Project report: Lumière Spring Bay

Facts as published, each with its source. Built by Kolaboro on 23 Nov 2026 from its public data. No verdicts.

Certificate

In short

Lumière Spring Bay is listed as off-plan in Van Giang, Hung Yen, Vietnam, by Masterise Homes. The handover date on record is Q1 2027. No permit number is published. Transparency score: 25 of 100. Not yet reviewed by Kolaboro (added 22 Nov 2026). Last checked 22 Nov 2026.

Key facts

Developer: Masterise Homes
source: https://rumavi.com/en/new-developments/vietnam/van-giang/lumiere-spring-bay

Location: Van Giang, Hung Yen, Vietnam
source: https://rumavi.com/en/new-developments/vietnam/van-giang/lumiere-spring-bay

Stage: off-plan
source: https://rumavi.com/en/new-developments/vietnam/van-giang/lumiere-spring-bay

Handover on record: Q1 2027
source: https://rumavi.com/en/new-developments/vietnam/van-giang/lumiere-spring-bay

Permit or licence number: not published

Price from: USD 80,460 - 341,000
source: https://rumavi.com/en/new-developments/vietnam/van-giang/lumiere-spring-bay

Payment plan: not published

Last checked: 22 Nov 2026

Page we read: https://rumavi.com/en/new-developments/vietnam/van-giang/lumiere-spring-bay

Transparency checklist

Transparency score: 25 of 100

[o] Developer identified by legal name: No legal company name in the pages we read

[o] Developer found in an official company register: Not found in the global company register (GLEIF) under this exact name

[o] Permit or licence number published: No permit or licence number in the pages we read

[o] Permit confirmed by a register or independent source: Not confirmed in a register by us

[x] Handover date published: Published: Q1 2027

[?] Handover date record: Not enough dated history yet

[o] Deposit protection stated: No deposit protection stated in the pages we read

[o] Address or plot location published: No precise address or plot location published

[?] Developer website health: Developer website not checked by us

[x] Official lists screened: sanctions lists: no match; regulator warning lists: no match

[x] Price published: Price published

https://kolaboro.com/methods/transparency-score/

Changes on record

22 Nov 2026: Now tracked by Kolaboro
https://kolaboro.com/projects/lumiere-spring-bay/

Sources

https://rumavi.com/en/new-developments/vietnam/van-giang/lumiere-spring-bay

This report is not advice and says nothing good or bad about the developer. Check each fact at its source before you pay.
The live page has the latest data: https://kolaboro.com/projects/lumiere-spring-bay/
Free to share under CC BY 4.0, credit Kolaboro.