

General Information

- Hotel Name: Mandala Ou Resort (Nong Khiaw, Luang Prabang, Laos)
- Contact: Nic / www.mandala-ou.com / nicinlaos@gmail.com / +856 (0)20 52 33 0747
- Land Size: 1,500 m²
- Land Title: Option 1: New 30 year leasehold / Option 2: purchase of the land freehold
- For Leasehold option: Paid until 2031, included in the sale price
- Company business papers: 'FIL' / Foreign Investor Licence registration / 100% foreign ownership / no local partners. All licences and tax payments are complete and up to date.

- Price: \$600,000 USD (new 30 year leasehold) / \$750,000 USD (freehold land sale) -NEGOTIABLE-

- 10x detached bungalow units / of which:
 - a) 6x direct River Front @ 24 m² (room) + 7 m² (balcony) total 31 m²
 - b) 4x duplex tropical Garden View @ 24 m² (ground) + same in upstairs loft
 - c) Built in a modern/traditional style with bricks, hardwood, bamboo and interior polished cement.
 - d) 8x double bungalows with King sized (200 x 220) beds
 - e) 2x twin bungalows with 2 Single sized (200 x 900 beds
 - f) Each bungalow has an ensuite bathroom, toilet, basin, electric hot shower units, coffee & tea making facilities, shelving, bed reading lights, ample power points, ethnic soft furnishings, hot water bottles, electric wall heaters & safety box.

- Covered restaurant with direct river view, seating up to 22 guests
- Fully equipped kitchen with attached laundry/storage room
- Pool side covered bar with seating
- 7.5m x 5m infinity swimming pool with direct river view
- Traditional Lao herbal steam sauna
- 2x open fire places with seating overlooking the river (for the cold months).
- 11m x 6m covered yoga shala with direct river view
- Fountain tropical water feature with seating for guests
- 15x bicycles available for free rental to guests
- 2nd hand Honda wave motorbike (2011)

Please contact me for more information & lots of pictures as well as drone footage: Nic / nicinlaos@gmail.com or call me on 020 52 33 0747

- Potential to acquire an additional 500m² of empty riverfront land, directly adjacent to the property, on leasehold basis. Currently undeveloped with mature teak, rosewood & bamboo present. Ideal for an additional 3-4 bungalows.

- Resort location: at the southern end of Nong Khiaw, opposite the Phaxang cliff, approx. 300m from the Nong Khiaw bus terminal and approx. 850m from the Nam Ou bridge and/or centre of town.
Google Map Coordinates: 20.569635,102.610717