

# VINHOMES GOLDEN RIVER



PRESENT



## Project Information

<b>Landsize</b>	25,3 ha
<b>Floor</b>	36 – 50 Floor
<b>Blocks</b>	13 Blocks
<b>Villas</b>	63
<b>Units</b>	1st Phase: 2.760 Units
<b>Evlevator/block</b>	8-12
<b>Property type</b>	Apartment Officetel Shophouse Penthouse Villas
<b>Apartment size</b>	48 – 160m <sup>2</sup>
<b>Handover</b>	12/2017 - 06/2018

# 5 reasons choosing Vinhomes Golden River

## 1. Unique Location

Located in Ba Son, District 1 – Only landbank in District 1 with 1km along the Sai Gon river.  
Metro station line 1 is underground in the Complex.

## 2. Riverside Complex

Eco-City within City in the heard of HCM 25,29 hecta, only 18,6% density.

## 3. 5 Star Quality and Services

Luxury design with top brand all over the world.

## 4. Reputation Developer

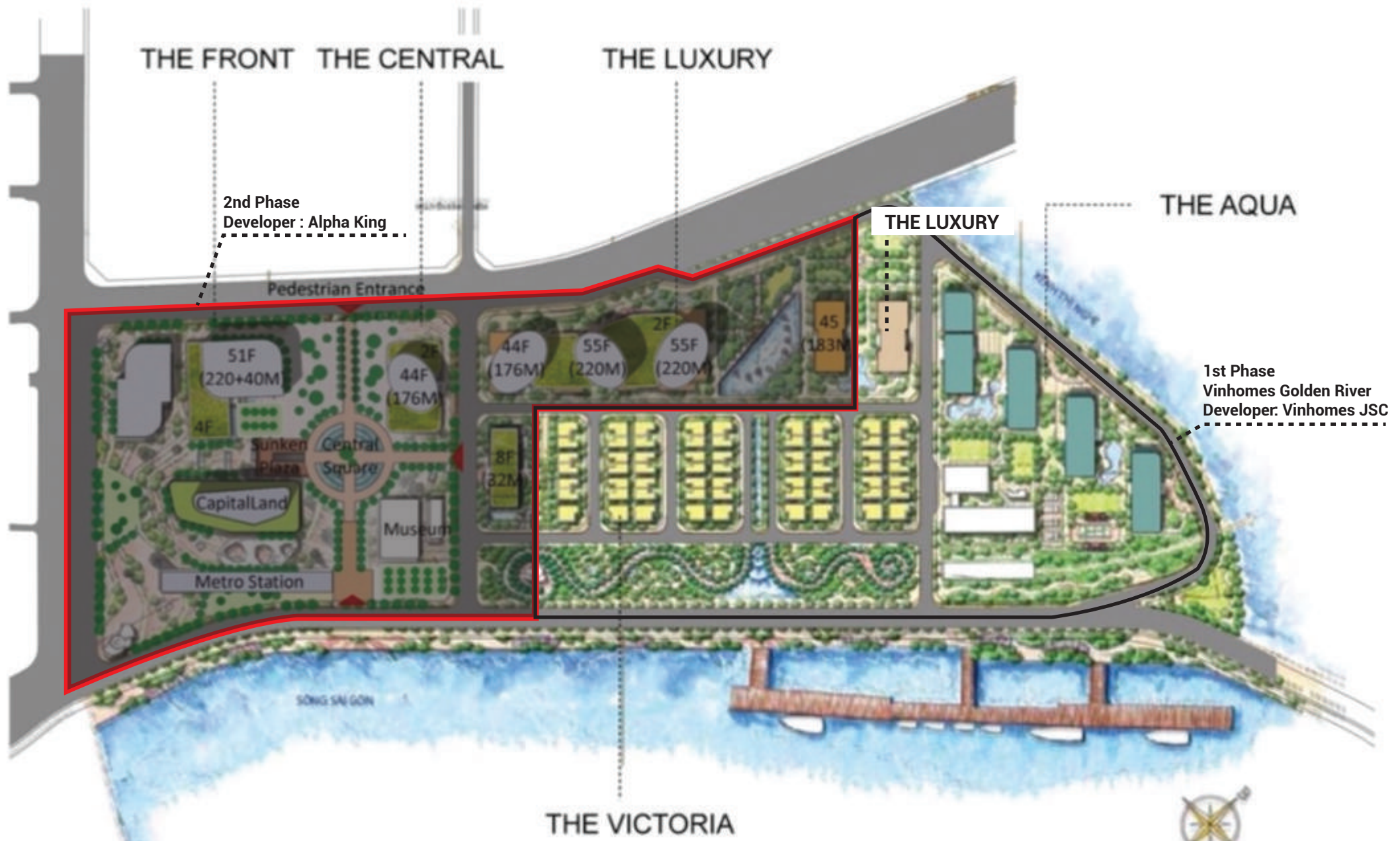
Vingroup – Biggest Real Estate Developer in Vietnam with 2 most valuable brand Vinhomes (residential) and Vinpearl (Hotel and Resort).

## 5. High class communities.





# General layout





# Complex Facilities



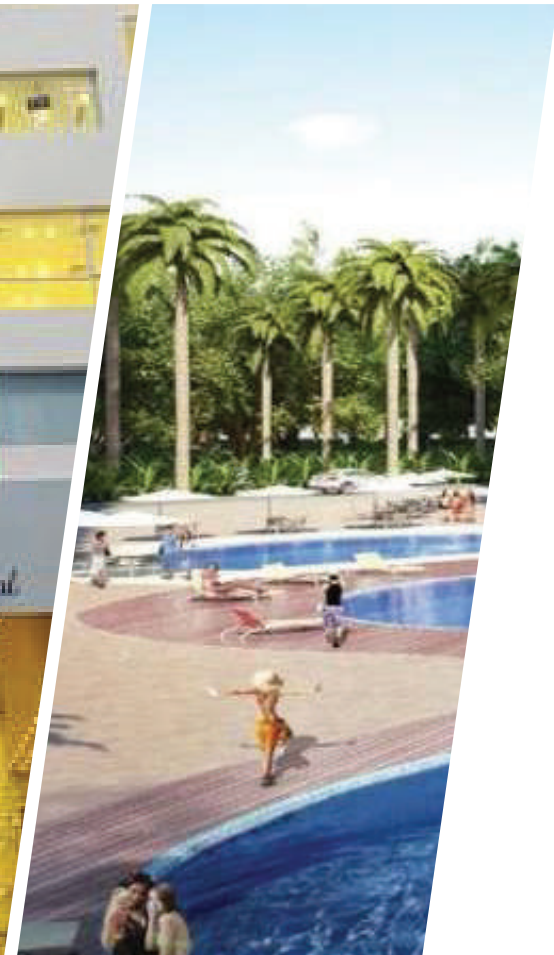
5 Star Reception



Vinschool



VinMec



Swimming Pool

## Metro Ben Thanh – Suoi Tien

Metro Station 03 Line  
1 in the Project



## Riverside Road

Riverside road connect from  
Ton Duc Thang Street  
to Vinhomes Central Park Project



## Marina

Sai Gon River  
5 Star Marina  
with 500m long







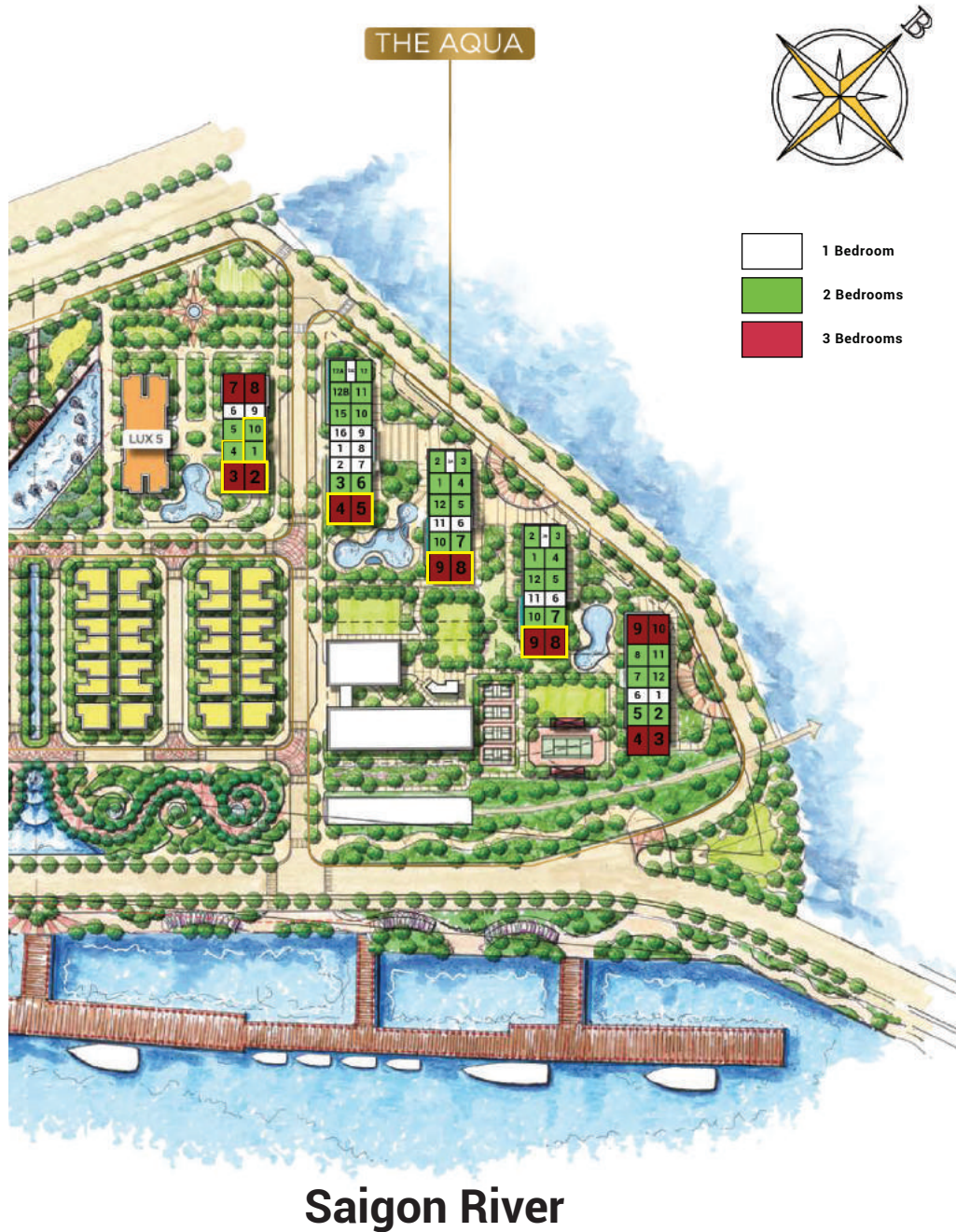
# Vinhomes Golden River



## Vinhomes Golden River Current Status

- Available: 129 Units 2-4 bedrooms (Jul 18th 2018) – Lux 6: 72 Units – Aqua 1-2-3: 57 Units
- For wholesale buyers:
  - Discount 15% for Block Aqua, 20% for Block Luxury
  - Payment Schedule: 10% - 60% - 30% (every 3 months)
  - Can start to rent out when apartment ready (after setup furniture), not base on the payment schedule.
  - Vinhomes will manage the apartments (15% management fee of rental revenue).
  - Furniture setup will take about 3 months for 132 units.
  - Resell commission fee when selling after 2-5 years is 3-4% (Investor cost).
  - Price/sqm after discount: Aqua: \$3.500 -5.000 (excl VAT)
  - Lux 6: \$3.300– 6.300 (excl VAT)





 **Available Units**





## One Alpha Riverside

2nd Phase of Vinhomes Golden River

Opening 10/2018 | Price \$10.000/sqm

**Manage by Ascott (The Ascott Residence)**



# Nearby Projects



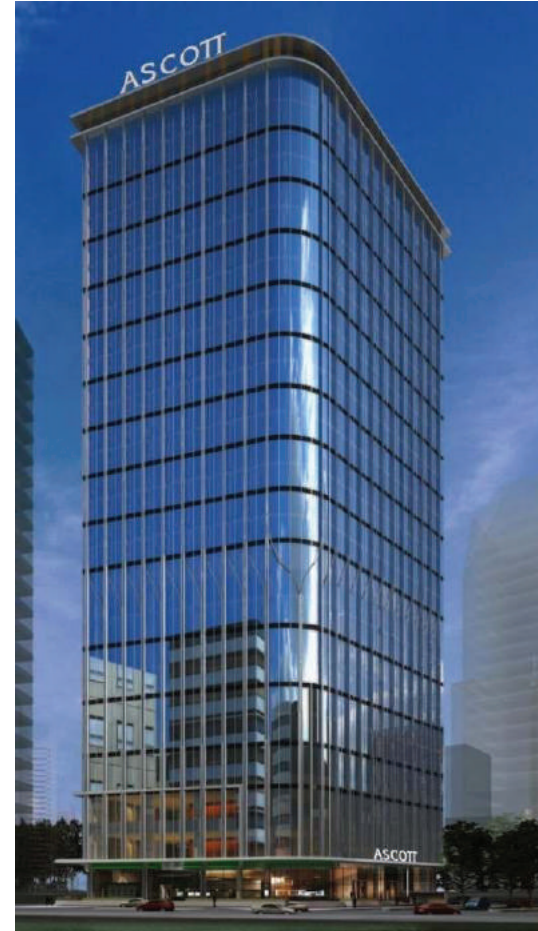
1170  
m2

1 block  
22 Floor

2 basement  
109 units

APARTMENT  
PENTHOUSE  
STUDIO

Lancaster Le Thanh Ton  
Price \$4000 - \$5000/m2



2190  
m2

1 block  
27 Floor

2 basement  
225 units

APARTMENT  
PENTHOUSE  
SERVICE

Ascott Waterfront Saigon  
1-1A Ton Duc Thang  
Price \$8000 - \$9000/m2

# Nearby Projects



**1** block  
45 Floor

**3** basement  
450 units

APARTMENT  
PENTHOUSE  
SHOPHOUSE

One Alpha Riverside

Price \$10.000/m2



**2361**  
m2

**1** block  
18 Floor

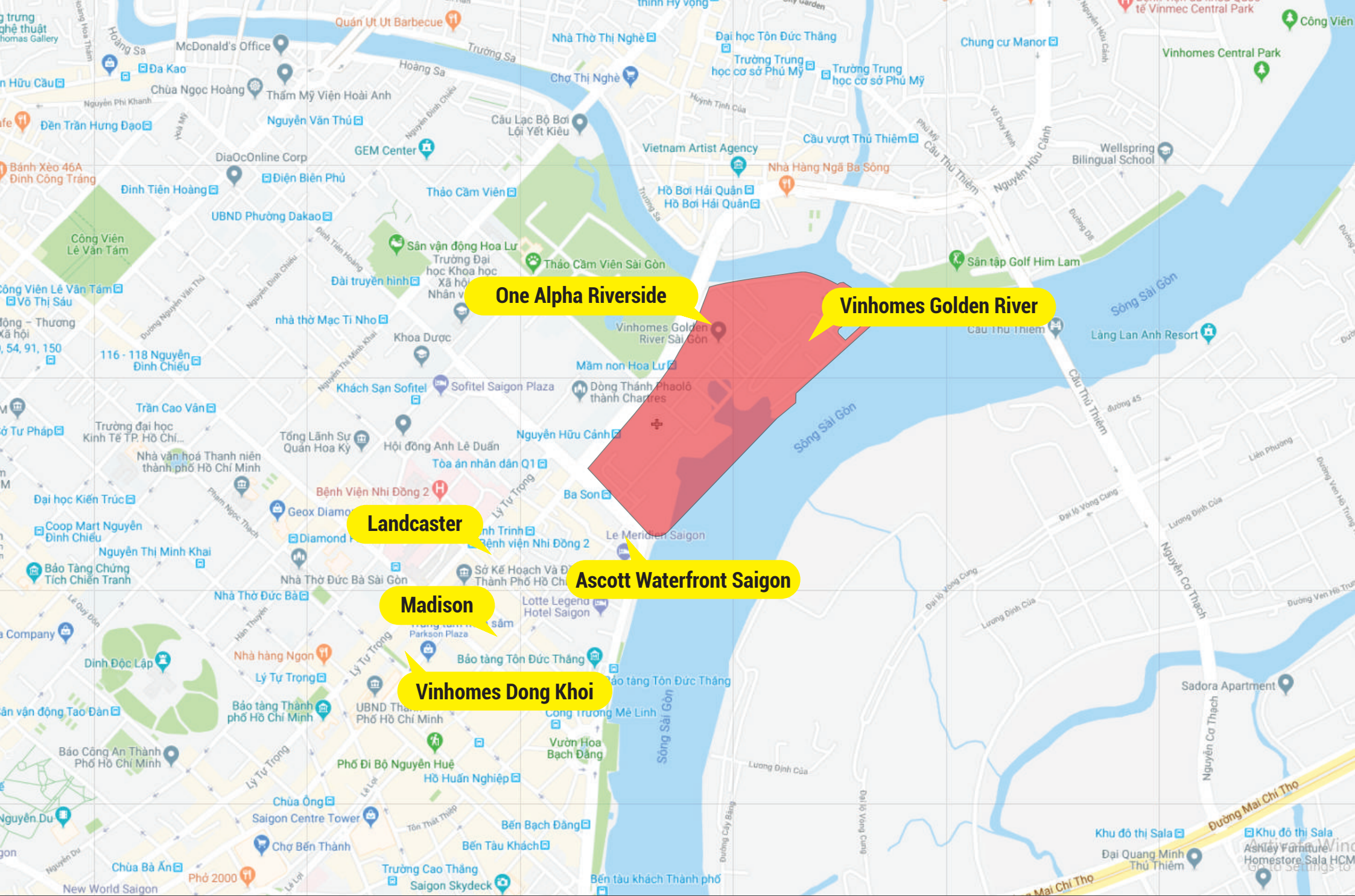
**3** basement  
225 units

APARTMENT  
OFFICETEL

Madison  
15 Thi Sach

Price \$7000 - \$8000/m2





**One Alpha Riverside**

**Vinhomes Golden River**

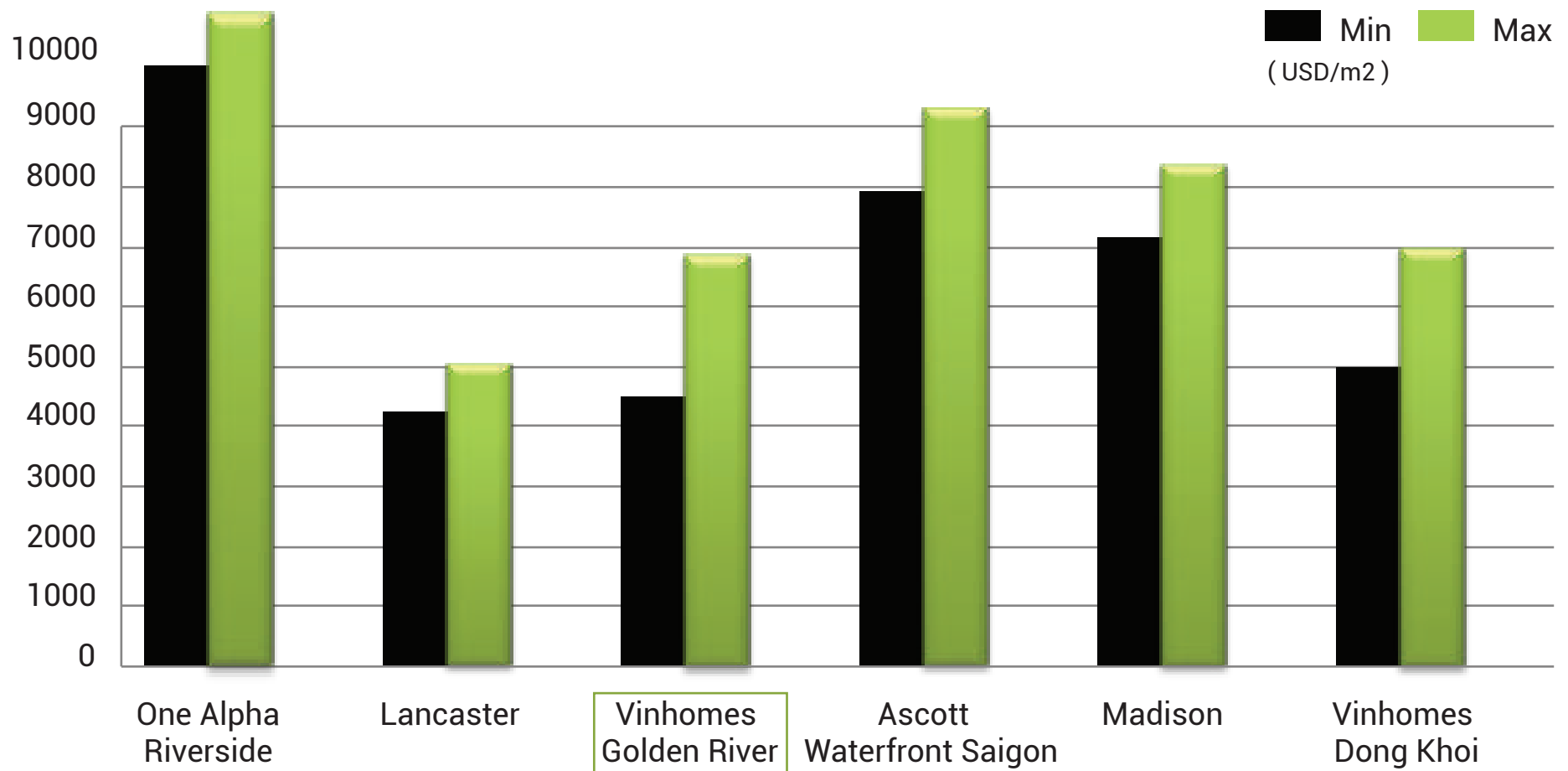
**Landcaster**

**Ascott Waterfront Saigon**

**Madison**

**Vinhomes Dong Khoi**

# Price Comparision



## Comments:

Vinhome Golden River Price is lower than others 10% - 50% in District 1



# **VNK** Investment Consultancy

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