

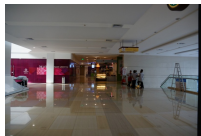


Nongchan Village ,Sisattanak District,Vientiane Capital

Listing number: **WGF2735**

Listing date: **2015-08-21**

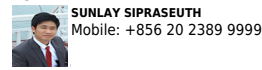
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Offices, commercial and Residential in Vientiane Capital
Per month

10+ 10+

Agent Details



About this property

Welcome to Vientiane Center- First and largest Commercial in Laos

The heart of Vientiane, the future CBD

Adjacent to the Mekong river, Vientiane Center is the most vigorous central business district in real sense, it's quite near to Triumphal Arch, the prime minister's office and other Lao landmarks. With its radiation scope of 1.5 kilometers, the project has boundless business prospects and lives up to the name as the CBD cradle, equipping with Vientiane's best city resource.

The first urban Complex, World-class business and leisure experience center
Taking the North Nongchan Lake as its heart and combining with the Retail, Food & Beverage, Leisure, Entertainment and Business, this urban complex project will be the first one in Vientiane. In the near future, it would become the leading commercial benchmark by delivering the international metropolis living experience to the Vientiane people.

Linking with urban arteries, amassing people, wealth & focusing on the future

With Mahosot Road to the north, Vientiane Center is abutted with the Khou Viang Road in the West, around the North Nongchan Lake and contiguous with Dong Palan Road on the East side, forming a prosperous commercial zone .

Phrase 1

Commercial & Office Area
67,310sqm

Phrase 1

Business Area
21,405sqm

Phrase 3

Hotel-style apartment
68,061sqm

1. Decoration standard

- A. As for exterior wall, we adopt advanced material such as advanced brick and advanced painting and so on as decoration material.
- B. As for lobby ground, we adopt natural tone or advanced carpet as decoration material.
- C. As for interior wall, we adopt advanced decoration material such as advanced tone material, advanced wallpaper and so on.
- D. As for elevator, we adopt advanced decoration material such as natural tone, stainless steel, wooden door.
- E. As for washroom, we will place imported brand sanitary ware such as kohler, American Standard, TOTO and so on.
- F. What's more, we will design beautiful shaped ceiling and pillar wrapped in stainless steel or stone.

2. Facilities

- A. Business facilities, Living facilities are designed in the project, for example, Office building, Bank, Ticket Center, Hotel, Club, Staff restaurant, Shopping, Entertainment and so on.
- B. Configuring one parking space/100 āZi according to total construction area of the office building; equipped with dedicated ground, underground parking area, the parking space is sufficient.

3. Equipment standards

- A. With central air conditioning and 3 imported high-speed elevators, waiting time is less than 40 seconds .
- B. Equipped with 1 freight elevator, passengers and cargo are separated.
- C. Perfect advanced intelligent control systems

4. Construction Scale

- A. The total construction area is 12,600sqm, each floor area of 1,400 square meters more.
- B. Spacious lobby, empty for 3 layers.
- C. Spacious Space: the channel width of 2 meters, the floor height of 3 meters.

5. Customer stationed in

More than 90% of our customer is foreign well-known large companies. Mostly for financial services, technical services, construction, well-known brand agency business and so on.

6. Property Services

Managed by experienced well-known company. Improved property management services including 24-hour maintenance service and security service.

7. Convenient transportation

Located in the heart of downtown, it will be the main business and financial district of Vientiane.

8. Intelligence

- 5A: OA (office Automation),
- BA(Building Automation),
- CA(Communication Automation),
- FA(Fire Automation),
- SA(Security Automation).

Service office (6F) rental scheme

1. Sales policy

- 1. The sales price of \$3500 / sqm (usable floor area).
- 2. According to the customer assets, 30% down to 30%, loan fixed number of year for five years, 10% annual interest.
- 3. One-time enjoying the preferential 2% of the purchase of the full payment.

2. Rental policy

- 1. Shortest time flexible: can rent for three months.
- 2. Office convenient: providing decoration, furniture, office equipment, conference room, tea room, rest area, realize customer the bag into the convenience of experience.
- 3. Rental value: including drinking water, toilet water, electricity, heating/cooling, management fees.
- 4. Conference room, print, copy, fax, network according to the use of additional fees, fee standards announced by the property department later.
- 5. Free services: 20 sqm below customer monthly free use small conference rooms, 3 hours in the meeting room for 1 hour; More than 20 sqm customer monthly free use five hours and small conference rooms, meeting room 3 hours.

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Total Viewings: 13

