
The Peak – Block D

Midtown

PHU MY HUNG - LOCATION

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

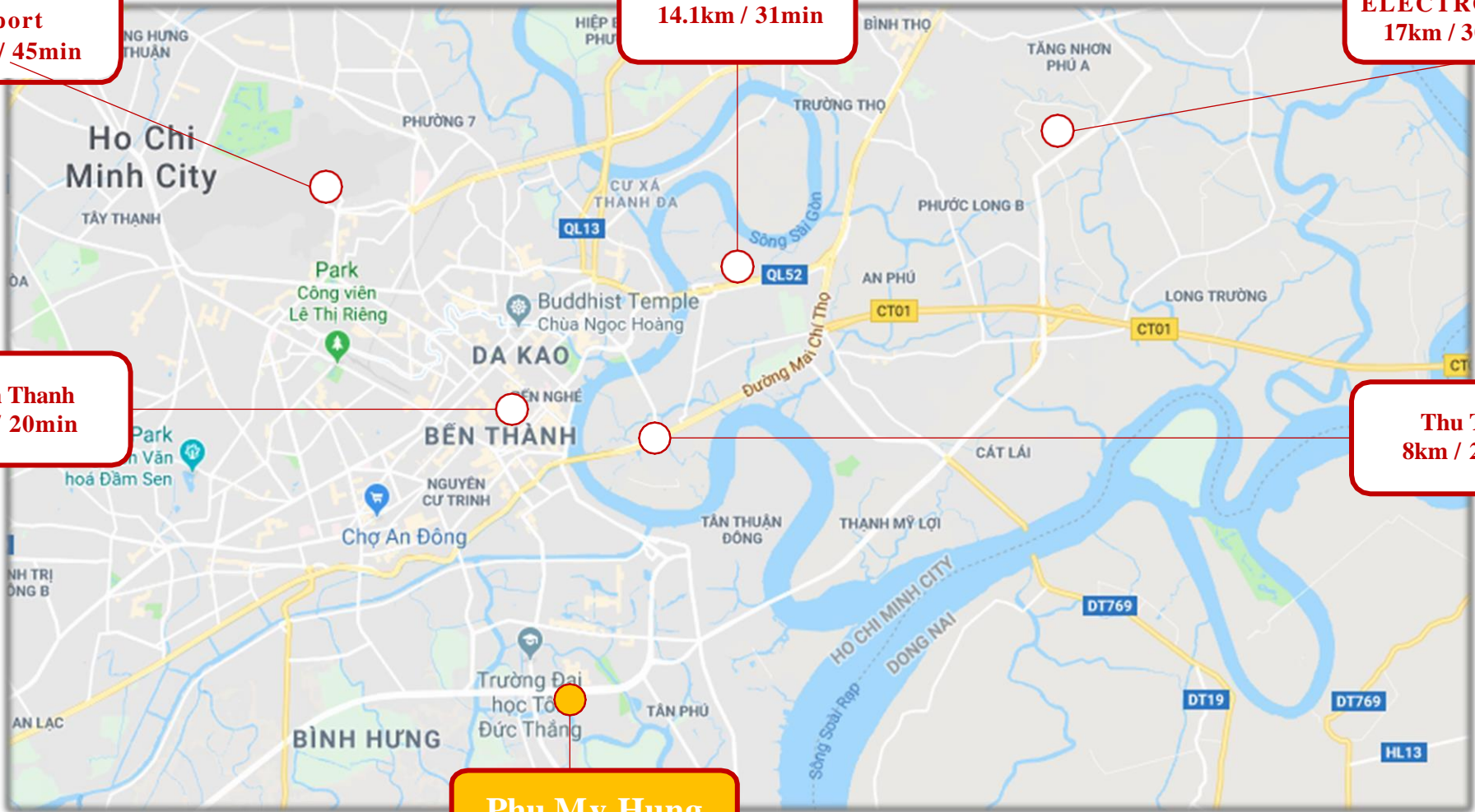
Vincom Thao Dien
14.1km / 31min

**SAMSUNG
ELECTRONICS**
17km / 30min

Ben Thanh
7km / 20min

Thu Thiem
8km / 20min

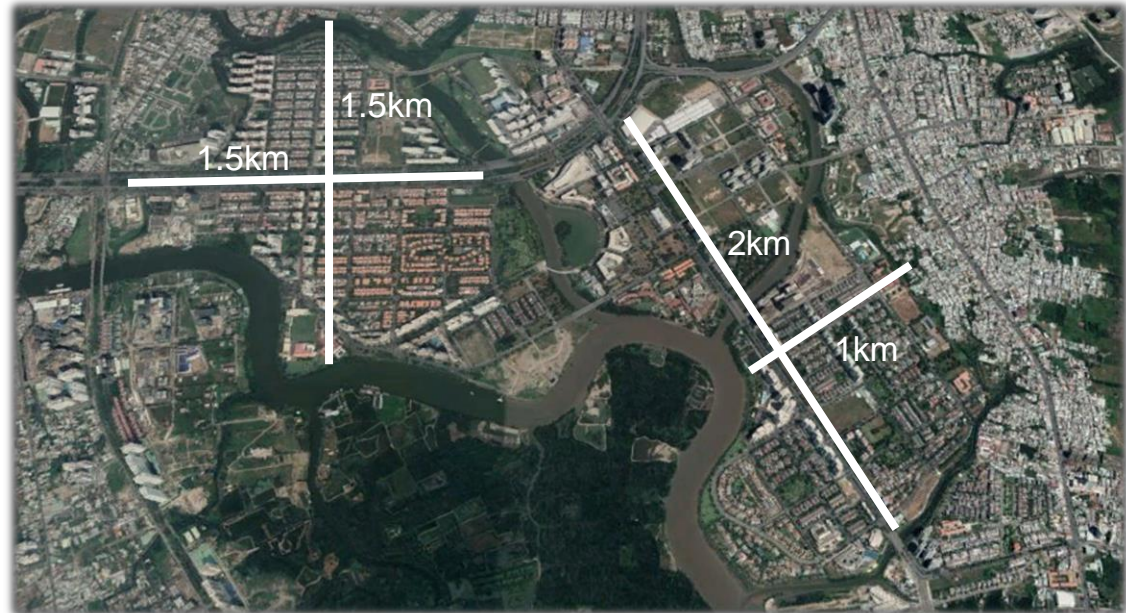
Phu My Hung



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

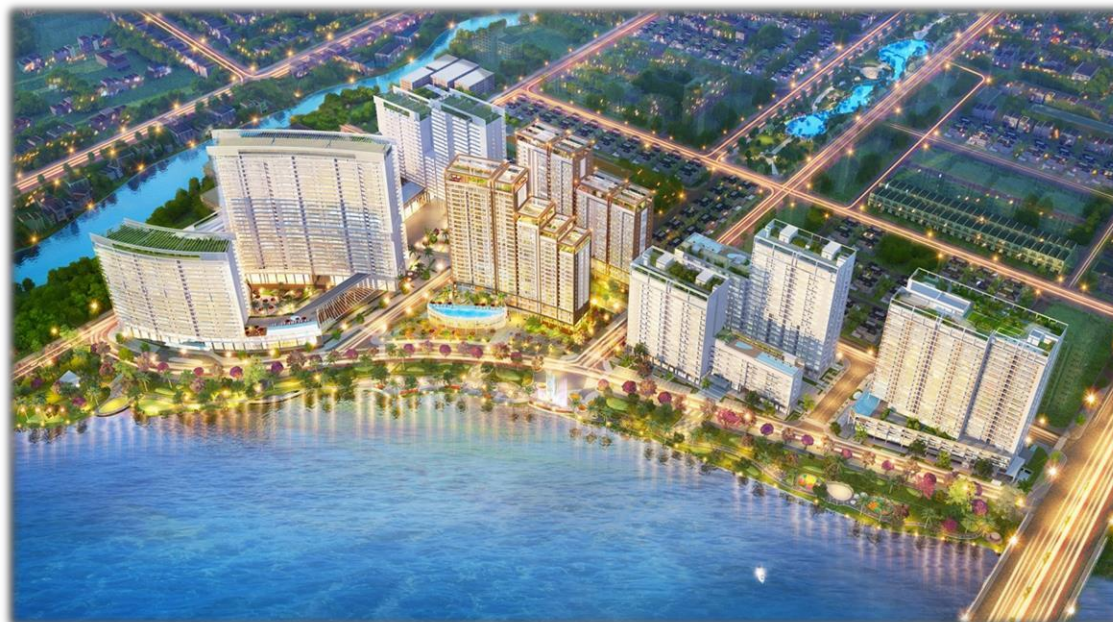


Midtown – AERIAL VIEW



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 D

Block D – 30 Floors – 211 units



The Peak - Block D - 2BR (Type B 1-3) - Number 1,2

	Gross size	Net size
m ²	80.03	74.15



The Peak - Block D - 2BR (Type B4) – Number 8

	Gross size	Net size
m ²	88.70	82.18



The Peak - Block D - 3BR (Type A3) – Number 3

	Gross size	Net size
m ²	129.11	120.35



The Peak - Block D - 3BR (Type A3) – Number 4,5,6

	Gross size	Net size
m ²	122.80	114.28



The Peak – Block D – Payment Schedule

Installment	Date	Payment	VAT	D15.01 - 80.19m ²	D15.05 122.8m ²
Deposit	Within 3 days since open-for-sale	10%		\$24,730	\$41,572
Contract	Within 30 days since open-for-sale	10%	2%	\$29,380	\$49,355
1st	08/2019	3%	0.3%	\$8,116	\$13,639
2nd	11/2019	3%	0.3%	\$8,116	\$13,639
3rd	02/2020	3%	0.3%	\$8,116	\$13,639
4th	05/2020	3%	0.3%	\$8,116	\$13,639
5th	08/2020	3%	0.3%	\$8,116	\$13,639
6th	11/2020	3%	0.3%	\$8,116	\$13,639
7th	02/2021	3%	0.3%	\$8,116	\$13,639
8th	05/2021	3%	0.3%	\$8,116	\$13,639
9th	08/2021	3%	0.3%	\$8,116	\$13,639
10th	09/2021	3%	0.3%	\$8,116	\$13,639
Handover	16/11/2021	45%	5.0%	\$122,910	\$206,530
Maintenance Fee	16/11/2021	2%		\$4,946	\$8,314
Ownership	Announcement	5%		\$12,365	\$20,786
Total amount (MF & VAT included)				\$275,491	\$462,947

Foreign exchange rate: 23,300 VND – Note: 2bed from 3-18th floor, 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
