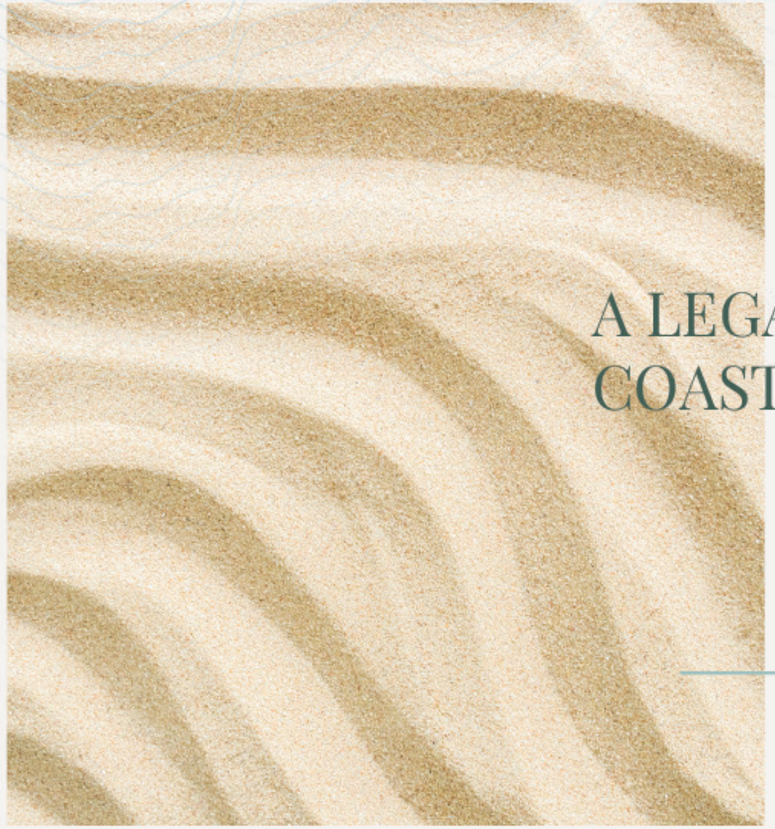
SANCTUARY
BEACH RESIDENCES

A True Second Home by the Sea

Where refined resort living meets the
natural beauty of Ho Tram.



A LEGACY OF COASTAL LIVING

From the very beginning, Sanctuary Ho Tram has set a more considered standard of coastal living, one shaped by restraint, thoughtful design, and a quiet understanding of everyday life. A place to return to

Beautiful in form.
Private by nature.
Practical in use.
Enduring in value.





As Ho Tram enters a new chapter, Sanctuary Beach Residences carries that vision forward through a limited collection of contemporary homes designed for effortless ownership and lasting enjoyment.

RECONNECTING TO A COASTAL LIFESTYLE

Ho Tram has always possessed a rare coastal grace: open, elemental, and quietly powerful.Long before Ho Tram emerged as one of the region's leading coastal destinations, Sanctuary recognized the potential of this shoreline, not only as a resort retreat, but as the foundation for a lasting seaside community.

Following the expansion of Ho Chi Minh City, Ho Tram now forms part of one of Southeast Asia's most dynamic urban regions. The coastline is evolving beyond a weekend retreat into an increasingly established destination for longer stays and second-home living.

For owners, this creates a distinctive balance: the privacy and natural appeal of a coastal retreat, supported by improving infrastructure and the continued development of the wider region.

THE OCEANFRONT OF GREATER HO CHI MINH CITY

EFFORTLESS CONNECTIVITY

1h 30 min
to Ho Chi Minh City

30 min
to Long Thanh International Airport

35 min
to Vung Tau City

05 min
to The Bluffs Ho Tram Golf Course

02 min
to Local seafood market

05 min
to The Grand Ho Tram Resort & Casino

10-15 min
to Binh Chau - Phuoc Buu Nature Reserve



SANCTUARY OVERVIEW

Sanctuary Ho Tram is an established private resort community where coastal living is elevated into a deeply personal experience. Recognised as one of Ho Tram's most distinguished residential enclaves, its collection of luxury villas and residences is defined by generous space, refined design, and an individuality rarely found in resort developments today.

More than a destination, Sanctuary is a community for discerning owners, where every home has its own character, every living space can reflect a personal way of life, and ownership carries the quiet privilege of belonging to one of Ho Tram's most exclusive seaside addresses.

17ha
Total Area

800m
of beachfront

Natural
freshwater lake

Rich & diverse
vegetation



2010: PHASE 1

28 detached villas with lake or ocean views. Operated under the Sanctuary brand.

2017 - 2022: PHASE 2

84 semi-detached villas with lake or ocean views. Operated under the Sanctuary brand.

2026: NEW LIMITED COLLECTION

117 limited residences with uninterrupted ocean views. Marking a new chapter in coastal living at Sanctuary Ho Tram.

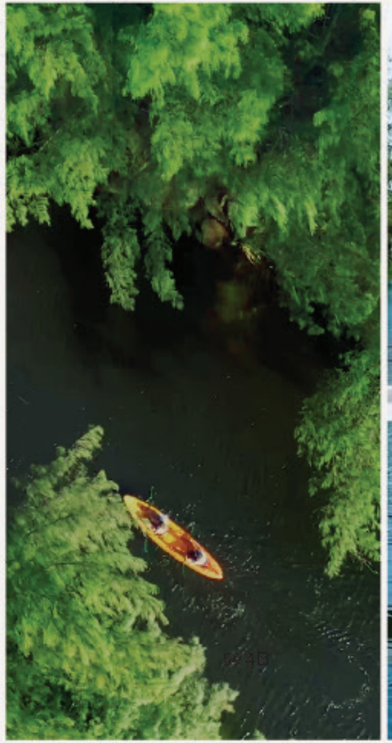


AUTHENTIC RESORT LIVING

Live open to the sea,
Wake up to the sound of the ocean.
Live with light, space and the horizon before you.
Where personalized luxury crafts unforgettable moments.









A HOME WITH HEART

A second home becomes meaningful, when it holds more than beautiful views.
It holds familiar routines.
Unhurried conversations.
And small rituals that become lasting memories.

EXISTING AMENITIES PHASE 1&2





Pickleball & Tennis Court



Restaurant + Cafe at Reception House



Kayak Dock /
A River Waterway



Kids' Zone

Set within the established Sanctuary Ho Tram community, Sanctuary Beach Residences continues a long-term vision shaped by privacy, landscape and considered coastal living.

It introduces a new collection of residences designed around the needs, expectations and rhythms of today's second-home owner.

Site Area:
8,537 m2

Total Units:
A limited collection of
117 ocean-view residences

Expected Handover:
Scheduled for Q4/2028



WELCOME

A true second home is more than an escape from the city. It is a place that feels familiar from the moment you arrive.



SENSE OF ARRIVAL

Designed for ease. Built for belonging.

RESIDENCE ANATOMY

Designed for the art of living well. Our architecture bridges the gap between vibrant resort convenience and a quiet residential sanctuary, giving you the freedom of a managed lifestyle without losing the soulful warmth of home.

RESIDENCE COLLECTION

7 TYPES

- **Studio**
  GFA: 35.05 m²
  NFA: 31.6 m²
- **1 Bed - Type A**
  GFA: 51.03 m²
  NFA: 46.72 m²
- **1 Bed - Type B**
  GFA: 57.9 m²
  NFA: 53.2 m²
- **1 Bed - Type C**
  GFA: 61.1 m²
  NFA: 55.6 m²
- **2 Bed - Type A**
  GFA: 111.42 m²
  NFA: 101.3 m²
- **2 Bed - Type B**
  GFA: 105.44 m²
  NFA: 96.73 m²
- **3 Bed**
  GFA: 140.14 m²
  NFA: 133.76 m²

LEVEL 1 & 2 - KEY PLAN

LEVEL 1



LEVEL 2

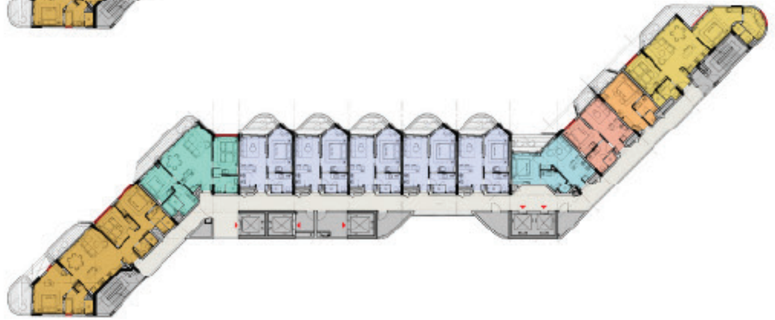




LEVEL 3 - 11 - KEY PLAN



3, 5, 7, 9, 11th TYPICAL FLOOR
EVEN LEVEL



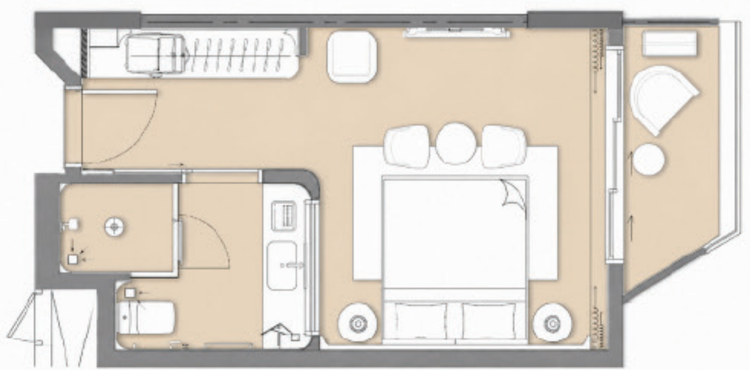
4, 6, 8 ,10th TYPICAL FLOOR
ODD LEVEL

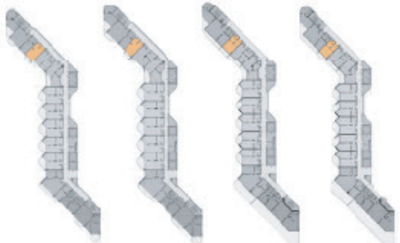
Beach Residence Studio

35.05 m²
GFA

31.6 m²
NFA

5.03 m²
Balcony





1ST - 11TH FLOOR KEY PLAN







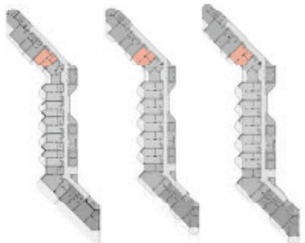
01 Bedroom Beach Residence - Type A

51.03 m²
GFA

46.72 m²
NFA

5.03 m²
Balcony





2ND - 11TH FLOOR KEY PLAN









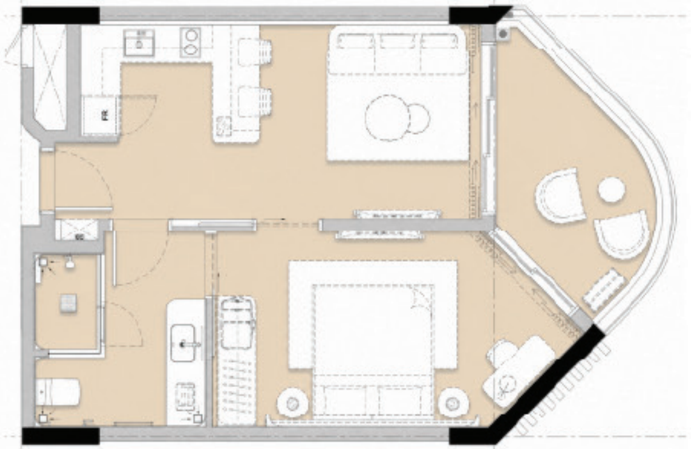


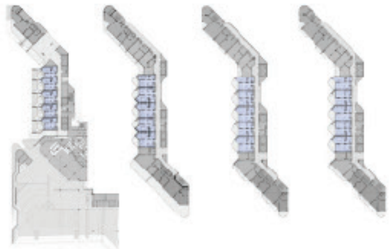
01 Bedroom Beach Residence - Type B

57.9 m²
GFA

53.2 m²
NFA

9.2 m²
Balcony





1ST - 11TH FLOOR KEY PLAN











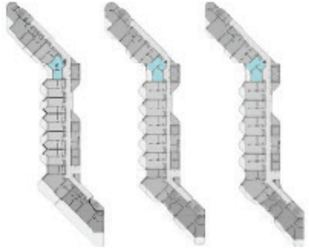
01 Bedroom Beach Residence - Type C

61.1 m²
GFA

55.6 m²
NFA

8.6 m²
Balcony





2[10] - 11[14] FLOOR KEY PLAN







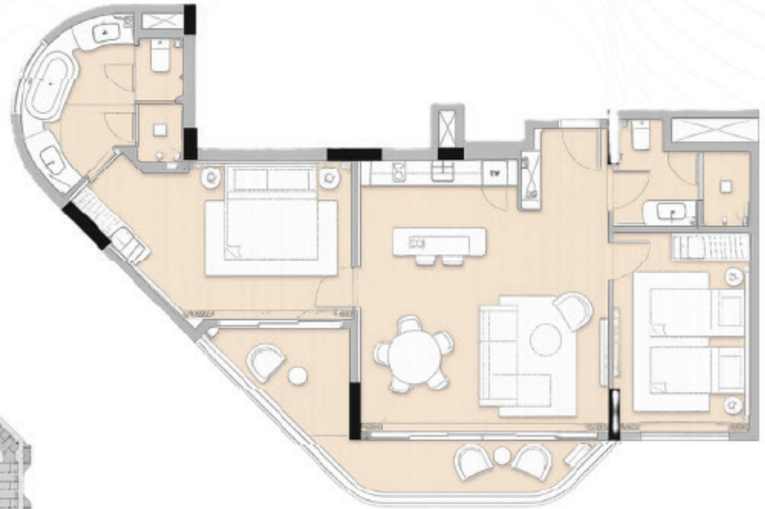


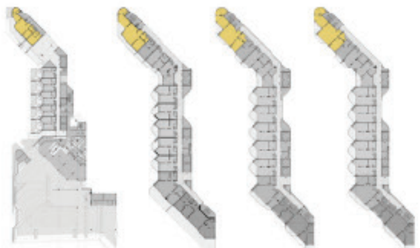
02 Bedroom Beach Residence – Type A

111.42 m²
GFA

101.3 m²
NFA

15.56 m²
Balcony





1ST - 11TH FLOOR KEY PLAN











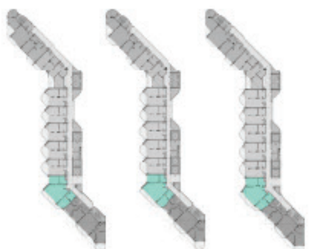
02 Bedroom Beach Residence - Type B

105.44 m²
GFA

96.73 m²
NFA

14.58 m²
Balcony





2[10] - 11[14] FLOOR KEY PLAN









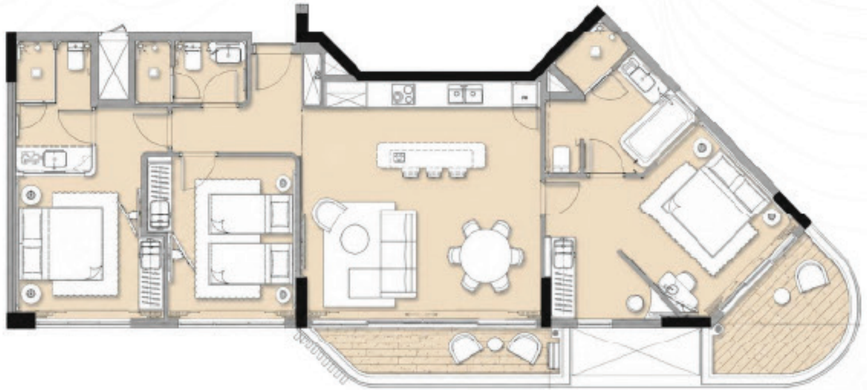


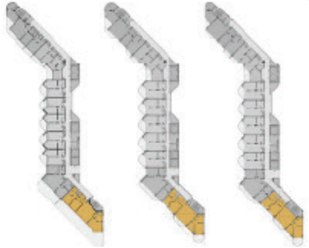
03 Bedroom Beach Residence

145.14 m²
GFA

133.76 m²
NFA

17.36 m²
Balcony





2ND - 11TH FLOOR KEY PLAN



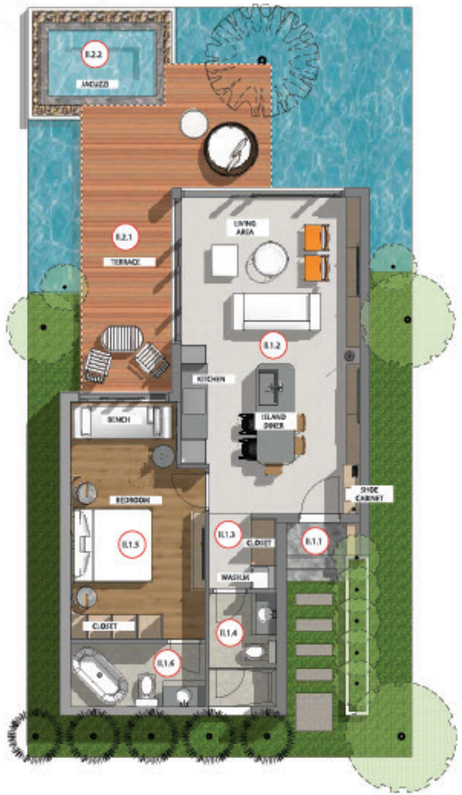






BUNGALOW

Living room overlooking the lake



86 m²
Land size

72.98 m²
GFA

24.88 m²
Landscape



RESORT COMFORT, WOVEN INTO RESIDENTIAL LIFE

An elevated standard of hospitality, woven into the everyday experience of coastal ownership.



Beach Club



Spa



Outdoor Kids' Club



1,000m² Family & Tropical Pool Zone

Gym



Beach Club



Lounge





Golf Simulator



Indoor
Kids' Club



Recreational Garden

PARKING

At Sanctuary Beach Residences, practicality is integral to refinement. Thoughtfully planned parking supports smooth arrivals, convenient access and the everyday ease expected of a professionally managed residence.



SANCTUARY
BEACH RESIDENCES

Sanctuary Beach Residences brings together an established development vision, international hospitality expertise and a carefully selected network of design, construction and specification partners.
Behind every lasting residence is a clear standard of trust.

WHERE EVERY RETURN FEELS LIKE HOME

There are places we visit.
And there are places we return to.
Sanctuary Beach Residences belongs to the latter.
Set against the natural beauty of Ho Tram and carried forward by the Sanctuary legacy,
it offers a more personal vision of coastal ownership where design,
hospitality, privacy and long-term value quietly come together.
A place for slower days.
For longer stays.
For family traditions and moments of quiet.
For the feeling that the sea is not simply nearby, but part of how life unfolds.
Sanctuary Beach Residences
A true second home by the sea.

DISCLAIMER:
All information, images, renderings, layouts, specifications, and materials in this brochure are for reference only and subject to change without prior notice. Actual products may vary and shall be subject to the final approved design, handover specifications, and relevant legal documents. This brochure does not constitute an offer, contract, commitment, or warranty by the Developer. All transactions shall be governed by the official sale and purchase agreement and documents approved by the Developer.

SANCTUARY
BEACH RESIDENCES

Sales Gallery & Show Unit - TSB#1 (Hotram Walking Street)
Ho Tram Hamlet, Ho Tram Commune, Ho Chi Minh City, Vietnam

Ho Chi Minh Office:
Deutsches Haus Building, 33 Le Duan Street, Saigon Ward, Ho Chi Minh City, Vietnam

Phone: +84 888 00 33 96

Email: sales@sanctuary.com.vn

Website: www.sanctuarybeachresidences.com