

SPECIAL AWARDS EDITION

dotproperty

ISSUE 002 Oct | Dec 2016



Southeast Asia's
Best of the Best Awards
WINNERS
2016

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Managing Director's and Editor's notes

It's that time of the year again – the time when we take a look back at the year, and also when we reward the 'Best of the Best' property projects. At Dot Property, and for the first time, we have showcased some of Southeast Asia's top residences, as well as serviced offices, serviced office providers and suppliers of innovative technology.

As you will see we've shone the spotlight on a very wide variety of projects – both from a geographical and design perspective. That's totally in keeping with what Southeast Asia has to offer property buyers and investors. From beach front villas to city centre condominiums and everything in between, the region is home to arguably some of the best property projects anywhere. You'll find some of them on the following pages.

When it comes to value for money, the region also offers something for everyone. That's something we've aimed to reflect in

our Awards. You don't need to be rich to own a beautiful property in Southeast Asia, as the following pages and properties will testify.

We hope you enjoy reading this special Awards edition and, who knows, learning a thing or two about properties that you didn't even know existed.

Nothing like this is possible without a great deal of support, not only from those who are featured, and who we thank for their time, but also from our three sponsors – without whom these Awards may not have been possible. If you get the chance please learn more about their offerings – and please mention Dot Property when you do.

This is our final edition of the year, so all that remains is to wish everyone a happy end to 2016, and for what is the high season in most countries in Southeast Asia, both a successful and profitable fourth quarter.



Alva Horgan

Managing Director, International



Andrew Batt

Head of Content, International and Editor



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REGIONAL NEWS

Dot Property has an online presence across nine countries in South East Asia. Fast becoming the one-stop shop for real estate agents, developers and investors, the Dot Property platform breaks news as it happens and is considered as a vital source of information for the property industry. We have selected a few snippets from regional stories for you to enjoy.



MYANMAR

Boost for building sector

Myanmar’s construction and building sector continues to grow at a relatively fast pace.

Supported by a positive market outlook, economic growth, infrastructure investment for the government and rising interest from real estate developers, the construction sector is valued at US\$ 4.2 billion until 2019.

The government has attempted to modernize, improve and expand city infrastructure, especially in Yangon, as well as issue a revision of codes and standards in order to regulate the industry.

THAILAND

Office space boom

Office space in Bangkok is becoming more expensive as demand increases. Edmund Tie and Company’s recent research has calculated a 0.3 percent increase in rent quarter-on-quarter for grade A Bangkok office space in the capital’s CBD district. Rents now stand at US \$22.50 per square metre.

Bangkok continues to experience high office occupancy rates. In the CBD this is at 90 percent, an increase of 0.2 percent from the previous quarter. It is predicted there is currently over 100,000 sqm of office space under construction in the city.

SINGAPORE

First International Property Show to be held at ION Orchard

After multiple successful property shows held in Thailand, Dot Property is bringing their first International Property Show to Singapore. The event will take place between February 20 and February 26, 2017 at the high-profile and high-end ION Orchard Shopping Mall and is expected to attract 1.1 million people.

Singapore is an ideal location for a property show as Singaporeans, and especially property investors, have been snapping up properties across Asia and overseas in large numbers for more than five years.



MALAYSIA

A hotspot for entrepreneurs

There are a lot of variables that come into play when starting up a new business. A question that often comes to mind is, "How am I going to fund my new business?"

The Malaysian Business Angel Network (MBAN), currently has 134 registered angel investors with an estimated total combined income just shy of US\$ 30 million. Recent pitch events held by MBAN suggest that the interest for angel investments is strong.

Razif Abdul Aziz, Executive Director of MBAN stated that "Angel investments are thriving, as the startup ecosystem is more vibrant than it was 10 years ago."

VIETNAM

Asia's fastest-growing property portal – now in Vietnam

Dot Property has now opened their office doors in HCMC. Dot Property Vietnam, which began operating earlier this year, is the most recent addition to the growing Dot Property network. Dot Property sees huge potential in Vietnam, given the always-online lifestyle of the target market who find the Internet to be the most accessible tool when looking for the perfect property.

Alva Horgan, Managing Director of International Markets noted, "Since arriving, Dot Property Vietnam has already signed some of the country's leading property developers, real estate agents and other companies, and that number continues to grow on a daily basis."

INDONESIA

Tax amnesty increases purchasing

During the first half of this year, Indonesians bought 189 properties of all values in Singapore, 23 percent more than in the same period last year. While purchases from Chinese and Malaysians declined during the second quarter, transactions by Indonesians rose 19 percent. Purchases by wealthy Indonesian nationals of homes valued at US\$ 3.7 million or more have already nearly quadrupled from last year's total.

PHILIPPINES

Top spot for overseas buyers

Philippines property investments have now appeared in the Top Ten rankings for four consecutive months. Philippines property investments remained ahead of those in Thailand which ranked in 13th place, and retained its crown as the most-searched overseas Southeast Asian property destination on the website with a 1.59 percent share of all searches.

CAMBODIA

Condo prices on the rise

According to CBRE Cambodia, a total of 2,796 condominium unit launches were announced during Q2, approximately half of which are located in secondary districts.

Quoted rents for Cambodia property across Grade 'C' office stock fell by 3.9 percent q-o-q, with Grade 'C' buildings located within the Central Business District (CBD) witnessing the greatest depreciation.

The overall condominium supply figure is set to rise significantly moving forward, with an additional 22,464 units, equating to an approximately 806 percent increase. This will bring total supply to 25,250 units by the end of 2018.

LAOS

Investing interest continues to climb

Over US\$ 1 billion has been disbursed in various business activities and the development of special and specific economic zones (SEZs), driven by growing regional economic integration. Almost 300 companies from Laos and overseas are now investing in Laos' SEZs, with a total registered capital of almost \$8 billion USD, of which US\$ 1.62 billion has been spent.

Over the past decade, SEZs in Laos have been developing continuously, contributing to the urbanisation of remote regions, boosting economic growth, and generating job opportunities for local people. In addition, the Vientiane Industry and Trade area (VITA Park) has attracted investment by eight companies over the past nine months.

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5 tips for stress-free selling

Quick answers to common property sales questions

Selling your property is known to be one of the most stressful times of your life, so here are five common problems that may happen to you, and how to overcome them, writes Andrew Batt.

More properties for sale than buyers

One simple solution is to conduct your own research, looking at what properties are already for sale close to you that are either similar or identical to yours. Real estate markets around the world are very price sensitive, so you need to be realistic on what you are asking. Other properties currently for sale, plus your preferred selling timescales, will dictate this.

An established and qualified estate agent will be able to advise you.

I have a tenant living in the property

If a tenant is currently living in your property it is best to speak to them before any marketing begins. Be transparent from the start and tell them your intentions. Make sure they understand there is no pressure for them to move out immediately, and that once a buyer is found a two-month notice period will be given.

It can be useful to incentivize your tenant for things like access for viewings, and keeping the property tidy and ready to be viewed.

Maybe you can offer to refund half a month's rent if they comply when the property is sold. This will help get the tenant on board with the process and keep the property ready for viewing at all times.

I'm nervous about doing the viewings

You are not alone. Many people get nervous about showing prospective buyers around their property. The best way is to allow a professional real estate agent to do this for you. Estate agents are well-rehearsed and will know how to actively 'sell' the property and its lifestyle potential.

Feedback is vital when you are selling a property, but buyers can be reluctant to reveal their true thoughts to a homeowner. It's much easier for them to be honest with an agent who will be able to identify what is holding them back from committing to your property.

I need a quick sale

Sellers may require a quick sale for a variety of reasons, but whatever your specific needs there are a few handy guidelines to follow. You've got to be realistic on price and there needs to be 'clear blue water' in terms of price and those similar homes in your area.

You've also got to make sure the property is presented to its very best, both inside and out, as well as ensuring there is 100 percent access to the property for viewings.

Ensure your real estate agent has a key to the property, plus permission to access at short-notice so viewings can

be organized at speed and no potential opportunities are missed.

Think about an 'open day' to encourage a number of viewings in a short timeframe. These can be very effective, sometimes generating 20 or more viewings in just one day.

I don't know which estate agent to choose

Identify which agents operate in your area and do careful research about them. Be mindful that not all estate agents are the same, and levels of service offered will vary dramatically, so don't make your choice based on price alone.

It's also useful to ask for reviews and testimonials from other clients as these will give you valuable feedback, and an indication of how their service will serve you.

Importantly make sure you visit the office and meet your shortlist of agents in person. They will be responsible for selling what is possibly one of your biggest assets, and you are likely to be working alongside them for many weeks. It is vital you are able to communicate with them comfortably and have confidence in their commitment so that your desired outcome can be achieved effectively, efficiently and with ease.

Southeast Asia's
Best of the Best Awards
WINNERS
2016





Here's to the 'Best of the Best'

"... the accolade of being the 'Best of the Best Residences' in Southeast Asia is something that cannot be underestimated ..."

To be rewarded with the accolade of being the 'Best of the Best Residences' in Southeast Asia is something that cannot be underestimated – equally in terms of brand awareness, regional recognition and, ultimately, sales.

There is nothing in the market where a condominium in central Bangkok can sit alongside a beach front project in Vietnam within the same Awards. For the first time, Dot Property – the region's fastest-growing website in Southeast Asia – showcases what it believes to be the some of the 'Best of the Best' that the region has to offer to our local, regional and global audience of property consumers.

Each award recipient gets valuable exposure and marking, and at a time when overseas buyers are looking at all parts of Southeast Asia in ever increasing numbers. That exposure is not limited to their own country – as many awards are – but both regionally and globally through online editorials and the print edition of Dot Property magazine now – which will also get seen digitally in all parts of the world.

Southeast Asia truly offers some of the best places to live anywhere in the world. That's a fact and not influenced by living here and writing about property and real estate for more than 10 years. I would say that our residential properties are a match for anything, anywhere in the world right now.

When it comes to prices we also have a full spectrum to choose from. Luxury condominiums and villas in Southeast Asia come in all price ranges – and in many cases are among the best value anywhere in the world.

With the ever-changing global economic conditions, property and real estate in Southeast Asia offers a truly unique proposition for both buyers and investors.

And so to the recipients of the 'Best of the Best' awards ... congratulations.

Andrew Batt, Editor

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Crystal Lagoons, a multinational water innovation company that develops crystal-clear lagoons, can truly claim to be one of the world's top amenities.

The company is able to transform any destination in the world into an idyllic beach paradise. Its unique concept and cutting-edge technology enables crystal clear lagoons of unlimited size to be built and maintained at very low costs. This can be for recreational activities, including water sports, such as swimming, kayaking and paddle-boarding, surrounded by picturesque, white sandy beaches that can even be converted into a winter wonderland in some locations, allowing year-round use.

With very low construction and maintenance costs, this enables a never-before-seen amenity, and importantly adds considerable value to real estate projects worldwide.

The company, which focuses on solving some of humanity's greatest challenges, such as water and energy scarcity, has developed a pioneering, state-of-the-art environmentally-sustainable technology, which allows crystal-clear lagoons of unlimited size to be built and maintained at very low costs and use any kind of water: fresh, salt, or brackish, using water from underground aquifers in deserts, which does not have any other alternative use. It uses up to 100 times less chemical products than conventional swimming pools and consumes only 2 percent of the energy needed by conventional filtration systems. Importantly, it fully complies with the most stringent international physicochemical and microbiological water quality standards.

The technology enables low water consumption, using 30 times less water than a golf course for the crystal-clear lagoons with fresh water and 50 percent less water than a park of the same size. By using a new film-based evaporation control technology developed by Crystal Lagoons, water consumption can be reduced even further.

The Crystal Lagoons' concept and technology has changed the real estate paradigm of 'location, location, location', and is creating idyllic beachfronts with crystal clear lagoons in places that were previously unimaginable.

This allows property developers to generate a competitive edge that eliminates nearby real estate development competition by creating an idyllic beach lifestyle waterfront anywhere in the world, and that's why Crystal Lagoons is a deserving winner of the Technology and Innovation 'Best of the Best' Awards this year.



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INSTANT OFFICES, SOUTHEAST ASIA



Instant Offices



Instant is the flexible workspace specialist, offering the largest range of serviced offices, co-working, executive suites and meetings rooms available around the world.

The firm currently lists more than 8,500 flexible office spaces, from fully-equipped and serviced executive suites to co-working locations, across the globe with more than 1,500 of those coming from the Asia-Pacific region.

Covering 99 percent of the global flexible office market, the Instant team are market specialists, enabling access to free, impartial advice, helping businesses and individuals find their dream workspace and negotiating the best deal.

Established in 1999, Instant has achieved 23 percent compound growth over the last four years, and continues to expand with private equity funding secured from MML Capital in 2012.

With offices in London, Berlin, Dallas, San Francisco, Hong Kong, New York and Sydney, Instant employs more than 150 experts and has clients in 113 countries. This ensures expert local advice.

The flexible office market is going from strength-to-strength in the Asia-Pacific region, with some markets experiencing growth of up to 80 percent in the last four years alone (50 percent+ in mainland China in the same time period).

Instant's data continues to show aggressive demand for serviced office and co-working space across the region, and its market predictions suggest that this level of growth is set to continue in the coming years.

Occupier demand in the less established Asia-Pacific and EMEA markets is currently outstripping that of the more mature U.K. and U.S. markets (where it is still expanding at a respectable average of 10 percent), and while it will stabilise in due course, demand is currently at record levels.

The cost of flexible office space across the region varies wildly depending on quality of space and location. An indicative price range for a per workstation per month in Hong Kong, where demand is exceeding availability, is from US\$ 450 to US\$ 1,290, while in Singapore prospective occupiers will be looking closer to a range of US\$ 350 to US\$ 900. Across the rest of the region, prices can be as low as US\$ 250 per workstation per month.



To view all of Instant's current flexible office space options across the Asia-Pacific region go www.dotproperty.international/asia/instantoffices or www.instantoffices.com or you can email Dotproperty@instantoffices.com.

KEIER BUSINESS CENTER, MYANMAR



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The Keier Group's award-winning business center in Yangon was designed in collaboration with local architect U Maw Lin, who created the space with the idea of enabling businesses to work in a high-quality, modern environment in Yangon, set in a serviced office setting - which was undoubtedly the first of its kind at that time.

All offices are fully furnished, well-equipped spaces built in separate, private rooms to maintain a quiet, conducive setting for clients.

Situated at MAC Tower, the business center is located in the heart of Yangon, Myanmar's economic capital. The surrounding areas are occupied by banks, eateries, hotels, colonial-styled government buildings and famous landmarks.

MAC Tower is easily accessible with its location on Merchant Street, a road bustling with business activity and energy all day.

With attractive and flexible pricing designed to meet a range of goals and requirements for its clients, the company aims to break down the barriers of entry for companies looking to set up space in Yangon.

The Keier Business Center has established itself as a leading provider of serviced offices and other business solutions, offering more than a space by being a one-stop-shop for all its clients' business needs.

The company strives to establish long-term relationships with its clients, and continues to assist in their requirements long after they have gone on to establish their office space elsewhere. Clientele range from SMEs to multinational corporations, covering a multitude of industries and geographies from across the globe.



- Project:** Keier Business Center
- Developer:** The Keier Group
- Product:** Serviced Office
- Architect:** U Maw Lin, (Vice President of the Association for Myanmar Architects)
- Location:** No. 561, 563, 565, 567, Merchant Street, #801 – 804, Kyauktada Township, Yangon
- Launch:** January 2013
- Facilities:** Spacious reception, Internet-ready meeting rooms with presentation boards and TVs, pantry, office equipment to support day-to-day work including copying and printing, 24/7 access, as well as a generator and transformer for uninterrupted power supply
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LAKEVIEW CITY, VIETNAM





Lakeview City offers luxurious living spaces with high-class finishing and fittings. Efficient designs give residents optimum comfort and relaxation – with a great view.

The city was designed and planned by a top Japanese architectural company. It has created living spaces, soaked in panoramic greenery with a contemporary relaxing and private design. That's why we consider Lakeview City is worthy of inclusion in the 'Best of the Best Residences in Southeast Asia 2016' Awards.

Lakeview City's facilities include a shopping center, swimming pool, sport and community area, security systems, a kindergarten, a primary school, a high school – just to name a few. Perhaps one of the most prominent features has to be the landscape lake that dominates the surroundings.

Located in District 2 next to the Thu Thiem urban area – and what is destined to be the new financial district of HCMC in the future – the location is convenient for transport connections to other parts of the city.

Semi-detached villas are designed in a modern style, with ample free space, as well as being airy and abundant with natural light. These are located next to the lake or the river - prime locations in the project.

Townhouses promote an open, airy space and maximize the usable area within the design. These have areas ranging from 100 sqm to 230 sqm and are easy to decorate.

Novaland has also created a favorable location for business and the construction of shop houses, which will easily attract the attentions of residents.



Project:	Lakeview City, Vietnam
Developer:	Novaland
Product:	Semi-detached villas, townhouses and shop houses on a landscaped lake
Architect:	Nikken Sekkei (Master plan); Ngo Quang Hien Ltd (Concept); An Phu An Ltd (Details)
Location:	Nam Rach Chiec, An Phu Ward, District 2, Ho Chi Minh City, Vietnam
Launch:	January 2016
Completion:	September 2017
Total land area:	30.1 hectares
Prices:	From VND 6.8 billion
Number of units:	960 units
Facilities:	Gym, swimming pool, tennis court, basketball court, supermarket, kindergarten, primary school, high school and a 3.6 hectare lake
Maintenance fees:	VND 7,500/sqm per month
Sales office:	090 308 2262
Website:	www.novaland.com.vn



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When a project records sales of more than 90 percent you have sit up and take notice.

That's what Menam Residences has achieved, and is one reason why it deserves its place in our showcase of the 'Best of the Best Residences' in Southeast Asia.

Situated on prime land on the banks of Bangkok's Chao Phraya River, residents can come home to what the developer describes as stunning views of the most beautiful bend in the Bangkok's iconic river.

Sitting alongside an existing five-star hotel, residents can enjoy a host of top restaurants whilst never losing the feeling of local Thai culture. It's just a short walk to the thousands of shops at the Asiatique Market, and close to both Silom and Sathorn – Bangkok's prime central business districts – via a shuttle boat to the skytrain system at Saphan Taksin.

Functional units benefit from views of the river, and Bangkok, from both the bedroom and living room. The developer has used only fine quality materials throughout the construction, from engineered wooden floors to glass-paneled cabinets.

With a maximum of just ten units on each floor, owners are guaranteed privacy as well as the ultimate in views that Bangkok has to offer.



Project:	Menam Residences
Developer:	Menam Residences Co. Ltd.
Product:	Condominium
Architect:	Palmer & Turner (Thailand) Ltd.
Location:	Charoenkrung 72/4, Bangkok, Thailand.
Launch:	November 2012
Completion:	October 2016
Total land area:	5-0-58 rai
Prices:	From THB 184,800 per sqm (one-bed, one-bath)
Number of units:	294 units, 1 phase
Facilities:	Landscaped gardens, water features, playground, jogging track, half basketball court, Infinity-edge swimming pool, sauna and steam rooms and an outdoor sky lounge
Maintenance fees:	THB 60 per sqm/month
Sales office:	Soi Charoenkrung 72/4, Bangkok, Thailand. +66 (0) 2688-2002.
Email:	crm@menamresidences.com
Website:	www.menamresidences.com

SENIBONG COVE, MALAYSIA





Developed by Australia's leading private developer Walker Corporation, Senibong Cove is 208 acres of exclusive waterfront development located on the tranquil east coast of Johor Bahru in the Iskandar region of Malaysia.

This master-planned community boasts distinctive enclaves, lush parks and waterways, a world-class marina and a 20,000 sqm of boutique malls that will offer unrivalled waterfront shopping and dining experiences, all linked by a 2 km boardwalk.

With its master-planned residential enclaves, Senibong Cove is a freehold integrated waterfront community inspired and designed around its natural surroundings, the Lunchoo River and Straits of Johor. Through their landscape, architecture, each enclave offers a unique resort lifestyle experience. Meticulously planned, each unit is designed to offer views of water, greenery and the proposed marina.

Senibong Cove's five distinct enclaves offer a diverse range of residential units to cater to every lifestyle, whether high-rise apartments, spacious semi-detached and terrace houses, hillside courtyard homes or luxury villas with waterfront views.

"The Marina Lifestyle, and upcoming 20,000 sqm of retail and commercial outlets residents of Senibong Cove will enjoy the privilege of access to the world-class Senibong Cove Marina and the proposed 20,000 sqm boutique mall" with: Residents get to enjoy the privilege of access to the world-class Senibong Cove Marina and the proposed 20,000 sqm boutique mall alongside with retail and commercial outlets. They also receive unfettered access to 35 acres worth of luscious and meticulously designed park land.

Just minutes from Singapore. Senibong Cove is an 8-minute drive from the Johor Bahru Customs, Immigration and Quarantine Complex via the Eastern Dispersal Link (EDL). Its accessibility will be further enhanced when the proposed RTS Link from Singapore to Johor is completed.



- Project:** Senibong Cove
- Developer:** Front Concept Sdn. Bhd
- Product:** Mixed development (Waterfront villas, condominiums and courtyard homes)
- Architect:** SA Architects Sdn Bhd / y.architects sdn bhd / DC Architects Sdn Bhd
- Location:** Marina Sales Gallery, N-01, Blok N, Pinggiran Senibong, No. 1, Persiaran Senibong, Teluk Senibong, 81750 Masai, Johor, Malaysia
- Prices:** Luxury Apartments from RM 423, 352 to three-storey Waterfront Villas from RM3, 024, 558.
- Sales office:** +60 7382 0388
- Email:** julian@frontconcept.com.my
viviantan@frontconcept.com.my
- Website:** www.senibongcove.my

VALENZA MANSIONS, PHILIPPINES

Valenza
MANSIONS



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Developed by **CROWNASIA**
A Vista Land Company



Crown Asia has embraced all your heart's desires and brought them closer to home – your home.

Its latest offering, the Valenza Mansions, is the first landed condominium of Crown Asia.

Crown Asia, who pioneered themed-communities in the Philippine's real estate industry, offers world-class architecture, breathtaking scenery, first-rate amenities and a wealth of possibilities only limited by the imagination.

Located in the now booming city of Sta. Rosa, Laguna, Valenza Mansions offers an unmatched proximity to premium shopping centers, renowned educational institutions, business districts and lifestyle centers.

The community is only 30 minutes away from both Tagaytay and Alabang.

Valenza Mansions is a 2.4 hectare community which provides an element of exclusivity, offering low density homes versus other condominium projects. Its units are more spacious giving homeowners and investors affordable luxury at its finest.

The community's initial condominium offerings includes, Investor Suites which starts at PHP 2.67 million, and Valenza Designer Mansions (three-storey condo unit) which starts at PHP 6.4 million.

It is no wonder why Crown Asia Valenza Mansions is well worthy of a place as a "Best of the Best in Southeast Asia 2016," with all its offerings, it truly is where your heart resides."



Project:	Valenza Mansions
Developer:	Crown Asia Properties, Inc
Product:	Condominium
Architect:	Arch. Grace Santos
Location:	Sta. Rosa, Laguna, Philippines
Launch:	August 2016
Completion:	2019
Total land area:	2.4 hectares
Prices:	From PHP 2.67 million (40.85 sqm) to PHP 6.86 million (outer unit of 134.80 sqm).
Number of units:	Two phases, 10 mansions
Facilities:	An exclusive clubhouse, swimming pool
Sales office:	88-27696
Email:	digitalmarketing @crownasia.com.ph
Website:	www.crownasia.com.ph

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Architectural rendering

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MAY INYA, MYANMAR



Developed by  OCEAN EMERALD PEARL GROUP



May Inya Lakeside condominium occupies a unique location, which is why we think it is deserving of a place in the 'Best of the Best Residences in Southeast Asia' Awards this year.

The location itself is the key to an exclusive environment where residents are able to experience both peace and tranquility.

The quiet atmosphere is also preserved with the sensational lakeside view of Inya Lake, one of Myanmar's outstanding natural features.

Residents at May Inya are able to truly feel the powerful essence of nature, with a classy ambiance and a majestic view of the Shwe Dagon Pagoda across the lake.

Other spectacular landmarks are also close by.

May Inya, in many ways, can be considered priceless as it holds the keys to a tranquil and luxurious style of life, whilst maintaining absolute privacy for its owners. It is also a genuine and worthwhile investment for future generations.

The condominium itself boasts various sizes of apartments, ranging from 1,113 to a sumptuous and expansive 6,000 sq ft, all provided with luxurious interiors and facilities.

Above all, May Inya will provide its owners with the epitome of luxury living within a complete balance of integrated lifestyle facilities.



- Project:** May Inya condominium
- Developer:** Ocean Emerald Pearl Group
- Product:** Condominium
- Architect:** Marucio Plata
- Location:** 14AA, Inya Yeikthar St, Kabar Aye Pagoda Road, Mayangone Township, Yangon, Myanmar
- Launch:** Available now
- Completion:** February 2017
- Prices:** On application
- Number of units:** 30 units (approx)
- Facilities:** Roof top coffee bar, roof top Infinity swimming pool, roof top gym, security access control system, CCTV, fire alarm systems, two-storey car parking for residents and visitor car parking, MOEP electricity with 100 percent backup generator
- Maintenance fees:** On application
- Sales office:** +95-1555262 or +95-1555645
- Email:** info@oepg.com.mm
- Website:** www.oepg.com.mm

BEST WESTERN THE BEACHFRONT, THAILAND





As the first ever beachfront condominiums on the Thailand island of Phuket, The Beachfront makes a worthy addition to the 'Best of the Best Residences in Southeast Asia' Awards for 2016.

Located in a tropical setting of 8,000 sqm of pure luxury, and with 45 meters of absolute waterfront lawns and gardens, The Beachfront is located just 5 km from Phuket town and 45 minutes from the international airport.

That's far enough from town to avoid the noise but close enough for adventure trips, scuba diving and shopping.

The Beachfront consist of studios, one-bedroom and two-bedroom condominiums with spectacular views over the magnificent Andaman Sea and the nearby islands of Bon Island and Coral Island. Boat facilities will allow residents to visit the famous Phi Phi Islands and Raya Island, which are just a short distance away from the property.

The Beachfront offers a range of luxury accommodation from rooms and suites to private villas. With a rejuvenating spa, delicious dining venues and superior leisure facilities and services, guests will find all they need for a wonderfully relaxing holiday and stay.

The Beachfront is divided into six condominium buildings and five oceanfront villas, and boasts three large infinity pools as well as a restaurant and bar and undisturbed ocean views.

Best Western The Beachfront will be managed by Best Western Plus, the world's largest hotel operator.



Project: The Beachfront Oceanfront Condominiums and Villas

Developer: Blue Horizon Thailand

Product: Condominiums and villas

Architect: Pitta and Partner Co Ltd

Location: Rawai, Phuket, Thailand

Launch: 2014

Completion: May 2017

Total land area: 5 rai

Prices: From THB 2.4 million

Number of units: 231 units

Facilities: Eight pools, a restaurant, beach club, 100 sqm fitness centre, 24-hour security, CCTV, indoor parking, Internet and cable TV

Maintenance fees: THB 55 per sqm/month.

Sales office: +66 (0) 81 459 0152

Email: info@thebeachfrontphuket.com

Website: www.thebeachfrontphuket.com

X2 PATTAYA OCEANPHERE, THAILAND





'Best of the Best Residences' in Southeast Asia need to focus heavily on location, and that's no exception for X2 Pattaya Oceanphere.

With this stunning project, magnificent ocean panoramas beckon through to tropical islands in the Gulf of Thailand. Enjoying an idyllic location at beautiful Na Jomtien beach, X2 Pattaya Oceanphere is positioned midway along the expansive 9 kms of Jomtien Bay, just 15 minutes south of vibrant Pattaya City.

This location offers a more tranquil environment for residents and tourists alike, surrounded by natural beauty and fresh sea breezes, and just 500 meters from the pristine beaches of Na Jomtien.

This development is seriously redefining luxury. It is the only beachside, fully-integrated resort and pool villa development in Pattaya. It is set on more than 15,600 sqm of contemporary designed resort facilities, pool villas and tropical gardens.

Coupled with intelligent master planning and considerations made for the environment and sustainability, X2 Pattaya Oceanphere presents a low-rise one-storey and two-storey designs with a centrally-located clubhouse with a reception lobby, restaurant, spa and rooftop pool.

X2 Residences provide a truly unique lifestyle investment for its owners, beyond just a great financial return on their investment. Over time as the number of X2 locations continues to expand, the benefits of the lifestyle element will grow immensely as the scale of possibilities increases.

A 7 percent guaranteed return will be offered to owners for the first five years, then profit-sharing of 60 percent to owners from year six onwards. Owners can also enjoy 14-days of free stays at X2 Residences.



- Project:** X2 Pattaya Oceanphere
- Developer:** Habitat Group
- Product:** Luxury pool villas
- Location:** Pattaya, Na Jomtien 56, Thailand
- Launch:** November 2016
- Completion:** December 2018
- Prices:** From THB 8.99 million to 15.99 million
- Number of units:** 59 units
- Facilities:** Clubhouse includes infinity edge pool, Jacuzzi, hydrotherapy features, gym, Yan spa, bar and housekeeping services
- Maintenance fees:** THB 30 per sqm/month
- Sales office:** +66 (0) 61 754 8222
- Email:** info@X2Pattaya.com
- Website:** www.X2Pattaya.com



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 The Dalat at 1200 Country Club
 and Private Estate - Villa
 by Aekwan International Co Ltd,
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 Global Group Singapore
2016

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 BEST CONDO
 ARCHITECTURAL DESIGN
 The Dalat at 1200 Country Club
 and Private Estate - Condo
 by Aekwan International Co Ltd,
 a company of the Centurion
 Global Group Singapore
2016

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 PROPERTY
 AWARDS**
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 BEST VILLA
 ARCHITECTURAL DESIGN
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 and Private Estate - Villa
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 a company of the Centurion
 Global Group Singapore
2016

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 PROPERTY
 AWARDS**
WINNER
 BEST VILLA
 DEVELOPMENT (RESORT)
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 Country Club and
 Private Estate - Villa
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 a company of the Centurion
 Global Group Singapore
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 BEST VILLA
 DEVELOPMENT (VIETNAM)
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 Country Club and
 Private Estate - Villa
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 a company of the Centurion
 Global Group Singapore
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 BEST GREEN
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 The Dalat at 1200 Country Club
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2016

Built amongst the rolling hills and fragrant pines of Lam Dong Province, The Dàlat at 1200 Country Club & Private Estate reintroduces hill station living. Amidst the fresh alpine air, 1200 metres above sea level, residents will feel refreshed and renewed in luxury villas and resort residences. Discover The Great Escape today!

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info@dalar1200.com
salesadmin@dalar1200.com

www.dalar1200.com

GREENWOODS, PHILIPPINES



Developed by 



NorthPineLand, as one of the leading and most-trusted real estate companies in the Philippines, has a commitment to providing premium communities to middle-income markets. Its mission is to make people's dreams of owning a house become a reality, and it has made this possible with its Greenwoods development.

A picturesque lifestyle nestled in more than 80 hectares of prime real estate in Cavite, Greenwoods is NorthPineLand's biggest project to date. It boasts of a number of distinctive communities, each with its own character and appeal. These are Greenwoods, Wind Crest, Greenwood Heights, Parkview, Rosewood, Norfolk Ridge, Primrose Place and The Prime

Located in the heart of Dasmariñas, Cavite, Greenwoods is a 5km drive from the busy City Capital. Malls, hospitals and schools are very accessible to this big community.

It's certain that you will never run out of things to do at Greenwoods. It's the only community in Cavite which boasts complete facilities and amenities to cater for recreation and wellness.

Taking its name from the convenience it offers, The Prime is the finest space in the Greenwoods neighborhood, and is the most sellable to date.

What makes this 5.72 hectare sub-community exceptional is its limited but sizeable units and lots. Lined with stylish houses in harmonizing neutral hues, and within an unspoiled setting, it pleases the eye and speaks luxury, but without losing the homey vibe.

At the entrance of The Prime is a striking welcome sign and a carefully styled bridge. Residents can enjoy The Prime Spot, a viewing deck that provides an ideal place for leisurely walks and an opportunity to admire the landscape within the community.

With The Prime, Greenwoods has become a top-of-the-line horizontal developer that has changed the landscape of the south, specifically in Dasmariñas, Cavite.



- Project:** Greenwoods
- Developer:** NorthPine Land, Inc.
- Product:** Single-detached and single-attached houses
- Architect:** NorthPine Land, Inc.
- Location:** Dasmariñas, Cavite, Philippines
- Launch:** July 1997
- Completion:** 2018
- Total land area:** 80 hectares
- Prices:** PHP 1.6 million (43 sqm) to PHP 9.3 million (265 sqm)
- Number of units:** 3,427 units and 8 sub-communities
- Facilities:** A multi-purpose pavilion, basketball court, kiddie pool, adult pool, children's play area, amphitheater, fishing area, lapping pool, tennis and badminton courts, picnic grounds and a mini-park
- Maintenance fees:** PHP 4.20/sqm for house and lots; PHP 3/sqm for lot only
- Sales office:** +632 637-1531
- Email:** corpcomm@northpineland.com
- Website:** www.northpineland.com

ANAMAYA, THAILAND



ANAMAYA
SAMUI



Anamaya, set on the north east Peninsula of Samui Island, provides unequalled panoramic views over the Gulf of Thailand and the nearby island of Koh Phangan.

The development is distinguished by its naturally beautiful setting, striking architecture and dramatic ocean views. Ancient banyan trees, giant boulders and remnant coastal rainforest gives the site and surrounding area its special character.

A wide range of villa designs have been created to take advantage of the exceptional setting, all sharing a contemporary, organic style and approach to tropical living. All villas have between three- and seven-guest bedrooms, offering expansive living and entertaining areas. Generous ceilings give a sense of space and maximise views, while interiors flow seamlessly to the terraces and infinity pools.

With these features Anamaya demands a place in the 'Best of the Best Residences in Southeast Asia' this year.

Anamaya also features an exclusive private clubhouse, wedding piazza, sports centre, spa and children's playground, which together with the estate's five-star management will rival the best hotels - allowing owners and guests to enjoy a luxurious island lifestyle.

The development has been designed by renowned international architects A-MDM. Lead designer Misha Povstaniuk is highly respected throughout Europe, Asia and the Middle East.

The villas provide the perfect blend of 'contemporary tropical living' and are designed to meet the highest level of western standards. They also incorporate green technologies and are produced using ground breaking methods.

The development has a land area of almost 60,000 sqm and no less than 11 villa types with between three- and seven-bedrooms. Off plan prices offer exceptional value for money within the region.



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Project:	Anamaya Samui
Developer:	Anamaya Estate Co. Ltd
Product:	40 villas and 16 apartments
Architect:	A-MDM
Location:	Choeng Mon, Thailand
Launch:	February 2017
Prices:	From US\$ 840,000 to US\$ 5.9 million
Number of units:	56 units
Sales office:	+66 (0) 83 107 9684
Email:	sales@anamayasamui.com
Website:	www.anamayasamui.com

THE VIEW, THAILAND



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THE VIEW



With arguable one of the best views overlooking Phuket's Kata Beach, the 53-apartment project sits on what, due to planning regulations, is the highest position possible overlooking one of Phuket's best views.

Designed to be a quiet, upscale development where residents can stay as long as they want or take advantage of convenient rental management programme, the vision for the development aims to ensure quality throughout.

What also sets The View apart is that its smallest units start at two-bedrooms measuring from 116 sqm, Three-bedroom units, measuring a very generous 220 sqm, start at THB 19.6 million and have been attracting a truly cosmopolitan mixture of nationalities.

The highest quality that anchors the development of The View has also resulted in a high quality of buyers – about half of whom have chosen to buy for their own use and spend their time there, with the remainder buying for investment and rental returns.

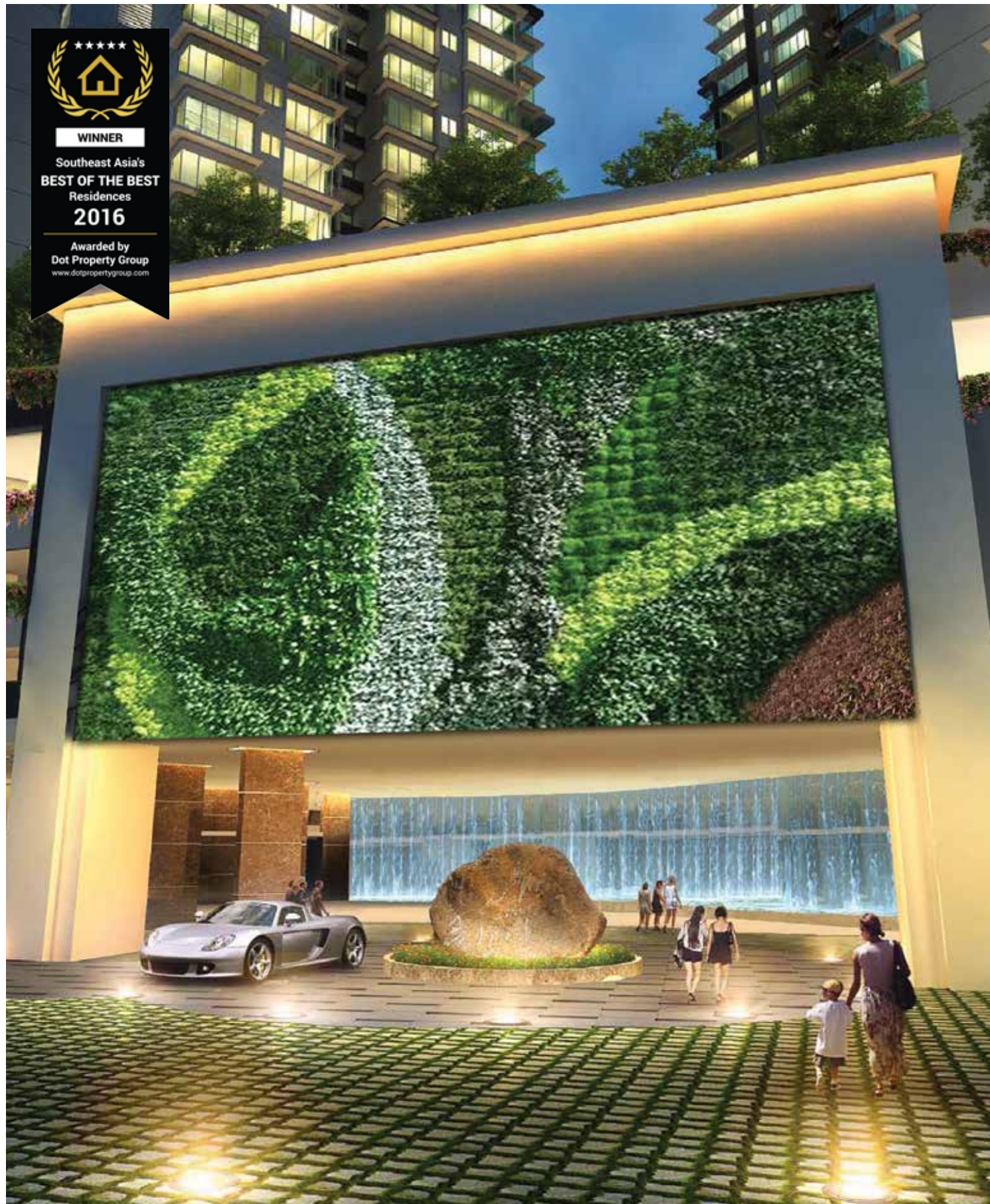
The Thai-Danish-French partnership development is now complete, and the developers feel no need to offer any gimmicks or marketing promotions because their prices are well below other, less attractive and poorly located competition on the island.

This is an occasion where Southeast Asia's Best of the Best Residences' is truly exemplified in The View.



Project:	The View
Developer:	Alexander Julek Grabowski
Product:	Condominium
Architect:	Atta Studio
Location:	Kata Beach, Phuket, Thailand
Launch:	2012
Completion:	2016
Total land area:	8 Rai 35.3 sq wah
Prices:	From THB 19.8 million
Number of units:	53 units
Facilities:	Pool, spa, fitness centre, security and a helipad
Maintenance fees:	THB 65 per sqm/month
Sales office:	Alexander +66 (0) 816 666 622 Khun Nitty +66 (0) 950 399 196
Email:	sales@theviewphuket.com
Website:	www.theviewphuket.com

THE CLOVERS, MALAYSIA



★★★★★



WINNER

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Penang has been a favourite destination for overseas property buyers and investors for many years, and The Clovers by Asia Green makes our 'Best of the Best Residences' list for its truly iconic design.

Inspired by the rare four-leaf clover - a symbol of good luck in many cultures around the world - this is intended to be an auspicious sign for the residents.

In recent times Sungai Ara has been heralded as an enclave for secluded living in the embrace of greenery. Today it is being developed into one of the most sought after townships.

Coming home is always a pleasure, greeted by a majestic entrance with the pick-up and drop-off point setting the tone for the luxury that awaits inside.

Every unit has been artistically designed for classy living, entertaining and relaxing. Residents can also enjoy the privacy of two lifts that take them right to their own front door - it's like living in a landed property in the sky.

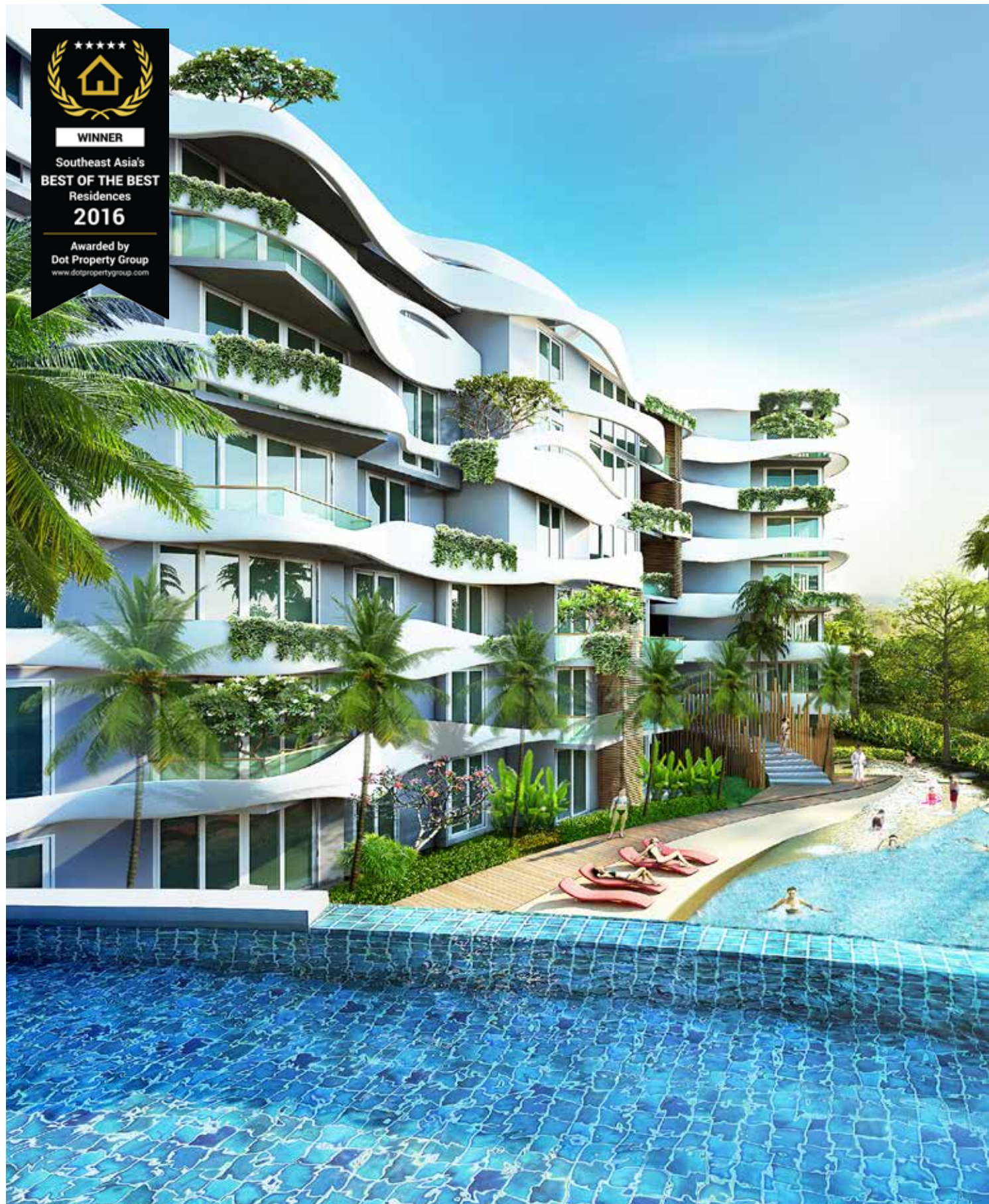
Perhaps the best attribute of living in The Clovers is the unparalleled nature that seamlessly entwines the whole project. One of the most distinctive features is the lush 14,000 sq ft Jungle Trek that forges a path of peaceful bliss around the natural surroundings.

Situated near the heart of one of Penang's most desirable neighbourhoods, everything that makes The Clovers truly a 'Best of the Best' recipient is either at your doorstep or just around the corner.



Project:	The Clovers
Developer:	Asia Green Construction Sdn Bhd
Product:	Condominium
Architect:	BYG Architecture Sdn Bhd
Location:	Sungai Ara, Bayan Lepas, Penang
Launch:	Dec 2014
Completion:	June 2017
Total land area:	4.7 acres
Prices:	148.45 sqm from RM 700,000
Number of units:	892 units
Facilities:	Outdoor Gym, Forest Track, Children's Pool with Children's Play Area, several Jacuzzis, an Infinity Lap Pool and a half Basketball Court
Maintenance fees:	RM 0.20 per sq ft
Sales office:	+60 4 262 2222
Email:	contact@asiagreengroup.com
Website:	www.asiagreengroup.com

THE EMERALD CENTRAL, THAILAND



★★★★★



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With its aim to provide luxury condominium living at affordable prices, The Emerald Central Condominium on Thailand's holiday island of Phuket has been designed under the concept of quality, design and functionality of health living.

Materials used, along with the design, is not only artistically unique but also fully-functional.

Owners can enjoy every amenity right on site without the need to look further. Shopping for all kinds of goods, clothing and groceries will be readily available; thus, making life at the Emerald Central Condominium an easy, healthy and relaxing one.

The Emerald Central Condominium centrally located and minutes from first-class shopping malls, local Thai markets, tourist destinations, international hospitals, golf courses and more.

It really is an ideal location for those who need to be in the city but still want to enjoy a peaceful standard of living.

That's why it was awarded the 'Best of the Best Residences in Southeast Asia 2016'.

Available units range from 39 sqm studios, up to two-bedroom options with prices ranging from THB 2.3 million to THB 17.5 million. All come with furnished packages.

The Emerald Central Condominium provides a car park for 80 percent of its units. Additional facilities include a first-class fitness center, three-levels of swimming pools, a BBQ area and Jacuzzi pool. Spacious and natural gardens are spread throughout the project, forming unique art and thus making the Emerald Central truly one of a kind.



Project:	The Emerald Central
Developer:	Emerald Development Group
Product:	Condominium
Location:	Phuket, Thailand
Launch:	2014
Completion:	Phase One: Dec 2016, Phase Two: April 2017
Total land area:	2 Rai, 5 building with 7 floors
Prices:	39 sqm from THB 2.3 million
Number of units:	180 Units
Facilities:	80 percent parking, three level swimming pools, fitness center, Jacuzzi pool, BBQ Area and 24-hour security
Maintenance fees:	THB 50 per sqm/month (one-year advance)
Sales office:	+66 (0) 98 787 9935
Email:	info@emeraldgroup.co.th
Website:	www.emeraldcentralphuket.com

SKYLIGHT VILLAS, THAILAND





Located on the sweeping expanse of Phuket's Kamala Beach is the luxurious Skylight Villas project, one that is well worthy of winning the accolade as one of the 'Best of the Best Residences in Southeast Asia'.

Kamala's beach offers excellent swimming and in many ways the area feels more like a Thai village than other parts of Phuket. It still retains its small-town charm, for now at least.

Skylight Villas are set on a secluded spot, with breathtaking mountain views yet is just three minutes from Kamala Beach, one of the most pristine beaches on Phuket.

These stylish one-, two- and three-bedroom villas are the ultimate in tropical island accommodation. Guests can enjoy uninterrupted views over the Kamala hills and mountains.

Owners can enjoy the natural surroundings from their private rooftop terrace, or watch the stars from the living room via the glass roof skylight feature.

Outdoor showers and garden areas have been designed to complement outdoor living to the fullest.

Luxurious bathrooms with built-in wardrobes are another outstanding feature, as well rooftop terraces with a traditional Thai customised Sala.

Private parking is available for all villas, and luxury furniture packages are also available for a totally hassle-free Phuket property experience.



Project:	Skylight Villas
Developer:	Blue Horizon
Product:	Villas
Architect:	Pitta & Partners Co., Ltd
Location:	Kamala, Phuket, Thailand.
Launch:	June 2013
Completion:	January 2017
Total land area:	3 Rai
Prices:	From THB 7.2 million to THB 9.3 million
Number of units:	19 Units
Title:	Leasehold and Freehold
Facilities:	Private pool villas
Maintenance fees:	THB 4,900 per month
Sales office:	+66 (0) 84 4436143
Email:	sales@skylightvillas.com
Website:	www.skylightvillas.com



HORIZONS 101, PHILIPPINES



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Developed by



Horizons 101 on the Philippine island of Cebu is both bold and daring, and well-deserving of its place in the 'Best of the Best Residences in Southeast Asia' 2016 Awards.

This residence aims to mark the success and forward-thinking attitude of those who choose to make it their home, and at 178 meters tall, this will be the tallest building outside Metro Manila.

As an engineering marvel, nothing like this project will tell your friends, family and clients you're on top of the world.

Horizons 101 is located in the heart of Cebu, and is less than five minutes from schools, malls, hospitals and churches. Its location on General Maxilom Avenue is also just a couple of blocks away from Fuente Osmena Circle.

The development is easily accessible through public and private transport, and is within walking distance of many important offices and popular malls.

Horizons 101 also boasts four high-speed elevators as well as back-up power, sky gardens, elevator keycard access and CCTV.

Studio, one- and two-bedroom units are available, ranging in size from 22.2 sqm upwards to 56.7 sqm.



- Project:** Horizons 101
- Developer:** Taft Property Venture Development Corp.
- Product:** Residential condominium
- Architect:** NS Inc.
- Location:** Gen. Maxilom Avenue, Cebu City, Philippines
- Launch:** Tower 1: March 2011, Tower 2: July 2011
- Completion:** Tower 1: Dec 2016, Tower 2: July 2018
- Prices:** From PHP 2,116 to 17,743 million
- Number of units:** Tower 1: 960 units, Tower 2: 689 units
- Sales office:** +63 266-8101 or 402-9322
- Email:** taftproperty.sales@gmail.com
- Website:** www.taft.properties

VALORA FUJI, VIETNAM



Developed by 
NAM LONG



Valora Fuji has been developed based on three important criteria: Peaceful, proficient and perspective.

The project can best be described as being a collection of “affordable” villas for middle-high income people, developed by Nam Long alongside two investors from Japan - Hankyu Realty and Nishi Nippon Railroad.

Valora Fuji is positioned in District 9 in Ho Chi Minh City, not only alongside trade development infrastructure routes such as main highways, but also with a fresh, natural and river environment that its owners can take full advantage of. Facing the Rach Chiec which is clear all year brings an airy living environment.

The project has a total of 84 villas in a relatively isolated location that includes 24/7 security with access control gates by card. The numerous amenities and facilities include including ABBQ areas, CCTV, a fitness center, gardens, a library, car parking, a playground, swimming Pool, tennis courts and Wi-Fi throughout.

Each villa is essentially a home on a hill, overlooking a valley filled with trees and rivers. Just close your eyes, take a deep breath in Valora Fuji you will see the true value of life.

Construction will be completed during 2018.

Some 20 units are currently available from VND 6 billion to VND 6.7 billion – exceptional value for money when compared with similar projects throughout Southeast Asia – and one reason why this development makes our list of the ‘Best of the Best Residences in Southeast Asia 2016.



Project:	Valora Fuji
Developer:	Nam Long Corporation
Product:	Villa
Architect:	Japanese styles
Location:	District 9, Ho Chi Minh City, Vietnam
Launch:	June 4th
Completion:	December 2017
Total land area:	33 hectares
Prices:	From VND 5.8 million to VND 10 million
Facilities:	Lake landscaping, a marina, Business Square, Public square, kindergarten, swimming pool, Children's playground, a BBQ area and tranquil scenery
Sales office:	(+84-8) 54 16 17 18
Email:	info@namlongvn.com
Website:	www.namlongvn.com

SANCTUM, THAILAND




WINNER
Southeast Asia's
BEST OF THE BEST
Residences
2016
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The concept of Sanctum is unique. Its vision adheres to three essential constituents – security, sustainability and luxury.

Safety is a fundamental element of every Sanctum villa in the northern Thai city of Chiang Mai, some homeowners demand higher levels of security than others. For this reason, the developers offer an Elite Security package for those whose concerns merit the safest state-of-the-art features available.

Clients' safety has dictated the design of the villas from the ground up, so the 'modern castles' remain secure, open and spacious without the use of unsightly window bars.

The nine-meter high separating walls allow seamless glass windows to line the interior sides of every villa. Rooms on the second and third floors include lush views of green areas, brimming with tropical plants and trees which can also be enjoyed from the comfort of the open-air soaking tubs.

For added design sensitivities the developers opted for natural products wherever possible. Villas are enhanced with earth pigmented cement rather than harsh traditional paints which emit VOC's. Indigenous fruit trees fill green spaces and each of the three-bedrooms are decked with natural latex mattresses.

Waste from the garden is added to compost bins to be reused as fertilizer for the fruit trees. Owners also have access to electric bikes to cut back on the number of cars.

Sanctum recognized a void of true luxury in Chiang Mai and seeks to fill that void. True luxury comes at a price and the developer says there are sophisticated individuals willing to pay extra for the real deal. Sanctum delivers true luxury.



Project: The Sanctum Chiang Mai
Developer: Sanctum Co. Ltd
Product: Luxury villas
Architect: Klitthi Hiranras
Interior Designers: Hatainain Mahayodkul and Apichat Pankratuk

Landscape

Architect: Supachoke Srisanga
Location: Chiang Mai, Thailand
Launch: May 2015
Completion: November 2017
Total land area: 2,600 sqm
Prices: From THB 47 million to THB 59 million
Number of units: Six
Sales office: +66 (0) 86 185 8827
Email: info@thesanctumchiangmai.com
Website: www.thesanctumchiangmai.com

DALAT 1200 COUNTRY CLUB AND PRIVATE ESTATE, VIETNAM



★★★★★



WINNER

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BEST OF THE BEST
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2016

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There are fore more compelling views anywhere in Southeast Asia than found at The Dàlat at 1200 Country Club & Private Estate.

Well-known by the Vietnamese, French colonists discovered the city of Dalat in the 1890s.

This is more than just a golf course with property though. David Hill, General Manager, said this is a Private Estate, with excellent outdoor activities, combined with a Country Club.

Where most Asian cities are no more than two hours away, Dalat City boasts an international airport with a growing number of connections every year.

This is seen in the make-up of buyers and investors in the 10-year development. Some 70 percent to date are investors, while the rest are buying for personal use.

Hill said that he expects more local interest when local marketing begins with the launch of the show unit in December.

So why buy in Vietnam?

Excellent connections are one factor to consider, along with the stable nature of the country. For foreign buyers the process is simple, along with the 50-year + 50-year leasehold structure offered at The Dàlat at 1200.

From north to south, Vietnam offers some truly amazing buying opportunities. We think The Dàlat 1200 offers outstanding value when compared to other locations throughout Southeast Asia.



- Project:** The Dàlat at 1200 Country Club & Private Estate
- Developer:** Centurion Group
- Product:** Country Club and Private Estate
- Architect:** LWK Hong Kong
- Location:** Dalat, Lam Dong Province, Vietnam
- Launch:** November 2015
- Completion:** Phase I : December, 2017
- Total land area:** 850 hectares
- Prices:** From US\$ 200,000 (apartments) and US\$ 600,000 (villas)
- Facilities:** Two championship golf courses, driving range, a tennis court, golf academy, tennis academy, equestrian centre, high ropes course, clubhouse locker rooms, pro-shop, sauna, Jacuzzi, restaurant, cigar and lounge bar
- Maintenance fees:** Management fee free 10 years from purchase
- Sales office:** +84 8 3822 1122 (Vietnam), +65 6501 3150 (Singapore)
- Email:** info@dalat1200.com
- Website:** www.dalat1200.com

HUA HIN MOUNTAIN VIEW, THAILAND



★★★★★

WINNER
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Developed by



Union Development, the developer behind Hua Hin Mountain View, has been building residences all over the world for more than 130 years.

Its customers expect nothing but the best - and that's what they get with a new way of modern living in the Gulf of Thailand resort town.

Saving energy forms an important aspect of this project, using A/C with DC-converter-techniques, LEDs and walls with insulation that save up to 70 percent in energy-costs compared with a house of the same size.

These are truly smart homes, with owners able to take intelligent control of their home. For example they can dim or switch lights, activate the A/C and open/close the built-in window shutters from anywhere in the world.

Villas will be constructed to be age-friendly with no stairs or steps outside or in. The entrance to the showers and the pool will also be devoid of stairs.

Luxury, elegance, green power and age friendly. That is what the Union Group stands for and Mountain View provides all this. Built with the newest technologies you will get a home for the future.

Villas, in their various forms, have been designed to be extra modern and communicative experience, and to cover every life situation. Elegance, with state-of-the-art techniques and aesthetics reflect this high-end ethos.

All in all, this development is truly deserving of the 'Best of the Best Residences in Southeast Asia 2016' Award, and worth discovering whether you're a buyer or investor.



Project:	Hua Hin Mountain View
Developer:	Union Development Ltd
Product:	Resort
Architect:	Modern Contemporary Thai Villa
Location:	Hua Hin, Thailand
Launch:	Phase I now, Phase II estimated spring 2017
Completion:	Phase I end of 2017
Total land area:	Phase I, more than 7 Rai
Prices:	Starts at THB 8.4 million for 170 sqm living area up to THB 14.6 million for 350 sqm living area
Number of units:	Phase I - 17 Plots, Phase II and Phase III following (together more than 100 units)
Facilities:	In Phase II and III a restaurant and a shop
Maintenance fees:	THB 11 per sqm/month
Sales office:	+66 (0) 631 959 685
Email:	sales@huahin-mountainview.com
Website:	www.huahin-mountainview.com

THE LEISURE SUITES, PHILIPPINES





Situated in a beautiful landscape in one of Tagaytay's most exclusive addresses, Alta Monte is a community that deserves its place in our 'Best of the Best Residences' Awards.

The Alta Monte Village offers privacy and a landscape like no other; while the Leisure Suites Cluster Homes on the southern end of the property combine contemporary condo living with a relaxed lifestyle. Each cluster home houses a combination of one-, two-, and three-bedroom units and carport.

Apart from space, Alta Monte represents a community that values clean and hassle-free living. This year, the developer Don Tim Development Corporation has partnered with Tagaytay's Nurture Wellness Village for a perfect stay-cation experience.

"You don't have to worry about who's going to take care of your house, who's going to clean it and who's going to cook for you. We'll take all that stress way," says Nurture's President, Cathy Turvill.

With this partnership homeowners enjoy a 10 percent discount on all Nurture's services and get their own personal chef. Nurture's Gabriela's Garden Restaurant can accommodate residents with specific food preferences, and the kitchen can deliver Filipino comfort meals any time.

Nurture also extends its services to residents' own homes. They need only call to arrange a spa appointment and Nurture's own therapists will conduct the therapy session at home.

For owners living abroad and would prefer hotel-type privileges, Nurture offers laundry and housekeeping services, from pre-arrival to post-arrival cleaning services from well-trained staff.

"Here in Alta Monte there's a feeling of privacy and an element of exclusivity. I don't think you would have this kind of experience elsewhere," adds Cathy Turvill.




- Project:** The Leisure Suites
- Developer:** Don Tim Development Corp.
- Product:** Cluster Homes
- Location:** Alta Monte Village, Tagaytay City, Philippines
- Total land area:** 13 hectares
- Prices:** On application
- Facilities:** Swimming pool, basketball court, tennis court, gazebos, grand entrance with waterfalls and wide open spaces
- Maintenance fees:** US\$ 1 per month
- Sales office:** +632 843 9471
- Email:** dontimco@gmail.com
- Website:** www.dontim.com.ph



Dot Property would like to express its sincere thanks to the clients, sponsors and everyone involved in this year's 'Best of the Best in Southeast Asia' Awards. To our readers, we hope that you enjoy our selection of projects worthy of a closer look throughout Southeast Asia.


We look forward to revealing more exceptional properties in 2017.

Find more exceptional properties by visiting our extensive range of property portals.


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Park Central Towers

PARK CENTRAL
TOWERS



Radiant Living

Developed by  AyalaLand PREMIER

Luxury property developer Ayala Land Premier (ALP) will soon be launching its latest project in Makati City, Philippines, valued at more than US\$ 421 million.

Park Central Towers will be an ultra-luxury, two-tower development at the corner of Paseo de Roxas and Makati Avenue. The 69-storey Park Central South Tower will rise across Ayala Triangle and will have 281 private residences with 12 different unit designs and layouts.

ALP competes in a valuable segment in the market. The players are very select, and it is by delivering these one-of-a-kind properties in choice locations that ALP handily distinguishes itself.

Unit sizes will range from a two-bedroom unit at approximately 138 sqm to a three-level penthouse unit called Anadem Villa One at approximately 1,635 sqm (inclusive of a limited common area and 281 sqm pool deck).

Park Central South Tower will sell for an average price of about US\$ 674 per sqm.

Unit prices will range from US\$ 674,000 to an unprecedented US\$ 10 million..

These ultra-luxury apartments will come with distinct features. There are 54 Aquaview Villas which will feature their own private elevators and a 5.7 meter-high living room that flows out to a private plunge pool and lounge deck.

At the corners opposite the Aquaview Villas will be 54 Skyview Villas. While the Skyview Villas will not have private elevators and pool areas, they will feature floor-to-ceiling and wall-to-wall windows that wrap around the 5.7 meter-high living room space.

The 54 Gallery Villas will provide a heightened level of exclusivity, with their private elevators opening on to a gallery where discerning homeowners can feature prized possessions or works of art.

The 112 Glass Suites are aptly named because all of the rooms feature floor-to-ceiling and wall-to-wall windows, maximizing views and bathing these luxury apartments with totally natural light.

There are typically only five units per floor, and since most units have their own dedicated private elevators, well-heeled residents will likely not see each other in the elevator lobbies or lifts.

In terms of its location, Park Central Towers will rise on a vast 15,860 sqm plot adjacent to an equally opulent Ayala Land Premier project, Roxas Triangle Towers. These prestigious, ultra-luxury developments make up the Roxas Triangle block which is turning into one of the most valuable residential real estate addresses in the country.

The unique architectural design includes special four-storey high common spaces called Sky Terraces that will house either a gym, swimming pools, residents' lounge or spa.

These Sky Terraces are distinctly visible from a nearly all-glass facade that sheathes the iconic tower forms.

Anchoring the luxury appointments and central location is an upscale retail podium that will house highly-curated shops and restaurants.

The renowned Leandro V. Locsin & Partners collaborated with a boutique luxury Singaporean architectural firm, Soo Chan Design Associates (SCDA), and noted Japanese design group, Studio Taku Shimizu, to come up with an iconic design for the structure, befitting its exceptional Makati central business district address.

Park Central Towers' first tower is expected to begin transfer to its owners and investors in 2024.

These prestigious, ultra-luxury developments make up the Roxas Triangle block which is turning into one of the most valuable residential real estate addresses in the country.

Product	Luxury condominium
Architect	Leandro V. Locsin & Partners
Location	Makati Avenue, corner of Paseo de Roxas, Makati City, Philippines.
Launch date	September 3, 2016
Completion	2024
Price range	From US\$ 674,000 to US\$ 10 million
Sales office	+63 917 525 7641 trajano.jixie@ayalaland.com.ph

“These prestigious, ultra-luxury developments make up the Roxas Triangle block which is turning into one of the most valuable residential real estate addresses in the country”

The Đà Lạt at 1200 Country Club & Private Estate



Elevate to Vietnam's Foremost Country Club & Private Estate

Developed by **Centurion**



The Đà Lạt at 1200 Country Club & Private Estate sits at 1,200 metres above sea level, surrounded by natural pine forests and mountains. It is an exclusive private estate that incorporates a resort development, private residential living, country club, championship two golf courses, as well as golf and tennis academies.

The Golf Club House is a luxury of its own, sitting on an 18-hole championship golf course equipped with a tennis academy, equestrian centre, golf academy and driving range. When members take a break from sport, they can choose from two restaurants, a coffee shop, the member's lounge or the sauna, steam and Jacuzzi to relax in. When it comes to time for fun, there is a games room, and also a gymnasium and a conference center with meeting facilities including a barbecue terrace for business and leisure.

“Overlooking stunning vistas
across the lake and mountains.”

Thirty percent of the first phase of residential units (52 villas and 65 resort residences) have already been acquired by savvy investors. The units occupy pride of place on the hillsides overlooking the stunning vistas across the lake and mountains, where average daytime temperatures range from 18 to 27 degrees Celsius.

The Đà Lạt at 1200 is self-sufficient due to the estate's supply of fresh water from natural spring water, providing quality drinking water and irrigation for the golf course.

This five-star resort and residence is only 30 minutes from Dalat City, 15 minutes from the airport and is maintained to the highest standards through as a fully foreign-owned development.

Product	Resort and private estate with golf course
Architect	LWK (Hong Kong) & Transform Architects (Vietnam)
Location	Lam Dong Province, Dalat, Vietnam
Completion	Q4 2017
Land area	650 ha. & 183 ha. lake
Unit types	52 Villas, 65 Resort Residences (apartments) & 26 Club Rooms
Title	Leasehold
Price range	Villas: US\$ 600,000 - US\$ 1.55 million Apts: US\$ 157,000 - US\$ 360,000
Golf membership	US\$ 30,000 - US\$ 160,000
Maintenance fees	Free for first 10 years for all phase one buyers. Thereafter inline with Vietnam regulations
Sales office	+84 8 3822 11 22 info@dalat1200.com www.dalat1200.com

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What our clients say about us



"The team from Dot Property is very engaging and supportive. Whenever we have concerns or we need help in boosting our listings, they are always ready to help and attentive to our needs. We've seen significant increase in our enquiries and 16 percent of the enquiries received were from Dot Property alone. We are expecting more to come with all the active programs and features that they are doing for us. Definitely a great partnership. Cheers to more successful years of doing business together! Can we shout about this everywhere!"

Phoebe Bernardo, Philippines commercial marketing manager



"An essential marketing platform for us - the team really go the extra mile to understand our business and build plans that continue to deliver results and sales leads for our offices."

David K. Dennison, SVP business development



"Being in the industry for nearly 15 years, I have always been dubious about marketing on property portals, especially paid ones. However I have watched Dot Property grow from strength to strength over the recent years, so I decided to take a leap of faith and see if they could deliver the results they promised me, which they have, and I have every faith in them that they will continue to."

Emma Johnson, Managing director



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Kuno Zabell, Managing director



"We have worked with Dot Property since day one and they offer first class lead generation. In an era where we are reliant so heavily online for our business, by using Dot Property, I am assured that they set out what they promised to achieve with a professional attitude to match and continue to deliver a huge proportion of our leads."

David Wood, Managing director



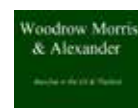
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"I must congratulate you on the new website platform. Over my career I have uploaded to many websites both here (Thailand) and in the UK, and I must say your new platform is the best I have come across... since you changed platforms I have noticed a distinct increase in enquiries, so clearly the search engines like it too. Well done."

Stephen D Morris, Managing director



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The 'Best of the Best in Southeast Asia' 2016