



THE OCEAN ESTATES



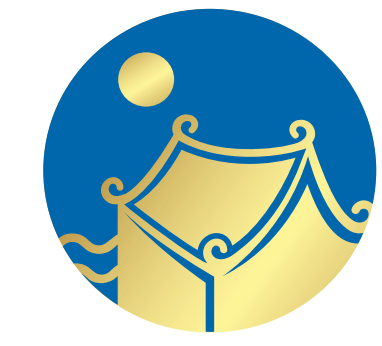


### STUNNING OCEAN VIEWS

- Enjoy beach resort living style
- A premium villa near the ocean where owners can enjoy a romantic walk on the beach, a host of activities or simply relax in the private beach cabanas.
- Spectacular views toward the East Sea, Cham Islands, and Marble Mountains.



## WHY THE OCEAN ESTATES



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### CONTEMPORARY DESIGN WITH TRADITIONAL NUANCES

The subtle and innovative design of the villas creates a luxurious environment synonymous with comfort, with a style that is contemporary yet founded on the rich local culture in its resolution of modern rhythms with traditional nuances.





## WHY THE OCEAN ESTATES



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### EXCLUSIVE FACILITIES ON YOUR DOORSTEP

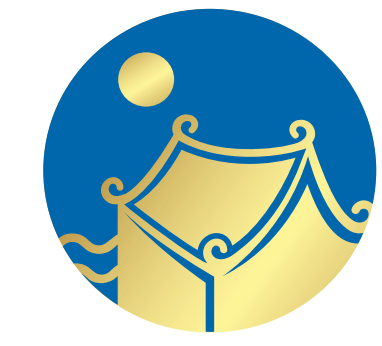
WhiteCaps, part of Danang Beach Resort , is an all new first-class facility for entertainment and leisure:

- The Beach Club, tennis court, decked boardwalks, swimming pool, gymnasium, landscaped parkland and direct access to the beach.
- A game of golf at the Greg Norman designed “Dunes Course” at Danang Golf Club is the central amenity of the project.





## WHY THE OCEAN ESTATES



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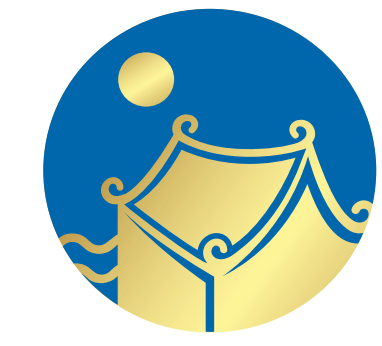
### AFTER - SALES SERVICE

- VinaLiving understands our buyers are long – term investors. We provide ongoing after-sales service to ensure a lasting and rewarding relationship.
- VinaCapital, and its residential lifestyle brand VinaLiving, prides itself on the quality of its homes, the lifestyles they provide, and having the trust of its buyers.





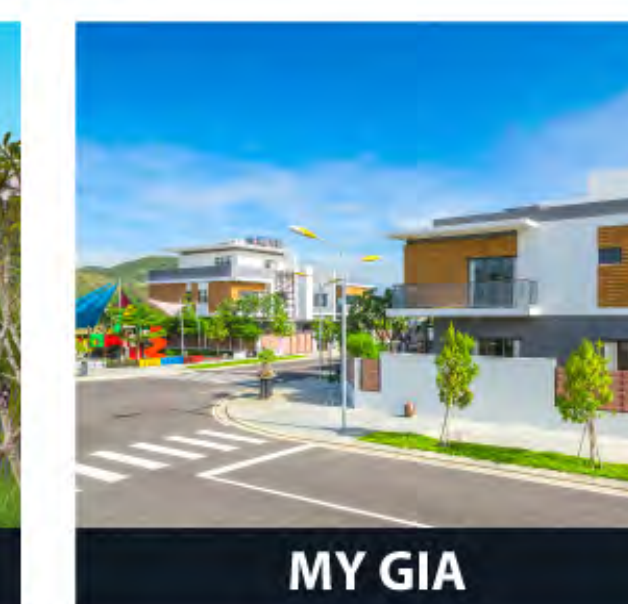
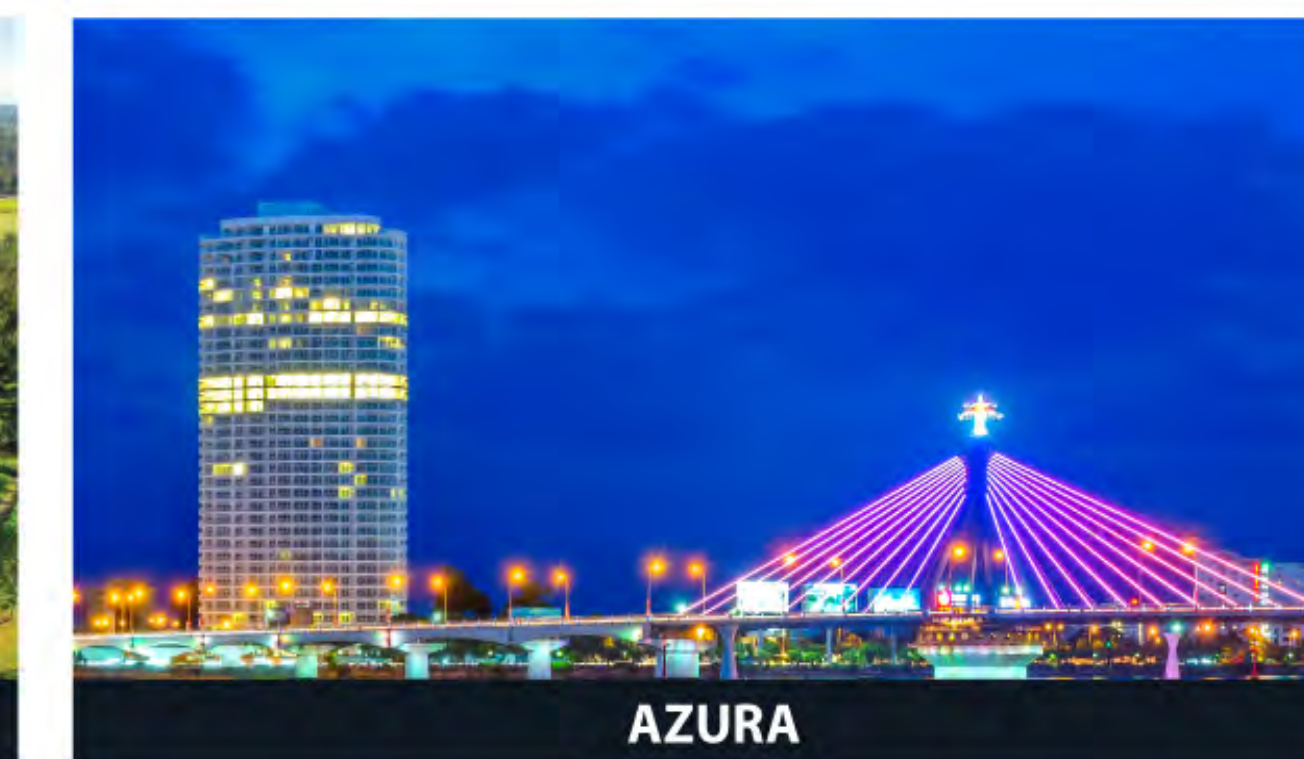
# WHY THE OCEAN ESTATES



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## REPUTABLE DEVELOPER

Investors have peace of mind knowing they purchased their home from the leading foreign developer in Vietnam.



## CÁC GIẢI THƯỞNG QUỐC TẾ | INTERNATIONAL PROPERTY AWARDS

2016 - 2017



2015 - 2016



2014 - 2015



2013 - 2014



2012 - 2013



2011

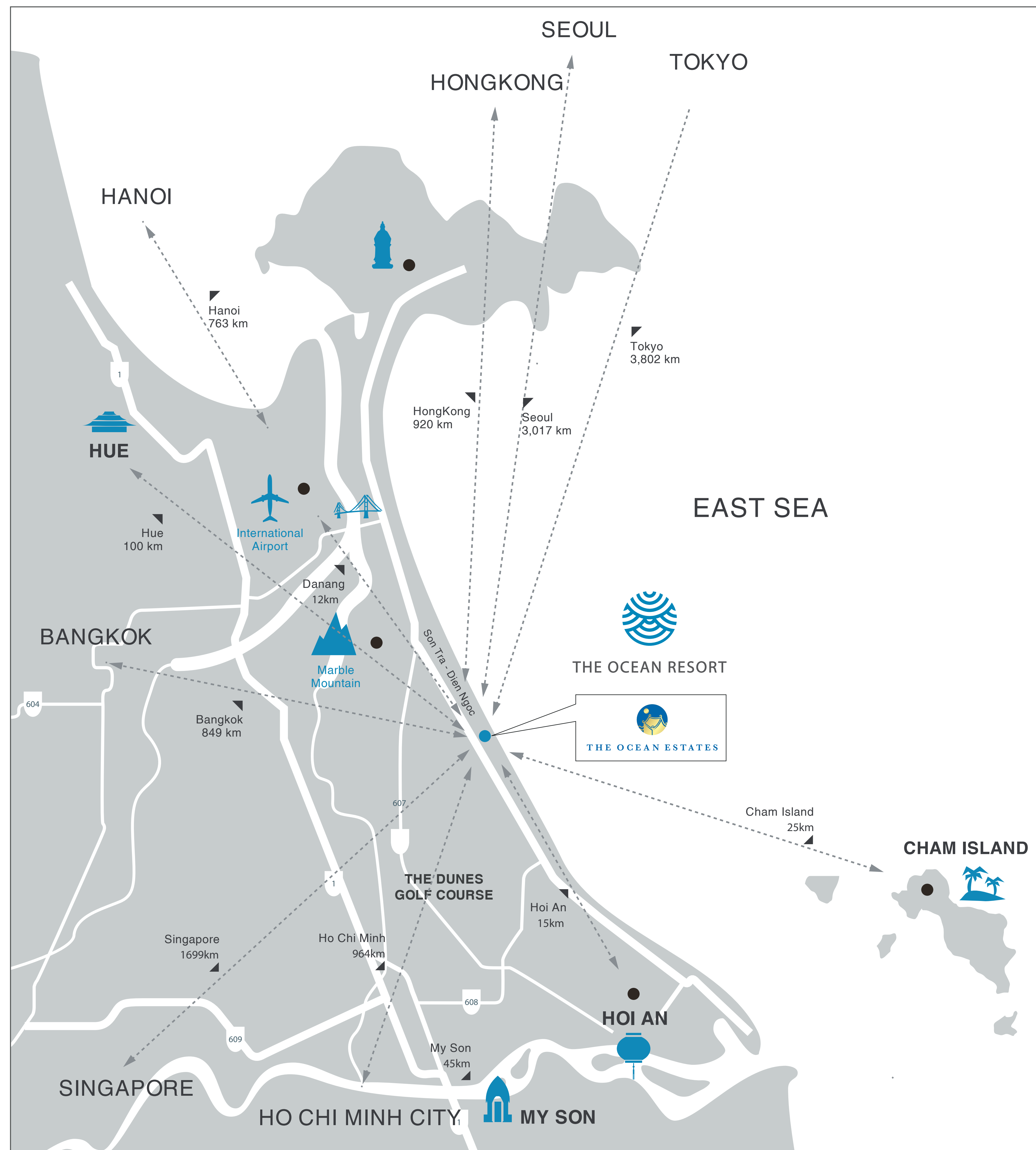




## LOCATION MAP



THE OCEAN ESTATES



- Son Tra - Dien Ngoc Coastal road, Ngu Hanh Son District, Da Nang, Vietnam.
- Perched on a bluff above the East Sea, Vietnam.
- 20 minutes to Danang International Airport.
- 20 minutes to Hoi An Ancient City.
- Take 2 hour to My Son – A UNESCO World Heritage
- And 2 hour to Hue – A UNESCO World Heritage



THE OCEAN ESTATES - Master Plan



THE OCEAN ESTATES





THE OCEAN ESTATES - Exterior



THE OCEAN ESTATES



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THE OCEAN ESTATES - 3 Bedroom Villa



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THE OCEAN ESTATES - 3 Bedroom Villa



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# THE OCEAN ESTATES - 3 Bedroom Villa - Ground Floor



THE OCEAN ESTATES



GROUND FLOOR		
<b>INTERNAL GBA</b>		
1	Garage	38,4
2	Maid room	9,5
3	Foyer	16,9
4	Corridor and Staircase	17,1
5	Closed Kitchen	11,3
6	Show Kitchen	7,5
7	Laundry	2,0
8	Dining Room	39,3
9	Living Room	73,7
10	Powder Room	4,7
11	Bed Room 01	31,7
Total		252,1
<b>EXTERNAL</b>		
12	Terrace	72,8
13	Infinity Pool	85,8
Total		158,6
<b>TOTAL GROUND FLOOR</b>		<b>410,7</b>
FIRST FLOOR		
<b>INTERNAL GBA</b>		
1	Bed Room 02	38,8
2	Master Bed Room	60,5
3	Corridor	19,7
Total		119,0
<b>EXTERNAL</b>		
4	Balcony	40,2
<b>TOTAL FIRST FLOOR</b>		<b>159,2</b>
<b>TOTAL GBA GROUND+FIRST FLOOR</b>		<b>569,9</b>



- The area(s) quoted is an approximate measurements and subject to final survey by registered surveyor.
- Plan not to scale and for illustration purposes only.



# THE OCEAN ESTATES - 3 Bedroom Villa - First Floor



THE OCEAN ESTATES



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INTERNAL GBA		
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3	Foyer	16,9
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THE OCEAN ESTATES - 4 Bedroom Villa



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THE OCEAN ESTATES - 4 Bedroom Villa



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# THE OCEAN ESTATES - 4 Bedroom Villa - Ground Floor



THE OCEAN ESTATES



GROUND FLOOR		
INTERNAL GBA		
1	Garage	38.4
2	Maid room	9.0
4	Foyer	17.5
5	Corridor	19.1
6	Closed Kitchen	11.7
7	Show Kitchen and Bar	25.6
8	Laundry	1.9
9	Dining Room	21.4
10	Living Room	72.8
11	Powder Room	4.6
12	Bed Room 01	30.9
13	Bed Room 02	31.3
Total		284.2
EXTERNAL		
14	Terrace	126.0
15	Infinity Pool	83.5
Total		209.5
TOTAL GROUND FLOOR		493.7
ST FLOOR		
INTERNAL GBA		
3	Bed Room 03	38.2
4	Master Bed Room	66.1
5	Corridor	19.5
Total		123.8
EXTERNAL		
4	Balcony	18.7
TOTAL FIRST FLOOR		142.5
TOTAL GBA GROUND+FIRST FLOOR		636.2



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THE OCEAN ESTATES - 4 Bedroom Villa - First Floor



THE OCEAN ESTATES



GROUND FLOOR		
INTERNAL GBA		
1	Garage	38.4
2	Maid room	9.0
4	Foyer	17.5
5	Corridor	19.1
6	Closed Kitchen	11.7
7	Show Kitchen and Bar	25.6
8	Laundry	1.9
9	Dining Room	21.4
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THE OCEAN ESTATES - 5 Bedroom Villa



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THE OCEAN ESTATES - 5 Bedroom Villa



THE OCEAN ESTATES



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# THE OCEAN ESTATES - 5 Bedroom Villa - Ground Floor



THE OCEAN ESTATES



GROUND FLOOR		
INTERNAL GBA		
1	Garage	42.4
2	Maid room	9.4
3	Foyer	16.9
4	Corridor and Staircase	21.7
5	Closed Kitchen	11.3
6	Show Kitchen and Bar	20.2
7	Laundry	2.2
8	Dining Room	21.4
9	Living Room	72.8
10	Powder Room	4.6
11	Master Bed Room	62.9
Total		285.8
EXTERNAL		
12	Terrace	125.4
13	Infinity Pool	82.3
14	Water Feature	6.7
15	Outdoor Shower	0.6
Total		215.0
TOTAL GROUND FLOOR		500.8
FIRST FLOOR		
INTERNAL GBA		
1	Bed Room 02	38.1
2	Bed Room 03	66.1
3	Bed Room 04	32.1
4	Bed Room 05	29.2
5	Corridor	45.0
Total		210.5
EXTERNAL		
4	Balcony	29.0
TOTAL FIRST FLOOR		239.5
TOTAL GBA GROUND+FIRST FLOOR		740.3

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# THE OCEAN ESTATES - 5 Bedroom Villa - First Floor



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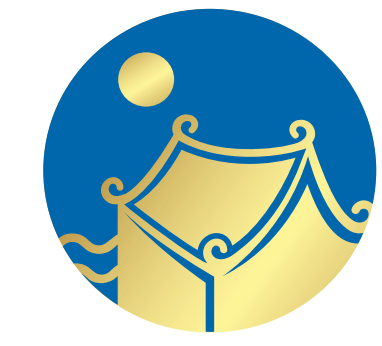


GROUND FLOOR		
INTERNAL GBA		
1	Garage	42.4
2	Maid room	9.4
3	Foyer	16.9
4	Corridor and Staircase	21.7
5	Closed Kitchen	11.3
6	Show Kitchen and Bar	20.2
7	Laundry	2.2
8	Dining Room	21.4
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3	Bed Room 04	32.1
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## THE OCEAN ESTATES - Interior



THE OCEAN ESTATES



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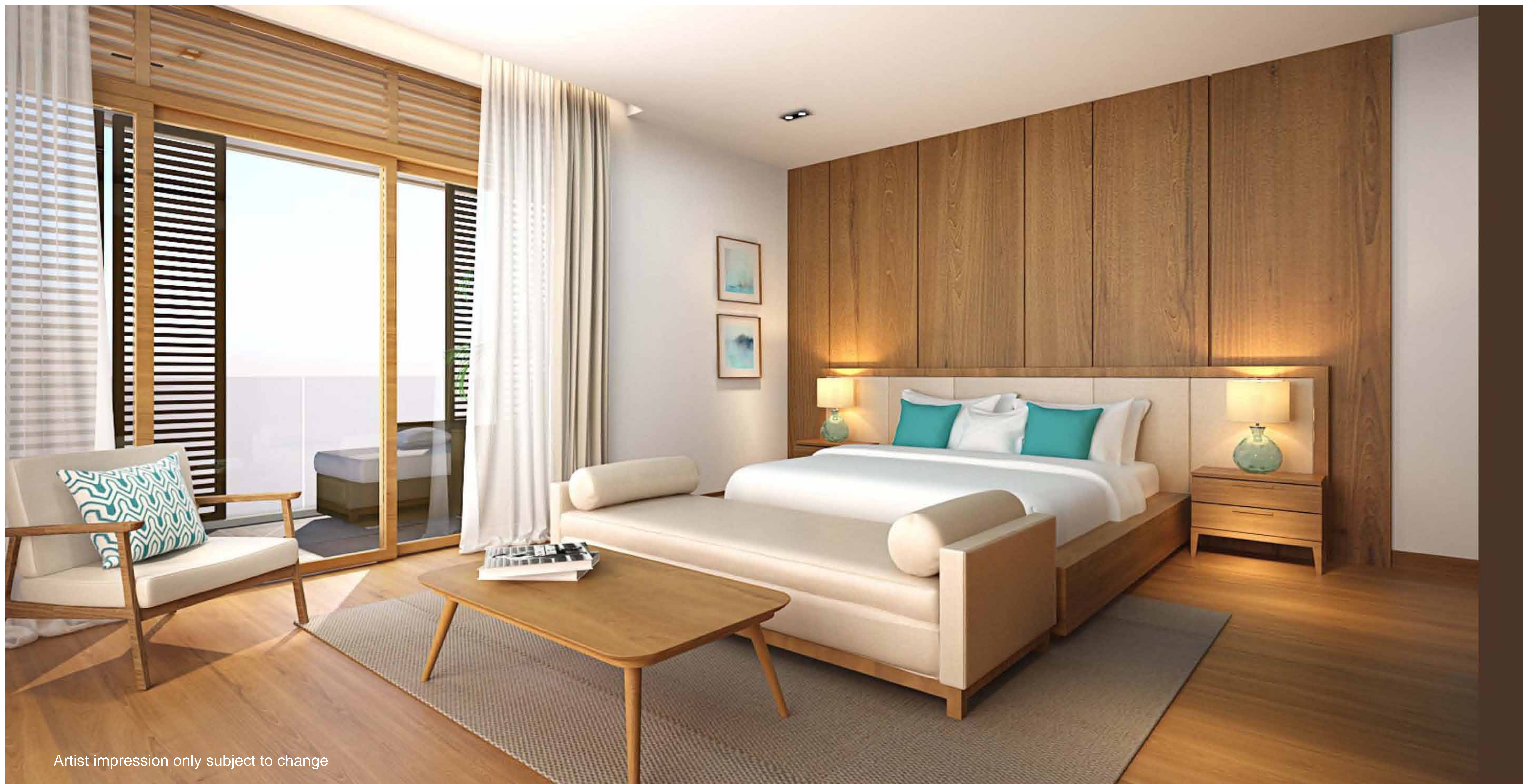
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## THE OCEAN ESTATES - Interior



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<b>Deposit:</b>	200 mil VND
<b>1st payment:</b>	30% sign SPA
<b>2nd payment:</b>	20% Rooftop completion
<b>3rd payment:</b>	45% Handover in Q4/2017
<b>4th payment:</b>	5% Redbook



MATERIALS & EQUIPMENT OF THE VILLA



THE OCEAN ESTATES

No.	Item	Description
1.	Foundation	Reinforced concrete foundation.
2.	Superstructure	Reinforced concrete structure.
3.	Walls	
	External walls	Reinforced concrete / brick, plaster & painted with weather-shield emulsion finish.
	Internal walls	Reinforced concrete / brick, plaster & painted in emulsion finish.
4.	Roof	
	Flat Roof	Reinforced concrete flat roof with waterproofing.
	Pitched Roof	Reinforced roof slab with waterproofing and roof tile.
5.	Ceiling	
	Roof Eaves	Moisture resistant ceiling boards in weather-shield emulsion paint finish. Feature composite timber cladding.
	Interior	Gypsum board ceiling in emulsion paint finish.
	Toilets	Moisture resistant fibrous plaster board in emulsion paint finish.
6.	Interior Finishes	
6.1.	Foyer	
	Floor and skirting	Ceramic floor tiles with painted timber skirting.
	Wall	Fixed glass panels in aluminium frames, plaster & painted in emulsion finish.
6.2.	Corridors	
	Floor and skirting	Ceramic floor tiles with painted timber skirting.
	Wall	Plaster & painted in emulsion finish.
6.3.	Show Kitchen	
	Floor and skirting	Ceramic floor tiles with painted timber skirting.
	Wall	Plaster & paint in emulsion finish.
	Kitchen counter top	Marble or equivalent.
	Wall splash-back	Marble or equivalent.
	Kitchen hob	Bosch electrical hob or equivalent.
	Kitchen hood	Bosch Stainless steel kitchen hood or equivalent.
	Sink	Hafele built in stainless steel sink complete with single lever mixer faucet, or equivalent.
6.4.	Wet Kitchen /Laundry area	
	Floor and skirting	Ceramic floor tiles with tile skirting.
	Wall	Plaster & paint in emulsion.
	Kitchen counter top	Composite stone or equivalent.
	Kitchen hob	Teka electrical hob or equivalent.
	Kitchen hood	Teka Stainless steel kitchen hood, or equivalent.

		Sink	Hafele built in stainless steel sink complete with single lever mixer faucet, or equivalent.
6.5.	Living & Dining		
	Floor and skirting		Ceramic floor tiles with painted timber skirting.
	Wall		Fixed and sliding glass panels in aluminium frames and plaster & paint in emulsion finish.
6.6.	Bedrooms		
	Floor and skirting		Engineered timber floor, or equivalent and timber skirting.
	Wall		Fixed and sliding glass panels in aluminium frames and plaster & paint in emulsion finish.
	Fixed ID		Timber veneer / MDF .
6.7.	Bathrooms		
	Floor		Ceramic floor tiles.
	Wall		Ceramic wall tiles to wet area and plaster & paint in emulsion finish.
	Vanity unit		Timber veneer / MDF. Composite stone top or equivalent with mirror.
6.9.	Internal Stair		
	Steps		Reinforced concrete / brick, timber finish or equivalent.
	Riser		Reinforced concrete / brick, timber finish or equivalent.
7.	Doors		
	Main Entry		Timber door with stained finish.
	Bedrooms		Timber veneer door with stained finish.
	Bathrooms		Timber veneer door with stained finish.
8.	Aluminium Doors, Windows		
			Sliding door with aluminium frame and tempered glass panels.
			Windows in aluminium frame and tempered glass panels.
			Aluminium louver panels.
9.	Sanitary Wares & Fittings		
9.1.	Master Bathroom		
	WC		Toto or equivalent.
	Hand basin		Marble or equivalent
	Basin mixer		Hansgrohe or equivalent
	Shower		Hansgrohe or equivalent
	Bathtub		Toto or equivalent
9.2.	Other Bathrooms		Note: Refer to individual bathroom for actual layout & provisions.

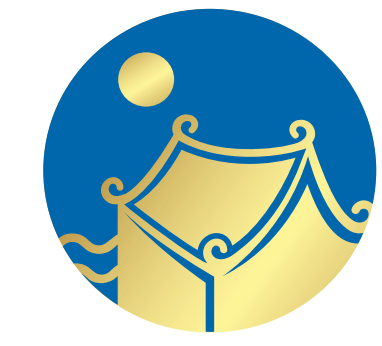
		WC	Toto or equivalent.
		Hand basin	Marble or equivalent.
		Basin mixer	Hansgrohe or equivalent.
		Shower	Hansgrohe or equivalent.
9.3.	Maid Bathroom		
	WC		Toto or equivalent.
	Hand basin		Toto or equivalent.
	Basin mixer		Toto or equivalent.
	Shower		Toto or equivalent.
10.	Exterior		
10.1.	Terrace and swimming pool		
	Floor		Stone finish.
10.2.	Driveway and garage		
	Floor		Finished concrete or equivalent.
	Wall		Plaster & paint in emulsion finish.
10.3	Balcony		
	Floor		Stone finish.
	Railing		Tempered glass railing.
10.4	Walkway/ Steps		
	Floor		Bush hammered stone or equivalent.
10.5	Boundary wall		Fencing with hedge planting / Plaster & paint in emulsion finish.
11.	Mechanical, Electrical, Plumbing Services		
11.1	Electricity		Concealed electrical wiring.
11.2	Electrical switch/socket		Schneider or equivalent.
11.3	Air conditioning		Daikin or equivalent air conditioning system to Living/Dining and bedrooms.
11.4	TV, Data socket		Schneider or equivalent, provided in Living/Dining and all bedrooms.
11.5	Telephone socket		Schneider or equivalent, provided in Living and master bedroom.
11.6	Plumbing and Sanitary		In PVC/PPR piping.
11.7	Hot water		Central hot water cistern.
12.	Others		
			Termite treatment.
			Waterproofing all wet areas.

REMARK:  
The parties agree that:  
- The Seller at its own discretion or as required by the local or other authorities, may make minor changes to the internal design of the villa from that shown in this Agreement and represented in marketing materials and displays;  
- The Seller reserves the right to make any modifications and changes to the villa design, specification, features, floor plans, materials without prior notice to the Buyers.



## MANAGEMENT FEES

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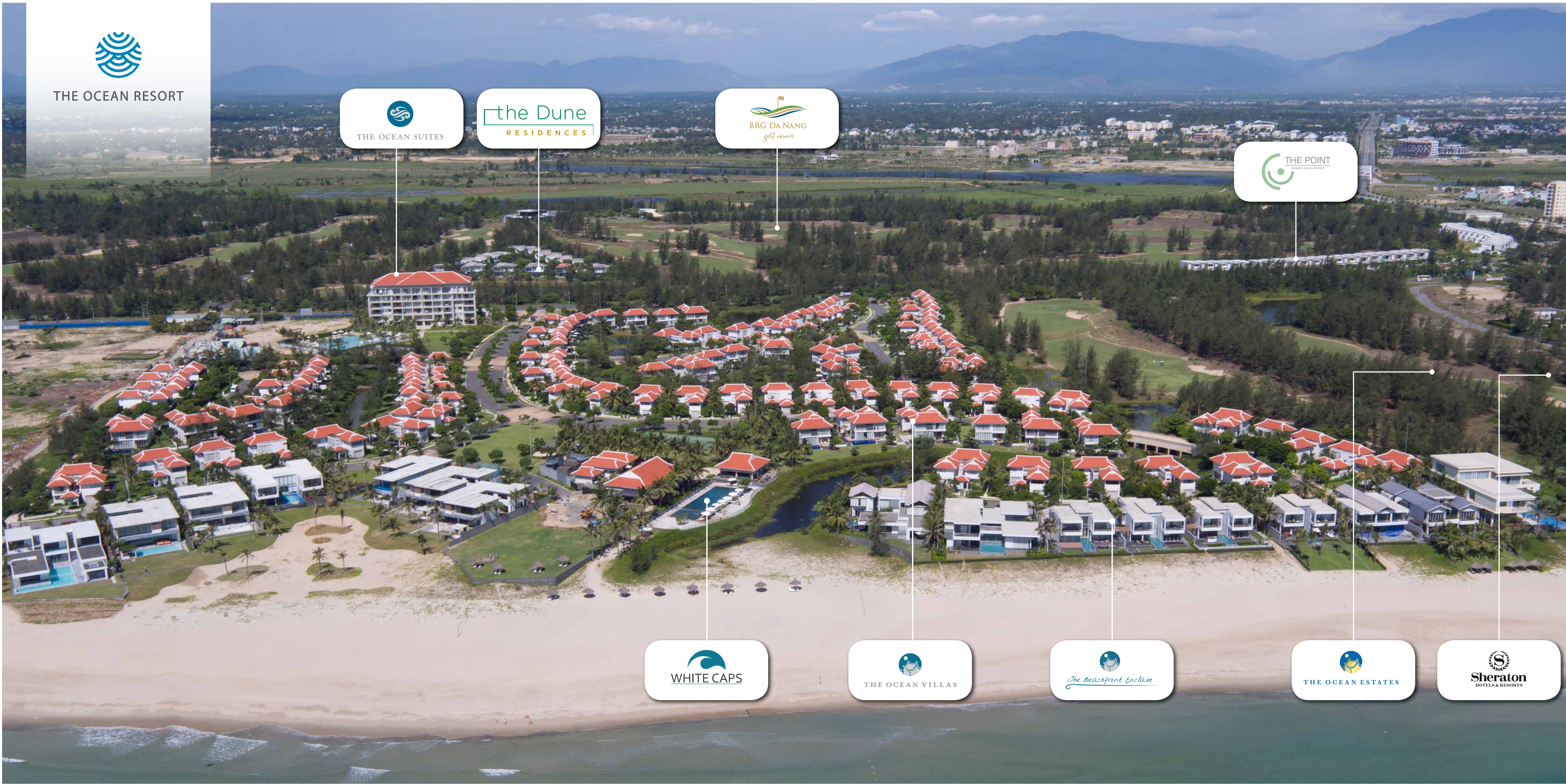
- 24 Hour Security
- 24 Hour Reception
- 24 Hour on-call engineers
- Public Infrastructure (Roads, lights, tennis-court, pools and beach)
- Electricity and Water infrastructure with direct billing to owners
- Housekeeping (not actual villas but all other areas)
- Generators to ensure electricity is always available
- Garbage Removal
- Upkeep and maintenance for all public areas including public grounds, pools, etc.
- Pest Control



# THE OCEAN RESORT - EXISTING RESIDENTIAL PRECINCTS



THE OCEAN ESTATES






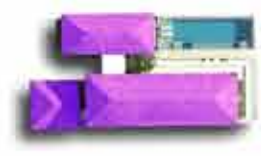



THE OCEAN ESTATES - Master plan



THE OCEAN ESTATES



	Row A - 3 Bedroom	9
	Row B - 4 Bedroom	7
	Row C - 4 Bedroom	10
	Row D - 5 Bedroom	7
	Row E - Beachfront Villa	4
Total		37



# LATEST INTERNATIONAL FLIGHTS TO DANANG



THE OCEAN ESTATES

Danang International flights (as of May 2017)

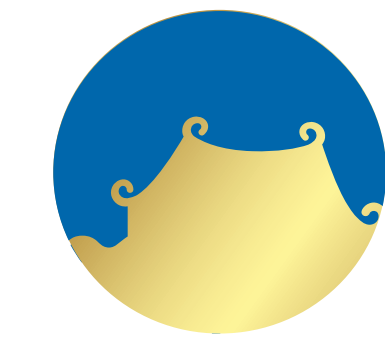
Note: Frequencies may change due to seasonality

Country Origin	City	Airlines	Daily Frequency	Weekly Frequency	Aircraft	Aircraft Capacity	Weekly Avg Passengers	Remark
Cambodia	Siem Reap	Vietnam Airlines	1	7	ATR72	70	490	
China	Beijing	China Eastern	1	4	A321	185	740	Mon, Wed, Thu, Sat
	Kunming	China Eastern	1	3	B735	100	300	Tue, Thu, Sat
	Nanning	China Eastern	1	2	A319	150	300	Thu, Sun
	Hangzhou	Vietnam Airlines	1	4	A321	185	740	Mon, Thu, Fri, Sun
Hong Kong	Hong Kong	Dragon Air	1	7	A320/321	180	1,260	
		HK Express	1	7	A320	180	1,260	
		Jetstar/Vietnam Airlines	1	3	A320	180	540	Mon, Tue, Sat
Japan	Tokyo (Narita)	Vietnam Airlines	1	7	A321	185	1,295	
	Osaka	Jetstar	1	4	A320	180	720	To launch on Sep 2017
Macau	Macau	Air Macau	3	7	A319/321	180	1,260	
Malaysia	Kuala Lumpur	AirAsia	1	7	A320	180	1,260	
Singapore	Singapore	Silk Air	1	5	B738	175	875	Mon, Wed, Thu, Fri, Sun
		Jetstar	1	4	A320	180	720	Tue, Thu, Fri, Sun
South Korea	Seoul (Incheon)	Korea Air	1	9	A330	277	2,493	
		Asiana	1	7	A321	185	1,295	
		Vietnam Airline	1	7	A321	185	1,295	
		Jeju Air	1	7	B738	175	1,225	
		Jin Air	2	14	B737-800	175	2,450	
		Tway	1	9	B737	175	1,575	
		Vietjet	1	7	A320	180	1,260	To launch on May 2017
		Air Busan	1	9	A320/321	180	1,620	
		Jin Air	1	7	B737-800	175	1,225	
		Tway	1	7	B737	175	1,225	To launch on April 2017
Taiwan	Taipei	Jetstar/Vietnam Airlines	1	4	A320	180	720	Tue, Thu, Fri, Sun
Thailand	Bangkok (Dong Muang)	AirAsia	1	7	A320	180	1,260	To launch on June 2017
	Bangkok (Suvarnabhumi)	Bangkok Airways	1	7	A319	150	1,050	Daily from Feb 2017
Weekly Average				172			30,453	
Annual Average Passenger (52 weeks)							1,583,556	
Currently 30 international flights daily								



## CONTACT INFORMATION FOR SALE INQUIRIES

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THE OCEAN ESTATES

### LUXURY PROPERTY DANANG

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