

See the truth about a home *before you sign.*

Renting in Da Nang as a foreigner is a guessing game. Listings hide the noise, the slow internet, the construction next door, the mould, and the contract traps — and the agent showing you the place is paid by the landlord, not by you.

We flip that. You pay us, so we work for you — and we tell you exactly what's wrong before you commit a single dong.

01 · Independent

Paid by you, the tenant — never the landlord. No commission, no reason to hide anything.

02 · Measured

We don't guess. We measure the internet, the noise, the damp — with real instruments — and put the numbers in writing.

03 · On your side

A clear verdict — recommend, caution, or avoid — plus the red flags an agent would never mention.

A small inspection fee protects a lease worth tens of millions of dong a year. This document shows how we work — and a real sample of the report you'll receive.

Who is this for?

Short stay or long lease — the risk is the same: you're committing to a place you've only seen in photos.

ONE-MONTH / SHORT STAY

Digital nomads & new arrivals

- You book from abroad, from photos — never having set foot in the building or the street.
- Slow internet or noise during calls can ruin a whole month of remote work. Listings never show this.
- A month is still weeks of rent plus a deposit — and checkout disputes are real if you don't speak Vietnamese.
- With local knowledge, we also help you pick the right area — near good local food, a gym, or where the expat community gathers.

LONG-TERM STAY

6–12 month leases

- A year of rent plus 1–2 months' deposit is a large commitment — a mistake here costs many times more.
- Long contracts hide more traps: rent-increase clauses, hidden fees, deposit terms, the landlord's legal right to rent.
- Damp, weak water pressure, noisy neighbours, planned construction — bearable for a month, not for a year.
- Breaking a long lease usually means losing your deposit. Checking before you sign is the only real protection.

Checking it yourself vs. with NestDaNang

What you can actually verify on a 20-minute viewing — versus what we put in writing.

WHAT MATTERS	ON YOUR OWN	WITH NESTDANANG
Internet speed	"Looks fine" — but the agent's phone is on 4G, not the wifi	Measured ↓/↑/ping in every room, written down
Noise & construction	Quiet at a 2pm viewing — you can't hear the 7am site next door	Decibel readings + check of permitted construction nearby
Damp & mould	Hidden behind fresh paint and furniture	Moisture meter behind walls, in corners, under the roof
The contract	In Vietnamese, with clauses you can't read or negotiate	Bilingual review — hidden fees, deposit & rent terms flagged
Who's on your side	The agent — paid by the landlord to close the deal	Us — paid by you, with no reason to hide anything
If it goes wrong	Lost deposit, a bad month, or breaking a year-long lease	You knew before signing — and walked away or negotiated

A small inspection fee protects a lease worth tens of millions of dong. The maths is simple.

How we inspect

A standard, repeatable check — the same rigour on every apartment.

We visit the apartment in person (or on a live video call if you're abroad) and work through a fixed checklist across four areas, so nothing is missed and every report is comparable:

A Connectivity & utilities

Real internet speed (measured in several rooms), water pressure, hot water, air-con power & noise, power reliability.

B Surroundings

Noise day & night, construction nearby (current and permitted), flooding risk, building security, real distance to key places.

C Physical condition

Damp & mould (measured), leaks, pests, and how the unit really compares to the listing photos.

D Contract & landlord

Deposit-return terms, hidden fees, rent-increase clauses, the landlord's legal right to rent, and how transparent they are.

The instruments we use

This is what turns an opinion into evidence:

Speed test — real internet ↓/↑/ping

Sound meter — noise in decibels

Moisture meter — hidden damp behind paint

Photo + video — proof for every issue

We measure to a standard

Internet is tested near the router and in the far room. Noise is read at the same time of day across homes. Damp is compared against a dry reference point in the same unit. That consistency is what makes our verdicts trustworthy — and comparable between apartments.

Simple pricing

Priced in USD; VND is an approximate conversion (~26,300đ per \$1).

MOST POPULAR

Single Inspection

\$22.9 from
≈ 599,000đ

- ✓ One apartment, inspected in person
- ✓ Full report with measured data
- ✓ Clear verdict + red flags
- ✓ Photos of every issue
- ✓ Delivered within ~24 hours

Settle-in Package

\$37.9 from
≈ 999,000đ

- ✓ Up to 3 apartments inspected
- ✓ Bilingual lease review
- ✓ Electricity / water / internet setup
- ✓ Police (temporary residence) registration
- ✓ Trusted local handyman contacts

ADD-ON

Video walkthrough — a full video of the apartment, the surrounding streets, and the real route to the beach, shops and cafés. See it like you're there, even from abroad.

\$3.99

≈ 105,000đ

FIRST PLACE

\$1.99

≈ 52,000đ

EACH EXTRA

Final pricing may vary with location and unit size — confirmed before we start. No surprises.

The report

A real example — names changed. This is exactly the document we send you.

PROPERTY	AREA	TYPE	ASKING RENT
Ocean Pearl Apts	An Thuong	1-bedroom	9,000,000đ/mo
INSPECTED			
May 2026			

6.8

/10**PROCEED WITH CAUTION**

Good apartment with one real problem: **construction next door** until early afternoon. Fine for late risers; not for early video calls.

▲ Red flags

- Active construction site directly adjacent — noise until ~1pm on weekdays.

A · Connectivity & utilities

Internet speed · 96↓ / 91↑ Mbps

Fast & stable

Water pressure

Moderate (weak on high floors)

Air-con · 9°C drop, quiet

Good

Power reliability

Stable

B · Surroundings

Noise · 58 dB daytime (construction)

Noisy until afternoon

Construction nearby

Adjacent site, active

Security

Good — guard + cameras

C · Physical condition

Damp & mould · moisture normal

None

Matches listing photos

Yes

D · Contract & landlord

Deposit terms

Clear & fair

Hidden fees

Management fee not in ad

Landlord transparency

Open — grade A

Our recommendation

A genuinely good unit with fast internet, a fair landlord and a real 7-minute walk to the beach. The one catch is the construction next door, loud until about 1pm — so we'd only recommend it if you don't take morning calls, and we'd ask the landlord for a small discount given the disruption. Get the management fee added to the written contract before signing.

Every report is based on measured data and on-site photos. Verdicts are independent and tenant-first.

Found a place? Let's check it.

Send us the listing or address and we'll inspect it before you sign — and tell you the truth, either way.

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