

## THE METROPOLE THU THIEM

### PROJECT OVERVIEW

The Metropole Thu Thiem is a mixed-use development in the Thu Thiem New Urban Area consisting of luxury Residences, premium shopping, F&B outlets and international-standard office space. The Metropole Thu Thiem has established a new wellness metropolitan lifestyle right next to central District 1.

Similar to famous urban areas around the world such as Darling Harbour Sydney and Pudong Shanghai, The Metropole Thu Thiem is surrounded by iconic new landmark buildings and public attractions – promising to be a convergence of cultural, artistic, technological and entertainment trends in Ho Chi Minh City.

### LOCATION

The development is located in the heart of zone 1 of the Thu Thiem New Urban Area, right next to the landing point of Thu Thiem Bridge 2. It possesses an ideal and uniquely direct connection with central District 1 via the planned vehicular bridge No.2 and one pedestrian bridge. Additionally, Metro Line 2 will allow The Metropole’s residents to quickly reach anywhere they need to go.

Zone 1, in the Core Area of the Thu Thiem New Urban Area, is planned as a multi-functional zone. It features a concentration of new landmarks such as the Convention Center, Opera House, Visitor Center and Central Plaza, all of which will create a dynamic international community within walking distance from the project.

### FACTS AT A GLANCE

Project Name:	The Metropole Thu Thiem
Owner:	Quoc Loc Phat Corporation
Developer:	SonKim Land Corporation (SonKim Land)
Project address:	Zone 1, Thu Thiem New Urban Area, District 2, HCMC
Sales Gallery address:	53-55 Nguyen Dinh Chieu, Ward 6, District 3, HCMC
Site Area:	7.6 ha including 4 plots.
The 1 <sup>st</sup> launched phase:	The Galleria Residence
The 2 <sup>nd</sup> launched phase:	The Crest Residence
The 3 <sup>rd</sup> phase to be launched:	The Opera Residence

-----

## THE OPERA RESIDENCE

### *Your Stage - Your Crescendo*

The launch of Phase 1 and Phase 2 of The Metropole Thu Thiem project, *The Galleria Residence* and *The Crest Residence*, were successful beyond expectation. Following that achievement, Phase 3, *The Opera Residence*, situated on the most prime location of The Metropole Thu Thiem, is launching very soon. *The Opera Residence* is the only place with perfect views, ensuring a river view for almost 100% of the apartments. Owning a unique position that no other project has - adjacent to the Opera House, its residents can immerse themselves in the melody of a symphony or romantic ballet, bringing a peaceful space in the heart of the bustling city. Looking far away, homeowners can see new symbols of the city, illuminated by the sparkling lights of a dynamic, prosperous city on the other side of Saigon River.

The launch of Phases 1 and 2 of The Metropole Thu Thiem, *The Galleria Residence* and *The Crest Residence*, were successful beyond expectation. Following that achievement, the highly anticipated Phase 3, *The Opera Residence*, is set to launch very soon. *The Opera Residence* is situated on the most prime location of The Metropole Thu Thiem, ensuring spectacular river views for almost every apartment. Possessing an enviable location adjacent to the new City Opera House, its residents can immerse themselves in the melody of a symphony or the romance of a ballet, in this peaceful space of cultured elegance, in the heart of the city. With vistas extending over the river and beyond downtown Saigon, homeowners can see new symbols of the city emerge, illuminated by the sparkling lights of the dynamic, prosperous city across the majestic Saigon River.

Unlike *The Galleria Residence* with an art-inspired living space, or *The Crest Residence* with a distinctive lifestyle, *The Opera Residence* is a masterpiece of art - the intersection of people, art and nature, promising to bring not only a one-of-a-kind living space, but also to inspire homeowners and become a legacy for future generations.

#### FACTS AT A GLANCE

Plot name:	The Opera Residence
Project address:	Plot 1.17, Zone 1, Thu Thiem New Urban Area, District 2, HCMC
Sales Gallery address:	53-55 Nguyen Dinh Chieu, Ward 6, District 3, HCMC
Site Area:	11,369.5 m <sup>2</sup>
Number of towers:	02 (Floor 5 – 24) named <b>Scala &amp; Massimo</b>
Number of storeys:	24 floors
Podium:	04 floors (Floor 1 – 4)
Number of basements:	03 floors
Number of units:	646 units
Number of lifts:	Each apartment building has 4 Passenger Lifts, 1 Service / Fire lift & 2 Private Lifts

## FACTSHEET – for internal use only

Property management: HighGate - A SonKim Land Property Management company

Construction status: Foundation commencement in Q2/2020

Scheduled completion in Q4/2022

Contractors and consultant teams:

- Master planner & Architecture design: DP ARCHITECTS Pte. Ltd from Singapore
- Landscape Architect design: SITE CONCEPTS INTERNATIONAL from USA and Philippines
- Mechanical & Electrical design: J. ROGER PRESTON Vietnam co. Ltd from Singapore
- Civil & Structural design: ACONS from Vietnam
- Project Interior Design: ID DEPT from Singapore
- Main contractor: TBU

## UNIQUE SELLING POINTS

### 1. Unique prime location

As the third plot of The Metropole Thu Thiem project, *The Opera Residence* inherits the outstanding advantages of the new metropolis of Saigon. Not only is it adjacent to the new City Opera House with an inspiring view of the Saigon River, the project is also surrounded by new symbolic works of the city such as the Convention Center, Central Plaza, Riverside Park and Crescent Boulevard.

With excellent connectivity, in just a few minutes, residents can easily reach prime destinations in the center of District 1 such as Nguyen Hue walking street or Notre Dame Cathedral via Thu Thiem Bridge 2 and a pedestrian bridge.

As an intersection between the future and the past, *The Opera Residence* is the transitional place connecting the new Metropolis of Saigon and the bustling District 1.

### 2. State-of-The-Art Design

Due to its proximity to the new Opera House, the main design inspiration is taken from the notions of symphony and the opera. In doing so, the project envisions to accentuate the synergy, the dynamism between the public and private realm into an integrated high-end luxury development through the meticulous crafting of inter-linked urban spaces to a dynamic and eye-catch façade that seeks to encapsulate the elegant “movement” of the symphony.

As a transitional space between the center of District 1, the Saigon River, Thu Thiem new urban area and the new City Opera House, *The Opera Residence* is sophisticatedly designed with reflective materials, making the building almost invisible when viewed from afar. The glass wall design helps the building not only take advantage of natural light, soundproofing and insulation, but also allows *The Opera Residence* to capture the colorful movements of moments of the day, of the seasons and of the life.

The fluttering nature of this inner surface offers a distinct contrast to the calmness of the outer facade, a direct response to the movement of the flowing river and musical energy of the Opera. All of those details

have made *The Opera Residence* akin to the first notes of the Orchestra - a Prelude to the remarkable winds of change brought by the Metropole Thu Thiem.

The movement of musical notes portray an undulating wave as each run up and down the rich landscape. The notes signify the focal nodes, that when played together, create a harmonious connection between facilities. The landscape design adds a touch of theatre, providing residents with a whole new experience when they enter.

### 3. Smart Interior for a smart comfortable life

With the advancement of technology, interior furniture and equipment are upgraded to best serve our homeowners. In order to bring a distinctive and exceptional living experience from the front door through to the master bathroom, various smart amenities are provided in every apartment at *The Opera Residence*.

With the dual convenience of face and finger ID, plus auto-opening door locks, no hand gestures are required to open the door as you walk into the lobby – your home sweet home is automatically ready to welcome you. *The Opera Residence* will be the first project to provide home owners with an air purifying system to ensure a healthy home environment (*not yet confirmed by MEP*). A built-in wine chiller will ensure a perfect temperature for your favorite vintage (3BR & 4BR only). The built-in “air dresser” will ensure your bespoke suits are fresh and fragrant every day. Now it’s time to remove stress with the 5-sense smart shower offering you multi-functions of enjoyment: water-resistant wireless speaker, lighting and three levels of water control - mist, rainfall, waterfall (3BR & 4BR only)

Not to mention, in such a luxury project like *The Opera Residence*, the privacy of its residents is one of the top priorities. Therefore, private lift is equipped to ensure their personal space is uninterrupted from the lobby to their apartment’s door.

Classy, sophisticated, smart and relaxing are what the smart interiors at *The Opera Residence* bring to its deserving owners.

### 4. High-class Amenities for your balanced life

A seamless green view from the garden, swimming pools overlooking the Saigon river and District 1 city panoramas – residents can embrace these pleasures and much more at *The Opera Residence*.

Created to fulfil the desires of every resident, *The Opera Residence* offers a diverse range of facilities. A perfect combination of pools can draw the attention of any resident: lap pool, family pool, kid’s pool, hot spring and outdoor spa pool. Encouraging healthy lifestyle choices is effortless with high-tech fitness equipment and professional personal trainers. Additionally, a golf simulator zone is provided for gentlemen to master their golfing skills every day without spending a half day traveling to any suburban golf courses.

Family values are also highlighted at *The Opera Residence*. With the kid's wet play area and parent’s lounge nearby, moms and dads can enjoy precious time together, comforted by the knowledge their little ones are having fun, safely nearby. Families can enjoy parties in the private BBQ pavilions, private banquet areas

complete with kitchen equipment, or share happy moments with friends at the al fresco café. Need catering? SonKim Land’s restaurants and their famous chefs will be delighted to cater special occasions.

#### 5. Dedicated Management by SonKim Land

With experience in developing the luxury segment in Ho Chi Minh City, SonKim Land has impressed its customers with consistently high-end products offering a sophisticated lifestyle and aesthetic taste. We have affirmed our position as a reputable real estate developer in the market with many prestigious local and international awards.

*The Opera Residence* will be directly managed by HighGate - a SonKim Land property management company. This is our commitment to not only provide our customers with exceptional living space but also ensuring their best living experience in our luxury residential products.

#### UNIT TYPES

Unit Type	Podium	Tower	No. of units
<b>Apartment</b>			
1 Bedroom	8	34	<b>42</b>
2 Bedroom	28	340	<b>368</b>
3 Bedroom	36	34	<b>70</b>
4 Bedroom	8	34	<b>42</b>
Duplex	12		<b>12</b>
Loft		46	<b>46</b>
Sky Villas		14	<b>14</b>
Resi L2	46		<b>46</b>
Resi L1	6		<b>6</b>
<b>TOTAL</b>			<b>646</b>
<b>Retail/ Office</b>			
Retail	3		<b>3</b>
Office	29		<b>29</b>
<b>TOTAL</b>			<b>32</b>

**AREA RANGE**

Unit Type	Floor Area	
	Smallest	Largest
<b>Level 5 - 23A</b>		
1 Bedroom	54.68	55.49
2 Bedroom	68.55	97.29
3 Bedroom	130.81	132.39
4 Bedroom	168.41	173.33
Loft (1BR)	TBC	TBC
Loft (2BR)	TBC	TBC
Loft (3BR)	TBC	TBC
Sky Villas (1BR)	TBC	TBC
Sky Villa (2BR)	TBC	TBC
Sky Villa (3BR)	TBC	TBC
<b>Level 3 - 4</b>		
1 Bedroom	59.22	66.98
2 Bedroom	80.86	128.40
3 Bedroom	120.31	185.35
4 Bedroom	180.74	181.26
Duplex	227.14	276.74
<b>Level 1 - 2</b>		
Resi L1	TBC	TBC

FACTSHEET – for internal use only

Resi L2	TBC	TBC
Retail	103.56	150.97
Office	51.80	179.79

**PROJECT AMENITIES**

- Lap pool: approximate 50m long
- Family pool: approximate 16m long
- Kid’s pool: approximate 10m long
- Hot spring and outdoor spa pool
- Hydro massage sunken seater
- Sunken wet lounge
- Kid’s wet play area
- Parent’s Lounge Area
- Pool Lounge Deck
- Sauna Pavilion
- Outdoor Massage Pavilion
- Gym
- Tai Chi Area
- Yoga and Pilates Room / Aerobics Studio
- Golf Simulator
- Café
- Alfresco Café
- BBQ pavilion
- Multipurpose Room

**SURROUNDING AMENITIES**

<b>Lifestyle</b>	<b>Distance</b>	<b>Transportation</b>	<b>Distance</b>
Convention Center	250 m	Thu Thiem bridge 2	5 m
New Opera House	0 m	Thu Thiem pedestrian bridge	150m
Riverside Park	50 m	Thu Thiem bridge 1	700 m
Central Plaza	150 m	Thu Thiem Tunnel	900 m
Bach Dang Harbor	500 m		
Nguyen Hue Street	700 m		
Dong Khoi Street	900 m		

----- *THANK YOU* -----