

FOR SALE



PRIVATE OCEANFRONT VILLA & BUNGALOW (834 sqm)

Ninh Thuan, Vietnam

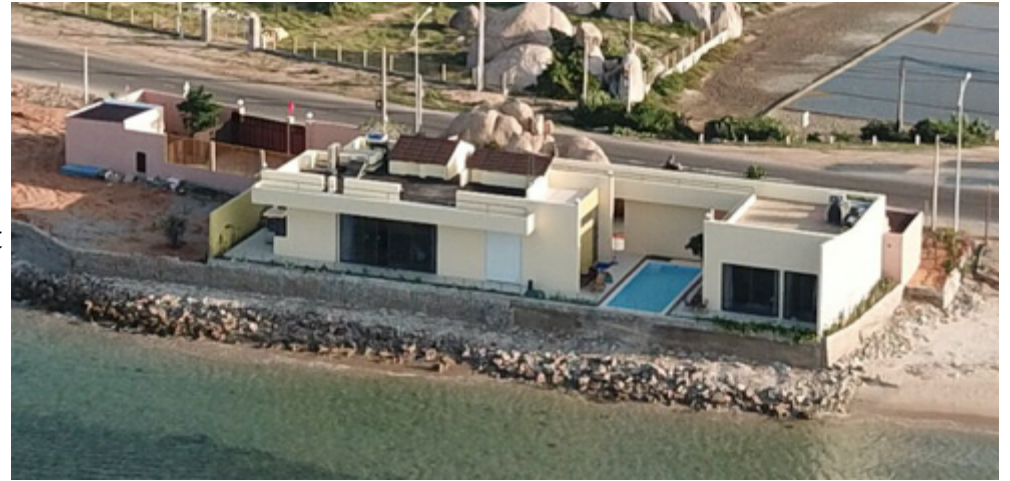
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KEY DETAILS

THE LAND

- 834 sqm between highway 702 and the Pacific Ocean
- City water
- 16m x 4m infinity swimming pool with endless current system
- Car garage
- Motorbike / storage garage
- Dog house and yard area
- Southwestern (U.S.) style land scaping



MAIN HOUSE (Built in 2019)

- 167 sqm on first floor
- 3.6m tall ceilings
- 1 Bedroom with attached bathroom
- Living room / kitchen / dining room area
- Bathroom / laundry room
- Outdoor kitchen
- Ready to have a 2nd floor built
- Central Air Conditioning

GUEST HOUSE

- 80 sqm on first floor
- 1 Bedroom
- Living room
- kitchen
- Bathroom
- Rooftop deck



LOCATION

- Hwy 702, Ninh Hai, Ninh Thuan Vietnam
 - Beautiful coastal road
- 10 km to Phan Rang Center
 - 15 km to Thap Cham Train Station
 - 8 km to Co-op Mart & Vinmart
 - 5 km to Ninh Thuan Hospital
 - 10 km to Highway 1a
- Cam Ranh International Airport is 1 hr 10 minute drive (60 km)
- Nha Trang is 1hr 50 minute drive
- Dalat is 2 hr drive
- Nearby Attractions
 - Hang Roi
 - Vinh Hy Bay
 - Nui Chua Forest
 - My Hoa (kite surfing)
 - Mui Dinh Light House



LICENCES AND LEGAL

Land Use Rights Include:

- Pink book # 1
 - 421m2 of commercial service to 2065
 - 213m2 Other Agriculture 11/2021
- Pink book # 2:
 - 200m2 of permanent KDSX

Construction License

- No. 26 issued 06/2018
At the People's Committee of Ninh Hai district.
- Submitted adjustment to the 2nd floor but not approved yet.



APPENDICES



DESIGN & CONSTRUCTION



- Designed by French Architect Adrien Desport (ADA Design)
www.facebook.com/AdrienDesportArchitects
- Built to European standards for materials and design
- Foundation 2 meters down using strong pillars that will support at least 5 floors.
- Walls are double thickness with gap in between.
- Kitchen cabinets are built to western heights and style

SPECIAL FEATURES

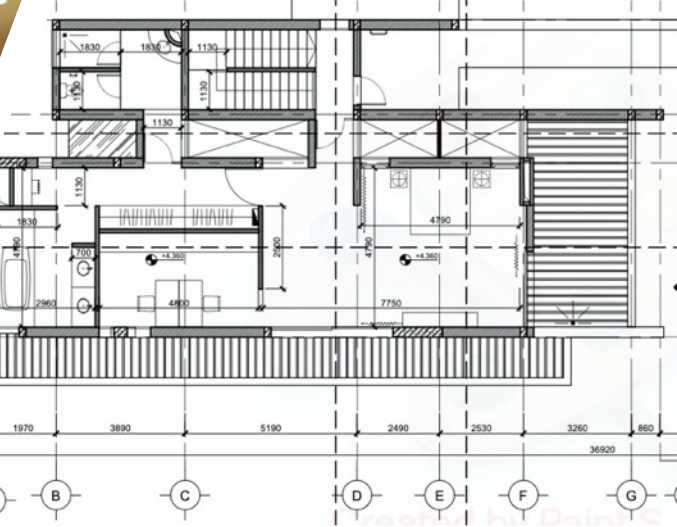
- SECURITY (Internet enabled)
 - 12 Cameras including front doors and main gate
 - Motion detectors outside and inside
 - Motion sensors and alarm along ocean-side
 - Rolling metal doors on beachside doors
 - Programmable outdoor lighting
- HOUSEHOLD APPLIANCES – MAIN HOUSE (Bosch, Haffele, Sony)
 - Dishwasher / Oven / Microwave / Refrigerator / Water purifier / Cloth washer & dryer / Stove top / Hood
 - Sony 60" TV and home entertainment system
- HOUSEHOLD APPLIANCES – GUEST HOUSE (Bosch)
 - Refrigerator / Microwave / Stove top / Hood / Water purifier / Samsung 60" TV
- ELECTRICITY
 - Solar power ready
 - Set up for external generator
- SWIMMING POOL
 - Des Jeaux
 - Endless current for exercise swimming

Can be purchased with or without furniture





MAIN HOUSE

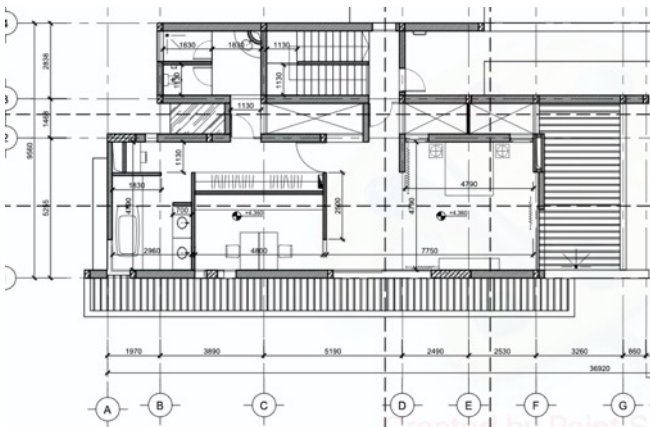


SECOND FLOOR MAIN HOUSE

Main house was designed to have 2 floors. 2nd floor not constructed yet.

- Master Bedroom
- Master Bathroom
- Office
- Walk-in Closet that is also a “safe room”
- Front balcony
- Side Balcony





SECOND FLOOR MAIN HOUSE





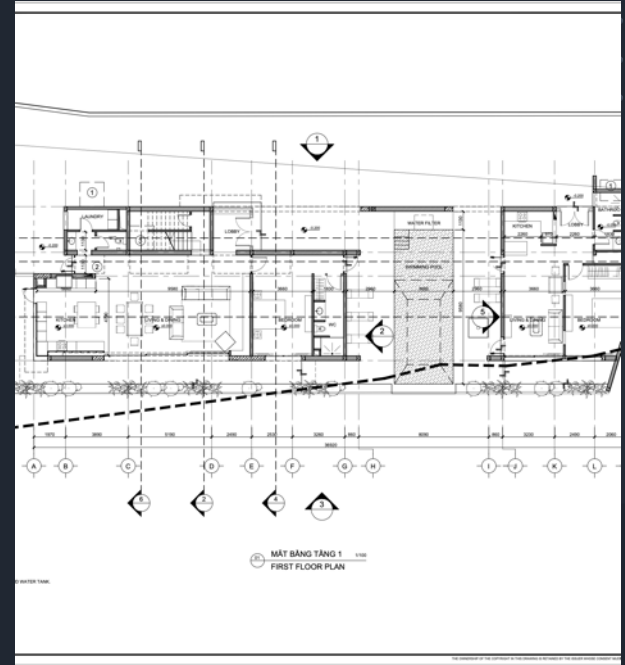
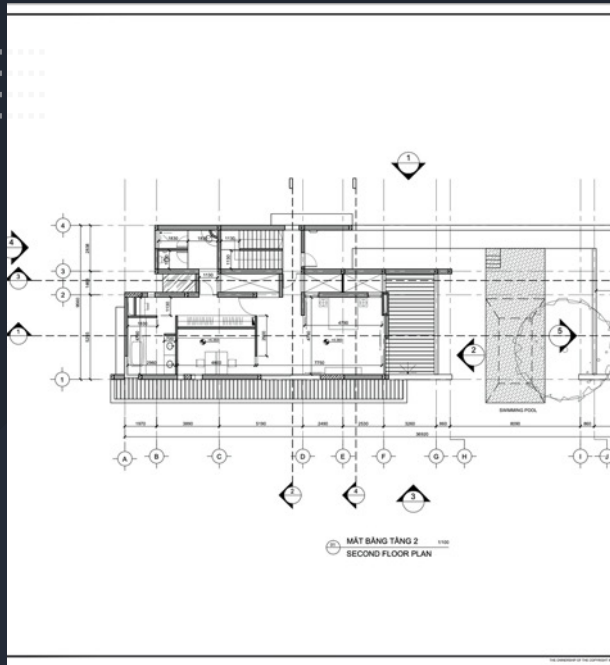
GUEST HOUSE

- Short or long term rental
- Stand-alone. Can separate it onto another LURC and sell
- Can combine with guest room on main house for a 2 bedroom rental





SWIMMING POOL AND YARD



The Kitchen – with retractable windows. Next to an outdoor kitchen.

ARCHITECTURAL PLANS

- Designed by Adrien Desport Architects (ADA)
- Complete schematics of all systems
- PDFs and CAD files

BORDERS

- ❖ North side borders Hwy 702.
 - ❖ Direct to tourism sites like Vinh Hy Bay, Rang Lai, and Binh Tien Beach.
 - ❖ Cool rocks right across the street

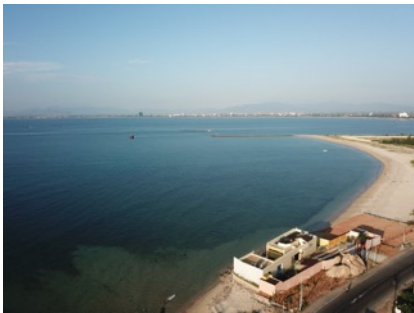
- ❖ West side borders similar land owned by Saigonese who plan on building their retirement houses.

- ❖ Property faces south looking over Ninh Chu Bay

- ❖ Spectacular sunsets most of the year.



- East side borders a runoff drainage
 - Brings additional silt and sand out in front of the property. In a few more years there will be a sandy beach in front.
- A tidal reef goes out 300 meters from the house.
 - Low tide there is no water
 - High tide water comes up to the base of the wall but it is shallow water with small waves.



NEARBY PROJECTS



- Phan Rang / Dalat Railroad
- Phan Rang Airport
- Express highway from Nha Trang to HCMC

Ninh Chu Sailing Bay

- Next door
- www.ninhchusailingbays.com

Sun Bay Park Hotel & Resort

- www.sunbaypark.vn

Sun Park Hotel Project



Ninh Chu Bay





THANK YOU
