



The Infiniti

Present by **VNK** Investment
Consultancy

Introduction

Type	Descriptions
Project Name	The Infiniti Riviera Point
Developer Name	Joint venture between Keppel Land and Tan Truong
Location	1 Nguyễn Văn Trường, Tân Phú ward, District 7
Tenure of Land	Freehold for Vietnamese 50-years ownership for Foreigners
Expected Date of Completion (T.O.P.)	Q4 2021
Site area	2.4 ha 801 units in 4 Towers
Total No. of Units	<ul style="list-style-type: none">• 39 storeys (Block 09 and 12)• 40 storeys (Block 10 and 11)
Architect / Designer	DP Architect, Singapore / Ong & Ong, Singapore

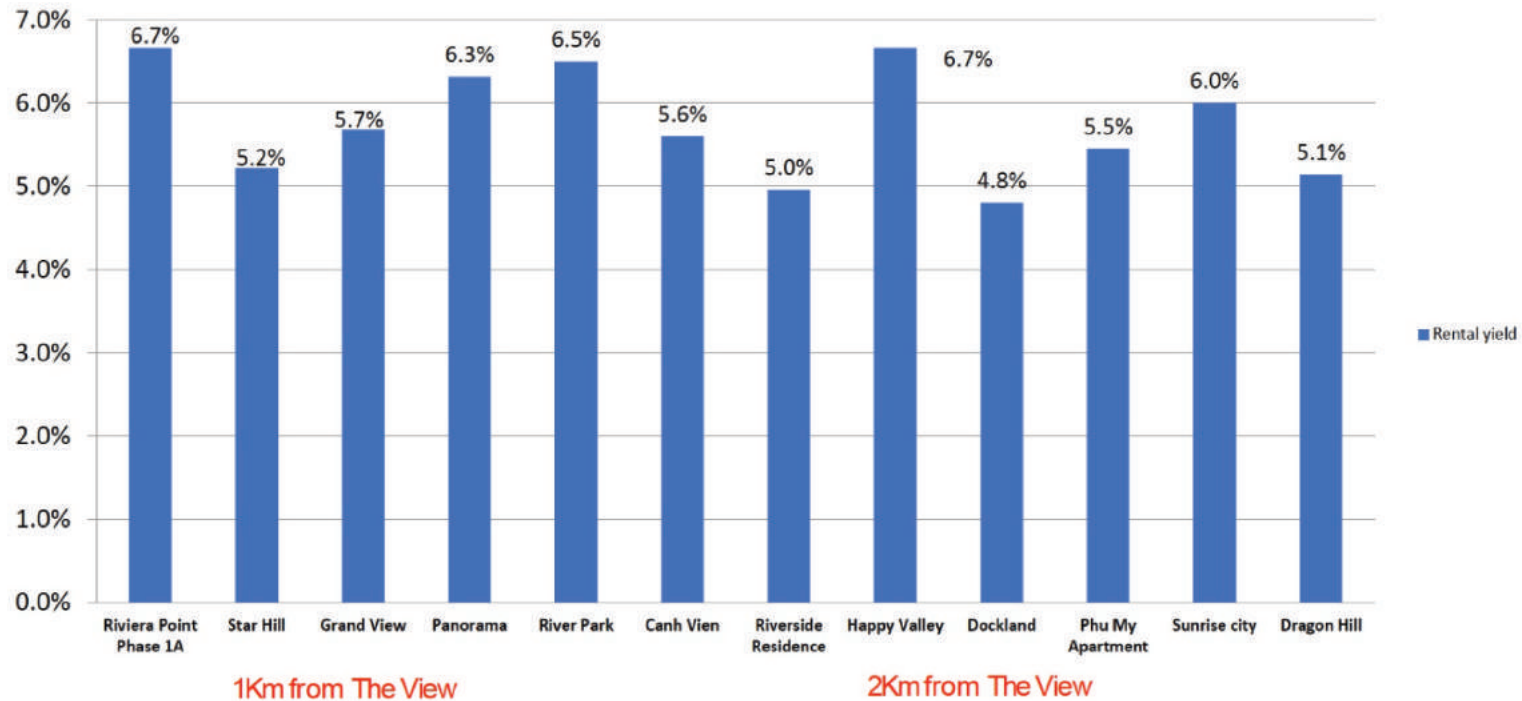


[The Infiniti Riviera Point](#) brought to you by Keppel Land is located at District 7 Ho Chi Minh City, Vietnam. Riviera Point enjoys a 500 metres frontage of the Ca Cam River and will feature 2,400 waterfront apartments and recreational facilities, offering luxurious waterfront living right next to the commercial centre of Phu My Hung, an established residential township.

[The Infiniti Riviera Point](#) is within walking distance to four international schools, the Royal Melbourne Institute of Technology, Franco-Vietnam Hospital as well as established commercial buildings and restaurants in Phu My Hung. The development will feature residential towers above a podium, and infinity pools overlooking the river and the commercial centre of Phu My Hung. A retail and food and beverage belt will be developed along the river promenade, allowing for al' fresco dining.

Rental yield in D7

Based on lasted record on Riviera Point phase 1A, has shown the rental yield from 6,5 – 7% / year



About Developer's Background



About Developer Keppel Land

We see property development as a life-touching, life-transforming business. We want to help build lives, realise dreams, and shape landscapes and in doing so, set a new standard of quality living within Asia – one that is sustainable and answers modern urban needs.

Driven by our commitment to shape a better future, we challenge ourselves to constantly think and see things from a different angle. It is this unwavering approach that has helped us establish a portfolio of award-winning properties across Asia.

Our track record speaks for itself. We brought waterfront living to a whole new level with the iconic residences at Keppel Bay and Marina Bay. We redefined Singapore's skyline and changed the face of business with landmark developments such as Marina Bay Financial Centre and Ocean Financial Centre.

As a pioneer and one of the largest real estate investors in Vietnam, we continue to set benchmarks for quality and innovation with developments such as Villa Riviera, The Estella and Saigon Centre.

As we look towards the future, we remain focused on providing urban living solutions through our core businesses of property development and property fund management. All while we continue to create live-work-play environments of enduring value for the community.

At Keppel Land, we call this 'Thinking Unboxed'



About Tan Truong Co, Ltd (Tan Truong)

Tan Truong has created refreshing and green living spaces in the heart of District 7. Phu Thuan Villas has received strong praise from residents and investors alike. The premium villas and modern apartments were inspired by sleek Korean designs, giving the area a clean, sharp and vibrant feel. An emerging property developer with a growing reputation based on trust and satisfaction, Tan Truong is committed to creating distinctive developments in the Vietnamese real estate market.

DEVELOPERS' PORTFOLIO

Jointly developed by



Keppel Land is a leading real-estate company that is a part of Keppel Corporation - one of Singapore's largest multinational groups. We are multi-faceted property company geographically diversified with Singapore, China, Indonesia and Vietnam as key markets.

Notable developments in Singapore:



Residential development
Reflections at Keppel Bay, Singapore



Residential development
The Glades, Singapore



Residential development
Highline Residences, Singapore

Notable developments in Vietnam



Mixed-use residential development
Empire City, HCMC



Residential development
Palm City, HCMC



Mixed-use residential development
Saigon Sports City, HCMC



Mixed-use development
Saigon Centre, HCMC



Mixed-use residential development
Estella Heights, HCMC



Residential development
Riviera Cove, HCMC



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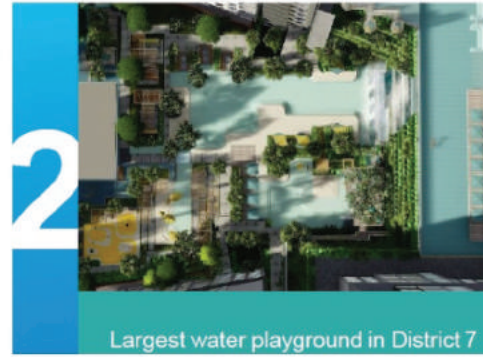


Residential development
Phu Thuan Villas, HCMC

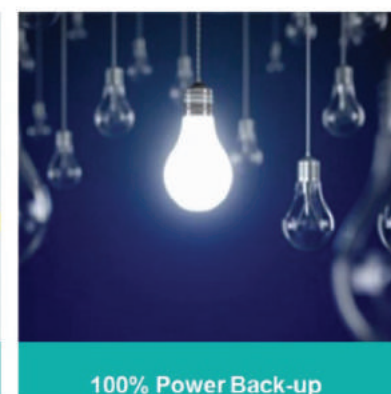
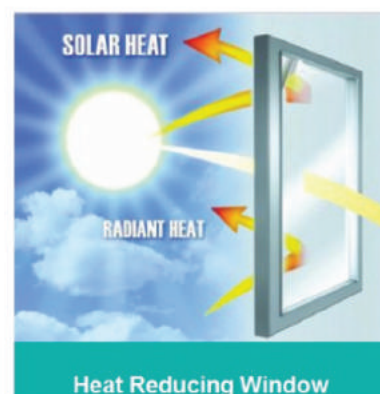
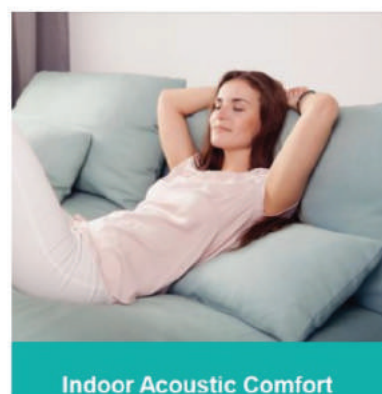
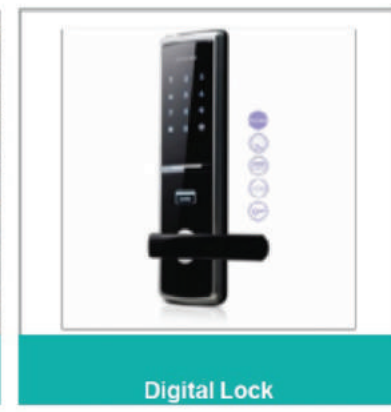
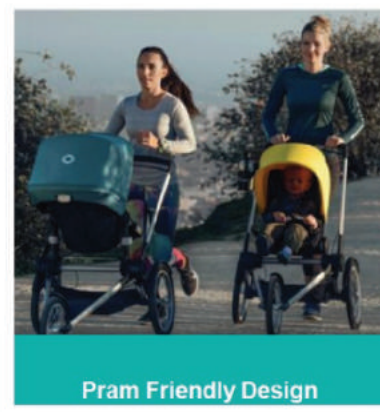
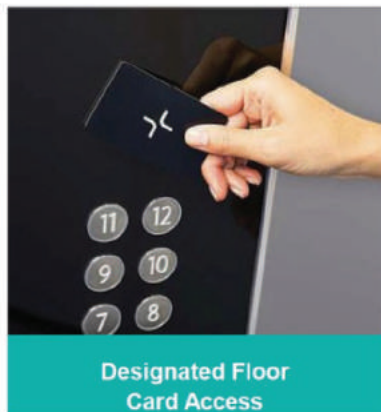


Residential development
V-Star, HCMC

Project Highlights



- **The Infiniti** is a Phase 3 project **Riviera Point**, including 4 new towers – **Block 9, 10, 11, & 12**
- Developed by **Keppel Land** and **Tan Truong**, leading developers in **Singapore** and **Vietnam**.
- **Only 3 minutes** drive to **Trade Finance Centre** in **Phu My Hung**, and **15 minutes** drive from **District 1**.
- Only from **US\$2,500 / m²**, low cash upfront payment schedule.
- Space **finishing facilities gadgets** least **District 7** area
- Habitat **ideal** for the whole family: Close to many **international schools, clinics** standards, many locations **shopping, dining and entertainment** district of **Phu My Hung**.



Location Map

Location and facilities around Riviera Point:Location

The Infiniti Riviera Point in front of Ca Cam river, 584 Huynh Tan Phat street, Tan Phu wars, district 7, Ho Chi Minh city (Sai Gon). With critical location, president who live in Riviera point can come to work, to school and trading center easily.

- 3 minutes to Phu My Hung urban, international school
- 2 minutes to District 7 Communities, District 7 police office
- 15 minutes to Ho Chi Minh center
- 15 to Thu Them (new center of Ho Chi Minh city)
- Beside, at Riviera Point, you can go to Mekong Delta through Nguyen Van Linh avenue Ho Chi Minh – Trung Luong highway. Go to Bien Hoa city, Vung Tau beach, Phan Thiet through Ho Chi Minh – Long Thanh – Dau Giay highway.

Facilities around Riviera Point

- Study: just 5 minutes to Rmit international university, Dinh Thien Ly high school, Japanes international school, Korean international school...
- Facial – Bank: just 5 minuts to ACB, Sacombank, Vietcombank, Agribank, Techcombank...
- Office building: just 5 mnutes to Petroland Tower, Vinamilk tower, Phu My Hung trading center
- Super market, comercial center: Just 3 – 5 minutes to Crescent Mall, Vico City, Co-op mart, Lotte Mart, Viet-opia
- Hospital: just 3 minutes to Tam Duc hospital, French – Viet hospital, District 7 general hospital
- Beside, we have got cafe, restaurand, hotel, fastfood around Riviera Point



RETAIL

- Big C
- Cresscent Mall
- SC Vivo City
- Lotte Mart



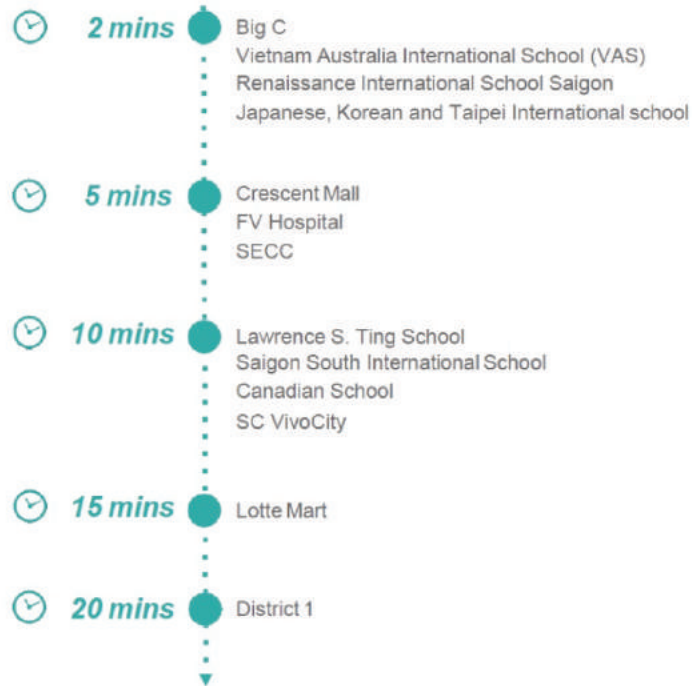
HEALTHCARE

- FV Hospital
- Tam Duc Hospital
- Victoria Healthcare International Clinics



EDUCATION

- Renaissance International School Saigon (RISS)
- Vietnam Australia International School (VAS)
- Japanese School
- Taipei School
- Korean School
- Canadian International School
- Lawrence S. Ting School
- Saigon South International School British
- Vietnamese International School RMIT
- Vietnam University
- Ton Duc Thang University
- VStar School



DISTRICT 7 WHERE VIBRANCY MEETS TRANQUILITY



Experience complete riverfront lifestyle living. Transforming the skyline of District 7, Riviera Point is set amidst a tranquil and safe haven along the Ca Cam River. Hence, you will discover a vibrant community surrounded by a host of shops, cafes and recreational facilities that make riverside living more enriching and fulfilling.



- In the heart of District 7
- 3 minutes to Phu My Hung Township, an established expatriate community with restaurants, supermarkets, International hospitals, financial institutions and renowned international schools in Ho Chi Minh City
- Within 15 mins to District 1, the current Central Business District
- Within 20 mins to District 2 via Phu My Bridge, another established expatriate community
- Lifestyle eateries and entertainment at its doorstep
- Surrounded with international educational establishments such as Korean, Japanese and Taiwanese International School, Canadian School, Saigon South International School and Royal Melbourne Institute of Technology (RMIT University)
- Within walking distance to Big C and short distance drive to Lotte Mart, Crescent Mall, and Vivo City.





HUB of International School

Nearby amenities

Taiwan school



Korea school



Japan school



International Renaissance school



Canada school



International RMIT university



Nearby amenities



5 minutes to 10 minutes
connected to many biggest
shopping center in HCMC

Crescent Mall



Big C
Supermaket



Vivo City



Lotte Mart

5 minutes access to five star services Medical Centers



Site/Floor Plan



1 → 6 Sky gardens



Phase 1 = T3, T4, T5

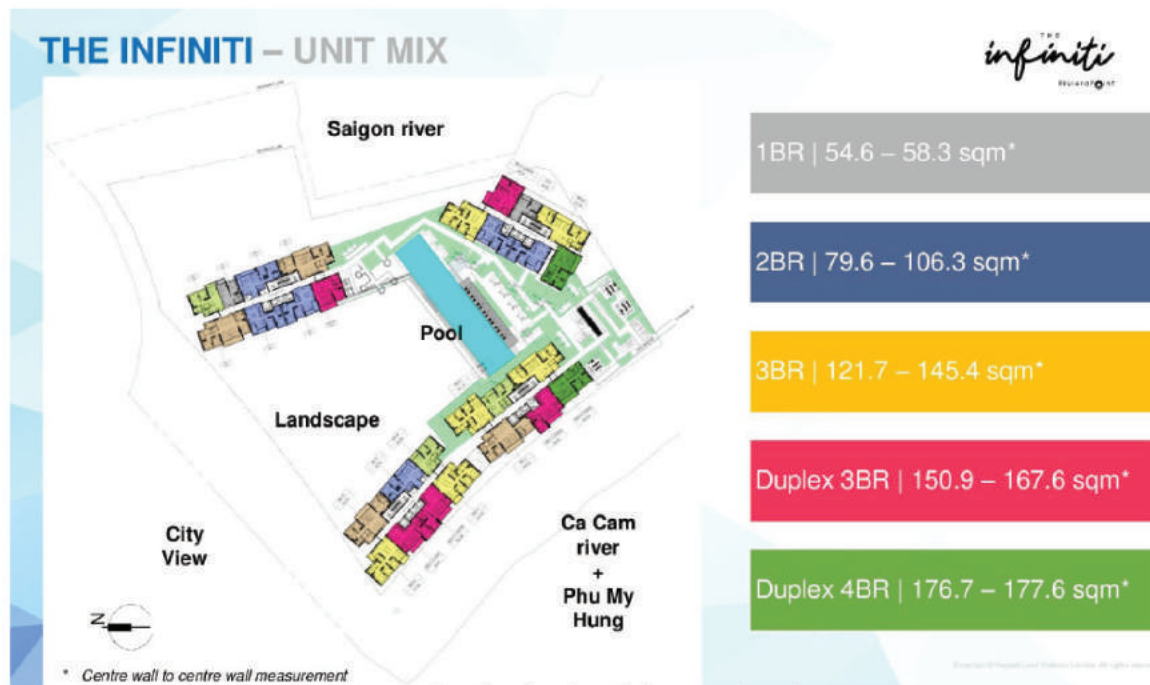
Phase 2 = T6, T7, T8

Phase 3 = T9, T10, T11, T12 – Open for Sales

Final Phase = T1, T2



Floor Plan:





Saigon River

Tallest development in District 7
 Breathtaking views all around HCMC
 Sunset on Phu My Hung
 Sunrise from Saigon River



Artist's Impression Only



Phu My Hung



Unit Mixes:

1
Bedroom
*54.6 – 58.3 sqm

2
Bedroom
*79.5 – 97.6 sqm

3
Bedroom
*121.5 – 145.4 sqm

3
**Bedroom
Duplex**
*151 – 167.8 sqm

4
**Bedroom
Duplex**
*177.5 sqm

Price Guide/ Sales Package

Price Guide

US\$2,500/sqm (Bareshell)
US\$2,800/sqm (Fully Finished)

BARE FINISH

- Flooring bare concrete
- Window
- Sliding door to balcony
- Fire-proof main door
- Video intercom
- Switches and sockets

FULLY FITTED

- Flooring and ceiling
- Windows
- Sliding door to balcony
- Fire-proof main door and internal doors
- Video intercom
- Switches and sockets
- Bathroom Sanitary wares & fittings
- Shoes cabinet
- Air conditioners
- Kitchen (sink, glass backsplash, hob and hood, top and bottom cabinet)

Sales Process

Payment Schedule:

- 1 Booking:** VND 100 million or SGD\$5k (Cheque/ Credit Card)
- 2 Within 7 days of Booking:** 10%+ VAT minus Booking Fee (If booking fee is SGD cheque, it will be refunded after 10% paid)
- 3 SPA Signing** within one month from Booking: 10%+ VAT
- 4 By (TBD):** 10%+ VAT
- 5 Upon Notice of Handover:** (TBD)% + VAT & 2% sinking fund/ maintenance fee (Estimate in Q4 2019)
- 8 Notice of ownership:** 5% + VAT

Total (incl. VAT & maintenance fee): 100% (+10% VAT) + 2%

Other Taxes:

- Sinking Fund / Maintenance Fee: 2% of apartment selling price before VAT
- Value Added Tax (VAT): 10% of apartment selling price (excluding sinking fund)
- Registration Tax for Ownership Certificate: 0.5% of apartment value
- Personal Income Tax (Resale): 2% of transacted value
- Personal Income Tax (Rental Income): 5% VAT & 5% Personal Income Tax on revenue
- Business License Tax: VND 1 million per year if rental income exceeds VND 1.5 million per month

On-going Costs:

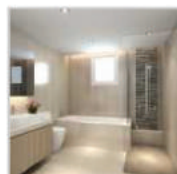
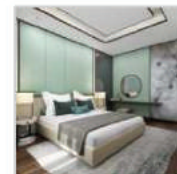
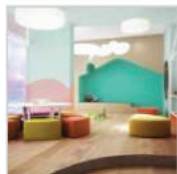
- Management Fee is est. VND 17,000 psm / month (excluding VAT) (based on inner area)
- Car-parking fee: estimated VND 850,000/lot/month (excluding VAT)
- Motorbike parking fee: estimated VND 150,000/lot/month (excluding VAT)
- Sinking Fund is 2% of Apartment Selling Price (excluding VAT)

♥ I am Interested!

Interior Design/ Gallery



Actual Show Units



♥ I am Interested!

Contact/ Register Your Interest

[The Infiniti Riviera Point at HCMC Vietnam by Keppel Land VVIP Booking & Discounts](#)

[The Infiniti Riviera Point at HCMC Vietnam by Keppel Land VVIP Pre-launch Priority Unit Selection](#)

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[The Infiniti Riviera Point at HCMC Vietnam by Keppel Land Price list / Pricing](#)

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