

FACTSHEET

By Masterise Homes
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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 BY 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 centre 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 WATERFONT**
A premium development strategically located at the heart of Ocean Park in the east of Hanoi providing an exclusive yet attainable living experience that sets residents apart from the rest.
- **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 1 address in Ho Chi Minh City, an international design masterpiece.

MASTERI WEST HEIGHTS

Masteri West Heights - The Best of International Living in West Hanoi, offers residents the opportunity to live an unparalleled lifestyle. Located in the heart of Smart City, Masteri West Heights's connectivity and modern aesthetics combined with an abundance of exclusive amenities make this a home unlike any other.

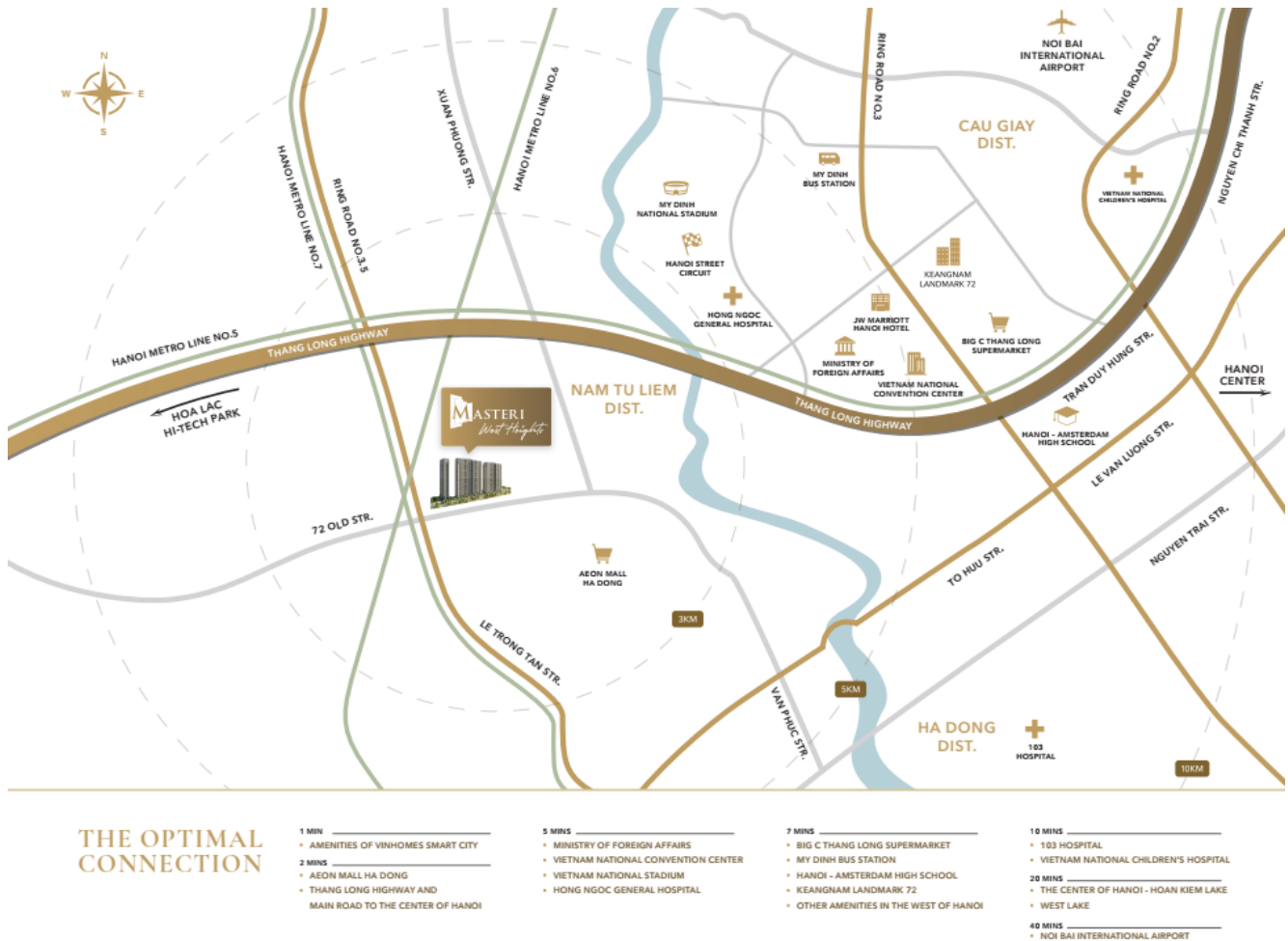
PROJECT OVERVIEW	
Project name	MASTERI WEST HEIGHTS
Tagline	This is Living
Developer	Masterise Homes – A Member of Masterise Group
Total land area	21,087 m ²
Project Scale	4 blocks (38-39 floors)
Total Apartment	3,599 units
Construction Density	33.3%
Total Area of Internal Traffic & Landscape	14,069 m ²
Total Basement Area	49,591.79 m ²
Apartment Ownership Tenure	Freehold Long term ownership for Vietnamese 50 years ownership for foreigners (subject to prevailing laws and regulations of Vietnam)
Expected Handover	Q2/2023
Unit area GFA (NFA)	<ul style="list-style-type: none"> • Studio: 30.44 (26.68) m² - 38.73 (35.34) m² • 1BR+: 45.86 (41) m² - 51.49 (47.36) m² • 2BR: 59.77 (53.37) m² - 67.66 (61.95) m² • 2 BR +: 69.84 (60.24) m² - 71.42 (62.91) m² • 3 BR: 82.31 (71.62) m² - 89.11 (79.19) m² • Duplex (8 units): 92.38 (84.64) m² - 142.82 (127.4) m²
Handover Condition	Fully furnished
Handover Brands	Kohler (USA), Häfele (German), Daikin (Japan)
Architectural Design	Tange Associates (Japan)
Interior Design	Studio HBA (USA)
Landscape Design	Land Sculptor (Thailand)
Project Management	Artelia
Main Contractor	Delta

PRIME LOCATION IN THE WEST OF HANOI

Masteri West Heights is located in the fast-developing western area – the new Central Business District of Hanoi with easy access to an axis of highways for ultimate traffic connectivity to wherever you need to be.

Located at the center of Smart City, with unblocked views of the 4.8ha Central Lake, Masteri West Heights is the most desirable 'gem' in the dynamic urban area on Thang Long Boulevard. It is 5-10 minutes to nearby new administrative centers, 20 minutes to Hoan Kiem Lake and West Lake, and 40 minutes to Noi Bai International

Airport. All are connected with fast and convenient public transportation with metro lines straight to downtown Hanoi.



THIS IS LIVING – CONTEMPORARY GLAMOUR

A Unique Facade

The facade design was visually inspired by the high-tech electronic circuit board, reflecting the age of information and technology. With an elegant dark grey background, light grey on the inner vertical fins wall connecting with white frames, the façade has an attractive appearance both day and night. The contrast of color tones, hidden and visible lines, frames and floor-to-ceiling height Low-E glass windows glazing with glass balustrade at the balcony perfectly frames the blue sky.

Forward-Thinking Interior Design

A modern interpretation of classic design elements like timber floors, solid kitchen countertops, gives a feeling of modern yet familiar. In the common and social spaces, a palette of clean, light, elegant and contemporary finishes with a touch of glamour create the perfect place to meet friends and fellow residents. Pluggable furniture is integrated in the contemporary, comfortable spaces so residents and their guests can charge and use their devices seamlessly throughout the development. Greenery is integrated throughout Masteri West Heights, reinforcing the commitment to sustainable practices while providing an inviting environment within the social spaces.

Ideal Living Landscape

Masteri West Heights's landscape design emphasizes the use of rectangular geometric structure; simple modern lines, combined with rounded edges and corners, harmonizing the strength and softness in the space. Land Sculptor Studio used cutting edge smartphone design language to create the landscape, always with the homeowner in mind, aiming to be more than a space; to be your home. A color palette using black, white and gray lends simplicity and elegance, whilst accent colors in black and gold complete the landscape to bring a sense of professionalism and maturity while creating an elegant ambience.

COMPREHENSIVE FACILITES

Nearby amenities in West Hanoi

Located in Nam Tu Liem District, Masteri West Heights offers easy access to local amenities in West Hanoi:

1 min	Amenities of Smart City
2 mins	AEON Mall Hadong Thang Long Highway and main road to the center of Hanoi
5 mins	Ministry of Foreign Affairs Vietnam National Convention Center Vietnam National Stadium Hong Ngoc General Hospital
7 mins	Big C Thang Long Supermarket My Dinh Bus Station Hanoi – Amsterdam High School Keangnam Landmark 72 Other amenities in the West of Hanoi
10 mins	103 Hospital Vietnam National Children’s Hospital
20 mins	The center of Hanoi - Hoan Kiem Lake West Lake
40 mins	Noi Bai International Airport

Amenities of Smart City

Masteri West Heights is a part of the new community with its own hospitals, schools, commercial areas, offices and public entertainment all in the vicinity, including:

- Central Park 10.2ha
- Central Lake 4.8ha
- Sportia Park - Southeast Asia’s largest sport park with Outdoor gym equipped with over 1,000 exercise machines;
- BBQ park with more than 100 BBQ lots;
- Golf mini Park; Korean-style indoor golf room; Dancing Park; Recreation Park; Chess Garden; Bike Terrain Park; Aerobic Park; Walking Park; Roller skating rink; Kayaking
- Zen Park 6.1ha: Lantern Festival Park; Carp stream; Japanese Gate; Meditation Garden; Ninja game Park; Japanese Restaurant System
- Vinmec Hospital

- Vinschool System
- Vincom Megamall

Exclusive facilities of Masteri West Heights

Masteri West Heights offers you everything you need to play, work and thrive, all enjoyed in comfortable, private, and secure surroundings. Indulge in memorable quality time with family and friends in the unique and exclusive facilities.

Indoor Amenities

- ✓ Private Indoor Swimming Pool
- ✓ Business Center
- ✓ Multi-Purpose Hall
- ✓ Gym & Fitness
- ✓ Games Room
- ✓ Teen Room
- ✓ Kids Room
- ✓ Indoor Library
- ✓ Screening Room
- ✓ 5-star Reception Lounge

Landscape

- ✓ Waterfall Yoga Retreat
- ✓ Terraced Amphitheatre
- ✓ Air Purifier
- ✓ Water feature
- ✓ Rain Shower Pavilion
- ✓ Interactive Fountain
- ✓ Children Playground
- ✓ Outdoor Lounge Seating
- ✓ Outdoor Co-working Space
- ✓ Outdoor Sharing Library
- ✓ Sky Garden
- ✓ Shophouse

MASTERISE PROPERTY MANAGEMENT

Masterise Property Management applies an advanced technology platform, combined with an optimal operating model to bring outstanding best quality to investors and customers. We are committed to creating the ultimate experience for our residents based on our philosophy of "Customer Centricity".

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

Management services are applied at Masteri West Heights:

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

WORLD-CLASS PARTNERSHIPS

 <i>Façade Design</i>	<p>Tange Associates (Japan) is a leading architecture and urban design company. Their famous projects include the Olympic Sports Stadium and Yoyogi National Stadium. This endeavor has created residences, buildings, schools, stadiums, and memorial halls that provide comfort and pleasure in people’s lives and enhance the future of cities in Japan and around the world.</p>
 <i>Interior Design</i>	<p>Studio HBA 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.</p>
 <i>Landscape Design</i>	<p>Land Sculptor, founded in 2008, is a landscape design studio that explores alternative solutions and integrates an artistically aesthetic attitude into landscape spaces to improve the environment and quality of living space. It sculpted various projects with unique creativity in Asia and earned many international awards in Singapore, China & the Middle East</p>
 <i>Project Management</i>	<p>Artelia is an international, multi-disciplinary consultancy, engineering and project management group specializing in the sectors of building construction, infrastructure, water, industry and environment. Artelia has a workforce of 5,900 drawing on its regional network of 55 branch offices in France and a presence in almost 30 countries worldwide spread across Europe, Africa, the Middle East, Asia and Americas.</p>

WHY MASTERI WEST HEIGHTS? (6USPs)

- The same world class developer who brought the largest branded residences in the world to Vietnam
- The most stunning panoramic view within Smart City
- Global partnerships with acclaimed brands for best-in-class architectural and interior design
- 22 exclusive amenities of highest global standards, full-service 24/7
- World renowned branded fittings at handover
- Home for Home: the ultimate solution with 100% financial support until hand-over date *
**Terms & conditions apply*

THE 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.*

Contact



Project Address: Central Lake, Smart City, Tay Mo, Dai Mo, Nam Tu Liem District, Hanoi



Sales Gallery: Zen Park - Coc Bridge, Smart City



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