



THE *9*  
STELLARS

# THU DUC CITY

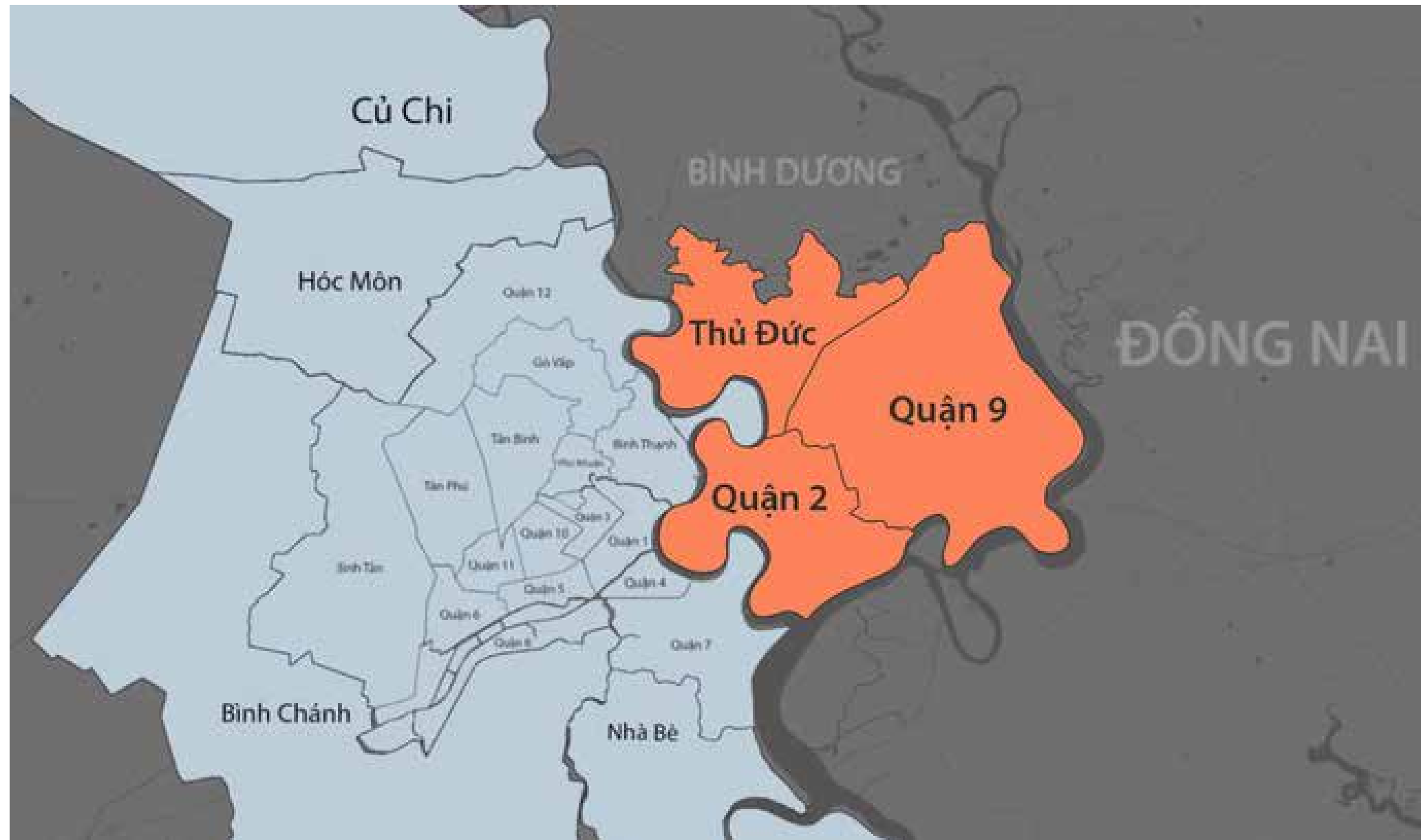
A well-planned smart city

**Innovation capacity, connectivity and regional links are the factors that could make Thu Duc, a city carved out of Saigon, a regional and international hub.**

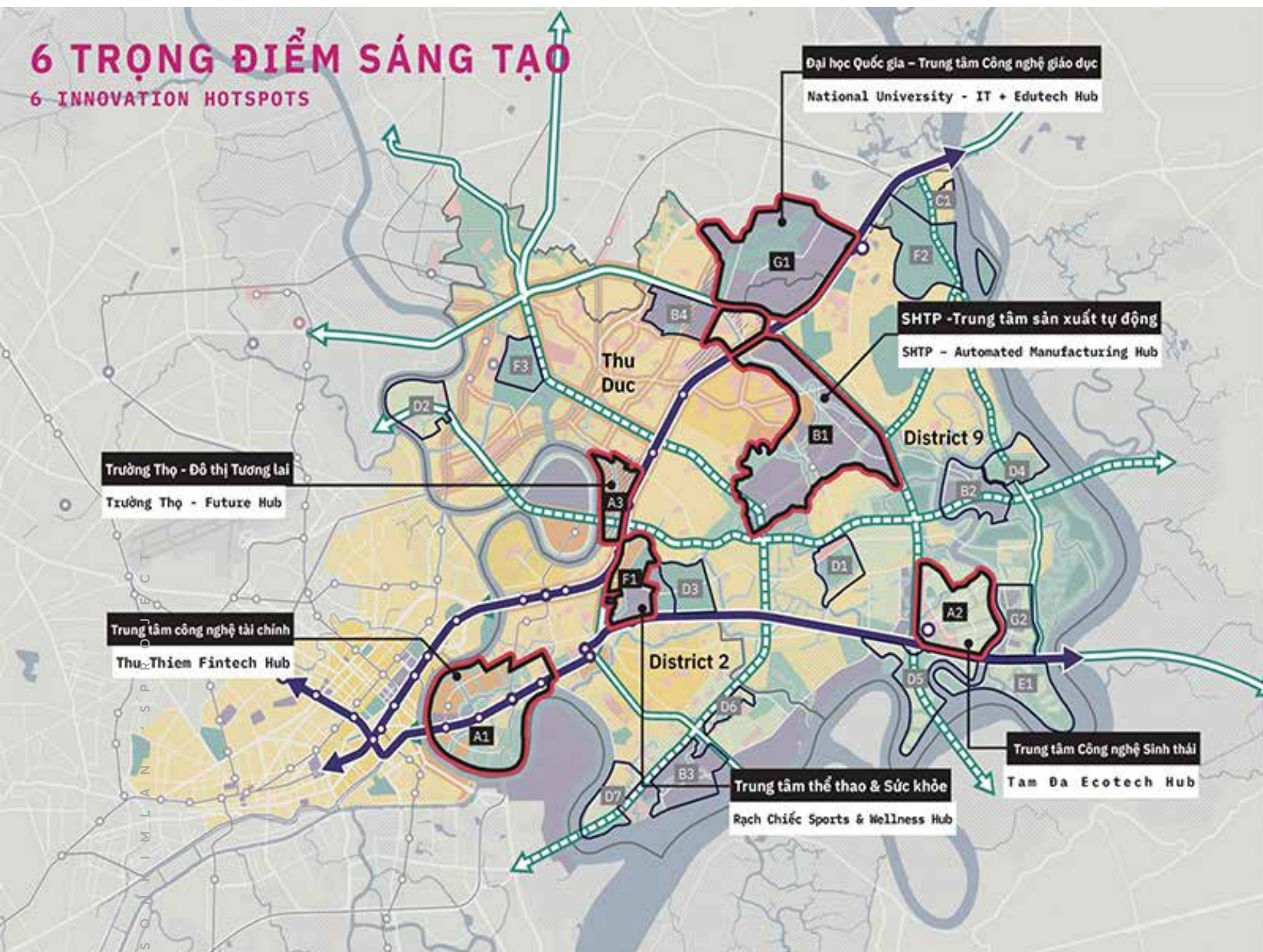
**"It would take time for HCMC and Thu Duc in particular to become global financial centers, citing the instance of Canary Wharf, a new financial center within London."**

Hyun Bang Shin, professor of geography and urban studies, London School of Economics and Political Science, the U.K.

The Thu Duc City is formed by merging three eastern districts – 2, 9 and Thu Duc. Three districts have an important position in the Southern Key Economic Zone (SKEZ), which comprises HCMC, the industrial hubs of Dong Nai and Binh Duong, Binh Phuoc, the maritime transportation hub of Ba Ria-Vung Tau, Tay Ninh Province, and two Mekong Delta provinces of Tien Giang and Long An.







With a total area of about 21,000 ha, and a population of more than 1 million people, equivalent to 1/10 of the Ho Chi Minh City' area and population, Thu Duc City is divided into 6 key areas, including:

- Trường Thọ future urban zon
- High-tech production areas
- Vietnam National University - Ho Chi Minh City (VNUHCM)
- Thu Thiem FinTech Hub;
- Rach Chiec Sports Complex
- Tam Da EcoTech Hub

**It is expected to contribute 30 percent of the city's economic growth and 7 percent for the nation's per year.**

It would encompass the hi-tech park in District 9, the university precinct in Thu Duc District and the new urban area and financial center on the Thu Thiem Peninsula in District 2, propelling the city's plan to turn itself into a smart city.

Source: VNE

WHY

THE

STELLARS

9

Like Canary Wharf in London, the concept city within the city is getting popular.

These cities have achieved spectacular success and become a bright spot that draws the attention of international and local investors, experts, and young generations to reach here and find their opportunities.

Thu Duc City with the advantages of innovation, connectivity, and regional links will be the 'Canary Wharf' of HCMC.

**Right in the heart of that spot, The 9 Stellars by SonKim Land is developed, promised to be a pioneer and trendsetter in forming a young and dynamic lifestyle for District 9 in particular and this vivacious city Thu Duc in general.**

Located in a strategic location right next to the Metro depot, this will be a one-of-a-kind project that helps its residents become active citizens like Londoners who don't mind hopping on the tube to travel around and discover the world.

The innovation hub nearby will gather top foreign specialists or tech-savvy. This will form a smart and international community that includes the owners of The 9 Stellars.



BÌNH DƯƠNG

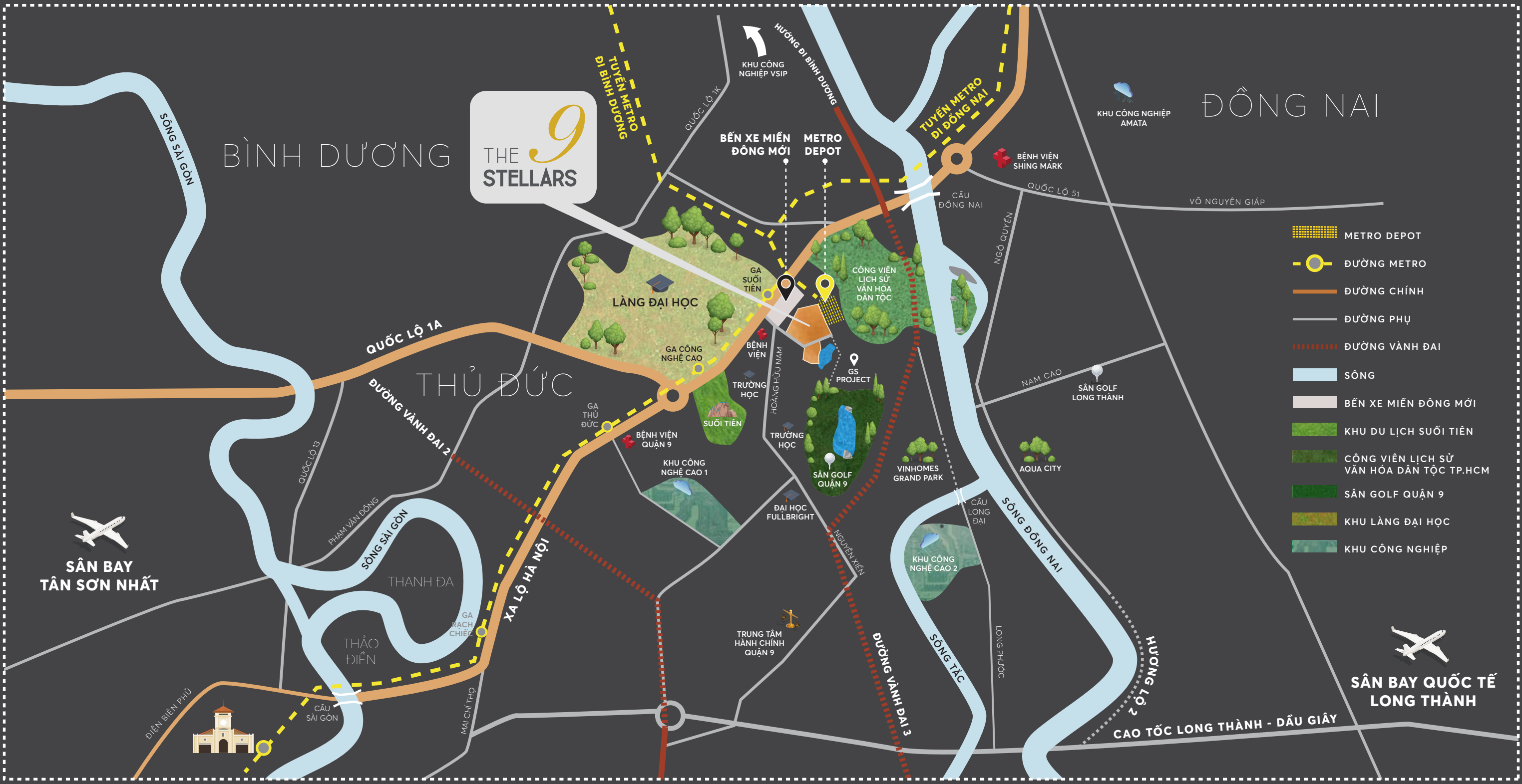
THE 9 STELLARS

ĐỒNG NAI

THỦ ĐỨC



- METRO DEPOT
- ĐƯỜNG METRO
- ĐƯỜNG CHÍNH
- ĐƯỜNG PHỤ
- ĐƯỜNG VÀNH ĐAI
- SÔNG
- BẾN XE MIỀN ĐÔNG MỚI
- KHU DU LỊCH SUỐI TIỀN
- CÔNG VIÊN LỊCH SỬ VĂN HÓA DÂN TỘC TP.HCM
- SÂN GOLF QUẬN 9
- KHU LÀNG ĐẠI HỌC
- KHU CÔNG NGHIỆP



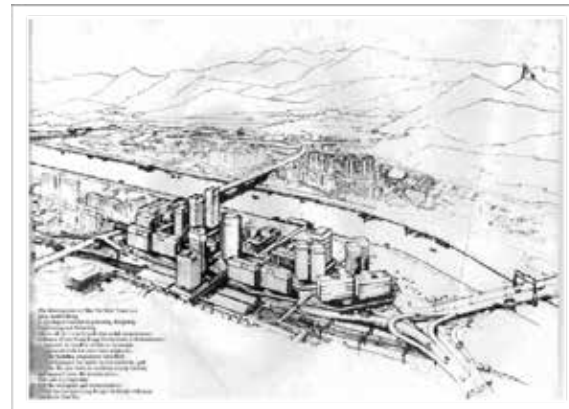
SÂN BAY TÂN SƠN NHẤT

SÂN BAY QUỐC TẾ LONG THÀNH

CAO TỐC LONG THÀNH - DẦU GIÂY

# The Global projects that inspire

Inspired by world-famous urban areas, the development direction of The 9 Stellars is similar to Shatin, Hong Kong, where once a rural village, transformed into a major township, with lots of high-rises, new malls, and MTR stations.



Meanwhile, the general design concept of the project is very much influenced by Taikoo Li in China. Besides residential buildings, The 9 Stellars includes a well-planned open shopping center, which gathers a series of global brands, and fine dining restaurants. In the long term, with the completion of all infrastructural constructions, the project is expected to become one of the major commercial and shopping centers of the region, a new check-in address for young generations in HCMC.



**\*Taikoo Li:** Located in the center of Chengdu and Opened in 2015, Chengdu Sino ocean Taikoo Li Chengdu (Taikoo Li for short) is close to Chunxi Road and Daci Temple. It is an open shopping center in the traditional West Sichuan styled buildings, developed by Swire Properties and Sino Ocean Group, which gathers a series of international luxury brands, fashion brands and fine dining restaurants.



# Living & investment values for future owners

Located in the heart of the innovation hub, The 9 Stellars gathers all the essential facilities for residents to live as well as profit potential for investors to get into. In addition, strictly planned with high standards, the infrastructure around The 9 Stellars such as New Eastern Bus Station, Metro line not only helps to improve the quality of resident's life but also creates a vibrant community with large shopping and commercial areas, drawing the attention of many visitors, shopaholics, becoming a new destination in District 9, Thu Duc City and contributing to increasing real estate value for **The 9 Stellars**.



SONKIM LAND PROJECT



# LOCATION /



## New hub of the Innovative city



Situated at the hub of Thu Duc City, The 9 Stellas owns a strategic location at the center for innovation and high-tech economic region, along with a complex of synchronous and modern infrastructure.

## Excellent accessibility



With the excellent accessibility as the Second Ring Road connecting Districts 2 and 9; the Third Ring Road connecting District 9 and Nhon Trach; a metro line connecting Thu Thiem to Long Thanh International Airport, after completion, the infrastructure will help solve the problem of traffic jams in many areas of District 9 in general as well as provides greater mobility and ease of moving around to the CBD and satellite urban areas in Dong Nai, Binh Duong. This is a great place to start your journey.

## Transit-oriented development

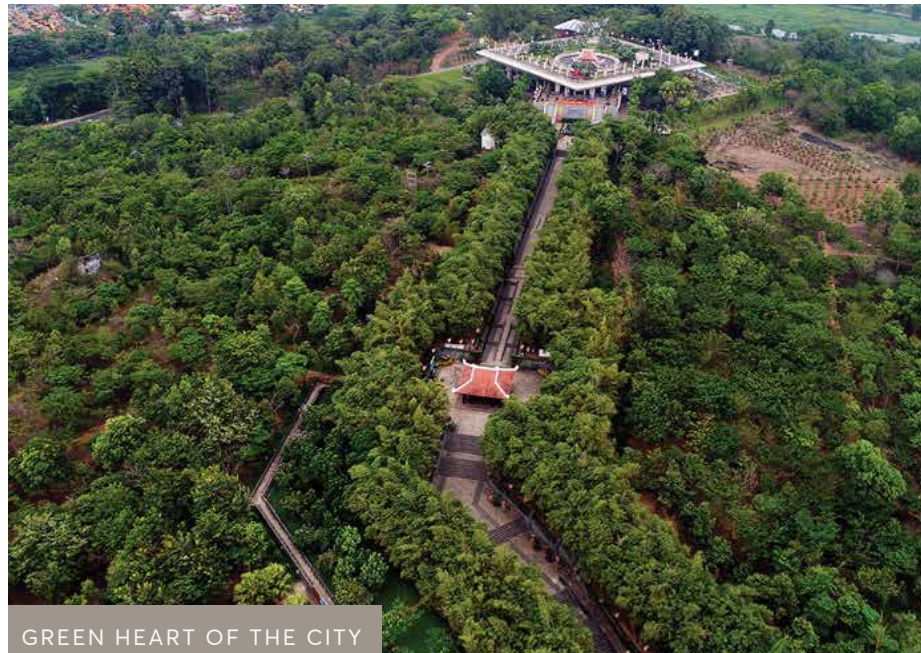


Being a Transit-Oriented Development project, 9 Stellas pioneered a modern wellness lifestyle in Thu Duc city with more walking, and less stress, reduce environmental pollution, increase the use of high-quality public transport such as buses, metros. Similar to some global projects, metro connectivity always boosts the area's real estate value.



# LIVING STANDARD /

SON K I M L A N D ' S P R O J E C T



## Green heart of the city



Inherited the unique advantage from its location, The 9 Stellars is surrounded by 700ha greenery space from District 9 National Cultural and Historical Park, Vietnam Golf and Country Club, especially the inner landscape lake, the project will bring you closer to a unique eco experience and lush landscaping for total peace and relaxation. Every apartment will ensure a view of green space.

## Full range of facilities at your fingertips



Possessed a full range of necessary public facilities and services that are easily accessible for residents such as education, hospital, entertainment, shopping mall, etc. The 9 Stellars brings a full life to any owner.

## Improved life quality and safety



Elevated pedestrian walkways connecting from the central station to the hill site do offer benefits - better point-to-point connectivity and increased comfort. This elevated walkway is not only a place for physical activity promoting a healthy life to pedestrians and those who explore destinations on foot but also improves property value.



# COMMUNITY /

S O N K I M L A N D ' S P R O J E C T



## Focal point of experts

Strategically located right next to the vibrant Hi-tech Parks and industrial parks in surround provinces like Dong Nai and Binh Duong, The 9 Stellars is the centerpiece of the expert's community, the ideal home to attract leading experts in many fields, create a highly educated and talented community.



## Mixed use development

With the available advantages, combined with neighboring amenities, The 9 Stellars promotes a multi-style mix of the condo, retail, restaurants, and offices, provides more opportunities and choices for customers, generates a lot of value to residents.



## Iconic destination for the new citizen generation

Right next to 16ha of commercial & retails area, The 9 Stellars is the most trendy and bustling shopping and entertainment destination for the new citizen generation

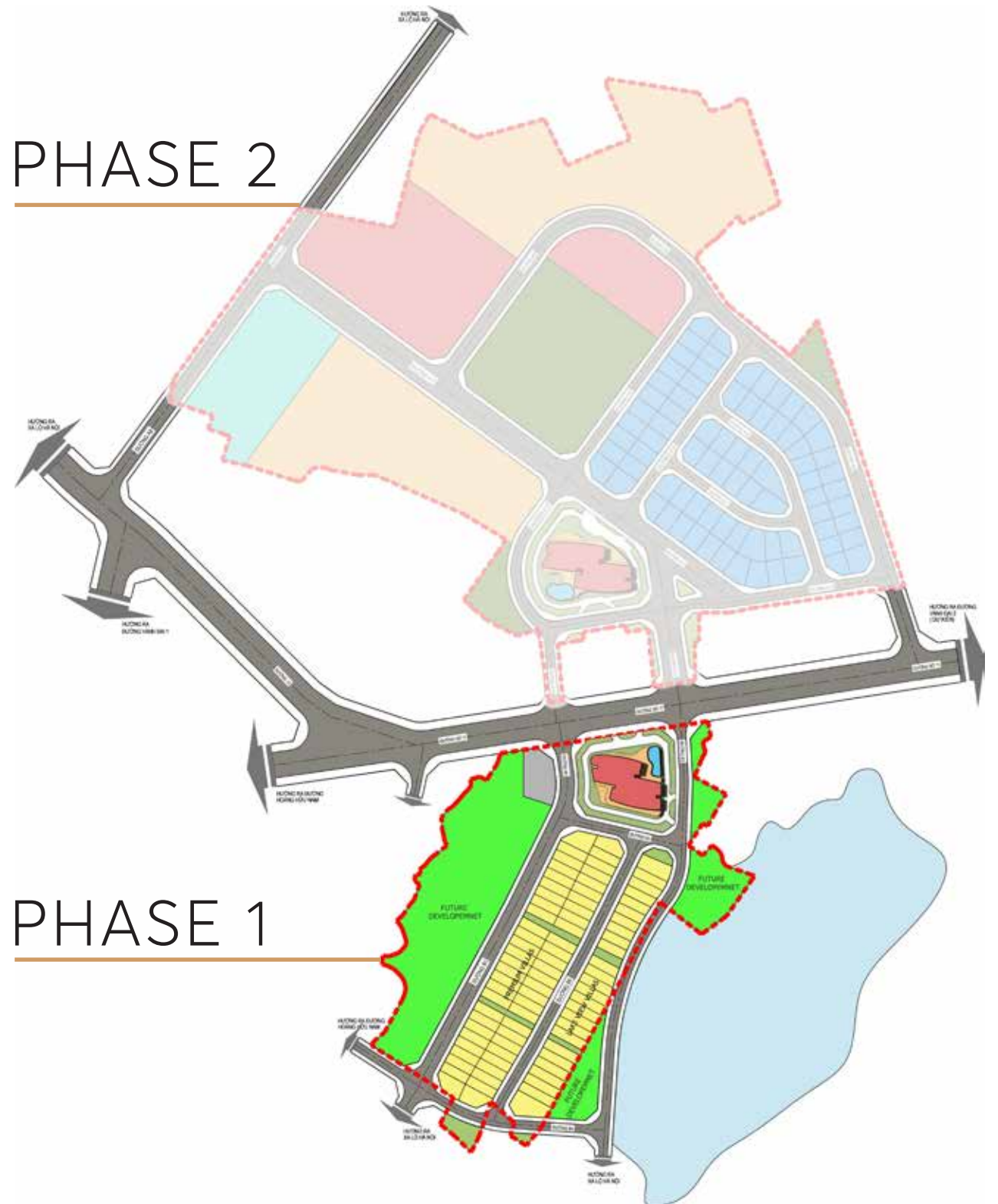


# PROJECT INFORMATION

S O N K I M L A N D ' S P R O J E C T

- Project Name:** The 9 Stellars
- Owner:** Ngan Thanh Company
- Developer:** SonKim Land Corporation (SonKim Land)
- Project address:** Hoàng Hữu Nam Road, Long Bình Ward, District 9
- Sales Gallery address:** 39 Nguyễn Thị Minh Khai, Bến Nghé Ward, District 1
- Site Area:** 16,5ha
- Project component:** Big Scale Commercial Center, shop villas, High-rise, villas, educational area...
- The 1st launched phase:** 50 Premium villas & 191 Apartment units
- The 2nd launched phase:** to be updated

PHASE 2



PHASE 1

**PHASE 1**



# THE VILLAS / Information

<b>Plot name:</b>	The Villas
<b>Project address :</b>	Road No.11, Long Bình Ward, Dist.9
<b>Site Area:</b>	4,5ha
<b>Unit type:</b>	6
<b>Number of storey:</b>	4
<b>Number of basements:</b>	0
<b>Number of bedroom:</b>	3~4 bedrooms
<b>Number of bathroom:</b>	4 ~ 8
<b>Number of units:</b>	81
<b>Construction status:</b>	Foundation commencement in June 2021 Scheduled completion in Jan 2022.
<b>Project amenities:</b>	Multi purposed open lawn, Kid Playground, Picnic/ Activity Lawn, Group seating area, Sunken Lounges, Outdoor Fitness, Pavillion, Pedestrian Walkway, Swimming Pool in apartment Podium

## Master Plan







OSMUNDSPROJECT



# THE VILLAS / Interiors



SONKIMLAND'S PROJECT



**THE  
APARTMENTS /**

Coming soon

S O N K I M L A N D ' S P R O J E C T





# OUR TEAM /

Master planner & Architecture design:



Landscape Architect design:



Mechanical & Electrical  
Civil & Structural design:



Project Interior Design:



Project Owner

**NGAN THANH**

Project Developer

