

# Established Vietnamese Resort

## Business Overview

River Ray Estates is an already established resort in Vietnam, located in a beautiful area on a peninsula with 260 metres of ocean front and 500 metres of river front. Set up in a beautiful part of the country, guests stay at this resort as they can set off for an adventure right outside their door.

It is only 120 km from HCMC (Vietnam's biggest city and financial hub) and 50 km from Vung Tau with hydrofoil connection to HCMC, an easy and fast ferry that can take the travelers on a different form of transportation. Furthermore it will be only 70 km from HCMC's new international airport in Long Thanh (opening time not known yet), which is a perfection distance to travel from a airport to hotel after a long flight. Potential growth is possible due to it being situated on 8.4 hectare of land giving ample space for extension, with highrise buildings as tall as 18 storeys will be permitted on the land.

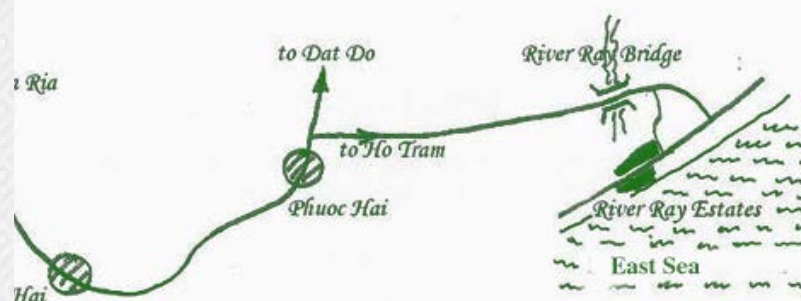
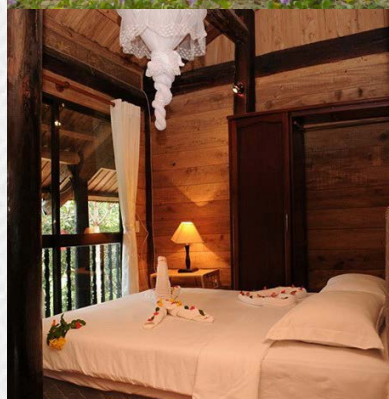
## Key Features of the Business

- Healthy cash-flow
- Easy to operate
- Within 10 km there is an international casino and a 27 holes golf course
- Binh Chau hot springs are 30km away, and Minh Dam grottos 12km
- Buying a resort in operation is a major advantage for an investor in Vietnam
- Ocean front and river front
- Great opportunity for expansion

## Potential Growth

First of all, buying a resort in operation is a major advantage for an investor in Vietnam, as obtaining investment license, land clearing, building permit, environment certificate, fire prevention certificate and business permit can take several years and could cost a couple of million dollars in fees. This opportunity is a fantastic investment in Vietnamese hospitality and accommodation, in a great location with room to expand.

For more info, visit the River Ray Estates website at:  
[www.riverrayestates.com/](http://www.riverrayestates.com/)







## Business Overview

The penthouse for sale is in a 22 storey building at a central location of Sukhumvit Soi 1 In Bangkok. The penthouse is at present subdivided in three units. Between Soi 1 and 3 is Bumrungrad International hospital, South East Asia's largest private hospital and the number one provider of medical services to foreign visitors in Thailand. Highly recommended for dental surgery and other cosmetic procedures. The apartment is only 500m to the sky-train for easy transportation around the city, and access to the highway to the airport is also close. The area is a short walk to major international shopping centre, which is a popular activity for tourists travelling to Bangkok. The penthouse's most stunning feature is the amazing view over Khlong, showing the city and a magnificent temple.

## Key Features

- Central location
- Beautiful view over Khlong
- Close to different forms of transportation
- Shopping centres and Top-class hospital nearby; popular with cosmetic surgeries
- Already established, no need to go through building process

## Potential Growth

Growth lies in this opportunity as the location is fantastic; close to sights, shopping, a cosmetic hospital, and easy transportation. Renovations could be made, giving this apartment limitless growth.

# Bangkok Penthouse



**LEADING EDGE**  
BUSINESS SALES CONSULTANCY

RIVER RAY ESTATES ASKING PRICE: USD\$ 5.8 MILLION  
FIRST TOWER PENTHOUSE ASKING PRICE: THB\$ 23 MILLION  
BOTH PRICES ARE NEGOTIABLE  
Code: AUSLEV-1036