

LUMIÈRE

riverside



WHEN LUXURY MEETS
GREEN LIVING

FACTSHEET

DEVELOPED BY



MASTERISE HOMES

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Masterise Homes – a member of Masterise Group, is the 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.

Masterise Homes relentlessly applies world-class standards in our developments. Unrivalled prestige, unequalled craftsmanship, and uncompromising standards, Masterise Homes' name has been synonymous with excellence and is one of the most recognized marques in the field of real estate. Each product of Masterise Homes is bespoke and handcrafted, making a highly personal statement about the owner.

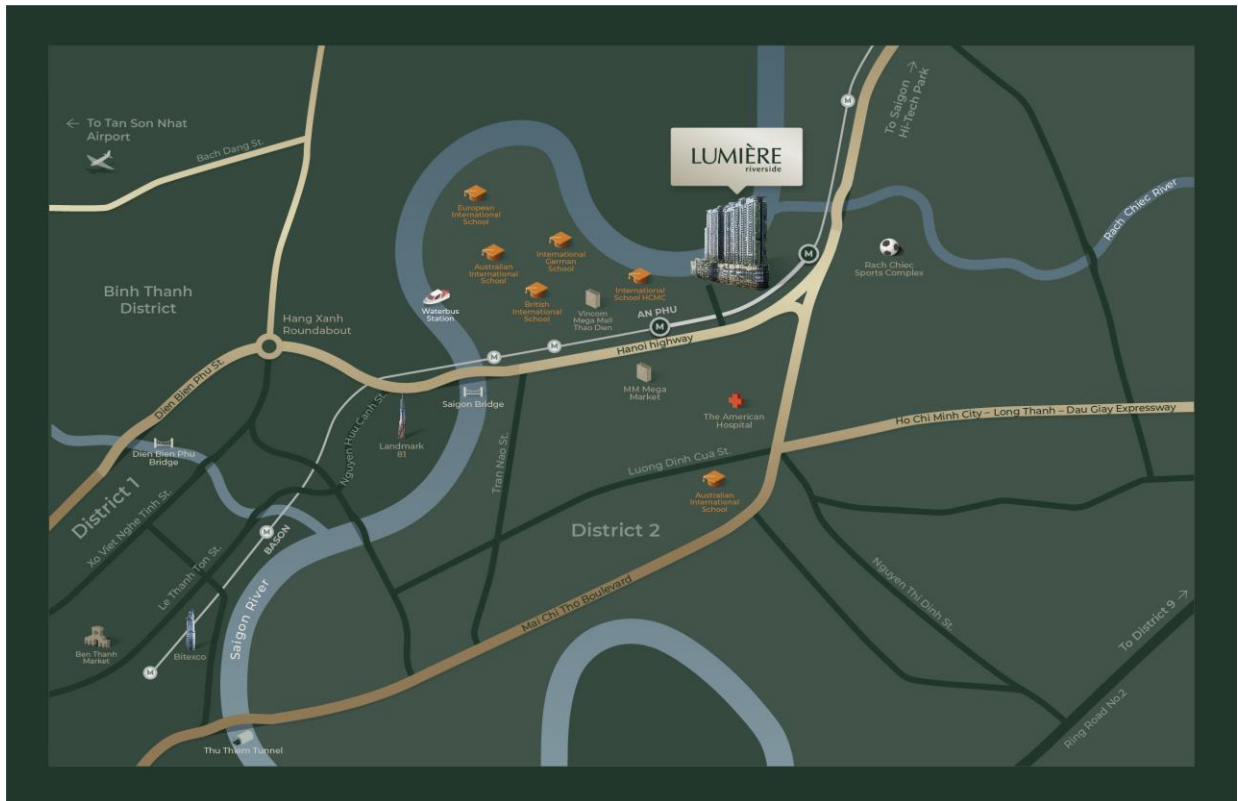
REDEFINING VIETNAM'S LUXURY LEGACY

For their vision of LUMIÈRE in the heart of Thao Dien's neighborhood, Masterise Homes collaborate with renowned world-class international partners, Atkins, HBA, BAAD and TURNER to bring Vietnam's first Unique Leafscape Design residences to reality. The result is a unique, prestigious edifice that represents the pinnacle of new standards of luxurious living.

PRIME LOCATION

LUMIÈRE is a new iconic development located in heart of Thao Dien's neighborhood, District 2, Ho Chi Minh City. Thao Dien ward is an enclave formed by the Saigon River and the Hanoi Highway. With the construction of metro Line 1 and integrated infrastructure, this is the most desirable residential area for professionals and expats and families.

Just a few step to An Phu and Rach Chiec Metro Station, LUMIÈRE is the last 'gem' along the path of the metro Line 1.



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ENSHRINED WITHIN A NATURAL LUSH GREEN SETTING

LUMIÈRE is an architectural design that pays homage instantly to a new identifiable luxury masterpiece in Thao Dien's neighborhood. A home that perfectly captures the spirit of excitement and graceful beauty of nature blended with luxury. The world-class gym has a variety of equipment to complete your fitness routine for a healthy and active life. If you are seeking the ultimate calmness and serenity by an abundance of flora, the state-of-the art infinity pool will sooth your senses. All residents' needs are taken care of quickly and efficiently with the ultimate ease through the onsite concierge service and more than 9,500 m² of shophouse and commercial area at ground floor.

LUMIÈRE is for people who appreciate the finest quality, craftsmanship, and love the feeling of something timeless.

OVERVIEW	
Project name	LUMIÈRE riverside
Tagline	WHEN LUXURY MEETS GREEN LIVING
Developer	MASTERISE HOMES
Project scale	<p>Including 2 towers, total land area: 19, 395 m², total area of vertical garden: about 7,000 m², total landscape area: about 4,653 m²</p> <p>LUMIÈRE East</p> <ul style="list-style-type: none"> ▪ 36 – storey building, 2 basements ▪ 2 level shops ▪ 3 levels of above-ground parking (a part) ▪ 3 office floors ▪ 28 floors for apartment and penthouse ▪ Construction density: 45.5% (podium), 17% (tower) <p>LUMIÈRE West</p> <ul style="list-style-type: none"> ▪ 44 - storey building, 2 basements ▪ 2 - 3 level shops ▪ 4 levels of above-ground parking (a part) ▪ 6 office floors ▪ 36 floors for apartment and penthouse ▪ Construction density: 41.5% (podium), 16% (tower)
Estimate Completion	In Q2/2023
Apartment size	<ul style="list-style-type: none"> ▪ 1BR: 49-52 m²; 2BR: 68-77 m²; 3BR: 92-113 m²; Penthouse: 198 – 293 m²; shop: 107 – 283.2 m² <p>Linkable apartment options are for customers who wish to find a larger living space. Developer offers this solution by designed a combination of two adjacent apartments. Customers will have more choices of 3 bedrooms and 4 bedrooms apartments for their multi-generation family.</p>
Facilities	Children's playroom, lobby, lounge, gym, clubhouse, restaurant, shopping area, infinity pool, Jacuzzi, swimming pool, cabana, children's swimming pool, wellness garden, BBQ area, children's playground, jogging trail, central lawn, outdoor fitness.

WORLD-CLASS PARTNERSHIPS	
<p>ATKINS</p> <p>Landscape and façade design</p>	<p>Founded in 1938 in the UK, Atkins is one of the world's respected design. It employs approximately 19,000 staff based in 300 offices across 29 countries and had undertaken projects in over 150 countries including luxury skyscrapers and refined buildings such as Burj Al Arab (Dubai), Bahrain World Trade Centre (Bahrain), InterContinental Shanghai Wonderland Hotel (China), Five Jumeirah Village (Dubai).</p>
<p> HBA</p> <p>Interior design</p>	<p>Hirsch Bedner Associates (HBA) is the world's leading hospitality design firm. It creates the signature interior looks of today's world-class residences and luxury brands such as Hilton, JW Marriott, Ritz Carlton, Shangri-la, and Four Seasons. HBA is a truly global company with 22 offices in nearly every major city, 52 years of experience in the interior design industry and more than 200 global design awards won in the past decade.</p>
<p>Turner</p> <p>Project management</p>	<p>Turner is a North America-based, international construction services company and is a leading builder with a staff of 10,000 employees. The company has earned recognition for fostering innovation, embracing emerging technologies, and undertaking large, complex projects such as Taipei 101 (Taiwan), The Armani Hotel & Residences Dubai (At Burj Khalifa, UAE), The Ritz-Carlton Residences Bangkok (Thailand), JW Marriott Hanoi (Vietnam).</p>
<p> baad BILMON ARCHITECTURE AND DESIGN PTY LTD</p> <p>Architectural design</p>	<p>BAAD is an Australian architecture and design company partnered with ForG Vietnam and conceived to be a true international hybrid company bridging Australia and Vietnam and bringing together top qualified professionals to lead projects. Local know-how and international standards come together to produce truly wonderful architecture, following the footsteps of its founder who worked on projects such as the China National Aquatic Centre (Beijing), The Atrium @ Orchard (Singapore), and Novotel Saigon Centre (Vietnam) when leading one of Australasia's oldest architectural firms, PTW Architects.</p>

WHY LUMIÈRE		
1	Prestigious developer	MASTERISE HOMES
2	Prime location in District 2	1 minute to Thao Dien community 2 minutes to An Phu and Rach Chiec Metro Station 10 minutes to District 1
3	Vietnam's first unique leafscape luxury living	Designed by renowned architecture practice Atkins and BAAD, Lumière is a showpiece in mastering the elements of light, space, greenery and luxury.
4	World-class partnerships	HBA, Atkins, Turner, BAAD
5	The state-of-the-art facilities	Children's playroom, lobby, lounge, gym, clubhouse, restaurant, shopping area, infinity pool, Jacuzzi, swimming pool, cabana, children's swimming pool, wellness garden, BBQ area, children's playground, jogging trail, central lawn, outdoor fitness.
6	Premium views	View to CBD, Landmark 81 tower Saigon River
7	World-class property management service	Masterise Property Management Company
8	Product	Variety of living options for people who appreciate finest quality and craftsmanship, who love the feeling of something that is timeless. <ul style="list-style-type: none"> ▪ Vertical garden of project is maintained by BMU system. ▪ Unique lighting façade design ▪ Luxurious reception, lounge, lift lobby, lift cabin and corridor are designed by HBA. ▪ Lift lobby & corridor are finished with high-end standard material and equipped with air conditioner. ▪ The apartment is fully completed with luxurious material and equipment. ▪ There are 2 basements and 3 floors for car parking.
9	International amenities at your door step	Surrounding by international schools from kindergarten to university, restaurants, shops, spas and recreational facilities
10	Investment opportunity	Next to the river, metro stations and Thao Dien Community Asset management service

CONTACT:



Sales Gallery: Masteri An Phu, 179 Ha Noi Highway, Thao Dien ward, Dist. 2, HCMC



Project: 259 Ha Noi Highway, Dist. 2, HCMC



masterisehomes.com/lumiere-riverside



<https://www.facebook.com/OfficialLumiereriverside>

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MASTERISE HOMES

LIST OF FINISHING MATERIALS & EQUIPMENT INSIDE THE APARTMENT

ITEMS		Hand over MATERIALS or EQUIPMENT	SPECIFICATION	BRAND NAME/ SUPPLIER	REMARKS
FLOOR					
1	Living room	Engineered Timber Flooring	510x90 mm	Thiên Lộc Phát /Daoo/ Elegant Living/ New Sky/ Sol	
2	Bedroom	Engineered Timber Flooring	510x90 mm	Thiên Lộc Phát /Daoo/ Elegant Living/ New Sky/ Sol	
3	Bathroom	Natural Stone (Marble)	600x600 mm	DFV stone/ Nhập khẩu/ Bảo Lai/PADO DFV stone / Import/ Bảo Lai/ PADO	
4	Kitchen/Dining Area	Natural Stone (Granite)	600x600 mm	DFV stone/ Nhập khẩu/ Bảo Lai/ PADO DFV stone / Import/ Bảo Lai/ PADO	
5	Balcony/Loggia	Anti-slip porcelain tile	Balcony: 300x1200 mm Loggia: 300x600 mm	Maygres/ Vietceramic/ Thiên Tú/ Sol/ Chang Yih	
WALL					
6	Living room – Bedroom, dining room, corridor	02 layers Emulsion paint		Jotun/ Dulux/ Nippon/ Kova	Color to be complied with the architectural design
7	Bathroom	Anti-slip Porcelain tile & Natural Stone (Marble)	Porcelain tiles 600 x 1200 mm Natural Stone: Comply with the architectural design	Amihomes/ Thiên Tú/ Sol/ Vietceramic/ Chang Yih Pado/ DFV Stone/ Import/ Bao Lai	
FALSE CEILING					
8	Living room, bedroom, dining room, corridor	Gypsum board ceiling - Emulsion paint	Comply with the architectural design	Ceiling: Lê Trần/ Knauf/ Boral - Vĩnh Tường/ Gyproc Emulsion paint: Kova/ Jotun/ Dulux/ Nippon	
9	Bath room	Moisture-proof gypsum board ceiling – Emulsion paint	Comply with the architectural design	Ceiling: Lê Trần/ Knauf/ Boral - Vĩnh Tường/ Gyproc	

ITEMS		Hand over MATERIALS or EQUIPMENT	SPECIFICATION	BRAND NAME/ SUPPLIER	REMARKS
				Emulsion paint: Kova/Jotun/ Dulux/ Nippon	
DOORS AND WINDOWS					
10	Main entrance door	Premium Fireproof MDF Wooden Door	Comply with the architectural design	American Door/Tường Việt/ An Cường/ Woodsland/ Sunwood	
11	Door for room	MDF Wooden Door	Comply with the architectural design		
12	Toilet door	Moisture & Water-proof MDF Wooden Door	Comply with the architectural design		
13	Digital Door Lock	Access type : Key Pass, fingerprint lock, mechanical key, card		Inmudex/ Hafele/ Samsung/ Yale	
14	Window and door for Balcony, Loggia	Glazing and aluminum frame ⁽²⁾	Comply with the architectural design	Tacheng/ Eurowindow/ BM Windows/ Quân Đạt/ Sing Nam Metal	
SANITARY WARE					
15	Wash Basin		Modern style with light color	Duravit/ Kohler/Axent	
16	Water Closet	Smart Toilet for Master Bathroom & Secondary Bathroom	Light color	Duravit/ Kohler Axent	
17	Shower room	Tempered glass partition ⁽²⁾ with full accessories (SUS Material)		Tacheng/ Eurowindow/ BM Windows/ Quân Đạt/ Sing Nam Metal	
18	Shower Mixer		Shiny Chromium plating or titanium finish	Hansgrohe/ Kohler/Grohe	
19	Wash basin Faucet (Basin Mixer)		Shiny Chromium plating or titanium finish	Hansgrohe/ Kohler/Grohe	
20	Toilet fixtures: Towel Bar, toilet paper holder, Bidet sprayer)			Hansgrohe/ Kohler/Grohe	
ELECTRICAL EQUIPMENT					
21	Data, Tel socket outlet		The socket would be located follow	Legrand/ Schneider/ Panasonic/ Siemen	

ITEMS		Hand over MATERIALS or EQUIPMENT	SPECIFICATION	BRAND NAME/ SUPPLIER	REMARKS
			the approved design drawing.		
22	Power socket outlet and Lighting switch		The socket and switch would be located follow the approved design drawing.	Legrand/ Schneider/ Panasonic/ Siemen	
23	Electric wire		Size & type of cable will comply with the design	LS/ Cadivi/ Olympic/ Taihan Sacom/ Thịnh Phát	
24	Lighting		To comply with the design.	Siemen/AC/ Paragon/ Philips/ Simex	
25	Electric Water heater		Storage type capacity as per design.	Ferrolì/ Ariston/ Rheem/ Pinceza/ Themor	
26	Toilet exhaust fan		To comply with the design, Ceiling Type Fan.	Panasonic/ Kruger M&Y/ LTI/ Broan	Exhaust fan is installed for all bathrooms.
27	Internal communication	Video door phone		ABB/ Commax/ Fermax/ Aiphone/ Comelit	
AIR CONDITIONER					
28	Air conditioning Unit		Ceiling concealed type	Daikin/ Panasonic/ Mitsubishi/ Toshiba/ Hitachi	
KITCHEN					
29	High & low kitchen cabinet.	MDF Wooden with Veneer finish	The cabinet size will be varied by the design.	An Cường/ Casta/ Tường Việt/ TTT/AA	
30	Kitchen counter	Natural Stone (Marble)		DFV stone/ Nhập khẩu/ Bảo Lai/PADO DFV stone / Import/ Bảo Lai/ PADO	
31	Induction hobs (03 Cooking zones)			Bosch/Whirlpol/ Teka/ Hafele	
32	Kitchen Double Bowl sink, material : Stainless Steel.			Kohler/ Teka/ Hafele	
33	Sink faucet (with Mixer) with automatic sensor and extendable hose			Kohler/ Teka/ Hafele	
34	Kitchen hood			Bosch/Whirlpol/ Teka/ Hafele	

ITEMS		Hand over MATERIALS or EQUIPMENT	SPECIFICATION	BRAND NAME/ SUPPLIER	REMARKS
35	Oven			Bosch/Whirlpol/ Teka/ Hafele	
BUILT-IN FURNITURE					
36	Wash basin cabinet	Countertop of Cabinet where basin cabinet is located is natural stone MDF Wooden with laminate finish cabinet	To comply with the design.	An Cường/ Casta/ Tường Việt/ TTT/AA	
37	Wardrobe	MDF Wooden with Veneer finish	To comply with the design.	An Cường/ Casta/ Tường Việt/ TTT/AA	
38	Mirror Cabinet	MDF Wooden with laminate finish	To comply with the design.	An Cường/ Casta/ Tường Việt/ TTT/AA	

⁽¹⁾ Details will be regulated by the contract

⁽²⁾ Manufactured glass would not achieve purity of 100% . All kind of glass from all manufacturers could be self-broken due to invisible nickel sulfur contaminant.