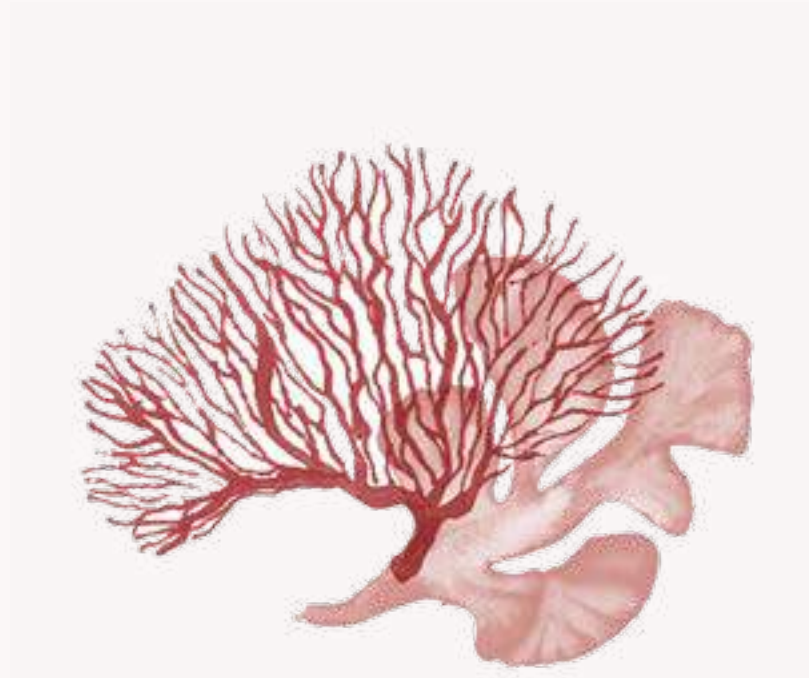




ZANNIER RESIDENCES
Bãi San Hô

*Introducing our
Grand Bay Pool Residences*



Inspiring Life's Greatest Stories

A COLLECTION OF PRIVATE RESIDENCES
AT OUR 'BAY OF CORALS' RESORT IN VIETNAM

An aerial photograph of a tropical beach resort. The image shows a long, curved white sand beach bordering clear turquoise water. On the right side of the beach, there are several thatched-roof huts, palm trees, and rows of lounge chairs with umbrellas. In the background, there are green hills and mountains under a clear sky. The text '245 Acres of Natural Wonder' is overlaid on the left side of the image.

245 Acres of Natural Wonder

Surrounded by ancient rice paddy fields, on a private peninsula with its own white sand Coral Bay, Zannier Hotels Bãi San Hô is a private world to make your own.

Vietnam's Best Kept Secret

Nestled on a private peninsula in the peaceful and untouched province of Dak Lak, Bãi San Hô offers owners the experience of rich and authentic cultural heritage. The region is known for the most beautiful sunrises in Vietnam and its unique, biodiverse landscapes that include the ancient Da Dia Reef, meaning 'Sea of Cliffs'. Neighbouring floating fishing villages maintain their ancestral traditions, offering the freshest selection of seafood and daily display on the sparkling Pacific Ocean.





Limited collection of private residences.

A select group of families and individuals are invited to build a new community with our limited collection of Grand Bay Pool Residences, each with their own private terrace, garden and panoramic views.

Owners can access all the resort's world-class facilities and amenities including three unique dining experiences sharing the essence of Vietnamese cuisine, Hoa Sen Spa, gym and yoga studio, tennis and padel courts, water sports, kids club, business centre and excursions to continue the cultural adventure.

The consistency
of our philosophy
– *Simple Mastery* –
extends beyond
mere design to a
way of life.

Building on our ten-year reputation for understated luxury, Zannier Residences blend the beauty, simplicity and enriching local experiences of Zannier Hotels, with the peaceful seclusion and intimacy of a private home.

Our new residential villas at Bài San Hồ continue the Zannier philosophy, connecting owners with the enriching culture of Vietnam through authentic design and curated lifestyle experiences. To this, we add our warm and attentive service to attend to your every need.





“At Bãi San Hồ, we’ve developed an out-of-the-ordinary resort with a soul. We want our guests to be amazed by the beauty of the bay, to build long-lasting memories, and to feel the same emotion I felt when I visited on the first time.”

Arnaud Zannier

Arnaud Zannier, Founder & Chief Executive Officer

ZANNIER HOTELS

An independent hotel group building unique experiences all over the world

Founded in 2011 by Arnaud Zannier, Zannier Hotels aims to offer a new vision of the luxury hospitality industry. Our brand portfolio consist of six international hotels, lodges & resorts on THREE continents. Many other projects are under development. Owing several restaurants, delicatessen brands and two vineyards, the Zannier family has a strong expertise in lifestyle and positions itself as a promoter of excellence.



GLOBAL PRAISES & AWARDS

Zannier Hotels: 77 awards and 97 honours & nominations

IN VIETNAM

Accolades since Bài San Hồ opened in December 2020

- Condé Nast Traveller, Hot List 2021
- Travel + Leisure, Gold List 2021
- Luxury Travel Intelligence, World's Best New Luxury Hotels 2020
- Sleeper Magazine, Best Getaway Boutique Hotel 2021
- AHEAD Global Awards, Best Guestroom 2021
- National Geographic Traveller's Awards, Best Hotel 2021
- Prix Versailles, Best Hotel Interior South Asia-Pacific 2021
- Kiwi Collection, Best Beach Hotel 2022

FOR OUR OTHER PROPERTIES

Zannier Hotels

- Global Business Award, International Luxury Hotel Group of the Year 2021
- BUILD, Best Luxury Hotels Architectural Design Firm 2021

Le Chalet

- Worlds Ski Awards, France's Best Ski Boutique Hotel 2014 + 2016 + 2017 + 2018 + 2019
- LUXLife Winter Sports Awards, Best Ski Hotel Experience 2019

Phum Baitang

- Asia Design Hotel Awards, Hotel of the Year 2016 + Best Architecture Resort 2016 + Best Interior Design Bar 2016 + Best Interior Design Spa 2016
- Condé Nast Traveller, Hot List 2016 + Readers' Choice Awards 2020 + Gold List 2021
- Vision Style Awards, Eco-Champion of the Year 2018
- ASEAN Tourism Awards, Green Hotel Standard 2018-2020 + 2022-2024

Omaanda

- Condé Nast Traveller, Hot List 2019
- TIME Magazine, 100 World's Greatest Places 2019
- The International Hotel Awards, Africa's + World's Sustainable Hotel of the Year 2019
- World Travel Awards, Namibia's + Africa's Leading Luxury Safari Lodge 2019 + 2020
- Resorts and Retreats Awards, Best Lodge Namibia 2020
- AHEAD Global Awards, Best Guest Rooms Global 2019 + The Rural Retreat Award 2020

Sonop

- AHEAD MEA Awards, Best Visual Identity 2020
- National Geographic Traveller Awards, Breath of Fresh Air 2020
- The International Hotel Awards, Namibia's + Africa's Best Sustainable Hotel 2020
- Stay Boutique Awards (BLLA), Boutique Hotel Design Project of the Year 2020
- AD Great Design Awards, Project of the Year 2020



Grand Bay Pool Residences

BÃI SAN HỒ

ON THE EDGE OF BAI SAN HO PENINSULA

A unique and preserved location in Dak Lak



Location

- 33 km South of Quy Nhon. About 45 min driving.
- 67 km North of Tuy Hoa. About 1h20 driving.
- 185 km North of Nha Trang. About 3h30 driving.
- 320 km South of Da Nang. About 5h30 driving.

Resort

- Resort facilities
 - A: Main Pavillon (Lobby, Restaurant, Pool, Bar, Spa)
 - B: Beach zone
 - C: Activity center
 - D: Vietnamese restaurant
- Place of interest
- Villas
- Private Residences

Virtual Tour



OWNERSHIP EXPERIENCE

Inspiring design,
curated adventure,
and a focus on
wellbeing encourages
owners to reconnect
and restore

A passionate and dedicated team ensures every detail of your living experience is anticipated. Everything from private chefs, housekeeping and a travel concierge to tailor daytime relaxation, night time entertaining, on-water adventures and excursions with family and friends. When your time at your residence ends, our residential management team will keep your home in pristine condition, ready at a moment's notice for your return. Our villa rental programme also allows owners to maximise their investment, supported by the Zannier Hotels resort team.





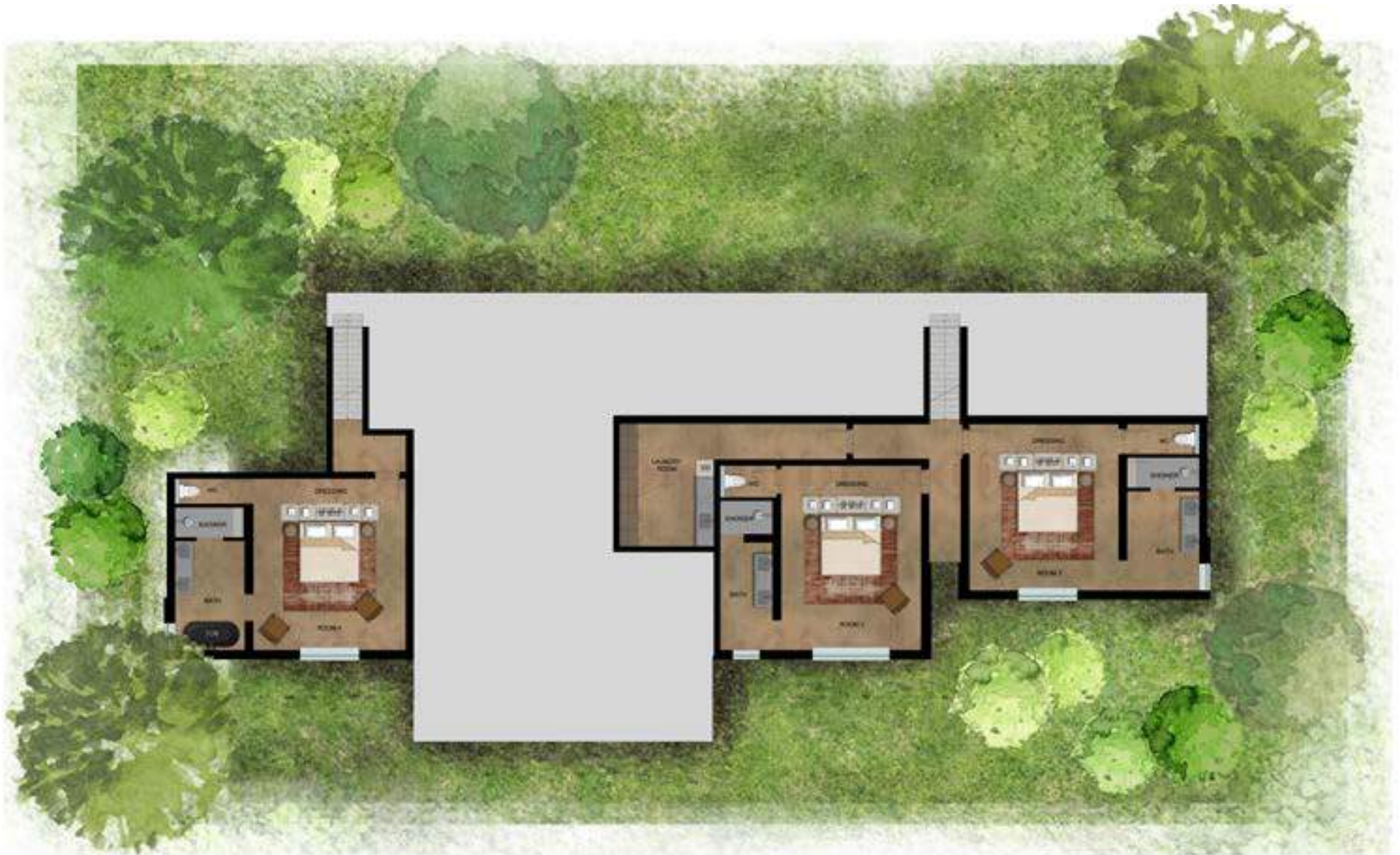
4 Bedroom *Ultimate Retreat*

GRAND POOL BAY RESIDENCES

Spread over 520 sqm, our four-bedroom Grand Bay Pool Residences provide a magical setting for creating unforgettable memories with families and larger groups. Our largest properties are split over two floors with an adjoining apartment to accommodate staff. The upper floor boasts a large indoor living room, dining room, study and entertainment spaces, as well as a private master bedroom and bathroom. The ground floor comprises three bedrooms, each with their own bathroom. Enveloped in tropical gardens, outdoor spaces include a lounge, dining table and bar, plunge pool, pool deck with sun loungers and shaded loggia.



4 Bedroom Grand Pool Bay Residence (305 sqm). Upper Floor.



4 Bedroom Grand Pool Bay Residence (305 sqm). Lower Floor.



3 Bedroom *Home from Home*

GRAND POOL BAY RESIDENCES

An idyllic home with five-star family services, our three-bedroom Grand Bay Pool Residences are split over two floors. The double aspect upper floor is arranged for an equal balance of relaxing and entertaining with an open-plan living room, dining and kitchen area leading out to large outdoor terraces, private plunge pool and pool decks. A separate TV and study room provides flexibility for work and play. The master bedroom boasts a separate lounge area and downstairs there are two further bedrooms, each with their own bathroom. The adjoining 'butler's apartment' guarantees accommodation for any private staff.



3 Bedroom Grand Pool Bay Residence (251 sqm). Upper Floor.



3 Bedroom Grand Pool Bay Residence (251 sqm). Lower Floor.



2 Bedroom *Private Hideaway*

GRAND POOL BAY RESIDENCES

Our two-bedroom residences are designed with couples and young families in mind. The apartment-style open-plan living arrangement provides flexible spaces to relax, entertain, work and play. Large outdoor sun terraces and pool decks offer a second lounge and dining area, plus outdoor bar and private plunge pool. The master bedroom boasts its own separate outdoor terrace with ocean-facing views while a second bedroom and bathroom, located on the ground floor offer secondary accommodation for children or guests. *Construction starting from 2023.*



2 Bedroom Grand Pool Bay Residence (227 sqm). Upper Floor.



2 Bedroom Grand Pool Bay Residence (227 sqm). Lower Floor.



Interiors of our Grand Pool Bay Residences.



Exteriors of our Grand Pool Bay Residences.

Residences Surface Summary

NET FLOOR AREA (SQM)



SURFACES (in sqm)		2-BED	3-BED	4-BED
UPPER FLOOR	ENTRANCE WARDROBE	16	16	16
	POWDER	2	2	2
	KITCHEN	15,5	15,5	15,5
	DINING AREA	16	16	16
	LIVING ROOM	31,5	31,5	31,5
	TV & STUDY ROOM	20,5	20,5	23,5
	MASTER BEDROOM	31,5	31,5	31,5
	MASTER BATHROOM	14	14	14
	MASTER WC	2	2	2
	PRIVATE TERRACE	26	26	26
	LOGGIA	63	63	67
	OUTDOOR BAR / PANTRY	6	6	6
	DECK 1	21,5	21,5	21,5
	DECK 2	-	-	10
POOL	56,5	56,5	56,5	
LOWER FLOOR	STAIRS + BASEMENT LANDING 1	7,7	9,5	9,5
	BEDROOM 2	29	29	29
	BATHROOM 2	11	11	11
	WC 2	2	2	2
	BEDROOM 3	-	28	28
	BATHROOM 3	-	10,5	10,5
	WC 3	-	2	2
	STAIRS + BASEMENT LANDING 2	-	-	8,5
	BEDROOM 4	-	-	29
	BATHROOM 4	-	-	11
WC 4	-	-	2	
OTHERS	LAUNDRY ROOM	18,5	18,5	18,5
	PUMP ROOM	10	10	10
	STAFF UNIT	10	10	10
TOTAL BUILD UP		410	452,5	520



Why buying a residence ?

AN APPEALING PROGRAMME

By investing in a residence at Bai San Hồ, the owner could look at:

1. An investment in a dynamic province knowing a rapid development
2. An interesting Cash Yield (rental incomes)
3. A Capital Gain at resale
4. A Life Return Component (personal villa use)
5. Additional Benefits (extra services + discounts at Zannier Hotels)

6,3%

Potential yield
to be expected

30 days

Yearly stay allowance
per residence owner

14 years

Estimated Payback Period

Exclusive privileges to enhance ownership of your home.



UNLIMITED ACCESS

Priority access and reservations to all the resort facilities including the beach club, spa, fitness and tennis courts, main pool, kids club, parking and all restaurants and bars.



RESIDENCE MANAGEMENT SERVICES

Property management to protect and maintain your residence for you, including gardening and landscaping, pool maintenance, general repairs, dedicated housekeeper and pre-arrival provisioning.



24/7 SECURITY SERVICES

Rigorous round-the-clock security including daily patrols of the gated resort, controlled access to the property, security cameras and maintenance of all on-property fire alarms and security systems.



DEDICATED RESIDENCES TEAM

Concierge-style services to look after your every-day needs, from valet parking, mail and parcels delivery, reservations for travel, restaurants, spa and entertainment to administration support.



PREFERENTIAL RATES

Owners receive preferential rates across all our on-demand services at Bãi San Hồ including laundry and dry cleaning, in-home dining, private butlers, personal shopping and childcare to fitness training.



ZANNIER HOTELS WORLD

Once part of the Zannier Hotels family, owners enjoy discounted rates for all hotel rooms and facilities onsite at Bãi San Hồ and at our other hotels, resorts and lodges in Europe, Africa and Asia.

A serene resort scene at sunset. A large, calm swimming pool in the foreground perfectly reflects the sky, clouds, and the surrounding architecture. In the background, a multi-story building with a rustic stone facade and a covered terrace stands prominently. Several white lounge chairs and large white umbrellas are arranged along the pool's edge. Palm trees and other tropical vegetation are scattered throughout the landscape. The sky is a mix of soft blues and warm oranges from the setting sun.

Resort Life Reimagined

BÃI SAN HỒ



Nature's Beauty

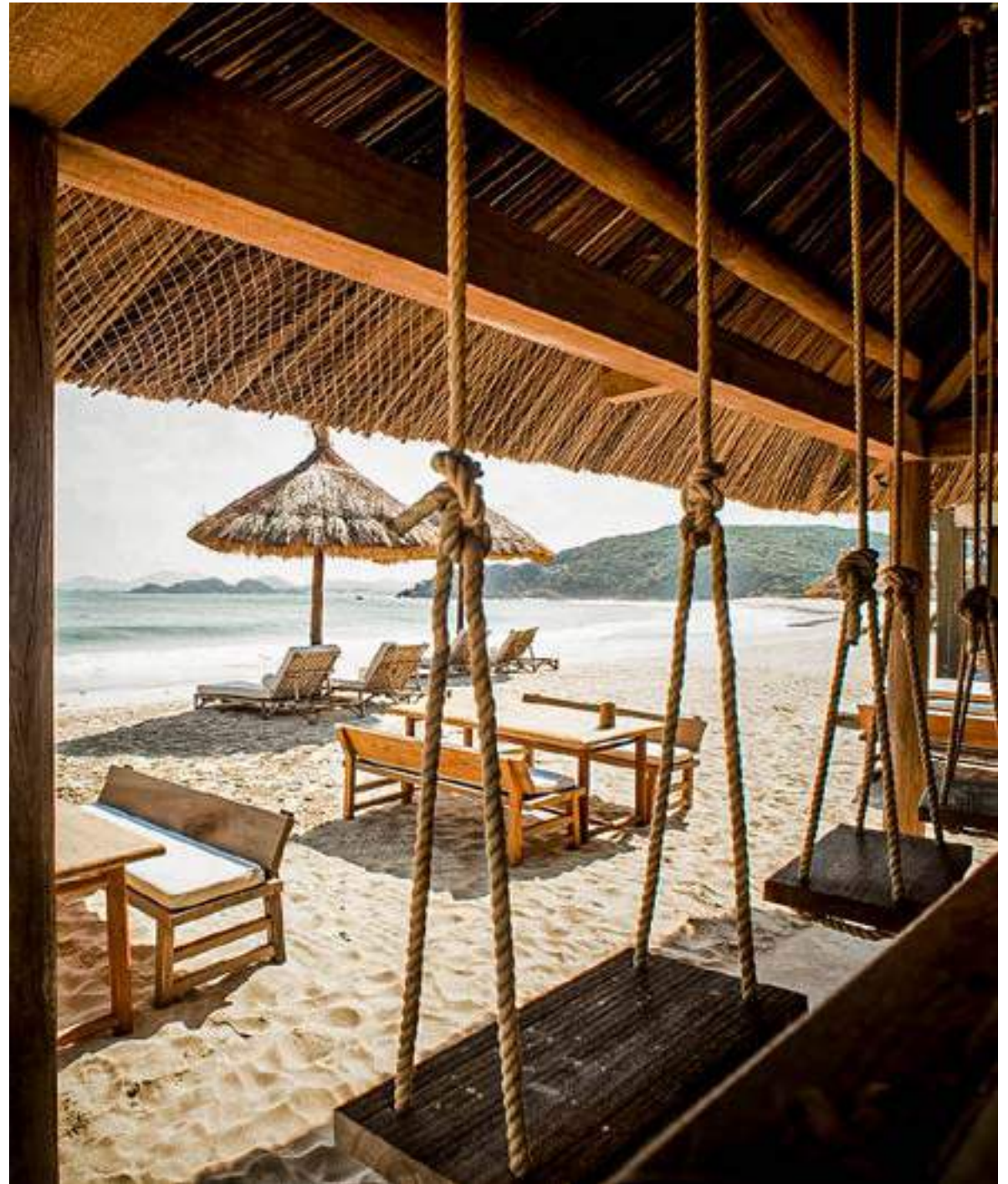
Our serene natural paradise of 245 acres feels like an untouched world. Owners can truly unplug and unwind with enriching walking trails and lagoon bicycle tours that offer discovery at a slower pace. Other meditative traditions include the ancient art of rice planting on our own paddy fields. With spectacular views all around, hilltop sunrise breakfasts and candlelit private dining can be arranged à la carte.



All day long, Bai San Hồ offers a myriad of cultural and gastronomic encounters.

Beach Club

The white sands of our Coral Bay offer equal part adventure and barefoot relaxation. Explore the private bay by kayak, catamaran or paddleboard. Snorkel the coral reefs. The resort's Zodiac motorboat can be chartered for coastal excursions, picnics out at anchor or sunset drinks. For the more adventurous, our on-water adventures include private paddle lessons, wakeboarding and water skis.





Plenty of water-based activities are possible at Bai San Hồ



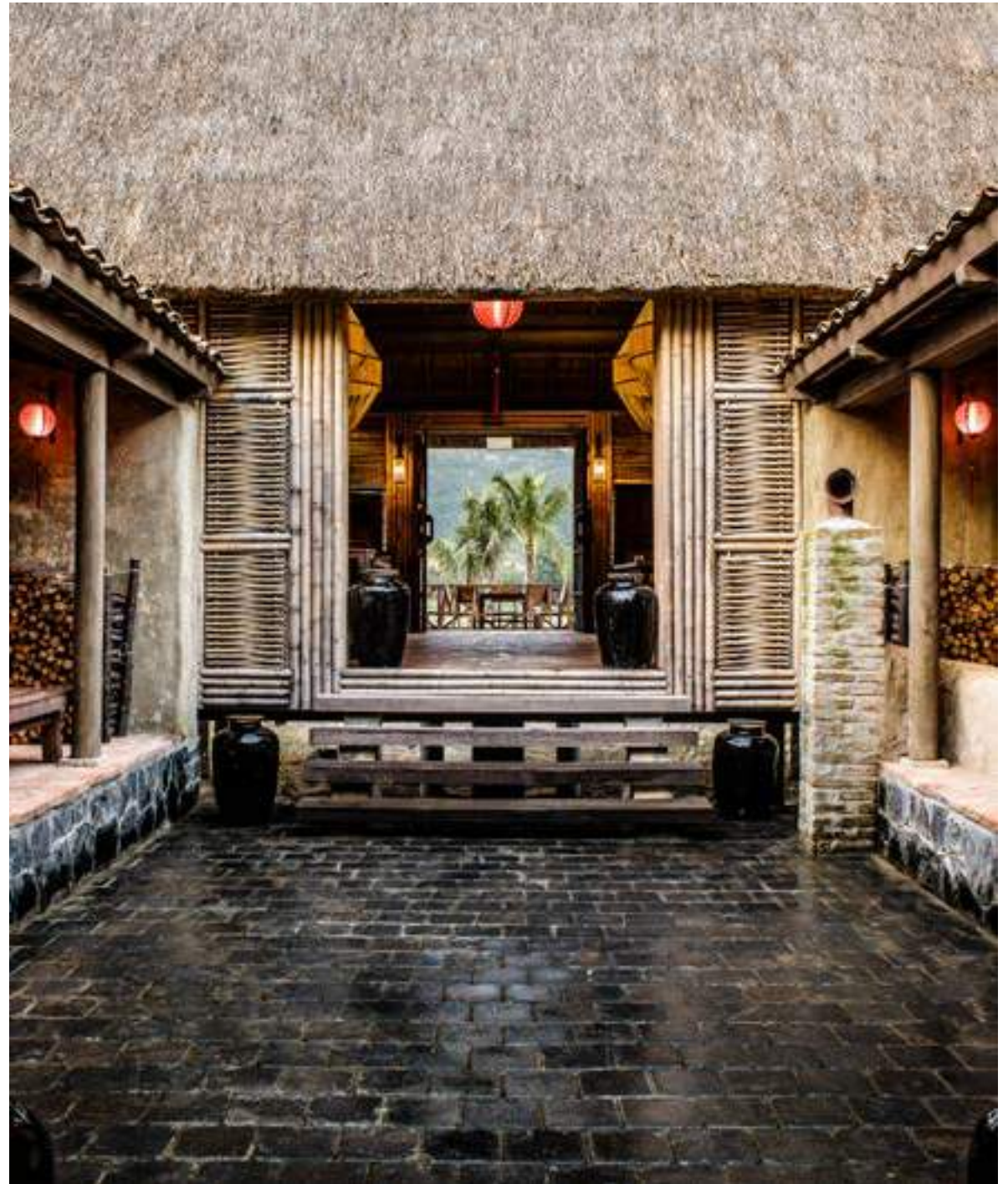
Restorative Wellness

The Hoa Sen Spa offers complete relaxation for owners with treatments and rituals designed around five spiritual elements: Air, Fire, Water, Earth and Spirit. Family sporting pursuits include a gym, yoga studio, a tennis and padel court, badminton, beach volleyball, cycling tours and pétanque.



Culinary Traditions

Three unique dining experiences reveal the essence of Vietnamese cuisine: Bà Hai offers authentic immersion into Grandma Hai-style regional cooking, Làng Chài's thatched huts on the beach serve locally-caught fresh seafood, while Nhà Ở is the heartbeat to the resort with panoramic hilltop views and all-day Southeast Asian and international menus. After dark, Hàm Bar serves old-world cocktails and evokes the feeling of a gentleman's club.





Our traditional Chả Cá is our Nhà Ở restaurant's signature dish. Made of grilled Cobia fish marinated in turmeric, it is served with vermicelli noodles, herbs, and peanuts with dipping sauce.



The **Tonkin Mule cocktail** is one of our client's all-time favourite at Zannier Hotel Bài San Hồ. Our talented bartender prepares it by mixing vodka & homemade ginger ale to freshly squeezed Thai tangerine (or yuzu) juice, along with a dash of sugar syrup and lime juice.



Cultural Wonders

Boundless opportunities wait for owners to fill their days. Embark on a historic journey back to 11th-century Cham kingdom. Experience the temple blessings at Quy Nhon. Visit a local market with one of our experienced guides for the insider's take on local culture. Learn the local craft of fishing or follow the picturesque trails and find the perfect picnic spot.

No trip to Vietnam would be complete without stepping back into history. Dotted around the hillsides and valleys are the centuries-old ruins of **Champa Towers**, relics of the civilisation that once dominated central Vietnam.

Under the guidance of a local expert, guests can learn about the lives of the Cham people and witness the elaborate carvings on majestic towers such as the 11th century **Nhan Tower** and the **Po Nagar Cham** Temple complex, which was constructed between the 8th and 13th centuries.



Contact Us.

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