



SUNSHINE DIAMOND RIVER

A1 - A2 - A3



SCAN CODE AND EXPERIENCE

For IOS: please open the camera towards the QR code icon.

For Android: please use via the QR code scanning application.

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*Peace in every
moment*



Complex of eco-friendly apartments with *Resort 4.0* style

Love every moment, love every experience, Sunshine Diamond River is proud of pioneering the creation of resort lifestyle 4.0 between the prosperous Saigon city



Smart resort
Eco Resort standard living space





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SUNSHINE DIAMOND RIVER



PEACE IN EVERY MOMENT

Smart utility
Upstream privileges



Smart life

Multitasking technology 4.0



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PEACE IN EVERY MOMENT



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PEACE IN EVERY MOMENT

SUNSHINE DIAMOND RIVER

DEVELOPED BY SUNSHINE HOMES

- A LUXURY REAL ESTATE BRAND OF SUNSHINE GROUP

Location: 422 Dao Tri, Phu Thuan Ward, District 7, Ho Chi Minh City

Product type: Luxury apartment, Sky Villas, Penthouse

TOTAL INVESTMENT

25.000 BILLION

LAND AREA

112,585 M²

INVESTOR: SUNSHINE GROUP

VIETNAM'S LEADING LIFESTYLE CREATOR.

Multidisciplinary economic group operates in the fields of real estate, trade, services, education and technology, in which real estate investment and development is a key area.

SOME TYPICAL AWARDS

- Top 10 real estate developers in 2018
- Vietnam Real Estate Developer Award in 2018
- Top 10 Asian Typical Enterprises 2019
- Top 10 most trusted brands in Asia 2019
- Best premium project developer in Vietnam 2019



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PEACE IN EVERY MOMENT



*Resort masterpiece
converging up-to-date elite*

8 CONCEPTS OF SMART RESORT

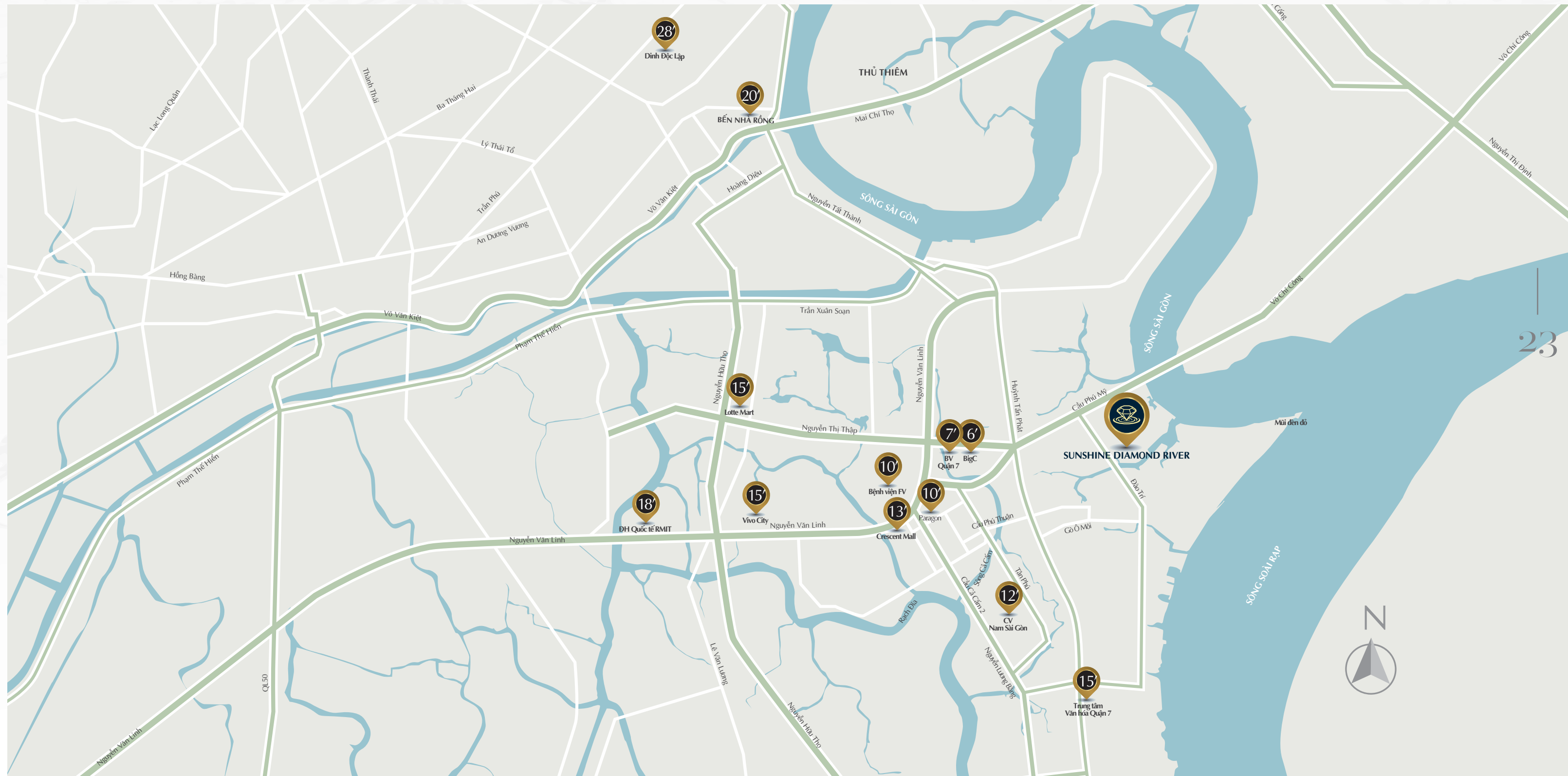
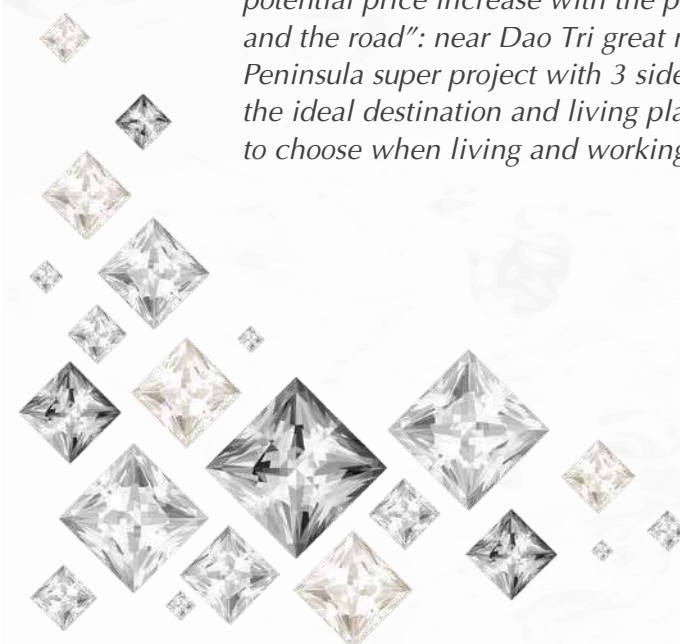
- 01/ *The golden position is expensive*
- 02/ *Standard green resort*
- 03/ *Diverse & class ecosystem*
- 04/ *Multi-tasking technology*
- 05/ *High-class European furniture*
- 06/ *Superior living substances for the elite community*
- 07/ *Unique utility for worthy owners*
- 08/ *Shopping in the park*

01

Expensive golden position

The most profit potential

Located in District 7 - 1 of 3 districts with the highest growth rate in Ho Chi Minh City, Sunshine Diamond River possesses the most potential price increase with the position of "near the market, the river and the road": near Dao Tri great road, Phu My bridge, next to Saigon Peninsula super project with 3 sides adjacent to the river. This is also the ideal destination and living place for the foreign community to choose when living and working in Vietnam.



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SUNSHINE DIAMOND RIVER



02

Standard green resort work

Resort 4 seasons at home

Taking the goal of re-energizing residents as the planning philosophy, along with the application of technology 4.0 in project operation and management, the smart resort element is focused on investment in the project with the system. Green infrastructure is class and synchronized like a park with four seasons park, water park, hanging garden ...

PEACE IN EVERY MOMENT





Diverse & class ecosystem

03

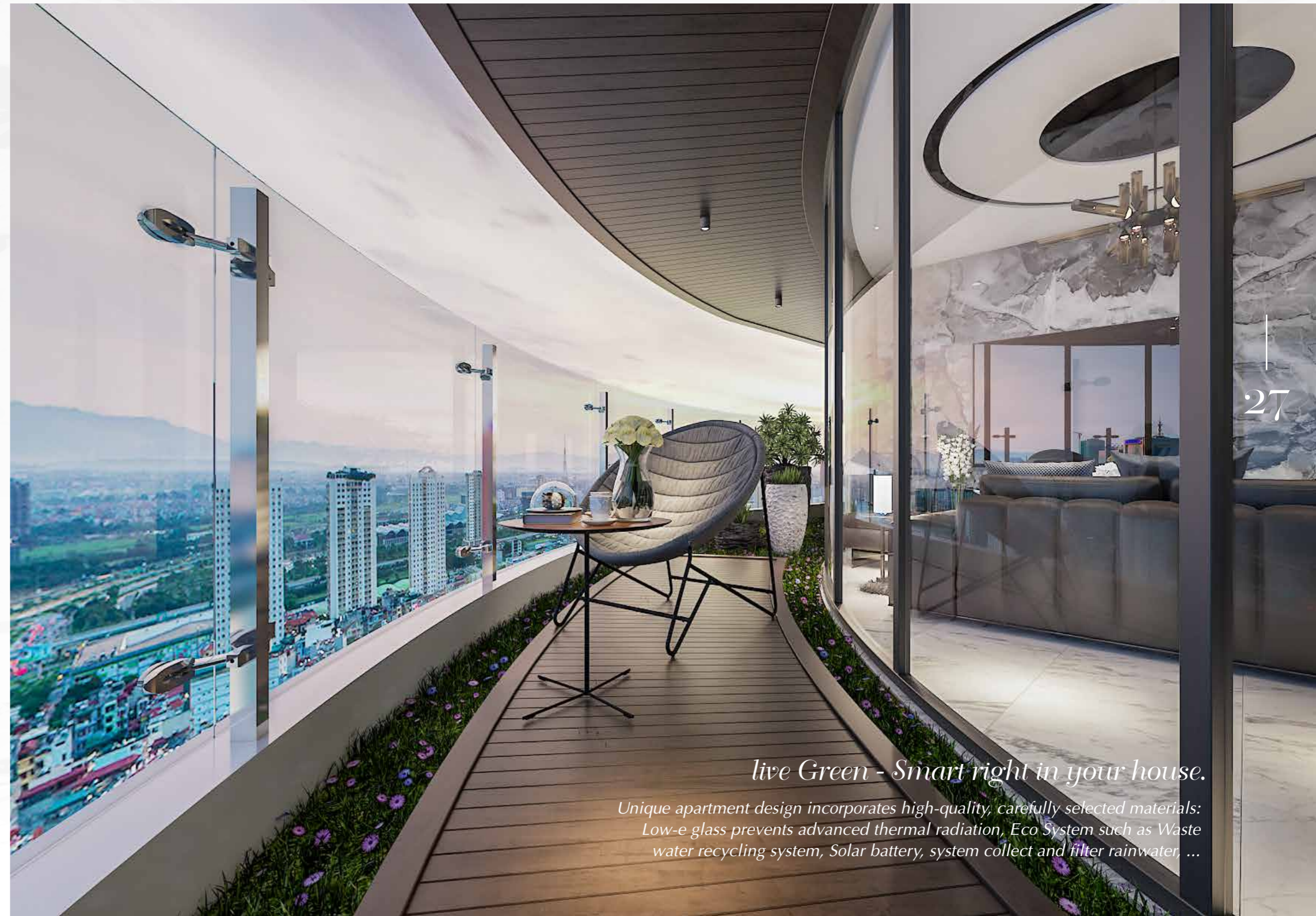
The perfect combination between trees and water

Bring ecological space and comfort for residents with 3 sides bordering the river with a system of regulating lakes at the core of the landscape, walking paths ... Especially, each apartment is arranged with a garden balcony system, brought green eco-space for each living space.

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SUNSHINE DIAMOND RIVER

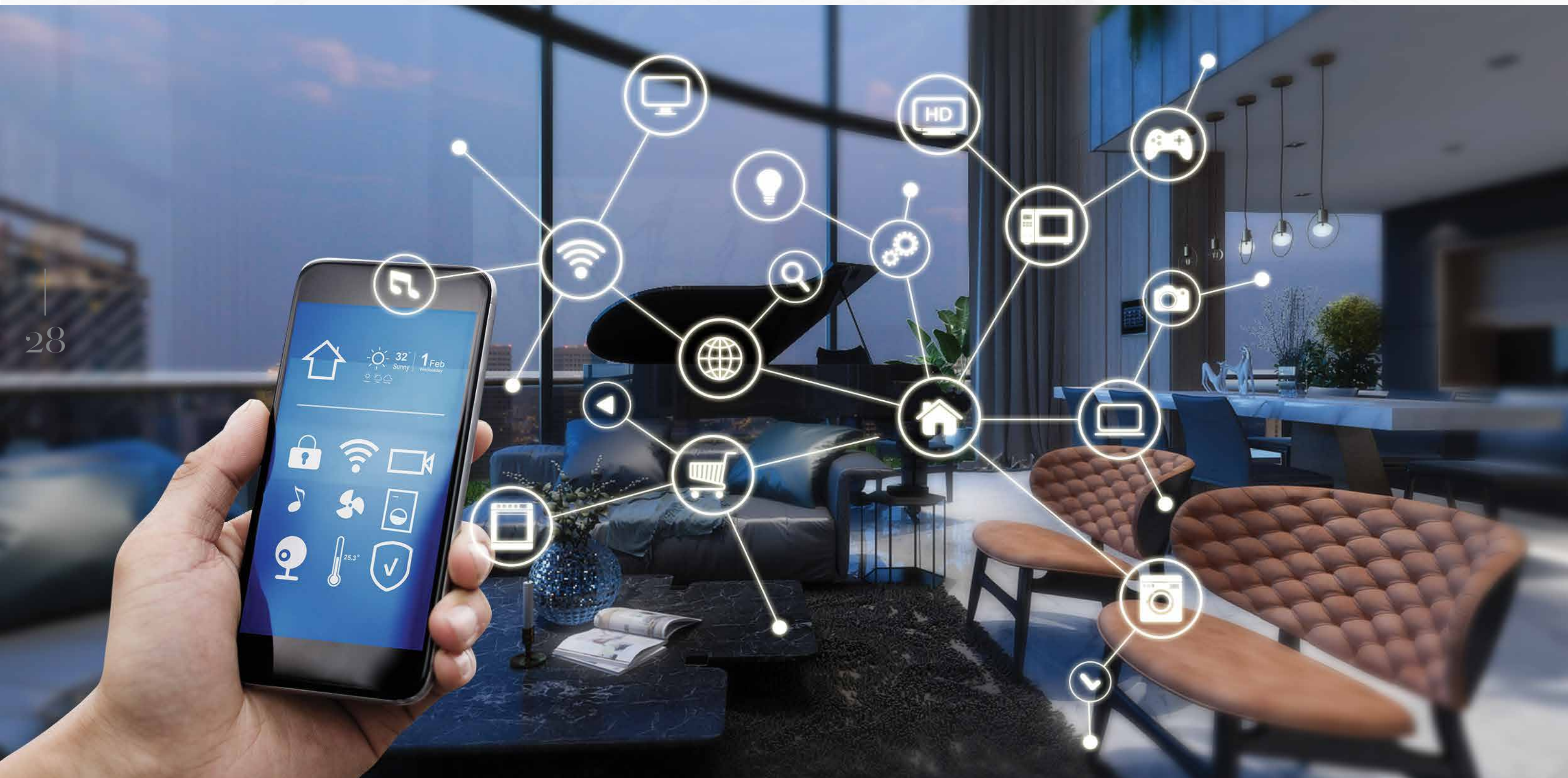


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live Green - Smart right in your house.

Unique apartment design incorporates high-quality, carefully selected materials: Low-e glass prevents advanced thermal radiation, Eco System such as Waste water recycling system, Solar battery, system collect and filter rainwater, ...

PEACE IN EVERY MOMENT



04

Multi-tasking technology

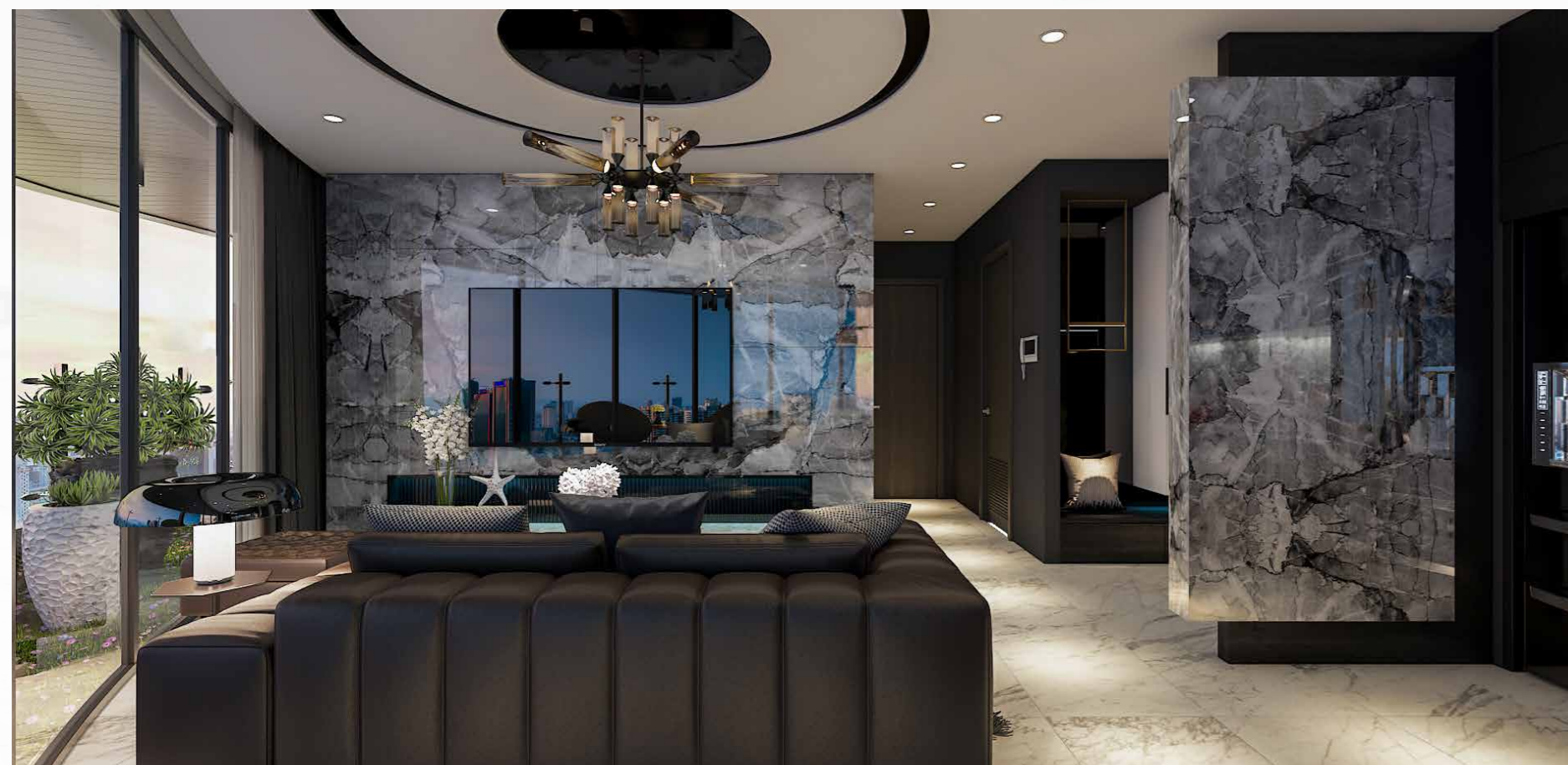
Application of technology 4.0 and IoT (Internet Of Things) in each apartment and urban operation management, providing intelligent life - convenient - safe. Residents save time to enjoy life with all utilities and operations that apply technology to manage.



High-class European furniture

The interior of Sunshine Diamond River apartments is crystallized from the creation of the leading names in Europe with the skilled hands of artisans and high-quality and exquisite materials in each line.

05



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PEACE IN EVERY MOMENT



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SUNSHINE DIAMOND RIVER

06

*Superior
living substances
for the elite
community*



PEACE IN EVERY MOMENT



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07

Unique utility for worthy owners

Unique service system at the building level, bringing the full life comfort for residents of Sunshine Diamond River



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PEACE IN EVERY MOMENT

*Place to satisfy the desire
to conquer every regal moment*

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08

Shopping in the park

First appeared in Saigon

PEACE IN EVERY MOMENT



Aura on the river

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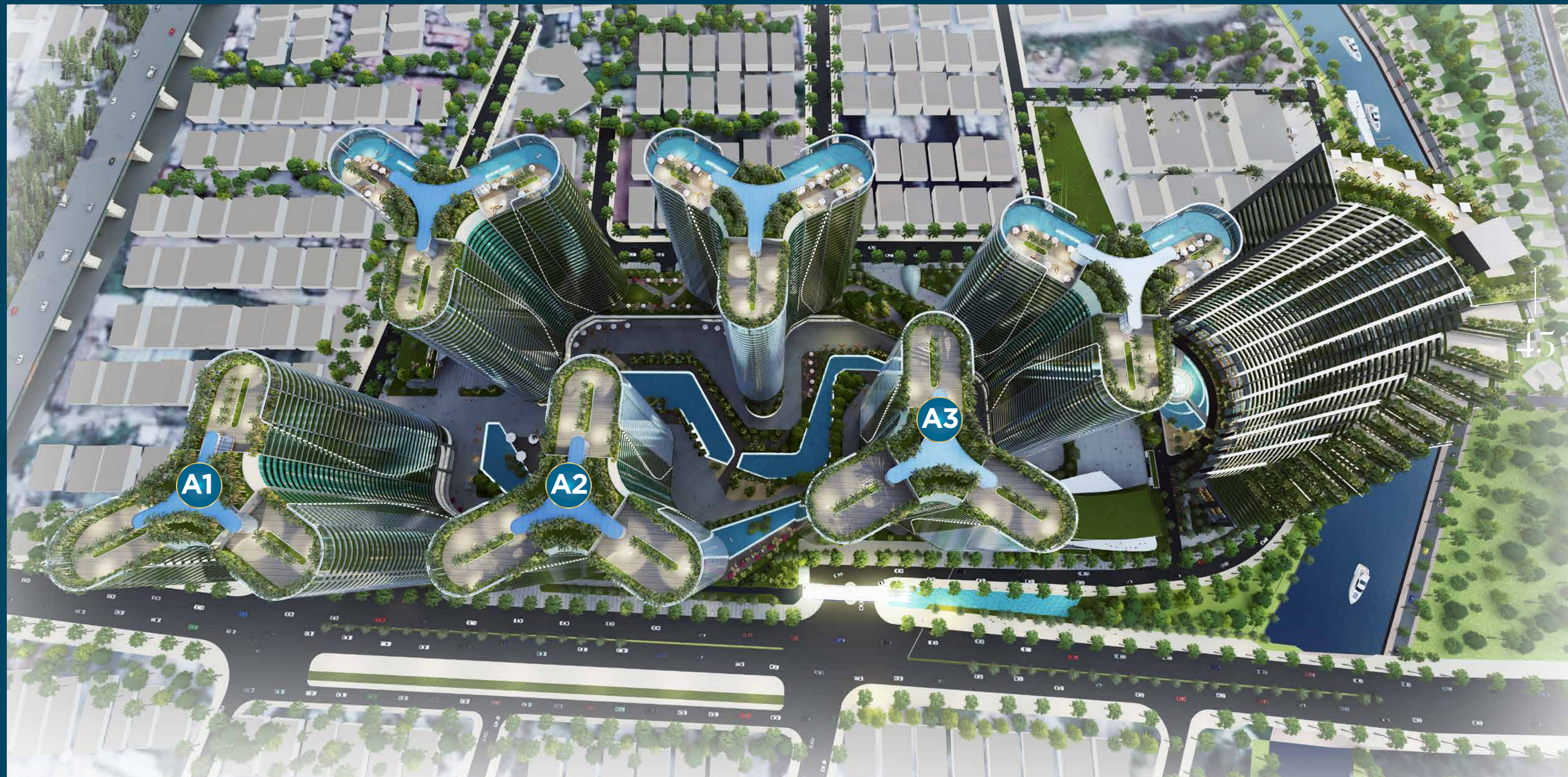
SUNSHINE DIAMOND RIVER

PEACE IN EVERY MOMENT



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A1 - A2 - A3 Apartment



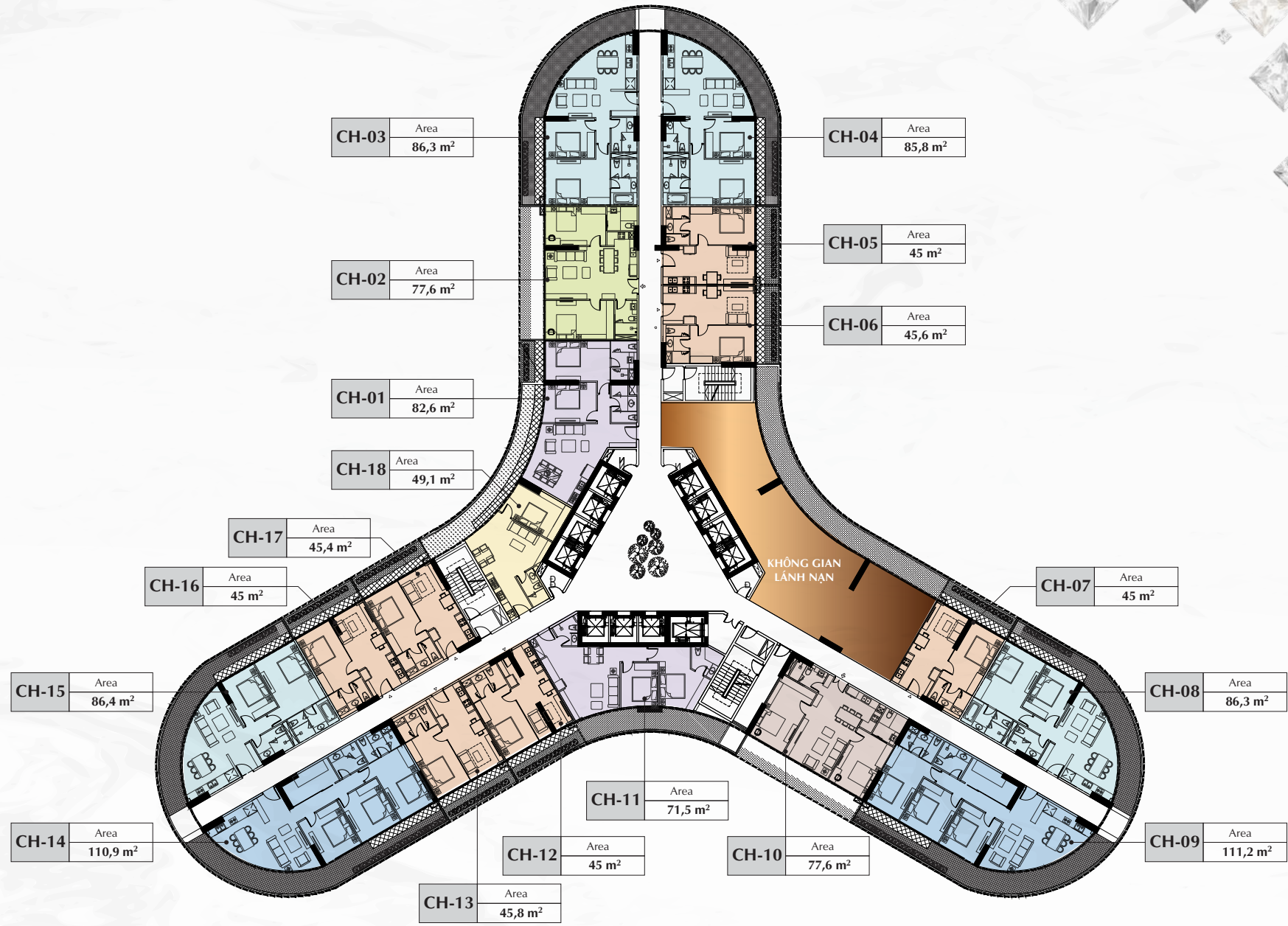
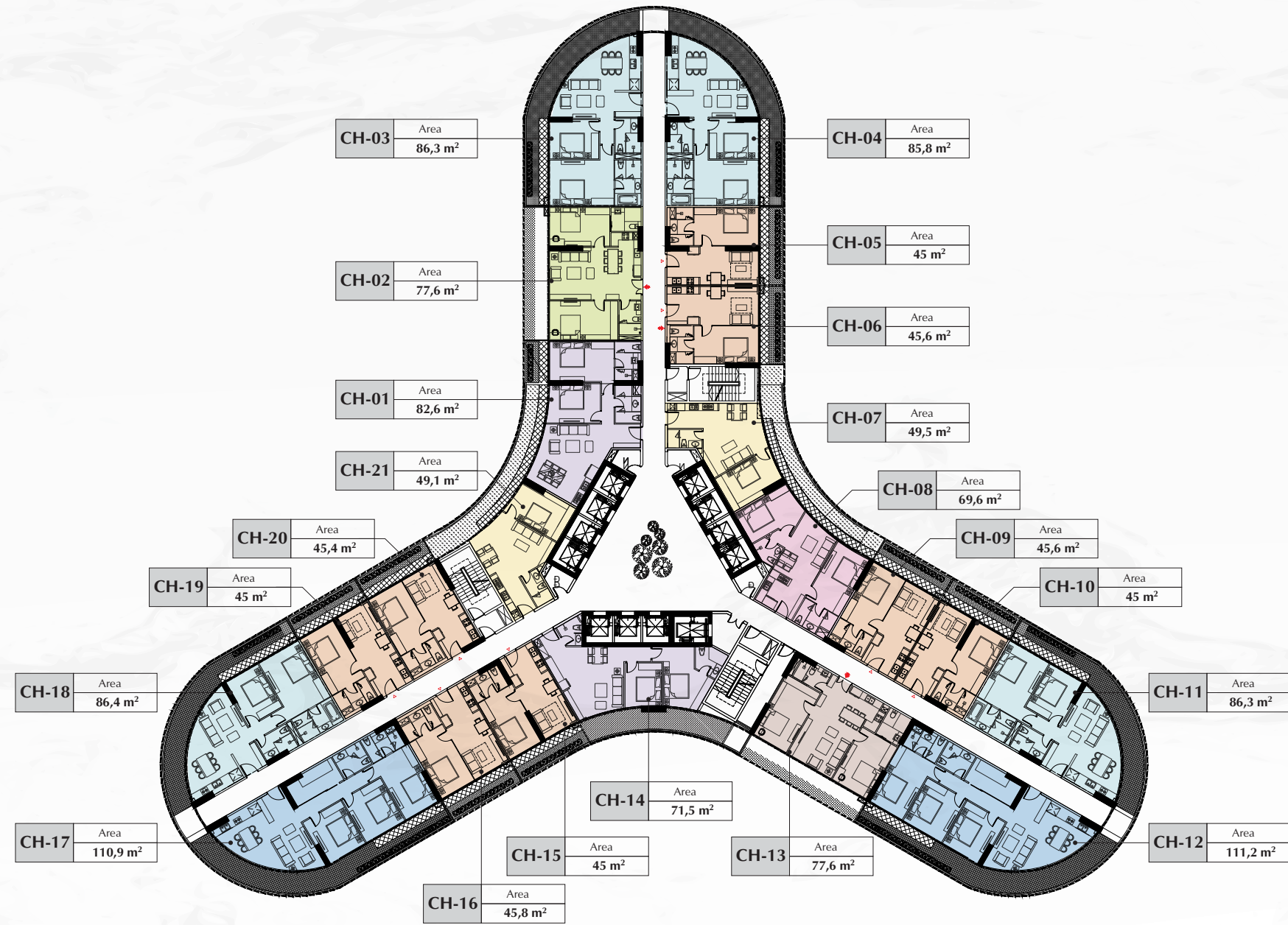
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PEACE IN EVERY MOMENT

Typical premises (the 3rd floor - 19th, 21st - 40th)

Typical premises (20th)

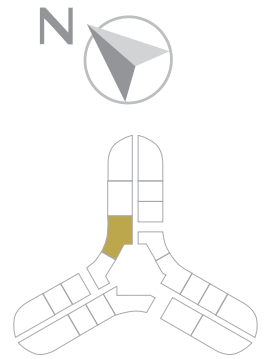


Typical apartment (the 3rd floor - 40th)

CH-01

Area: 82,6 M²

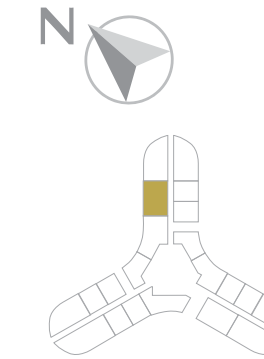
LOCATION APARTMENT



CH-02

Area: 77,6 M²

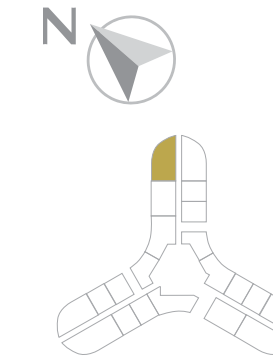
LOCATION APARTMENT



CH-03

Area: 86,3 M²

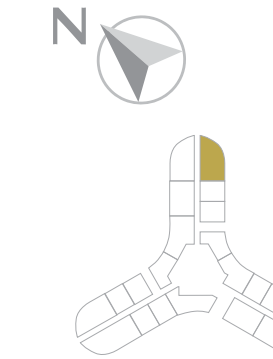
LOCATION APARTMENT



CH-04

Area: 85,8 M²

LOCATION APARTMENT



Typical apartment (the 3^A floor - 40th)

CH-05	Area: 45 M ²	CH-06	Area: 45,6 M ²
<p>LOCATION APARTMENT</p> 		<p>LOCATION APARTMENT</p> 	

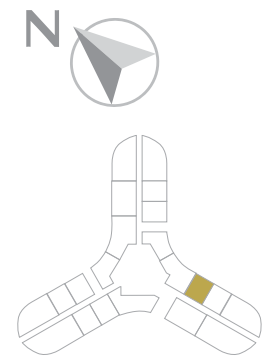

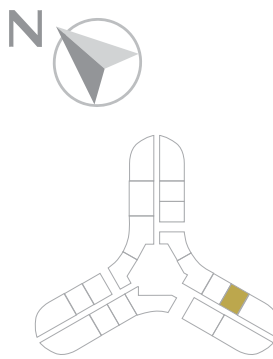

SUNSHINE DIAMOND RIVER

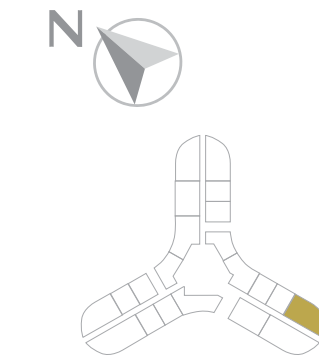

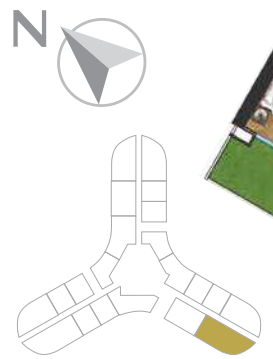

CH-07	Area: 49,5 M ²	CH-08	Area: 69,6 M ²
<p>LOCATION APARTMENT</p> 		<p>LOCATION APARTMENT</p> 	

PEACE IN EVERY MOMENT

* Specifications in drawing are relative.
The official specifications of each apartments shall be specified in a document signed between the Investor and Customer.
Information of this document is true at the time of issuance and it can be adjusted without prior notice.
Image for illustrative only.

Typical apartment (the 3rd floor - 40th)

CH-09	Area: 45,6 M ²	CH-10	Area: 45 M ²
<p>LOCATION APARTMENT</p> 		<p>LOCATION APARTMENT</p> 	

CH-11	Area: 86,3 M ²	CH-12	Area: 111,2 M ²
<p>LOCATION APARTMENT</p> 		<p>LOCATION APARTMENT</p> 	

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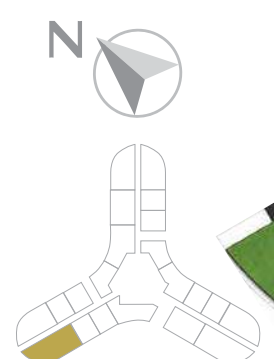


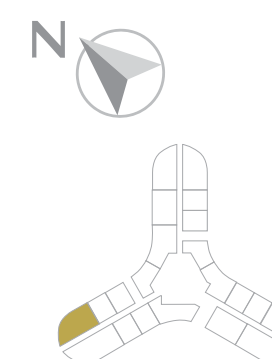


Typical apartment (the 3rd floor - 40th)

CH-13	Area: 77,6 M ²	CH-14	Area: 71,5 M ²
<p>LOCATION APARTMENT</p> 		<p>LOCATION APARTMENT</p> 	

CH-15	Area: 45 M ²	CH-16	Area: 45,8 M ²
<p>LOCATION APARTMENT</p> 		<p>LOCATION APARTMENT</p> 	

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Typical apartment (the 3rd floor - 40th)

CH-17	Area: 110,9 M ²	CH-18	Area: 86,4 M ²
<p>LOCATION APARTMENT</p>  		<p>LOCATION APARTMENT</p>  	

CH-19	Area: 45 M ²	CH-20	Area: 45,4 M ²
<p>LOCATION APARTMENT</p>  		<p>LOCATION APARTMENT</p>  	

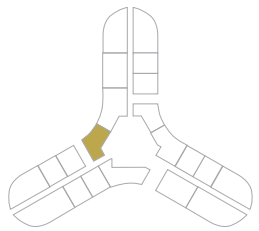
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Typical apartment (the 3rd floor - 40th)


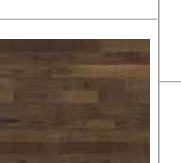




CH-21

Area: 49,1 M²




















LOCATION APARTMENT



NO.	ITEMS	MATERIALS – SPECIFICATIONS	BRANDS	IMAGE	NO.	ITEMS	MATERIALS – SPECIFICATIONS	BRANDS	IMAGE
I - LOBBY					II - KITCHEN				
01	Main door	Fire and noise resistant doors: Solid wood material with fireproof steel core. The surface is covered by Laminate with color according to the design	Piacentini/ Agoprofil/ Porta/ or the like. Made in Europe		01	Floor	Ceramic tiles / premium granite, size and color according to design	Atlas Concorde/ Marazzi or the like. Made in Europe	
02	Door lock	Digital magnetic lock, modern design, 4 flexible features: Card, mechanical key, password, fingerprint.	Hafele/Dormakaba or the like. Genuine import		02	Kitchen	High quality moisture-proof imported wood. Size and color according to design.	Casta or the like	
03	Floor	Ceramic / granite tiles, size and color according to design	Atlas Concorde/ Marazzi or the like.		03	Cooker Hood	Modern, luxury design. Standard size	Franke or the like. Genuine import	
04	Wall pain	Paint, putty complete 3 layers. Color design	Dulux/Jotun or the like		04	Stove	High-end magnetic stove, bearing glass, heat-resistant. Size according to standard design.	Franke or the like. Genuine import	
05	Celling	Submerged gypsum ceiling. Paint, putty complete 3 layers. Color design	Vinh Tuong frame /Zinka/ Nanotech		05	Faucet	High-class, modern hot and cold kitchen faucet. Color according to design color	Franke or the like. Genuine import	
06	Door bell	The doorbell system has a digital picture, allowing guests to call homeowners from the reception hall.	Sunshine Tech - Import		06	Sink	High-class sink. Size according to standard design.	Franke or the like. Genuine import	
07	Ceiling light	High-end Led Downlight. Round shape, Light color	Philips or the like. Genuine import		07	Kitchen base	Artificial / or toughened glass. Color and size according to the design.	Genuine import	
08	Door to balcony and glass wall	Low e box glass system is capable of sound insulation. Synchronous accessories, door lock. Size and color according to design.	Eurowindow or the like. Imported aluminum		08	Stovetop	High quality artificial stone. Color and size according to the design.	Genuine import	

NO.	ITEMS	MATERIALS – SPECIFICATIONS	BRANDS	IMAGE	NO.	ITEMS	MATERIALS – SPECIFICATIONS	BRANDS	IMAGE
III - BED ROOM					IV - MASTER BATHROOM				
01	Door and lock	Industrial wooden doors, door locks and accessories are synchronous. Design, color and size according to the design	AGOPROFIL or the like. Made in Europe		01	Door and lock	Industrial wooden doors, door locks and accessories are synchronous. Design, color and size according to the design	AGOPROFIL hoặc tương đương. Xuất xứ Châu Âu	
02	Floor	High-class industrial wood. Color and size according to the design.	PL Laminate/ Kronotex or the like. Made in Europe		02	Floor	Ceramic / granite tiles, size and color according to design	Atlas Concorde/Marazzi or the like. Made in Europe	
03	Wall pain	Paint, putty complete 3 layers. Color design	Dulux/Jotun or the like		03	Wall	Ceramic / granite tiles, size and color according to design	Vinh Tuong frame /Zinka/ Duc Nam	
04	Celling	Submerged gypsum ceiling. Paint, putty complete 3 layers. Color design	Vinh Tuong frame /Zinka/ Duc Nam		04	Celling	Moisture resistant gypsum ceiling with submerged frame. Paint, putty complete 3 layers. Color design	Duravit or the like/Import	
05	Ceiling light	High-end Led Downlight. Round shape, Light color	Philips or the like. Genuine import		05	Toilet	- Wall mounted toilet with modern and comfortable design, white porcelain. - Wall-mounted water tank, hanging steel frame with built-in water tank. - Electronic cover can be remotely controlled, smoothly opened and closed, or can open and close the toilet lid by hand. The heating function brings pleasant, the temperature can be adjusted as required and ensure no overheating. Automatic washing mode and enjoy the clean feeling comfortable with warm water then gently dry. Water temperature, water volume, nozzle position, and drying temperature are all customizable.	Duravit or the like/Import	
06	Door to balcony and glass wall	- Low e box glass system is capable of sound insulation, insulation, limiting solar radiation. - Door lock and accessories are synchronous. - Size and color according to design.	Eurowindow or the like. Imported aluminum		06	Washbasin	- Lavabo with modern design, soft and luxurious lines - Faucet washers, multi-stage water jets and adjustable water jets. With Air power technology, mix air into the water to enjoy the relaxing feeling of air bubbles	Hansgrohe or the like/ Import	
07	Wall wardrobe	Industrial wood, high quality paint or Melamine coating. Size and color according to design.	Casta or the like		07	Shower set	Heat sensor shower set with modern and luxury design	Hansgrohe or the like/ Import	

NO.	ITEMS	MATERIALS – SPECIFICATIONS	BRANDS	IMAGE	NO.	ITEMS	MATERIALS – SPECIFICATIONS	BRANDS	IMAGE
IV - MASTER BATHROOM					V - BATHROOM				
08	Bathtub (A narrow room will be not equipped with bathtub)	Rectangle bathtubs, floor and back slopes are crafted from premium acrylic. Wall-mounted drainage and shower set. Modern and luxury design.	Duravit or the like/ Import Hansgrohe or the like/ Import		05	Toilet	- Wall mounted toilet with modern and comfortable design, white porcelain. - Wall-mounted water tank, hanging steel frame with built-in water tank. - Electronic cover can be remotely controlled, smoothly opened and closed, or can open and close the toilet lid by hand. The heating function brings pleasant, the temperature can be adjusted as required and ensure no overheating. Automatic washing mode and enjoy the clean feeling comfortable with warm water then gently dry. Water temperature, water volume, nozzle position, and drying temperature are all customizable.	Duravit or the like/Import Duravit/ Import	
09	Bathroom accessories	Towel hangers, toilet paper hangers, coat hangers, sprays.	Hansgrohe or the like/ Import		06	Washbasin	Lavabo with modern design, soft and luxurious lines.	Duravit/ Import	
10	Lavabo closet	Moisture-proof, painted industrial wood. Color and size according to the design.	Casta or the like		07	Faucet	Faucet washers, multi-stage water jets and adjustable water jets. With Air power technology, mix air into the water to enjoy the relaxing feeling of air bubbles.	Hansgrohe or the like/ Import	
11	Glass walls	Toughened glass, high-class imported accessories. Color and size according to the design.	Hai Long Glass/Viet Nhat/ Keyin Accessories/ DDT or the like		08	Shower set	Heat sensor shower set with modern and luxury design.	Hansgrohe or the like/ Import	
12	Mirror	Led Mirror, controlled by sensor on mirror surface, dimmer.	Genuine import		09	Bathroom accessories	Towel hangers, toilet paper hangers, coat hangers, sprays.	Hansgrohe or the like/ Import	
V - BATHROOM					VI - APARTMENT EQUIPMENT				
01	Door and lock	Industrial wooden doors, door locks and accessories are synchronous. Design, color and size according to the design.	AGOPROFIL or the like. Made in Europe		10	Lavabo closet	Moisture-proof, painted industrial wood. Color and size according to the design.	Casta or the like	
02	Floor	Ceramic / granite tiles, size and color according to design.	Atlas Concorde/ Marazzi or the like. Made in Europe		11	Network system in the apartment	Equipping optical cable system to the apartment. Customers chooses internet service provider in the list of service providers for the project.		
03	Wall	Ceramic / granite tiles, size and color according to design			12	Television system in the apartment	Equipping optical cable system to the apartment which is suitable transmission line for cable television, customers chooses TV service provider in the list of service providers for the project.		
04	Ceiling	Moisture resistant gypsum ceiling with submerged frame. Paint, putty complete 3 layers. Color design.	Vinh Tuong frame /Zinka/ Duc Nam		13	Air conditioning system	Multi Inverter air conditioning system, VRVs indoor unit set to ceiling. Design capacity.	Daikin/ Mitsubishi/ Hitachi or the like	

NO.	ITEMS	MATERIALS – SPECIFICATIONS	BRANDS	IMAGE	NO.	ITEMS	MATERIALS – SPECIFICATIONS	BRANDS	IMAGE
V - BATHROOM					VI - APARTMENT EQUIPMENT				
11	Glass walls	Toughened glass, high-class imported accessories. Color and size according to the design.	Hai Long Glass/Viet Nhat/ Keyin Accessories/ DDT or the like		08	Network system in the apartment	Equipping optical cable system to the apartment. Customers chooses internet service provider in the list of service providers for the project.		
12	Mirror	Led Mirror, controlled by sensor on mirror surface, dimmer.	Genuine import		09	Television system in the apartment	Equipping optical cable system to the apartment which is suitable transmission line for cable television, customers chooses TV service provider in the list of service providers for the project.		
VI - APARTMENT EQUIPMENT					VI - APARTMENT EQUIPMENT				
01	Residents card	Contactless chip card, smart connection with door lock, building security system, parking ticket, access to service areas.	VNCARD		10	Air conditioning system	Multi Inverter air conditioning system, VRVs indoor unit set to ceiling. Design capacity.	Daikin/ Mitsubishi/ Hitachi or the like	
02	Light switches, water heaters	The touch switch can be turned on or off automatically or under a self-installing scenario (for the hot and cold switch on, can turn on or timer automatically). Connect to wifi or BLE, control via mobile application or manually. The switch face is luxuriously designed with CNC cutting, gold-plated edges.	Sunshine Tech		11	Electrical cabinets	Electric cabinet Modul, white thermo-reactive plastic materials, wall mounting.	ABB/ Schneider or the like.	
03	Socket	Socket has a synchronous face design with touch switch.	Schneider or the like		12	Switchgear to protect electrical apartments	Genuine switchgear	ABB/ Schneider or the like.	
04	Air conditioner controller and infrared transceiver devices	The device directly connects to the indoor unit of air conditioner to control air conditioner via mobile application. The device also controls other infrared transceivers such as electric fans or sound systems ...	Sunshine Tech		13	Smoke detector	Genuine import from EU or G7, white, ceiling mounted.	Simplex/ Hochiki or the like	
05	Motion sensor automatically turning on lights in the toilet	Automatically detects people entering the toilet and turning on lights, synchronizing signals with mobile applications and switches to turn on lights outside the toilet door.	Sunshine Tech		14	Fire sprinkler	Genuine import from EU or G7.	Tyco/ Viking or the like	
06	Smarthome management software	Smart software connects all electrical devices in the home into a network, so that it can be controlled under smart scenarios, including: Lighting system, curtains, air conditioning, TV, sound, ventilation fan, curtains, doorbell, security camera ...	Sunshine Tech		15	Exhaust fan in WC	Genuine products of high-end brands. White, ceiling mounted, size according to design.	Kruger / Wolter or the like	
07	Power cord for lighting and socket system	Copper fiber core materials, conductors are round braided core fibers. Insulation cover is PVC.	Cadivi/ Thipha /Cadisun or the like		16	Hot water bottle	Safe energy-saving water heater standard design models.	Ferrolti or the like	
					17	Water supply valve	PPR plastic materials are similar to water supply pipes	Tien Phong/ De Nhat or the like	





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422 DAO TRI, PHU THUAN WARD, DISTRICT 7, HO CHI MINH CITY

HOTLINE: 1800 6233
www.diamondriver.sunshinegroup.vn

