



TRAINING DOCUMENT

SOUTHGATE TOWER

LUXURY CONDOMINIUM

CATEGORY

SOUTHERN SAIGON STRUCTURE

SOUTHGATE TOWER PROJECT INFORMATION

CONDOMINIUM & LEVEL GROUND PLAN

BUSINESS PARTNERS

TRAINING DOCUMENT

SOUTHGATE TOWER

LUXURY CONDOMINIUM

SOUTHERN SAIGON STRUCTURE

TRAINING

SOUTHGATE TOWER

LUXURY CONDOMINIUM

CONNECTING TO DISTRICT 1 & DISTRICT 4 VIA:

Kenh Te bridge (Nguyen Huu Tho)
Tan Thuan bridge (Nguyen Tat Thanh)

CONNECTING TO DISTRICT 5 VIA:

Kenh Xang bridge (Duong Ba Trac)
Nguyen Van Cu bridge (Nguyen Van Cu)

PHU MY BRIDGE - CONNECTING DISTRICT 7 AND DISTRICT 2

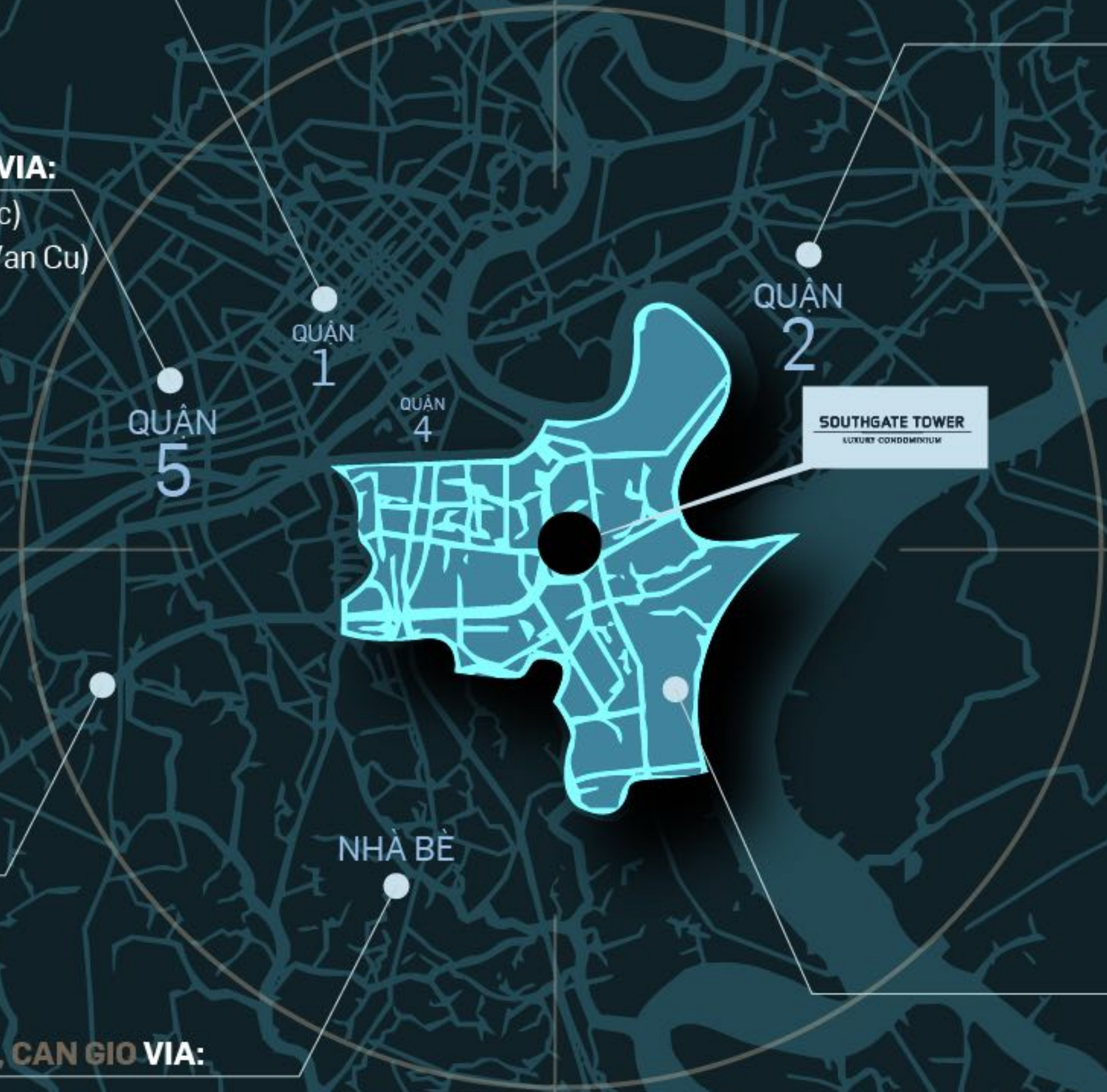
Connecting Thu Thiem - new downtown of HCMC

FAST TRANSPORTING TO WESTERN PROVINCES VIA:

Nguyen Van Linh - 1A route -
Trung Luong highway

CONNECTING TO NHA BE, CAN GIO VIA:

Phu Xuan bridge



HUYNH TAN PHAT, NGUYEN THI THAP, NGUYEN VAN LINH, NGUYEN HUU THO, NGUYEN LUONG BANG -

they are main roads which link the whole District 7 to other urban areas and motivate the development of Southern Saigon

SOUTHGATE TOWER

LUXURY CONDOMINIUM

Expanding the interchange
**Nguyen Van Linh -
Nguyen Huu Tho**

Expanding
Huynh Tan Phat st to 30m

Expanding
Le Van Luong st to 40m



Upgrading & Expanding
Nguyen Tat Thanh st

10.000 billions dongs
Antiflooding project

**Metro no.4 connecting D1, D3,
D4, D7, D12, Go Vap, Phu
Nhuan, Nha Be**

SOUTHGATE TOWER

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Bridges connecting Southern Saigon to other areas

- **Nguyen Khoai bridge from Him Lam residence to Ben Van don**
- **Rach Dia 1 bridge on Le Van Luong st**
- **Thu Thiem 4 bridge from Thu Thiem to D7**
- **Thu Thiem 3 bridge from Thu Thiem to D4**
- **Phuoc Khanh bridge from Southern Saigon to Nhon Trach (Dong Nai province)**
- **Binh Khanh bridge from Nha Be to Can Gio**



SOUTHGATE TOWER PROJECT INFORMATION

TRAINING

OVERALL

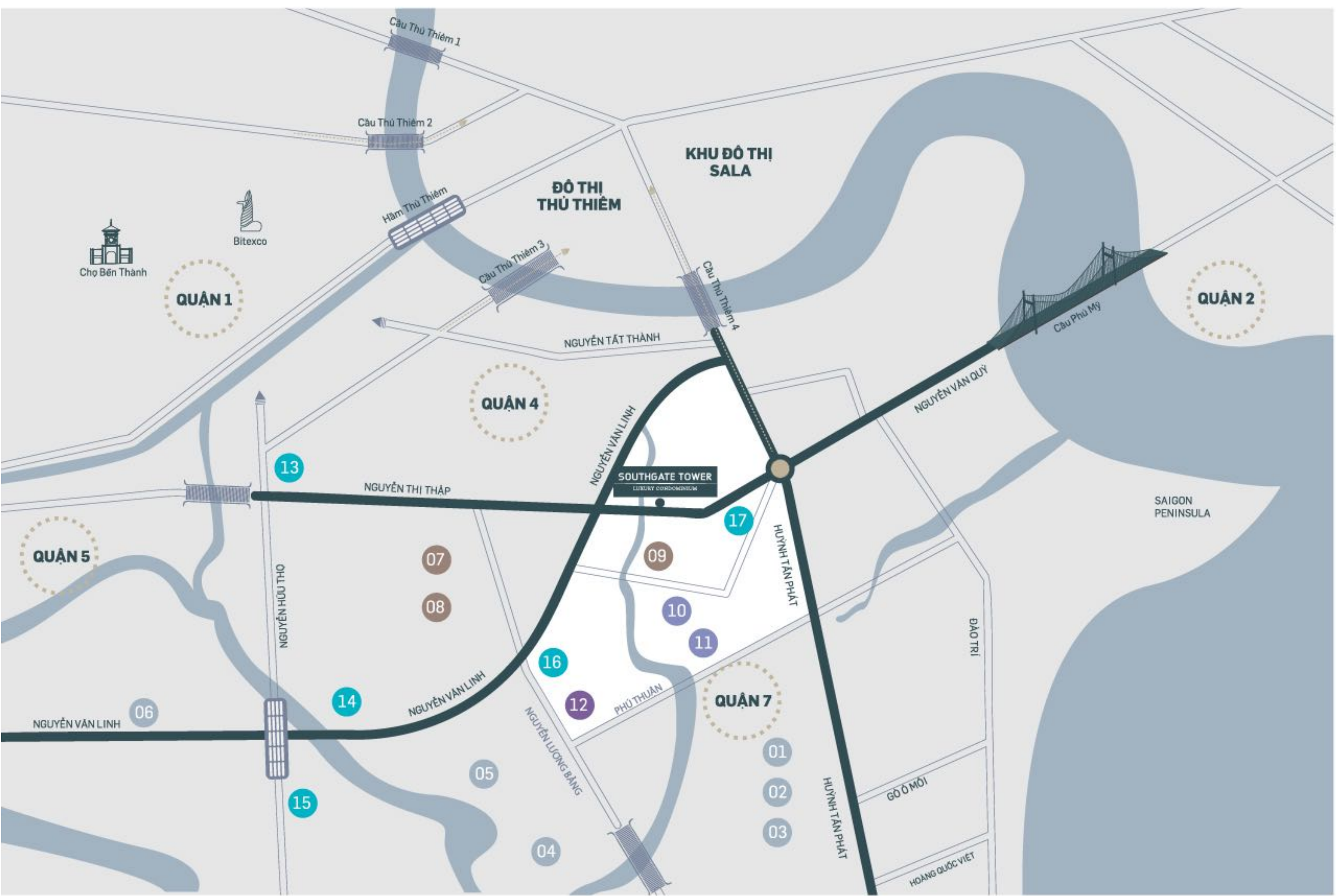
BRAND POSITIONING

UTILITIES

RESIDENT EXPERIENCES

SOUTHGATE TOWER

LUXURY CONDOMINIUM



- 1 JAPAN SCHOOL
- 2 TAIPEI SCHOOL
- 3 KOREAN SCHOOL
- 4 CANADIAN INTERNATIONAL SCHOOL
- 5 SOUTHERN SAIGON SCHOOL
- 6 RMIT
- 7 TAM DUC HOSPITAL
- 8 FV HOSPITAL
- 9 D7 HOSPITAL
- 10 ADMINISTRATIVE QUARTER OF D7
- 11 INTERNATIONAL FINANCIAL CENTRE
- 12 SECC
- 13 LOTTE MART
- 14 SC VIVO CITY
- 15 COOPMART
- 16 CRESENT MALL
- 17 BIG C

SOUTHGATE TOWER
LUXURY CONDOMINIUM



SC Vivo city
5 mins



The Crescent Mall
2 mins



RMIT
7 mins



big C
1 mins



Parkson Paragon
2 mins

LOTTE MART
3 mins



PERFECT CONNECTION TO ZONAL UTILITIES

☑ Southgate Tower makes full use of zonal utilities around and easily links to malls, schools, international hospitals,...



Tam Duc Hospital
3 mins



Ton Duc Thang university
5 mins

Starlight Bridge
3 mins



FV hospital
3 mins

SOUTHGATE TOWER

LUXURY CONDOMINIUM



ADDRESS

Nguyen Thi Thap st, Binh Thuan ward, D7, HCMC

CONSTRUCTION DENSITY

Construction density: 50%
Condo density: 40%

LAND ACREAGE

4.323,6 m2

PLANT & TRAFFIC DENSITY

50%

PROJECT SCALE

2 Blocks
29 levels
2 levels of basement + mezzanine
SG1: 4 elevators + 3 emergency escapes
SG2: 3 elevators + 2 emergency escapes
Commercial Service level + Officetel:
level 1-8: 9 elevators + 5 emergency escapes

PENTHOUSE
LEVEL 28TH - 29TH

CONDOMINIUM
LEVEL 09TH - 27TH

FACILITIES
LEVEL 09TH

OFFICETEL
LEVEL 02TH - 08TH

COMMERCIAL
SERVICE LEVEL
LEVEL 01TH

BASEMENT +
MEZZANINE

SOUTHGATE TOWER
LUXURY CONDOMINIUM



Palais (Pa-Lê)

CLASSIC

HERITAGE

HISTORIC

ARTISTIC

Be inspired by Art Museum
Petit Palais (Paris) which
displays classic works of art
from 19th century



Rivoli

MODERN

FASHIONABLE

GLAMOROUS

TRENDY

Be inspired by one of the
most famous fashion
streets in Paris

SOUTHGATE TOWER

LUXURY CONDOMINIUM



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SLOGAN

Trải nghiệm không gian sống Châu Âu tại Southgate Tower
Journey is living. Living belongs to European Heritage. Uniquely at Southgate Tower

SOUTHGATE TOWER
LUXURY CONDOMINIUM

LIVING ENVIRONMENTS

Architecture
Nature
Location

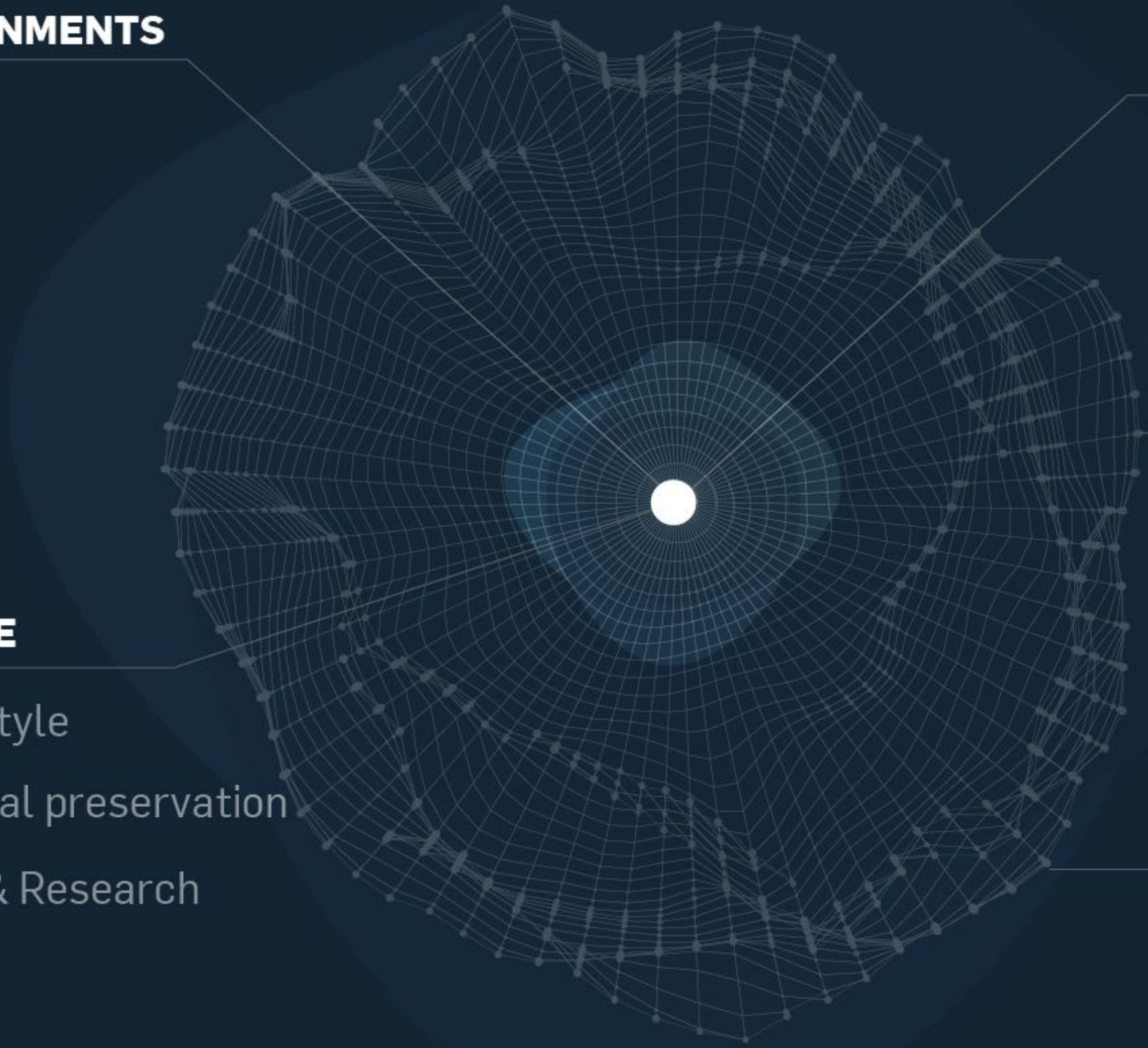
COMMUNITY

Intelligent community
Integrated living

LIVING STYLE

Healthy lifestyle
Environmental preservation
Knowledge & Research
Energy

Brand Positioning
Project is developed by the expected balance between privacy & comfort, highly featuring the construction quality - optimal designs & living environments; living style & privilege of its residents

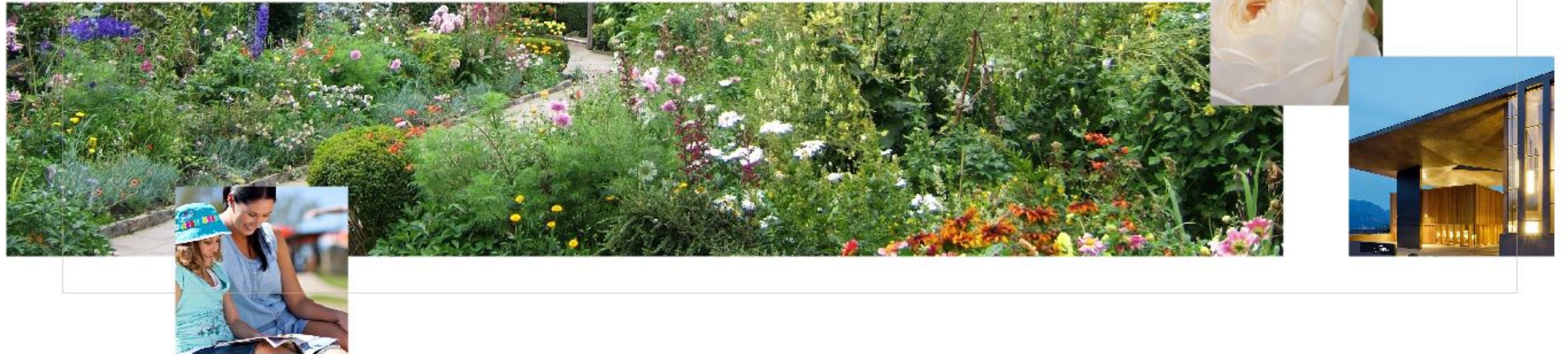


LIVING ENVIRONMENTS

Architecture Facade outline of architecture is Modern European
Balcony from apartments bring the enjoyment of external space but ensure the privacy
Airy design focuses on improvement of light and wind

Nature Reasonable combination between modern utilities and nature elements by large green coverage
Reconciliation between wind and natural light
River view is airy and cool

Location Near to Phu My Hung: full of international utilities
Other areas: connecting to other central districts, schools, international hospitals, new urban city - Thu Thiem



LIVING STYLE

Healthy lifestyle

Heading and highly featuring safe and healthy lifestyle, caring about community's health: Focusing on green plants with 4 main gardens & walking park which are equipped with physical fundamentals - securing the privacy and preventing outside urban pollutions

Knowledge & Research

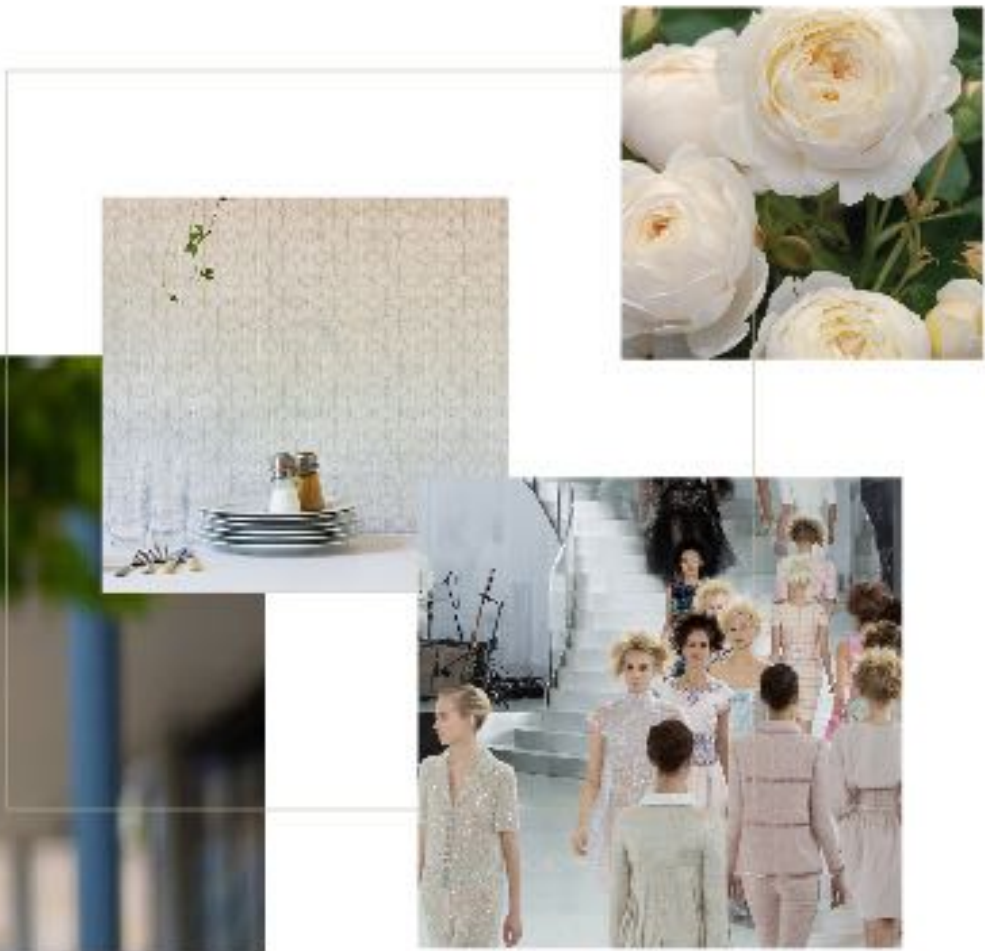
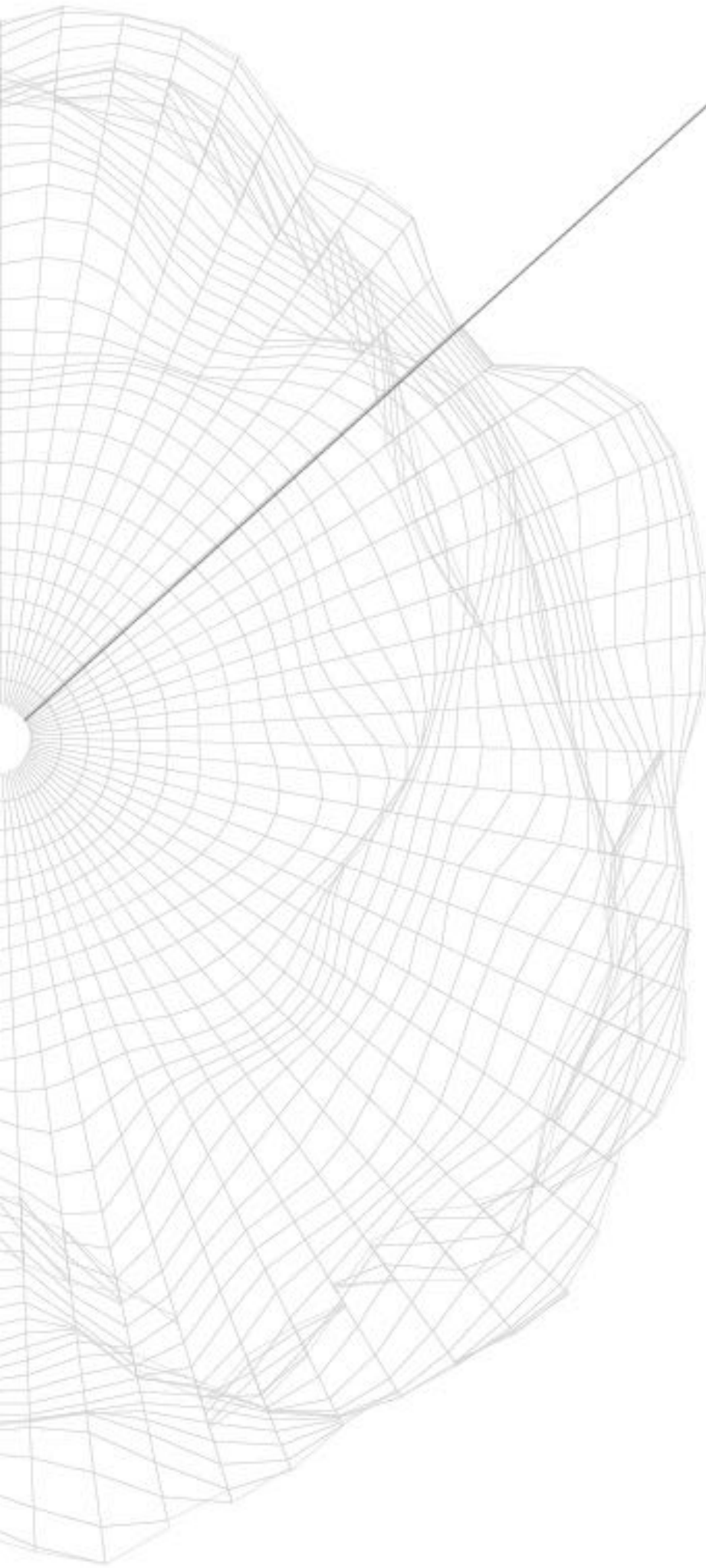
Knowledge is the most critical element when developing the project Complete development with library, art showroom and high-class amusement room

Energy

Positive energy is to keep working and studying spirit affluent

Environmental preservation

Applying the intelligent and advanced garbage distributing system Every resident will be supported and trained about basic and convenient garbage classifying All because of a civilized community with advanced awareness of living environment



SOUTHGATE TOWER

LUXURY CONDOMINIUM

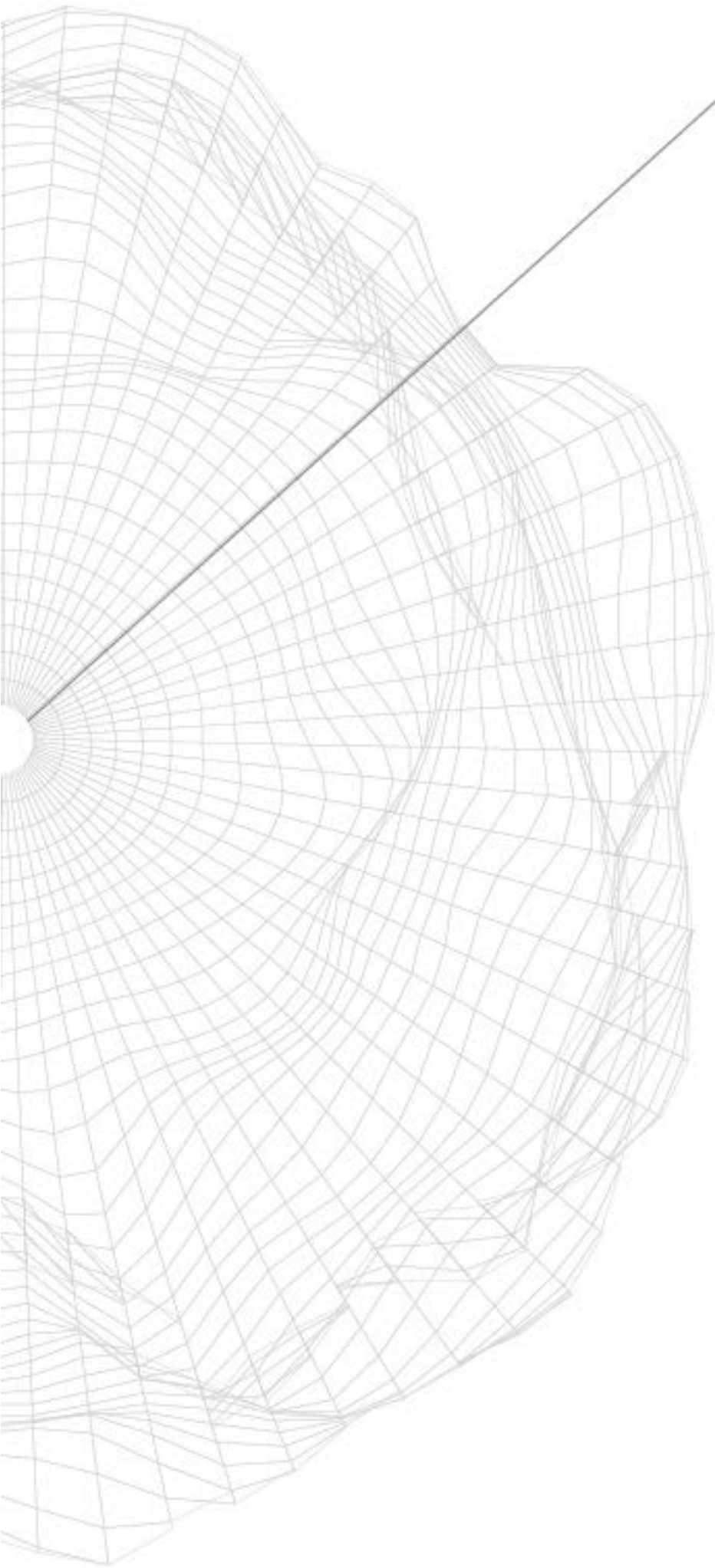
COMMUNITY

Intelligent community

building newly European lifestyle, perceiving the culture and integrated style in multinational environment

Integrated living

opportunities to approach the European lifestyle and cultures





- | | | | | | | | | | | | |
|----|--------------------------------------|----|--|----|--|----|---------------------------------|----|------------------------------------|----|--------------------------------|
| 01 | Fountain
Fontaine | 05 | Conference Room
Salle de Conférence | 09 | Trampoline Zone
Zone Trampoline | 13 | Emperor Garden
Jardin Du Roi | 17 | Flowergarden
Petit Champs | 21 | Parkway
Le Parc |
| 02 | Drop off
Hall d'entrée | 06 | Salon
Salon | 10 | Development Zone for
Children's Mentality
École d' Esprit
Library | 14 | Terrace Cafe
Café Terrasse | 18 | Royal Orchard
Le Verger Royal | 22 | Ivy Garden
Jardin De Lierre |
| 03 | Reception Hall
Salle de reception | 07 | Co-working Space
Co-working Espace | 11 | La Réserve | 15 | Gym
Gym | 19 | Queen Garden
Jardin De La Reine | | |
| 04 | Bank
Banque | 08 | Community Room
Salle Communautaire | 12 | The Street of Art
Le Chemin Des Arts | 16 | Minimart
Superette | 20 | BBQ Zone
Zone Barbecue | | |

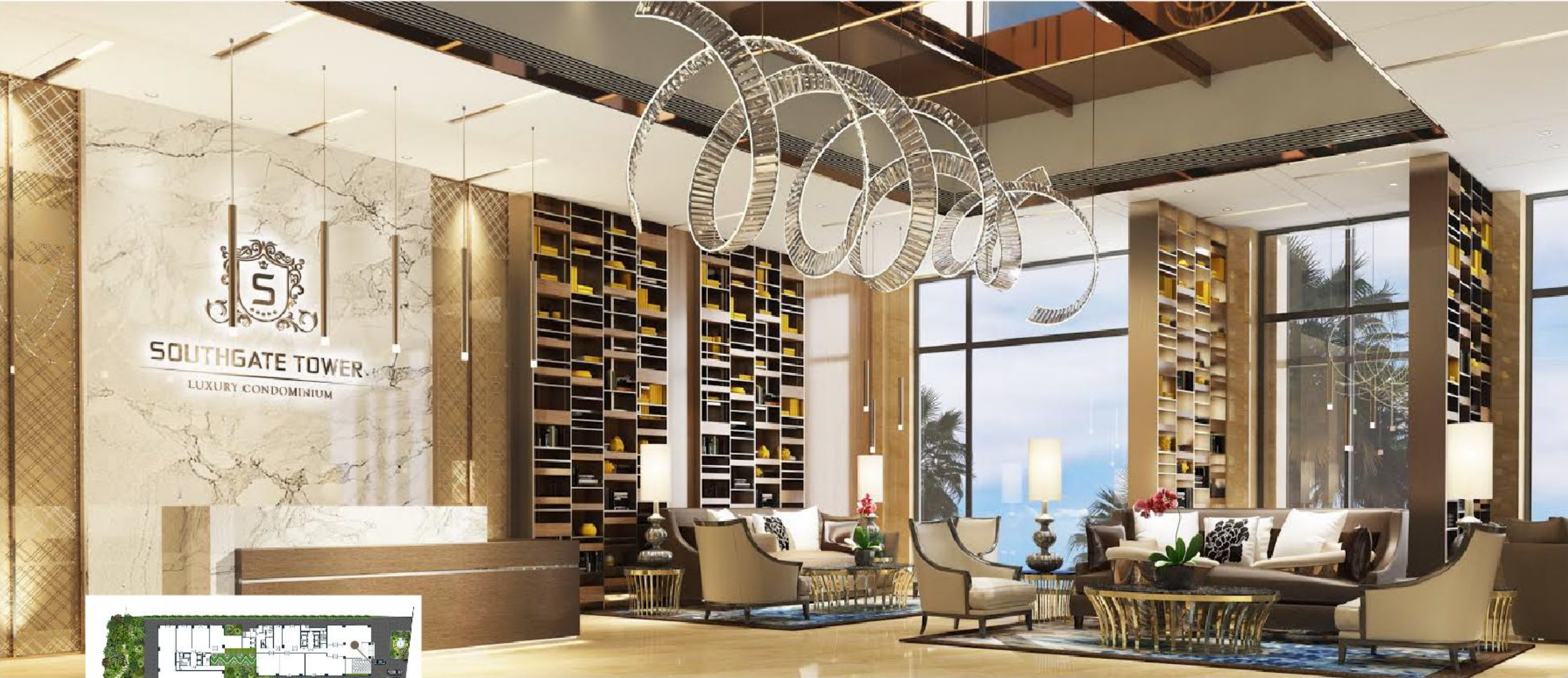
SOUTHGATE TOWER

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DROP OFF
Fontaine

SOUTHGATE TOWER
LUXURY CONDOMINIUM




SOUTHGATE TOWER
 LUXURY CONDOMINIUM



RECEPTION HALL

SOUTHGATE TOWER
 LUXURY CONDOMINIUM

is the highlight of project to display works of art with various seasonal themes

STREET OF ART



STREET OF ART
Le Chemin Des Arts

SOUTHGATE TOWER
LUXURY CONDOMINIUM



is inspired by Roman architectural art, using sculptures to emphasize the garden. With total area about 250m², it is completely suited for walking or reading

EMPEROR GARDEN



EMPEROR GARDEN
Jardin Du Roi

SOUTHGATE TOWER

LUXURY CONDOMINIUM

Queen Garden has the unique European flower: rose
Which is preferred an exclusive space for growing
Queen Garden exudes pure and charming beauty as
its name



QUEEN GARDEN
Jadin De La Reine

SOUTHGATE TOWER
LUXURY CONDOMINIUM



ROYAL FRUIT GARDEN

has various valuable fruit plants such as grape, pomegranate,... and is taken good care by the investor



ROYAL FRUIT GARDEN
Le Verger Royal

SOUTHGATE TOWER
LUXURY CONDOMINIUM



has a lot of green space including trees and flowers
which makes an open space for residence

WALKING PARK



WALKING PARK

SOUTHGATE TOWER

LUXURY CONDOMINIUM



is in European style. It has open air, youthful and romantic atmosphere which is suitable for reunion or business meetings

CAFE TERRASSE



CAFE TERRASSE
Cafe Terrasse

SOUTHGATE TOWER

LUXURY CONDOMINIUM



TRAMPOLINE ZONE
 is a jumping game on the trampolines for kids.
 It helps children increase strength and flexibility.



TRAMPOLINE ZONE
 Zone Trampoline

SOUTHGATE TOWER
 LUXURY CONDOMINIUM



GROWING MENTALITY ZONE
 is the place where kids will play with other kids,
 paint, solve quizz



GROWING MENTALITY ZONE
 École d'Esprit

SOUTHGATE TOWER
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LIBRARY
La Réserve

SOUTHGATE TOWER
LUXURY CONDOMINIUM



is developed for business start-ups, meetings with modern devices, open working space.

CO-WORKING SPACE



CO-WORKING SPACE
Co - working Espace

SOUTHGATE TOWER
LUXURY CONDOMINIUM



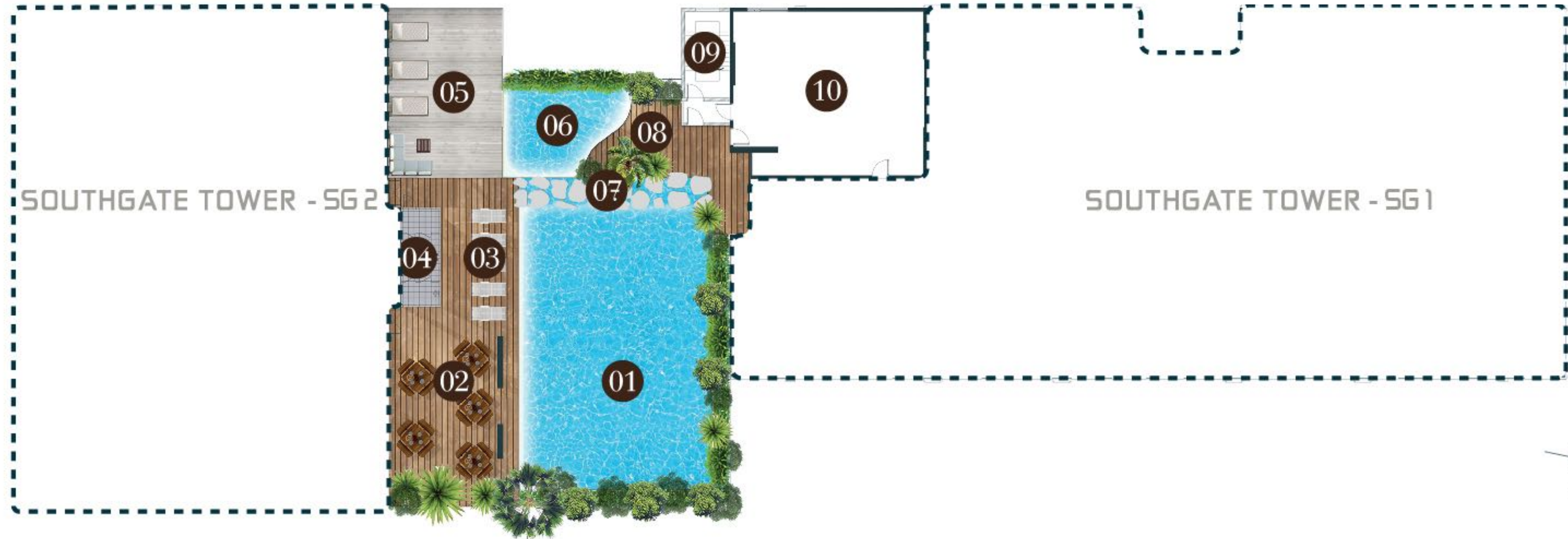
HIGH-CLASS CONFERENCE
 room is equipped with modern electric devices
 like projector, high speed internet, high-end
 sound system for meetings



HIGH-CLASS CONFERENCE
 Salle de Conférence

SOUTHGATE TOWER

LUXURY CONDOMINIUM



- 01 Royal Pool
Piscine Royale
- 02 Sky Lounge
Sky Lounge
- 03 Relaxation Pool Deck
Terrasse De Piscine
- 04 Changing Room
Vestiaire Homme/Femme
- 05 European Spa
Spa De Coin Relaxion
- 06 Kid Pool
Piscine Pour Enfant
- 07 Foot Massage Alley
Massage Des Pieds
- 08 Parkway
Trottoir
- 09 Escape Stair
- 10 Shelter



ROYAL POOL
Piscine Royale

SOUTHGATE TOWER
LUXURY CONDOMINIUM



SKY LOUNGE
 has luxurious pool and Tan river views. It is the best place for chilling after a hard working day.



SKY LOUNGE
 Sky Lounge

SOUTHGATE TOWER
 LUXURY CONDOMINIUM

IMPRESSIVE EUROPEAN STRUCTURE

Be inspired by Paris - the prosperous capital of France - The City of Light - fashion and art mosque of Western Europe for centuries,... Southgate Tower is the blend between the artistic antique and contemporary aspect to establish a living masterpiece.

The picture of life will display the best of Western art for future residents who will immerse in crowded, convenient and modern lifestyle but also very uniquely romantic and ancient in France.



SOUTHGATE TOWER
LUXURY CONDOMINIUM



ELITE BUSINESS COMMUNITY

A dynamic, energetic and creative business community will gather at Southgate Tower. A modern living standard will connect the community, create partnership opportunities and share the prosperity. An integrated life heading towards the future for every property owner of Southgate Tower.

SOUTHGATE TOWER

LUXURY CONDOMINIUM

INTERIOR CLASSY UTILITIES

With the desire to create the most convenient way of life for the residents, we put ourselves in the place of our customers to bring the luxurious furniture condominiums - with modern and elegant designs:

- Basicly Finished Furniture
- Hafele Door & Lock
- Toughened glass window & rail
- Security Camera & Videocall System

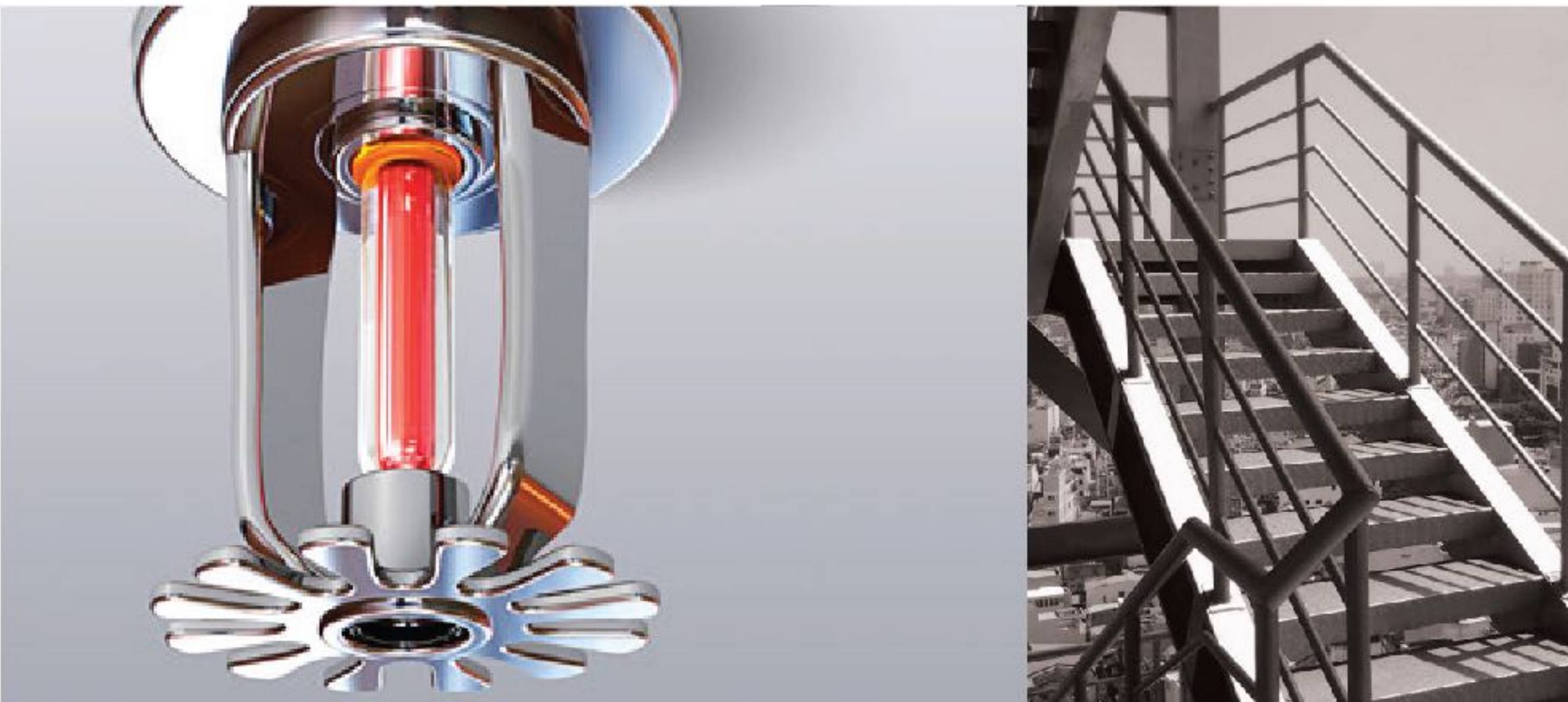


SOUTHGATE TOWER

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SUPERIOR FIRE PROTECTION APPLIED SYSTEM

- Shelter at level 9
- 2 escape stairs outdoor
- 3 escape stairs indoor



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CONDOMINIUM & LEVEL GROUND PLAN

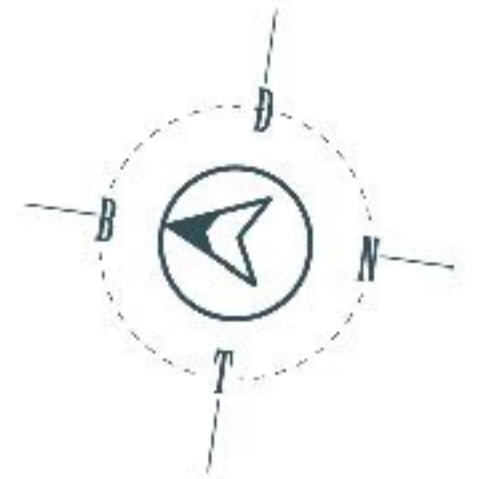
TRAINING

SOUTHGATE TOWER

LUXURY CONDOMINIUM



- TYPE 01
- TYPE 02
- TYPE 03
- TYPE 04
- TYPE 05
- TYPE 06
- TYPE 07
- TYPE 08
- TYPE 09
- TYPE 10
- TYPE 11



SOUTHGATE TOWER

LUXURY CONDOMINIUM



TIM TƯỜNG

GFA

từ 34.13 m²

38.31 m²

THÔNG THUYẾT

NSA

từ 31.09 m²

33.95 m²

Unit No.

Gross Floor Area (GFA)

Net Sellable Area (NSA)

01-02-03-04

42-43-44-45

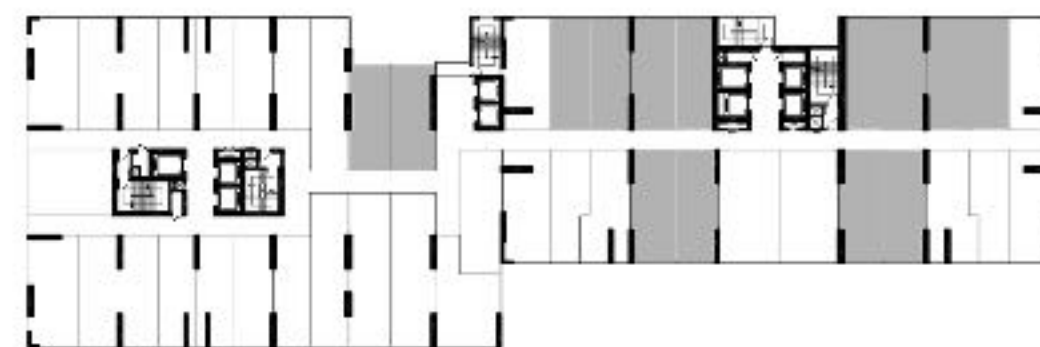
09-10-13-14

39-40

OFFICE TEL

NUMBER

KEY PLAN



SOUTHGATE TOWER

LUXURY CONDOMINIUM



TỈM TƯỜNG
GFA

từ 40.80 m²
44.06 m²

THÔNG THUYẾT
NSA

từ 35.75 m²
38.45 m²

Unit No.

Gross Floor Area (GFA)

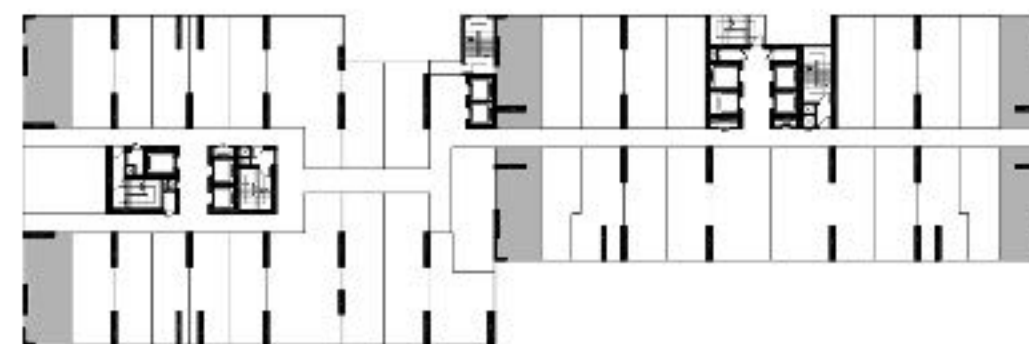
Net Sellable Area (NSA)

05-06-17-29

31-41

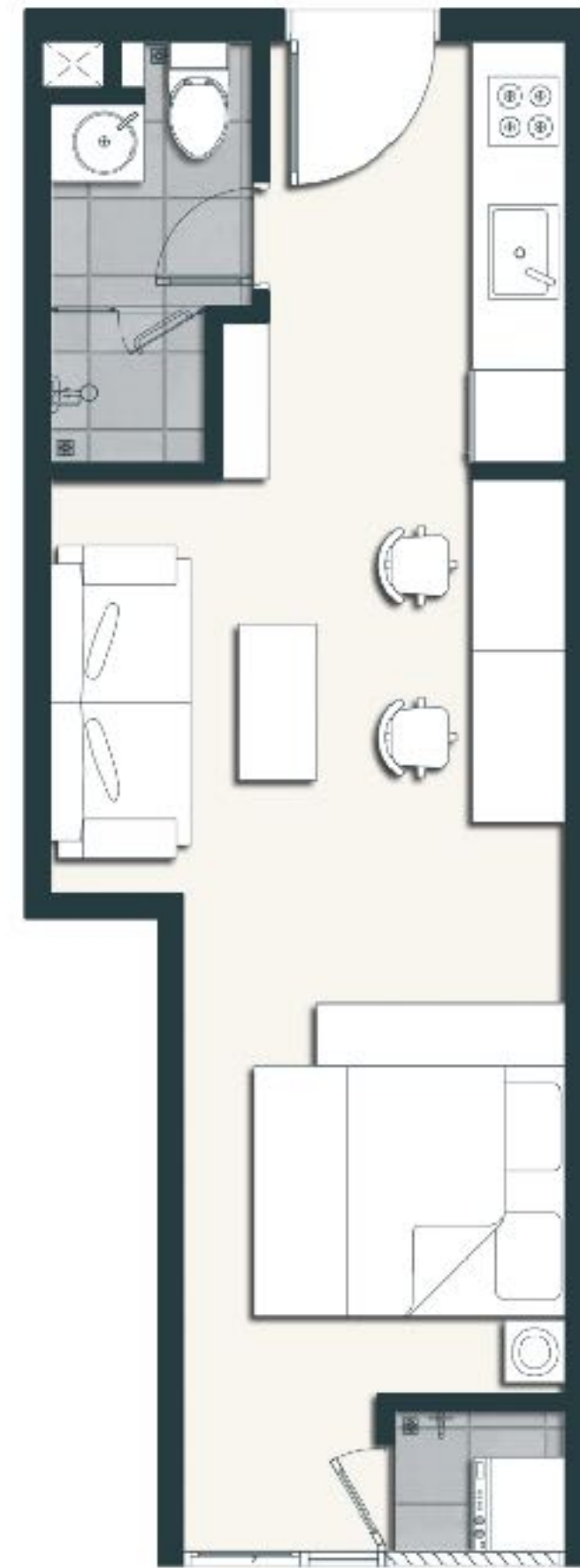
OFFICE TEL
NUMBER

KEY PLAN



SOUTHGATE TOWER

LUXURY CONDOMINIUM



TIM TƯỜNG
GFA
31.26 m²

THÔNG THUYẾT
NSA
28.10 m²

Unit No.

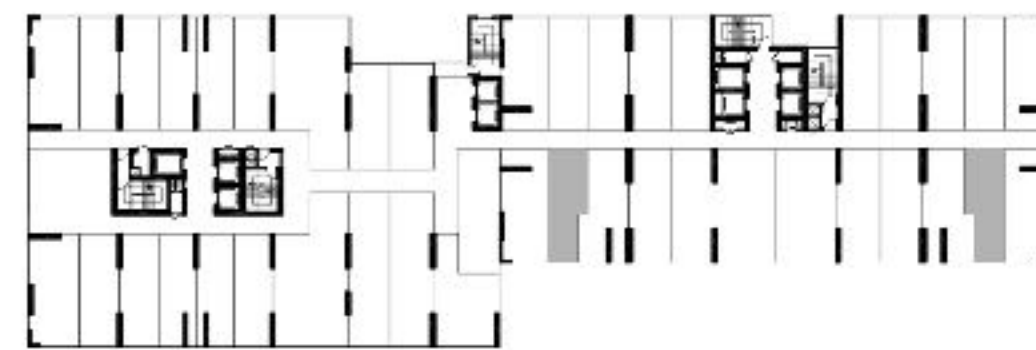
Gross Floor Area (GFA)

Net Sellable Area (NSA)

07-16

OFFICE TEL
NUMBER

KEY PLAN



SOUTHGATE TOWER

LUXURY CONDOMINIUM



TIM TƯỜNG
GFA
40.39 m²

THÔNG THUYẾT
NSA
35.27 m²

Unit No.

Gross Floor Area (GFA)
Net Sellable Area (NSA)

08-15
OFFICE TEL
NUMBER

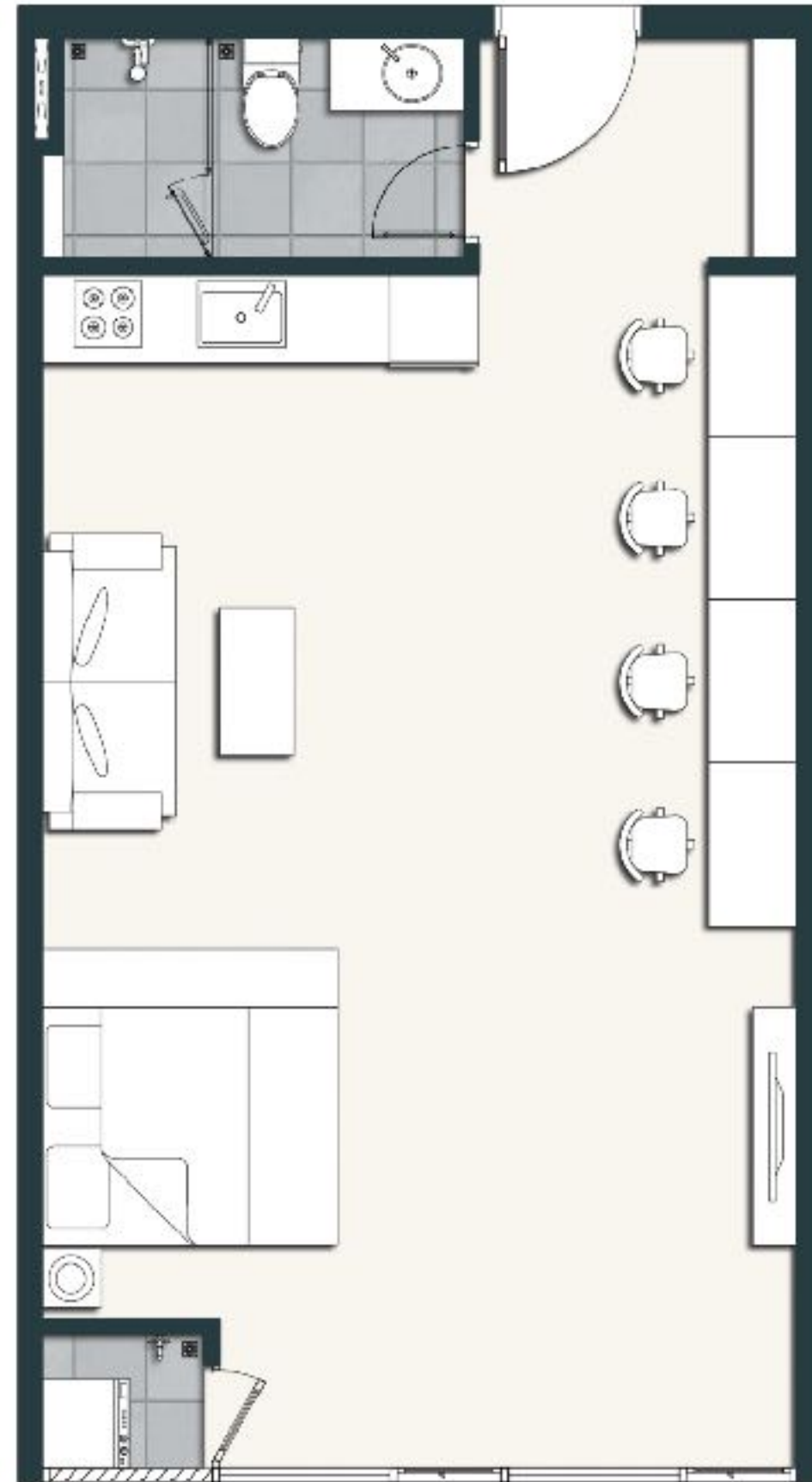
KEY PLAN



SOUTHGATE TOWER

LUXURY CONDOMINIUM





TỔNG DIỆN
GFA
52.74 m²

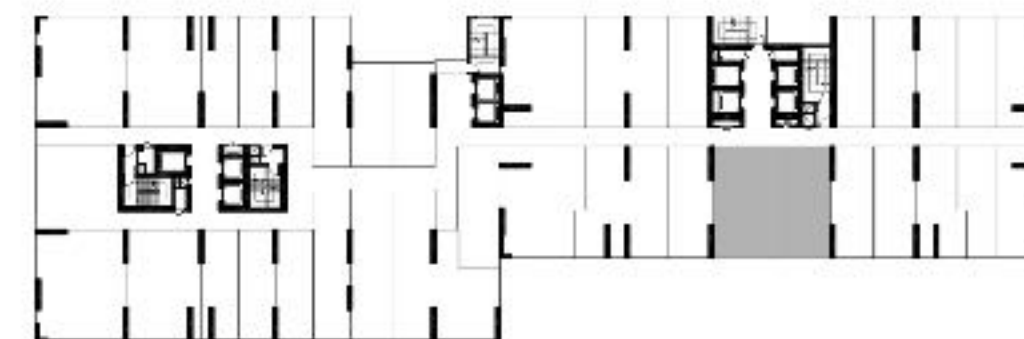
11-12
OFFICE TEL
NUMBER

DIỆN TÍCH
NSA
49.10 m²

Unit No.

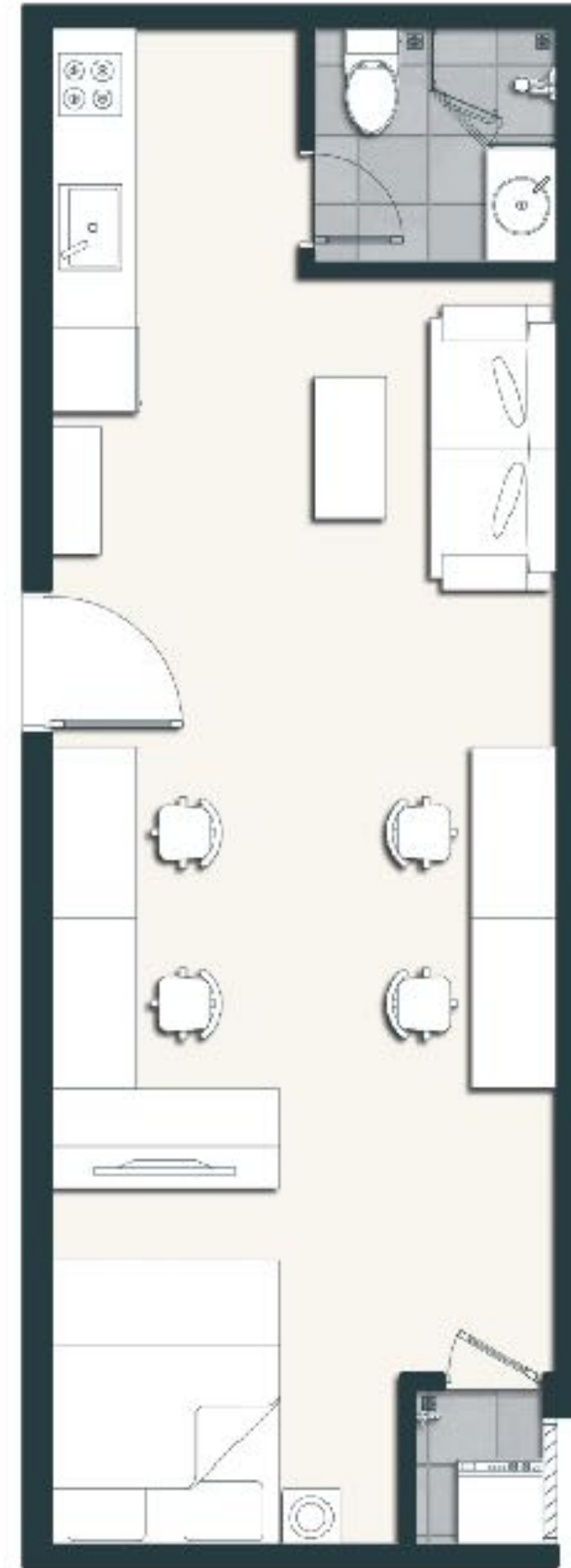
Gross Floor Area (GFA)
Net Sellable Area (NSA)

KEY PLAN



SOUTHGATE TOWER

LUXURY CONDOMINIUM



TIM TƯỜNG
GFA
41.71 m²

18
OFFICE TEL
NUMBER

THÔNG THUYẾT
NSA
37.69 m²

Unit No.

Gross Floor Area (GFA)
Net Sellable Area (NSA)

KEY PLAN





TÍNH TƯỜNG
GFA
44.65 m²

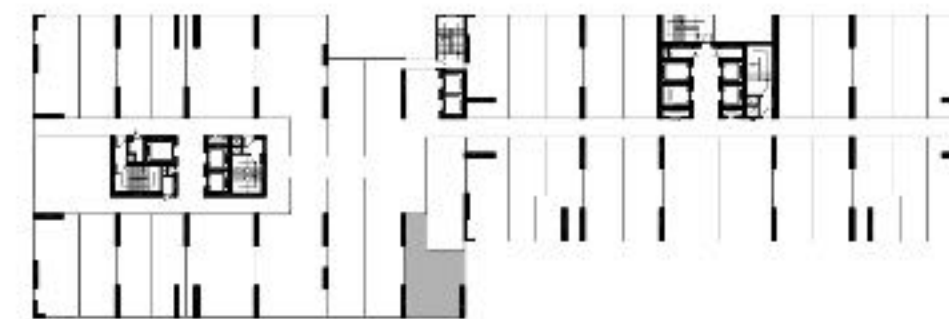
19
OFFICE TEL
NUMBER

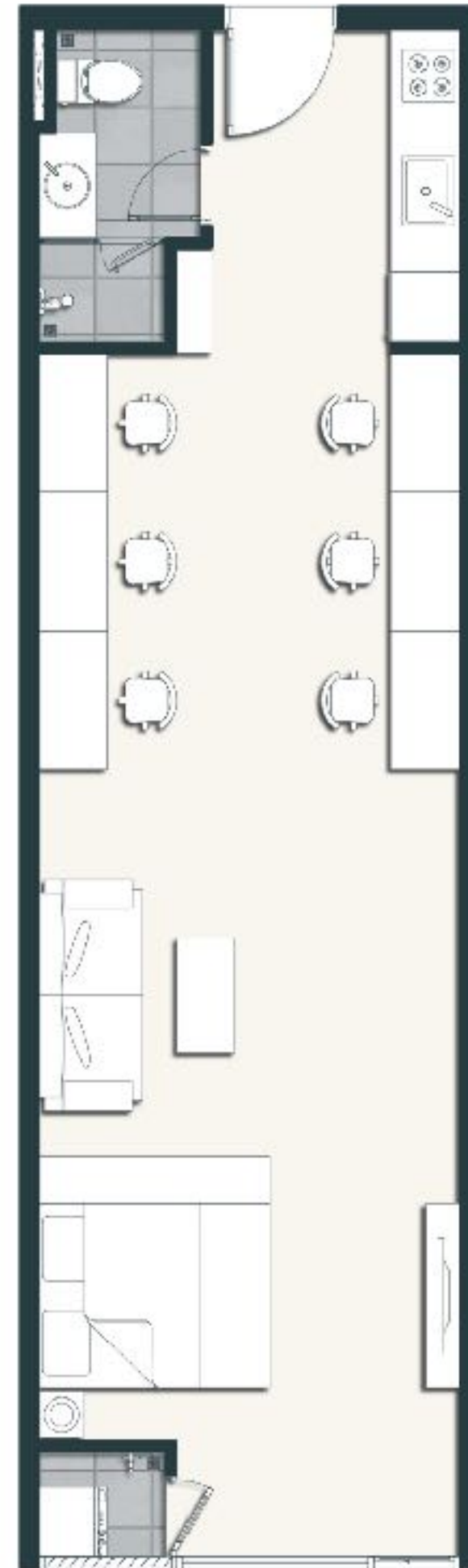
THÔNG THUYẾT
NSA
40.73 m²

Unit No.

Gross Floor Area (GFA)
Net Sellable Area (NSA)

KEY PLAN





TIM TƯỜNG

GFA

45.59 m²

52.34 m²

THÔNG THUYẾT

NSA

40.28 m²

46.87 m²

Unit No.

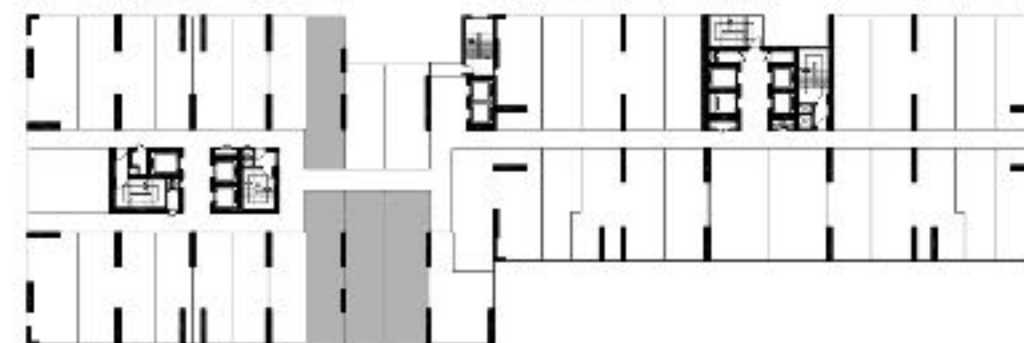
Gross Floor Area (GFA)

Net Sellable Area (NSA)

20-21-22-38

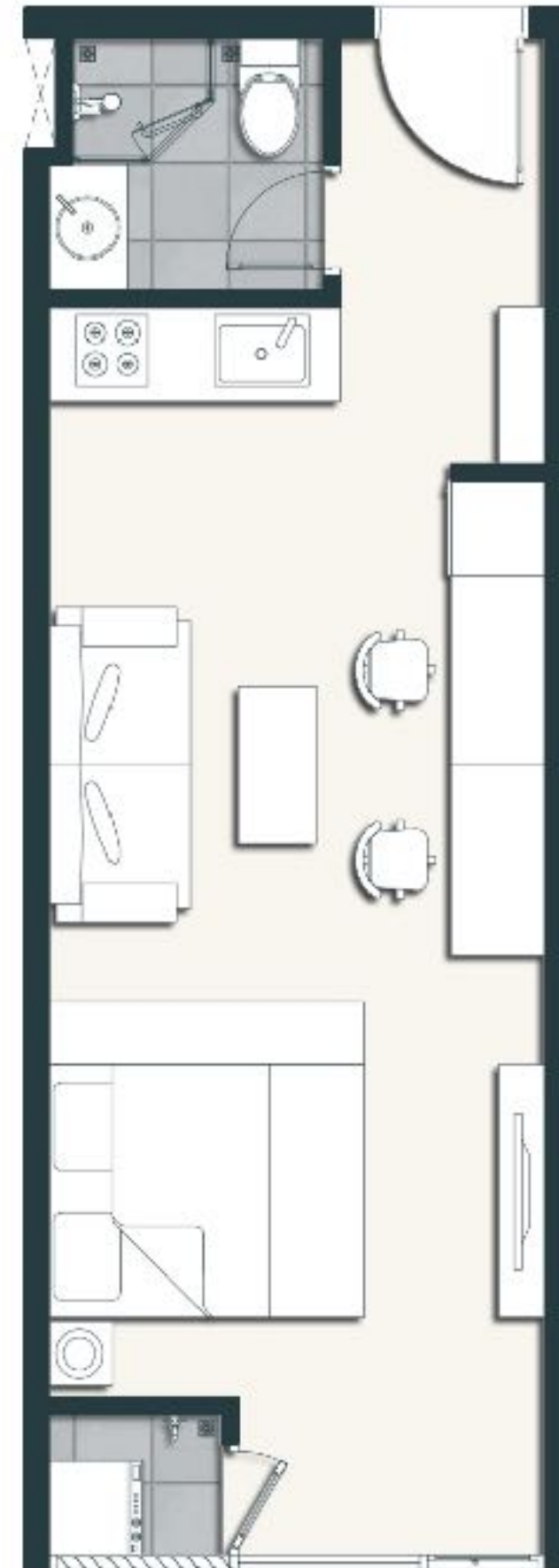
OFFICE TEL
NUMBER

KEY PLAN



SOUTHGATE TOWER

LUXURY CONDOMINIUM



TIM TƯỜNG
GFA

từ 33.17 m²

35.15 m²

THÔNG TIUYỂN
NSA

từ 29.55 m²

31.35 m²

Unit No.

Gross Floor Area (GFA)

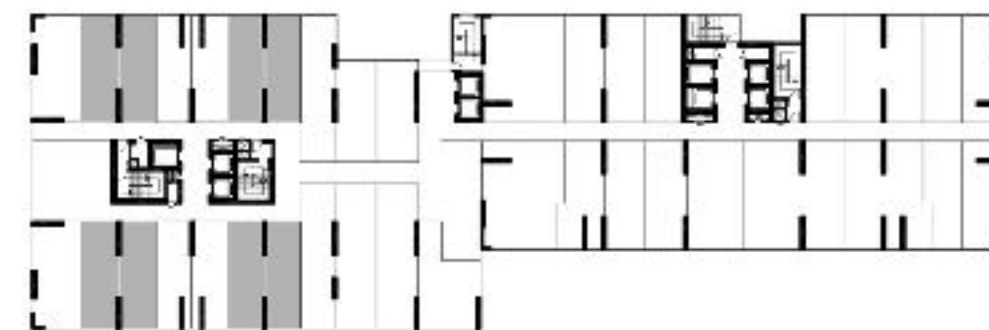
Net Sellable Area (NSA)

23-24-27-28

32-33-36-37

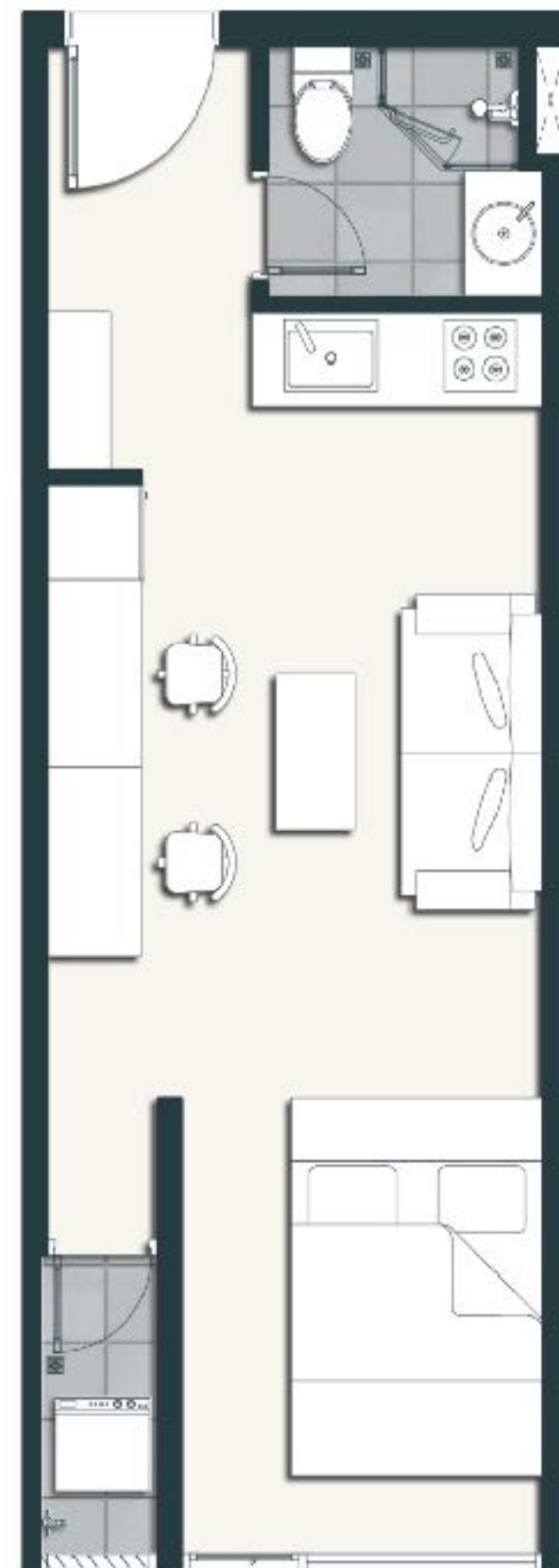
OFFICE TEL
NUMBER

KEY PLAN



SOUTHGATE TOWER

LUXURY CONDOMINIUM



TIM TƯỜNG
GFA
33.17 m²

THÔNG THUYẾT
NSA
29.07 m²

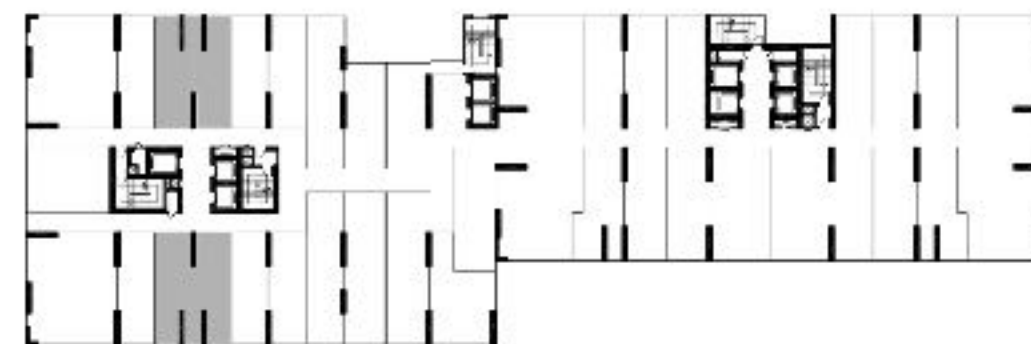
Unit No.

Gross Floor Area (GFA)

Net Sellable Area (NSA)

25-26-34-35
OFFICE TEL
NUMBER

KEY PLAN



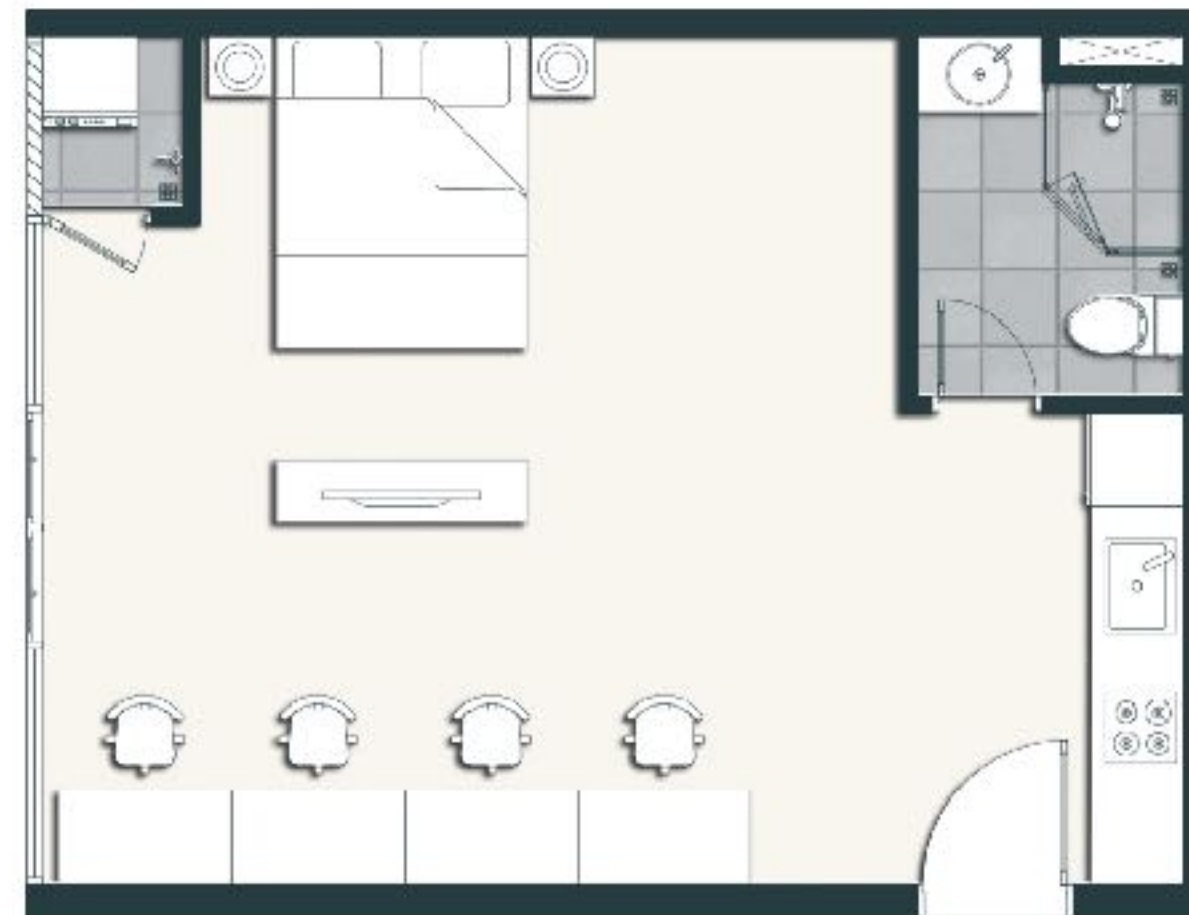
TỔNG DIỆN
GFA
43.79 m²

DIỆN TÍNH
NSA
38.88 m²

Unit No.

Gross Floor Area (GFA)
Net Sellable Area (NSA)

30
OFFICE TEL
NUMBER



KEY PLAN



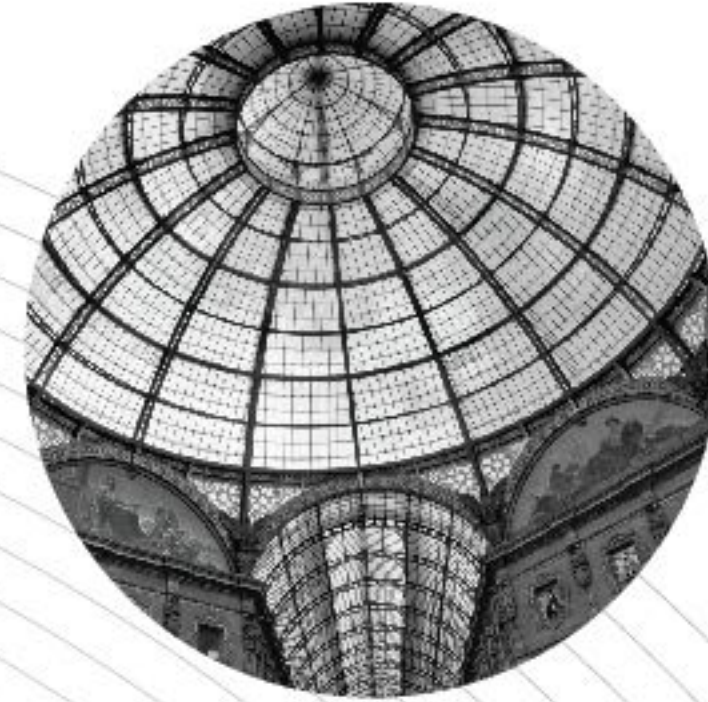
SOUTHGATE TOWER

LUXURY CONDOMINIUM





**CONNECTING TO
LOCAL UTILITIES**



**IMPRESSIVE
EUROPEAN DESIGN**



**GOLD LOCATION -
CONNECTING DOWNTOWN**

6

OUTSTANDING ELEMENTS



**CLASSY
INTERIOR UTILITIES**



**OPTIMAL
INDOOR UTILITIES**



**EXCELLENT
BUSINESS COMMUNITY**

SOUTHGATE TOWER

LUXURY CONDOMINIUM

BUSINESS PARTNER

SOUTHGATE TOWER

LUXURY CONDOMINIUM

DEVELOPER



CONSTRUCTION CONTRACTOR



DESIGN CONSULTANCY



DESIGN IDEA & INTERIOR CONSULTANCY



AUTHORIZED DEALER



SOUTHGATE TOWER

LUXURY CONDOMINIUM

THANK YOU

SOUTHGATE TOWER

LUXURY CONDOMINIUM