

Hanoi family area comparison

Printable research sheet • Vietnam • planning ranges checked 11 September 2026

AREA	MOST LIKELY TO SUIT	INDICATIVE RENT	SCHOOL + WORK JOURNEY	HOSPITAL + DAILY LIFE	WEATHER + TRANSPORT
Tay Ho and Quang An	International community and services	VND 25m–60m+			
Ciputra / Nam Thang Long	UNIS and compound family life	VND 30m–70m+			
Ba Dinh and Truc Bach	Central work and established city life	VND 22m–50m+			
Cau Giay / My Dinh / Starlake	West-side work, schools and new homes	VND 20m–50m+			
Long Bien	BIS Hanoi and larger communities	VND 25m–65m+			
Ha Dong and ParkCity	South-west schools and Metro Line 2A	VND 20m–45m			

USE THE SAME EVIDENCE FOR EVERY AREA

Write a door-to-door school journey for the correct campus and time, not a map estimate. Add the adult commute, a named 24/7 hospital, three live homes, supermarket and pharmacy access, then a storm, flood or poor-air fallback. Remove any area that only works on a quiet, dry day.

Address and journey notes

Complete this only for real homes that survive the first comparison

Tay Ho and Quang An

EXACT HOME / SOURCE

SCHOOL JOURNEY / TIME CHECKED

WORK JOURNEY / TIME CHECKED

24/7 HOSPITAL ROUTE

RAIN, FLOOD, STORM OR AIR PLAN

BEST POINT / BIGGEST CONCERN

OVERALL FIT

☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5

Ciputra / Nam Thang Long

EXACT HOME / SOURCE

SCHOOL JOURNEY / TIME CHECKED

WORK JOURNEY / TIME CHECKED

24/7 HOSPITAL ROUTE

RAIN, FLOOD, STORM OR AIR PLAN

BEST POINT / BIGGEST CONCERN

OVERALL FIT

☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5

Ba Dinh and Truc Bach

EXACT HOME / SOURCE

SCHOOL JOURNEY / TIME CHECKED

WORK JOURNEY / TIME CHECKED

24/7 HOSPITAL ROUTE

RAIN, FLOOD, STORM OR AIR PLAN

BEST POINT / BIGGEST CONCERN

OVERALL FIT

☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5

Cau Giay / My Dinh / Starlake

EXACT HOME / SOURCE

SCHOOL JOURNEY / TIME CHECKED

WORK JOURNEY / TIME CHECKED

24/7 HOSPITAL ROUTE

RAIN, FLOOD, STORM OR AIR PLAN

BEST POINT / BIGGEST CONCERN

OVERALL FIT

☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5

Long Bien

EXACT HOME / SOURCE

SCHOOL JOURNEY / TIME CHECKED

WORK JOURNEY / TIME CHECKED

24/7 HOSPITAL ROUTE

RAIN, FLOOD, STORM OR AIR PLAN

BEST POINT / BIGGEST CONCERN

OVERALL FIT

☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5

Ha Dong and ParkCity

EXACT HOME / SOURCE

SCHOOL JOURNEY / TIME CHECKED

WORK JOURNEY / TIME CHECKED

24/7 HOSPITAL ROUTE

RAIN, FLOOD, STORM OR AIR PLAN

BEST POINT / BIGGEST CONCERN

OVERALL FIT

☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5