

The LEGACIES CREATOR

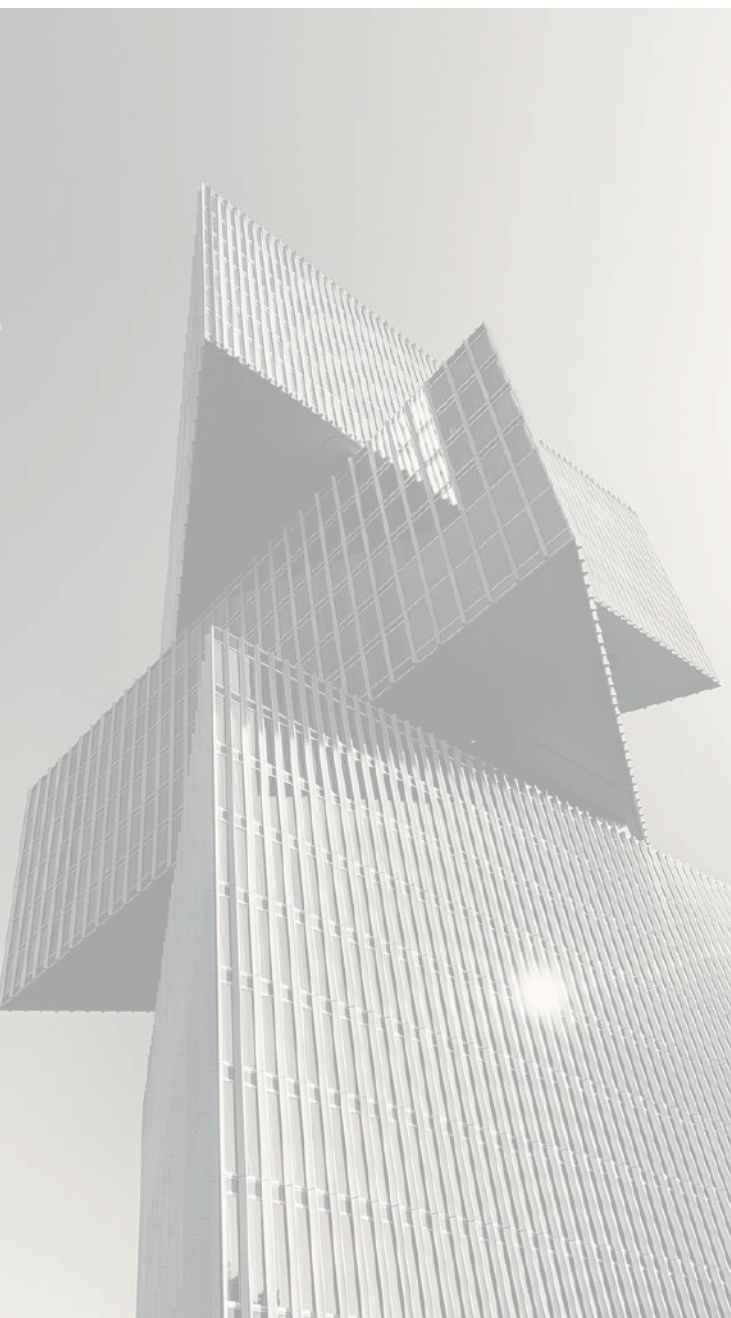
APA CONSULTANT COMPANY LIMITED

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NORTHERN OFFICE

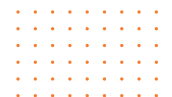
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LEGACIES CREATOR

Originally established as APA Architecture & Interior Design Company Limited, with over 20 years of experience, by 2023 we expanded our operations and officially became APA Consultant Company Limited, providing comprehensive consulting services in project development, planning, architectural design, and project development. Our mission is to accompany clients in creating works that are both aesthetically refined and enduring across generations.

At APA, we believe that good design is a harmonious connection between people, space, and the environment, creating long-term value for users. For us, every project is more than an assignment; it is an opportunity to contribute to the development of sustainable and meaningful living spaces.

With a team of experienced professionals and strong expertise across multiple disciplines, APA Consultant is committed to accompanying clients and partners by delivering practical, effective, and well-tailored solutions for each project, as a trusted partner throughout the journey of creating lasting legacies.

MS. NGUYEN NGOC DIEP

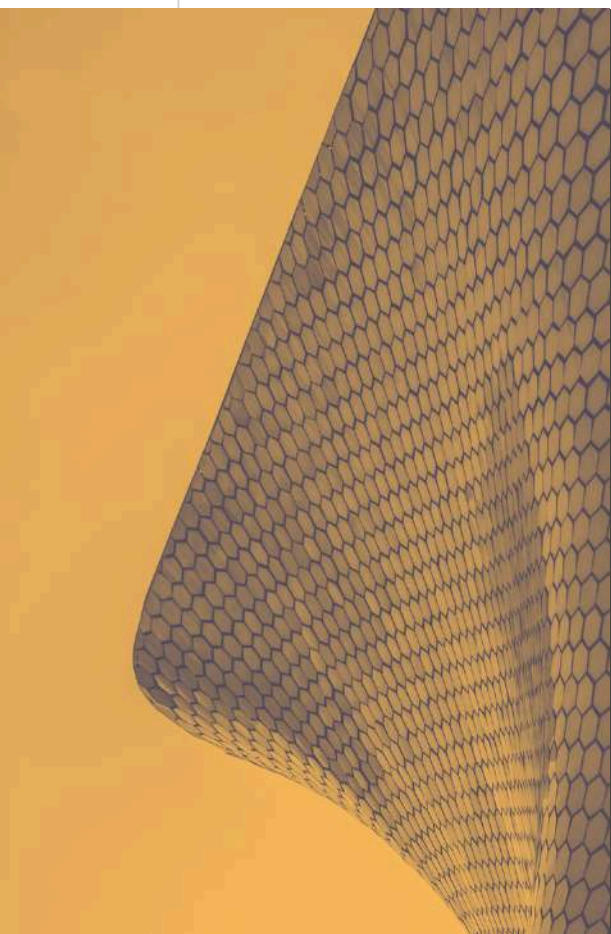
CHIEF EXECUTIVE OFFICER



ABOUT APA CONSULTANT

With over 20 years of experience, APA has focused on developing reputable, practical, and highly applicable solutions across planning, architectural design, and project development consulting. We have been trusted by clients as a reliable partner throughout the entire project journey, from initial concept development and design strategy to the realization of business visions.

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OPERATIONAL SECTORS

- 01** TMASTER PLANNING DESIGN
- 02** LEGAL CONSULTING
- 03** ARCHITECTURE & INTERIOR DESIGN
- 04** PROJECT DEVELOPMENT CONSULTING
- 05** INVESTMENT MODEL CONSULTING

CORPORATE CULTURE

At APA, we define good design as a close connection between people, space, and the environment, creating meaningful and lasting experiences for users. Every project is approached with professionalism, dedication, and a commitment to sustainable value. Guided by the spirit of “Creating Legacies,” APA combines practical design solutions with a deep respect for each project’s context, contributing to enduring works that stand the test of time.

KEY FIGURES

580+

Successful Projects

03

Offices

20+

Years of Experience





ABOUT THE APA TEAM

The APA team is composed of experienced consultants, architects, and engineers with in-depth knowledge of the Vietnamese market. We are committed to delivering practical and tailored solutions that best meet the requirements of each project.

With expertise in market research, project development consultancy, and the implementation of urban planning, architectural and interior–exterior design, as well as infrastructure works, we strive to accompany our clients in creating sustainable and impactful value.

Consulting Experts	07
Planning Engineers	05
Architects	14
Structural Engineers	05
Civil Engineers	03
Appraisal Engineers	02
Others	06

Total	42 members
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At APA Consultant, we envision a world where every project serves as a bridge between living space and community needs.

APA adopts a comprehensive approach to design, aiming not only to meet functional requirements but also to contribute to sustainable urban development. Through each design proposal, we strive to create inspiring environments that connect people, enhance quality of life, and generate long-term value. APA's commitment goes beyond the design scope itself, ensuring that every project contributes to shaping vibrant, resilient urban areas and nurturing enduring legacies that stand the test of time.

CORPORATE CULTURE

CREATIVITY

At APA, creativity is not only about finding new solutions, but also about expressing each project through a unique perspective that harmonizes art, technology, and sustainability

SUSTAINABILITY

APA Consultant is committed to quality and the use of environmentally friendly solutions, while applying advanced technologies to optimize processes and enhance efficiency.

IDENTITY

Reflecting and preserving local cultural values in every project, with a commitment to creating harmonious spaces that connect people with their cultural heritage.

RESPONSIBILITY

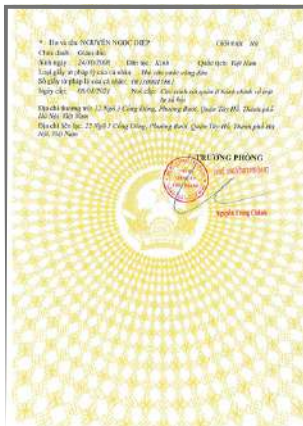
Working closely with partners communities to develop projects that deliver long-term benefits, foster sustainable growth, and enhance quality of life.

LEGAL INFORMATION

Vietnamese Name:	Công ty TNHH Tư vấn APA
English Name:	APA Consultant Company Limited
Tax Code:	0317756211
Bank Account Number:	045320348 at VIB – District 2 Branch 8606606888 at BIDV – Ben Thanh Branch
Charter Capital:	10.000.000.000 Vietnam Dong



ENTERPRISE REGISTRATION CERTIFICATE
SINGLE- MEMBER LIMITED LIABILITY COMPANY



CONSTRUCTION ACTIVITY CAPABILITY CERTIFICATE
NO. HCM-00083836



Over the years, APA has continuously grown and solidified its position in the market. Through relentless efforts and a commitment to quality, APA has become a trusted name among investors and partners, renowned for its high standards and sustainable vision.

PARTNERS AND CLIENTS

We take pride in collaborating with leading domestic and international clients and partners, including corporations, associations, prestigious organizations, and local authorities. Our strategic partners comprise top construction companies, contractors, and technology providers, playing a crucial role in realizing APA's vision and commitment to sustainable values.



SELECTED KEY PROJECTS

NO	PROJECT NAME	LOCATION SCALE	SCOPE OF WORK	YEAR
1	Quy Nhon City Square	Binh Dinh 36.361 m ²	First Prize – Design Competition for the Underground Space Planning of Quy Nhon Square	2024
2	Lavida Green Residential & Commercial Complex	Hung Yen 45.640 m ²	Project Development Consulting; Technical Infrastructure Design; Architectural, Interior, Landscape Design	2023
3	Lakeside Legacy – CT4 Giao Luu City Urban Area	Ha Noi 33.932 m ²	Master Concept Design; Master Planning and Architectural Concept Design	2024
4	Social Housing – Thang Long II Industrial Park	Hung Yen 180.000 m ²	Legal Consulting; Pre – feasibility Study; Market Research & Investment Consulting; Planning Concept Design	2024
5	VKSIP Binh Phuoc Industrial Park	Binh Phuoc 1.039.316 m ²	Business Model Consulting; Investment Partnership Advisory; Design Consulting	2019
6	Vinh Luong Innovation Center Master Plan	Nha Trang 2798ha	Implementation of the planning concept for Vinh Luong Urban Area, North Nha Trang	2022
7	Five-Star Hotels: Five Star Odyssey & Poseidon	Vung Tau 200.000 m ²	High-end architectural and technical infrastructure design	2024
8	Hau River Eco-Urban Master Plan	Vinh Long 1031ha	Implementation of the ecological urban planning concept for Hau River in Binh Minh – Vinh Luong	2022
9	Nam Duong 32 New Urban Area	Ha Noi 49,912 Ha	General consulting; Investor representation; Adjustment of investment strategy	2024
10	Urban Functional Area at Ao Sao, Hoang Mai	Ha Noi 9,89 Ha	General consulting; Investor representation; Adjustment of planning orientation	2024
11	Children's Park – Quy Nhon City	Quy Nhon 50.627 m ²	Consulting on the establishment of investment, planning ideas for the underground space of the Children's Park	2024
12	Tuong Van 1 Urban Area Detailed Master Plan (1/500)	Quy Nhon 36,77ha	Market research; Feasibility studies; Planning consultancy	2023
13	Cat Tien Residential Area No. 5	Binh Dinh 58.116 m ²	Preparation of architectural and landscape design proposal dossiers	2023
14	T&H Social Housing – Tuyet Hung Diamond Housing	Ho Chi Minh City 54.196 m ²	Conceptual planning design for master plan; Representative office design	2023
15	Suoi Dau Industrial Park Residential Area	Cam Lam 40.386 m ²	Investment consulting, market research; Project development consulting; Detailed planning design	2023
16	Vinh Hoa Central Urban Area	Nha Trang 5.167 m ²	Market research in Khanh Hoa; General architectural, interior, landscape, and infrastructure design	2022
17	Thao Vien Luxury Resort & Spa	Ha Noi 43.800 m ²	General investment consulting; General architectural, interior, landscape, and infrastructure design	2024
18	Social Housing Project in Bac Giang	Bac Giang 12.070 m ²	Market research; Technical infrastructure design; Architectural, interior, and landscape design	2022
19	EcoCity Premia Luxury Residential Area – Buon Ma Thuot	Đak Lak 500.000 m ²	Prepare architectural design proposal for 07 subdivisions	2025
20	EcoHome Nhon Binh Social Housing	Quy Nhon 4.6ha	Master plan and subdivision architectural design for Low-rise Housing and Inter-level School	2025
21	Halal Village – Ha Long	Ha Long 28.400 m ²	International market research; Technical infrastructure design; Architectural and landscape design	2024
22	Research on Community Tourism at Ganh Đa Đa	Phu Yen, Vietnam	Market research; Proposal development and planning solutions for development impacts	2023
23	An Binh Tan Residential Area	Nha Trang 20.670 m ²	Market research; Architectural, interior, landscape, and infrastructure design	2023
24	Beau Rivage Five-Star Hotel & Resort	Nha Trang 10.497 m ²	Market research; Business model consulting; Architectural and infrastructure consulting	2016
25	Unified Headquarters for Provincial Departments, Agencies & Organizations – Khanh Hoa	Khanh Hoa 9.21 Ha	Planning proposal competition for the Headquarters of Provincial Departments and Agencies	2024
26	Vam Co Dong Mixed-Use Eco-Urban Area	Long An 1121 Ha	General planning and architectural design for an urban area at a 1/2000 scale	2024
27	Northeast Dieu Tri Green Urban Area – Tuy Phuoc	Binh Dinh 45 Ha	Detailed planning and architectural design for an urban area at a 1/500 scale	2025
28	Nam Phong Chau Master Plan	Nha Trang 5ha	Conceptual planning for an ecological mixed-use complex – resort – hot spring combined with golf course	2024

APA PROJECTS

APA PROJECT PORTFOLIO
MASTER PLANNING & URBAN DESIGN

QUY NHON CITY SQUARE

FIRST PRIZE – OPEN COMPETITION FOR THE PLANNING AND ARCHITECTURAL DESIGN OF “QUY NHON CITY SQUARE, BINH DINH PROVINCE”

APA was honored to receive the First Prize for the Quy Nhon City Square design proposal in the competition organized by the Department of Construction of Binh Dinh Province. The project presents a strategic vision for a new civic and cultural landmark, harmonizing public space, landscape identity & sustainable urban development. The proposal aims to create an open, vibrant & welcoming destination for both local residents and visitors.

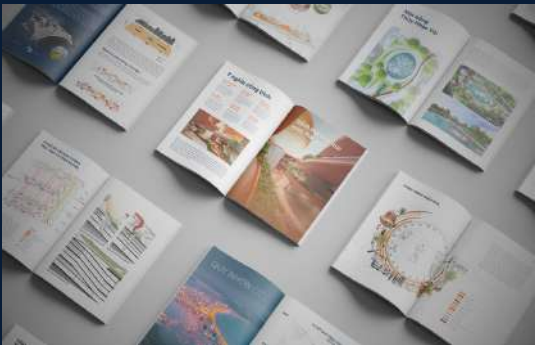


APA Consultant's design proposal, "The Pearl in the Heart of History," was highly evaluated by the jury for its comprehensive approach, which integrates urban memory, contemporary public space, and ecological landscape values. The concept reinterprets Quy Nhon's coastal identity through a series of flexible civic spaces, cultural amenities, and green public areas, forming a meaningful urban destination in the heart of the city.

The square is envisioned as the symbolic and experiential core of the city, incorporating key components such as the Ocean Exploration Hall, the Underground Commercial Center, the Binh Dinh Gallery, a musical fountain, and performance spaces for community events. These elements are carefully organized to create a seamless connection between nature and modern architecture, contributing to a dynamic urban attraction for the Central Coast region.

SUSTAINABLE ARCHITECTURE BRIDGING THE PRESENT AND THE FUTURE

“Behind every project, we always place ourselves in the client’s perspective, continuously exploring better ways to create lasting value for future generations. Looking back 100 or even 200 years from now, what will remain from the work we build today? That question constantly reminds us that every project we undertake has a direct impact on both life today and the generations to come.”



TIMELESS DESIGN VISION

Our design thinking is inspired by elements that transcend time, combining humanity, adaptability, local identity, and technology. This approach aims to create spaces that are both meaningful in the present and capable of maintaining long-term value.

Each project is assessed as an integrated living system, where architecture, landscape, and people are connected in a continuous relationship. APA aims to create works that inspire, function effectively, and adapt sustainably to changing social needs.

01	OCEAN EXPLORATION HALL	1.800m ²
02	BINH DINH GALLERY	451m ²
03	UNDERGROUND COMMERCIAL CENTER	55.670m ²
04	MUSICAL FOUNTAIN	1.832m ²



NHA TRANG CITY MASTER PLAN

ADJUSTMENT OF THE GENERAL MASTER
PLAN OF NHA TRANG CITY TO 2040



APA contributed to the development of the overall urban planning concept for Nha Trang City, aligned with its long-term vision toward 2040. The proposal focuses on optimizing urban space, infrastructure, ecological landscape, and key growth areas to support Nha Trang's future development as a modern coastal city. Through a strategic planning approach, APA explored solutions to enhance connectivity, strengthen urban identity, and balance development with environmental preservation. The concept aims to position Nha Trang as a vibrant, livable, and resilient city, while maintaining its distinctive coastal character and natural landscape values.

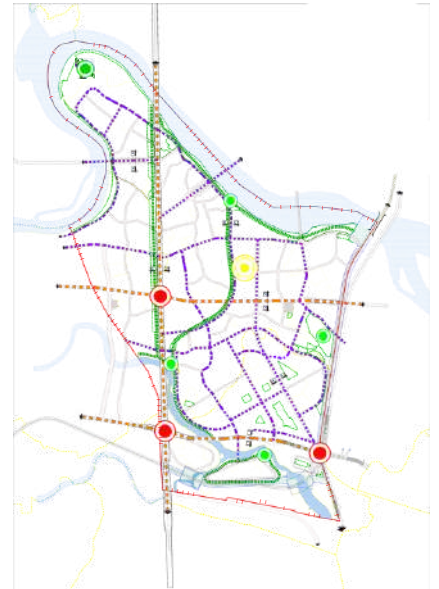
DETAILED PLANNING 1/500 TAY NHA TRANG WARD ADMINISTRATIVE URBAN AREA

APA Consultant conducted research and proposed the planning concept for the 1/500 Detailed Planning of Tay Nha Trang Ward Administrative Urban Area, Khanh Hoa Province, based on the approved planning task dated 20 October 2025. The proposal is oriented toward a sustainable, efficient, and community-centered urban structure.



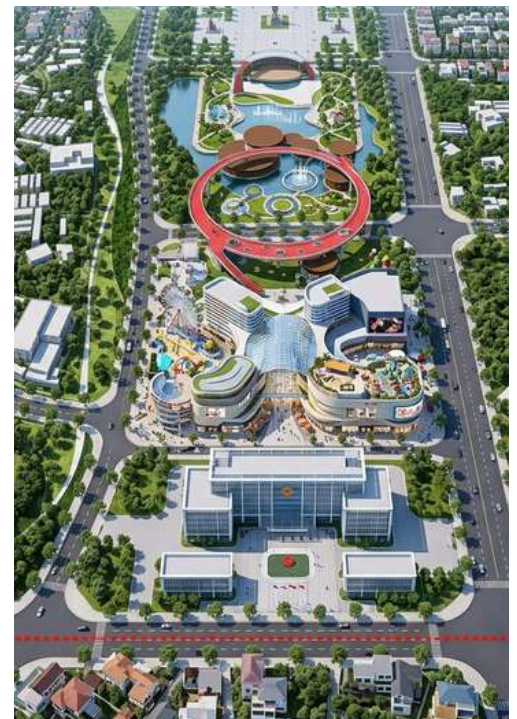
The study area is envisioned as a ward-level administrative, public, and cultural center, while also serving as a key urban development zone within subdivision 4119.2ha. The spatial organization combines administrative functions, public squares, cultural and sports facilities, green parks, waterfront spaces, and supporting commercial services, aiming to form a new development core for western Nha Trang. Through this approach, the project enhances urban connectivity, landscape value, and quality of life for the local community.

Land Use Function	Area (ha)	Ratio (%)
Total Project Area	184.076	100
Public Land	6.640	3.6
Commercial & Service Land	4.23	2.3
Cultural Land	1.280	0.7
Residential Land	80.600	43.8
Educational Land	2.01	1.1
Greenery, Parks & Sports Land	40.2	21.9
Transport & Technical Infrastructure Land	49.1	26.7



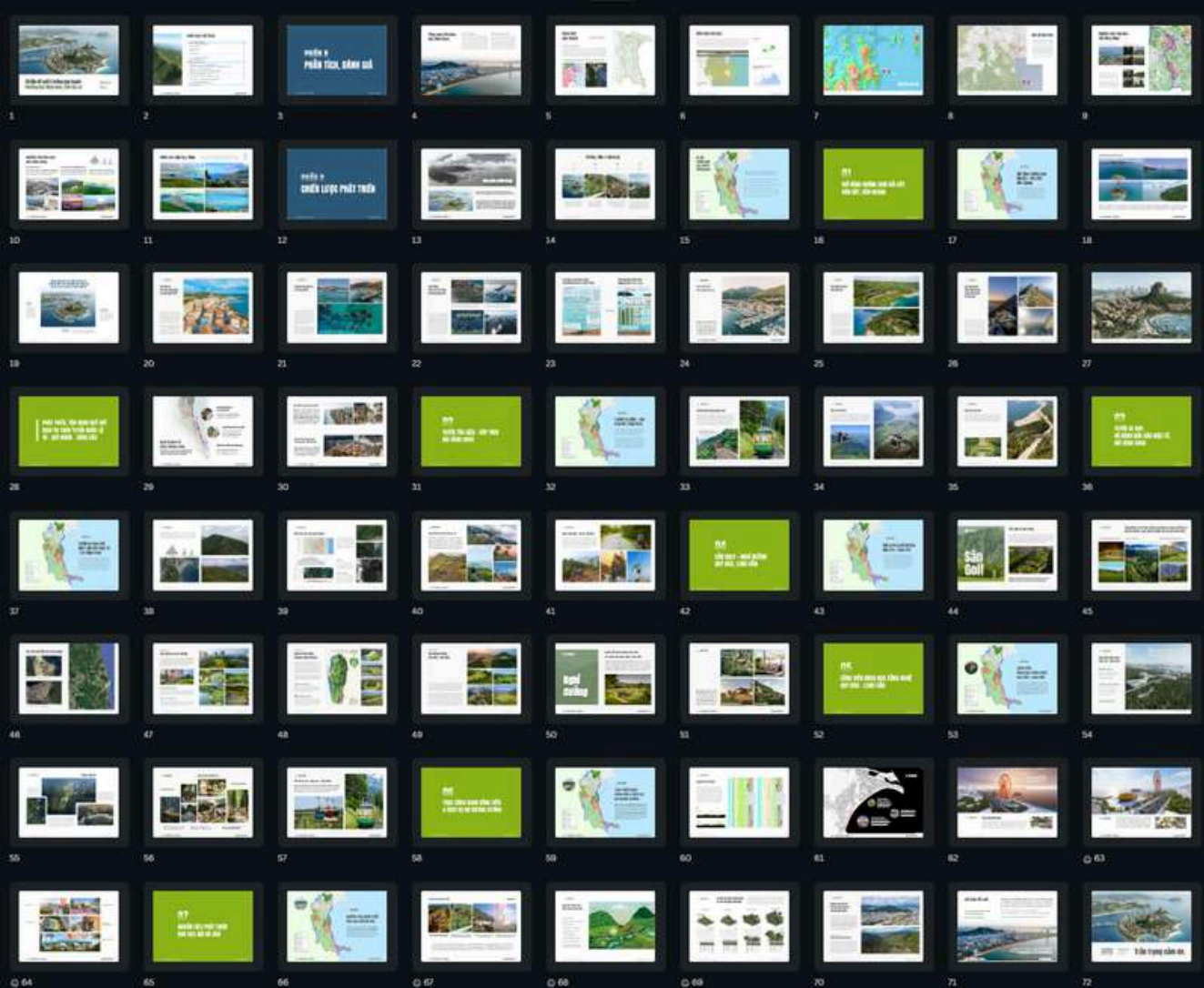
With a scale of 184 ha, the area is positioned as the dynamic core of Tay Nha Trang, supporting the sustainable expansion of the city's future urban living environment. The spatial structure integrates residential areas, public facilities, green corridors, commercial-service functions, establishing a unified development framework based on the approved master plan and detailed planning task. This orientation creates a foundation for forming a modern, well-connected, and identity rich urban area for western Khanh Hoa.

The central square is envisioned as a multifunctional civic space where landscape, public activities, and urban services are seamlessly connected. It is designed to become a vibrant gathering destination, supporting community interaction, efficient operation, and long-term sustainable urban experiences.



MASTER PLANNING OF SOUTHERN QUY NHON, GIA LAI

APA sponsored and proposed the planning concept for Quy Nhon Nam Ward, aiming to establish a sustainable urban development framework. The plan leverages the distinctive advantages of the Sea – Mountain – Urban Fringe landscape and provides a foundation for the region's long-term growth. The planning concept is guided by the "Sea-Mountain-Urban Fringe Development Triangle," in which Bai Xep – Hon Dat – Hon Ngang are designated as modern coastal urban spaces; Nui Vung Chua – Quy Hoa – Long Van serve as ecological, recreational, and sports cores; and the An Duong Vuong – National Highway 19 corridor functions as the main service, commercial, and landscape axis. Together, these elements form a coherent and unified urban development entity.



The overarching objective of the proposal is to transform Quy Nhon Nam into a high-end coastal tourism and service hub, harmoniously integrating the Sea – Islands – Mountains – Urban landscape, while ensuring ecological conservation, preserving scenic values, and applying smart technologies in urban management, operations. The coastal-to-mountain land areas are selectively developed to create sustainable complexes for recreation, leisure, premium services.

A key highlight of the plan lies in its integrated strategic infrastructure approach from the outset, including a marina, seaplane and drone taxi services, electric train lines and Vung Chua Mountain cable cars, bicycle and pedestrian networks, golf courses, science and technology parks, the An Duong Vuong landscape axis, and the planned development of Ba Hoa Mountain. These infrastructures act as spatial "levers" to stimulate economic growth, promote tourism, and enhance the community's quality of life.

NHA TRANG ECO HERITAGE ECO-URBAN RESORT COMPLEX

PROJECT SCALE: 89,526.3 M²

SCOPE: 1/500 PLANNING SUMMARY,
ARCHITECTURAL CONCEPT
DEVELOPMENT, LEGAL CONSULTING
AND INVESTMENT MODEL ADVISORY.

Positioned as a large-scale riverside resort urban complex in Tay Nha Trang, the project is developed as an integrated destination combining riverside villas, townhouses, hospitality blocks, hotel facilities, an onsen & wellness complex, and waterfront public green spaces. The overall planning structure is designed to deliver a rich landscape experience, enhance climate-responsive living, strengthen internal connectivity, and establish a distinctive resort-oriented destination within the western growth area of Nha Trang.



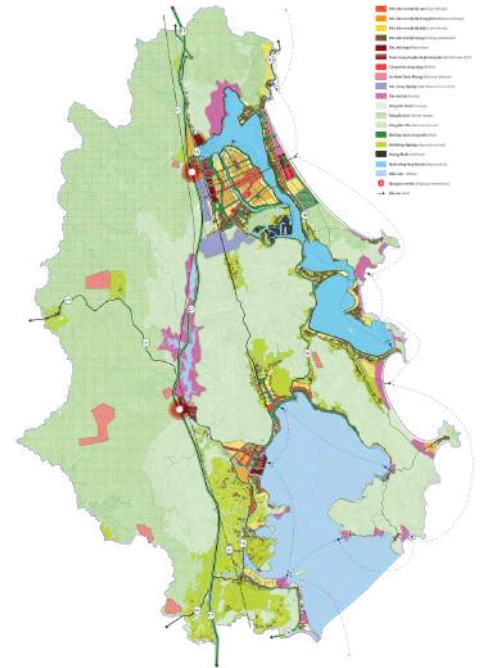
APA's design concept draws inspiration from the identity of "Old Nha Trang," reinterpreting sloped roofs, deep verandas, arched balconies, local materials, and warm color tones through a contemporary architectural language. This approach gives the project a sense of familiarity while creating a distinct urban identity, well-suited to the coastal climate and riverside landscape character of the area.

A key differentiator of the project is the integration of an Onsen – Wellness model with hospitality and therapeutic resort experiences, adding a specialized health and wellness layer to the premium residential product. The combination of local architectural identity, diverse product typologies, and wellness-oriented programming creates a sustainable operating ecosystem, enhancing long-term commercial value while elevating the living & resort experience of Nha Trang in its next stage of development.

SUSTAINABLE URBAN PLANNING FOR SONG CAU – PHU YEN VISION TO 2045

PROJECT SCALE: 380 HA; 130 HA; 610 HA

ADJUSTMENT OF THE GENERAL MASTER PLAN OF
SONG CAU TOWN, PHU YEN PROVINCE TO 2045 –
RESEARCH AND DEVELOPMENT ORIENTATION.



The Sustainable Urban Planning Project for Song Cau plays an important role in shaping the coastal economic corridor of Song Cau. The proposal aims to create a multi-functional urban area that harmonizes ecological landscape, tourism services, and resort living, establishing a new destination for the South Central Coast region of Vietnam. The planning approach respects the natural terrain, coastal landscape, lagoons, and existing river systems, transforming green corridors, water surfaces, and natural features into the core structure of the urban environment. The project is envisioned as an ecological coastal urban model where development, landscape, and nature are seamlessly integrated.

DAM THI NAI URBAN AREA

DETAILED PLANNING 1/500 FOR THE EASTERN
DAM THI NAI URBAN AREA, QUY NHON CITY
PROJECT SCALE: 400 HA



PEOPLE'S POLICE UNIVERSITY

| BINH HUNG BRANCH

PROJECT SCALE: 107 HA
RESEARCH PROPOSAL FOR THE 1/500
PLANNING MODEL, ARCHITECTURAL
CONCEPT, AND DESIGN DIRECTION

The People's Police University project is studied on a site of 107 ha in Binh Hung, Ho Chi Minh City. With a strategic location adjacent to an existing education and training cluster, the area benefits from a large land reserve, convenient connectivity, and surrounding canal systems, creating the opportunity to develop a green campus model that integrates learning, practice, accommodation, physical training, and ecological landscape.



APA Consultant participated in researching the planning concept with a focus on an open campus structure that enhances daily learning, training, and living experiences for students and lecturers. The functional zones are organized around the learning center, practice areas, dormitories and staff housing, vehicle driving training center, martial arts training grounds, sports facilities, parks, and waterfront landscapes, aiming to establish a modern, humane, and nature-connected university environment.

No.	Land Use Category	Area (m ²)
Total Project Area		1,070,000
I	Zone 1	508,2
1	Area for Flag Salute, Statue and President Ho Chi Minh Monument	53,463
2	Learning and Practical Training Area	62,103
3	Dormitory and Dining Area	77,479
4	Officer Training Area	73,847
5	Driving Training and Testing Area	24,258
6	Sports and Physical Training Area	67,474
7	Greenery and Landscape Water Surface	50,425
8	Technical Infrastructure	8,31
9	Transportation	90,841
II	Zone 2	561,8
1	Sub-zone No. 1	42,283
2	Sub-zone No. 2	52,326
3	Sub-zone No. 3	55,319
4	Sub-zone No. 4	58,378
5	Greenery and Landscape Water Surface	203,729
6	Transportation	149,765



DRIVING TRAINING & TESTING AREA



SPORTS & TRAINING AREA



FLAG SALUTE & MONUMENT SQUARE



ARENA / COMPETITION HALL



LEARNING & PRACTICAL TRAINING AREA



DORMITORY & DINING AREA

Through the planning proposal, APA introduces a strategic campus model with the capacity for phased development, meeting current professional training needs while allowing future expansion. The project adopts an integrated training-living ecosystem, where green infrastructure, landscape, and architecture together establish a long-term development foundation for the Binh Hung area and for Vietnam's public security training system.

PEOPLE'S POLICE UNIVERSITY DISTRICT 7 CAMPUS

PROJECT SCALE: 161.53 HA
ADJUSTMENT OF THE 1/500
DETAILED PLANNING AND
ARCHITECTURAL DESIGN PROPOSAL.

The adjustment proposal for the 1/500 detailed planning of the People's Police University – Campus 7 in Ho Chi Minh City was developed by APA Consultant to address the university's next phase of development. Based on the previously approved planning framework, the proposal aims to reorganize the spatial structure, enhance land-use efficiency, and optimize the training, living, and administrative environment in line with practical operating needs.



Planned on a site of approximately 161.5 ha, the campus is structured around key landscape axes, functional training areas, internal roads, greenery, water features, and supporting facilities. The proposal allows for phased implementation, minimizing disruption to existing academic activities while gradually improving infrastructure quality and overall operational efficiency.

The architectural direction emphasizes consistency in massing, proportions, and institutional identity, reflecting discipline, professionalism, and the character of a key training campus in southern Ho Chi Minh City. The design language draws inspiration from military uniform colors, contributing to a dignified and recognizable campus image while maintaining a clear, modern, and functional environment.

NINH HOA WHOLESALE MARKET – LOGISTICS URBAN AREA

PROJECT SCALE: 40 HA
RESEARCH PROPOSAL FOR
MASTER PLAN PREPARATION
AND OVERALL SITE PLANNING

Located in Southern Van Phong, between National Highway 1A and Highway 26B, the project is positioned as a strategic gateway within Ninh Hoa, Khanh Hoa Province. With a scale of approximately 40 ha, the Ninh Hoa Wholesale Market – Logistics Urban Area is oriented to become an integrated hub combining trading, logistics, services & urban functions. The project aims to enhance regional goods circulation capacity, connect directly with Van Phong International Port in the future, and contribute to the economic–urban growth of the area.



As the consulting unit responsible for research and concept proposal, APA participated in defining the development orientation by integrating planning, investment demand, and potential market operation models for the area. The proposal was developed with a practical approach, from analyzing existing conditions, land-use structure, and logistics demand to arranging the overall site plan, architectural components, and key functional zones.

Through this approach, we contribute an optimized perspective that helps establish a development model balancing investment feasibility, operational efficiency, and long-term value for the region.

COMPONENT	DESCRIPTION
WHOLESALE MARKET	Auction trading, distribution, preliminary processing, packaging, cold storage,...
LOGISTICS CENTER	Warehouses, container depot, goods transshipment, loading/ unloading areas
COMMERCIAL & SERVICE AREA	Restaurants, accommodation, finance, transport services, and urban amenities
HIGH-RISE RESIDENTIAL AREA	Apartments, serviced residences, and internal amenity spaces
LOW-RISE RESIDENTIAL AREA	Townhouses, shophouses, commercial streets, and resident services
TECHNOLOGY & OPERATION	Goods flow management, transport control, and digital trading platform

OVERALL SITE PLANNING CONCEPT



In the overall site planning proposal, APA organizes the project according to a clear zoning principle while ensuring strong functional connectivity between the logistics area, wholesale market, low-rise residential area, high-rise residential area, and administrative-operation zone. The functional areas are arranged to support efficient goods circulation, convenient truck and private vehicle access, and smooth commercial operations, while allowing the project to operate as a mixed-use development that combines logistics, commerce, and long-term urban living.



WHOLESALE MARKET



LOGISTICS CENTER



TECHNOLOGY & OPERATION CENTER



RESIDENTIAL AREA



HIGH-RISE RESIDENTIAL AREA



LOW-RISE RESIDENTIAL AREA

BIRD'S NEST RESORT CU HIN MOUNTAIN, NHA TRANG

OVERALL LEGAL CONSULTING,
DETAILED PLANNING DESIGN,
ARCHITECTURAL DESIGN

Bird's Nest Resort is a premium resort development located on Cu Hin Mountain in South Nha Trang, offering panoramic 270-degree views over Nha Trang Bay and the islands of Tre and Hon Tam. With a scale of approximately 6.2 ha and a low construction density, the project is oriented as a rare hillside retreat that integrates resort hospitality, wellness experiences, and natural preservation.

The design concept draws inspiration from the swiftlet's nest, a cultural and natural symbol closely associated with Khanh Hoa. This architectural language is expressed through curved structures, layered roof forms, terraces oriented toward the sea, and the use of natural materials, creating a soft and distinctive composition that blends with the mountain terrain while supporting the image of an ecological resort.

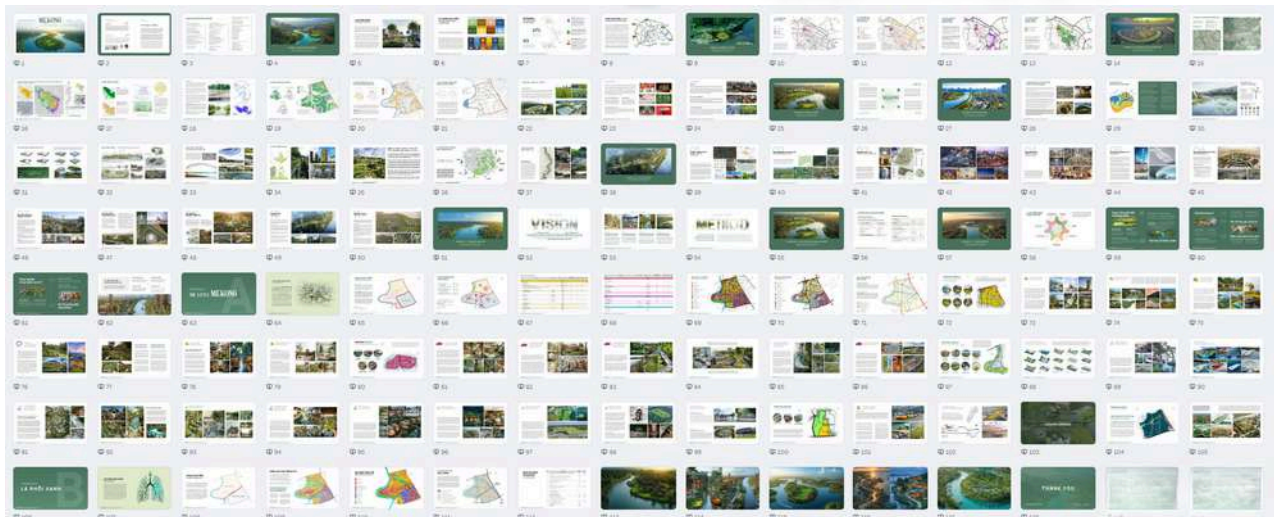


A key highlight of the project is the Nha Trang Skywalk, a glass bridge extending from the mountain edge with panoramic views over Nha Trang Bay, Tre Island, and Hon Tam. Together with the five-star hotel, green villas, yacht marina, bird's nest experience area, infinity pools, restaurants, and wellness amenities, the project aims to establish a unique resort destination that stands apart from conventional coastal resorts in Nha Trang.

ĐUC HOA | YEAR 2024

ECOLOGICAL URBAN AREA MEKONG PARADISE

MASTER PLANNING CONCEPT FOR THE VAM
CO ĐÔNG ECOLOGICAL URBAN COMPLEX
SCALE: 1,126.3 HA



Inspired by the vision of an ecological urban area that seamlessly integrates nature and humanity, Mekong Paradise fosters a sustainable balance between economic, social, and environmental development. Strategically located in Long An, the project aspires to create a modern, civilized community that remains deeply connected to the cultural identity of the Mekong Delta.

The master planning concept leverages the inherent strengths of the region, embracing its distinctive riverine landscape while incorporating intelligent, eco-friendly architectural and infrastructural solutions. Mekong Paradise Ecological Urban Area is envisioned not only as an ideal residential destination but also as a vibrant hub for commerce, leisure, tourism, and premium hospitality - delivering outstanding economic value and a high-quality living environment.

DIEU TRI ECO-LIFE GREEN URBAN AREA

MASTER PLANNING CONCEPT 1/500 FOR THE
GREEN URBAN AREA – NORTHEAST DIEU TRI,
TUY PHUOC DISTRICT
SCALE: 45,000 M²



Planned on the foundation of sustainable development, the project harmoniously combines modern living spaces with natural landscapes. It encompasses functional areas such as a commercial center, riverside villas, an eco-resort, green parks & a synchronized system of amenities. The development not only meets residential needs but also creates opportunities for experiential tourism, contributing to enhancing the value of the Northeast Dieu Tri area.



CÁC TRỤC CẢNH QUAN VÀ CÔNG TRÌNH ĐIỂM NHẤN



— ĐƯỜNG ĐÓ THỊ — TRỤC CHÍNH — CUA NGÓ ĐÓ THỊ
— ĐƯỜNG KHU VỰC — TRỤC CẢNH QUAN — CÔNG TRÌNH ĐIỂM NHẤN



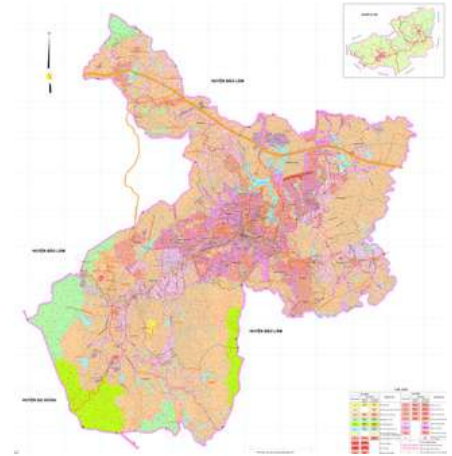
1 TẦNG
2 TẦNG
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RANH

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25 % - 40 %
40 % - 65 %
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RANH



MASTER PLAN FOR BAO LOC CITY

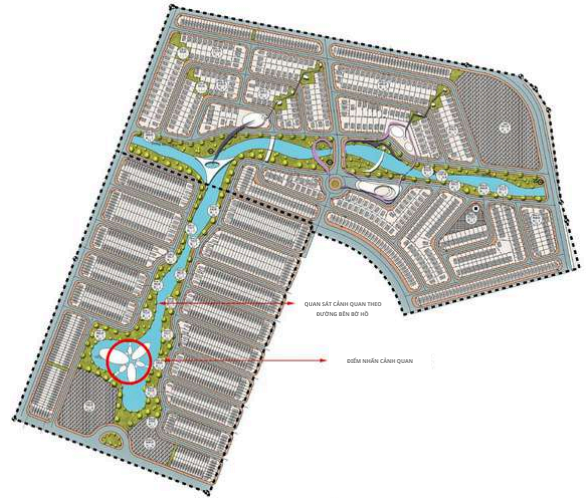
ADJUSTMENT OF THE MASTER
PLAN FOR BAO LOC CITY



APA has made significant contributions to the completion of the adjustment of the Master Plan for Bảo Lộc City. Through thorough analysis and a deep understanding of strategic frameworks, APA has provided valuable recommendations to enhance the city's overall urban development framework, ensuring that urban planning initiatives are aligned with the city's goals. This approach aims to meet the growing development needs of Bảo Lộc City and its local residents. This collaboration has facilitated the creation of a comprehensive and sustainable urban development strategy, contributing to fostering positive growth and prosperity in the region for many years to come.

MY GIA URBAN AREA

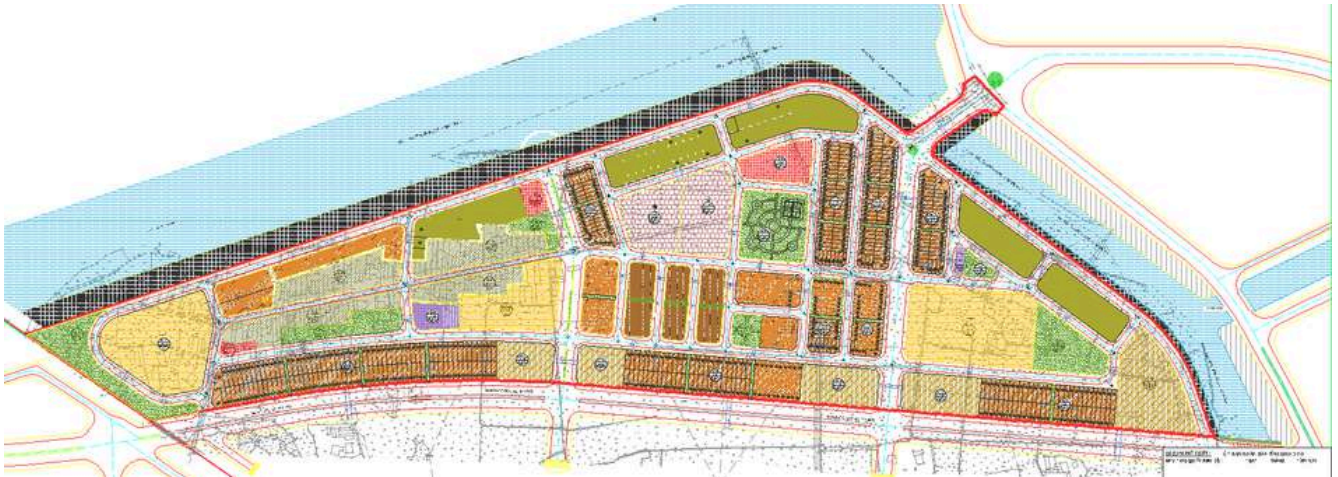
DESIGN & PLANNING OF MY GIA URBAN AREA



NHON PHU, QUY NHON | 2024

1/500 DETAILED PLANNING TUONG VAN 1 URBAN AREA PROJECT

PROJECT SCALE: 36.77 HA



LANDMARK PROJECT OF THUY VAN SQUARE, VUNG TAU CITY

DESIGN COMPETITION
KEY LANDMARK PROJECT AT
THUY VAN SQUARE, VUNG TAU
PROJECT SCALE: 11,425 M²



APA Consultant is proud to present the design proposal for the Landmark Project at Thuy Van Square, Vung Tau a new urban symbol that connects nature, people, and the long-standing cultural identity of Ba Ria – Vung Tau. Inspired by the historical image of ancient shipwrecks, the proposal seeks to create harmony between public space, urban landscape, and maritime heritage.

The multi-level square system integrates underground pedestrian routes, underground commercial spaces, and landmark structures such as the Skywalk 360, Sea Dome, and Vung Tau Reception Pavilion. The project is positioned not only as a strong architectural and aesthetic landmark, but also as a long-term contributor to the city's economic, social, and tourism value. This vision supports the strategic objective of elevating Vung Tau into an internationally recognized coastal tourism destination.

QUY NHON CITY CHILDREN'S PARK

DESIGN COMPETITION FOR THE MASTER
PLANNING AND UNDERGROUND SPACE
DEVELOPMENT OF QUY NHON CITY
CHILDREN'S PARK

With a total area of 50,627m², the park features remarkable highlights including the City Reception Plaza with its iconic Cham Gate and impressive water landscape, ferris wheel offering panoramic views of both the city and the sea, as well as the Quy Nhơn Sea Dome – a unique floating swimming pool on the ocean. The park also integrates playgrounds, sports facilities, an infinity promenade, a giant wheel, and the Bình Định Martial Arts Arena, creating a vibrant recreational space for all ages.



It is not only a playground for children and young people, but also a gathering place for generations, fostering an educational and recreational environment that supports the holistic development of children both physically and mentally. The design incorporates graceful, flowing curves that bring flexibility in accessibility and community interaction, while symbolizing the continuity between generations and the ever-evolving rhythm of life. With a harmonious balance of nature, local culture, and advanced amenities, the project aspires to become a new city landmark – a memorable destination for all generations & a significant step in positioning Quy Nhơn on the international map.

ECOCITY PREMIA URBAN AREA BUON ME THUAT, ĐAKLAK

SITE AREA: 70,658 M²
SOW: 1/500 DETAILED
PLANNING ADJUSTMENT

EcoCity Premia is a pioneering urban development in Buon Ma Thuot, Dak Lak, with a scale of nearly 50 ha and more than 950 residential and commercial products. Designed as a new green urban symbol, the project integrates an international-standard living environment, ecological landscape, and high-end amenities, contributing to a distinctive and vibrant urban image for the Central Highlands.

APA's design approach responds to the concept of a synchronized urban complex, harmoniously connecting organic architectural forms with technological applications and distinctive experiential values. the proposal aims to enhance the project's commercial potential while creating new attractions for Buon Ma Thuot, such as Central Lake, the giant elephant landmark, and the Premium Fountain Water Park. Together, these elements establish a dynamic destination for recreation, leisure, and urban lifestyle experiences.



COASTAL PARK

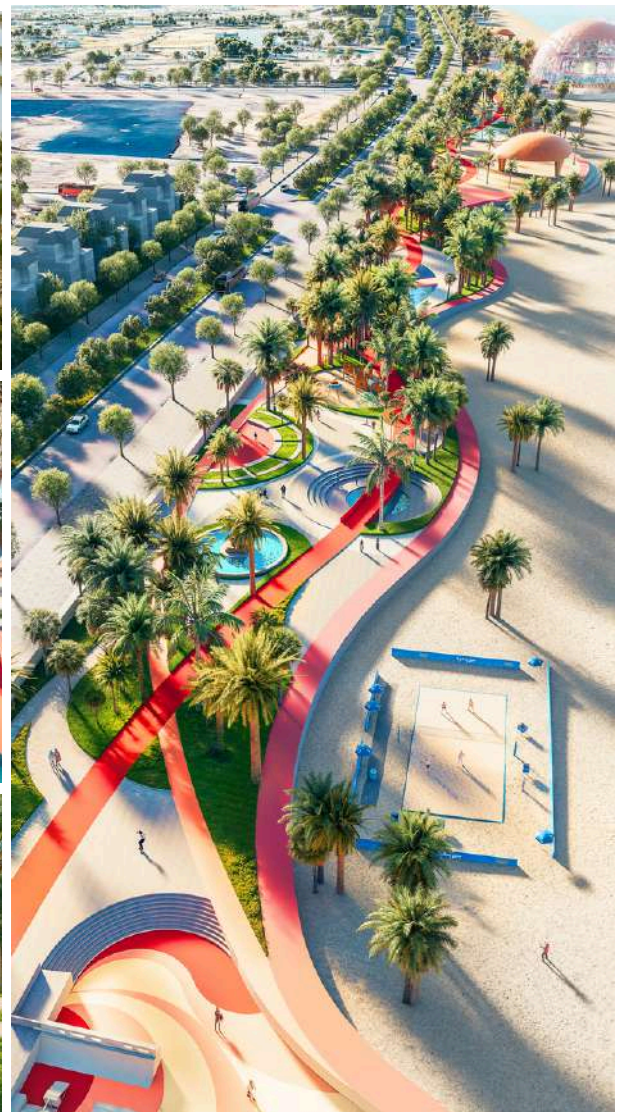
HA LONG – CAM PHA

PART OF GREEN DRAGON CITY PROJECT

PROJECT SCALE: 1 KM OF COASTLINE

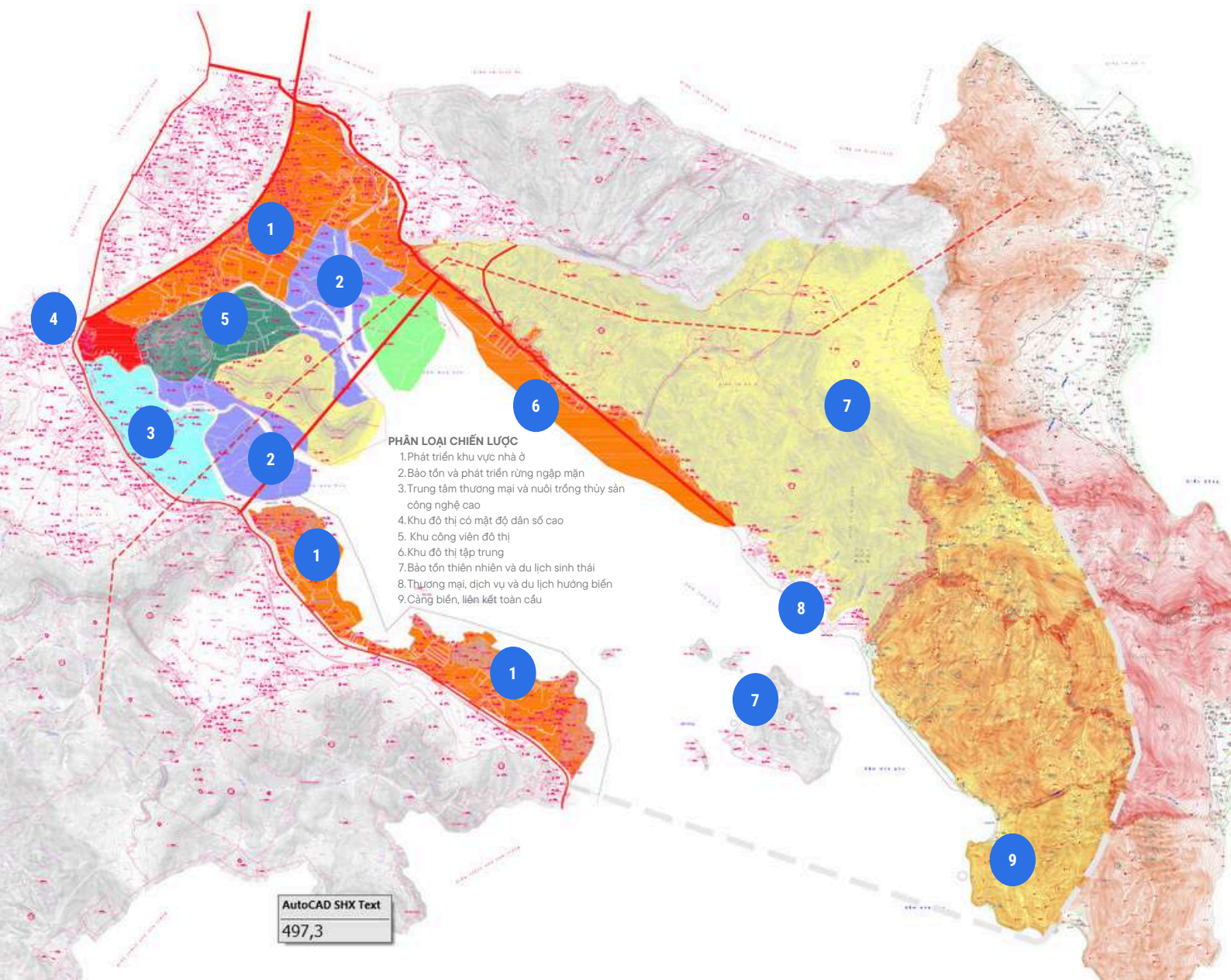
MASTER PLANNING DESIGN
CONCEPT CONSULTING – OPERATIONAL MODEL
DESIGN OF LANDMARK STRUCTURES

Green Dragon City is a 99.2-hectare urban development stretching nearly 3 km along the majestic Bai Tu Long Bay, planned according to the most modern coastal urban standards in Cam Pha. For this project, APA delivers a comprehensive planning approach that integrates multiple functions, including a central square, festival and exhibition spaces, sports, entertainment, and marine-oriented recreation. The symbolic landmark is positioned as a distinctive urban highlight for Cam Pha, extending the city's development axis through the project site. It also serves as a vibrant public space and a recognizable urban identity for local residents, offering unique experiences of a coastal city.



NHA PHU BAY | MASTER PLAN

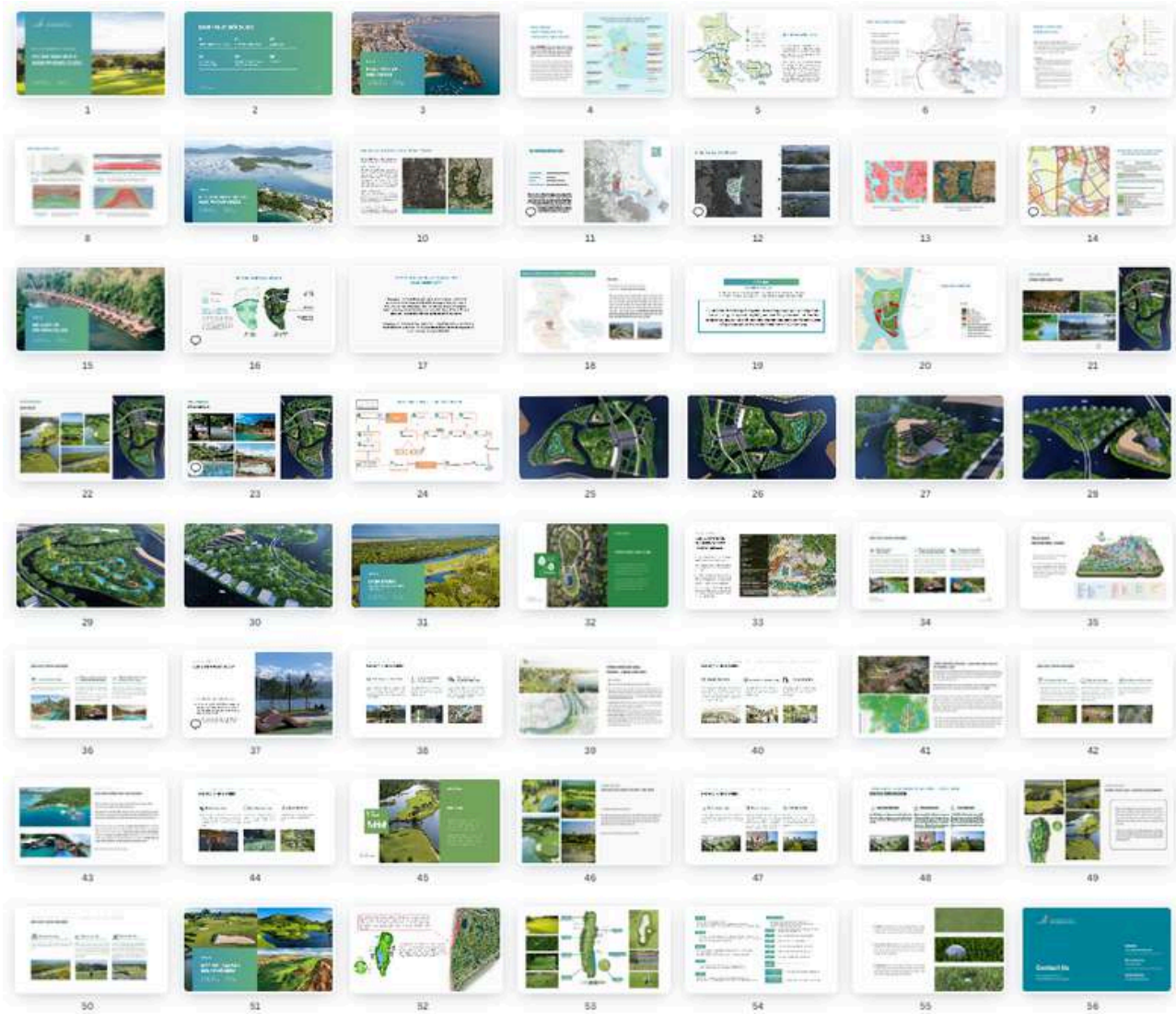
MARKET RESEARCH AND
STRATEGIC PLANNING



Located between Nha Trang and Van Phong, this coastal city plays a crucial role in connecting to the Central Highlands, becoming an integral part of Khanh Hoa's urban network. The master plan prioritizes international tourism connectivity, the conservation of Hon Heo as a biosphere reserve, and the enhancement of waterway transportation. Socioeconomic factors are comprehensively considered, including population growth and environmental sustainability, through comparisons with international destinations such as the Florida Keys and Kotor Bay. This proposal envisions Hon Heo as a global biosphere reserve, striking a balance between development and conservation.

NAM PHONG CHAU ECOLOGICAL PARK | RESORT HOT SPRING | GOLF COURSE

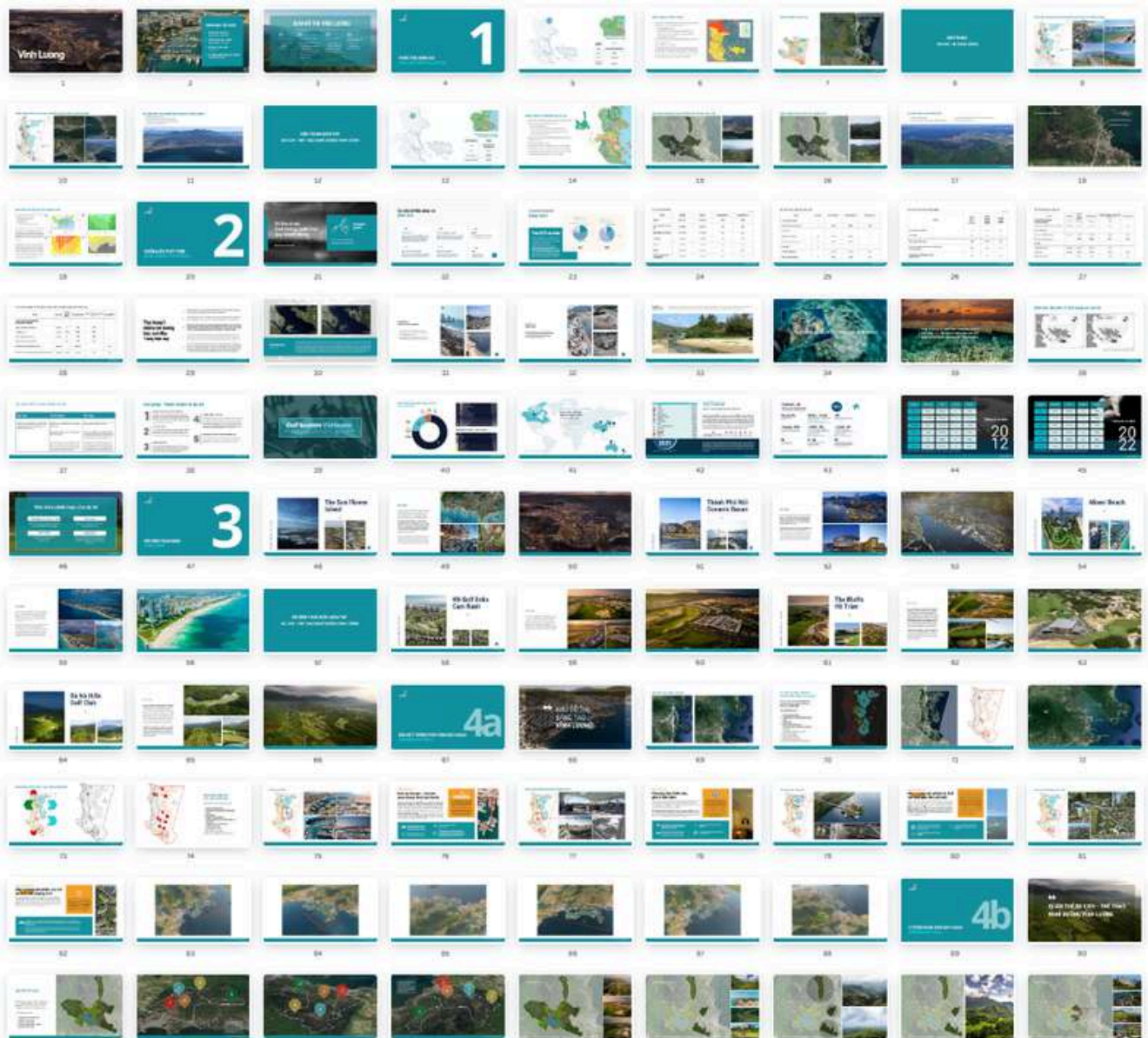
CONCEPT DEVELOPMENT
MASTER PLANNING IDEA
PROJECT SCALE: 51 HA



NORTHERN NHA TRANG | 2022

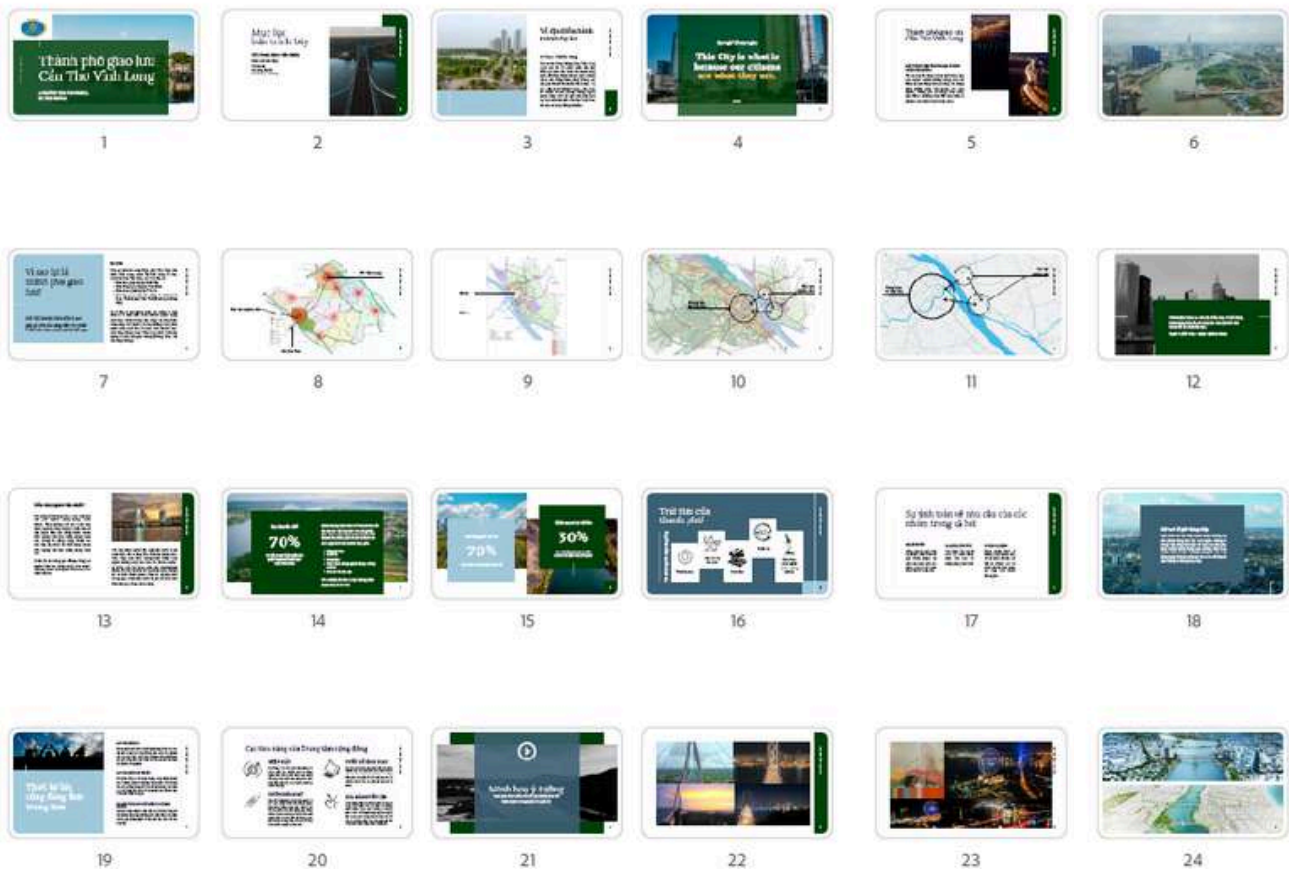
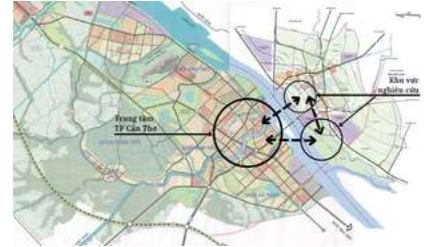
VINH LUONG URBAN AREA MASTER PLANNING

CONCEPT DEVELOPMENT
MASTER PLANNING IDEA
PROJECT SCALE: 2,798 HA



SUSTAINABLE URBAN PLANNING OF SONG HAU

PROJECT SCALE: 1031 HA



APA PROJECTS

ARCHITECTURAL &
TECHNICAL DESIGN

ARCHITECTURE

INTERIOR DESIGN

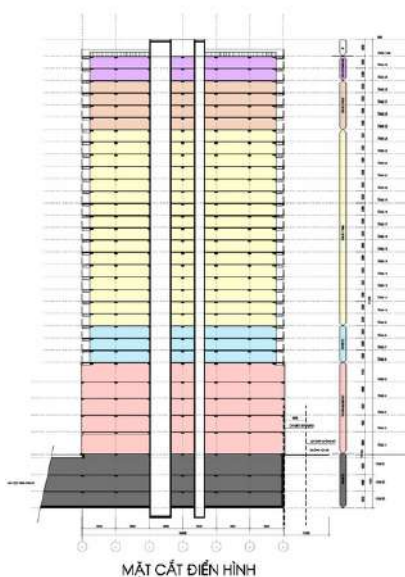
LANDSCAPE

STRUCTURAL DESIGN

MEP DESIGN

LAKESIDE LEGACY CT4 PROJECT - GIAO LUU CITY URBAN AREA

PROJECT AREA: 33,932 M²
MASTER CONCEPT DESIGN
MASTER PLANNING DESIGN
ARCHITECTURAL DESIGN



Inspired by the purity of nature and the spirit of creating lasting value, Lakeside Legacy is envisioned as a “green oasis” within the urban fabric a place that offers a prosperous living environment while preserving the original character of its natural landscape. The plan focuses on a resort-style luxury living model, where architecture, landscape, and amenities seamlessly connect to enhance quality of life for residents.

APA’s design proposal develops a diverse product structure, including high-rise apartments, shophouses, office spaces, Sky Villas, penthouses, and special Villas Design. Landscape and amenities are thoughtfully organized around natural ecosystems, greenery, and water features, creating a tranquil, distinctive living environment for each resident. This approach contributes to establishing a new “Legacy-standard” urban symbol in the western area of Hanoi Capital.

ATERA CENTRAL PREMIUM COMMERCIAL RESIDENTIAL APARTMENT COMPLEX

SITE AREA: 46,640 M²
ARCHITECTURAL DESIGN
INTERIOR & LANDSCAPE DESIGN
PROJECT DEVELOPMENT CONSULTING.

Atera Central is a premium commercial residential apartment complex located in the heart of Pho Noi B, Hung Yen. The project is positioned as a new-generation mixed-use urban development, inheriting the dynamic growth potential of the “Golden Intersection” area and responding to the increasing demand for modern living, amenities, and investment opportunities. Atera Central is developed as a new urban destination where living spaces, community experiences, and commercial value come together to enhance long-term exploitation potential and investment attractiveness.



As the main consultant for architecture, interior design, landscape design, and project development, APA participated in shaping the overall direction to translate Atera Central's brand strategy into a clear spatial language. The principal is structured around the Live – Work – Grow model, integrating indoor amenities, wellness areas, lounges, resident services & experiential landscape systems. The design aims to create a distinctive identity for the project within Hung Yen market & the eastern gateway of Hanoi.



The adjacent and detached townhouse zones are positioned as an important product line that complements the diversified offering of Atera Central. APA studies the functional layout, architectural appearance, and landscape organization in a contemporary direction, creating harmony between the podium, residential block, and commercial-service spaces at street level.



The landscape amenities are developed as a series of connected experiential spaces, ranging from resting areas, social interaction spaces, and outdoor cinema to water features, lawn areas, and signature architectural accents. These elements contribute to a soft, green, and recognizable living environment, enhancing quality of resident's life.



The commercial arrival and internal drop-off areas are designed as impressive first-touch spaces that deliver a refined and professional experience. The layout focuses on clear circulation, convenient access, and well-organized functional zones, supporting the project's operation, commercial performance, and premium image.

FIVE STAR ODYSSEY HOTEL & RESIDENCES

MARKET RESEARCH
ARCHITECTURAL CONSULTANCY
BUSINESS MODEL ADVISORY



Five Star Odyssey is located on a prime site with the most beautiful beach in the area. The project features 50 above-ground floors, 4 basement levels, 436 hotel rooms, 1,019 premium apartments, 12 penthouses, and an impressive undersea tunnel connection. Once completed, it will become the tallest architectural landmark in Ba Ria – Vung Tau Province, and one of the largest international-scale event and convention centers in Vung Tau City, with a capacity of over 1,000 guests – truly worthy of being recognized as an iconic architectural symbol of Southeast Asia.

For this project, APA served as a senior consultant, shaping the overall strategy and development plan. The team also advised on policies and processes related to architecture and construction, offering guidance to ensure the project is executed effectively delivered on time, within budget, in compliance with legal regulations, and fully meeting client expectations.

FIVESTAR POSEIDON HOTEL & RESIDENCES

MARKET RESEARCH
BUSINESS MODEL ADVISORY
MASTER PLANNING CONSULTANCY



Five Poseidon is envisioned as a new symbol of urban growth in Vung Tau, positioned as a “Destination of Prosperity – Future Worthy of Legacy.” The 43 storey tower, including 3 basement levels, 457 hotel rooms, and 1,056 premium apartments, marks an ambitious step forward by Alpha Holdings in the field of high-rise development.

For this project, APA participated as a senior advisor, contributing to the strategic direction and project planning framework. APA also supported the development of policies and procedures related to architectural design and the preliminary assessment of project management, helping ensure efficiency, schedule control, budget alignment, regulatory compliance, and responsiveness to the client’s requirements.

STELIA SKYVIEW 5* HOTEL & CONDOTEL

MASTER CONCEPT DESIGN
ARCHITECTURE DESIGN
BUSINESS MODEL ADVISORY

Designed as a 40-storey development with a total of 1,037 hotel and condotel units, Stelia Skyview is positioned as a premium coastal hospitality and service destination. The project benefits from its strategic location along Viet Beach, directly facing Nghinh Phong Tower and connected to Tuy Hoa City's central tourism axis.



The concept is developed under the idea of “Vertical Cruise,” organizing the building as a vertical experiential journey. The commercial and service podium, sky-level hospitality amenities, rooftop swimming pool, rooftop bar, and vertical landscape systems are integrated through soft architectural lines, curved balconies, and greenery. Together, these elements create a distinctive identity for a landmark building within Tuy Hoa’s coastal urban tourism space.

HOA HIEP SPONGE CITY

SOCIAL HOUSING & COMMERCIAL HOUSING

SITE AREA: 42,000 M²
MASTER PLANNING DESIGN
ARCHITECTURE & LANDSCAPE
PUBLIC BUILDINGS DESIGN

Located in Lien Chieu District, Da Nang — a key industrial, logistics, and educational hub in the northwestern gateway of the city Hoa Hiep Sponge City by CHG benefits from strong development potential as Da Nang plans to become an international financial center and free trade zone.



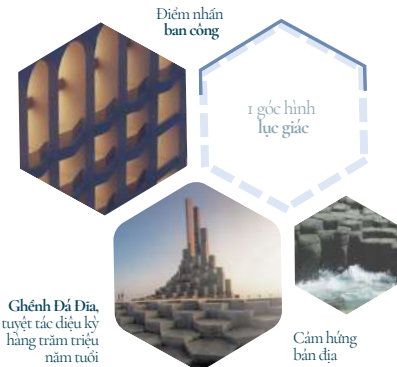
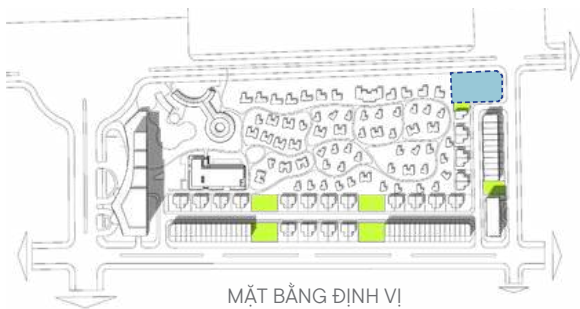
Scheduled for completion in QIII 2029, the project includes 3 residential towers and 1,851 apartments, comprising 1,476 social housing units and 375 commercial housing units, with a total estimated investment of VND 1.25 trillion. Planned in a synchronized manner and applying passive design solutions, advanced amenities & optimized density, the project aims to create a modern, resilient living environment while shaping a dynamic community within the urban landscape of Da Nang.

STELIA BOUTIQUE 5 STAR HOTEL

MASTER CONCEPT DESIGN;
OVERALL SITE PLANNING DESIGN
ARCHITECTURAL CONCEPT DESIGN

A 5-star boutique hotel project located within the Viet Beach Eco-Tourism Complex in Tuy Hoa, positioned opposite Nghinh Phong Tower, directly connected to the coastal axis a key convergence point for tourism, commercial & event flows. The project is envisioned as a premium hospitality destination, offering distinctive amenities, multi-layered experiences from arrival to elevated resort spaces.

A key highlight of the development is its integrated modern amenity system, including podium retail and service spaces, an infinity swimming pool, gym and spa, ballroom, and upscale guestrooms ranging from standard rooms to duplex and penthouse suites. The architectural language follows a contemporary Mediterranean direction, expressed through soft forms, open spatial planning, and natural materials, creating a distinctive identity suited to the coastal climate and the tourism-oriented urban context of Tuy Hoa.



Site Area	2,057.3	m ²
Building Footprint	1,822	m ²
Number of Storeys	15	floors
Podium Building Density	88.6	%
Tower Building Density	55.6	%
Floor Area Ratio	9.27	times
Total Gross Floor Area	20,955	m ²

HEADQUARTERS OF PROVINCIAL DEPARTMENTS AGENCIES OF KHANH HOA

DESIGN COMPETITION FOR THE UNIFIED
HEADQUARTERS COMPLEX OF DEPARTMENTS,
AGENCIES AND ORGANIZATIONS UNDER THE
MANAGEMENT OF KHANH HOA PROVINCE

SCALE: 92,102 M²
CATEGORY: GROUP A PROJECT

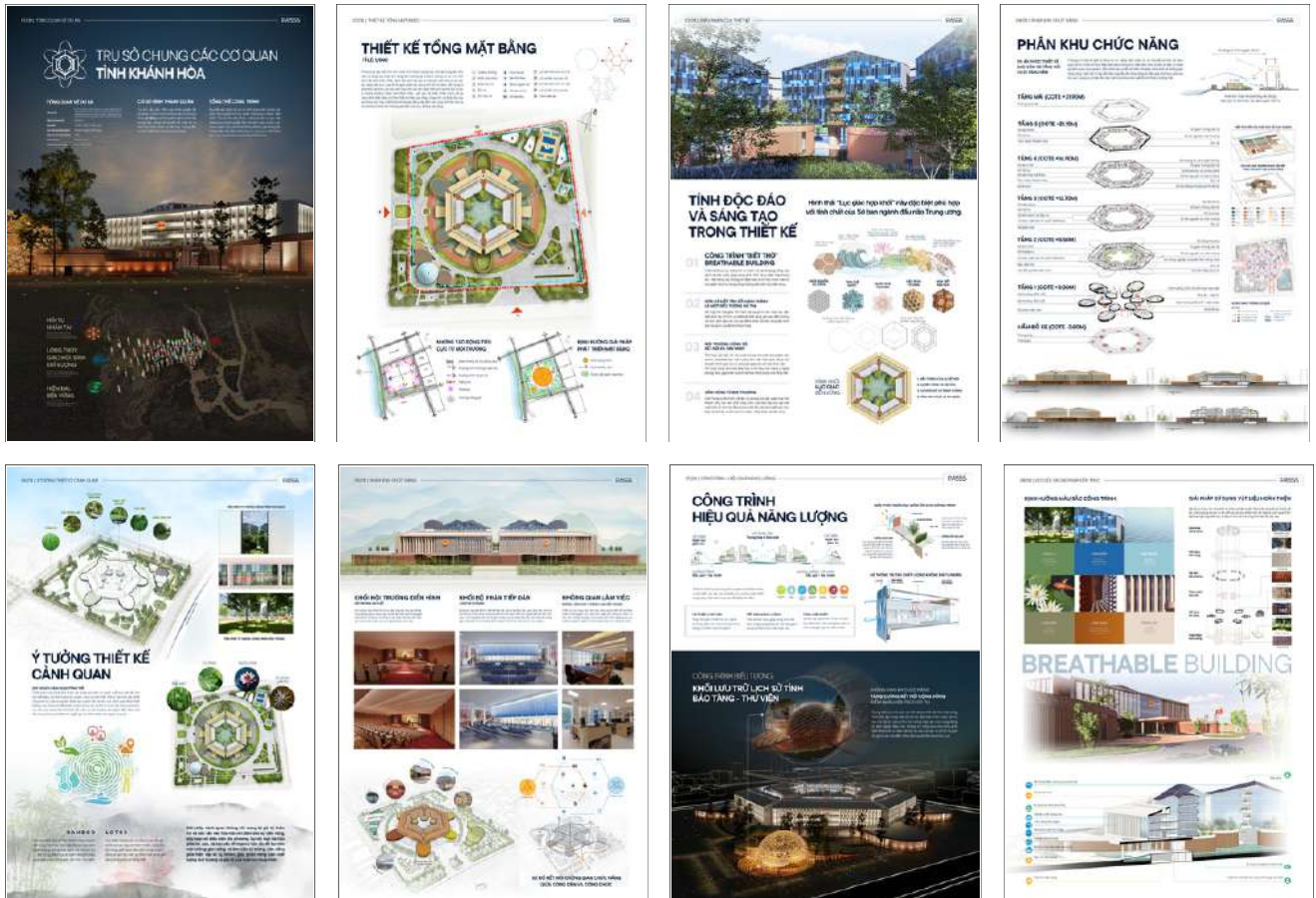


More than an administrative building, the project is envisioned by APA as a new civic landmark for the city a modern and sustainable administrative complex that meets functional requirements while creating a distinctive landscape identity. The architecture is conceived as a “breathing building,” optimizing natural ventilation, daylight, and multi-layered greenery. Open spaces, together with water features & green corridors, are arranged throughout the site, helping regulate the microclimate & create a comfortable, nature-connected working environment.



HEADQUARTERS OF PROVINCIAL DEPARTMENTS AND AGENCIES OF KHANH HOA

One of the highlight is the public library combined with the storage block, designed to illuminate at night, not only becoming an architectural symbol but also enhancing the urban landscape and creating a space that connects the community. The overall plan ensures convenient and safe traffic flow with optimal fire protection solutions, while also reflecting a harmonious blend of modern construction technology & local cultural values. This contributes to enhancing the urban appearance and promoting sustainable development for Khanh Hoa.



HAI DUONG | 2026

HUDLAND BINH GIANG URBAN AREA

ENTRANCE GATE ARCHITECTURE DESIGN &
SHOPHOUSE STREET ARCHITECTURE DESIGN



Hudland Binh Giang Urban Area is envisioned as a distinctive urban destination within the Hai Duong region. The entrance gate is developed as the opening landmark of the Pho Huyen precinct, combining formal architectural proportions, local materials, and a refined contemporary language. The design establishes a clear sense of arrival, contributing to the overall image, brand identity and experiential value of the project.



NORTHERN VIETNAM INSPIRATION

Pho Huyen street is developed from the inspiration of traditional Northern Vietnamese architecture and the urban memory of Hai Duong. Elements such as tiled roofs, arches, balconies, verandas, and warm material tones are carefully refined into a contemporary design language. The space is organized in a cohesive yet flexible manner, creating a distinctive commercial street that feels welcoming and experience-rich for both residents and visitors.



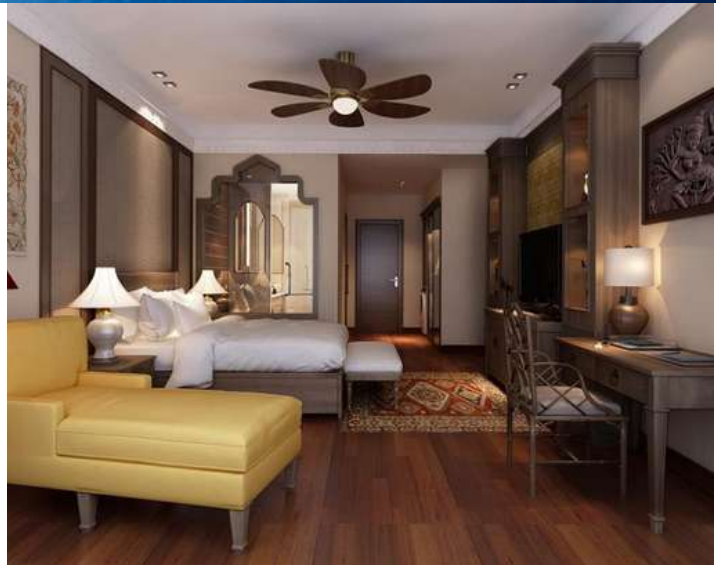
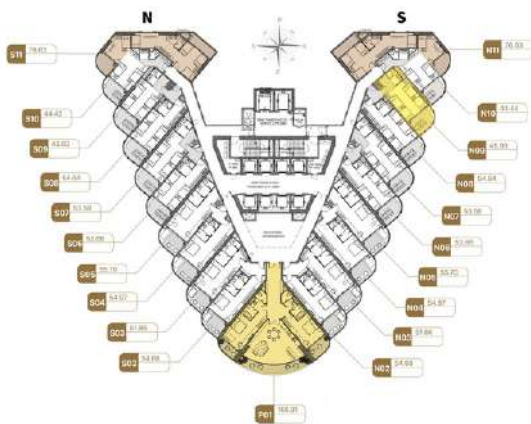
REAR FACADE OF THE STREET BLOCK

The rear facade of the street block is designed with a clean, practical, and easy-to-operate approach, supporting circulation, logistics, and technical access for the entire shophouse row. The architectural language is simplified while maintaining consistency with the overall design, ensuring commercial efficiency, stable long-term use & a refined image for Pho Huyen precinct.



BEAURIVAGE NHA TRANG LUXURY COMPLEX

MARKET RESEARCH
BUSINESS MODEL CONSULTANCY
OVERALL DESIGN CONSULTANCY



On the coastal road of Tran Phu, winding its way around the beautiful Nha Trang Bay, the historical values have been continued and developed to create the BEAU RIVAGE complex an amalgamation of commerce, entertainment, resorts, and a 5-star hotel. BEAU RIVAGE perfectly converges various elements of class, making it the new iconic destination in Nha Trang. APA Consultant is honored to participate in the comprehensive consulting process for the establishment of the project and to provide guidance on operation and sales policies.

CONSULTANCY PACKAGE:
ARCHITECTURAL DESIGN

NHA TRANG CITY

QUANG TRUNG TOWER



NHA TRANG CITY

AN PHU COMPLEX

ARCHITECTURAL DESIGN
INFRASTRUCTURE DESIGN



ARCHITECTURAL DESIGN
TECHNICAL INFRASTRUCTURE DESIGN

QUY NHON CITY

GREENHILL INTERNATIONAL COMPLEX



PHU KIENG BRIDGE NHA TRANG

ARCHITECTURAL DESIGN
COMPETITION FOR PHU KIENG BRIDGE
VINH NGOC COMMUNE, NHA TRANG CITY

Inspired by the swiftlet, a bird closely associated with Nha Trang, Phu Kieng Bridge features a slender cable stayed design and gracefully stylized pylons, striking a harmonious balance between nature and architecture. Beyond serving as a vital transportation link, the bridge also underscores the city's position as a modern urban center with a rich cultural identity.

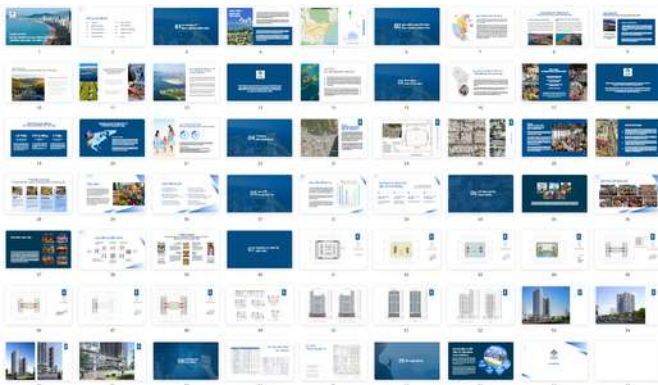
Looking ahead, Phu Kieng Bridge will play a pivotal role in connecting the northern districts to the city center, driving socio - economic development and opening up new tourism and leisure opportunities along the Cai River. Complementary elements such as green parks and a marina will help create a vibrant, eco-friendly living environment, establishing a distinctive new landmark and offering unique experiences for both residents and visitors.



VINH HOA THE CENTRAL RESIDENCE

PROJECT SCALE: 5.167 M2

KHANH HOA MARKET RESEARCH;
GENERAL CONTRACTOR FOR
ARCHITECTURAL, INTERIOR AND
LANDSCAPE DESIGN.



Vinh Hoa Residence is a mixed-use apartment, commercial and service building located on the East-West - Dien Bien Phu road, directly connected to the Pham Van Dong sea road. The project looks like a mountain overlooking the sea: the north looks to Co Tien mountain, the east looks to Nha Trang bay, the south looks to the University of Communications campus, the west looks to the campus of Vinh Hoa primary school.

MDBA TOWER HO CHI MINH CITY

FACADE & ARCHITECTURE DESIGN
CONSTRUCTION DRAWING DESIGN
PROJECT AREA: 5,167 M²

FACADE MOODBOARD



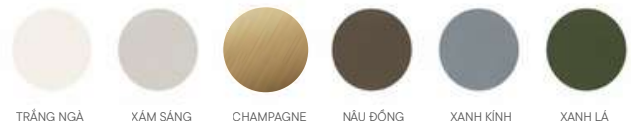
VẬT LIỆU



CHI TIẾT MẶT ĐŨNG



BẢNG MÀU



NGÔN NGỮ THIẾT KẾ



MDBA Tower is repositioned from a conventional office building into a contemporary workplace with an open façade, enhanced visual identity, and improved commercial value. The existing structure is retained and upgraded through a new architectural language, using large-format glazing, refined vertical rhythms, contemporary materials, and a strong ground-floor presence to create a distinctive landmark within the developing urban fabric. The design approach focuses on optimizing the building's façade, improving the quality of internal working spaces, and strengthening the overall image, operational efficiency, and commercial potential of the property. The result is a modern, transparent, and professional office tower that responds to today's standards for workplace design and urban frontage.

VIET HOA INTERNATIONAL SECONDARY SCHOOL

SITE AREA: 12,504 M²
GROSS FLOOR AREA: 19,332 M²

1/500 PLANNING PREPARATION APPROVAL,
SCHEMATIC DESIGN, CONSTRUCTION
DRAWING DESIGN, INTERIOR DESIGN,
CONSTRUCTION PERMIT APPLICATION.



Viet Hoa International School is developed as a modern educational environment, fully aligned with international secondary school standards. The project focuses on creating a comprehensive learning ecosystem where classrooms, functional learning spaces, and shared amenities are organized in a synchronized manner, including classrooms, internal courtyard, canteen, swimming pool, gymnasium, and community areas. The design approach emphasizes clarity in operation, optimized learning experiences, and a balance between academic, physical, and social development. Through a bright, friendly, and distinctive architectural image, the project contributes to shaping a modern and inspiring school campus.



The canteen is designed as a shared student activity space that responds to dining, resting, and daily interaction needs. The layout is open and flexible, supporting convenient circulation while creating a bright, safe, and welcoming environment aligned with the character of a modern international school.



The swimming pool on Level 08 is designed as a dedicated physical training space within the school environment. With a modern layout, clear lane organization, and a safe supporting amenity system, the area is planned to serve swimming, training, and sports activities in efficient and professional manner.



The classroom is designed in a modern, bright, and international-standard direction. The furniture layout ensures clear visibility toward the teaching area while supporting active interaction between teachers and students. Natural daylight is optimized to create a friendly, focused, professional learning environment.

NHON BINH | 2025

ECOSCHOOL INTERNATIONAL INTEGRATED SCHOOL

WITHIN THE ECOHOME NHON BINH PROJECT

SITE AREA: 2,292 M²
TOTAL FLOOR AREA: 2,750.4 M²

MASTER PLANNING DESIGN
ARCHITECTURAL CONCEPT DESIGN
PRELIMINARY & DETAILED TECHNICAL
DESIGN DOCUMENTATION



HAI LONG SOCIAL HOUSING

PROJECT SCALE: 99,631.9 M²

MASTER PLANNING DESIGN

ARCHITECTURAL CONCEPT DESIGN



The Hai Long Industrial Park in Thai Binh is experiencing rapid growth, attracting a large workforce from neighboring provinces. With the increasing population and the influx of migrant workers, the demand for housing in the area is rising sharply. However, existing worker housing infrastructure remains insufficient particularly affordable housing options located close to workplaces for convenient living and commuting. The development of social housing and worker housing projects at reasonable costs is therefore essential, helping to address this issue while stabilizing living conditions and attracting a high-quality workforce for the industrial park.

The project features modernly designed apartments, optimizing living space while ensuring essential amenities. Infrastructure development is prioritized, including a comprehensive security system, community facilities such as playgrounds, green parks, and shared spaces. The project is committed to creating a healthy, sustainable, and friendly living environment, meeting the housing needs of residents and workers in the Thai Binh area.

DAI NAM GREENPARK PREMIUM APARTMENTS

PROJECT AREA: 6,005.1 M²
MASTER PLANNING DESIGN
ARCHITECTURAL CONCEPT DESIGN
APARTMENT LAYOUT DESIGN

Inspired by its unique location overlooking the refreshing “Glass Park”, the Dai Nam Green Park premium apartment project embodies the seamless connection between urban living and natural landscapes. The name “Green Park” is derived from the expansive green park space that the project aspires to, evoking a sense of tranquility and serenity like an oasis amidst the bustling city.



COMPLEX BUILDING PHUOC LONG

PROJECT SCALE: 964 M2

CONSULTANCY PACKAGE:
ARCHITECTURAL, LANDSCAPE, INTERIOR DESIGN



SEA VIEW PREMIUM CONDOTEL COMPLEX

PROJECT SCALE: 80,301 M²
ARCHITECTURAL DESIGN CONSULTING



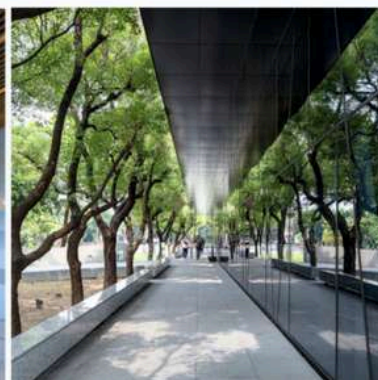
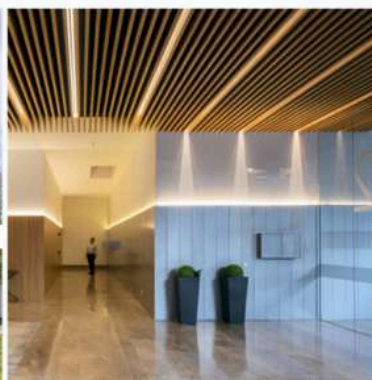
DEPARTMENT OF INFECTION CONTROL

CENTRAL HOSPITAL

PROJECT SCALE: 850 SQUARE

METERS; 02 FLOORS

ARCHITECTURAL AND INTERIOR DESIGN



THIEN HUNG GROUP OFFICE

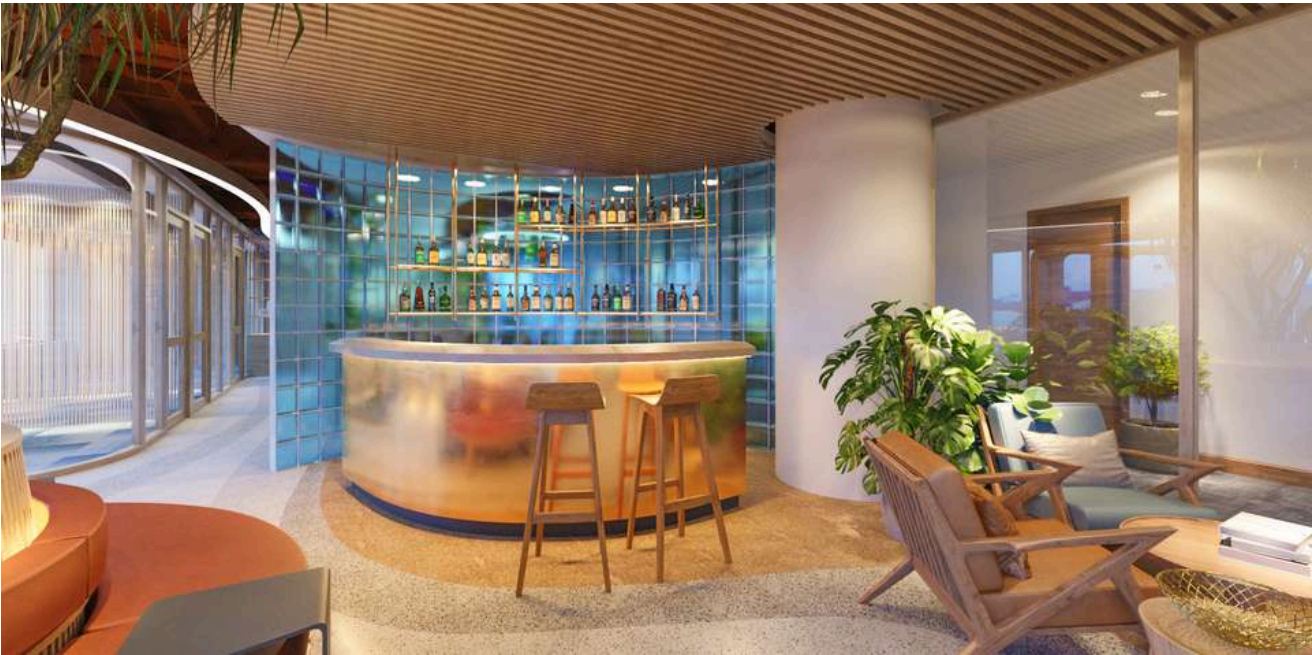
ARCHITECTURAL DESIGN,
STRUCTURAL DESIGN, MEP DESIGN,
OFFICE INTERIOR DESIGN, AND
ROOFTOP LANDSCAPE DESIGN.



The design mission focuses on interpreting the brand's identity and creating a professional, modern, and inspiring workplace that strengthens connection among employees. The office environment is designed to express the company's character through colors, logo integration, and refined interior detailing. The architectural approach emphasizes openness, clarity, and efficiency, creating a comfortable and friendly working atmosphere. The ultimate goal is to establish a dynamic workplace that encourages productivity, collaboration, and creativity.

TROPICANA OFFICE HUB

ARCHITECTURAL AND
INTERIOR DESIGN



VINASME CENTRAL HIGHLANDS VOCATIONAL EDUCATION CENTER

PROJECT SCALE: 2.930 M²
ARCHITECTURAL, INTERIOR
LANDSCAPE RENOVATION DESIGN

CANTEEN COMPLEX



Second Floor Interior Space



Outdoor Resting Area



Glasshouse Exhibition Space

Located within the Vinasme Central Highlands Vocational Education Center in Dak Lak, the canteen complex is renovated as a multifunctional community hub that connects dining, relaxation, informal learning, and landscape experience. The design reorganizes the existing café canteen and landscape hill into a continuous spatial journey, where indoor and outdoor areas, natural materials, greenery, and water features are integrated to create a friendly, flexible, and sustainable environment for students, teachers, and staff.



LANDSCAPE HILL



The landscape hill is envisioned as an experiential outdoor destination within the Vinasme Center, connecting nature, people, and daily campus activities. Based on the existing terrain, mature greenery, and water features, the design reorganizes walking paths, resting points, viewing areas, and light landscape structures into a continuous journey. The space offers a calm, flexible, and nature oriented environment for relaxation, informal gathering, and energy renewal.



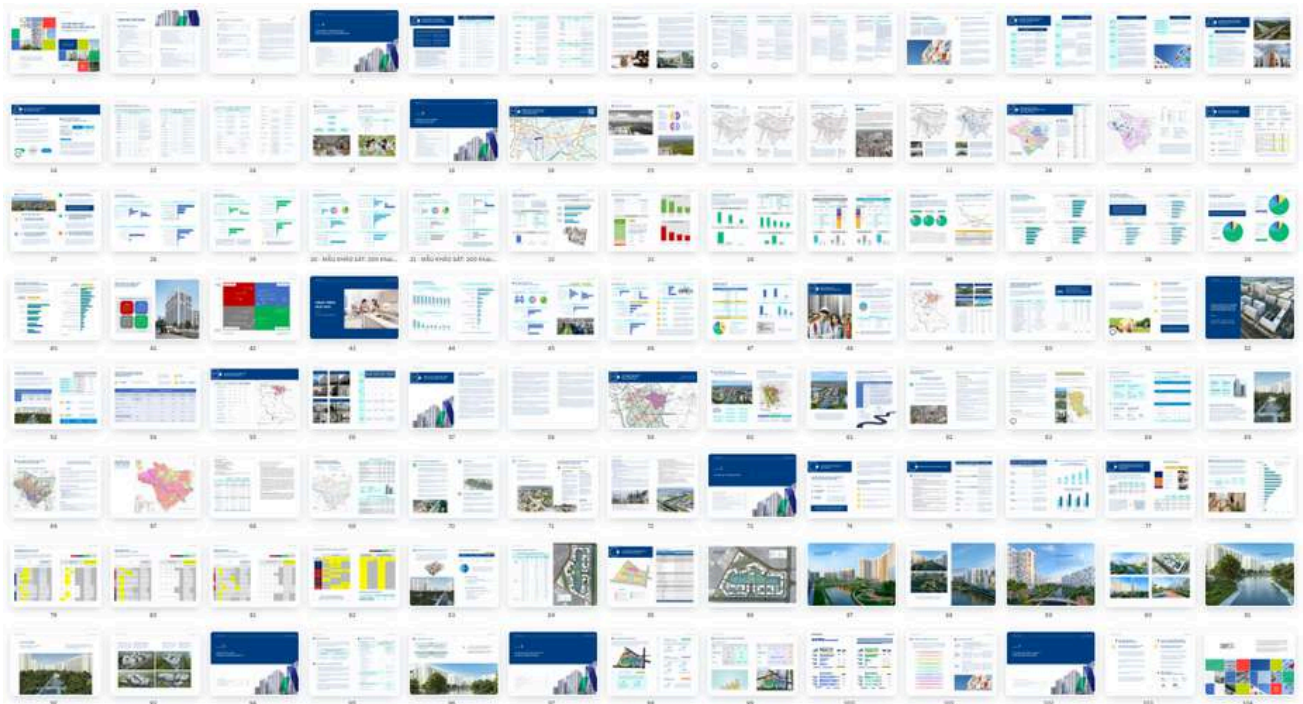
APA PROJECTS

COMPREHENSIVE PROJECT
DEVELOPMENT CONSULTING

SOCIAL HOUSING THANG LONG II INDUSTRIAL PARK

PROJECT AREA: 180,000 M²

PRE-FEASIBILITY STUDY; MARKET RESEARCH; INVESTMENT &
OPERATION CONSULTING; PLANNING DESIGN CONSULTING



This Pre-feasibility Study Report is conducted by APA at the request of Sumitomo Corp. and Thang Long II Industrial Park, with the aim of assessing and analyzing the development potential of the TLIPII Social Housing Project. The objective of this report is to provide a comprehensive overview of the technical, economic, and legal aspects related to the project, thereby supporting the client in making effective and sustainable investment decisions. During the research process, APA Consulting applied scientific and highly specialized methodologies to ensure the accuracy and feasibility of the results and recommendations, while also providing an optimal proposal for the overall planning and design of the project.

INDUSTRIAL PARK VKSIP BINH PHUOC

PROJECT AREA: 1,039,316 M²

BUSINESS MODEL CONSULTANCY;
INVESTMENT PARTNERSHIP CONSULTANCY;
DESIGN CONSULTANCY.

The industrial park is designed based on the principles of the sharing economy, emphasizing the optimization of resource sharing, including workforce, facilities, equipment, and information. The industrial park offers flexible leasing conditions, particularly suitable for small, micro, and seasonal businesses with changing needs. It targets businesses within compatible industries, prioritizing those within the same supply chain or related industries. Additionally, the industrial park provides professional support services to enhance business efficiency and success.



T&H TUYET HUNG DIAMOND SOCIAL HOUSING PROJECT

PROJECT AREA: 54,196 M²

DESIGN CONSULTANCY
MASTER PLANNING DESIGN
REPRESENTATIVE OFFICE DESIGN



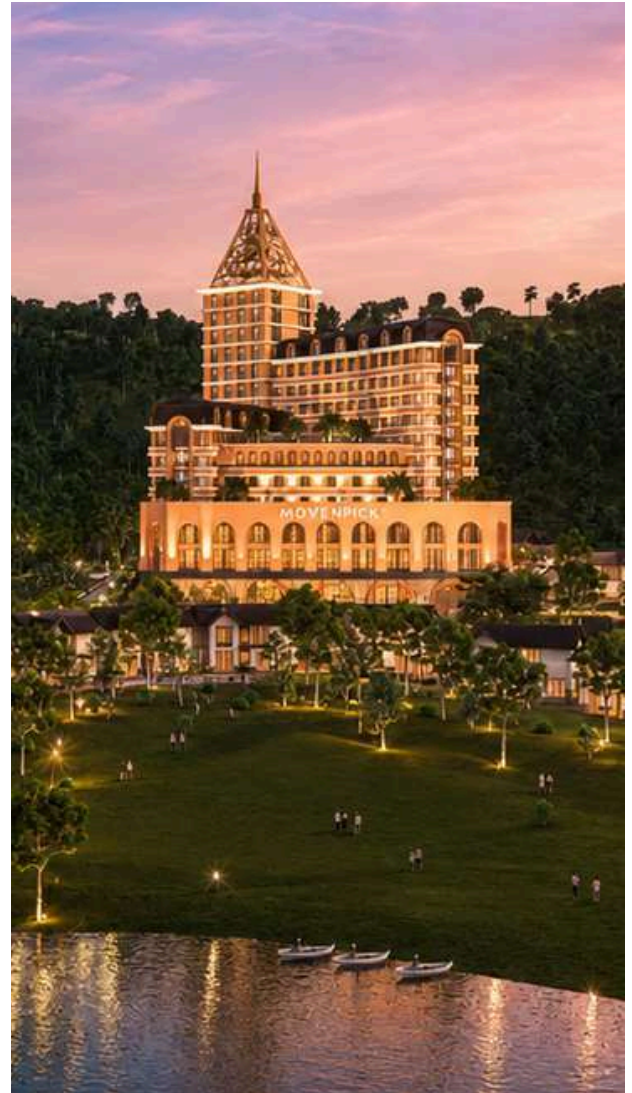
T&H Social Housing Project - located in Binh Tan District, HCMC, is developed with the objective of providing quality housing for low- and middle income residents. Located in a convenient area, the project offers easy access to existing residential communities and key public amenities. The apartments are designed in a modern direction, optimizing living space while ensuring essential amenities for residents. Supporting facilities include internal roads, greenery, parking areas, and community spaces, responding to the housing needs of residents in the Binh Tan area.



MOVENPICK 5 STAR HOTEL

SITE AREA: 50,354 M²
HOTEL BUILDING AREA: 3,877 M²

DESIGN CONSULTANCY
MASTER PLANNING DESIGN
HOTEL BUILDING DESIGN
VILLA PROTOTYPE DESIGN



The 5-star Movenpick Bao Loc Hotel is developed by Amavi Group and operated by Accor. APA was commissioned to design the project with the ambition of creating a new highland landmark in Lam Dong. Taking inspiration from French architecture and the natural landscape of Ngoc Lake, the project offers a refined resort atmosphere that remains closely connected to local identity. The hotel includes a high-end hotel block, spa, onsen, and resort facilities, creating an international-standard hospitality experience. With a sustainable development orientation and energy-saving design solutions, Movenpick Bao Loc is envisioned as an attractive destination that elevates wellness tourism in Bao Loc.

ZEN WELLNESS PARK ELDERLY CARE COMPLEX ECO-RESORT RETREAT

PROJECT AREA: 80,000 M²

PRE-FEASIBILITY STUDY; MARKET RESEARCH
MASTER PLANNING & DESIGN CONSULTANCY
INVESTMENT & OPERATIONS CONSULTANCY

An eco-wellness and retirement resort complex located at Nui Dinh, Ba Ria, covering an area of 8 hectares with a construction density of only 40%, dedicating the majority of its land to green spaces. The master plan includes multi-generational resort villas, a senior care center, a traditional medicine therapy area, and community spaces that foster both physical and spiritual well-being.

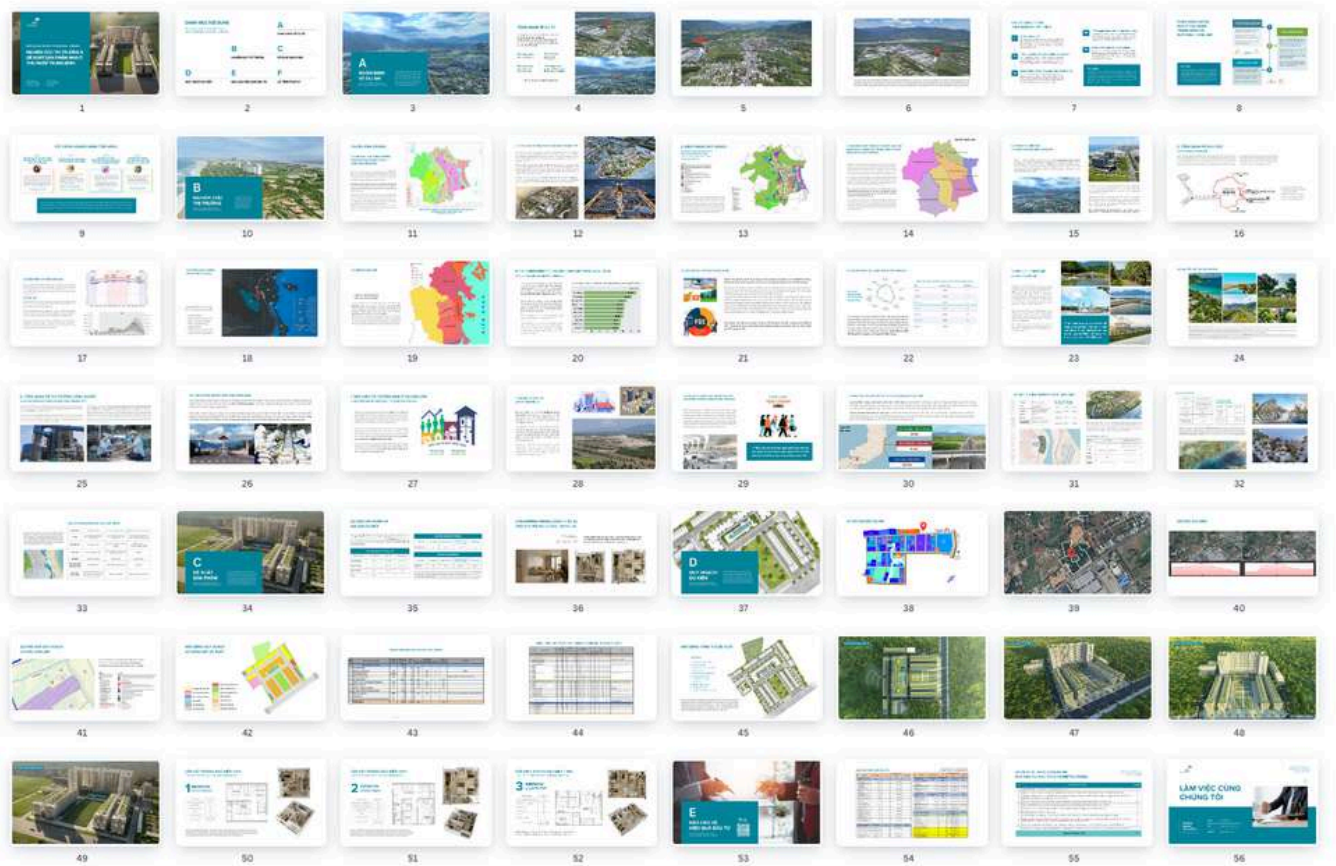
APA serves as the strategic and master planning advisor for the project, from market research and model positioning to architectural proposals and operational solutions. APA envisions Thien Duong Vien as a pioneering model that harmoniously integrates eco-resort living with proactive healthcare, meeting the growing demand for green and healthy lifestyles among the elderly and modern families.



RESIDENTIAL AREA - SUOI DAU INDUSTRIAL ZONE

PROJECT AREA: 40,386 M2

MARKET RESEARCH;
PROJECT DEVELOPMENT CONSULTANCY;
COMPREHENSIVE DESIGN.

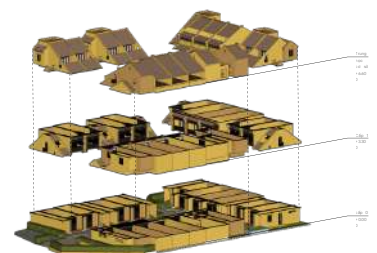


APA conducted market research and provided consulting on the investment and real estate development model for a mid-income residential project, aligned with the master plan of the new Cam Lam Urban Area. With strong urban growth momentum and its location in Xa Suoi Dau, Cam Lam District, the project offers promising potential within a rapidly developing real estate market.

HOI AN VILLAGE HUNG VUONG

PROJECT AREA: 1,800 M²

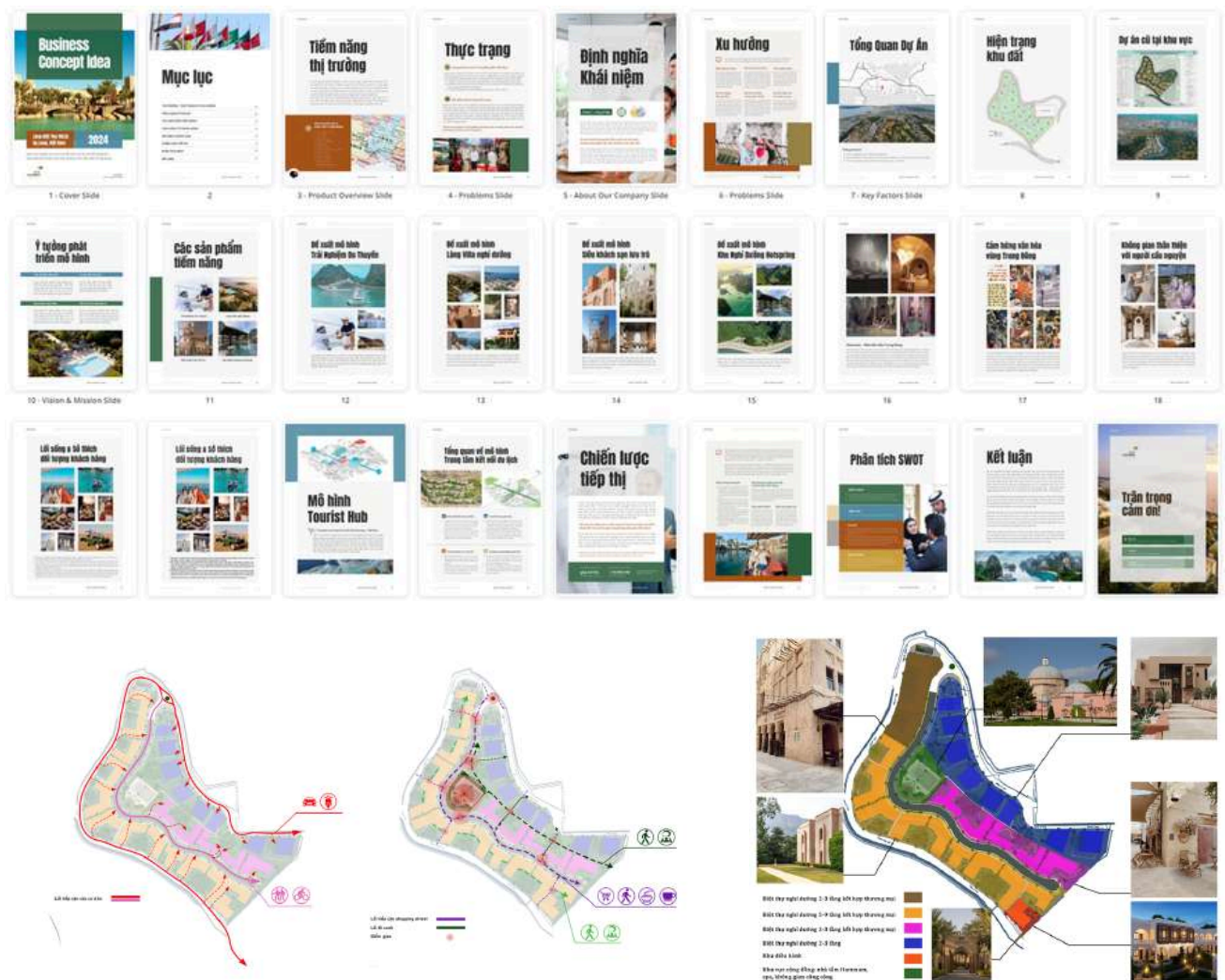
MARKET RESEARCH,
FULL-PACKAGE DESIGN,
BUSINESS MODEL CONSULTING.



Planned as an integrated service, commercial, and boutique accommodation complex, the project draws inspiration from the architectural character of Hoi An Ancient Town. The design adopts a traditional yet contemporary language, creating a vibrant destination that combines cultural experience, local cuisine, boutique retail, green landscapes, and diverse amenities. The model aims to preserve and promote cultural value while unlocking commercial potential through an integrated hospitality and service ecosystem. More than a place to stay, Hoi An Village is envisioned as a multi-functional destination where visitors can shop, dine, enjoy cultural activities, exercise, work & experience the spirit of Hoi An within one united complex.

HALAL VILLAGE HA LONG

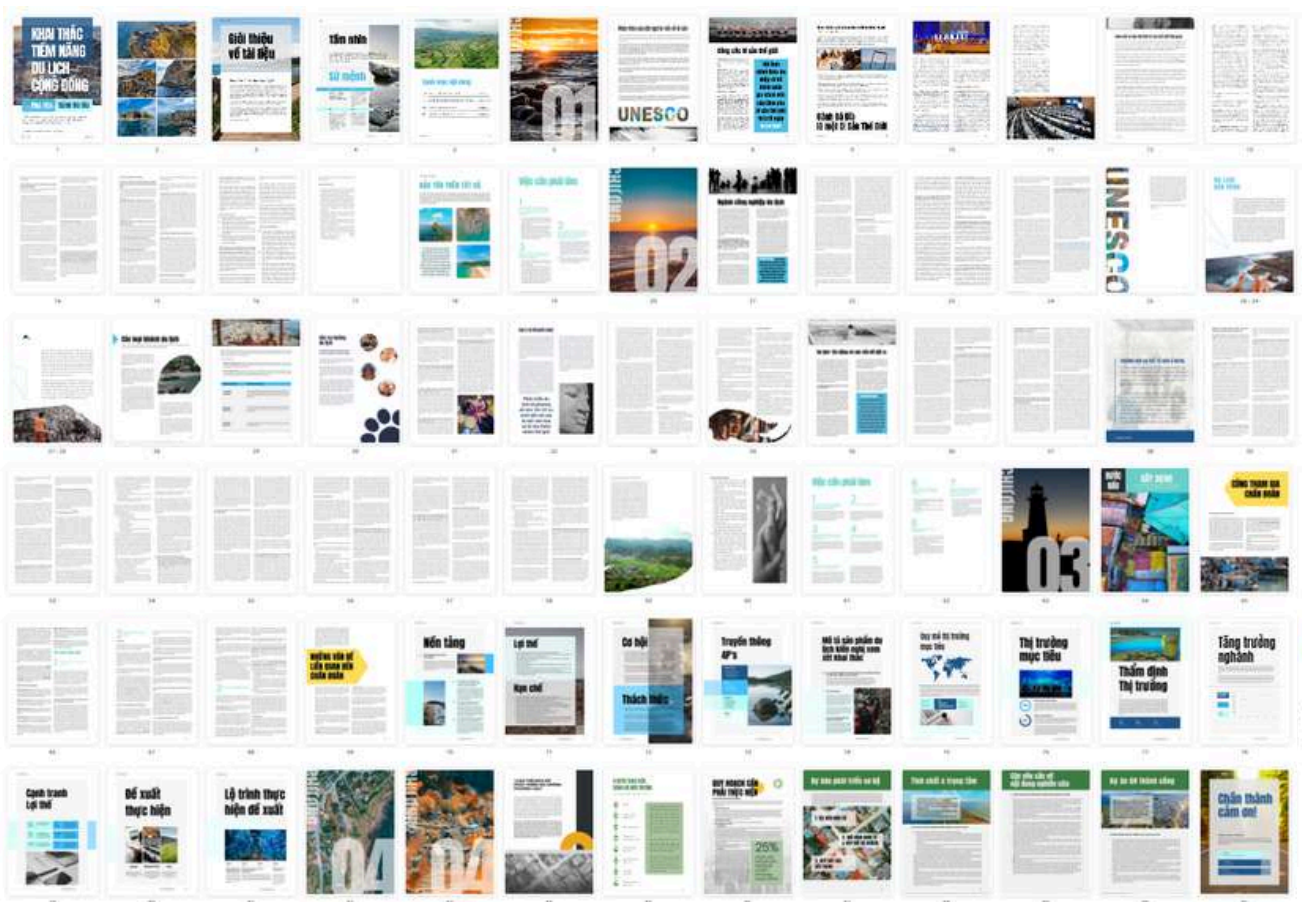
GLOBAL MARKET RESEARCH;
PROJECT CONCEPT CONSULTANCY;
ARCHITECTURAL AND LANDSCAPE DESIGN.



APA has conducted research and consultancy on the first combined commercial and service-oriented resort real estate model for Muslim visitors in Halong Bay. This initiative aims to provide a premium resort experience at the UNESCO-recognized World Heritage Site of Halong Bay. Emphasizing architecture and operational concepts tailored to the culture and preferences of Middle Eastern travelers, the project comprises 28 high-rise buildings ranging from 3 to 9 floors, offering various types of hotel rooms and villas. Strategically located in the heart of Halong Bay's tourism center, HALAH Village is poised to redefine luxury accommodations in the region.

COMMUNITY-BASED TOURISM RESEARCH DOCUMENT AT GANH DA DIA

MARKET RESEARCH,
DEVELOPMENT PROPOSAL,
AND ORIENTATION STRATEGY



APA prepared a comprehensive orientation and proposal document aimed at preserving, promoting, and enhancing the tourism potential of Ganh Da Dia. The study aligns the destination with global tourism trends for the 2022–2025 period, with a focus on community-based tourism, local identity, sustainable and responsible destination development.

SON TAY, HA NOI | 2023

THAO VIEN COMPLEX LUXURY RESORT & SPA

PROJECT AREA: 43,800 M²

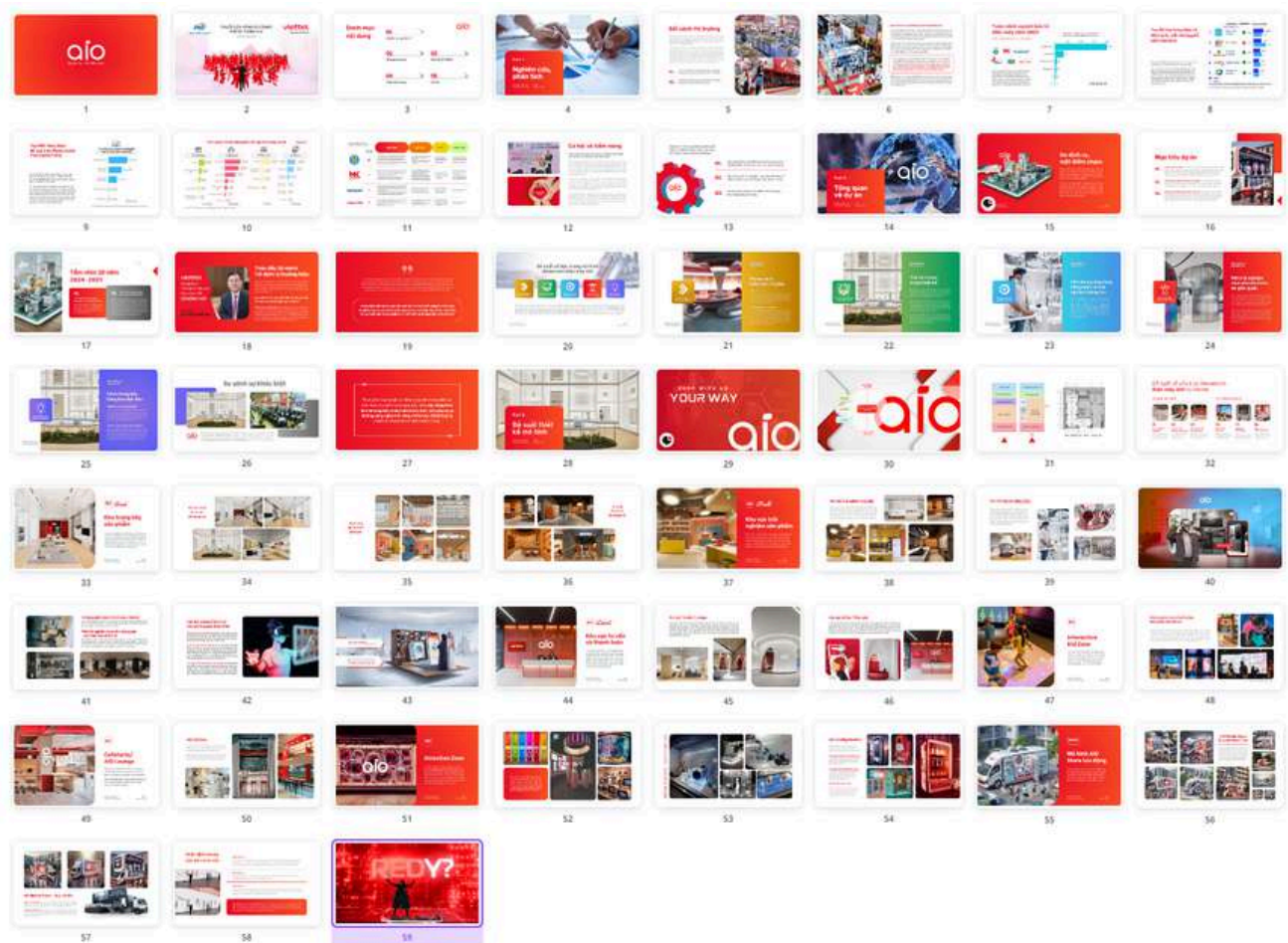
MARKET RESEARCH IN SON TAY;
PROJECT CONCEPT CONSULTING;
ARCHITECTURAL, INTERIOR, AND
LANDSCAPE DESIGN CONTRACTOR



Located 40 km south of Hanoi's city center, Thao Vien Luxury Resort & Spa offers a tranquil retreat amidst lush landscapes, ideal for all seasons and fully equipped to meet international standards for entertainment, relaxation, dining, conferences, and accommodation. Through in-depth analysis, APA's design team has developed a unique concept that blends leisure with cultural heritage, deeply rooted in the essence of Vietnam.

SHOWROOM OF AIOSMART BY VIETTEL

MARKET RESEARCH;
BUSINESS MODEL CONSULTING.
PROPOSAL OF DESIGN SOLUTIONS
AND DEVELOPMENT ORIENTATION.

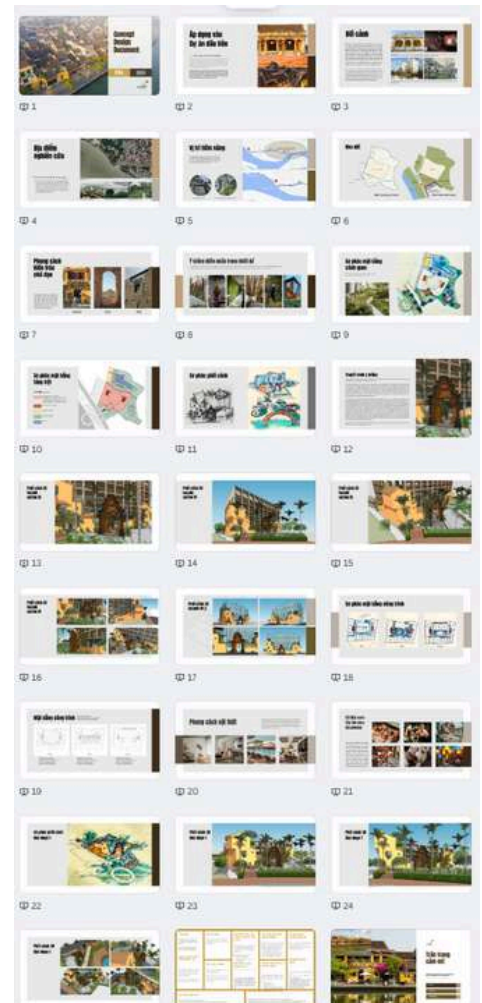
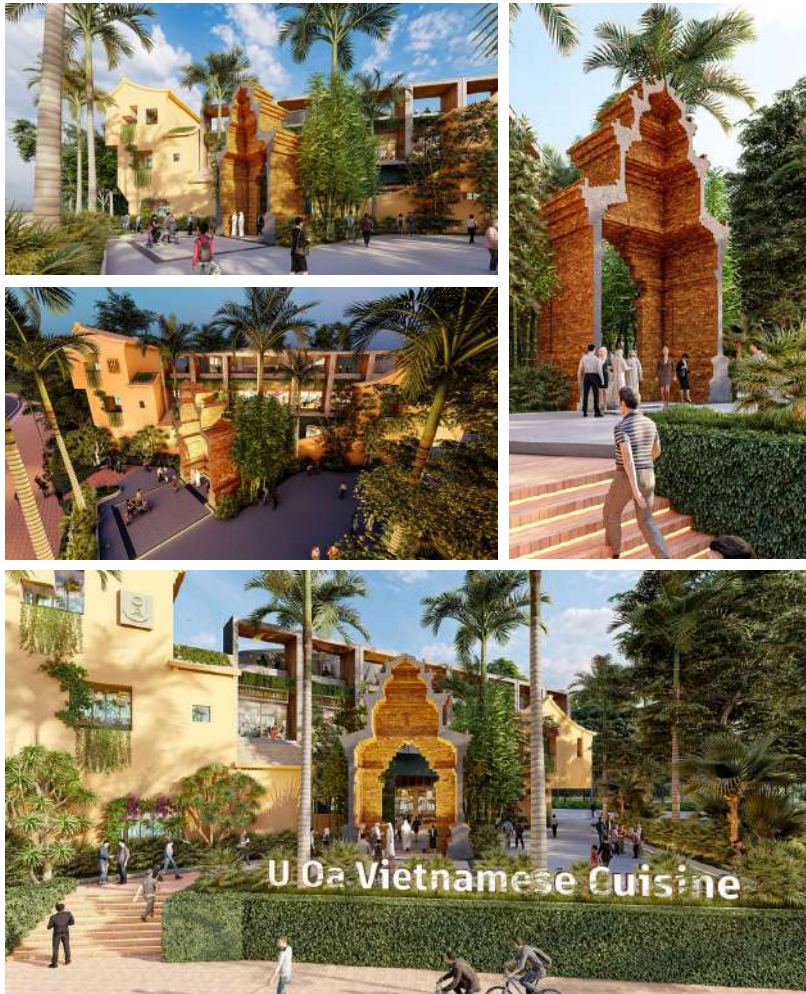


The AIOsmart showroom chain goes beyond the traditional household appliance store model. The Viettel Construction's AI home appliance showroom concept proposed by APA Consultant aims to create a unique and modern shopping experience for customers in Vietnam. With an advanced vision and integration of cutting-edge technologies such as VR, AR, Projection Mapping, etc., into design and operation, AIO will bring a unique and innovative shopping space previously unseen in the domestic market.

U OA CONCEPT VIETNAMESE HOSPITALITY & CULINARY COMPLEX

PROJECT AREA: 4,254 M²

MARKET RESEARCH;
BUSINESS MODEL CONSULTING;
ARCHITECTURAL AND LANDSCAPE DESIGN;
DEVELOPMENT ORIENTATION



Inspired by the spirit of “U Oa”, the project’s unique architecture is designed to evoke surprise and delight, blending the old with the new through a harmonious combination of Hoi An’s traditional architecture, vaulted structures, and contemporary design. The project site is located approximately 1 km from Hoi An Ancient Town, within a green landscape and pedestrian zone that forms part of the Thu Bon River waterfront masterplan, planned through 2030 with a vision toward 2050.

SKYLIGHT 360 ROOFTOP CLUB

MARKET RESEARCH;
BUSINESS MODEL CONSULTING,
ARCHITECTURAL & INTERIOR DESIGN.

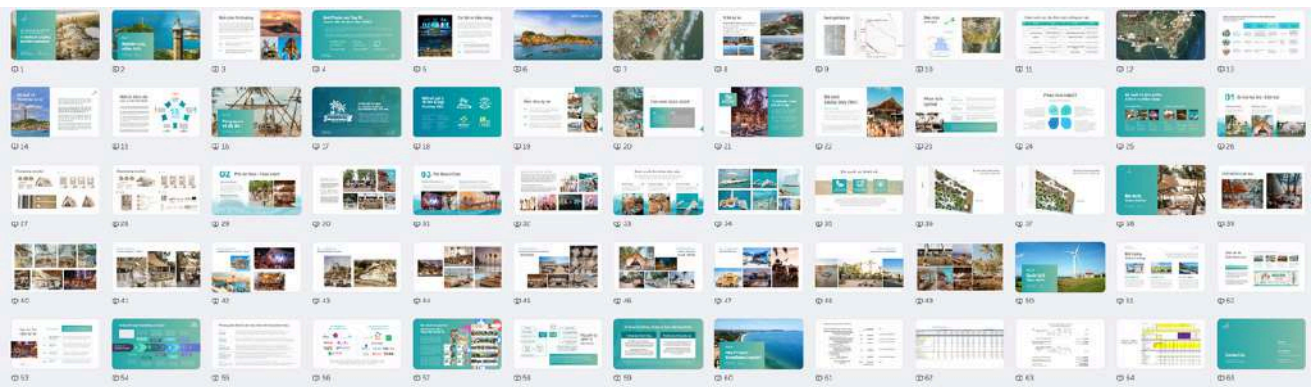


Located on the 43rd floor of the 5-star Premier Havana Hotel with panoramic views of Nha Trang Bay, Skylight is a vibrant and renowned destination offering a wide range of services to both domestic and international visitors. Whether visiting during the day to enjoy the 360-degree Skydeck observatory or dining at the restaurant, Skylight is committed to delivering unforgettable experiences for everyone and has become one of the most successful project models in Nha Trang City.

18 PARADISE BEACH CLUB

PROJECT AREA: 6,125 M²

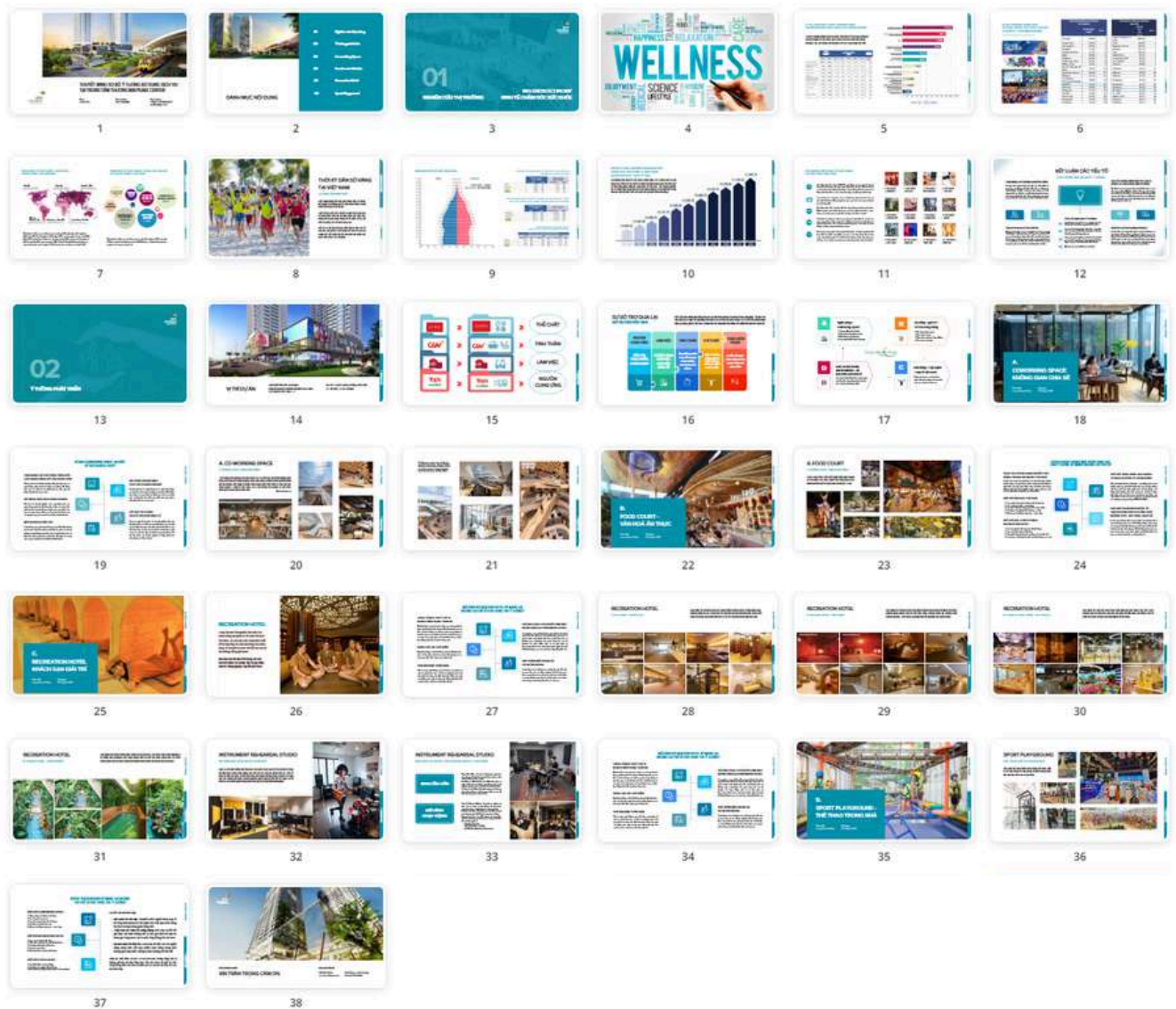
MARKET RESEARCH
BUSINESS MODEL CONSULTING
ARCHITECTURAL & LANDSCAPE DESIGN
PROJECT DEVELOPMENT & OPERATIONS



Located near Ke Ga Cape, Binh Thuan, 18 Paradise Beach Club is an ideal destination for young travelers seeking vibrant coastal experiences. Offering options such as camping and glamping, a lively beach club, a bustling food street, and creative entertainment activities, the project promises an exciting and memorable getaway.

THAO DIEN PEARL COMMERCIAL PODIUM CONCEPT

MARKET RESEARCH;
BUSINESS MODELS CONSULTING
DEVELOPMENT CONSULTING
PROJECT SCALE: 2357,2M2²



Thao Dien Pearl presents a unique commercial podium concept developed by APA, integrating various service models that complement each other within the same upscale complex. This holistic approach aims to provide residents and customers with a comprehensive experience where they can enjoy shopping, dining, entertainment, fitness, and work all in one place, saving time and effort.



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