

THE ASIA PACIFIC PROPERTY AWARDS 2012



DANANG BEACH RESORT

DANANG  
BEACH  
RESORT

**BEST GOLF DEVELOPMENT**

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# A

## OVERVIEW

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Danang Beach Resort is Vietnam's first truly integrated world-class resort,

based on a master plan that has taken full consideration of the coastal dune system in central Vietnam, this can be seen in particular at the Greg Norman designed - The Dunes Golf Course, recently voted one of the **top 15 new golf courses in the world by golf.com** and **Best New Course in Asia Pacific at the Asia Pacific Golf Summit 2011** (widely regarded as the highest regional accolade for golf courses). In addition to this, the course has been voted **Best New Course and Best New Clubhouse 2010/2011 by Vietnam Golf Magazine**.

There are six residential components of Danang Beach Resort with varying architectural forms that use both Vietnamese and contemporary designs. Along with this there are a number of community facilities at the resort including The Dunes Course, an 18 hole golf course with state of the art clubhouse, driving range, putting green and Beach Club with swimming pools, gym, spa and sauna and changing facilities.

*The Residential Components:*

- 1 The Ocean Villas (97 detached pool villas, 85% complete and sold)
- 2 The Beachfront Enclave at The Ocean Villas (17 detached beachfront pool villas, due Q1 2012)
- 3 Norman Estates (37 pool villas due Q2 2013)
- 4 The Dune Residences (15 pool villas, the show villa is complete and remainder due Q2 2012)
- 5 The Cham (45 apartments over one tower- first tower due Q4 2012)
- 6 The Point (40 villas due Q1 2013)

*Recreational Facilities:*

- 7 The Dunes Golf Course and Clubhouse (Facility now open, designed by world-renowned course designer and golf legend Greg Norman. 4000 sqm Club House including 5 separate food and beverage options)
- 8 The Beach Club - Whitecaps - (Restaurant, bar, tennis courts, swimming pools, changing facilities, spa – all complete)



Aerial image of Danang Beach Resort taken February 2011 demonstrating each component of the project

*"The coastal dunes of Danang and the rich culture of the area have provided me with the ideal backdrop to design the golf course and the residences of Norman Estates."*

Greg Norman



The Golf Course with view to Marble Mountains



Access to The Ocean Villas

*We would like to draw your attention to the following particular features of Danang Beach Resort*

Danang Beach Resort is a fully integrated resort with every component of the site very accessible to all residents. The aerial image shows the highway running through Danang Beach Resort with holes of the golf course at either side. An underground tunnel has been built giving all residents and users of the resort easy access to and from the golf course and the beach. Residents can be transported around the resort by buggy paths connected with the golf course.

*A truly integrated resort with every aspect easily accessible*



The Tunnel

*The master plan has taken full consideration of the coastal dune system of central Vietnam,*

particularly the golf course design by Greg Norman, in order to work with the existing landscape. It has also taken into account the placement of homes in terms of water and golf course views so that the majority of residences can enjoy the scenery the resort has to offer from their home.



Image demonstrating the placement of homes to the golf course



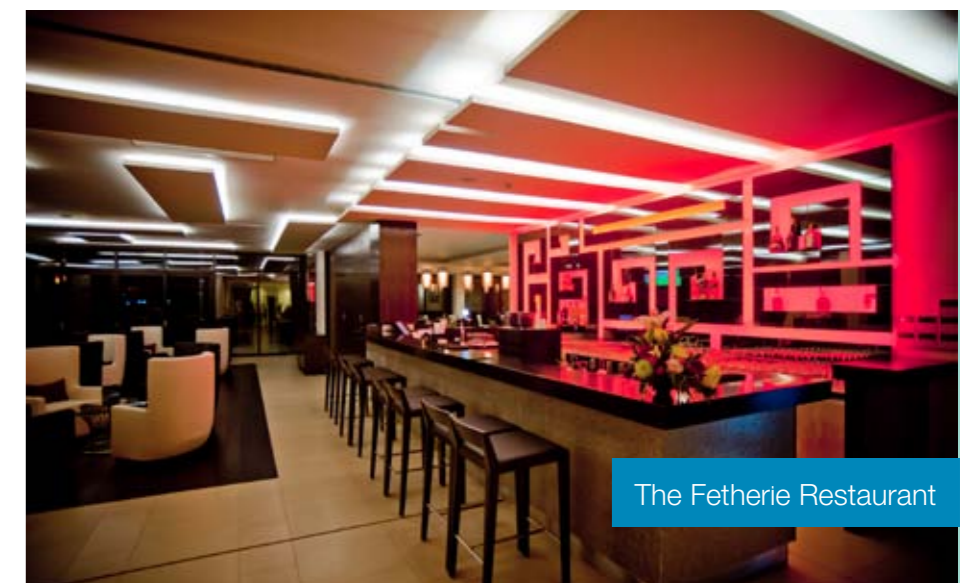
The Clubhouse



Danang Golf Club waitress

*Delivering full-time employment opportunities to over 500 Vietnamese people*

Danang Beach Resort is a large project by the region's standards and as such has delivered full-time employment opportunities to over 500 Vietnamese people. This has given employees the opportunity to receive training in English, Chinese and Japanese languages, in service skills for hospitality work, and in horticulture and landscaping - all skills otherwise non-existent in the area. Over 1500 local workers were employed at the height of the resort's construction. Currently, there are on average 600 construction workers on site working on upcoming residential projects.



The Fetherie Restaurant



The caddy team





### *Preservation of local heritage*

While supporting the local economy, the development has also been sympathetic to the landscape, both the dunes system and the local plant species, in what was otherwise a desolate area following the Vietnam War. Relics have been preserved to pay respect to the history and heritage of the area, including gun bunkers from the war and ancient temples





The Dune Residences



Norman Estates



The Ocean Villas

*There are varying architectural styles on display*

at Danang Beach Resort, reflecting modern influences and also more traditional elements of Hoi An design. Images of additional projects at Danang Beach Resort can be found in **Appendix 1**.

*A myriad of international consultants have worked on various aspects of Danang Beach Resort, drawing on their worldwide experience to mentor Vietnamese design practices and sub contractors.*



Masterplan and resort landscaping for Danang Beach Resort

*SALA Design Group is an innovative South East Asian based international design firm with a focus on luxurious resort and hotel designs.*



Norman Estates strategic project partner  
*Southern Cross Developments International is a real estate development and investment company that specializes in the creation of exclusive 'branded' living environments.*



Norman Estates architect

*AW2 is an architecture and interior design company specialising in five star resorts and hotels, housing and urban projects.*



The Ocean Villas architect

*A leading architecture and design firm with offices throughout Australia.*



Danang Beach Resort engineering

*Aurecon provides world-class engineering, management and specialist technical services for clients globally.*



Danang Golf Club Clubhouse architecture  
*HASSELL is an international design practice with 14 studios in Australia, China, South East Asia and the United Kingdom.*



Danang Beach Resort project manager

*VinaProjects is Vietnam's premier project and construction management company, a joint venture with the leading international firm in projects and VinaCapital.*



Solutions & Technologies

Danang Beach Resort water treatment plant

*Veolia Water provides delegated management of water and wastewater services for municipal and industrial clients. It also designs the technological solutions and builds the facilities required for these services.*



The Dune Residences architect

*Pure is a multi-disciplinary design consultancy and architectural studio in Vietnam who pride themselves on cutting edge design.*



The Dunes Course designer

*Greg Norman Golf Course Design and Greg Norman are today recognised as the premier signature golf course designers and architects in the world.*



The Clubhouse

*An award winning Resort, Golf Course and Clubhouse*

The Dunes Course at Danang Beach Resort opened in April 2010 to international acclaim, immediately gathering praise as Vietnam's best golf course.



WhiteCaps swimming pool

*"Best New Course in Asia Pacific"*



*"Vietnam's Best New Golf Course 2010 – 2011"*

*"Vietnam's Best Clubhouse Golf Course 2010 – 2011"*



The Dunes Course



The Signature 16th hole of The Dunes Course

### *International praise of The Dunes Course*

“(Dunes Course designer Greg) Norman left a magnificent design stamp using the natural sand dunes to maximum effect.”

- *Golf Digest South Africa (May 2011)*

“Sandy swales and tufted mounds make you feel as if you’re playing in Great Britain.”

- *Private Clubs (Spring 2011)*

“One of the top 15 new international courses in the world.”

- *Golf.com (December 2010)*

“Might be (Vietnam’s) best course yet.”

- *Colorado Avid Golfer (December 2010)*

“Scenery and awe this masterpiece has aplenty.”

- *Qantas’ AIR (June 2010)*

“A mesmerizing cross between a pure links and a sandbelt track. Jaw-dropping.”

- *HK Golfer (June 2010)*

“A privilege to play. Magnificent”

- *Golf Asia (June 2010)*

“As close as you’ll ever come (in Asia) to the UK’s great links courses.”

- *Golf Digest Singapore (May 2010)*

“Unlike any other course in Southeast Asia.”

- *Golf Digest Australia (April 2010)*

“Crafted in the spirit of the world’s most recognizable links.”

- *Asian Golf Monthly (April 2010)*

# The Ocean Villas

The Ocean Villas is an enclave of 115 free standing homes on a 19 hectare parcel of land. Lots average 700 meters each with a private swimming pool and direct access to the beach. The majority of villas have now been sold and handed over to owners with only 10 beachfront lots remaining for sale. It is Danang Beach Resort's signature project and The Ocean Villas brand is highly regarded throughout the country.



The Ocean Villas



## Project Highlights Include

- Integration with other components of Danang Beach Resort accentuated through the resort master planning in both form and function.
- All homes have either water and/or golf course views and are connected by waterways that wind through the residences and the fairways of the golf course.
- Water views are especially significant in Vietnam due to the cultural importance of Feng Shui. The water element has a direct correlation between wealth and career success.
- These waterways also contribute to a healthy environment that supports the eco-system and wildlife.
- Waterways have been engineered by a team of international consultants to ensure no issues with durability, stagnation or flooding and are home to a variety of different species of fish.
- The aerial image on page 4-5 demonstrates the highway running through Danang Beach Resort, with fairways of the golf course on either side and the clubhouse on the in-land side of the road. To allow easy access to the golf course all residents can be picked up by a buggy and transported to the clubhouse.
- Buggy paths line the entire resort and all residents receive a golf buggy in connection with their villa ensuring they can easily travel to all components of the resort and that they can access the clubhouse at their own leisure.
- The site map shows how the natural landscape has provided boundaries between The Ocean Villas residences which border the golf course. The Danang Beach Resort has been designed in harmony with the natural environment, and nowhere is this more apparent than the sections of the development where the course meets the residences. Residents feel they are an integral part of the golf course and the landscape surrounding them.



*The developer, VinaCapital, prides itself on building tailored living communities that address the lifestyle and aspirations of homebuyers. The diversity of quality homes on offer within Danang Beach Resort ensures this is achieved.*

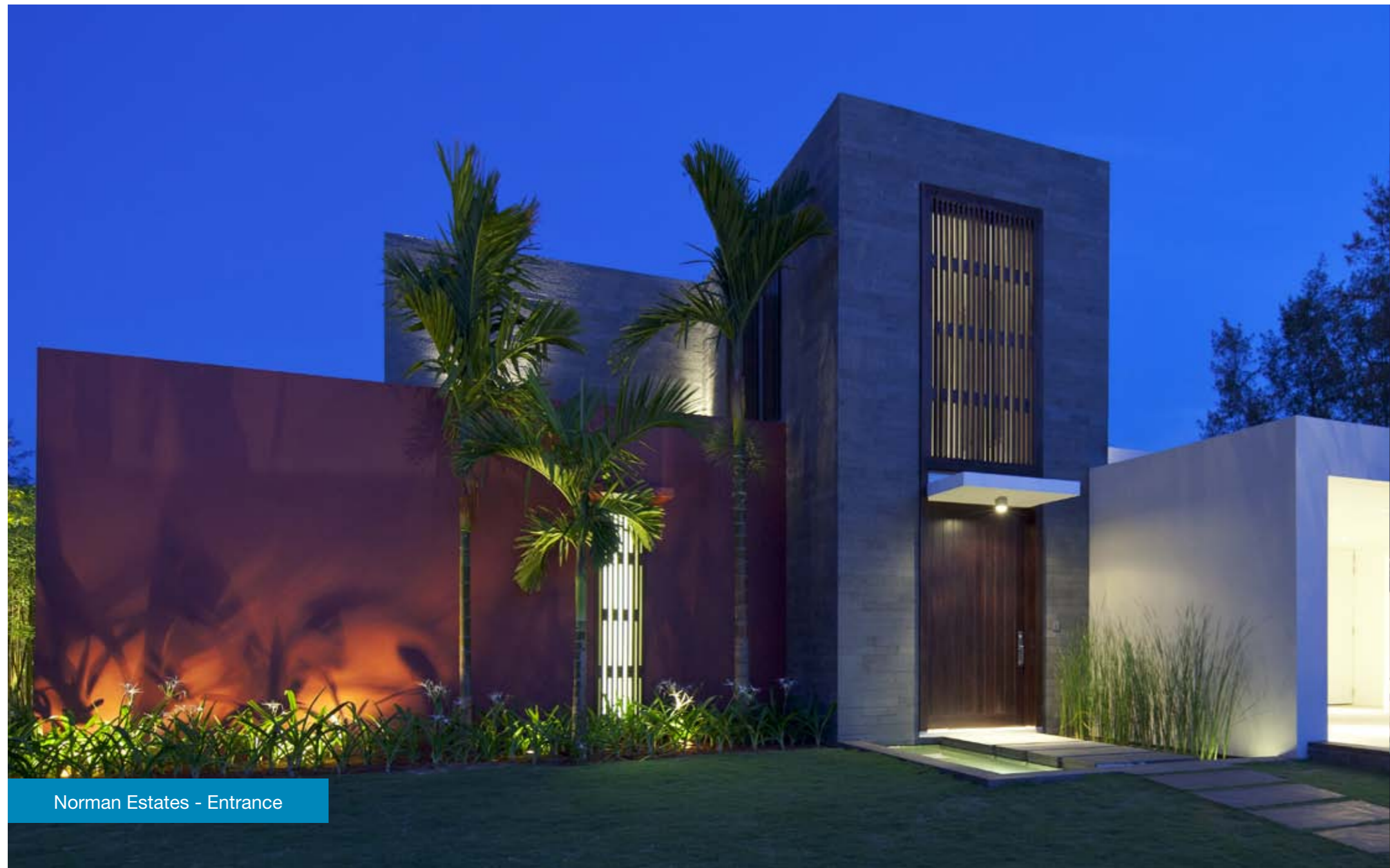
*There are other individual projects out of the residential components that we would like to draw your attention to. These are Norman Estates and The Dune Residences.*

# Norman Estates

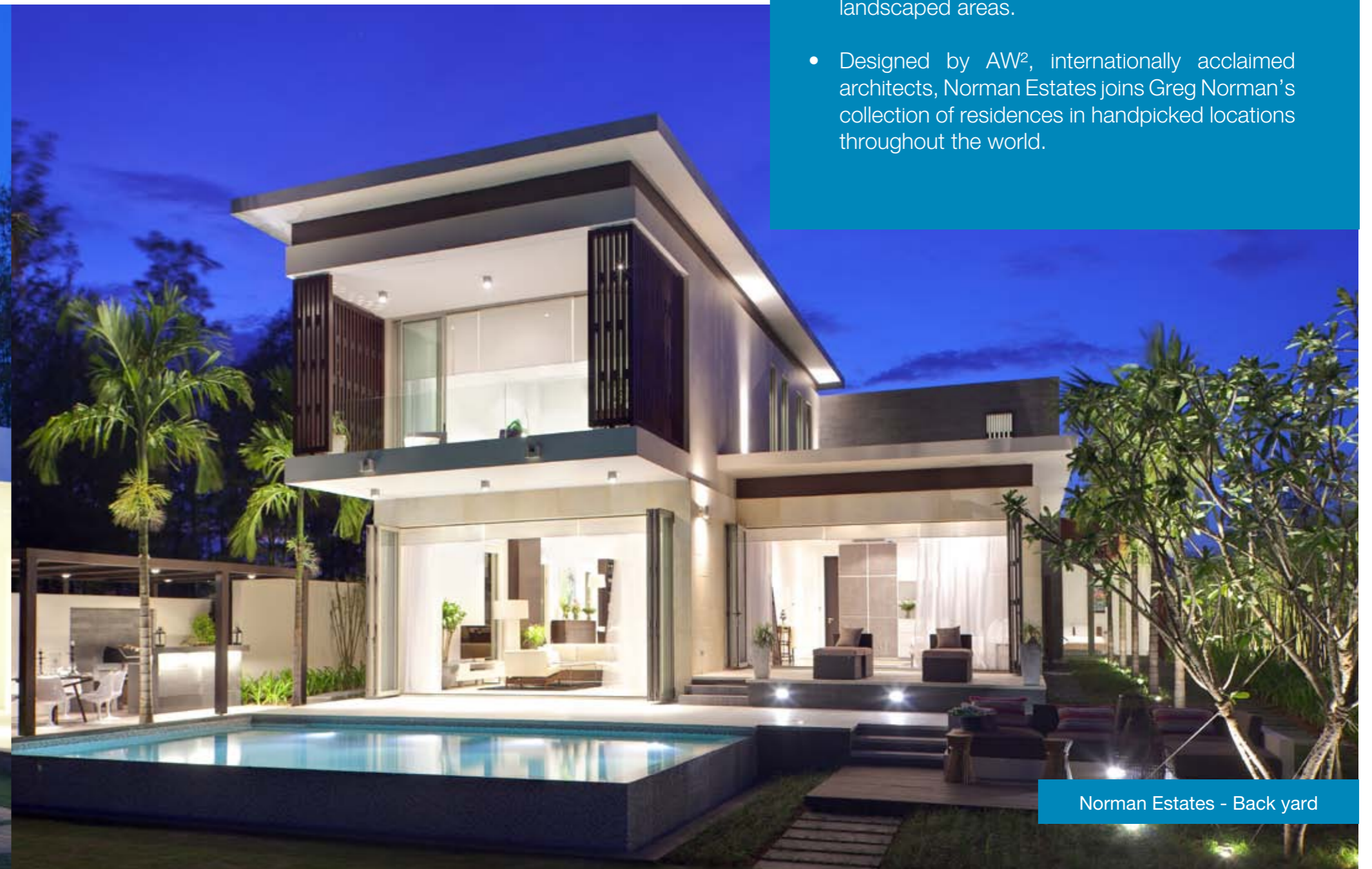
Norman Estates is an internationally acclaimed luxury real estate brand inspired by Greg Norman and his lifestyle. Launched in June 2011 and with 40% of the project sold at the time of writing, expected completion in Q2 2013 and a complete mock-up villa and resident's recreation club open to view, Norman Estates is at the forefront of the luxury villa market in Vietnam. It is an exclusive gated "community within a community" that offers a sophisticated lifestyle environment with meticulous attention to detail and care for design.

## Project Highlights Include

- Adjacent to the 15th hole and positioned behind the signature 16th hole of The Dunes Course, Norman Estates is the personification of luxury golf course living.
- As benefiting The Ocean Villas, the majority of villas have golf course and/or water views and there is a further meandering water system that flows through the development.
- Residents will have the use of their own signature Norman Estates golf buggy to enable ease of transport to all aspects of the resort through the connecting buggy paths.
- Residents will also have exclusive use of their own private recreational club including 25 meter lap pool, children's pool, changing rooms and locker facilities, and outdoor BBQ and landscaped areas.
- Designed by AW<sup>2</sup>, internationally acclaimed architects, Norman Estates joins Greg Norman's collection of residences in handpicked locations throughout the world.



Norman Estates - Entrance



Norman Estates - Back yard



# The Dune Residences

A boutique enclave of 15, 3 bedroom pool villas nestled between the 1st, 2nd and 9th holes of The Dunes Course, The Dunes Residences offers a unique living environment to golfers and their families. With a contemporary pod shaped architectural design, each villa enjoys an extended back yard stretching out to The Dunes Course.

## Project Highlights Include

- All villas enjoy golf course views, with the majority also enjoying water views of lakes within the golf course.
- Direct access to the compound is through a private entrance within The Dunes Course, emphasizing the connection to the golf club for the more avid golfer.
- As with The Ocean Villas and Norman Estates, each villa owner has the use of their own golf buggy to travel throughout the resort at their own leisure, and although not being on the ocean side of the road which splits the development, residents can safely travel here through the underground tunnel which connects the beach side of the resort.



The Dune Residences - Entrance

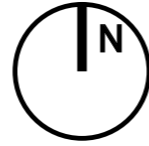


The Dune Residences - Back yard

# B

## LOCATION

- 34** B1 - Why should buyers invest in this project
- 48** B2 - Location
- 62** B3 - Site Layout

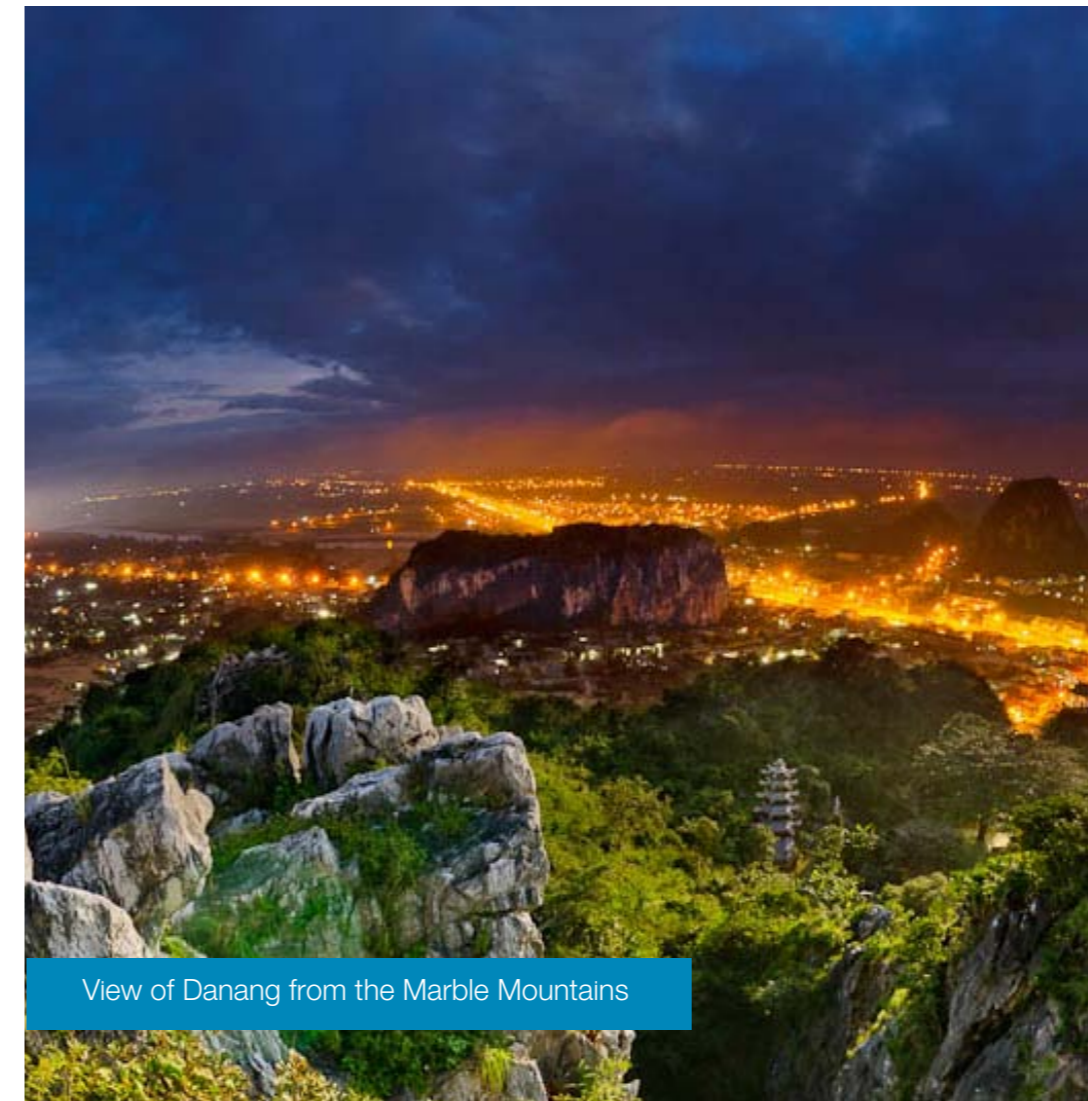


# B1

WHY SHOULD  
BUYERS INVEST  
IN THIS PROJECT

## *A Pioneering second home project on Vietnam's central coast*

Danang Beach Resort has pioneered the second home market in Vietnam. As a developing economy it is only recently that a significant number of Vietnamese could own such a luxury residence as a second home. The range of projects on offer at Danang Beach Resort mean they appeal to a variety of buyers, however the nature of the Vietnamese economy means that these are still only affordable to the most affluent sector of Vietnamese society, namely high net wealth individuals such as investors and the CEOs and Chairmen of major companies. Nevertheless, the development has been built with families in mind, as all Vietnamese, wealthy or not, base their lifestyle around their family.



*A location which appeals to our target market and local and foreign tourists alike*

The location of Danang Beach Resort in Danang itself means it appeals strongly to buyers from Northern Vietnam, specifically the country's capital and wealthiest city, Hanoi. From Northern Vietnam, Danang is the closest beach city enjoying warm temperatures and sunshine for the majority of the year. The Ocean Villas, Norman Estates and The Dune Residences buyers have to date hailed from Hanoi. Our marketing efforts also concentrated on Viet Kieu (overseas Vietnamese) buyers and foreigners with Vietnamese spouses as they are more familiar with the concept of golf course homes.





A family at The Ocean Villas



The Dunes Course



BBQ Area of The Norman Estates Villa

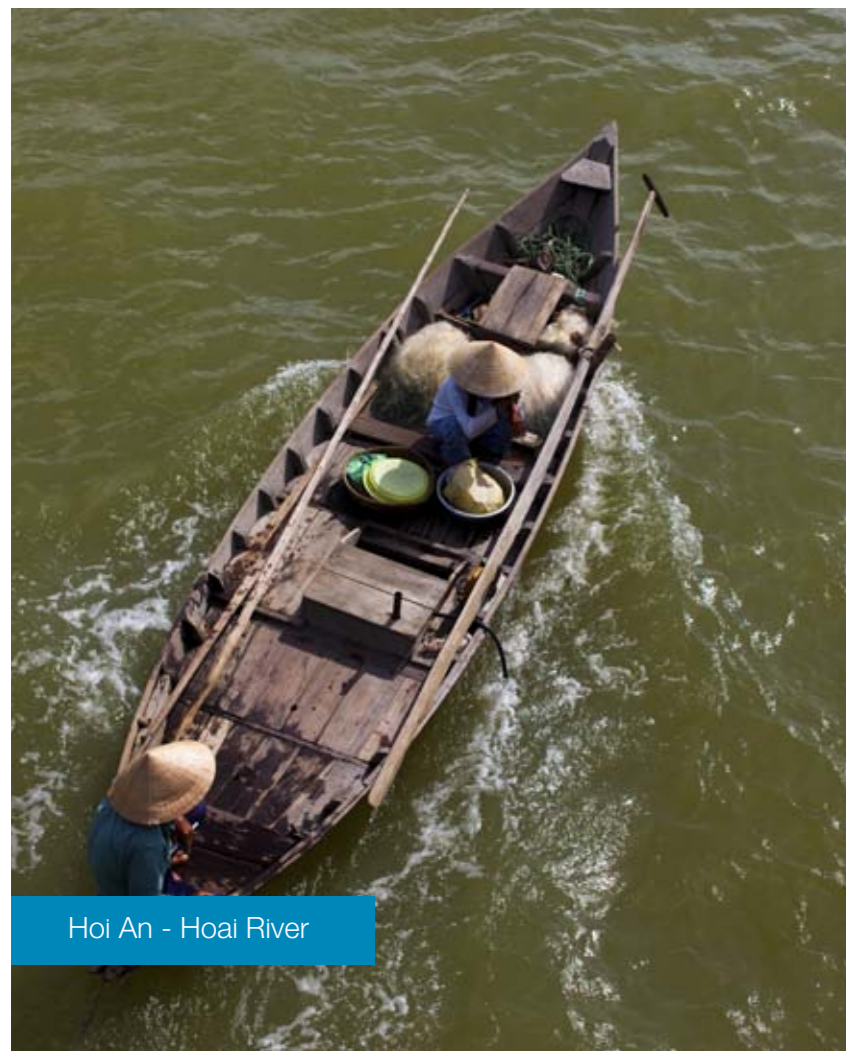
*A price which reflects the quality of the homes and a world famous golf course on your doorstep*

The villas range in price from USD\$500,000 for a home at The Dunes Residences, between USD\$400,000 and \$2.5 million for beachfront and larger homes at The Ocean Villas and between USD\$1 million to USD\$2 million for Norman Estates. Is buying a second home at this price a good investment for our buyers? In a word, yes.

- These are trophy homes for a clientele that makes trophy purchases.
- Our buyers want to be able to show their home off to their friends as a mark of their success and achievement
- Golf is increasingly seen as a sign of an affluent lifestyle in Vietnam and The Dunes Course is officially recognised as the best golf course in Vietnam
- The villas are suitable for families which we know the majority of our buyers have, with large practical living areas, and the highest quality in finishes and features including 'wow factor' specifications such as swimming pools, large BBQ terraces, high quality fittings in kitchens and bathrooms and concertina doors.



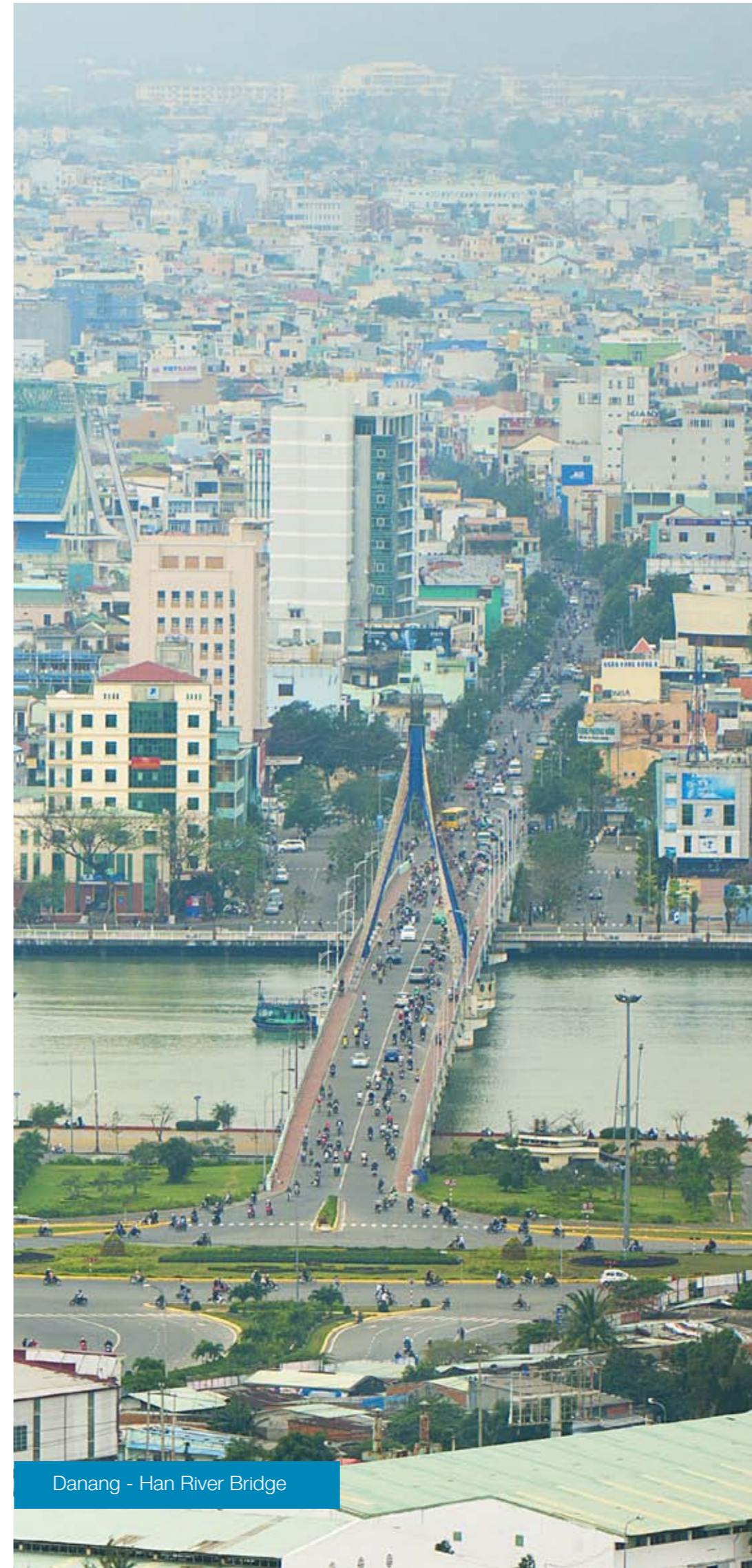
Hoi An - Japanese Bridge



Hoi An - Hoai River



Hoi An - Ancient Town



Danang - Han River Bridge

*Danang is the fastest growing city in Vietnam, and Danang Beach in particular is an area seeing significant growth in both leisure and business.*

- Estimates put tourist numbers for Danang at 3.6million for 2012, a 20% y-o-y increase (source: Vietnam News)
- The newly opened international airport now operates direct flights from Singapore, China, Taiwan, Japan, Seoul, Hong Kong and Kuala Lumpur.
- There are a number of new hospitality developments opening in Danang alongside a host of world class hotels and resorts already in operation and a number due to open including The Hyatt Regency, Intercontinental Hotel and Angsana Resort (Banyan Tree hotel and golf course) in addition to a number of similar smaller projects which can only assist in additional flights and routes from international ports to feed rooms over the medium to longer term.
- The UNESCO World Heritage site and old town of Hoi An are located just over a 30minute drive from Danang. This is one of Vietnam's most famous tourist attractions and a must see stop on South East Asia's tourist trail.



Danang International Airport

THE OCEAN VILLAS

HOME OUR VILLAS DESTINATION FACILITIES RATES AND BOOKING CONTACT US Danang, 01 Feb, 2012 19°C

VILLA TYPE	PUBLISHED RATE	SPECIAL INTERNET RATE
1 Bedroom Pool Villa (maximum 2 adults + 1 children)	\$420	\$297
2 Bedroom Pool Villa (maximum 4 adults + 2 children)	\$510	\$357
3 Bedroom Pool Villa (maximum 6 adults + 3 children)	\$590	\$417
4 Bedroom Pool Villa (maximum 8 adults + 4 children)	\$680	\$477

\* Rack rates includes breakfast, excludes 5% service charge and 10% VAT.  
 \* Internet rates are net, inclusive of daily breakfast, 5% service charge and 10% VAT.  
**Special offer: Stay 3 nights, pay 2 until December 20, 2011**  
 CONTACT US: [reservations@theoceanvillas.com.vn](mailto:reservations@theoceanvillas.com.vn) ENQUIRE NOW

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Snapshot from The Ocean Villas Website



Clubhouse - Restaurant Set up



The clubhouse

*A professional resort management company in place to manage villas on behalf of residents and a fully operational rental pool system*

In order to capitalize on the tourism market and ensure the project is suitable for investors, we also have a professionally managed rental pool system in operation. The General Manager of Danang Beach Resort was previously with Accor Group, managing some of their top hotels in Vietnam. With over 40 of The Ocean Villas included in this rental pool and more set to come in the future, The Ocean Villas provide residents with a luxurious ocean holiday experience. Current capacity stands at 45% (a strong rate considering the program is in it's first year of operation). Visitors can take part in 'play and stay packages' if they wish to take advantage of The Dunes Course on their doorstep, relax by the facilities on offer including private pools, and a beach club including 25m lap pool children's pool, spa, tennis and restaurants and cafs or take long walks on the beach to admire the vista.



Sunwah Tower - HCMC



Yen Linh & Bich Lien after heart surgery at Tam Duc heart hospital (2010)

 **VinaCapital**

**VCF** VinaCapital  
Foundation



Heartbeat Vietnam

*Developed by the leading foreign developer in the country with a proven track record and reputation for quality*

The developer, VinaCapital, prides itself on building homes and communities that address the lifestyles and aspirations of homeowners. As the leading foreign developer in the county and the most active on the central coast area with a reputation for following through on promises and delivering quality homes every time, buyers know the VinaCapital name is one which they can trust. This premise is especially important with buyers in Vietnam who at times can be victims of unscrupulous developers who either do not build what they say they will or do so without the level of quality which has been promised.

*A developer with a social conscience*

The VinaCapital Foundation (VCF) was created in 2006 with the mission of alleviating poverty and raising the status of the poor in Vietnam by increasing access to quality healthcare for children, improving medical institutions, and supporting high-level programmes that build business knowledge and executive leadership.



District 1 - Saigon River

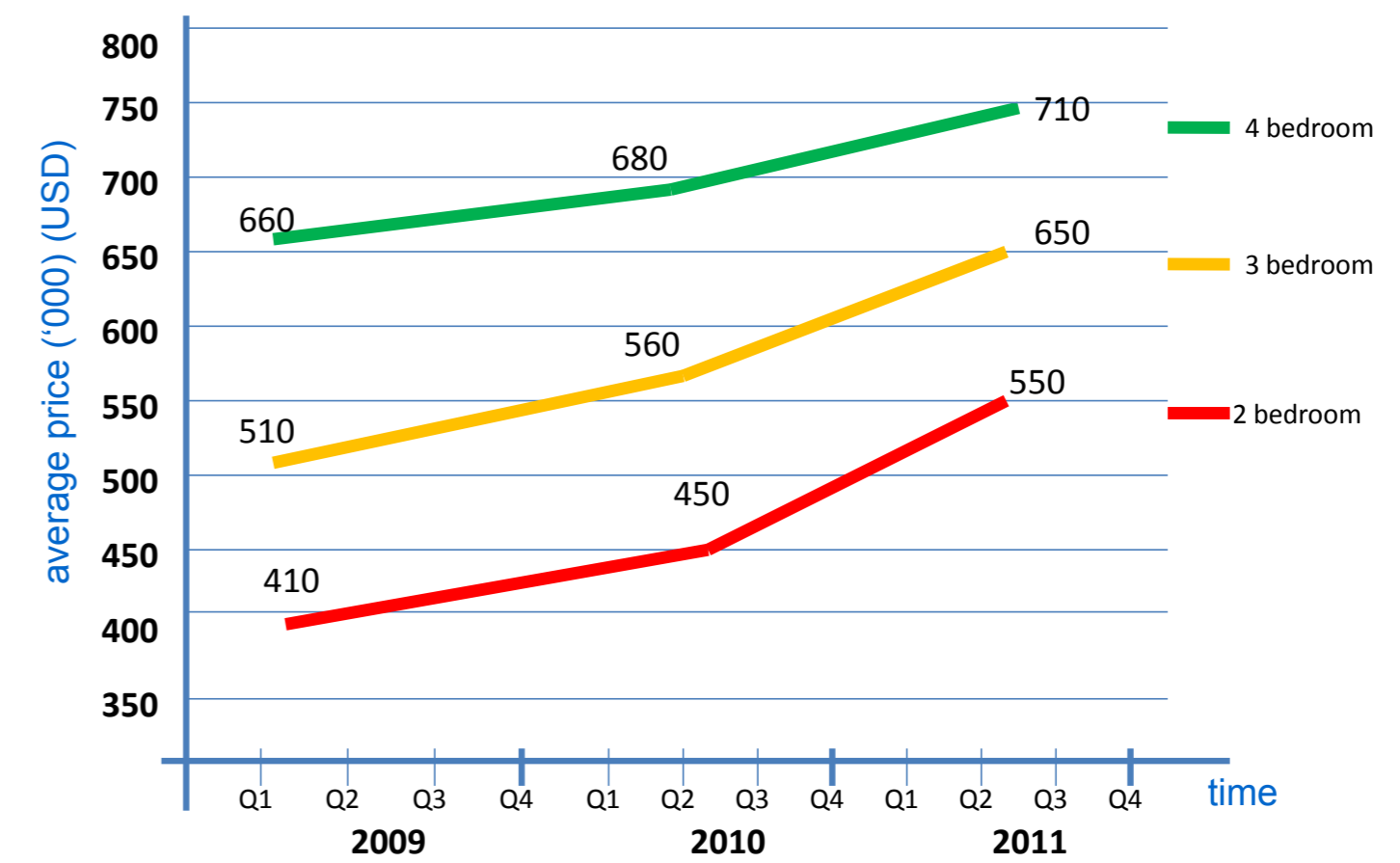




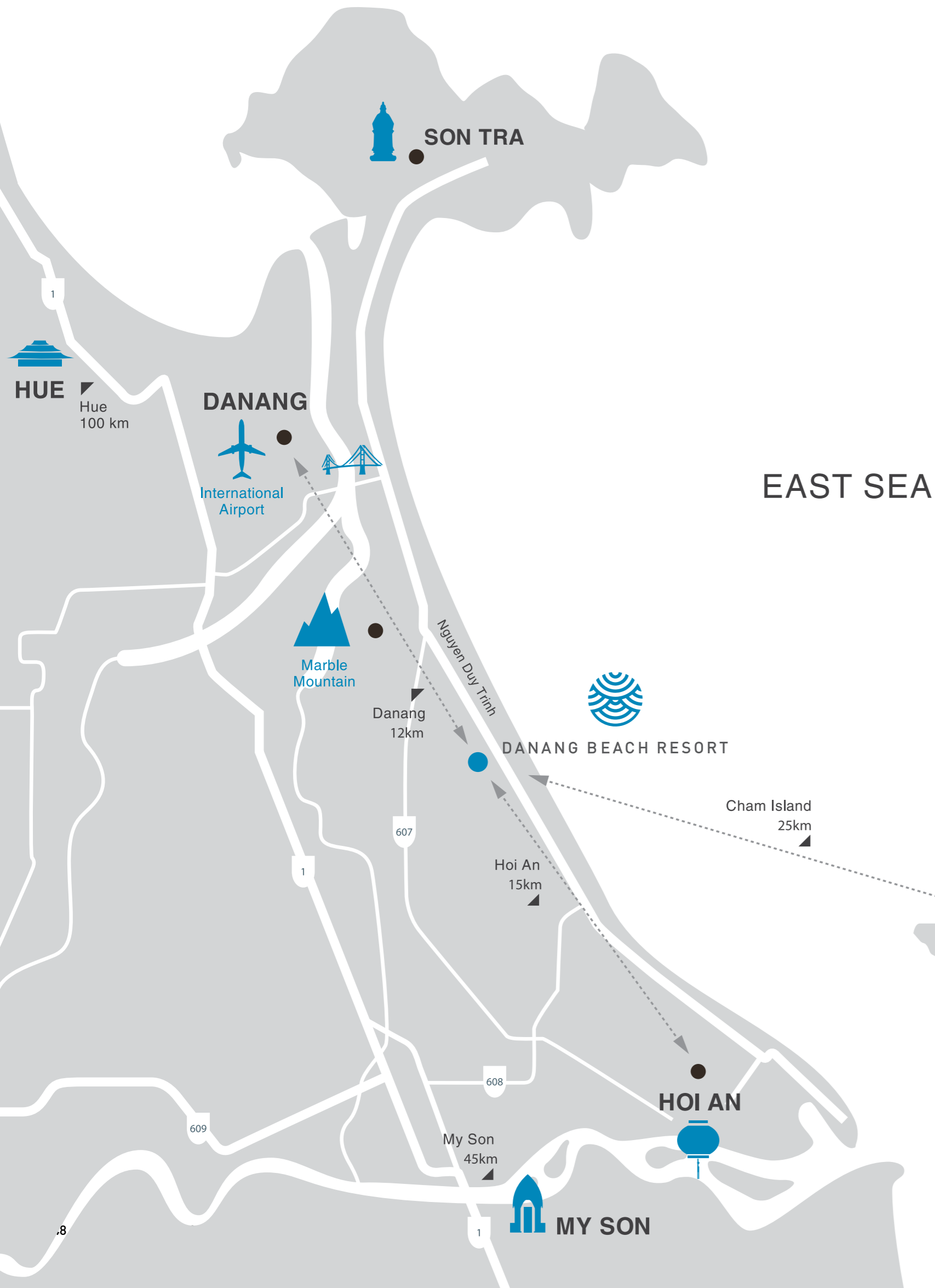
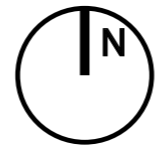
*Average values are over 20% higher than original prices. . . .an excellent return during a time of economic uncertainty*

The previously outlined factors combine to make Danang Beach Resort an excellent investment decision and this is proven by increase in re-sale values which at The Ocean Villas are now on average over 20% higher than their original selling price in 2009. Above all, however, it is the presence of the golf course that attracts prospective buyers and will ensure the project's success for years to come.

**Average price of The Ocean Villas over time**



period \ type	2 bedroom	3 bedroom	4 bedroom
2009-2010	10%	10%	3%
2010-2011	22%	16%	4%
2009-2011	34%	27%	8%



EAST SEA



Hue



Danang



Marble Mountains



Cham Islands



Hoi An



My Son



Son Tra

# B2

## LOCATION

## Danang

Danang Beach Resort is located only 20 minutes drive from Vietnam's third largest city Danang and the international airport. For local Vietnamese travelling from other parts of the country, they enjoy being in close proximity to the city to enjoy its highlights; local food, markets, the Han River and of course the beach and Son Tra Peninsula. Historically, Danang is where the first US combat troops landed in South Vietnam in 1965 and the American army had set up considerable base camps in the area throughout the war period.



Danang Bridge at night



Son Tra Peninsula - The Temple



## Hoi An

The ancient town of Hoi An was declared a UNESCO World Heritage site in 1999 and is only a 20 minute drive from Danang Beach Resort. UNESCO calls Hoi An “an exceptionally well preserved example of a Southeast Asian trading port dating from the 15th to the 19th century. Its buildings and its street plan reflect the influences, both indigenous and foreign, that have combined to produce the unique heritage site.” (source: [www.whc.unesco.org](http://www.whc.unesco.org)).

Hoi An is arguably Vietnam’s most famous tourist attraction and a must-see stop on South East Asia’s backpacker trail. It is famed for its lantern, arts and crafts shops, cooking schools, tailors, and historical old houses and beautiful buildings on display.





View of Marble Mountains from Danang Beach Resort

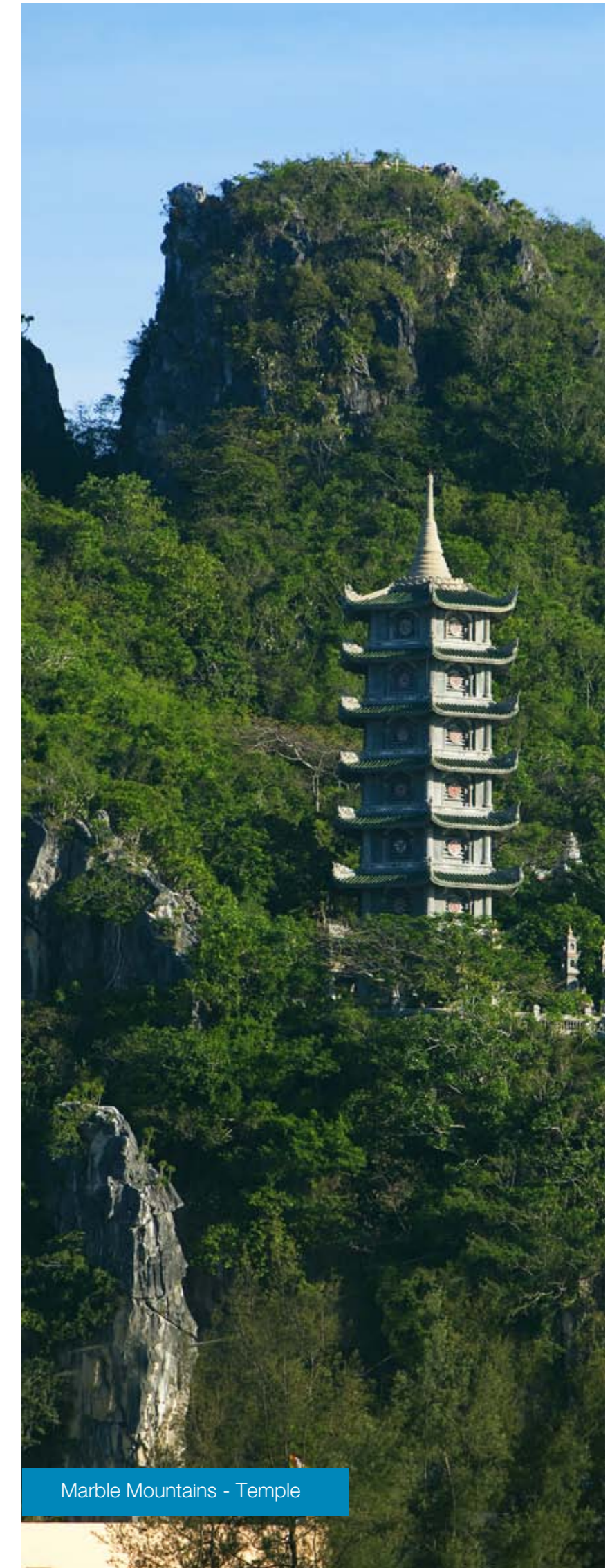
### Marble Mountains

Only a 5 minute drive and providing a spectacular backdrop for Danang Beach Resort, the Marble Mountains consists of five marble and limestone hills topped with delicate pagodas.

All of the mountains have cave entrances and it is possible to climb to the summit of one of the peaks. Several Buddhist sanctuaries can also be found within the mountains, making this a famous and important tourist destination.



Marble Mountains - Temple



Marble Mountains - Temple

## Danang Beach

Known to locals as My Khe, My An and Non Nuoc beaches, Danang Beach is undoubtedly the city's most famous tourist attraction. Identified by Forbes Magazine as one of the world's best beaches alongside South Beach in Miami and Bondi Beach in Australia, Danang Beach Resort is directly located on the beach next to the white sands and clear waters it has to offer. The beach is popular with water sports enthusiasts with kite surfing and surfing available for most of the year.



## The Cham Islands

Cham Island, a local point of interest is clearly visible from the golf course and the beachfront villas. Featuring beautiful seascapes and landscapes, Cham Island is one of numerous islands that dot the Danang coast, populated by over 3,000 inhabitants, most of whom make their living from fishing it is famous for its unspoiled beaches and diving. The area is home to hundreds of species of coral, fish and mollusk (source: Lonely Planet, Vietnam, 2011 edition).



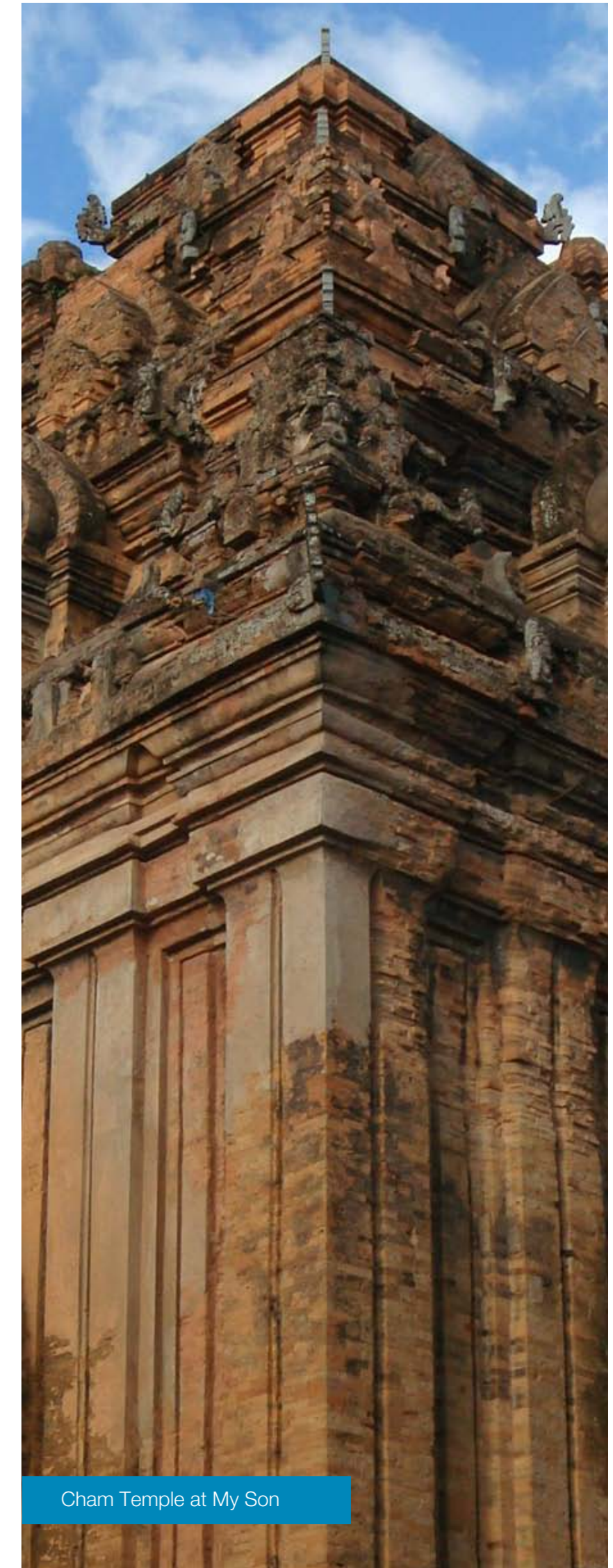
The Cham Islands - Temple



View of The Cham Island from the beach at Danang Beach Resort

## My Son

The Unesco World Heritage site of My Son was a religious centre between the late 4th and 13th centuries for Indian Hinduism, with ruins of these temples today covering a 200 sqm area with only 20 structures standing where it is thought 68 once stood (source: [www.whc.unesco.org](http://www.whc.unesco.org) ) Only a 30 minute drive from Danang Beach Resort the site has drawn comparisons to Cambodia's Angkor Watt and is described by the Lonely Planet as an intimate and enthralling visit.







The Ocean Villas

# B3

## SITE LAYOUT

All projects within Danang Beach Resort are designed to take account of the following features:

- Low plot ratio – ample space between villas
- Flanked by the ocean and the golf course with the majority having water views
- No rear boundaries between villas, ideal for families with children
- Gated communities within communities



# The Ocean Villas

Flanked by the golf course on one side and the ocean on the other providing uninterrupted views for residents

No of Bedrooms	Average Size of Villa	Total
2	200 sqm	44
3	271 sqm	35
4	328 sqm	18
5	600 sqm	17

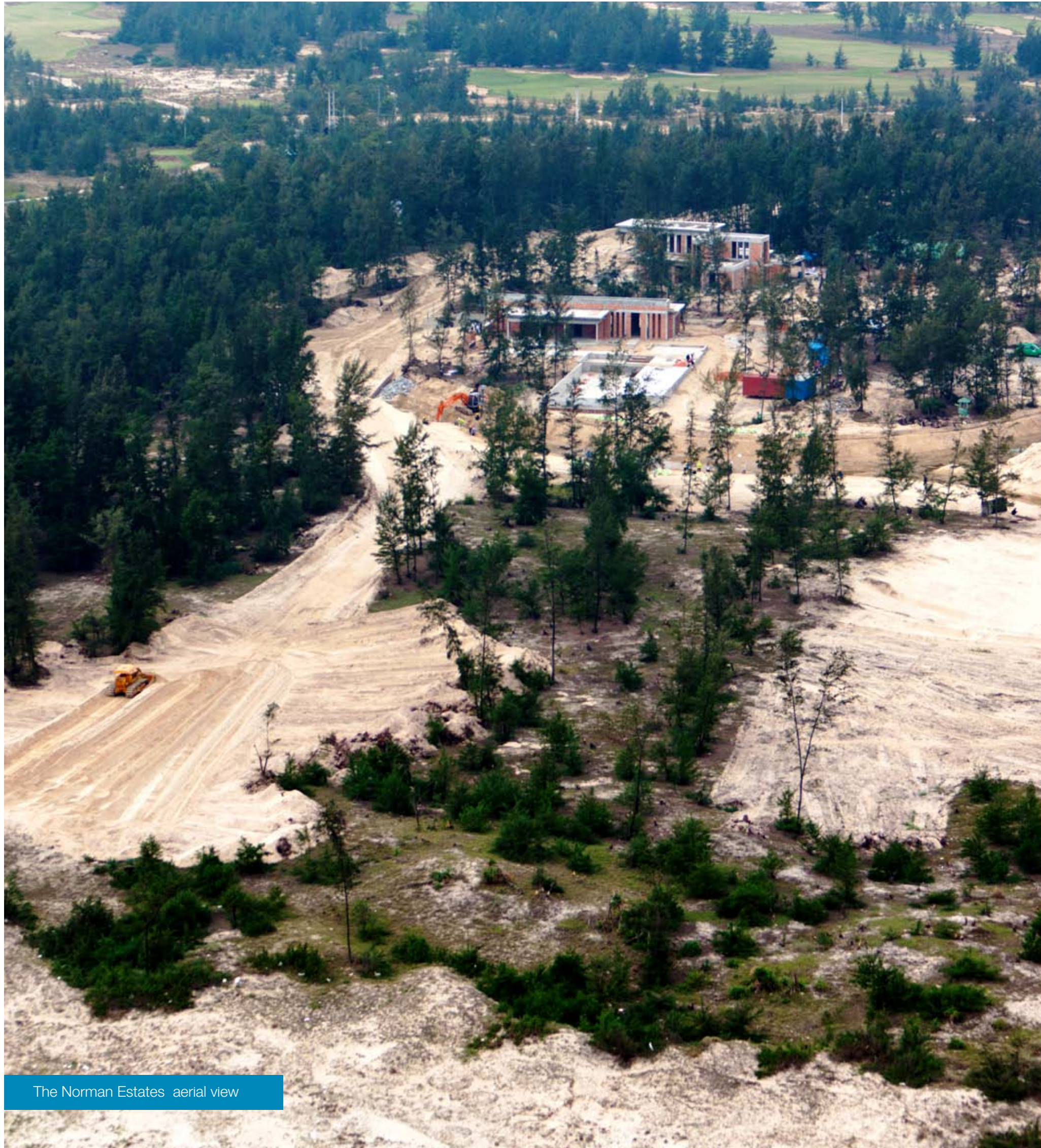
The Ocean Villas include 97 non-beachfront of two to four bedrooms in configuration and 17 beachfront homes (The Beachfront Enclave), all four to five bedroom configurations. The residences are arranged around the waterway which flows through the site and enjoys direct access along one side to the ocean, ensuring the project's beach club and beach itself are easily accessed by all villas. The images show the placement of the villas in relation to the golf course, with villas on one side of the plan enjoying uninterrupted views of the course.

**The Ocean Villas has been designed as a community, not a collection of separate homes with features such as wide streets and spacious sites and ample room between villas**



The wide streets and landscaped footpaths create the feel of an exclusive, gated community where children can play in the street and residents can enjoy the peace and quiet (precious commodities in bustling Vietnam).

**The spacious planning of the project further enhances its luxury atmosphere**



The Norman Estates aerial view



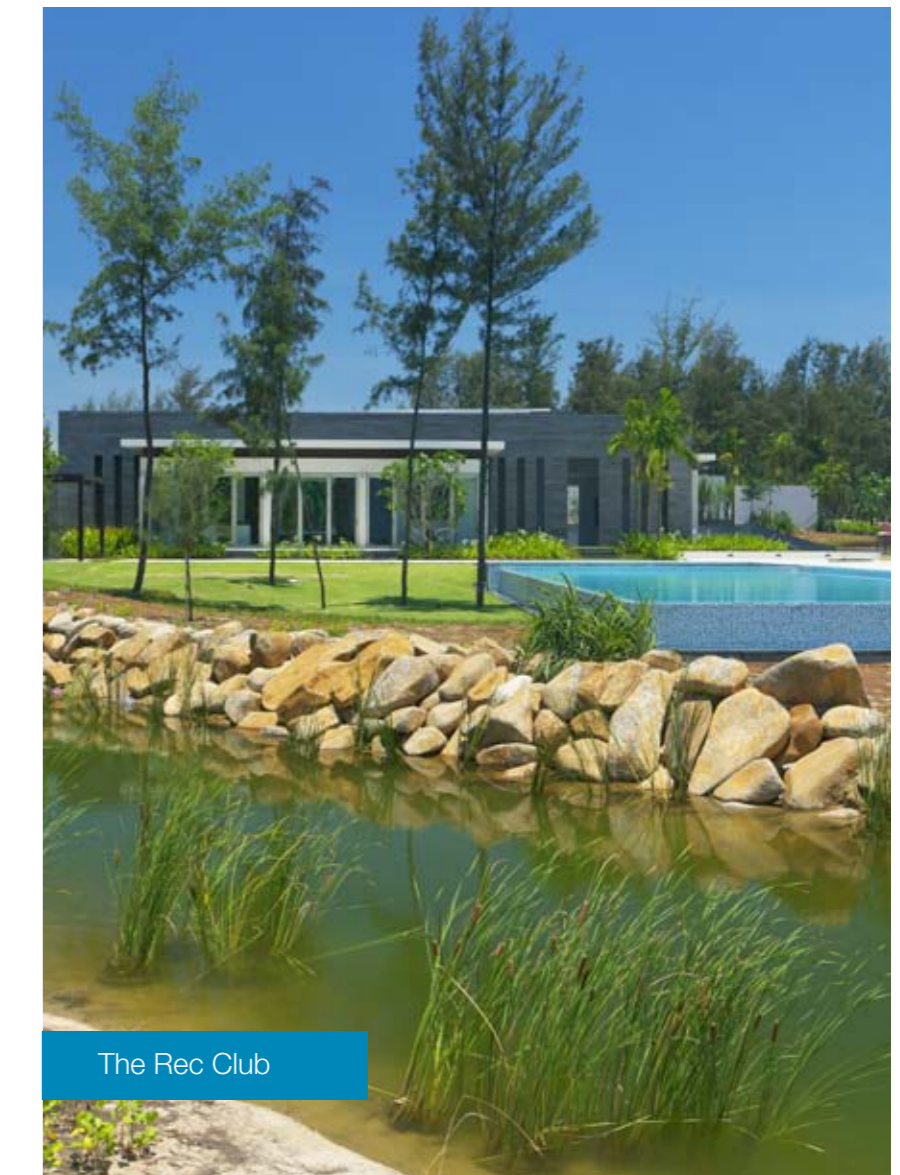
Norman Estates MasterPlan

# Norman Estates

As with The Ocean Villas, Norman Estates has been designed to take full advantage of golf course, water and ocean views.

No of Bedrooms	Average Size of Villa	Total
2 bedroom, 1 level	368 sqm	6
3 bedroom, 1 level	387 sqm	6
3 bedroom, 2 level	467 sqm	14
5 bedroom, 2 level	507 sqm	11

Consisting of 37 villas, 4 of which are located directly on the beach and a further 8 of which enjoy ocean views overlooking The Dunes Course signature 16th hole, Norman Estates has been designed with no expense spared. Residents also enjoy exclusive use of their own recreation and sports club, centrally located to ensure ease of access to all.



The Rec Club



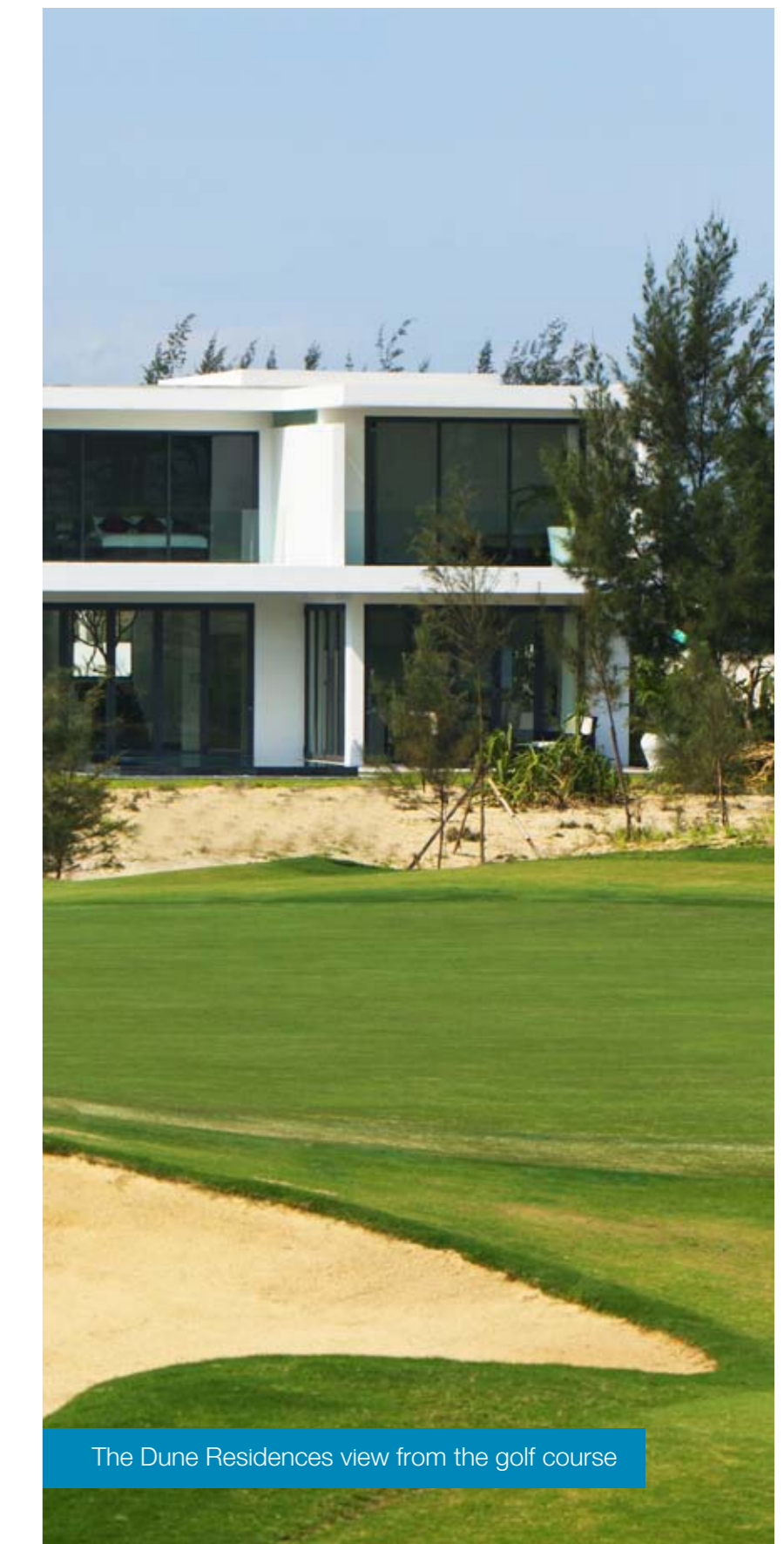
The Dune Residences Site with the clubhouse in the background



The Dune Residences Masterplan

## The Dune Residences

The Dune Residences are an enclave of 15, 3 bedroom villas, all of 377sqm in area and flanked by the 1st, 2nd and 9th holes of The Dunes Course. The residences benefit from private access from the main driveway to Danang Golf Club and backyards blend seamlessly into the fairways of the golf course.



The Dune Residences view from the golf course



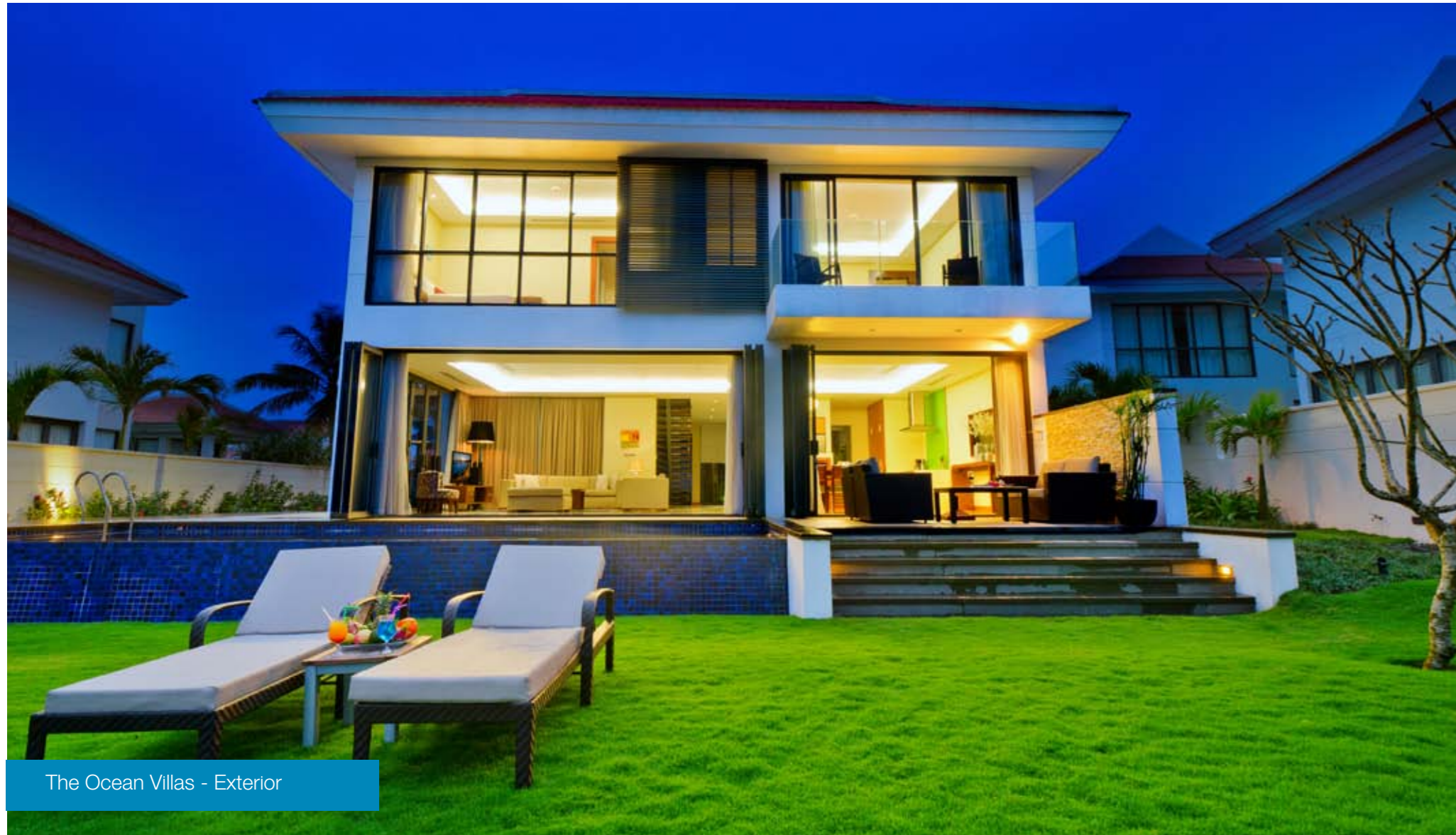
# APPEARANCE & FINISH

<b>72</b>	C1 - External Appearance
<b>82</b>	C2 - Architecture
<b>102</b>	C3 - Interior
<b>110</b>	C4 - Unit Specifications



C1

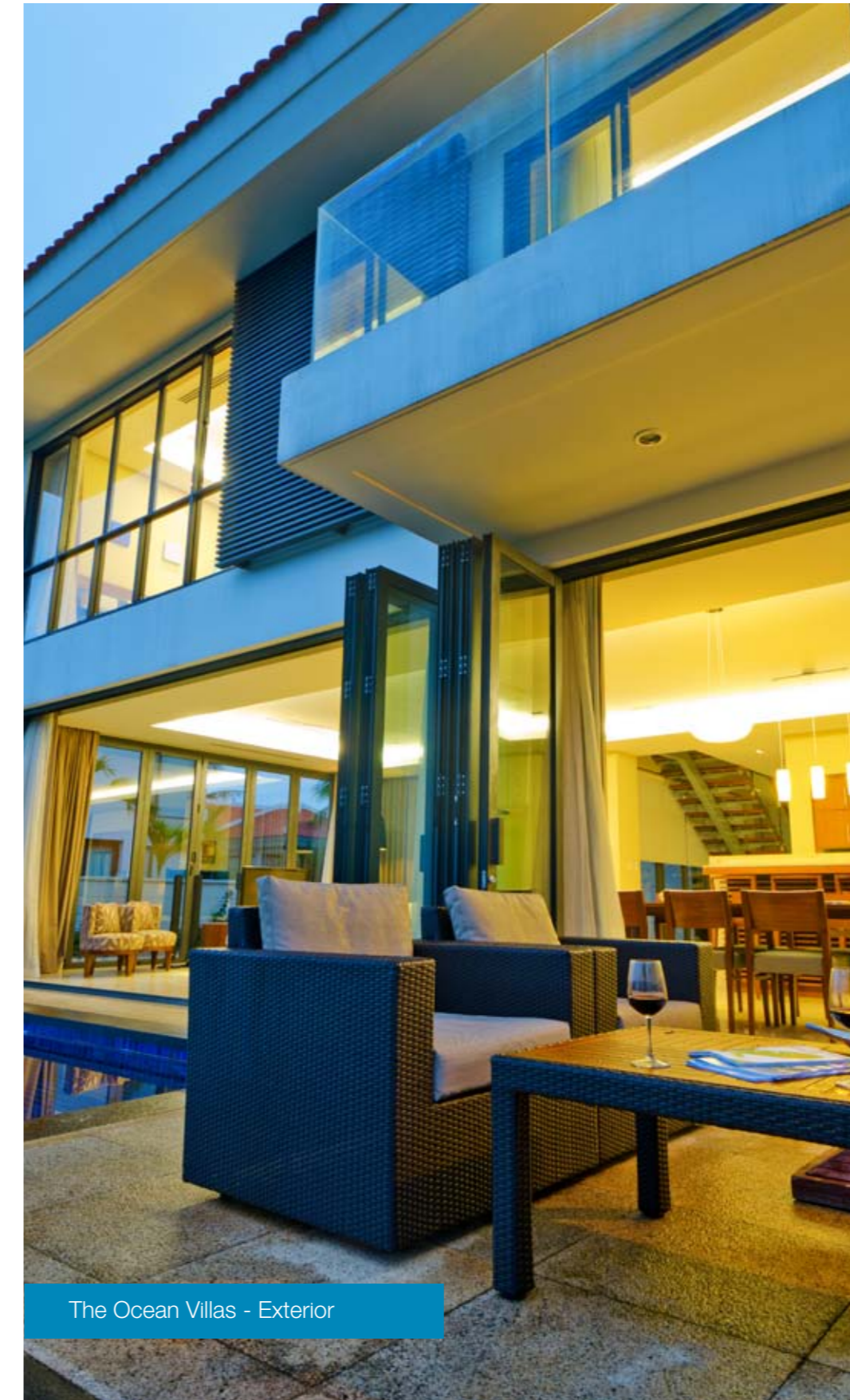
EXTERNAL  
APPEARANCE



The Ocean Villas - Exterior



WhiteCaps beach club



The Ocean Villas - Exterior

## The Ocean Villas

**A mixture of the traditional and the contemporary with an abundance of rich landscaping and feng shui features.**

- Retaining elements of the traditional architecture of the area such as the signature red pitched roofs of terracotta tiles while at the same time providing a contemporary approach as can be seen in the clean lines, expansive windows and concertina doors.
- White washed rendered walls provide a Mediterranean feel, benefiting the warm climate.
- Our target buyers, wealthy Vietnmaese, appreciate both the Vietnamese elements and the more modern elements that denote their homes status in the 'new' luxury second home market.
- High quality use of materials, products and finishing throughout is also characteristic of the design.
- Landscaping is an extremely important part of the project. The landscaping approach relies on the use of domestic plants and trees to create a tropical, beachfront environment and maintain privacy between the villas.
- Coconut trees are spread out on the villa plots, and palettes of the best domestic plant and tree species result in green leafy surroundings.
- The use of water is also a signature element of the project. In addition to the waterway that runs through The Ocean Villas, the inclusion of a water feature at the door of each villa is good feng shui – extremely important to our buyers.

## WhiteCaps

- The beach club at The Ocean Villas continues the theme of tropical landscaping, with a similar modern design that retains a Vietnamese touch with the same red pitched roof as the villas.
- Concertina doors can be seen here on a larger scale.
- The beach club is a luxurious communal area, where the homeowners can come to meet and relax with friends and family.

# Norman Estates

## The architecture of the Norman Estates villas is sharp and contemporary

- The villa creates a strong sense of arrival, a modern impact with a non ostentatious architectural style.
- There are interconnecting volumes of different heights which assist to minimize the overall volume of the residence on both the interior and exterior, which is large in size.
- The façade is composed to provide a vibrant feeling, animated by shadows casting from the sun and/or exterior lighting.
- Geometrical in design, the façade is softened by the use of a rich red colour, inspired by traditional Vietnamese architecture.
- Architectural features and details such as raised roof overhangs, open sizes and proportions, timber screens and raw materials and finishes enrich the external appearance.
- The rear exterior is an open area, with space for BBQ, lounging and with a large swimming pool of 40sqm in volume. The large windows of the exterior emphasizes the inside/outside living aspect of the home.
- Once again, water is used at the entrance to the home, an extremely important Feng Shui feature.
- The landscaping is rustic in nature, drawing on the existing plant and tree species of the site.
- The residents recreational club continues the strong contemporary theme to the façade and once again uses water at the entrance, with a dramatic entry way to the swimming pool area creating a 'wow' factor.



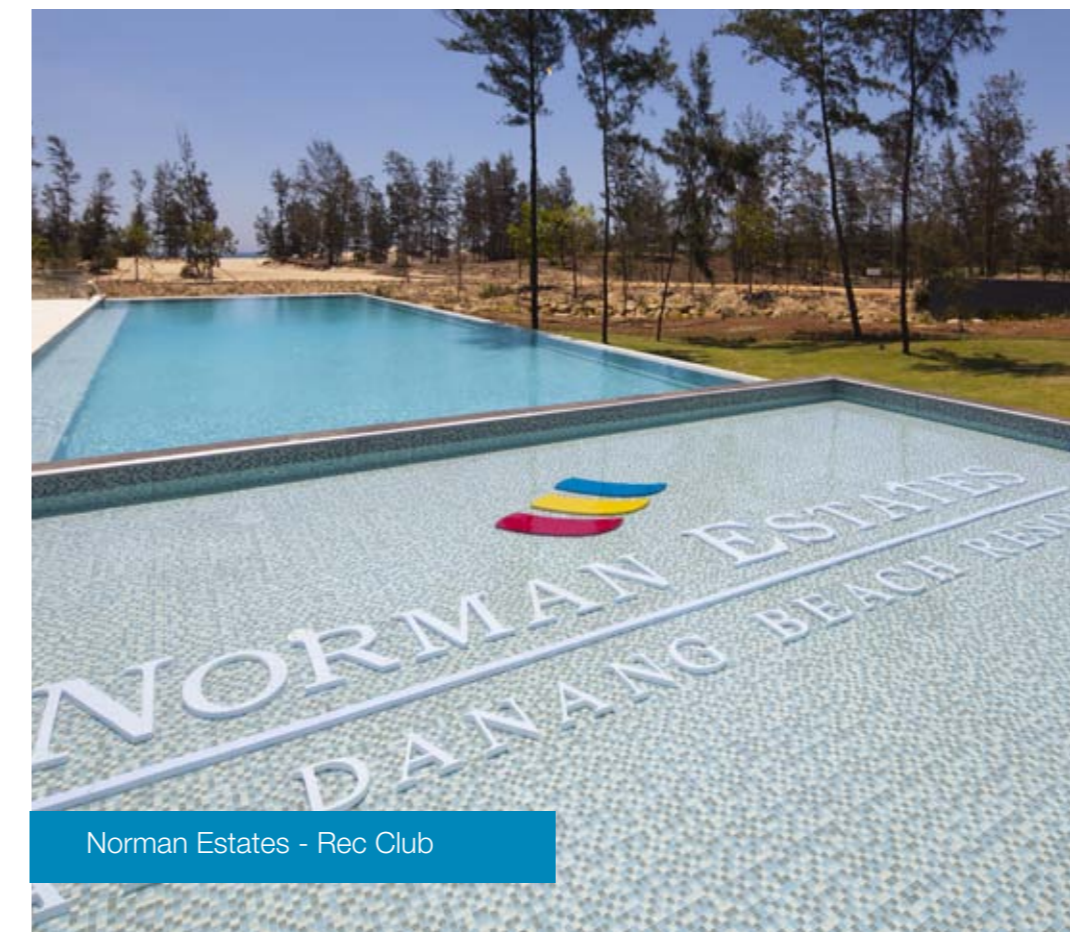
Norman Estates - Exterior



Norman Estates - Rec Club



Norman Estates - Exterior



Norman Estates - Rec Club





The Dune Residences - Exterior



The Dune Residences - Exterior

# The Dune Residences

The villas concept is based on a modern Asian contemporary design, centering on strong simple forms and materials that create volume, light, shadow and define space.

**Main exterior design points for the villas include:**

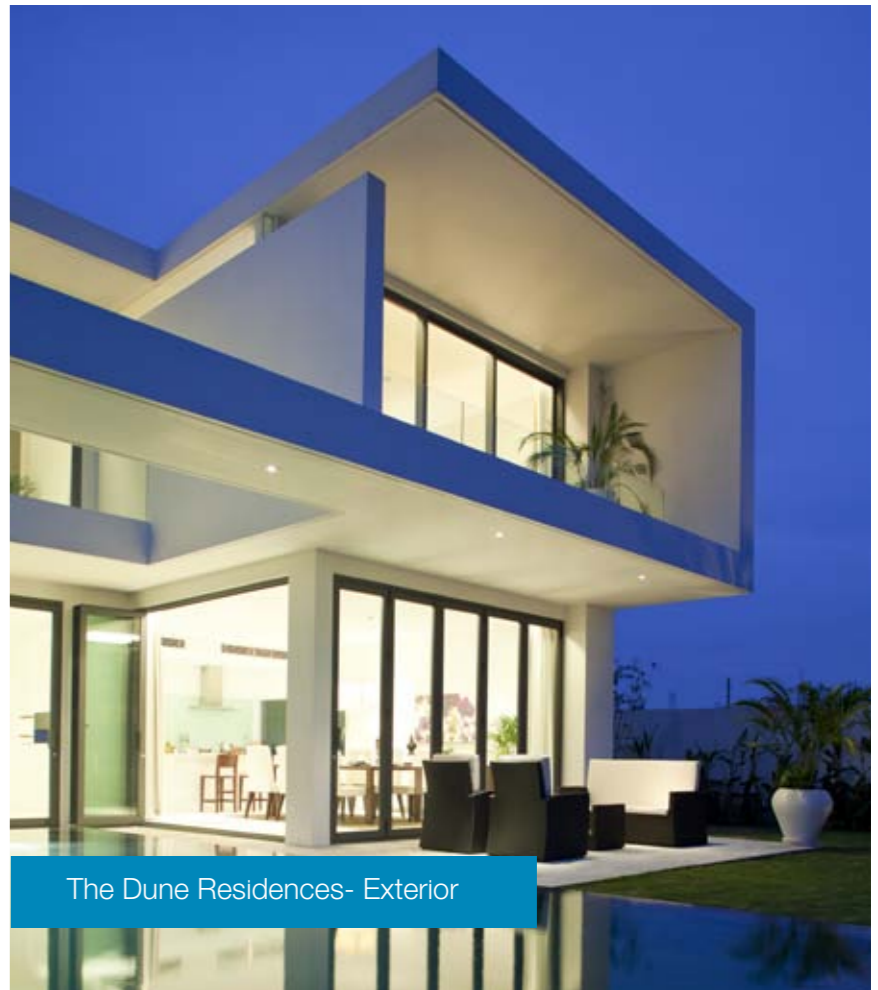
- A concept which is strongly influenced by The Dunes Course, large windows ensure a view from every room
- The façade follows a design flow which goes around the villa, emphasizing the modern design
- A water feature at the entrance similar to that of The Ocean Villas is symbolically very important.
- The bi-fold doors that flank the rear of the villa create a seamless flow between the home and garden, optimizing the interaction between the inner and outer spaces.
- The 9m long infinity pool is at the center of the garden the angular design of which blends perfectly with the exterior architecture of the home.



The Dune Residences - Exterior



The Dune Residences- Exterior



The Dune Residences- Exterior



The Dunes Course

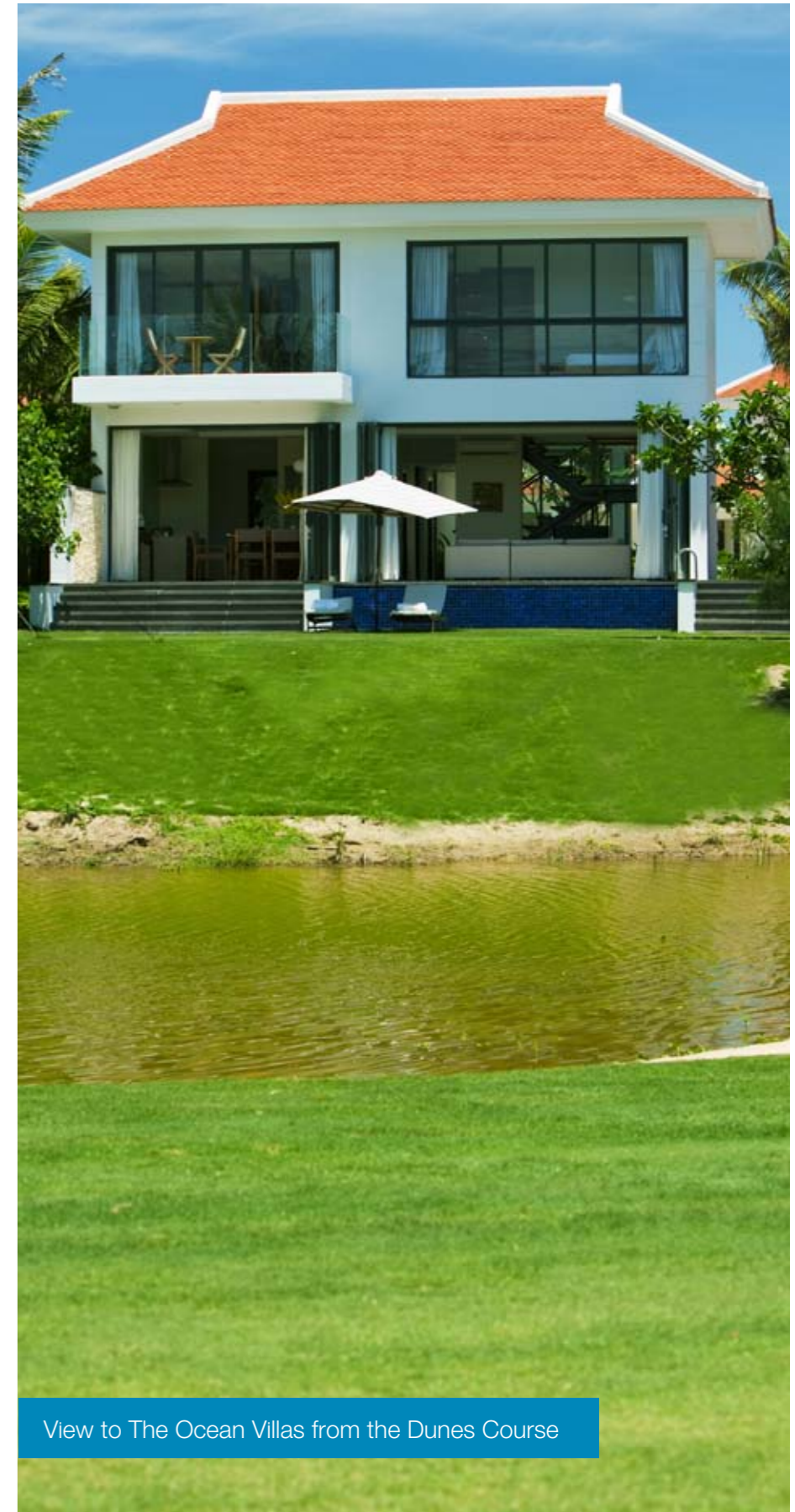
# Danang Golf Club

The landscaping of The Dunes Course follows Greg Norman's design philosophy of merging the fairways seamlessly with the natural environment.

Natural sand dunes a characteristic of the region, have been retained throughout the course, and an organic boundary line has been left between all villas and the fairways.



The Clubhouse



View to The Ocean Villas from the Dunes Course



The Ocean Villas

# C2

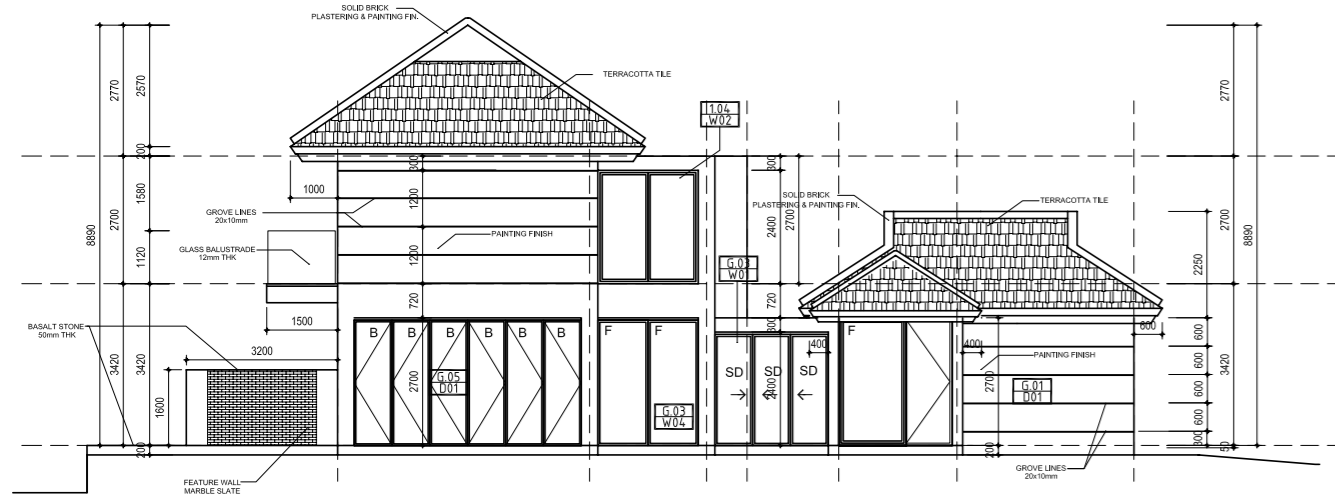
## ARCHITECTURE

Floor Plans and Elevation of :

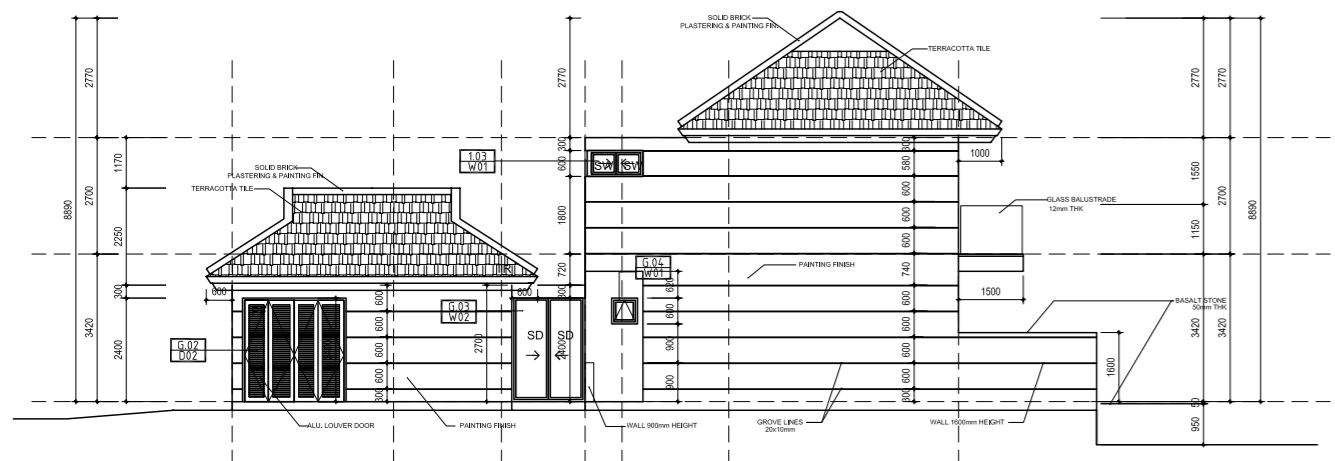
The Ocean Villas

Norman Estates

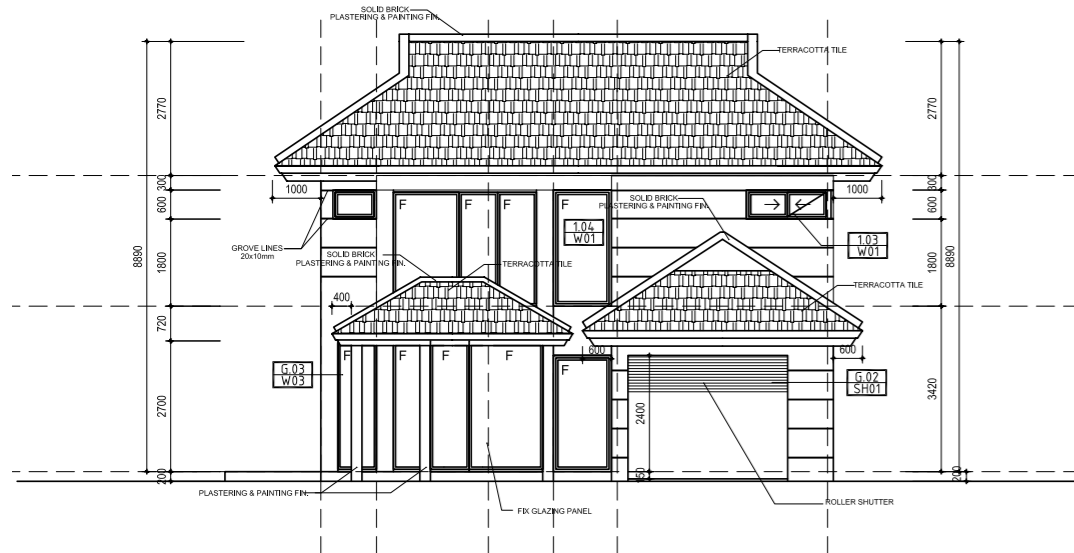
The Dune Residences



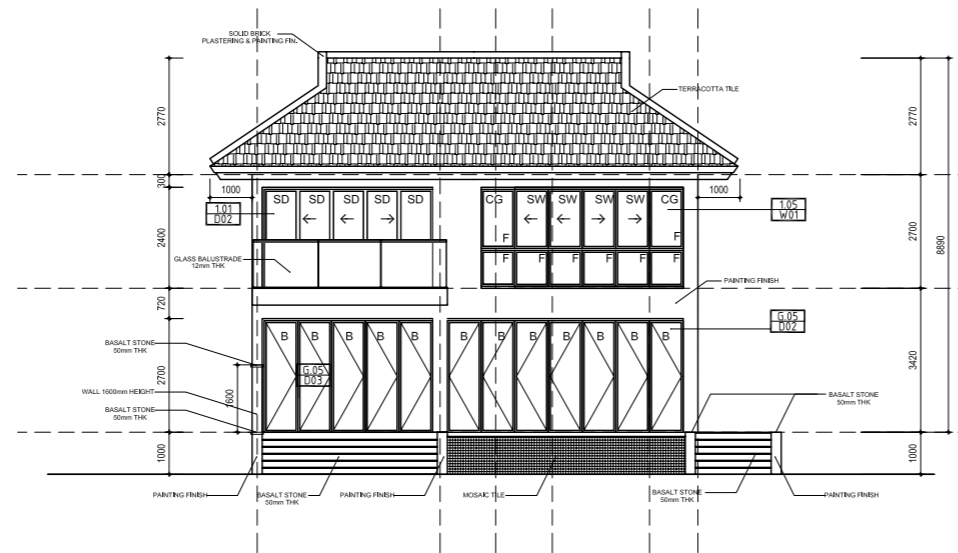
LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



FRONT SIDE ELEVATION



REAR SIDE ELEVATION

## 2 Bedroom Villa

- Living
- Dining
- Kitchen
- Swimming pool
- Master bedroom
- 2nd bedroom
- Foyer, car porch, pool deck and terrace

Internal area = 200sqm  
 External area = 75sqm  
 Total area = 275sqm  
 Land area from 519 to 647sqm



GROUND FLOOR PLAN



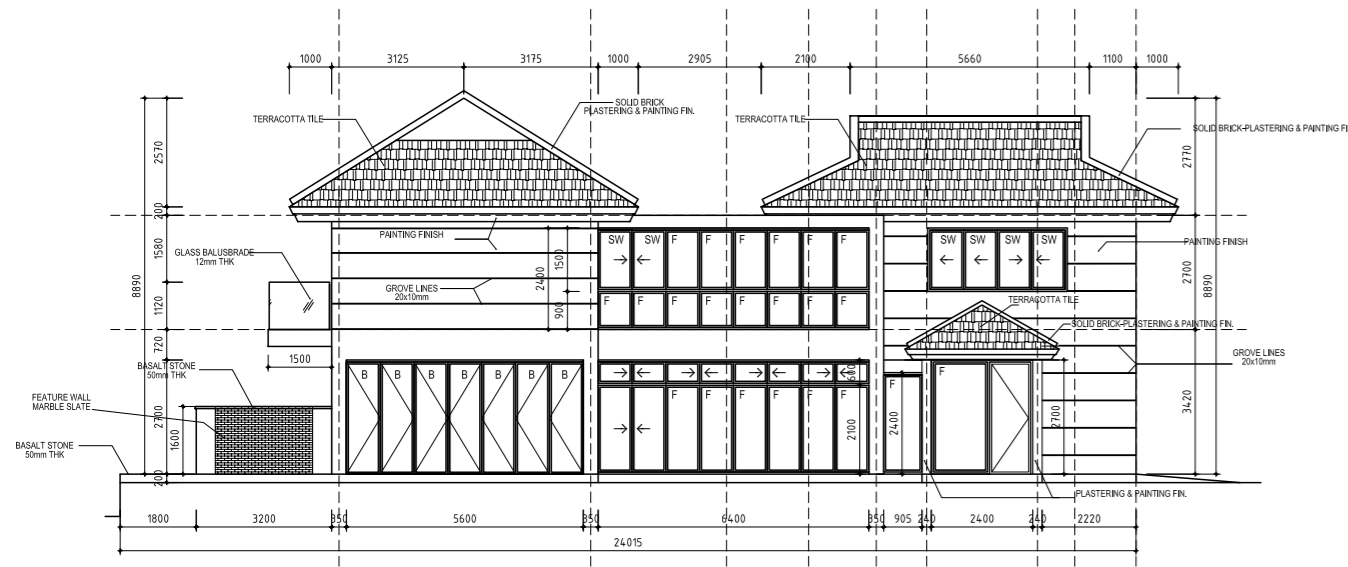
FIRST FLOOR PLAN



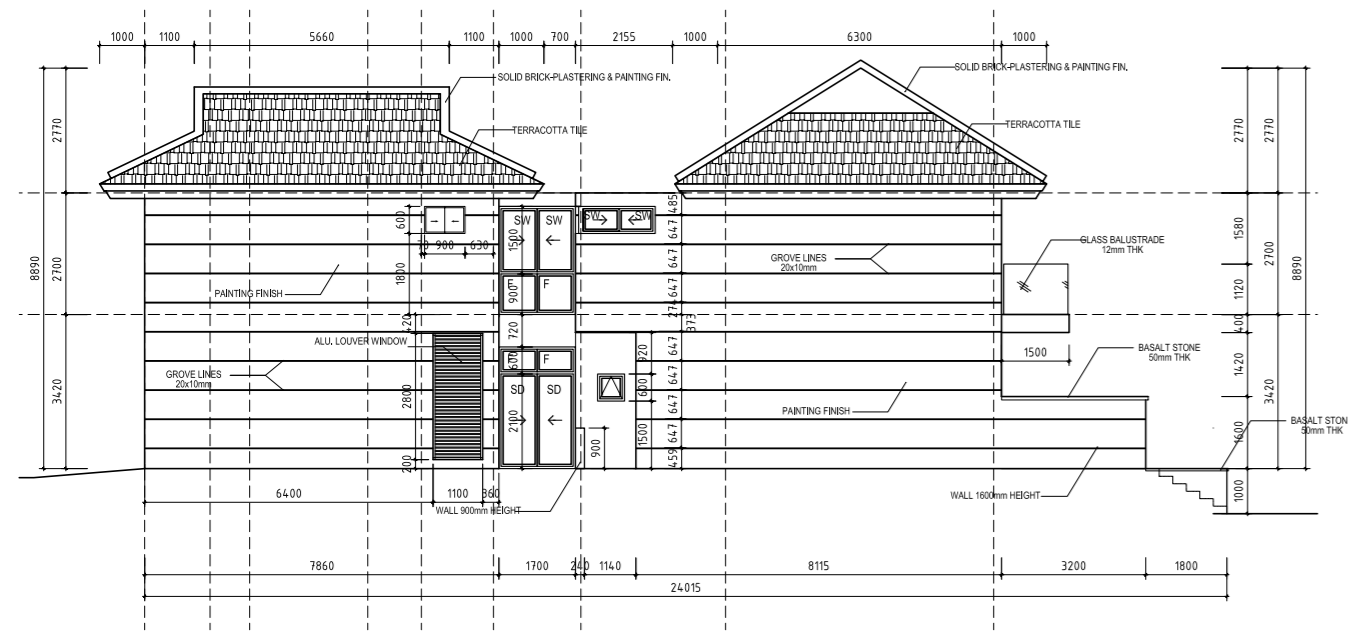
### 3 Bedroom Villa

- Living
- Dining
- Kitchen
- Swimming pool
- Master bedroom
- 2nd bedroom
- 3rd bedroom/study
- Foyer, car porch, pool deck, terrace, reflective pond

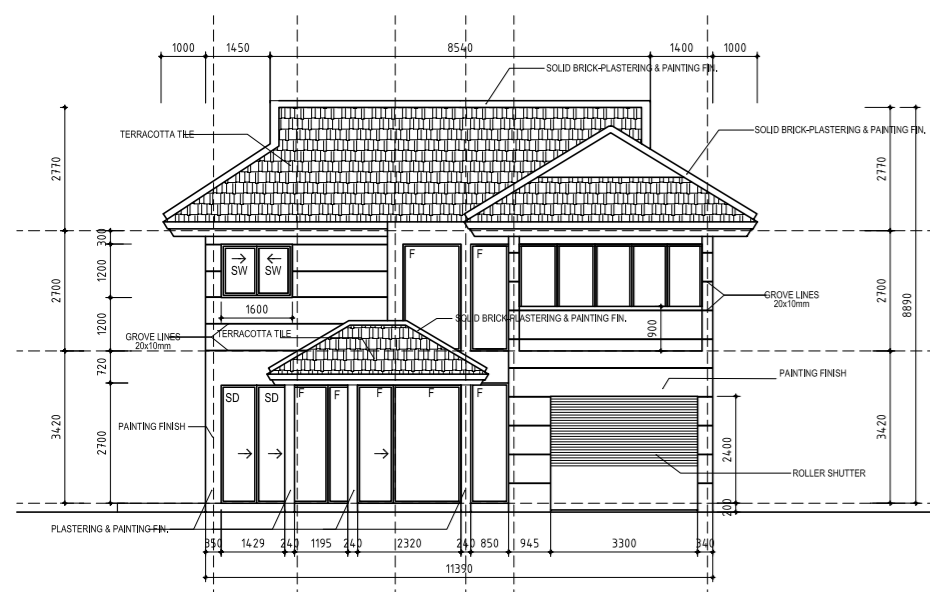
Internal area = 271sqm  
 External area = 102sqm  
 Total area = 373sqm  
 Land area from 548 to 848sqm



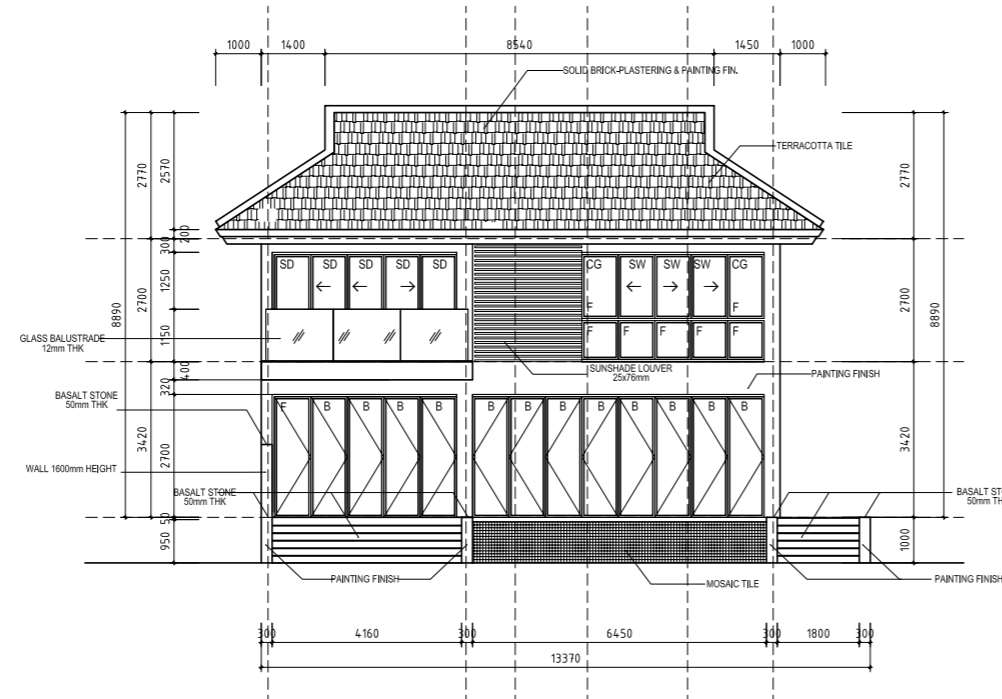
LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



FRONT SIDE ELEVATION



REAR SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



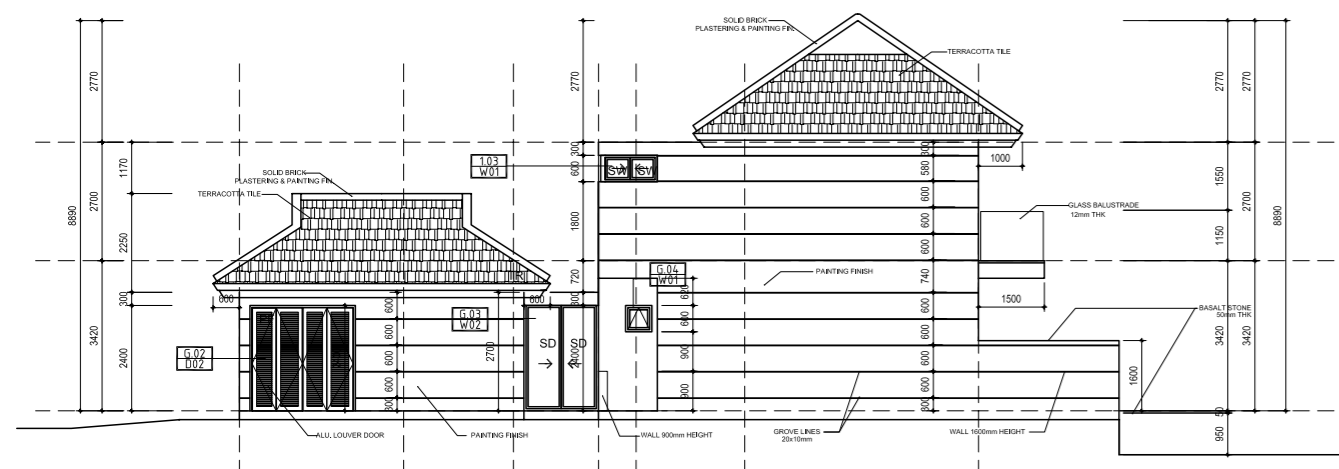
### 4 Bedroom Villa

- Living
- Dining
- Kitchen
- Swimming pool
- Master bedroom
- 2nd bedroom
- 3rd bedroom
- 4th bedroom / study
- Foyer, car porch, pool deck, terrace, reflective pond

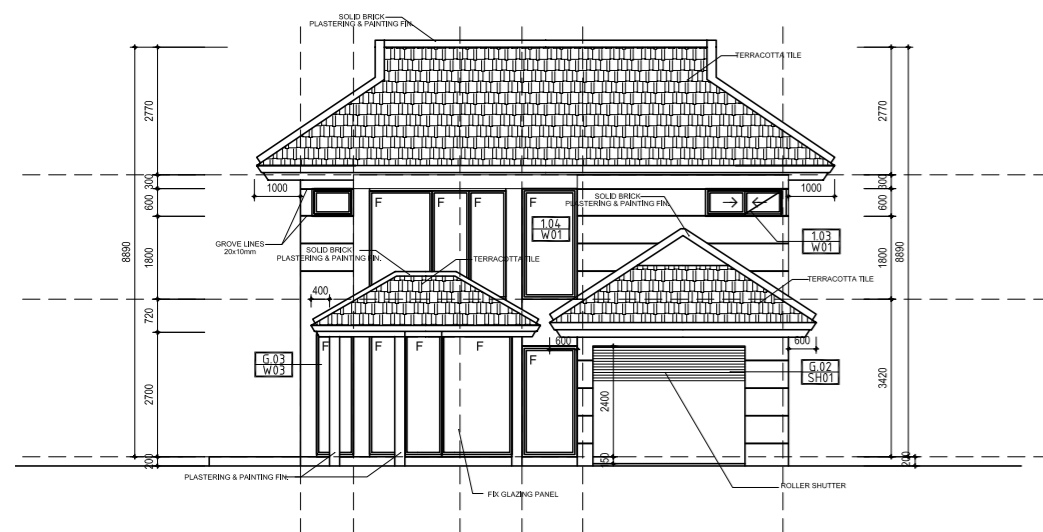
Internal area = 328sqm  
 External area = 105sqm  
 Total area = 433sqm  
 Land area from 730 to 1,105sqm



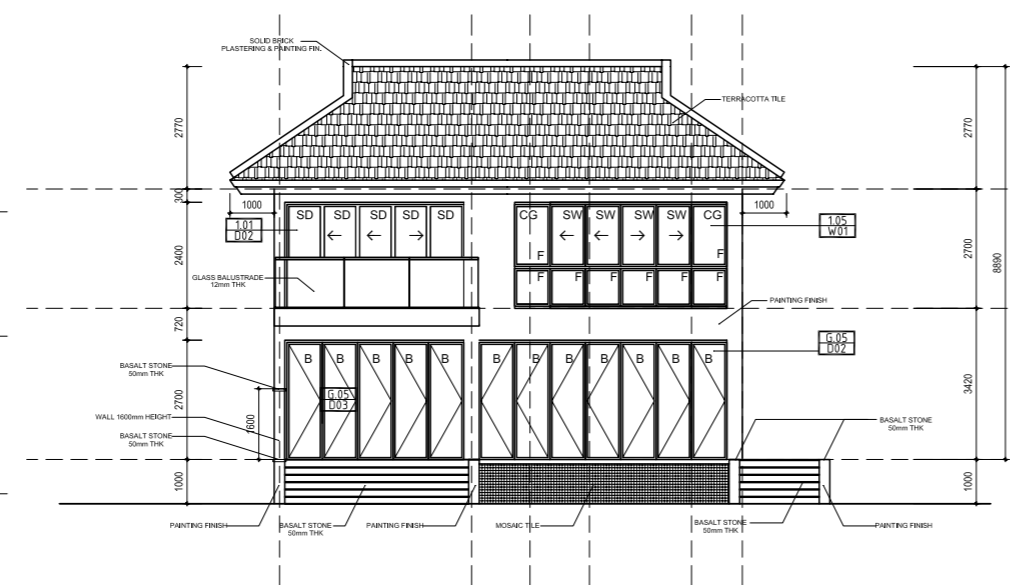
LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



FRONT SIDE ELEVATION



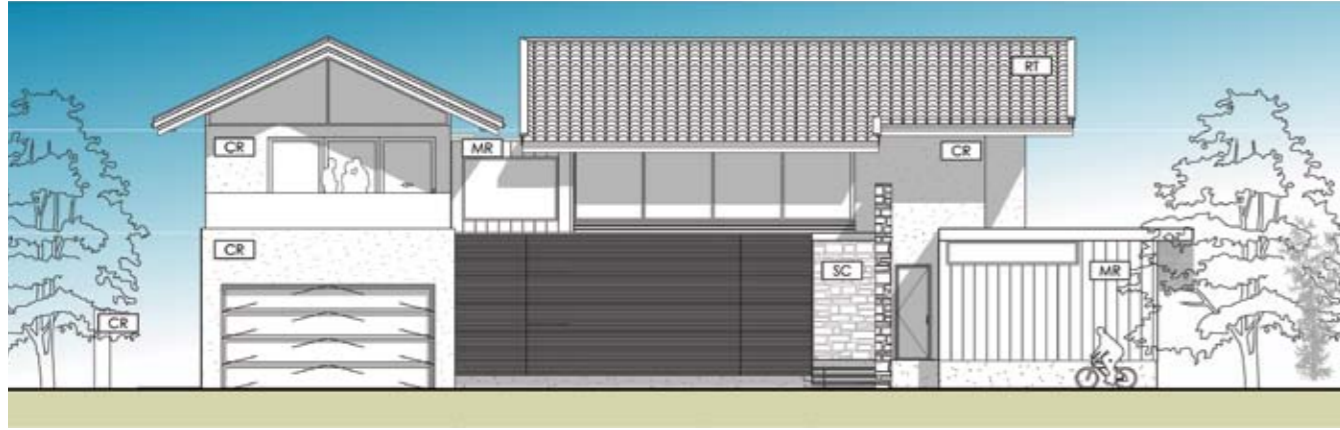
REAR SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



FRONT SIDE ELEVATION



BEACH ELEVATION



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

## 5 Bedroom Beachfront Villa

- Living
- Library/Study
- Dining
- Kitchen
- Swimming pool
- Master bedroom
- 2nd bedroom
- 3rd bedroom
- 4th bedroom
- 5th Bedroom
- Foyer, car porch, pool deck, terrace, courtyard, lily pond

Internal area = 829sqm  
 External area = 1,285sqm  
 Total area = 2,114sqm



GROUND FLOOR PLAN



FIRST FLOOR PLAN



*Villa A*  
2 Bedrooms + Studios  
1 level



FRONT SIDE ELEVATION



REAR SIDE ELEVATION



RIGHT SIDE ELEVATION



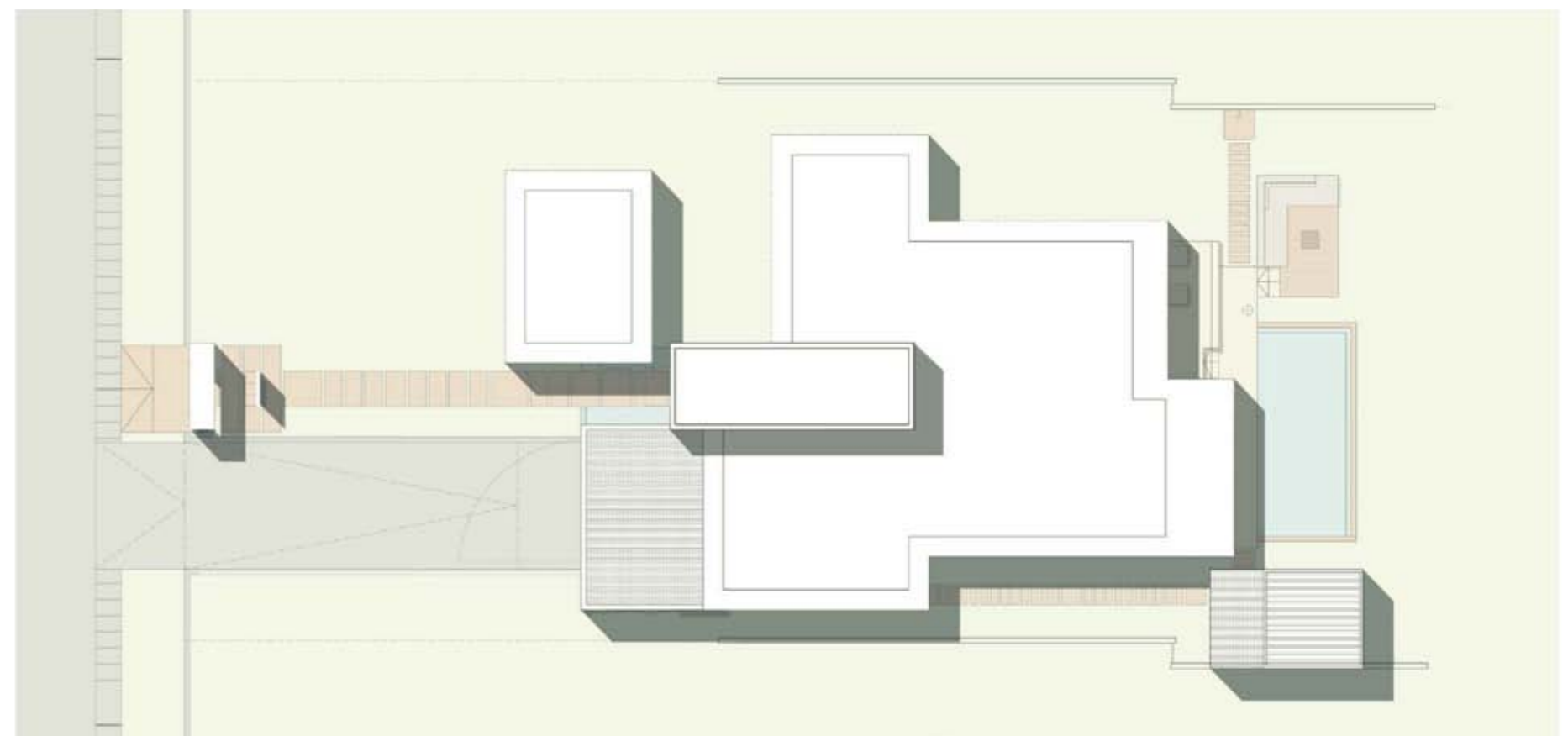
LEFT SIDE ELEVATION

- Entrance
- Living / Dining
- Kitchen
- Master bedroom suite
- Bedroom Suite
- Bedroom / Studio
- Extra Bathroom
- Guest Bathroom
- Maid room
- Laundry/ Washing room
- Terrace
- Pool
- Outside shower area
- Sala + Outdoor cooking
- Garage

Internal area = 234sqm  
 External area = 179.5sqm  
 Total area = 413.5sqm  
 Land Area from 1,077sqm to 1,301sqm



GROUND FLOOR PLAN



ROOF PLAN





FRONT SIDE ELEVATION



REAR SIDE ELEVATION



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

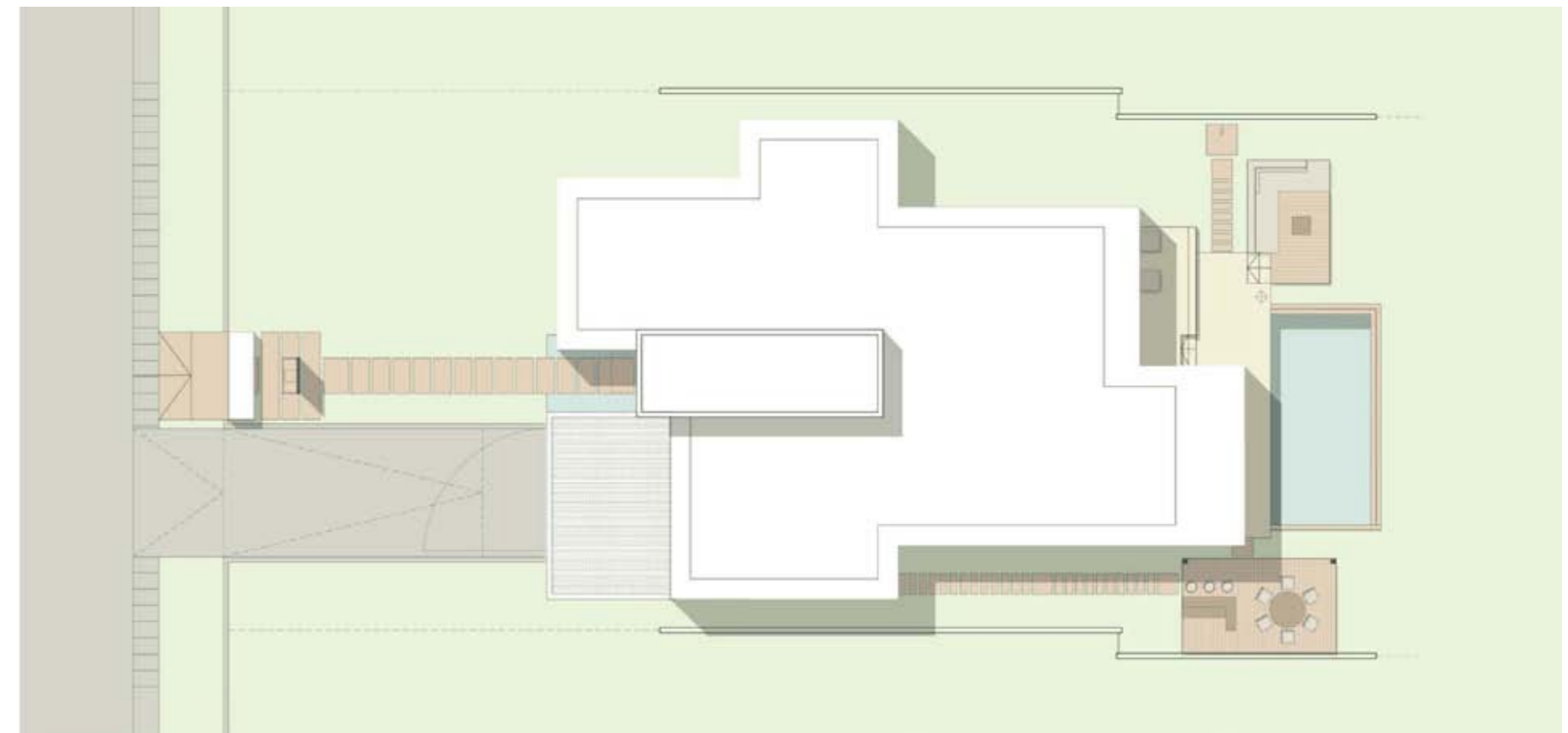
*Villa B1*  
3 Bedrooms  
1 level

- Entrance
- Living / Dining
- Wet kitchen
- Master bedroom suite
- Bedroom Suite
- Bedroom Suite
- Guest Bathroom
- Maid room
- Laundry/ Washing room
- Terrace
- Pool 1
- Outside shower area
- Sala + Outdoor cooking
- Garage

Internal area = 253sqm  
 External area = 172.2sqm  
 Total area = 425.2sqm  
 Land area from 1,058sqm to 1,110sqm



GROUND FLOOR PLAN



ROOF PLAN

*Villa B2*  
3 Bedrooms  
2 levels

- Entrance
- Living / Dining
- Wet kitchen
- Master bedroom suite - up-stair
- Bedroom Suite
- Library / Office
- Guest Bathroom
- Maid room
- Laundry/ Washing room
- Outside terrace
- Pool
- Balcony
- Outside shower area
- Sala + Outdoor cooking
- Garage
- Circulation

Internal area = 304sqm  
 External area = 176.6sqm  
 Total area = 480.6sqm  
 Land area from 917sqm to 1.303sqm



FRONT SIDE ELEVATION



REAR SIDE ELEVATION



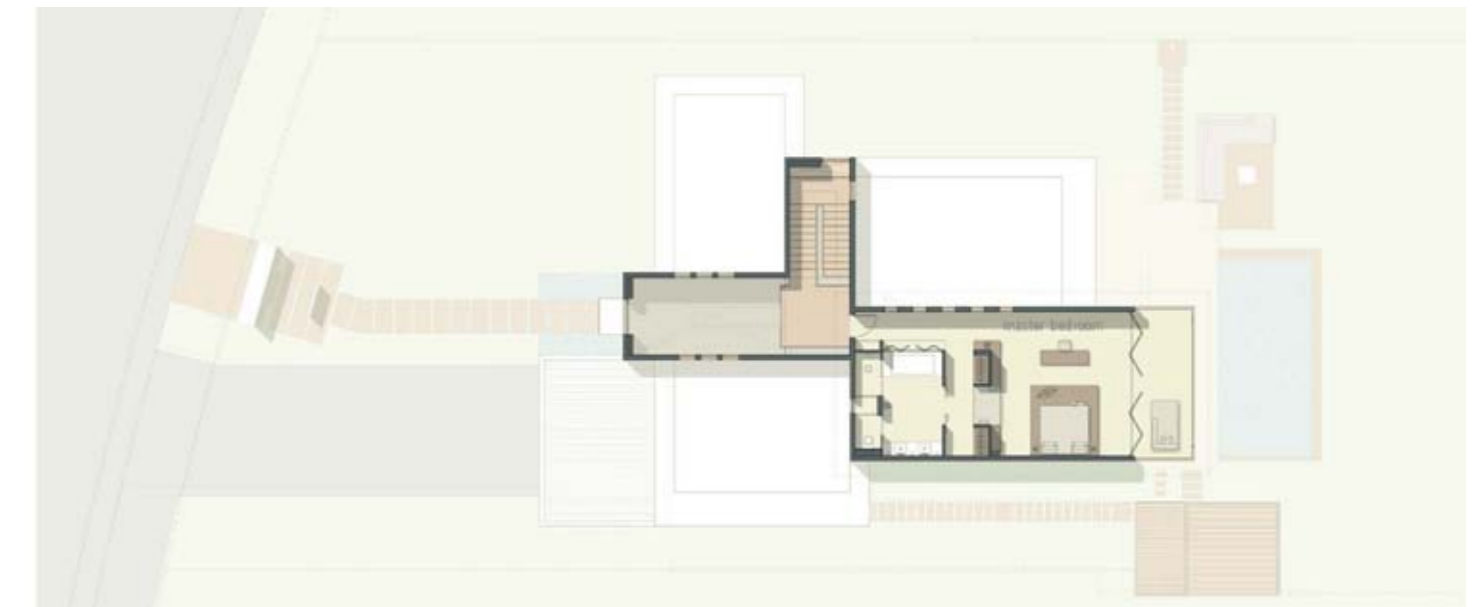
RIGHT SIDE ELEVATION



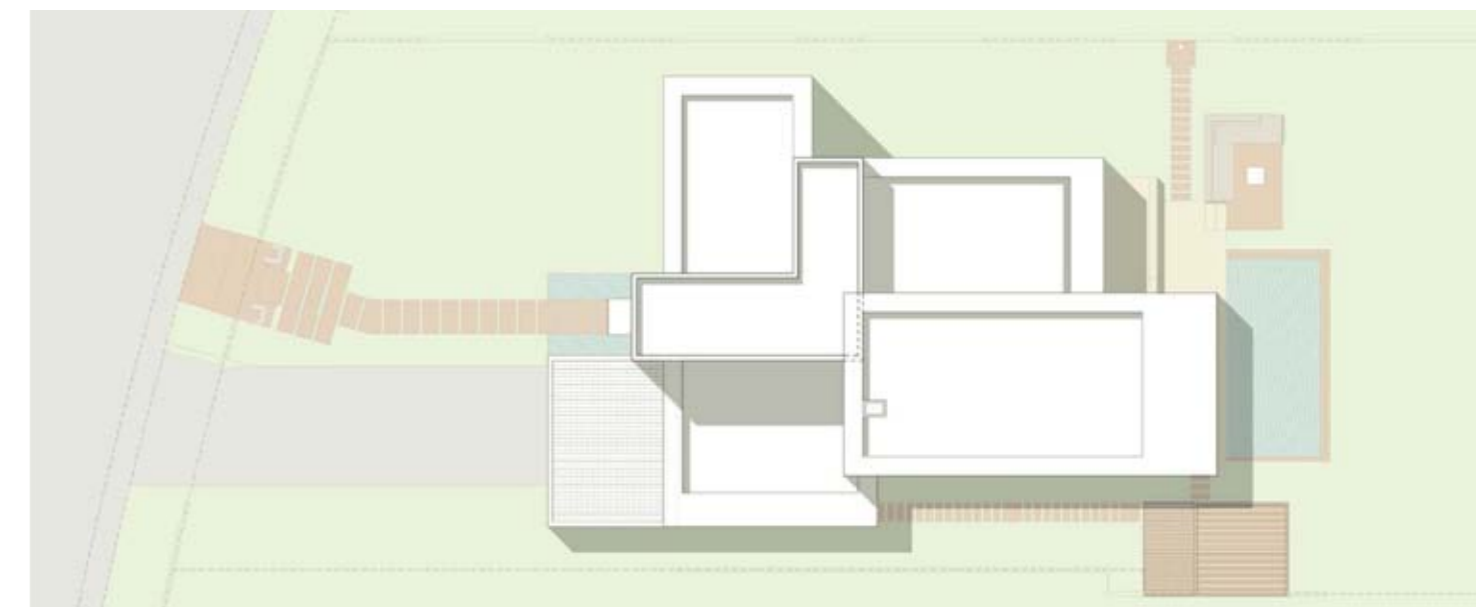
LEFT SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



ROOF PLAN



FRONT SIDE ELEVATION



REAR SIDE ELEVATION



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

*Villa C*  
4 Bedrooms  
2 levels

- Entrance
- Living / Dining
- Wet kitchen
- Master bedroom suite - Up stair
- Bedroom Suite
- Library / Office
- Guest Bathroom
- Maid room
- Laundry/ Washing room
- Terrace
- Pool
- Balcony
- Outside shower area
- Sala + Outdoor cooking
- Garage
- Circulation

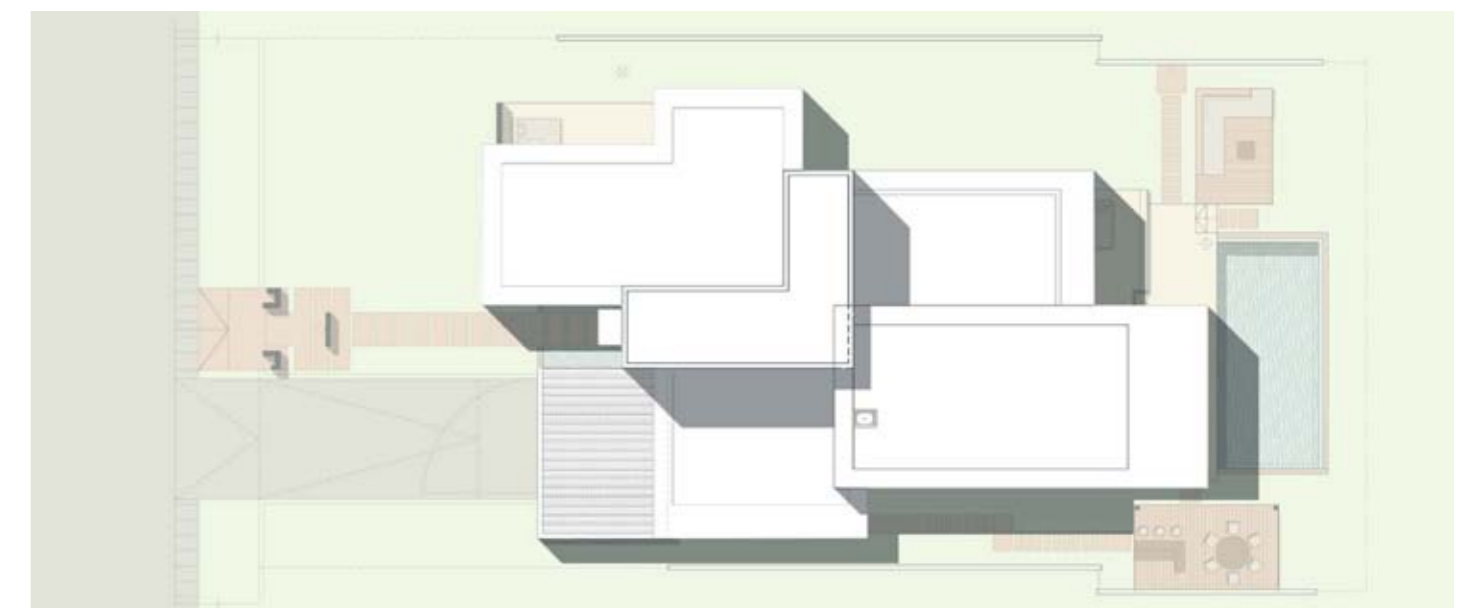
Internal area = 337sqm  
 External area = 196.4sqm  
 Total area = 533.4sqm  
 Land area from 928sqm to 1,395sqm



GROUND FLOOR PLAN



FIRST FLOOR PLAN



ROOF PLAN

# The Dune Residences Villa

3 Bedrooms  
2 levels

- Entrance
- Living / Dining
- Kitchen
- Master bedroom
- Bedroom
- Bathroom
- Library / Office
- Maid room
- Laundry/ Washing room
- Terrace
- Pool
- Balcony
- Garage

Ground Floor area = 233sqm  
 First Floor area = 144sqm  
 Total area = 377sqm  
 Land area from 580sqm to 724sqm



FRONT SIDE ELEVATION



BACK SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



# C3

INTERIOR



Living Room - The Dune Residences



Dining Room - The Dune Residences



Water Feature following Feng Shui principles

The home chosen is a 3 bedroom villa at The Dune Residences. There are 2 options for buyers to select:

*Fully finished*

A fully finished villa has finished walls, ceilings, floors, staircase and fixed fittings such as the sanitary ware in bathrooms, and kitchenware in kitchens.

*Fully finished with rental pool furniture and equipment package*

Buyers who opt for the furniture package receive all items as detailed in the furniture, fixtures and equipment, and operating supplies and equipment in the schedule in **Appendix 2**. This includes details such as where the items should be placed, an image of what they are, their colour, dimension, brand and where they are sourced and the quantity.

The interiors have been chosen not just for their aesthetics but also for functionality. Neutral colours are used to tie in with the building architecture with natural linen materials used to create a homely feel.

The design of the villa itself is contemporary in approach and the interiors reflect this. Locally sourced materials are used where possible such as the marble tiles which can be seen in the kitchen/dining and living areas.

Bedrooms and bathrooms use neutral colours and are kept fresh and simple, with the focus on the golf course views to appeal to buyers. The overall look is neutral but is kept interesting by splashes of colour in items such as artwork.

The villa features:

- Garage for private car
- Atrium entrance with Water Element
- Open plan Living room
- Modern-Style open kitchen to the dining area
- Covered outdoor dining terrace
- Private infinity pool
- Aesthetic landscaping which compliments that of the golf course
- Private library
- All bedrooms with en-suite bathroom
- High-Standard kitchen and bathroom fixtures and fittings
- Master Bedroom with walk-in closet
- Maid room with en-suite bathroom



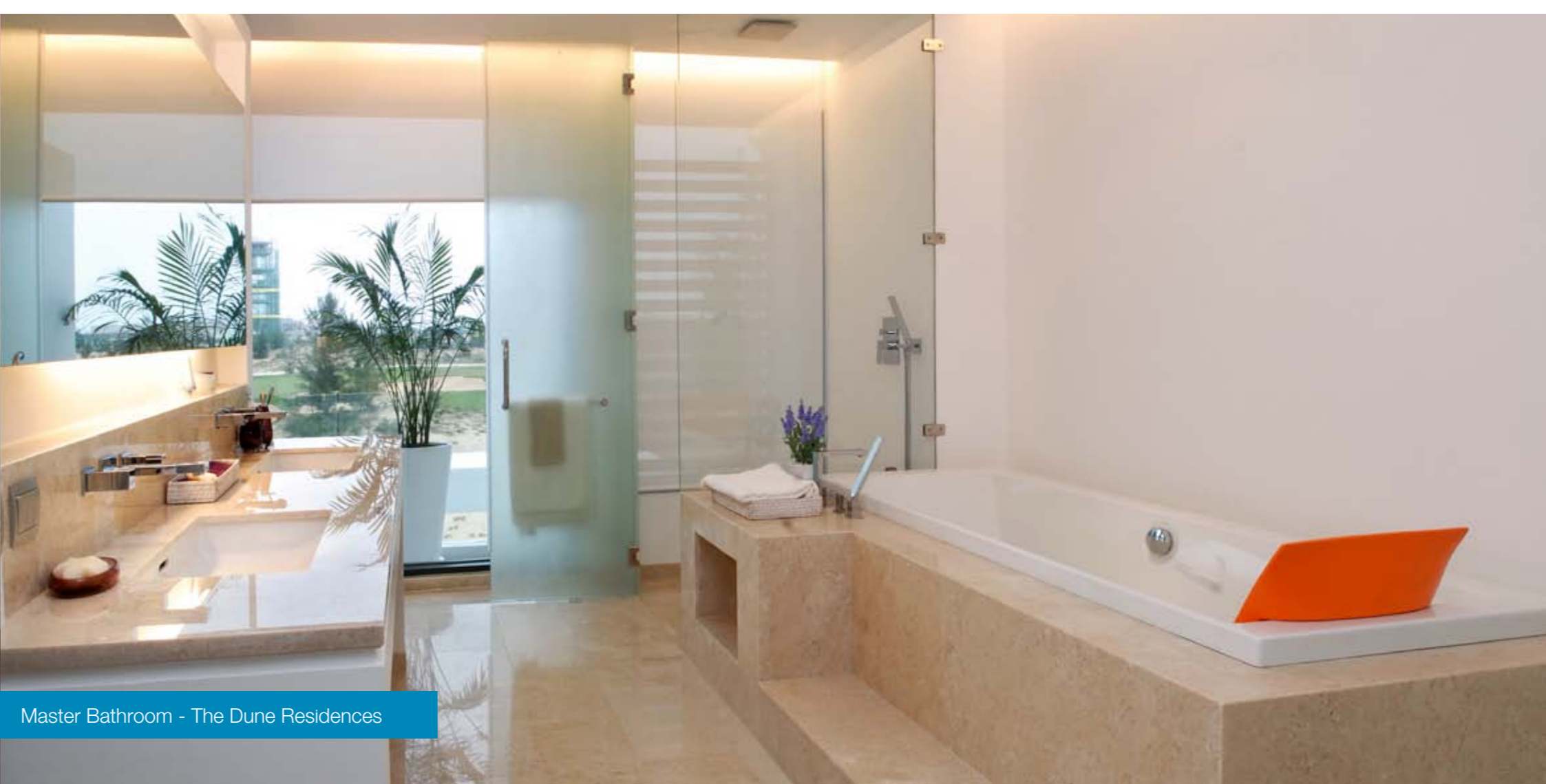
View of the Golf Course from the Master Bedroom - The Dune Residences



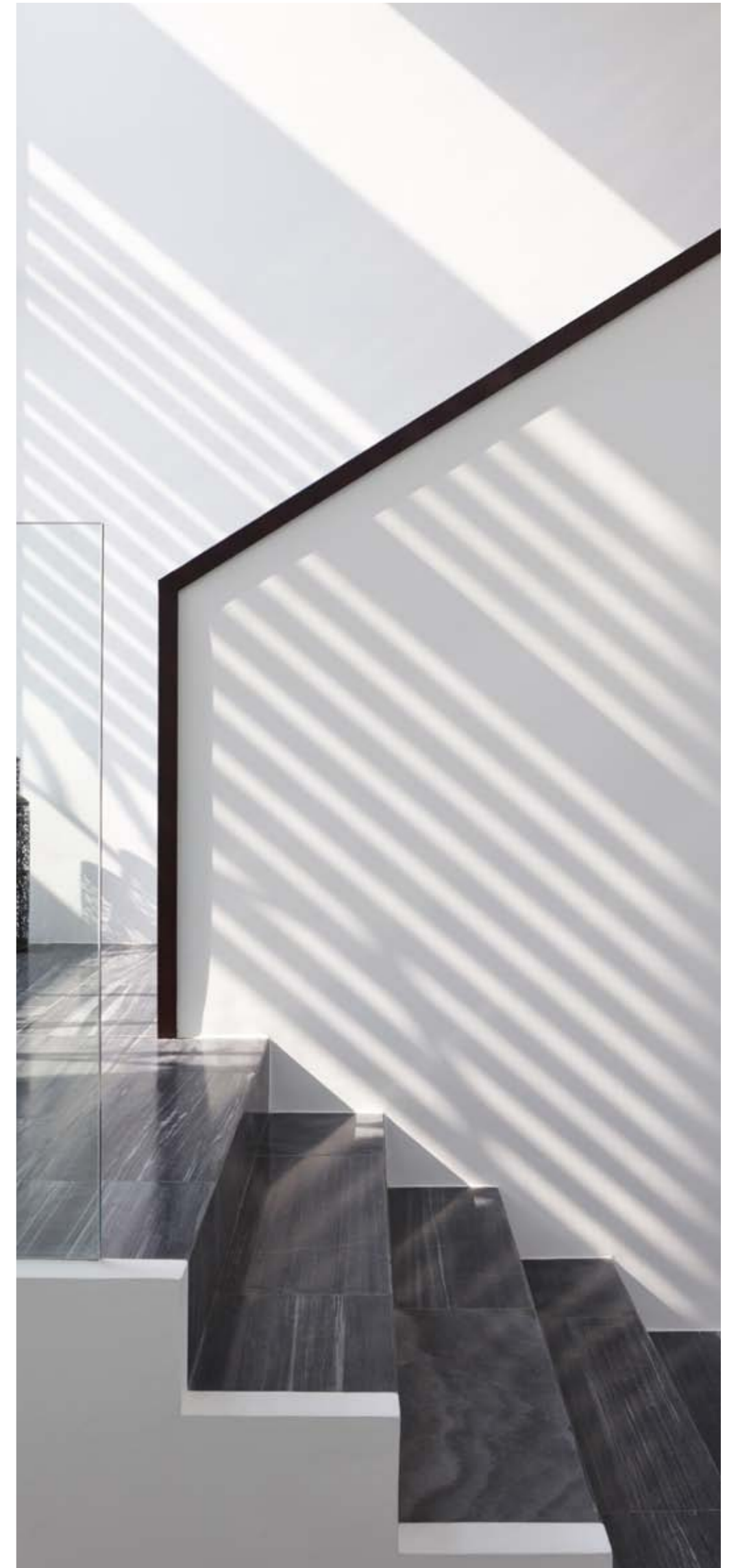
Master Bedroom - The Dune Residences



2nd Bedroom - The Dune Residences



Master Bathroom - The Dune Residences



Details of Interior - The Dune Residences



Please see below list of specifications for a standard unit at The Dune Residences

NO.	ITEM	DESCRIPTION
1	<b>Foundation</b>	Reinforced concrete foundation
2	<b>Superstructure</b>	Reinforced concrete structure
3	<b>Walls</b>	
	External walls	Reinforced concrete/brick, plaster & painted with weather-shield emulsion finish
	Internal walls	Reinforced concrete/ brick, plaster & painted in emulsion finish
4	<b>Roof</b>	
	Flat Roof	Reinforced concrete flat roof with waterproofing
5	<b>Ceiling boards</b>	
	Roof Eaves	Moisture resistant ceiling boards in weather-shield emulsion paint finish
	Interior ceiling	Gypsum board ceiling in emulsion paint finish
	Toilets	Moisture resistant fibrous plaster board in emulsion paint finish
	Other Areas	Cement skim coat in emulsion paint finish
6	<b>Interior Finishes</b>	
	Villa foyer	
	Floor	Blue stone
	Wall	Fixed glass panels in aluminium frames, Plaster & painted in emulsion finish
	Corridors	
	Floor	Laminate and walnut floor
	Walls	Plaster & painted in emulsion finish
	Living room & dining room	
	Floor	Ceramic Tile 60/60
	Wall	Plaster & paint in emulsion finish.
	Kitchen	
	Floor	Ceramic Tile 60/60
	Walls	Plaster & paint in emulsion finish.
	Kitchen counter top	White polished quartz
	Wall counter top	Tempert translucent glass
	Kitchen hub	PELIA - 3 zone gas hub
	Kitchen hood	PELIA - Stainless steel kitchen hood
	Sink	GORDLE - Built in stainless steel sink complete with Hafele brand single lever mixer faucet or equivalent
	Master bedroom, Bedroom 1	
	Floor	Laminate - walnut floor
	Wall	Plaster & paint in emulsion finish.
	Fixed ID	Wardrobe in plywood and spray painted



# C4

UNIT  
SPECIFICATIONS

NO.	ITEM	DESCRIPTION
	Study room	
	Floors	Laminate-walnut floor
	Walls	Plaster & paint in emulsion finish
	Maid area	
	Floor	Ceramic tile floor finish
	Walls	Plaster & paint in emulsion for rooms
	Toilets & baths	
	Floor	Marble tiles / Ceramic tile floor finish
	Wall	Plaster & paint in emulsion for rooms
	Vanity	Marble vanity top
		Mirrors at vanity
	Internal stair	
	Steps	Reinforced concrete / brick, blue stone tile finish
	Riser	Reinforced concrete / brick, plaster & paint in emulsion finish, wooden hand holder
<b>7</b>	<b>Doors</b>	
	Foyer	Solid flush door, sprayed painted
	Bedrooms	Solid flush door, sprayed painted
	Study	Solid flush door, sprayed painted
	Toilets	Solid flush door, sprayed painted
	Toilet cubicles	Tempered glass doors
<b>8</b>	<b>Aluminium doors, windows &amp; claddings</b>	
		Bi-folds with aluminium frame and tempered glass
		Sliding doors in aluminium frames and tempered glass
		Windows in aluminium frame and tempered panels
		Sunshade cladding in aluminium louvers
<b>9</b>	<b>Sanitary wares &amp; fittings</b>	
	Master toilet	
	Bath	Kohler - Acrylic bathtub
	WC	Totto
	Hand basin	Toto
	Basin mixer	Divini
	Shower	Divini
	Tissue holder	Hafele
	Other toilets ( Note : To refer individual toilet for actual layout & provision)	
	Bath	Kohler - Acrylic bathtub
	WC	Cotto
	Hand Basin	Toto
	Basin Mixer	Divini

NO.	ITEM	DESCRIPTION
	Shower	Divini
	Tissue holder	Hafele
<b>10</b>	<b>Exterior</b>	
	Car porch	
	Floor	Bush hammered basalt
	Wall	Plaster & paint in emulsion finish Roller shutter door
	Balcony	
	Floor	Bush hammered basalt
	Railing	Tempered glass railing
	Swimming pool	
	Floor & Wall	Blue stone finish
	Reflective pond	
	Floor & Wall	Blue stone finish
	Pool deck	Bush hammered basalt
	Walkway	
	Floor	Bush hammered basalt
	External stairs	Bush hammered basalt
	Boundary wall	Fencing with hedge planting
<b>11</b>	<b>Mechanical, Electrical, Plumbing Services</b>	
	Electricity	Concealed electrical wiring
	Electrical fittings	Legrand
	Air condition	Daikin Split air condition system to Living/Dining, and all Bedrooms
	TV socket & phone point	Provided in Living/Dining, all bedrooms
	Plumbing and sanitary	In pvc piping
	Hot water	EVERHOT central hot water cistern to be provided to toilets , bath & kitchen
	Fire Protection	Smoke detector
	Others	Termite treatment
		Waterproofing to ground slab, and all wet areas

# D

SAFETY  
SECURITY  
SUSTAINABILITY  
&  
INNOVATION

**116** D1 - Safety, Security,  
Accessibility and General  
Wellbeing Features

**122** D2 - Light, Heat, Water,  
Recycling, Conservation



The Caddy team at Danang Beach Resort

# D1

SAFETY, SECURITY,  
ACCESSIBILITY AND  
GENERAL WELLBEING  
FEATURES

*Safety, Security, Accessibility and General Wellbeing Features*

ITEM	DETAIL
<b>SAFETY</b>	
Fire Protection	Smoke detector and fire alarm protection system fitted within each villa for health and safety reasons. Included in the price of villas and not required under Vietnamese law. Fire hydrants are provided throughout the estate.
Lightning Protection	Lightning protection towers provided throughout the estates to meet international standards.
Flooring	Anti slip protection on all external flooring and steps around the swimming pool areas for health and safety reasons.
Sea Wall	A 3.5 meter high sea wall was built at the edge of the beach and the beachfront villas in order to ensure protection from the ocean during periods of bad weather.
Back-Up Power	100% back-up power is available through on site generators. This is significant in Vietnam as power cuts can occur regularly.
<b>SECURITY</b>	
Front Gate	The Ocean Villas, Norman Estates and The Dune Residences are a gated community with 24 hour security and electrically operated iron gates to the entrance.
Security	A number of patrolling security guards on duty at all time. Included in the management fee.
Doors	Roller shutter door on garage door to enhance protection and security of occupants.
<b>ACCESSIBILITY</b>	
Golf Buggy	Each villa receives the use of a golf buggy with their home to improve their ease of access to other areas of the resort.
Location	Only 20 minutes from Danang Airport on a major arterial road easily accessed from a main road and only 20 minutes from Hoi An.
Facilities	Wide range of on-site facilities available to residents including tennis, The Beach Club, communal swimming pools, changing rooms with steam rooms included and easy access to the beach.
<b>WELLBEING</b>	
Feng Shui	Feng Shui is important when purchasing a home to Asian buyers, including Vietnamese. The inclusion of the waterway throughout the development, a water feature at the entrance door to each villa, and a site layout that widens at the rear and does not taper (in Feng Shui this means your wealth can grow) shows how Feng Shui has been considered throughout the development.



Entrance to Norman Estates



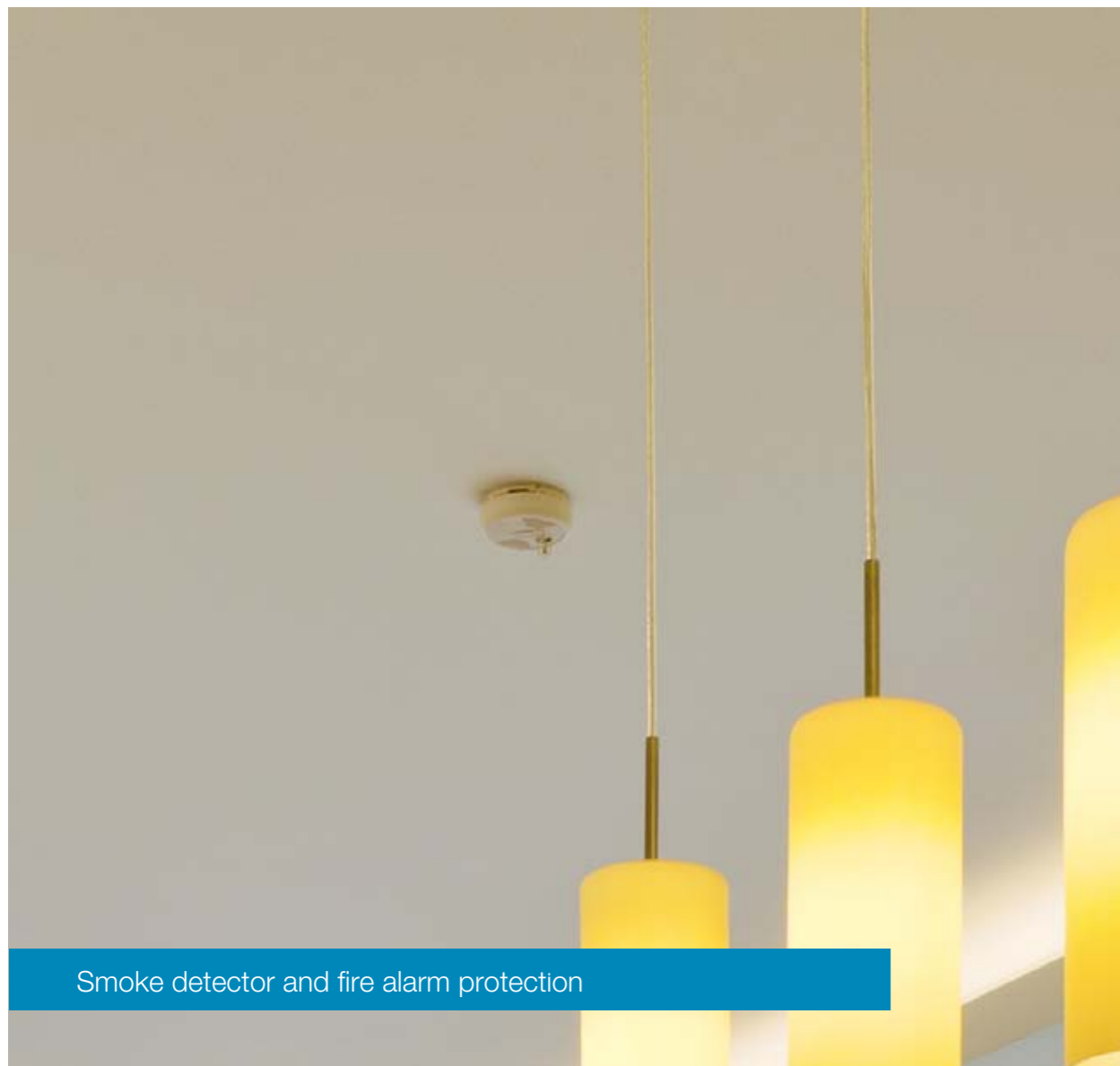
Roller shutter door on garage door



Tennis Court at Danang Beach Resort



Golf Buggy Path at Danang Beach Resort



Smoke detector and fire alarm protection



Water at an entrance for FengShui

### Management

An international standard resort operator is in place, in charge of all facilities and projects at Danang Beach Resort. Properties are maintained by a professionally organised preventative maintenance and landscape program ensuring continued upkeep of their villa and

gardens. The owner also has a direct point of contact to establish clear communication and peace of mind if the property is vacant for periods. The resort and the villas themselves are kept in a good working environment with a quality service enhancing the resort's reputation and having a positive effect on their property value. This management is especially important in a second home development and further reinforces the safety, security and wellbeing of owners.



The protective sea wall bordering the beach at The Ocean Villas



Streetscape at the Ocean Villas



## D2

LIGHT, CLIMATE  
CONTROL, WATER,  
RECYCLING,  
CONSERVATION



Norman Estates Window



The Ocean Villas with concertina doors



Waterway among The Ocean Villas

## Light

The expansive windows used at The Ocean Villas, Norman Estates and The Dune Residences ensure that all rooms are flooded with natural light, removing the need for electric lighting during the day. The resort management company at The Ocean Villas also ensures that energy-efficient, eco-friendly light bulbs are supplied to all villas.

## Climate Control

The Villas are located in Danang, which enjoys a warm climate all year round and therefore there is no need for central heating. All villas do however have reverse cycle air conditioning. There are three (3) ways in which the design of the villas reduces the need to use this air conditioning:

1. The large windows and concertina doors can be opened to allow air to flow throughout the villa. There is normally a cool breeze from the ocean.
2. The waterway that runs through The Ocean Villas and Norman Estates enclave has a cooling effect, further reducing the need for air conditioning.
3. The wide spacing between each villa and the site plan itself provides ventilation corridors to allow the cool ocean breeze to move around the site.

This reduction in the need to use air conditioning is therefore energy efficient and eco friendly.





Water & Sewagw Treatment Plant at Danang Beach Resort



Water & Sewage Treatment Plant at Danang Beach Resort

## Water

A water and sewage treatment plant has been installed at the Danang Beach Resort, allowing waste water to be recycled in an eco-friendly manner. This sewage treatment plant was the first of its kind to be built and operated by a real estate developer in Vietnam.

There is also an extensive irrigation system within each residential project to ensure that rainwater can be stored for long periods to water the landscaping and golf course. This saves water and reduces the need for sprinklers.

## Recycling

In Vietnam there are currently no formal provisions in place for recycling waste material. In practice, all waste is sifted for glass, plastic and metal as a means of income-generation for the poor.

We do however recycle all waste water that is treated in our sewage treatment plant. This is used for the golf course, water features, and landscaping throughout the resort.



Water & Sewage Treatment Plant at Danang Beach Resort



Water & Sewage Treatment Plant at Danang Beach Resort



An example of a gun bunker preserved on the 16th hole of The Dunes Course

## Conservation

Every effort has been made by the developer to ensure that historic landscape features of Danang Beach Resort have been preserved where possible. This includes the work of nature – trees and sand dunes – and man-made features such as temples and gun bunkers from the days of the Vietnam War. Danang was a major American military base during the war, and the area is rich in leftover relics from this era. A cement bunker that held a gun battery is situated beside the sixteenth green – a truly unique, signature element of The Dunes course. There are also ancient temples dotted throughout the golf course and the remainder of the Danang Beach Resort, which have been left in place in order to preserve the area's cultural heritage.

The golf course itself has been designed in such a way as to work with the existing landscape, rather than imposing a man-made form on the land. Native species have been used for the vegetation that forms the boundary between The Ocean Villas and the golf course, and also with the use of natural bunkers and sand dunes in the golf course.

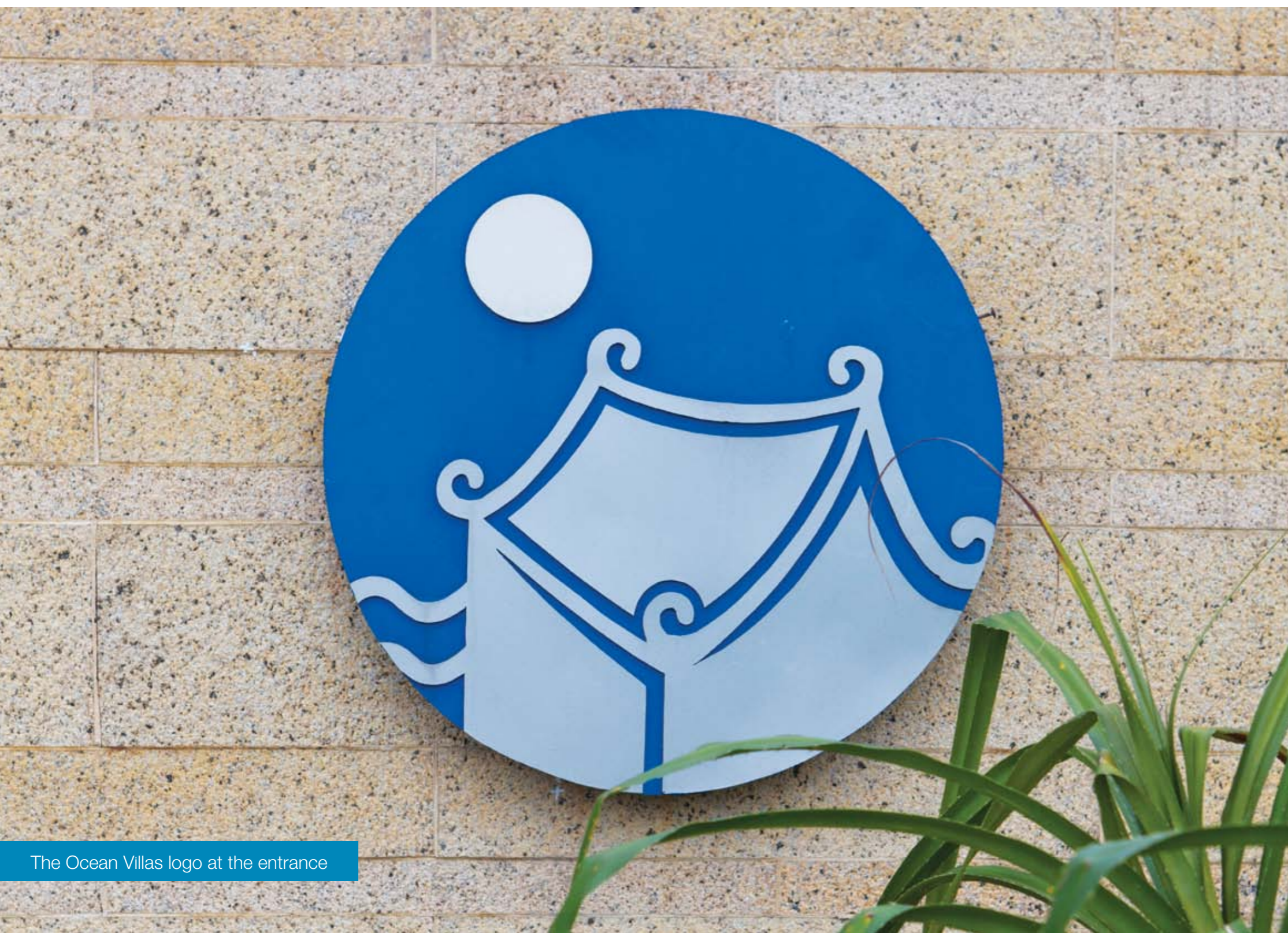


## MARKETING

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VinaCapital Danang Office



The Ocean Villas logo at the entrance

*The brand*

There are various projects at Danang Beach Resort, all with their own individual brand and therefore identity. All were launched under the VinaLiving name, Vietnam's first lifestyle and tailored living brand, backed by VinaCapital.



The marketing campaign for Danang Beach Resort drew on a number of different tools, media and initiatives, including print materials, adverts, PR, promotional material, online marketing and events. From the name and logo concept through to the brochure development and launch event, the quality of the project had to be reflected in the marketing in order to attract our target buyer. This was especially important at Danang Beach Resort where we have a range of projects with different characteristics and price points aimed at individual target markets.



The Norman Estates Invitation

*The positive association that comes from a brand is an important marketing tool*

We know brand name is important to our buyers and so have taken great care to come up with a distinct name and logo which appeals to our target market whilst reflecting the individual project uniqueness. The average home at The Dune Residences is less than half the price of that at Norman Estates with lower land and construction costs. Each project has to be easily distinguishable because of this, especially when it comes to achieving premium asking prices.

All residences come under the umbrella brand of Danang Beach Resort. While each project within the resort may have a different price and specification, the Danang Beach Resort name means buyers are confident that they are making a quality purchase. Danang Golf Club also has its own separate brand identity in order that the homes and the golf club can be promoted separately or together.



# The Ocean Villas



The Ocean Villa Brochure

## Brochure

Each project brand is clearly reflected in the marketing material, most important of which is the project brochure.

All brochures are informative, providing prospective buyers with details of the area and location, all the features and amenities of the golf course and Danang Beach Resort, floor plans, specifications, visuals and the design team including the developer's details. Wherever possible real images are used rather than renderings creating a perception as close to reality as possible.

# Norman Estates



Norman Estates Brochure

# The Dune Residences



The Dune Residences Brochure

**NORMAN ESTATES**  
AT DANANG BEACH RESORT

**“Together we have started something special...”**  
Greg Norman – Winner of 91 professional golf tournaments and strategic partner of Norman Estates

On June 5<sup>th</sup> we toasted champagne and cut the ribbon on an amazing night. Thank you to all the VIP guests for joining us at the launch of Norman Estates and making this an exceptionally successful evening.

Norman Estates is VinaLiving's signature project with just 33 villas in total and 40% pre-sold already. Don't miss your opportunity to enjoy the ultimate beach lifestyle you deserve.

Call us now and be part of something very special!

VinaCapital | vinaliving | DANANG BEACH RESORT | SOUTHERN CROSS | AW<sup>2</sup> | 0947 906 999 | normanestates.com.vn

Norman Estates Print Ads

8 May 23-29, 2011 News Vietnam Investment Review



Door opens to spectacular Norman Estates

Famous golfer Greg Norman has had significant input into the project

Villas are becoming increasingly popular in Vietnam and Danang is a popular villa location for second home buyers and investors considered a tourist hot spot.

It has picturesque beaches, world-class amenities and is close to cultural heritage sites. This coastal city is the perfect location for both overseas and local visitors. Understandably then it is also a magnet for investors who realise the immense potential that Danang has to offer.

One of Danang's most anticipated villa projects is Norman Estates, an internationally acclaimed global real estate brand inspired by Greg Norman and his lifestyle. The project is developed by VinaCapital, which recently introduced its own residential lifestyle brand into Vietnam, VinaLiving, the first of its kind in the country.

Situated within the famous Danang Beach Resort, the villas are set within the Greg Norman designed The Dunes Course, next to the 15th and 16th fairways and overlooking the Ocean and The Cham Islands in the distance. Norman Estates is an exclusive gated "Community within a Community" that offers a sophisticated lifestyle environment with meticulous attention to detail and care for design.

The Danang Beach Resort, by VinaLiving, is home to Greg Norman's "Dunes golf course", recognised by golf.com as one of the world's 15 best new courses in 2010. Norman Estates at Danang Beach Resort is only the second Norman-branded residential enclave in South East Asia.

The Dunes course, with its signature 18th hole fronting the beach, is the first true links-style course in South East Asia, featuring blown-out bunkers with firm and fast fairways that blend into wild seaside vegetation. Winding its way through coastal dunes, the course will truly display to the world Danang's unique natural heritage. It will be a true test of golf in the spirit of the game's classical sand-based layouts, offering a very unique golfing experience and allowing the Vietnamese golf industry to showcase an international standard facility. Norman Estates consists of 33 villas in total, on an average lot size of 1,000 square metres. These beautiful contemporary residences feature special touches such as floor to ceiling open glass terrace doors, outdoor barbecue and living areas, swimming pools, generous terraces and balconies, with the emphasis on entertainment and indoor-outdoor living.

Residents can enjoy the exclusive use of the Norman Estates on site Rec Club, and also Danang Beach Resort's facilities such as The Dunes Course and golf clubhouse and Rocksalt with tennis, spa and restaurants in addition to swimming pools. All residences and projects within the development are connected by walkways and an underground tunnel making Danang Beach Resort Vietnam's first and only truly integrated resort. Designed by internationally acclaimed architect AW2, Norman Estates joins Greg Norman's unique collection of projects in the United States, the Middle East and Australia, and is the first of its kind to be built in Asia. Norman Estates will officially be launched in early June, 2011 with special attendance from Greg Norman himself.

For all enquiries please contact: jenny.nguyen@vina-capital.com

**THE OCEAN VILLAS**

Hình chụp từ biệt thự mẫu

**The Ocean Villas, Phase 5, are selling fast. Don't miss out! Nhanh tay sở hữu ngay villa bên biển của Giai đoạn 5!**

The Ocean Villas are luxurious ocean front homes within the renowned Danang Beach Resort. We are excited to announce that The Ocean Villas Phases 1, 2 and 3 are now SOLD OUT. The remaining 42 villas within Phase 5, (the last Phase of The Ocean Villas), located right on the ocean front, are now available – but they are selling fast. Don't miss this rare and exciting opportunity to be part of The Ocean Villas at Danang Beach Resort. Register your interest with Savills now!

The Ocean Villas là khu biệt thự bên biển cao cấp thuộc Danang Beach Resort. Tất cả villa của họ giai đoạn đầu đã được ĐẶT MUA HẾT. Chỉ còn 42 villa thuộc Giai đoạn 5 (Giai đoạn cuối của The Ocean Villas) với vị trí cực đẹp ngay tại bờ biển xanh cát trắng của Đà Nẵng đang chờ chào đón bạn. Đừng bỏ lỡ cơ hội hấp dẫn và hiếm có này, hãy liên hệ ngay Savills!

VINALIVING | VinaCapital Real Estate Ltd. | DANANG BEACH RESORT | savills | 0947 906 999 | www.danangbeachresort.com.vn

The Ocean Villa Print Ads

Print adverts

A highly selective PR and print campaign was used to market The Ocean Villas, The Dune Residences and Norman Estates. Media buying focused on top-grade glossy magazines that present images of luxury, in particular lifestyle publications such as golf and in-flight magazines as many of our target buyers travel regularly.

In the publications chosen, our development is presented alongside top global luxury brands. We did not engage in mass market media buying. All residences required an exclusive feel, as something only elite members of society can afford. This is summed up well on materials for Norman Estates "Become one of only 37 exclusive villa owners..." The result of this approach was extensive word-of mouth marketing support among the richest members of society.

We also published a number of print ads for Danang Beach Resort in order to increase awareness of the resort itself. This publicises key features of the resort and ensures it is not only marketed to our target buyers but also to guests. The developers aim has been to cement Danang Beach Resort as the premier leisure resort on the central coast and this marketing assists in this goal.

**THE OCEAN VILLAS**

**BIỂN XANH CÁT TRẮNG NAY SẼ LÀ SÂN TRƯỚC NHÀ BẠN**

**The blue ocean is now your front yard**

The Ocean Villas is the beachfront component of Danang Beach Resort 90% of Phase 1, 2 and 3 have already been sold. The "oasis de la cote" of the project, the Beachfront Enclave, comprises 23 prime beachfront homes located directly adjacent the pristine beach of Danang. The VinaLiving concept demanded exquisite beachfront home solutions be appointed from across the region, including Hovos, Four Seasons and VinaLiving, to ensure the ocean beach home for our customers according to their preferences. Only 4 beachfront home opportunities remain. Contact Savills now!

The Ocean Villas là khu biệt thự cao cấp thuộc Danang Beach Resort và 90% villa của họ giai đoạn đầu đã bán hết. Tuy nhiên phần "Đảo" biệt thự sát biển, Beachfront Enclave, chỉ là 23 villa vị trí ngay sát ngay tại bờ biển xanh cát trắng của Đà Nẵng. VinaLiving đã mời những công ty kiến trúc chuyên thiết kế các villa bên biển mang vạng, bao gồm Hovos, Four Seasons và VinaLiving, để giúp khách hàng tìm được phong cách sống cho ngôi nhà mơ ước. Hiện chỉ còn 4 villa bên biển, hãy liên hệ ngay Savills!

VINALIVING | VinaCapital Real Estate Ltd. | DANANG BEACH RESORT | savills | 0947 906 999 | www.danangbeachresort.com.vn

A Normam Estates Billboard

**NORMAN ESTATES**  
AT DANANG BEACH RESORT

**"I** set the highest standards  
for everything I do in golf,  
business and in life."

GREG NORMAN – Winner of 91 professional golf tournaments

A unique masterpiece of residences inspired  
by Greg Norman and his lifestyle

These images are digitally produced and while every effort will be made to ensure their accuracy based on our concept, designs and plans they may be subject to change.

*Banners & Billboards*

The developer has booked advertising space for Danang Beach Resort on some of the most prominent positions on roads travelling through Danang en route to the project. Like our print adverts, images were refreshed regularly to ensure that people continue to pay attention to our message. We also utilize space within the golf course on which to advertise projects, most notably at the tees of the 16th hole where Norman Estates is located, and the 2nd and 9th tee for The Dune Residences.

A Dune Residences Sign Board

Proudly bought to you by VinaLiving

**the Dune**  
RESIDENCES

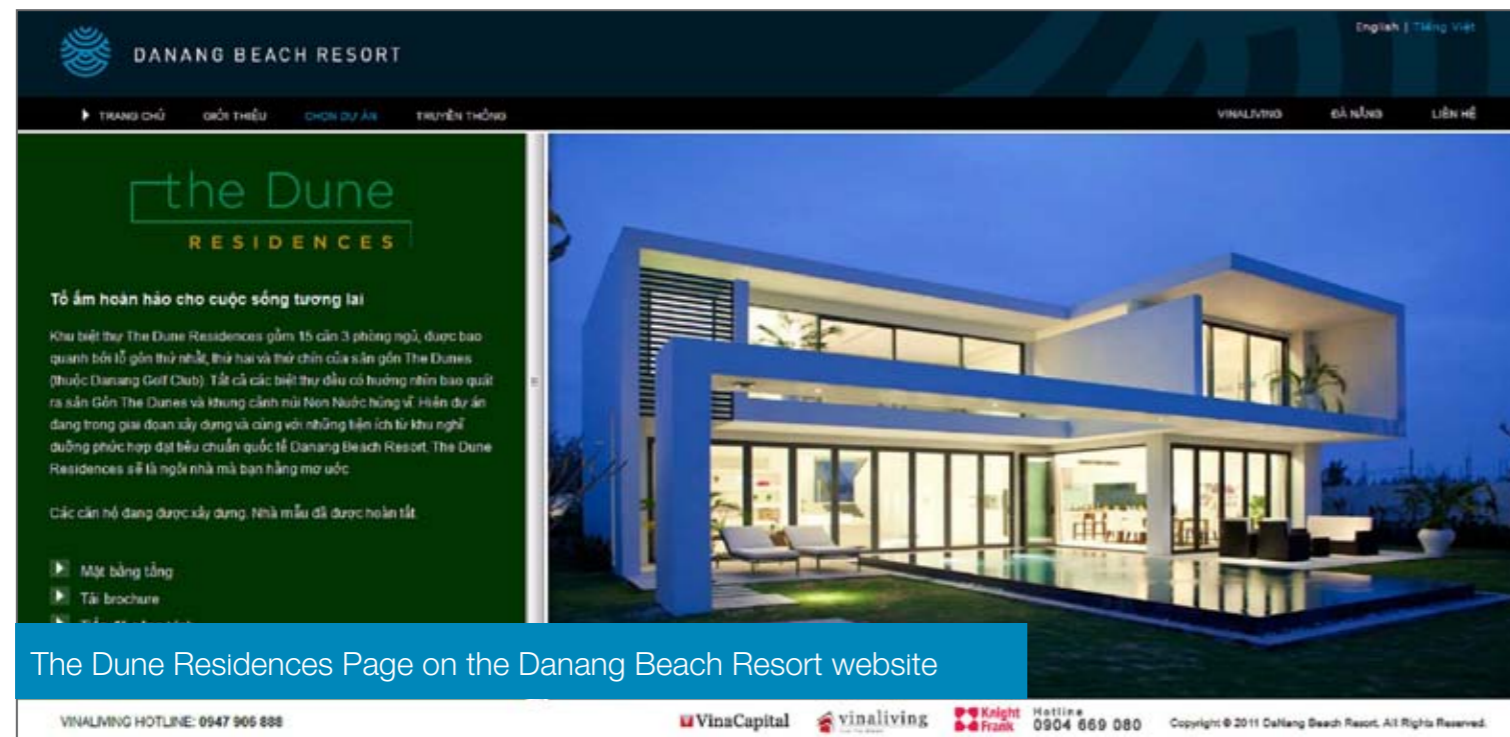
The Dune Residences is a boutique villa compound under construction and bounded by the 1<sup>st</sup>, 2<sup>nd</sup> and 9<sup>th</sup> holes of the Dunes Course and comprises 15, 3 Bedroom contemporary style villas enjoying full golf membership privileges.

Starting from: **US\$ 585.000**

**vinaliving** **VinaCapital** **Knight Frank** 0904 669 080



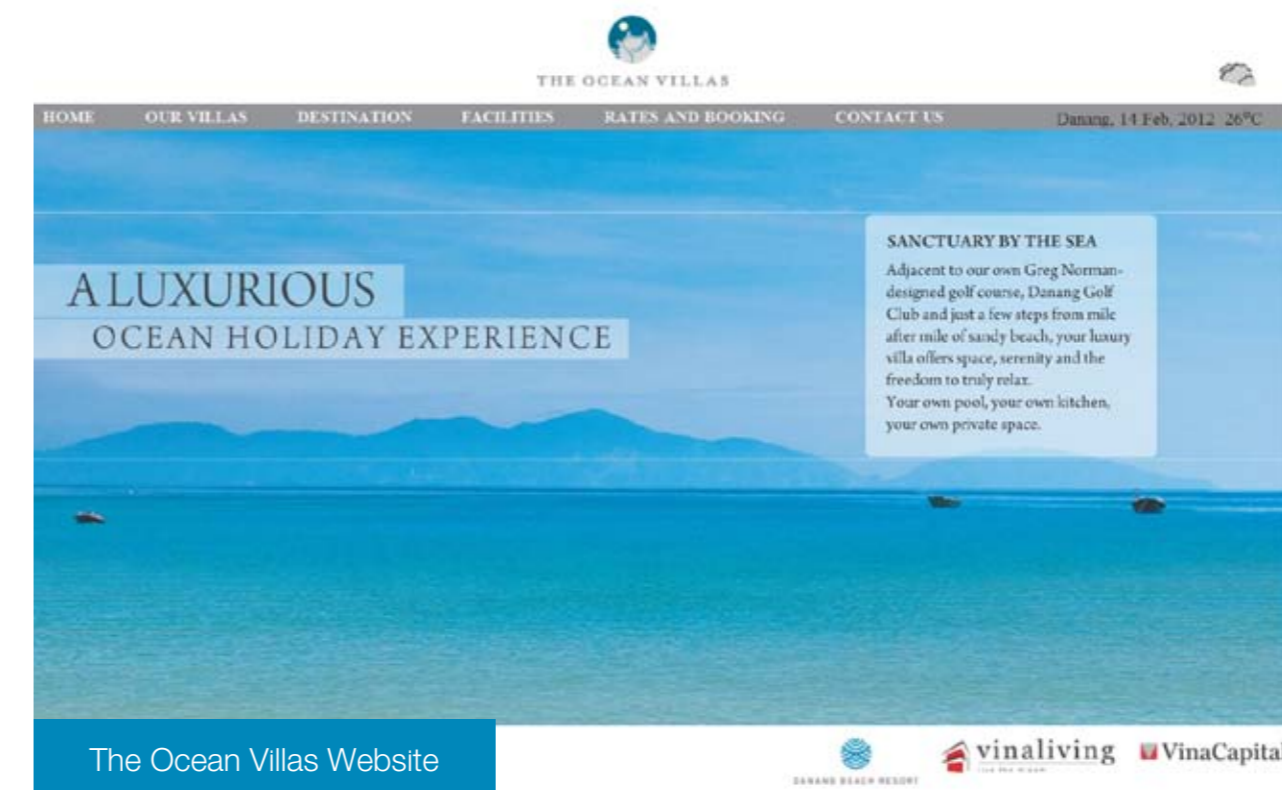
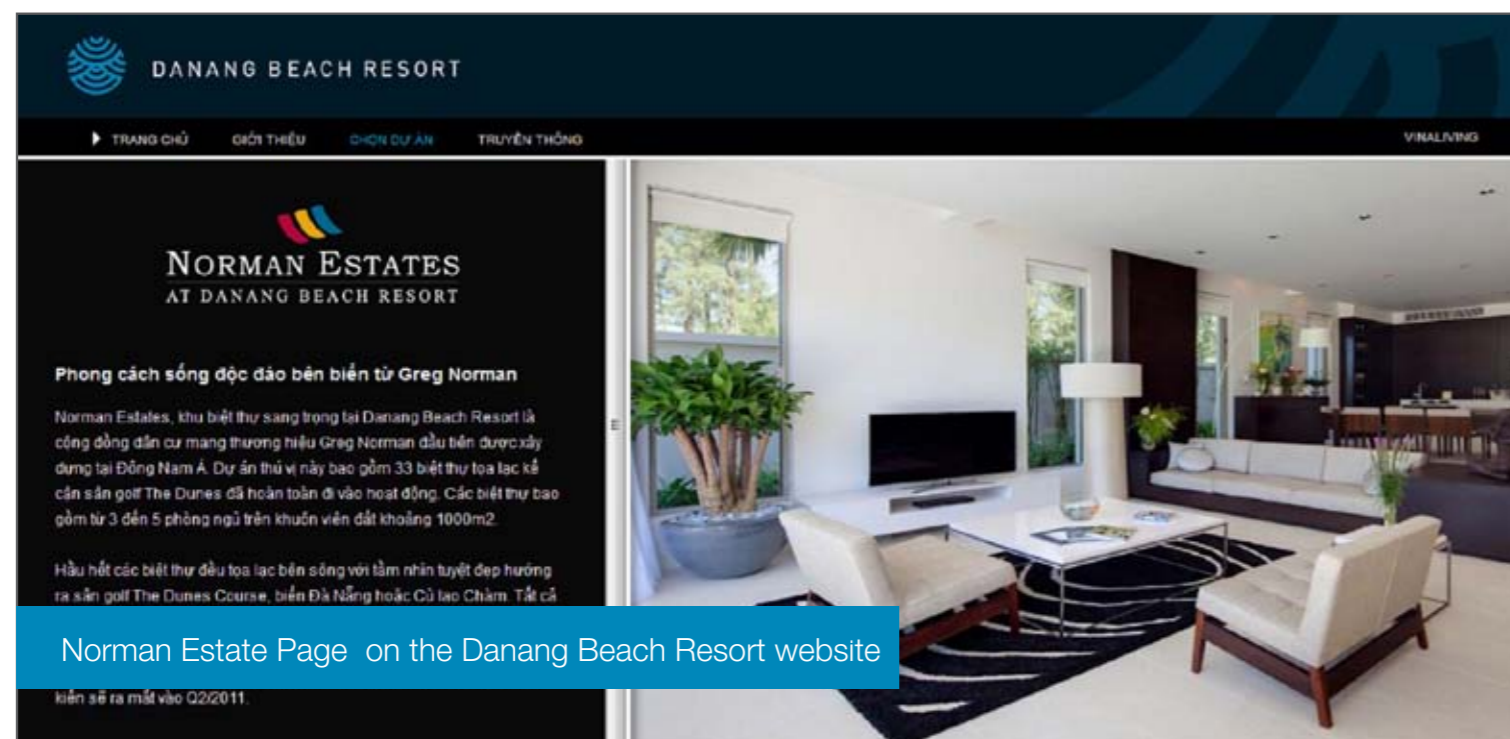
www.normanestates.com.vn



## Online Media

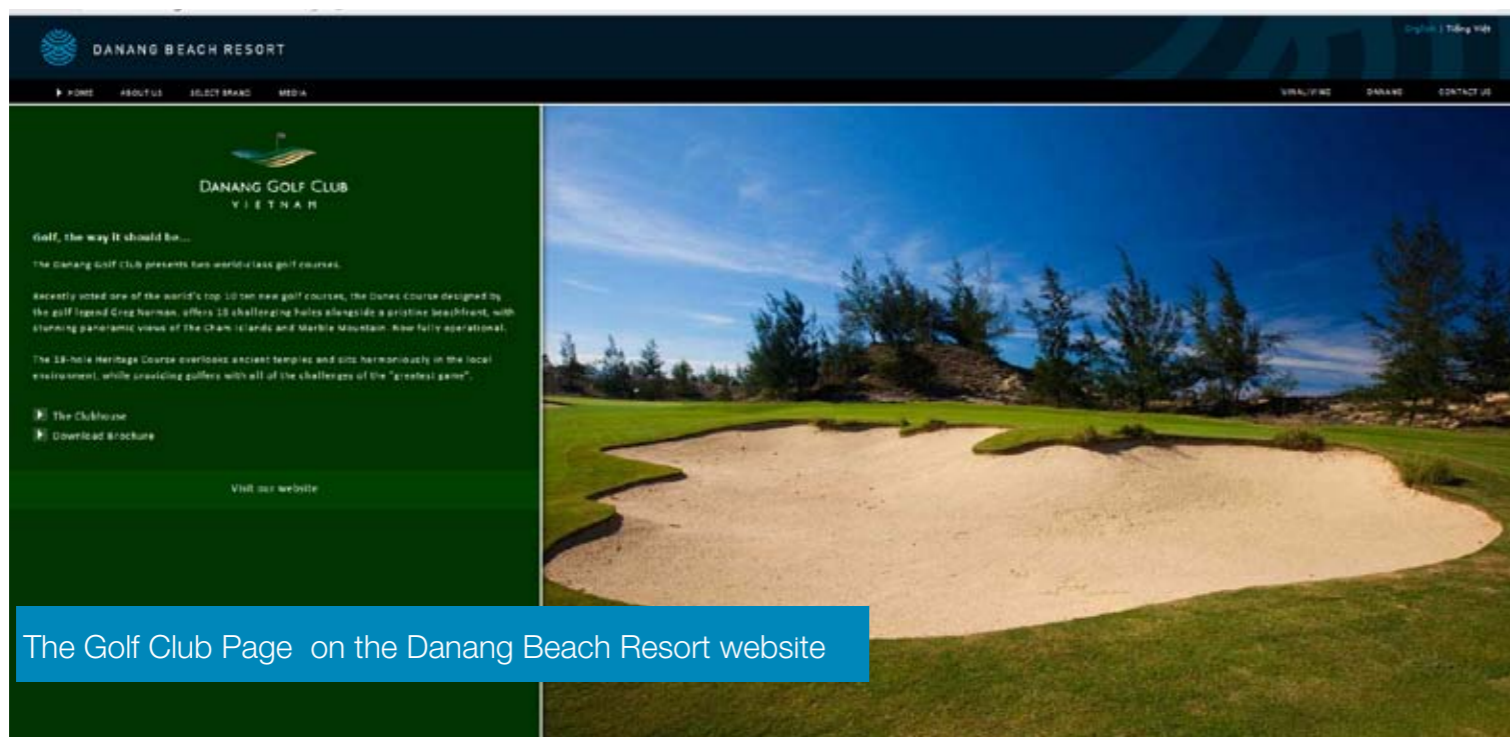
Websites are an important marketing tool for Danang Beach Resort, for both prospective and current buyers, and guests and visitors to the resort. They assist customers and prospective customers in gaining more knowledge of the project including;

- Introduction of the resort and project overview
- Floor plans
- Construction updates
- Facilities
- Images of interior, exterior, facilities and the resort
- Location
- Media and news stories
- Contact information and information on the developer



As the majority of The Ocean Villas are sold, the website is designed for those wishing to rent a villa at the resort. There is also a separate page within the Danang Beach Resort website for those enquiring about purchasing property at The Ocean Villas.

As has been outlined, it is important that we create awareness not only for each individual project, but also for the resort itself. This separate website provides viewers with information on residential property for sale and to let, the local Danang area and the developer and VinaLiving brand. We want to publicise the resort in order to have a positive effect on the value of the properties within, and support our buyers who choose to rent their property.



In addition, details of all projects within Danang Beach Resort are included on the VinaLiving website.





Press Conference launching Norman Estates June 2011



Greg Norman at the Norman Estates launch party



Beach Club Opening Event



Beach Club Opening Event

## Events

A major event is always used to mark the launch of each project at Danang Beach Resort. This was no more so the case than at the official launch event for Norman Estates in June 2011. With Greg Norman himself in attendance, the guest list was made up of prospective buyers, local government (an important inclusion in Vietnam), and high profile representatives of VinaCapital including the chairman. Our guests who were flown to Danang for the occasion and provided with luxury 5\* accommodation were given gifts including branded luggage and golf equipment to reflect the true luxuriousness of the villas for sale. Regionally high profile media were also flown in to ensure publicity for the project on a regional basis.

Due to the nature of the market in Vietnam and the projects for sale at Danang Beach Resort which is exclusive and only obtainable to the most affluent of society, word-of mouth advertising is the best way to gain awareness and sales. Danang Beach Resort itself achieved a great boost with the success of The Ocean Villas project which has had a positive knock on effect on all other residential projects. Therefore small events are held regularly throughout the year to create a whisper campaign among our target market.



### Brand Ambassador

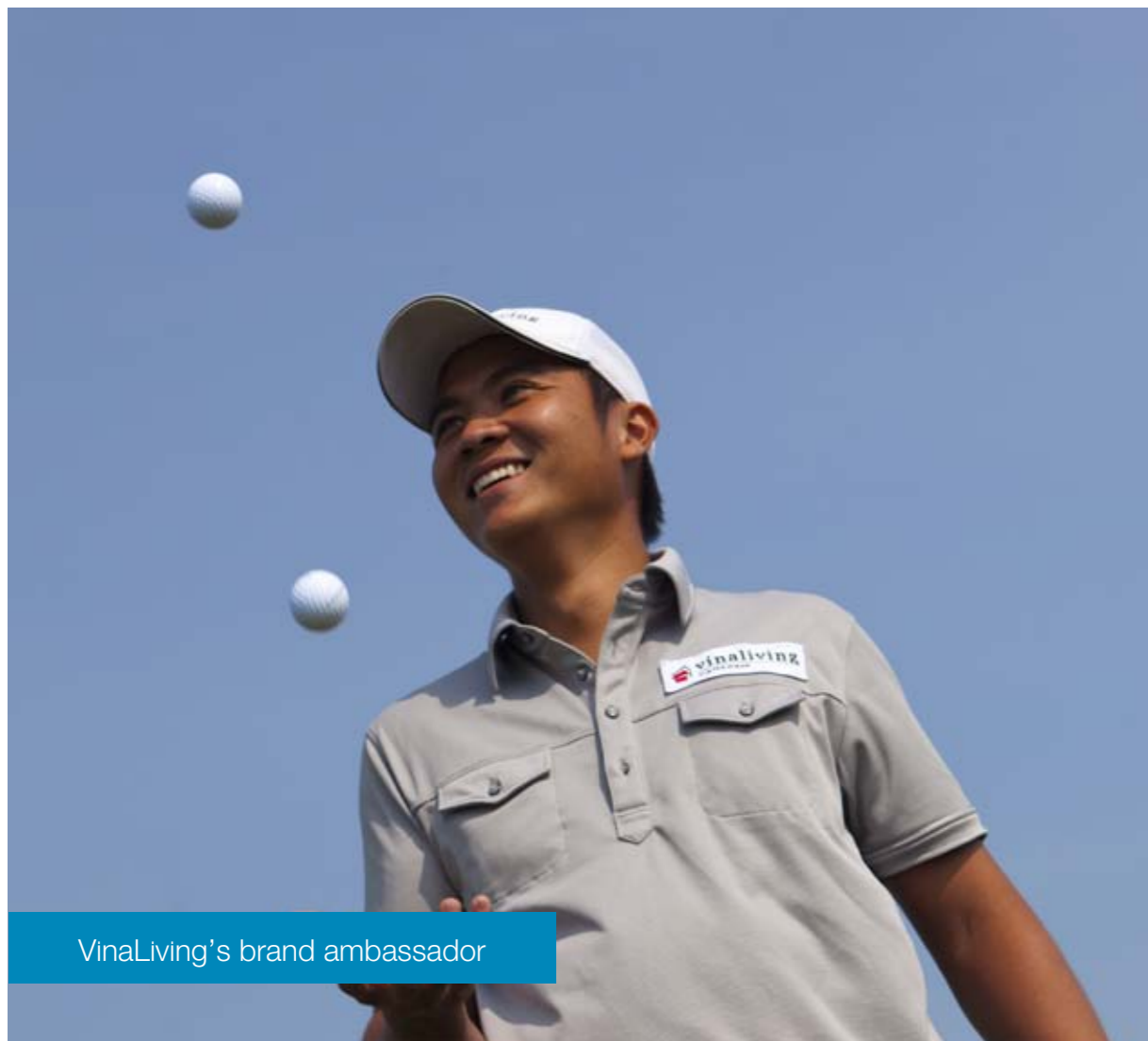
Danang Beach Resort and the projects therein are all supported by a brand ambassador, Tran Le Duy Nhat, the highest rated golfer in Vietnam. He plays in Asian golf Circuits and always wears a VinaLiving branded shirt. Mr Nhat attends major events at Danang Beach Resort and tournaments at Danang Golf Club. The positive association between a high profile golfer and the golf homes at Danang Beach Resort is further important publicity for the resort. It also encourages the participation of young people and promotes the sport of golf in the country.



### Co-promotion

Winner of 91 professional golf events including 2 British Open Championships, Greg Norman is one of the best known golfers in the world. Through his branded residential company, Greg Norman hand-picks locations that are highly sought after for their exclusivity, views and proximity to world class amenities. Each Norman Estates project is individually designed to create an environment that combines the best of local culture with the latest design, technology and lifestyle features and the developer is proud not only that Norman Estates at Danang Beach Resort met these criteria, but is also the first of such developments in South East Asia.

As part of the licensing fee for Norman Estates, the developer is able to use the Greg Norman name in association with the marketing. This includes a number of appearances at events and input on all marketing material to ensure that it is fulfills the Greg Norman standard.



VinaLiving's brand ambassador



Greg Norman at the Norman Estates Show villa





## SPECIFICS

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The Beach Club at night



The Clubhouse



Rooftop view at The Clubhouse

## Benefits to Owners

In order to create the lifestyle that goes along with owning a villa at The Ocean Villas, a complimentary membership to Danang Golf Club is given to each villa owner (annual dues per year thereafter are USD1,200 inclusive for a family membership and USD800 for an individual). Individual members and corporate nominees can upgrade their membership to include a spouse and two children (upgrading fee and family annual dues apply). With this membership they receive the following:

- Complimentary green fees
- Discounted caddy/buggy fees of 10%
- Priority tee time booking and F&B reservations
- Discounts on F&B and pro shop purchases of 10%
- 50% discount on range balls at the academy
- Discounted golf lessons
- Access to an "Exclusive Members Only" locker room, rooftop restaurant and terrace bar
- Member charge card facility
- Danang Golf Club membership card, bag tag, and Danang Golf Club shirt exclusively designed for members

In addition Villa Owners will receive:

- 10% on all Spa Treatments at Tides Spa
- 10% on F&B throughout the resort including in villa dining and WhiteCaps (The F&B outlet at The Beach Club)



The Clubhouse

Benefits to leasuring guests staying at the resort (non owner)

In order to create a holiday resort, all residents who stay at The Ocean Villas also receive a number of perks along with full use of the resort's facilities.

- 10% discount on golf fees are offered if paying full rate.
- 10% on all Spa Treatments
- 10% on F&B throughout the resort including in villa dining and WhiteCaps (The F&B outlet at The Beach Club)

On course Food and Beverage facilities include:

Clubhouse:

- Roof deck Bistro and bar called Hickories
- The Featherie Restaurant
- Golf Club Bar
- Conference room named Gutta Percha

All leisure users and owners can enjoy full use of the following facilities:

- 25m swimming pool
- Children's pool
- Tennis courts
- Spa and Sauna
- Changing rooms
- Locker rooms
- Children's playground
- Putting green



Tides Spa

Full rates for Danang Golf Club are detailed below

**DANANG GOLF CLUB**  
**MEMBERSHIP FEE SCHEDULE**

Membership Category	Joining Fee	Annual Due	Membership Description
Residential Membership	\$16,500	\$1,200	Available to Property Owner on Danang Beach Resort, non-transferable
Individual Membership	\$26,400	\$800	Individual – 18 years and older
Family Membership	\$33,000	\$1,200	Includes spouse and 2 children under 21 of age
Corporate A	\$26,400	\$800*	One nominee – 18 years and older
Corporate B	\$45,000	\$800*	Two nominees – 18 years and older
Corporate C	\$65,000	\$800*	Three nominees – 18 years and older <b>Plus 1 Floating Card</b>
Corporate D	\$26,400	\$8,800	One nominee – 18 years and older Plus 50 weekdays and 50 weekend green fee vouchers for corporate guests per annum

*\* denotes per nominee*

**Pre-opening Membership:**

1. Founding Members: available for first 25 members upon full payment.
2. Optional Payment Scheme:
  - (a) 10% discount for full payment prior to soft opening.
  - (b) 25% deposit, 50% payment 1<sup>st</sup> January 2010 and balance at Grand Opening.

**Note:**

- All Corporate Nominees and Individual Members can upgrade to include spouse and two children under 21 years of age. Apply Upgrade Fee (\$6,600) and Family Annual Due (\$1,200 for Individual and Corporate A, B and C; \$9,200 for Corporate D).
- Annual Dues are payable in advance commencing Jan 2011, except for Corporate D Membership.
- Annual Dues fixed for first 2 years.
- All fees include SCT 20% and VAT 10%.
- All fees are in US Dollars.
- Individual, Family and Corporate Memberships are not transferable until 01-Jan-2013 at the transfer fee of 10% the joining fee published by The Club at the date of transfer.
- All membership categories are valid until 31-Dec-2012.
- This Fee Schedule is Grand Opening offer, affected from 15-Oct-2009, and will be subject to change without notice.

This Membership Fee Schedule must be read in conjunction with the Membership Contract and Membership Benefits

Son Tra - Dien Ngoc Coastal Street, Hoa Hai Ward, Ngu Hanh Son District, Danang City, Vietnam  
Tel.: +84 (0) 905 69 39 39 Email: anh.nguyen@dananggolfclub.com http://www.dananggolfclub.com



**FEE SCHEDULE**

Effective date: 1-Jan-12  
Valid until: 31-Dec-12  
Currency: VND

9 HOLE GREEN FEE inclusive of CADDIE FEE-\$12	Public	
	Weekdays	Weekend & P.Holidays
Visitor	1,078,000	1,540,000
Member Accompanied Guest	770,000	1,100,000
Junior aged 18 and under	539,000	770,000

18 HOLE GREEN FEE inclusive of CADDIE FEE-\$20	Public	
	Weekdays	Weekend & P.Holidays
Visitor	1,760,000	2,420,000
Member Accompanied Guest	1,265,000	1,760,000
Junior aged 18 and under	880,000	1,210,000

EQUIPMENT RENTAL (All days)	Public	
	9 Holes	18 Holes
Golf Cart	396,000	660,000
Club Hire - Set	396,000	660,000
Club Hire - Individual	132,000	220,000
Golf Shoes	264,000	440,000
Umbrella	132,000	220,000

Range Balls - 100 balls	220,000
Range Balls - 50 balls	132,000

CADDIE RESERVATION FEE (All days)	
Caddie reservation fee	110,000

SPECTATOR FEE (All days)	
Spectator fee - per person	220,000

GOLF BAG STORAGE	
Overnight	110,000
Monthly	1,100,000
Annual	11,000,000

All fees are inclusive of government taxes (20% SCT; 10% VAT) and 5% service charge where applicable.

Son Tra - Dien Ngoc Coastal Street, Hoa Hai Ward, Ngu Hanh Son District, Danang City, Vietnam  
Tel.: +84 (0511) 3958 111 Fax: +84 (0511) 3958 112 http://www.dananggolfclub.com

## Promotions

Regular promotions are prepared and details of which are sent out to clients, for both potential guests at The Ocean Villas and visitors to Danang Golf Club. Examples include Play & Stay packages at The Ocean Villas along with spa and F&B discounts and Ladies Days and special Friday promotions at Danang Golf Club. For more details please see below flyers:

**2012 promotions**  
at "Best New Course in Asia Pacific - Danang Golf Club"

**Tuesday Lady Golf Day**  
Ladies, come and play Vietnam's most exciting new golf course every Tuesday...

- 18 Hole Green Fee and Caddie Fee
- Complimentary 18 Hole Golf Cart
- Complimentary Range Balls
- Complimentary 01 drink (Soft drink, mineral water or fruit juice)

Member	VND 641,000
Non-Member	VND 1,400,000

**Wednesday Sports Day Promotion**  
Play at Danang Golf Club every Wednesday for the special rate of only

**VND 1,540,000 per person**  
Normal rate: VND 2,420,000 per person

**Includes:**

- 18-hole green fee and caddie fee
- 18-hole golf cart (for sharing)
- 20% discount on Food & Beverage

Member guests and Members will entitle free golf cart (for sharing) and 20% discount on Food and Beverage

**Friday Promotion**  
Every Friday from 12:00 on wards:

- \* FOC Golf cart for Members
- \* Member Guest rate on green fee including caddie fee for Visitors

**Twilight Promotion**  
Checking in after 2:30 p.m. on weekdays can play as many holes on the club's Greg Norman-designed Dunes as their heart desires for the price of just 9 holes

**Happy Hours**  
From Monday to Sunday from 4:30 pm to 6:30 pm

**DRIVING RANGE**

- Pay ONLY one bucket - 100 balls, play as much as you wish!
- Enjoy delicious dishes and get 50% discount on your order.

\*100 balls for visitors: VND 200,000; members: VND 100,000  
\*\* Applied for driving range menu only.

**SPECIAL RATE FOR BEVERAGE**

- Draught beer @ VND 40,000++
- Larue export @ VND 30,000++
- All cocktails 30% discount

\* The above rates are subject to 10% tax & 5% service charge.

Contact Us: Son Tra - Dien Ngoc Coastal Street, Hoa Hai Ward, Ngu Hanh Son District, Danang City, Vietnam  
Tel: +84 (0)511 2958 111, E-mail: reservations@dananggolfclub.com, www.dananggolfclub.com

The Golf Club Promotions

**THE OCEAN VILLAS**  
RELAXED LUXURY

**Couples Romantic Getaway Package**  
Treat that special someone to a romantic getaway in your own stunning pool villa at The Ocean Villas  
Package price is at VND 11,339,000++ (+ USD 539++) and is all inclusive of:

- Two night accommodation a luxurious Pool Villa for 2 persons with breakfast
- A bottle sparkling wine in villa upon arrival
- Delicious daily breakfast at White Caps Beach Club and Bistro
- A romantic candle light set menu dinner pool/beachside at White Caps Beach Club & Bistro
- A 60 minutes Swiss massage for lady at Tides Spa
- 30% discount off at Tides Spa for any additional treatments
- 20% discount off all F&B at White Caps Beach Club & Bistro
- Free use of tennis court during the day.
- Complimentary transfer to Danang Golf Club from The Ocean Villas by buggy on request

\*Terms and conditions are applied

**Relax, Revive and Re-Energise at Tides Spa @ The Ocean Villa.**  
From Jan 20 - Apr 20, 2012, book a luxurious pool villa for 2 consecutive nights at The Ocean Villas and receive a VND 500,000 spa gift voucher at Tides Spa.  
This promotion is not applied for booking already booked/confirmed by Jan 20, 2012 and will not apply at the same time with other promotion.

**Swing away, escape the city, relax beachside, unwind and revitalize.....**  
Stay at The Ocean Villas in one of the stunning, spacious and luxuriously appointed pool villas and get 50% discount off on golf green fee at the Greg Norman Designed "Dunes Course" at Danang Golf Club.  
**Exclusive offer only to those staying at Ocean Villas. Play golf, relax on the beach, best of both worlds.**

**Special Offers for Danang Golf Club Members**  
All Danang Golf Club members will receive 20% off F&B at White Caps Beach Club & Bistro and 30% off on all available treatments at the Tides spa @ The Ocean Villas.  
Other golfer playing at The Dunes Course @ Danang Golf Club will get 10% discount off F&B at White Caps Beach Club & Bistro and 20% off on all available treatments at the Tides spa @ The Ocean Villas.

**Play & Stay Package**

- 1 night in the pool villa of choice @ The Ocean Villas
- Welcome drink on arrival.
- Round of golf including green and caddie fees at "The Dunes Course" at Danang Golf Club for number of people mentioned.
- Complimentary transfers to Danang Golf Club from Ocean Villas by Golf Buggy
- Breakfast @ White Caps - Beach Club and Bistro.
- 20% off all F&B at either White Caps Beach-Club and Bistro or Danang Golf Club (including on course beverages)
- 30% off all available treatments at Tides Spa @ The Ocean Villas.

**1 Bedroom Pool Villa - VND 5,187,000 ++ per night**  
(includes golf for 1 person, breakfast for up to 2 persons, maximum 2 persons per villa)

**2 Bedroom Pool Villa - VND 6,909,000 ++ per night**  
(includes golf for 2 persons, breakfast for up to 4 persons, maximum 4 persons per villa)

**3 Bedroom Pool Villa (size 373 sqm) - VND 8,526,000 ++ per night**  
(includes golf for 3 persons, breakfast for up to 6 persons, maximum 6 persons per villa)

\*Terms and conditions are applied

**The only choice for a truly luxurious getaway**  
Idyllically situated moments from a beautiful white sandy beach and magnificent sea views, The Ocean Villas is the perfect place for you to truly unwind and make the most of your holiday. Experience the luxury for less at The Ocean Villas with **50% discount** off on the published rate. This special offer is applied to Vietnamese residents and expatriates only from now until Oct. 31, 2012.

Contact Us: Son Tra - Dien Ngoc Coastal Street, Hoa Hai Ward, Ngu Hanh Son District, Danang City, Vietnam  
Tel: +84 (0) 511 396 7094 Fax: +84 (0) 511 396 7095  
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The Ocean Villas Promotions



WhiteCaps Swimming Pool



WhiteCaps Tennis Court



Tides Spa



The Clubhouse



The pro-shop at Danang Golf Club





**LEGEND**

- |                            |                              |                     |                      |                             |                                      |
|----------------------------|------------------------------|---------------------|----------------------|-----------------------------|--------------------------------------|
| 1. DANANG HOTEL AND VILLAS | 4. NORMAN ESTATES            | 7. OCEAN VILLAS     | 10. DUNE RESIDENCES  | 13. HERITAGE RESIDENCES     | 16. HERITAGE GOLF 18-HOLE COURSE     |
| 2. CASURINA VILLAGE MARKET | 5. DUNES 18-HOLE GOLF COURSE | 8. BEACH CLUB       | 11. DANANG GOLF CLUB | 14. HERITAGE HOTEL          | 17. 33 STOREY TWIN TOWERS AND VILLAS |
| 3. GOLF VIEW VILLAS        | 6. BEACH FRONT VILLAS        | 9. CHAM CONDOMINIUM | 12. DUNE VILLAS      | 15. LAGOON COMMUNITY CENTRE | 18. TUNNEL A                         |
|                            |                              |                     |                      |                             | 19. TUNNEL B                         |





Danang Beach Resort - WhiteCaps



Danang Beach Resort - The Ocean Villas

# Danang Beach Resort

*Bringing world's best practice in integrated golf resort living to Central Vietnam*



Danang Beach Resort - Aerial view in February 2011

# APPENDIX 1

Upcoming Danang Beach  
Resort Projects

THE CHAM CONDOMINIUM



Construction of tower A is now well advanced at The Cham Condominium.



The Cham



Digitally prouced images of The Cham Condominium.





Digitally prouced image of The Point



Digitally prouced image of The Point



The Point site is cleared and ready for construction to start






Digitally prouced image of The Point Entrance

# APPENDIX 2






The Dune Residences  
Furniture Package

CODE	IMAGE	DESCRIPTION	LOCATION	DIMENSION	FINISHING	QUANTITY
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### Entrance area

LO- 1		Chair/Daybed ghế sofa	Lobby	W D H	Fully upholstered seat on plastered brick base Mattress dimension	1
LO - 2		Shoe Cabinet tủ giày	Lobby	W 750 D 450 H 450	White spray painted inbuild cabinet with push funktion	1
D-70		slippers đép	entrance	W - D - H -	decoration equipment	9
D-131		candle holder đựng nến	staircase	W - D - H -	decoration equipment	1
D-14		carpet thảm	Lobby	W - D - H -	decoration equipment	1
		small pillow gối nhỏ	Lobby	W - D - H -	decoration equipment	2
		stripe pillow, cover gối sọc	Lobby	W - D - H -	decoration equipment	1
D-159		flower pot plant chậu cây	Lobby	W - D - H -	decoration equipment	2
		roller controler điều khiển rèm	Lobby	W - D - H -	equipment	1

### Villa

C-1		Curtain (2 layers) Rèm (2 lớp)	Bedroom 2 - 1 Master bedroom - 1 Living room - 1 Dining room - 2	W - D - H -	cream colour	5
RB-1		Roller Blinds rèm cuốn	Staircase electronic Masterbedroom Library Bed room 3	W - D - H -	cream colour	4
D-17		antislip for carpet tảm chống trượt	library livingroom bedroom3	W - D - H -	decoration equipment	3
D-37		felt pads đệm ghế	chairs	W - D - H -	decoration equipment	5
D-153		toilet paper giấy vệ sinh	toilets	W - D - H -	decoration equipment	9

### Living room

D-1		orchid hoa lan	Living room	W - D - H -	decoration equipment	1
D-159		flower pot plant chậu cây	Living room	W - D - H -	decoration equipment	1
D-12		TV mounting khung TV	Living room	W - D - H -	decoration equipment	1
D-113		pillow gối hoa	living room	W - D - H -	decoration equipment	2

D-114		pillow gối	living room	W - D - H -	decoration equipment	2
		pillow gối dài	living room	W - D - H -	decoration equipment	2
		pillow gối bộ	living room	W - D - H -	decoration equipment	4
		pillow gối nhỏ	living room	W - D - H -	decoration equipment	1
		pillow, cozer gối trắng - bọc	living room	W - D - H -	decoration equipment	2
D-138		candle holder bình nến	living room	W - D - H -	decoration equipment	2
D-25		picture frame khung ảnh	living room	W - D - H -	decoration equipment	1
D-20		lantern hộp đèn	living room	W - D - H -	decoration equipment	1
D-75		grass decoration bình cỏ	living room	W - D - H -	decoration equipment	4
D-47		Decoratation items đồ trang trí	living room	W - D - H -	decoration equipment	2







D-31		flower vase bình hoa	living room	W - D - H -	decoration equipment	1
D-62		blankat khăn phủ	living room	W - D - H -	decoration equipment	1
D-63		tableau khay	living room	W - D - H -	decoration equipment	1
D-68		Red box hộp đồ	living room	W - D - H -	decoration equipment	1
D-86		flower hoa	living room	W - D - H -	decoration equipment	8
LR- 1		Room Divider	Living Area	W 1800 D 220 H 280		1
LR- 2		L-Shape Sofa So pha L	Living Room	W 3150 D 1000 H 750	Fully upholstered with seat & loose back cushions on timber base	1
LR- 3		Sofa Stool Soô pha nhỏ	Living Room	W 1000 D 1000 H 450	Fully upholstered with seat cushion on timber base	1
LR- 4		Side Table Bàn đôi	Living Room	W 750 / 600 D 550 / 550 H 450 / 390	Dark brown Timber vener with solid timber frame	1

LR- 4		Side Table Bàn đôi	Living Room	W 750 / 600 D 550 / 550 H 450 / 390	Dark brown Timber veneer with solid timber frame	1
LR- 5		Caffee Table Bàn cà phê	Living Room	W 140 D - H 35	Dark brown Timber veneer with solid timber frame	1
LR- 6		TV Cabinet kệ TV	Living Room	W 3200 D 450 H 280	white spray painted plywood timber frame Opening of doors: drawer system Cabinet is flying fixed	1
LR- 7		Shelf kệ	Living Room	W 1200 D 350 H 50	white spray painted plywood timber frame	2
LR- 8		Bookcase tủ sách	Living Room	W 4300 D 350 H 2500	build on plastered brick base White colour	1
LR- 9		TV 50 Zoll TV 50 Zoll	Living Room	W 1200 D 40 H 800	Samsung Plasma TV	1
LR- 9		TV controler dieu khien TV	Living Room	W 1200 D 40 H 800		1
LR- 10		Floor Lamp Đèn	Living Room	W - D - H 1600	Round Shape	1
LR - 11		Carpet thảm	Living Room	W - D - H -	Wool cream white colour	1
LR- 12		Side Lamp	Living Room	W - D - H -	Timber base Square Shape Colour as on picture	1

LR - 11		Carpet Thảm	Living Room	W - D - H -		1
		Air-con controler Điều khiển điều hòa	Living Room	W - D - H -		1
		tableau khay	Living room	W - D - H -	decoration equipment	1
D-45		candle holder bình nến	Living room	W - D - H -	decoration equipment	2
		square basket Giỏ lát vuông	living room	W - D - H -	decoration equipment	1
		black box hộp đen	living room	W - D - H -	decoration equipment	1
		white candle cover bình nến trắng	living room	W - D - H -	decoration equipment	2
D-79		flower vase lọ hoa	living room	W - D - H -	decoration equipment	1
D-124		flower hoa	living room	W - D - H -	decoration equipment	10
D-137		magazine báo	Living room	W - D - H -	decoration equipment	1








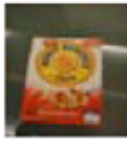




Ground floor toilet











		Flowerpot bình hoa	Toilet	W D H	decoration equipment	1
		square basket Giỏ lát vuông	Toilet	W D H	decoration equipment	1
D-115		Soap Xà phòng	Toilet	W D H	decoration equipment	1
D-33		Small shower Khăn nhỏ	Toilet	W D H	decoration equipment	2
D122		Hanger Móc treo	Toilet	W D H	decoration equipment	2
D-14		carpet thảm	Toilet	W - D - H -	decoration equipment	1











Kitchen


D-154		kitchen paper giấy bếp	kitchen	W - D - H -	decoration equipment	2
D-151		can coca cola coca	kitchen	W - D - H -	decoration equipment	9
D-143		sponge rửa bát	kitchen	W - D - H -	decoration equipment	3
D-139		fruits trái cây	kitchen	W - D - H -	decoration equipment	7
D-133		cooking set bộ nấu	kitchen	W - D - H -	decoration equipment	1
D-126		wine holder giá rượu	kitchen	W - D - H -	decoration equipment	1
D-123		water bottle chai nước	kitchen	W - D - H -	decoration equipment	4
D-116		olives trái oliu	kitchen	W - D - H -	decoration equipment	1
D-117		nuts đậu	kitchen	W - D - H -	decoration equipment	1

D-111		candle nến	kitchen	W - D - H -	decoration equipment	1
D-112		water container binh nước	kitchen	W - D - H -	decoration equipment	2
D-109		basket rổ	kitchen	W - D - H -	decoration equipment	1
D-105		knife dao	kitchen	W - D - H -	decoration equipment	2
D-106		bowl tô	kitchen	W - D - H -	decoration equipment	2
D-100		wine carafe binh rượu	kitchen	W - D - H -	decoration equipment	1
D-102		olive oil dầu oliu	kitchen	W - D - H -	decoration equipment	1
D-94		cereal	kitchen	W - D - H -	decoration equipment	1
D-92		pasta spaghetti	kitchen	W - D - H -	decoration equipment	1
D-90		wine bottle chai rượu	kitchen	W - D - H -	decoration equipment	1

D-91		screw đồ vặn	kitchen	W - D - H -	decoration equipment	1
D-83		teapot binh trà	kitchen	W - D - H -	decoration equipment	1
D-71		knife set dao	kitchen	W - D - H -	decoration equipment	3
D-72		cutting board thớt	kitchen	W - D - H -	decoration equipment	1
D-64		cutlery divider khay	kitchen	W - D - H -	decoration equipment	1
D-65		candle nến	kitchen	W - D - H -	decoration equipment	1
D-57		small flower pot chậu hoa	kitchen	W - D - H -	decoration equipment	1
D-58		green plant hoa xanh	kitchen	W - D - H -	decoration equipment	1
D-59		glass container binh thủy tinh	kitchen	W - D - H -	decoration equipment	1
D-60		knife holder giá dao	kitchen	W - D - H -	decoration equipment	1











D-55		dish towel khăn	kitchen	W - D - H -	decoration equipment	3
D-42		glas container binh thủy tinh	kitchen	W - D - H -	decoration equipment	1
D-43		water cooker binh nấu nước	kitchen	W - D - H -	decoration equipment	1
D-39		Pan chảo	kitchen	W - D - H -	decoration equipment	1
D-40		cooking spoon thìa nấu	kitchen	W - D - H -	decoration equipment	3
D-49		pans nồi	kitchen	W - D - H -	decoration equipment	5
D-21		glas container binh thủy tinh	kitchen	W - D - H -	decoration equipment	3
D-15		glas container lọ thủy tinh	kitchen	W - D - H -	decoration equipment	3
D-54		container đồ đựng	kitchen	W - D - H -	decoration equipment	1
D-102		jam	kitchen	W - D - H -	decoration equipment	1

K - 1		Fridge inc. Freezer tủ lạnh	Kitchen	W 700 D 740 H 1750	LG (GLR M502S)	1
K - 3		Install new leaves tấm mặt bếp	Kitchen	W 600 D 2600 H 890	MDF moisture, white laminate, leaves high glossy painting	1
K - 4		Install new leaves tấm mặt bếp	Kitchen	W 600 D 2600 H 890	MDF moisture, white laminate, leaves high glossy painting	1
D-14		carpet thảm	Kitchen	W - D - H -	decoration equipment	1
		Plastic partition tấm lót nhựa	Kitchen Dinning	W - D - H -	decoration equipment	8
		Small fork ĩa nhỏ	Kitchen	W - D - H -	decoration equipment	3
		Big fork ĩa lớn	Kitchen	W - D - H -	decoration equipment	1
		Spoon Thìa	Kitchen	W - D - H -	decoration equipment	1
		flowerpot chậu hoa	Kitchen	W - D - H -	decoration equipment	3
D-141		rubbish bin giỏ rác	Kitchen	W - D - H -	decoration equipment	1

		Spice jar set Bộ bình gia vị	Kitchen	W - D - H -	decoration equipment	1
D-74		bowls bát	kitchen	W - D - H -	decoration equipment	6
D-127		doormat chùi chân	kitchen	W - D - H -	decoration equipment	1


### Dining room

DR - 1		Dining Chair ghế	Dining room	W 550 D 600 H 900	Upholstered on timber frame, timber leg, Colour of fabric: cream	6
DR - 2		Dining Table bàn ăn	Dining room	W 2200 D 1000 H 760	Dark brown Timber veneer with solid timber frame	1
DR - 3		Console tủ	Dining room	W 2200 D 450 H 760	Dark brown Timber veneer counter top and white spray painted plywood timber frame Opening of doors: no handles, push funktion	1
		doormat khay	Dining room	W - D - H -	decoration equipment	1
DR- 4		Carpet thảm	Dining room	W 3000 D 2200 H 10 - 20	Jute with dark boarder	1
DR- 5		Floor Lamp đèn	Dining room	W - D - H 1600	Timber base Square Shape Colour as on picture	1






DR- 7		Lamp đèn	Dining room			1
DR- 8		Bar Stool ghế	Dining room	W - D - H -	Upholstered on timber frame, timber leg	2
D-4		Painting tranh	Dining room	W - D - H -	decoration equipment	1
D-5		Wine glasses ly rượu	Dining room	W - D - H -	decoration equipment	6
D-6		Water glassed ly nước	Dining room	W - D - H -	decoration equipment	12
D-74		bowls bát	diningroom	W - D - H -	decoration equipment	6
D-80		long grass lá	dining table	W - D - H -	decoration equipment	2
D-81		plate đĩa	dining table	W - D - H -	decoration equipment	6
D-84		Decoratation item trang trí	dining room	W - D - H -	decoration equipment	1
D-134		tea pot set bộ trà	dining room	W - D - H -	decoration equipment	1





D-56		vase bình hoa	dining room	W - D - H -	decoration equipment	1
D-135		salt pepper tiêu muối	dining table	W - D - H -	decoration equipment	1
D-66		house telephone (charge including) điện thoại + sạc	dining room	W - D - H -	decoration equipment	1
D-77		plate đĩa	dining room	W - D - H -	decoration equipment	6
D-8		real orchid hoa lan	Dining room	W - D - H -	decoration equipment	4
		real orchid bottle bình hoa	Dining room	W - D - H -	decoration equipment	1
D-35		napkin khăn ăn	dining room	W - D - H -	decoration equipment	4
D-101		plastic glas ly nhựa	dining room	W - D - H -	decoration equipment	4
		Spoon, forks, knife set bộ thìa n	dining room	W - D - H -	decoration equipment	6
D-159		flower pot plant chậu cây	dining room	W - D - H -	decoration equipment	1

#### Maids room






MR - 1		Mattress nệm	Maid's Room	W 2000 D 1000 H 250	Inc. Bedding	1
MR - 2		Cabinet tủ	Maid's Room	W 1500 D 500 H 2000	Build in White colour	1
MR - 3		Ladder thang	Maid's Room	W 450 D - H 1400	solid timber frame	1


#### Garage

WR - 3		Shelf kệ	Wet Room	W 1000 D 350 H 1200	Metal Shelf	1
D-144		extinguisher bình cứu hỏa	garage	W - D - H -	decoration equipment	1
D-150		car polish	garage	W - D - H -	decoration equipment	1
D-87		car polish	garage	W - D - H -	decoration equipment	1
D-103		car polish	garage	W - D - H -	decoration equipment	1

D-104		car polish	garage	W - D - H -	decoration equipment	1
D-108		tools	garage	W - D - H -	decoration equipment	1
D-110		car polish	garage	W - D - H -	decoration equipment	1
D-125		broom chổi	wetroom	W - D - H -	decoration equipment	1

#### Terrace




D-160		flower pot plant chậu hoa	terrace	W - D - H -	decoration equipment	2
T- 1		Outdoor Chair ghế	Terrace	W 600 D 650 H 700	Loose seat cushions with woven synthetic rattan on steal frame	2
T- 2		Outdoor Table bàn	Terrace	W 1100 D 550 H 450	Glas top with woven synthetic rattan on steal frame	1
T- 3		Outdoor Sofa sô pha	Terrace	W 1400 D 600 H 700	Loose seat cushions with woven synthetic rattan on steal frame	1
T- 4		BBQ lò nướng	Terrace	W 2200 D 700 H 750	Build BBQ with blue stone top and build in fridge	2



T- 5		Sunchair ghế hồ bơi	Terrace	W 2000 D 700 H 350	Stainless steel frame	2
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#### Master Bedrooms

D-118		t shirt áo	master bedroom	W - D - H -	decoration equipment	1
D-119		shirt áo	master bedroom	W - D - H -	decoration equipment	1
D-120		shirt áo	master bedroom	W - D - H -	decoration equipment	1
D-107		house telephone điện thoại	master bedroom	W - D - H -	decoration equipment	1
D-93		bath robe áo choàng	master bathroom	W - D - H -	decoration equipment	1
D-95		blouse áo	msater bedroom	W - D - H -	decoration equipment	1
D-96		blouse áo	master bedroom	W - D - H -	decoration equipment	1
D-97		blouse áo	master bedroom	W - D - H -	decoration equipment	1


D-98		shirt áo	master bedroom	W - D - H -	decoration equipment	1
D-99		shirt áo	master bedroom	W - D - H -	decoration equipment	1
D-88		shirt áo	master bedroom	W - D - H -	decoration equipment	1
D-89		shirt áo	master bedroom	W - D - H -	decoration equipment	1
		T-shirt hanger móc áo	master bedroom	W - H -		7
D-2		Painting tranh	Masterbedroom	W - D - H -	decoration equipment	1
D-155		pillow and cover gối- bọc	master bedroom	W - D - H -	decoration equipment	4
D-44		bedding phủ	masterbedroom	W - D - H -	decoration equipment	1
D-130		picture frame tranh - khung	master bedroom	W - D - H -	decoration equipment	1
D-16		flower pot plant chậu cây	master bedroom	W - D - H -	decoration equipment	1

D-26		picture frame khung tranh	masterbedroom	W - D - H -	decoration equipment	2
MB - 1		King Bed giường	Master Bedroom	W 2200 D 2100 H 2200	Dark brown Timber veneer with solid timber frame	1
		pillow gối	masterbedroom	W - D - H -	decoration equipment	2
		pillow gối	masterbedroom	W - D - H -	decoration equipment	2
		pillow gối	masterbedroom	W - D - H -	decoration equipment	2
MB - 3	N/A	Mattress nệm	Master Bedroom	W 2000 D 1800 H 200		1
MB - 4		Night Stand Kệ đầu giường	Master Bedroom	W 650 D 350 H 380	Dark brown Timber veneer with solid timber frame	2
MB - 5		Night Stand Lamp Đèn ngủ	Master Bedroom	W - D - H -	Stainless steel Square shape	2
MB - 7		Dressing Table Đàn trang điểm	Master Bedroom	W 1200 D 500 H 75	Dark brown Timber veneer with solid timber frame with drawer and mirror to open	1
MB - 8		Dressing Chair ghế trang điểm	Master Bedroom	W 400 D 450 H 450	Fully upholstered with seat cushion on timber base	1








MB- 9		Carpet thảm	Master Bedroom	W - D - H -		1
		house telephone điện thoại	Master Bedroom	W - D - H -		1
MB-12		Floor Lamp đèn	Master Bedroom	W - D - H 1600	Round shape Timber base	1
MB-13		Mirror gương	Master Bedroom	W 600 D - H 1800	Mirror with timber frame	1
MB-14	N/A	walking wardrobe tủ	Master Bedroom	W 1580 D 1980 H 2140	white MDF moisture	1
MB- 15		TV Cabinet kệ TV	Master Bedroom	W 1800 D 400	Dark brown Timber veneer counter top and white spray painted plywood timber frame Opening of doors: no handles, push funktion	1
D-9		container đồ đựng	master bedroom	W - D - H -	decoration equipment	3
D-82		soap container bình xà phòng	bathroom	W - D - H -	decoration equipment	1
D-149		shaver cạo râu	bathroom	W - D - H -	decoration equipment	1
D-142		toothbrush bàn chải	bathroom	W - D - H -	decoration equipment	2

D-136		basket khay	bathroom	W - D - H -	decoration equipment	1
D-140		basket khay	bathroom	W - D - H -	decoration equipment	1
D-34		towel small khăn nhỏ	bathroom	W - D - H -	decoration equipment	2
D-128		soap xà phòng	bathroom	W - D - H -	decoration equipment	2
D-146		cream kem	bathroom	W - D - H -	decoration equipment	1
D-152		cream kem	bathroom	W - D - H -	decoration equipment	1
D-148		shampoo dầu gội	bathroom	W - D - H -	decoration equipment	2
D-36		towel big khăn lớn	bathroom	W - D - H -	decoration equipment	3
D-32		towel medium khăn vừa	bathroom	W - D - H -	decoration equipment	1
D-78		box hộp	bathroom	W - D - H -	decoration equipment	2







D-68		Red box hộp đỏ	bathroom	W - D - H -	decoration equipment	1
		Flower pot bình hoa	bathroom	W - D - H -	decoration equipment	1





### Library




D-30		Painting tranh	library	W - D - H -	decoration equipment	1
LI - 1		Daybed sô pha	Library	W 1650 D 600 H 650	Fully upholstered with seat cushion on timber base	1
LI - 2		TV Cabinet kệ TV	Library	W 1800 D 400 H 450	Dark brown Timber veneer counter top and white spray painted plywood timber frame Opening of doors: no handles, push funktion	1
LI-3		Book Shelf kệ sách	Library	W 1100 D 300 H 2000	white spray painted plywood timber frame	2
LI-4		Floor Lamp đèn	Library	W - D - H 1600	Timber base Square Shape Colour as on picture	1
LI-5		TV 42 inch TV 42 inch	Library	W 1000 D 40 H 700	Samsung Plasma TV	1
		TV controler điều khiển TV	Library	W - D - H -		1







		TV controler điều khiển TV	Library	W - D - H -		1
LI-6		Carpet thảm	Library	W - D - H -		1
D-127		doormat chùi chân	entrance	W - D - H -	decoration equipment	1
D-3		Painting tranh	Corridor	W - D - H -	decoration equipment	3
D-137		magazine báo	Library	W - D - H -	decoration equipment	2
		round pillow Gối tròn	Library	W - D - H -	decoration equipment	1
		cream pillow Gối kem	Library	W - D - H -	decoration equipment	1
		stripe pillow Gối sọc	Library	W - D - H -	decoration equipment	1
		curtain tieing part miếng cột rèm	Library	W - D - H -	decoration equipment	12

D-69		box hộp	library room	W - D - H -	decoration equipment	2
D-16		folder folder	library	W - D - H -	decoration equipment	4
		flower pot bình hoa	library	W - D - H -	decoration equipment	1
		flower pot plant chậu cây	library terrace	W - D - H -	decoration equipment	2







### Bedroom 3

D-145		pencil bút chì	bedroom 3	W - D - H -	decoration equipment	10
D-147		folder kẹp	bedroom 3	W - D - H -	decoration equipment	2
D-161		painting tranh	bedroom 3	W - D - H -	decoration equipment	2
D-41		bedding (cover and blanket) bộ giỡ ng	bedroom 3	W - D - H -	decoration equipment	1




		pillow and cover gối - phủ	bedroom	W - D - H -	decoration equipment	2
D-91		office tools bộ khay VP	bedroom 3	W - D - H -	decoration equipment	3
D-10		pictures for frame tranh	bedroom 3	W - D - H -	decoration equipment	5
D-73		office tool khay VP	bedroom 3	W - D - H -	decoration equipment	1
B2 - 1		Queen Bed giờ ng	Bedroom 3	W 2200 D 1700 H 800	dark brown timber veneer with solid timber frame	1
B2- 3	N/A	Mattress nệm	Bedroom 3	W 2000 D 1600 H 200	queen bed size	1
B2 - 4		Night Stand kệ th	Bedroom 3	W 500 D 350 H 380	dark brown timber veneer with solid timber frame	2
B2- 5		Night Stand Lamp đèn	Bedroom 3	W - D - H -	Stainless steel Square Shape	2
B2- 6a		Cabinet tủ	Bedroom 3	W 2400 D 600 H 2000	white spray painted plywood timber frame	1
B2- 6b		shelf for cabinet kệ tủ	Bedroom 3	W 1400 D 600 H 2000	White paint plywood	1





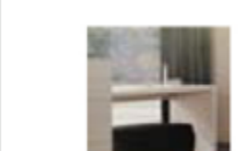




B2- 6c		shelf for cabinet kệ tủ	Bedroom 3	W - D - H -	White paint plywood	1
B2- 9		Carpet thảm	Bedroom 3	W - D - H -	with flower design	1
B2-14		Desk bàn	Bedroom 3	W 1500 D 600 H 750	Dark brown Timber veneer with solid timber frame With two drawer	1
		Chair ghế		W 500 H 650	Upholstered on timber	1
		table lam den ban		W 500 H 650	Upholstered on timber	1
		Air-con controller điều khiển điều hòa	Bedroom 3	W - H -		1
		T-shirt hanger móc áo	Bedroom 3	W - H -		2
D-69		box hộp	Bedroom 3	W - D - H -	decoration equipment	1
D-7		Box hộp	Bedroom 3	W - D - H -	decoration equipment	1
D-16		folder folder	Bedroom 3	W - D - H -	decoration equipment	2






D-27		Decoratation items OS&E (Square) khung tranh	Bedroom 3	W - D - H -	decoration equipment	2
D-129		picture frame khung tranh	Bedroom 3	W - D - H -	decoration equipment	1
D-137		magazine báo	Bedroom 3	W - D - H -	decoration equipment	1
D-159		flower pot plant chậu cây	Bedroom 3	W - D - H -	decoration equipment	1
D-141		rubbish bin thùng rác	Bedroom 3	W - D - H -	decoration equipment	2
		Small flower pot Bình hoa nhỏ	Bedroom 3	W - D - H -	decoration equipment	1
D-19		soap container bình ửng	Bedroom 3	W - D - H -	decoration equipment	1
D-32		towel medium khăn vừa	Bedroom 3	W - D - H -	decoration equipment	3
D-36		towel big khăn lớn	Bedroom 3	W - D - H -	decoration equipment	1
D-132		basket khay	Bedroom 3	W - D - H -	decoration equipment	1

D-128		soap xà phòng	Bedroom 3	W - D - H -	decoration equipment	1
D-115		soap xà phòng	bathroom	W - D - H -	decoration equipment	1
D-157		soap holder kệ xà phòng	bathroom	W - D - H -	decoration equipment	1
D-148		shampoo dầu gội	bathroom	W - D - H -	decoration equipment	1
D-152		cream kem	bathroom	W - D - H -	decoration equipment	1
D-53		soap container đồ đựng	bathroom	W - D - H -	decoration equipment	3





### Bedroom 2










B1- 1		Queen Bed giờ ng	bedroom 2	W 2200 D 1700 H 800	dark brown timber veneer with solid timber frame	1
B1- 3	N/A	Mattress nệm	bedroom 2	W 2000 D 1600 H 200		1
B1- 4		Night Stand kệ	bedroom 2	W 650 D 350 H 380	Dark brown Timber veneer with solid timber frame	2
B1- 5		Night Stand Lamp đèn	bedroom 2	W - D - H -	Stainless steel	2

B1- 6		Daybed ghế nằm	bedroom 2	W 1800 D 700 H 450	Fully upholstered with seat cushion on timber base	1
		Pillow gối	bedroom 2	W 1550 D 700 H 750	Dark brown Timber veneer with solid timber frame and will fit with daybed as one element	2
		Pillow gối	bedroom 2	W 1550 D 700 H 750	Dark brown Timber veneer with solid timber frame and will fit with daybed as one element	2
		Pillow gối	bedroom 2	W 1550 D 700 H 750	Dark brown Timber veneer with solid timber frame and will fit with daybed as one element	1
B1- 7		Table bàn	bedroom 2	W 1550 D 700 H 750	Dark brown Timber veneer with solid timber frame and will fit with daybed as one element	1
B1- 8		Stool ghế	bedroom 2	W 400 D 450 H 450	Fully upholstered with seat cushion on timber base	1
B1- 9		Carpet thảm	bedroom 2	W 200 D 300 H -		1
B1- 12		TV 42 inch TV 42 inch	bedroom 2	W 1000 D 40 H 700	Samsung Plasma TV	1
		TV controler điều khiển TV	bedroom 2	W - D - H -		1
B1- 14	N/A	Wardrobe tủ	bedroom 2	W 600 D 1164 H 2200	MDF moisture, leaves white spraypainted	1
B1-15	N/A	Wardrobe tủ	bedroom 2	W 600 D 625 H 2200	MDF moisture, leaves white spraypainted	1

B1-15 - b		Shelf Wardrobe kệ tủ	bedroom 2	W - D - H -	MDF moisture, leaves white spraypainted	1
D-23		bedding (cover and blanket) bộ giỡ ng	bedroom 2	W - D - H -	decoration equipment	1
D-24		picture frame khung tranh	bedroom 2	W - D - H -	decoration equipment	1
D-13		TV mounting khung TV	Bedroom 2	W - D - H -	decoration equipment	1
D-156		pillow gối	Bedroom 2	W - D - H -	decoration equipment	4

### Bedroom 2

B1- 1		Queen Bed giỡ ng	bedroom 2	W 2200 D 1700 H 800	dark brown timber veneer with solid timber frame	1
B1- 3	N/A	Mattress nệm	bedroom 2	W 2000 D 1600 H 200		1
B1- 4		Night Stand kệ đ	bedroom 2	W 650 D 350 H 380	Dark brown Timber veneer with solid timber frame	2
B1- 5		Night Stand Lamp đèn	bedroom 2	W - D - H -	Stainless steel	2
B1- 6		Daybed ghế nằm	bedroom 2	W 1800 D 700 H 450	Fully upholstered with seat cushion on timber base	1

		Pillow gối	bedroom 2	W 1550 D 700 H 750	Dark browm Timber veneer with solid timber frame and will fit with daybed as one element	2
		Pillow gối	bedroom 2	W 1550 D 700 H 750	Dark browm Timber veneer with solid timber frame and will fit with daybed as one element	2
		Pillow gối	bedroom 2	W 1550 D 700 H 750	Dark browm Timber veneer with solid timber frame and will fit with daybed as one element	1
B1- 7		Table bàn	bedroom 2	W 1550 D 700 H 750	Dark browm Timber veneer with solid timber frame and will fit with daybed as one element	1
B1- 8		Stool ghế	bedroom 2	W 400 D 450 H 450	Fully upholstered with seat cushion on timber base	1
B1- 9		Carpet thảm	bedroom 2	W 200 D 300 H -		1
B1- 12		TV 42 inch TV 42 inch	bedroom 2	W 1000 D 40 H 700	Samsung Plasma TV	1
		TV controler điều khiển TV	bedroom 2	W - D - H -		1
B1- 14	N/A	Wardrobe tủ	bedroom 2	W 600 D 1164 H 2200	MDF moisture, leaves white spraypainted	1
B1-15	N/A	Wardrobe tủ	bedroom 2	W 600 D 625 H 2200	MDF moisture, leaves white spraypainted	1
B1-15 - b		Shelf Wardrobe kệ tủ	bedroom 2	W - D - H -	MDF moisture, leaves white spraypainted	1

D-23		bedding (cover and blanket) bộ giờ ng	bedroom 2	W - D - H -	decoration equipment	1
D-24		picture frame khung tranh	bedroom 2	W - D - H -	decoration equipment	1
D-13		TV mounting khung TV	Bedroom 2	W - D - H -	decoration equipment	1
D-156		pillow gối	Bedroom 2	W - D - H -	decoration equipment	4
D-51		bedding bọc	bedroom 2	W - D - H -	decoration equipment	2
D-52		bedding bọc	bedroom 2	W - D - H -	decoration equipment	2
D-129		picture frame khung tranh	bed room 2	W - D - H -	decoration equipment	2
D-16		flower pot plant chậu cây	terrace	W - D - H -	decoration equipment	1
D-76		blouse áo	bedroom 2	W - D - H -	decoration equipment	1
		T-shirt hanger móc áo	bedroom 2	W - H -		2
D-78		box hộp	bed room 2	W - D - H -	decoration equipment	1

D-9		container đồ đựng	bed room 2	W - D - H -	decoration equipment	3
D-142		toothbrush bàn chải	bed room 2	W - D - H -	decoration equipment	2
D-149		shaver cạo râu	bed room 2	W - D - H -	decoration equipment	1
D-128		soap xà phòng	bathroom	W - D - H -	decoration equipment	3
D-115		soap xà phòng	bathroom	W - D - H -	decoration equipment	3
		small flower pot bình hoa	bathroom	W - D - H -	decoration equipment	1
D-45		candle holder bình nến	bathroom 2	W - D - H -	decoration equipment	3
D-11		towel big khăn lớn	bathroom 2	W - D - H -	decoration equipment	2
D-158		basket khay	bathroom	W - D - H -	decoration equipment	1
D-157		soap holder kệ xà phòng	bathroom	W - D - H -	decoration equipment	1
D-148		shampoo dầu gội	bathroom 2	W - D - H -	decoration equipment	1

