

4 - 5 STAR HOTEL IN THE CENTER OF TRA VINH CITY



Name of project	4 - 5 star hotel investment project in the center of Tra Vinh City
Sector	4 - 5 star hotels
Project location	<ul style="list-style-type: none"> - Located right in the center of Tra Vinh City - Location 1: Pham Ngu Lao Street, Ward 1, Tra Vinh City (Zone III, old Tra Vinh University) - Location 2: Bach Dang Street, Ward 4, Tra Vinh City (withdrawn by Housing Development Company) - Location 3: Bach Dang Street, Ward 4, Tra Vinh City (withdrawn by Xang Construction Joint Stock Company).
Objectives and scale	<ul style="list-style-type: none"> - Objectives: To invest in 4-5 star hotels to meet the needs of guests - Size and land area: <ul style="list-style-type: none"> + Location 1: Pham Ngu Lao Street, Ward 1, Tra Vinh City: Area 4,582 m² + Location 2: Bach Dang Street, Ward 4, Tra Vinh City: Area 1,233 m² + Location 3: Bach Dang Street, Ward 4, Tra Vinh City: Area 11,486 m²
Actual state of the project	Clean ground is managed by the State, no compensation for site clearance.
Project lifecycle	As proposed by investors.
Investment form	Joint venture, 100% domestic or foreign investment
Search partner	Domestic and foreign investors
Advantages of the project	<ul style="list-style-type: none"> - Located right in the center of Tra Vinh city: <ul style="list-style-type: none"> + Location 1: There is a street frontage, one side is adjacent to Central Park of Tra Vinh City. + Location 2: There are 2 road frontages, bordering Long Binh river. + Location 3: Large area, bordering Long Binh river. - The whole province currently has only 17 1-star hotels and 9 2-star hotels that do not have enough rooms to meet the needs of tourists, especially international guests and high-spending guests. - In recent years, along with the socio-economic development of the locality, Tra Vinh tourism industry has developed steps that travel enterprises have chosen as the destination of the Mekong Delta. Before the Covid-19 pandemic, the province estimated more than 1 million visits, of which 60% of guests stayed.
Total expected investment capital	200 billion VND (about 8.5 million USD).

1. Investment support:

- The provincial budget is invested in the construction of roads, electricity and water supply from the connection point to the fence.

- Recruitment and training support.

- Support and create all favorable conditions for investors to deploy the project on schedule. Support to promote and call for investors for secondary projects.

2. Reference information for investors (Costs of electricity, water, transportation, labor, etc.):

- Electricity price: From 970 to 3,076 VND/kwh (equivalent to 0.06 to 0.18 USD/kwh).

- Business water price: 8,600 VND/m³ (equivalent to 0.41 USD/m³).

- Transport price from Tra Vinh to Ho Chi Minh City:

+ Roadway: 1,500,000 - 2,500,000 VND/ton (equivalent to 65 - 108 USD/ton);

+ Waterway: 800,000 - 1,500,000 VND/ton (equivalent to 34.7 - 65 USD/ton)

- Land rent: 240,000 VND/m²/50 years (equivalent to 10.52 USD/m²/50 years).

- Average cost of hiring employees: 6,000,000 VND/month (equivalent to 260 USD).