

FACTSHEET

May, 2021



SIGNATURE OF MASTERISE HOMES

Masterise Homes – a member of Masterise Group, is a pioneer in bringing world-class excellence to the development, operations, and management of luxury real estate products and services, in the Vietnamese market and beyond.

With a one-of-a-kind portfolio comprising the largest Branded Residences in South East Asia, Masterise Homes demonstrates world-class capabilities via a strategic partnership with Marriott International, the largest hotel brand in the world with iconic brands of Marriott, JW Marriott and The Ritz-Carlton.

At Masterise Homes, we are committed to developing exquisite real estate projects to impeccable standards for the ultimate customer experience, delivering tangible and enduring value.

Prestigious Projects of Masterise Homes

MASTERI THAO DIEN

The first luxury project preferred by District 2's international community and was the catalyst for the growth of real estate development in the area.



MILLENNIUM

A premium project in the Central Business District of HCMC.

M-ONE SAIGON SOUTH

A contemporary design for the modern young family, located at the center of District 7.

M-ONE GIA DINH

A modern project with comfortable living spaces in the heart of Go Vap District.

MASTERI AN PHU

A luxury residence located in District 2 offering resort-style living for the discerning local and international community.

MASTERI CENTRE POINT

A premium compound residence offering an elevated lifestyle, located in the largest township in HCMC, Grand Park.

MASTERI WEST HEIGHTS

A premium development in a prime location in Smart City in West Hanoi. Modern aesthetics and an abundance of exclusive amenities make this a home unlike any other.

LUMIÈRE RIVERSIDE

The last gem of Thao Dien neighborhood, masterfully blending an eco-friendly lifestyle with the pinnacle of luxury living.

GRAND MARINA, SAIGON

The first Marriott-branded residence in Vietnam opens an exciting new chapter in the country's history. It offers an exceptionally rare opportunity to call an iconic waterfront District 1 address home.

THE GRAND, HANOI

A branded residence that is in a class of its own with a prestigious address in Hang Bai Street in the heart of Ha Noi's Central Business District.

ONE CENTRAL, SAIGON

A prestigious residence with indisputable primacy of place at crowning District One address in Ho Chi Minh City, an international design masterpiece.

MASTERI WATERFRONT – A SIGNATURE DIFFERENCE

Located at the heart of Ocean Park, a mega master-planned township in Hanoi, Masteri Waterfront elevates living to a new level at the best location. Where the landscape, craftsmanship and service are at an exceptional realm. Strike for the best by residing at an abode with a signature difference in every aspect.

PROJECT OVERVIEW

Project name	Masteri Waterfront
Developed by	Masterise Homes – A Member of Masterise Group
Total land area	37.525m ²
Project Scale	6 blocks (26-37 floors), 2 zones named Hawaii and Miami
Construction Density	27%
Total Area of Internal Traffic & Landscape	27.157 m ² equivalent to 73% Total Land Area
Total Basement Area	37.389 m ²
Total Apartment	3.837 units
Apartment Ownership	Long term ownership for Vietnamese 50 years ownership for foreigners (subject to prevailing laws and regulations of Vietnam)
Expected Completion	Quarter IV / 2022
Expected Handover	Quarter I/ 2023
Unit area (NSA)	<ul style="list-style-type: none"> • Studio: 25.4 – 35.1m² • 1BR+: 41.2 – 48.2m² • 2BR: 54.2 – 62.8m² • 2BR+: 63.3 – 65.0m² • 3BR: 74.6 – 79.8m² • 3BR đặc biệt: 97 – 106.8m² • Duplex: 129.6 – 153.3m²
Hand-over Condition	Handover with completion standard as applying in the Handover List
Hand-over Brand	<ul style="list-style-type: none"> • Apartment glass system: 100% Triple Low-E • Door & kitchen equipment: HAFELE (Germany) • Sanitary equipment: KOHLER (US) • Air-conditioning equipment with Inverter technology: DAIKIN (Japan)
Architectural Design	Tange Associates (Japan)
Interior Design	Studio HBA (USA)
Landscaping Design	Belt Collin (USA)

6 USP_s OF MASTERI WATERFRONT

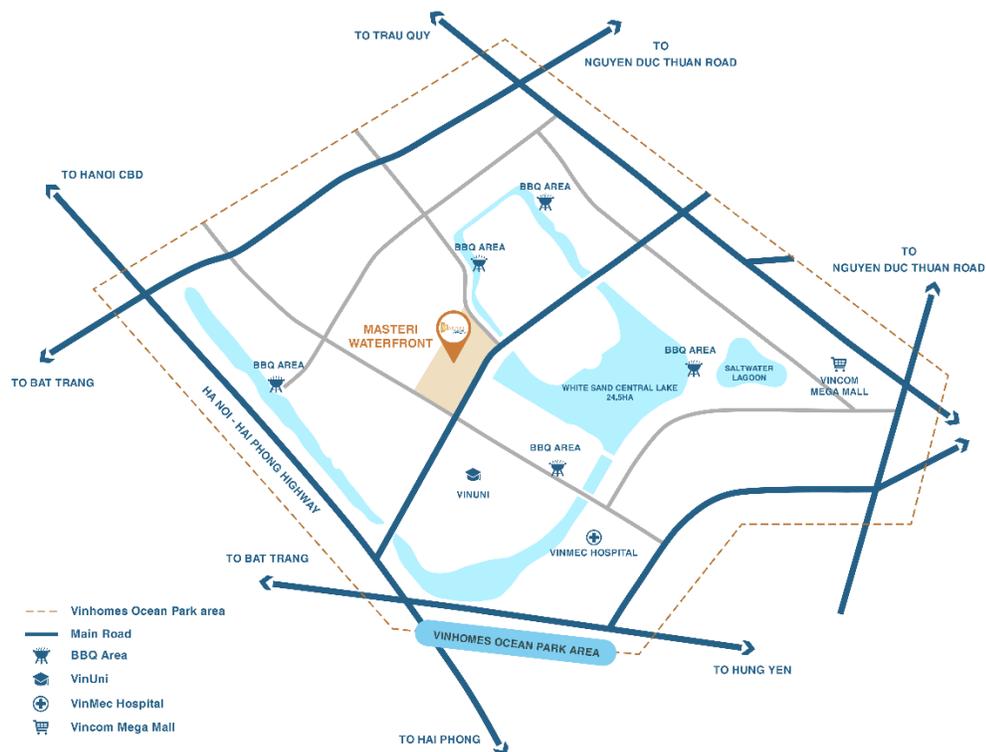
1. The same world class developer who brought **the largest branded residences** in the world to Vietnam
2. **Unobstructed panoramic view** of the **Ocean Park**
3. **22 exclusive amenities** of **highest global standards**
4. **World renowned branded fittings at handover**
5. **24/7 bespoke international standard** property and asset management for **value preservation**
6. **Home for Home: The ultimate solution with 100% financial support until hand-over date ***

* (Terms & Conditions applied)

THE DIFFERENCE IS IN THE LOCATION

I. A PRIME LOCATION WITHIN OCEAN PARK

Masteri Waterfront occupies the most exclusive location within the masterplan, overlooking 24.5 hectares of lakes and a 6.1-hectare white sand beach. Wake up to unobstructed waterfront views for a healthier body, mind, and soul.



Easily accessible amenities around waterfront

[1-2 mins]

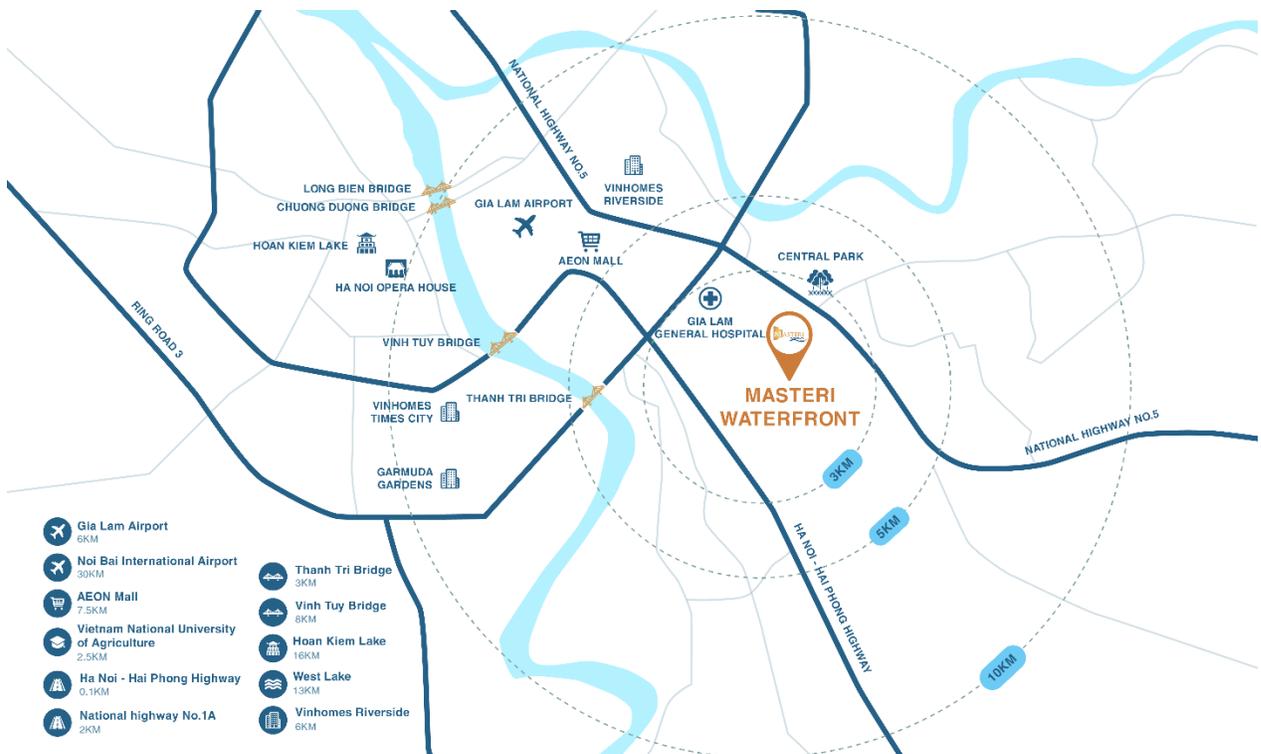
- ✓ The 24- hectare central lake
- ✓ BBQ garden for great moments gathering with friends and family
- ✓ Convenient 5-storey parking area
- ✓ VinUni University
- ✓ Vinfast office building
- ✓ Vinschool
- ✓ Complex gym park and BBQ garden

[3-5 mins]

- ✓ 6.1-hectare lake
- ✓ Vincom Megamall
- ✓ Vinmec Hospital
- ✓ Whale Square
- ✓ Utility area highlights (resort swimming pool, training ground, playground...)

II. STRATEGIC LOCATION IN THE EAST OF HANOI

Located at the golden intersection of Gia Lam close to numerous central conveniences and surrounded by major arterial roads to northern key economic regions.



- ✓ 15 minutes to Hoan Kiem Lake via Vinh Tuy Bridge and Chuong Duong Bridge
- ✓ 15 minutes to the new administrative center in the west of the city via Thanh Tri Bridge
- ✓ 30 minutes to Noi Bai airport
- ✓ 2km from 5A Highway
- ✓ 100m from Hanoi Hai Phong highway

THE DIFFERENCE IS IN EXCLUSIVITY

Masteri Waterfront owns 22 exclusive global standard amenities, ensuring comfort and privacy for its residents that no other project in the community has.

[MIAMI ZONE]

Outdoor Amenities

- ✓ Drop-off area
- ✓ On-ground Parking
- ✓ Water Feature
- ✓ Outdoor Lounge
- ✓ Sunken Lounge
- ✓ Jogging Path
- ✓ Reflective Pond
- ✓ Sculpture
- ✓ Feature Sculpture
- ✓ Feature Wall
- ✓ Multi-Use Events Lawn
- ✓ Pavilion
- ✓ Fitness Court
- ✓ Kid's play area

Indoor Amenities

- ✓ Gym
- ✓ Kid Area
- ✓ Indoor Swimming Pool
 - *In-water Pool Lounge*
 - *Adult Pool*
 - *Kid Pool*
 - *Jacuzzi*
 - *Feature Water Spouts*
 - *Kids' Wet Play Area*
 - *Pool Seat W/ Massage Jets*
- ✓ Roof Garden
 - *Seating Court*
 - *Chess Court*
 - *Tai chi Court/Activity Lawn*
 - *Outdoor Yoga Court*
 - *Kid's Play Area*
- ✓ Business Lounge
 - *Library*
 - *Meeting Room*
 - *Working Space*
 - *Multi-purpose hall*
 - *Lounge*

[HAWAII ZONE]Outdoor Amenities

- ✓ Drop-off area
- ✓ On-ground Parking
- ✓ Water Feature
- ✓ Outdoor Lounge
- ✓ Sunken Lounge
- ✓ Jogging Path
- ✓ Reflective Pond
- ✓ Sculpture
- ✓ Feature Sculpture
- ✓ Feature Wall
- ✓ Multi-Use Events Lawn
- ✓ Pavilion
- ✓ Fitness Court
- ✓ Kid's play area
- ✓ Tai chi Court
- ✓ Pet Garden
- ✓ Interactive Sitting Court

Indoor Amenities

- ✓ Gym
- ✓ Kid Area
- ✓ Indoor Swimming Pool
 - *In-water Pool Lounge*
 - *Adult Pool*
 - *Kid Pool*
 - *Jacuzzi*
 - *Feature Water Spouts*
 - *Kids' Wet Play Area*
 - *Pool Seat W/ Massage Jets*
- ✓ Roof Garden
 - *Timber Deck*
 - *Kid's Play Area*
 - *Chess Court*
 - *Tai chi Court/Activity Lawn*
 - *Seating Court*
 - *BBQ Area*
 - *Sculpture*
- ✓ Business Lounge
 - *Library*
 - *Meeting Room*
 - *Working Space*
 - *Multi-purpose hall Lounge*

THE DIFFERENCE IS IN THE CRAFTSMANSHIP

Masteri Waterfront brings forward Masterise Homes's years of experience together with a distinct touch from its prestigious international partners, creating a lasting impression through premium features. It has been crafted using an elite design philosophy that honors comfort and space for the perfect human experience.

I. INTERNATIONAL STANDARD DESIGN

- **Architecture Design** by Tange Associates (Japan), is inspired by the waves of the ocean, which can be seen through the horizontal bars that run along the facade's entire surface and also based on the new Masterise Homes branding color. Masteri Waterfront rises above the ordinary with a stunning triple silver low-e facade for more energy savings, higher transparency and greater comfort at home. Full height phantom window front offers magnificent views over the lake and an abundance of natural light to flow into the residence.
- **Landscape Design** is developed by prestigious Belt Collins International (USA) and inspired from Van Gogh's 8 impressionist paintings, merging community spaces within the residence with the inspirational concept of light and color.
- **Interior Design** by STUDIO HBA (USA) is a division of HBA, the world's leader in hospitality design. A soft color palette with sandy tones is incorporated to reflect the inspiration of living by the waterfront, while gradient blue and green waves subtly reference the hues of refreshing water and lush foliage.

II. WORLD-CLASS PARTNERSHIP

- **TANGE ASSOCIATES** (Japan) is a leading architecture and urban design company, headquarter in Japan - Over 400 projects in more than 33 countries including world-class buildings such as Olympic Sports Palace, Yoyogi National Stadium ... Tange Associates was also a design consultant for Masteri Thao Dien and Masteri An Phu in HCMC.
- **STUDIO HBA** (USA) is one of the leading global interior design firm, well-known for creating signature interiors for luxury hotels and resorts such as Hilton, JW Marriott, Ritz Carlton, Shangri-la, Four Seasons, boutique hotels, as well as casinos, restaurants, cruise ships, and world-class residences in the USA, Dubai, Shanghai, Singapore, and Japan.
- **BELT COLLINS INTERNATIONAL** (USA), founded in 1953 in the US, and the birth of its headquarters in Hong Kong in 1986, BCIHK Currently owns an extensive portfolio with over 2,000 projects. Currently, with offices on 3 continents and over 500 experts, working with leading developers in Southeast Asia, China, Australia ... With the business philosophy of harmonizing aesthetics, environment and local culture, Belt Collins is a guarantee for successful works not only in commercial aspect but also enable their projects being symbolic cultural and aesthetic.

THE DIFFERENCE IS IN THE SERVICE

To be customer-centric is at the core of our corporate philosophy. Delivering 24/7 bespoke international standard property and asset management for value preservation. Leading the market, Masterise Property Management offers superior property management services with a total solution for owners, residents and communities.

Special: free of charge for management and parking fee for residents within 36 months.

Management services are applied at Masteri Waterfront:

Customer service	Fitting out procedure guidance
	Move in/ out registration
	Online registration for temporary residence
	Monthly parking and resident card registration
	Change owner on Electricity contract
	Water norm registration
	Lost and found procedure guidance
	Receiving in-house repair request under guarantee time
	Provide communication channel (App, Software, mail, info board)
	Handling resident complaint and queries
Amenities	Book & use building amenities: pool, gym, function room, meeting room, BBQ area...
	Pool attendant to supervise the resident during working time
Accounting Service	Issue monthly bill to resident and collect Management fee, Parking fee and water fee
	Announce finance audit report by third party company
Security Service	Guide resident to implement the building rule and regulation
	Control and guide resident for parking
	Guide resident for emergency handling and evacuation
Cleaning Service	Provide public cleaning service
Technical Service	Technical service (operate, repair, maintain M & E system)

	Coordinate with contractor to repair in-house defect under guarantee time
	Safety management (Fire-fighting and prevention, evacuation)
Other Services	Public pest control service
	Landscape service
	Daily garbage collection
	Event to connect communities and building decoration
	Building Insurance

THE DIFFERENCE IS IN SUPERIOR FINANCIAL SOLUTION 'HOME FOR HOME'

A superior housing solution of Masterise Homes partnered with Techcombank aims to help Vietnamese families easily convert their current accommodation to the most high-end apartments in Vietnam.

Only with the savings amount of 50 million VND and no need of any payment due to handover date, customer and their families will have chance to experience international living in high-end projects which are created by Masterise Homes – the largest branded residence developer in Vietnam.

Program conditions: Customers are Vietnamese citizens who have steady income and own real estate* in Ho Chi Minh City and Hanoi.

* Source of income, Real Estate will be assessed by the Bank in accordance with regulations.

THÔNG TIN LIÊN HỆ



Project Address: Ocean Park, Duong Xa - Kieu Ky - Da Ton Commune, Gia Lam District, Hanoi



Sales Gallery: Floor 1, Tower 2, Times City, 458 Minh Khai, Hai Ba Trung, Hanoi



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