

## PROJECT OVERVIEW

<b>Total area:</b> 4.995 m <sup>2</sup>	<b>Total area for parking:</b> 8957.2 m <sup>2</sup>
<b>Construction area:</b> 2.650 m <sup>2</sup>	<b>Commercial name:</b> BEA SKY
<b>Building height:</b> 26 floors- 5 foundation floors, 1 basement.	<b>Developer:</b> Bea Holdings (A member of Hai Phat Group)
<b>Completion Date:</b> Quarter IV/2020	<b>Marketing and Selling:</b> Hai Phat Real Estate.,JSC
<b>Construction density:</b> 53%	<b>Contractor:</b> No. 1 Construction ., JSC (Vinaconex 1)
<b>Number of units:</b> 441 units	<b>Design Organization:</b> Dong Duong Consulting and Investment Construction .,JSC
<b>Number of floors:</b> 26 floors (6 <sup>th</sup> floor- 26 <sup>th</sup> floor)	<b>Location:</b> Kim Giang I Southwest New Urban Area - Dai Kim Ward - Hoang Mai District - Hanoi City
<b>Commercial floors:</b> Floor 1,2,5	<b>Total construction floor area:</b> 60.190m <sup>2</sup>
<b>Parking area:</b> Basement & Floor 3,4	



## TYPICAL FLOOR PLAN



VIEW SOUTHWEST  
KIM GIANG NEW URBAN AREA

THE WEST ADJOINS THE  
PLANNING ROAD 10.5 M

ADJOIN THE  
PLANNING  
ROAD 17.5M

VIEW  
CHU VAN AN  
PARK

VIEW THE MANOR  
CENTRAL PARK



CHU VAN AN BOULEVARD 64M

THE MANOR  
CENTRAL PARK

HOANG MAI BOULEVARD

HOANG MAI BOULEVARD

RING ROAD 3

RING ROAD 3

All the apartments of **Bea Sky** has a smart design - **100%** no death corner that makes the living space **full of light** and **balanced fresh air**, so the residents can enjoy every moments of life with full of natural wind and sunshine.



## PROXIMITY AND LOCATION



## BEA SKY

THE STAR ON CHU VAN AN BOULEVARD



One of the most outstanding points in **Bea Sky** apartment design is **fully optimized** using area (apartment area from 62 m<sup>2</sup>- 96m<sup>2</sup>), thence maximizing the functional using and bringing for residents an ideal living space.

Kim Giang I Southwest New Urban Area  
Dai Kim Ward - Hoang Mai District - Hanoi City

## EXTERNAL UTILITIES



## INTERNAL UTILITIES

- 1 Central park 7ha
- 2 36 mini commercial streets in Hanoi
- 3 Chu Van An mega-park, 10ha
- 4 Multi-level security system
- 5 Gym-Spa
- 6 Security camera Pre-protection
- 7 3 floors parking area

### Apartment A1

(Similar apartment: A10)

<b>Built-up area</b>	62 m <sup>2</sup>
Entrance	2.30 m <sup>2</sup>
Shared WC	3.55 m <sup>2</sup>
Kitchen	5.84 m <sup>2</sup>
Living + Dining	21.42 m <sup>2</sup>
Master bedroom	12.66 m <sup>2</sup>
Bedroom	4.24 m <sup>2</sup>
Master WC	8.41 m <sup>2</sup>
Bedroom	8.41 m <sup>2</sup>
Loggia	3.59 m <sup>2</sup>

### Apartment A2

(Similar apartment: A9)

<b>Built-up area</b>	78.23 m <sup>2</sup>
Entrance	5.53 m <sup>2</sup>
Shared WC	3.84 m <sup>2</sup>
Kitchen	5.73 m <sup>2</sup>
Living + Dining	24.23 m <sup>2</sup>
Master bedroom	12.54 m <sup>2</sup>
Bedroom	12.76 m <sup>2</sup>
Master WC	3.83 m <sup>2</sup>
Bedroom	7.67 m <sup>2</sup>

### Apartment A3

(Similar apartment: A4, A7, A8)

<b>Built-up area</b>	69.05 m <sup>2</sup>
Entrance	4.76 m <sup>2</sup>
Shared WC	4.96 m <sup>2</sup>
Kitchen	23.29 m <sup>2</sup>
Living + Dining	13.99 m <sup>2</sup>
Master bedroom	11.96 m <sup>2</sup>
Bedroom	11.46 m <sup>2</sup>
Master WC	3.54 m <sup>2</sup>
Bedroom	9.07 m <sup>2</sup>

### Apartment A5

**Built-up area** 79.29 m<sup>2</sup>

Entrance	5.43 m <sup>2</sup>
Shared WC	4.06 m <sup>2</sup>
Kitchen	5.59 m <sup>2</sup>
Living + Dining	23.09 m <sup>2</sup>
Master bedroom	13.72 m <sup>2</sup>
Master WC	4.49 m <sup>2</sup>
Bedroom 1	10.08 m <sup>2</sup>
Bedroom 2	10.97 m <sup>2</sup>
Loggia	4.64 m <sup>2</sup>

### Apartment B1

**Built-up area** 87.77 m<sup>2</sup>

Entrance	5.83 m <sup>2</sup>
Shared WC	6.16 m <sup>2</sup>
Kitchen	9.16 m <sup>2</sup>
Living + Dining	23.29 m <sup>2</sup>
Master bedroom	15.79 m <sup>2</sup>
Master WC	3.84 m <sup>2</sup>
Bedroom 1	10.10 m <sup>2</sup>
Bedroom 2	10.89 m <sup>2</sup>
Loggia 1	3.56 m <sup>2</sup>
Loggia 2	3.37 m <sup>2</sup>

### Apartment B2

**Built-up area** 85.06 m<sup>2</sup>

Entrance	5.70 m <sup>2</sup>
Shared WC	4.29 m <sup>2</sup>
Kitchen	8.08 m <sup>2</sup>
Living + Dining	23.09 m <sup>2</sup>
Master bedroom	13.72 m <sup>2</sup>
Master WC	4.49 m <sup>2</sup>
Bedroom 1	10.08 m <sup>2</sup>
Bedroom 2	10.97 m <sup>2</sup>
Loggia	4.64 m <sup>2</sup>

### Apartment B3

**Built-up area** 67.93 m<sup>2</sup>

Entrance	4.45 m <sup>2</sup>
Shared WC	4.32 m <sup>2</sup>
Kitchen	6.32 m <sup>2</sup>
Living + Dining	17.93 m <sup>2</sup>
Master bedroom	13.07 m <sup>2</sup>
Master WC	3.41 m <sup>2</sup>
Bedroom	12.85 m <sup>2</sup>
Loggia 1	3.60 m <sup>2</sup>
Loggia 2	1.99 m <sup>2</sup>

### Apartment B4

(Similar apartment: B5, B6, B10)

**Built-up area** 67.96 m<sup>2</sup>

Entrance	4.45 m <sup>2</sup>
Shared WC	4.32 m <sup>2</sup>
Kitchen	6.32 m <sup>2</sup>
Living + Dining	17.93 m <sup>2</sup>
Master bedroom	13.07 m <sup>2</sup>
Master WC	3.41 m <sup>2</sup>
Bedroom	12.85 m <sup>2</sup>
Loggia 1	3.61 m <sup>2</sup>
Loggia 2	1.99 m <sup>2</sup>

### Apartment B7

**Built-up area** 67.40 m<sup>2</sup>

Entrance	4.45 m <sup>2</sup>
Shared WC	4.32 m <sup>2</sup>
Kitchen	6.32 m <sup>2</sup>
Living + Dining	17.93 m <sup>2</sup>
Master bedroom	13.07 m <sup>2</sup>
Master WC	3.41 m <sup>2</sup>
Bedroom	12.85 m <sup>2</sup>
Loggia 1	3.61 m <sup>2</sup>
Loggia 2	1.99 m <sup>2</sup>

### Apartment B8

**Built-up area** 78.50 m<sup>2</sup>

Entrance	4.21 m <sup>2</sup>
Shared WC	4.95 m <sup>2</sup>
Kitchen	6.44 m <sup>2</sup>
Living + Dining	21.23 m <sup>2</sup>
Master bedroom	11.76 m <sup>2</sup>
Master WC	4.37 m <sup>2</sup>
Bedroom 1	8.76 m <sup>2</sup>
Bedroom 2	13.30 m <sup>2</sup>
Loggia	2.70 m <sup>2</sup>

### Apartment B9

Entrance	4.21 m <sup>2</sup>
Shared WC	4.95 m <sup>2</sup>
Kitchen	6.44 m <sup>2</sup>
Living + Dining	21.23 m <sup>2</sup>
Master bedroom	11.76 m <sup>2</sup>
Master WC	4.37 m <sup>2</sup>
Bedroom 1	14.41 m <sup>2</sup>
Bedroom 2	10.21 m <sup>2</sup>
Loggia 1	3.88 m <sup>2</sup>
Loggia 2	3.25 m <sup>2</sup>

### Apartment B11

**Built-up area** 88.08 m<sup>2</sup>

Entrance	3.44 m <sup>2</sup>
Shared WC	3.65 m <sup>2</sup>
Kitchen	6.44 m <sup>2</sup>
Living + Dining	21.77 m <sup>2</sup>
Master bedroom	15.11 m <sup>2</sup>
Master WC	4.37 m <sup>2</sup>
Bedroom 1	12.77 m <sup>2</sup>
Bedroom 2	14.56 m <sup>2</sup>
Loggia 1	4.05 m <sup>2</sup>
Loggia 2	1.94 m <sup>2</sup>

## TYPICAL FLOOR PLAN & 3D PERSPECTIVE



Floor 7 - 10 & 16 - 20

Floor 11 - 15 & 21 - 26

Floor 7 - 10 & 16 - 20



Floor 7 - 10 & 16 - 20

Floor 11 - 15 & 21 - 26

Floor 7 - 10 & 16 - 20



Floor 7 - 10 & 16 - 20

Floor 11 - 15 & 21 - 26

Floor 7 - 10 & 16 - 20



Floor 7 - 10 & 16 - 20

Floor 11 - 15 & 21 - 26

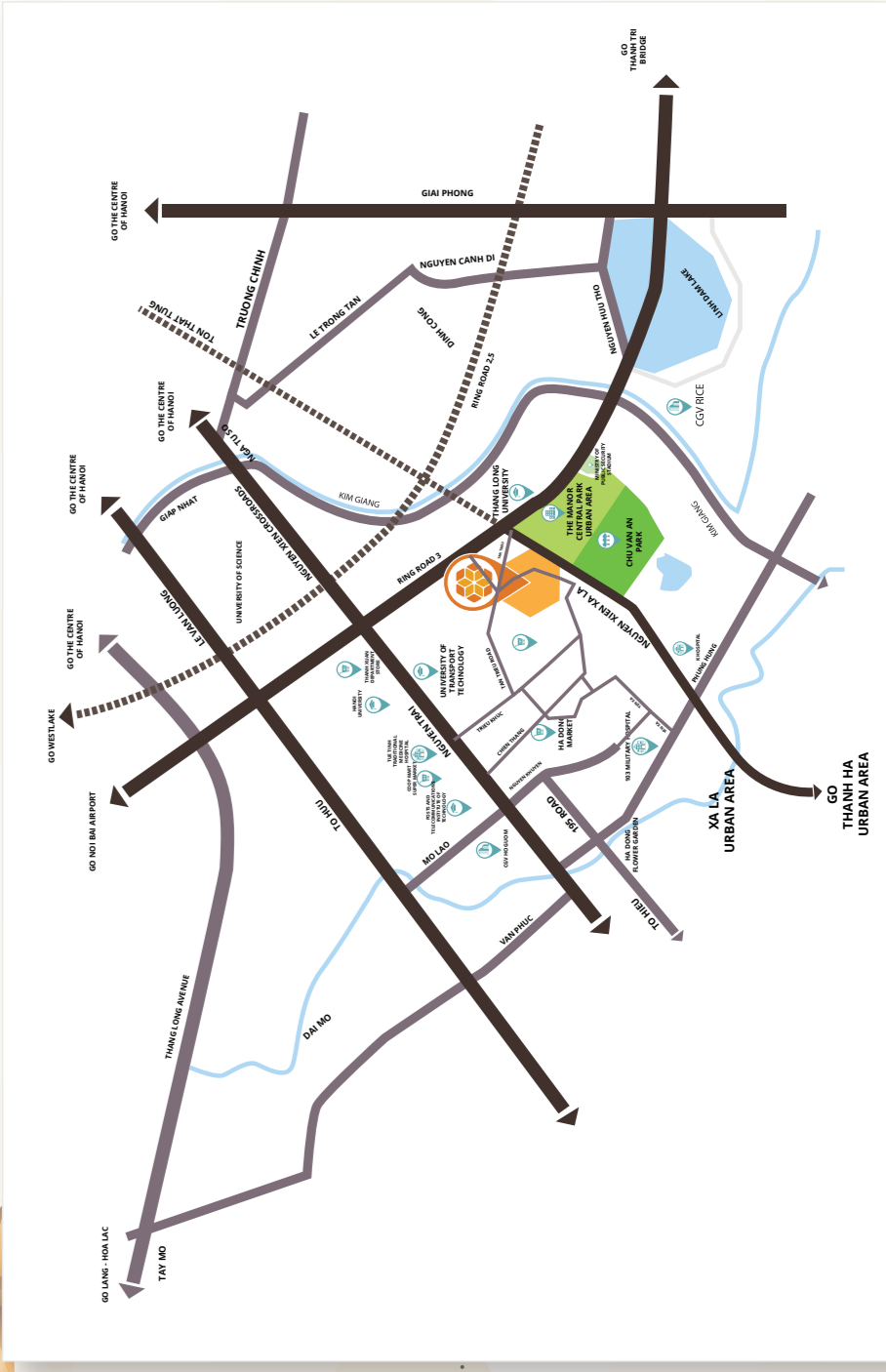
Floor 7 - 10 & 16 - 20



Floor 7 - 10 & 16 - 20

Floor 11 - 15 & 21 - 26

Floor 7 - 10 & 16 - 20



Bea Sky is situated on prime location - the land of ascending dragon right on Chu Van An.

The project belongs to Hoang Mai district in which has developed infrastructure system, convenient services and made platform to increase price in the future.

With the planning of Nguyen Xien - Xa La Route (Chu Van An boulevard), Bea Sky residents can easily move to the downtown and surrounding areas.

Especially, some substantial projects such as: Bitexco, Vimefco Land... help changing appearance of the Southwest region with a drastically varied transport infrastructure plan.

The Ring Road 2.5 is between Ring Road 2 and Ring Road 3, running through Hoang Mai, Thanh Xuan, Cau Giay, Bac Tu Liem, Tay Ho districts. These routes are completely located in the inner city of Hanoi that optimize connection with centre areas.