

WYNDHAM SOLEIL DA NANG

Aedas



Creating an Iconic Beacon...



...a unique architecture for high rise living...

...a self sustaining organism...

...a landmark defining the skyline...

PROJECT SUMMARY

The proposed 'Anh Duong - Soleil Mixed-Use Development Project' is a prime mixed-use development of approximately 340,000-m² gross floor area (GFA) on a 2.17-hectare site in Da Nang, Vietnam. The project site is strategically located adjacent to the arterial road of Vo Nguyen Giap and Pham Van Dong, and is in close proximity to Bai Tam Pham Beach, with views to the nearby Han River.

The project master plan includes four (4) high-rise towers atop 3-storey retail podium, all interlinked, with resort style roof gardens and 2-level basement for additional retail, car parking and engineering and support facilities.

Key components of the project are as follows:

- **High-Rise Residential Towers:**

- Tower 1: 50-storey, Residential Tower atop 3-storey podium referred to as Tower D
- Tower 2: 57-storey, Residential Tower atop 3-storey podium referred to as Tower A1
- Tower 3: 57-storey, Residential Tower atop 3-storey podium referred to as Tower A2

Residents communal facilities are located at the podium floors and on the extensively landscaped podium roof decks (at L04).

All towers are connected at high level via sky bridges and include additional rooftop commercial facilities (restaurant and pool deck).

Drop-offs for all Towers are strategically located to serve each component at ground floor, Level L01.

Loading facilities are provided in basement level B01, and are strategically located to serve each component.

Parking and major MEP plant rooms/support facilities are predominantly located at basement floors with additional plantrooms located in tower MEP transfer floors and roof - refer to architectural plans for locations.

- **High-Rise Hotel Tower:**

- Tower 4: 45-storey, Hotel Tower referred as Tower B

Tower B includes rooftop F&B and pool deck

Drop-off is located at ground floor, Level L01.

Main hotel public facilities are located at the podium floors and on the extensively landscaped podium roof deck (at L04).

Loading facilities are provided in basement level B01 in the vicinity of the hotel back-of-house area.

Parking, hotel back-of-house (BOH) and major MEP plant rooms/support facilities are predominantly located at basement floors with additional plantrooms located in tower MEP transfer floors and roof - refer to architectural plans for locations.

- **Retail Podium:**

Approximately 40,000-sqm GFA, 3-storey, Retail Podium below each high-rise tower all interconnected via naturally ventilated corridors. Additional retail space is provided at Basement level B01 with design provision for future retail link tunnel connection under the road.

Drop-offs will be at ground floor, Level L01, strategically located to serve Retail.

Parking and major MEP plant rooms/support facilities are predominantly located at basement floors with additional in the podium floors and roof - refer to architectural plans for locations.

- **Basement:**

2-Level Basement for car parking, additional retail at B01, loading/servicing facilities, major MEP plant rooms and support facilities, including back-of-house facilities, are predominantly located at the podium back-of-house areas - refer to architectural plans for locations.

With respect to code and design standards, careful consideration has been given to the local development control guidelines in collaboration with the Local Architect/Engineer and, where applicable, to established international Codes such as Singapore BCA (Building and Construction Authority), Singapore Civil Defence Force (SCDF) Fire Codes, NFPA (National Fire Protection Association), IBC (International Building Code) etc. for general building, fire and life safety design standards.

Creating a **resort home** with beautiful sea view

Escape the bustling city into a premium vacation destination along the coastal region of Da Nang



VISION AND ASPIRATION

Redefine the **skyline** along the East Vietnam Sea
Creating a residential landmark along the scenic Da Nang coastline



ICONIC SKYLINE



Located on the street junction of Pham Van Dong street and Vo Nguyen Giap street with good accessibility linking the site to tourist attractions of the city.

- ✓ 6km from the Airport
- ✓ 10 min from the city center
- ✓ 30 min from Hoi An ancient town
- ✓ 100m from the beach

Location allows the project to have magnificent views of sea, mountain, river and city.

Located across the National Square of that hold the most important events of the city.

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TY·LIN INTERNATIONAL

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- **China World Trade Center** – Beijing
- **The Star** – Singapore
- **Taipei European School** - Taipei
- **Ocean Heights** – Dubai
- **Sina Plaza** – Beijing
- **HK International Airport** – Hong Kong

- Leading hotel group in the world and reliable international hotel operator
- Guaranteed international standards and high comfort
- High occupancy and returns due to international reservation network of Wyndham

- **Changi International Airport** – Singapore
- **Marina Bay Sands** - Singapore
- **The Esplanade, Theatres on the Bay** – Singapore
- **Shah Alam Stadium** – Kuala Lumpur
- **Pearl River Tower** – Guangzhou
- **San Francisco Oakland Bridge** - Oakland

SERVICES & AMENITIES INTERNATIONAL 5-STAR STANDARD



Swimming Pool



Bar & Restaurant



Kid Club

Fitness



Spa



Shopping Center



Business Center

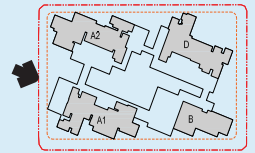
L57
Penthouses, Swimming Pools, Changing Rooms, Roof-Top Bars, Restaurants

L44-45
Skybridge Linking Towers A1 & A2, Communal Facilities

L25-26
Skybridge Linking Towers D & A2, Communal Facilities

L4
Swimming Pools, Changing Rooms, Spas, Games Rooms, Gyms, Dance Studios, Function Rooms, Residential Units

L1
Drop Offs, Retail, Lounges, Function Rooms



TOWER A2

TOWER A1

Penthouses, Swimming Pools,
Changing Rooms, Roof-Top Bars,
Restaurants

L57

L46

Penthouses, Swimming
Pools, Changing Rooms,
Roof-Top Bars

L44-45

Skybridge Linking Towers
A1 & A2, Communal
Facilities

L25-26

Skybridge Linking Towers D & A2,
Communal Facilities

L4

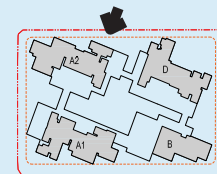
Swimming Pools, Changing Rooms,
Spas, Games Rooms, Gyms, Dance
Studios, Function Rooms, Residential
Units

L1

Drop Offs, Retail, Lounges,
Function Rooms

TOWER D

TOWER A2







TOWER D FLOOR PLAN LEVEL 6



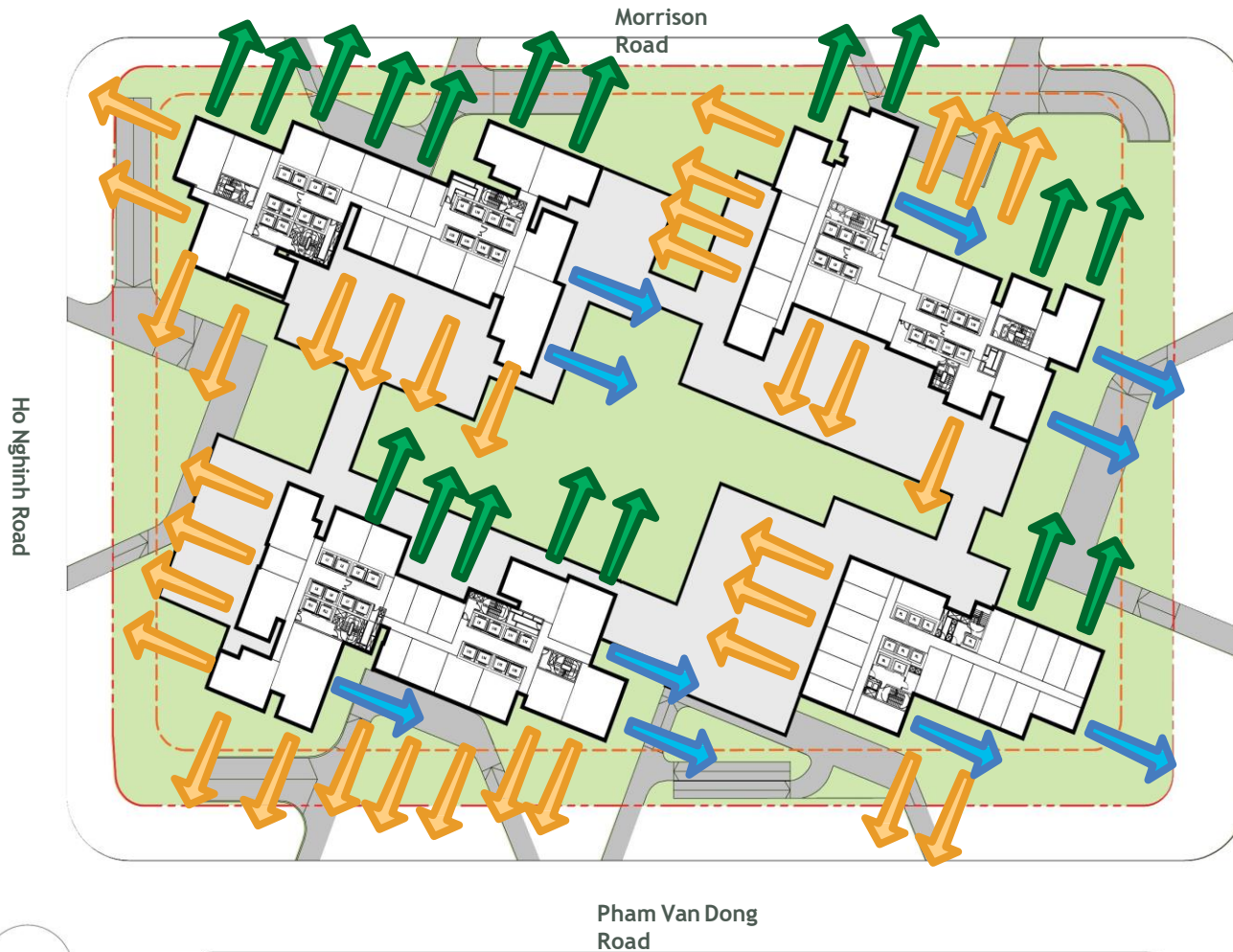
TOWER D FLOOR PLAN LEVEL 27



TOWER D FLOOR PLAN LEVEL 42

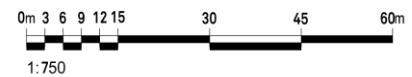
LEGEND

- SEA VIEW
- RIVER & CITY VIEW
- MOUNTAIN & COASTAL VIEW



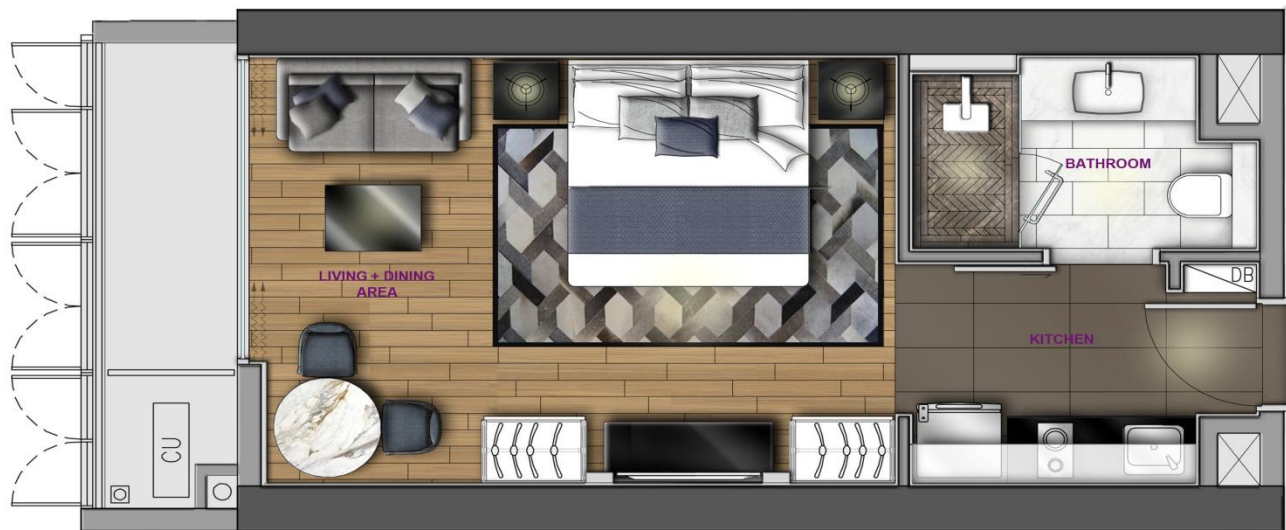
National Square

V i e w s



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Apartment Level – Studio Layout Plan



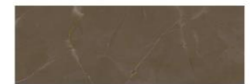
MATERIAL LEGEND:



General Floor Timber



Area Rug



Stone @ Bathroom



Stone @ Bathroom



Ceramic Tile @ Kitchen

APPROX.
 SCALE
 

 0 100 300 600 900 1200 1500

Apartment Level – 1-Bedroom Unit Layout Plan



MATERIAL LEGEND:



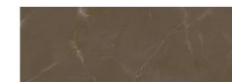
General Floor Timber



Area Rug @ Living Room



Area Rug @ Master Bedroom



Stone @ Bathroom



Stone @ Bathroom



Ceramic Tile @ Kitchen

APPROX.
 SCALE
 

 0 200 500 1000 1500 2000

Apartment Level – 2-Bedroom Unit Layout Plan



MATERIAL LEGEND:



General Floor Timber



Area Rug @ Living Room



Area Rug @ Master Bedroom



Area Rug @ Secondary Bedroom



Stone @ Bathroom



Stone @ Bathroom



Ceramic Tile @ Kitchen

Apartment Level – 3-Bedroom Unit Layout Plan



MATERIAL LEGEND:



General Floor Timber



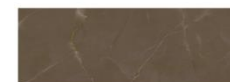
Area Rug @ Living Room



Area Rug @ Master Bedroom



Area Rug @ Secondary Bedroom



Stone @ Bathroom



Stone @ Bathroom



Ceramic Tile @ Kitchen

LIVING, DINING ROOM



Aedas Interiors

BEDROOM



Aedas Interiors

BATHROOM



Aedas Interiors

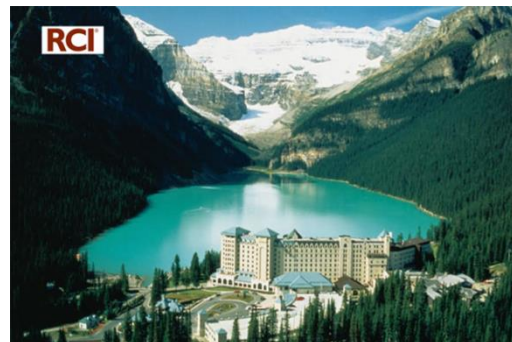


RENTAL POOL PROGRAM

- 9% guaranteed rental income per year for the first five year
- Free management fee for the first five year
- After the first five years, the rental income generated will be split 75-25(%) between the Apartment owners and the developer.
- The duration of rental pool program is 12 years and 8 months, and can be extended.



- The apartment owners can enjoy 15 free nights/year at Wyndham Soleil Da Nang.
- There is an unmissable opportunity for Soleil's clients to register membership of RCI (the world's largest vacation exchange network) with more than 6000 hotels and resorts worldwide.



RCI®

