



THE PROJECT

What is NONESAVANH?

NONESAVANH — "The Little Hill of Paradise" — is an intergenerational tourism and residential complex established on a privately owned 7-hectare estate in Sansomboun commune, Champasak Province, Southern Laos. The name was not invented by a marketing team: it was given to us by the village committees of Donglangkham and Sanasomboun, as a blessing and a promise.

The project was initiated in 2012 by the RATTANASAVANH family. The first development phase was completed in 2016. After a chosen pause starting in 2017, the project restarts today with a clear vision, complete administrative documentation, and a professional structure aligned with international standards.

What already exists on the ground (the proof)

- 36 guest rooms with private bathrooms, in solid masonry circular cottages built to French-inherited construction standards — requiring renovation, not reconstruction.
- A central circular restaurant, partially operational, with professional kitchens, to be extended to 100 covers.
- A 100 m² karaoke space and a 100 m² IT workshop dedicated to international visitors.
- Two large swimming pool structures already excavated (including a U-shaped pool 10 meters wide), plus a natural spring-fed fish pond.
- Parking areas, traced pathways, gardens and vegetation to be enhanced.
- Official opening certificates obtained in 2014 and 2016, proving compliance and reality of the infrastructure.

Legal and land security

- The 7 hectares (70,323 m², two titled plots of 40,042 m² and 30,281 m²) are titled in the name of Mrs. Thiphaphone KENE, a Laotian national, with title deeds issued on September 10, 2009.
- Construction permit certificate No. 1708 issued on October 19, 2012, and business registration certificate No. 0043 issued on February 3, 2014.
- Zero debt, zero mortgage, zero pledge: the land and the 2016 constructions are 100% free of any financial obligation toward external creditors.
- Structure compliant with Laotian foreign investment law (51% local / 49% foreign) and with international AML/KYC standards.

You are not investing in a project with legal risk. You are investing in a tangible, free and secure asset.



A strategic location

The estate sits 12 km from Pakse International Airport, 800 m from National Road 13 (the Vientiane–Pakse axis), and 2 km from the Mekong River banks at Ban Nakéo. Champasak Province is projected to welcome 580,000 tourists in 2026, with premier attractions: the UNESCO site of Wat Phou, Khone Phapheng Falls (the widest in Southeast Asia), the 4,000 Islands archipelago, the Tad Fane and Tad Yuang waterfalls on the Bolaven Plateau, high-altitude coffee plantations and sunset cruises on the Mekong. Pakse and its metropolitan area represent 150,000 residents in full growth, with zero modern shopping centers within a 50 km radius.

The market we address

- 750 million people aged 65 and over in the world in 2026, of whom approximately 400 million have comfortable purchasing power; European retirement budgets range from \$1,500 to \$3,000 per month, and the "sunshine retirement" trend in Southeast Asia grows at 15% per year.
- The backpacker flow on the Thailand–Laos–Cambodia circuit grows at 12% per year — a structural, year-round demand.
- Medical and wellness tourism grows at 25% per year; senior digital nomads at 40%; responsible eco-tourism at 30%; intergenerational tourism at 15%.

Community anchoring

- 45 to 60 direct local jobs created depending on seasonality, with 90% of non-executive positions filled from Champasak Province.
- 70% of procurement sourced from local producers and markets.
- 20 commercial units designed for local Lao merchants (16 reserved for Lao businesses, 4 for international tourism services).
- Eco-responsible practices: solar autonomy, autonomous wastewater treatment, sustainable bamboo and local stone construction.

A project loved by its community is a resilient project.