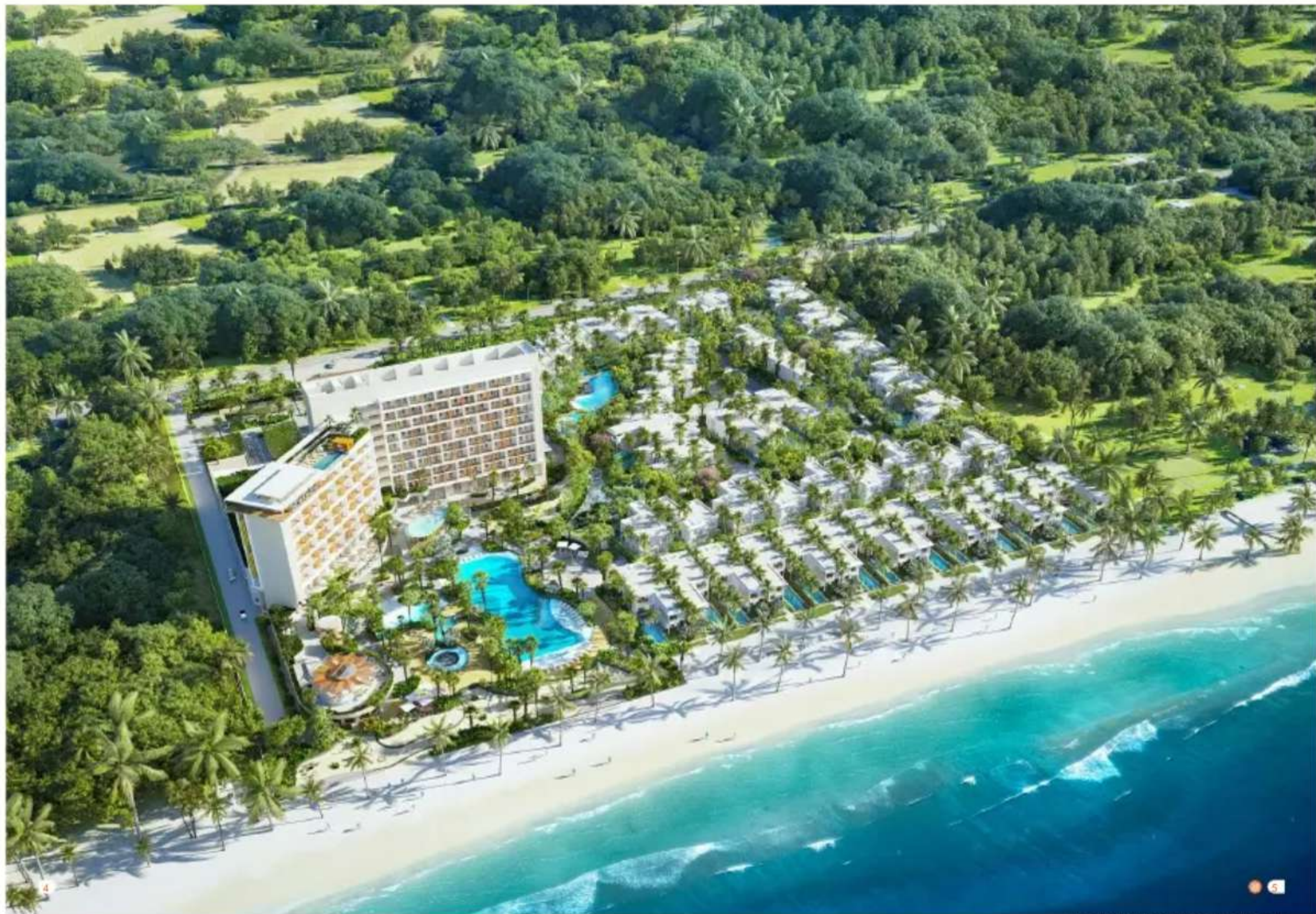




ANGSANA
RESIDENCES
HỒ TRÀM







WHY CHOOSE US



BANYAN TREE GROUP

OPERATOR

Banyan Tree Group, which is one of the leading property developers in the world, is responsible for building some of the best luxury hotels, resorts and spas in Asia, America, Africa and the Middle East. Founded in 1994, Banyan Tree Group currently owns and operates more than 50 hotels and resorts around the world.

As a global hospitality and resort investment and management group that puts its priority on social responsibility, Banyan Tree Group creates its own values based on the framework of "Sustainable Brand" to bring unrivaled experience to its clients. Banyan Tree Group also seeks to raise people's environmental awareness, to promote sustainable development and to empower the community by laying the foundation for development at any location or territory in the world.

Banyan Tree Group also signed a strategic partnership with Accor in 2016 to share Accor's global reservation and distribution network, as well as the ALL - Accor Live Limitless loyalty program.

Over the last 30 years, Banyan Tree Group has stayed true to its vision and this has been proven through some impressive numbers as follows:

- Has established its presence in 24 countries
- Has built more than 50 hotels and resorts and counting
- Has opened 63 Spas and 75 Galleries
- Has constructed 3 Golf Courses
- Has gained more than 2,649 awards and honors in the industry



Management contract signing ceremony between MadisonLand and Banyan Tree



INVESTOR

Madison Land is an investment group involved in different business areas. With years of experience in consulting, investing, developing infrastructure and real estate, Madison Land is utilizing its strengths to bring sustainable value to customers and partners.

A PROJECT IN PARTICIPATION WITH FOREIGN AND DOMESTIC PROFESSIONAL CONSULTANTS



INVESTOR REPRESENTATIVE
(VIETNAM)



ARCHITECTURE DESIGNER
(SINGAPORE)



LANDSCAPE DESIGNER
(SINGAPORE)



INTERIOR DESIGNER
(SPAIN)



LIGHTING DESIGNER
(SINGAPORE)



GREEN BUILDING CERTIFIED BY
(AUSTRALIA)



LOCAL CONSULTANT
(VIETNAM)



GREEN BUILDING CONSULTANT
(VIETNAM)



**ANGSANA
RESIDENCES**
HỒ TRÁM



ANGSANA RESIDENCES HỒ TRÁM is one of the first resorts on the coastal scenic road, a romantic and simple road, stretching from Vung Tau city to Binh Chau, passing through three coastal districts of Ba Ria - Vung Tau province, including the district of Xuyên Mộc - Hồ Trám. This coastal area is less prone to storms making it a desirable tourism spot all year round.

It is placed in a uniform tourism area near a pristine beach with gentle waves and fine white sand.

PRIME LOCATION

EASY ACCESSIBILITY

- 111 km away from Ho Chi Minh City.
- 2-hour drive along Long Thanh - Dau Giay - National Highway 51.
- Accessible through the incoming Bien Hoa - Vung Tau Expressway.

NEAR THE NEW AIRPORT

- 14-minute drive from Loc An Airport - Hồ Trám (about 1.3 km away).
- Less than two-hour drive by car from Long Thanh airport (76.6 km away).

NEAR VUNG TAU CITY

36.7 km from Vung Tau

PRIME LOCATION

Located in one of the best coastal areas in Vietnam, it is easy to move to other key cities by road and air:

- 141 km from Phan Thiet.
- 277 km from Dalat.
- 359 km from Nha Trang.

Opportunity to attract more than 18 million tourists from Ba Ria - Vung Tau and from nearby tourist cities (Phu Quoc, Phan Thiet, Nha Trang, Da Lat, Ho Chi Minh, etc.)



PHU QUỐC
490 km



TP. HỒ CHÍ MINH
111 km (<2hrs)

SÂN BAY QUỐC TẾ
LONG THÀNH
cách sân bay Hồ Chí Minh
76,6 km

100 km

50 km

VŨNG TÀU
37 km (<1hr)

PHAN THIẾT
141 km (<3hrs)

**ANGSANA
RESIDENCES**
HỒ TRÁM

SITE PLAN

Investor:	Madison Land Ltd.
Location:	Phuoc Thuan - Xuyen Moc, Ba Ria - Vung Tau
Project type:	Resort & Villa
Land area:	60.677,40 m ²
Resort & Villa standard:	5-star
Villas:	52 units (135 keys)
Full Occupancy:	1.000 people
Hotel:	182 room keys
Hotel Storey:	12 storeys
Plot ratio:	23,4%
Beach coast:	280m

Dhawa Hotel Area and Villa Angsana Residences Ho Tram are both operated and managed by Banyan Tree Group.

All rooms at the hotel are guaranteed to have an amazing view of the sea, with opportunities to watch both the sunrise and the sunset.





ANGSANA RESIDENCES HO TRAM VILLAS

Villas:	52
Villa areas:	04 (Beachfront, Sea Breeze, Tropicana & Aquamarine)
Beachfront villas:	13
Land area:	360 - 390m ²
Construction area:	437 - 492m ²
Bedrooms:	03 rooms
Floors:	02

HIGHLIGHTS OF VILLA ANGSA RESIDENCES HO TRAM



UNIQUE INTERIOR DESIGN

The idea of the interior of Angsana Residences Ho Tram villa is inspired by the place itself, Ho Tram, which is famous for its immense Melaleuca trees, unlike any other tree species.

Interior details are inspired by the unique characteristics of Melaleuca trees. The trees' body with thin bark from dark brown to light gray and orange in the core is the inspiration for the decorative wall of the living room. Aside from the many layers of color of the Melaleuca bark, this tree also has a spear-like shape, growing symmetrically with the vertical leaf veins, which serve as the main motif of the overall interior design. Melaleuca flowers are also unique, blooming into delicate white groups like "the snow of summer", inspiring the design of lights, carpets and delicate paintings.



A CHANCE TO BE IMMERSED IN NATURE

The design prioritizes the maximum development of green and open spaces to get natural light, creating close interference with the green space outside, ensuring ventilation, taking care of homeowners' amenities such as swimming pools, Jacuzzi, and a completely isolated garden.



EXCLUSIVE DEALS AT THE SANCTUARY CLUB

A UNIQUE PROGRAM exclusively for villa owners. SANCTUARY CLUB members will receive an EXCLUSIVE (*) 30-night stay at Angsana Residences Ho Tram and (*) 15 nights at all free exchange destinations with special discounts and benefits applied year round and in the whole system of more than 47 hotels and resorts globally.

(*) Applicable terms and conditions



Show villa actual photo



Show villa actual photo



Show villa actual photo



Show villa actual photo



FLEXIBLE DESIGNS

The design is flexible in key division, ensuring privacy in addition to optimizing capacity and room inventory, meeting diverse rental needs of guests at all times.

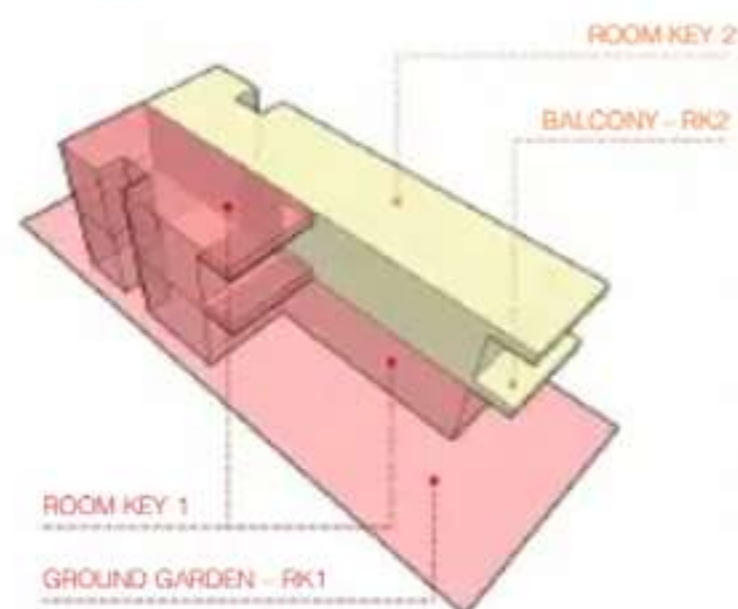


A GRAND LIFESTYLE

Enjoy a luxury lifestyle at sea villas with world-class facilities and services managed and operated by Banyan Tree Group. We guarantee unforgettable experiences to all.



VILLA MODEL 1 DUAL-KEY



ROOM KEY	AMENITIES
Room-key 1 136.8 m²	- Master bedroom + WC - Bedroom + WC - Living room - Kitchen + dining table - Swimming pool + garden • Concierge • Air view • High room rate
Room-key 2 58 m²	- Bedroom + WC - Small Sofa - Small Kitchen + dining table - Jacuzzi + Balcony • Concierge • Air view • Second bedroom rate

All model 1 villas are flexibly designed for rent, which are divided into 2 keys. Each room-key has its own swimming pool or Jacuzzi, garden and has the best view of the sea or the Serenity Stream Walk.



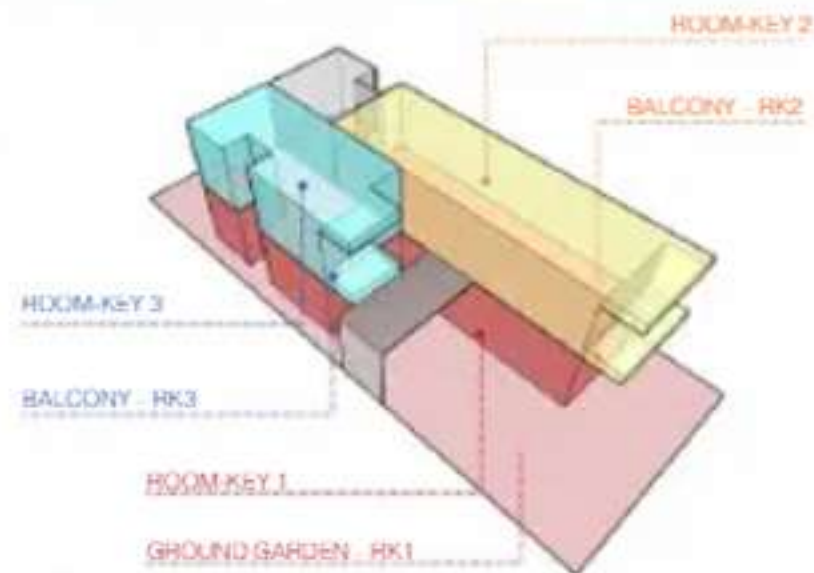
GROUND FLOOR LAYOUT



FIRST FLOOR LAYOUT



VILLA MODEL 2 TRIPLE-KEY



ROOM KEY	AMENITIES
 Room-key 1 121 m ²	- Master bedroom + WC - Bedroom + WC - Kitchen + dining table - Swimming pool + garden - Good service - Best view - Highroom rate
 Room-key 2 60 m ²	- Bedroom + WC - Small Sofa - Small Kitchen + dining table - Jacuzzi + Decking - Good service - Not view - Reasonable room rate
 Room-key 3 58 m ²	

All model 2 villas are flexibly designed for rent, which are divided into 3 keys, serving 3 groups of guests at the same time. Each key has its own swimming pool or Jacuzzi, garden and has the best view of the sea or the Serenity Stream Walk.



GROUND FLOOR LAYOUT



FIRST FLOOR LAYOUT



INTERIOR



AMENITIES



AMENITIES



AMENITIES





VILLA AREAS

LEGEND

- Beachfront (13 villas)
- Sea breeze (9 villas)
- Tropicana (11 villas)
- Aquamarine (19 villas)



BENEFITS OF BEING OWNERS OF VILLA 5 STAR ANGSANA RESIDENCES HO TRAM

INVESTMENT POLICY

An owner of Angsana Residences Ho Tram villa is entitled to participate in the rental program with a commitment to efficient revenue and economic benefits from the exploitation of rental activities. When participating in the rental program, the owner will be able to use the villa for free - (*) 30 nights at Angsana Residences Ho Tram and (*) 15 nights at the resorts in the global exchange system under the management of Banyan Tree Group.

Specifically: (*)

- First two (2) years of operation from the date of official handover: Return 5% / year on investment value
- Year three(3) through ten (10): Owner is entitled to 40% of Net Rental Revenue

THE SANCTUARY CLUB

For properties managed by Banyan Tree Group, The Sanctuary Club offers owners special benefits including (*):

- International vacation exchange program
- Benefits and discounts at all Banyan Tree Group global hotels and resorts

(*) Applicable terms and conditions



INTERNATIONAL VACATION EXCHANGE PROGRAM

The international vacation exchange program is a privilege exclusive to Villa Owners of Angsana Residences Ho Tram. Villa owners will have a chance to enjoy a 15-night stay in the international vacation exchange program at global vacation destinations managed by Banyan Tree Group. Fifteen nights will be created as an account and converted to cash so that members can easily use and choose the location in the system.

(*) Only applicable to owners of Angsana Residences Ho Tram



GLOBAL DESTINATIONS OF BANYAN TREE GROUP

With a network of more than 50 hotels and resorts worldwide, Villa Angsana Residences Ho Tram's owner has many options for tourist destinations across the globe.

NEW DESTINATIONS ARE COMING TOO

(It is expected that by 2025, there will be more than 30 destinations to choose from and these will be updated in the system.)



GLOBAL SPECIAL DISCOUNTS AND PROGRAMS

Owners will enjoy special offers and discounts⁽¹⁾ at Banyan Tree Group's hotels and resorts worldwide^(*):

- * 30% discount on best available rates for hotel accommodation⁽²⁾
- * 25% discount on food and beverage⁽³⁾
- * 20% discount on golf green fees⁽⁴⁾
- * 20% discount on a-la-carte spa menu
- * 15% discount on gallery merchandise⁽⁵⁾
- * 15% discount on in-house tours⁽⁶⁾
- * 15% discount on laundry
- * 10% discount on airport and ferry terminal transfers⁽⁷⁾
- * Priority wait-list on reservations
- * Early check-in / late check-out⁽⁸⁾

(7) Applicable terms and conditions

(1) Higher discounts may apply at certain times and locations and may be subject to change without notice

(2) Best available rate at time of booking

(3) Offers cannot be combined. Discounts may not apply to festive and special occasions

(4) Phuket, Bintan and Lãng Cỏ only

(5) Not applicable to consignment items

(6) Selected destinations only

(7) Selected destinations only

(8) Subject to availability on day of arrival / departure



Casala Phuket, Thailand



Angsana Racha Collection - Morocco



Banyan Tree Macau - China

