



SUNSHINEGROUP



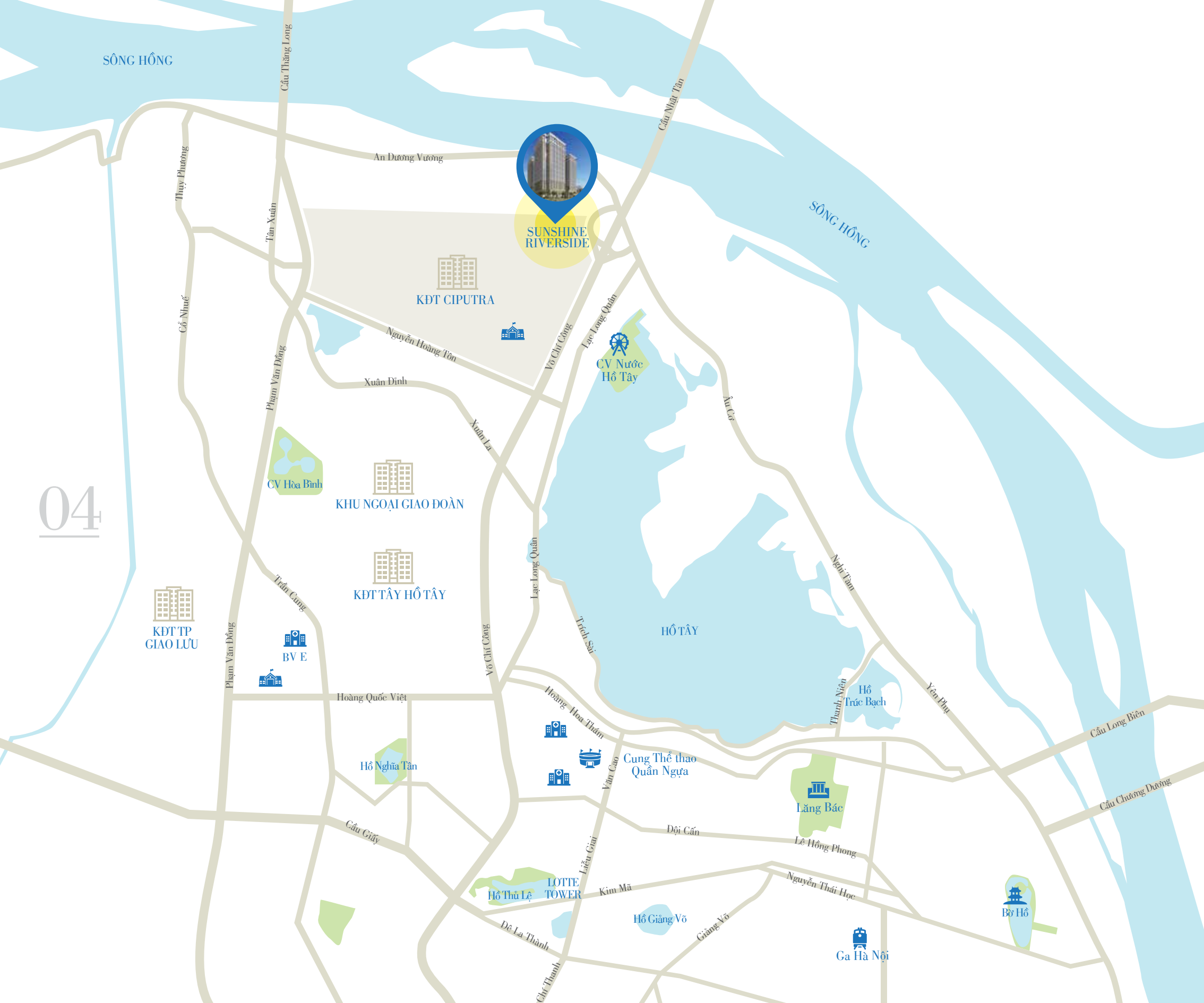
SUNSHINE RIVERSIDE

SUNSHINEGROUP.VN

Silt deposition Elite convergence

In Vietnamese people's mind, Hong Ha is a Matriarchal River. During the time, it has been built up and accumulated by silt. The strips of land along the river have been a very populous and rich land. Hong Ha has become a peaceful and prosperous place for Thang Long – Ha Noi people to live for ages ago. Being presenting imposingly and proudly right at the gate of the Capital – on the south band of the Red River- Sunshine River understands thoroughly and respects the most values of the essence to create the perfect home with a fully iconic cultural space.





“DIAMOND” LOCATION

“HEAD OF DRAGON” LAND OF SCENIC BEAUTY

Sunshine Riverside locates right at Nhat Tan Bridge on the south bank of Red River, on the famous land of Phu Thung with ancient peach trees. This place known as a sanctum of Capital- the land of a thousand years of civilization where vitality condensed and be considered the most beautiful one about Feng Sui aspect in Ha Noi.

The overall project, this is the first connection in zoning plan of Nhat Tan – Noi Bai axis with idea “Dragon meet pearl”, the key one will be highway from airport to central City. Dragon’head is directed towards West Lake-Red River. Situated at central of “Dragon’s head”, Sunshine Riverside has an un-limited vision toward poetic West Lake. A nostalgic Red River and a colourful Nhat Tan Bridge, all natural beauty spots collected here. The environment is very pure and airy.

For traffic field, the project is right at the south bank of Red River, close to Vo Chi Cong street. It is a very important traffic route including internal and foreign affairs in the gate of the northwestern of Ha Noi. The streets are 6m wide directly connected to Nhat Tan Bridge. It is very easy to move from here to downtown or suburban. It takes only 15 minutes to come to airport. Sunshine Riverside is in Ciputra, it has almost top modern conveniences in Ha Noi such as Ciputra club, Ciputra Mall, international golf yard.... This gathers the richest and civilized people. The visible values create the best place to live.

 Ciputra urban colony	 Noi Bai Airport : 18km
 Water Park of West lake: 1km	 National University: 9km
 Hoa Binh Park : 5km	 LHQ international University: 1km
 E hospital: 5km	 Buoii Market : 4km
 My Dinh National Sports Complex: 10km	 Flower valley : 1.5km
 My Dinh Bus station: 9km	 Nhat Tan Bridge : 500m

DIRECTION OF THANG LONG BRIDGE / NOI BAI



OVERALL OF CIPUTRA URBAN AREA PLAN

PROJECT IN GENERAL

POSITION : SOUTH THANG LONG URBAN | TOTAL AREA : 30.452M2

	CT03A-CT	CT03C
• Land using purpose:	Multistory apartment building, trade centre, kindergarten	Grade school, secondary school
• Land area:	11.953 m2	4.253 m2
• Construction area:	3.773 m2	1.250 m2
• Gross floor area:	123.991 m2	12.663 m2
• High storey q'ty:	31 - 34	7
• Population:	932 apartments	40 classes

Dự kiến bàn giao: Quý 4/2018 | Tổng mức đầu tư: 2500 tỷ

QUY HOẠCH TỔNG THỂ DỰ ÁN





TO HONOR THE VALUE OF THE UP STREAM

Sunshine Riverside is an apartment complex combined with high-end business service including three apartment towers located in project with international school, shophouse, entertainment centres, friendly landscape By sustainable design solution, the reconciliation of living space and commercial utilities- Useful service, Sunshine Riverside creates a population that overcomes the available advantages, set up a living upstream space.



The advantage of the project that is two sides to approach the modern metro line. The internal traffic system is continuously and diversifiedly organized including : Two large basements are used for parking, roads dedicated to transportation directly accessible to each building, high speed lift clusters, the path system is arranged reasonably and separately in interwoven landscapes. The overall traffic design solution of the project is calculated to ensure convenience, ventilation for traffic, at the same time setting up landscape routes, vivid view, cleverly setting up quiet walks, corners of resting quiet relaxation.

Landscape element is specially treated in Sunshine Riverside. Fountains, statues of four horses-symbol of luck, fortune mix with the leaves and fresh flowers. Peaceful green is everywhere, not just below the ground, around the pool, in the playground of the child, but also on the balconies and pretty gardens in the penhouse on the top of the tower.

SHOPHOUSE

INCREASING THE VALUE OWN FOR SUNSHINE RESIDENCE RIVERSIDE'S RESIDENT

The Design interconnect between floors, at Sunshine Riverside, the shophouse located under the ground floor of the apartment, directly access with the main road so it is very convenient to do business. The shopping street is very bustling with the unique commercial townhouse model which is a the attractive location of the project, creating both diversity and flexibility in providing various types of commercial services to the community. it is bring value added property to the "investors" own, because of the commercial and high liquidity.



INFRASTRUCTURE EDUCATION

THE "GOLDEN" FACTOR DETERMINES THE QUALITY OF LIFE

Sunshine Riverside's Unique accents is the international school (5-star standard, inter- alia 1 - 2) is planned to built in project area.

For preschool age, at the block of apartment, Sunshine Riverside will provide high quality kindergarten including class groups





ALL FACILITIES FOR COMFORTABLE LIVING

At Sunshine Riverside, all of the high quality utilities and services to serve for residents lives are well integrated with intelligence and efficiency. The Sunshine Group has sacrificed a part of the profits to spend the full a floor Amusement, recreation and relaxation complex, including outdoor pools with 5 star standard, solarium, fitness, Spa, café outdoor ... with international high-quality facilities , Occupied the 3rd floor of all three connected towers, which has suitable high to enjoy the rich space of the Hong River.



HOMETEL 5 STAR MODEL

THE FIRST HAS BEEN EXCITED IN VIET NAM

Potential rental opportunities for foreigners and professionals in Hanoi. Customers are not only own a long-lived apartment with a red book but also enjoy luxury service such as 5-star hotel, through the Sunshine Service system.



UTILITY SYSTEM AT SUNSHINE SERVICE

I - VICINITY

1. Gate
2. Entrance Basement
3. Scenic area - service
4. Inter-level schools
5. Entrance to the apartment

II - LANDSCAPE

6. Isolated Green strips
7. Art monument
8. 5 star outdoor pool
9. Walking routes landscape
10. Grilled garden BBQ
11. Roof garden
12. Garden walking outdoors
13. Garden walking on high
14. Landscape water tank
15. Shophouse - Various types of business

III - THE UTILITIES

16. Supermarket Utilities
17. Shopping
18. Polyclinics chain
19. Housekeeping service 24/7
20. Laundry Service
21. Fitness, Gym, Spa, Yoga
22. Cafe' Outdoor
23. Cinema
24. European - Asian restaurant
25. Community activities
26. Four seasons pool



1. Medical services (international standard clinics, care at home)
2. Educational services (kindergarten, Inter-level Primary school - junior high school)
3. Students shuttle service
4. Resident shuttle service
5. Car rental service
6. Pick-up service at airport
7. Laundry Service
8. Housekeeping service(cleaning house)
9. Introducing the maid service
10. Tree planting and care services at home
11. Pet care services
12. Services provided food at home
13. Supermarket Utilities service
14. Online shopping service
15. Book flower Services

16. Book the flight ticket Services
17. Express delivery service
18. Transfer service
19. Construction services, apartment repair
20. Repair and maintenance services of electronic and refrigeration equipment
21. Internet Cable TV, internet services
22. Culinary Service: Asian & European Restaurant, café outdoor...
23. Four season swimming pool service
24. Spa, sauna, massage... service
25. Cinema service
26. Gym, yoga, fitness... service
27. High security 24/7 service
28. Service real estate leasing and Tenant management
29. Business Center (providing office - multilateral meeting rooms





THE QUINTESENCE OF EUROPEAN ARCHITECTURAL

Elegant and Serene of Ancient architecture European is only an important milestone of Sunshine Group's products. At Sunshine Riverside, there are perfection in architecture through uniform of formality and function

Vertical surface architecture and interior are consistently designed in style, where the choice of the fine lines of milestone architecture is carefully selected to combine with natural materials, sustainable and high-grade materials. The rate of gold in shaping is applied to create arrays solid and empty, balanced spaces. Sensitive colors, contrasts and material sensitivities was designed meticulous bring to delicate aesthetic feelings and maidenhead

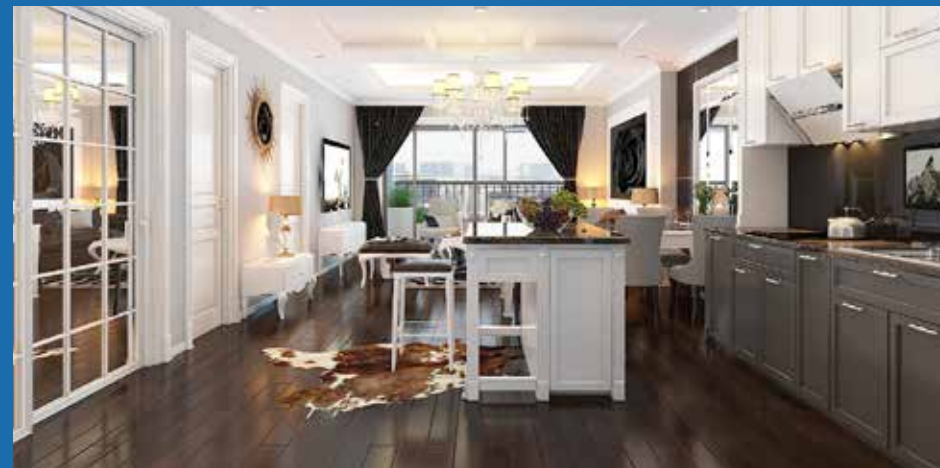


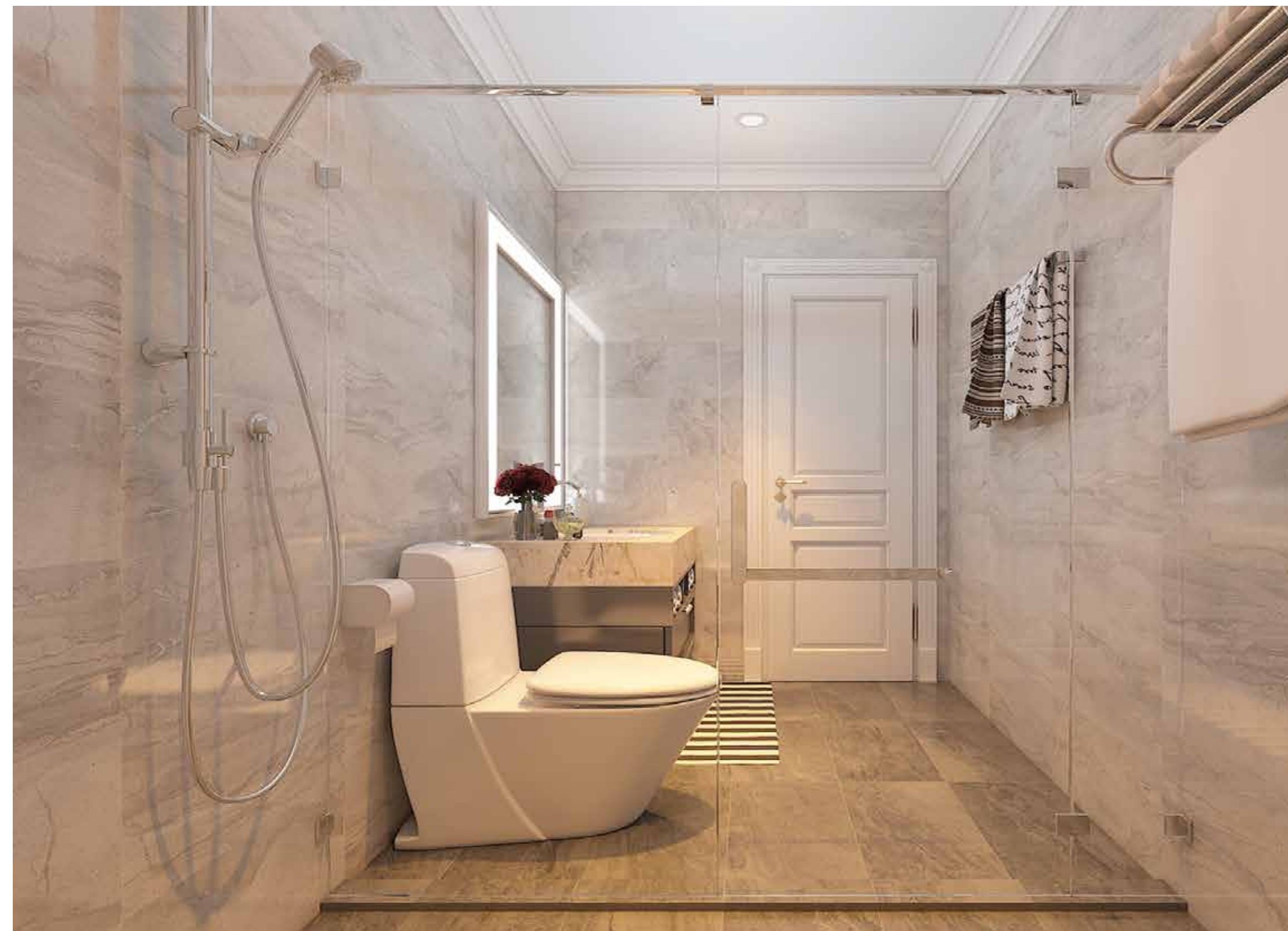
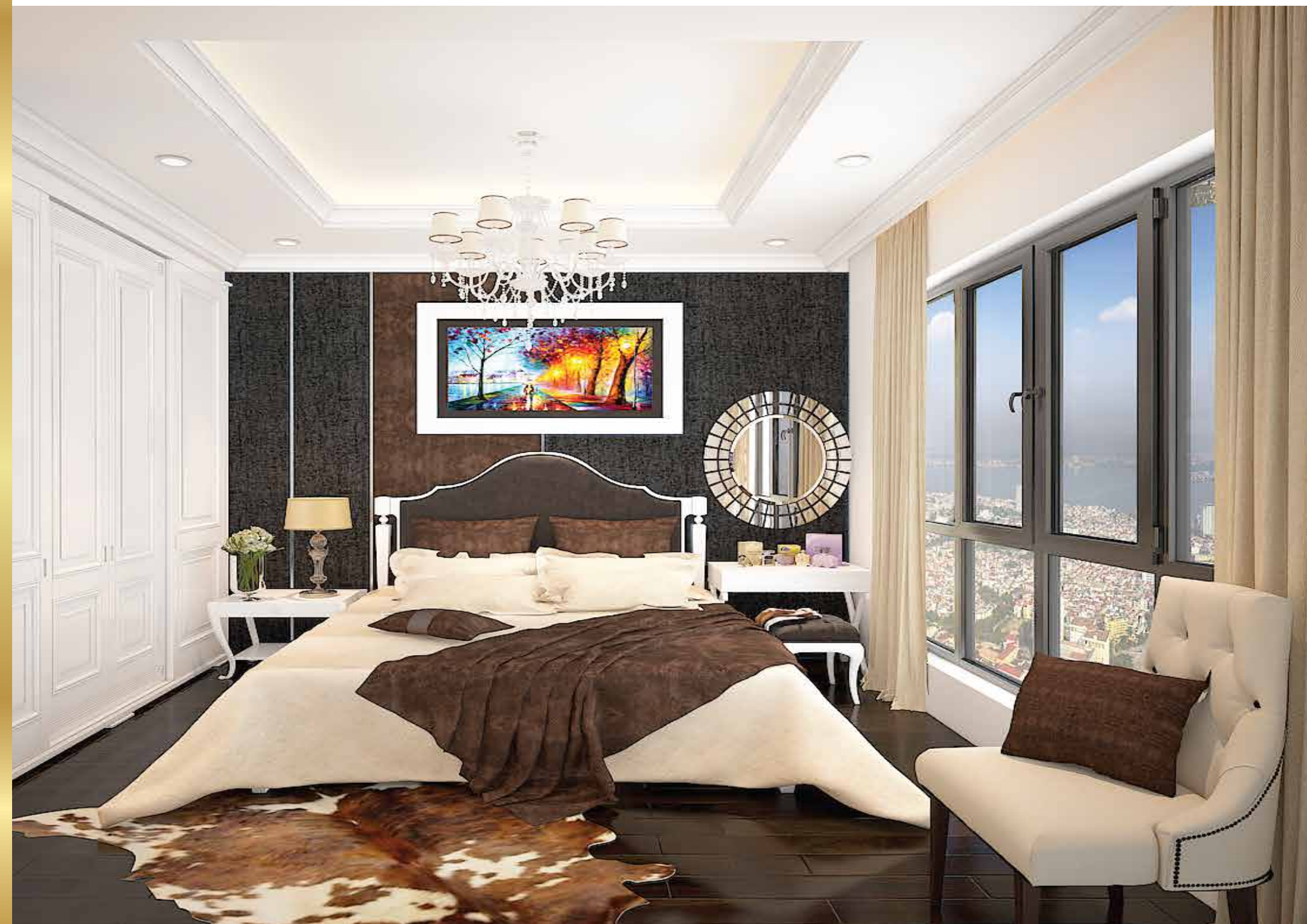
PEERAGE APARTMENT

VALUABLE LIVING IS NOT LIMITED

The apartments in Sunshine Riverside are designed in a variety area structures, Reasonable function with Space ratio of space is carefully considered , light and natural ventilation was fully maximum .

Panoramic design with wide, panoramic views, wider view is the outstanding value of the apartment. From the location of the loggia or large glass windows, you can feel the central location of your place, surrounded by clouds, West Lake, Hong River ... and dreamlike landscape strip.. Immersed in the nature, the noisy of life is completely shattered to restore the renewed vitality in each person.







SUNSHINE RIVERSIDE FOR COMFORTABLE LIFE – FRESH

At Sunshine Riverside, community service spaces are a factor of particular concern. With the maxim "For a comfortable life - fresh", the Sunshine Group's investor has sacrificed a part of the profits to spend space designing the garden hangers in the air.

With the vegetation spreading along and small scene was take care fully art, bring a fun experience. The Sunshine Riverside community will be comfortable walking under the treeline, breathing fresh air on high floors, avoiding noisy of vehicle and city smog. The Riverside Hanging Gardens is ideal space to wake up all human senses, bringing all emotions into nature

