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# **The Peak – Block B**

*Midtown*

# PHU MY HUNG - LOCATION

**Tan Son Nhat  
International  
Airport**  
13km / 45min

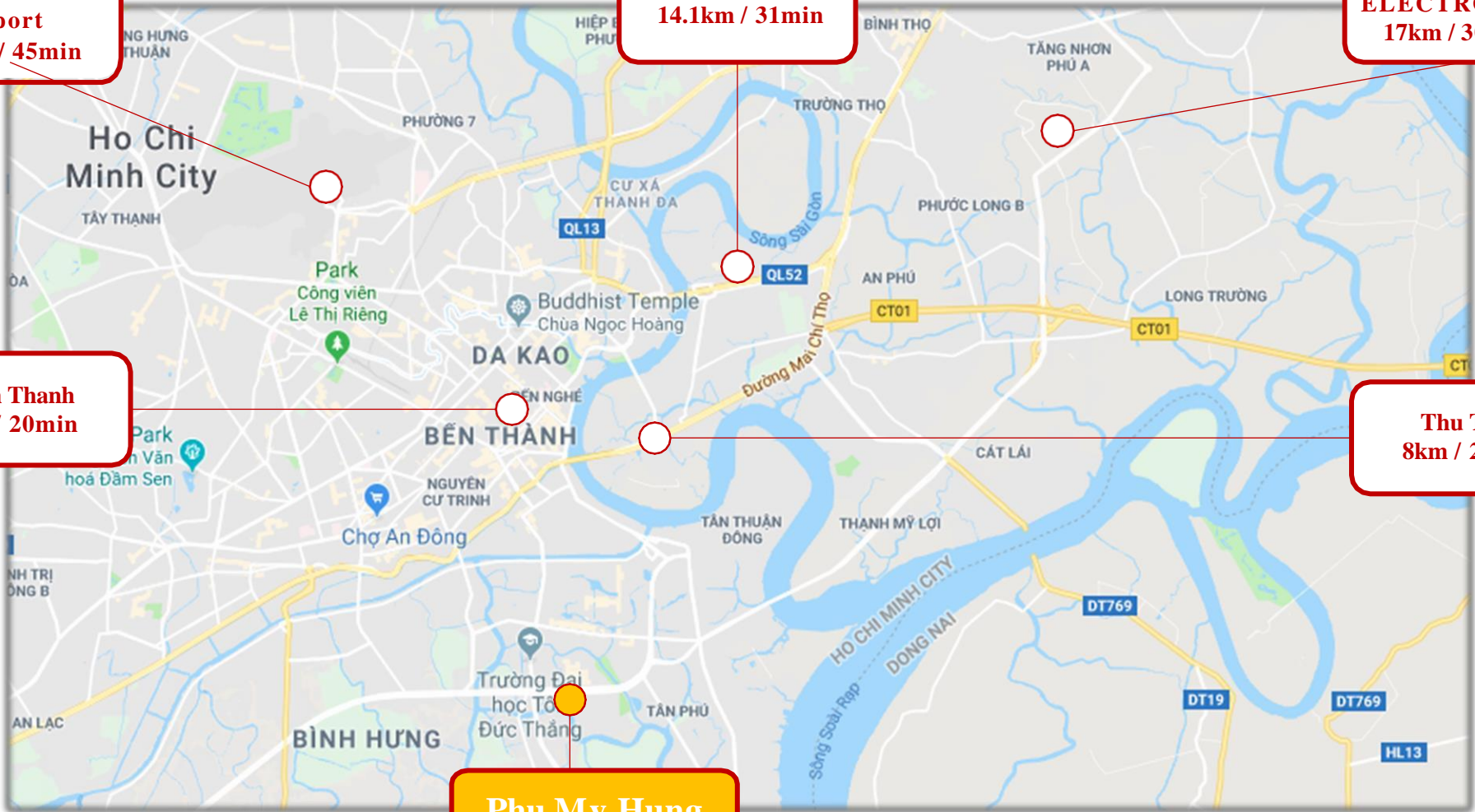
**Vincom Thao Dien**  
14.1km / 31min

**SAMSUNG  
ELECTRONICS**  
17km / 30min

**Ben Thanh**  
7km / 20min

**Thu Thiem**  
8km / 20min

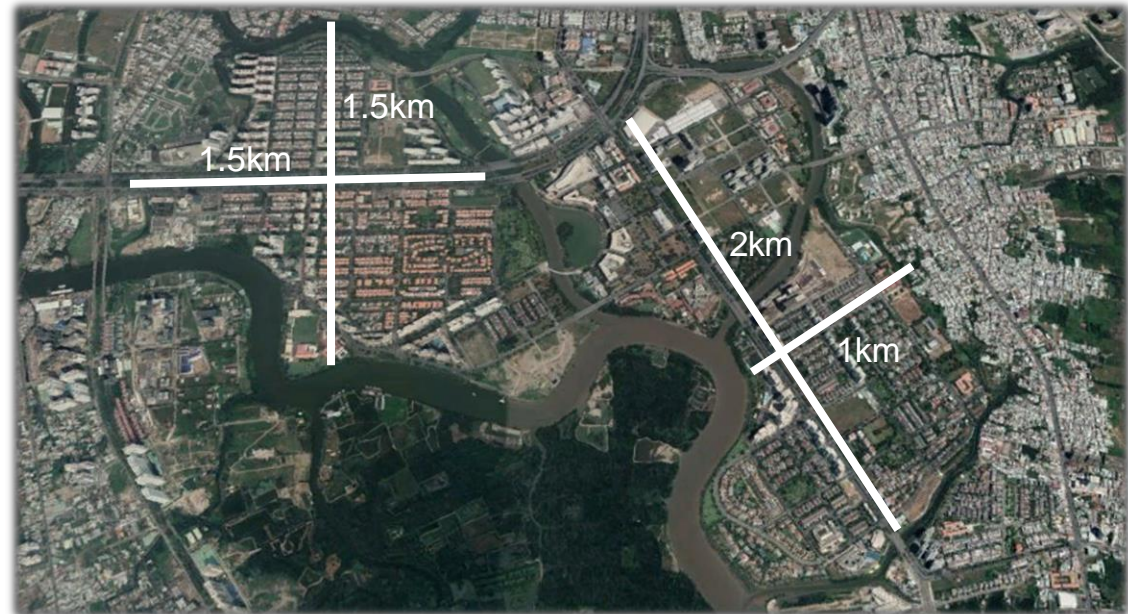
**Phu My Hung**



# PHU MY HUNG - OVERVIEW

## Overview

- ✓ Developed and managed by Central Trading & Development Group (1994)
- ✓ Constructed as a center of development projects in southern Ho Chi Minh City and southern Vietnam
- ✓ Total area: 409ha - 41% for green space
- ✓ 8 International schools nearby
- ✓ Comfortable living environment and well-completed infrastructure
- ✓ Considered as a model development zone
- ✓ Model of Thu Thiem New Urban Area



# PHU MY HUNG - APARTMENT COMPLEXES

**Hung Phuoc**

**Happy Valley**

**Green Valley**

**Scenic Valley**

**Sky Garden 3**

**Sky Garden 1**

**My Khanh**

**Park View**

**River Park**

**My Duc**

**My Phat**

**My Phuc**

**Grand View**

**Garden Plaza**

**Garden Court**

**Panaroma**



**Star Hill**

**Crescent Residence**

**Waterfron**

**Midtown**

**Greenview**

**Nam Vien**

**Nam Phuc Le Jardin**

**Riverside**

**My Vien**

**Hung Phuoc Happy Residence**

**My Khanh**

◆ 12,000 units in 03 Apartment Complexes

# The Peak, Midtown - LOCATION



# Midtown – AERIAL VIEW



# Midtown - OVERVIEW

Area	56,331m <sup>2</sup>
No. of units	2,200 units
Open for sale	1 <sup>st</sup> phase: 309 units (02/2017) 2 <sup>nd</sup> phase: 319 units (05/2017) 3-1 phase: 217 units (01/2018) 3-2 phase: 245 units (03/2018) 4-1 phase: 338 units (11/2018) 4-2 phase: 185 units (03/2019) 4-3 phase: 60 units (05/2019)
Price	2,600 ~ 3,800 USD/m <sup>2</sup>
Completion	16/11/2021 (expected)
Developed by	<ul style="list-style-type: none"> <li>✓ Phu My Hung</li> <li>✓ Daiwa House Group</li> <li>✓ Nomura Real Estate Corporation</li> <li>✓ Sumitomo Forestry Group</li> </ul>
Others	Basic handover



**VNK Investment Consultancy**

# The Peak - OVERVIEW

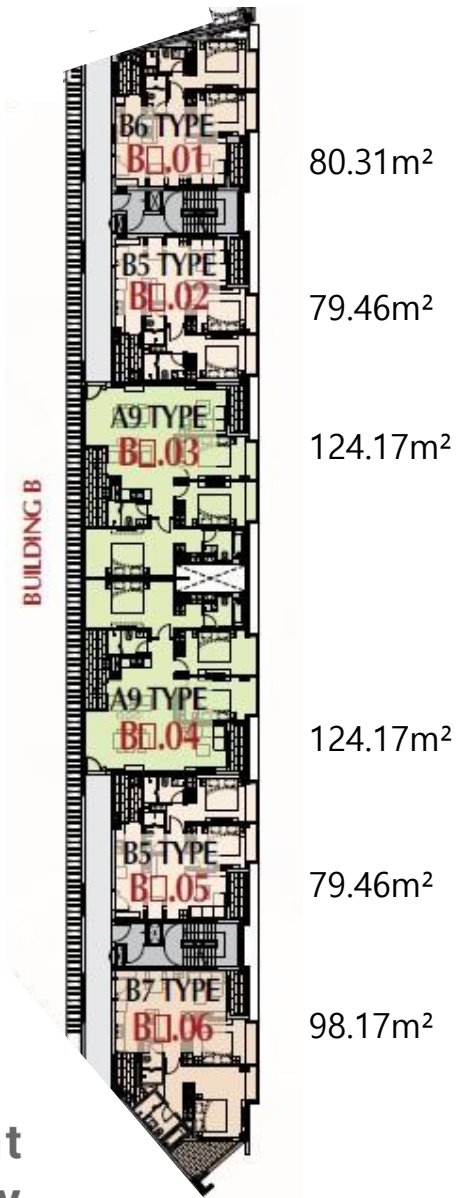
## The Peak Overview

Area	27,725.83m <sup>2</sup>
Building-to-land ratio	57.53%
No. of floors	Block A: 21 / Block B: 13 / Block C: 30 / Block D: 30/ Block E: 9/ Block G: 13 / Block H: 20 / Block I: 26
Total units	981 units A,B,C,D:643 units E,G,H,I:338 units
Size	2BR (72.49~94.64m <sup>2</sup> )
	3BR (100.18~122.08m <sup>2</sup> )
	Top House (161.92~292.19m <sup>2</sup> )
No. of shophouses	55 units (50.94~182.62m <sup>2</sup> )





# The Peak – Block B



**Block B**  
- 13 Floors  
- 60 Units



# The Peak - Block B - 2BR

	Gross size	Net size
m <sup>2</sup>	80.03	74.15



# The Peak - Block B - 2BR

	Gross size	Net size
m <sup>2</sup>	98.17	89.74



# The Peak - Block B - 3BR

	Gross size	Net size
m <sup>2</sup>	124.17	117.74



# The Peak – Block B – Payment Schedule

Installment	Date	Payment	VAT	B7.01	B7.06	B7.03
				80.31m <sup>2</sup>	98.17m <sup>2</sup>	124.17m <sup>2</sup>
Deposit	Within 3 days since open-for-sale ceremony	10%		\$21,631	\$26,804	\$37,008
Contract	Within 30 days since open-for-sale ceremony	10%	2%	\$25,664	\$31,805	\$43,865
1st	07/2019	3%	0.3%	\$7,094	\$8,791	\$12,131
2nd	10/2019	3%	0.3%	\$7,094	\$8,791	\$12,131
3rd	01/2020	3%	0.3%	\$7,094	\$8,791	\$12,131
4th	04/2020	3%	0.3%	\$7,094	\$8,791	\$12,131
5th	07/2020	3%	0.3%	\$7,094	\$8,791	\$12,131
6th	10/2020	3%	0.3%	\$7,094	\$8,791	\$12,131
7th	01/2021	3%	0.3%	\$7,094	\$8,791	\$12,131
8th	04/2021	3%	0.3%	\$7,094	\$8,791	\$12,131
9th	07/2021	3%	0.3%	\$7,094	\$8,791	\$12,131
10th	08/2021	3%	0.3%	\$7,094	\$8,791	\$12,131
Handover	16/11/2021	45%	5.0%	\$104,423	\$133,121	\$183,678
Maintenance Fee	16/11/2021	2%		\$4,326	\$5,361	\$7,402
Ownership	When getting the announcement	5%		\$10,816	\$13,402	\$18,504
Total Amount (MF & VAT included)				\$240,800	\$298,403	\$411,767

**Foreign exchange rate: 23,300 VND – Note: 2bed, parking lot excluded, 3bed parking lot included**

**VNK** Investment  
Consultancy

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

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