

ALPHA CITY

Alpha City
“Saigon Greatest neighbourhood”
and The river connect us.

LAST CHANCE TO OWN A FREE HOLD PROPERTY IN
THE HEART OF SAIGON DISTRICT 1



AKR Portfolio at the glance



3.7 mil

sqm combined GFA



100%

located in Dis. 1 & Dis. 2,
HCM



7,000

super luxury apartments



330k sqm

Office Grade A
(70% of upcoming supply in dis. 1)



130k sqm

Retail/shopping mall
(70% of upcoming supply in dis. 1)

ABOUT THE COMPANY

ALPHA KING INTERNATIONAL DEVELOPER

Alpha King is an international real estate developer backed by an established team of international strategic partners from Australia, Germany, Singapore, Hong Kong, and China with a focus on luxury world class real estate developments in Ho Chi Minh City, Vietnam.

We are committed to enriching the standard of living for residents in Ho Chi Minh City with best in class real estate developments across the residential, office, and retail sector. Alpha King developments will introduce cutting edge innovation to pioneer the work, live, and play lifestyle of residents in Ho Chi Minh City.

The firm senior executives draw on an extensive and diversified international background that is rich in world class development experience across Australia, Canada, China, France, Germany, Singapore, Taiwan, Hong Kong, United States of America, and Vietnam.

At Alpha King, we pride ourselves in redefining the concept of Luxury Living in Ho Chi Minh City. Our vision is to transform Ho Chi Minh City into a World Class City by creating Iconic Landmark developments that will last for Generations.



“SAIGON IS A RISING CITY”



Saigon will be a business hub in near future, Alphaking decided to bring our international investors to this city and create something unique. With a great passion for Vietnamese culture, each of our work is set to change the landmark and artistically remind a historical Saigon in the most modern way.

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**STRATEGIC LOCATION
RIGHT IN THE CENTER**

Alpha Hill sit on one of the last few remaining residences freehold in District 1.

DISTANCES

Only minutes away from the central bus station and future metro station with many schools and hospitals around offering a unique work, live and play experience in Ho Chi Minh City.



“TIME IS MONEY”

Traffic congestion is a major problem
but ALPHA HILL are located in the
prime location that avoiding the traffic
jam

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ARTIST IMPRESSION

THE BEAT OF THE HEART OF THE CITY LIFESTYLE



Alpha Hill is a great location to enjoy a night life time with a nightlight of backpacker walking street, a live music, a Vietnamese traditional performance art, rooftop sky bar with a stunning view.

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PROJECT OVER VIEW

Alpha City is an integrated development, its an extensive variety of retail, shopping mall and F&B options, and the Grade A office Alpha Town.

Land Area: 8,320 Sqm

Land Title: Freehold

Total GFA: 124,784 Sqm
91,530 Sqm (Residential)
33,254 Sqm (Retail)

No. of Floors: 49 Storey

No. of Units: 1,076 Residential Units

General Floor Categorization: Residential – 9th & 48th Floor
Facilities – 9th , 40th, 49th Floor
Retail – 1st to 8th Floor
Carpark – 1st to 4th Basement

Status: Under Construction

Architect: DPA (Residential)
Benoy (Retail)



ALPHA MALL

“*E*NDLESS
*E*XCITEMENT”

Alpha Mall is inspired by Saigon street art and block house styles which reminds a historical Saigon in the most modern way.

Retail podium: 30,996 sqm, start from level 1st to 8th floor

Retail, shopping mall F&B, entertainment, gym and business services center

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ALPHA MALL AS AN ICONIC LANDMARK WITHIN
HO CHI MINH CITY

to establish Alpha Mall as an iconic landmark within Ho Chi Minh City

to create its own identity using visual devices to represent the values and aspirations of the mall

to give the mall a personality with varied experiential elements



Young
& Vibrant

Fashionable
& Modern

Experience

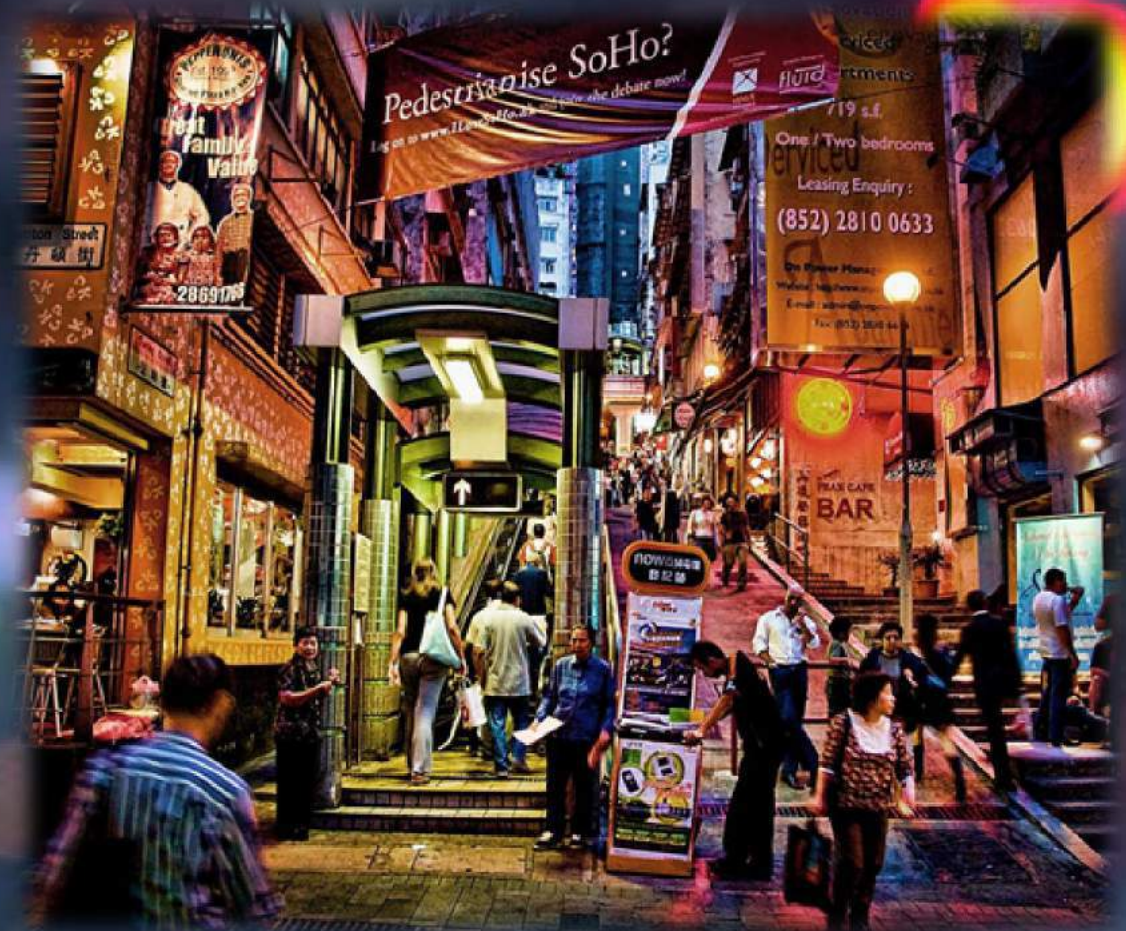
Lifestyle



A FIRST OF KIND “INTERNATIONAL BAZZAR”

We aim to demonstrate the metropolitan lifestyle of the CBD (the vibrant, exciting & highly density ambience) to Alpha City. In other words, an “international bazaar” which combine the authentic street shopping experience with the modern retail aspects (hygiene, comfortable aircons, trusted high quality products, etc.) to offer the unique trendy shopping experience to the visitors.

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ARTIST IMPRESSION

ALPHA HILL

Residents at Alpha Hill will be proud owners of VIETNAM FIRST AND ONLY HIGH-TECH TRANSFORMER HOME with state of the art facilities ensuring high international living standard and concierge for world class services.

Alpha Hill will be the landmark integrated development in Nguyen Cu Trinh, boasting of an unparalleled Alpha work, live and play experience in District 1, HCMC.

Featuring an iconic retail podium and walking distance to an upcoming Grade A office tower on Tran Hung Dao Street, Alpha Hill will be the center of the community in Thai Binh.



VIETNAM FIRST AND ONLY HIGH-TECH TRANSFORMER HOME

TRANSFORMER UNIT - STYLISH AND FUNCTIONAL SPACE LIFESTYLE

Take control of their well being, Enjoys exercising within the proximity of own confort zone healthy eating habit technology savy travels well.



TRANSFORMER UNIT “Flexinility and mazimizing spaces”



MASSIVE GRAND ENTRANCE



Upon arriving at Alpha Hill, one will be immediately impressed by the grandiose and marvelous design of the grand entrance. Whether it is the elegance of the lighting, the ease of the grand driveway, or the polished design of the entryway, the Alpha Hill grand entrance is sure to give the residents a sense of great satisfaction.

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LUXURY LOBBY



What's the first thing you see upon entering a luxury residences building?
The LOBBY

That's why Alpha Hill's lobby is built from multi-ton chandeliers to marble floor to impress Guests.

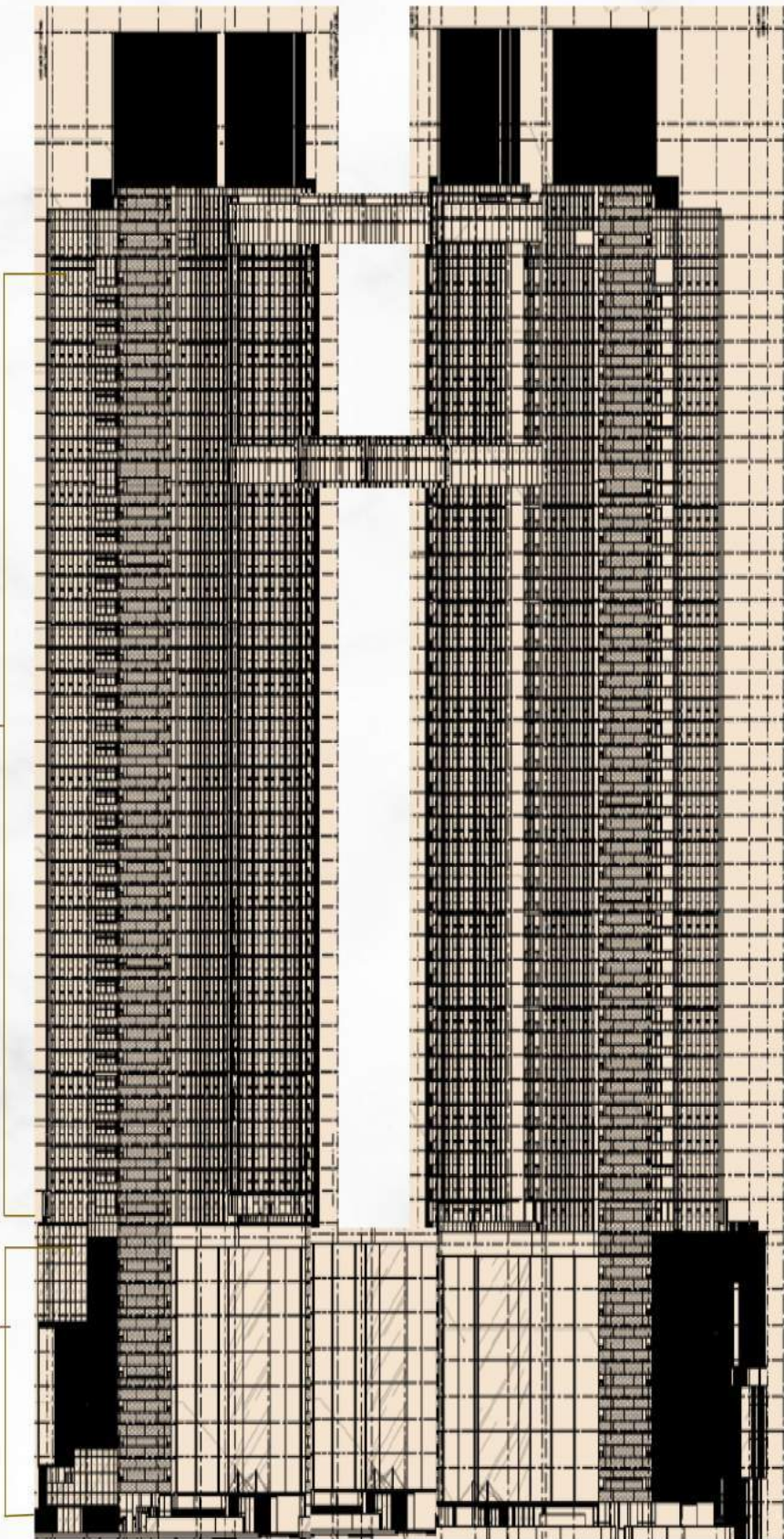




LUXURY LIFT LOBBY AND
CORRIDOR With a variety of
high-quality wood and metal
finishes

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OUTSTANDING FACILITIES



49TH FLOOR FACILITIES

- Sky Bar
- Outdoor Cinema

40 TH FLOOR FACILITIES

- | | |
|---|---|
| <p>TOWER 1:</p> <ul style="list-style-type: none"> Sky gym Kid playground Changing room Yoga room | <p>TOWER 2:</p> <ul style="list-style-type: none"> Club house: Lounge area, Pantry area, Game room: Billard room Foosball Board game Dart play zone |
|---|---|

23 TH FLOOR - REFUGE

9TH FLOOR FACILITIES

- | | |
|---|---|
| <ul style="list-style-type: none"> Infinity Pool (25 meter lap pool with 1.2m depth) Lounge cabana Artwork in planting Gym Large scale stepping stones Kids pool/wet deck play area Skylight BBQ facilities | <ul style="list-style-type: none"> Deck with lounges (60 total lounge opportunities) Pool shower Kids dry play area BBQ facilities Seating area Jogging path turnaround Feature bar pavilion Pathway with trellis |
|---|---|

ALPHA HILL
Residences

1,076 UNITS /
2 TOWERS

ALPHA MALL
Retails

1ST - 8TH FLOORS
30,996sqm,

The gym's ceilings, floors and walls are sheathed in light, wood, a material that brings a warmth and a different sort of depth to the space. Relaxing yoga space and changing room for residences.

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Alpha Hill provide a fully working and safe play area for children with colourful, state-of-the-art play and climbing equipment suitable for children of all ages. Engage kids in purposeful play learning that helps foster little minds.

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SKY CLUB HOUSE ON 40TH FLOOR



Sitting quietly amid the hustle and bustle of Saigon city is Sky club, a private club with a sophisticated air of tranquillity and fortitude from all its architectural beauty.



ENTERTAINMENT ON 40TH



With most entertainment equipment as Game room, billard room, football, board game, dart play zone being more comfortable that the whole family can enjoy. in planning fun activities

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INTERIORES

Design is our signature ALPHA HILL apartment features our signature aesthetic, designed and finished with International standard quality and attention to detail. Natural materials such as fine wooden flooring, Italian tiles, sanitary equipment imported from Europe and designer furnishings sit alongside cutting-edge integrated technology to create an inviting, stylish space within the privacy of a luxury serviced apartment. is revolutionizing the hotel industry. Our beautifully designed and fully-equipped apartments bring the exceptional service of a world-class hotel into the private and personal surroundings of a luxury home.

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BREAKTHROUGH TECHNOLOGY

Alpha City has been chosen by the Vietnamese Ministry of Construction to be the first two projects of Alpha King applying BIM technology.



SMART HOME

Alpha Hill residents will be proud to own the first and only smart home technology in Vietnam with unique “transformational” furniture and a state-of-the-art infrastructure. It provides outstanding quality of life, and customer support services) world-class



MANAGEMENT SERVICES

ALPHA HILL Residents will enjoy the service of your very own virtual butler which will take care of all your daily needs, from house keeping to maintenance. Your virtual butler will walk your dog, park your car, organize a party, book a restaurant, pay your bills, and even do your mundane shopping for you, all at the tap of your fingertip.



HOW DO TRANSFORMER UNIT ACTIVATE?

Micro units are often designed with pull down beds, folding desk and tables, small and hidden appliances.

They typically consist of just one room and usually include space for sleeping and sitting, together with a kitchenette, a bathroom and a limited amount of storage.

MORNING BREAKFAST

At 7.30 am, bed kept, curtain drawn. Dresser Unit door to be open up prepare for work and the cubista stool to be pull out to use breakfast table at balcony to be flip up to use.



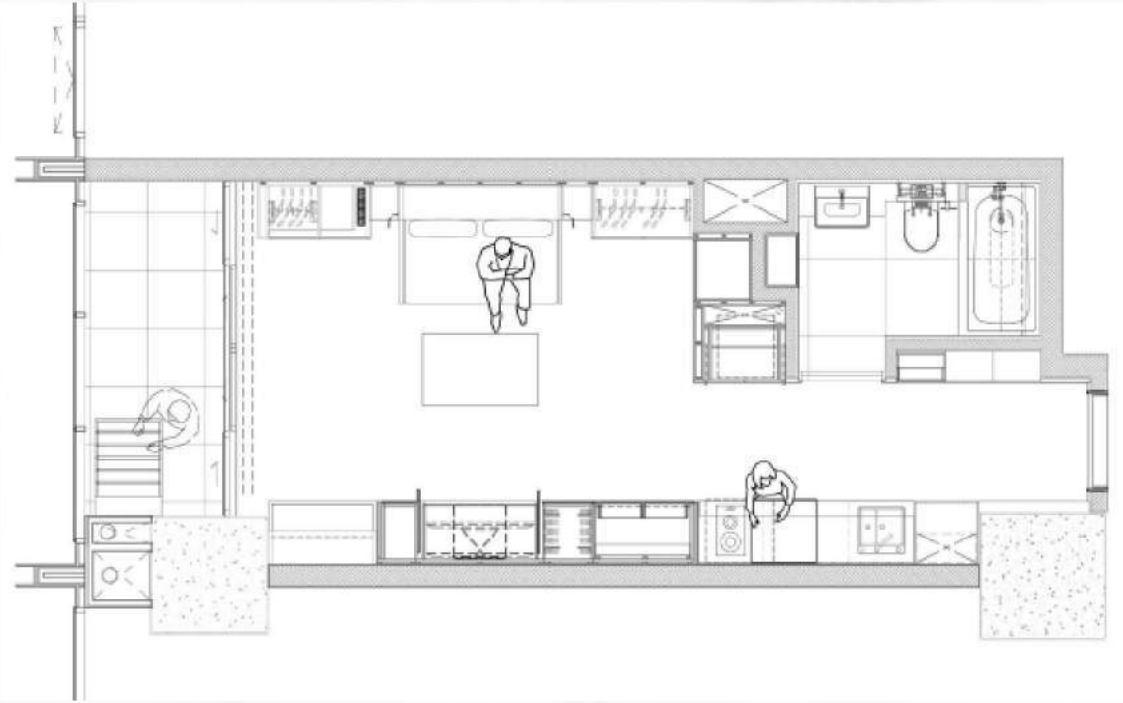
HOME OFFICE SET UP

At 9am, working partners to gather at the studio to meet and work from the unit. The TV cabinet module to be open and use as a work desk. TV screen can be use as a projection media or for video conferencing.



NON WORKING WEEK DAY AFTERNOON

One can be at the sofa watching television program whole the other is preparing the dinner or doing the laundry.



ON A GATHERING EVENT

Coffee table to be able to convert to a 2.2 meter table. This enable the central activity to gather at the table. Legde over the washing and dryer to be pull out, the friends to hang around kitchen area while the host is preparing for food, the bar display above the unit also serves as drink counter – flip up table at balcony to serves as private corner and fold-able chairs to be pull out to the balcony for some.

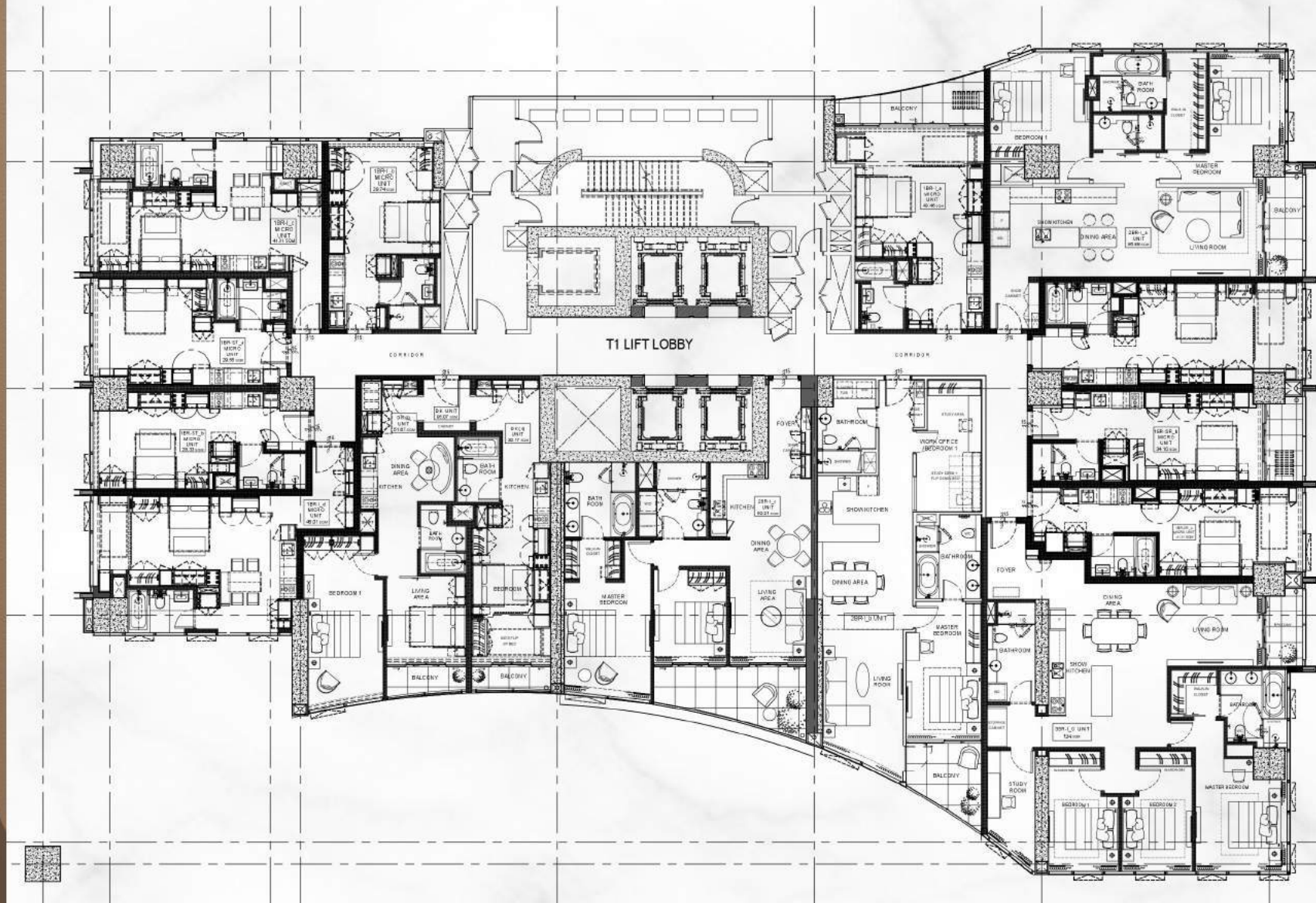


EVENING AT 10PM

Guest bed to be flip down and curtain drawn. Home owner can still work while the guest is sleeping.



TYPICAL FLOOR PLAN 1A (LEVEL 10, 12, 14, 18, 20, 22)

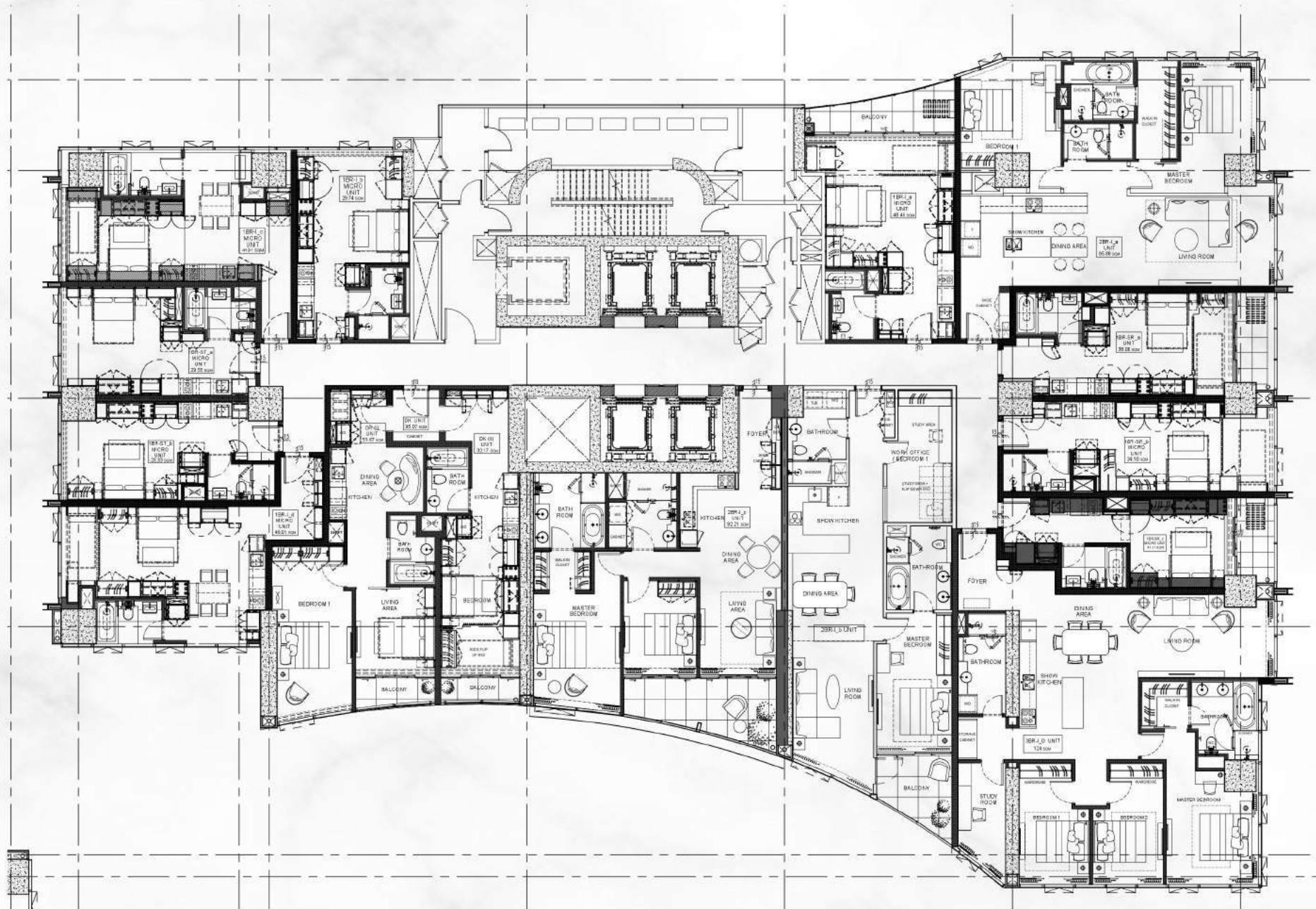


LAYOUT TYPICAL FLOOR PLAN

9
0
2

1
0
3

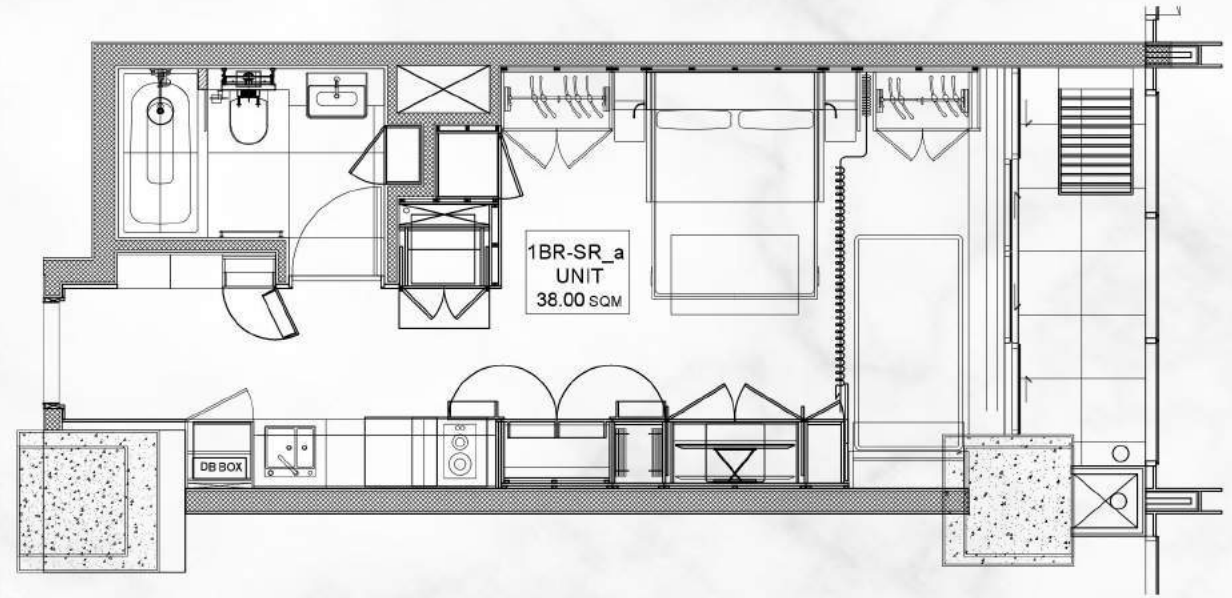
TYPICAL FLOOR PLAN 2A (LEVEL 11, 13, 15, 17, 19, 21)



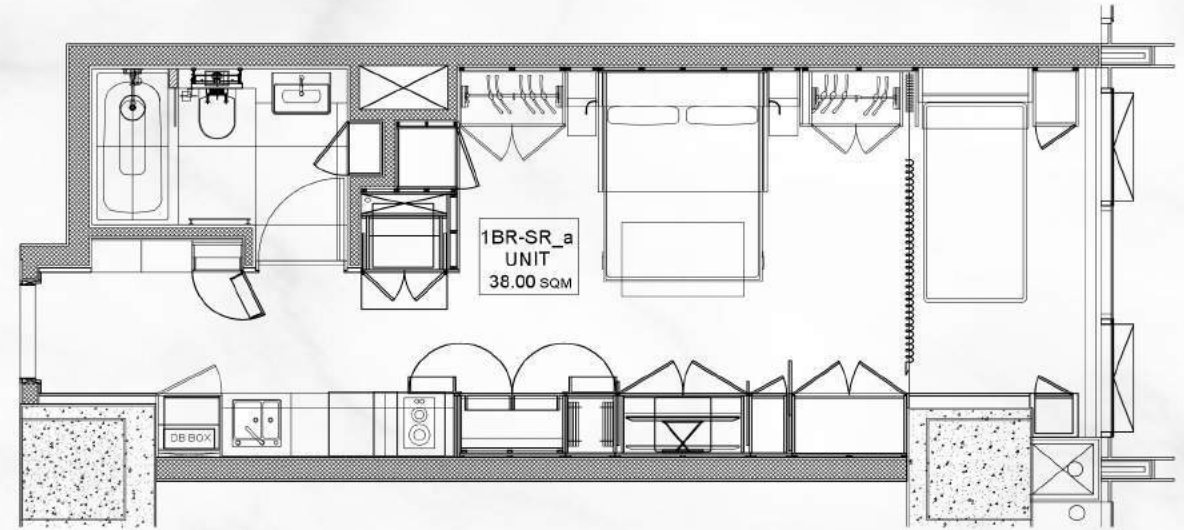


MICRO UNIT LAYOUT

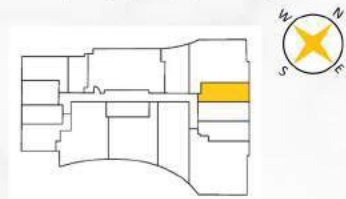
TYPE 1: MICRO UNIT - WITH BALCONY
SIZE: 38SQM



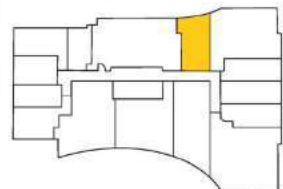
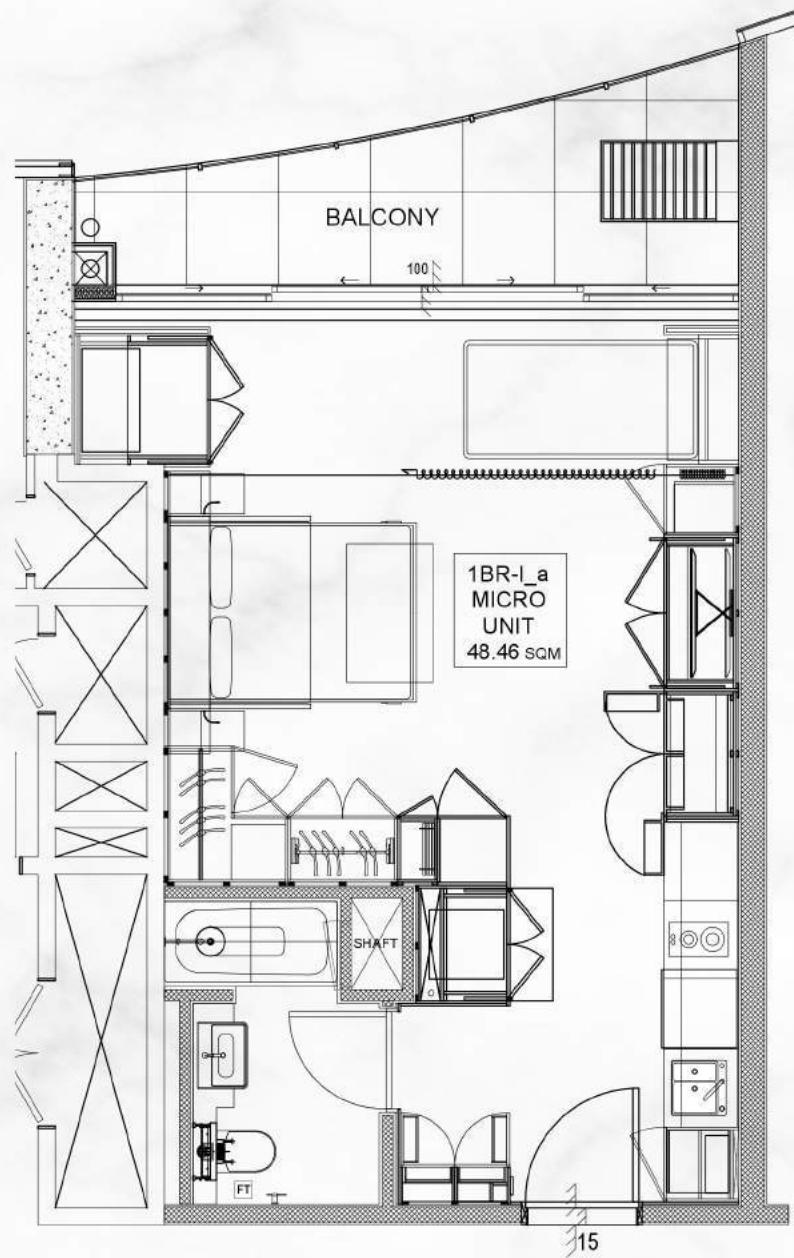
TYPE 2: MICRO UNIT - NO BALCONY -
SIZE: 38SQM



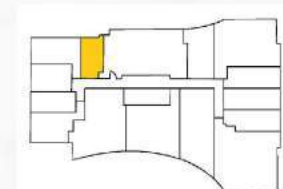
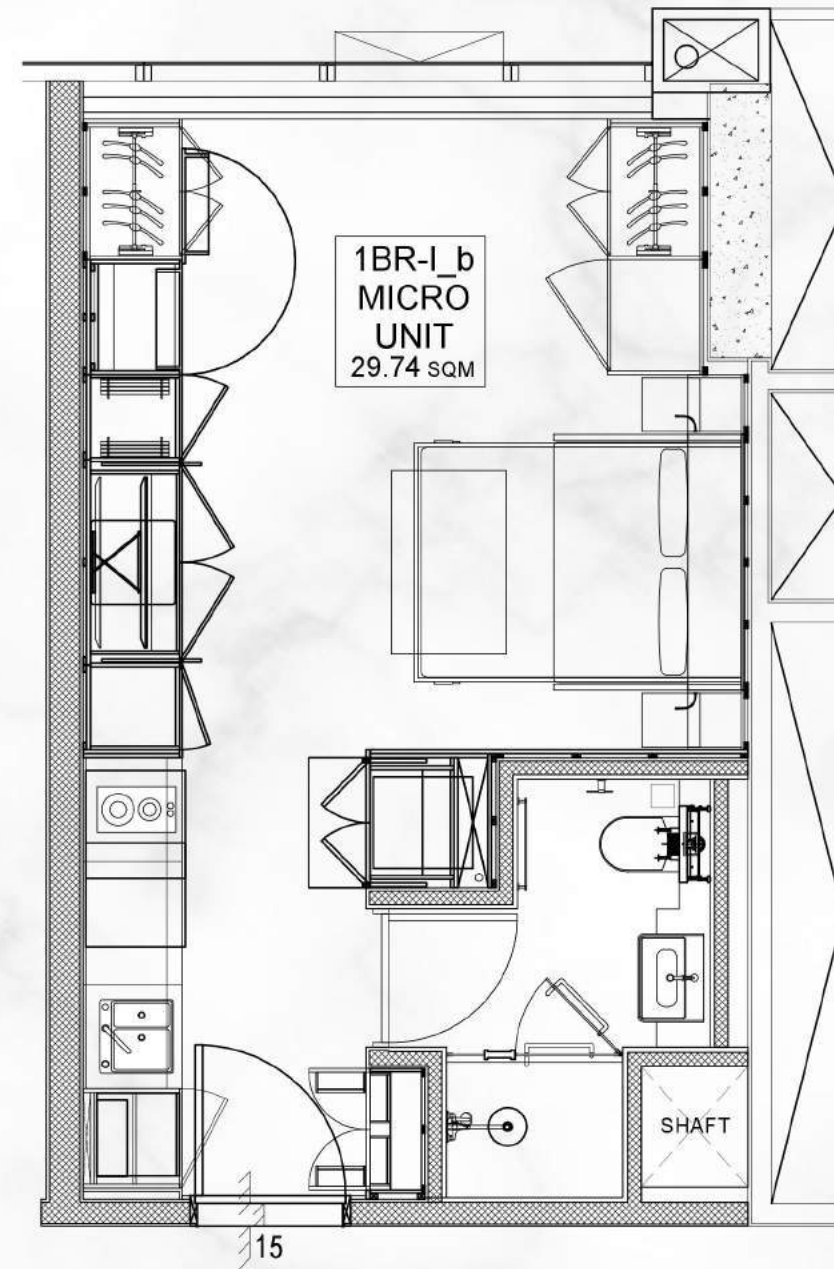
ARTIST IMPRESSION



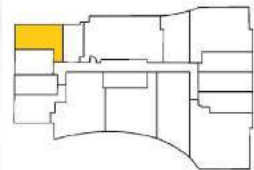
TYPE 3: MICRO UNIT - NO BALCONY
SIZE: 48.46 SQM



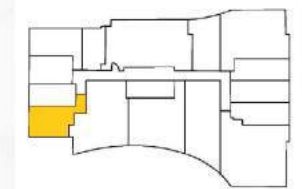
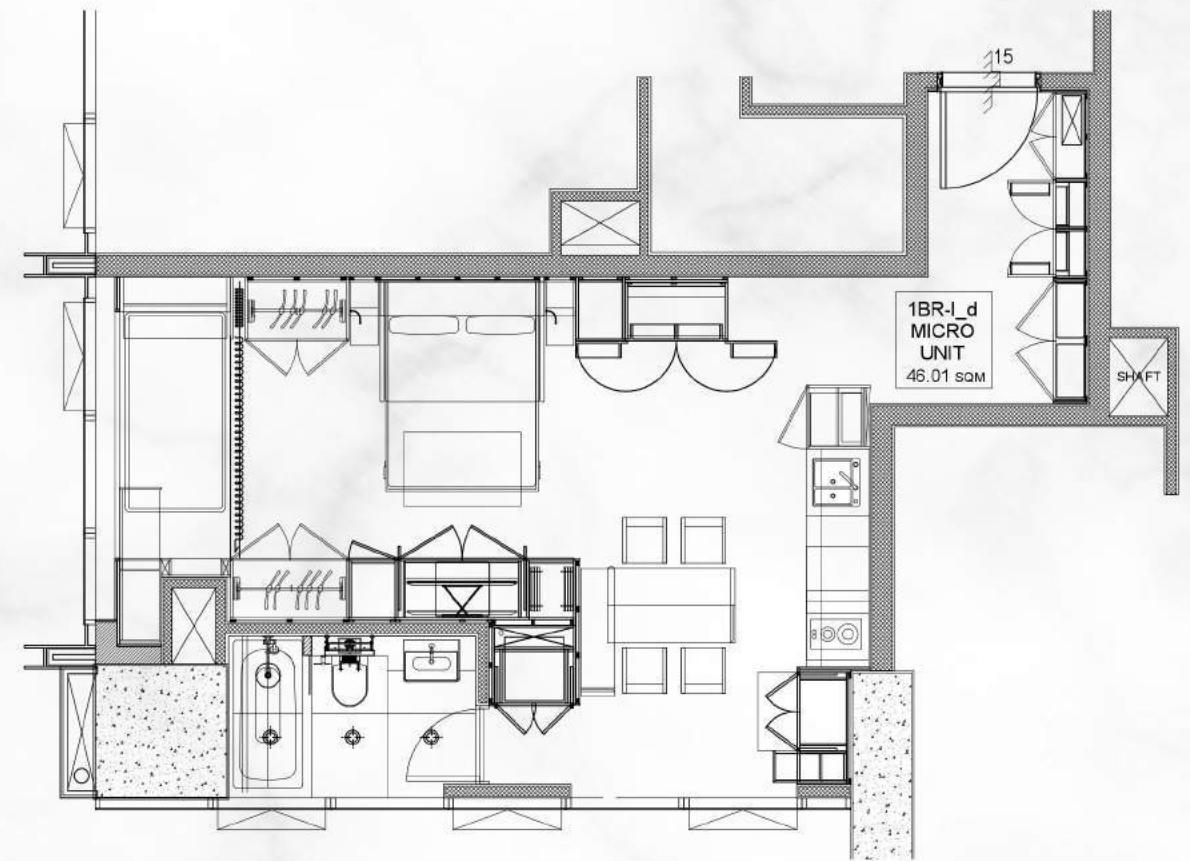
TYPE 4: MICRO UNIT - NO BALCONY
SIZE: 29.74 SQM



TYPE 5: MICRO UNIT - NO BALCONY
SIZE: 41.31 SQM

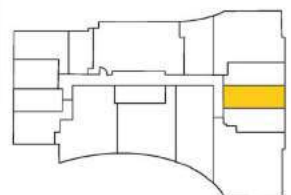
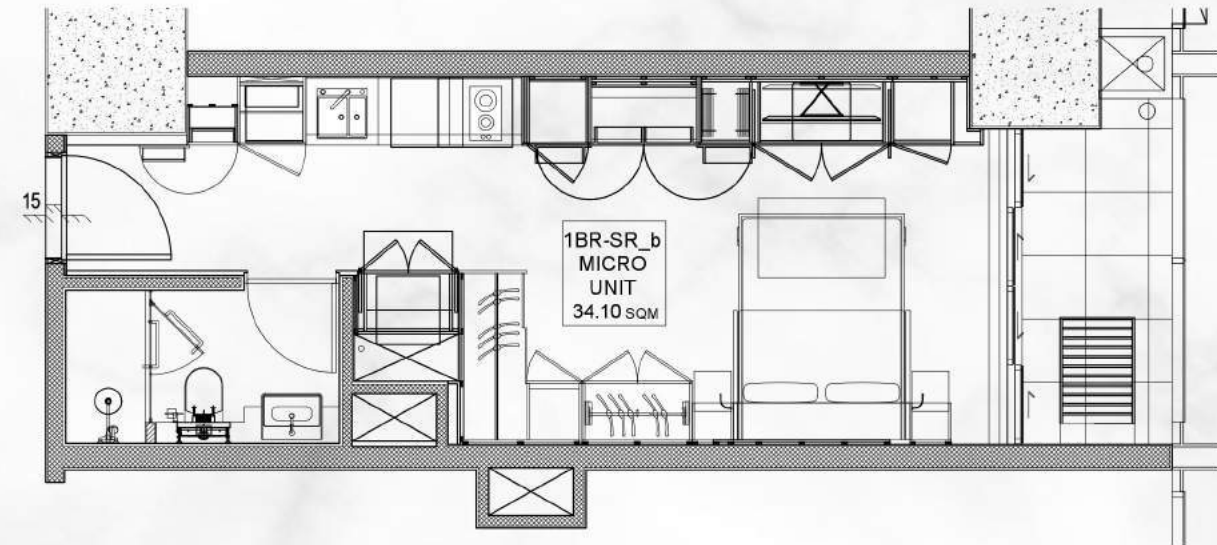
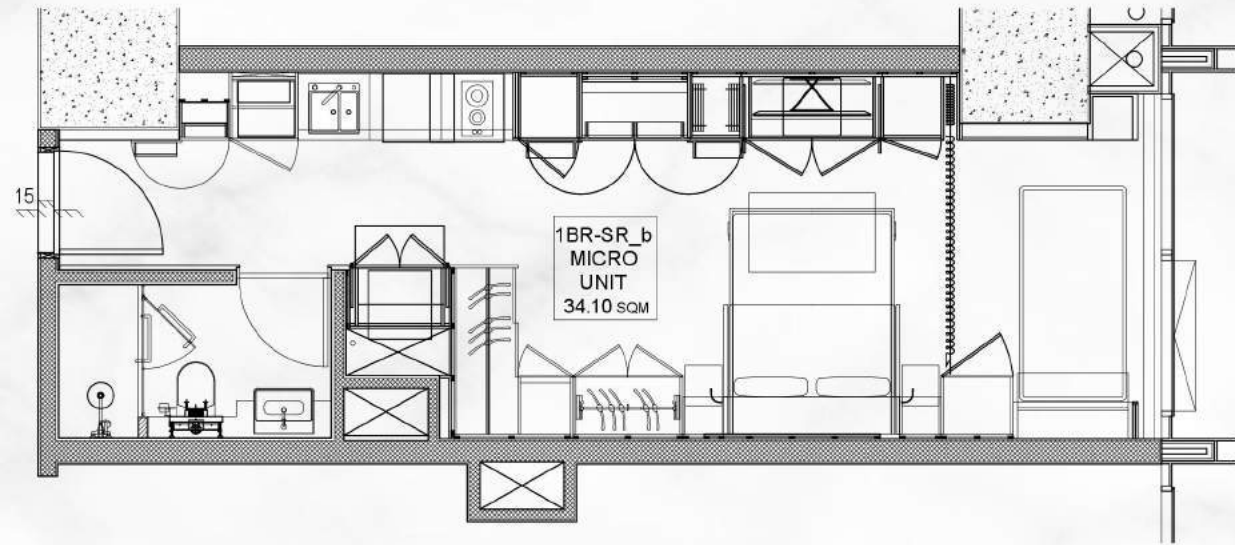


TYPE 6: MICRO UNIT - NO BALCONY
SIZE: 46.1 SQM



TYPE 7: MICRO UNIT - NO BALCONY
SIZE: 34.10 SQM

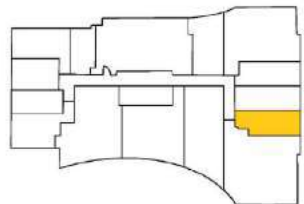
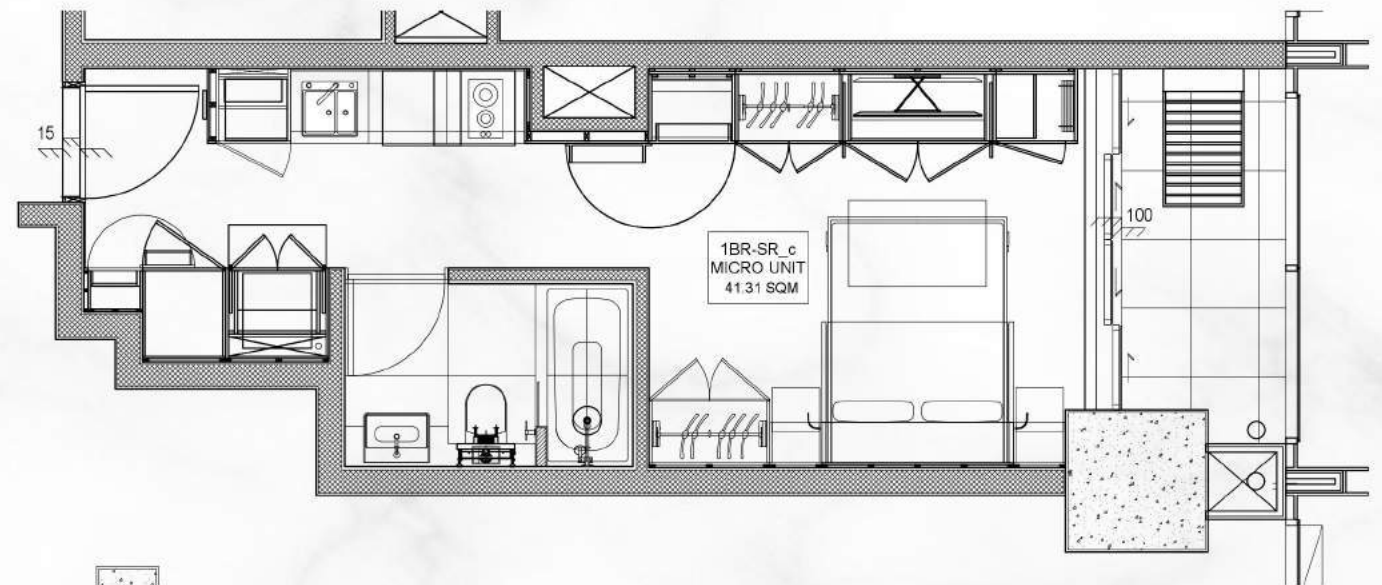
TYPE 8: MICRO UNIT - NO BALCONY
SIZE: 41.10 SQM



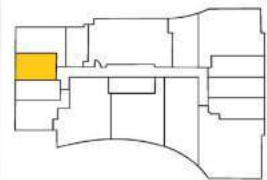
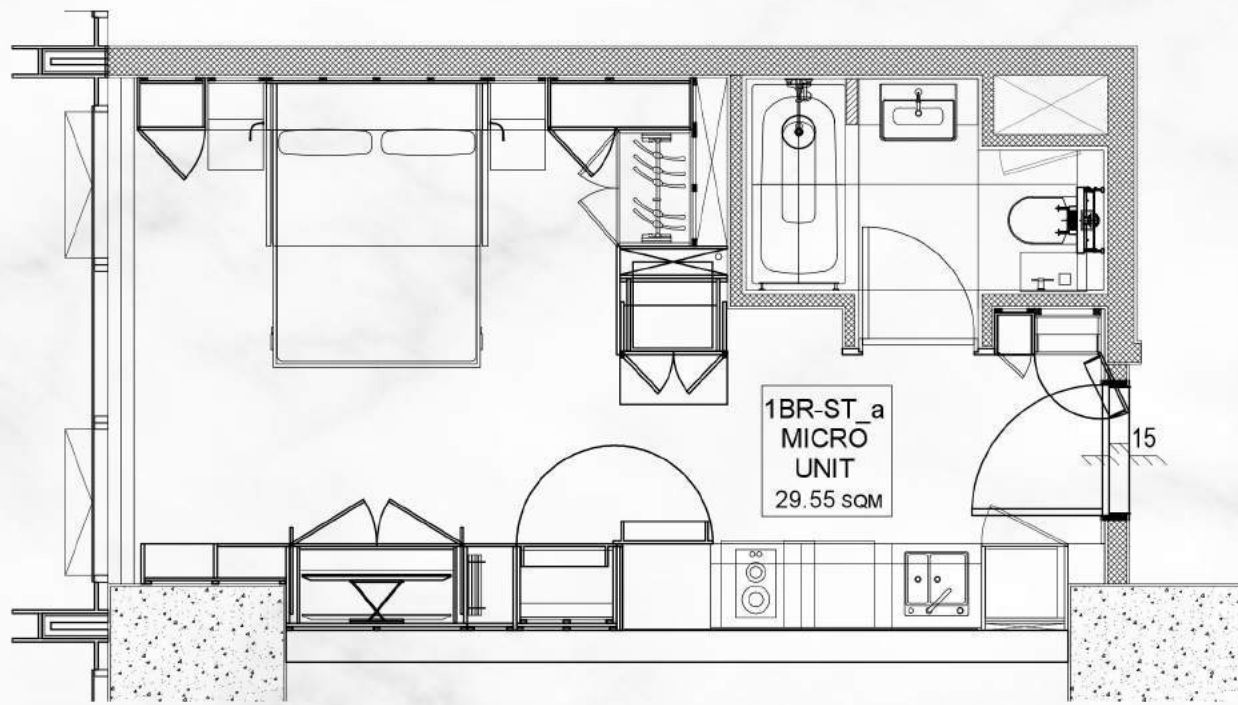
TYPE 9: MICRO UNIT - NO BALCONY
SIZE: 34.10 SQM



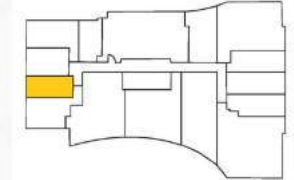
TYPE 10: MICRO UNIT - NO BALCONY
SIZE: 34.10 SQM



TYPE 11: MICRO UNIT - NO BALCONY
SIZE: 29.00 SQM



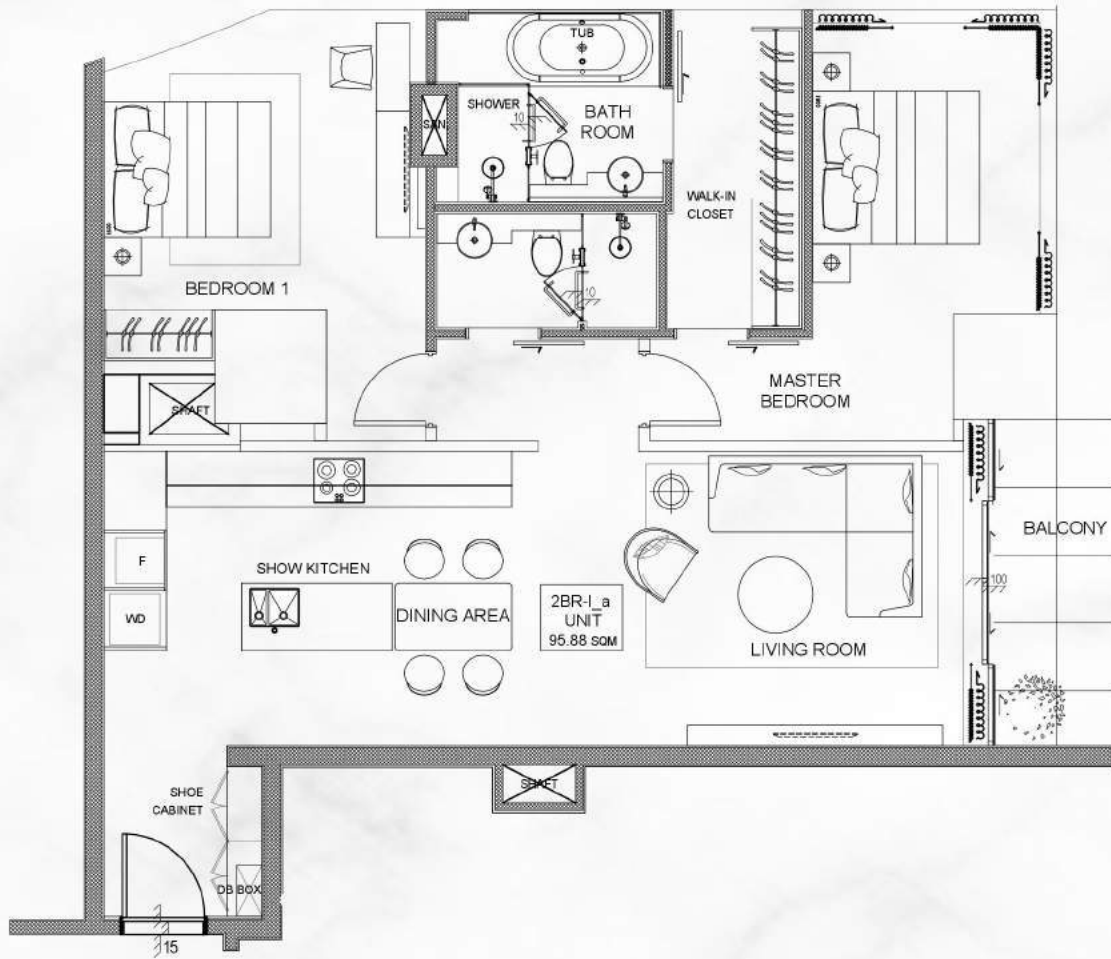
TYPE 12: MICRO UNIT - NO BALCONY
SIZE: 28.33 SQM



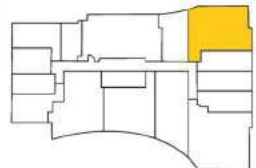
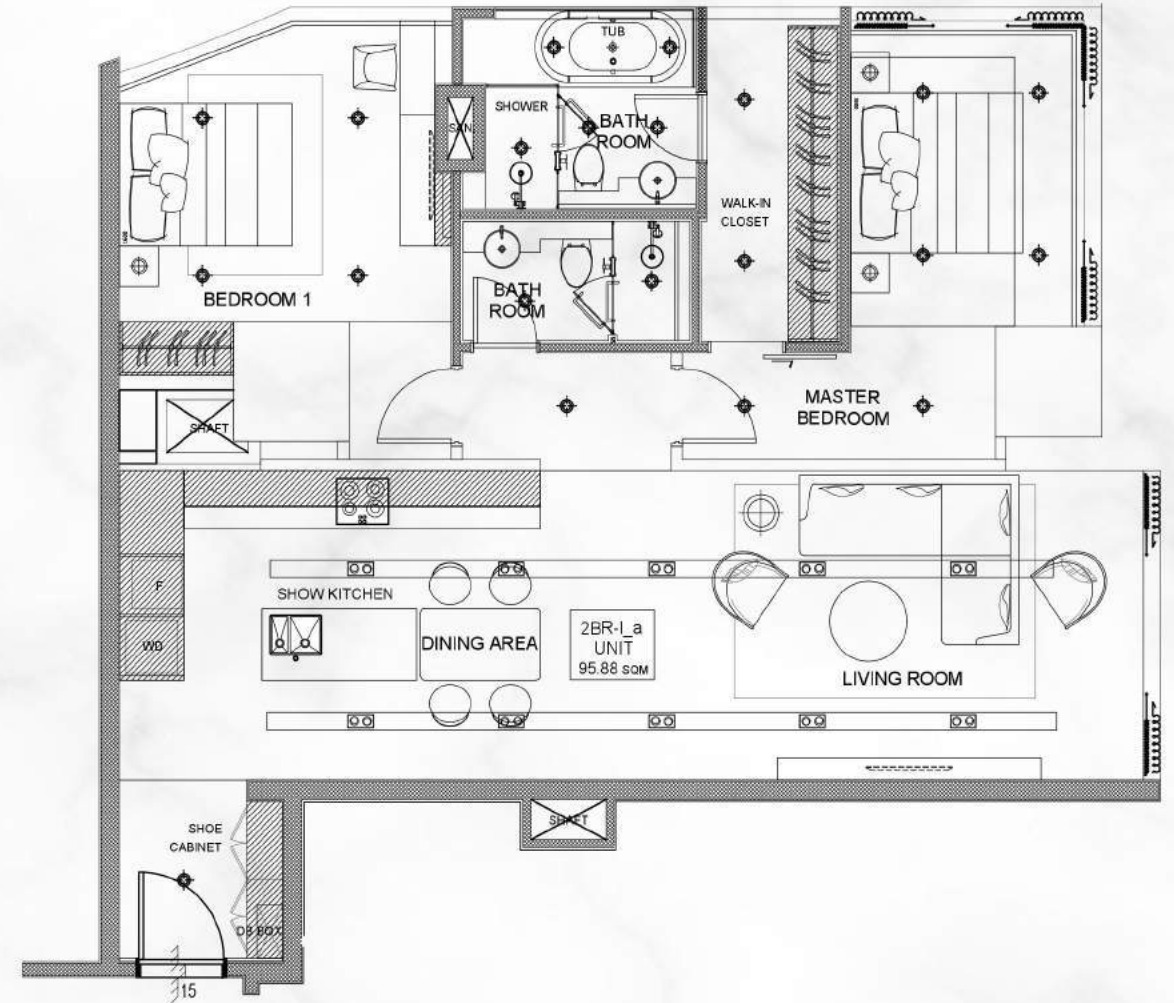


2 BEDROOM UNIT LAYOUT

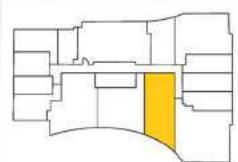
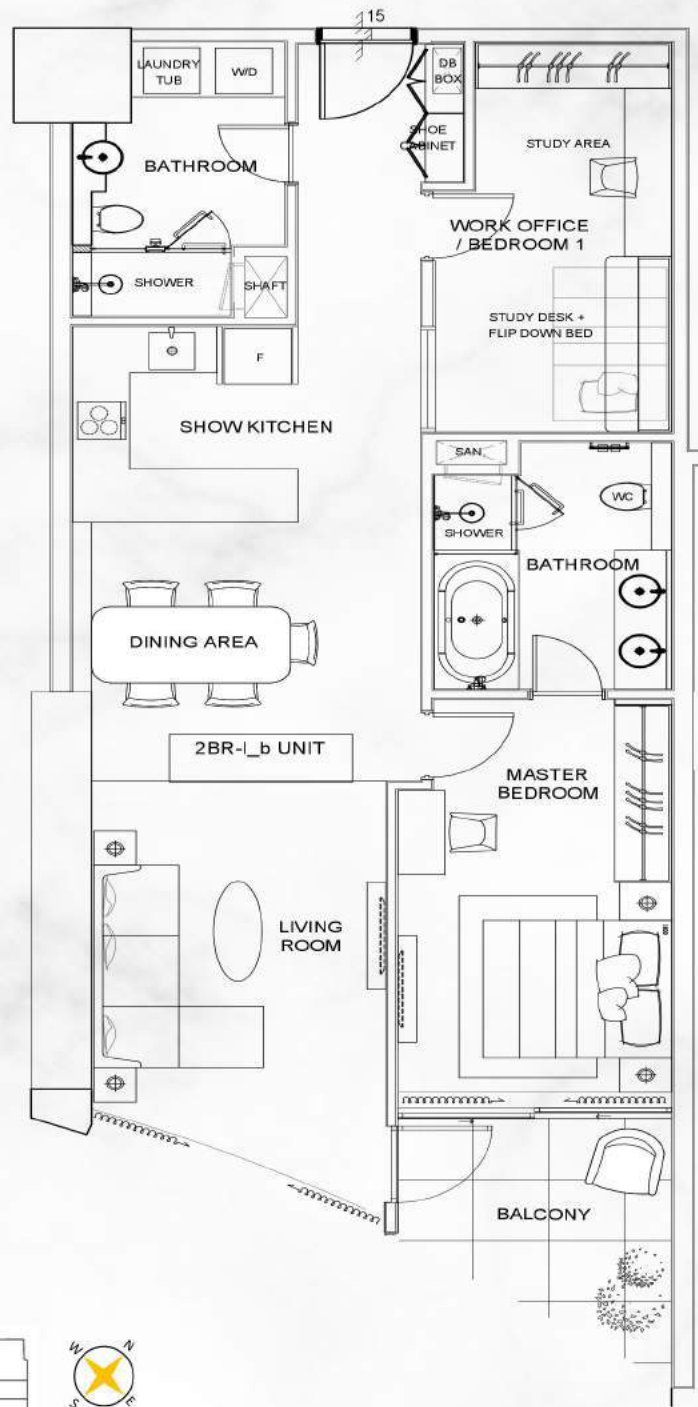
TYPE 1: 2 BEDROOM WITH BALCONY
SIZE: 95.88 SQM



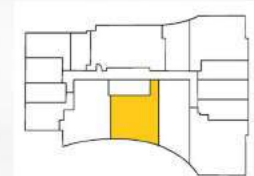
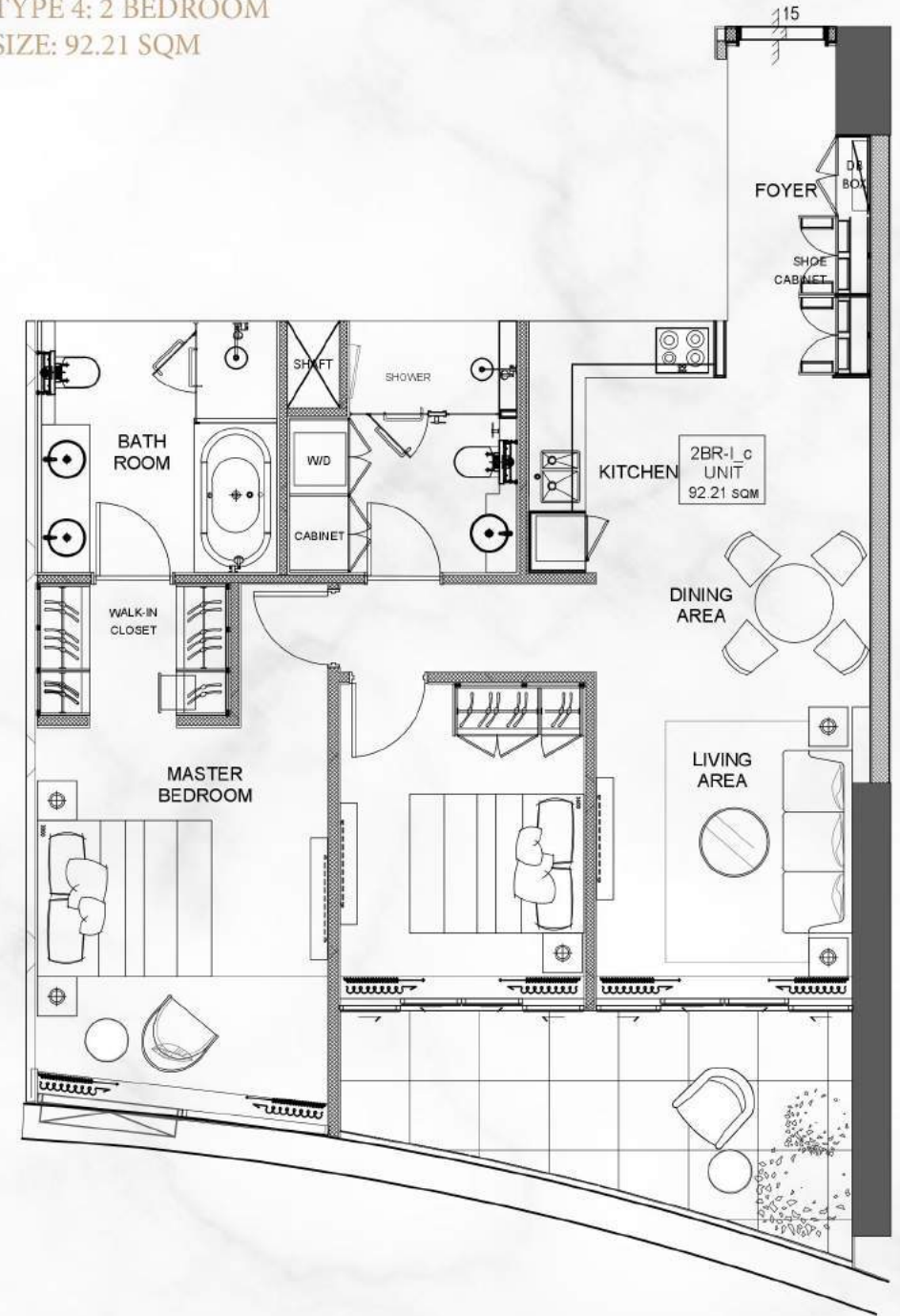
TYPE 2: 2 BEDROOM - NO BALCONY
SIZE: 95.88 SQM



TYPE 3: 2 BEDROOM



TYPE 4: 2 BEDROOM
SIZE: 92.21 SQM

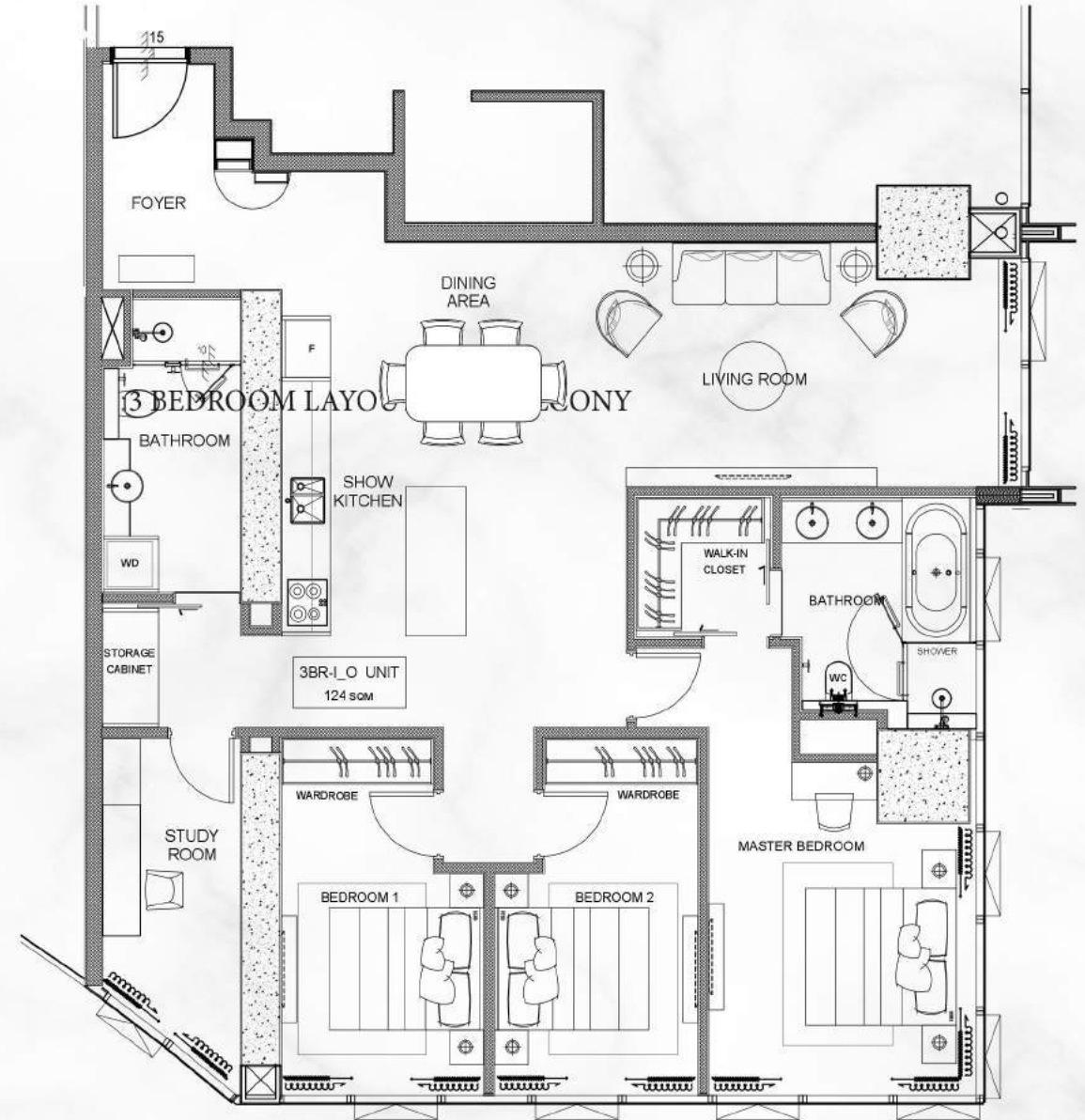
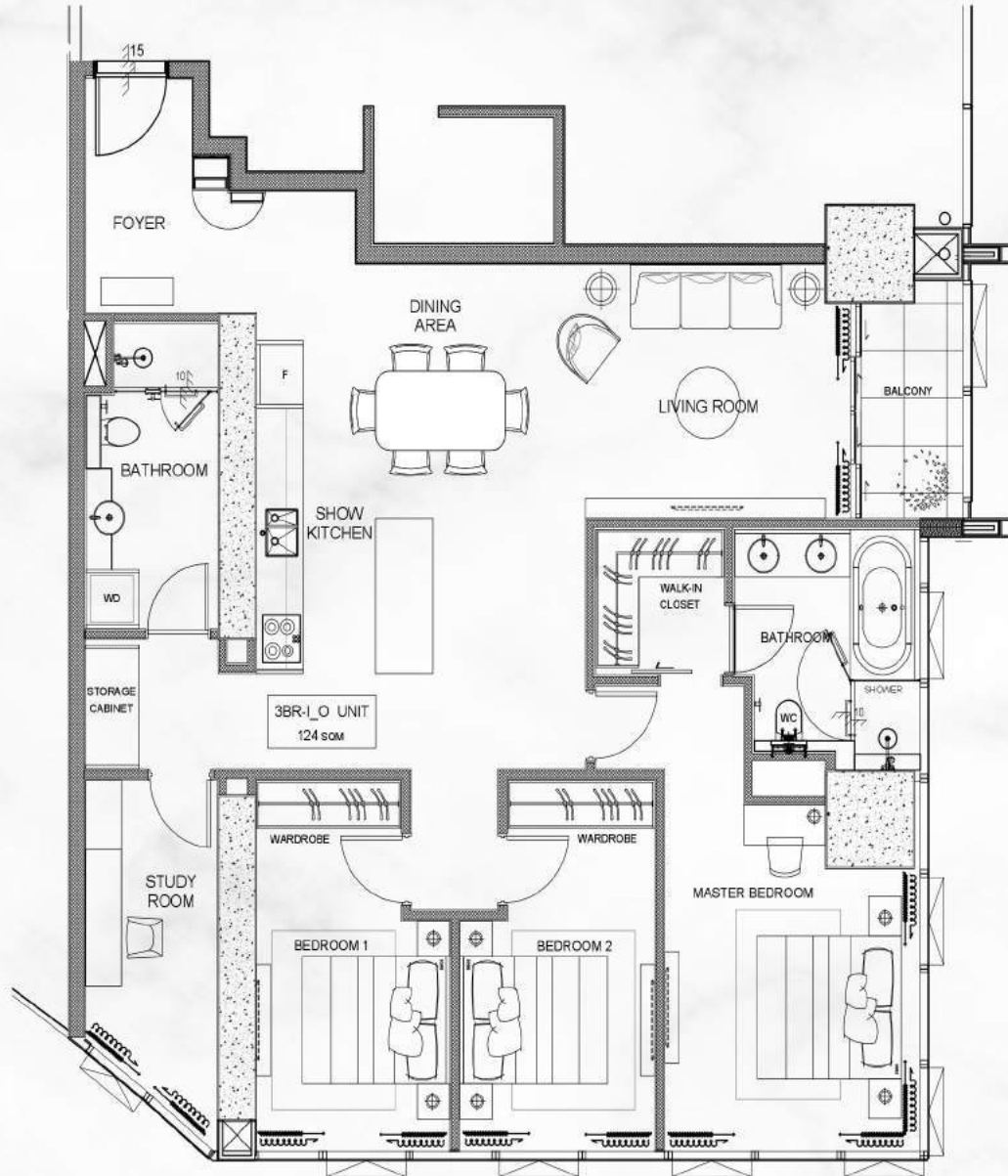




3 BEDROOM UNIT LAYOUT

TYPE 1: 3 BEDROOM LAYOUT WITH BALCONY
 SIZE: 124 SQM

TYPE 2: 3 BEDROOM LAYOUT - NO BALCONY
 SIZE: 124 SQM



DUAL KEY UNIT LAYOUT



ARTIST IMPRESSION

DUAL KEY LAYOUT
SIZE: 95.07 SQMS

