



MONTGOMERIE LINKS
HOTEL & VILLAS

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INTRODUCTION

Welcome to Montgomery Links Villas

Strategically located on the heritage intersection between Da Nang and Hoi An, Montgomery Links proudly holds the distinction of being the very first golf course in Central Vietnam. With years of internationally standardised operations, it has firmly established its reputation as one of the region's most trusted names, favoured by passionate golfers both locally and abroad.

Far beyond a world-class golfing experience, Montgomery Links stands as a premier destination where refined resort living harmoniously meets the essence of a long-term residence, offering enduring value that transcends time.

Montgomery Links Hotel & Villas compound features **22 elegantly appointed hotel rooms** and **a collection of 19 three-bedroom villas** nestled amidst lush fairways. With a coveted location, refined design, and a full suite of modern amenities, it sets a new standard in sophisticated living, where every stay is a statement of prestige for those who call it home.



GENERAL INFORMATION

Owner/Developer:

TBS Group

Villa Architect:

Gravity Partnership Ltd., Hong Kong

Address:

Dien Ban Dong ward, Da Nang city,
Vietnam

Management:

General Director – Bui Phuoc My

Property Area:

37,900 square meters

Number of Villas:

19

Contact:

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TRUSTED MANAGEMENT FROM A RENOWNED OPERATOR



Operated and managed by Montgomerie Links — a prestigious brand under TBS Group, one of Vietnam's leading multi-industry corporations with over 30 years of sustainable growth. With nearly two decades of experience in golf and luxury hospitality management, Montgomerie Links ensures every stay meets international standards, offering seamless service and refined excellence in every detail.

TBSLAND

TBS
LOGISTICS

MAI HOUSE
HOTELS & RESORTS

MONTGOMERIE LINKS
GOLF & RESORTS

AMERICAN
HOME

TBSRetail

SITUATED AT THE INTERSECTION OF CULTURAL HERITAGE

Located on the axis of Hoi An - Da Nang - Hue, Montgomerie Links Hotel & Villas is a great place for travellers who love ancient romance, combined with the precious nature as Hoi An Ancient Town, Son Tra Peninsula, Ngu Hanh Son, Cu Lao Cham, Hai Van Pass...

- From Hoi An Ancient Town

13 km

- From My Son Sanctuary

44 km

- From Ngu Hanh Son

7 km

- From Son Tra Peninsula

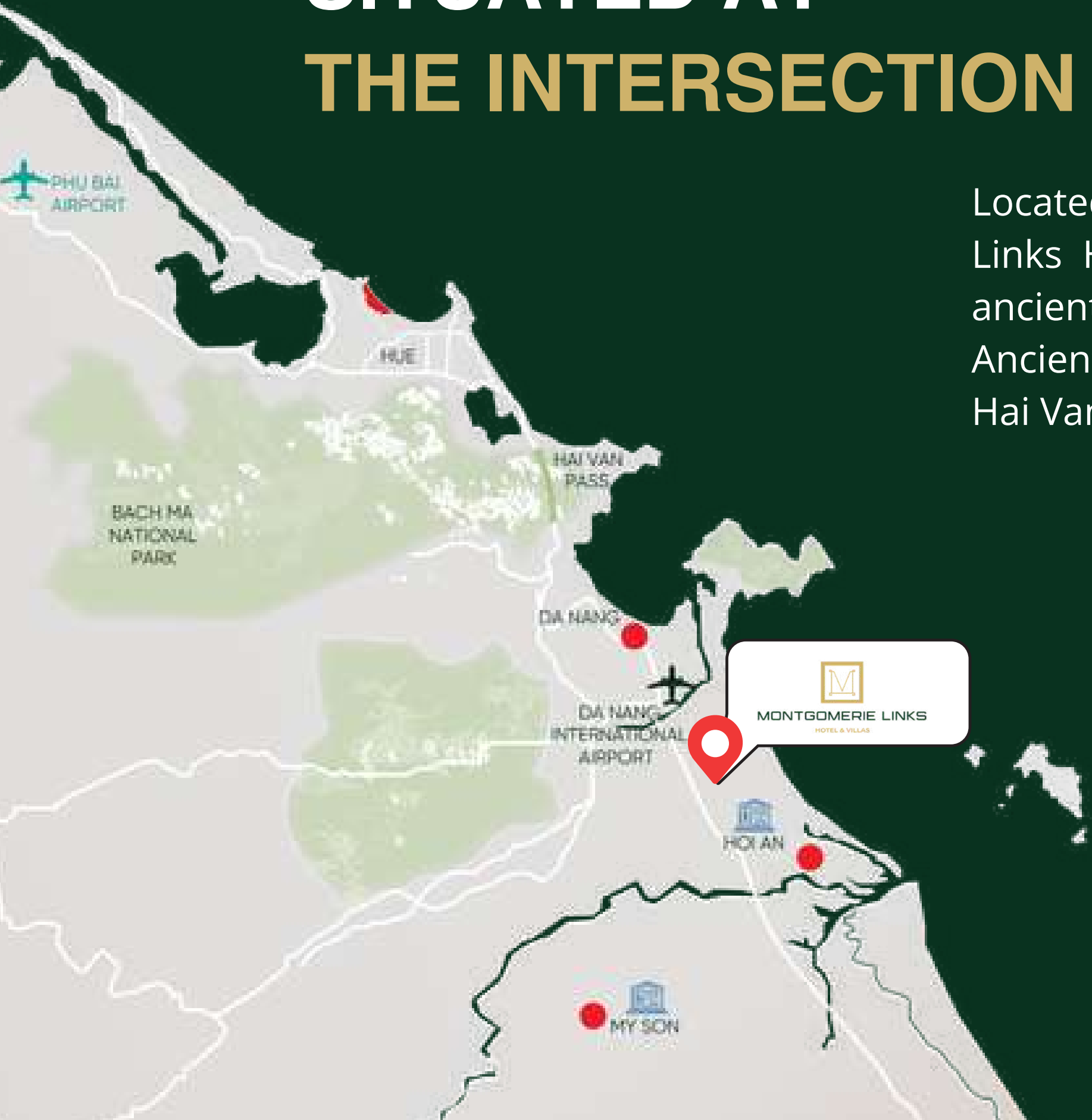
30 km

- From Danang Airport

18 km

- From Lang Co

50 km





A WORLD OF EXCEPTIONAL AMENITIES

Every stay is a journey of refined indulgence, where elegant living spaces meet a premium collection of amenities, thoughtfully designed to nurture your passions, well-being, and lifestyle in every experience.





World-class golf experience

Designed by legendary golfer Colin Montgomerie in 2010, Montgomerie Links was the first golf course to be established along Vietnam's Central Coast and has since become a pioneering club in setting professional operational standards for the regional golf industry.

Embracing the essence of traditional links-style golf, Montgomerie's design thoughtfully integrates the area's natural contours and coastal charm to craft a truly inspiring golf journey. Each hole presents its own distinctive challenge, offering a rewarding experience for players of all levels.

***An 18-hole
golf course
designed by
legendary golfer
Colin Montgomerie***



PRIVILEGE OF PURCHASING AN INDIVIDUAL GOLF MEMBERSHIP CARD AT MONTGOMERIE LINKS

Reserved for villa inhabitants, Montgomerie Links offers the opportunity to own a limited short-term individual golf membership card at a special rate – an exclusive benefit that affirms priority access and exceptional recognition for golf enthusiasts staying within the villa.

DRIVING RANGE:

With 30 undercover bays as well as designated grass tees our guests have the ability to practice in all conditions



GOLF ACADEMY:

Private and group lessons are led by PGA-certified professionals and a team of local instructors, tailored for everyone from beginners to advanced players. The academy also offers outdoor golf activities for groups of up to 100 guests.

GYM CENTER:

Fully equipped with state-of-the-art facilities in an elegant setting, this is the ideal space for those pursuing a healthy and active lifestyle.



PROSHOP:

In addition to a diverse range of products for golfers, from curated accessories to exclusive fashion pieces, Proshop offers refined souvenirs, practical travel essentials, and thoughtfully assembled gift kits.



A culinary journey of distinction



A TEAM OF CULINARY EXPERTS:

At Montgomerie Links, dining is elevated into a truly emotional experience. Our resort takes pride in its team of seasoned, professional chefs who craft menus that artfully blend the distinct flavors of Northern, Central, and Southern Vietnam with the creative flair of modern international cuisine.



INGREDIENT-DRIVEN PHILOSOPHY:

What sets Montgomerie Links dining experience apart is our unwavering commitment to fresh, clean ingredients. From leafy greens and fragrant herbs to premium seafood and meats, every element is carefully sourced daily to ensure the highest quality and preserve the ingredients' natural essence.



A culinary journey of distinction



BIRDIES RESTAURANT

Located in the clubhouse with a spacious view of the green 18th, Birdies restaurant is centrally located on the golf course. It's a must-stop for both golfers and villa inhabitants seeking a satisfying break.

- Breakfast: 6 AM – 10 AM
- All-Day Dining: 6 AM – 9 PM
- Location: Club House



BISTRO RESTAURANT

Situated on the ground floor of the Montgomerie Links Hotel, this inviting space is where your day begins with a delightful breakfast overlooking the expansive fairways of Hole 10, an inspiring and tranquil experience embraced by nature.

- Breakfast: 6 AM – 10 AM
- Location: Hotel



THE 19TH COFFEE & BEER

A serene spot to unwind, offering sweeping views of the lush green Driving Range, where inhabitants can savour a variety of flavorful Vietnamese specialities alongside distinctive Asian-inspired dishes.

- All-Day Dining: 8 AM – 10 PM
- Location: Driving Range



VILLAS SERVICES

- All-Day Dining: 6 AM – 9 PM

VILLAS BBQ RENTAL

- BBQs are available for hire with 24 hours notice.



HOME ON GREEN

As one of the rare coastal destinations along Vietnam's famed shoreline that offers a truly unique stay right within an international championship golf course, Montgomerie Links Hotel & Villas delivers a one-of-a-kind experience. Nestled in the heart of Montgomerie Links Golf Club, honoured for consecutive years as "Best Golf Course in Vietnam" by the Asia Pacific Golf Summit, this sanctuary redefines luxury living.

Every step reveals a new frame of serenity: vast open skies, manicured green fairways, and gently undulating landscapes. Immersed in tranquillity and fresh air, this is more than a place to stay, it is a way of living. Here, nature meets refinement, offering a rare chance to recharge both body and mind while embracing an elevated lifestyle shaped by elegance, calm, and aspiration.



A REFINED WAY OF LIVING

Embodying one of Vietnam's finest lifestyle concepts, the villas are thoughtfully designed to prioritise comfort, serenity, and absolute convenience. These villas offer complete privacy while maintaining seamless connectivity to on-site amenities and nearby destinations.

Elegantly positioned on elevated ground between the 9th and 10th holes, villas boast panoramic views of the lush fairways, the majestic southwestern mountain range, and the pristine coastline stretching eastward. This harmonious blend of expansive natural beauty, sophisticated design, and professional service defines an elevated lifestyle, where every moment of your stay is crafted for complete enjoyment and timeless value.



A DISTINCTIVE DESIGN SIGNATURE



Montgomerie Links Hotel & Villas is adorned with a graceful Indochine-inspired neoclassical architecture, evoking a sense of nostalgia and comfort that feels just like home.

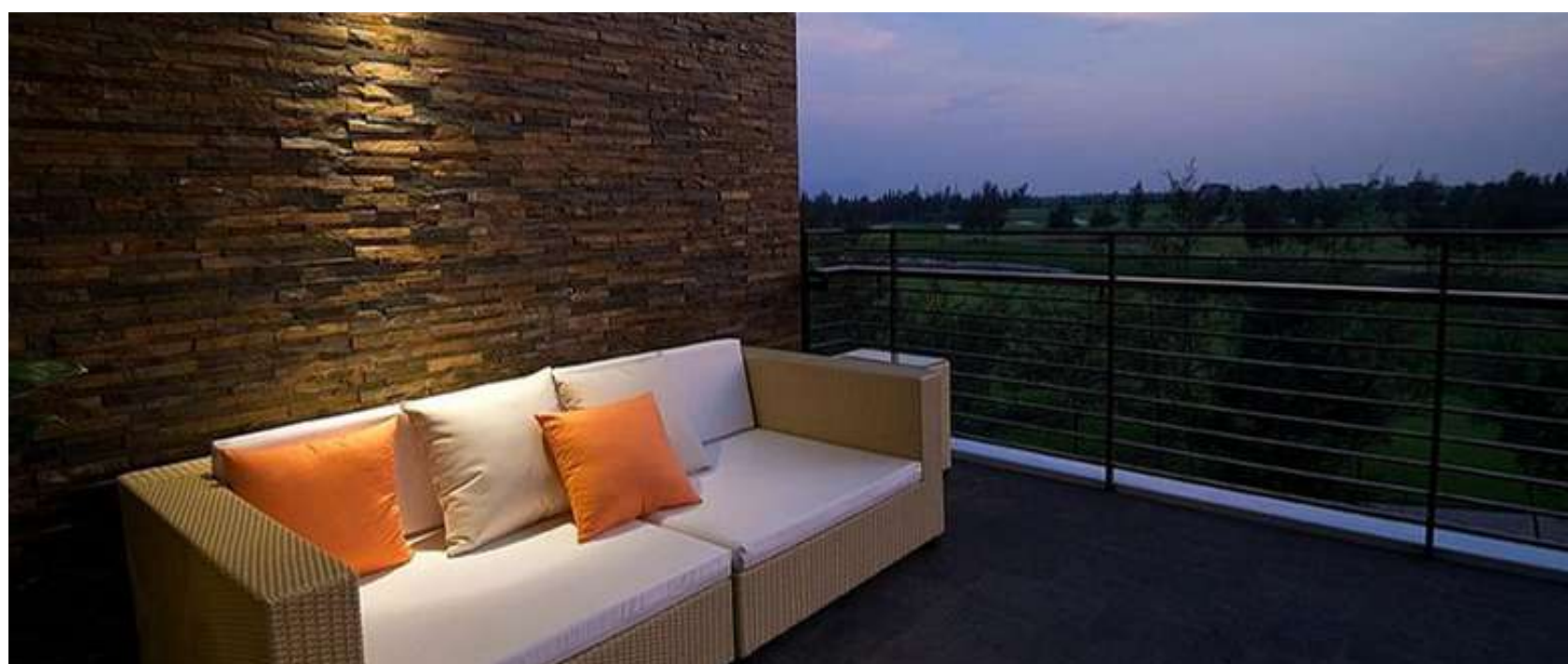
The renowned Sydney-based interior design firm **Diana Simpson** masterfully blends hand-selected timber and marble elements to create an atmosphere of understated elegance. These carefully curated materials are seamlessly integrated into each living space, lending a touch of refinement and luxury to every villa.

The collection includes 19 villas, categorised into three types: **A**, **B**, and **D**. Among them, **5 exclusive Type D villas**, distinguished by their prime locations and expansive views, are specially reserved for long-term stays or premium getaways.

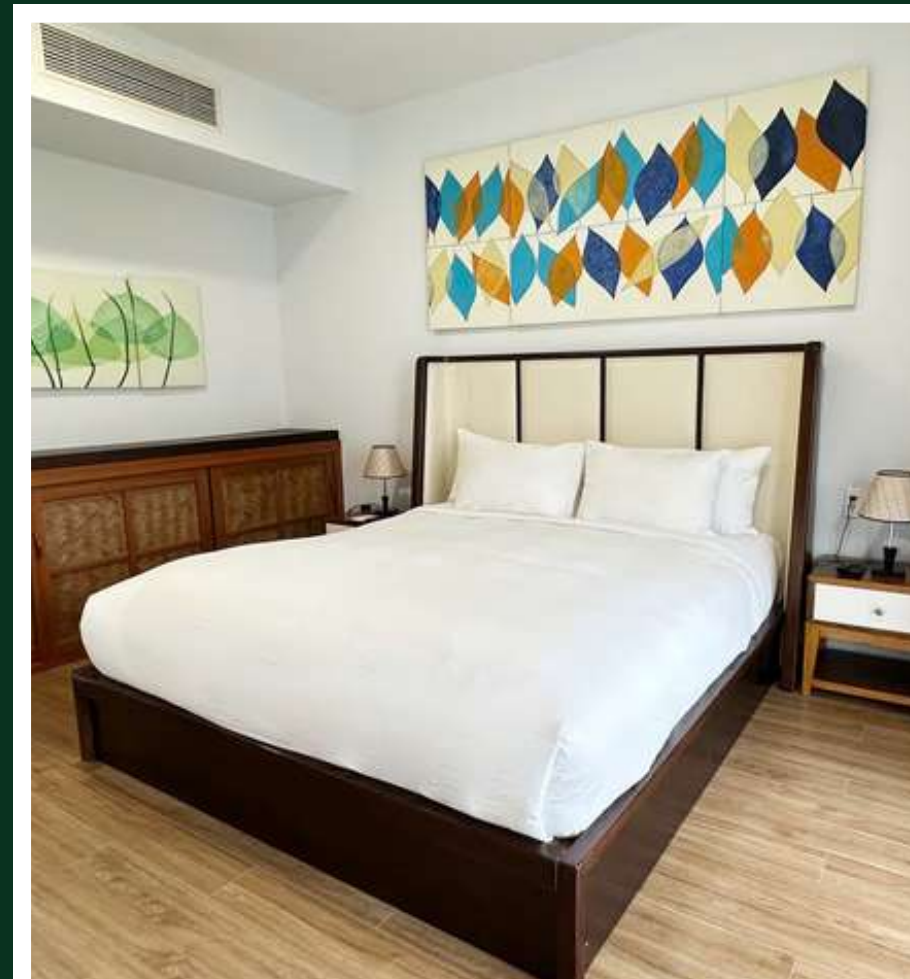
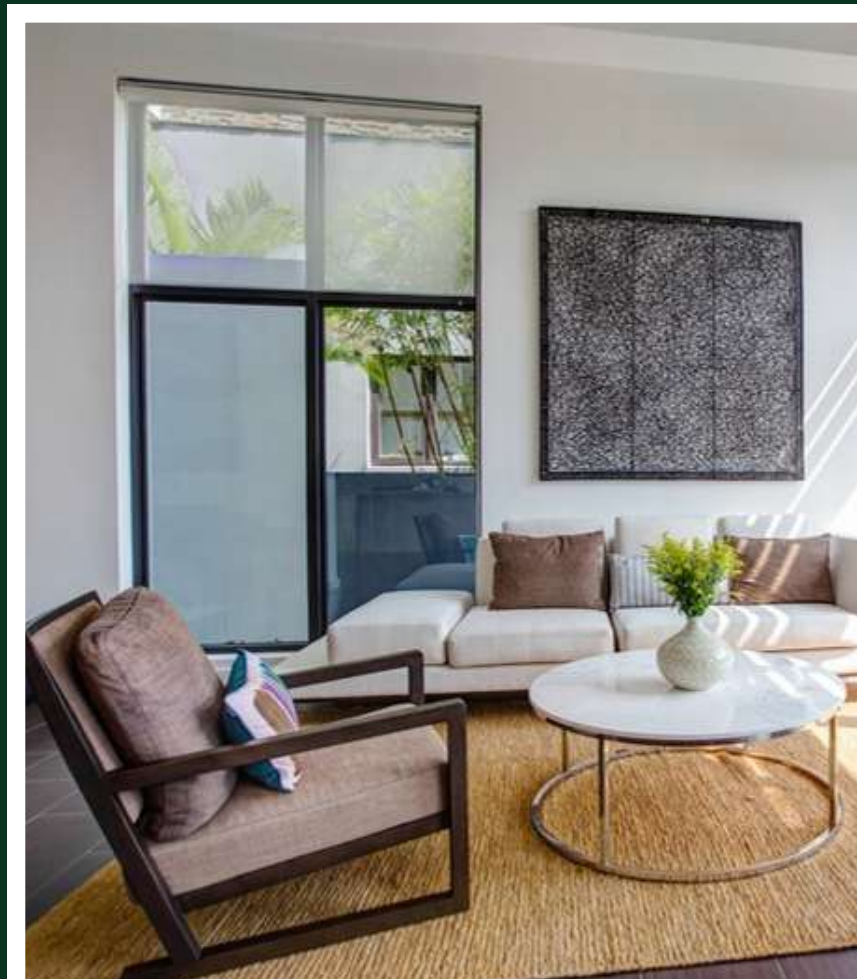
A VILLA



B VILLA



D VILLA



Limited
D VILLA
RENTAL PROGRAM



EXCLUSIVITY CREATES VALUE



5

type D villas are available for lease – a deliberately limited number to ensure the highest level of privacy and personalised, world-class service.



2.3K

discerning guests have chosen to stay at Montgomerie Links Villas over the past five years, including elite travellers, families, and professional golfers in search of a premium experience.



TOP 3

Villa on TripAdvisor, this recognition is a testament to the exceptional service quality and unique resort experience we deliver.

PREMIER
LEISURE & GOLF
DESTINATION

*Stay
& Play*

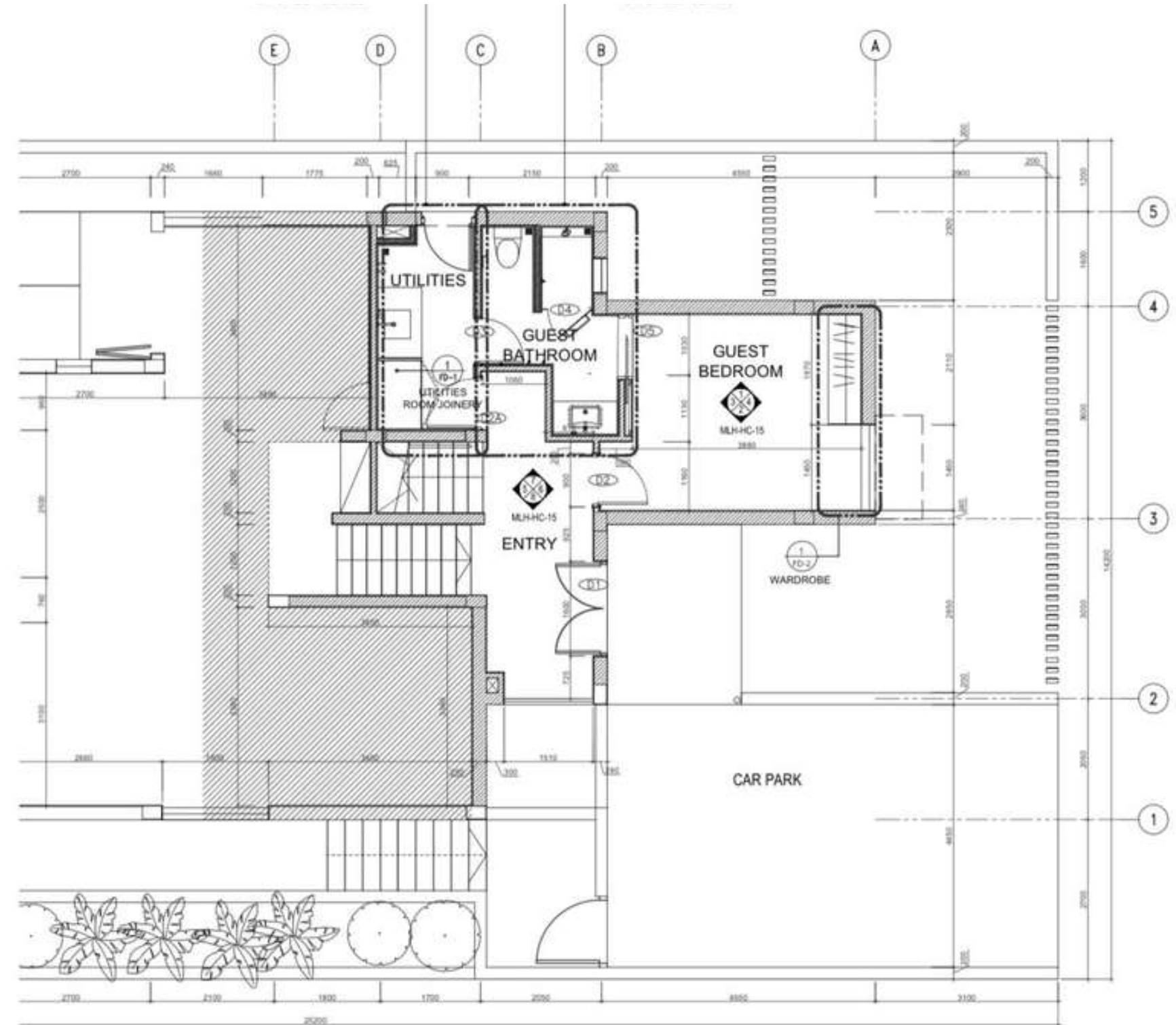


D VILLA

Spanning an impressive 240m² of refined living space, the D Villa is a sanctuary for those who value absolute privacy and elevated living. This two-story masterpiece seamlessly blends traditional Indochine charm with contemporary luxury. Its open-plan design exudes warmth and intimacy, while carefully orchestrated architectural lines and bespoke interiors reflect a quiet sophistication that transcends trends. Every detail has been carefully curated, from spatial arrangement to interior furnishings, embodying a harmony of style and substance.

Enhancing this sense of exclusivity is a private parking space at the doorstep, offering seamless accessibility while preserving a sense of discretion. From the moment you arrive, tranquillity envelops you, ushering in a retreat defined by serenity, subtle grandeur, and a rare sense of belonging.

THE PINNACLE OF INDOCHINE ARCHITECTURE



PRIVATE PARKING SPACE



D VILLA

Upon entering the ground floor, you are immediately embraced by a sense of meticulous elegance, where refined aesthetics and thoughtful design converge in every detail. From the warm, natural wooden flooring to the soft, ambient lighting and the use of premium materials, each element contributes to a living space that is both luxurious and inviting.

The bedroom is privately tucked away, designed with a spacious bed, blackout drapes, and upscale amenities that meet five-star hotel standards. An adjoining en-suite bathroom, appointed with polished stone finishes and a high-pressure rain shower, offers a spa-like retreat for moments of complete relaxation.

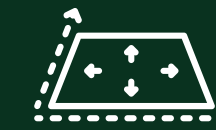
Discreetly positioned at the rear of the villa, **the laundry area** is cleverly integrated, easily accessible yet hidden from view. This smart layout maintains the villa's pristine, uncluttered ambience without compromising the overall visual harmony. It's a testament to the seamless blend of functionality and elevated design.

THE PINNACLE OF INDOCHINE ARCHITECTURE



D VILLA THE PINNACLE OF INDOCHINE ARCHITECTURE

FIRST FLOOR

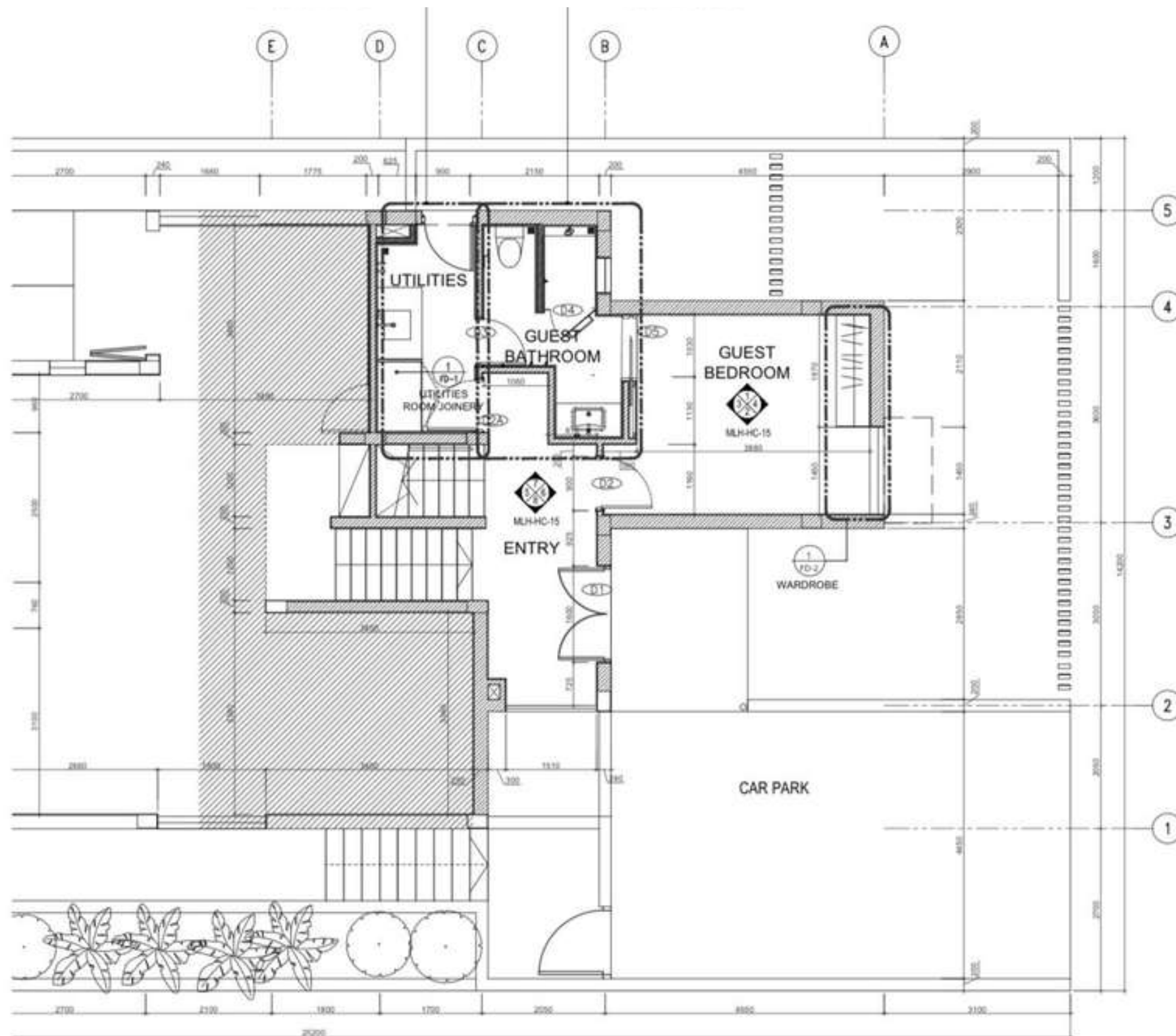


- Floor area: 100 m²



Rooms:

- Bedroom 1
- Bathroom 1
- 1 Laundry area
- 1 Parking space



D VILLA

The spacious lounge is tastefully furnished with plush sofas and a large flat-screen TV. Floor-to-ceiling glass doors flood the space with natural light and unveil sweeping views of the golf course - an exclusive privilege reserved for the villas located on the fairway's edge.

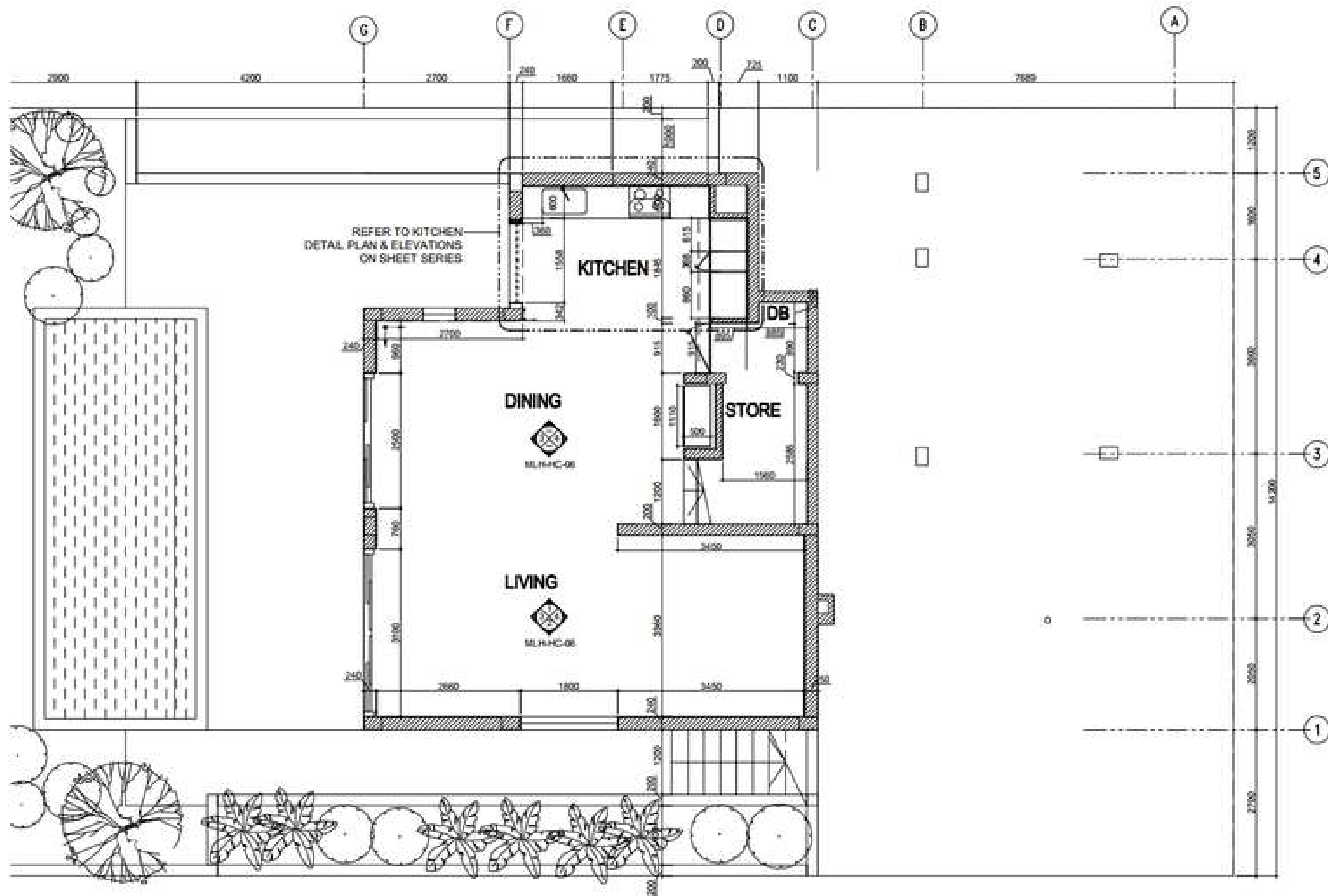
Adjacent is a Western-style kitchen, featuring a sleek island counter, premium built-in appliances, and an elegant 6-seater dining table, perfect for leisurely breakfasts or intimate evening gatherings.

What truly sets this space apart is its seamless connection to a private garden and outdoor pool, an inviting retreat for daily relaxation and fresh-air indulgence, delivering a sense of calm and complete rejuvenation.

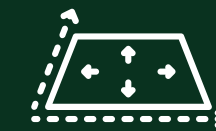
THE PINNACLE OF INDOCHINE ARCHITECTURE



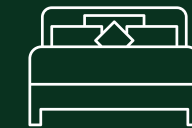
D VILLA THE PINNACLE OF INDOCHINE ARCHITECTURE



LIVING AREA



• Area: 68 m²



Room:

- 1 modern kitchen
- 1 elegant living room
- 1 storage room
- 1 outdoor swimming pool

D VILLA

Ascending to the second floor, you enter a serene and private sanctuary designed for ultimate relaxation. The two master bedrooms are thoughtfully positioned at opposite ends of the villa, ensuring maximum privacy and tranquillity. Each bedroom features a modern ensuite bathroom outfitted with premium fixtures and tasteful amenities. The largest bedroom stands out with its luxurious soaking tub, offering a spa-like experience right within the comfort of your own villa.

This upper level is further enhanced by breathtaking panoramic views. Through expansive windows and private balconies, you can gaze upon the gracefully winding fairways of the 9th hole or soak in the tranquil beauty of the distant azure coastline—an enchanting natural canvas that soothes the soul.

Adding to the charm is a serene reading room, minimally yet elegantly styled and bathed in natural light. This space can easily be transformed into a private home office, ideal for those seeking to blend relaxation with the rhythms of modern living.

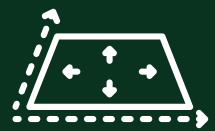
THE PINNACLE OF INDOCHINE ARCHITECTURE



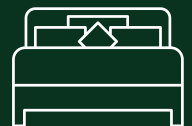
SECOND FLOOR

D VILLA THE PINNACLE OF INDOCHINE ARCHITECTURE

SECOND FLOOR

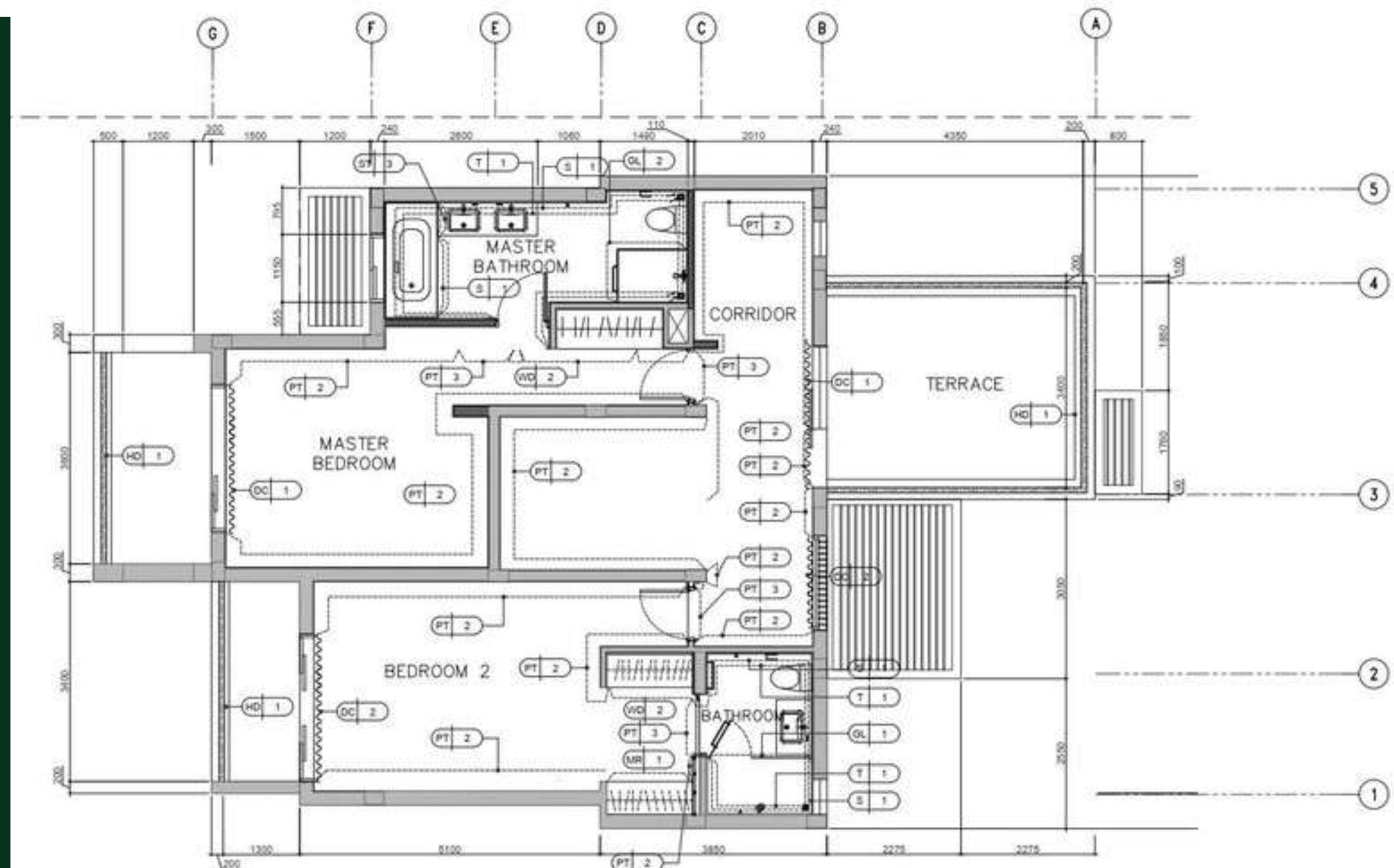


- Second Floor Area: 98 m²
- Indoor Living Space: 75 m²
- Balcony Area: 32 m²



Room:

- 2 Bedroom with golf views
- 1 bathroom with a walk-in shower
- 1 bathroom with a soaking bathtub



PROFESSIONAL MANAGEMENT

At Montgomerie Links Hotel & Villas, the value of an elevated living experience is upheld through a professional management approach and meticulous attention to every detail. Each aspect of operations is thoughtfully executed to ensure consistency, comfort, and the highest standards of service, allowing inhabitants and guests to fully immerse themselves in refined living.



Complete convenience

Every aspect of villa living is carefully managed to ensure a seamless and comfortable experience:

- ✦ **24/7 Security:** Round-the-clock surveillance and a dedicated security team ensure absolute peace of mind.
- ✦ **24/7 Property & Engineer Management:** A responsive operations and maintenance team is always available to ensure smooth functionality and immediate issue resolution.
- ✦ **Landscaping & Communal Areas:** Public lighting and shared spaces are consistently maintained to preserve the overall aesthetics and ambience.
- ✦ **Essential Utilities:** Reliable monthly provision of electricity, water, and wastewater treatment ensures stability and comfort in daily living.
- ✦ **Backup Power Supply:** Always on standby to guarantee uninterrupted living.

Comprehensive *maintenance*

Since its launch in 2018, Montgomerie Links Hotel & Villas has consistently upheld stringent quality standards to ensure an exceptional residential experience. Most recently, in April 2025, the villa complex underwent a comprehensive renovation, introducing a refreshed aesthetic and elevating the standard of resort-style living.

Maintenance is carried out according to a strict schedule, including:

✦ **Technical maintenance:**

Each villa's technical systems are maintained under a rigorous daily, weekly, and quarterly servicing protocol. A highly trained team of technicians performs thorough inspections and maintenance across all key systems:



Electrical systems: Monitoring and recording electricity consumption; inspecting equipment chambers, pool lighting, electrical panels, and implementing preventative measures against electrical hazards.



Water systems: Tracking and logging water usage; checking pool pumps; maintaining water supply pipelines to ensure uninterrupted service.



Structural maintenance: Regular repainting of walls and fences, along with waterproofing support columns surrounding rainwater drainage points.

Pest and insect control: Routine inspections and treatments in and around the villas to maintain a clean, hygienic, and safe environment.



Comprehensive *maintenance*

✦ Landscape Maintenance & Care:

At Montgomerie Links Villas, landscape upkeep is regarded as an integral part of maintaining a refined living environment. Greenery and plant life are meticulously tended to and thoughtfully adjusted throughout the seasons, preserving the natural beauty of the property while continuously refreshing its visual appeal. All tasks are carried out by an experienced landscaping team, supported by modern equipment and tools to ensure the highest standards.



- *Regular mowing of lawns along pathways and around each villa.*
- *Edging of curbs and maintenance of paved walkways.*
- *Weeding of garden areas.*
- *Pruning and fertilising plants and shrubs, including application of appropriate treatments.*
- *Seeding and cultivating new grass.*
- *Moss removal to prevent slipping during the rainy season.*
- *Clearing of construction debris, such as mortar or lime.*
- *Removal of fallen leaves and garden waste.*
- *Villa swimming pool cleaning.*
- *Prompt response to any landscape-related issues.*



Comprehensive cleanliness standards

Each villa is maintained in a pristine, well-ordered, and airy condition thanks to a thoughtfully designed cleaning schedule carried out on a regular basis. The cleaning process is divided into two levels of service to ensure a consistently fresh and inviting living environment:

✦ **Standard Cleaning:**

- Sweeping and mopping of all interior areas within the villa.
- Surface cleaning of bathrooms and sanitary fixtures, with garbage disposal where applicable.
- Ensuring kitchen and dining areas are clean and tidy.

✦ **Intensive Cleaning:**

- Intensive cleaning of all entry doors, windows, and glass surfaces.
- Intensive cleaning of tiled surfaces in bathrooms, balconies, and the outdoor pool area.
- Debris removal from drainage outlets.
- Dusting of all furnishings including cabinets, tables, chairs, bookshelves, and decorative elements.
- Inspection and replacement of consumable amenities as needed.



LIMITED VILLA RENTAL PROGRAM

(*) This is a non-refundable reservation fee, which will be deducted from the total contract value upon payment.

- **Contract duration**
- **Deposit (*)**
- **Comprehensive maintenance package**
- **Complimentary use of hotel gym and shared swimming pool**
- **Standard cleaning**
- **Intensive cleaning**
- **Supply and change of bedding**
- **Short-term membership card discount**
- **Discount on F&B services**
- **Discount on Driving Range**



FLEXIBLE EXPERIENCE PACKAGE

\$3.800 / month

1 - 3 months

1 month



10%

20%



ELEVATED COMFORT PACKAGE

\$3.500 / month

2 - 12 months

2 months



Once a week

Once a month

Once a week

30%

20%

50%



PREMIER PRIVILEGE PACKAGE

\$3.300 / month

3 - 12 months

3 months



Once a week

Once a month

Once a week

30%

20%

50%

DUAL PAYMENT PRIVILEGES

PAY EVERY 3 MONTHS

*Receive a **\$300** discount off the total contract value.*

PAY EVERY 6 MONTHS

*Receive a **\$700** discount off the total contract value.*

TERMS & CONDITIONS:

- The discount is non-exchangeable for cash and will be automatically offset against the final monthly invoice of each applicable billing cycle.
- Applicable exclusively to rental agreements with a minimum commitment of six (06) months.
- In the event that the tenant fails to fulfil the full stay duration corresponding to the selected payment frequency, the associated discount will be rendered void.





The MONTGOMERIE LINKS VILLAS



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