
The Peak – Block C

Midtown

PHU MY HUNG - LOCATION

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

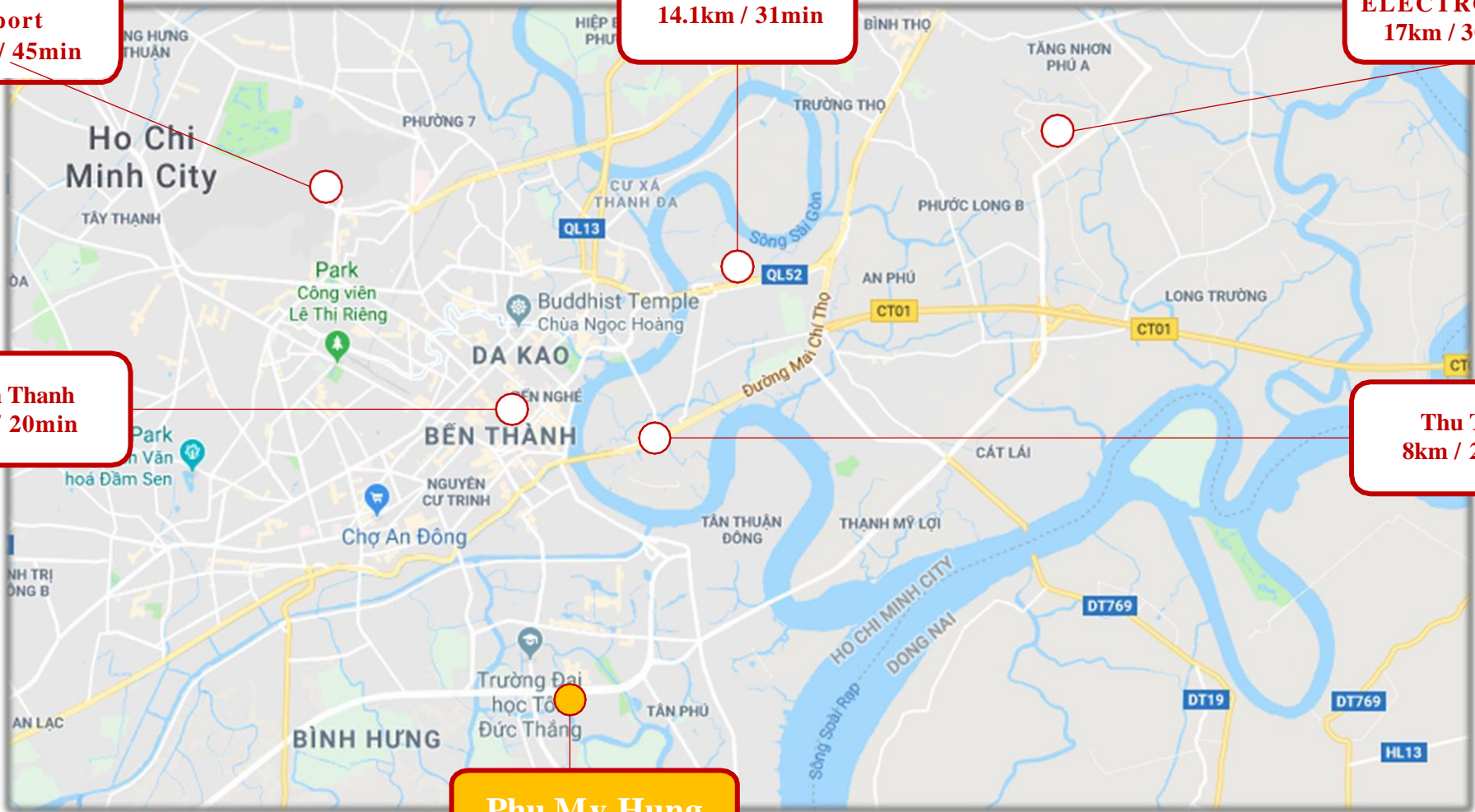
Vincom Thao Dien
14.1km / 31min

**SAMSUNG
ELECTRONICS**
17km / 30min

Ben Thanh
7km / 20min

Thu Thiem
8km / 20min

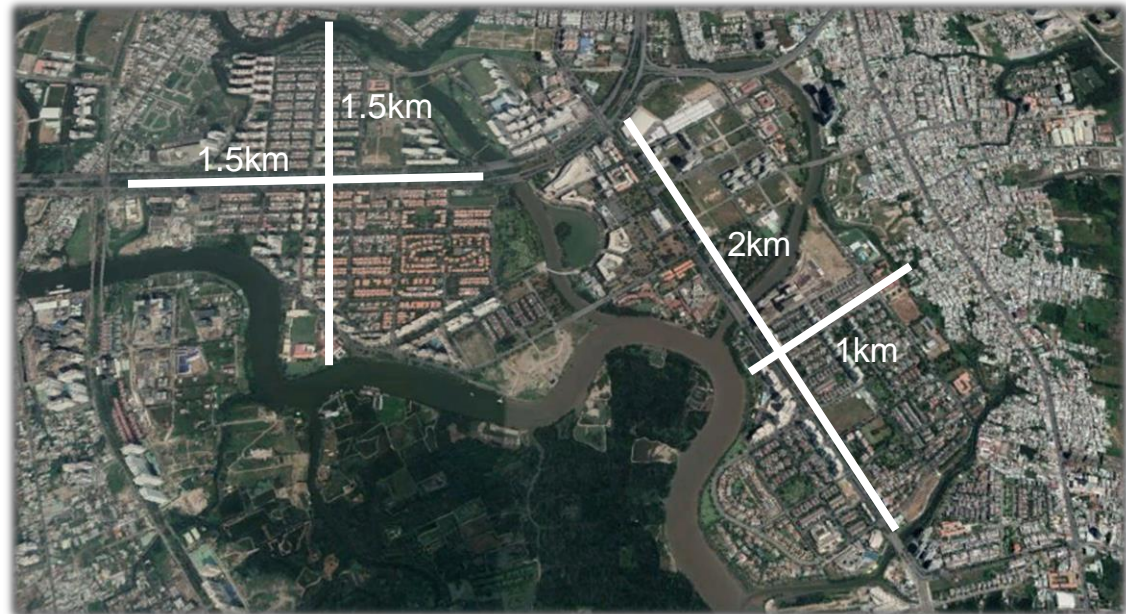
Phu My Hung



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 ²
No. of units	2,200 units
Open for sale	1 st phase: 309 units (02/2017) 2 nd 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 ²
Completion	16/11/2021 (expected)
Developed by	<ul style="list-style-type: none"> ✓ Phu My Hung ✓ Daiwa House Group ✓ Nomura Real Estate Corporation ✓ Sumitomo Forestry Group
Others	Basic handover



VNK Investment Consultancy

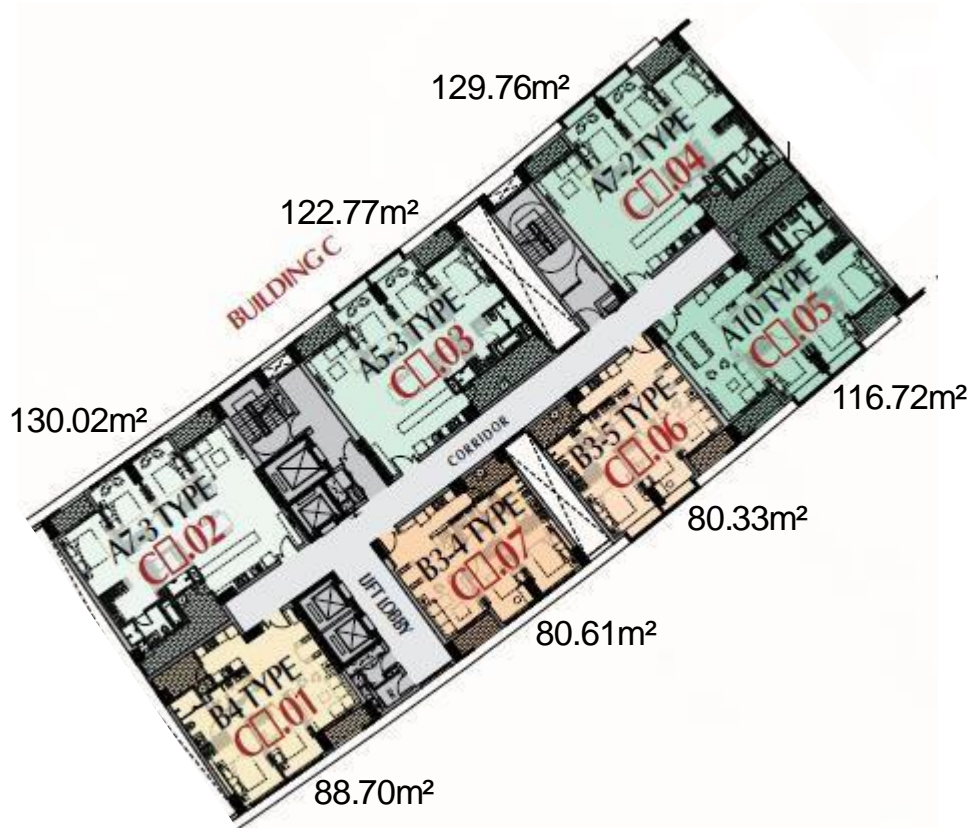
The Peak - OVERVIEW

The Peak Overview

Area	27,725.83m ²
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 ²)
	3BR (100.18~122.08m ²)
	Top House (161.92~292.19m ²)
No. of shophouses	55 units (50.94~182.62m ²)



The Peak – Block C

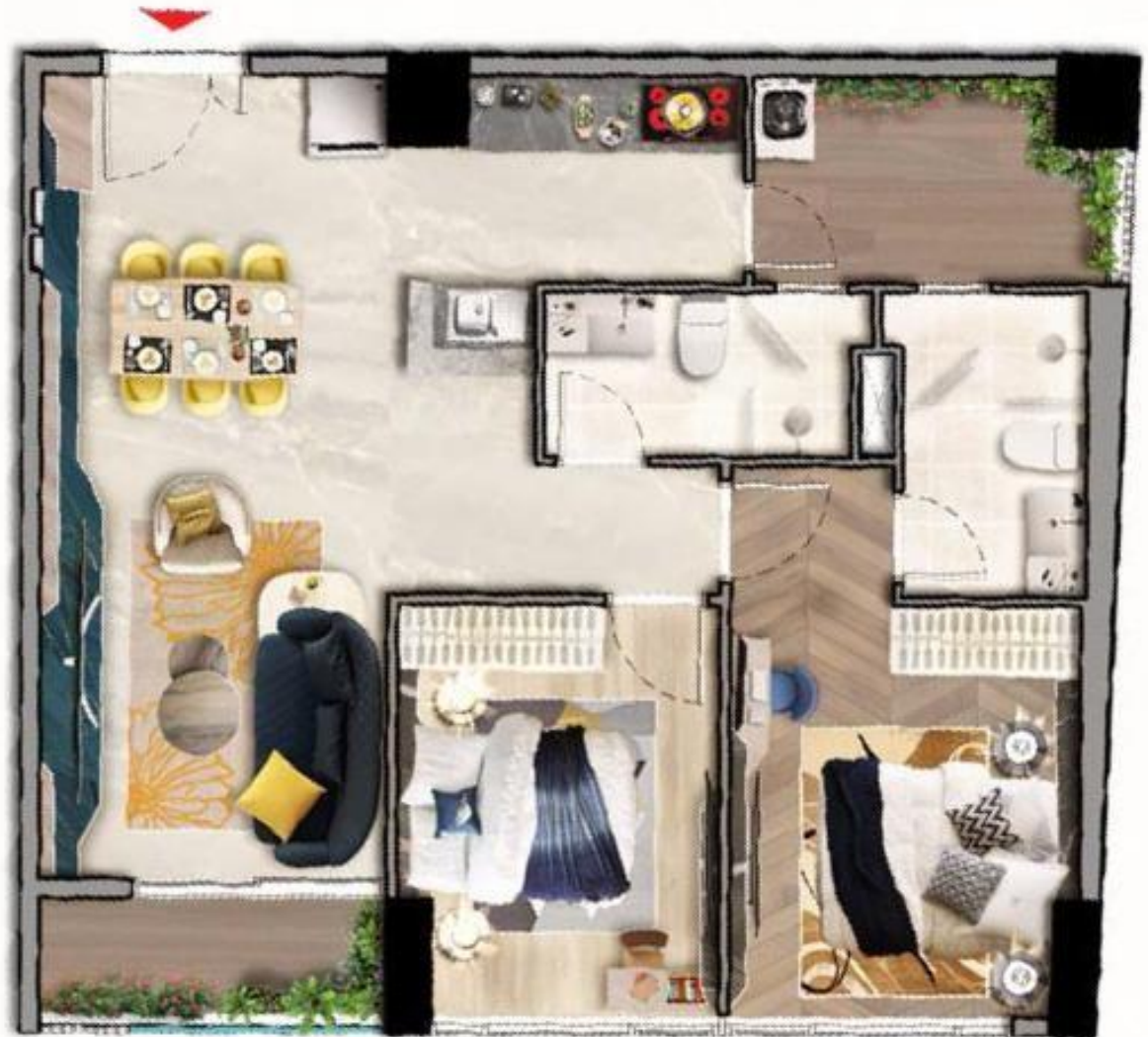


Block C: 185 units



The Peak - 2BR

	Gross size	Net size
m ²	80.03	74.15



The Peak - 3BR

	Gross size	Net size
m ²	122.80	114.28



The Peak – Block C – Payment Schedule

Installment	Date	Payment	VAT	C15.01-88.70m ²	C15.03-122.77m ²
Deposit	Within 3 days since open-for-sale	10%		\$26,321	\$40,135
Contract	25/04/2019	10%	2%	\$31,254	\$47,635
1st	07/2019	3%	0.3%	\$8,636	\$13,166
2nd	10/2019	3%	0.3%	\$8,636	\$13,166
3rd	01/2020	3%	0.3%	\$8,636	\$13,166
4th	04/2020	3%	0.3%	\$8,636	\$13,166
5th	07/2020	3%	0.3%	\$8,636	\$13,166
6th	10/2020	3%	0.3%	\$8,636	\$13,166
7th	01/2021	3%	0.3%	\$8,636	\$13,166
8th	04/2021	3%	0.3%	\$8,636	\$13,166
9th	07/2021	3%	0.3%	\$8,636	\$13,166
10th	08/2021	3%	0.3%	\$8,636	\$13,166
Handover	16/11/2021	45%	5.0%	\$130,778	\$199,359
Maintenance Fee	16/11/2021	2%		\$5,264	\$8,027
Ownership	Announcement	5%		\$13,161	\$20,068
Total amount (MF & VAT included)				\$293,138	\$446,884

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

**VNK Investment
Consultancy**

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