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ISSUE 025 Q4 2018

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55

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AND NOW MAY BE THE BEST TIME TO INVEST IN THIS ISLAND RETREAT

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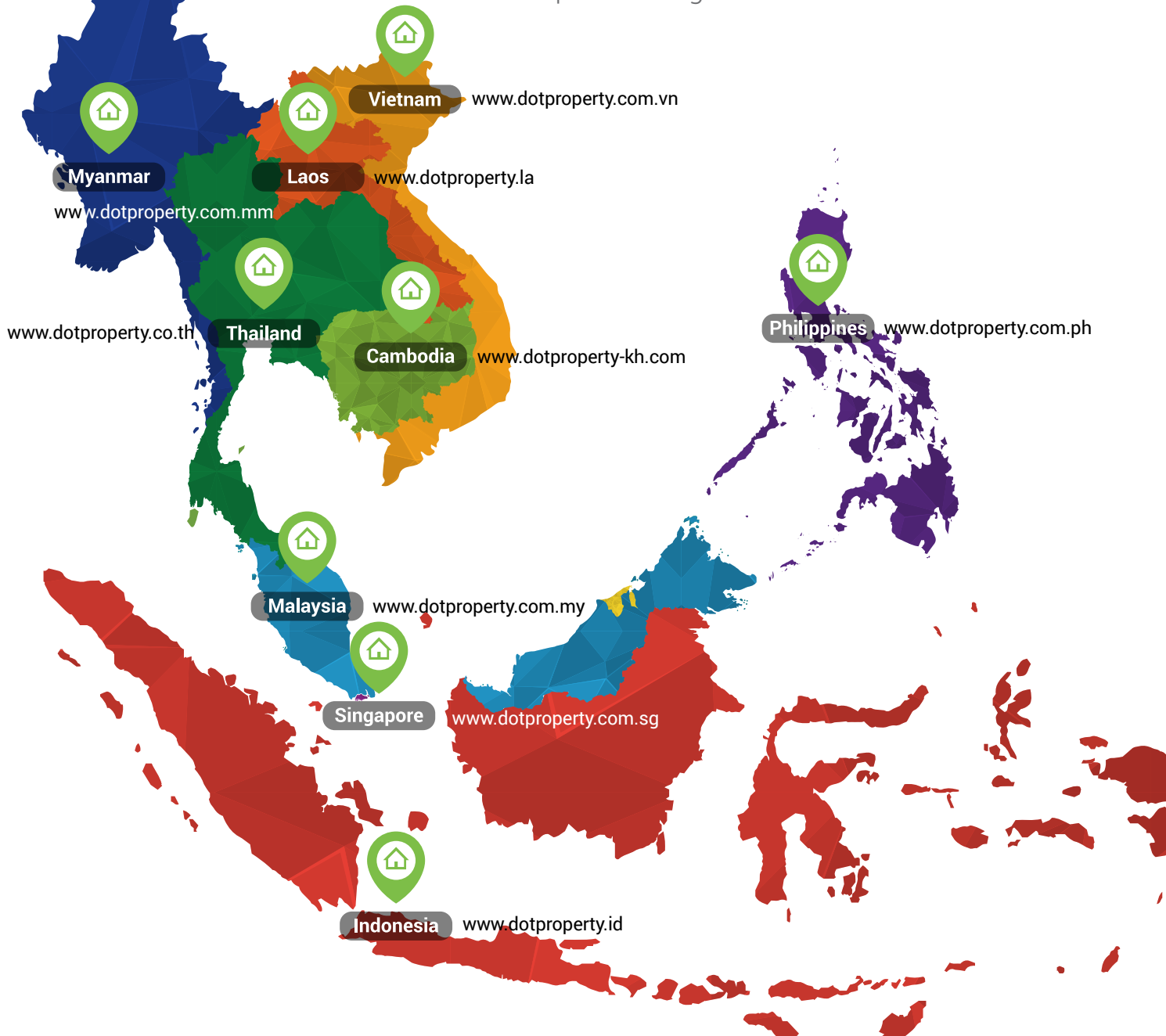
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The Ridge is a collection of ten stylish pool villas that boast outstanding design with a seamless indoor and outdoor experience. This allows each residence to take advantage of the breeze, natural light and magnificent views. The Ridge also represents a new way of vacationing; mixing the privacy of a chic pool villa with all the amenities of a hotel. Enjoy a fresh, chef-prepared breakfast and allow the property's villa staff to take care of housekeeping while you lounge by the pool. Each villa, ranging from three to five bedrooms, is wonderfully furnished, fabulously decorated and well equipped to make your Koh Samui holidays memorable.

**The ideal Koh Samui property experience** [p.22](#)







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# EDITOR'S NOTE



As the page turns from 2018 to 2019, now is an ideal time to reflect on the year behind us as well as look ahead to what the future holds. We here at Dot Property have had an extremely busy 2018 filled with lots of milestones. This includes the announcement of the Dot Property Southeast Asia Awards 2018 winners that you can read about in this issue.

This celebration caps an extremely busy year for the Dot Property Awards where we handed out more than 70 honours. We held very special presentation ceremonies in Vietnam and Thailand where more than 400 guests were in attendance. Additionally, we visited winners in the Philippines to personally congratulate them on their outstanding work.

The awards are just one of the many exciting things happening at Dot Property. Our team continues its hard work to ensure property seekers and sellers have the platform, tools and information needed to accomplish their goals.

In the Philippines, our Dot Property Philippines website became the country's most visited property portal. Meanwhile, the Dot Property Vietnam website recorded an impressive 300 percent growth in the number of visitors during 2018. Rental listings from our Thailand websites, Thailand Property and Dot Property Thailand, are now integrated with Facebook Marketplace. And this is simply a glimpse of what we've accomplished this year.

Of course, we will keep working tirelessly to accomplish our goal of 'moving Asia online' in 2019. From expanding our Dot Property Awards events to new innovations that make finding the ideal property in Southeast Asia easier and quicker than ever before, our success story will carry on into 2019 and beyond.

Our latest issue features the aforementioned Dot Property Southeast Asia Awards 2018 winners along with a look back at the winners of the various country awards. We also take a look inside some of Southeast Asia's most impressive villa developments, such as our cover story The Ridge, and penthouses.

Thanks for reading,  
*Cheyenne Hollis*

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





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# KING BAY ECOLOGICAL & INTEGRATED TOWNSHIP



## BEST VIET NAM RIVERSIDE TOWNSHIP 2018

**King Bay Ecological & Integrated Township**, 125 hectares which is located in the heart of Nhon Trach, Dong Nai. It's facing to riverfront and Vanh Dai 3 road, also next to District 9, District 2. It just takes 20 minutes to reach to Ho Chi Minh City when Vanh Dai 3 road will be completed in the future. There are many options with an extensive range of properties for end users and investors.

**King Bay is located in the infrastructure planning area approved by the government with the luxury facilities.** It is considered to be the ideal real estate project to reside, as well as a reliable investment opportunity with extremely high profit potential in the future.

**King Bay has everything you want or need for the good life.** There are excellent facilities including an international school, hospital, 06 hectares riverside Central Park with marina, artificial beach, recreational options and more. In addition, King Bay owns the rare "feng shui phoenix" terrain - which brings fortune to the owners.





# Dot Property brings Thailand closer to home with Facebook Marketplace integration

Cheyenne Hollis

Dot Property, Southeast Asia's fastest growing real estate property portal group, is proud to announce the company's rental listings will now appear on Facebook Marketplace in Thailand. The move empowers home seekers with even more search options as they look for the perfect rental property.

Over the coming weeks they will be able to search through Dot Property's impressive array of rental listings in Bangkok, Phuket, Pattaya, Samui, Hua Hin and everywhere else in the Kingdom. Thailand Property is the most visited English-language property portal in the country while Dot Property Thailand has become a trusted source for Thai-language real estate listings.

"Integration with Facebook Marketplace represents yet another innovative step from Dot Property towards our goal of moving Asia online. This ensures home seekers have access to our high-quality listings and provides them with another valuable resource during their search for a new home," Matthew Campbell, Dot Property CEO, states. "This is also extremely beneficial for the real estate agents working with us. Their listings are being seen by even more people."

Marketplace boasts rental properties from listing partners in the US, the UK, Canada and France and is now branching out to Thailand. The process is seamless for both home seekers and agents. Once a prospective renter finds a home they're interested in, all they need to do is fill out a short contact form that is sent directly to the person representing the property.

"Dot Property is committed to finding innovative, yet practical ways to make life easier for property renters, buyers, sellers and landlords. Our Marketplace integration is the latest way for us to bring Thailand closer to home," Campbell concludes.

Dot Property Group is Southeast Asia's fastest growing real estate marketplace group with ten property portals across nine countries in the region. In Thailand, Dot Property Group operates Thailand Property, the most visited English-language property portal in the Kingdom and the Thai-language Dot Property Thailand. Dot Property Group also provides a wide range of property marketing solutions including content, events and print in addition to operating the regional Dot Property Awards series.





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# NHA TRANG PROPERTY INVESTMENT

## 3 THINGS YOU NEED TO KNOW



Nha Trang property investment is becoming popular with both the local and international crowds. It's easy to see why. The city boasts a beautiful stretch of coastline that spans six kilometres and is regularly ranked among Southeast Asia's best beaches. This has seen arrivals soar and all these people need a place to stay.

In many ways, Nha Trang and the Thailand resort town of Pattaya are similar. They both feature long beaches that are close to the city. They are both popular with Chinese and Russian tourists as well. Finally, the two areas present real estate investors with some unique opportunities, especially when it comes to condotels.

Want to know more about Nha Trang property investment? Here are a few important things to take note of.

### 1) LUXURY IS KING

The luxury real estate segment in Vietnam has taken off in the past few years. Developers are crafting amazing developments and resorts that are among the region's best. In Nha Trang, Sunshine Marina Nha Trang Bay is one of the most iconic.

The project's developer, Sunshine Group, is crafting a 5-star resort that combines international-level standards with cutting-edge technology that utilises the Internet of Things (IOT).

The company's goal is to establish a new era of holiday travel in Vietnam and Sunshine Marina Nha Trang Bay will go a long way towards that. Rooms have been crafted to meet the tastes of even the most discerning guest. In terms of Nha Trang property investment, the condotel portion of the project represents a unique opportunity.

### 2) LOOK FOR PERKS

If you are interested in Nha Trang property investment, see what the developer is offering in terms of add-ons. For example, VinPearl Golf Land Resort and Villas provides buyers with a number of extras.

There is a guaranteed investment return of eight percent annually for 10 years. And that isn't the only perk. If you buy a villa at VinPearl Golf Land Resort and Villas, you can stay in the VinPearl village resorts in Da Nang and Phu Quoc Island for free.

### 3) UNDERSTAND THE MARKET

If you're looking for a quick flip, Nha Trang property investment isn't the best play. There have been rumblings of oversupply forming. Demand declined in 2018 as a number of new properties came onto the market. There are several others in the pipeline compounding the situation. However, earnings from rentals aren't likely to be diminished.

According to data from the Khanh Hoa Tourism Department, 4- and 5-star hotels in Nha Trang record an occupancy rate of 65-70 percent throughout the year with this spiking to 95 percent during high season. And there is still room for growth. Tourism continues to increase and the area is also hosting more events and festivals. This will see even more people head to Nha Trang each year.

The current situation benefits condotel owners and means there is room to surpass guaranteed investment returns. While selling the unit in the short term may prove difficult, the outlook for rental returns is strong.

Most properties also allow owners to stay at the project for a set number of days each year, meaning your Nha Trang property investment could double as a holiday retreat.



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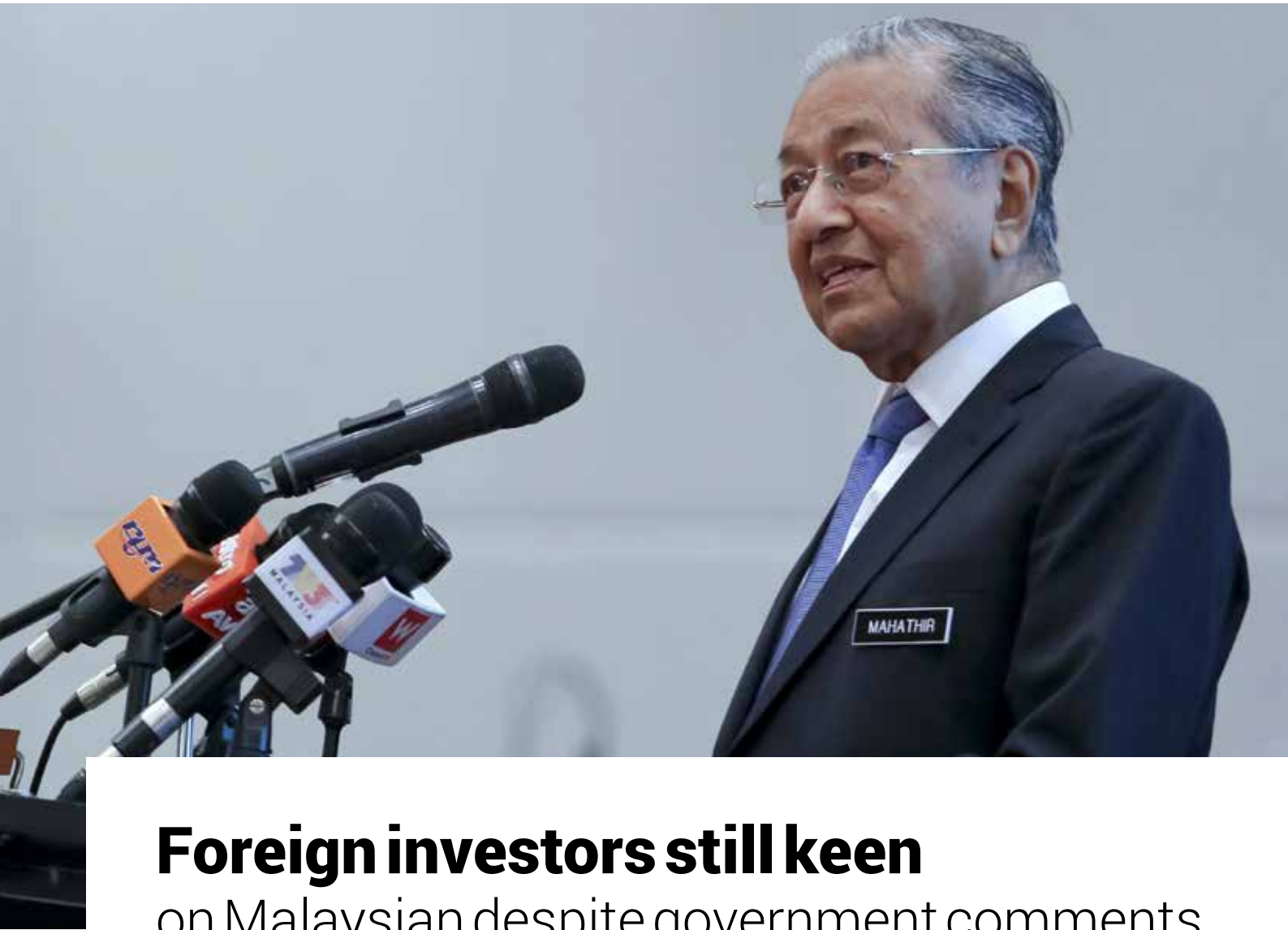
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## Foreign investors still keen on Malaysian despite government comments

When Malaysian Prime Minister Mahathir Mohamad spoke out against foreign real estate ownership there was some concern it could impact the country's property market. In particular, comments about how property assets held by foreigners does not guarantee them automatic residency caused some concern.

In the Prime Minister's crosshairs was the Forest City project in Johor Bahru, a development that has been marketed extensively to China. According to a report from Reuters, roughly 70 percent of units in the development were sold to Chinese buyers with the government concerned those taking up units were using them as a foothold to live in Malaysia.

The government has since clarified those comments with a statement from the Prime Minister's Office reading, "On property purchases by foreigners, irrespective of nationality, Malaysia imposes certain conditions, and information on these conditions are publicly available. Purchase of properties, however, does not guarantee automatic residency in the country."

However, it appears as if these comments have done little to shake the confidence of foreign real estate investors. In fact, data from leading Chinese international real estate website Juwai.com shows more mainland buyers are jumping back into the market.

"Prime Minister Mahathir's comments discouraged all overseas buyers, not just Chinese, by injecting a shot of uncertainty into

the market. What our data suggests is that the decline in buyers has not been so great as sometimes believed and that a recovery is very much underway," Carrie Law, CEO and Director of Juwai.com, explained.

She continued, "Our data shows Chinese buyers made 10-times more inquiries on Malaysian property in September than in the same month last year. That is the largest growth rate we have seen yet this year."

### Positive signs

One reason for the positivity is the fact that nothing new is being said about foreign property ownership in Malaysia. Instead, the government is highlighting existing policies that have been in place for a long time. For Chinese investors, there are several other reasons why the country is a top pick for property.

"During the last 90 days, there has been less than 0.5 percent currency volatility between the Yuan and the ringgit. That indicates a stable currency relationship between the two countries. And because of price declines, this makes Malaysia a serious choice for Chinese buyers," Law stated.

She concluded, "Cultural reasons also favour Malaysia over competing markets, like Thailand, for example."





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# ORTIGAS EAST

## TO BE METRO MANILA'S FIRST ECO-ESTATE



Ortigas & Company announced its newest development, Ortigas East, which will be developed as Metro Manila's first eco-estate. Formerly known as Frontera Verde, the project is being redeveloped with a PHP 50 billion outlay. The eco-estate was conceived under the synergy of three of the countries most prominent property players; Ortigas & Company, Ayala Land and SM Prime.

The development aims to seamlessly integrate a modern, bustling community with accessibility, community and sustainability to create the ideal lifestyle hub. Almost half of Ortigas East is dedicated to green, open spaces. This includes functional spots, parklets, tree-lined roads and public art displays. Additionally, the development has been designed to encourage a healthy lifestyle with its pedestrian-friendly streets making it ideal for walking.

"Through the synergies present in Ortigas & Company, we are coming up with a truly unique and iconic eco-estate called Ortigas East. Our masterplan is designed for the efficient and innovative use of mixed-use properties covering residential, retail and business.

All these facets come together to provide the market with an attractive product that they can invest, work and live in," Ortigas & Company senior vice president and chief operating officer Thomas F. Mirasol explained in a press release.

### Ortigas East is an exciting investment opportunity

The redevelopment of the project will come in three phases. The first phase consists of The Glaston Tower, a connecting regional mall and a residential development that will soon be launched by the developer. The Glaston Tower has already proven to be a hit with buyers, seeing an 81 percent take up only hours after launching earlier this year.

Ortigas East's second phase will focus on community with the launching of several open spaces and parks along with several residential offerings. The final phase brings in more retail and office space along with a hotel, a first for an Ortigas & Company estate.



These exciting phases, along with Ortigas & Company's proven performance, ensures Ortigas East is an attractive investment opportunity. Property values in the Ortigas East area have doubled during the last five years due in large part to its strategic location.

Ortigas East is the only development along the C5 corridor that has three main access points: C5, Ortigas Avenue and Julia Vargas. This places it at the nexus of economic activity in Metro Manila and means the area is set to become the city's next prime business address.

Of course, this is just part of the overlaying vision for Ortigas East. Investors can take advantage of the in-demand location and increasing property prices while the public will enjoy the wonderful green spaces and facilities.

"Our vision for Ortigas East is to become the eco-estate. We want to build a fine example of sustainability. Ortigas East is going to set the bar in innovative design and master planning, and will fully showcase our company's commitment to build healthy, happy places where people desire to work, shop and live," Mirasol shared.





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# Pattaya condo market

## shows more signs of life

Earlier this year, Thailand property experts noted how the Pattaya condo market seemed primed for a turnaround. It looks like the recovery is taking place. The revival is happening at a steady pace as both developers and property buyers continue to carefully watch the market.

"The pace of condominium development has slowed dramatically in Pattaya over the past three years as developers wait for the supply built during more exuberant times to be absorbed," property analyst Surachet Kongcheep told the Bangkok Post. "Signs of a market slowdown became clear in 2016 when developers started to postpone new launches. Only 2,100 units were launched that year."

New launches picked up last year with 2,743 units released. The trend has continued into this year with 3,638 condo units launched during the first eight months of 2018. While this is significantly less than the 10,000 units launched annually between 2011 and 2015, it is a sign developers are more confident in Pattaya.

**Pattaya condo market revolves around Jomtien**

Jomtien is home to the most condominium buildings in the Pattaya area. Many developers opt to build in this part of the city due to cheaper land. That allowed them to offer lower priced units that appeal to both domestic and international property buyers. Jomtien has the highest take up rate in Pattaya, but also contains the most unsold units.

Currently, the average take-up rate in the Pattaya condo market is 81 percent. Sales have been improving in the past few months, but there are still at least 14,000 unsold units available, according to Surachet.

"Some market observers believe the real figure is higher, as some buyers have abandoned reserved units and are negotiating with developers to resell or return them," Surachet noted. "A lot of these units were speculative purchases made for investment during the boom years; when the market started to falter, many buyers started looking for ways to avoid losses."

**EEC could soon benefit Pattaya condo market**

Should the Thai government approve the proposed Eastern Economic Corridor (EEC)

regulations that will allow 100 percent foreign property ownership in three Eastern Seaboard provinces, the Pattaya condo market would be in for a windfall.

"There are many foreign buyers waiting to buy condo units in Pattaya City, Wongamat, Khao Pratumnak and Naklua, but they have been unable to do so because the foreign quota is full at all projects," Phattarachai Taweewong, senior manager at property consultant Colliers International explained to local media.

At the moment, some developers in Pattaya have responded to slow Thai demand for Pattaya condos by leasing out remaining units to foreigners. However, these have a lower return on investment and many overseas buyers are turned off by leasehold agreements. It remains to be seen if or when the new foreign property ownership regulations in the EEC will take effect.

"It is still unclear whether the 100 percent foreign ownership will be applied to all areas in the three provinces or in specific locations, as the ECC Office is in the process of drafting a new city plan that will be completed within 12 months. As soon as that regulation is clear, investors will start development," Phattarachai concluded.



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# AWARD WINNING VILLAS

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Koh Samui based IVL Property, winner of Best Real Estate Agencies Southeast Asia 2018 at the Dot Property Southeast Asia Awards 2018, is proud to be involved in the development and operations of the stunning villas at The Ridge, now completed and available for long weekends away from the city.

The Ridge, winner of Best Residential Development - Koh Samui, is a collection of ten stylish pool villas with an outstanding design that offers a seamless indoor and outdoor experience. This allows each residence to take advantage of the breeze, natural light and magnificent views.

Each villa, ranging from three to five bedrooms, is wonderfully furnished, fabulously decorated and well equipped to make your Koh Samui holidays memorable. All bedrooms have ensuite bathrooms with rain showers while some are also fitted with baths that provide a view. All bedrooms feature private, furnished balconies.

The open concept living and dining rooms are separated from the kitchen by a convenient breakfast island and open onto furnished poolside terraces. The villas are wired for sound, have home entertainment systems and dedicated high speed WiFi.

## Hotel like services in the privacy of your own villa at The Ridge

The Ridge represents a new way of vacationing; mixing the privacy of a chic pool villa with all the amenities of a hotel. Enjoy a fresh, chef prepared breakfast and allow our villa staff to take care of housekeeping while you lounge by the pool.

IVL concierge services are offered at the time of booking with guests regularly choosing to pre-stock their villa with food and drinks. What's more, most guests take advantage of the massage upon arrival service to get into holiday mode. Upon check in, our staff explains the features of the villa and connects you to our new concierge smartphone app that allows guests to browse and select options in their own language to make the most out of their Koh Samui holidays. Maps, menus, in villa services, drivers, attractions and boat tours can all be booked from the smartphone app, which also connects

guests directly to the international team at IVL, experts on Koh Samui. Local support in English, Chinese, French, Japanese, Russian and Thai is available.

## The Ridge Phase 2 to commence in early 2019

The Ridge Phase 2 will see the entire award winning development optimised with the addition of a full reception area with an office plus communal areas for guests and owners and a gym with multipurpose space that can be used for yoga, stretching or as a kids playground.

The addition of a back of house area with chef-staffed kitchen for daily breakfasts and other meals on request and facilities for live-in staff allows for a richer customer experience.

The Ridge is located in Plai Laem, just minutes away from the IVL Property office. It's easy to schedule a villa walk through while you are on the island as we have completed and off-plan villas for sale.

## Oasis Samui

In the mellow area of the island, south of Lamai, we have Oasis Samui, also winner of winner of Best Development - Koh Samui. This collection of stunning pool villas fringed with palm trees sits on a gentle hill and boasts a sea view. The Oasis Samui three-bedroom villa showroom has been furnished and decorated by our IVL Property design partners at Orchid House Design and is only THB19.38 million. Phase 1 is 70 percent sold out with several models completed. Additionally, Phase 2 villas are available for sale off-plan with four-bedroom villas available for THB33.88 million.

Villas at Oasis Samui feature super-high ceilings with full window frontage allowing for plenty of natural light plus impressive views and will be available for rental through IVL Property, with full concierge services starting in 2019.

Contact the IVL Property office to book a walk through at The Ridge or Oasis Samui and find the ideal villa for your investment, holidays and retirement.

*Photo credits to The Ridge marketing partner Barefoot Luxury Villas Samui and Koh Samui-based photographer Leslie Fisher.*



# Is now a good time to invest in Boracay real estate?

The island of Boracay is once again open to the public. This is no doubt exciting for both local businesses and tourists. Additionally, many overseas property buyers are now wondering: is now a good time to invest in Boracay real estate?

It is an interesting question. Some are concerned that the shutdown, which began in April, may have turned tourists against Boracay as a destination. On the other hand, the break has already alleviated some environmental problems as well as provided the local government with some much needed time to improve the island's infrastructure.

The Boracay Inter-Agency Task Force worked to ease traffic flow on the island while putting measures in place to enforce the rule of law. It also continues to craft and implement a medium-term comprehensive ecosystem rehabilitation and recovery program. For Boracay real

estate investors, this provides peace of mind knowing that the island will offer an improved experience once it opens and could become an even more attractive destination.

## Exciting Boracay real estate investment opportunity

The Chancellor Hotel from Global-Estate Resorts, Inc. offers investors with the ideal Boracay real estate opportunity. The project will be operated as a hotel and all units will be furnished with hotel-style interiors. Unit owners are entitled to a share in net room revenue whether it was actually rented or not.

For owners, this guarantees a worry free investment. The operator of the Chancellor Hotel manages the leasing of the hotel rooms along with all maintenance, refurbishments and improvements. Unit

owners can sit back and enjoy a steady income from its lucrative operations in the coming years.

Chancellor Hotel is part of the Boracay Newcoast Integrated Tourism Development that occupies 15 percent of the island. The project spans 150 hectares and boasts an 18-hole championship golf course, several residential communities, hotels and leisure centres. Once completed, it is set to become the place to visit for those spending time on the island.

This is another reason that the Chancellor Hotel is the most exciting Boracay real estate investment opportunity. It isn't simply a routine property purchase. Investors are able to leverage Boracay Newcoast's status as a premier development along with the island's booming tourism industry for maximum returns.





SAILING CLUB VILLAS  
PHU QUOC



## Phóng khoáng. Sang trọng đỉnh cao

Sailing Club Villas Phu Quoc là “một miền nhiệt đới” vừa quen, vừa lạ, tinh tế mở ra trên nền những sắc màu nhẹ nhàng. Tại dự án biệt thự nghỉ dưỡng 5\* này, mọi góc cạnh đều đạt tới sự cân bằng đáng ngỡ ngàng, nơi khoảng cách giữa không gian bên trong phòng nghỉ và thiên nhiên bên ngoài được xóa nhòa, nơi tiện ích cận kề, sôi động bao lấy một khoảng lặng đầy chủ ý của khuôn viên biệt thự.

Dự án thuộc khu phức hợp du lịch Phu Quoc Marina, nơi bờ biển đẹp bậc nhất Phú Quốc – Bãi Trường, phóng khoáng tận hưởng các dịch vụ quốc tế của tổ hợp vui chơi giải trí nổi tiếng Sailing Club Phu Quoc.

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



Chủ đầu tư

**BIM Land**  
Thuộc Tập đoàn BIM Group

Quản lý & Vận hành

**SC**  
SAILING CLUB  
LEISURE GROUP

# FENG SHUI FOLLIES

## DESIGN MISTAKES TO CONSIDER BEFORE MOVING



Feng shui plays an important role when it comes to home design in Asia. From interior design to the shape of the building itself, the multi-disciplinary art is a factor for both homebuyers and renters looking to side step bad vibes.

So what is feng shui? At its core, feng shui is essentially the art of placement. Its forces are subtle but can have a great impact on your life, especially in the home where you will spend a considerable amount of time. Regardless of if you want to add value to your home or simply want more positive energy, here are a few feng shui mistakes to look out for.

### 1) Funnel shape plot

As available land in metropolises shrinks, some odd shaped land plots have been created. This has forced developers to utilise them despite their unique sizes. In feng shui, a land plot that is shaped like a funnel, larger at the front and smaller in the back, is not good. It can make accumulating money difficult and is believed to cause health problems.

**How to avoid:** Explore the plot of land a project is built upon to see if it is funnel shaped. While most projects are still built on square- or rectangle-shaped plots of land, this is not always the case.

### 2) Kitchen in the northwest

The breadwinner is represented by the northwest corner of a residence. In feng shui, this space is called the heavenly palace. When this corner contains a kitchen, outdoor grill or other heat source, it means the breadwinner is at risk of suffering a severe loss.

“An arrangement such as this can cause the man to leave, difficulty holding on to a man or attracting a man if the woman of the house is single, or causing severe loss for the man such as by accident, major illness, or job or financial loss like bankruptcy,” Kathryn Weber, a feng shui design expert, explains.

**How to avoid:** Break out the compass, or the compass app on your phone, when inspecting a house or condo unit to see what direction to kitchen is located in.

### 3) Bed alignment

When it comes to feng shui, one of the gravest offenses is when the bed aligns with a bathtub, sink or toilet. It is believed this creates the potential for loss with cancer, a stroke, a major accident, bankruptcy or even death a possibility. It's vital the bed is moved so that it is not aligned with the bathroom door or bath fixtures.

**How to avoid:** Move your bed if it is aligned with the bathtub, sink or toilet. A shoji, Japanese room divider, works if the size of your room prevents the bed from being moved.

“

In feng shui, a land plot that is shaped like a funnel, larger at the front and smaller in the back, is not good. It can make accumulating money difficult and is believed to cause health problems.





# DOT PROPERTY PHILIPPINES AWARDS 2018 WINNERS ANNOUNCED

The Dot Property Philippines Awards 2018 is pleased to announce this year's winners. This time around, we honour some of the country's top developers and projects with each one contributing to the country's outstanding property sector. Cebu in particular performed well this year.

"The Dot Property Philippines Awards 2018 winners can take pride in the fact they have been recognised for their hard work and amazing projects," Cheyenne Hollis, Dot Property Magazine editor-in-chief, proclaimed. "The winners have been able to capture the imagination of the public due to quality, ingenuity and a willingness to go above and beyond in terms of design, pricing and even aftersales service."

The Dot Property Philippines Awards 2018 are organized by Dot Property Philippines, the country's most visited property portal. The awards are judged in conjunction with Dot Property Magazine and the Dot Property Group. The Dot Property Awards series spans Thailand, Vietnam, Indonesia and the Philippines. More than 150 winners have been honored since 2017.

## Dot Property Philippines Awards 2018 winners

### **Best Developer (Affordable Condominiums)**

When it comes to crafting affordable condominiums that provide residents with quality community living, Robinsons Communities stands at the top. The Dot Property Philippines Awards 2018 is pleased to name Robinsons Communities as winner of Best Developer (Affordable Condominiums).

### **Best Developer South Luzon**

NorthPine Land pledges to bring the dreams of countless families and individuals come to life. The company's expansive portfolio of residential developments in the South as well as its exceptional work of shaping the finest living spaces were the driving forces behind it winning Best Developer South Luzon.

### **Best Condominium Development Cebu**

Almond Drive introduces a new way of life strategically located at the emerging South Road Properties. PrimaryHomes continues its legacy of building quality homes and branded communities in the Visayas with this top-tier development that was awarded Best Condominium Development Cebu.

### **Best Mid-Range Condominium**

Amani Grand Mactan provides residents with a luxurious experience, but retains an affordable price point. This value is one of the many reasons it was named Best Mid-Range Condominium.

### **Best Investment Condominium**

Grand Residences Cebu provides the ideal opportunity for property investment. The impressive residences have been paired with outstanding amenities that makes the development feel less like a condominium and more like a 5-star resort.

### **Best Residential Botanical Development**

Despite being in the heart of QC, Larossa feels a million miles away from the hustle and bustle of city life. Among the most impressive features of this green space are the century-old trees and lush vegetation that provide tranquility to the property.

"We would like to congratulate all of the winners who are dedicated to the growth and success of the Philippines property market. Every single one of our winners truly deserve their award," Tanya Peralta-Yu, Dot Property Philippines head of sales, stated.

*For more information on the Dot Property Philippines Awards 2018, please visit [www.dotpropertyawards.com](http://www.dotpropertyawards.com)*



# NORTHPINE LAND, THE PHILIPPINES



For more than 20 years NorthPine Land has transformed landscapes and created lifestyle communities. NorthPine Land still carries on its pledge of making the dreams of countless families and individuals come to life. The company's expansive portfolio of residential developments in the South and its exceptional work of shaping the finest living spaces and top-of-the-line houses were the driving forces behind it winning Best Developer South Luzon at the Dot Property Philippines Awards 2018.

Inspired by the precious stories and priceless memories that turn physical structures into a home, NorthPine Land's endeavour to fashion dwellings that ensure family living is a passion with a never-ceasing fire. The company has become a trendsetter in the property industry with its innovative amenities and has earned the trust of homebuyers over the years.

NorthPine Land is also known for its commitment to providing premium communities to the middle-income market. It helps make homeownership accessible to as many people as possible. This effort can

be seen throughout all of NorthPine Land's developments in Southern Luzon. Buyers are getting top-notch housing at an affordable price. Each project has been exquisitely designed and the developer utilises unique themes that make them a cut above the rest.

Nowhere is this work more evident than at Greenwoods Village, NorthPine Land's largest lifestyle development. The estate spans more than 80 hectares and is located in the booming city of Dasmariñas in Cavite. The Mediterranean-themed development contains eight communities with each one offering something special.

Kahaya Place in the heart of Dasmariñas City is another one of NorthPine Land's inspiring residential developments in Southern Luzon. The stunning Modern-Asian space features townhouses designed for modern residents. The project also provides direct access to important destinations such as schools, government offices, business districts and malls.

The Zen-inspired community of Kohana Grove is a standout residential development from NorthPine Land. Being only a hailing distance from the tourism hotspot of Tagaytay, homeowners live in full bloom with its cool breeze and relaxing atmosphere.

In Laguna, South Hampton has been created to remind people of the classic English Victorian period. However, it has been modernised with innovative architecture and features to ensure it meets the standards of today's lifestyles.

NorthPine Land has set itself apart in South Luzon with well-designed residential developments that are both charming and functional. For homebuyers, they can rest easy knowing that they are getting outstanding quality for a reasonable price.

This combination of quality and affordability along with the company's commitment to excellent service are among the reasons NorthPine Land was named Best Developer South Luzon at the Dot Property Philippines Awards 2018.



# ROBINSONS LAND CORPORATION (ROBINSONS COMMUNITIES), THE PHILIPPINES



Developments by Robinsons Communities are not only reasonably priced, but they also offer residents an enjoyable living experience. In order to accomplish this, Robinsons Communities, one of Robinsons Land Corporation's four residential brands, works tirelessly to create quality condominiums with the needs of residents in mind.

Robinsons Communities understands the importance of location. That's why the firm selects sites that are close to workplaces, schools and leisure centres. This provides residents with quick access to the places they need to be.

The coveted locations are complemented by generous open spaces, fun amenities and modern facilities. Robinsons Communities believes these are the essential ingredients to happy, community living and thoughtfully incorporates these elements and more into all of its residential projects.

Chimes Greenhills can be found in one of Metro Manila's most prominent addresses and only a short-walk away from the renowned Greenhills Shopping Center. The smartly-designed condominium tower stands 40-storeys and comes with a wide-range of amenities and facilities that cater to the needs of modern residents.

Another exciting development by Robinsons Communities is Acacia Escalades. The

modern Filipiniana-inspired mid-rise residential enclave is in the heart of Pasig City. In addition to a full range of facilities, the project also contains retail spaces at the ground floor, including a Robinsons Supermarket, to make life easier.

Gateway Regency Studios is the newest project of Robinsons Communities and accommodates to Metro Manila's growing number of urban professionals.

The development is strategically located along Pioneer Street making the businesses of Makati, BGC, Ortigas and Mandaluyong easily accessible. This location allows young achievers to focus on their career without wasting time each day stuck in traffic.

Robinsons Communities not only creates condominiums that offer its trademark relaxed community living experience, but also strives to make the home buying experience as smooth as possible. The level of care and service the company offers is truly special.

When it comes to crafting reasonably priced condominiums that provide residents with quality community living, Robinsons Communities stands at the top.

The Dot Property Philippines Awards 2018 is pleased to name Robinsons Land Corporation (Robinsons Communities) as winner of Best Developer (Affordable Condominiums).

# LAROSSA CAPITOL HILLS, THE PHILIPPINES



Primehomes is bringing Larossa to the public, providing residents of Quezon City with the perfect location where they can live at the centre of all the city's hot spots in the process. Located at Capitol Hills, Larossa is an urban sustainable community composed of multiple 10-storey condominium buildings that are elegantly designed to provide comfort and practicality to city dwellers.

The units and interiors provide unmatched comfort while the surrounding area has been designed to capture the imagination. Larossa boasts 3.6 hectares of land that showcases one of the greenest areas in all of QC. Those living here will be able to indulge in the breathtaking view of the surrounding landscape from their residences.

Among the most impressive features of this green space are the century-old trees and lush vegetation that provide tranquility to the entire estate. Despite being in the heart of QC and only minutes away from everything a person could need, Larossa feels a million miles away from the hustle and bustle of city life.

Developer Primehomes was determined to redefine what living in harmony with nature was all about with Larossa as part of its goal to create communities that matter. Natural materials were used throughout the development to create the ideal natural environment for aesthetics, recreation and relaxation.

Larossa is the place to live for those looking to enjoy convenient and quality living where many great opportunities lie. No other development in QC offers residents a direct connection to space and nature as well as a modern living experience. This combination guarantees the best of both worlds.

Thanks to its innovative green spaces and commitment to providing residents with outstanding natural surroundings, Larossa has won Best Residential Botanical Development at the Dot Property Philippines Awards 2018. And while we've tried to use words to describe it, the project must be seen and experienced in person. This is the only way for its natural beauty to truly be appreciated.



# ALMOND DRIVE, THE PHILIPPINES



## PrimaryHomes redefines urban living with Almond Drive

PrimaryHomes continues its legacy of building quality homes and branded communities in the Visayas with yet another top-tier development, Almond Drive. Located in a rapidly growing community, Almond Drive offers value that is within reach as homeowners can stay close to boundless possibilities and countless lifestyle options that are found in the midst of an exclusive urban community.

Providing urban exclusivity at its finest, Almond Drive introduces a new way of life strategically located at the emerging South Road Properties with its 182 walk-up condo units and 72 townhouses featuring a modern, sleek and elegant Asian Contemporary vibe.

The 1.5-hectare development provides well-deserved breathing space and an array of exclusive amenities. What's more, each unit is inclusive of its own parking space.

### Condo Living Redefined

Experience the perfect combination of modern lifestyle, lush greenery and smart spaces at Almond Drive. The complex brings a new meaning to condo living with its townhouses and walk-up condos. Get that feeling of peaceful exclusivity with The Courtyards' low-density design with only two to seven units per floor. All of the units have condo titles so even non-Filipinos can own their piece of city paradise.

### Strategic Location

Strategically located right near the emerging South Road Properties, Almond Drive offers homeowners their very own urban oasis while staying close to exciting and upcoming lifestyle communities. It is also within a short distance from the third Mactan Bridge. At Almond Drive, you don't have to travel far just to shop, dine, watch a movie or hang out.



### Worthwhile Investment

With a high-yield investment value, selling prices inclusive of perks and achievable financing schemes and payment methods, now is the perfect time to invest in a dream home. Whether you're longing to be free from rental payments or want somewhere to invest your hard-earned money in, Almond Drive makes it a reality.

Stay close to what matters most. Stay close at Almond Drive.

The Dot Property Philippines Awards 2018 is pleased to announce Almond Drive as winner of Best Condominium Development Cebu.

# GRAND RESIDENCES, THE PHILIPPINES



Cebu is an up-and-coming destination. For starters, the local economy continues to perform well with the BPO industry taking off. A number of multinational companies have also established a presence in Cebu thanks to a skilled labour force.

And this is only half the story. The other half is a booming tourism industry. International visitor arrivals to Cebu grew by 14 percent in 2017.

Almost 54 percent of the 4.9 million visitors who arrived to Cebu last year came from overseas. And with the opening of Terminal 2 at Mactan-Cebu International Airport, even more guests are expected in 2018.

Both of these factors have ensured impressive growth for the property market. Rising property values along with strong rental demand has

created an ideal opportunity for real estate investors looking for great returns and solid capital appreciation.

And they need to look no further than Grand Residences Cebu, winner of Best Investment Condominium at the Dot Property Philippines Awards 2018. The project is located in the heart of Cebu City.

There are studio, one-, two- and three-bedroom units at Grand Residences Cebu with each one being designed to maximize space and comfort. Additionally, all units come with a balcony providing residents with a splendid view of the city skyline and ocean horizons.

The impressive residences have been paired with outstanding amenities that makes the development feel less like a condominium and more like a 5-star resort.

From the sprawling swimming pool to the serene gardens and luxurious lobby, Grand Residences Cebu spares no expense in creating a breathtaking living experience. While the location of the project places it firmly in the heart of the city, more than 65 percent of the residential project is open spaces. This provides a relaxed, private setting not found elsewhere in Cebu.

All of this guarantees it will be the place to live in in Cebu City for decades to come. It also means units will only increase in value.

Regardless of if you plan on living here or renting out the unit, Grand Residences Cebu provides the ideal opportunity for property investment. It is easy to see why it was named Best Investment Condominium at the Dot Property Philippines Awards 2018.



# AMANI GRAND RESORT RESIDENCES, THE PHILIPPINES



Amani Grand Mactan provides residents with a luxurious experience, but retains an affordable price point. This value is one of the many reasons it was named Best Mid-Range Condominium at the Dot Property Philippines Awards 2018.

Let's start with the ambiance of Amani Grand Mactan. Developer Grand Land wanted residents to feel as if every day felt like a vacation. In order to accomplish this feat, they went out of their way to design a residential development that looked and felt like a resort.

There are three swimming pools with each one having a designated use. A lagoon, garden and playground provide families a green area to enjoy. Residents can utilise a pavilion space and clubhouse to relax. There is even a large shopping area that contains retail establishments and restaurants.

The result is a living experience that both looks and feels as if you are in a stunning resort. The beauty extends to the residences which have been designed to capture the tropical surroundings. Each of the spacious units have a balcony ensuring amazing views of everything nearby. Studio, one-, two- and three-bedroom units are available at Amani Grand Mactan.

The location of Amani Grand Mactan is great with Mactan-Cebu International Airport a short-drive away. Terminal 2 recently opened and this has brought more tourist and created more jobs in this part of Cebu. Mandaue City and Mactan Marina Mall can be reached in less than five minutes by car while both the Cebu city centre and beaches are also close by.

A great location, resort-quality living experience and well-designed units make the Amani Grand Mactan a top-notch residential development. Even with all this, units are extremely affordable ensuring residents can enjoy the best life has to offer without breaking the bank. This is why Amani Grand Mactan won Best Mid-Range Condominium at the Dot Property Philippines Awards 2018.





# LA COSMO RESIDENCES, VIETNAM



La Cosmo Residences is a fascinating condominium development in Ho Chi Minh City. With a prime location, wondrous design and high return on investment, it was a fitting winner of Best Condo Development at the Dot Property Vietnam Awards 2018.

The project has been developed by An Gia Hung Corporation who has paid careful attention to the design aesthetics, building details and service found at La Cosmo Residences. The result is a condominium that has redefined privileged living in Vietnam. La Cosmo Residences empowers residents with the best life has to offer.

La Cosmo Residences has been crafted using a 5C philosophy that is as follows:

**Cosmopolitan** - La Cosmo Residences is located on Hoang Van Thu and connects directly to central Ho Chi Minh City. District 1, District 3, Phu Nhuan District and Binh Thanh are all accessible from this part of the city. Additionally, the condominium is surrounded by numerous facilities.

**Cross-Culture** - The project is adjacent to the CBD area, which is well-known for a prosperous and expatriate multicultural community.

**Convenience** - All it takes is one step to enjoy life at La Cosmo Residences. A full range of amenities can be found in the development that ensures residents have the necessities of life at their fingertips.

**Consistency** - Leading architects have given La Cosmo Residences an inspiring, modern and outstanding design that is unlike anything in Vietnam.

**Curiosity** - Right at the heart of Saigon, La Cosmo Residences is raising as a new icon - an exceptional living privilege value.

La Cosmo Residences is set to become a new icon in Ho Chi Minh City. The development's unique features and unmatched quality allowed it to win Best Condo Development at the Dot Property Vietnam Awards 2018.



# FIRST REAL.JSC, VIETNAM



First Real.JSC has built its reputation on being a conscientious, prestigious and professional property developer that brings only the best projects to Da Nang. The company was rewarded for its work at the Dot Property Vietnam Awards 2018. First Real.JSC was presented with Best Developer Da Nang during the presentation ceremony earlier this year.

The award is one of many achievements First Real.JSC has received over the years. The firm was named as a Top 10 Famous Brands - National Quality and also made the Top 100 Excellent Brands list. The company's strength, enthusiasm, wisdom and professional ethics have allowed it to be a leader in the Da Nang real estate market.

By understanding the true needs of its customers, First Real.JSC has been able to find amazing success. The firm remains committed to helping customers find the perfect home and has a range of choices to make sure this is possible. And that is only one part of the company's work. It wants homeowners to enjoy peace of mind and satisfaction. That is why First Real.JSC and its partners are willing to go the extra mile for its customers at all times.

# KING BAY, VIETNAM



King Bay Ecological & Integrated Township is strategically located in the heart of Nhon Trach, Dong Nai. It's facing the riverfront and Vanh Dai 3 road, next to District 9 and District 2. It takes just 20 minutes to reach Ho Chi Minh City via Vanh Dai 3 road which is set to be completed in the near future.

The development features luxurious facilities, such as an expansive riverside Central Park with a marina, artificial beach, commercial centre, international school, sports centre and hospital. These features ensure King Bay takes full advantage of its riverside location.

Perhaps the most unique aspect of King Bay is the rare feng shui phoenix terrain. It is believed that this brings fortune to the owners. Additionally, King Bay has everything residents could want or need for the good life. With superior facilities, King Bay is an ideal real estate project to reside in while also proving to be a reliable investment opportunity.

**For more information:**

**Tel:** +84 0907 888 22  
[www.kingbay.vn](http://www.kingbay.vn)



# CHEERS TO THE DOT PROPERTY VIETNAM AWARDS 2018 WINNERS



Vietnam's top developers, projects, real estate agents and companies all took home honours at the Dot Property Vietnam Awards 2018. Among the big winners this year were Kien A Corporation and Cityland. A total of 23 awards were handed out this year.

Organised by Dot Property Vietnam, the country's fastest growing property portal, the Dot Property Vietnam Awards 2018 took place at the historic Hotel Rex in Ho Chi Minh City. More than 150 guests attended the exclusive ceremony where the winners collected their awards.

The People's Choice Award for Best Development was presented to Hinode City. Voting was open to the public who selected the Japanese-inspired Hinode City from developer Vietracimex as their favourite this year. Hinode City also won Best Innovative Architectural Design.







## Dot Property Vietnam Awards 2018 list of winners:

### People's Choice Award for Best Development

Hinode City

### Developer Categories:

- Best Developer - Kien A Corporation
- Best Luxury Developer - Cityland Investment Company Limited
- Best Residential Developer - Him Lam Land
- Best Boutique Developer - Alpha King
- Best Innovative Developer - Alpha King
- Best Developer Hanoi - Văn Phú - Invest
- Best Developer Da Nang - First Real.JSC

### Development Categories:

- Best Luxury Township Development - Bach Viet Lake Garden
- Best Luxury Beachfront Resort Development - Mövenpick Resort Cam Ranh
- Best Iconic Development - Sunshine Marina Nha Trang Bay
- Best Resort Landscape Architectural Design - Flamingo Cat Ba Beach Resort
- Best Mixed-Use Development - Q7 Saigon Riverside Complex
- Best Riverside Township Development - King Bay
- Best Luxury Landed Development - Sunshine City
- Best Green Development - SwanPark
- Best Sustainable Residential Development - SwanBay
- Best Innovative Architectural Design - Hinode City
- Best Condo Development - La Cosmo Residences
- Best Luxury Condo Development - One Alpha Riverside District One

### Other Categories:

- Best Architectural Design Firm - Sagen

## Vietnam's Best Real Estate Agencies 2018

presented by Leading Real Estate  
Companies of the World® winners:

*Hung Thinh Land*

*LinkHouse Corporation*

*Danh Khoi Real Estate Joint Stock Company*

*Danh Khoi Real Estate Joint Stock Company*



**DOT PROPERTY  
VIETNAM AWARD  
2018**

# SIVANA HIDEAWAY, THAILAND



## Enjoy life at a luxurious Hua Hin villa development near the sea

There aren't many Hua Hin villa developments near the sea. This makes Sivana HideAway unique. In addition to being an ideal residence where you can enjoy style and comfort, the project is only five-minutes away from the nearest beach while the Hua Hin city centre can be reached in minutes.

Sivana HideAway has 42 total villas with each one set upon land plots ranging in size from 560 to 1,150 square metres. Each home is equipped with a pool villa adding a luxurious touch not found at other developments in the seaside retreat.

The three-bedroom pool villas are tastefully decorated. Each one boasts a functional design and layout with attention paid to every last detail. From elevated ceilings to the large open island kitchen with premium brand built-in appliances pre-installed, these villas are simply stunning.

High quality materials have been used throughout each residence. You can expect the best with top-of-the-line bathroom fittings and finishing, wall mounted air conditioners and LED lighting among the key features.

Additionally, a range of luxurious, resort-style facilities can be found within the estate. These include a bar, restaurant, fitness centre, spa and a large lagoon pool. The development also boasts 24-hour security for added peace of mind. Meanwhile, everything needed for cleaning, garden care and maintenance is readily available upon request for those living in Sivana HideAway.

### An award-winning Hua Hin villa development

Sivana HideAway was named Best Luxury Villa Development Hua Hin at the Dot Property Thailand Awards 2018. The magnificent villas coupled with superior service ensures the project stands out. The Hua Hin villa development provides a touch of class not found elsewhere in the resort town.

For investors, there is a chance for both lucrative returns as well as personal usage during the year. The developer is offering a six percent rental guarantee for five years for those who opt into the rental management programme. The agreement includes 30 days personal use annually as well.

With prices starting at THB 12.8 million, you won't want to miss your chance to own a residence at one of the few Hua Hin villa developments near the beach.



# KASA DEVELOPMENT, THAILAND



## KASA Development presented with Best Developer Samui award

KASA Development boasts a portfolio of six stunning Samui residential projects, each one offering something unique. The company's hard work on the island hasn't gone unnoticed. The firm won Best Developer Samui at the Dot Property Thailand Awards 2018.

The victory all starts with the company's commitment to its customers. KASA Development has set itself apart from the competition by offering the highest levels of quality and service. Customers trust the firm and can be confident that the developer is there for them, every step of the way.

Another reason KASA Development sits at the top of its field: no one understands Samui property investment quite like the company. The developer is responsible for some of the island's most spectacular projects. Every one embrace the charm of this tropical paradise. That is only part of the equation, however.

KASA Development enlists a team of property experts that help with purchasing and after sale services. Every step of the property purchase is easy and straightforward thanks to the KASA Development staff.

### Amazing projects help KASA earn Best Developer Samui

The company has made its residential developments unique by working with only leading international construction specialists and renowned interior designers. They artfully craft amazing projects that resonate with end users. This work can be seen throughout DUNE Residence, one of the firm's newest developments that quickly sold out.

For investors focused on returns, KASA Development does not disappoint. The developer guarantees a rental income of 7.5 to 10



percent annually during the first four years after completing a project. In terms of capital appreciation, most KASA Development units increase in value anywhere from 20 to 45 percent after these four years.

The developer scores big with both investors and those staying at its spectacular projects. One look at them and it's easy to see why KASA Development took home Best Developer Samui at the Dot Property Thailand Awards 2018.



# AN AWARD WINNING NIGHT







Developers, projects, real estate agents and companies were all honoured during the Dot Property Thailand Awards 2018 exclusive presentation ceremony at Radisson Blu Plaza Bangkok on 16 August. Winners hailed from Bangkok, Phuket, Pattaya, Samui, Hua Hin, Krabi and Isan.

Dot Property would like to thank Leading Real Estate Companies of the World® for helping provide Thailand's real estate agents with a platform to shine.

We'd also like to salute our fantastic media partners: Luxury Society Asia, Pattaya Trader and Phuket News. Finally, congrats to all of this year's winners.









## Dot Property Thailand Awards 2018 list of winners:

### People's Choice Award for Best Developer Thailand

All Inspire Development

### Developer Categories:

Best Developer Bangkok - All Inspire Development

Best Developer Phuket - Blue Horizon

Best Developer Samui - KASA Development

### Development Categories:

Best Investment Project Phuket - Grand Himalai

Best Mixed-Use Project Phuket - Grand Himalai

Best Condotel Phuket - Mai Khao Beach Condotel

Best Affordable Condominium Phuket - Mai Khao Beach Condotel

Best Villa Architectural Design Phuket - Utopia Maikhao Seaview Villas

Best Mid-Range Condo Development - Bayview Paradise

Best Waterfront Development Krabi - Koh Jum Beach Villas

Best Luxury Villa Development Hua Hin - Sivana HideAway

Best Villa Development Hua Hin - Red Mountain

### Real Estate Contributors Category

Best Construction Company Phuket - Utopia Development

## Thailand's Best Real Estate Agencies 2018

presented by Leading Real Estate  
Companies of the World® winners:

*Accom Asia*

*Bangkok Residence 88*

*Century 21 Skylux*

*Horizon Homes*

*Isan Real Estate*

*Pattaya Foreigner Service*

*Pattaya Realty*

*Phuket Buy House*

*PhuketCondo.Net*

*St. James Properties*

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# PARAMOUNT LAND, INDONESIA



Paramount Land continues to lead the way in Tangerang by not simply creating the best property, lifestyle and mixed-use developments, but by doing so in a way that allows the region, and entire nation, to sustainably grow holistically. These efforts include supporting selected education, healthcare and other social initiatives.

The reason for the company's efforts that extend beyond traditional means can be found in its motto: "Building Home & People with Heart". The developer describes this philosophy as:

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

In terms of residential development, Paramount Land strives to provide housing that meets the needs of residents while also building communities to foster a loveable living experience. With more young families in Indonesia searching for their first home, the company has been committed to crafting designs and products to meet their unique wants.

This care can be seen at its Grand Amarillo residential development. Located inside Paramount Land's sprawling Gading

Serpong, an independent city with its own comprehensive infrastructure, Grand Amarillo has been created with families in mind. From the thoughtful layout of the residences to the impressive amenities, the developer has taken care of every last detail.

Paramount Land continues to utilise innovation, modern technology and clever design to create the best developments in Tangerang. However, it is the developer's focus on the customer that allows it to rise above other firms in the region. The developer does its best to get to know clients on a personal level and then build what suits them.

It does this by studying consumer behaviour before starting new projects. The firm interacts with consumers and takes time to understand what they want and needs. It then uses this information and builds projects designed to address the items that are important to clients.

The Dot Property Indonesia Awards 2018 is pleased to name Paramount Land as Best Developer Tangerang. The developer's work is fantastic and its positive approach to property development is refreshing. Tangerang remains one of the most exciting areas in Greater Jakarta and the efforts of Paramount Land is a big reason why.

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

# THE DOUBLE VIEW MANSIONS BALI, INDONESIA



The Double View Mansions Bali is one of the island's newest developments, but word about this impressive project has spread quickly. The project offers a luxurious experience towards the north of Kuta Beach. This happens to be among Bali's most subdued locations. Unlike the more crowded places on the island, the enclave isn't totally developed and provides a level of peace and quiet you may not be afforded elsewhere.

The project is well-designed taking advantage of its superb location. There are a total of 40 luxury apartments with one-, two- and three-bedroom units available. Each residence has been elegantly designed and provides views of either the Balinese rice fields or the Indian Ocean where sunsets can be enjoyed daily.

When you're here on holiday, you will be able to enjoy the best this tropical paradise has to offer. And when you are away, it's possible to bring in a high return on investment. That's because The Double View Mansions Bali has a government-approved hotel license. The in-house management company will rent out the property during those times you can't use it.

That level of convenience combined with the high-quality development propelled The Double View Mansions Bali to the honour of Best Investment Property Bali at the Dot Property Indonesia Awards 2018.

## PT INDO BHALI MAKMURJAYA, INDONESIA



PT Indo Bhali Makmurjaya is committed to offering its clients the best possible quality, location, views and price. The developer has brought all of these elements to its award winning The Double View Mansions Bali project that is also an ideal investment for savvy buyers. The firm takes a unique approach to generated income distribution by paying all real costs and taxes during the first three years with everything else going to owners.

This appeals to the sensibilities of investors who want to make sure they are putting their money in a safe property. But PT Indo Bhali Makmurjaya has gone out of its way to craft residences that also appeal to those who want a beautiful holiday home that captures the imagination. The developer takes a cross-cultural approach to development that embraces both the local heritage and traditions of Bali and western technologies and innovations. The result is a charming style that has substance behind it.

A unique approach that appeals to everyone from investors to guests was one of the many reasons PT Indo Bhali Makmurjaya was named Best Boutique Developer Bali at the Dot Property Indonesia Awards 2018.



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# ESCAPE TO PARADISE



**Editor's note:** DUNE Residences has now been completely sold out. The second phase of the project, DUNE Hills, is currently in its pre-launch phase. Buyers who reserve a plot during this time shall be presented with an exclusive offer from KASA Development.

*For more information, visit [www.kasa-development.com](http://www.kasa-development.com)*



The island of Koh Samui is a pleasant alternative to Phuket for those seeking a holiday home or investment property. It boasts a wide range of picturesque beaches, fun golf courses, ample recreational opportunities, international shopping and a relaxed atmosphere unmatched in Thailand. Of course, not every residential development captures the inherent charm of Samui.

DUNE Residences embodies the beauty of the island. The magnificent villa estate launched by KASA Development is due to be finished in 2020. The project promises to be an unsurpassed luxury residential living sanctuary that combines comfort and convenience. There are 53 bespoke pool villas at the development with each one offering the best in contemporary living and traditional architectural standards.



## The villas

There are one- to five-bedroom villas currently for sale with awe-inspiring views of the Gulf of Thailand and furniture packages available. The interior design features a marriage of contemporary living and traditional architectural standards. Each villa showcases the union of design, energy-efficiency, high-end furnishings, functionality and cutting-edge technology. The result is a beautiful residence working in perfect harmony.

## The experience

Those staying here are truly pampered. The development has a clubhouse, fitness centre and restaurant on-site and also offers a complimentary airport, city and beach shuttle. This creates a comfortable, secure and inviting living environment.

## Paradise found

Owning a unit at DUNE Residences is perfect regardless of if you plan on staying here, rent out the villa or both. To that end, KASA Development has an outstanding investment program where you can rent out your property while still being able to stay here for 15 days each year free of charge.

The full rental program guarantees a professional property management team is at your disposal. You can also purchase with confidence knowing there is an optional buy-back with guarantee in place.

### 5 reasons DUNE Residences is the ideal Samui investment

- 1) DUNE Residences is ideally located in Chaweng Noi, the island's most exclusive and popular location on the east coast
- 2) Land prices here have grown by 20 to 45 percent annually during the last four years
- 3) Guaranteed 7.5 percent net rental yield per year during the first four years
- 4) Stamp duty and transfer tax is included in the price
- 5) The award winning Kasa Development has a track record of success in Samui. The developer also provides a full range of professional real estate services



\*All photos are computer-generated images of DUNE Residences

For more information, please visit  
[www.kasa-development.com](http://www.kasa-development.com)





**Project:** Khai Son Hill Long Bien  
**Developer:** Khai Son Joint Stock Company (Khai Son JSC)  
**Project type:** Villas and semi-detached houses  
**Architect:** CMV Architects  
**Location:** Ngoc Thuy Ward, Long Bien District, Hanoi

**Launch date:** Quarter III 2017  
**Expected completion date:** Quarter I 2019  
**Total number of units:** 66 units (26 villas and 40 semi-detached houses)

**Facilities:** Department store, 5-star hotel, high-end apartment, international school (Alexandre Yersin French International School), reservoir, park and major routes (40m road, 25m road, etc).

**Sales office contact details:** Century Land Joint Stock Company - CenLand  
**Email and website:** [truyenthongtapdoan@cengroup.vn](mailto:truyenthongtapdoan@cengroup.vn)  
 and <http://www.khaison.vn>, <https://www.cenland.vn>

# STEP INSIDE SOME OF ASIA'S MOST LUXURIOUS PENTHOUSES

A growing number of the most luxurious penthouses in the world can be found in Asia. These amazing residences and suites can be found in hotels and condominiums throughout the region. Some of been styled by world-famous designers, others are equipped with inspired amenities and a few are in the region's tallest buildings.

No matter where they are found, Asia's most luxurious penthouses are all iconic in their own unique way. We've compiled a list putting the spotlight on a few of our favourites that are currently available either for sale, rent or reservation.

## PERFECT PENTHOUSES



### BANGKOK VIEWING

The exterior design of Marque Sukhumvit has turned heads, but your jaw will drop once you catch a glimpse of the condominium's penthouses. Each one offers residents something different, but they all have a balcony, private swimming pool and floor-to-ceiling windows in the living room, bedrooms and bathrooms. These views of Bangkok are unbeatable.

All penthouses in Marque Sukhumvit can be found on the 44 to the 49th floor placing them among the highest residential units in Bangkok's Phrom Phong neighbourhood. Not only is the area among the best for property investment, but Phrom Phong is also the Thai capital's shopping hub. Emporium, EmQuartier and the currently under construction EmSphere are all a few steps away.





## STYLISH SHANGHAI

The Middle House in Shanghai recently unveiled its top-floor penthouse which brings a level of exclusivity not found elsewhere in the city. The luxurious space was designed by Piero Lissoni, renowned architect and founder of Lissoni Architettura in Milan, who curated a modernist aesthetic with touches of both Italian and Chinese culture throughout the space.

The joy of The Middle House penthouse extends outdoors where the impressive terraces allow guests to gaze out at Shanghai. The amazing design and luxurious ambiance ensures staying at the penthouse will be a memorable occasion.

## NEW YORK CHIC IN MAKATI

There is perhaps no project in Makati more luxurious than Trump Tower Manila. And the penthouses are a sight to behold. Buyers can choose one of three unique interior finishings, each one inspired by popular Manhattan districts. As one of the tallest buildings in the Philippines, the views are simply sublime. The penthouses are spacious with each one boasting at least 400 square metres of space.

However, luxury isn't simply limited to the residences. Hermès has fitted the amenities and common areas with items from its home collection.



## TOKYO SUITE LIFE

The Chairman's Suite sits at the top of the Four Seasons Tokyo. This exclusive penthouse places guests in the heart of the city with views of Tokyo Station and Marunouchi always on display. The luxurious unit features all the bells and whistles you'd expect from a Four Seasons' penthouse. These include a dining area that seats up to 10 guests and a home theatre system with a 3D television in the living room.





DAT XANH MIEN TRUNG

# SHOPHOUSE SIÊU SANG LAKESIDE PALACE “TẠO LẬP TINH HOA KHỞI ĐẦU THỊNH VƯỢNG”



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1 Nguyen Huu Rung, Thanh Xuân Dist., Hà Nội  
(0247) 356 0123

#### HO CHI MINH CITY OFFICE

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DAT XANH MIEN TRUNG EMERALD





# The region's best real estate is here

The Dot Property Southeast Asia Awards 2018 winners have been revealed with honours going to developers, projects and real estate agents from around the region. Vietnam had the highest total of winners based in any single country while Thailand was second best with nine winners.

More than 25 awards were handed out as part of this year's Dot Property Southeast Asia Awards programme.

## List of Dot Property Southeast Asia Awards 2018 winners:

### Developer winners:

- Best Luxury Developer Southeast Asia - Cityland (Vietnam)
- Best Residential Developer Southeast Asia - Robinsons Land (The Philippines)
- Best Commercial Developer Southeast Asia - Dat Xanh Mien Trung (Vietnam)
- Best Boutique Developer Southeast Asia - Sisaran (Thailand)
- Best Innovative Developer Southeast Asia - IRB Investment JSC (Vietnam)
- Best Developer (Corporate Social Responsibility) Southeast Asia - Sisaran (Thailand)
- Best Resort Developer Southeast Asia - BIM Land (Vietnam)

### Development winners:

- Best Luxury Villa Development Southeast Asia - Anchan Hills (Thailand)
- Best Sustainable Residential Development Southeast Asia - BelHomes by VSIP Bac Ninh (Vietnam)
- Best Investment Development Southeast Asia - Grand Residences (The Philippines)
- Best Innovative Development Southeast Asia - Samui One (Thailand)
- Best Luxury Resort Development Southeast Asia - Phoenix Legend Ha Long Bay Hotel and Residences (Vietnam)
- Best Resort Architectural Design Southeast Asia - Phoenix Legend Ha Long Bay Hotel and Residence (Vietnam)
- Best Innovative Architectural Design Southeast Asia - Khai Son Hill Long Bien (Vietnam)
- Best Affordable Villa Development - Sense 8 Samui (Thailand)
- Best Mid-Market Condo Development Southeast Asia - HausBelo (Vietnam)
- Best Boutique Development Southeast Asia - Ascent Lakeside (Vietnam)
- Best Resort Landscape Architectural Design Southeast Asia - Flamingo Cat Ba Beach Resort by Flamingo Group (Vietnam)

### Business winners

- Best B2B Real Estate Businesses Southeast Asia - DWG Assets Management (Thailand)

### Best Real Estate Agencies Southeast Asia 2018:

- RE/MAX Philippines (The Philippines)
- Easy Living Phuket (Thailand)
- BVR Property Bali (Indonesia)
- Prime Real Estate Phuket (Thailand)
- Thu Thiem Real (Vietnam)
- LS-Invest.ASIA (Thailand)
- IVL Property (Thailand)
- iHouse Property Bangkok (Thailand)

Now in its third year, the Dot Property Southeast Asia Awards 2018 are organised by the Dot Property Group in conjunction with Dot Property Magazine. A panel featuring representatives from the organisation's country and regional offices as well as the Madrid-based Mitula Group, Dot Property's parent company, serve as judges.



## IRB INVESTMENT JSC, VIETNAM

IRB Investment JSC continues to lead the way when it comes to innovative property development in Southeast Asia. Driven by a philosophy to always provide customers with the best products and services, the developer works hard to ensure its projects meet the changing needs and wants of homebuyers.

In order to do this, the developer applies smart-home technology of the highest international standards to all of its projects. This is just one of the ways IRB Investment JSC infuses its work with cutting-edge technology.

IRB Investment JSC takes pride in utilising modern architecture while including the soul and spirit of traditional culture. It strives to keep its developments in harmony with natural landscape as well. In fact, all of the developer's projects incorporate beautiful scenery and wondrous environments for an ideal experience.

This work can be seen at Phoenix Legend Ha Long Bay Hotel & Residences and Phoenix Garden Phu Yen, two of IRB Investment JSC's most notable projects. From the stunning design to the fantastic amenities, these award winning developments truly stand out.

## PHOENIX LEGEND HALONG BAY HOTEL AND RESIDENCES, VIETNAM

Lauded as one of the most promising projects in Halong Bay's high-end real estate market, Phoenix Legend Halong Bay Villas and Hotel is set to be the first complex to offer exquisite experiences for residents as well as tourists staying at the hotel area of the complex. This will include access to wine cellars, cigar rooms, art galleries, rooftop bars, 5-star restaurants and many other amenities. This level of luxury is as good as anything else currently on offer in Southeast Asia.

## PHOENIX LEGEND HALONG BAY HOTEL AND RESIDENCES, VIETNAM

The balanced coordination of Oriental architecture and modern design patterns results in an exceedingly sophisticated ambience at Phoenix Legend Ha Long Bay Hotel & Residence. Leading architectural design firm SDesign has created two towers that have been strongly inspired by the mental image of the Oriental phoenix motif. The two buildings were constructed to appear as the majestic beast's two wings taking off towards the East Sea.

This impressive design is complemented by the 26 villas beneath the towers that represent 26 phoenix eggs surrounded by Japanese cherry flowers. The complex not only carries an avant-garde vibe, but is also functional and resonates with all people who see it.







## SISARAN GROUP, THAILAND

Thanks to its incredible work in Bang Saray on Thailand's Eastern Seaboard, Sisaran Group has become one of Southeast Asia's most recognisable boutique developers. The firm has more than 30 years of experience and a track record of success with projects such as Sea Zen and ECondo: Bang Saray proving to be a hit with property buyers.

Sisaran Group takes pride in offering its clients value for money with low price points and high returns for investors. One key difference about the developer is its focus on long term growth as opposed to short term gain. This is why it has tapped Bang Saray as the preferred area for development.

The seaside destination with pristine beaches has huge growth potential in the coming years and decades as high-profile infrastructure projects, including the expansion of U-Tapao International Airport and the construction of a new motorway link to Bangkok, come online.

Sisaran Group doesn't believe in simply turning over a unit. The developer provides comprehensive after sales care, an optional rental management programme and a host of other services to ensure clients are satisfied. An international team with members from Europe, Thailand, China and Russia are on hand to make the buying property simple and straightforward.

With top-notch developments in an up-and-coming destination and some of the most thorough service in Southeast Asia, Sisaran offers its clients the best possible boutique experience.

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

## SISARAN GROUP, THAILAND

Sisaran Group takes pride in its Corporate Social Responsibility efforts and for good reason. The company works hard to care for Bang Saray, the developer's home base, by focusing on four key areas: protection, improving, promoting and sustaining the area.

Clean Up Bang Saray is part of Sisaran's mission to create a sustainable community. The initiative aims to reduce pollution and removes existing waste in Bang Saray. The developer brings the local community together to improve the environment and protect Bang Saray's stunning natural beauty. It also inspires long-term behaviour change through educational and promotional activities.

The connection Sisaran Group has with its community is inspiring. Its efforts to keep Bang Saray clean, safe and the best possible place for all residents are admirable on many levels.



# ANCHAN HILLS, THAILAND



From the gorgeous design to exciting investment potential, Anchan Hills has raised the bar for luxury villa developments in Southeast Asia. Highly respected developer Pearl Island Property Co. Ltd. has gone to great lengths to ensure Anchan Hills is one of Phuket's most prestigious residential estates. Winning Best Luxury Villa Development at the Dot Property Southeast Asia Awards 2018 has rewarded the company's hard work.

Anchan Hills is made up of 42 two-bedroom pool villas that feature the modern Balinese style so popular in Southeast Asia. No expense has been spared to create a luxurious living experience with each villa featuring high-end components. Every last detail has been cared for in order to create a truly unique residence.

Nowhere is this more evident than in the harmony found between the internal and external spaces. Both the living room and bedrooms overlook the pool and can be opened up to create an airy, connected space. Additionally, each villa boasts a European-style kitchen, built-in wardrobes and a number of other spectacular amenities.

The location of Anchan Hills is perfect. The development is close to the neighbourhood of Laguna Village, one of the island's most desirable residential areas. Modern shops and stores are nearby, providing convenience while the development itself is secluded allowing for peace and tranquillity. Additionally, the pristine Bang Tao Beach is a short-drive away where residents can enjoy the beautiful blue waters of the sea.

The location and luxurious villas means Anchan Hills is an exciting investment opportunity. Owners who purchase the furniture and rental accessory package can rent out their units. The developer offers a guaranteed rental income of six percent of the final selling price of the property annually for five calendar years.

As part of the rental programme, owners can stay at Anchan Hills for up to 30 nights each year. This option is ideal for those who want a luxurious residence in Phuket that is sure to bring in passive income.

The sublime villas have redefined luxury living in Phuket. With that in mind, Anchan Hills is the deserving winner of Best Luxury Villa Development at the Dot Property Southeast Asia Awards 2018.



# BIM LAND, VIETNAM



There is perhaps no resort developer in Southeast Asia with the trust and reputation of BIM Land. For more than 20 years now, the company has established itself as Vietnam's biggest platform in tourism-infrastructure development. This has allowed BIM Land to capture the impressive tourism growth in the country. The coastline of Vietnam is dotted with BIM Land hotels and resorts, each one being popular with guests.

BIM Land has become a location creator, transforming uninhabitable swamp land in Quang Ninh and Phu Quoc to well-designed world class urban areas and resorts that now host millions of people. Its work on some of the region's most luxurious hotels and resorts proves the firm can adhere to even the most rigorous requirements of global hospitality brands.

In order to accomplish this, the BIM Land team partners with world class architects to design grand masterplans for each urban area, as well as for every project within the estate. BIM Land's most famous townships are the Ha Long Marina and Phu Quoc Marina where it has developed several outstanding resorts.

The world's most prestigious hotel management brands trust BIM Land knowing the developer can meet their exacting standards. InterContinental Hotels Group, Frasers Hospitality and Hyatt Corporation are a few of the companies willing to team with BIM Land on resorts. Perhaps there is no better way to see BIM Land's quality than by staying at one of the company's resorts for yourself.

# SENSE 8 SAMUI, THAILAND



Quality and affordability are two of the factors that set Sense 8 Samui Villas apart from other Samui property investment opportunities. The project features generous guarantees for investors who opt into the rental management programme. These guaranteed rental returns are seven percent during the first five years. Additionally, the developer has a buy back guarantee in place where owners can sell their villa for 120 percent of the purchase price after five years.

When you factor in both programmes, owners of a residence at Sense 8 Samui Villas can take advantage of a 55 percent return on investment guaranteed after five years. Plus, investors have up to five free weeks of villa usage each year.

Not bad when factoring in the competitive price for the beautiful three- and four-bedroom pool villas at Sense 8 Samui. Each one features a stylish design that captures everything people love about the tropical lifestyle of the island. Residences are equipped with an indoor/outdoor living experience that's great for lounging by the pool, enjoying an alfresco meal or simply capturing the cool breeze.



## DAT XANH MIEN TRUNG, VIETNAM

Dat Xanh Mien Trung continues to reimagine commercial spaces by creating innovative developments that attract shoppers and become flagship locations for retailers. The firm has enjoyed great success with its outstanding portfolio of high-end projects and luxury commercial developments such as Marina Complex, Ngo Quyen Shopping Street, Dragon Smart City, One River and its latest project, Lakeside Palace.

This impressive commercial centre features a design based on shophouses that are a big part of Vietnam's past. Lakeside Palace is simply the latest landmark project from the developer who boasts a portfolio of commercial developments that are unmatched in Southeast Asia.

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



## BELHOMES, VIETNAM

BelHomes by VSIP Bac Ninh is located in the northeastern gateway of Hanoi and is easily accessible from the city centre as well as the area's important administrative agencies. The mixed-use development features an expansive recreational area with lots of green spaces for residents to enjoy. There is also a commercial area along with well crafted residential houses. BelHomes by VSIP Bac Ninh is designed with several sustainable innovations that are both good for the environment and improve the quality of life for residents.

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



## DWG ASSETS MANAGEMENT, THAILAND

DWG Assets Management (Thailand) works with developers and international real estate agents to create mutual beneficial partnerships. By focusing on both the acquisition of new investment projects and the sale of current properties, the company is able to connect real estate buyers and sellers in ways that may otherwise be impossible.

DWG Thailand provides a wide range of services to clients including unit management services. This ensures overseas and local buyers residing abroad can enjoy peace of mind knowing their investment is being looked after at all times. Thanks to its outstanding service, thoughtful business model and leading partnerships, Best B2B Real Estate Businesses Southeast Asia at the Dot Property Southeast Asia Awards 2018 has been awarded to DWG Thailand.

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



# ROBINSONS LAND CORPORATION, THE PHILIPPINES



With countless high-quality residential projects spanning various price points, Robinsons Land Corporation has set itself apart from the competition. From Manila to Cebu and everywhere in between, Robinsons Land Corporation continues to craft places people are proud to call home.

The popular developer takes pride in curating the details and nowhere is this more evident than at its latest project, The Residences at The Westin Manila Sonata Place. Set to become Manila's next icon, the project is the first Westin-branded residences in Southeast Asia. Investors and end-users have flocked to the project as it is backed by such a luxurious and popular brand and offers an experience unlike anything currently available in the Philippines.

The development is seen as a masterpiece of both style and function, balancing impeccable design with top-class features that put the well-being of residents first and foremost. The well-known homebuilder is one of the leading developers in the Philippines with countless projects that are in high demand from both domestic and international buyers.

Those living here will be able to enjoy Westin signature amenities like the Westin Heavenly® Bed, arguably the most comfortable bed in the world today. Residents will also be able to indulge in delicious and nutrient-rich SuperFoodsRX™ entrees, made available upon request. The Heavenly® Bath shower experience provides clam after a long day while workouts can be taken to the next level with the services of a RunWESTIN™ concierge.

Robinsons Luxuria, the developer's high-end focused arm, is developing the Residences at The Westin Manila Sonata Place. However, the homebuilder takes pride in offering products for everyone. For example, Robinsons Communities is dedicated to building affordable condominium projects while still providing buyers with a quality residence.



Meanwhile Robinsons Residences creates projects that allow for city living to be done right. The aim is to build urban condominiums that cater to the modern, savvy buyer. Robinsons Homes, the firm's detached housing arm, offers the perfect setting for convenient and comfortable living through its numerous developments located in key urbanised cities and provinces across the nation.

At the end of the day, the goal of Robinsons Land Corporation is to be at the forefront of real estate development in the Philippines by creating innovative products and giving the best service possible to their customers. The foundation of the developer's business, the reason for their being, is to build the dreams of its buyers.





## FLAMINGO CAT BA BEACH RESORT, VIETNAM

Inspired by the idea of green architecture and 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 had 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.



## KHAI SON HILL LONG BIEN, VIETNAM

Khai Son Hill's architecture is inspired by the spirit of Le Corbusier, one of the four modernist architectural masters. Khai Son Hill products have American architecture that features chic minimalist design elements and unique details. The villas and semi-detached houses are designed with phoenix roofing, evoking the image of 66 phoenix wings on dragon land.

This innovation is married with transparent glass frames that allow residents to enjoy privacy while saving energy and being environmentally friendly. Additionally, the garden space is the highlight of each villa and brings fresh living spaces in a civilised setting.



## HAUSBELO, VIETNAM

HausBelo offers a peaceful and carefree lifestyle thanks to its harmonious mix of European design, colourful Asian culture and modern touches. The result is a place that owners can proudly call home. Designed for life, HausBelo is more than just a place to live, it's where moments are shared and lasting memories made. Developer EZ Land has created a cosy haven where residents will be happy to return to at the end of each day. What's more, it's a home that remains within reach for most people.



## ASCENT LAKESIDE, VIETNAM

Ascent Lakeside combines modern and luxurious elements with nature to create a magnificent building that evokes friendship and harmony. Located in front of Nguyen Van Linh Boulevard, adjacent to Phu My Hung District 7, Ascent Lakeside has a 360-degree panoramic view of downtown Ho Chi Minh City.

Ascent Lakeside is equipped with Japanese-style facilities for studying, entertainment, beauty care and health treatments. It is powered by technology and innovations from Japan that ensure the development will age gracefully and grow in value over time.



# CITYLAND, VIETNAM



CityLand is best known for developing luxurious real estate projects that are among the best in Southeast Asia. Its hard work has been recognised by the Dot Property Southeast Asia Awards 2018 and the developer has been named as the region's Best Luxury Developer.

CityLand continues to bring a higher standard of living to Vietnam that compares favourably to what's available in other countries. The firm's award-winning developments are best known for having bright, open streets and luxurious townhouses and villas. The Vietnamese public respects the work of CityLand and its homes are in demand.

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 drive CityLand to be the Best Luxury Developer in Southeast Asia. From its great residential developments to the skilled staff, the company continues to impress.

## Notable projects from CityLand

CityLand's luxurious CityLand Park Hills project can be found in the heart of the Go Vap District. The project Best Mixed-Use Development at the Dot Property Vietnam Awards 2017 with its special combination of living spaces and lifestyle experiences 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 Saigon, 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 ambience not found elsewhere.

*For more information on CityLand, please visit:* [www.cityland.com.vn](http://www.cityland.com.vn)



# GRAND RESIDENCES, THE PHILIPPINES



Not only was Grand Residences Cebu the winner of Best Investment Condominium at the Dot Property Philippines Awards 2018, but the project was also deemed Best Investment Development Southeast Asia. The estate features all of developer Grand Land's hallmarks. These include selecting the best locations, leveraging its local knowledge to ensure developments have the right blend of residential spaces, retail areas, amenities and more.

Grand Residences Cebu is spread out across one of central Cebu's largest land plots. This allows for the integration of beautiful green spaces, high-quality amenities and retail areas that offer a convenient living experience. Additionally, Grand Land has made it easy for investors to purchase their unit and rent it out. It has high-quality property management on hand to ensure investors can easily enjoy returns as soon as possible.



Located in the heart of Cebu City, Grand Residences Cebu contains one-, two- and three-bedroom units. Each one is equipped with a balcony providing residents with a splendid view of the city skyline and ocean horizons. With Cebu's growing business district nearby, Grand Residences Cebu will be popular with both long- and short-term renters for decades to come.

# SAMUI ONE, THAILAND



Samui One is among the largest villa projects to ever be built in Koh Samui. It features breathtaking, 180-degree views of the Gulf of Thailand. Nestle upon the hills of Mae Nam, the development not only offers residents the good life, but also presents buyers with a fantastic investment opportunity. Investors can enjoy seven percent guarantee returns over five years.

In addition to the amazing seaview villas that create a relaxing ambiance, guests are pampered with countless amenities. These include the Samui One clubhouse equipped with gym, swimming pools, kid's club, libraries, bars and restaurants. With only 133 villas and 50 apartment units, Samui One isn't just innovative, but exclusive as well.





The Dot Property Southeast Asia Awards is proud to present the Best Real Estate Agencies Southeast Asia 2018. With the bustling real estate sector welcoming a growing number of domestic and international property buyers, real estate agents are more important now than ever before.



## RE/MAX PHILIPPINES, THE PHILIPPINES

RE/MAX Philippines has found great success since being established in 2012. The agency now boasts a network of 20 franchises and 200 brokers and associates in the country. The company has enlisted the leading real estate practitioners and provides them with full-time support. Despite its size and stature, RE/MAX Philippines remains nimble enough to adjust to the market's needs.

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



## EASY LIVING PHUKET, THAILAND

Easy Living Phuket is dedicated to being a unique, bespoke real estate company that helps clients at every step along the way. The company's portfolio includes some of the best condominiums, penthouses and villas on Phuket. But its work doesn't stop there. Easy Living Phuket leverages its local knowledge to offer the best possible advice to people looking to buy property on the island. Whether you want to own Phuket property as a full-time home, holiday home or as an income generating residence, Easy Living Phuket makes it possible.

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



## THU THIEM REAL, VIETNAM

Thu Thiem Real (TTReal) is a leader in consultancy, marketing and distribution of real estate projects and condominiums in Vietnam. For nine years, the company has served property buyers in sellers in Ho Chi Minh City, Hanoi, Vung Tau and the surrounding areas. TTReal has more than 300 employees and continues to promote its research activities as well as focusing on customer care and employee training.

*For more information, please visit: [treal.vn](http://treal.vn)*



## PRIME REAL ESTATE PHUKET, THAILAND

Property seekers receive a free, personal and professional property service when working with Prime Real Estate Phuket. The company's clients benefit from local knowledge and success at locating the right property regardless of if you're looking to move to Phuket or simply require investment real estate. The agency wants all of its clients to relax and enjoy beautiful Phuket while it handles the rest. Prime Real Estate Phuket is an Association of International Property Professionals Member.

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



## BVR PROPERTY BALI, INDONESIA

No one understands Bali property investment quite like BVR Property Bali. The company assists property buyers and sellers by providing them with genuine market information that helps them find the best possible solution. BVR Property Bali understands many people have little to no idea on how to invest in Bali and works with them so they have the information to make a confident decision. Additionally, BVR Property Bali is a member of Leading Real Estate Companies of the World®.

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



## LS-INVEST.ASIA, THAILAND

For LS-Invest.ASIA, the goal is to offer everyone from a first time homebuyer to those looking to expand their investment portfolio every service they could possibly need. Based in Phuket, the mission of LS-Invest.ASIA is to introduce a fresh outlook on luxury property investment in Thailand. In order to accomplish this, the firm provides a uniquely international perspective. This approach ensures LS-Invest.ASIA clients are able to easily acquire the Phuket property of their dreams without wasting time or personal resources.

*For more information, please visit: [LS-Invest.ASIA](http://LS-Invest.ASIA)*



## IVL PROPERTY, THAILAND

When it comes to property on the beautiful island of Koh Samui, IVL Property is the name to trust. For starters, the agency takes a different approach to customer service. The company understands every client is different and offers unique services based around each client and their idea of a perfect holiday. This commitment to quality can be found in the IVL Charter, the promise IVL Property makes to each of its customers. This is why so many people trust the agency to show them how to get the most from their Samui holiday or investment.

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



## IHOUSE PROPERTY BANGKOK, THAILAND

Value and trust are what sets iHouse Property Bangkok apart. Their team is always on hand to provide astute, insightful advice on the property needs of its clients. With more than 30 years of real estate experience in real estate sales and all facets of property management, iHouse Property Bangkok has both the knowledge and passion to guarantee and excellent experience.

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





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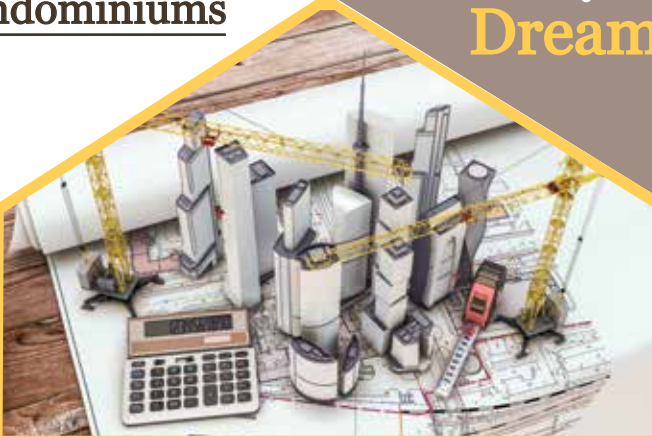
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