



MAIA

a fusion resort

HO TRAM

VILLA



**MAIA**  
a fusion resort  
HO TRAM



— The Collection of —

**36** EXCLUSIVE  
**VILLAS**





*Serenity* amidst  
**Golden Forests  
and Silver Seas**

WITHIN A BILLION-DOLLAR INTEGRATED RESORT

At Maia Resort Ho Tram, each villa is a private sanctuary nestled in untouched nature – secluded enough to restore balance, yet connected enough to embrace the vibrant rhythm of a billion-dollar integrated resort – a “Las Vegas by the Sea” in the heart of Vietnam.





## EXCLUSIVE Beachfront Frontage

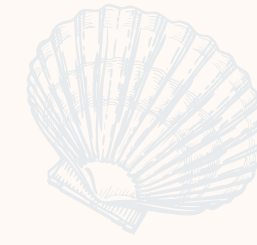


A few footsteps from Ho Tram Beach – acclaimed by CNNGo among the world’s most unspoiled shores – Maia Resort Ho Tram unveils a sanctuary of balance: where the ocean’s whisper meets the calm of tropical gardens and emerald forests.



EMBRACED BY

# 11,000 hectares of Pristine Coastal Forest



Beyond its role as nature's green lung, the coastal forest offers a rare form of therapy — cleansing the air, soothing the mind, and renewing the body after days filled with motion.

## GLOBAL Connectivity

Only 41 km from Long Thanh International Airport

Only 41 km from Long Thanh International Airport and directly connected by the Long Thanh - Ho Tram Expressway, Maia Resort Ho Tram opens the gateway to global travelers.



## Connectivity to the HO CHI MINH CITY, The Mekong Delta and the Southeast Region



Only 90 minutes from Ho Chi Minh City, Maia Resort Ho Tram enjoys direct access to the Mekong Delta and Southeast provinces via Vietnam's rapidly expanding expressway network — claiming a golden location within an ideal leisure radius.





## OVERVIEW

Scale	36 units 2-Bedroom Villas - 12 units 3-Bedroom Villas - 24 units
Commencement	Expected Q4/2025
Handover	Expected Q4/2027
Privilege	Buyers have the option to use the property as a second home or participate in the rental pool program

## SPECIAL HIGHLIGHT Private Car Access to the Villa Entrance

Only 36 exclusive villas are built within the luxurious Maia Resort Ho Tram, creating a limited-edition collection reserved for owners seeking uniqueness and prestige.

A rare advantage is that owners can drive their car directly to the villa entrance, providing absolute privacy and resort-standard international amenities.





# 2-Bedroom

— Villa —

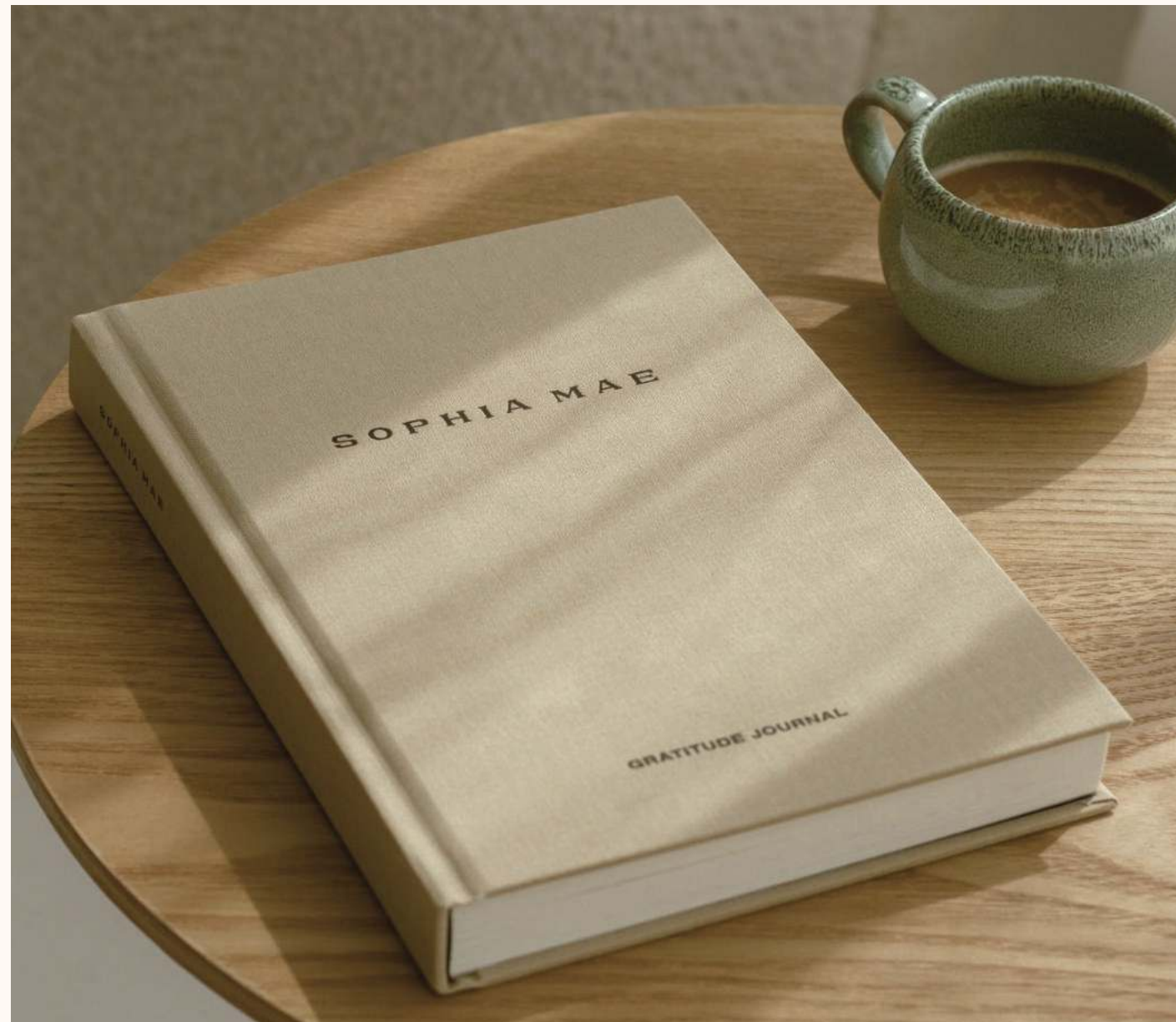
## PRIVATE OASIS

With an elegant yet sophisticated design, each 2-bedroom villa offers a living space filled with natural light, expanding the view to the landscape lake & lush green gardens.



# Fully Furnished and OS&E Handover

FUSION HOTEL GROUP STANDARD



Natural light floods through large glass windows, blending harmoniously with warm wooden textures and neutral tones to create an atmosphere of absolute relaxation and a deep connection with nature



Level 1



Level 2



# Floor Plan

## 2-BEDROOM VILLA

**240 - 256m<sup>2</sup>**  
Land Area

**156m<sup>2</sup>**  
GFA

**192m<sup>2</sup>**  
Total GFA  
*(including outdoor auxiliary structures)*



## 3-Bedroom — Villa —



### A SIGNATURE OF SERENITY AND PROSPERITY

At Maia Resort Ho Tram, each 3-bedroom villa is designed as a private oasis, where the pool gracefully embraces the residence, offering uninterrupted water views from the living room to the bedrooms.





Designed to welcome natural light and breeze, each villa is embraced by the element of water — bringing vitality, prosperity, and positive feng shui energy. It creates a serene yet prosperous living space — the epitome of a luxurious resort villa harmoniously nestled within the nature of Ho Tram.





A sense of complete relaxation unfolds under the gentle sunlight reflected on the pool's surface — or as you immerse yourself in the crystal-clear water right at your doorstep, a rare privilege reserved for the most discerning homeowners.



Level 1



5300

17200

6200

28700

4000

14000

10000

Level 2



5300

17185

5135

27620

4015

14000

9985

# Floor Plan

## 3-BEDROOM VILLA

**368 - 405m<sup>2</sup>**  
Land Aerea

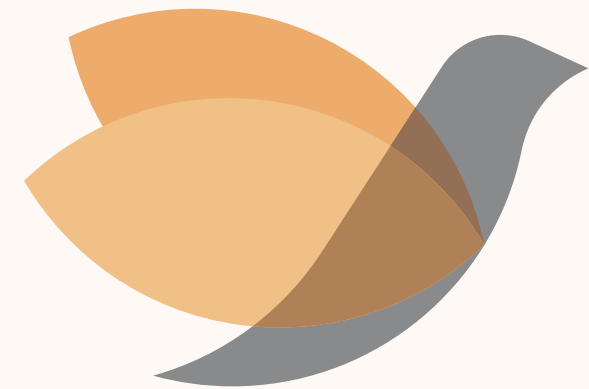
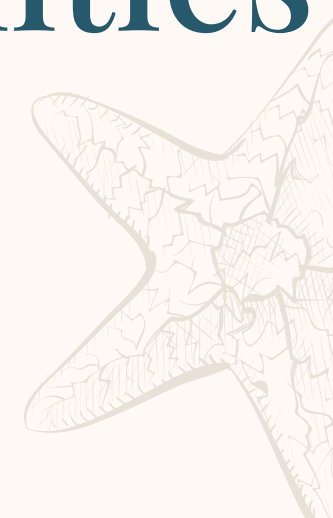
**238m<sup>2</sup>**  
GFA

**283m<sup>2</sup>**  
Total GFA  
*(including outdoor auxiliary structures)*

Indulge in \_\_\_\_\_

# World-Class Services & Amenities

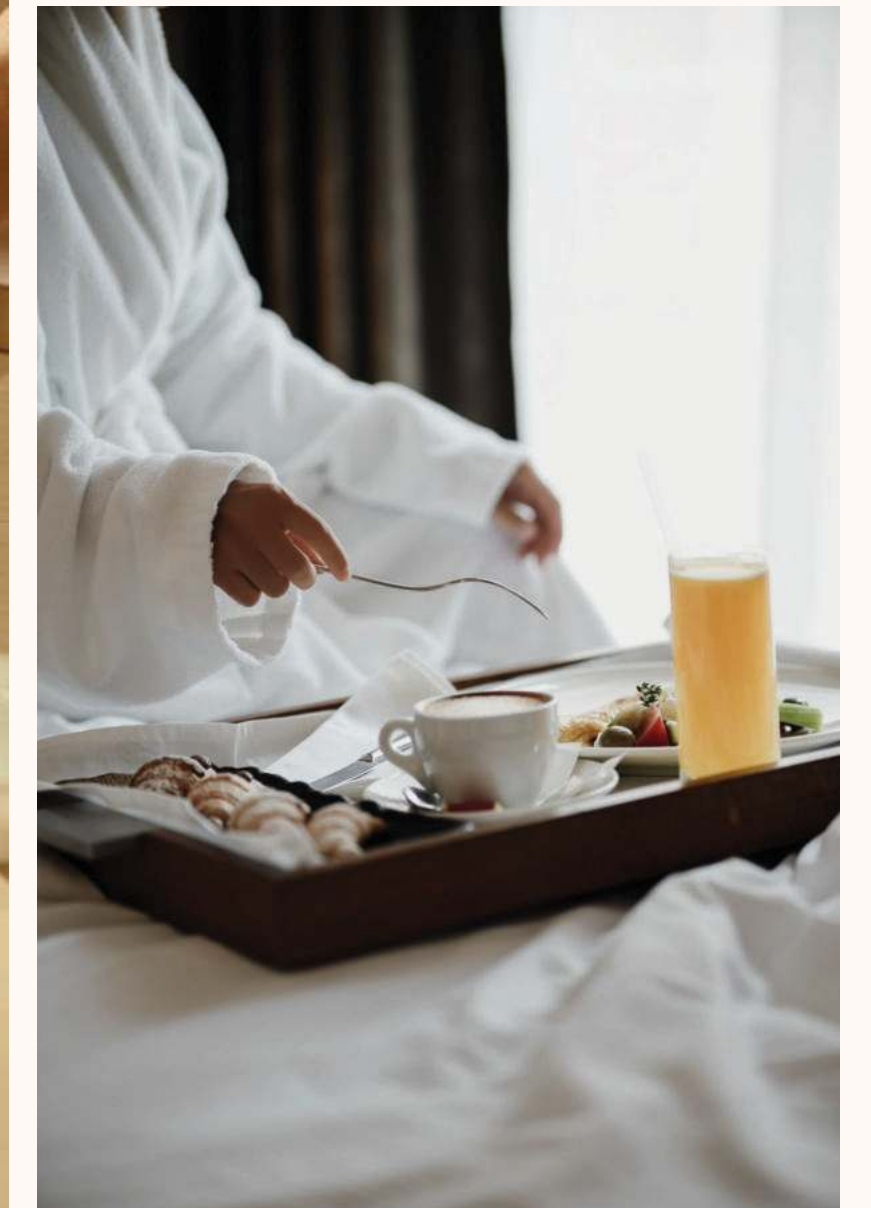
thoughtfully cared for by

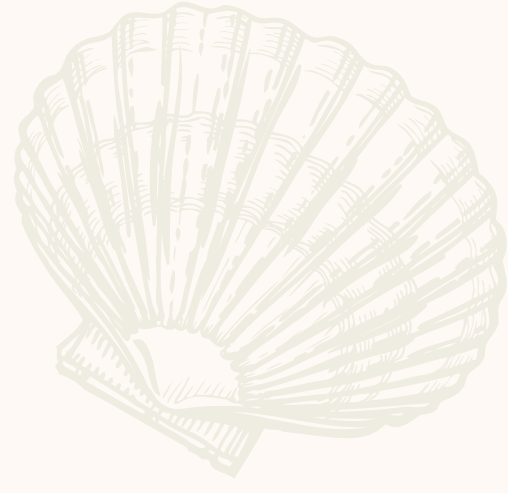


## fusion



Residing at Maia Resort Ho Tram is enjoying a rare privilege - being served and cared for by Fusion Hotel Group, a leading resort brand in Vietnam with world-class operating standards.





# Internal Facilities



1

POCKET GARDEN



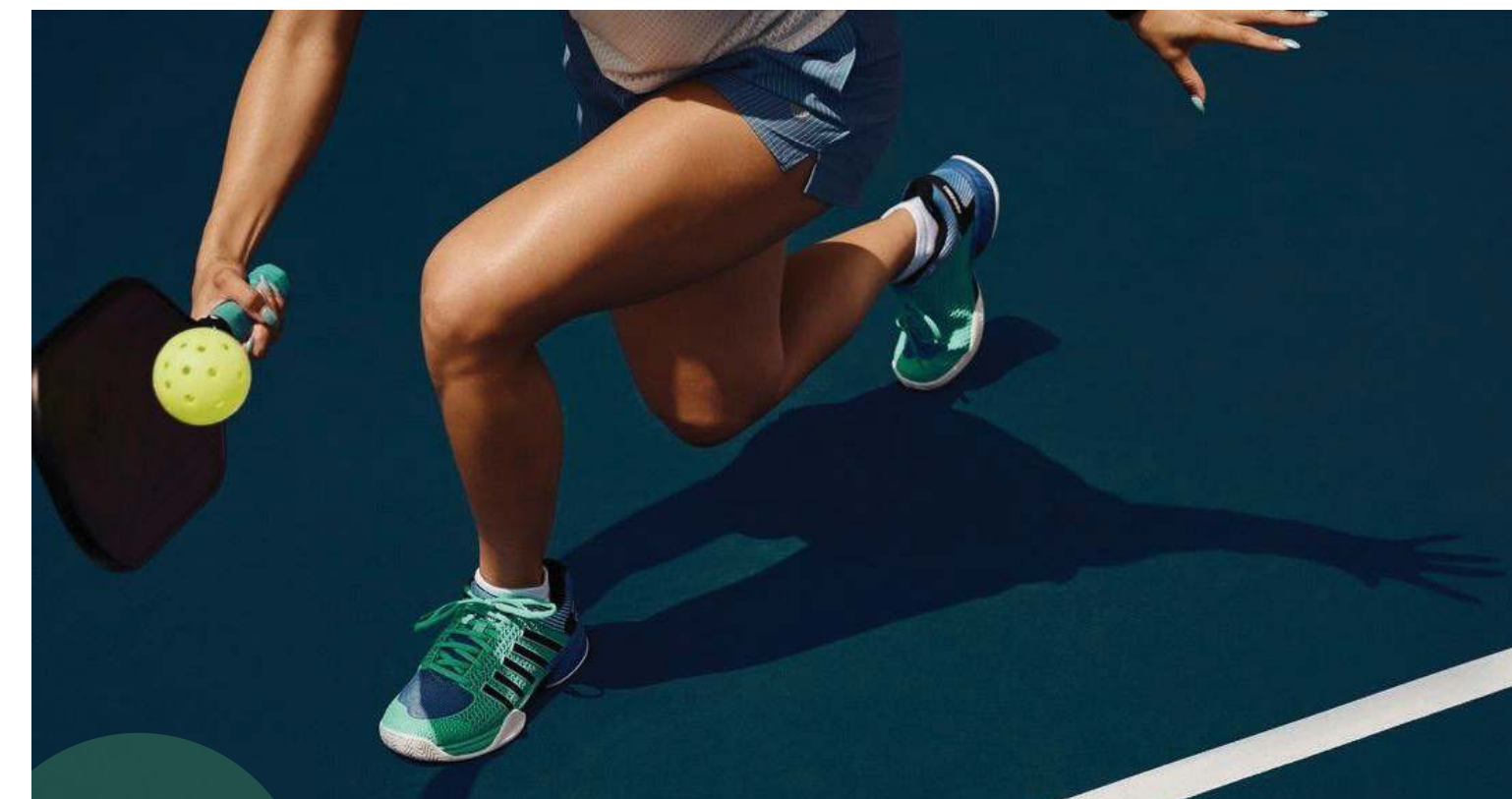
2

BEACH CLUB



3

EVENTS AND EXHIBITION CENTER

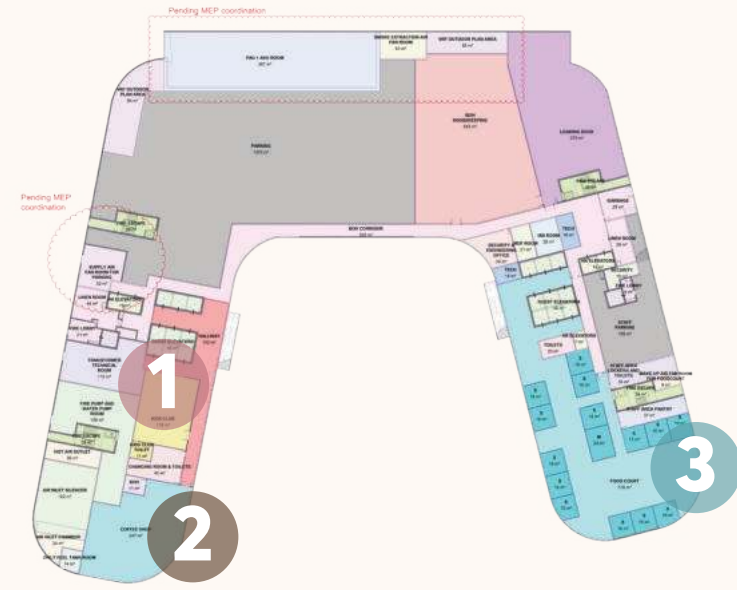


4

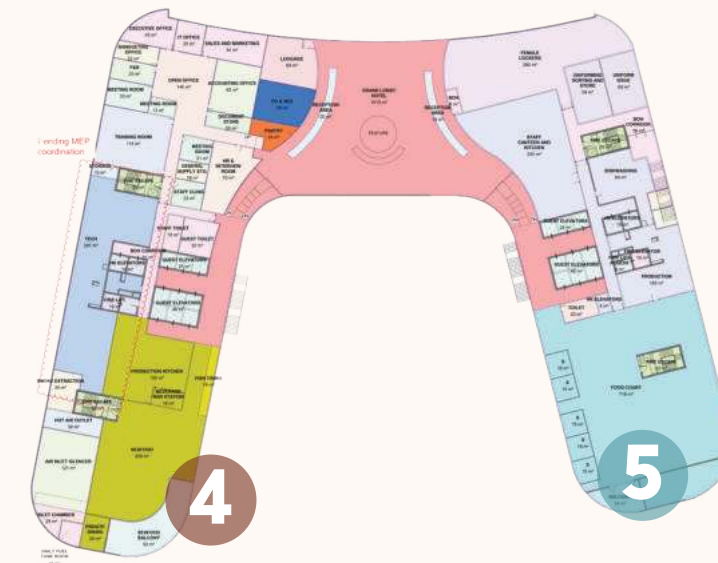
SPORTS & ENTERTAINMENT COMPLEX

# Podium

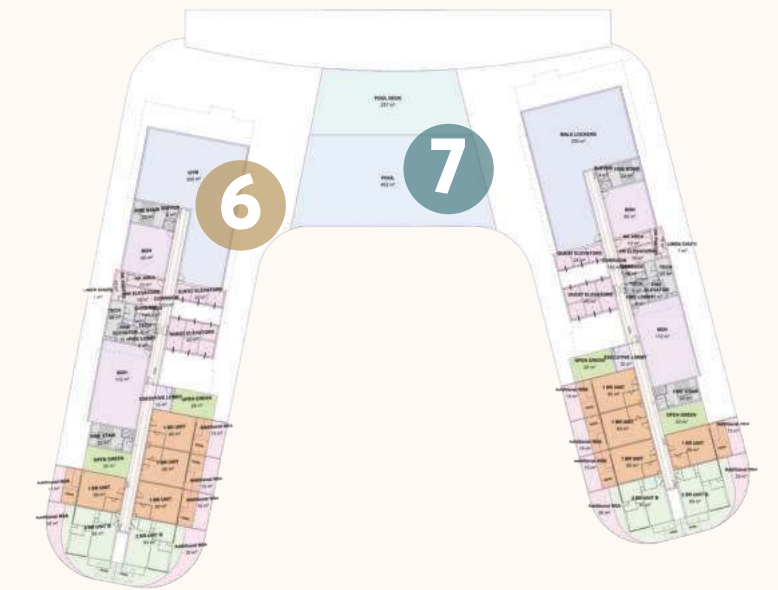
Amenities



LEVEL 1



LEVEL 2



LEVEL 3



1

KID CLUB



2

COFFEE LOUNGE



4

SEAFOOD RESTAURANT



6

FITNESS CENTER



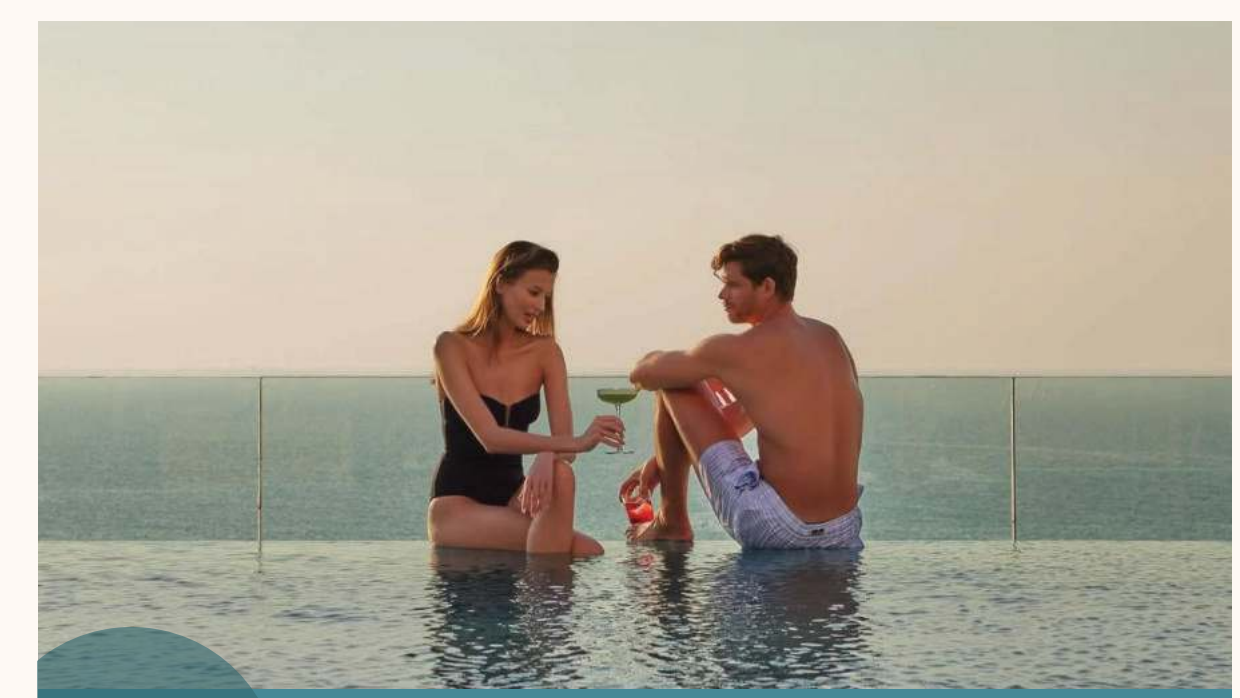
3

FOOD COURT



5

FOOD COURT



7

SKY POOL



Integrated Resort

# “Las Vegas”

VIETNAM



THE BLUFFS  
GOLF COURSE – 86 ha



CASINO  
5.000m<sup>2</sup>



PRIVATE  
AIRPORT 240ha

**164**ha  
TOTAL SCALE

**4,2**BILLIONS USD  
TOTAL CAPITAL INVESTMENT

**9.000+**  
TOTAL HOTEL KEYS





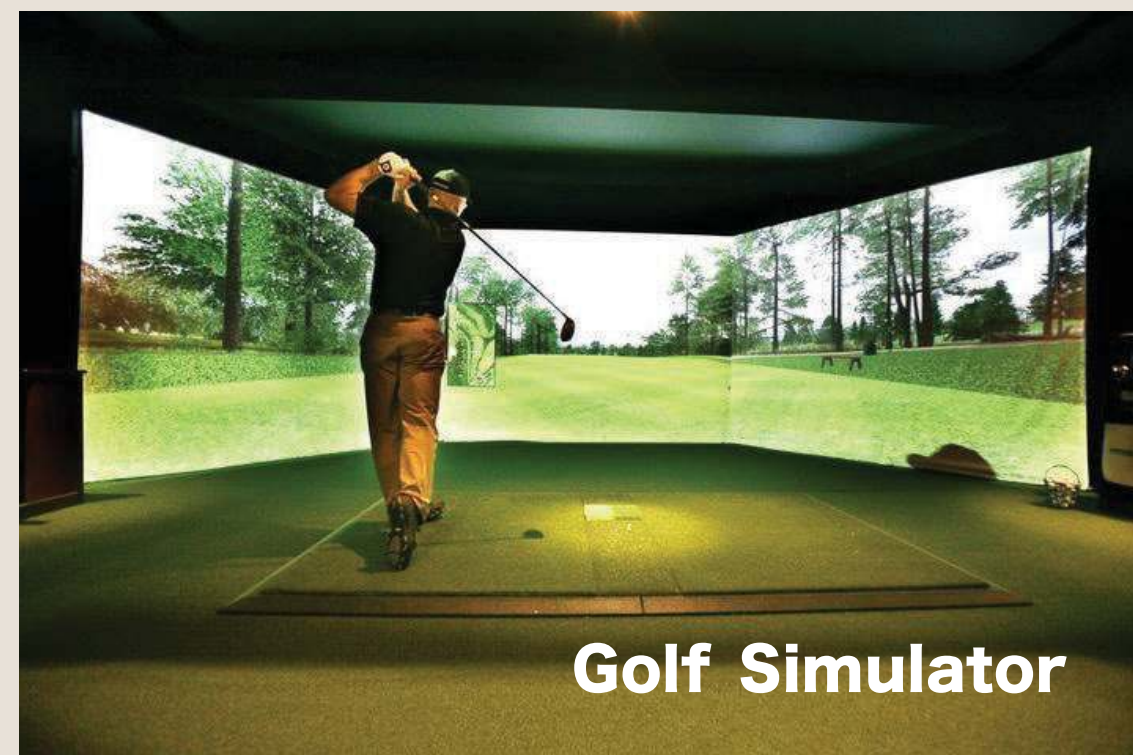
# Recreation

Complex



ESTABLISHED

FUTURE DEVELOPMENT



Golf Simulator



WATER PARK 3ha



GO-KART RACING



TENNIS



PICKLEBALL



LIBRARY



ADVENTURE PARK



KID CLUB



WALL CLIMBING



# Entertainment

Complex



ESTABLISHED

FUTURE DEVELOPMENT



SEAFOOD  
BBQ RESTAURANT



ROXY  
NIGHT CLUB



FUEL  
SPORTS BAR



Coral  
CAFÉ



BEACH  
BOX



NIGHT CLUB COMPLEX



BEACH CLUB



GAME CENTER



KARAOKE COMPLEX



BOARD GAME



BILLIARDS



# Leisure

Complex

## ESTABLISHED



## FUTURE DEVELOPMENT



# Operation Brand



fusion



17+

Years of Experience

24

Resorts & Hotels

4.000+

Keys Under Management & Operation

12

Tourism Hub



GLOW



Part Of The Investment Portfolio Of  
A LEADING GLOBAL PRIVATE EQUITY FIRM

# WARBURG PINCUS

**55+** YEARS OF GROWTH INVESTING  
**\$120+** BILLION INVESTED  
**1,000** COMPANIES  
**40+** COUNTRIES

DEVELOPER



## Investment portfolio of Lodgis in Asia



# Rental Pool Program

RECEIVE

**40%** Revenue

ENJOY

**40** Complimentary  
Vacation Points Annually  
For Your Own Stays

VACATION POINTS REDEMPTION TABLE

Unit Type	Studio	1BR	1BR - Pool	2BR	2BR - Pool	Penthouse	2BR Villa	3BR Villa
Studio	1	1.5	2	2.5	3	6	6	7
1BR		1	1.5	2	2.5	5	5	6
1BR - Pool			1	1.5	2	3.5	3.5	4
2BR				1	1	2.5	2.5	3
2BR - Pool					1	2	2	2.5
Penthouse						1	1	1.5
2BR Villa								1.5
3BR Villa								1

1 point = Sunday - Thursday | 2 points = Friday - Saturday | 3 points = Public Holidays

MONTHLY **Management Fee**

**30,000 VND/SQM OF LAND AREA**

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