



MILLENNIUM

A MASTERI DEVELOPMENT

**VNK** Investment  
Consultancy



# PROJECT OVERVIEW

7302.6

SQM

2

BLOCKS

33

FLOORS

650

UNITS

383

OFFICETELS

3

BASEMENTS

17

SHOPHOUSES



MILLENNIUM

A MASTERI DEVELOPMENT





# PROJECT INFORMATION

Land area:	7.302,6m <sup>2</sup>
Scale:	Twin towers with 33 floors + 3 basements
Total floor area:	87.630 m <sup>2</sup>
Construction ratio:	Podium 50%, Twins tower area 35%
Units types:	Apartments, Officetels, Penthouses, Shophouses
Total units:	650 Apartments
Range of units in square meter:	Apartments: 53 - 107 m <sup>2</sup> Officetels: 30 - 45m <sup>2</sup> Shophouses: 80 - 108m <sup>2</sup> Penthouses: 200 – 250m <sup>2</sup>
Construction start:	Quarter II/2016
Handover:	Quarter III/2018 (July)

## MILLENNIUM

A trendsetter in urban lifestyle

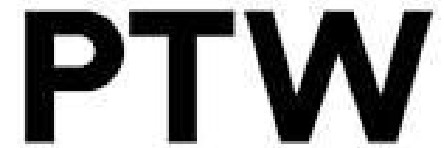


# PROJECT DEVELOPMENT TEAM

Developer(s)



Architect



Project Constructor



Project Management



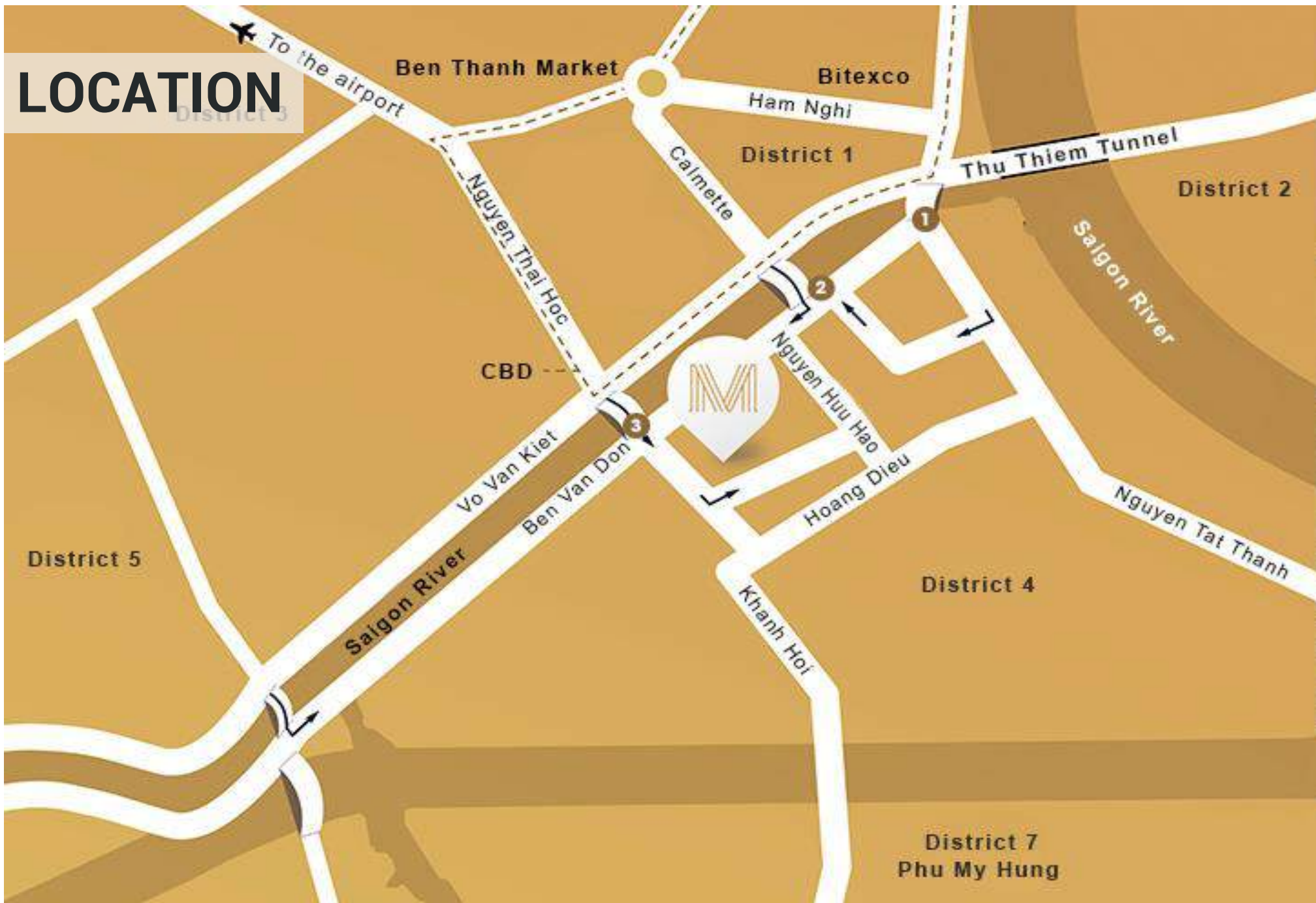
Guaranteeing Bank



# DEVELOPER'S PORTFOLIO



# LOCATION

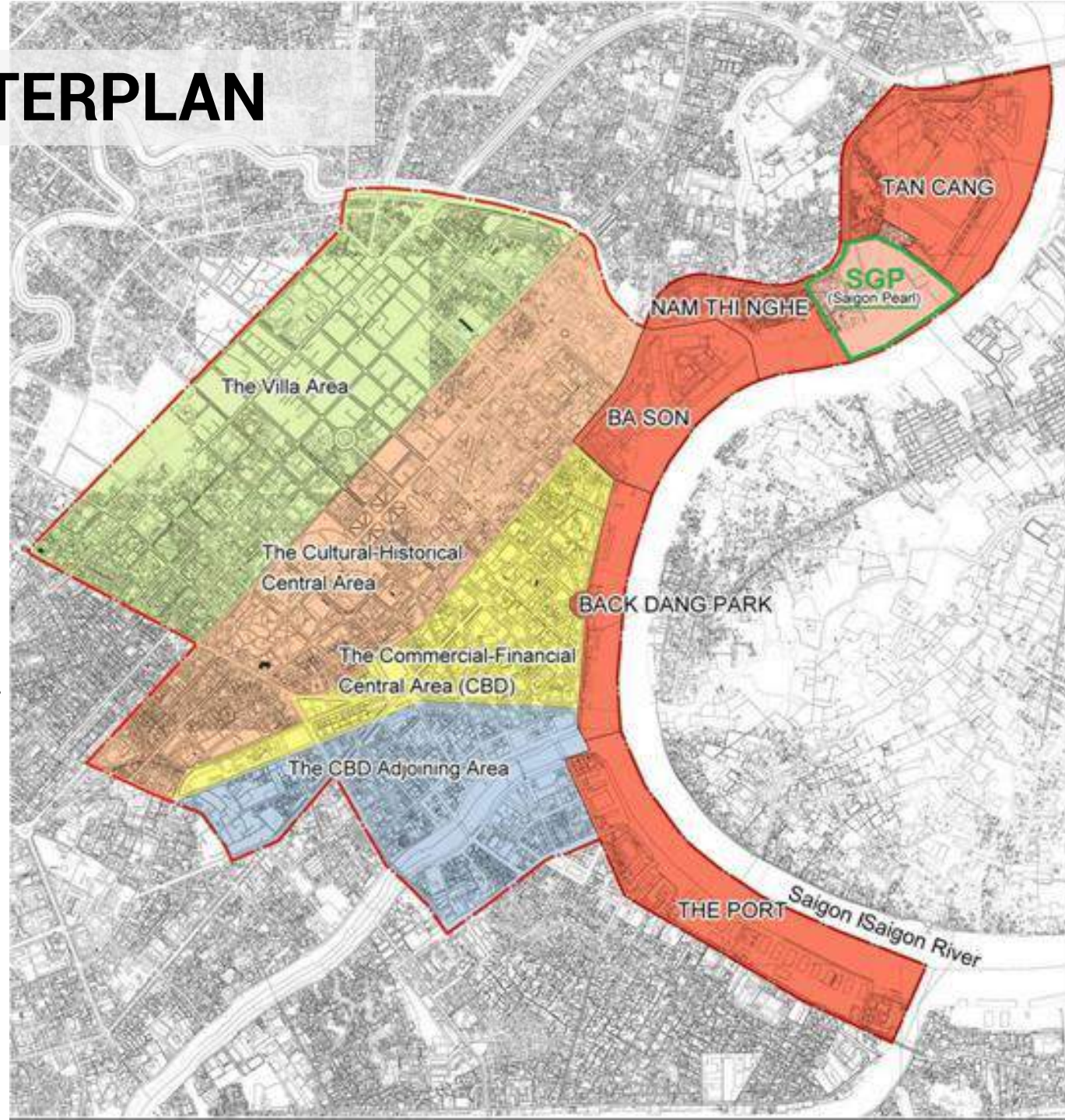


# LOCATION MASTERPLAN

Millennium is located right on the border of District 1 within walking distance to both the financial precinct of HCMC and the civic downtown of the city.

According to the municipal government's masterplan for HCMC, colored on the map to the right shows the planned core central region for the whole city.

Millennium lies within the extended part of the CBD highlighted in blue.





PANORAMIC VIEW OF DISTRICT 1



SPRAWLING VIEW TO DISTRICT 7



VIEW TO THU THIEM IN THE EAST



VIEW TO NORTH- WEST OF CITY



# CONNECTING AREAS



7mins to Ben Thanh Market



8mins to Takashimaya



6mins to Bitexco



15mins to Tan Son Nhat Airport

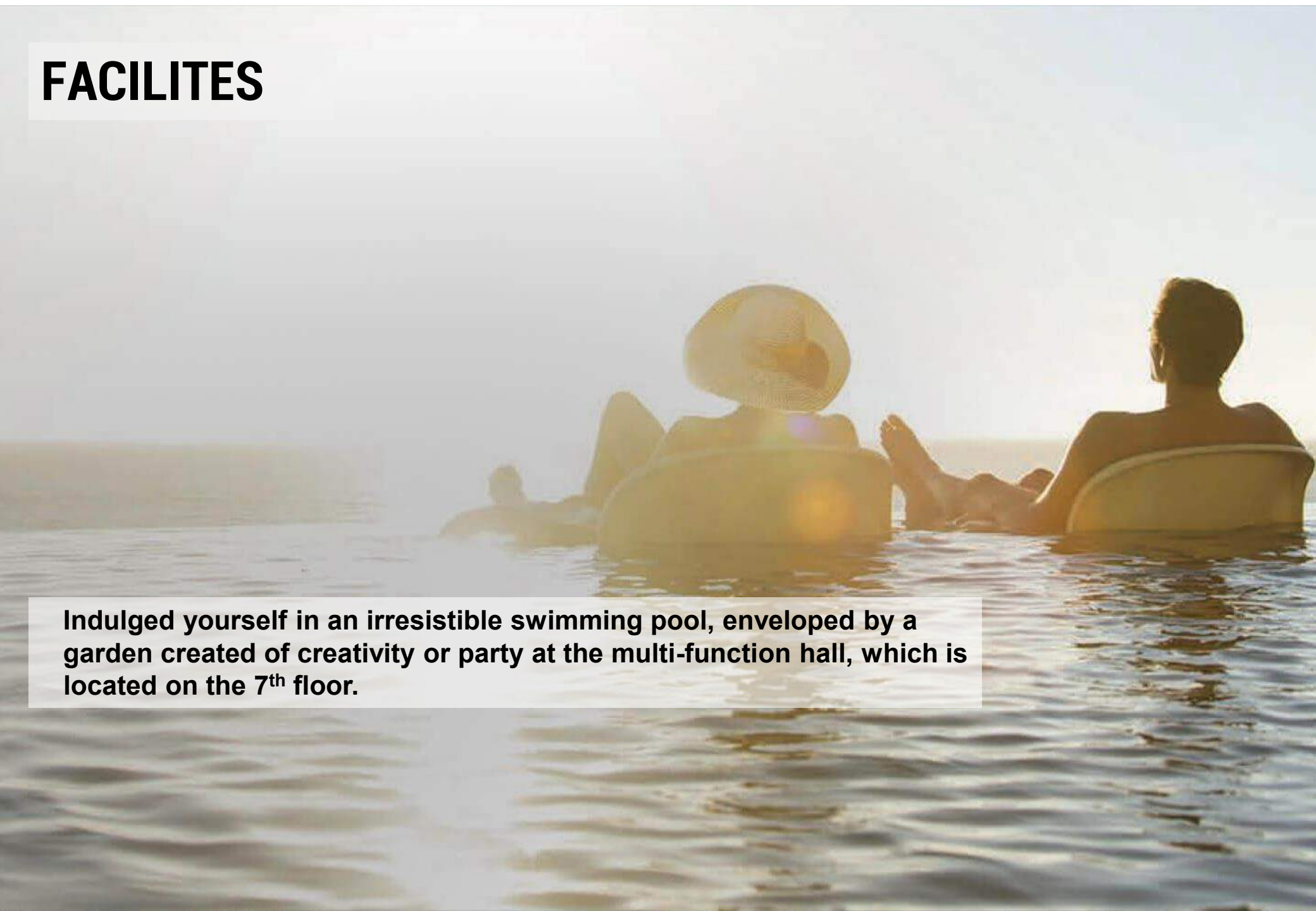


10 mins to Thu Thiem



15mins to Phu My Hung

# FACILITIES

A photograph showing several people relaxing in a swimming pool. The scene is captured from a low angle, looking across the water towards the horizon. The sun is low in the sky, creating a warm, golden glow and silhouetting the people. In the foreground, a person is seen from behind, wearing a large, light-colored sun hat. To their right, another person is sitting on a white inflatable ring. The water is calm with gentle ripples. The overall atmosphere is peaceful and leisurely.

Indulged yourself in an irresistible swimming pool, enveloped by a garden created of creativity or party at the multi-function hall, which is located on the 7<sup>th</sup> floor.

# FACILITIES



# FACILITIES



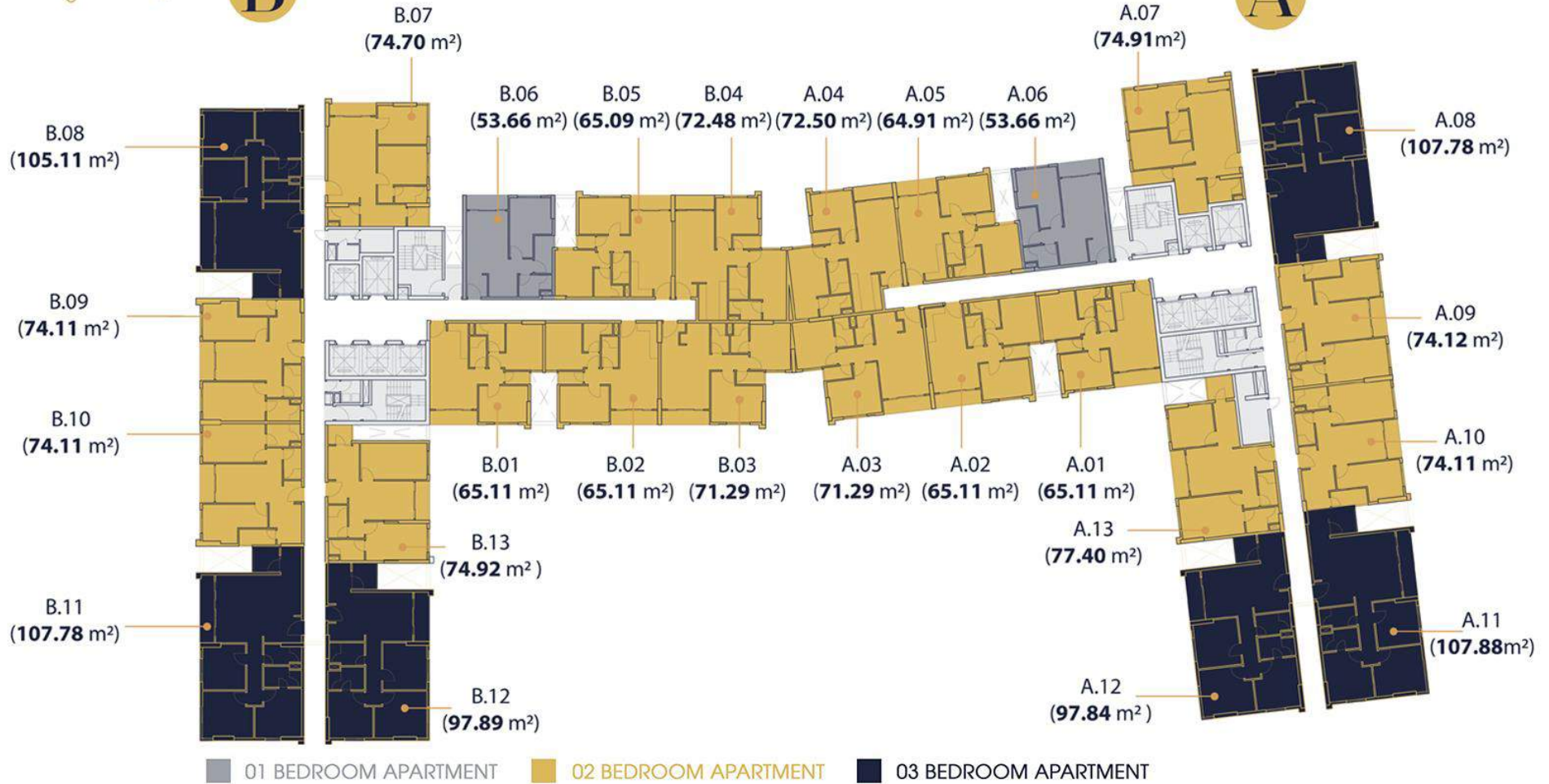
- |                 |                           |                       |                          |
|-----------------|---------------------------|-----------------------|--------------------------|
| 1 Water Feature | 5 BBQ                     | 9 Office Entrance     | 13 Outdoor Parking Lot   |
| 2 Garden        | 6 Outdoor Relaxation Area | 10 Office Lobby       | 14 Shophouse             |
| 3 Gym           | 7 Business Centre         | 11 Apartment Entrance | 15 Landscaping Waterfall |
| 4 Swimming Pool | 8 Kid Playground          | 12 Apartment Lobby    | 16 Basement Entrance     |

# FLOORPLAN FL 7 to 31



**B**

**A**

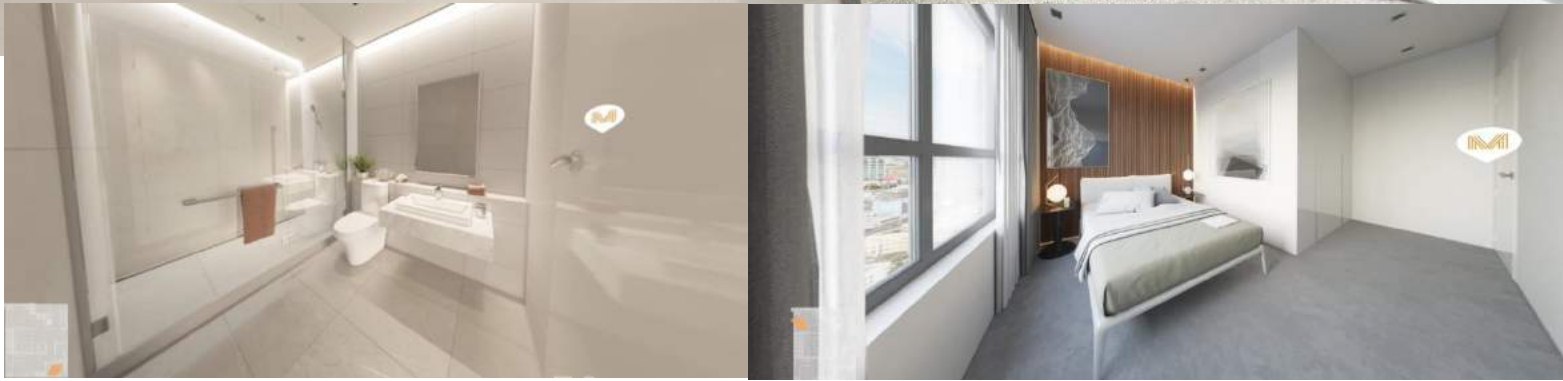


# 3BR UNITS WALKTHROUGH





# 2BR UNITS WALKTHROUGH



# 2BR APARTMENT LAYOUT



**VNK** Investment  
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**A01-B01**

GFA: 65.11 sqm

NFA: 60.42 sqm

Tower A:

Price: 4.011 bil VND (~176,696 USD)

Tower B:

Price: 4.205 bil VND (~185,242 USD)

# 2BR APARTMENT LAYOUTS



**VNK** Investment  
Consultancy

**A02-B02**

GFA: 65.11 sqm

NFA: 60.06 sqm

Tower A:

Price: 4.370 bil VND (~192,511 USD)

Tower B:

Price: 4,375 bil VND (~192,528 USD)

# 2BR APARTMENT LAYOUTS



**VNK** Investment  
Consultancy

**A03-B03**

GFA: 71.29 sqm

NFA: 65.09 sqm

Tower A:

Price: 4.481 bil VND (~197,416USD)

Tower B:

Price: 4.489 bil VND (~197,420USD)

# 2BR APARTMENT LAYOUTS



**VNK** Investment  
Consultancy

**A04-B04**

GFA: 72.58 sqm

NFA: 67.79 sqm

Tower A:

Price: 4.233 bil VND (~186,475 USD)

Tower B:

Price: 4.268 bil VND (~188,017 USD)

# 2BR APARTMENT LAYOUTS



**VNK** Investment  
Consultancy

**A05-B05**

GFA: 64.91 sqm

NFA: 60.03 sqm

Tower A:

Price: 3.860 bil VND (~170,070 USD)

Tower B:

Price: 3.902 bil VND (~171,894 USD)

# 2BR APARTMENT LAYOUTS



**VNK** Investment  
Consultancy

**A06-B06**

GFA: 53.66 sqm

NFA: 49.1 sqm

Tower A:

Price: 3.415 bil VND (~150,440USD)

Tower B:

Price: 3.430 bil VND (~151,101USD)

# 2BR APARTMENT LAYOUTS



**VNK** Investment  
Consultancy

**A07-B07**

GFA: 74.10 sqm

NFA: 68.76 sqm

Tower A:

Price: 4.365 bil VND (~192,290 USD)

Tower B:

Price: 4.545 bil VND (~200,290 USD)



# 3BR APARTMENT LAYOUTS



**VNK** Investment  
Consultancy

**A08-B08**

GFA: 107.78 sqm

NFA: 101.23 sqm (Tower A)

98.18 sqm (Tower B)

Tower A:

Price: 7.023 bil VND (~309,383 USD)

Tower B:

Price: 5.793 bil VND (~255,198 USD)

# 2BR APARTMENT LAYOUTS



**VNK** Investment  
Consultancy

**A09-B09**

GFA: 74.12 sqm

NFA: 68.98 sqm

Tower A:

Price: 5.509 bil VND (~242,687 USD)

Tower B:

Price: 4.490 bil VND (~197,798 USD)

# 2BR APARTMENT LAYOUTS



**VNK** Investment  
Consultancy

**A10-B10**

GFA: 74.11 sqm

NFA: 68.97 sqm

Tower A:

Price: 5.603 bil VND (~246,828 USD)

Tower B:

Price: 4.503 bil VND (~198,370 USD)

# 3BR APARTMENT LAYOUTS

**VNK** Investment  
Consultancy

**A11-B11**

GFA: 107.78 sqm

NFA: 101.33 sqm

Tower A:

Price: 7.998 bil VND (~352,334 USD)

Tower B:

Price: 7.439 bil VND (~327,709 USD)



# 3BR APARTMENT LAYOUTS



**VNK** Investment  
Consultancy

**A12-B12**

GFA: 97.89 sqm

NFA: 91.95 sqm

Tower A:

Price: 7.039 bil VND (~310,081 USD)

Tower B:

Price: 7.329 bil VND (~322,863 USD)

# HANDOVER FITTINGS

KITCHEN

FAGOR 



**FAGOR Induction Cooktop**

MODEL: 2IF-800S DUO



**FAGOR Smart Oven**

MODEL: 6H 175BX



**FAGOR HOODS**

MODEL: AF3-947XA



**FAGOR SINK**

MODEL: OKP2B



**FAGOR FAUCET**

MODEL: 2GDJ-CR

# HANDOVER FITTINGS

BATHROOM

**KOHLER**



**REVE Toilet**

MODEL: K-17181TS-0



**REVE Sink**

MODEL: K-4819T-0



**STRAYT Pillar tap**

MODEL: K-37329T-4-CP



**STRAYT Mixer**

MODEL: K-45370T-4-CP



**STRAYT Thermostatic  
shower column**

MODEL: K-72740T-CP

# CONSTRUCTION PROGRESS



Millennium is on track to complete on schedule or ahead of it. It has already topped off and interior works will begin soon.

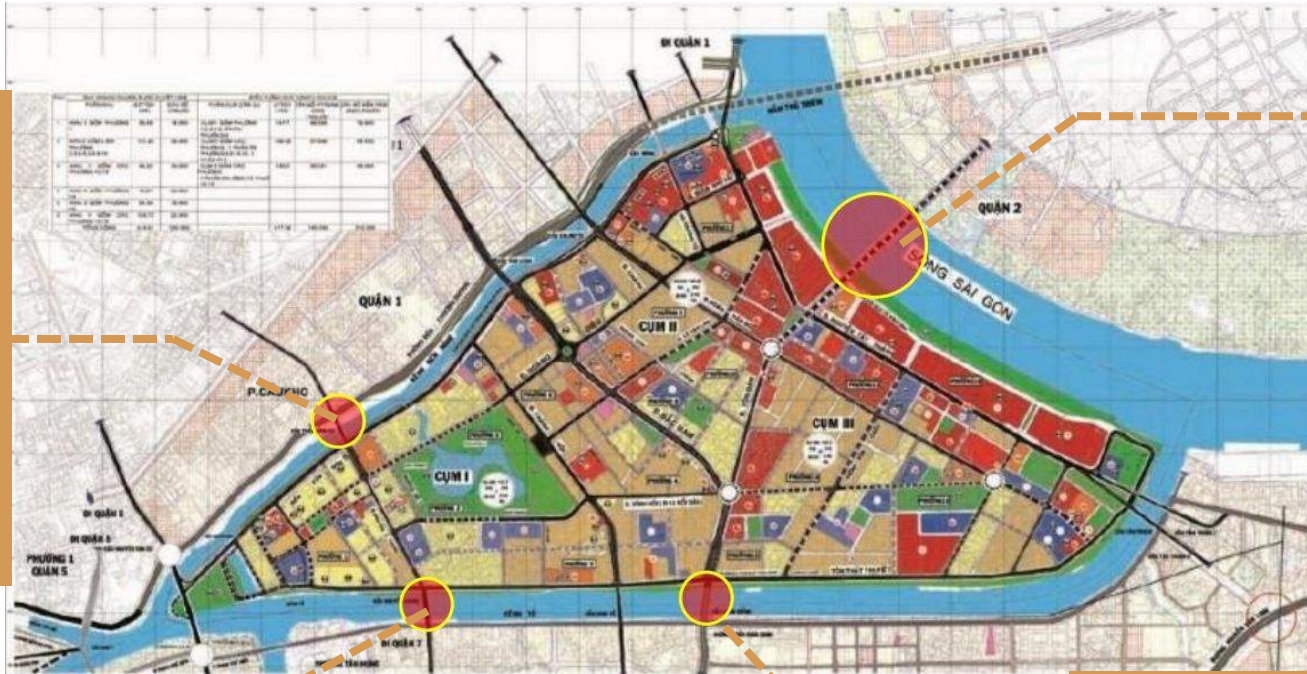


UPDATE MILLENNIUM CONSTRUCTION PROGRESS DECEMBER 2017  
Topping-out



# INFRASTRUCTURE DEVELOPMENT

With a slew of infrastructure upgrading planned in the near future, District 4 is expected to play a very important role as the gateway connecting HCMC's south to the rest of the city.



## Tran Dinh Xu Bridge

To help provide easy and quicker access for residents in District 4's high-rise residential neighborhood.

## Thu Thiem Bridge 3

Connecting District 4 with Thu Thiem New Urban Area in District 2 dubbed "The New CBD".

## Nguyen Khoai Bridge

New bridge to help link roads in District 1 and the city's south. With the rapid urbanization of Binh Chanh and Nha Be suburban districts, the bridge is expected to become a main connectivity link into District 1.

## Kenh Te 2 Bridge

Connecting District 4 with Saigon South urban areas. Alleviating chronic traffic congestions to make District 4 the main thoroughfare.

# FUTURE NEIGHBORHOOD

This is why the price of apartments at Millennium is expected to increase further.



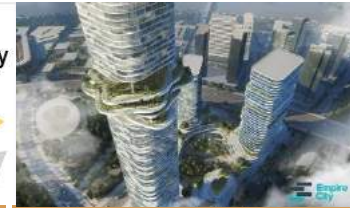
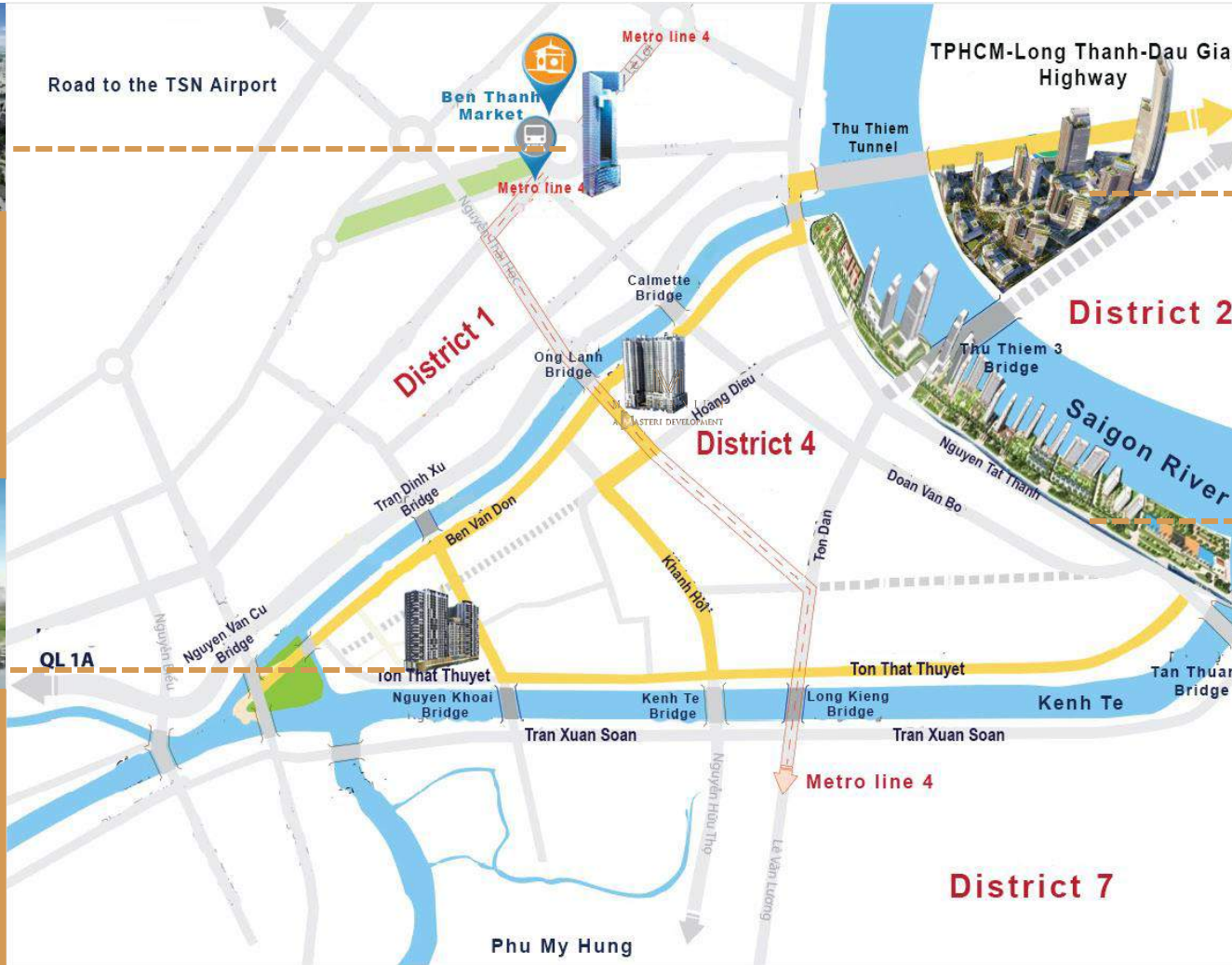
## New CBD Landmark

Spirit of Saigon and its surrounding projects on Ben Thanh Market's roundabout will make this area the undisputed center of HCMC.



## Capitaland's Project

Code named 'Summer', will set a new benchmark in premium apartment prices in District 4. Summer is scheduled to be launched in 2018.










## Empire 88 Project

Empire 88 Tower, part of the Empire City is set to become HCMC's new focal point, the tallest building in HCMC when completed.



## Harbour Front Project

Masterplan of a high-end mixed-use waterfront precinct designed by Sasaki the same architects that brought us Thu Thiem New Urban Area.

							
Scale	Total area: 6,669 sqm	Total area: 6,201 sqm	Total area: 2,994 sqm	Total area: 7,302 sqm	Total area: 8,414 sqm	Total area: 7,069 sqm	Total area: 23,061 sqm
	468 units 33 floors	380 units 33 floors	312 units 25 floors	672 units 33 floors	696 units	352 units and officetels	1,905 units
	Handover: Q1/2019	Handover: Q4/2017	Handover: Q4/2015	Handover: Q2/2018	Handover: Q1/2019	Handover: Nov/2017	Handover: Q4/2017
Handover condition	Basic finished	Basic finished	Basic finished	Fully finished	Fully finished	Basic finished	Fully finished
Primary transaction prices	USD\$ 2,730-3,500 /sqm.	USD\$ 3,170-3,600 /sqm.	Complete Sold	USD\$ 2,420-3,030 /sqm.	USD\$ 2,200-2,640 /sqm.	USD\$ 2,680-3,390 per sqm.	USD\$ 1,760-2,420 /sqm.
	Total price for a 3BR unit is USD\$ 396,000 ~ 9 billion VND (after discounts)	Total price for a 3BR unit is USD\$ 347,600 ~ 7.9 billion VND (after discounts)		Total price for a 3BR unit is USD\$ 303,600 ~ 6.9 billion VND (after discounts).	Total price for a 3BR unit is USD\$ 308,000 ~ 7 billion VND (after discounts).	Total price for a 3BR unit is USD\$ 308,000 ~ 7 billion VND (after discounts).	Total price for a 3BR unit is USD\$ 264,000 ~ 6 billion VND (after discounts).

# FINANCIAL ANALYSIS

# RENTAL EXPECTATIONS

Rental price of apartments in the area (Icon 56 is the only comparable project)

No.	Units	Net Area	Condition	Rents (USD/month)
1	2BR	71 sqm	Fully furnished	1,100
2	2BR	80 sqm	Fully furnished	1,200
3	2BR	82 sqm	Fully furnished	1,250
4	2BR	80 sqm	Fully furnished	1,350

- Taking a conservative value of USD 1,100 rental per month for a 2 bedroom, investing in a current 2-bedroom apartment in Millennium will generate you an income of USD 13,200 a year.

No.	Units	Net Area	Condition	Rents (USD/month)
1	3BR	93 sqm	Fully furnished	1,541
2	3BR	88 sqm	Fully furnished	1,497
3	3BR	90 sqm	Fully furnished	1,530
4	3BR	87 sqm	Fully furnished	1,409

- Taking a conservative value of USD 1,450 rental per month for a 3 bedroom, investing in a current 3-bedroom apartment in Millennium will generate you an income of USD 17,400 a year.

# FINANCIAL ANALYSIS



A study of Icon 56 (the only comparable project), shows the huge potential for short term income. Below is a listing of Icon 56 apartments made available for daily rental on Airbnb.

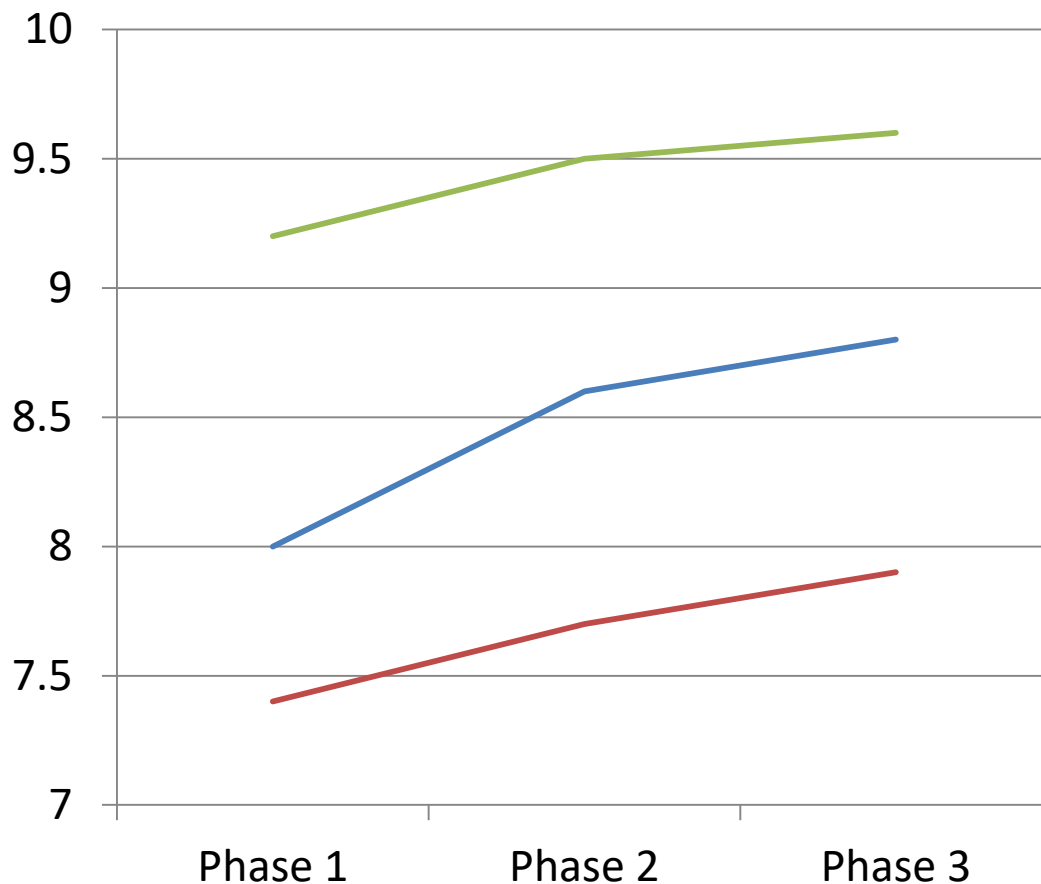
No.	Bed(s)	Bath(s)	Floor	Price
1	2	2	> 15	USD 67 /per night
2	2	2	> 15	USD 68 /per night
3	3	2	> 10	USD 76 /per night
4	3	2	> 15	USD 78 /per night

- Given the location of Millennium in close proximity to downtown tourist attractions and the CBD, the short-term (daily) rental market is good.
- Taking a conservative projection based on the assumption of 70% occupancy rates (downtown 3-star hotels are averaging 90% occupancy yearly) and the lowest daily rate we can find on Airbnb for a 3br apartment at Icon 56, owners are getting a income of USD 1,638 monthly.
- This is USD 2,400 more income per annum as compared to long-term leasing. Given that tourism rates in HCMC is at an all time high in 2017 and is projected to increase exponentially in the next few years, we are expecting owners to achieve above USD 3,000 monthly income for a 3br at Millennium.
- Note that Millennium is of a higher product class compared to Icon 56.

# FINANCIAL ANALYSIS

## EXPECTED CAPITAL GAINS

(Billions VND)



**3 Bedrooms**

— The Tresor

— River Gate

— Icon 56

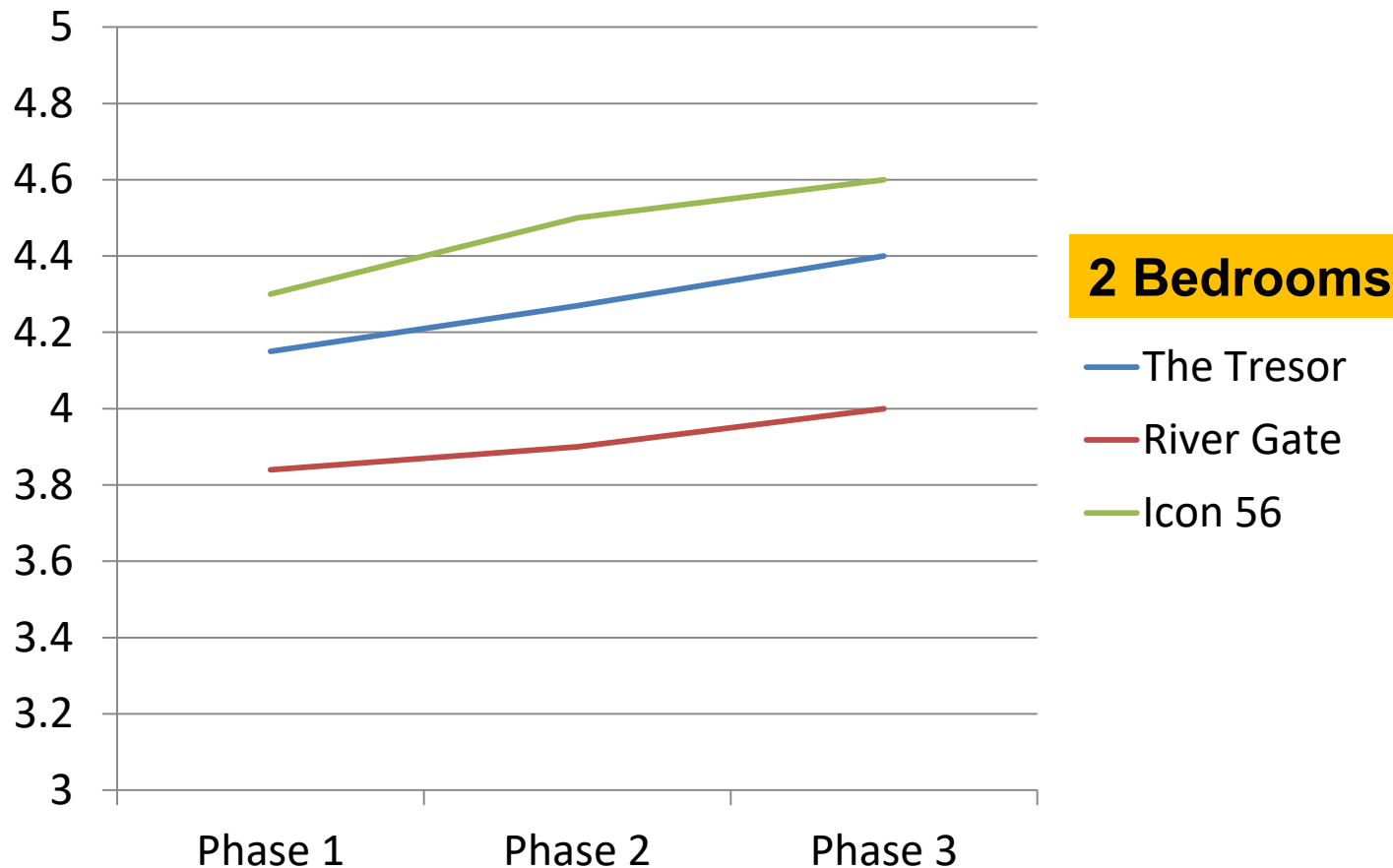
Addresses of above Projects for Reference:

The Tresor: 39 Ben Van Don - River Gate: 155 Ben Van Don - Icon 56: 56 Ben Van Don

# FINANCIAL ANALYSIS

## EXPECTED CAPITAL GAINS

(Billions VND)



Addresses of above Projects for Reference:

The Tresor: 39 Ben Van Don - River Gate: 155 Ben Van Don - Icon 56: 56 Ben Van Don

# PAYMENT SCHEDULE

Installment	PAYMENT DATE	AMOUNT
	Registering to choose for purchasing the Apartment	100 million VND
1	Within 07 days from the date of registering to choose for purchasing the Apartment	10% (after deducting the paid 100 million VND)
2	Within 30 days from 1 <sup>ST</sup> installment	10%
3	Within 30 days from 2 <sup>nd</sup> installment	10%
4	Within 30 days from 3 <sup>rd</sup> installment	10%
5	Within 30 days from 4 <sup>th</sup> installment	10%
6	Within 30 days from 5 <sup>th</sup> installment	10%
7	Within 30 days from 6 <sup>th</sup> installment	10%
8	On the apartment handover date	25% + the estimated Apartment operation and management fee for the first month + the maintenance fee for common use area of the Apartment (2%)
9	On the submission date of application for registration of apartment ownership	5%
<b>Discount policy</b>		<b>1.5%</b>



**VNK Investment  
Consultancy**

3rd Floor, No. 30 Nguyen Co Thach Str.,  
Sala New City, Dist. 2, HCM City

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(+84) 966 913 131