

# Laimian City

Presented by VNK



# Laimian Overview

1. Planing of Developing Area:C3->C4->C2->C1-> Other(C5-C8)
2. Total project development period: 2019-2025
3. Total area: 131ha
4. Building/Floor: Basement 03th floor, Above floor 40th floor, 24 Buidings
5. Location: Phuong Binh An, Quan 2, HCMC
6. Construction Company: Delta
7. Architectural Design: Korea Composite Architecture (Korea Company)
8. Supervision Company: Apave - Artelia(France)
9. Guarantee Bank: Maritime Bank
10. Vietnamese - freehold, Foreigner - 50 years (SPA)
11. Model House: Epected to open on June 20th, 2019
12. Delivery Handover: Basic options (luxury floor, built-in cabinet, toilet, kitchen, system air conditioner on ceiling, etc.)

## Laimian City's Developer HDTC Introduction



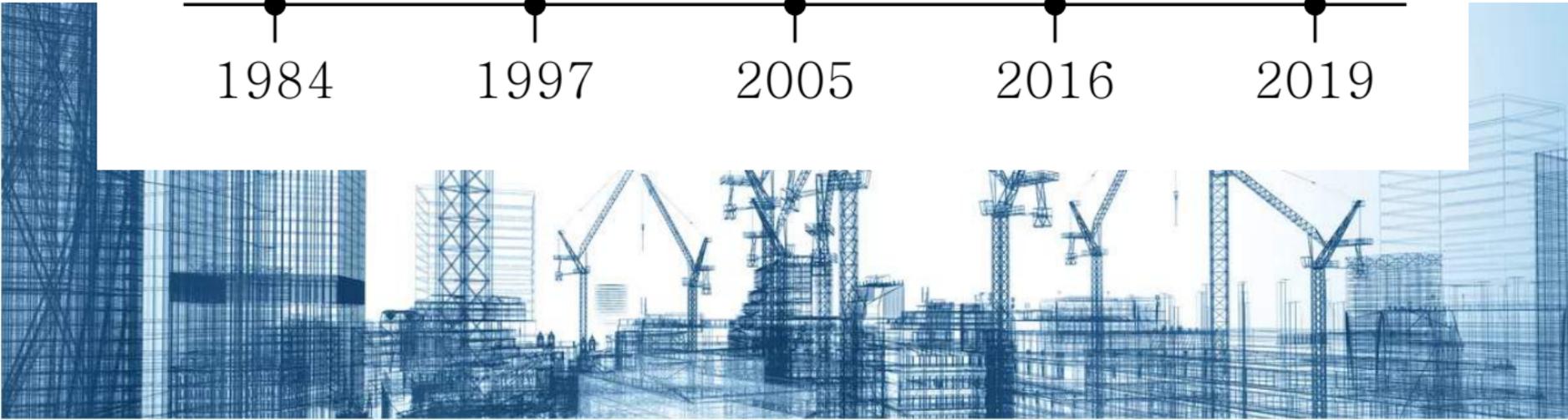
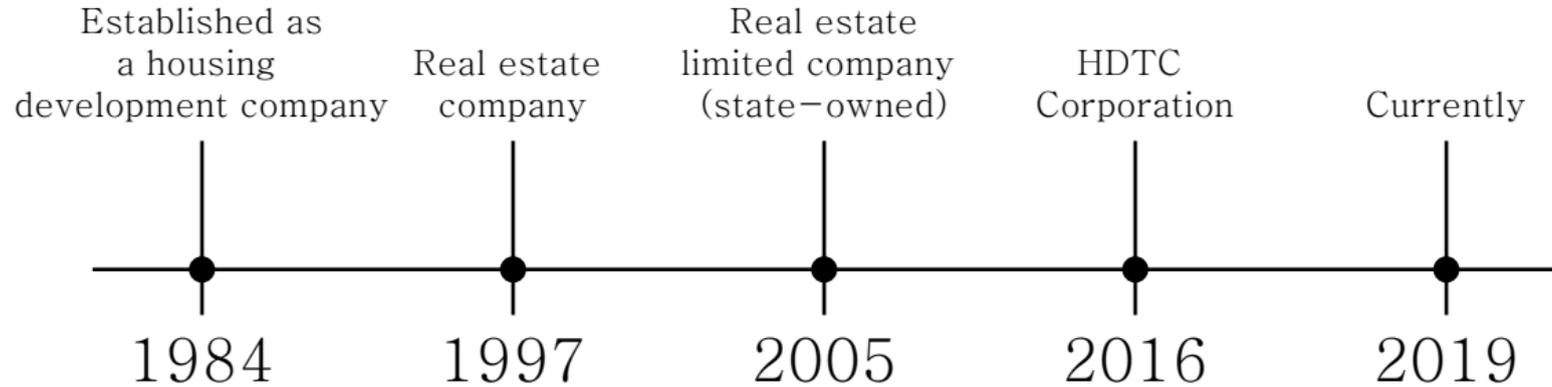
CEO

Dinh Truong Chinh

- Since being established in 1984, through renovations and challenges, HDTC shifted into an urban development corporation concentrating in such areas as Ha Noi, Ho Chi Minh and Da Nang in Vietnam

“We will keep performing our company’s responsibilities and strive to become a corporation which can satisfy clients demands with the best quality.”

# Laimian City's Developer HDTC Introduction



# HDTC - Current project status as of 2019



Ho Chi Minh, D2, Laimain City  
(13,000 units)



Ho Chi Minh Vung Tau  
Development Project (240ha)



Da Nang Resort  
Development Project (140ha)



Hanoi Industrial Complex  
Development Project (243ha)

# Laimian City Traffic Location





Laimian City

CT-2

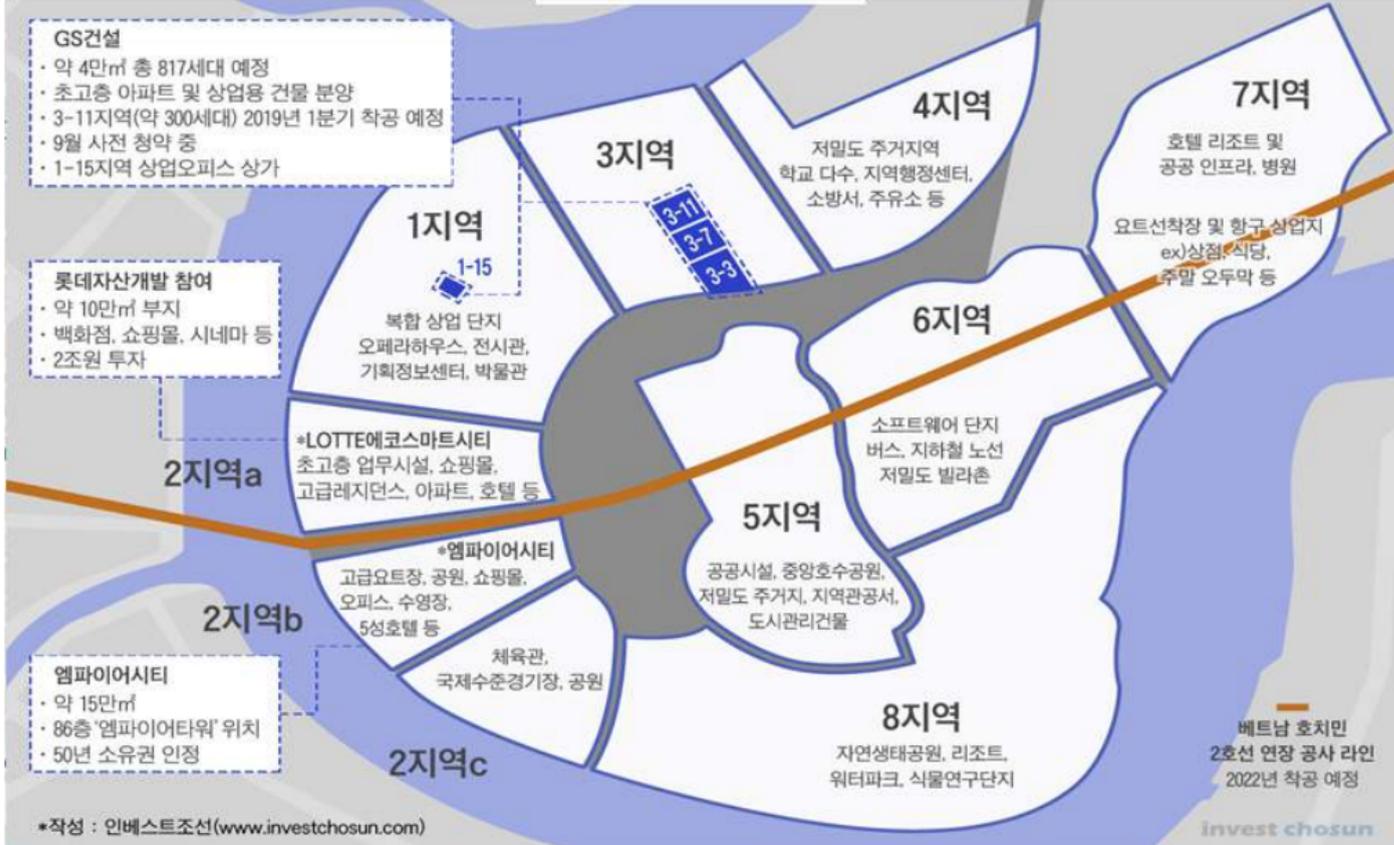
CT-3

CT-4

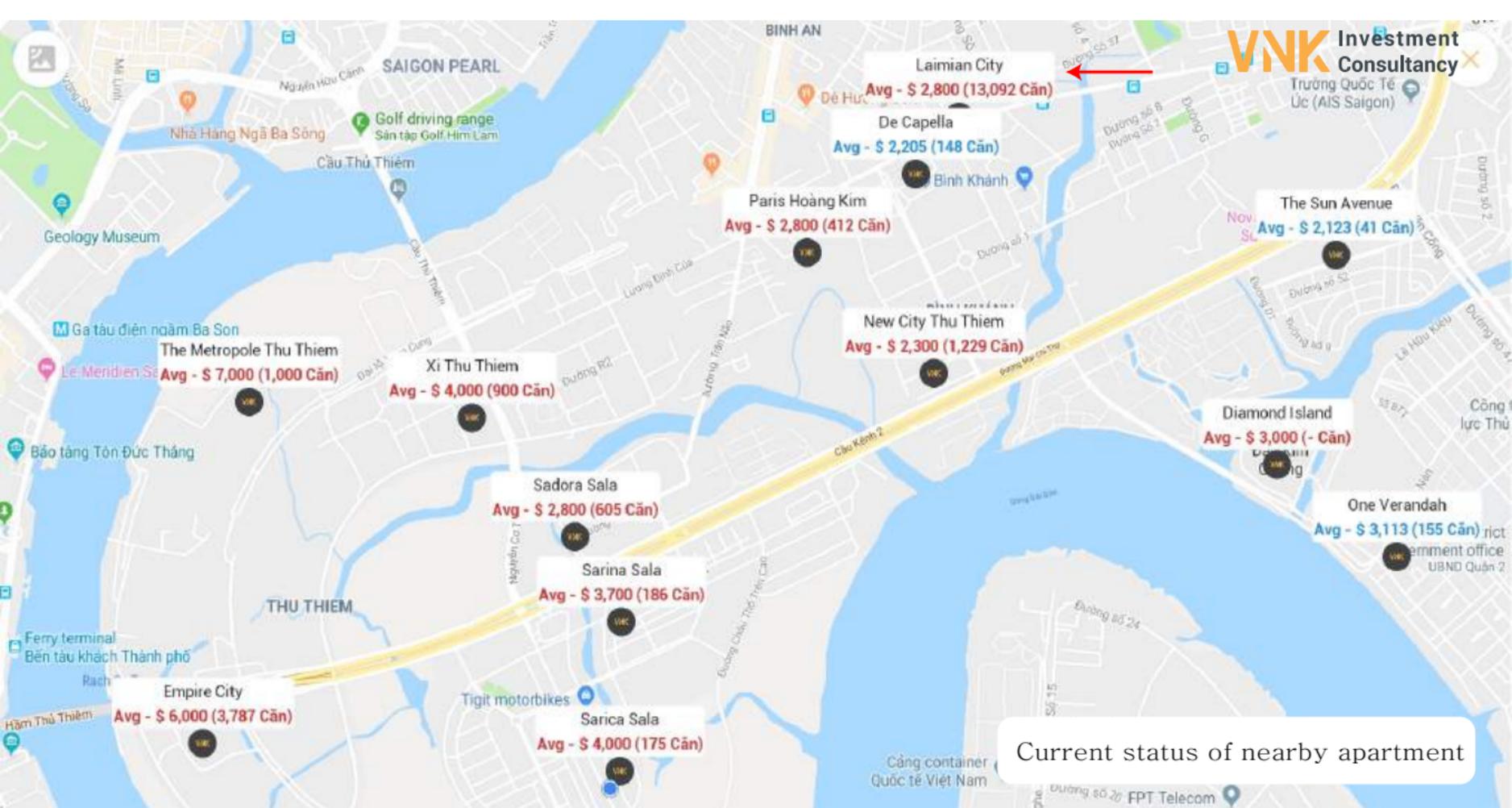
500m

Depot Metro Thu Thiem Station  
Station Metro Line 2  
Train to Nha Trang, New Airport

# 부동산 개발 계획



Laimian City  
Location -  
In comparison  
with Thu Thiem



Current status of nearby apartment

# Laimian City Overview

Division	Content	Project Location
Location	Binh An Ward, District 2, HCMC	
Developer	HDTC	
Total area	131 ha	
Units	Around 13,000 units	
Handover	2018 ~ 2025년	
Type	Apartment	
Building / Floor	Basement: 3 Floor 40 Floor 24 Buildings	

# Laimian City – Lot number 3 Overview

Division	Content	Layout
Location	Laimian City - Lot number 3	
Developer	HDTC	
Total area	2.6 ha	
Units	2,100 units	
Handover	2018 ~ 2021년	
Type	1-5 Floor:Shophouse 6~40 Floor: Apartment	
Building/Floor	3 Basements, 40 Storeys 04 Buildings	
Unit of 301 Building	Around 560 units	

# Business Location

Division

Contents

Construction Area

이주 보상 비율 (%)

100 (%)

Progress of construction

Finished 3 Basements

Ownership

Foreign: 50 years

Vietnamese

Long - term ownership

Business Prograss

Pre-sale approval



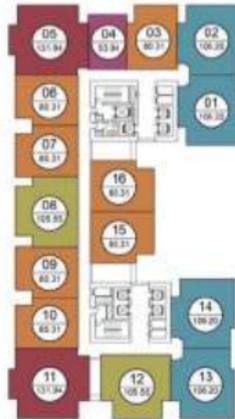
# 2018.12. Laimian City Construction Site of Lot number 3,4



Price	2,700 USD - 2,800 USD	Include VAT
Deposit Received Date	Inprogress	
Unit	560 units	Discuss in details with each salesperson
Advance reservation amount	300 million	Select Apartment
Sign SPC	June 20th 2019 (Expected)	Advance Reservation Amount (Converted into Next payment)
Payment schedule	Around 8 instalments	Notice Later
Handover	Early 2021	

## Laimian City Lot number 3 - 301 Building' s Floor Plan

No.	Net Floor Area (m <sup>2</sup> )
01	99.34
02	99.34
03	74.46
04	49.24
05	124.08
06	74.46
07	74.46
08	99.02
09	74.46
10	74.46
11	124.08
12	99.02
13	99.34
14	99.34
15	74.46
16	74.46



# UNIT 49A,B TYPE

UNIT 49A	Area (m <sup>2</sup> )
Net Floor	49.24
Living Room+Kitchen	22.15
Bedroom	13.99
Bathroom	3.30
Veranda 1,2	2.85, 2.56

UNIT 49B	Area (m <sup>2</sup> )
Net Floor	49.39
Living Room+Kitchen	24.62
Bedroom	13.98
Bathroom	3.04
Veranda	3.20

1 Bedroom



# UNIT 74 TYPE

UNIT 74	Area (m <sup>2</sup> )
Net Floor	74.17
Living Room+Kitchen	26.03
Bedroom 1,2,3	14.07, 12.89
Bathroom 1,2	3.20, 3.04
Veranda 1,2,3	5.93, 2.85

2 Bedrooms



## UNIT 99A TYPE

UNIT 99A	Area (m <sup>2</sup> )
Net Floor	99.02
Living Room+Kitchen	34.31
Bedroom 1,2,3	17.55, 10.89, 10.47
Bathroom 1,2	3.43, 3.19
Veranda 1,2,3	6.08, 3.15, 2.34

3 Bedrooms



## UNIT 99B TYPE

UNIT 99B	Area (m <sup>2</sup> )
Net Floor	99.34
Living Room+Kitchen	42.05
Bedroom 1,2,3	17.19, 9.30, 9.27
Bathroom 1,2	3.12, 3.07
Veranda 1,2	4.78, 4.69

3 Bedrooms



## UNIT 124 TYPE

UNIT 124	Area (m <sup>2</sup> )
Net Floor	124.08
Living Room+Kitchen	53.69
Bedroom 1,2,3	19.16, 12.28, 9.60
Bathroom 1,2	4.39, 4.12
Veranda 1,2	5.66, 4.35



3 Bedrooms





## Laimian City Features

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- The best location as a school district
  - 6 international schools within a radius of 2 km (A popular investment destination not only for Korean people but also for foreigners – Australian International School, etc.)
  - Two high schools and two elementary schools are located within a radius of 1km. It is also very popular with locals in Vietnam, so there is a high possibility of transfer of local people as well as foreigners in the future (Thu Thiem High School, Nguyen Hien Elementary School, etc.)

## Laimian City Features

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- Highest possible rate of residence
  - District 1 is a new city symbolizing finance and wealth and its riverside area is already at a high price due to recent development plans (Need a lot of investment and expect the value increase to be stable).
  - New town “An Phu - An Khanh” is expected to rise more rapidly as the surrounding environment improves once the price is about  $\frac{1}{2}$  of the Saigon riverside luxury apartments (The value increase is the result of housing demand increases).

# Laimian City Features

- Vietnam's property value shall rise in proportion to Vietnam's economic development growth
- Estimated pre-sale price from \$ 2,900 to \$ 3,200, a competitive price compared to surrounding premium apartments.
- Residents' shopping shall be more convenient due to upcoming Korean-style supermarkets
- Korean Managers provide convenience for Korean residents
- Maximize premium value by building 5 star hotel
- A general hospital shall be constructed in the future, which promises residents to have a really high quality life
  - Vietnam's GDP per capita in 2018 is USD 2,589, USD 9,633 in China, USD 32,774 in Korea ... Vietnam property' s value shall rise in proportion to GDP' s growth rate. Particularly, in key centers, property' s value growth might rise much more highly than GDP' s growth rate.

# Laimian City – New Korean Town

## Super large project

24 buildings

Around 13,000 units

Creating a living environment  
for 50,000 people

## Best living environment

International schools

General Hospital

5-star hotel

Shopping Mall

## New Korean Town

Korean design companies

Korean restructuring

Korean Manager

Korean commercial

Korean life base

Town

## Value Increase

Thu Thiem Green Environment

Preferential Area

Kaengnam of HCM

Expansion of transportation  
infrastructure

Human-centered urban planning

**VNK** Investment  
Consultancy

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