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ISSUE 023 Q2 2018

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Breeze Park Condotel is perfect for Phuket property investment



THE WINNER IS

DOT PROPERTY VIETNAM 2018 WINNERS ANNOUNCED

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ALL YOU NEED TO KNOW ABOUT ASIA'S BEST BEACHES

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LEAVING LONDON

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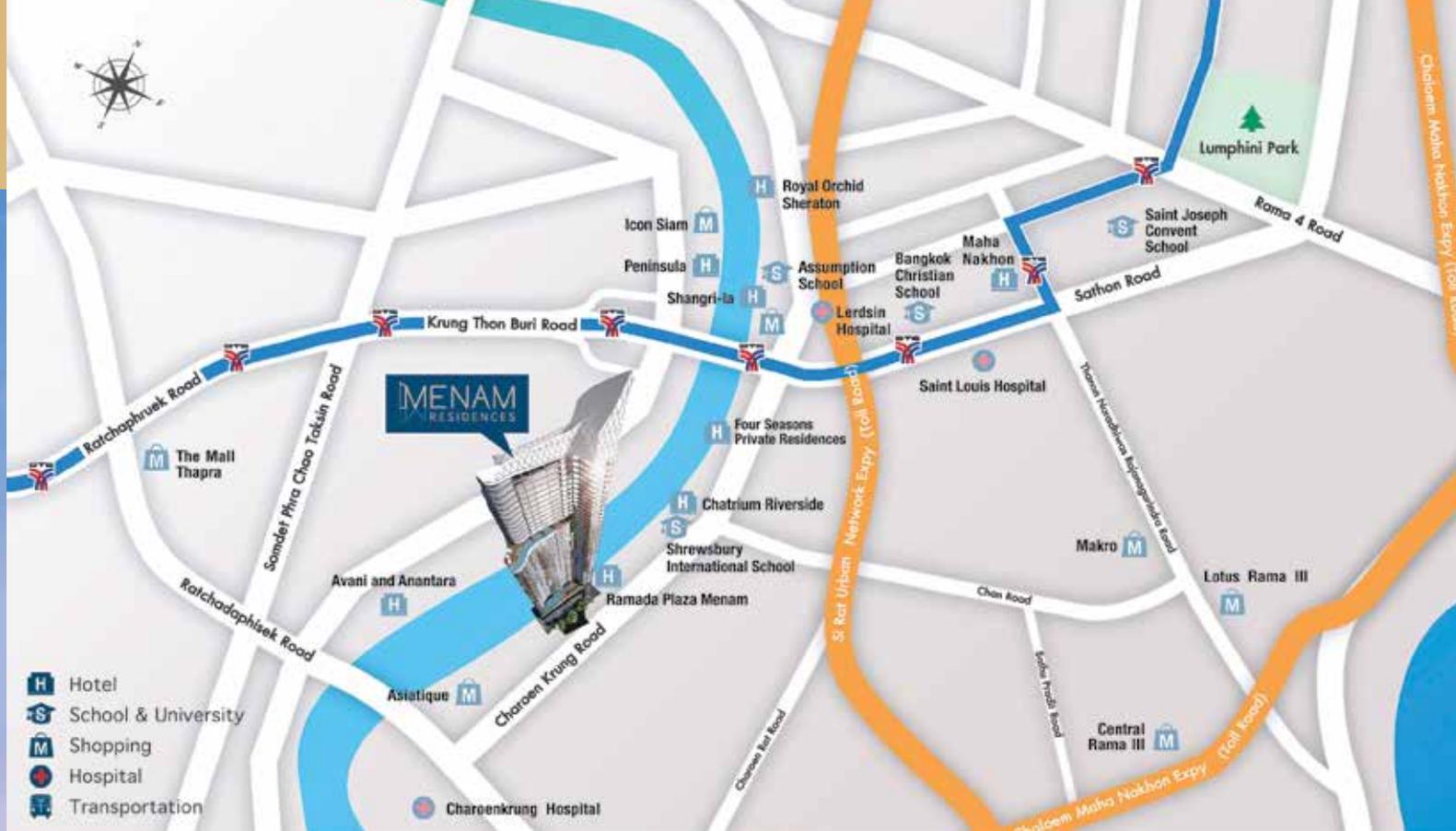
- Landscaped gardens
- Water features
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- Garden and Floating pavilions
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10th Floor

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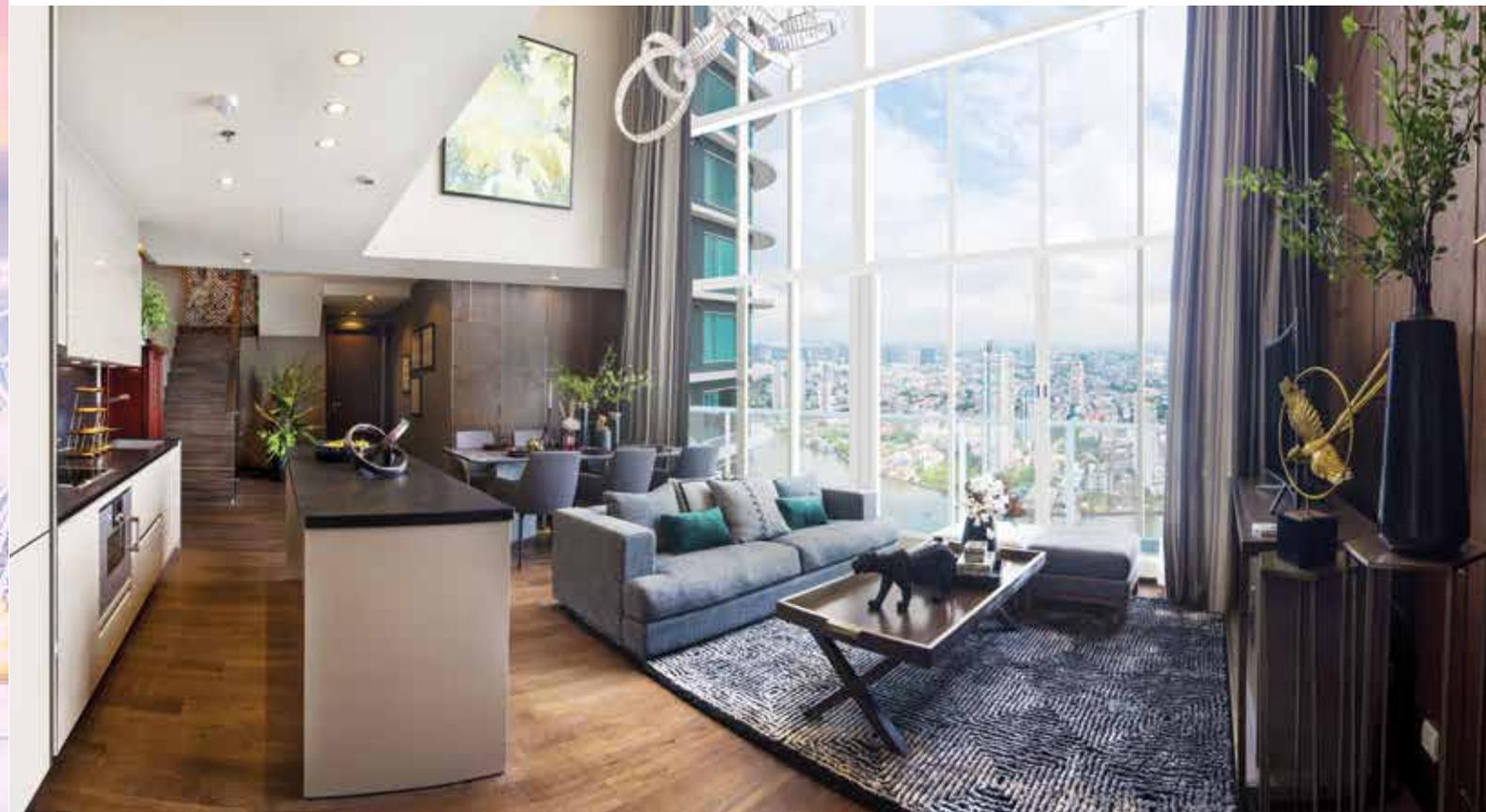
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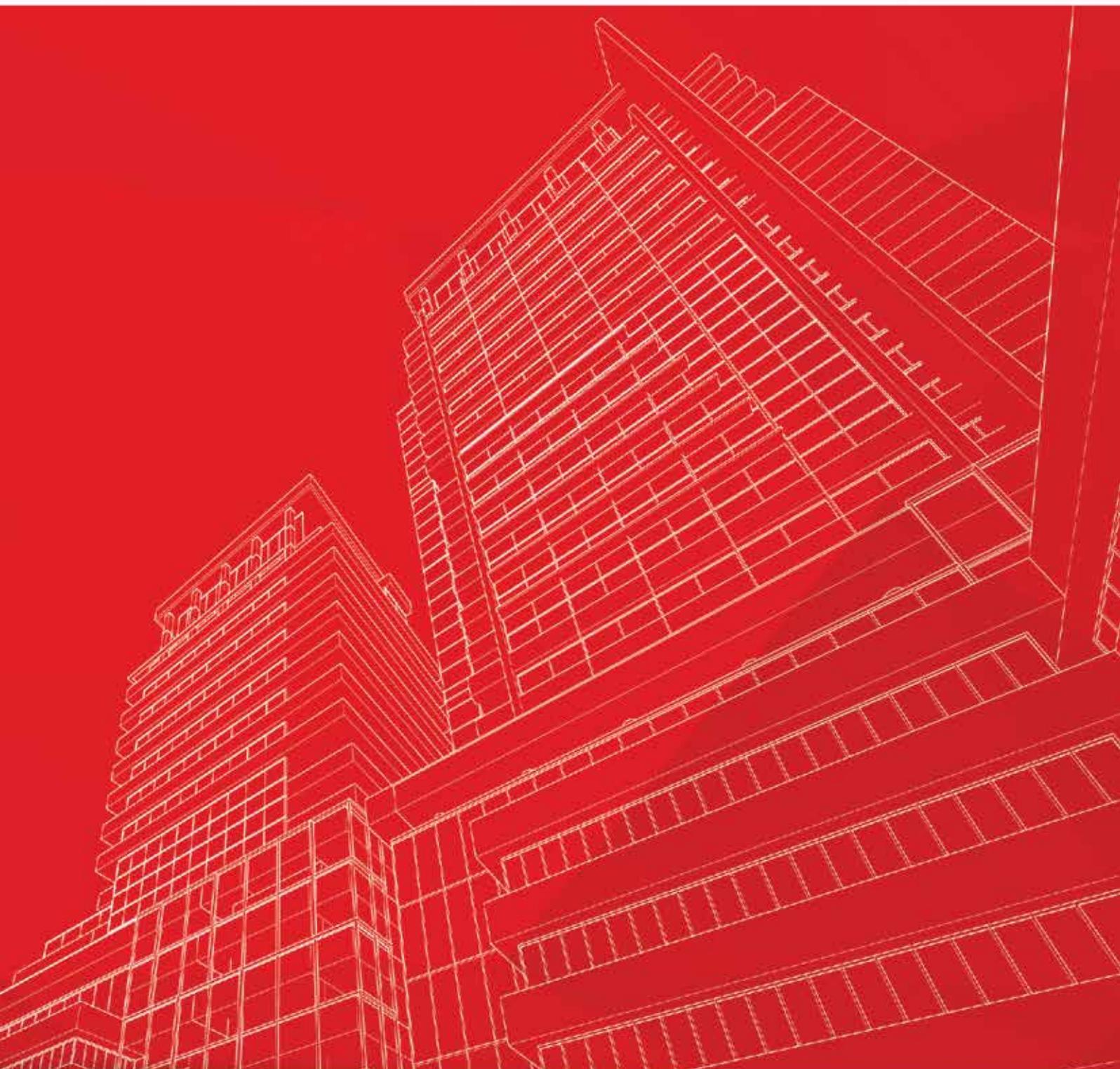
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ON THE COVER



Breeze Park Condotel is a stunning development on Kamala Beach, one of Phuket's best beaches. The condotel project is the ideal investment for those wanting an affordable holiday home that provides outstanding returns. Buyers can enter the rental programme and enjoy guaranteed returns of seven percent for five years as well as a set number of usage days each year. Make an investment you can enjoy at Breeze Park Condotel.

Breeze Park Condotel: Many happy returns **p. 42**

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EDITOR'S NOTE



Awards' season is upon us and we kick things off with the Dot Property Vietnam Awards 2018. Everyone here at Dot Property is thrilled to be hosting our very first presentation ceremony in Ho Chi Minh City. And this is only the beginning. In August, the show comes to Thailand with the Dot Property Thailand Awards 2018.

The Awards provide us with a unique opportunity to celebrate developers, agents and companies that do an outstanding job, but one that can go overlooked. This is especially true in Vietnam. Quality and innovation continue to be seen throughout the Vietnamese real estate sector and this truly is an exciting time for the country.

And it is not just Vietnam that deserves to be noticed. Phuket continues to draw the eyes of global lifestyle investors looking for an income-generating holiday home. On the cover of this issue is Breeze Park Condotel, a superb condominium that will be managed by a respected hotel brand once completed.

This project is worth your attention for many reasons. Its affordable price point is special and with guaranteed rental returns of seven percent, it is an outstanding investment that you can also enjoy for up to 30 days a year.

Staying in Phuket, Blue Horizon is an award-winning developer who continues to bring its fantastic projects to buyers from around the globe. You can read more about these exciting efforts in this issue.

And while overseas buyers are investing into Southeast Asia at a record pace, a growing number of people here are eyeing luxury properties in places such as the UK, New Zealand and Australia. Stephanie Anton, president of Luxury Portfolio, a collection of the world's most powerful independent luxury brokerages, provides us with insights on this trend and what the firm is expecting in the coming months and years.

Finally, it is always good to enjoy a nice break and spend some time on the beach. Head over to our Asia's Best Beaches feature in this issue to learn more about some of the most splendid sands and waters in the region. All of these spots are perfect for getaways and also boast some interesting real estate investment potential.

Thanks for reading,
Cheyenne Hollis

A handwritten signature in black ink, appearing to read 'Ch 2' with a long horizontal stroke extending to the right.

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Besides more than 50+ facilities of the project, there are a lot of existing shopping centers, international schools, hospitals, amusement parks of Phu My Hung Urban Area that will meet the needs of Q7 SAIGON RIVERSIDE COMPLEX residents.

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Why do expats choose to retire in the Philippines?



More expatriates are choosing to retire in the Philippines. People from the USA, Australia, Singapore, Hong Kong and many Nordic countries are all enjoying the Filipino lifestyle these days. Ever wonder why more expats are looking to retire in the Philippines? There are quite a few reasons, but here are four of the most popular ones.

1) THE BEAUTIFUL BEACHES

Among the first things most expats wanting to retire look for are picturesque beaches. After having worked hard to save for this moment, retirement should be one long holiday. Beach destinations remain the most popular place for expats to retire and there is no shortage of sandy shores and beautiful blue waters in the Philippines.

Cebu is growing as a retirement destination thanks to a booming city and access to countless beaches. Meanwhile, Dumaguete has arguably been the go-to spot for expats looking to settle into the retired life thanks to its sparkling beaches and laidback ambiance.

2) LOW COST OF LIVING

If the first thing most expats look for in a retirement location is the surroundings, the second aspect is cost of living. While places like Thailand and Cambodia may be cheaper, the cost of living in the Philippines is competitive with these countries. According to research from International Living, most expats can live comfortably on USD 1,000 per month. This total includes dining out and domestic travel and tends to be less than most monthly pensions or social security benefits.

3) DESIRABLE RETIREMENT VISA

Retirement visas play a big role on where expats decide to retire. The Special Resident Retiree's Visa issued by the Philippines' Bureau of Immigration is among the best. Privileges include multiple-entry access with the right to stay indefinitely in the Philippines. Those with pensions aged 50 and above need to have a monthly pension of USD 800 and deposit USD 10,000 in a bank account while those without a pension can deposit USD 20,000 in a bank account to be eligible for the visa.

4) FAMILIAR CULTURE

Perhaps the most overlooked aspect is the familiar language and culture the Philippines offers expats choosing to retire here. Retirees coming from places such as the USA and Australia will likely be familiar with Filipino culture thanks to the large diaspora. Even those without the experience are comfortable in the country thanks to the widespread use of English. This makes the Philippines more desirable than other Asian countries where language and communication can be an issue.



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IS THE HUA HIN REAL ESTATE MARKET PREPARING FOR TAKE OFF?

Air Asia is now operating four-times weekly flights linking Kuala Lumpur to Hua Hin. The move, which started in May, will have a far ranging impact with the Hua Hin real estate market among the many sectors set to benefit. While long popular with residents of Thailand, the seaside town has struggled to become an international destination.

In order to reach Hua Hin, international tourists currently have to cope with a three-hour car/minibus journey from Bangkok. This option is unappealing when compared to the 90-minute drive it takes to reach Pattaya. However, that could change with Air Asia now flying into the city. It should increase the number of visitors from Malaysia as well as places like Singapore who can easily transit in Kuala Lumpur.

“I think this could be a good start and it will hopefully pave the way for even broader access in the future,” Tom Thrussell, Centara’s vice president of brand, marketing and digital, told TTG Asia. “The Asian markets who make short stays to Thailand have been less inclined to visit Hua Hin in the past because the journey time from Bangkok, at either end of a short stay, eats into too much of their break. This new accessibility will change that for one of these markets for now at least.”

WHAT DOES IT MEAN FOR THE HUA HIN REAL ESTATE MARKET?

The link between real estate and tourism is well known, and while it could take a bit of time for the affects to fully kick in, the Hua Hin real estate market is likely to benefit. The city is popular for its low-key, laid back lifestyle and it is easy to see some visitors preferring the city to Pattaya or Phuket.

This could positively influence both rental rates and property prices in Hua Hin, both of which have been relatively stagnant over the past few years. Exactly how much depends on if more flights are allowed to land at Hua Hin Airport and if other infrastructure projects, such as the proposed high-speed train, are completed.

AN AFFORDABLE BEACH ALTERNATIVE

Property prices in Hua Hin remain relatively reasonable with condominiums offering great value. It’s even possible to find bargains for high-end real estate if you look closely. Here are few of the condominium units currently available on www.thailand-property.com

Resort-style condominium unit

The Hua Hin real estate market has plenty of resort-style condominiums available at all different price points. This one-bedroom unit at the north end of the city is available for only THB 1.3 million (USD 41,368). At 33 square metres, it is spacious and comes fully furnished. The unit can be used for short, medium or long-term rentals. Executive Homes Hua Hin is listing this unit.

Fully-furnished, modern condominium

For THB 2.2 million (USD 70,000), this modern condominium offers everything a person could possibly want in Hua Hin. It comes fully furnished in a new-build development that boasts several amenities like a sky deck with panoramic sea views. This condominium is listed by Hua Hin Japan and can be used as a holiday home, primary residence or for rental investment.

Amazing sea view unit with wraparound balcony

While it may be more expensive, this 17th floor unit offers some of the best ocean views possible. Located in Cha-am, a 30-minute drive from Hua Hin, the two-bedroom, three-bathroom unit is on the market for THB14.5 million (USD 461,500). The entire property has been completely refurbished and modernised with the wraparound balcony making it extremely unique for the area.



BEST LUXURY LANDED DEVELOPMENT VIETNAM 2018 FOR SUNSHINE CITY PROJECT DEVELOPED BY SUNSHINE GROUP JOINT STOCK COMPANY



Project: Sunshine City

Developer: Apartment and nearby villa

Project type: High-rise housing combines commercial services

Architect: Sunshine Design

Location: Land Lot 1.A 23 belonging to Nam Thang Long urban area, Dong Ngac ward, Bac Tu Liem district, Hanoi.

Launch date: Quarter III/2017

Expected completion date: Quarter IV/2019

Total number of units: 6 buildings and 1790 apartments

Facilities: Over 40 services - 5* class facilities such as helicopter parking, sky bar, infinity pool ... together with the facilities available in Ciputra urban area such as golf course, international school ...

Sales office contact details:

- Sales Office: Model Sunshine City, Ciputra urban area
- Transaction Office: Floor 43 Keangnam Landmark 72, Pham Hung, Me Tri, Nam Tu Liem, Hanoi.

Website: <http://city.sunshinegroup.vn/>

Hotline: 18006559



Will the Malaysian election hurt inbound property investment?



“Most (Chinese) buyers are end users purchasing to study in Malaysia, work here or retire here. They will continue to buy as long as visa and education policies remain favourable...”

Now the dust has settled on the Malaysian election with Mahathir Mohamad sworn in as the new prime minister, many overseas property investors are wondering what the result will mean for them. Demand from Chinese investors has been waning recently, sparking some worries, according to Cushman & Wakefield Singapore.

Of course, this alone isn't really cause for concern. In the build up and immediate aftermath of nearly every major political event, the real estate market tends to go quiet. Things usually pick back up once it is clear stability in the country won't be interrupted. Carrie Law, chief executive of Juwai.com, noted that she doesn't believe the election results will have much of a long-term impact.

“Buyers motivated by pure investment may hold back to see how events play out,” she told the South China Morning Post. “However, most buyers are end users purchasing to study in Malaysia, work here or retire here. They will continue to buy as long as visa and education policies remain favourable.”

And while Mahathir has criticised Chinese investments in the past, taking a veiled swipe at the controversial Iskandar project during his campaign, experts believe he will protect the country's pro-foreign investment stance.

Malaysia-based political commentator Phoon Wing Keong was quoted as saying, “Most existing Chinese-invested projects, including those by China-based developers, would continue unchanged because the new government in Kuala Lumpur needed to send a positive signal to businesses and foreign investors.”

Glut, not Malaysian election, a problem

While the Malaysian election isn't likely to burden the country's property market, a glut of unsold residential units is something to keep an eye. Late in 2017, Bank Negara Malaysia (BNM) found the glut reached its highest point in a decade with high-end units struggling to find buyers.

“Supply-demand imbalances in the property market have increased since 2015. Unsold residential properties are at a decade high, with the majority of unsold units being in the above MYR 250,000 (USD 63,873) price category,” officials from BNM explained.

Renting could prove to be a solution. Home ownership in Malaysia is viewed as extremely important, but it may not be as big of a priority with the younger generation. This group may be willing to choose location and lifestyle over ownership. This is likely to create a robust rental market and that would bring in more real estate investors looking for yields.

“It could be time to move away from the Asian mindset on home ownership as the absence of home ownership does not imply welfare deprivation,” CBRE-WTW managing director Foo Gee Jen explained to The Sun Daily.

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MUJI TAKES ON INTERIOR DESIGN IN SOUTHEAST ASIA STARTING WITH BANGKOK



Muji shops remain incredibly popular throughout Southeast Asia. From Bangkok to Jakarta and Singapore to Manila, you can't miss the Japanese lifestyle brand's outlets in shopping centres. And now the company has made its way into the interior design space after announcing a partnership with Thai developer AP.

Muji will oversee the interior design of Life Pinklao, a luxury condominium in suburban Bangkok. The 23-story development is located within walking distance of the under construction Bang Yi Khan MRT station. Not only will Muji oversee the design, but its products will be used in the units to help bring Japanese-style living to Bangkok.

"As designers, maximising every square inch of space, especially in condos, is all-important, and we need to make the best use of it. We plan to use our expertise in space management in

combination with Muji, a function expert like no other," Vittakarn Chandavimol, chief of business group for condominiums at AP, told the Bangkok Post.

He continued, "In addition to the Japanese concept of product strength and simplicity, Muji's design culture is to pay attention to every step of the design process in order to cater to the lifestyles of modern Thais, while making every square inch of space count."

Many of Muji's products and design principles are focused on conceptual clarity and it will bring this focus to Life Pinklao while also utilising the compact life concept. Products used in the units will be designed for maximum efficiency and have multiple practical purposes.

Another one of the company's strengths is its use of natural materials and muted colours for products. Muji does this so residents can

enjoy a simple, sustainable lifestyle that is adaptable to each individual while still creating memorable interiors.

Of course, Muji-inspired condominium designs aren't limited to Bangkok. In Singapore, a couple spent SGD 60,000 USD 45,400 with Muji principles and products at the heart of its interiors. Meanwhile, the brand is set to open its first hotel in the Chinese city of Shenzhen this year with properties in Beijing and Tokyo scheduled to welcome guests in 2019. Muji will design each hotel while a third party will handle operations.

Back in Bangkok, AP and Muji could continue their partnership in the future should Life Pinklao prove to be a hit with buyers. It is also possible Muji will seek out similar arrangements with developers in other Southeast Asian countries as their minimalist style continues to grow in popularity.



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Capitol Commons

is the ideal place to live in Metro Manila

Ortigas & Company has put in significant time and effort to develop Capitol Commons, a 10-hectare mixed-use development located on Meralco Ave. in Metro Manila's famous Ortigas Center. The complex is stunning and has set a new standard of living in the area.

What makes Capitol Commons different? Ortigas & Company carried out a comprehensive master planning process to create it. The result is beautiful architecture, which blends strong and meaningful elements of Filipino culture. This is woven beautifully into the development's shopping, working and living spaces.

Capitol Commons is home to residential towers, office spaces, retail, entertainment areas and grocery shopping. All of these help provide a level of convenience not found elsewhere. No matter what you want, chances are you'll find it in Capitol Commons.

Work/life balance is important to young professionals and living here offers you the chance to escape long commutes and the city's notorious traffic. The modern urban development has become the address of choice for those living in Pasig City and Metro Manila as a whole.

Where to live in Capitol Commons

There are a number of outstanding projects within Capitol Commons, each one offering something unique. Maven at Capitol Commons is among the most talked about residential developments thanks to the sunny, fun and comfortable lifestyle its future residents can enjoy.

Maven exudes a casual sophistication that is distinct. It boasts comfortable, clean environments with vintage accents and a splash of colour. The result is a home that is interesting, creative and fun.

The 62-storey residential tower has been crafted with today's young professionals in mind. This focus can be found in a five-level, resort-style amenity bar that features various facilities on each floor. Maven also has five Play Rooms that can be found at the atrium



on various levels of the building. These are individually designed and curated to provide space for creativity and interaction.

Perhaps most impressive of all is the price of units in Maven. Residents can enjoy affordable

yet luxurious living in Capitol Commons. Units start at PHP 3.8 million (USD 76,000), a bargain once you factor in the location and facilities that can be enjoyed. If you are looking for a modern home designed for your unique needs and lifestyle, Maven is the place for you.



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Great Central brings extraordinary living to Sheffield

Sheffield could be the UK's next big property market as a housing shortage coupled with a strong demand for rentals are creating new opportunities for real estate investors. Known as the Steel City, a nod to the city's industrial past, Sheffield has bloomed into a modern metropolis.

According to a recent article in the Sheffield Telegraph, the economy is performing well with employment levels in the city and surrounding areas growing and incomes rising higher than inflation. The city is home to a pair of world class universities, University of Sheffield and Sheffield Hallam University, as well as several smaller educational centres. More than 50,000 students currently attend university in the Steel City.

This has benefited the city's property market. In fact, housing price growth in Sheffield outpaced London last year and should continue to rise. Home prices rose by more than 5.6 percent last year. The English capital only recorded

home price growth of 1.5 percent in 2017. Additionally, rental yields in the Steel City were a solid 5.6 percent, far stronger than more popular investment destinations in England.

WHY IS SHEFFIELD ATTRACTIVE?

For starters, Sheffield is unofficially the greenest city in Europe with tree-lined streets and parks found throughout the metropolitan area. There is a lot more to the city than greenery. It is one of the most diverse in the UK, with unique neighbourhoods and plenty of entertainment options available to residents.

Kelham Island is perhaps the most talked about place in Sheffield. It boasts a growing number of trendy restaurants and pubs with the waters of the River Don serving as a backdrop. And with the Sheffield city centre only 15-minutes away on foot, many of those attending events at The Crucible Theatre or O2 Academy Sheffield opt to stop by this district before and after the festivities.

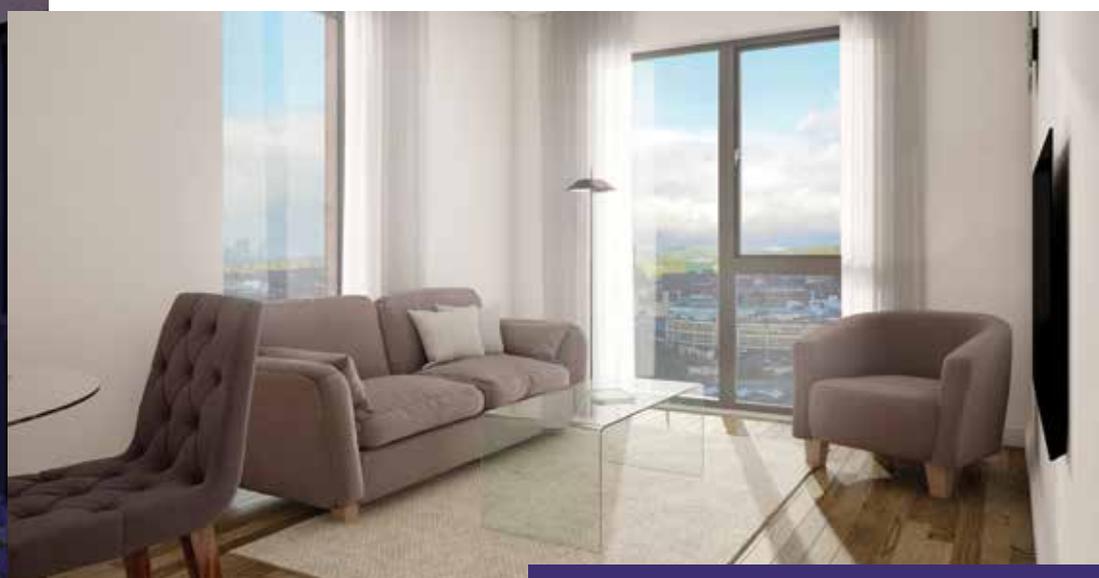
DEMAND BUT NO SUPPLY

Demand from both renters and buyers for homes around Kelham Island and Sheffield city is quite strong but there is a lack of modern, new-build developments. Only a few new projects are in the pipeline with investors in particular eyeing the opportunities these present.

That's because rental yields in Sheffield are better than anything currently available in London. TotallyMoney found rental yields in Sheffield City Centre are more than eight percent. The only London neighbourhood to bring in a rental yield of more than six percent was Olympic Park.

GREAT CENTRAL BRINGS EXTRAORDINARY LIVING TO SHEFFIELD

Great Central is no ordinary development. It will undoubtedly be a contemporary addition to the Sheffield skyline while helping meet the



ever-increasing demand for rental properties in the city.

It is only a 15-minute walk from Sheffield city centre and the development's potential is staggering. Nearby properties have recorded appreciation of more than 25 percent in the last five years. Should the city maintain its current economic growth, Great Central could chart a similar course while bringing in rental returns of anywhere from 8-10 percent.

The project boasts 131 fully-furnished units that are elegant and feature a modern design. Studio, one-, two- and three-bedroom apartments are available. Some units come with a parking space, others have balconies with impressive city views and all are equipped with spacious living areas.

There is also a large, landscaped courtyard at Great Central as well as a grand entrance area. Another key amenity is the secure bicycle storage where residents can store their bikes.

Cycling is very popular in Sheffield and while this feature may not seem like a big deal to investors, it is something renters will want.

Speaking of renters, an experienced letting agency is already in place for Great Central. Between this and the fully furnished units, investors can enjoy peace of mind not available at other developments.

GREAT CENTRAL LAUNCHES IN SINGAPORE

Great Central is hosting an exclusive launch event at the Orchard Parade Hotel in Singapore on 14-15 July. The FREE event will have information on the market and developer as well as an exclusive look at the project.

Additionally, the first 10 buyers at the launch will get a discount not available anywhere else.

If you will be in Singapore and are interested in attending this event, please call +65 91 59 9407 or visit www.greatcentraluk.com



THE NEXT CHINA?

ASEAN DEMAND FOR OVERSEAS LUXURY REAL ESTATE SHOULD SOAR

The influx of Chinese real estate investment globally took many by surprise. In 2016 alone, buyers from China accounted for USD 101.4 billion in international property purchases, according to Juwai.com, the largest mainland international property website. This ended a ten-year period of staggering growth for overseas real estate, and in particular luxury real estate, from Chinese investors.

Many are now wondering 'what's next'. Beijing implemented strict capital controls in a bid to curb overseas purchases. These have been successful in stopping large institutional investors, but have done little to prevent individuals from acquiring property abroad.

That being said, the Chinese government is likely to tighten outbound capital policy even further in the short term which has seen many in the real estate industry try to identify the "next China". With significant wealth growth and an appetite for luxury property, Southeast Asia seems set to become a major player.

"We absolutely have high expectations that buyers from Southeast Asia will begin to venture out and start investing as we have seen buyers from China do in the past 10 years," Stephanie Anton, president of Luxury Portfolio International®, a collection of the world's most powerful independent luxury brokerages, explains. "The growth in sheer population numbers as the middle class in the ASEAN increases will likely spur real estate activity at all price points. At the same time, the overall increase in global awareness from citizens in the ASEAN and potential for increasing global mobility, represents a terrific opportunity for those markets that are appealing to HNWIs from Southeast Asia."

Perhaps the only thing slowing down HNWIs in Southeast Asia from buying more luxury real estate overseas is the difficulty involved with the process. Not only do they have to navigate rules and regulations in the market they are considering buying in, but countries, such as Vietnam, also have rules in place on outbound capital that they must consider.

"We have generally found that APAC HNWIs spend a lot of time educating themselves and are very sophisticated, savvy investors. We recommend they do as much research

as they can upfront, but also advise them not to be afraid to reach out to a real estate professional in the market they are considering, as early as possible, because nobody knows a local market like the local experts," Anton states. "Bottom line, cross-border business is strong, and growing every year, but is not something that should be attempted without the assistance of a local real estate expert."

Why luxury real estate and where to buy?

For HNWIs in Southeast Asia, luxury real estate represents a quality investment. As wealth has increased globally, it has brought added stability to a market that can be vulnerable to global events.

"The high end of the global real estate market, generally the top 5-10 percent in markets around the globe, has seen several solid years of growth and stability supported by a larger high-net-worth consumer base," Anton points out. "Since 2010, there has been a 91 percent increase in households at a global level with more than USD 10 million in net worth. The direct and positive impact to the luxury real estate market has been undeniable as affluent buyers and sellers continue to enjoy and participate in the real estate market."

Luxury real estate is a seller's market at the moment and will likely remain that way for the years to come. It all comes down to supply and demand. With more HNWIs being created, demand for luxury properties, especially holiday homes and second residences, will grow at a faster rate than new supply.

"As we reported in our Global Luxury Real Estate Report in the fall of 2017, the global market for luxury real estate is expected to be a seller's market with 14 percent looking to buy versus 12 percent looking to sell," Anton says. "This trend is expected to increase over the next three years when 25 percent of global HNWIs expect to buy compared to just 17 percent looking to sell."

And while the investment aspects of luxury real estate are important, it isn't the only factor. Anton notes that quality of life, change

of scenery, family downsizing/upsizing and education are among the other reasons Southeast Asia's HNW population invests in overseas real estate. The latter factor has led to an uptick in interest for luxury real estate in the USA.

"Boston has become a mecca for Asian investors looking to purchase real estate in conjunction with educating children or grandchildren. With over 35 colleges and universities, a very international population and an extremely strong real estate market, Boston is a very solid luxury real estate market these days," Anton states.

She adds, "We are also seeing the same not only in New York City, but also in the boroughs and areas surrounding the city, like Long Island, which offer a more affordable real estate investment opportunity and great public schools as well as easy access to colleges and universities nearby. On the other coast of the US, many are also investing in areas of Los Angeles and San Francisco due to their proximity to educational opportunities."

A word on Brexit

The impact of Brexit continues to be felt. Not only has it opened up new opportunities for luxury homes in London, but the aftermath is influencing luxury real estate markets in several other European cities.

"London, a long-time luxury real estate darling and historically a great investment if you could afford it, is, in this Brexit world, an interesting opportunity. Brexit helped to bring prices down and created a more obtainable investment opportunity for the first time in a long time," Anton reports. "Also, as a result of Brexit, cities like Frankfurt in Germany will be interesting to watch as companies move out of the UK and take their affluent C-level executives elsewhere. The increase in demand at the high end is already being felt in Frankfurt and will undoubtedly have an impact on the market for years to come."

For more information on Luxury Portfolio International®, please visit:

LuxuryPortfolio.com

5 small condominium interior design tips



Many of us live in a studio or one-bedroom condominium unit that can feel a bit small at times. It also limits the design options available. Large couches, dining room tables and other oversized pieces can be difficult to fit in a residence that is 35 square metres or less. With that in mind, we have come up with several small condominium interior design tips that will bring extra style to your home. After all, size shouldn't matter when it comes to making your condominium look great.

1) HIDE YOUR BED

Hiding your bed is one of the easiest ways to create a different look in your studio or one-bedroom condominium unit. Doing this creates two distinct areas that can be decorated differently. It also makes a place seem larger than it really is. How you separate the bed from the rest of the room is a decision for you to make.

Some opt to use a large bookcase or curtains to create a division between the sleeping area and other parts of a home. A shoji, the traditional Japanese room divider, is a smart choice if you want a more minimalist look.

2) TREAT YOURSELF

It's understandable that you may not want to splurge on every single decoration in your home. However, it is good to pick a couple of items you can be proud of. Some people like to treat themselves to luxury bedding while others opt for a conversation piece such as a vintage lamp.

As long as it fits within the theme of your place, don't be afraid to go big. Chances are the item will be something you use to decorate your next home as well so there is no need to feel as if it is a waste of money.

3) CLUTTER-FREE IS THE WAY TO BE

Clutter is the enemy of those living in a studio or one-bedroom condominium unit. It can take what space you do have and make it disappear. If you don't want to be overrun by clutter, create storage spaces for everything and then use them. In most cases, clutter builds up because items aren't put back in storage, not due to a lack of space.

4) EMBRACE THE LIGHT

Utilising natural light is one of the best ways to make a small condominium feel larger than it is. Don't block windows that can bring in natural light. Even if you only have one or two windows, you can place mirrors on the walls to reflect light from the windows and increase its reach.

5) REPRESENT YOUR COLOURS

No article on small condominium interior design tips would be complete without mentioning colours. When you have a larger home, it is easy to mix-and-match colours throughout it. There is almost always enough space to ensure it doesn't feel overwhelming. However, not having a clearly defined colour palette in a smaller residence is disorienting and looks tacky more often than not.

It is important to pick the two or three colours you want and then own these. From the walls to the furniture, make sure everything matches to set the ideal tone for your home.

For more tips, visit www.dotproperty.international



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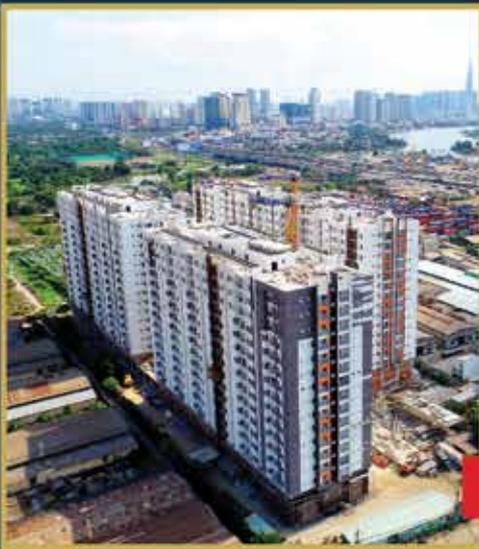
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BRINGING PHUKET TO THE WORLD



Blue Horizon only selects the very best locations. Places where the beautiful blue skies meet the turquoise seas. Their approach to design is very unique in Phuket...

Investors from around the world continue to consider Phuket for their next real estate purchase. The idea of owning a holiday home that doubles as an income producing property is appealing to just about everyone. Award-winning developer Blue Horizon is hoping to make buying property in Phuket easier, especially for Chinese-speaking buyers.

The company has enlisted Chen-Ni (Jenny) Wang to assist clients from mainland China and other Chinese speaking countries in their search for the ideal investment property. She has lived in Southeast Asia for more than ten years, spending the past three in Thailand. Originally based in Bangkok, like many others she opted to leave the city behind and enjoy the amazing island lifestyle Phuket offers.

This provides Jenny with a unique perspective that she can share with others. She prefers to get to know clients first in order to obtain a full understanding of their requirements and budgets. Then she utilises her extensive knowledge of Phuket to find the perfect property.

“I always like to work closely with my clients to understand why they are looking to invest or relocate to Phuket so I can provide them

with the best property to service their specific personal requirements. I like to show potential investors a few different developments, explaining the pros and cons of each, in order to find the perfect fit for the individual's needs,” Jenny explains.

She continues, “To live in Phuket and invest in Phuket usually involve totally different needs. I like to understand the client and their lifestyle before making my recommendations.”

She is also aware of the difficulties facing Chinese buyers when it comes to getting capital out of the country. Chinese nationals can only take USD 50,000 out of the country annually at the moment. This can make buying property overseas difficult. In Phuket, buying a unit off-plan is a viable alternative.

“Off-plan purchases are obviously very important for the Chinese market, and those looking to invest in Phuket, with payment options spread across 2-3 years a welcome plan for those looking to work within the confines of the monetary transfer restrictions currently in place for Chinese nationals,” Jenny states. “Off-plan units in Thailand are very appealing to investors since they can spread out the payment.”



WHY BLUE HORIZON?

It can be difficult for international investors to find the right developer and project with so many to choose from in Phuket. With a portfolio of awards and a long list of international clients, Blue Horizon understands what global investors are looking for.

“Blue Horizon only selects the very best locations. Places where the beautiful blue skies meet the turquoise seas. Their approach to design is very unique in Phuket,” Jenny points out. “Our latest development in Phuket, Heavena, is the very epitome of our unmatched approach to design. The natural environment has been incorporated into every element of the development including skywalks, waterfalls, movies under the stars and natural viewpoints with stunning sea views from both beachside and mountainside units.”

Jenny explains that it’s not just about ‘location, location, location’ in Phuket. It’s extremely important for clients to understand who the developer is, the construction company used and who will manage your property once it has been built since they will help protect your investment. These are three areas Blue Horizon excels in.

“Blue Horizon has a very long history working with Phuket’s leading construction and building companies and together with my clients, I work to develop strategies and tactics that will deliver positive results across all market environments on the island,” Jenny says.

She continues, “Blue Horizon is currently working on six projects here in Phuket, with more planned. All of the projects provide a guaranteed return over five years and operate under a 5-star hotel level management ensuring the maintenance of quality, higher returns and better resale prices. We can confidently list ourselves amongst the very highest quality developers here in Phuket.”

Blue Horizon has won several awards during the past few years highlighting the firm’s expertise and abilities. Honours include:

- Best Developer Phuket**
Dot Property Thailand Awards 2017
- Best Mixed-Use Development**
Dot Property Thailand Awards 2017
- Best Mid-Range Development**
Dot Property Thailand Awards 2017

New Hotel Construction and Design
Asia-Pacific Property Awards

Mixed Use Development
Asia-Pacific Property Awards

Best Developer Phuket
Dot Property Southeast Asia’s Best of the Best Awards 2017

Best Villas
Best of the Best Residences in Southeast Asia 2016

FIND YOUR SLICE OF PARADISE WITH BLUE HORIZON

With some amazing projects backed by guaranteed rental returns, Blue Horizon is a name you can trust when it comes to Phuket property. If you would like to know more about investing in one of their outstanding developments, including Heavena, please visit:

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Asia's Best Beaches

Central Vietnam



If you enjoy the beach, there are plenty of them around Da Nang in Central Vietnam. Some 92 kilometres of coastline can be found north and south of the city, all of which are clean and fairly quiet. The waters of the East Sea, as it is called in Vietnam, are clear and beautiful, but can sometimes be a little rough.

Da Nang and the surrounding areas are still relatively new to many tourists. The Vietnamese government made a big push a few years back to focus on Central Vietnam as a tourist hub and these efforts are starting to pay dividends. There are now several resorts and residences backed by world famous hotel brands in the region.

Some very prominent individuals have taken note of Central Vietnam. For example, Real Madrid striker Cristiano Ronaldo purchased a home at Cocobay Towers in Da Nang last year. Empire Group is developing the project and the firm claims it will be a tropical paradise when completed.

The city itself is surrounded by a seemingly endless supply of beaches with each one offering something unique. Xuan Thieu Beach and Thanh Binh Beach in the north of the city are best known for their picturesque white sands and blue waters that look as if they have come straight from a dream.

My Khe Beach and Non Nuoc Beach are among the most popular areas in the southern reaches of Da Nang. Both are very clean and fairly quiet on most days. You will also find plenty of smaller beaches for you to choose from. If you're feeling more adventurous, Lang Co is about an hour north of Da Nang and also has some wonderful beaches.

What to know about Central Vietnam

Monsoon season in Da Nang runs from September until March but usually starts to taper off in February. There is the possibility of heavy rains and even flooding during this time, but most storms

pass through quickly. It can get a little chilly towards the end of the year, especially in the evenings.

The best time to visit is April and May before the peak of tourist season. However, the weather is favourable until August even if the crowds are a bit bigger.

Central Vietnam is served by Da Nang International Airport. A new terminal opened last year to improve the airport's capacity and better serve the increase in international arrivals. Non-stop flights to Da Nang from Bangkok, Kuala Lumpur, Singapore and Seoul are currently available while Vietnam Airlines offers connections via transit in either Hanoi or Ho Chi Minh City.



YOUR PERSONAL PARADISE

Cheyenne Hollis

Having recently celebrated its 5th anniversary, Angsana Lăng Cô continues to introduce guests to charms of Central Vietnam. From the beautiful beach to a wide array of activities, a stay at the resort can be tailored to what you like best.

As more tourists flock to Southeast Asia, it is getting difficult to find those secluded beach getaways that made the region famous in the first place. With a record number of visitors heading to Phuket, Pattya and Bali and Boracay closed for the foreseeable future, a destination such as Lăng Cô in Central Vietnam is worth exploring if you want to get away from the crowds.

This was one of the aspects I enjoyed most about a recent stay at Angsana Lăng Cô. The layout of the property provides a level of serenity and peace that was astounding. I remember swimming in Canh Duong Beach, the hotel's private beach, with my wife and feeling as if we had the entire East Sea to ourselves.

Just a few steps away from the golden sands and blue waters of the East Sea is the impressive 300-metre swimming pool at Angsana Lăng Cô. It wraps around the entire resort to ensure no room is very far from the water. Additionally, there are countless lounge chairs surrounding the pool area meaning you can always find a place to relax.

Always something to do

There are all kinds of fun things at the pool and beach to keep you and the family entertained. Inner tubes, water tennis, sand volleyball and all kinds of other goodies are available to use. If you're looking for something more adventurous, the Laguna Water Sports Centre is the place to go. You can checkout a kayak, hop on a jet ski or take advantage of a number of sporting options offered.

Speaking of sports, Angsana Lăng Cô boasts an 18-hole championship golf course designed by the legendary Sir Nick Faldo. The course accommodates players of all levels and incorporates the stunning surroundings to create a unique environment. There are also tennis courts available as well as a fully-equipped fitness centre.

And this is simply the tip of the iceberg when it comes to fun times. The resort organises all types of classes and events throughout the day. From cooking classes to hiking excursions, it's impossible to be bored. There is also a shuttle that can take you to the city of Hoi An where you can go sightseeing and enjoy some authentic Vietnamese cuisine.

Retreat to the room

To say the rooms in the resort are spacious would be an understatement. With the smallest rooms coming in at 52 square metres and one-bedroom suites ranging from 90 to 102-square metres, the accommodations suit all types of travellers.

Those wanting a romantic retreat can opt for the one-bedroom suite that is equipped with a plunge pool while families may find the courtyard suite, which has a private pool and sundeck, more to their liking.

Each room comes with a modern bathroom that has a bathtub and modern finishes. All of the accommodations also have a private balcony where you can enjoy the scenery and even gaze out at the stars when it gets dark.

I was also impressed by the speed of the Wi-Fi in the rooms. Despite being in a secluded location, there were no issues checking email and even streaming videos.

Dining delight

I found all the dining options at Angsana Lăng Cô to be nice, but my favourite was Moomba. Located behind the beach, you can enjoy your meal as the waves crash in the background. Be sure to try the fresh seafood. We had the steamed sea bass served with a mango and pomelo salad and it was a treat.

On the roof of Moomba is Upper Deck, a pleasant outdoor bar that is the perfect place to cap off a day in your personal paradise. You can order from the hotel's extensive wine list or indulge in any of your other favourites.

Final thoughts

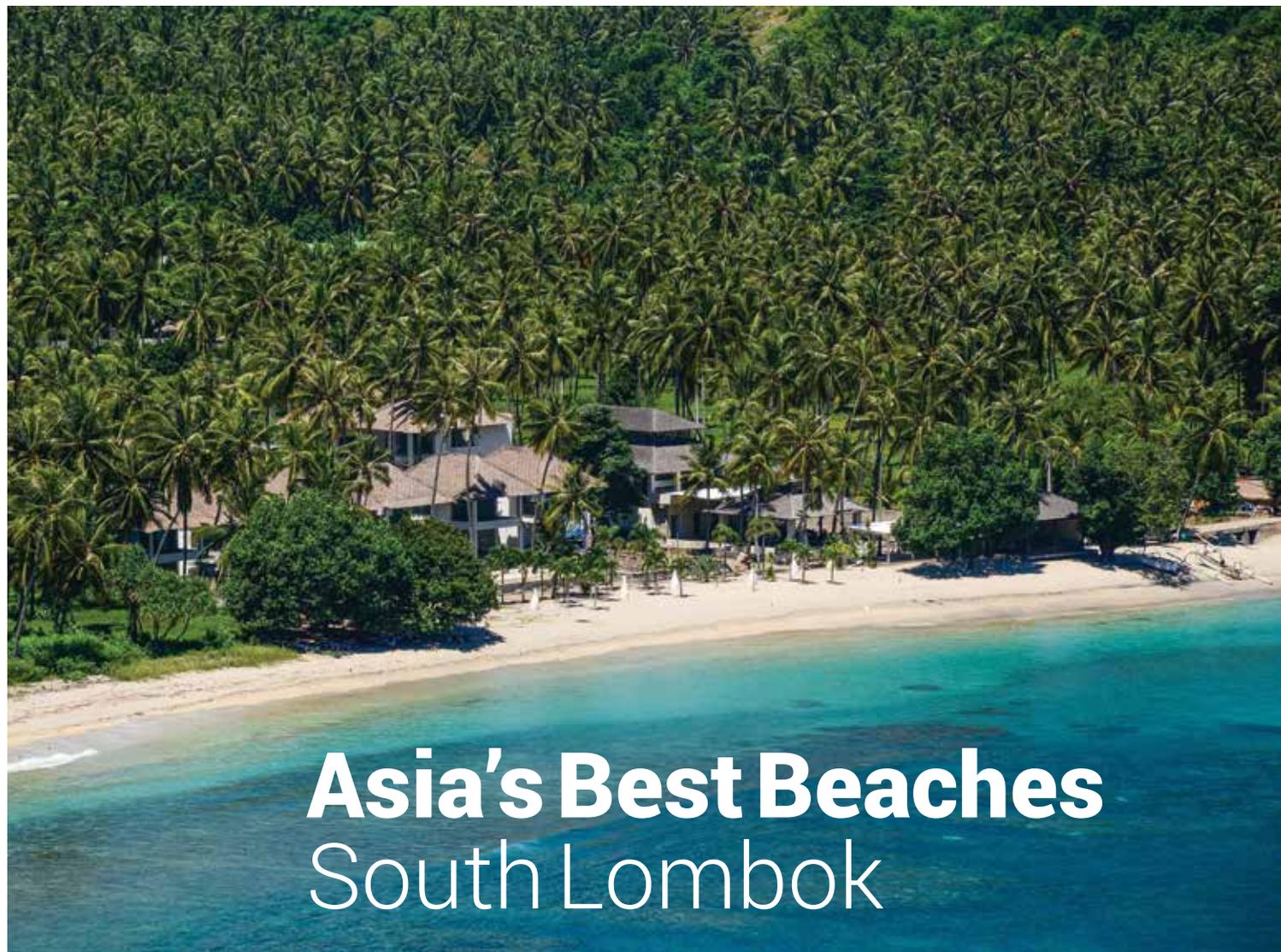
Angsana Lăng Cô really won me over. While it is a bit of a trek from Da Nang International Airport, the resort is an hour away by car, it is definitely worth the drive.

In fact, on our way back to the airport, both me and my wife couldn't help but note how refreshed we felt after spending two nights in this paradise.

From the outstanding staff to the unique experiences, Angsana Lăng Cô is an ideal place to stay if you want to check out Central Vietnam or are looking for a new beach hideout in Southeast Asia.

For more information, please visit:
www.angsana.com/en/vietnam/lang-co-central-vietnam





Asia's Best Beaches

South Lombok

While Bali gets all the attention, Lombok, its neighbour to the east, features beaches that are even more stunning. The entire island is quite nice, but the southern coast offers a peaceful vibe that is matched by only a handful of other destinations across the globe.

That's because there is seemingly an endless supply of white sand beaches all featuring sparkling, bluish green waters. And unlike the bustling Bali, beaches here are not very crowded. It is important to note the facilities are not as comprehensive which can be a good or bad thing depending on your viewpoint.

The most popular area in South Lombok is Kuta Beach, also known as Kute on some maps and websites. Although it shares the same name as one of Bali's busiest areas, the ambiance here is entirely different. A growing number of hotels and resorts are springing up, however, this number pales in comparison to

what is found in the region's more popular beach escapes.

The sleepy town of Kuta serves the beach area and you will find eateries and shops all around. Kuta boasts a quaint, homey feel that really should be experienced in person. Behind the town are lush hills that provide amazing overlooks of the beach and surrounding area. A few villa projects are located here while a couple of others are being built.

Tanjung Aa'n Beach is roughly a 20-minute drive east of Kuta Beach and has become a popular spot with surfers and water sports enthusiasts.

Believe it or not, the beach itself is less crowded than Kuta. Many people who come during the week report to having large tracts of sand all to themselves.

In between these two beaches is Mandalika Beach. The area is set to undergo a massive transformation and will eventually

be home to resorts, residences, golf courses and a host of other amenities. This should add some much needed infrastructure to the south of Lombok.

What to know about South Lombok

The island is served by Lombok International Airport. There are now direct connections to Singapore and Kuala Lumpur from Lombok, but most travellers will need to transit through Jakarta. The airport is less than a 30-minute drive from the island's southern beaches.

It is possible to get to Lombok from Bali by ferry. Regular ferries and speedboats are available, but the time and price of this method can vary.

Alternatively, you can catch a flight between the two islands. This journey takes roughly 50 minutes and numerous carriers serve the route.

SOUTH LOMBOK LUXURY

The south of Lombok is nothing but breathtaking beaches, quiet retreats and some of the most gorgeous tropical scenery you could imagine. Despite the picturesque setting, finding a property here can be challenging. That is why Damai Indah is such an exciting development.

Featuring 11 individually-designed villas, Damai Indah is arguably the most exclusive residential project on the entire island of Lombok. Every residence boasts stunning views of the south Lombok coast as well as a private swimming pool. The design is modern, featuring the clean, minimalist style that has become popular in Asia. Each villa uses wood and natural stone tones to create a warm ambiance.

The common areas of Damai Indah feature plenty of luxurious touches to create the ideal retreat. The managed community has 24-hour reception, security and drivers providing complimentary transfers to/from Kuta and the airport. Additionally, the development is equipped with an emergency generator that allows the complex to maintain full electrical system functionality should there be a power outage.

Damai Indah is situated on one of the highest points in South Lombok ensuring the best views of this tropical paradise. However, residents are still close to beaches and activities found in Kuta which is only seven-minutes away by car. Here you will find beaches, bars and restaurants. Meanwhile, Lombok International Airport is a 35-minute drive from Damai Indah.

BUYING A LOMBOK VILLA

As a foreigner, purchasing property in Indonesia can be complicated. There are lots of rules and regulations that make the process difficult. Understanding this, the team at Damai Indah has gone out of their way to streamline the villa buying experience. They will go above and beyond to help you along the way.

For starters, it is important to understand the buying options available. The Damai Indah project area is certified as Hak Milik, the Indonesian equivalent of freehold. The certificate will eventually be subdivided into 12 individual certificates including one for each of the 11 villas.

Non-Indonesian buyers are unable to obtain the Hak Milik, but it is still possible to acquire a unit. For example, a buyer can have an Indonesian partner purchase the villa in their name. Another option is to use an Indonesian agent as the name on the certificate with a series of documents that give all the land rights to the buyer. Damai Indah can provide you with advice on what method is best. The developer can also work with you on financing options. There are several choices available including purchasing off-plan.

The Damai Indah project is unique in South Lombok in that it will be built to completion in a single phase regardless of villa sales. Construction is under way with six villas already started. The first show villa will be completed within approximately 16 weeks and all construction should be complete by the first quarter of 2019.

Upon completion of construction you can choose to live in your villa, vacation there as many weeks of the year as you choose or you may want Damai Indah to continue to manage your property as part of the super luxury villa hotel. Damai Indah guarantees a return of eight percent for the first year of operation.

For more information on Damai Indah:

Tel: +62 811 1465 072

Email: matt@damaiindahvillas.com

www.damaiindahvillas.com



Asia's Best Beaches

Sihanoukville



Long hailed as a backpackers haven, Sihanoukville has transformed into an entertainment mecca that could soon rival Macau. Shiny new resorts now line the city's seaside, which is more than a four-hour drive from Phnom Penh. A majority of this construction has taken place during the last five years and caters mostly to Chinese tourists.

Despite this new element, the charm of Sihanoukville's beaches retains a charm that harkens back to its sleepy past. Ochheuteal Beach is the busiest stretch of shore in the city, but don't let this fool you into thinking it is some crowded tourist trap. Spanning nearly three kilometres, it is possible to find quiet spots amidst the bars, hotels and other places of interest.

Otres Beach is located south of Ochheuteal Beach and tends to be less noisy and populated than its neighbour. There is some

development going on along the two major beaches in this area, but nothing overly distracting.

Sihanoukville is also the gateway to Koh Rong and Koh Rong Samloem, two islands filled with countless beaches. Many tourists opt to skip the city altogether and head to the islands, but you can also hop on a ferry and visit for a couple of hours. Both islands have been built up in recent years and now have a fair amount of facilities.

WHAT TO KNOW ABOUT SIHANOUKVILLE

Sihanoukville is far easier to get to these days than it was a decade ago. Sihanoukville Airport already has direct connections to Vietnam, Malaysia, Hong Kong and China. Cambodia Angkor Air offers the option of a transfer in either Phnom Penh or Siem Reap

from several regional hubs.

It is also possible to get from Phnom Penh to Sihanoukville but the roads aren't the best and the journey takes more than four hours to complete. If you aren't in a rush, the Phnom Penh to Sihanoukville railway line restarted service in 2016. The journey takes seven hours to complete and the carriages aren't quite up to the standard of their European counterparts. However, it is still a viable option for those who enjoy a rail journey.

Development in Sihanoukville has been rapid with property prices and rental rates skyrocketing in the past year. There are opportunities here should you be considering real estate investment, but this is firmly a frontier market carrying a fair amount of risks. If that isn't your thing, it may be better to visit the beaches rather here than scooping up a property.



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Why has Sihanoukville become a Chinese real estate investment hotspot?

Sihanoukville is now a popular destination among Chinese real estate investors, but this hasn't always been the case. The Belt and Road Initiative (BRI) brought a surge of Chinese investment activity to Cambodia. Sihanoukville, a resort town in the southwest part of the country, welcomed a record number of tourists last year as well as significant Chinese investment.

Sihanoukville governor Yun Min explained to The Phnom Penh Post that due to the increase in visitor arrivals, Sihanoukville is enjoying rapid development and a rise in land and real estate value. The city's governor estimated these have doubled in the past year with some places recording property price increases of 400 percent.

MORE INFRASTRUCTURE, MORE PEOPLE

Of course, it is not simply tourism driving the Sihanoukville real estate market. The region has welcomed significant infrastructure and telecommunications investment. The Cambodian government has also expanded the region's port and special economic zone (SEZ), making it the largest in the country. These improvements have led some to call Sihanoukville the BRI's first port of call with 100 Chinese firms already operating here.

Additionally, China Communications Construction Company's subsidiary China Road and Bridge Corporation will build

a Phnom Penh to Sihanoukville expressway. Work on the USD 2 billion project is expected to start in November and will take four years to finish. Meanwhile, Sihanoukville's airport is currently undergoing a renovation that will allow it to accommodate more passengers and larger planes. These are expected to bring even more people to the city AND surrounding areas.

According to the Cambodian Ministry of Tourism, there were more than 1.5 million tourist arrivals to the Preah Sihanouk province, where Sihanoukville is located, during the first nine months of last year. This was an increase of 22.4 percent when compared with the same period in 2016. Among foreign visitors, more tourists came from China than any other country.

There is also a sizable Chinese expat community in Sihanoukville. Of the foreigners who requested a work permit in the city last year, almost 70 percent were from China.

This helped create strong demand for rental properties with local agents telling the media that prices in 2018 have soared. A report in the Khmer Times found residential rents in the Sihanoukville city center to have risen by 5 to 10 times in 2018.

RISKY BUSINESS OR GOLDEN OPPORTUNITY?

With property prices increasing at a similar pace, some of have warned of a property bubble forming in Sihanoukville. Local hotel investor Lao Heng explained to local media that the current influx of real estate activity could create a property bubble unless investors focus on sustainable development.

Despite this concern, Kim Heang, Cambodia Valuers and Estate Agents Association president, told the Khmer Times that as long as foreign investment continues into Sihanoukville, rents and property prices should sustain their upward momentum.

With both a solid business and tourism outlook, it is easy to see why Sihanoukville has become a Chinese real estate investment hotspot. With further infrastructure investment set to get underway, there is no reason to believe the property market

is heading for a dive. However, the staggering rent and property price growth seen over the past 12 months probably isn't sustainable and will likely retreat in the coming 12-24 months.

PROJECTS TO WATCH

Blue Bay – Only a five-minute drive from the Sihanoukville city centre is Blue Bay, a resort development with a range of luxury condominiums available. The strongest selling point of the development is its location on a private beach. There are one, two- and three-bedroom units available.

The project has a range of 5-star level facilities such as an ocean-facing swimming pool, a lavish spa and salon, a variety of bars and restaurants, a shopping centre and several entertainment areas including a casino.

The Seagate Suite – Promising one of Cambodia's most luxurious lifestyle experiences, The Seagate Suite is an upscale mixed-use development overlooking Victory

Beach. There are six-unit styles for buyers to choose from with each one offering a unique appearance.

The development has no shortage of amenities for residents to take advantage of. The infinity-edge swimming pool provides great views of Sihanoukville and the Gulf of Thailand. There is also a hotel-quality gym, a spa and several bars and restaurants on-site.



Asia's Best Beaches

Siargao



Surfers need no introduction to Siargao. The island is known as the 'Surfing Capital of the Philippines' and the famed Cloud 9 waves wash up on the beaches here. Of course, there is more to Siargao than catching waves. Both international and local celebrities have frequented the island in recent times, but tourism still lags behind some of the country's more popular destinations.

However, with Boracay closed and facing an uncertain future, some are predicting Siargao could see an influx of visitors. Located in the Caraga Region of Mindanao, it is easy to see why people want to visit the island. The beaches are stunning. Even if you don't surf, you can't help but be impressed by the hypnotising waters of this tropical paradise.

Even with an uptick in visitors, a lot of the beaches around Siargao remain fairly quiet and free of crowds. Most of the sandy shores are also hawker free, something of a rarity these days.

The island doesn't have much in the way of facilities beyond the basics. You'll find quaint seafood shacks serving freshly caught fish and plenty of convenience stores, but don't expect much in the way of international chains or large supermarkets.

The same goes for accommodations. While Siargao is starting to be built up, it still lags behind Southeast Asia's more popular beach locations in terms of both rooms and five-star resorts.

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

WHAT TO KNOW ABOUT SIARGAO

Sayak Airport is the aviation hub for Siargao, but it is currently only served by domestic carriers. There are direct flights from Manila, Cebu and Clark but service isn't as frequent as you might expect. The closest major cities to Siargao are Cebu and Davao City.

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

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



Asia's Best Beaches

Kamala Beach

There is no shortage of awesome beaches in Phuket, but one continues to fly under the radar. Patong, Kata and Bang Tao receive a lot of attention, but Kamala Beach is truly a special area. It is less crowded than many other parts of Phuket while no less beautiful.

Situated on the island's western coast, Kamala Beach is a fantastic place if you enjoy a good sunset. There are countless seafood restaurants near the beach where you can indulge in a delicious meal of freshly caught fish while watching the sun slowly set in the background.

The beach itself offers everything you could possibly want. The golden sands and tropical waters are clear and relatively clean. The entire beach area is quite walkable as well. It is possible to head from the north end of Kamala Beach to the southernmost point in roughly 30 minutes on foot.

Kamala Beach is undergoing a bit of a transformation thanks to the MontAzure mixed-use development. This project will have an InterContinental hotel, the Twinpalms Residences, a luxury villa complex, a senior living facility and the Café Del Mar Beach Club.

The location of Kamala Beach is fairly central. Patong is a 10-minute drive away where you will find plenty of nightlife and shopping options. The popular Phuket FantaSea is located in Kamala and a few residential developments and resorts have either opened recently and are currently under construction.

What to know about Kamala Beach

Like most of Phuket, Kamala Beach is quite busy during the holiday season when the weather is nice. December and January is when most tourists head here.

March, April and May offer nice weather with smaller crowds although there are a number of Thai holidays during this period. During these times, the beach may be busy.

Rainy season in Phuket starts in June and can linger into October. By November, the weather is pretty nice, but you may have to deal with the stray shower here and there.

Kamala Beach is only a 40-minute drive from Phuket International Airport. This is a nice alternative to the 70-90 minutes it can take to reach Kata or Karon Beaches further south on the island.



MANY HAPPY RETURNS

Cheyenne Hollis



Investments don't have to be the boring, at least not in Phuket. Here you can find holiday homes that double as investment generating properties. It really is the best of both worlds. If you're looking for something at the affordable end of the market, Breeze Park Condotel in Kamala Falls just might be the ideal property for you.



Kamala Beach is one of the last remaining hidden gems in Phuket. While the water here is clear and the sands pristine, the area remains serene and free from the crowds of tourists found elsewhere on the island.

Another attractive feature of Kamala Beach is the location. It is only a 40-minute drive from Phuket International Airport while Patong can be reached in ten minutes by car. Additionally, the popular Phuket Town and beautiful beaches of Kata and Karon are less than a 30-minute drive away.

Despite the central location and awe-inspiring coastline, development in and around Kamala Beach remains relatively limited. At the north-end of the beach is the MontAzure residential resort development, but beyond that there isn't much for real estate investors to choose from.

This is just one of the many reasons Breeze Park Condotel is such an exciting development. Located in the hills just south of Kamala Beach, this residential complex boasts an impressive design and an affordable price point that makes it extremely attractive for investors, holiday homes seekers or those wanting one property to do both.

Breeze Park Condotel features three total buildings that will host residences, a 4-star hotel and amenities. These include a spa, fitness centre, a restaurant and a range of boutique shops. The complex also has a large swimming pool that blends into the development.

Perhaps the most impressive amenity is the sky garden which spans all three buildings and offers some of the most beautiful views around. There is lush greenery while residents will be able to enjoy the use of a BBQ area

that is exclusive to them. The end goal is to create a development that is family friendly and popular with all types of travellers.

All of this will be operated by a professional hotel brand with experience managing condotel projects. The developer is still in talks with multiple operators and hope to announce the brand in the near future.

There are one- and two-bedroom units for sale at Breeze Park Condotel. The Superior Suites are smartly designed one-bedroom units ranging from 31 to 34 square metres. There are also a limited number of spacious Deluxe Suites that measure from 38 to 59 square metres. A small number of two-bedroom, Family Suites are also available.

Each unit has been carefully designed and utilises wood and sea tones that match the beautiful surroundings of the



Breeze Park Condotel has hotel management in place for buyers wishing to enter into the programme. It also has 5-star quality facilities adding extra value to the entire property. And yet the starting price for a unit here is noticeably less than other parts of Phuket.

The one-bedroom units at Breeze Park Condotel start at THB 3.2 million (USD 100,000) while the two-bedroom units are priced from THB 5.7 million (USD 178,500). These are among the most affordable new-build condominium units currently for sale on the island.

And unlike other parts of Phuket, residential development in Kamala Beach is limited despite strong demand for condominium units. CBRE Thailand research found that projects located near the beaches of Surin and Kamala offering a guaranteed return of seven percent for three years recorded strong sales in 2017 and have a good outlook moving forward.

THE BEST OF BOTH WORLDS

Condotel is a popular investment in Phuket since they allow the buyer to enjoy the benefits of both a property investment and a holiday home. Owners can enjoy a set number of days at the project throughout the year and will see steady returns on investment while away.

At Breeze Park Condotel, buyers who opt into the rental management programme can enjoy guaranteed returns of seven percent for five years. Owners are also entitled to 30 days of usage during low season or 15 days during the peak season. Of course, this is just the base of what's possible.

Unlike traditional condominium projects, purchasing a unit in a condotel, such as Breeze Park Condotel, allows investors to take advantage of Phuket's booming tourism industry. So while seven percent yields are guaranteed, the actual return on investment may be higher. Similar projects in other parts of Phuket are now recording returns of more than ten percent.

WHY INVEST IN PHUKET

Phuket has long been a popular tourist destination, but arrivals have really taken off in the past few years. Last year, 8.4 million visitors headed to Phuket. This record-breaking total was a

significant increase from 2016. And the growth has carried over to 2018.

According to C9 Hotelworks' Phuket Hotel Market Update, passenger arrivals at Phuket International Airport jumped by almost 19 percent in the first quarter of this year. Part of this was due to the opening of the airport's new international terminal which now boasts non-stop connections to Europe, China and the Middle East to go along with a wealth of regional and domestic flights.

China remains a key market for Phuket with arrivals from the mainland jumping by almost 50 percent between 2016 and 2017. Arrivals from Australia and Europe have remained steady in the past few years with guests from Russia now returning after a few down years.

With more people visiting Phuket than ever before, hotel occupancy rates have also been on the rise. The Thai Hotels Association (THA) noted hotel occupancy rates on the island rose to 75 percent in 2017, an increase of almost 12 percent from 2016 totals. The THA also found that Phuket has the best performing hotel sector in all of Thailand.



resort. Additionally, the residences feature the minimalist style that is popular around the world. Every unit comes fully fitted and exclusive furniture packages are available.

Another unique feature of the development is the low unit density. There are only 236 units spread across the three buildings at Breeze Park Condotel. This creates a peaceful environment that avoids overcrowding.

UNBEATABLE OFFER

As land prices in Phuket have increased, so too have the prices of condominium units. For example, basic units in new Patong condominium developments away from the beach are now starting at THB 3.5 million (USD 112,000) and go up from there. Some of these projects don't even have hotel or property management in place, which significantly reduce their investment potential.

CONCLUSION

Given the affordable price point, outstanding rental returns, high-quality units and 5-star quality amenities, Breeze Park Condotel is going to be in high demand from buyers. In fact, 20 percent of the units have already been reserved.

It is getting harder and harder to find new-build condominiums with unit prices starting around THB 3.5 million (USD 112,000) and these usually don't have the features or 4-star hotel management that Breeze Park Condotel provides.

If you are looking for a property investment in Phuket, Breeze Park Condotel is the rare option that provides real value for money along with the potential for a double-digit return on investment.

Scheduled to be completed in 2020, your chance to claim a residence here is going to be limited. The developer believes all units will be sold in 2019 meaning it is important to book yours now.

For more information:

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+66 (0)9 3323 6128

Email:

sales@breezeparkcondotel.com

www.breezeparkcondotel.com





Owned by Bach Viet Group Joint Stock Company and designed by world-class CPG Consultants (Singapore), Bach Viet Lake Garden becomes the ideal place for investors. This is the best classy and eco-friendly urban area in Bac Giang city (Bac Giang Province) with modern architecture style of Singapore.

Located at the gold location at the Gateway of Bac Giang city (in Le Loi Street - Dinh Ke Ward), and only 60km far from Hanoi Centre, the total area of Bach Viet Lake Garden is 22.57 hectares. It is planned according to ecological connectivity model with international standards. The rate of plants and water surface is up to more than 25m² / person, the total area of lake and park is 4.5 hectares.

This project consists of main subdivisions such as low-rise residential area, entertainment area, shopping mall, school, high-class apartment ... In which, low-rise residential area with wide-opened facade, classified by three types: 36 single villas with area of 220-280 m², 20 double villas with area of 150-200m² and 630 row-houses with area of 60-100m².

Enjoy life with full of happiness and satisfaction, select Bach Viet Lake Garden!

All are located in the green living space, beautiful natural scenery as a "Singapore miniature" in the heart of Bac Giang.

Last but not least, owning the "double benefit" - not only business purpose with attractive economic opportunities but also safe settle, villas and commercial row-house area in Bach Viet Lake Garden is potential to be the investment channel in the future.

At Bach Viet Lake Garden, residents can enjoy the comfort of living at the doorstep with 5 star standard facilities that satisfy the diverse needs of all ages with high quality schools, clubhouse, light square, art square, love bridge, festival road, swimming pool, gym & spa, central park, etc.

Enjoy life with full of happiness and satisfaction,

select Bach Viet Lake Garden!

BACH VIET LAKE GARDEN PROJECT

Address: Le Loi Street, Dinh Ke Ward, Bac Giang City, Bac Giang Province
Hotline: **0902 280 283**



DOT PROPERTY VIETNAM AWARD 2018

The Dot Property Vietnam Awards 2018 highlights the best developers, developments, resorts, innovation and design in the country. This year we are also pleased to bring you Vietnam's Best Real Estate Agencies 2018 presented by Leading Real Estate Companies of the World®.

Everyone at Dot Property Group is proud to announce this year's winners who exemplify what it means to be best of the best. The following pages showcase the finest in Vietnamese real estate and everyone here at Dot Property wishes to congratulate the winners on their fine achievement.

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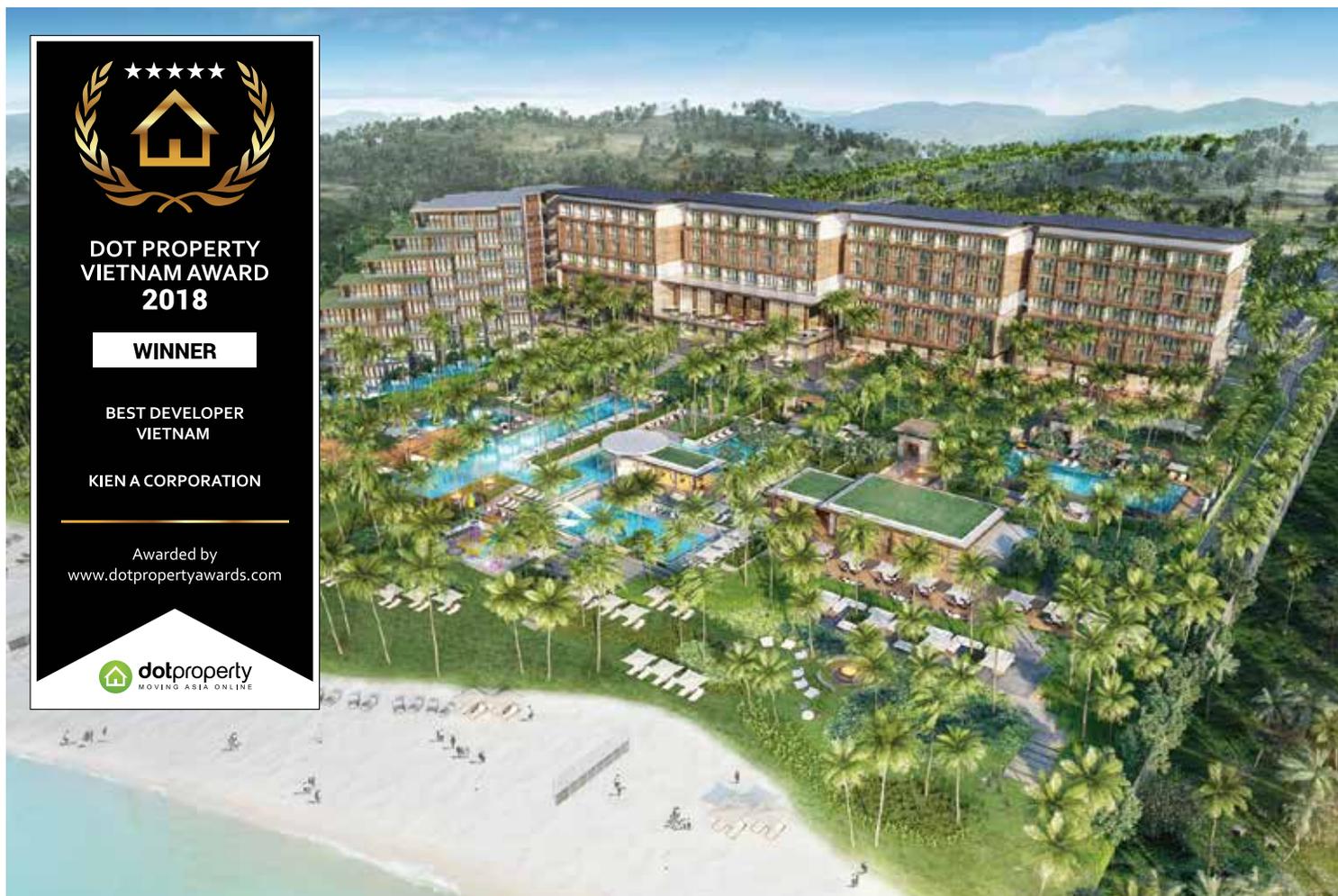
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KIEN A CORPORATION, VIETNAM




**DOT PROPERTY
VIETNAM AWARD
2018**
WINNER
**BEST DEVELOPER
VIETNAM**
KIEN A CORPORATION

Awarded by
www.dotpropertyawards.com



Congratulations to Kien A Corporation, Vietnam's best developer

Kien A Corporation has accomplished a lot since being established more than 20 years ago. In this time, the firm's dedication, hard work and commitment to excellence has seen it become a world-class property developer.

The company is a pioneer when it comes to creating high-quality living environments. Kien A Corporation projects proudly possess perfect designs that are aesthetically pleasing while maintaining the utmost functionality. This winning combination is why the developer's residential complexes are in high demand from the public.

One of Kien A Corporation's main points of emphasis is to create a perfect harmony between nature and residents. The firm has invested significantly in this principle over the years and the result is sustainable developments that consumers can enjoy for decades.

Kien A Corporation by the numbers

- 20+ years of real estate development experience
- 200+ hectares of reserve area
- 3+ cities/provinces with projects
- 20+ subsidiaries and affiliates
- 300+ employees

Additionally, Kien A Corporation has built up partnerships with highly respected local and international partners who are known to be leaders in their respective fields.

Kien A Corporation partners

Design consultants: Maps Design (Singapore), Sala Design Group (Singapore), WATG (USA), MIA Design Studio, SWA Vietnam, HOK (Hongkong), DPA (Singapore), CPG (Singapore)

Property management: Marriott (USA), Two Roads Hospitality (USA), Zaza Hospitality (Singapore), Hyatt (USA), CBRE

Construction partners: Cosaco, An Cường

Finance investment groups: ACB, BIDV, HDBank, Vinacapital, Prudential Investment Fund

The best projects

It will come as no surprise to learn that Kien A Corporation has compiled an impressive portfolio of projects. Their work includes condominiums, townhouses, luxury villas, resort villas, hotels and condotels. All of the company's projects are unique works and have become some of the most desirable residential areas in Vietnam.



Notable Kien A Corporation projects

Citihome

Known as a luxury apartment project with an affordable price, Citihome has attracted customers for its green living environment and unique design. Located in District 2, the project covers the 4-hectare Center Park and boasts impressive facilities. This makes it a peaceful home for young urban dwellers to settle in and enjoy everything nature has to offer.

Lavila De Rio

Located by a river where nature surrounds the living space, Lavila De Rio proudly creates not only the most luxurious, international-standard community in southern Ho Chi Minh City, but also a new life inspiration for classy owners. Each of the exclusive 20 villas boasts modern French architecture.

Le Méridien Cam Ranh Bay Resort & Spa

Covering a space of five hectares, Le Méridien Cam Ranh Bay Resort & Spa is located on the beautiful Bai Dai Beach in Cam Ranh. The property is managed by Marriott's lovely Le Méridien brand.

This provides the resort with a world famous name to go with the outstanding amenities. The development has been designed with cooperation from other well-known design companies including Maps Design and Kaze Sala Design Group.

Simply the best

A portfolio of outstanding projects, a network of leading partners, positive customer feedback and a long track record of success are among the reason Kien A Corporation has been named Best Developer Vietnam at the Dot Property Awards 2018.

HIM LAM LAND, VIETNAM



Him Lam Land has established itself as a leading property developer in Vietnam. The company has built a reputation of being a company customers can completely trust, employees are willing to dedicate themselves to, shareholders are totally satisfied with and, most importantly, one whose efforts benefit society.

The firm's mission is to provide an integrated range of real estate products while completing all legal procedures in the process. In addition to building residential areas, buildings, industrial zones and high-end resorts, Him Lam Land also provides comprehensive real estate management. This ensures the company takes responsibility for its products. Customers can always feel satisfied with their living experience at a Him Lam Land development.

Prestige, quality and effectiveness are the leading factors that guide Him Lam Land's efforts during the development process. The quality of products and services is considered as the foundation of the sustainable development the company is known for.

Him Lam Land also emphasises unity, collaboration, discipline and professionalism to its employees. This has allowed the firm to build a strong company culture and become one of the most desirable places to work in Vietnam.

Winning Best Residential Developer Vietnam at the Dot Property Vietnam Awards 2018 is the latest achievement for Him Lam Land. The company has been recognised as:

- Top 10 Biggest Private Companies in Vietnam.
- 500 Biggest Private Companies in Vietnam (VNR 500 / 2008-Present)
- Top 10 ASEAN BCI in 2011 & 2014 (Dynamic Development)
- Top 25 Companies Paying the Highest Taxes in 2007.
- Ho Chi Minh City Tax Department and the Ministry of Finance well-performed tax payment certificate (Multiple Years)

Notable Developments from Him Lam Land

Him Lam Phu An Apartment - District 9 is among the most exciting developments from Him Lam Land. Located in Ho Chi Minh City, it has a prime location at the gateway of Saigon East on the Hanoi Highway and connects to the Ben Thanh - Suoi Tien Metro Line (station No. 8, 9).

Him Lam Riverside - District 7 is another project earning plaudits. The development is a place where life and nature come together. The project is situated at the cross-point of Ong Lon, Rach Bang and Ong Do River and is surrounded by green spaces.

For more information, please visit: www.himlamland.com

CITYLAND, VIETNAM



Cityland is best known for developing high-end real estate projects throughout Vietnam. Its hard work has been recognised by the Dot Property Vietnam Awards 2018 and the company has been named as the country's Best Luxury Developer.

Celebrating its 15th anniversary, Cityland continues to bring a higher standard of living to the country. The firm's award-winning developments are best known for having bright, open streets and luxurious townhouses and villas. The public respects the work of Cityland and desires to live in homes built by the company.

The company's dedication to building high-quality projects and creating a leading company has not gone unnoticed. Cityland was named as a Top 500 Largest Vietnamese Private Enterprise in 2017 by Vietnam Report and was honoured by the Vietnam Business Development Association as a Top 10 Leading Vietnamese Brand last year. It also earned recognition for being a Top 500 Most Profitable Vietnamese Company in 2017 by Vietnam Report.

Quality, prestige and professionalism are what drives Cityland to be the Best Luxury Developer in Vietnam. From its great residential developments to the skilled staff, the company continues to impress.

Notable projects from Cityland

Cityland's Cityland Park Hills project in the heart of the Go Vap District won Best Mixed-Use Development at the Dot Property Vietnam Awards 2017. The project combines a living space and experience unlike anything else found in Vietnam.

One standout trait at Cityland Park Hills is the luxurious lifestyle it offers residents. The project boasts 82 villas, 891 townhouses and 968 condominium units that are tailored to meet the needs of residents by offering bespoke service and amenities. Cityland understands the importance of work/life balance. The developer crafted the entire project to ensure residents feel relaxed and are able to enjoy spending time with their family as soon as they arrive at home.

Located in the north of Ho Chi Minh City, Cityland Park Hills has been described as the green lung of the region, breathing life into the surrounding area. Residents and visitors can indulge in eco-friendly living with lots of small parks found throughout the development. Taking a walk around this tranquil sea of green gives the entire project a soothing ambiance not found elsewhere.

For more information on Cityland, please visit: www.cityland.com.vn





MÖVENPICK RESORT CAM RANH

Best Luxury Beachfront Resort Development

Mövenpick Resort Cam Ranh is an amazing development located on an impressive beach. One look at the project and it is easy to see why it has won Best Luxury Beachfront Resort Development at the Dot Property Vietnam Awards 2018. Mövenpick Cam Ranh Resort has a unique design that guarantees all villas, condotel units and hotel rooms possess beachfront views.

Each room comes equipped with a living room, dining room, bedroom and kitchen. Mövenpick Cam Ranh Resort also has swimming pools, sporting facilities, restaurants and a range of other amenities await guests.

For more information, please visit:
www.movenpickcamranh.com



BACH VIET LAKE GARDEN

Best Luxury Township Development

Bach Viet Lake Garden is a magnificent township developed by Bach Viet Group & Lilama Invest. The development boasts a favourable location in the Dinh Ke Ward of Bac Giang City. It is close to convenient transportation options as well as schools, hospitals and shopping centres. The world-renowned CPG Consultants from Singapore designed the township.

Bach Viet Lake Garden contains full facilities including cultural and sport centres, entertainment centres, swimming pools, green spaces and so much more. The villas here have been carefully designed to provide residents with the modern and luxurious lifestyle they deserve.



SUNSHINE MARINA NHA TRANG BAY

Best Iconic Development

Inspired by the integrated resort model that is popular around the world, Sunshine Group created Sunshine Marina Nha Trang Bay with the goal of establishing a new era of holiday travel in Vietnam. The 5-star resort combines international-level standards along with cutting-edge technology that utilises the Internet of things (IOT).

The rooms have been crafted to meet the tastes of even the most discerning guest. Sunshine Marina Nha Trang Bay's design, innovation and outstanding quality are what set the development apart and make it truly iconic.

For more information, please visit:
www.marinanhatrang.sunshinegroup.vn

Q7 SAIGON RIVERSIDE COMPLEX, VIETNAM



Located at the front of Dao Tri Street and Mai Chi Tho Avenue, Q7 Saigon Riverside Complex holds, endures, nurtures and transfers the positive energy of luck as well as prosperity according to the principles of feng shui. The harmony between the project's prime location and its modern facilities will definitely bring you a high-class living space and promises to create an affluent community in the middle of this prosperous urban area.

At Q7 Saigon Riverside all your senses and feelings will be fully pampered and taken care of when enjoying the modern facilities such as the multi-purpose sports area, children's playground, Symphony square, parks, restaurants, gym and spa. More than 50 facilities suitable for all ages have been integrated in the project in order to guarantee a comfortable and luxurious life.

Residents can easily reach Ho Chi Minh City's southern parts and quickly move to the city centre as well. More importantly, Thu Thiem 4 Bridge is to be built in the near future and it will connect this area with Thu Thiem New Urban Area and Mai Chi Tho Avenue.

For more information, please visit:
www.hungthinhcorp.com.vn/en

FLAMINGO CAT BA BEACH RESORT, VIETNAM



Inspired by The Four Seasons, a quartet of violin concerti led by Italian composer Antonio Lucio Vivaldi, each of which gives musical expression to a season of the year, Flamingo Group created Flamingo Cat Ba Beach Resort, a true masterpiece. This is the place for you to indulge in a delightful festival of all four seasons and enjoy your emotions harmonising with the crystal blue sea, white shore and golden sunlight.

With its green spaces that were created by talented architects who were held to the highest international standards, Flamingo Cat Ba Beach Resort has a sky forest with 999 Babylon hanging gardens. It also is full of unique plants and flowers stretching along the beautiful shore.

The complex contains three luxurious buildings, Forest On The Sea, Forest In The Sun and Forest On The Sand, and is the first leisure resort featuring entertainment in Vietnam catering to international guests. Offering perfect services, the resort aims to provide guests with unmatched happiness and benefits to unit owners.

For more information, please visit:
www.flamingocatbabeachresort.com.vn

SUNSHINE CITY, VIETNAM



Combining New York's prosperous life with the exquisite artistry of Paris and the fresh air of Melbourne, the world's most liveable city, Sunshine City is a unique landed development in Vietnam. The essence of European architecture can be found throughout the development and this contributes to the unmatched beauty of Sunshine City, winner of Best Luxury Landed Development at the Dot Property Awards 2018.

Sunshine City contains six high-rise buildings as well as 100 luxurious villas. The villas are inspired by classic, French design and feature curved domes, stylish pillars and elaborate engravings. The development contains 5-star amenities including helicopter parking, a sky bar and an infinity-edge swimming pool. Its ideal location in Hanoi puts it close to a number of other facilities such as golf courses and international schools.

For more information, please visit:
www.city.sunshinegroup.vn

SAGEN, VIETNAM



Sagen has been constantly developing its techniques and innovation capabilities over the years. The firm is responsible for a number of legendary buildings in Vietnam. This hard work paid off as the company made the list of the Top 10 BCI Architects Vietnam in both 2015 and 2016.

With a team of more than 70 professional architects and engineers, Sagen leverages the latest technology and innovation to create the best architectural designs. This is combined with its thoughtful management to bring customers the greatest benefit. Sagen continues to be trusted by leading corporations in Vietnam and beyond for its commitment to quality. The firm has been involved in design consultancy for more than 250 projects.

Notable projects from Sagen:

- FPT Complex – Phase II
- Samco Office Building
- Vietnam Australia International School and Kindergarten
- Union Square hotel and commercial centre

For more information, please visit:
www.sagen.com.vn/en/



SWANPARK

Best Green Development

SwanCity's ambitious SwanPark is designed to effectively incorporate the most innovative green technology in urban planning, design, construction as well as operations. By utilising sustainable development, SwanPark is able to perfectly meet the new global criteria for living, learning, working and entertainment all while allowing real estate investors to enjoy increasing property values.

For more information, please visit: www.swanpark.com.vn



HINODE CITY

Best Innovative Architectural Design

The meaning of Hinode in Japanese is "dawn", signifying the coming of a new day. At its Hinode City project, developer Vietracimex wanted to create a living space of Japanese style in the centre of Hanoi that featured outstanding architecture both inside and out. The design is highlighted by the use of a cross-bar system and soft arcs.

Additionally, Hinode City is the first project in Vietnam to have a unique landscape architectural system based on the Five-Elements philosophy. Five areas symbolising metal, wood, water, fire and earth add a splendid touch to the development. Vietracimex is also creating a living space with apartments that are optimally designed containing technical systems that ensure future residents have the highest quality of living.

For more information, please visit: www.hinodecity.com.vn



KING BAY

developed by Star Beach & Thai Duong Real

Best Riverside Township Development

The meaning of Hinode in Japanese is "dawn", signifying the coming of a new day. At its Hinode City project, developer Vietracimex wanted to create a living space of Japanese style in the centre of Hanoi that featured outstanding architecture both inside and out. The design is highlighted by the use of a cross-bar system and soft arcs.

Additionally, Hinode City is the first project in Vietnam to have a unique landscape architectural system based on the Five-Elements philosophy. Five areas symbolising metal, wood, water, fire and earth add a splendid touch to the development. Vietracimex is also creating a living space with apartments that are optimally designed containing technical systems that ensure future residents have the highest quality of living.

For more information, please visit: www.hinodecity.com.vn



SWANBAY

Best Sustainable Residential Development

SwanBay is a world-class resort residential development on a prominent natural island in Ho Chi Minh City. This pristine green space is also equipped with a full range of facilities for residents to enjoy as if life was a 365-day vacation. SwanBay features a superior design giving priority to open spaces in order to make the most of the natural lighting and fresh air the island provides. Greenery and water surfaces add a sophisticated touch of feng shui and architecture to the complex.

For more information, please visit: www.swanbay.com.vn

Dot Property Vietnam Awards is proud to announced



**DOT PROPERTY
VIETNAM AWARD
2018**

Vietnam's Best Real Estate Agencies 2018

Presented by Leading Real Estate
Companies of the World®

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OF THE WORLD

About Leading Real Estate Companies of the World®

Leading Real Estate Companies of the World® (LeadingRE) is the home of the world's market-leading independent residential brokerages. LeadingRE boasts 565 member firms in more than 70 countries. The firm remains committed to its vision of being a worldwide company that operates locally as it continues to expand while providing members with new business opportunities.

To learn more, please visit: www.leadingre.com

Vietnam's Best Real Estate Agencies 2018



Hung Thinh Land

Hung Thinh Land has earned a place on the list of best real estate agencies in Vietnam thanks to its extensive network, comprehensive business capabilities and dedication to doing business with heart. The company owns a system featuring the seven largest exchanges in HCMC and a property exchange in Hanoi with a professional and experienced staff of more than 1,000 people.

The firm has screened hundreds of projects in Ho Chi Minh City and the neighbouring provinces and is able to offer its clients the most attractive projects in Vietnam. These are in beautiful locations and come with all the necessary legal documents. Hung Thinh Land has a strong reputation for working with both domestic and international buyers and can assist with investment and end use property purchases.

For more information, please visit: www.hungthinhlnd.com



LinkHouse

With a sound long-term strategy and aspirations to be one of Vietnam's best companies in the real estate industry, LinkHouse has become a total solutions provider going far beyond traditional agencies. LinkHouse expects that it will become the leading real estate services company in Vietnam in 2022 covering more than 10,000 brokers and opening 200 branches in 63 provinces and cities by this time.

And this is only the start. By 2030, the company's goal is to be among the top 10 leading real estate companies in all of Asia. LinkHouse aims to bring a thriving brokerage community to life and these efforts are embodied by its slogan, "Become a LinkHouser. Become a happy boss." The company pursues its goals by being creative, professional, fast and transparent while fostering a culture of sharing.

For more information, please visit: www.linkhouse.com.vn



Danh Khoi Real Estate Joint Stock Company

Danh Khoi Real Estate Joint Stock Company works with leading partners to bring clients the best possible home buying experience. The company works with well-known residential developers and banks to ensure a process that is fast and easy. With more than 350 team members, seven affiliates and two branches, Danh Khoi Real Estate Joint Stock Company is known for providing elite customer service.

The firm is guided by its four core values: ethics, credibility, creativity and professionalism. These have helped Danh Khoi Real Estate Joint Stock Company become one of Vietnam's best real estate agencies.

For more information, please visit: www.danhkhoi.com.vn



**DOT PROPERTY
THAILAND AWARD
2018**

Showcasing The Kingdom's Best Real Estate

The Dot Property Thailand Awards 2018 returns for its third edition bigger and better than ever before. This year will see Thailand's premier real estate developers, projects and agents honoured during an exclusive ceremony at Radisson Blu Plaza Bangkok on 16 August.

The awards are set to be expanded to include not only a ceremony, but also the awarding of Thailand's Best Developer as voted on by the public. This is one of the only real estate awards in the country to be voted on by the public and the winner won't be revealed until the big event.

"We are very excited to announce the expanded Dot Property

Thailand Awards for 2018. This continues the upward trajectory of our awards programme and allows us to celebrate the country's best real estate developers, projects and agents in style," Natt Ford, Dot Property Business general manager, explains.

Another addition for 2018 is the launch of Thailand's Best Real Estate Agencies presented by Leading Real Estate Companies of the World®. This special section of the awards will showcase the country's leading real estate agencies.

Winners from Phuket, Samui, Hua Hin, Chiang Mai and Pattaya were presented with Dot Property Thailand Awards in 2017. Phuket's

Blue Horizon collected a total of three awards last year, the most by a single developer.

"We are honoured to have received these awards and have worked very hard to get here. We feel extremely privileged to have been considered. We strive for excellence and are thrilled to know we have been recognised as the leaders in the industry," Mr. Andres Pira, CEO and founder of Blue Horizon, says.

In Samui, Horizon Homes was named as Best Developer Samui with its Horizon Residences and Horizon Villas developments propelling it to victory. A pair of projects from highly-respected Thai designer Bodin Srirakul,

Pool Villa 18 Samui and Sky Dream Villa, were also honoured last year.

The Dot Property Thailand Awards 2018 are organised by Thailand Property, the country's largest property portal, and Dot Property Group.

The Dot Property Awards series spans Thailand, Vietnam, Indonesia and the Philippines and more than 100 winners were honoured in 2017.

The Dot Property Thailand Awards 2018 presentation ceremony will take place at Radisson Blu Plaza Bangkok on 16 August. For more information, please visit www.dotpropertyawards.com



INTERNATIONAL
PROPERTY
AWARDS

MÖVENPICK
RESORT CAM RANH

IN THE HEART OF LONG BEACH, RIGHT ON THE SHORES OF A BLISSFUL OCEAN

Mövenpick Cam Ranh Resort spans an area of over 22ha, boasting international luxury standards in every single detail and is managed by one of the most distinguished European Resort Management companies, Mövenpick Hotels & Resorts Group. This esteemed project offers 118 ravishing villas, each absolutely private with their own swimming pool, ensuring privacy and tranquility on new outstanding levels. The Mövenpick resort also provides 250 hotel rooms as well as 132 Condotels, where every single unit has its direct sea view, which makes this development so unique. The whole resort brings its full own infrastructure, from specialty restaurants, retail, Beach Clubs, Adventure Parks to classy Nightclubs and Bars, all managed by the Swiss Mövenpick Hotels & Resorts Group, which specializes in luxury beach resorts.

Expected to be fully operational beginning of 2019.

Address: Cam Ranh North Peninsula Tourist Area, Cam Ranh, Khanh Hoa Province, Vietnam.

Hotline: 0963 12 8855

Developed by:

**Eurowindow
Holding**

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HOTELS & RESORTS



ESCAPE CONDOMINIUM

A BEACHFRONT GETAWAY IN RAYONG



Located just south of Pattaya in Rayong, Escape Condominium truly feels a world away. The development is situated directly on the picturesque Mae Phim Beach, one of the Eastern Seaboard's last quiet retreats. Those residing here get the feeling of having their own private beach.

Escape Condominium features low unit density with only 78 condominiums in total. These range in size from 39 to 207 square meters with one-, two- and three-bedroom available. The units boast contemporary designs that contain open floor plans. This allows for every single unit to feel spacious.

The amenities at Escape Condominium are superb as well with two swimming pools and a Jacuzzi preventing things from getting overcrowded. Additionally, a beachfront fitness centre offers an excellent space to stay in shape. The property is equipped with a restaurant and bar on-site along with a lounge to add another level of convenience not found elsewhere.

Life here suits all types of buyers. Those wanting a holiday home where they spend a couple months away from the winter misery of Europe would be wise to take a look at Escape Condominium. The project is also suitable for those who live in Bangkok and want a weekend getaway that's withing driving distance. A growing number of people are also choosing to retire in Rayong and this is the perfect place for retirees.

Mae Phim Property is the developer behind Escape Condominium and they have a proven track record of success in Rayong. The firm won Best Developer Rayong at The Dot Property Thailand Awards 2017, one of a number of accolades bestowed upon Mae Phim Property in recent years.

3 reasons to love Escape Condominium

Resort-style living – The units and amenities at Escape Condominium are built to resort-standard qualifications. This makes the complex not simply a place to live, but a place to enjoy life.

Absolute beachfront – The beautiful Mae Phim Beach is literally on the doorstep of Escape Condominium. No long walks required, simply take a few steps and your feet will be in the sand.

Easy access – Getting to Escape Condominium is very easy. U-Tapao Rayong Pattaya International Airport is a short drive from the property. Suvarnabhumi International Airport is a two-hour drive away while Pattaya can be reached in one-hour by car.

Escape Condominium information

Name: Escape Condominium
Developer: Mae Phim Property
Location: Rayong, Thailand
Uses: Holiday home, retirement home,
Price: Starting from THB 3.8 million (USD 124,234)

ITALIAN LIVING IN BATANGAS



Terrazza de Sto. Tomas looks like the sort of home that can only be dreamt about for those with an affordable home budget. The design is inspired by the prettiest region in Italy, Tuscany. A Mediterranean palette fits with the surrounding landscaped gardens and is complemented with modern features for ease of living. Even with all this, homes don't break the bank.

Developer Ovioland has 30 years experience in the low cost housing sector. Their brand promise, 'Premier Living You Deserve', is found throughout the low-density complex proving affordable does not necessarily have to mean low quality. This is exactly why Terrazza de Sto. Tomas won Best Affordable Housing Development at The Dot Property Philippines Awards 2017.

The outstanding housing project is affordable, but the developer followed the building code for high-end developments nonetheless. The result is very generously sized properties enhanced by quad units

forming the design rather than the usual townhouses. Every unit has the feel of a corner unit, avoiding the cramped feeling of many high-density affordable living options.

Equally as important, Terrazza de Sto. Tomas provides a beautiful place for residents to relax whilst admiring the view of Mt Makiling from the comfort of their own home. Aside from the aesthetic value, Ovioland has considered practicality too. The façade is easy to maintain without being inconvenient to upkeep ensuring you can have a lovely Italian home exterior without the work.

Aside from the care and attention that has gone into each individual unit, the amenities have not been ignored either. A 250 square meter swimming pool, a multipurpose club house and a sports area provide the perfect recreational area for families to enjoy complete the project. The amount of green space found around the complex is unique to an affordable housing complex as well.

3 reasons to love Terrazza de Sto. Tomas

Affordability – Homes start at PHP 1.6 million. When you factor in the quality and amenities, this is an absolute barging.

Award-winning status – Terrazza de Sto. Tomas has the awards to back up its claims. The project won Best Affordable Housing Development at The Dot Property Philippines Awards 2017.

Close to work – It is only a 45-minute drive to the Makati CBD and BGC making commuting from here possible. There are also plenty of facilities around Terrazza de Sto. Tomas.

Project of the Month information

Name: Terrazza de Sto. Tomas
Developer: Ovioland
Location: San Roque, Sto. Tomas, Batangas
Uses: Multi-family residence
Price: Starting from PHP 1.6 million

Dot Property Philippines and BPI Family Savings Bank

make home buying a breeze



Dot Property Philippines, the country's leading property portal, is teaming up with BPI Family Savings Bank to provide property seekers with access to a mortgage calculator, information on interest rates and special home loan offers. This partnership will equip you with everything needed to make a smart decision when using Dot Property Philippines.

The BPI Family Savings Bank mortgage calculator is easy to use and can be found on all listings throughout Dot Property Philippines. You can adjust the property price, interest rate, down payment and loan term to find what suits you best. You can also request interest rates from BPI Family Savings Bank be sent directly to your inbox.

"We're delighted to be working with BPI Family Savings Bank on this initiative. It provides home seekers with an easily accessible tool that empowers them with important information during their search for a new property," Tanya Yu-Peralta, Dot Property Philippines country manager, states.

Low rates, no fees from BPI Family Savings Bank

BPI Family Savings Bank is waiving fees and bringing down rates for its auto and housing loans. The firm aims to assist more families finance the car or home of their dreams. Additionally, home loan clients may save up to PHP 60,000 in fees that will be waived by the bank.

Those searching for a new home using Dot Property Philippines will have access to the special offer that is only available until 31 October of this year. A minimum loan amount of PHP 400,000 (USD 7,500) and a minimum loan term of ten years must be met in order to be eligible for the special promotion.

"We would like to address the need for financing to help make car and home ownership more affordable for Filipino families. With these offers, we are able to lighten the financial burden of car and home ownership through our limited offer," Qit Abola, head of BPI Family Savings Bank Retail Lending Group, notes. "With the help of BPI Family Savings Bank, our clients get to manage their cash flow and budgets over a long period of time. And now with our limited time offer promos, they also enjoy additional savings in the form of low rates, waived fees and free insurance."



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NEW ZEALAND'S CONRAD PROPERTIES GROUP

HOLDS SUCCESSFUL BANGKOK SEMINAR

Cheyenne Hollis



Conrad Properties Group, one of New Zealand's most respected residential developers, recently held a New Zealand property seminar in Bangkok. More than 60 people attended the event at the Four Points by Sheraton Sukhumvit which was organised by Dot Property Group.

The audience heard from Neti Narumit, CEO of Ultra Wealth List Co., Ltd. on why New Zealand was a strong market for real estate investment. Jonathan Tan, Conrad Properties Group's director of sales, then provided in-depth insights on Auckland specifically and launched three new developments from Conrad Properties Group.

The New Zealand property seminar was an ideal place for the developer to educate investors on the exciting Auckland real estate market. The city is experiencing strong property price growth and a robust rental market while the local economy is booming.

This makes it the ideal investment alternative to London where property prices have stagnated and the economic situation is uncertain due to Brexit. Additionally, an investment in New Zealand property provides a clear-cut path to permanent residency.

One thing to note, the New Zealand government only allows international investors to acquire off-plan units in new-build developments.

Dot Property organises New Zealand property seminar

The New Zealand property seminar was organised by Dot Property Group. The company used its rich knowledge of the local market to create an event that let Conrad Properties Group connect directly with interested real estate investors.

"This is another milestone for the Dot Property Group. The overseas property seminar was a notable success as our team was able to deliver high quality attendees and leads. We are already looking forward to organising more property seminars throughout the region in the near future," Natt Ford, Dot Property Group managing director, said.

Dot Property Group organises property seminars and roadshows in Singapore, Hong Kong, Bangkok, Manila, Jakarta and beyond.



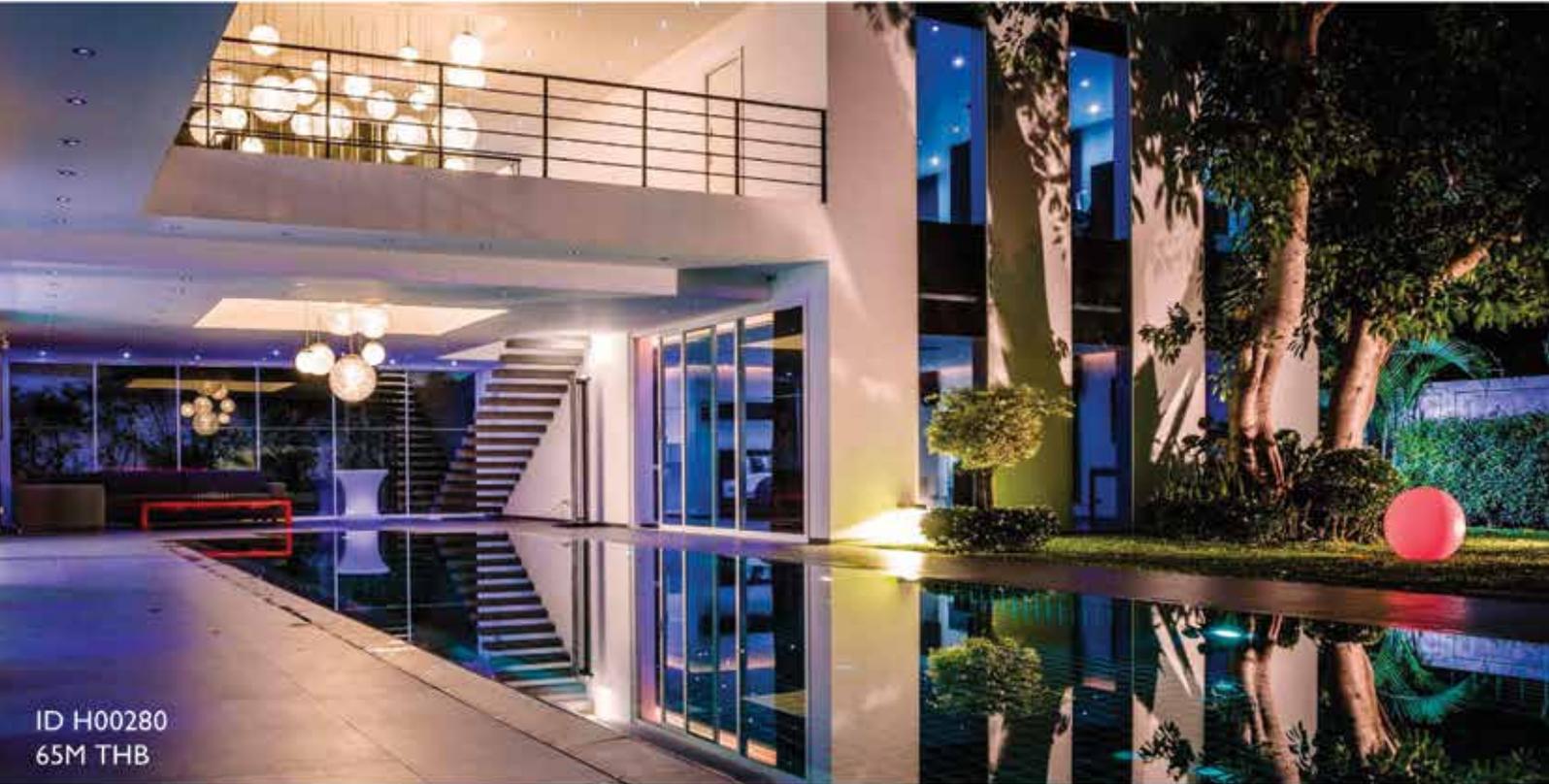


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Hung Thinh Land Joint Stock Company (Hung Thinh Land) is a member unit of Hung Thinh Corp, specializing in distributing, marketing and consulting of real estate investment projects in many segments: condominium, land plot, villa and town house, etc.

Currently, Hung Thinh Land owns a system of 8 largest real estate exchanges in HCMC and 1 real estate exchange in Hanoi with professional and experienced staffs of more than 1,200 people. To constantly improve and develop business capabilities, Hung Thinh Land has always been a pioneer in market research and supplied perfect products at most reasonable price to the market to meet the expectations of our Customers.

HOTLINE:
19006958

www.hungthinland.com



BECOME A LINKHOUSER BECOME A HAPPY BOSS

Founded on December 23, 2015, although LinkHouse is a startup and has a different vision in the real estate market, LinkHouse has always carried on special missions with very clear objectives: respect and concern for the benefits of the partners. With us, agents are not employees but business partners. LinkHouse is constantly striving to create the best working environment, bringing more and more material and spiritual benefits to the active partners in the LinkHouse ecosystem. In particular, the highest commission rate in the real estate market at the moment, periodic professional training programs, quarterly review and the regular reward policy is to increase the motivation for developing the ability of each person. And more specifically, LinkHouse is providing a business platform 4.0 with transparency, dynamics based on partners support application called LinkHouse App.

With 5 core values, we are working together to build not only a modern environment but also friendly and high-performance. We want people to understand that, LinkHouse is not just a place to work, LinkHouse is "home".



LINK HOUSE
Connecting Agents

LINKHOUSE CORPORATION

“YOUR ASPIRATION, OUR INSPIRATION ”

With 15 years of operation, Sagen Construction Design Consultancy Joint Stock Company has made continuous efforts to contribute to the success of a series of projects and projects in all parts of the country.

The team of professional architects & engineers always apply the advances in science and technology, technology innovation, the interests of customers with commitment to quality, progress as well as efficiency of the project. As such, Sagen has become one of the strongest brands in the field of design consultancy in Vietnam.

For Sagen, design consultancy is a creative work, every work in addition to meet the quality requirements, the effect must be a work that ensures the art, aesthetics and techniques in accordance with the trend contemporary architecture. The company always respects, meets the requirements of customers, constantly improve to maintain the brand and prestige in the domestic and external consulting market. Satisfying customers requirement are the most important criterion and is inspiring creativity in the operation of every one of Sagen's architects and engineers.

With the motto of prestige, quality, professional and dedicated, Sagen is confident to meet your expectations.



Picture of Sagen Company



Thien Tan ecological urban area
Address: Nghia Chanh Ward, Quang Ngai province
Area: 515.700 m²



Samco Office Building 1
Address : Tran Hung Dao St., Dist 1, HCMC
Area : 78.000 m²



Samco Office Building 2
Address : Co Giang St., Dist 1, HCMC
Area : 45.000 m²



FPT Complex – phase II
Address : Nam Ky Khoi Nghia St., Ngu Hanh Son District, Da Nang City
Area : 30.000 m²



MWG Office
Address: High-tech Zone, Dist.9, HCMC
Area : 25.000 m²



Hau Giang Pharmaceutical Factory with GMP-WHO Standard
Address : Lot B2-B3, Tan Phu Thanh Industrial Park, Hau Giang.
Area : 80.000 m²



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