For Short/Long Lease

Price on Request

SANDALWOOD

its about time

170 sq.m.
1 Bedroom with A/C
1 Study/Bedroom with A/C
1 Bathrrom/Washer/Dryer
1 Modern Kitchen/Dish Washer
Modern Fittings
Antiques
Parking

In the shadow of Vientiane City Pillar
Nestled in a cul-de-sac within the Historic Town Conservation Zone

Surrounded by many landmarks, parks, restauarants and conveniences
Treetop views of historic temples and monuments
Bridsong from trees and nearby monasteries

Dong-style house
Constructed from 1900 to1950
Vaulted ceilings
Hardwood floors
Hardwood walls

Photographs by Souksamlan (Toun) Laladeth and from Sandalwood photograph library

Unit 3, No.28, Ban Phiavat, Sisattanak District, Vientiane 01030, Laos

Features Include: Rare Lao wood, art nouveau accessories, modern appliances, energy efficient electrical system with induction and inverter technology, enhanced water and sanitation systems, antiques spanning 400 years

Additional Information: Designed to live, learn and love at the heart of Vientiane, Lanjan wishes to rent or lease to a party who would care for it as their own home or pied-à-terre and as a window to the unique tangible and intangible natural, cultural, religious and architectural heritage of Laos and Mekong lands

LANJAN HOLDINGS SOLE COMPANY LIMITED

www.lanjanholdings.com

Please WhatsApp or call +8562058949497 (Toun) or +8562095979676 (Jeetendra) to arrange viewing

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The Little World of Sandalwood

live in heritage

Antiques & Furniture

- Queen size wooden George Rennie Mackintosh bed, with spring mattress and side table from Ivory Coast
- Small cot from Luang Prabang, Laos (c.1800)
- Small Bontoc bed from the Philippine Cordillera
- Queen Anne lady's dresser (North America c.1700)
- Wood and fabric wardrobe by Marcelline & San
- Ceylon Tea Planter's desk (British Ceylon c.1850) and armchair (Dutch Ceylon c.1700)
- Armchairs (Dutch Ceylon c.1600s)
- Thonet chair (c. unknown)
- Custom made sofa upholstered with handwoven Marcelline & San fabric, including Tai Lue Cotton
- Cushions designed and handmade with Marcelline & San fabric, including Lao silk
- Coffee tables from Luang Prabang
- Teak wood bookshelf (British Ceylon c.1850)
- Small cabinet (Dutch West Africa c.1700)
- Rattan chairs with cushions designed and handmade with Marcelline & San fabric, including Hmong Hemp
- Bespoke Bauhaus style dining table and chairs, manufactured in Laos (Japanese carpenter/linseed oil finish)
- Storage/utility cabinet unit

Fittings

- Modern amenities in bathroom
- Wardrobe/media cabinet unit with 42" television and Blue Ray DVD player
- Fully fitted stainless steel kitchen including induction cooker and fridge

Art & Artifacts

- Art, sculptures and pottery, including leading Lao artists and Buddhist manuscripts on handmade Sa paper

Homewear

- Hmong Hemp, Jungle Vine and Mulberry Bark Rugs handwoven by Marcelline & San

LIFT

The Little World of Sandalwood

timeless urban oasis

Cooking & Dining

- Imported cooking utensils
- New cutlery and crockery from Europe and South Asia
- Pure cotton handwoven napkins, placemats and coasters handwoven by Marcelline & San

Bedding & Bath

- Down feather pillows
- All natural cotton duvets
- Pure cotton mattress covers, bed sheets and duvet covers handwoven by Marcelline & San
- Pure cotton blankets, designed and handwoven by Marcelline & San
- Pure cotton towels
- Tai Lue Cotton, Hmong Hemp. Jungle Vine and Mulberry Bark bathroom mats designed and handwoven by Marcelline & San

Electrical Appliances

- Ceiling Fans
- Air conditioners (to be installed upon signing of agreement)
- Lighting
- Lamps (table and floor standing)
- New iron/ironing board
- New vacuum cleaner (to be purchased upon signing of agreement)
- New dishwasher
- New washing machine/dryer (to be installed upon signing of agreement)

The Little World of Laos and Lanjan

"This ancient, tiny country, the land of the Million elephants and the White Parasol is surely one of the most appealing nations in the world" says Oden Meeker

Lanjan Holdings Sole Company Limited derives its name from the citation in the Universal History, Volume 7, Kempfer, "…southern Laos, the Kingdom of Lanjan", where Lanjan is "the land of the Million elephants."

The stakeholders of Lanjan are its employees, with Lanjan's leadership team consisting of the founder and Lao young professionals

Lanjan's team has the language, administration, accounting and operational skills and dedication to provide the highest quality of goods and services in its business activities

See www.lanjanholdings.com for more information

Motif from Vientiane fresco at Sandalwood
Mural extract from Vat Sissaket
Photos extracted from stamp with Vientiane Pillar image as in first page
Map extracted from internet

The Little World of Vieng Chan

historic town conservation zone

The "Historic Town Conservation Zone" was designated in the General Land Use Plan of Vientiane in 2002 and is located in the center of Vientiane Capital with total area of 190ha.

The history of Vientiane Capital stretches back to around 1,000AD and the area was originally settled due to the fertility of the surrounding alluvial plains. In 1354, King Fa Ngum founded the Kingdom of Lan Xang, and Vientiane became an important administrative city. In 1563, King Setthathirath officially established Vientiane as the capital of Lan Xang.

Many buildings such as temples and pagodas were constructed, and the Historic Area was initially surrounded by an inner city wall. During the wars with Feudal Siam, in 1827, the city was burned down. In 1893. the French started to rule, restoring Vientiane's temples and buildings. The French also constructed many colonial style buildings, which are now part of the urban structures of the Zone.

In the Zone there remain scatterings of historic buildings and old temples. The Plan is aimed at protecting the unique "Vientiane identity" by conserving and creating the cityscape based on preservation and utilization of important cultural assets. In the Zone, construction activities are regulated.

The "Vientiane identity" is invaluable for residents as well as for academic, tourism and cultural purposes.

Motif from Vientiane fresco at Sandalwood
Mural extract from Vat Sissaket
Photograph of Vientiane Pillar by Salim El Khayati
Map from Jeetendra Marcelline's collection of Vientiane maps

The Place of Sandalwood

tranquility this side of Rip Van Winkle

3/…Now there was again the jigsaw of rice paddies, winter grown with a greenish cast. Where there was water, white specks of herons flew below. A little further north, drowsing in its low bluff overlooking the Mekong, was Vientiane; a scattering of houses among groves of mango and banana trees, coconut palms, bamboo, and feathery green flamboyant. Everywhere there were pagodas with upswept eaves…

…we bumped to a stop surrounded by other fields, there was a cluster of impromptu sheds at one end…and we rode through the wandering water buffaloes and the creaking high-wheeled oxcarts until the country road turned into a village street under the arcade of flowering trees.

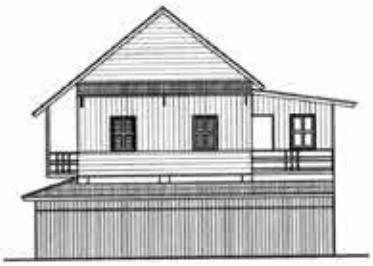
Vientiane is a wandering village and a few lines of weathered, one-story wooden shops, selling pressure lamps, cotton goods, tinned French delicacies, and a scattering of notions. Here and there, on the three parallel main streets which make up the center of the town there are a few two-story buildings. Most of the houses are built on wood and thatch and plaited bamboo, on stilts off the ground, set back in clumps of thin bamboo and pale green oar-bladed banana trees. Everywhere there are pagodas. In the streets there are chickens and questing small black pigs, angular and with heads like wild boar. There are a number of pedicabs but few automobiles. This is the capital of Laos, Vientiane, the Place of Sandalwood.

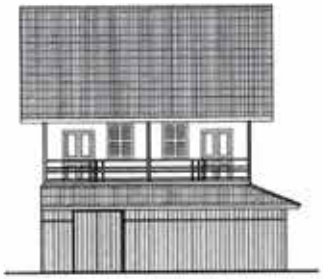
4/The character, the flavor of Vientiane was elusive…In this land of villages, Vientiane itself was a collection of villages with a total population of twenty five or thirty thousand, with perhaps fifteen thousand more living in the town at the center. The small boys who rode the water buffaloes wore Olympic T-shirts…On the naked limbs of a tree outside the riverbank outside the temporary American Legation, later to become the ambassador's residence, I counted an even seventy buzzards one day, sitting there, waiting. Later I learnt that there was a slaughterhouse next door. In the new National Bank, a little further along the same street, the managing director's laundry sometimes hung out to dry in a line next to the reception room.

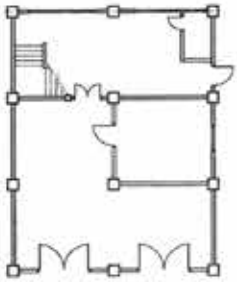
It was tranquility this side of Rip Van Winkle…

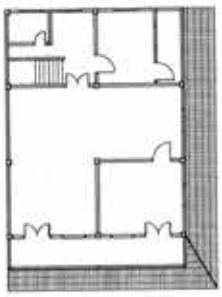
Extract and book cover from Oden Meeker's The Little World of Laos, 1959

The Place of Sandalwood









Most of these modern houses have roofs made with clay tiles and sheets, and sometimes there are adjoining roofs for rain cover. The front of the house usually faces North or South with the stairs outside. The wooden sheets immediately above the wall are laid horizontally without ornamental designs. There are two entrances, a large and small doorway. Both are used to enter and exit conve niently when there are many guests and ceremonies.

Typically, the construction materials used are wood for upstairs and brick and cement for downstairs. In addition clay roof tiles and more recently prefabricated tile and galvanized sheets are used.

Usually, the windows have many decorative designs including wooden louvres. The doors also have many decorative designs, including louvres.

This type of house is not very ornate or decorative. They are usually geometric and simple in structure. They are taller and bigger than traditional Lao houses.

Unlike in a traditional house, where the downstairs areas are open, these houses are closed and the house is larger inside. Due to the many walls and enclosed spaces, this type of house cannot accommodate many people unlike in a traditional house, where the downstairs areas are open and have no barriers. However, the upstairs balcony is intact and spacious as in the traditional style house.

The characteristics of these houses reveal the traditional Lao style. In general, the interior spaces are not separated according to use, whether upstairs or downstairs. Most kitchens are attached as an annex to the main house with a separate roof and may be built upstairs or downstairs, depending on the a vailability of space

The architecture and structure of the upstairs and the downstairs are visibly different. While the downstairs wall and floor are constructed with a brick or cement, the upstairs wall and floor is constructed with wood only. Integrating vertical and horizontal wooden sheets are features of this type of house.

The spaces between the pillars downstairs are walled by brick, concrete and plastered in order to create rooms and spaces, whilst ensuring the traditional structures remain. The weight of the top floor is adequately supported by the concrete pillars on the ground floor.

Sometimes the house is positioned at the center of the plot of land and sometimes it is located near a common border or public area or road. The boundary between the facade and the road is usually a wooden or bamboo fence.

Whilst the original structure is intact, houses of this type often have differences. For example, some houses are made up of many enclosed spaces and others less.

Where the pillars of the house are wooden from the ground to the roof, the house would be an old Lao house which was renovated with walls in order to create rooms on the ground floor. These old Lao houses have eventually become modern houses.

Les Cahiers de I'lpraus Architecture, urbanistique, societe Vientiane, portrait d'une vile en mutation.Chayphet Sayarath.

Ambassade De France/Editions Recherches, Extract/Page 135: Modernized Traditional Lao Style.

The Place of Sandalwood

thinking inside and outside the box

Motif from Vientiane fresco at Sandalwood
Photographs from Jeetendra Marcelline's Private Collection "Regeneration: Sandalwood"
Photograph of Gustave Caillebotte's Raboteurs de parquet (Floor Scrapers), 1875, which Jeetendra saw at the Musée d'Orsay, Paris in 1994

The Place of Community

step in time

China is home to many minorities, including Dong, who are part of the larger Tai family, founded between continental South-East Asia and South-West China. They inhabit a rugged mountainous region of the latter.

Dong architectural techniques are effected by the social and physical environment of their communities, as well as by their agricultural and forestry practices.

Their residential buildings depict:

- vaulted ceilings
- typically a single roof, with separations beneath
- stairways inside and leading onto a central aisle or reception
- walls comprising of vertical overlapping wood paneling

Motif from Vientiane fresco at Sandalwood
Extract and photograph from the cover of Vanishing Tradition by Klaus Zwerger, 2006

The Place of Tradition

heritage for life

Architectural heritage presevation is a key tenet of Lanjan's activities.

Lanjan believes heritage builidngs depict time and place, and is an integral part of an ever changing cityscape and memory of a nation. Lanjan sees itself as a custodian of tangible and intangible cultural and architectural heritage.

Lanjan has restored heritage buildings in a manner whereby architectural tradition and modernity are harmoniusly intertwined. Space, form and function are at the heart of the residential, commercial and public habitats Lanjan strives to nuture and create.

All spaces are functional and used for many purposes. Materials are chosen with careful consideration of climate and durability.

Attention to detail is paramount:

- All decorative iron windows with art nouveau designs and the works of William Morris were scraped, scoured, treated for rust and painted with anti-corrosion paint
- Centuries old wooden beams, rafters, floor planks, louvres and doors were treated for pests, paint removed, sanded and polished with beeswax to their original grandeur
- Terra cotta bricks, resembling the brick roads in Rome, produced by Vietnamese brick makers in Vientiane, were used
- Walls were repaired and rehabilitated with lime plaster

Sandalwood was restored and renovated in order to create a modern urban habitat for living and working. Importantly, the efforts protected Sandalwood's and Vientiane's and Laos' timeless soul.

In turn, Lanjan hopes that Sandalwood will contributes to Vientiane's future as a sustainable ASEAN city.

Motif from Vientiane fresco at Sandalwood
Photograph from the cover of Vanishing Tradition by Klaus Zwerger, 2006

Lanjan is committed to the highest health, environmental and safetly standards.

Lanjan implements a policy of reduce, reuse and recyle in every line of activity. Single use plastic is not permitted and organic waste is separated and used for composting at Natures Sanctuary-Lanjan's organic farm and botanical garden.

Clean water and sanitation systems were installed with a new plumbing system and a two-tier waste water and sewage system, which ensures effluent is contained on site and only residual water is discharged to public drains.

During restoration, chemical based materials, such as epoxy covered flooring, were removed and replaced with easy to maintain materials such as untiled cement flooring.

Paint coats were minimized with lime plaster used on walls, as was the original method.

Lanjan focuses on land use planning and creating an urban eco-system, where trees are nurtured and planted.

Roof and exterior spaces are designed to optimize rain water collection in order to reduce flooding and manage drainage onsite.

A modern energy efficient electrical system, based on Leadership in Energy and Environmental Design or LEED, was installed. Minimum air conditioning is required as natural cooling is optimized. In effect, pollution and energy costs are significantly reduced, increasing affordability.

Sandalwood's prime location encourages walking and cycling, thereby reducing dependency on fossil fuel based transportation.

Motif extracted from Vientiane fresco at Sandalwood

Your Place in Laos

just bring yourself

In line with the 'just bring yourself' approach to leasing, the interior is completed with a comprehensive range of modern fittings and appliances, that require the lessee to brng only personal effects

Draft lease documents shall be provided by the Lessor and registered at the Lessor's cost

Upon signing and prior to handover, the Lessor shall:
- install the air-conditioning and washer/dryer
- carry out an electrical audit and general structural functional audit (e.g. check locks/latches)
- carry out a deep clean
- contract a third party pest controller to carry out routine WHO approved spraying and fumigation
- contract third party sanitation specialist to clean septic tank

Post signing and during the lease, at the cost of the Lessor:
- a six monthly deep clean service will be provided
- an annual pest control audit and treatment, if required

We look forward to you joining the Lanjan family and journey!

Motif extracted from images on internet