

**Empire
City**



**Tilia
Residences**



Tilia
Residences

Version 22 June 2017
All rights reserved © Empire City

PROJECT BRIEFING

- I. General Project Information
- II. Site Plan
- III. Facilities & Amenities
- IV. Typical Floor Plans & Unit Layouts
- V. Payment Scheme
- VI. About The Developers





Tilia

Residences

I. GENERAL INFORMATION

Tilia Residences

- ❖ Plot MU7, Empire City (Zone 2B, Thu Thiem New Urban Township)
- ❖ A mixed-use development
- ❖ Next to Linden Residences and in closer proximity to the Saigon River
- ❖ Luxury apartments with wide range of facilities & amenities that will offer discerning homeowners spectacular views to Saigon river & city skyline and most celebrated urban living lifestyle.

- ❖ Land Area: 12,588.8 sqm
- ❖ Construction Area: 9,544.9 sqm
- ❖ Total Gross Floor Area: 61,150 sqm
- ❖ Buildings' height:
 - ❖ Tower 1C & Tower 2C: 30 floors
 - ❖ Tower 1D & Tower 2D: 7 floors
- ❖ Number of units: 472 units
- ❖ Number of units per typical floor: 7-8 units
- ❖ Number of basements: 2 floors
- ❖ Swimming Pool: 2
- ❖ Car park ratio: 1:1
- ❖ Handover condition: Fully fitted
- ❖ Expected handover date: 2Q, 2020

Tilia Residences' uniqueness

1. **Prime location in Thu Thiem** and in close proximity to the Saigon River.
2. **Spectacular views**: Saigon River; City skyline in District 1 & District 4; Empire City 's 88F Observation Tower, retail centre and central boardwalk
3. **Fully fitted apartment**: Flooring, concealed air-con (living room area), kitchen cabinet & appliances (hook, hob, oven and sink), bathroom cabinet & sanitary ware, water heater, bathtub (for 3BR and above), built-in wardrobes, video intercom, digital door lock.



4. **Resort styled facilities**: Urban farming, 50m heated salt water pool & children's swimming pool (L2), Jacuzzi, wave & wadding pool (L3), tree house & rock climbing wall for kids, elevated jogging track (150m), tennis court, outdoor fitness areas, BBQ Pits, electro gym room, special entertainment lounge, oval library, movie room, spa & yoga room, children's indoor playroom
5. **1-to-1 Parking ratio**
6. **Spacious balcony width for all units**:
1BR units – 3.2mW | 2BR units – 4.0mW
3BS units – 6.0mW | 3BL units – 7.1mW
7. **100% power back-up**
8. **International leading developers**



TILIA
RESIDENCES

LINDEN
RESIDENCES

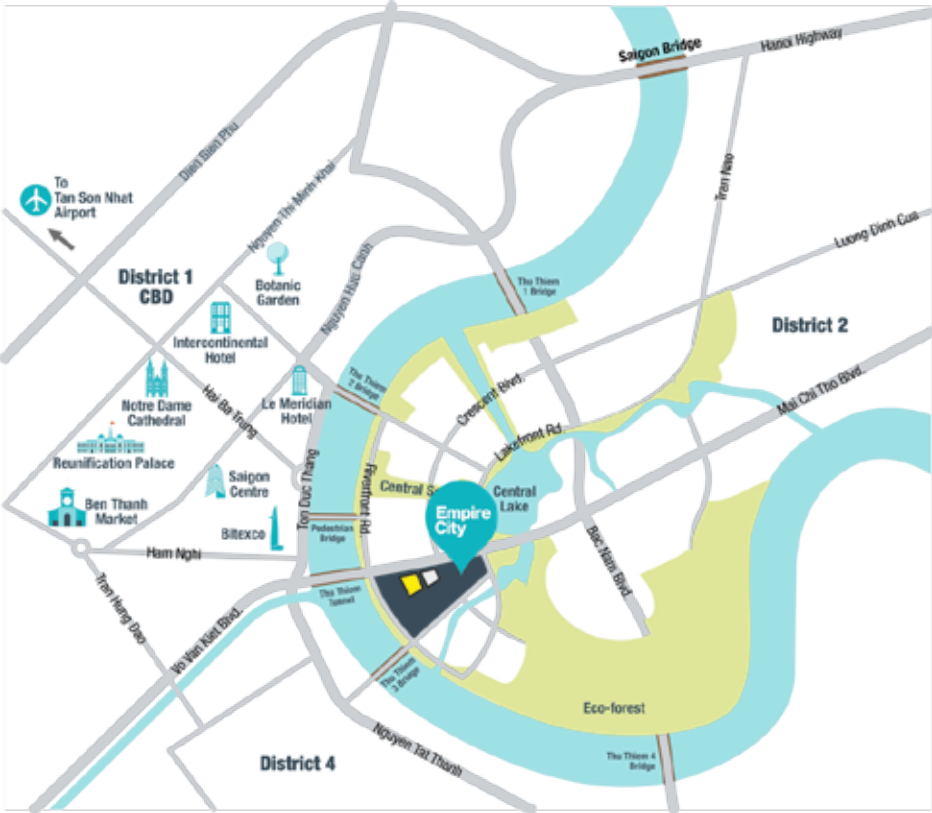
Master plan of Empire City

Artist's Impression

Close proximity to the Saigon River



Artist's impression





Tilia

Residences

II. SITE PLAN

TILIA RESIDENCES LANDSCAPE FACILITIES

Ground Floor:

1. Outdoor lobby with sofa lounges with greenery and water feature view
2. Grove court : Social or Relaxing Seating court in midst of tree groves
3. Children play area
4. Multi-purposed open area / outdoor party court
5. Outdoor party or relaxing seating area with trellises
6. Exclusive semi-private seating platform with outdoor sofa set
7. Koi pond with water fall and green wall
8. Reflexology path
9. Kindergarten parenting area
10. Outdoor retail area
11. Gym & Fitness outdoor relaxing court
12. Staircase to Level 2

Level 2 Main Pool Area:

1. 50m length lap pool
2. Kid pool with water jumping jet
3. Pool massage beds
4. Pool deck with sun loungers
5. Sunken pool deck with water cascade
6. Pool pavilion with barcelona sofa
7. Sunken pool party court
8. Jacuzzi with Saigon River View.
9. Outdoor seating and party area
10. Swimming pool outdoor shower
11. Staircase to rooftop of changing room
12. Rooftop of Changing Room: Relaxing seating area with Saigon River View

Level 2&3 West Tower Podium:

1. Relaxing seating court with sofa lounges
2. Outdoor fitness stations
3. Artificial rock climbing wall
4. Stairs to Connecting Level 2 and Level 3
5. Terraced garden with seating deck
6. Tennis court + Basketball court
7. Tennis observation / relaxing and waiting area
8. Toilet and changing room
9. Pool deck with day beds and sofa lounges
10. Beach-like wave pool with kid water play equipment
11. Resort-like casual wading pool
12. Waterfall
13. Jacuzzi
14. Children playground with tree house
15. BBQ Station
16. Open lawn for kid play and multi-purpose use
17. Swimming pool outdoor shower
18. Elevated jogging trail

















Tilia

Residences

III. FACILITIES & AMENITIES

GROUND FLOOR



Drop-off area



Covered walkway



Lobby view



Grove garden



Children's playground



Artist's impression
Multipurpose plaza



Waterfall

GROUND FLOOR



50m heated salt water pool



View of swimming pool & CBD



Pool view

LEVEL 2 Swimming Pool & Amenities

LEVEL 2

Swimming Pool & Amenities



Jacuzzi

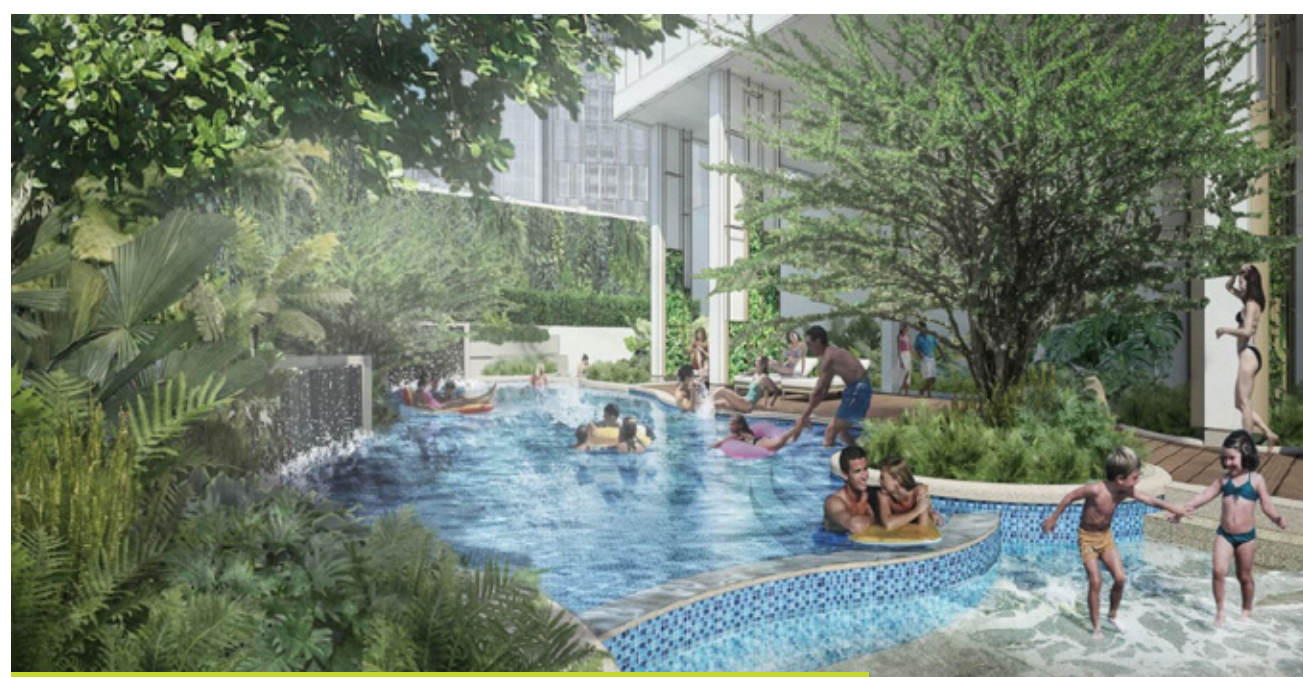


Viewing deck



Artist's impression

L2&3 – Elevated jogging track & Tennis Court



L3 – Wading Pool



Artist's impression

L3 - Children's wave pool

LEVEL 2 & 3 West Podium

Artist's impression

LEVEL 2 & 3 West Podium



Seating court with sofa lounge



BBQ stations



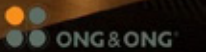
LIFESTYLE CLUBHOUSE AMENITIES



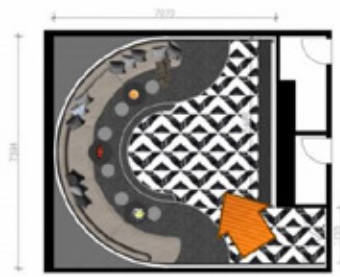
ELECTRO GYM-VIEW AT RECEPTION AREA



ELECTRO GYM- VIEW AT GYM ZONE



Artist's impression



KEY PLAN



MYSTICAL ROOM: SCHEMATIC VIEW



KID PLAYGROUND: SCHEMATIC VIEW



KID PLAYGROUND: SCHEMATIC VIEW



KID PLAYGROUND: SCHEMATIC VIEW

Artist's impression



SPA LOUNGE: SCHEMATIC VIEW 01



YOGA: SCHEMATIC VIEW



VIEW 02



Tilia

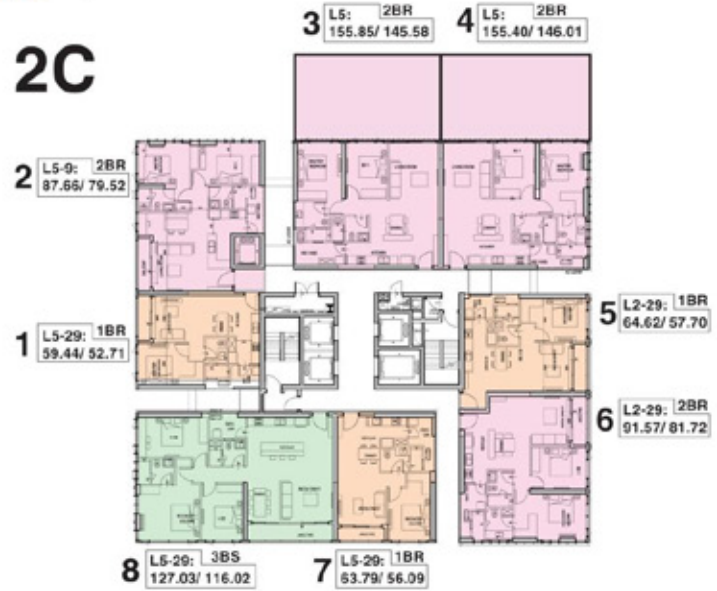
Residences

IV. TYPICAL FLOOR PLANS & UNIT LAYOUTS

TYPICAL FLOOR PLANS



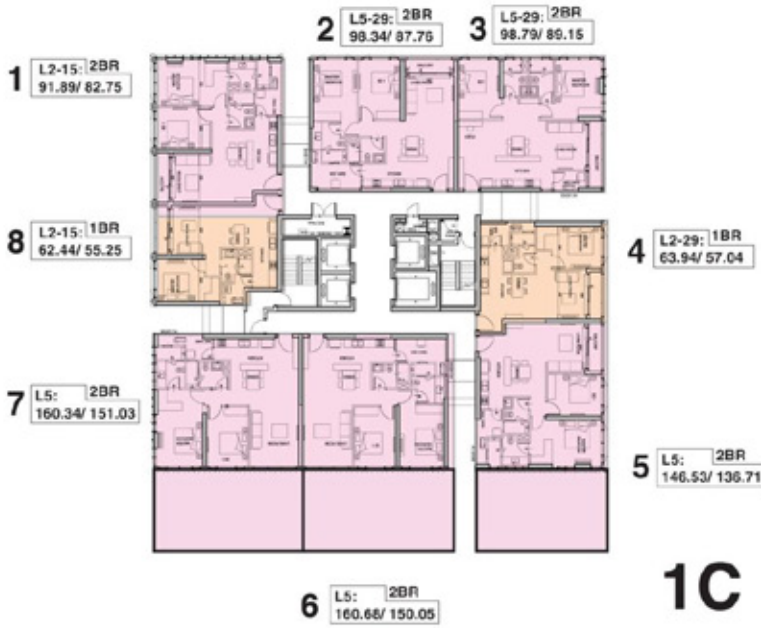
2C



2D



1D



1C



2C



2D



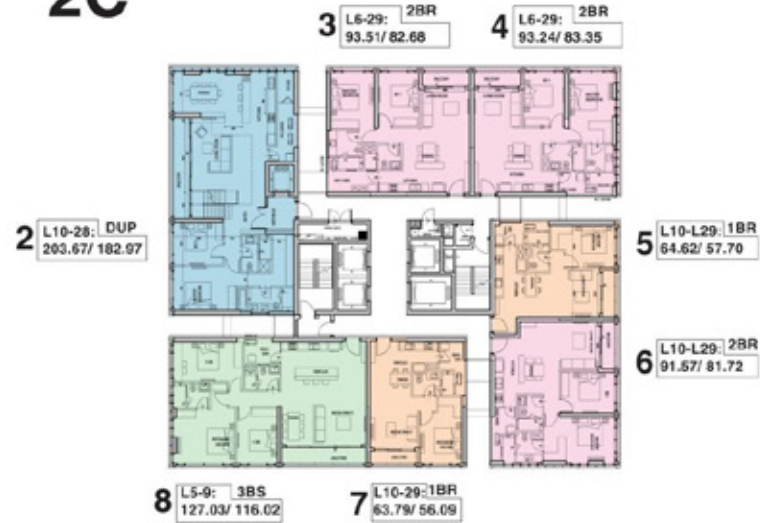
1D



1C



2C



2D



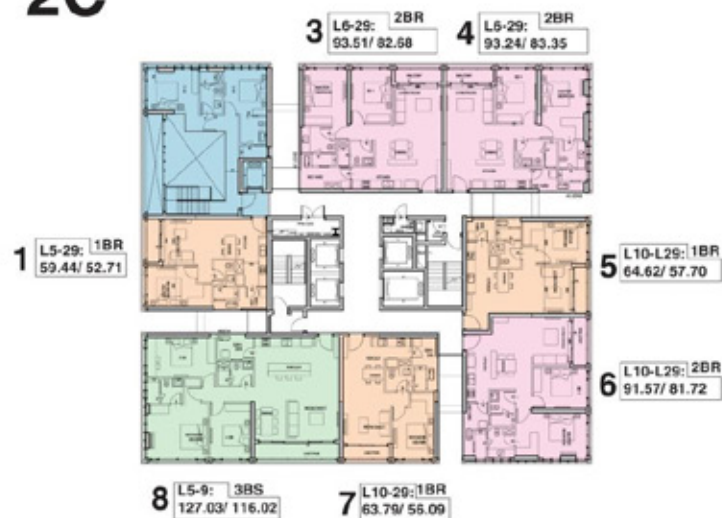
1D



1C



2C



2D

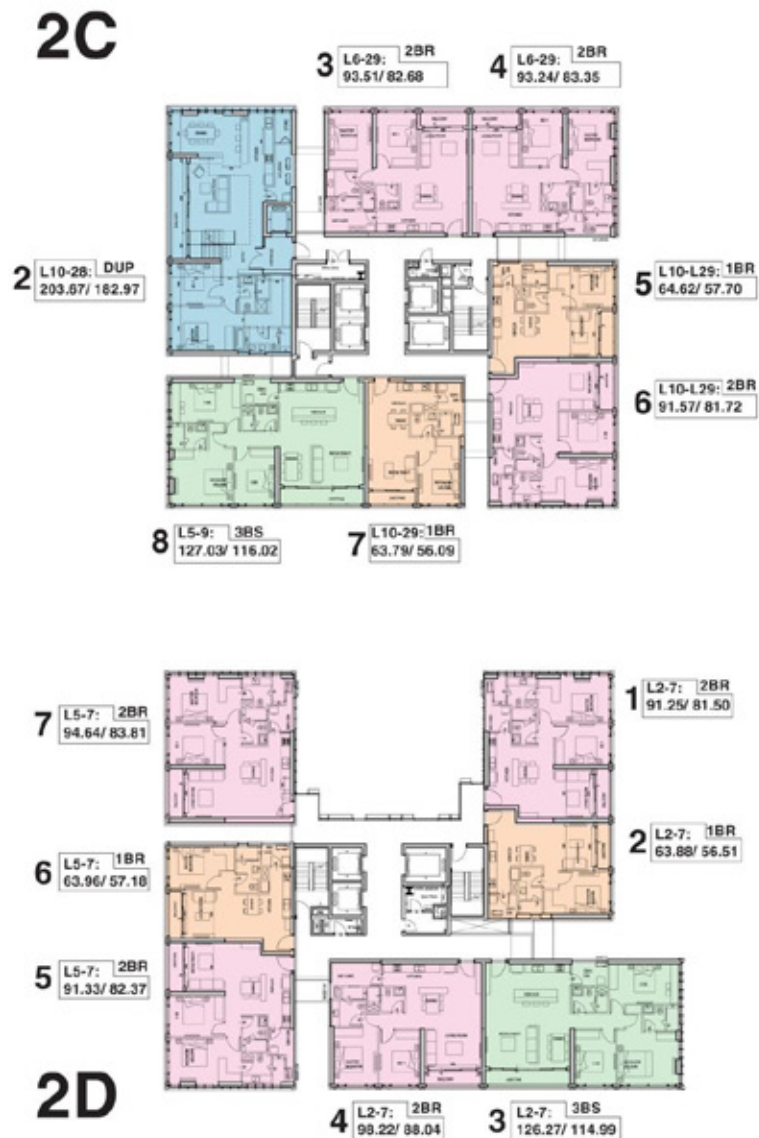


1D

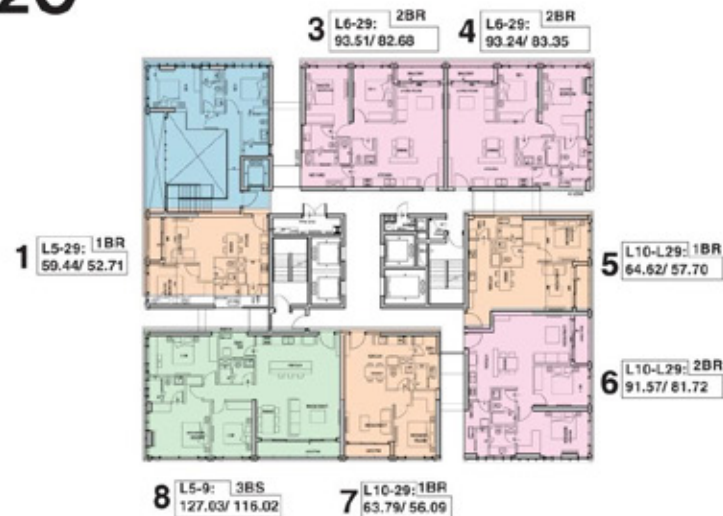


1C

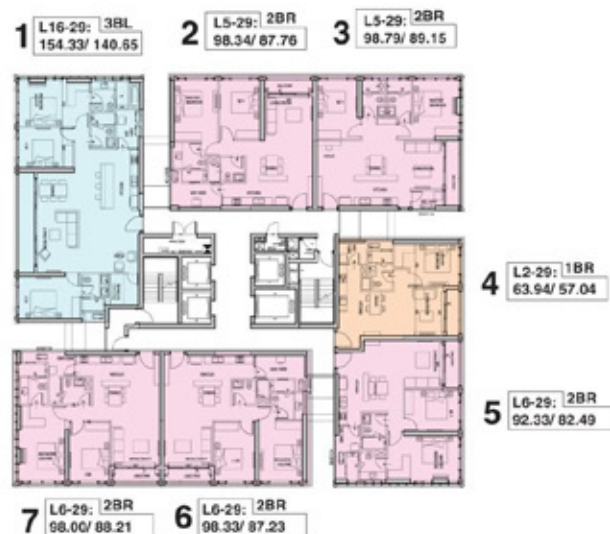




2C



2D



1C



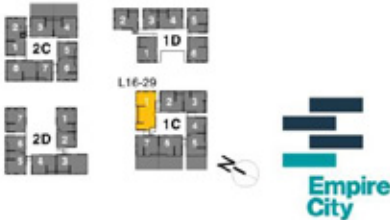
TYPICAL UNIT LAYOUTS

TOWER 1C

Tilia
Residences

Type
1C-3BL-1

Unit Area
154.33 sqm²
Carpet Area
140.65 sqm²



Plans are not to scale and are for reference only. While every care has been taken to ensure accuracy in the preparation of this information contained herein, no warranty whatsoever is given or implied in respect of the information contained herein. Information should only be relied upon for the limited use and purposes intended. All measurements including drawings, floorplans, photographs and all marketing policy which represent only and are not to be taken as representation of fact or law. The actual measurement is made before the unit is placed in the development or any part thereof. All measurements are subject to the relevant authorities.

Tilia
Residences

Type
1C-3BL-5

Unit Area
146.53 sqm²
Carpet Area
131.99 sqm²



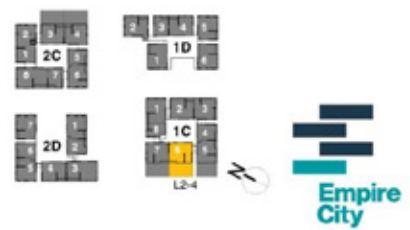
Plans are not to scale and are for reference only. While every care has been taken to ensure accuracy in the preparation of this information contained herein, no warranty whatsoever is given or implied in respect of the information contained herein. Information should only be relied upon for the limited use and purposes intended. All measurements including drawings, floorplans, photographs and all marketing policy which represent only and are not to be taken as representation of fact or law. The actual measurement is made before the unit is placed in the development or any part thereof. All measurements are subject to the relevant authorities.

TOWER 1C

Tilia
Residences

Type
1C-3BL-6

Unit Area
160.68 sqm²
Carpet Area
145.77 sqm²

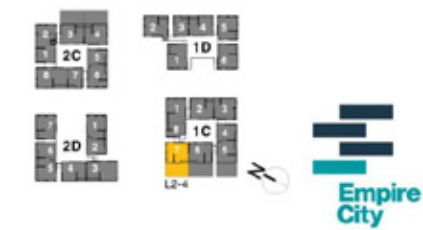


Plans are not to scale and are for reference only. While every care has been taken to ensure accuracy in the preparation of this information contained herein, no warranties whatsoever are given or implied. Representations are provided in respect of these. Interested parties should rely on the formal sale and purchase documents, which represent the actual arrangements. All measurements, photographs and drawings are for information only and are not to be taken as representations of fact or law. The actual construction may vary from the drawings and any part thereof. All measurements are subject to the relevant authorities.

Tilia
Residences

Type
1C-3BL-7

Unit Area
160.34 sqm²
Carpet Area
147.47 sqm²



Plans are not to scale and are for reference only. While every care has been taken to ensure accuracy in the preparation of this information contained herein, no warranties whatsoever are given or implied. Representations are provided in respect of these. Interested parties should rely on the formal sale and purchase documents, which represent the actual arrangements. All measurements, photographs and drawings are for information only and are not to be taken as representations of fact or law. The actual construction may vary from the drawings and any part thereof. All measurements are subject to the relevant authorities.

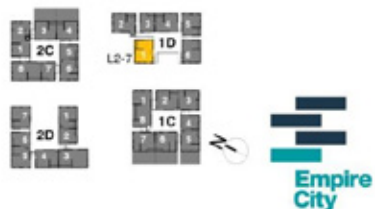
TOWER 1D

Tilia
Residences

Type
1D-2BR-1

Unit Area
98.94 sqm*

Carpet Area
88.68 sqm*

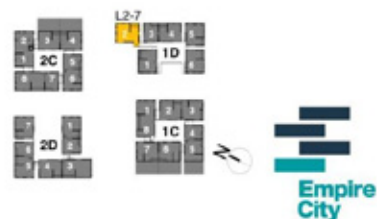
[illegible]

Tilia
Residences

Type
1 D-2BR-2

Unit Area
104.69 sqm*

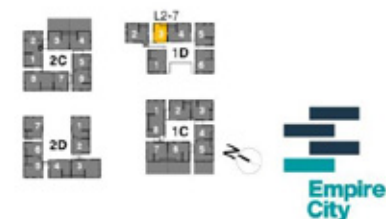
Carpet Area
92.70 sqm*

[illegible]

Tilia
Residences

Type
1D-1BR-3

Unit Area
62.50 sqm
Carpet Area
55.37 sqm

[illegible]

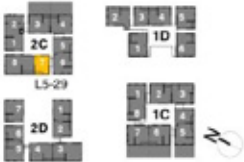
TOWER 2C

Tilia
Residences

Type
2C-1BR-7

Unit Area
63.79 sqm*

Carpet Area
56.09 sqm*



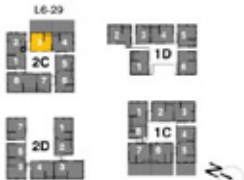
*Data are not to scale and are for reference only. All data are based on the latest available information at the time of preparation of this information. The information is provided for general information only and is not intended to be used as a basis for any decision. The information is provided for general information only and is not intended to be used as a basis for any decision. The information is provided for general information only and is not intended to be used as a basis for any decision.

Tilia
Residences

Type
2C-2BR-3

Unit Area
93.51 sqm*

Carpet Area
82.68 sqm*



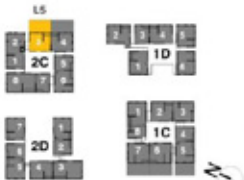
*Data are not to scale and are for reference only. All data are based on the latest available information at the time of preparation of this information. The information is provided for general information only and is not intended to be used as a basis for any decision. The information is provided for general information only and is not intended to be used as a basis for any decision. The information is provided for general information only and is not intended to be used as a basis for any decision.

Tilia
Residences

Type
2C-2BR-3

Unit Area
155.85 sqm*

Carpet Area
145.58 sqm*



*Data are not to scale and are for reference only. All data are based on the latest available information at the time of preparation of this information. The information is provided for general information only and is not intended to be used as a basis for any decision. The information is provided for general information only and is not intended to be used as a basis for any decision. The information is provided for general information only and is not intended to be used as a basis for any decision.

TOWER 2C

Tilia
Residences

Type
2C-3BS-8

Unit Area
127.03 sqm²
Carpet Area
116.02 sqm²

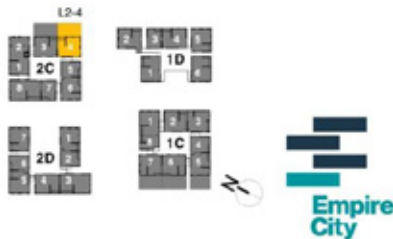


Plans are not to scale and are for reference only. While every care has been taken to ensure accuracy, the proprietor of the information contained herein, its authorized advertiser and/or agent representative is provided in respect of the information contained herein. Intended parties should rely on the formal sale and purchase documents, these representations including drawings, illustrations, photographs and all marketing copy, which represents any and all to be taken as representation of fact or view. The actual measurement is made in meters, the units, price or the development or any part thereof will be the approval or required by the relevant authorities.

Tilia
Residences

Type
2C-3BL-4

Unit Area
155.40 sqm²
Carpet Area
142.23 sqm²



Plans are not to scale and are for reference only. While every care has been taken to ensure accuracy, the proprietor of the information contained herein, its authorized advertiser and/or agent representative is provided in respect of the information contained herein. Intended parties should rely on the formal sale and purchase documents, these representations including drawings, illustrations, photographs and all marketing copy, which represents any and all to be taken as representation of fact or view. The actual measurement is made in meters, the units, price or the development or any part thereof will be the approval or required by the relevant authorities.



Tilia

Residences

V. ABOUT THE DEVELOPERS

Local understanding + International expertise



+20 YEARS



+50 YEARS



+10 YEARS



+15 YEARS



A Masterpiece
by

THE DREAM TEAM

- Over **50 years** of experience in Vietnam
- Over **50 years** of experience across the globe
- Commanding assets of over **US\$15 Billion**
- Success projects across Vietnam and around the world

SYNERGY

- Strong leaderships
- Over **100 years** of experience in real estate development
- Knowledge spill-over



Le Meridien, Ho Chi Minh City



Senturia Vuon Lai, Ho Chi Minh City

Tien Phuoc Company Limited is one of the most reputable real estate developers in Vietnam.

Founded in the early 90s, Tien Phuoc has been successfully developing numerous projects not only in Ho Chi Minh City: District 1, District 2, District 5, District 9, District 12 and Binh Chanh District but also in other regions in Vietnam.

Tien Phuoc's investment portfolio is well diversified across various types of property developments: residential, commercial, hospitality and healthcare. With more than 20 years of experience in the real estate industry, Tien Phuoc is committed to bringing the best values to all clients.



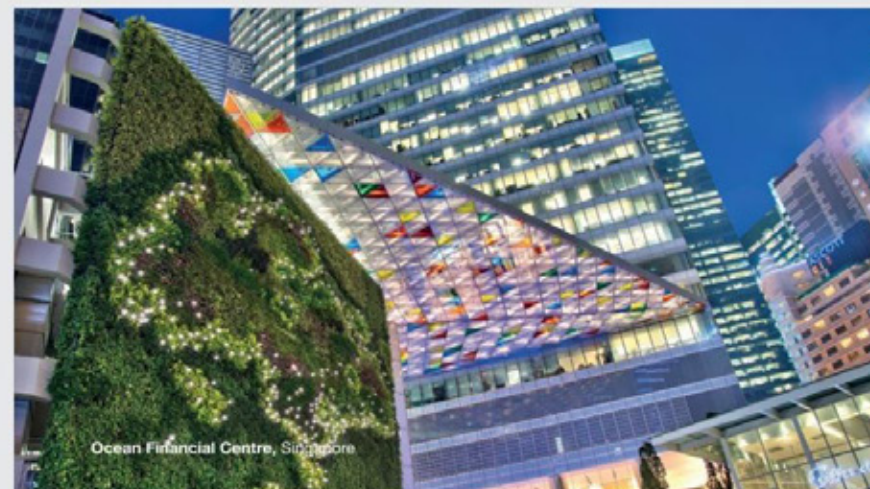
With a legacy of over a hundred years, Keppel Land has grown to become a premier developer in Asia.

Driven by the relentless desire to deliver the highest form of function, design and enjoyment, 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. As a pioneer and one of the largest real estate developers in Vietnam, we 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. All while we continue to create live-work-play environments of enduring value for the community.

At Keppel Land, the best experiences come from thoughtful innovations. We call this Thinking Unboxed.



Ocean Financial Centre, Singapore



Saigon Centre, Ho Chi Minh City



Gaw Capital Partners is a uniquely positioned private equity fund management company that focuses on global real estate markets.

Specializing in adding strategic value to under-utilized real estate through redesign and re-positioning, the company has seized the windows of opportunity presented in the current real estate markets to achieve significant results in property investments and development projects covering the entire spectrum of real estate sectors, including residential development, commercial offices, retail malls, serviced apartments, hotels, and logistics.

Since its inception in 2005, GCP has raised equity of USD\$ 6.3 billion and commands assets of USD\$ 12.7 billion under management as of the second quarter of 2016. Gaw Capital Partners currently manages four real estate

funds targeting the Greater China and Asia Pacific region. Additionally, the firm manages opportunistic funds in Vietnam and the US along with a hospitality fund targeting the Asia Pacific region. The Vietnam fund acquired four assets across the country in May 2015 including the 5 star hotel, DaNang Hyatt Regency Resort and Spa, the complex Indochina Plaza Hanoi, and two projects under development.

Established on 10 September 2001 during the nascent stage of Vietnam's real estate market, Tran Thai Ltd has capitalized on opportunities and built upon financial strength and internal resources to achieve solid results.

With 15 years in operation, the company is now positioning itself among the prominent real estate developers in Vietnam. Tran Thai's core businesses focus on real estate investment and development including hotels & resorts, tourism, rubber plantation & wood processing, furniture & eco-friendly construction materials manufacturing. Tran Thai continues to look for new opportunities for investment across Vietnam and the neighboring countries.



A woman with her hair in a bun, wearing a white sleeveless dress, stands on a wooden pier or balcony. She is looking out at the ocean during a sunset, with her hands resting on the railing. The scene is bathed in warm, golden light from the low sun.

**District One
has never looked
this good.**

Dwell

Disclaimer: Whilst every care has been taken to ensure accuracy in the preparation of the information contained herein, no warranties whatsoever are given or legal representative is provided in respect thereon. Interested parties should rely on the formal sale and purchase documents. Visual representations including drawings, illustrations, photographs and art renderings portray artistic impressions only and are not to be taken as representation of fact or law. The vendor reserves the right to modify features, the units, plans or the development or any part thereof as may be approved or required by the relevant authorities.