



IMPERIA
SMART CITY

IMPERIA SMART CITY



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1. VINHOMES SMART CITY

THE UNIQUE SMART CITY PROJECT IN THE WEST OF HANOI



GENERAL INFORMATION VINHOMES SMART CITY



Location	Tay Mo and Dai Mo Ward, Nam Tu Liem District, Ha Noi City
Gross size	280.69 ha
Density	14.7%
Park and lake area	55 ha
Main sections	<ul style="list-style-type: none">• 58 blocks apartment with area square from 30-100m²• 98 Shophouses• Villas• Vinschool, Vinmec hospital, the biggest Vincom Mega Mall in system of VinGroup, Office ...
Handover time	2 nd Quarter 2021

HIGH-CLASS AMENITIES

JAPANESE GARDEN



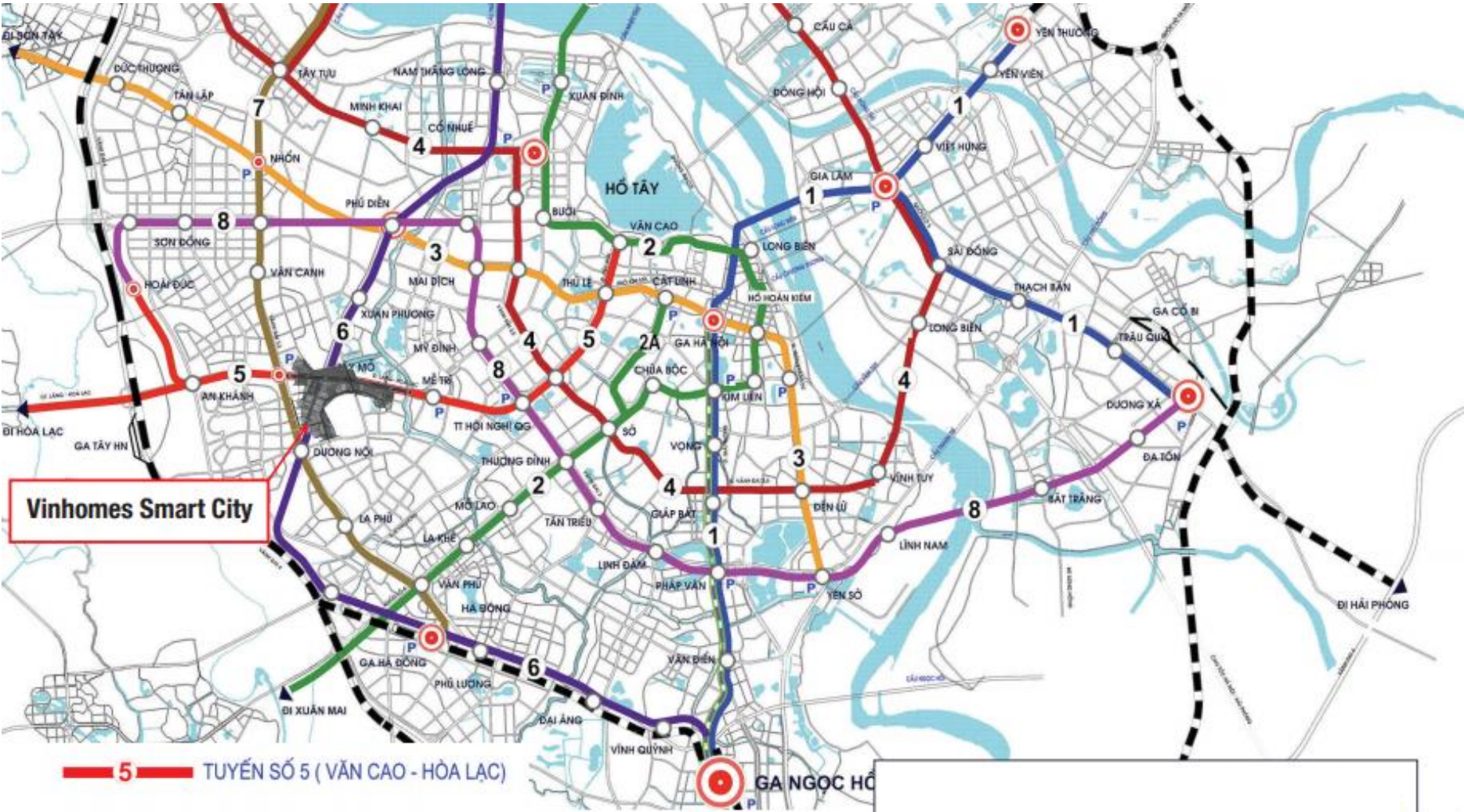
On September 14, 2019

opened:

Scale: 6,6 ha

Japanese design, strong
impression in the heart of
the city

- Rock waterfall 12 meter
- 130 Japanese yew trees,
worth hundreds of
billions of VND
- 9 artificial mountains
- Lakes, Japanese Koi
fishes
- 6-Star Japanese restaurant



Metro line 5,6,7 cross through project according planed of city from 2030-2050.

Vinhomes Smart City

Line 5-6-7 cross project

- 5 TUYẾN SỐ 5 (VẠN CAO - HÒA LẠC)
- 6 TUYẾN SỐ 6 (NỘI BÀI - NGỌC HỒI)
- 7 TUYẾN SỐ 7 (MÊ LINH - HÀ ĐÔNG)

HIGH-CLASS AMENITIES

VINCOM MEGAMALL SMART CITY



The largest Vincom Mega Mall in the system.

Expected to be opened in 2020

Scale: 68,000 m²; 03 floors.

Parking area: 700 cars, 3000 motorbikes .

Highlight of the design:
artificial river in the heart of the mega mall.

Structure: 140 restaurants and fashion departments...

HIGH-CLASS AMENITIES

VINMEC HOSPITAL



The modern, comfortable and leading hospital which is to provide world-class medical and healthcare services

Scale: 28,206 m²: 9 floors

Construction Density: 40%

Total number of sickbeds:
350 beds

HIGH CLASS – AMENITIES

CENTRAL PARK

Scale: 10,2 ha with various themes:

- Outdoor Gym Park with more than 1200 exercise machines
- Indoor Korean style Golf playground
- BBQ park with over 100 BBQ stalls
- Dancing park
- Children's playground
- Chess park
- Bike terrain park
- Aerobic park
- Picnic park
- Kayak rowing
- Multipurpose playground
- Sport playground ...





IMPERIA
SMART CITY

2. IMPERIA SMART CITY



IMPERIA SMART CITY

THINK BIG - LIVE SMART



OVERVIEW OF IMPERIA SMART CITY

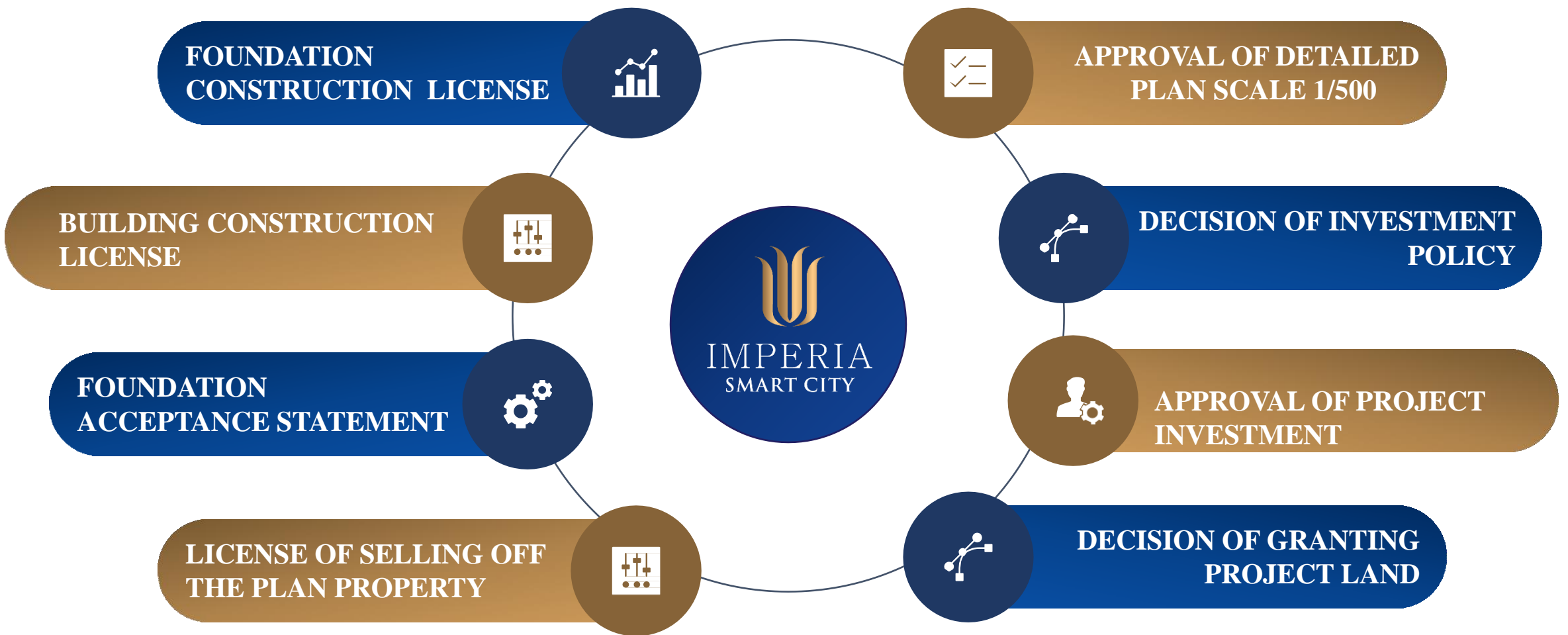


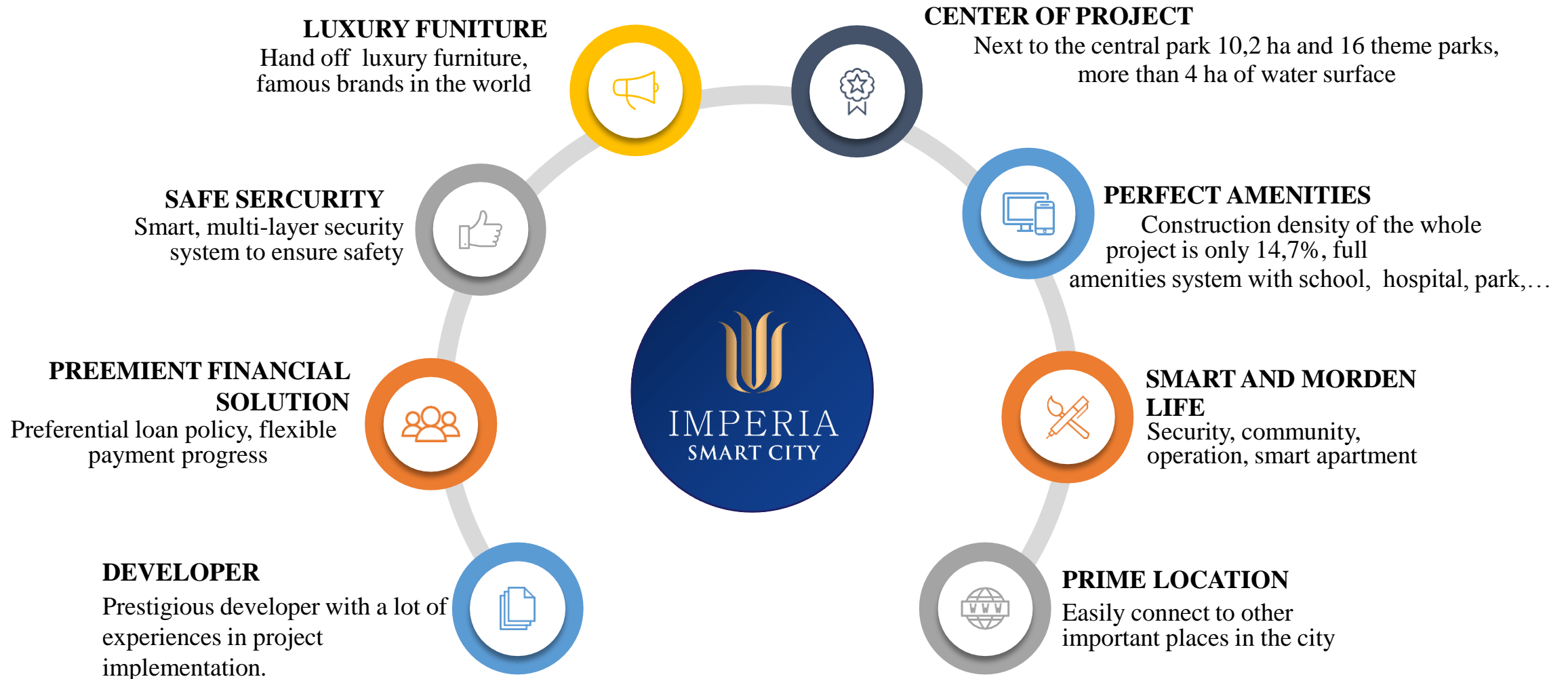
CONTENT	
Name of project	Imperia Smart City
Investor	HBI JSC Company
Developer	MIK Group
Project scale	2 subdivisions with 5 buildings: <ul style="list-style-type: none"> Imperia Smart 1,2: 2 blocks (Phase 1) Imperia Lake 1,2,3: 3 blocks (Phase 2)
Number of units	3.922 units
Height	38-39 floors
Construction design consultancy company	Vietnam Construction Design and Investment Consultancy JSC (CDC)
Landscape architecture consultancy company	West Green Design JSC

OVERVIEW OF IMPERIA SMART 1,2



STT	Imperia Smart (IS1 & IS2)	Information
1	Scale	2 blocks 38 floors, 1 basement
2	Product	1.398 units
3	Area (net size)	28 m ² – 76 m ²
5	Handover	4 th Quarter/2021





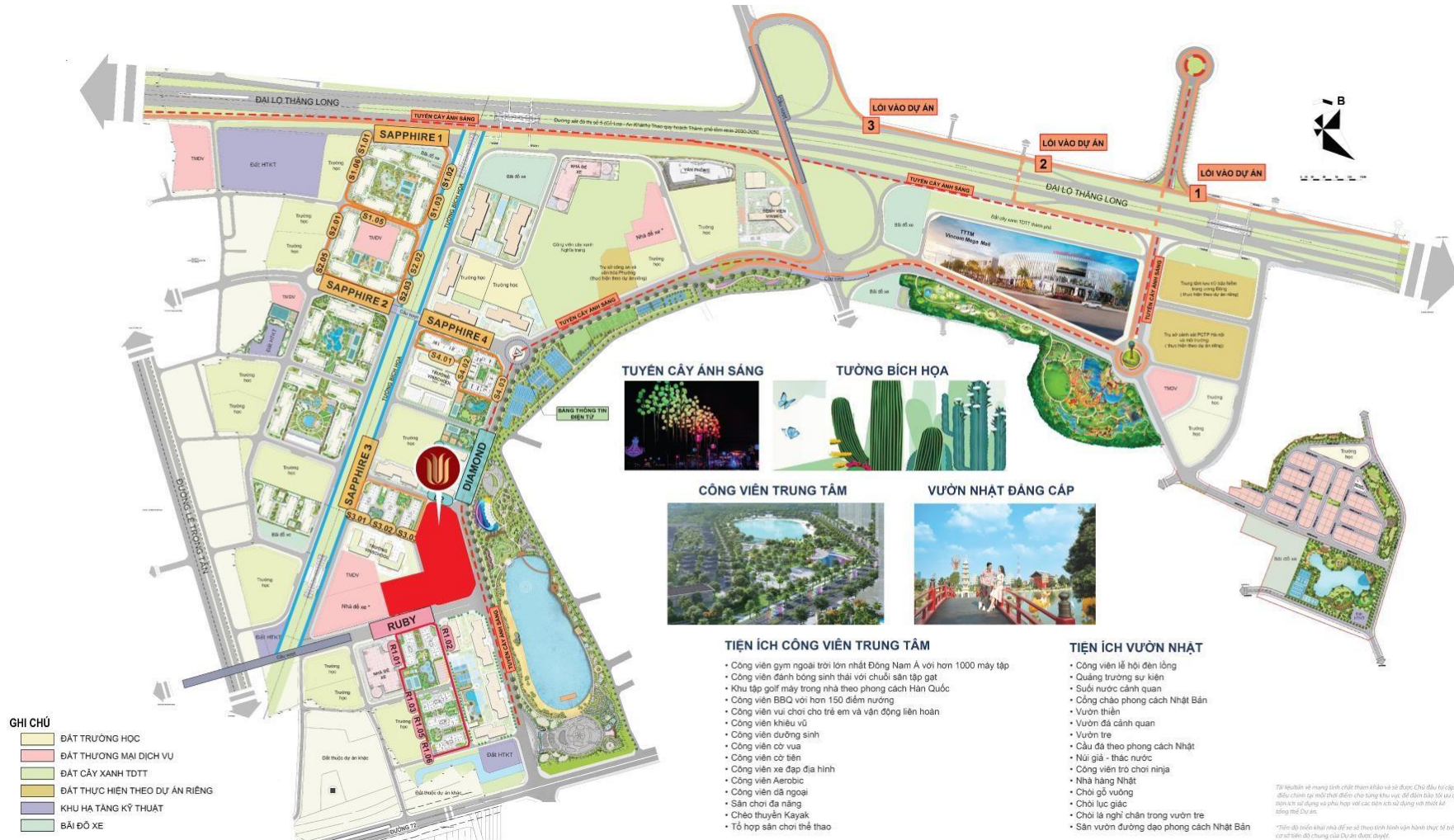
Total area of Vinhomes SC

280 ha

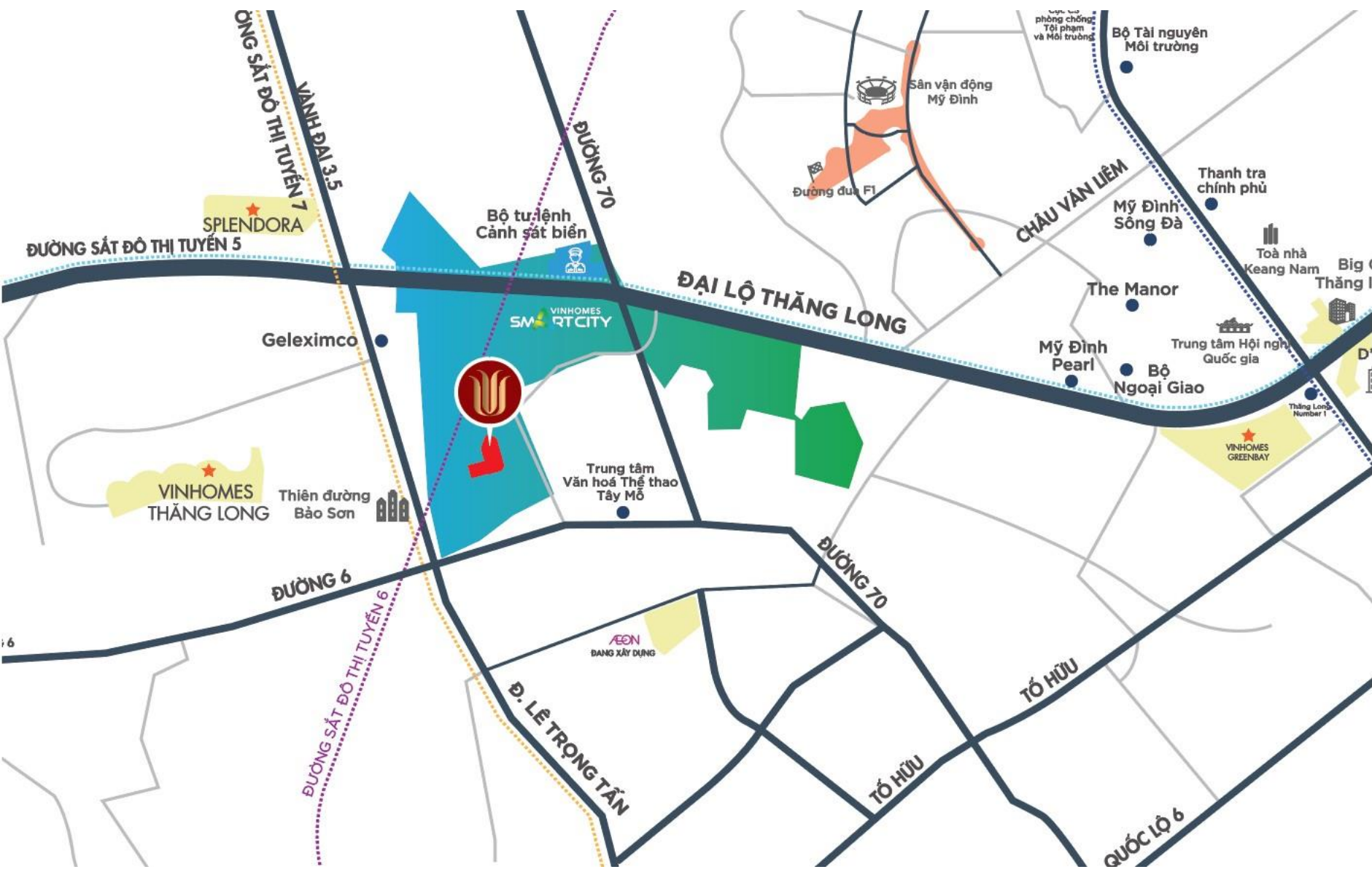
Total area of Imperia Smart City

2,33 ha

- Imperia Smart City is located in the heart of the Vinhomes Smart City, Tay Mo – Dai Mo ward, Nam Tu Liem, Hanoi
- Inheriting all public amenities of the whole project and specific amenities of Imperia Smart City.
- A high-ranking product of MIK



Từ khuôn vẽ mang tính chất tham khảo và sẽ được Chủ đầu tư cập nhật chi tiết lại một thời điểm cho tương lai, để đảm bảo tính chính xác nhất và phù hợp với các định hướng và thiết kế tổng thể Dự án.
*Tiền dự kiến nhà để xe sẽ theo tình hình vận hành thực tế trên cơ sở hiện đồ chung của Dự án được duyệt.



Convenient location – comprehensive infrastructure plan

- From the project, easily connect to important roads:
 - ✓ Thang Long Boulevard
 - ✓ 70 road
 - ✓ Le Trong Tan street
 - ✓ MRT line 6 which connects to Noi Bai international airport
 - ✓ ...
- Surrounding large urban areas
 - ✓ Nam An Khanh
 - ✓ Geleximco
 - ✓ Vinhomes Thang Long...
- ➔ Create a modern and unified urban community.



Easily connect to surrounding amenities

From the project, easily and fast connect to central places:

- ✓ Ministry of foreign affairs
- ✓ Big C Thang Long
- ✓ National convention center
- ✓ F1 racing course, My Dinh Stadium
- ✓ Trung Hoa – Nhan Chinh
- ✓ Keang Nam
- ✓ Cau Giay....

Inheriting all public amenities of the whole project

- ✓ Japanese garden
- ✓ Central park 10,2ha
- ✓ Vinschool
- ✓ Vincom mega mall...
- ✓ Swimming pool, BBQ, Children playground...
- ✓ Outdoor Sport playground (Gym, tennis, basketball, volleyball, table tennis,.....)

Specific amenities at IS1 & IS2

- ✓ 3 fire truck parking areas (up to 40 tons payload)
- ✓ Main walkway 3.5m, sub walkway 2m
- ✓ Large children playground, various playground equipment.
- ✓ Safety fence around the playground...









CENTRAL PARK 10.2 HA



SWIMMING POOL AND OUTDOOR PLAYGROUND



INTERNAL WALKWAY



CHILDREN PLAYGROUND



PARK BENCHES



INTERNAL LANDSCAPE



CHILDREN PLAYGROUND



TENNIS & BADMINTON PLAYGROUND

3. TYPICAL FLOOR LAYOUT

Typical floor layout – Imperia Smart 1

(11th - 19th floor, 21th - 38th floor)



Typical floor layout IS1 & IS2

- Flexible, smart, airy, bright design.
- Product structure and various sizes from 28m² to 76m², suitable with many customers
- 1,6m airy and bright corridor

3. TYPICAL FLOOR LAYOUT

Typical floor layout – Imperia Smart 2

(11th - 19th floor, 21th - 38th floor)



IS1				
Type of unit	Area (m2)	Number of units per floor	Total units	Percentage
Studio	28.3 – 31.9	3	110	15.7%
1BR + 1	43 – 43.2	4	148	21.2%
2BR + 1WC	54.5 – 55.2	6	220	31.5%
2BR + 2WC	62.2 - 64	5	184	26.3%
3BR	75.6 – 76.2	1	37	5.3%
Total		19	699	100.00%

IS2				
Type of unit	Area (m2)	Number of units per floor	Total units	Percentage
Studio	28.3 – 31.9	3	110	15.7%
1BR + 1	43 – 43.3	4	148	21.2%
2BR + 1WC	54.5 – 55.2	6	220	31.5%
2BR + 2WC	62.2 - 64	5	184	26.3%
3BR	75.6 – 76.2	1	37	5.3%
Total		19	699	100.00%

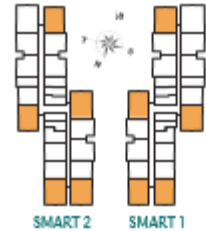
3. Apartment layout

No. 01, 8A, 11, 15, 16

Net size: 62.2m²

Gross size: 69.4m²

- Living room + Dinning room + Kitchen: 30.6 m²
- Master bedroom: 8.9 m²
- Bedroom 1: 9.3 m²
- Master WC: 3.7 m²
- WC: 3.7 m²
- Logia 1: 3.4 m²
- Logia 2: 2.6 m²



**Photos are for illustrative purposes*

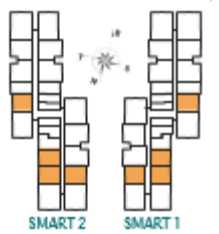
3. Apartment layout

No. 02, 12B, 17, 18

Net size: 43.1m²

Gross size: 46.4m²

- Living room + Dinning room + Kitchen+1: 24.8 m²
- Master bedroom: 10.1 m²
- Master WC: 3.7 m²
- Logia 1: 3.2 m²



**Photos are for illustrative purposes*

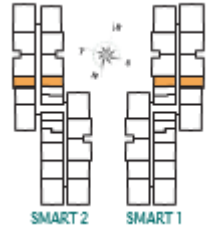
3. Apartment layout

No. 03, 10

Net size: 30.5m²

Gross size: 34m²

- Living room + Bedroom + Dining room + Kitchen: 24.4 m²
- WC: 3.2 m²
- Logia 1: 4.2 m²



**Photos are for illustrative purposes*

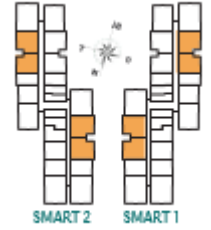
3. Apartment layout

No. 05, 05A, 12, 12A

Net size: 54.7m²

Gross size: 59.2m²

- Living room + Dinning room + Kitchen: 26.1 m²
- Master bedroom : 10.3 m²
- Bedroom 1: 7.3 m²
- WC: 3.6 m²
- Logia 1: 3.4 m²
- Logia 2: 3.2 m²



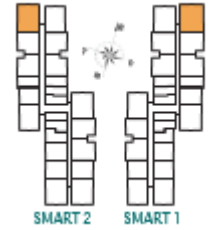
3. Apartment layout

No. 06

Net size: 75.6m²

Gross size: 81.7m²

- Living room + Dinning room + Kitchen: 27.9 m²
- Master bedroom : 11.4 m²
- Bedroom 1: 8.8 m²
- Bedroom 2: 10.4 m²
- Master WC : 3.7 m²
- WC: 4.5 m²
- Logia 1: 3.4 m²
- Logia 2: 2.9 m²



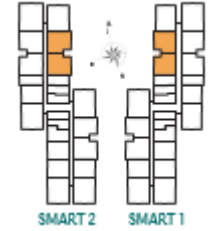
3. Apartment layout

No. 08, 09

Net size: 54.7m²

Gross size: 59.2m²

- Living room + Dinning room + Kitchen: 26.1 m²
- Master bedroom : 10 m²
- Bedroom 1: 7 m²
- Master WC: 3.5 m²
- Logia 1: 3.2 m²
- Logia 2: 3.2 m²



**Photos are for illustrative purposes*

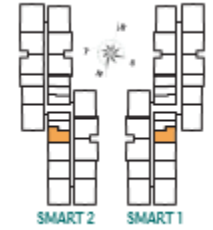
3. Apartment layout

No. 19

Net size: 31.8m²

Gross size: 35.1m²




- Living room + Bedroom + Dining room + Kitchen: 24 m²
- WC: 3,3 m²
- Loggia 1: 4.2 m²




HANDOVER MATERIALS LIST

STT	Materials		Describe	Picture	Note
[1]	[2]	[3]	[4]	[5]	[6]
I	Floor				
1	Wood floor (Living room, dinning room, bedroom)		Size and color are based on design		High-quality industrial wooden floor
2	Ceramic floor (WC)		Size and color are based on design		Prime/ A My or equivalent
3	Ceramic floor (Kitchen)		Size and color are based on design		Prime/ A My or equivalent
4	Ceramic floor (logia)		Size and color are based on design		Prime/ A My or equivalent

HANDOVER MATERIALS LIST







II Wall				
1	Plastering, Finishing paint (Living room, dinning room, bedroom)	<ul style="list-style-type: none"> - Wall putty paint - Color is based on design 		Nippon/Jotun/Valspar/Toa paint of equivalent
2	Ceramic (WC)	Size and color are based on design		Prime/ A My or equivalent
III Ceiling				
1	Plaster ceiling (Living room, dinning room, bedroom)	<ul style="list-style-type: none"> - Concealed plaster ceiling - Wall putty paint - Color is based on design 		<ul style="list-style-type: none"> - Frame: Vinh Tuong/Zinca or equivalent - Plaster: Gyproc/Lagyp or equivalent - Nippon/Jotun/Valspar/Toa paint or equivalent
2	Damp-proof plaster ceiling (WC)	<ul style="list-style-type: none"> - Concealed plaster ceiling - Wall putty paint - Color is based on design 		<ul style="list-style-type: none"> - Frame: Vinh Tuong/Zinca or equivalent - Plaster: Gyproc/Lagyp or equivalent - Nippon/Jotun/Valspar/Toa paint or equivalent

HANDOVER MATERIALS LIST

IV Door & Window				
1	Glass door, aluminum frame (Loggia door, window)	<ul style="list-style-type: none"> - Aluminum frame, electrostatic painting - Glass - Size and color are based on design 		<ul style="list-style-type: none"> - Xingfa aluminum frame or equivalent - Glass - Hardware products: Kinlong/Draho or equivalent
2	Industrial wooden door (Main door)	<ul style="list-style-type: none"> - High-quality industrial wooden door - Digital doorlock - Size and color are based on design 		<ul style="list-style-type: none"> - Domestic door - Samsung digital doorlock - Hardware products: Imported products
3	Industrial wooden door (Bedroom door)	<ul style="list-style-type: none"> - High-quality industrial wooden door - Size and color are based on design 		<ul style="list-style-type: none"> - Domestic door - Doorlock & hardware products: Imported products
4	Industrial wooden door (WC door)	<ul style="list-style-type: none"> - Proof-damp industrial wooden door - Size and color are based on design 		<ul style="list-style-type: none"> - Domestic door - Doorlock & hardware products: Imported products

HANDOVER MATERIALS LIST

V	Sanitary equipment		
1	Lavabo		American Standard or equivalent
3	Faucet		American Standard or equivalent
4	Toilet		American Standard or equivalent
5	Bidet sprayer		American Standard or equivalent
5	Standing shower (In case of installing): Standing shower tempered glass partition		<ul style="list-style-type: none"> - Glass: Hai Long/Hong Phuc or equivalent - Hardware products: VVP/Hiwin or equivalent
6	Shower		American Standard or equivalent
7	Hardware products: Tower bar, tissue dispenser, soap dish, hanger		American Standard or equivalent
8	Mirror		

VI	Electrical equipment		
1	Telephone socket, Internet		Clipsal/TNC/Lonnon or equivalent
2	Switch, socket		Clipsal/TNC/Lonnon or equivalent
3	Wire		Clipsal/TNC/Lonnon or equivalent
4	Lamp		Rang Dong/Duhal/AC or equivalent
5	Water pipes		Tien Phong/Binh Minh/De Nhat or equivalent
6	Intercome: Door phone		Aiphone or equivalent
7	2-way living room air condition		Hinsense/LG/Gree or equivalent

(Các hình ảnh nêu trên mang tính minh họa và chỉ có giá trị tham khảo. Thứ tự liệt kê các hãng cung cấp/vật liệu không được hiểu là thứ tự ưu tiên để lựa chọn/lắp đặt. Chủ đầu tư/Bên bán có quyền lựa chọn/quyết định sử dụng vật liệu cuối cùng để trang bị và lắp đặt tại Căn hộ).

4. Sales Policy

- Deposit: 50 million/unit (VND)
- Expected handover: 4th Quarter/2021



- **Headquarters** : 3rd floor, no 30, Nguyen Co Thach street, Sala Newcity, District 2, Ho Chi Minh City, Viet Nam
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