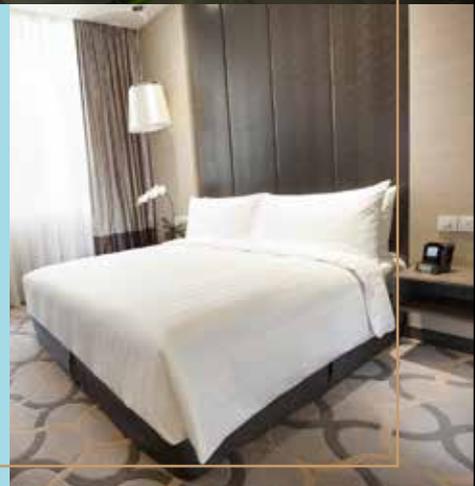


# WHERE HERITAGE MEETS MODERNITY.



A multiple award winning hotel in the heart of Singapore with world-class services, Dorsett Singapore offers 285 inspirationally designed guestrooms and loft rooms and is easily accessible with seamless connectivity to the city's business district and leisure attractions.

Wow and be wowed at Dorsett Singapore ...experience uncompromising contemporary living and unprecedented luxury created specially for you.



Dorsett Singapore, 333 New Bridge Road, Singapore 088765  
T +65 6678 8333 F +65 6678 8308 [www.dorsetthotels.com](http://www.dorsetthotels.com)

MANAGED BY DORSETT HOSPITALITY INTERNATIONAL





## There's still real estate thunder down under

After several state governments in Australia implemented new rules targeting foreign buyers of residential property last year, it was widely believed housing markets in cities such as Sydney and Melbourne would cool off. That may not be the case, according to real estate investment firm Newground Capital who report they have seen Asian capital continuing to flow steadily into Australia.

Numbers from the Foreign Investment Review Board back this up. There was an AUD 55 billion (USD 42 billion) increase in foreign investment with a significant portion of this going towards Australia's real estate sector. While some international real estate investors may have been scared off by the stamp duty surcharges implemented in parts of Australia, many Asian buyers still find select markets down under to be attractive.



## San Francisco malls get creative to replace tenants

These are not the best of times to be a mall owner in the United States. Several iconic department stores, such as Macy's and Sears, are vanishing from shopping centres leaving large vacant spaces in their wake. Several retail operators in the Bay Area are getting creative to fill these spaces and keep foot traffic up.

Luxury theatres have been popular in Southeast Asia and are now popping up in redeveloped San Francisco malls where the department stores once operated. Several shopping centres are relying on entertainment and events to take up

empty space with everything from bowling alleys to adult arcades opening. At least six Bay Area malls are undergoing significant redevelopment after losing major tenants in the past few years.

## Budget airlines connect Southeast Asia with Europe

Low-cost carrier Norwegian Airlines began offering one-way flights from Europe to Singapore for prices starting at GBP 179 (USD 236). Now AirAsia is looking to follow suit and is exploring its options to connect its home base of Southeast Asia with Europe.

"We're jealous of Norwegian," AirAsia CEO Tony Fernandes said during a recent press event. "They have the right aircraft, we don't, but we want to go to Europe, we are desperate to go to Europe. We think it's very important for our airline. We will go to Europe, it's just a matter of time."

Scot is another Southeast Asian budget airline offering flights to Europe with a Singapore to Athens route up and running. While the price of these flights may be eye-catching if you can book them, and that's a big if, actually spending 13+ hours on a budget airline flight may not be worth the cost when you factor in comfort.





**COCANA**  
VILLAS AND RESORTS

# GILI TRAWANGAN

**COCANA THE FIRST FIVE STAR RESORT ON THE GILI ISLANDS**

**144 EXCLUSIVE VILLA**

**EXCELLENT RETURNS ON INVESTMENT**

**HUGE CAPITAL GROWTH**

**BIG DISCOUNTS OFFERED ON PRE SALES UNTIL MID NOVEMBER 2017**

**30 % ALREADY SOLD**

**COCANA BEACH CLUB THE LARGEST IN THE GILIS**

**FOR MORE INFORMATION CALL TODAY**

**PH. +62 85 100 800 800 | SALES@COCANARESORT.COM | WWW.COCANARESORT.COM**

COCANA IV



**MIRAH**  
PROPERTY GROUP



# The do's and don'ts of selling a million dollar home

Real estate agents who have sold homes in the USD 1 million and up price bracket know how difficult and lucrative it can be. The good news is that a million dollars can get a buyer an awful lot in most Southeast Asian markets. We're talking penthouses, beachfront villas and luxurious detached housing. The bad news is that the pool of potential buyers shrinks considerably and they will need to be wowed. Still looking to close that first USD 1 million home sale? Here are a few do's and don'ts to seal the deal.

## Do...

### *Reach out to your network*

If you know someone who can afford a million dollar home or have a friend who's able to introduce you to affluent potential buyers, you should start here. Remember, finding people who can afford these types of properties is half the battle. Even if they say no, you can learn more about what type of real estate they are looking for and find something more suitable for them.

## Don't...

### *Cold call or spam*

Think about it like this: if you received a call or email from someone you didn't know wanting you to spend USD 1 million on anything, what would your response be? Most people would hang up the phone or delete the email immediately and this is no different for real estate.

## Do...

### *Incentivise seeing the property in person*

The easiest way to close a sale, especially in resort locations like Bali, Boracay or Phuket, is to have a potential buyer see the property for his or herself. Create bespoke trips for those interested in buying where they can explore the area and perhaps even spend a night or two at the property. It's a good idea to offer refundable airfare so if they decide to buy, you'll cover the travel expenses.

## Don't...

### *Offer complimentary trips*

You will lose money as scammers get a free vacation at your expense. Serious luxury real estate buyers aren't afraid to put up some form of collateral to show they are truly interested. This can be a deposit, airfare or something else.

## Do...

### *List the property on a portal*

Just because a home costs more than a million dollars doesn't mean people using a property portal such as Thailand Property won't search for it. In fact, the opposite actually holds true.

Affluent international buyers in particular use these portals to start their search since the listings provide comprehensive details and photos of the property all in one place. They can then contact the agent directly to find out more information, schedule a visit and learn more about similar properties in their portfolio.

*This article was brought to you by Thailand Property, the country's largest property portal. Visit [www.thailand-property.com](http://www.thailand-property.com) for information on how you can list your property today.*

# SOUTHEAST ASIA'S BEST OF THE BEST 2017



**RECOGNISING THE COUNTRY'S LEADING...**

DEVELOPERS  
PROJECTS  
DESIGN  
GOLF COURSES  
AND MORE

**WINNERS ANNOUNCED IN NOVEMBER**

---

**For more information and sponsorship opportunities**

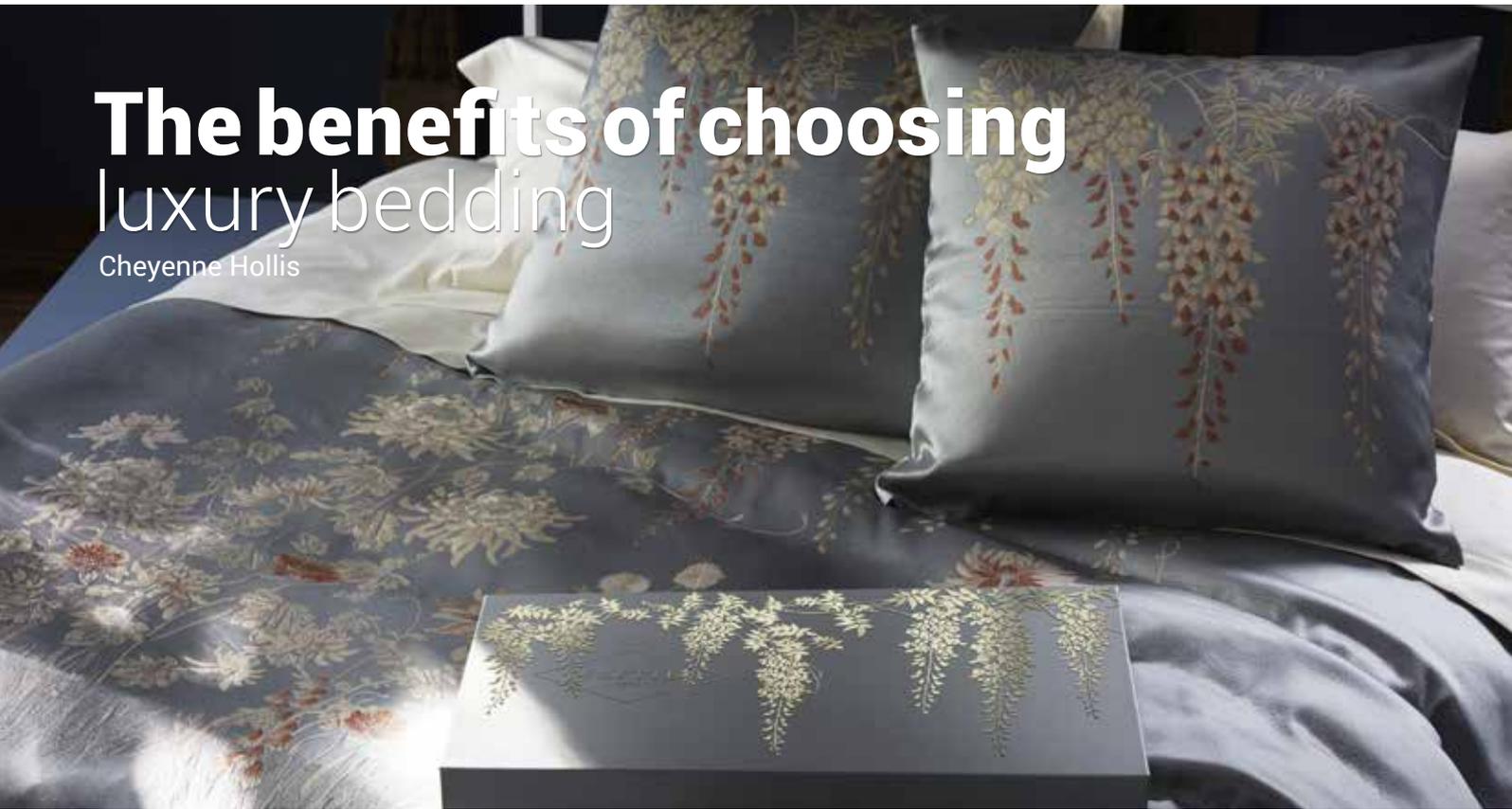
Contact: [info@dotpropertygroup.com](mailto:info@dotpropertygroup.com)

Organised by



# The benefits of choosing luxury bedding

Cheyenne Hollis



The best part of the 5-star hotel experience is sleeping. Soft down pillows, high thread count sheets made from Egyptian cotton and luscious bedding allow for the sweetest of dreams. Yet, many people opt for cheaper bedding made from manufactured fabrics like polyester in their home. While the desire not to splurge is understandable, cheaper options can be harmful to your health and the value of your house.

## The health and comfort factor

Hot nights in Southeast Asia are nothing new. And while air conditioners do make sleeping far more bearable, there are still those times when they aren't quite powerful enough to combat the heat. This is when bedding created from man-made fabrics is the worst. It can be itchy, uncomfortable and even leave you covered in rashes. It can also increase your body temperature, undoubtedly the last thing you want when it's already hot. Luxury linens made from cotton or silk have none of these issues.

Even if the temperature in the bedroom is comfortable, synthetic pillows and

pillowcases can still disrupt sleep. In a clinical study conducted by Italian researchers in 2011, it was found that people using pillows and pillowcases made from non-natural materials were more likely to suffer from headaches and sinus problems.



## Improve the value

If you're selling a residential property or looking to rent it out, luxury bedding can make a big difference. When a person gazes into a bedroom, the bed is the first thing they see, and, if we're being honest, they will rush to touch the bedding and maybe even lay down on it. Nice silk bedding leaves a lasting impression that

inexpensive polyester can't compare to. While it may seem small, you'd be surprised how much moments like this matter to potential buyers or renters.

## Choosing the right brand

Not all luxury bedding is created equal. One of the most popular brands is Italian-based Frette, a company that employs only the finest fibres and most skilled artisans to create its linens and home furnishings.

Its most recent release was the Juliette collection. This limited edition set features designs inspired from an extraordinary silk fabric embroidered in China during the late 19th century and found recently in France.

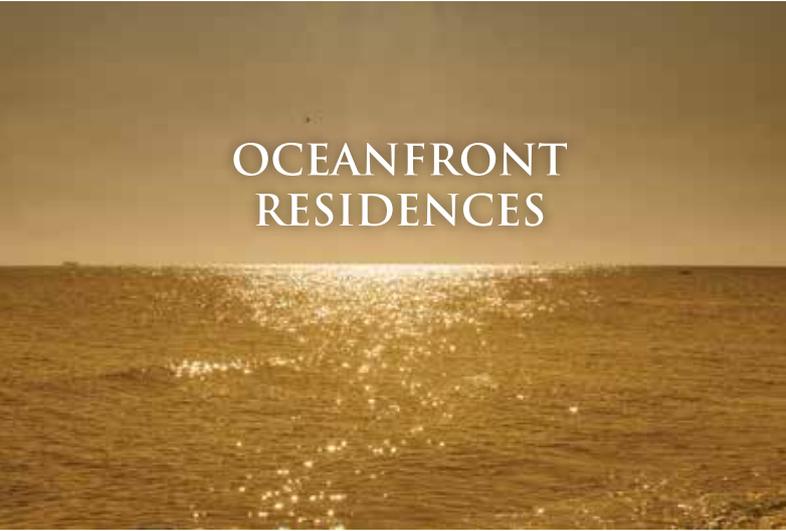
*In Vietnam, Frette is distributed by Eurasia Concept. They have an exclusive showroom in Ho Chi Minh City. You can find more information at [www.eurasia-concept.com](http://www.eurasia-concept.com)*

### Frette Showroom

2nd Floor, Times Square Building  
22-36 Nguyen Hue Blvd & 57-69F  
Dong Khoi St., Dist.1, Ho Chi Minh City,  
Vietnam



MANAGED BY  
BEST WESTERN  
PREMIER



OCEANFRONT  
RESIDENCES



PRICES START  
FROM  
**3.9** MB!



JOIN NOW FOR PRESALE PRICES!



KAMALA BEACHFRONT, PHUKET

CALL • 1243

Blue Horizon Grand Himalai Co.,Ltd: 63/1 Sirinach Rd., T. Patong, A. Kathu, Phuket 83150 Tel: +66 (0)76 341 045, Fax: +66 (0)76 341 046

[www.grandhimalai.com](http://www.grandhimalai.com)



# Live... Play... Invest Bukit Bintang



Located within Kuala Lumpur's world famous Golden Triangle, Bukit Bintang has become one of the coolest destinations in all of Southeast Asia. Everything from Malaysia International Fashion Week to the Malaysian F1 Grand Prix Pit Stop takes place here adding to Bukit Bintang's allure as a must-stay location. And while there are plenty of five-star hotels, residencies can be harder to come by despite growing demand. Of course, this also means its an ideal place to live or invest in.

## Live

There are a few luxurious projects springing up in Bukit Bintang, but Dorsett Residences Bukit Bintang is by far and away the most promising. Operated by the renowned Dorsett hospitality brand, this luxury project promises residents distinctive living where the outstanding amenities are connected. Those amenities include fully-furnished units, fitness facilities and valet parking.

## Play

With no shortage of retail centres, Bukit Bintang is one of Asia's premier shopping destinations. Tourists and locals frequent this area looking for everything from designer goods to boutique offerings. Those exhausted from shopping can head to Bintang Walk where there are countless trendy eateries and cafes serving up local favourites and international offerings.

## Invest

There are a number of factors that make Kuala Lumpur's prime residential real estate in neighbourhoods such as Bukit Bintang attractive. For starters, per square metre property prices for luxury units in central locations is far cheaper than in Singapore and, surprisingly, Bangkok. While there are stamp duties and other cooling measures in place, these are not necessarily a deterrent if you find the right property in the right location.

"In terms of pricing, Kuala Lumpur is very attractive. And there is no restriction on the property tenure, so foreigners can buy a freehold property subject to price thresholds that vary for different states," Knight Frank Malaysia executive director of research and consultancy, Judy Ong, explained.

## Final Thoughts

There really is a lot to love about Bukit Bintang. It is considered to be the heartbeat of Kuala Lumpur and is the one area expats and millennials strive to live. Developments such as Dorsett Residences Bukit Bintang are exciting since they offer the full-service, branded residential space many buyers now crave along with a wide range of modern amenities. Additionally, costs for prime residential real estate are relatively inexpensive at the moment, even in popular locations like Bukit Bintang. Whether you want a place to call home in Kuala Lumpur or simply want a smart investment, Bukit Bintang is worth considering.



## *Jakarta's Most Iconic Building*

*Dominating the Jakarta skyline with its impressive 262 meters and unique design*



*Conventional Office  
Serviced Office  
Retail Spaces*

**AVAILABLE FOR LEASE**

- ✓ *Well Managed Security System*
- ✓ *Wide Range of Facilities and Amenities*
- ✓ *Convenient Parking Space*

*Located at the Central Business District of downtown Jakarta within an integrated complex next to five star Shangri-La hotel and residences*



LYMAN WING 7th Floor, Kota BNI  
Jl. Jend. Sudirman Kav. 1, Jakarta 10220, Indonesia  
Tel : +62 21 574 4408 | Fax : +62 21 574 6610

# 10 PROJECTS

## to watch in The Philippines

Developers in the Philippines continue to find new ways to innovate. Unlike other countries where homebuilders simply use new verbiage to describe familiar features, their Filipino counterparts are constantly challenging themselves to do better. Part of this is out of necessity. Buyers in the Philippines are savvy and demand value for money.

From starter homes to luxury condos, Filipino homebuyers are willing to look as long as it takes to find a property they feel is worth their hard-earned money. In turn, developers are now bringing new and exciting developments to the market with each one offering something unique. Here are 10 projects Dot Property is watching in the Philippines.



### **The Residences at The Westin Manila Sonata Place**

Set to become Manila's next icon, The Residences at The Westin Manila Sonata Place is the first Westin-branded residences in Southeast Asia. Investors and end-users have flocked to the project as it is backed by a luxurious and popular brand and offers an experience unlike anything currently available in the Philippines.

The property stands 50-storeys tall and features a total of 344 private abodes with one- to three-bedroom and penthouse units all available. Located in the lifestyle hub of Ortigas Center, residents will have easy access to shopping malls with Robinsons Galleria, Shangri-La Mall and SM Megamall all nearby.

**Why we're watching:** The Westin experience. Everything from the brand's famed Heavenly® Beds to the signature services of the RunWESTIN™ concierge will be offered.



## Park Central Towers

It is hard not to notice the prime land plot Park Central Towers sits on. The development is part of the master-planned Roxas Triangle at the intersection of Paseo de Roxas and Makati Avenue. Ayala Land Premier is behind the development that is set to become a Makati icon when completed.

The project has a pair of residential towers with each one featuring an elegant, high-glass ratio facade that allows natural light to stream in while providing residents with impeccable views when looking out. Park Central Towers will also contain a number of upscale amenities including gardens, a fitness centre and a dapper lounge space.

**Why we're watching:** The generously spaced units have been designed to provide the ultimate in luxurious living.

## Mandani Bay Suites

Mandani Bay is a joint venture project from Taft Properties and Hongkong Land that is set to transform real estate in Cebu. The waterfront property can be found along the Mactan Channel, a potential packed region in the Philippines. The mixed-use development has been painstakingly planned out with residential, office, retail and recreational spaces all carefully placed.

Mandani Bay Suites will be the first residential enclave at the development. It promises to offer a fusion of convenience and exclusivity that will delight those who stay here. The two residential towers are located on a large podium that houses recreational amenities, community support facilities and a large car park.

**Why we're watching:** The area around Mandani Bay Suites will have something for everyone with retail spaces, restaurants and even a marina located at the development.



## The Olive Place

With its distinct green hue, there will be no missing The Olive Place once it is completed and joins the Metro Manila skyline. The development contains two 50-storey residential towers and is situated in Mandaluyong City. Units at The Olive Place have high-quality finishings and space to stretch out.

The latter part is extremely important to developer Data Land Inc. who wants those living here to be able to relax and take a break from their busy life. While The Olive Place is conveniently located near Metro Manila's CBD areas, the development itself feels secluded.

**Why we're watching:** Don't let the connected location fool you, The Olive Place provides a serene atmosphere that makes it possible to rest.



## Urban Deca Towers EDSA

Affordability is important to many homebuyers and this is not lost on developer 8990 Holdings Inc. The firm is dedicated to providing quality housing that doesn't break the bank and this is something seen at its Urban Deca Towers EDSA development. Conveniently located in Mandaluyong City, the project offers affordable, semi-furnished housing for workers or students who need a convenient place to live.

The vertical community targets those who work or study in Ortigas or Makati but live far away. Instead of being forced to deal with the headache-inducing commute, residents here can use it as a halfway house during the week while returning home on weekends. Equally as important, purchasing a unit here is an attractive alternative to renting.

**Why we're watching:** The value of the project is superb. The units are stylish while there are plenty of facilities available to residents.



## Admiral Baysuites

Admiral Baysuites, winner of Best Luxury Condo Development at The Dot Property Philippines Awards 2017, is the redevelopment of the Admiral Hotel, once the beacon of seafarers and the hub of the Philippines' elite during the pre-war era. The development is being redeveloped by Anchor Land into a European-inspired luxury boutique hotel and a 53-storey residential condominium along an iconic boulevard that is Manila's version of Champs-Elysees.

The project can be considered to be a private club in its own right with a wide-range of facilities. These including a 25-metre lap pool, mini-theatre, gym, KTV room, music room, game room, poker room and billiards room.

**Why we're watching:** We're actually watching the stunning sunsets over Manila Bay that can be seen from the property. You may not find a better view in all of Asia.

## Sunshine Fort

Federal Land has teamed up with a pair of Japanese firms, Nomura Real Estate Development and Isetan Mitsukoshi Holdings, for the USD 400 million Sunshine Fort. This mixed-use development is in Bonifacio Global City and will feature several Japanese favourites including an Isetan department store.

The four residential towers will be located above the retail centre and stand between 41 and 51 floors. There will be nearly 1,400 units at the development once it has been completed.

**Why we're watching:** Sunshine Fort will feature units designed using Japanese-style. It is one of the first projects in the Philippines to have this style of design.





## Chimes Greenhills

Offering affordable affluence, Chimes Greenhills is located in a prime Metro Manila neighbourhood. It also happens to be within walking distance of the popular Greenhills Shopping Center making it one of the most in demand addresses currently available in all of the Philippines.

The 40-storey residential project is being developed by Robinsons Communities and boasts a distinctive architectural design that makes it stand out among the neighbouring buildings. Chimes Greenhills is equipped with numerous facilities as well, helping residents enjoy unparalleled comfort.

**Why we're watching:** Despite its luxurious appearance and plethora of amenities, units at Chimes Greenhills are priced very reasonably.

## North Manhattan Residences

The intelligently designed houses of North Manhattan Residences provide a unique style unlike anything else found in Malolos, Bulacan. There are nine different home models available with each one providing a distinct appeal. Whether you are a first time homebuyer or a growing family, North Manhattan Residences has a unit to suit your needs.

Good elevation, wide roads, fast drainage and easy access are among the key features of the development. There are also several family-friendly amenities such as green spaces, sports facilities and a swimming pool at North Manhattan Residences.

**Why we're watching:** Malolos is an up-and-coming location that serves as a gateway to Northern Luzon. Property prices here are expected to keep increasing in the coming years.



## Grand Royale

As mentioned earlier, Malolos in Bulacan is one of the Philippines' most exciting areas. Grand Royale, a flagship development from Asian Land, features bungalows and 2-storey detached houses in a secure community. The project is situated along the MacArthur Highway and offers easy access to both Metro Manila and Pampanga.

The community has a number of common area facilities for residents to use and the entire development features well landscaped green areas. Grand Royale has a number of unit types on offer in order to suit all lifestyles and budgets.

**Why we're watching:** The tranquil nature of Grand Royale is second to none and helps provide a comfortable living space.



# Thailand's **luxurious getaway**

Less than a two-hour drive away from Bangkok sits Khao Yai. The beautiful countryside filled with vineyards and lush greenery feels more like Napa Valley than Thailand. It is one of the few places in Thailand where you can actually get away from it all. And that's just what those behind Pirom at Vineyard want you to do.





Every weekend, many of Bangkok's urbanites retreat the city looking for a change of scenery. Some head eastward to the beaches of Pattaya and Rayong while others venture to the west where the charms of Hua Hin can be found. And those in the know head northeast where the tranquillity and splendour of Khao Yai awaits.

The region is enclosed in a forest that has remained unchanged for centuries. It is one of the country's last remaining refuges of lakes and trees, flora and fauna as well as undisturbed elements of water, sun and earth. The weather here is a treat with cool evenings and misty mornings providing visitors a respite from Bangkok's unrelenting humidity and heat.

The rare weather patterns are also ideal for growing grapes which explains why Khao Yai is home to Thailand's most prestigious wineries such as PB Valley Khao Yai Winery. One of the first wineries in all of Thailand, the fine wines of this estate have won several international awards.

Situated next to PB Valley Khao Yai Winery is Pirom at Vineyard, a hidden paradise of unspoiled land nestled in Khao Yai's gorgeous hillside. Despite being less



than two hours away from Bangkok, it feels like an entirely different world. The spacious development is spread out over 800 rai, half of which has been dedicated to common areas and gardens.

This allows nature to take centre stage. Landscape design, something not seen as a priority at most luxury developments, was emphasised at Pirom at Vineyard. Wannaporn Pui Phornprapha of P Landscape was entrusted to create a space that maintains the connection of land and architecture. The Harvard Graduate School of Design adroitly planned Pirom at Vineyard ensuring houses were spaced out to allow for privacy and undistributed views.

Her masterful design was exactly what the Bhirombhakdi family, owner of the plot of land, had envisioned for it. The plot had

been a treasured secret for generations due to its spectacular contours and vistas. However, Piya Bhirombhakdi believed it was a treasure that should be shared with others.

His vision was to create a community of like-minded households whose owners seek luxury that is optimally balanced with nature. Pirom at Vineyard offers 5-star service as well as facilities for picnics and outdoor activities. The end result is a luxurious getaway where people weary from the city can escape to and reconnect with nature.

## Beautiful retreat

The house types available at Pirom at Vineyard are simply beautiful. Designed by respected architect Boonlert Hemvijitraphan, each home was built



with natural materials to give them a rustic appeal. He utilised promenade architecture to create a contemporary living space with hints of luxury.

Each home was designed with the idea less is more in order to remove barriers and provide residents with a constant connection to nature. The homes are functional and accentuate the bond between nature, air, light and space. This allows everything to flow and feel alive.

## Valley

**Gross Floor Area:** 893 square metres  
**Usable Floor Area:** 495 square metres

Spacious without being imposing, the Valley home is the ideal family space. It offers privacy and a connection to nature that everyone regardless of age will enjoy. The Valley home has four bedrooms and

six bathrooms along with five parking spaces. It is the largest unit type available at Pirom at Vineyard.

## Courtyard

**Gross Floor Area:** 830 square metres  
**Usable Floor Area:** 477 square metres

This four-bedroom, five-bathroom home has a awe inspiring courtyard space that is the perfect place to soak up the views of the surrounding nature. The home also contains living space for maids and five parking spaces.

## Barn

**Gross Floor Area:** 689 square metres  
**Usable Floor Area:** 380 square metres

Inspired by the design of a barn, this unit type has a very charming appeal to it.

The three-bedroom, four-bathroom home has been cleverly laid out to separate the common areas and sleeping spaces while incorporating the surrounding nature into the design.

## Horizontal

**Gross Floor Area:** 597 square metres  
**Usable Floor Area:** 289 square metres

The horizontal home type is practical and distinguished with a long hallway that offers some spectacular views. The home has three bedrooms and four bathrooms as well as two parking spaces.

### **For more information:**

**Phone:** +66 (0) 94-985-8888

**Email:** [kittisan@piromatvineyard.com](mailto:kittisan@piromatvineyard.com)

[www.piromatvineyard.com](http://www.piromatvineyard.com)

# FALL IN LOVE

## WITH ITALIAN REAL ESTATE

Cheyenne Hollis



*Those thinking about purchasing a European property are left with a difficult question: where to buy? Obviously countries with golden visa schemes such as Greece and Cyprus are popular. The UK presents a safe market even in the face of Brexit while Germany is drawing more interest. However, with a friendly foreign taxation policy, robust tourism and political stability, Italy appeals to both the head and heart.*



There is an undeniable charm Italy holds. From the quaint towns of Tuscany to the bustling metropolis of Milan and all the way south to Sicily's stunning beaches, the country's allure is understandable. For those purchasing a holiday home or primary residence, Italy remains a top destination.

"Due to the global geopolitical situation, Italy has become a safe harbour. With the terrorist attacks in other European countries, investors have shifted their interest to Italy, which remains at the top of the list in terms of quality of living, art and culture, fashion, beautiful scenery and delicious food and wine," Carolyn Delli Santi, a bilingual real estate broker at Rome-based Nexu Real Estate, explains.

Investors or holiday home seekers worried about the market aren't as easily wooed by Italy's emotional pull. Looking at the facts and figures, the Italian economy is fully out of its recession and has posted modest GDP gains in 2015 and 2016. This upward trend is predicted to continue until the end of the decade. On the real estate front, property prices have declined considerably since reaching their peak in 2007 but there are signs the market may have bottomed out.

"There are a variety of benefits of purchasing a home in Italy. Whether you are seeking a vacation home, retirement home or an investment property, there hasn't been a better time in recent years to buy. Prices have decreased 39.7 percent since the peak in 2007 and in some areas are still in decline," Delli Santi states. "The forecast for the second half of 2017 is only a slight decrease in prices, until 2018 when they will stabilize. In some areas like Milan there has actually been an increase in prices and the market is really picking up."

## Feature

Nexu Real Estate represents properties throughout Italy including big cities such as Rome and Milan as well as the always popular region of Tuscany. And while there is nothing wrong with these well-known locations, those willing to expand their search off the beaten track may be rewarded with an even more spectacular find.

“There are so many beautiful and unexplored areas in Italy, off the tourist track, with gorgeous homes at reasonable prices. For example the Tuscia region is one of Italy’s best-kept travel secrets, easily accessible from Rome and Florence. The countryside is full of hidden castles, papal palaces, historical villas, renaissance gardens and ancient Etruscan ruins. There are also beautiful lakes, thermal baths and charming medieval villages to explore,” Delli Santi says.

## The process and benefits of buying Italian real estate

International buyers do not need to worry about restrictions or stamp duty taxes when buying Italian real estate. The process can be complicated though, especially if you do not speak Italian or understand the legal requirements.

“The purchase process in Italy can be challenging for an international buyer if they don’t know the language and the bureaucratic procedures. The first and most important step in the process is to find a trustworthy, licensed real estate agent who will lead the buyer through the entire process,” Delli Santi notes.

She continues, “It is important that the buyer’s agent and, if necessary, a building technician do a thorough check of all of the documents pertaining to the building, title and cadastral documents. Many properties have decades old unpermitted construction, inheritance and title issues that must be resolved by the seller before the property can be sold.”





Before proceeding with a real estate purchase in Italy, a buyer will need to obtain a fiscal code (Codice Fiscale) and open an Italian bank account. A decision also needs to be made on if the property will be used as a primary residence or not since this fact determines taxes.

“If the international buyer chooses to purchase the property as their primary residence (prima casa) and requests their residency at the address of the property, the registration tax is two percent of the cadastral value of the property,” Delli Santi says. “Otherwise, if the property is purchased as a non-primary residence (seconda casa) the registration tax is nine percent of the cadastral value.”

Buyers who opt to purchase a home and declare their residency in Italy for tax purposes can also take advantage

of the new Flat Tax introduced by the government early this year. International investors who live in the country for at least 183 days per year will be entitled to pay a fixed tax of only EUR 100,000 (USD 118,780) on their worldwide income.

## Only in Italy

Ever want to own a castle? Well, Italy is one of the very few places it is actually possible. This isn't to say you will find these medieval dwellings on every street corner with a for sale sign posted on them, but once in a while a castle hits the market and can be purchased like any other house.

“Buying a castle is the same, from a bureaucratic point of view, as buying any other property,” Delli Santi reports. “Since a castle is a historical building, any type of renovation and restoration would most likely be severely regulated and will need approval of the Architectural and Cultural Heritage Department (Sovrintendenza dei Beni Architettonici e Culturali).”

A quick search of the Nexu Real Estate website turns up some historic and magnificent properties that could only be found in Italy.

The lovely Villa la Rondinaia, situated along with pristine Amalfi Coast due south of Mount Vesuvius, has hosted a who's who of guests including Greta Garbo, Humphrey Bogart, Mick Jagger, Jacqueline Kennedy and Bill and Hillary Clinton. American author Gore Vidal once owned this castle-like estate that has been carved into a cliff face overlooking

the Bay of Salerno.

Other properties available include a 12th century medieval tower located in the Tuscan town of San Gimignano that has been completely renovated to suit modern lifestyles. There is also the La Tenuta estate in Viterbo that Delli Santi notes has been a vacation home of European royalty and Hollywood stars like Julia Roberts and Sarah Jessica Parker. Owned by the same family for more than 300 years, the property features an 18th century villa, farmhouse, private chapel, swimming pool and olive groves.

## About Nexu Real Estate

Nexu Real Estate is an international, luxury real estate agency helping clients find their dream home abroad. Carolyn Delli Santi is a Certified International Property Specialist with the National Association of Realtors and is trained to assist foreign buyers in complex international transactions.

**For more information, please visit:**  
[www.nexurealestate.com](http://www.nexurealestate.com)



Parlo Italiano	Words to know when buying Italian real estate
<b>Prima casa</b>	Primary residence
<b>Seconda casa</b>	Non-primary residence
<b>Codice Fiscale</b>	The code assigned to individuals by Italian tax office
<b>Cadastral value</b>	Value of the property as determined by the land registry
<b>Ammobiliato/non-ammobiliato</b>	Furnished/unfurnished
<b>Agente immobiliare</b>	Real estate agent



# Experience the Renaissance

Cheyenne Hollis

Florence isn't a place one visits, it is a city one experiences. From the quaint streets and shops of Ponte Vecchio to the masterpieces found in the Uffizi Gallery and Galleria dell'Accademia, exploring Florence, or Firenze as it's known locally, is akin to stepping back in history and seeing the Renaissance for yourself.

The St. Regis Florence allows visitors to indulge in the spirit of the city. Set in a historic palace designed by Brunelleschi, you can see his handiwork throughout Florence including the dome of Florence Cathedral, the entire property is a living, breathing monument to the Renaissance.

Situated in the historic centre of Florence and ideally located along the Arno River, the hotel is within walking distance of the city's famed landmarks while still being far enough away from the hustle and bustle to ensure a peaceful retreat after seeing the sights.

## Celebrating Florentine style

The exteriors of The St. Regis Florence look the same as when the House of Medici was in charge, but it is the interiors that truly maintain what it felt like to live in Florence during the Renaissance. Each room is decorated in Florentine style with furnishings and decor celebrating a time of fine art and architecture. A selection of suites are also available including one designed by Bottega Veneta's creative director Tomas Maier.

During the Renaissance, sculptors in Florence used the finest Italian marble to create their intricate works of art. The marble bathrooms in each room of the hotel are works of art in their own right and add another touch of elegance to your stay.

Of course, you will find all of the other sophisticated amenities The St. Regis brand is known for in the

accommodations including plush bathrobes and the hotel's signature beds.

## Signature tastes

Any visit to Tuscany wouldn't be complete without tasting the region's highly-regarded cuisine. Tuscan culinary creations can be enjoyed at one Michelin star Restaurant Winter Garden by Caino, the on-site dining room at The St. Regis Florence. Each dish is carefully created with the same attention to detail reserved for Florence's artistic masterpieces.

It's impossible to write about Italy without mentioning the wine. At La Cantinetta Wine Cellar, you will find more than 300 prestigious Italian and international wines to choose from. This may be overwhelming at first, but The St. Regis Florence has a professional sommelier on duty to offer insights and advice on each wine available.

[www.stregisflorence.com](http://www.stregisflorence.com)

# 4 UNIQUE THINGS TO DO IN TUSCANY



## 1) Vespa adventure

A motorbike ride in one of Southeast Asia's metropolises doesn't have nearly the charm, not to mention the clean air, that one can find touring the hills of Tuscany. You can either rent a Vespa in Florence and travel on your own or take a guided motorbike tour of the region. Companies like Tuscany By Vespa have organised outings where you will see all of the must visit destinations.

[www.tuscanybyvespa.com](http://www.tuscanybyvespa.com)

## 2) Truffle hunting

The rare and valuable truffle is found in Tuscany. Not only can you enjoy them at many of the region's popular eateries, but it's possible to pluck it out of the ground yourself. You can tag along with renowned truffle hunters who will show you how to find truffles walking through the woods, explain their best uses and even show you how to cook and eat them.

[www.trufflehunter.net](http://www.trufflehunter.net)



## 3) See the finest marble

Located in the northern reaches of Tuscany is the town of Carrara and its world famous marble quarries. This precious rock has been used to create everything from Michelangelo's David in the Galleria dell'Accademia to the interiors of the Manila Cathedral. Several companies can organise tours to the quarries where you will see the marble in its purest form.

## 4) Sit 'Under The Tuscan Sun'

The town of Cortona has existed for more than 3,000 years, but these days it is most famous for serving as the location of the movie Under The Tuscan Sun which was based on the book of the same name. If you were enchanted by the scenery and backdrop of the movie, you won't be disappointed with the real life version. If anything, Cortona is more impressive to see in person. The city has no shortage of lovely churches, narrow streets and historic places of interest to explore while the wine is also highly regarded, but then again most Italian wine is.





**DOT PROPERTY  
INDONESIA AWARDS  
2017**

A nighttime cityscape featuring a prominent skyscraper with a distinctive, illuminated blue, curved top section and a sharp, pointed spire. The building is the central focus, with other city buildings and streetlights visible in the background and foreground. The sky is a deep purple and blue.

The Dot Property Indonesia Awards 2017 presented by LeadingRE highlights the best developers and developments in the country. After a rigorous search, we are proud to announce the winners who exemplify what it means to be the best of the best. The following pages showcase the finest in Indonesian real estate and everyone here at Dot Property wishes to congratulate the winners on their fine achievement.

*Leading*  
REAL ESTATE COMPANIES  
OF THE WORLD

# LEADINGRE SPONSORS THE DOT PROPERTY INDONESIA AWARDS 2017



Leading Real Estate Companies of the World® (LeadingRE), the home of the world's market-leading independent residential brokerages in over 60 countries, is the proud sponsor of The Dot Property Indonesia Awards 2017. LeadingRE has actively expanded their presence in Southeast Asia during recent years and will partner with Asia's most exciting property awards to reach one of the world's most exciting real estate markets.

The LeadingRE network generated more than 30,000 leads in 2016 and managed to push their referral conversion rate of closed transactions from 43 percent to an industry leading 52 percent. The company is committed to creating a truly global organization and recognises the fact business is done very differently in many parts of the world.

As sponsor of The Dot Property Indonesia Awards 2017, the company will have a one-of-a-kind platform to engage with the leading developers, developments, innovation firms and designers in each country. This is something no other event in the Indonesia can offer.

"We are genuinely excited to be the sponsor of The Dot Property Indonesia Awards 2017," Chris Dietz, LeadingRE's executive vice president of Global Operations, exclaimed. "We strongly believe the Awards will allow us to attract more quality real estate operations to our network and help us expand our reach in the Indonesia, a real estate market full of potential."

He continues, "We would also like to congratulate all the winners. Their commitment to quality and excellent has been recognised by both judges and the public and it's easy to see why they have been honoured at The Dot Property Indonesia Awards 2017."

"We're thrilled to have LeadingRE sponsoring The Dot Property Indonesia Awards 2017. The exposure they receive will undoubtedly help LeadingRE's expansion efforts in the Indonesia and Southeast Asia," Sunniya Kwatra, Business Development Manager, International Markets at Dot Property, announced. "The Awards have received great feedback from consumers and developers in the country and are the perfect platform to showcase the best of the best."

Focusing on the entire country including Jakarta, Bali, Surabaya and Batam and Bintan, you will find information on all of the winners from The Dot Property Indonesia Awards 2017 over the following pages. Dot Property Indonesia and Dot Property Magazine would like to thank LeadingRE for its support of both The Dot Property Indonesia Awards 2017 and The Dot Property Philippines Awards 2017.

**For more information, please visit**  
[www.leadingre.com](http://www.leadingre.com)

The Dot Property Indonesia Awards 2017 would like to honour a select group of developers who impress with their innovative projects, designs and ambitions with the Leaders of Real Estate Award. Winners of this award show a willingness to go above and beyond the status quo and have positively contributed to Indonesia's real estate market.

## PIKKO LAND, INDONESIA



Pikko Land is known for its high quality projects in the residential, commercial and retail spheres. Additionally, the firm is committed to developing landmark buildings that add beauty to the landscape of Jakarta. Thier work can be found throughout the country.

Exciting developments such as Sahid Sudirman Residence, offer unmatched quality while bringing something new to the market. Designed by architect Denton Corker Marshall, Sahid Sudirman Residence features upscale facilities in an ideal location and shows Pikko Land's willingness to think outside of the box.

[www.pikkoland.com](http://www.pikkoland.com)

## WG GROUP, INDONESIA

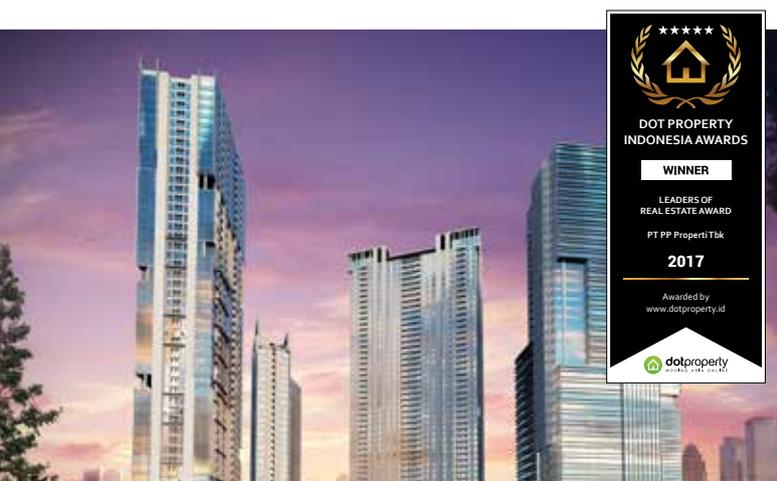


What is unique about WG Group is the firm's skill in designing family friendly communities that reflect modern living. Its Grand Sharon Residence development highlights this ability. Located in the Soekarno-Hatta area of Greater Jakarta, the project boasts Tropical Deco architecture, a modern minimalist style that is in demand from young professionals and families wanting to live in a dynamic environment.

More than 1000 units at the project have been sold and are now inhabited by happy clients living in a comfortable, safe, green and well-managed community. In addition to being a great place to live, Grand Sharon Residence has proven to be a sound investment. Buyers have enjoyed an increase in investment of nearly 300 percent since the development launched in 2009. WG Group's willingness to develop family friendly projects that suit the needs of the modern family shows it is a leader in Indonesian real estate.

[www.wggroup-property.com](http://www.wggroup-property.com)

## PP PROPERTI, INDONESIA



PP Properti recognised the growing need of landed house and apartment projects in Indonesia that wasn't being met by private, non state-owned developers. The firm wanted to support the government by providing properties that helped fulfil the country's demand.

Of course, PP Properti didn't want to simply create units that offered space and place. The developer strives to build projects that are comfortable, filled with peace and in harmony with nature allowing residents to have healthy mind, body and soul.

[www.pp-property.com](http://www.pp-property.com)

# CIPUTRA DEVELOPMENT, INDONESIA



  
**DOT PROPERTY  
INDONESIA AWARDS**

**WINNER**

**BEST DEVELOPER  
INDONESIA**

Ciputra Group

**2017**

Awarded by  
[www.dotproperty.id](http://www.dotproperty.id)

 **dotproperty**  
MOVING ASIA ONLINE





## Integrity, Professionalism, Entrepreneurship

The long and storied history of Ciputra Development starts with Founder and Chairman, Dr. (HC) Ir. Ciputra and his family. With an entrepreneurial spirit and a desire to be Indonesia's most respected real estate developer, they have grown Ciputra Development into one of the largest and most diversified property companies in Indonesia in terms of products, locations and market segments.

The Dot Property Indonesia Awards 2017 is proud to honour Ciputra Development as Best Developer Indonesia. The firm's expansive portfolio has brought excellence and innovation to the country's real estate scene over the years and is now consumers' first choice for property.

Integrity is an important trait for any real estate developer. Ciputra Development has built and maintains its integrity by remaining committed to delivering the best possible projects to consumers while ensuring shareholders enjoy a profitable investment.

Ciputra Development also has a sterling reputation for professionalism. The developer utilises unique and modern concepts in the architecture of all of its residential and commercial property projects. Equally as important, the firm manages its projects by constantly emphasising quality and splendour while achieving targets, the hallmark of a truly professional company.

The firm has developed 70 projects spread across 30 big cities throughout the country. It has built residential developments, apartment complexes, office buildings, shopping malls, hotels, golf courses and hospitals with each one meeting the company's rigorous standards. From the Greater Jakarta area to Surabaya, from Sumatra to Bali and everywhere in between, Ciputra Development is synonymous with quality real estate.

Among the company's most exciting and groundbreaking projects are Ciputra World Jakarta 1 and Ciputra World Jakarta 2. These

massive mixed-use developments were truly gamechangers when they opened. Ciputra World Jakarta 1 contains a Raffles Hotel, Raffles Residences, the DBS Bank Tower, Lotte Shopping Avenue and the Residences luxury apartment.

Designed by world renowned and multi award winning architect SCDA of Singapore, Ciputra World 2 Jakarta offers a delightfully calming parkland ambience in the midst of Jakarta's most vibrant and dynamic area. This development boasts a W Hotel, The Suites, an impressive office tower and a number of other amenities.

One of the most exciting projects being developed by Ciputra Development at the moment is Ciputra International. This Aedas-designed mixed-use complex will become a superblock featuring the new standard of both business and residential areas in Indonesia.

The grand design of the masterpiece promotes clarity and elegance while offering unmatched connectivity to each tower and the nearby roadways. Residents here will be able to live in a highly integrated development with a modern and luxurious structure designed exclusively to boost comfort and well-being.

Of course, these are simply a few of the amazing projects from Ciputra Development. Their portfolio is outstanding, brimming with developments that have delighted customers and improved Indonesia's standard of real estate.

Ciputra Development's commitment to its vision and ability to create developments that are masterpieces is worthy of our highest honour; Best Developer Indonesia.

Everyone at The Dot Property Indonesia Awards 2017 and Dot Property Group would like to congratulate Ciputra Development on their victory.

# KUTA SUNSET, INDONESIA



★ ★ ★ ★ ★

**DOT PROPERTY  
INDONESIA AWARDS**

**WINNER**

**BEST VILLA RESORT  
DEVELOPMENT**

Kuta Sunset  
by Private Sanctuary

**2017**

Awarded by  
[www.dotproperty.id](http://www.dotproperty.id)

 **dotproperty**  
MOVING ASIA ONLINE





## Kuta Sunset shines as Best Villa Resort Development

While most people flock to Bali for amazing holidays, those in the know choose Lombok. A little more than 30-kilometres away from Bali and served by its own international airport, Lombok is the well-hidden gem of the Indonesian archipelago. The island has a rich cultural background and is home to a mix of tropical backdrops, volcanic mountains, white sand beaches, crystal clear waters and some of the world's finest surf breaks and diving spots.

Speaking of hidden gems, Kuta Sunset by Private Sanctuary is a villa resort development that truly shines. Nestled in the hillside overlooking The Mandalika Resort Area, a government backed project designed to increase tourism in the region, Kuta Sunset is a beautiful development that will become the most in demand place to stay over the coming years. It won't come as a shock to learn Kuta Sunset has won Best Villa Resort Development at The Dot Property Indonesia Awards 2017.

### Your dream villa, your dream investment

The plots at Kuta Sunset provide the opportunity to construct villas of varying sizes from two to five bedrooms. Private Sanctuary has a number of designs available for buyers to select or the firm can put your visions and requirements on paper and design a customised, modern, sustainable and ergonomic villa with amazing views.

The team of architects and contractors at Private Sanctuary will then use this design to construct the villa following your every wish. Each villa seamlessly blends the design with the natural environment to create an ideal space that is peaceful and modern.

Only high quality materials are used for construction and all appliances and furniture are of the highest standards. Bathrooms

have clean, modern lines with warm colours. Meanwhile bedrooms are designed to maximise the views without losing privacy or comfort. Stylish furniture enhances the feeling of a cosy, luxurious home while the kitchen is equipped with appliances and fixtures from leading manufacturers.

The developer is committed to providing villa owners with turnkey solutions that include the project management and operation of each holiday villa at Kuta Sunset.

While you are away, Private Sanctuary's management team will operate, maintain and market the property on your behalf ensuring your investment generates the best possible returns

### Pay attention to Lombok

Lombok is developing rapidly and a Novotel with a private beach can already be found here. A number of international hotel groups, including ClubMed, Marriott, Pullman and X2, have broken ground on new projects around the Mandalika Resort Area. Starting from 2018, when these new resorts open, the number of tourists visiting the region will skyrocket.

However, Kuta Sunset is the development to keep an eye on. The site offers unobstructed views of the ocean and local landscapes. It is also conveniently located. The resort is a 20-minute drive from the airport while a proposed light rail station will be a 5-minute walk from Kuta Sunset. .

In addition to this award, Private Sanctuary won Best Botique Developer at The Dot Property Indonesia Awards 2017.

**For more information:**  
[sun@kutasunset.com](mailto:sun@kutasunset.com)  
 +62 81 9077 95999  
[www.kutasunset.com](http://www.kutasunset.com)

# PARAMOUNT LAND, INDONESIA





**DOT PROPERTY  
INDONESIA AWARDS**

**WINNER**

**BEST DEVELOPER  
TANGERANG**

Paramount Land

**2017**

---

Awarded by  
[www.dotproperty.id](http://www.dotproperty.id)

 **dotproperty**  
MOVING ASIA ONLINE





### Paramount Land rises above the rest

Tangerang is one of the most exciting areas in Greater Jakarta. It is now the sixth largest city in all of Indonesia and is also where some of the country's most important places, including Indonesia Convention Exhibition and Soekarno-Hatta International Airport, can be found.

Additionally, Tangerang is one of Indonesia's fastest growing property markets. Several leading developers are active in the region having built major township developments. And while there is no shortage of quality contenders, a single developer stands out.

Paramount Land's work in Tangerang is peerless. Gading Serpong township is among the most appealing developments in Southeast Asia with a diverse mix of residential, retail, commercial and green space making it a place people desire to call home. The Dot Property Indonesia Awards 2017 is proud to name Paramount Land as Best Developer Tangerang.

### Constantly innovating to find new success

Innovation and commitment are the foundation of Paramount Land's success. The firm is now the leading property and lifestyle company in Indonesia because it never stopped innovating and creating products that surpass the expectations of its clients. The developer is committed to providing the best service, product quality and timeliness to consumers.

The residential areas of Gading Serpong township are a testament to Paramount Land's dedication to innovation. The detached landed houses offer maximum cross ventilation since the walls of the house is not attached to the other house. This enhances the room's circulation while also providing optimal lighting.

The luxury houses in Gading Serpong township have been designed to maximise land usage where spatial planning allows for residents to enjoy open, airy spaces.

Paramount Land was also one of the first developers in Tangerang to offer custom homes that were designed to meet the personal tastes and needs of the buyer.

Ultimately the firm strives to guarantee a home environment that is welcoming and comfortable while using beautiful designs. The developer wants to create residential spaces that accommodate all types of homebuyers, including millennials, whose unique needs have been considered, both in the home and surrounding areas.

### Building a city

Paramount Land built Gading Serpong township to become an independent city with its own comprehensive infrastructure. The developer thoughtfully planned out every last detail with roads, sidewalks, bridges, water treatment systems, commercial and public infrastructure and towns - all designed to provide residents with security and convenience in mind.

Management software is used to assist with traffic control, sanitation, security and flood prevention. Meanwhile, there are green, open spaces throughout the development for residents and visitors to enjoy.

As part of a dynamic society, Paramount Land felt the need to continue to adapt to the development and lifestyle of its community.

This mission extends from residential to commercial developments at Gading Serpong. The retail spaces are modern while fulfilling the needs of the community. They are also designed to add value to the residential projects.

# PARAMOUNT LAND, INDONESIA



Everything Paramount Land develops in Tangerang considers the needs of the market. Consumer behaviour is the basis of the homebuilder's consideration when creating new products. The firm is proud to interact with the public as it allows them to understand their needs and create projects that meet these. Paramount Land also looks to give clients more value while considering the unique tastes buyers may have.

For example, its residential clusters each boast a different design theme. This empowers consumers with the ability to select a theme or design which aligns best with their dream. The developer has nearly 1,300 design options available for its homes. The styles include American, Scandinavian, Japanese, Mediterranean, modern, Victorian, colonial and art deco designs.

In the retail and commercial sectors, the company aims to take advantage of technological advances, such as smart city innovations that better suit the demands of startup businesses and the younger generation. This is another way Paramount Land offers value to its clients.

#### **A heartfelt approach**

The motto of Paramount Land is 'Building Home & People with Heart' and it is something the developer is serious about following. This is how the company describes its philosophy:

"To always put heart first will result in a close relationship with our customers. We not only use sincerity in creating the product, but to ensure occupants are also well served. We create family facilities in every cluster as well to complement the needs of the family, both spiritual and physical."

With a rapidly growing population and an expanding middle class in Indonesia, Paramount Land works to provide housing that meets the need of residents and provides a higher standard of living for the entire community. With

more young families searching for their first home, the firm continues to create designs and products that are innovative and in line with the changing demands of society.

#### **Tangerang's finest developer**

Gading Serpong in Tangerang has helped turn the city into one of the hottest property locations in not only Jabodetabek (Greater Jakarta) but also Indonesia. Its success has been driven by the performance of wise property developers who had the ability and courage to invest in the region as well as build infrastructure. Tangerang now boasts leading sports facilities, educational institutions, shopping centres and recreational spaces.

But it is Paramount Land that stands alone at the top. As winner of Best Developer Tangerang at The Dot Property Indonesia Awards 2017, the company has shown a willingness to build the best residential, lifestyle and commercial projects which all happen to be located within Gading Serpong, Tangerang.

The use of innovation, modern technology and clever design is award worthy in its own right. However, it is Paramount Land's focus on the customer that allows it to rise above the other developers in the region. The firm does its best to get to know clients on a personal level and then build what suits them.

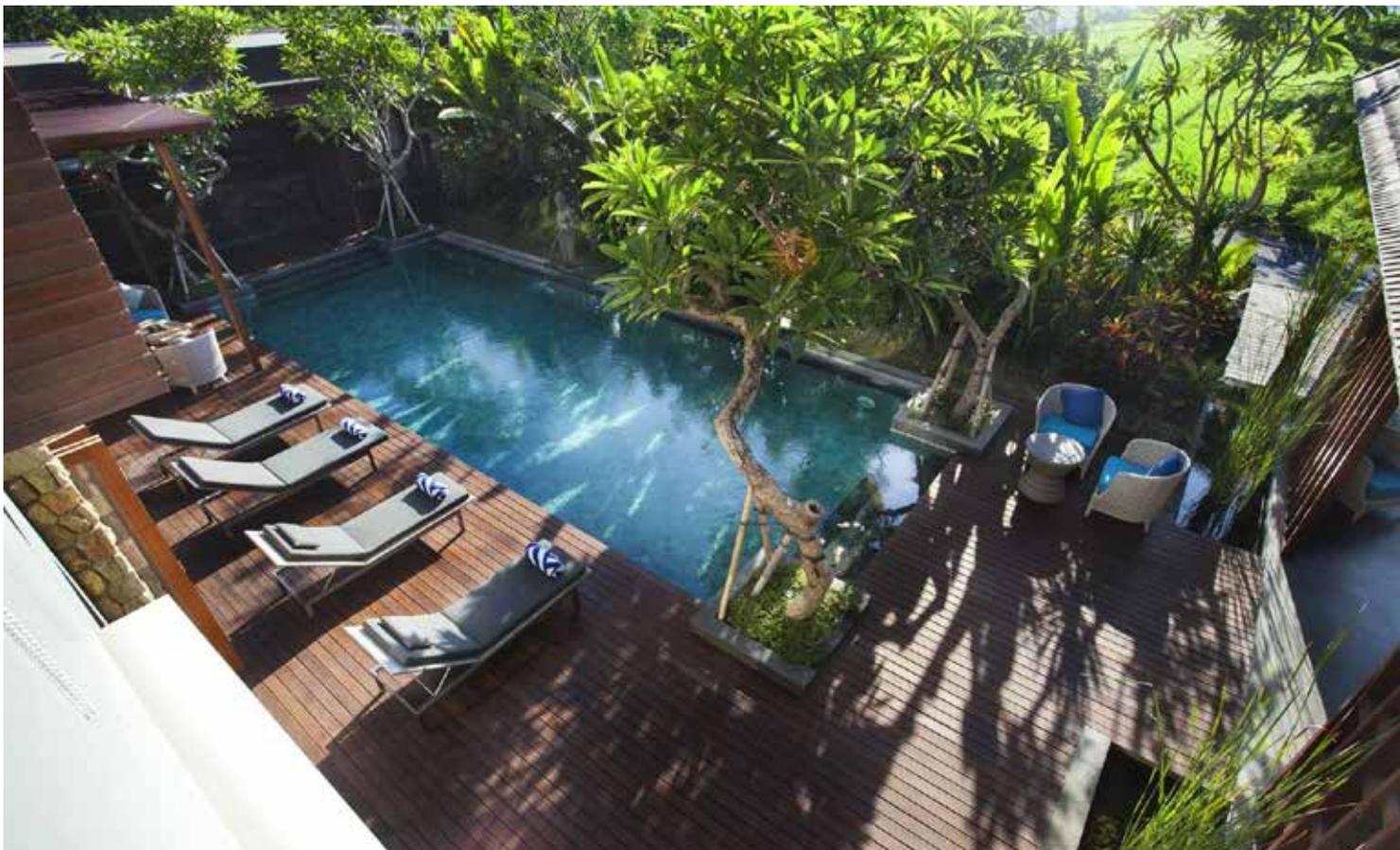
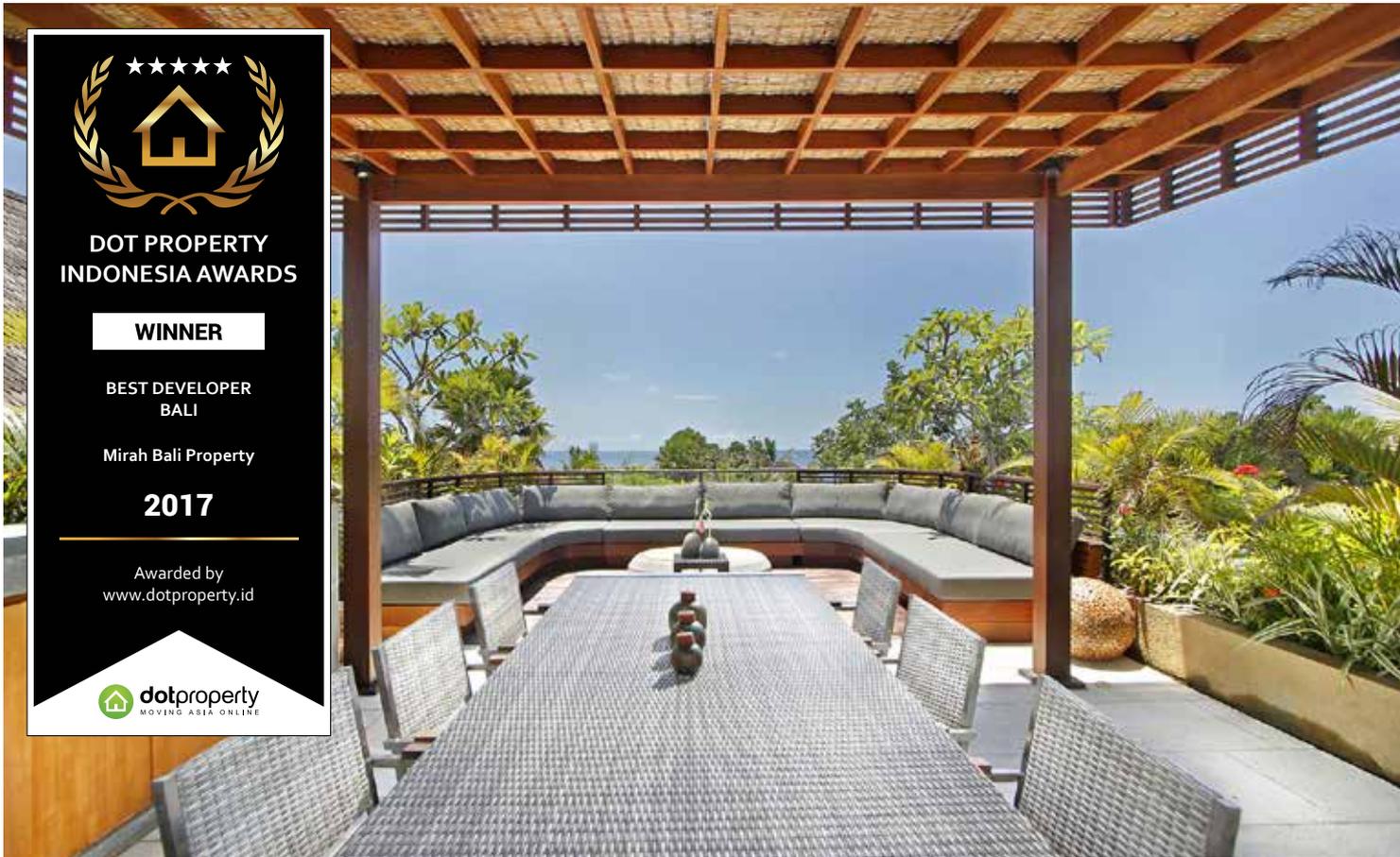
This forward thinking philosophy has allowed it to make Gading Serpong Tangerang the most desirable places to live in Southeast Asia. The firm is also looking for new opportunities beyond Tangerang and Paramount Land will soon share its positive approach to property development with other regions in Indonesia.

#### **For more information:**

*Paramount Land*  
 (+62 21) 5420-0999  
 social@paramount-land.com  
 www.paramount-land.com



# MIRAH BALI PROPERTY, INDONESIA





## Excellence in Bali

Mirah Bali Property is no stranger to real estate in Bali, or Indonesia for that matter. The firm has more than 60 years of experience working on some of the region's most memorable projects. Each one of their developments contains hard work, creativity, dedication to excellence and unbeatable customer service.

These traits are among the reasons Mirah Bali Property was named Best Developer Bali at The Dot Property Indonesia Awards 2017. The company's creativity can be found at projects such as Ombak Luxury Residence where Bali's unique culture and tradition have been ingeniously combined with modern features to create an outstanding estate.

And this is simply one example of the homebuilder's innovations. Mirah Bali Property is constantly challenging itself to bring new and exciting developments to the island.

### Beautiful, exclusive luxury

The aforementioned Ombak Luxury Residence is arguably the most exclusive beachfront development in all of Bali. It is the only true freehold residential complex currently under construction in Bali giving buyers added peace of mind.

The entire project embraces Bali's unique culture and tradition, two characteristics that have made the island a special destination for visitors from around the world. Mirah Bali Property has also considered the new age of low impact, environmentally sensitive living and created a sustainable, private housing development with luxurious touches.

There are one-, two-, three- and four-bedroom villas available with each unit type offering the best in luxury living. The development also has a Club House that is equipped with a state-of-the-art fitness centre, gourmet restaurant, children's day care centre and much more.

### Exciting opportunities in a tropical haven

Another development from Mirah Bali Property, Royal Garden Residence, can be found in the booming Nusa Dua area, just 15

minutes from Denpasar International Airport. Located on Bali's southern tip, Nusa Dua has been the fastest developing area in Bali during the past five years. Projects here present buyers with some of the best investment opportunities in Indonesia.

Location aside, Royal Garden Residence is a development worth investing in. The project features a wide range of facilities including a fitness centre, swimming pool and 24-hour security. Several different unit types are available with each one offering something unique.

The project is now in its final stage of development with 70 percent of the development now sold and occupied. This means your chance to own a home at Royal Garden Residence is quickly disappearing. It is best to act fast should you be interested in this rare opportunity.

### Mirah Bali Property wins big

Best Developer Bali is just one of the awards Mirah Bali Property claimed at The Dot Property Indonesia Awards 2017. In the nearby Gili Trawangan, the developer is working on the jaw dropping Cocana Villas and Resorts. The project won Best Villa Resort Development Gili Islands and it really is stunning.

The beautiful villas embrace the minimalist luxury vibe that is a staple of modern design. Here you can indulge in laid back luxury while you enjoy spectacular views of the turquoise water and postcard worthy sunsets. You won't be disappointed at this award winning resort.

Getting to Gili Trawangan from Bali is incredibly easy as well, making this location a must stop destination for those in the area. It is just a 40-minute flight from Bali to Lombok Airport and from there it is an hour's drive to Senggigi Harbour where the Cocana Boat will take you to your villa at Cocana Resort. There is also a ferry that runs between Gili Trawangan and Bali that offers some great views.

# FORESQUE RESIDENCE, INDONESIA





**DOT PROPERTY  
INDONESIA AWARDS**

**WINNER**

**BEST LUXURY  
CONDO DEVELOPMENT  
SOUTH JAKARTA**

Foresque Residence  
by Blnakarya Propertindo Group

**2017**

---

Awarded by  
[www.dotproperty.id](http://www.dotproperty.id)

 **dotproperty**  
MOVING ASIA ONLINE



## A sanctuary in the city

The first thing that stands out about Foresque Residence is the green space. An impressive 80 percent of the total area is dedicated to public facilities and green spaces. The result is a place that offers healthy and peaceful living close to TB Simatupang, a growing and vibrant business area in South Jakarta.

But let's not talk about business just yet. Foresque Residence is about treating yourself. The spectacular development allows one to become immersed within a peaceful and luxurious hideaway that is surrounded by lush greeneries, flower gardens and a refreshing pool.

Binakarya Propertindo Group has crafted a sanctuary that residents will always look forward to returning to. It is this upscale charm that propelled Foresque Residence to win Best Luxury Condo Development - South Jakarta at The Dot Property Indonesia Awards 2017.

Foresque Residence was designed by 5G Studio Collaborative, a leading design architect in the USA that has worked on projects all over the world. The goal was to create a development that caters to the needs of urban residents while offering them a place they could retreat to at the end of the day.

Moving back to business, the development is close to office buildings, international schools, hospitals and shopping centres. The Jakarta Outer Ring Road is only five-minutes away by car while the area will also be served by Ten Mile Junction and Hillview stations when Jakarta's MRT begins operating.

A number of outstanding facilities can be found at Foresque Residence including:

- 24-hour concierge
- 3 swimming pools: lap pool, freestyle pool and children's pool
- Children's playground
- Jogging/cycling track
- Fitness centre
- Multifunction court
- 24-hour surveillance and security system
- Highly-secured parking

There are one-, two- and three-bedroom apartments available at Foresque Residence. Each one has a sophisticated design that allows residents to indulge in the finer things of life. The 24-storey residential tower will contain 496 units that have been spread out to provide the utmost privacy.

No project in South Jakarta offers a luxurious experience quite like Foresque Residence, the deserving winner of Best Luxury Condo Development - South Jakarta at The Dot Property Indonesia Awards 2017.

**For more information:**

[www.foresque.co.id](http://www.foresque.co.id)

[cr@binakaryapropertindo.co.id](mailto:cr@binakaryapropertindo.co.id)

# PT CONWOOD, INDONESIA



**DOT PROPERTY  
INDONESIA AWARDS**

**WINNER**

**BEST INNOVATION  
AND TECHNOLOGY**

Conwood Indonesia

**2017**

Awarded by  
[www.dotproperty.id](http://www.dotproperty.id)





## Innovating a beautiful planet: PT Conwood Indonesia

There is nothing that matches the beauty of wood. It offers a timeless appeal that looks great almost anywhere. However, using wood does have its drawbacks. It is prone to fires as well as termites and can have durability issues. This is a fact not lost on PT Conwood Indonesia.

The company produces wood replacement products that can be applied in both interiors and exteriors. The product looks great in residential, commercial and industrial settings and has a wide range of applications. Leaves, lath, wall, floor, fences and other decorative items can all be made from Conwood's wood substitute.

This is extremely important in Indonesia where wood plays a prominent role in architectural designs. Its use however can prove to be problematic. Not only does wood have vulnerabilities, but overreliance on it leads to deforestation and ultimately can contribute to climate change.

Conwood has recognised this and is deeply committed to conserving the environment. Its philosophy, innovating a beautiful planet, is embedded in everything the firm does. The ultimate goal is to have beautiful buildings while leaving the trees in the forest.

Best of all, Conwood products are beautiful, durable, termite proof and incombustible, all the while maintaining the look of real wood. In fact, the material is much, much stronger than wood.

It has been innovatively engineered to maintain the beauty, workability and craftsmanship of wood with the durability and strength of concrete.

This performance is made from patented, flow-on Swiss technology unlike anything else currently available. High quality cement and cellulose is processed using an environmentally friendly recycle process to ensure there is zero waste.

And Conwood didn't stop by simply producing its wood substitute product. The company has used its technology to manufacture entire houses. The innovation came to fruition as way a to support Indonesian President Joko Widodo's One Million Houses Program. The Conwood house can be built in just seven days with only seven workers. The house uses no wood and is strong and durable.

Conwood houses have been built in many areas of Indonesia including Aceh, Riau, North Sumatera, South Sumatera, North Kalimantan, Sulawesi and suburban locations in Java. The house has proven to be so popular that Conwood has exported them to Bangladesh becoming the first company in Indonesia to export complete houses in the process.

Wood replacement has also been used by some of Indonesia's biggest developers. Conwood innovations have been used in hundreds of projects. Leading developers, Summarecon, Ciputra, Lippo, Sinarmas Land, Agung Podomoro and Agung Sedayu are just a few of the homebuilders to trust the firm's technology.

Furniture made by Conwood has been well received by both individuals and corporate clients who enjoy the style and durability the product brings. Starbucks outlets, Häagen-Dazs shops, government projects and community parks all utilise Conwood wood replacement. Homeowners also trust the company with planter boxes, benches, recycle bin and customised furniture among the most popular products for use around the house.

Through its commitment to protect the environment and provide a sustainable wood alternative, Conwood has developed innovation and technology that happens to make the world, interiors and exteriors a better place. Dot Property is thrilled to announce PT Conwood Indonesia as the winner of Best Innovation and Technology at The Dot Property Indonesia Awards 2017.

# AWARD WINNERS



## THE STATURE JAKARTA

### Best Luxury Condo Development – Central Jakarta

The Stature Jakarta is a statement of style and will become a beacon of international luxury living in Central Jakarta. Developed by CapitaLand and Credo Group, the partners enlisted some of the world's most highly-regarded consultants to assist with the project. The result is an awe-inspiring estate of three towers comprising residences, offices and townhouses along with an array of exclusive retail, wellness, entertainment and dining experiences designed to impress discerning clientele.

Rising proudly along Jalan Kebon Sirih in the affluent and strategically located Menteng neighbourhood, The Stature illuminates the surrounding area with its majestic style and dignified architecture. Exuding grandeur and elegance from every angle, each tower provides impressive city views extending towards the National Monument of Indonesia, the central business district and the iconic Jakarta city skyline.

The Dot Property Indonesia Awards 2017 is pleased to name The Stature Jakarta as Best Luxury Condo Development - Central Jakarta. It is a development that will become the standard bearer for all luxury condominiums in Jakarta for years to come.



## GRAN RUBINA TOWER

### Best Office Architectural Design – Jakarta

Designing a modern office building can be a challenge. Tenants have more demands than ever before and these must be addressed. This was something not lost on Triyasa Propertindo when it was planning the architectural design for Gran Rubina Tower 1. Also known as Generali Tower, the 21-storey office building was developed with a green building concept that boasts many special features that both look great and benefit those working here.

For example, the addition of fins on the double-façade of the building serves to obstruct the sun's heat from entering into the office space. It is a clever and stylish addition to the tower that has countless other fantastic design elements. The Dot Property Indonesia Awards 2017 honours Gran Rubina Tower 1 as Best Office Architectural Design – Jakarta.



## VASANTA INNOPARK

### Best Mixed Use Development – Bekasi

East Jakarta is one of Southeast Asia's fast growing regions with nearly 40 percent of Indonesia's overall export income coming through the area. It has drawn both residents and multinational corporations in spades and developer Sirius Surya Sentosa, PT is committed to building an impressive mixed-used development unlike anything currently found in Bekasi.

Vasanta Innopark will be an illustrious and modern CBD spread out over 100 hectares. The exciting first phase of the project will contain ten apartment towers, 224 shop houses, a lifestyle mall, two condominiums, two serviced apartments, a 4-star hotel, an office tower and a university. And that's just the beginning. The Dot Property Indonesia Awards 2017 is pleased to announce Vasanta Innopark has won of Best Mixed Use Development – Bekasi.



## BINTARO PARK VIEW APARTMENT

### Best Apartment Development – Jakarta

Bintaro Park View Apartment is a perfect blend of modern luxury living and scenic green environment. The combination has delighted residents and was a catalyst for the development winning Best Apartment Development – Jakarta at The Dot Property Indonesia Awards 2017.

Set in a prime location at the Bintaro Centre, it is close to a major business district, shopping centres and schools. Adding to the convenience of living here is the fact the beautiful apartments are ready to use and designed with thoughtful touches including a long list of facilities, a park and spacious interiors. Ultimately, living here is both comfortable and enjoyable.



## BUKIT GOLF RIVERSIDE

### Best Landscape Architectural Design – Bogor

There is nothing quite like living along a golf course. It is a sign of prestige and also provides a place to relax and live peacefully. All of these traits can be found at Bukit Golf Riverside in Cimanggis. And while the houses are amazing, it is the landscape architectural design that really stands out.

The beauty of the golf course has been interwoven artfully throughout the entire project creating a lush green environment that allows residents to indulge in a nature retreat. Every last detail has been curated to create a one-of-a-kind environment. This is highlighted by the fact Bukit Golf Riverside has won Best Landscape Architectural Design – Bogor at The Dot Property Indonesia Awards 2017.



## GRAND DEPOK CITY

### Best Township Development – Depok

Having been honoured as Best Township Development – Depok, Grand Depok City offers a unique living experience to those who call this area home. Everything from brand new retail centres to a water park can be found in the township along with seven unique housing areas. PT Dinamika Alam Sejahtera, developer of Grand Depok City, has gone out of its way to ensure there is a housing type to suit all lifestyles.



## ATLANTA RESIDENCE

### Best Luxury Condo Development – Depok

Atlanta Residence is without question the most prestigious condominium development in Depok and a deserved winner of Best Luxury Condo Development – Depok at The Dot Property Indonesia Awards 2017. Utilising a green living concept, the project offers a pleasurable place to live in a connected location near Margonda Raya.

The facilities at Atlanta Residences are superb. A swimming pool, sky garden, restaurant, nursery, children's play area and 24-hour security are among the most notable features available to those living here.

# ALDIRON PLAZA CINDE, INDONESIA





**DOT PROPERTY  
INDONESIA AWARDS**

**WINNER**

BEST RETAIL DEVELOPMENT  
PALEMBANG

Aldiron Plaza Cinde  
by PT Magna Terra

**2017**

Awarded by  
[www.dotproperty.id](http://www.dotproperty.id)







## A revolutionary retail centre

From the moment it was announced, Aldiron Plaza Cinde has drawn interest from all parties. It is the first integrated mixed-use development in South Sumatra and will create an experience unlike anything currently available in the region. All of Palembang is excited to see what this development will bring to the region.

The project is being developed by PT Magna Beatum, a subsidiary of the Aldiron Group, who wants to create a one-stop living concept where people can have everything they need at their fingertips. The excitement around Aldiron Plaza Cinde is noticeable.

The Dot Property Indonesia Awards 2017 has named Aldiron Plaza Cinde Best Retail Development Palembang for its eye-catching features and impressive design that is guaranteed to be a hit with shoppers when it opens.

### Blending new and old

Aldiron Plaza Cinde will integrate traditional and modern markets throughout the retail portion of the development to create a unique shopping ambiance. The development will have space for more than 1,700 retailers, so there is sure to be something for even the pickiest of shoppers.

Everything from clothes to food will be available while there will be no shortage of entertainment at the development. Aldiron Plaza Cinde will feature a water park and several other facilities to keep everyone happy.

The location of the project can't be beat. It is situated in Palembang's most strategic location, Pasar Cinde. For more than six decades, Pasar Cinde, also known as Cinde Market, has been the main market

of Palembang. It is less than 400 meters from landmarks such as Benteng Kuto Besak, Agung Mosque and The Ampera Bridge. When it opens Aldiron Plaza Cinde will be at the heart of Palembang.

### A one-stop experience

There is much more to Aldiron Plaza Cinde than the retail area. The 18-floor building will be one of the tallest in the province and host upscale apartments in addition to the retail space. The residential area is set to offer the convenience of modern apartment living currently not found in Palembang. A total of 450 units will be integrated into the development.

Other conveniences available to residents and visitors will include parking and a direct connection to an LRT Station via a bridge. These two features will ensure getting to or from Aldiron Plaza Cinde is quick and easy.

Aldiron Plaza Cinde strives to be a one-stop living space. Residents can live, work, shop and be entertained without needing to leave the building. Should one have to leave the complex, it will be as simple as hopping in the car or getting on the LRT, both of which will be seconds away.

Without a doubt, Aldiron Plaza Cinde is ahead of its time and will bring something completely new to Palembang and Sumatera.

**For inquiry, please call or whatsapp at**  
+62 812 123 80000 or email [sales@aldironcinde.com](mailto:sales@aldironcinde.com).

**To learn more about Aldiron Plaza Cinde, please visit**  
[www.aldironcinde.com](http://www.aldironcinde.com)

# CITYHUB, SINGAPORE



## Build your success at CityHub

CityHub first opened in 1999 with a desire to be more than simply a serviced office. It wanted to be a one-stop business solution for entrepreneurs, startups and multi-national companies looking to establish themselves in Singapore. Almost 20 years later it's safe to say the company achieved this goal.

In order to reach its aims, CityHub carefully crafted innovative serviced offices in centrally located areas. With fully functional, yet stylish spaces that are in demand from businesses of all sizes and industries, CityHub is a deserving winner of Best Serviced Office Provider at The Dot Property Singapore Awards 2017.

The serviced office firm offers tailored solutions for its clients that have the advantages of a conventional office space without the need for large capital investments. CityHub allows businesses to streamline operations and remove the hassles usually associated with finding and managing an office. Here's a look at CityHub's three award-winning spaces in Singapore.

### CityHub@Raffles City Tower

The first thing you'll notice about CityHub@Raffles City Tower is the prime location that has direct connectivity to City Hall MRT station. The second thing is the unique interiors that create a vibrant environment which fosters a creative and productive atmosphere. Raffles City Tower itself is a choice office building for businesses and offers tenants easy access to numerous amenities and facilities.

### CityHub@Collyer Quay

Situated in 20 Collyer Quay, a grade A office building, CityHub@Collyer Quay is situated in the heart of Singapore's financial district putting tenants close to financial institutions, government buildings, 5-star hotels, transport facilities and eateries. Not only are the serviced offices fully-equipped to handle the needs of clients, but the panoramic views of the Marina Bay waterfront serve as an awe-inspiring backdrop.

### CityHub@Ngee Ann City

CityHub's location at Ngee Ann City Towers accommodates a variety of offices for businesses looking to immerse themselves in the hustle and bustle of Singapore. In addition to a modern space fit to suit all company types, Ngee Ann City provides an ideal location. Situated on Orchard Road, everything one could want is a short walk away.

CityHub takes pride in being a serviced office where companies can build the foundation for their success. With prominent multinational and local companies on their clientele list, the firm has a proven track record. We're proud to name CityHub Best Serviced Office Provider at The Dot Property Singapore Awards 2017.

#### **For more information:**

[www.cityhub.com.sg](http://www.cityhub.com.sg)

Email: [sales@cityhub.com.sg](mailto:sales@cityhub.com.sg)



# DORSETT SINGAPORE, SINGAPORE



\*\*\*\*\*



**DOT PROPERTY  
SINGAPORE AWARDS**

**WINNER**

**BEST HOTEL INTERIOR DESIGN**  
Dorsett Singapore  
Owned and Managed by  
Dorsett Hospitality International

**2017**

Awarded by  
[www.dotproperty.com.sg](http://www.dotproperty.com.sg)



**dotproperty**  
MOVING ASIA ONLINE



## Stay in style at Dorsett Singapore

In Singapore, finding space is always an issue, especially when it comes to hotel rooms. Most properties are designed in ways that allows for the greatest amount of rooms with the smallest space possible. Dorsett Singapore is refreshingly different. With ample space available throughout the property, you'll never feel cramped or crowded.

The spaciousness of Dorsett Singapore is just one of the many interior design features that stand out. From the smartly planned rooms to the stylish on-site restaurant, the entire property has a modern, sleek look that you can't help but appreciate. After taking it all in, you'll understand why Dorsett Singapore won Best Hotel Interior Design at The Dot Property Singapore Awards 2017.

The 10-storey property boasts modern architecture and a clever design that offers contemporary living and a unique, creative experience of unprecedented luxury created tailored specifically for the needs of guests. There is something artistic about the Dorsett Singapore that is noticeable once you enter.

Rooms at the hotel were designed and inspired by Dorsett Hospitality International's very own in-house design team. Each of the 285-rooms is thoughtfully created to reflect the unique Dorsett brand concept: modern, innovative and comfortable.

All of the accommodations are equipped with complimentary Wi-Fi, an LED TV with cable, posturepedic mattress, iPhone/iPad docking station and an electric kettle. Contemporary furnishings and several other modern amenities can also be found to ensure a comfortable stay.

There are five different room types with the Loft Room offering a unique, modern living experience for savvy guests. The ingenious layout maximises space and comfort while also offering a chic living experience. On the first floor you will find a living area while upstairs is the bedroom.

Stepping out of your room is also a pleasant experience. You can take a relaxing walk along the landscape roof garden or get in a workout at the fitness centre. Dorsett Singapore also has a 30-metre outdoor swimming pool and an outdoor Jacuzzi.

And while the property's interiors are award winning, the exterior is just as impressive. The hotel is clad with a full glass building façade that has created a refreshing landmark that allows the property to harmonise with the heritage backdrop of Chinatown precinct it is located in. Energy efficiency is also considered. Nearly 95 percent of the lights at Dorsett Singapore are LED which reduced lighting power consumption by more than 45 percent.

Its location is incredibly convenient as well. Situated near the Outram Park MRT interchange station, getting anywhere in Singapore is easy, not to mention quick. Whether you are staying for leisure or business, the location will serve you well.

It would be possible to write thousands of more words about why Dorsett Singapore has won Best Hotel Interior Design at The Dot Property Singapore Awards 2017, but it would be better to see it for yourself the next time you happen to be in Singapore.

[www.dorsetthotels.com/singapore](http://www.dorsetthotels.com/singapore)



# THE INTERNATIONAL PROPERTY SHOW

## Returns to Singapore in October

After a successful debut in February, The International Property Show is set to return to ION Orchard in October. Leading real estate developers will have the opportunity to showcase their projects to more than 1.1 million people during the four-day event.

In addition to seeing these top projects in person, buyers can take advantage of exclusive discounts and offers only available during the show. Developers from Thailand, the Philippines, Cyprus and Malaysia will be on hand to showcase their projects at The International Property Show.

The show provides potential buyers with a one-stop shop allowing them to find their next international investment or holiday home in a stress-free environment. Unlike other roadshows where one developer will present one project, The International Property Show will have 8 developers attend with some expected to bring multiple developments.

This means those who visit can learn more about these stunning developments first hand and even compare and contrast them on-site before making a decision.

Held in the event area of the iconic ION Orchard shopping centre, the show is seen as the property show in Singapore buyers can't afford to miss. Not with the one time only deals and discounts that are set to be offered during 12-15 October.

### Past participants include:

- Sansiri
- Robinsons Land Corporation
- Major Development
- DMCI Homes
- UEM Sunrise
- UM Land

For more information on The International Property Show visit [www.dot-expo.com](http://www.dot-expo.com)

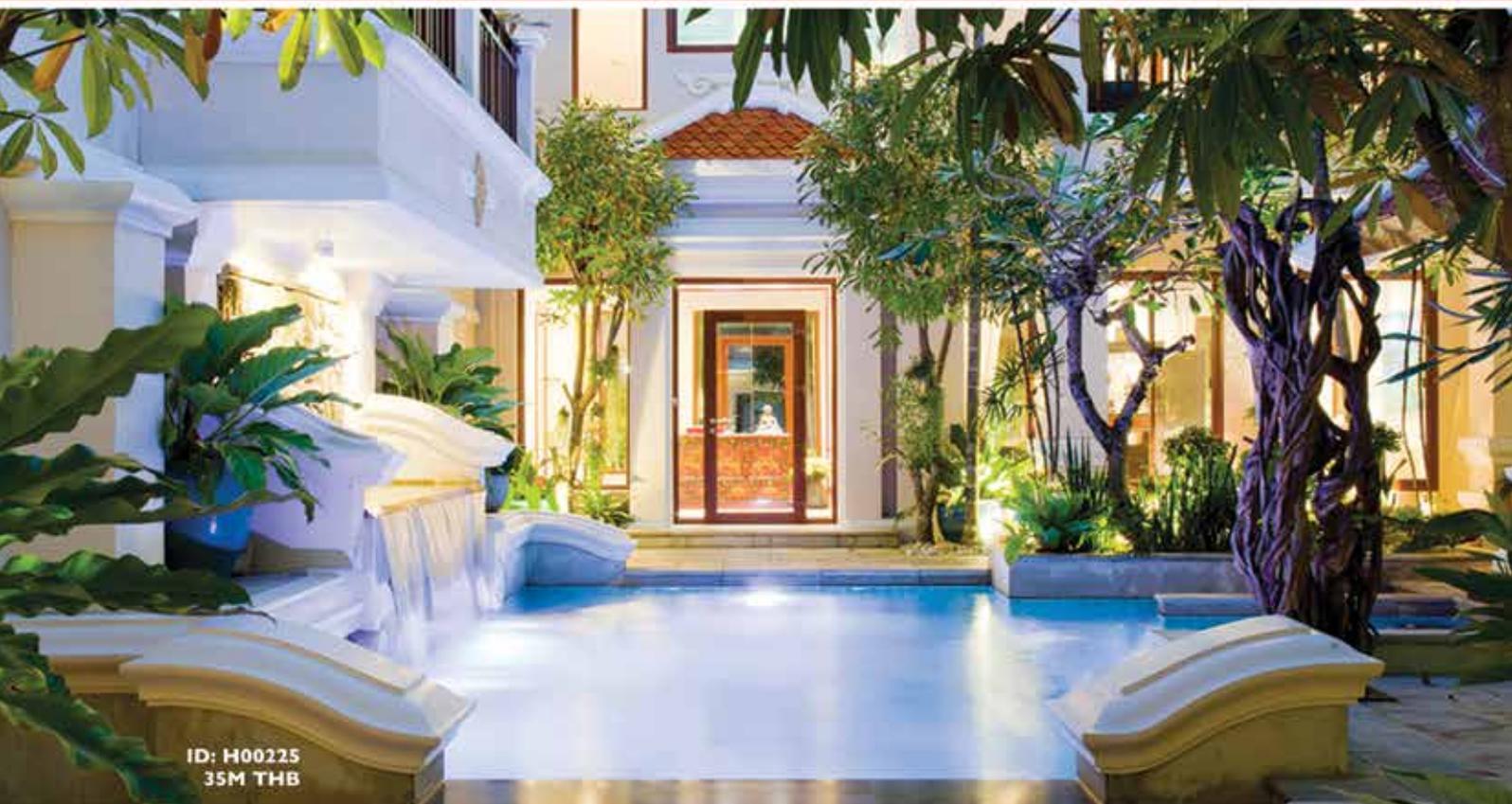


# Southeast Asia Exclusive Agent Listings

**Pattaya | Bangkok | Phuket | Vietnam**

# PROPERTIES IN PATTAYA

BUY - SELL - RENT - LET



ID: H00225  
35M THB



ID: H00220  
17.9M THB



ID: C00204  
16.8M THB

PFS have a wide range of properties in their portfolio including some of the finest available in and around Pattaya.

We speak English, German, French and Thai.

Swiss quality service.



Pattaya Foreigner Service Co.,Ltd.

[www.pfs.in.th](http://www.pfs.in.th)

Tel: +66 (0)800 57 80 69 Email: [info@pfs.in.th](mailto:info@pfs.in.th)

Pattaya Foreigner Service Co.,Ltd. 131/158 Moo 12, Soi Chaiyapruet, Nongprue Banglamung, 20150 Chonburi, Thailand

# THE AGENT

URBAN LINK PROPERTY EXPERT

## BUY - SELL - RENT

### “ BANGKOK - THAILAND CONDOMINIUM ”

THE AGENT PROPERTY EXPERT a subsidiary of ANANDA DEVELOPMENT, number one innovative residential-developer in Thailand, acts as a business representative in buy-sell-rent properties both in Thailand and internationally.

[theagent.co.th/inter](http://theagent.co.th/inter)



# ASHTON

ASOKE

READY TO MOVE IN OCT'17

1 STEP MRT SUKHUMVIT | 230 M. BTS ASOKE

**START 200,000 USD**

**EST. RENTAL YIELD 4%\***

\*depends on market situation

THE AGENT | (66) 2 056 2333  
URBAN LINK PROPERTY EXPERT | [theagent.co.th/inter](http://theagent.co.th/inter)



Est. 2003

# SIAM REAL ESTATE



THAILAND PROPERTY

**WWW.SIAMREALESTATE.COM +6676383646**

**INFO@SIAMREA** 如果您需要中文服务, 请联系 china@siamrealestate.com

Thailand Real estate agents, property brokers, consultants covering **Phuket, Bangkok, Pattaya, Hua Hin, Koh Samui, Chiang Mai.**

Look no further for Thailand property and real estate with over 4,000 property listings, new property developments, houses, villas, condos, apartments, land plots and long term and holiday villa rentals.

## PROPERTY - LAND - SALES - RENTALS

**Phuket: 3 Bed Thai-Bali Pool Villa at Rawai, 550m2 of land, 17.4m**



**Phuket: Luxury 3 Bed Pool Villa at Nai Harn, 9% return, 12.9m**



**Bangkok: Asoke Lowrise - New Condo at Sukhumvit Soi 13, 1-2 beds, From 3.1m**



**Hua Hin: 3 Bed Pool Villa Development, 550m2 + land plots, from 10.9m**



Airfare or Cash Refund when you BUY PROPERTY through us



Quote this ad to receive airfare

Vendor & Buyer Financed Property



Interested in a  
**FRANCHISE**  
OPPORTUNITY?



UniHomes  
Brings you home

Check out some of our listings:



## DỰ ÁN MARINA TOWER

Marina Tower là dự án căn hộ tọa lạc tại khu vực Bắc Sài Gòn. Với vị trí đắc địa tại tuyến đường huyết mạch, Marina Tower có khả năng kết nối tốt với toàn bộ những vị trí trọng điểm của thành phố Hồ Chí Minh. Được kiến tạo như một không gian sống sinh thái đậm chất resort, Marina Tower là dự án có quy mô hơn 10.000m<sup>2</sup> với tổng vốn đầu tư lên đến gần 1.000 tỷ đồng, được xây dựng theo mô hình Singapore với hơn 80% căn hộ có tầm nhìn hướng sông cùng hệ thống tiện ích theo tiêu chuẩn quốc tế, mang lại trải nghiệm tốt nhất cho cộng đồng dân cư.



## DỰ ÁN HAUSNEO

Dự án Hausneo mang phong cách thiết kế Bauhaus, được kiểm soát chất lượng chặt chẽ theo quy trình của Châu Âu. Căn trọng từ việc chọn các vật dụng trong nhà với những nội thất cao cấp được nhập khẩu từ Châu Âu cùng với phong cách thiết tối giản các chi tiết không cần thiết nhưng vẫn đảm bảo tính thẩm mỹ cao bền bỉ theo năm tháng.

Tọa lạc tại vị trí vàng liền kề khu đô thị thủ thiêm quận 2, Hausneo đã mang tất cả các tiện ích nội ngoại khu đáp ứng đầy đủ nhu cầu thiết yếu cho cư dân từ hồ bơi, sân chơi nước trẻ em, bãi đậu xe, cửa hàng tiện ích, khu sinh hoạt cộng đồng, nhà trẻ, sân chơi trẻ em, phòng gym, khu BBQ, vườn thư giãn,...cho đến trường đại học, khu phức hợp thể thao, Vincom,...

Căn trọng từ việc chọn các vật dụng trong nhà với những nội thất cao cấp được nhập khẩu từ Châu Âu, Hausneo sẽ giúp cho chủ nhân tận hưởng một cảm giác sang trọng và tinh tế.  
Hausneo – Hơn cả một căn hộ



## DỰ ÁN SWANBAY

Dự án SwanBay là một trong những dự án được thiết kế theo phong cách đậm chất Pháp với vị trí độc tôn nằm trên hòn đảo phía đông Sài Gòn. Không chỉ kiến tạo với mục tiêu là nơi an yên sinh sống, SwanBay còn mang tới không gian sống đậm chất nghỉ dưỡng với môi trường trong lành, mát mẻ, không khói bụi, không ồn ào giữa không gian xanh và bể bơi khoáng đạt. Những căn biệt thự với lối kiến trúc cổ điển Pháp và khu nhà phố liền kề được thiết kế theo kiểu Á - Âu hiện đại được bao bọc xung quanh bởi những hàng cây và sông nước, luôn mang đến cho cư dân sinh sống trong nhà một cảm giác thật gần gũi với thiên nhiên.

**Để tham khảo thêm thông tin chi tiết: +84 28 6298 9898 hoặc +84 9 1230 8839**

# Coming in the next issue...



The next issue of Dot Property Magazine will contain the official announcement of the winners from The Dot Property Southeast Asia Awards. The special awards section will showcase the leading developers, projects, designs and innovation on offer in the entire region.

The Dot Property Southeast Asia Awards are considered to be the premier property awards in the eyes of buyers and investors from around the world. We'll also be taking a look back at some of the winners from our country awards in case you missed it.

## Winning developers from the Dot Property Awards series this year include:

- Robinsons Land (Philippines)
- Novaland (Vietnam)
- Blue Horizon (Thailand)
- Ciputra Development (Indonesia)

Apart from that, we will be interviewing some of the leading real estate personalities from around the region in the November/December issue of Dot Property Magazine. They will share their insights and views of what lays ahead in 2018 and beyond.

And as always, you'll find the latest news, information and tips when it comes to real estate and life in Southeast Asia. Be sure to pick up the next issue or download the Dot Property Magazine App and have it delivered to your phone as soon as it's released. Just search for Dot Property in the Apple Store or Google Play store.



**dotproperty**  
MOVING ASIA ONLINE

# THE INTERNATIONAL PROPERTY SHOW

**ION ORCHARD, SINGAPORE**

**Oct 12-15, 2017**

**10 a.m. - 10 p.m.**

The property event to capture 1.1 million  
high net worth individuals

**For more information**

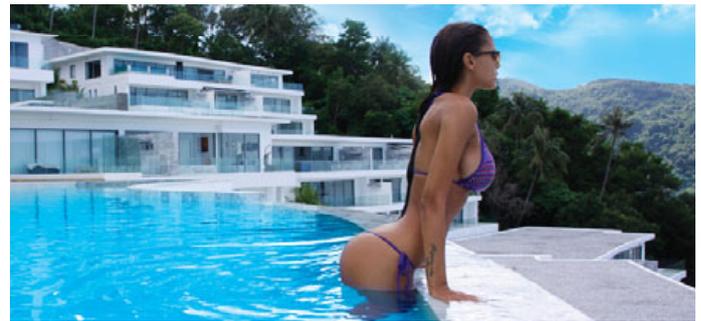
+66(0)2-254-0540 | [events@dot-expo.com](mailto:events@dot-expo.com) | [www.dot-expo.com](http://www.dot-expo.com)

# THE VIEW

Luxury Condominium | Kata | Phuket



## TAKE A DEEP BREATH



Prime location | panoramic sea view | private pools | luxurious two-, three- and four-bedroom suites

### Location

The View is conveniently located overlooking the beaches of Kata, Kata Noi and Karon on the prestigious western sunset-soaked coastline of Phuket, only about 800m away from Kata Beach, home to high-quality restaurants, coffee shops, spas and banks. The area has a pace of life generally considered to be quiet and relaxed and for those searching for livelier nightlife or shopping, it's good to know that Patong is just a 12-minute drive north and is buzzing most days (and nights) of the year. Chalong Pier, the departure point for Phuket's many nearby islands, is a five-minute drive away.

### Concept & architectural style

The View's low-density, low-rise architectural style is in a modern tropical contemporary design with a strong and deliberate emphasis employed to maximize the views, whilst at the same time protecting personal privacy. Careful selection of appropriate materials has helped ensure the practicality and durability of the construction without compromising the aesthetical or functional delivery of the units.

Each block is bright white, allowing excellent natural light, due to the generously proportioned windows and doors, while the cleverly arranged tiers of units and blocks represent the graceful curve of a wave and its continual movement. Facilities include a wellness centre with spa, a fitness gym and sauna, as well as a restaurant and two swimming pools

### Options

We offer a wide range of high-quality sea view choices, ranging in size from our generous one-bedroom units at 116sqm to our opulent 674sqm six-bedroom penthouse. Our highly competitive pricing for these condominium units provides you with a chance to invest in high-quality real estate and to secure value for money in Phuket. The units are designed to achieve both significant rental returns and capital growth.

### Strength-based development team

Our team is a strength-based structure with each member regarded as a top-tier specialist within their respective functions. DCM, our contractors, has successfully completed a number of high-quality developments that are regularly used as the benchmark of development quality in both Phuket and all around Thailand. Carefully selected consultants, each with key local and international technical knowledge, augment the core team to ensure an excellent finished product.

### Contacts

29/17-18 Moo 5, Rawai  
☎: +66 81 666 6622, +66 86 943 9996  
☎: +66 76 381488  
sale@theviewphuket.com  
www.theviewphuket.com



# 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.



Download the Dot Property App today and enjoy  
Dot Property Magazine on your phone or tablet.

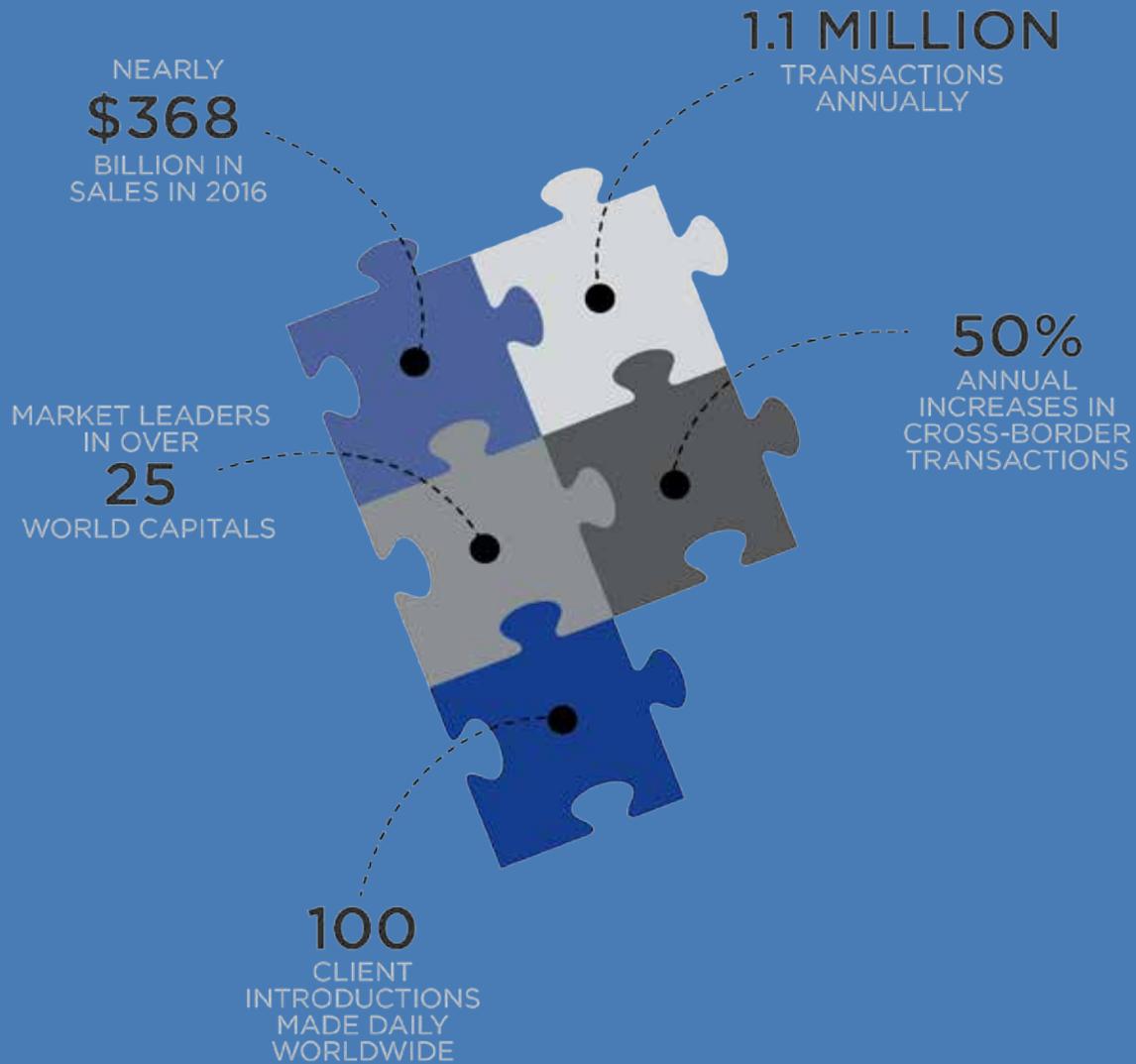


# Leading<sup>®</sup>

REAL ESTATE COMPANIES  
OF THE WORLD



WE CONNECT YOUR LOCAL BUSINESS GLOBALLY



565 REAL ESTATE AGENCIES | 4,100 OFFICES | 130,000 ASSOCIATES | 65 COUNTRIES

If you are an independent branded real estate agency,  
it's time to align with the best firms who are part of a global powerhouse.

Get in touch! We'd love to hear from you.  
Contact us at [APAC@LeadingRE.com](mailto:APAC@LeadingRE.com).

[LeadingRE.com](http://LeadingRE.com)

SINGAPORE | +65 6408 0507 | CHICAGO | +1 312 424 0400 | LONDON | +44 20 3399 9040