

SALES KIT





SET ON A PRISTINE BEACH FRONT

- Enjoy beach resort living style
- Premium villas 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

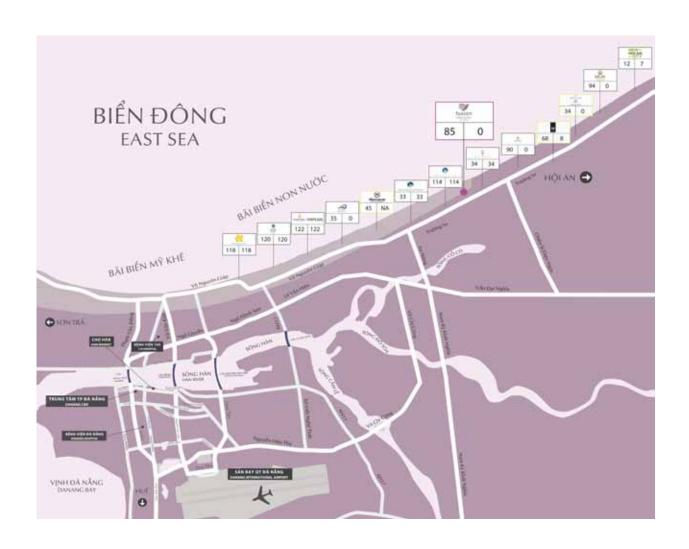








- Truong Sa Street, Hoa Hai Ward, Ngu Hanh Son District, Da Nang, Vietnam.
- Perched on a bluff above the East Sea, Vietnam.
- 20 minutes to Hoi An Ancient City.
- Take 2 hour to My Son A UNESCO World Heritage.
- And 2 hour to Hue A UNESCO World Heritage.















RESORT DESIGNED VILLAS

• Always unique, fresh, and innovative, Fusion Resort & Villas Da Nang will not disappoint. Designed with their signature down-to-earth approach to luxury in mind, each villa curates the perfect vacation location, combining privacy, comfort and relaxation with natural light, fresh breezes and views over the sea or private gardens.















EXCLUSIVE FACILITIES ON YOUR DOORSTEP

- The Main Restaurant is located next to the panoramic pool, which overlooks the beach and beach garden area. The all-day Restaurant serves 110 indoor covers and 48 outdoor covers and the 60 m pool features a children's pool area and has Changing Rooms and Showers for guests. The Beach Garden area will provide cultural and fun social activities for guests in the evenings.
- A beachside Grill House and Bar Restaurant, accommodating 68 indoor covers and 70 outdoor covers, will serve lunches and evening drinks and meals.
- There is a standalone Gym Club, as well as a Kids Club, both with indoor and outdoor activity areas.
- As part of the Wellness experience of a Fusion Resort, the unique and major feature of the Resort is the 2 storey Spa building with a large indoor pool. There will be 30 Treatment Rooms, a Yoga Room, a Meditation Room, Hand & Foot Massage room, Saunas, and Changing Rooms. The Spa is set in a sunken tranquil landscaped garden, with outdoor Pavilions and a feature pond. Another unique feature of the Spa is its green roof which greets guest entering the Hotel Reception Area.
- As well as parking there are 2 Tennis Courts for guests to use.













PROFESSIONAL MANAGEMENT

- With the help of in-house designers and project managers, Fusion is able to take a more complete view of every project it undertakes, seeing the entire process play out from both a developer and hotelier's point of view.
- Fusion Residences Resort delivers a top-tier product to our guests while also creating favourable returns for our shareholders.





















REPUTABLE BRAND

- Since its launch in 2008 as a true home-grown brand, Fusion has been an innovator of wellness-inspired resorts and hotels, and is among the few fully vertically integrated hospitality groups in Southeast Asia.
- Fusion conceptualizes, designs, builds and manages resorts and city hotels through its branded hospitality concepts. Fusion have six operating properties and three under development in Vietnam, with a team of more than 1,500 employees.

























DEVELOPER

- Established in November 2016, Lodgis is a hotel investment platform formed through a joint venture between Warburg Pincus and VinaCapital.
- Based in Singapore, the group is currently on an expansion curve, actively exploring acquisition of operating platforms and emerging hotel brands in Southeast Asia and across the region. Lodgis is manned by an experienced group of executives with impressive success rate in investment, operations, asset management, and finance.
- Lodgis investments include all the Fusion properties, Raffles Hotels both in Phnom Penh and Angkor Wat, and the Sofitel Legend Metropole.









Location	Truong Sa Street – Hoa Hai Ward – Ngu Hanh Son District – Danang City
Developer	Lodgis Hospitality Holdings Pte. Ltd
Site Area	15.75 ha (Villas & Hotel)
Project Scale	85 villas
Villa Type	 Presidential Villa bedrooms: 1 villa Beachfront Villa bedrooms: 9 villas Premier Villa bedrooms: 1 villa bedrooms: 11 villas bedrooms: 2 villas Beach Garden Residence bedrooms: 9 villas, bedrooms: 2 villas Garden Terrace Villa bedrooms: 40 villas Garden Front Villa bedroom: 10 villas
Land Area	 Presidential Villa: 1,718 m² Beachfront Villa: 856 - 950 m² Premier Villa: 502 - 767 m² Beach Garden Villa: 668 - 940 m² Garden Terrace Villa: 370 - 537 m² Garden Front Villa: 370 - 537 m²













Villa Area	Presidential Villa: 630 m²
	Beachfront Villa: 405 m²
	Premier Villa: 240 - 361 m²
	Beach Garden Villa: 272 - 292 m²
	Garden Terrace Villa: 205 - 259 m²
	Garden Front Villa: 126 m²
Density	• 16.7%
Facilities	 Swimming pool Spa Main Restaurant Grill House & Pool Beach Area Sports Club Kid's Club Tennis Courts Parking
Set back	Front: 4mBack & Sides: 1.5m













Tenure	 Vietnamese: Free – hold ownership for Vietnamese 08/07/2078 for foreigners
Handover scheduled	Q1/2021
Handover Status	Fully finished
Project highlights	 Exclusive of 85 bespoke villas Unique design Located on a superb stretch of beach, 20 minutes from Danang Airport and just 15 minutes' drive to the wonderfully atmospheric Hoi An Old Town. Exclusive privileges within the complex which will include a new iconic spa treatment center, all day dining + grill specialty restaurant, gymnasium, kids club, boutique store, main central pool with beach bar Managed by famous brand name Fusion with a few projects throughout Vietnam













Villa Type



Presidential Villa

6 Bedrooms Villa

Beach Front Villa

5 Bedrooms Villa

Premier Villa

5 Bedrooms Villa

4 Bedrooms Villa

3 Bedrooms Villa

Beach Garden Villa

4 Bedrooms Villa

3 Bedrooms Villa

Garden Terrace Villa

2 Bedrooms Villa

Garden Front Villa

1 Bedroom Villa

























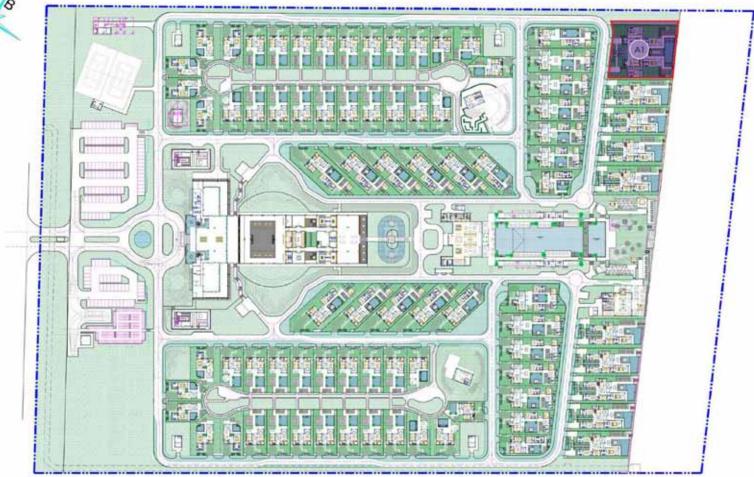














Presidential Villa - 1 unit













Indoor Area : **608 m**²

Terrace : 371 m²

Pool : **192 m**²

Garden : **664 m**²

Total Bedroom : 6

Land Area : **1718 m**²

Internal GFA : 608 m²

External GFA : 624 m²

Number of Unit: 1



































































Level 2 / Interior Views





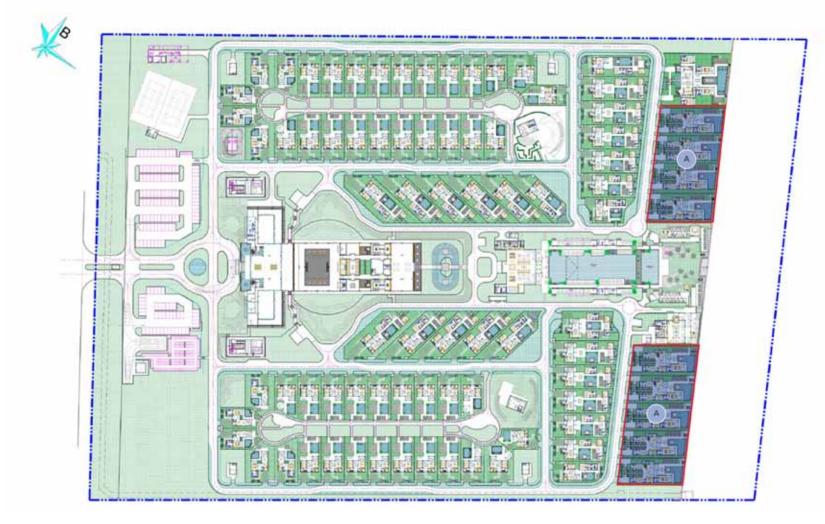






BEACHFRONT VILLA



















Indoor Area : 371 m²

Terrace : **191 m**²

Pool : 96 m^2

Garden : **261 m**²

Total Bedroom : 5

Land Area : 858 m²

Internal GFA : 371 m²

External GFA : 348 m²

Number of Unit : 9









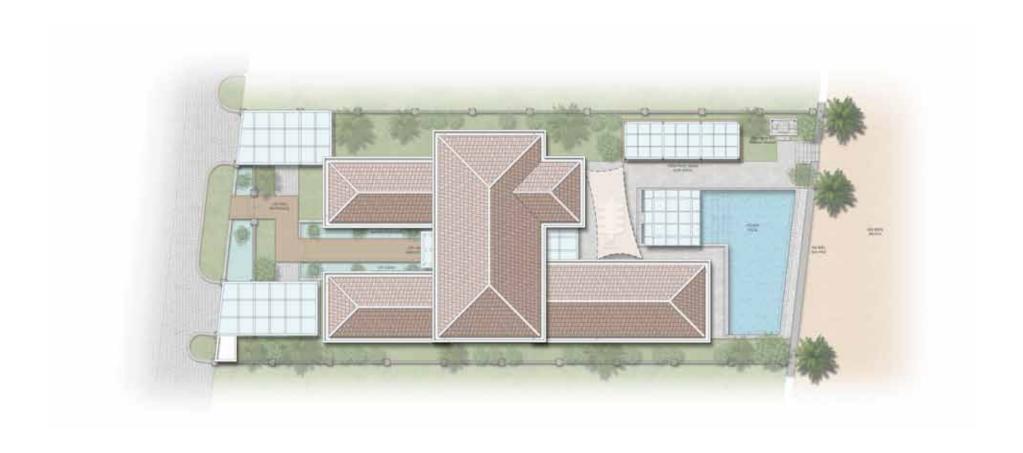






















Exterior Views











Exterior Views













Level 1 / Interior Views











Level 2 / Interior Views







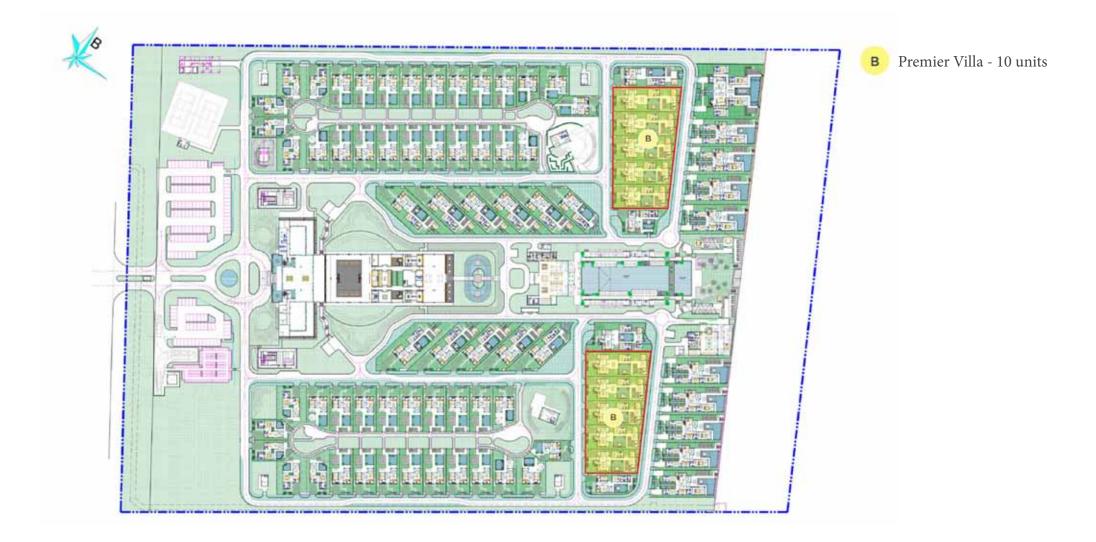






PREMIER VILLA

















Indoor Area : 274 m²

Terrace : **160 m**²

Pool : **59 m**²

Garden : **320 m**²

Total Bedroom : 4

Land Area : 736 m^2

Internal GFA : 274 m²

External GFA : 253 m²

Number of Unit : 10







































































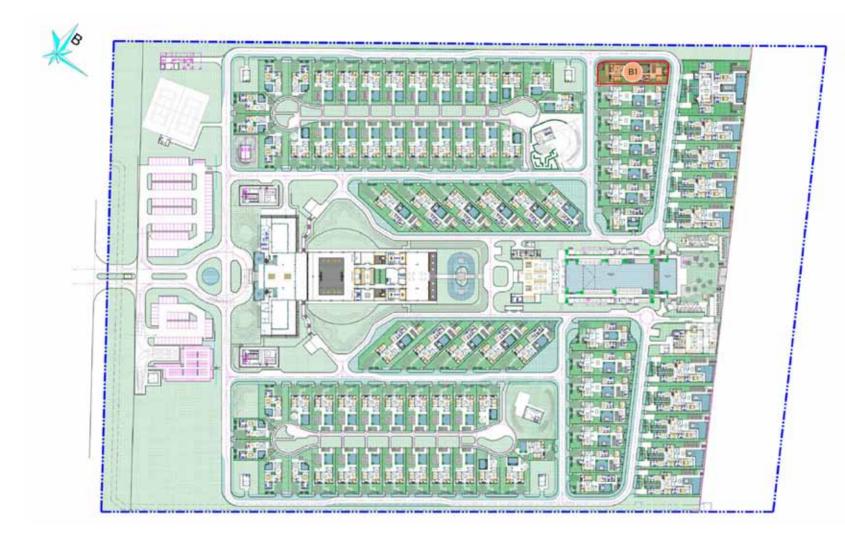












B1 Premier Villa - 1 unit











Indoor Area : 261 m²

Terrace : **129 m**²

Pool : 70 m^2

Garden : **292 m**²

Total Bedroom : 4

Land Area : **694** m²

Internal GFA : 261 m²

External GFA : 234 m²



































































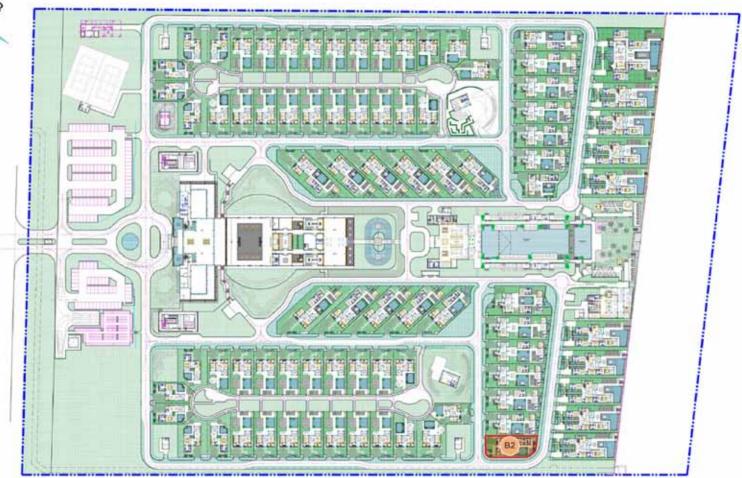
























Indoor Area : 240 m²

Terrace : 73 m^2

Pool : 47 m^2

Garden : **204 m**²

Total Bedroom : 3

Land Area : **502 m**²

Internal GFA : 240 m²

External GFA : 151 m²



































































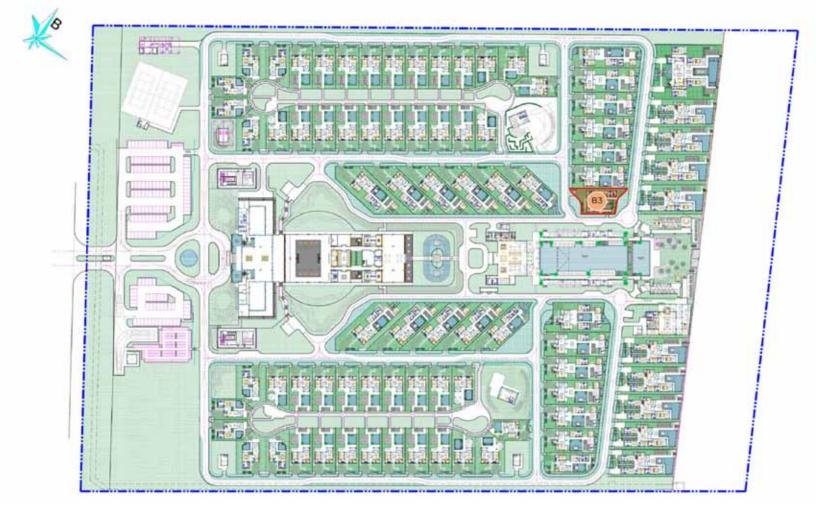


























Indoor Area : 219 m²

Terrace : **76 m**²

Pool : **50 m**²

Garden : **219 m**²

Total Bedroom : 3

Land Area : 506 m²

Internal GFA : 219 m²

External GFA : 149 m²

































































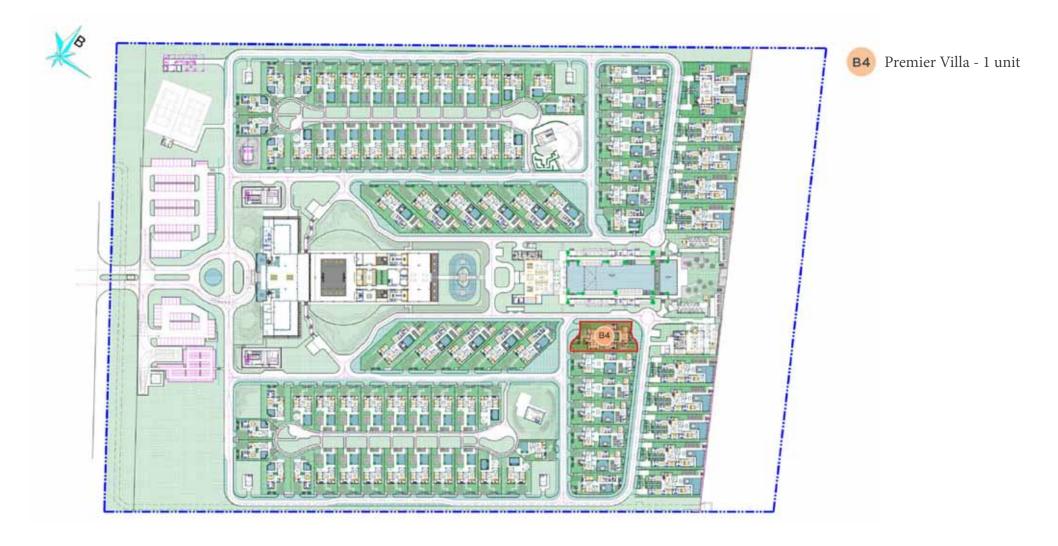
























Indoor Area : 313 m²

Terrace : **147 m**²

Pool : **53 m**²

Garden : **352 m**²

Total Bedroom : 5

Land Area : 818 m²

Internal GFA : 313 m²

External GFA : 241 m²







































































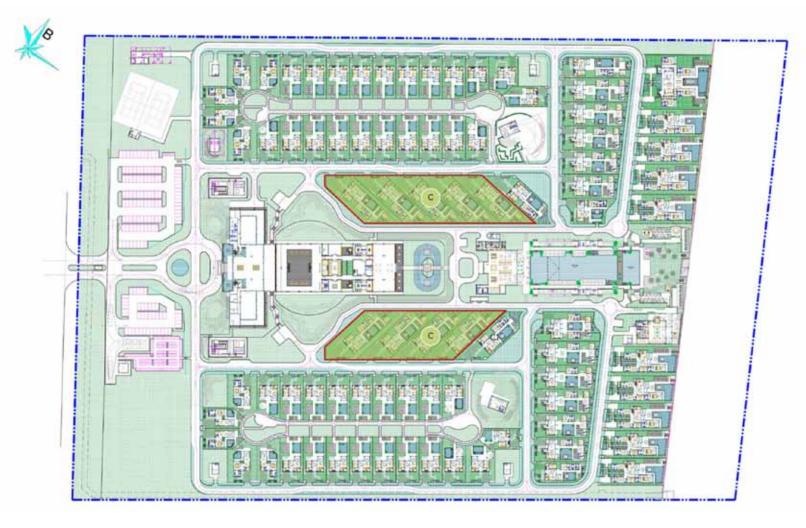






BEACH GARDEN VILLA





c Beach Garden Villa - 9 units













Indoor Area : 270 m²

Terrace : **105 m**²

Pool : **63 m**²

Garden : **393 m**²

Total Bedroom : 4

Land Area : 756 m²

Internal GFA : 270 m²

External GFA : 192 m²

Number of Unit : 9





















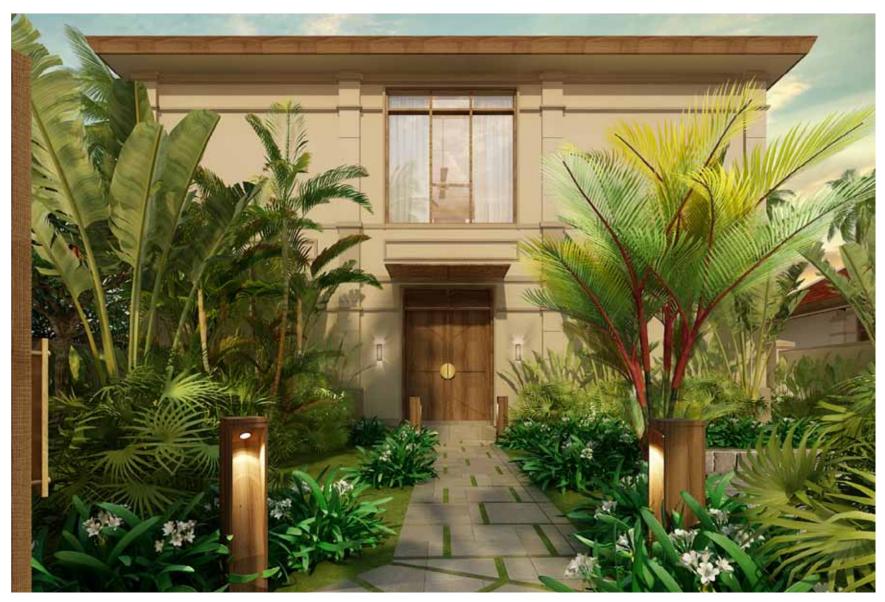
















































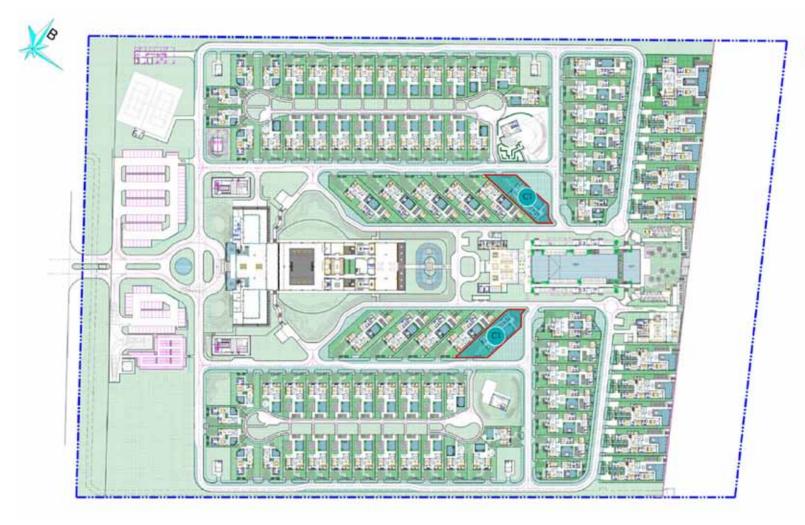
























Indoor Area : 251 m²

Terrace : 81 m²

Pool : **63 m**²

Garden : **336 m**²

Total Bedroom : 3

Land Area : **669 m**²

 $\mbox{Internal GFA} \qquad \qquad : \mbox{ 270 } \mbox{m}^2 \label{eq:270}$

External GFA : 192 m²

Number of Unit : 2































Exterior Views













Exterior Views





























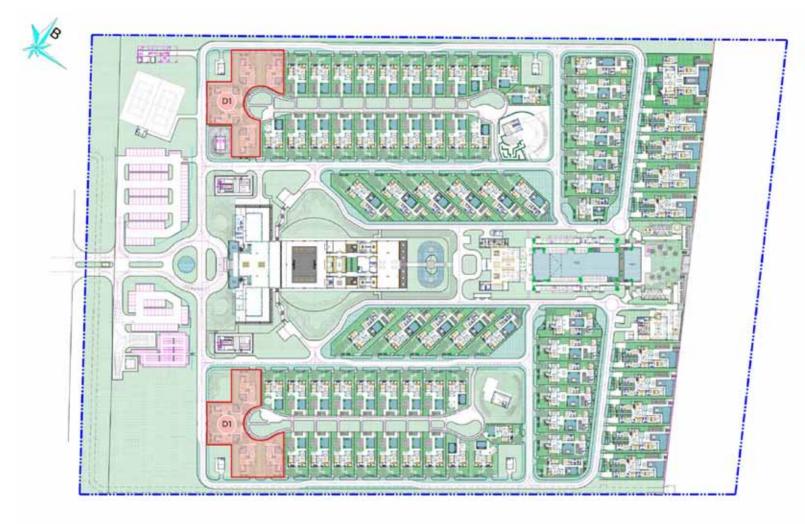






GARDEN FRONT VILLA





Garden Front Villa - 10 units













Indoor Area : 126 m²

Terrace : 53 m^2

Pool : **24** m²

Garden : **160 m**²

Total Bedroom : 1

Land Area : 370 m²

 $Internal\ GFA \hspace{1.5cm} : \hspace{.1cm} 126 \hspace{.1cm} m^2$

External GFA : $84 m^2$

Number of Unit : 10

































































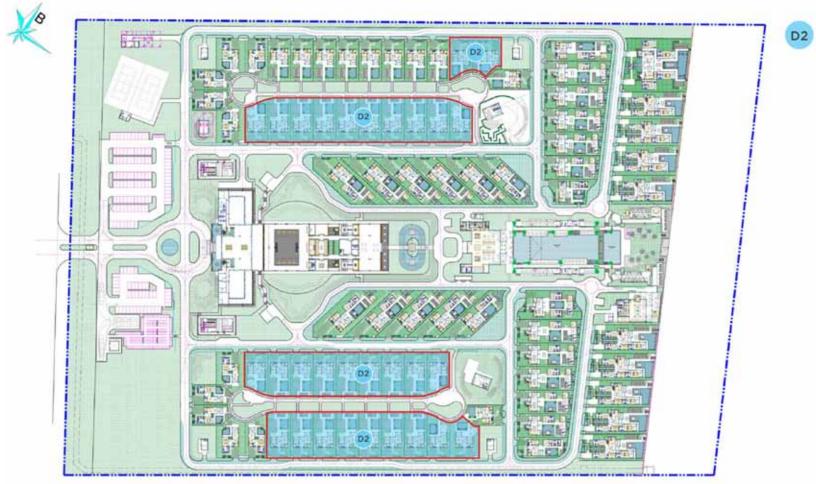






fusion GARDEN TERRACE VILLA





Garden Terrace Villa - 30 units













Indoor Area : 194 m²

Terrace : 135 m^2

Pool : 36 m^2

Garden : **228 m**²

Total Bedroom : 2

Land Area : 514 m²

Internal GFA : 194 m²

External GFA : 191 m²

Number of Unit : 30































Exterior Views





































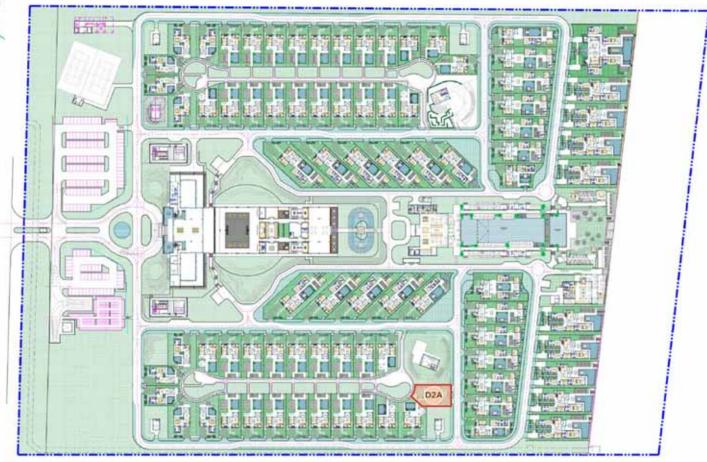


























Indoor Area : **184 m**² Total Bedroom

: 171 m^2

Garden

Terrace : 57 m^2 Land Area : 370 m^2

Pool : 32 m^2 Internal GFA : 184 m^2

External GFA : 108 m²

Number of Unit : 1







Level 2 Plan





















Exterior Views





























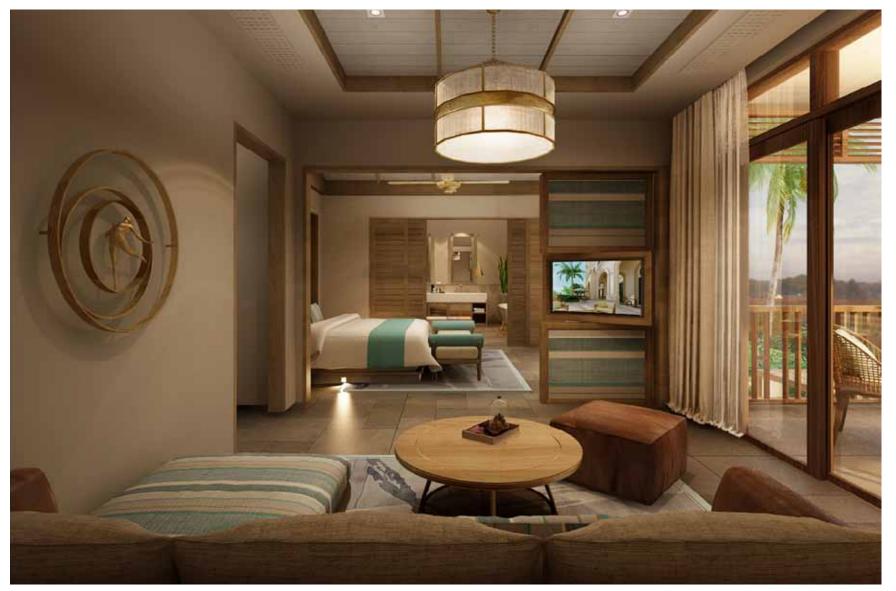








Level 2 Interior Views

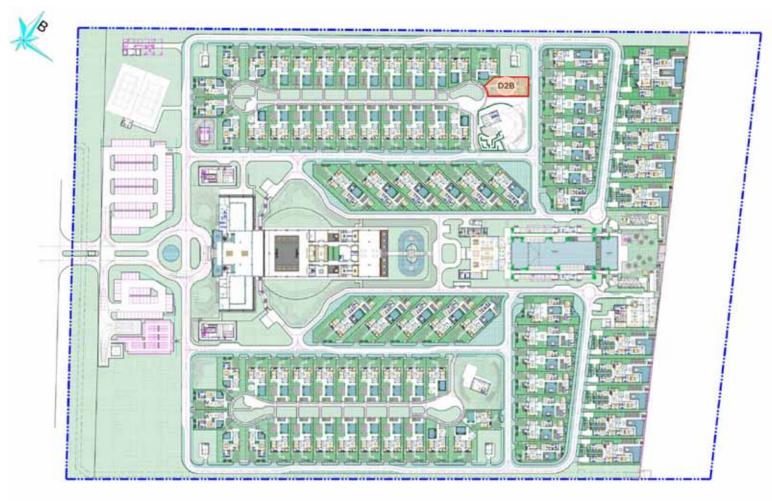
























Indoor Area : **184 m**² Total Bedroom :

Terrace : 77 m^2 Land Area : 418 m^2

Pool : 36 m^2 Internal GFA : 184 m^2

External GFA : 132 m²

2

Number of Unit : 1





Garden

: 195 m^2

























































































Indoor Area : 194 m²

Terrace : 100 m^2

Pool : **36 m**²

Garden : **241 m**²

Total Bedroom : 2

Land Area : 492 m²

Internal GFA : 194 m²

External GFA : 156 m²

Number of Unit : 8























































Level 1 Interior Views



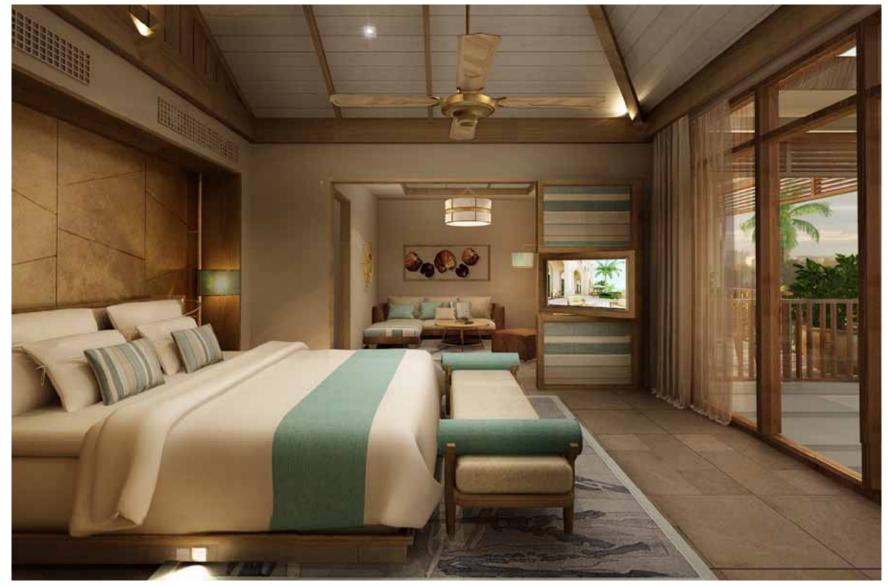








Level 2 Interior Views











Deposit: 200 mil VND

500 mil VND (Beachfront Villa)

1st payment: 10% + VAT - Sign Deposit Agreement after 7 days

2nd payment: 10% + VAT - 3 months after Deposit Agreement signed

3rd payment: 10% + VAT - Sign SPA When foundation completion

4th payment: 20% + VAT - Sign SPA When roof top completion

5th payment: 45% + VAT + VAT of the 6th payment - Handover Villa

6th payment: 5% - Pink book









LTLA

Deposit: 200 mil VND

500 mil VND (Beachfront Villa)

1st payment: 10% + VAT - Sign Deposit Agreement after 7 days

2nd payment: 10% + VAT - 3 months after Deposit Agreement signed

3rd payment: 10% + VAT - Sign SPA When foundation completion

4th payment: 20% + VAT - Sign SPA When roof top completion

5th payment: 50% + VAT - Handover Villa











Material code Mã vật liệu	Ref. Image Hình ánh tham khảo	Area Khu vực	Material Vật liệu	Dimension <i>Kich thước</i> (mm)	Finish Hoàn thiện	Color Màu sắc			
1. Floor finishing									
F1		Indoor & outdoor	Porcelain tile	300 x 300 600 x 300 600 x 600	Matt / Anti slip	Grey			
F3		Outdoor / Pool	Pebble	40 ~ 70	Natural	Natural Beige			
F4	1 A	Outdoor / Pool	Blue/Grey stone	300 x 600	Natural	Natural			
F5		Outdoor	Artificial Timber	W145 x L1450/2200 X H25	Matt, Anti-slippery	Gold dust			
F6		Threshold	Marble Stone	As shown in drawings	Matt, Anti-slip	Similar color & pattern as F1 material			
F8	F8 Outdoor Granite		Granite cubic stone	100 x 100 x H80	Natural	Light grey			
F9		Outdoor	Random stone cladding		Natural	Natural Yellow			
SK1	A	Indoor	Walnut timber	H=100 (mm)	Matt				
SK2		Outdoor	Porcelain tile	H=100 (mm)	Anti slip	Grey			









Material code Mã vật liệu	Ref. Image Area Hình ánh tham kháo Khu vực		Material Dimension Vật liệu Kích thước (mm)		Finish Hoàn thiện	Color Màu sắc				
2. Wall finishing	f. Wall finishing									
P1		Indoor	Interior emulsion paint	Jotun interior putty (2 layers) Majestic primer (1 layer) Majestic top coat (2 layers)	Matt	Off-white				
OP1		Outdoor	Exterior emulsion paint	Jotun texotile putty (1 lớp) Jotashield primer (1 lớp) Joshield antifade (2 lớp)	Matt	Off-white				
OP2		Outdoor	Exterior emulsion paint	Jotun texotile putty (1 lớp) Jotashield primer (1 lớp) Joshield antifade (2 lớp)	Matt	Warm grey				
W1		Indoor - Toilet, shower	Porcelain tile	300 x 300 600 x 300 600 x 600	Anti slip	Grey				
W2		Indoor	Cement tile	200 x 200	Matt	\$1010-Y30R \$2020-B10G \$2030-Y10R				
W4	12	Indoor	Walnut timber		Matt	Natural				
ws	18	Indoor	Walnut veneer on moisture resistant MDF		Matt	Natural				







Material code Mã vật liệu	Ref. Image Hình ánh tham kháo	Area Khu vực	Material Vật liệu	Dimension <i>Kich thước</i> (mm)	Finish Hoàn thiện	Color Màu sắc			
2. Wall finishing	Wall finishing								
W6		Indoor	antique copper finish on moisture resistant MDF		Matt	Gold bronze brown			
W7		Indoor	Fabric		Refer to Fabric Spec				
ws		Outdoor	Wood grain aluminum		Matt	Walnut timber			
w9		Outdoor	Random stone cladding		Natural	Natural Yellow			









Material code Mā vật liệu	Ref. Image Hình ánh tham kháo	Area Khu vực	Material Vật liệu	Dimension <i>Kich thước</i> (mm)	Finish Hoàn thiện	Color Màu sắc				
3. Ceiling finishing	J. Ceiling finishing									
			Standard conceal gypsum board ceiling	9mm THK		na				
C1		Indoor	Interior emulsion paint	na	Matt	Off-white				
			Moisture Resistant conceal gypsum board ceiling	9mm THK	Matt	na				
C2		Indoor	Interior emulsion paint	na		Off-white				
сз		Outdoor	Exterior emulsion paint on exposed concrete	na	Matt	Off-white				
СЗА		Indoor	Interior emulsion paint on exposed concrete	na	Matt	Off-white				
C4		Indoor	Walnut timber	na	Matt	Natural				











Material code Mã vật liệu	Ref. Image Hình ánh tham khảo	Area Khu vực	Material Vật liệu	Dimension Kich thước (mm)	Finish Hoàn thiện	Color Màu sắc				
3. Ceiling finishing	Ceiling finishing									
cs		Indoor	Walnut veneer on moisture resistant MDF	na	Matt	Natural				
CSA		Indoor	Paint finish on moisture resistant MDF	na	Matt	Off-white same as P1 material				
C 6		Indoor	Laminate Timber Plank	7mm THK	Matt	Off-white				
			Moisture Resistant conceal gypsum board ceiling	9mm THK	Matt	na				
ā		Outdoor	Exterior emulsion paint	na		Off-white				
			Standard conceal gypsum board ceiling	9mm THK		na				
C8		Indoor	Interior emulsion paint	na	Matt	Blue-Aqua Off-white				
4. Roof finishing										
R1		Outdoor	Clay roof	140x180x8 (mm)		Red				









SANITARY WARE SPECIFICATION

Code	Items	Item Code	Finish	Dimension LxWxH	Supplier	Ref pic	Note	Location
WT1	Basin Faucet Two handles 3-hole Basin mixer	Twist F24691NE-ENG	Brushed nickel	500x410x255	Bravat	N		Master bathroom - Guest bathroom
WT2	Basin mixer	LF-1	MATT		INAX			Maid's bathroom
вт	Free Standing Bath & Shower Mixer	Affability F65051C-B3-ENG	Brushed nickel	695c320x350	Bravat			Master bathroom - Guest bathroom
WB	Wash Basin	L-284V	white		INAX			Maid's bathroom
	Wall Mounted Shower Bar(w faucet) Set	K-5428T-C4-CP	Brushed nickel		Kohler			Master bathroom - Guest bathroom











SANITARY WARE SPECIFICATION

Code	Items	Item Code	Finish	Dimension LxWxH	Supplier	Ref pic	Note	Location
SH2	Single Handle Wall Mounted Shower Bar	BFV-1103S-4C	matt		INAX			Maid's bathroom
BA	1.75 mm two-layer bathtub, circular column feet	B25744W-1	Acrylic white	1700x840x670	Bravat			Master bathroom - Guest bathroom
WAI	One-piece Toilet with reach quiet-close seat	K-3983T-S2-0	white		Kohler	5		Master bathroom - Guest bathroom
WA2	Two-piece Toilet	C-306VA	CERAMIC		INAX			Maid's bathroom
нк	Robe Hook	Twist D7293NE	Brushed nickel	400x300x200	Bravat			Master bathroom - Guest bathroom - Maid's bathroom









MATERIALS & EOUIPMENT OF THE VILLA

SANITARY WARE SPECIFICATION

Code	Items	Item Code	Finish	Dimension LxWxH	Supplier	Ref pic	Note	Location
РН	Paper holder	Twist D7294NE	Brushed nickel	300x250x220	Bravat	1		Master bathroom - Guest bathroom - Maid's bathroom
FD	Floor drain	D810C-ENG	Chrome	100x100x3	Bravat			Master bathroom - Guest bathroom - Maid's bathroom
PU	Push up Pop-up Waste	P6420CP-ENG	Chrome		Bravat			Master bathroom - Guest bathroom - Maid's bathroom
TSI	Toilet Spray	D9120	Brushed chrome		Bravat		Push-open handshower set	Master bathroom - Guest bathroom
TS2	Toilet Spray	CFV-105mm	matt		INAX		Push-open handshower set - Vôi xit xí	Maid's bathroom



resort & villas da nang







- 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









LATEST INTERNATIONAL FLIGHTS TO DANANG

Danang Flight Schedule (as at April 2019)

	Airline Carier	Destination To/From Da Nang	Frequency
National	Vietnam Airlines	Hanoi, Ho Chi Minh, Hai Phong, Nha Trang, Da Lat, Vinh, Buon Me Thuat, Can Tho	Daily
National	VietJet Air	Hanoi, Ho Chi Minh, Hai Phong, Can Tho, Nha Trang	Daily
	JetStar	Hanoi, Ho Chi Minh	Daily
	Airline Carier	Destination To/From Da Nang	Frequency
	Vietnam Airlines	Guangzhou, Hangzhou, Cheng du, Shanghai, Taipei, Tokyo, Osaka, Kansai, Pudong Itl	Daily/Weekly
	JetStar	Taipei, Singapore, Hongkong,	Daily/Weekly
	Vietjet Air	Bangkok, Seoul, Daegu, Chengdu, Yichang, Changzhou, Wuhan, Nanning/Najing, Hangzhou	Daily/Weekly
	China Eastern Airlines	Beijing, Kunming	Daily/Weekly
Inter National	China Southern	Beihei, Zhengzhou,	Daily/Weekly
National	Hainan Airlines	Guangzhou	Daily/Weekly
	HK Express, Cathay Dragon, Quantas	Hong Kong	Daily/Weekly
	Air Macau	Macau	Daily/Weekly
	Asiana Airlines, Korean Airlines, Jin Air, Jeju Air, T'way Air, Air Seoul, Vietnam Airline	Seoul	Daily/Weekly
	T'way Air, Asiana Airlines , Vietjetair, Jeju Air	Daegu	Daily/Weekly









LATEST INTERNATIONAL FLIGHTS TO DANANG

Danang Flight Schedule (as at April 2019)

	Airline Carier	Destination To/From Da Nang	Frequency
	Jeju Air	Muan	Daily/Weekly
	Air Busan, Jin Air, Korean Airlines ,T'way Air, Jeju Air	Busan	Daily/Weekly
	Esta Jet	Jeju, Seoul	Daily/Weekly
	Sriwijaya Airline	Jakata	Daily/Weekly
Inter	Bangkok Airways, Thai Air Asia, Thai Vietjet Air, Vietjet, Nok Air	Bangkok,	Daily/Weekly
National	Air Asia	Kuala lumpur	Daily/Weekly
	Thai Vietjet air, Thai Air Asia	Chiang Mai	Daily/Weekly
	Far Eastern Air Transport	Kaohsiung, Taipei, Taiwan	Daily/Weekly
	Quatar	Doha	Daily/Weekly
	Singapore airline, Silk Air,	Singapore	Daily/Weekly
	OK Air	Changsha	Daily/Weekly
	Cambodia Angkor Air	Siemriep,	Daily/Weekly





