



PALM RIVER

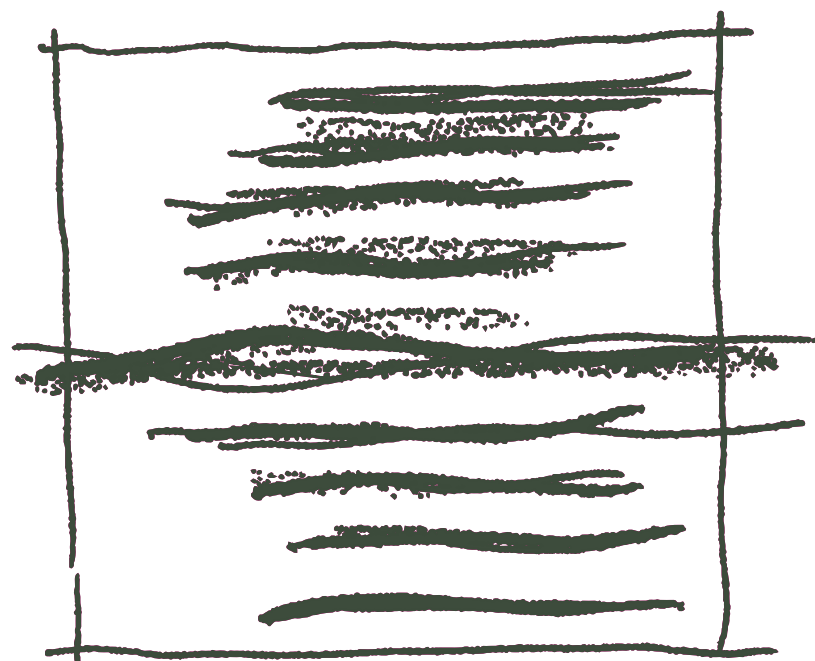
URBAN RETREAT
IN THE CITY



PALM RIVER







Foreword

Like a mighty river, life is a constant flow,
shaped by countless currents.

At Palm River, four defining currents come together to
create a richer way of living: nature, connection, vitality,
and inspiration.

Rooted in the simple truth that life's greatest luxuries are
found in harmony with nature, every space is thoughtfully
designed to let life flow freely towards greater well-being,
deeper connections, and everyday fulfillment.





Way to
Tan Son Nhat
Airport

Ben Thanh
Station

Thanh My Tay
Ward

Saigon
Ward



NOTRE DAME
CATHEDRAL



BEN THANH MARKET



BITEXCO

Binh Loi
Bridge

Pham Van Dong

Binh Quoi
Ward

Sai Gon
Bridge

Vo Nguyen Giap

An Khanh
Ward



LANDMARK 81

Tran Nao

Thu Thiem
Bridge

Ba Son
Bridge

Thu Thiem
Tunnel

Thu Thiem 3
Bridge

Thu Thiem 4
Bridge

THISO MALL

Tan Thuan
Ward

Saigon River

Phu My
Bridge



TRUONG THIEU URBAN AREA
Future Urban Area

VINCOM
MEGA MALL

MM
MEGA MARKET

An Phu
Interchange

Luong Dinh Cua

Australian Intl.
School (AIS)

Thu Thiem
Station

Metro Line 2

Mai Chi Tho Blvd.

Ben Thanh - Suoi Tien Metro Line

Ha Noi Highway

NEW EASTERN
BUS STATION

SUOI TIEN
THEME PARK

Phuoc Long
Ward

HIGH-TECH
PARK



EDUCATION TRAINING HUB
And Science & Technology Research

Rach Chiec
National Sports Complex

Lien Phuong

Lien Phuong

Binh Trung
Ward

PALM RIVER

Binh Trung
Metro Station



The American
School (TAS)

Giong Ong To River

Nguyen Duy Trinh



Le Van Thinh
Hospital

Nguyen Thi Dinh

Dong Van Cong



THUDUC CITY
PEOPLE'S COMMITTEE

My Thuy
Roundabout

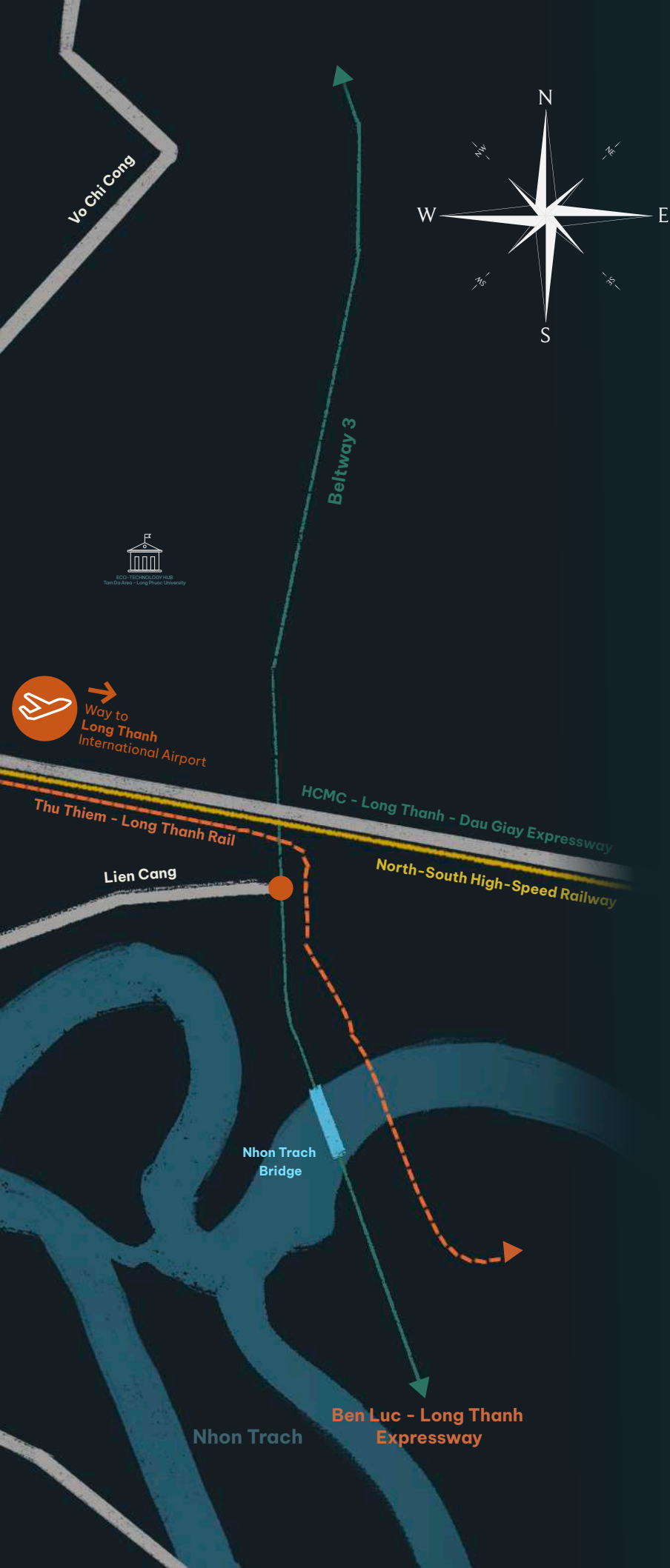


THUDUC CITY
PEOPLE'S COMMITTEE

Cat Lai
Ward

Vo Chi Cong

Cat Lai
Bridge



Connected to *All Life's Essentials*

Strategically positioned in the heart of the emerging Nam Rach Chiec, Palm River places you right at the intersection of tranquil retreat and connected modern living.

Transportation

Binh Trung Station	1 min.
An Phu Interchange	3 mins.
Long Thanh - Dau Giay Expressway Railway	3 mins.
North-South High-Speed Railway	3 mins.
Thu Thiem Station	5 mins.
Cat Lai Bridge	12 mins.
Tan Son Nhat Airport	25 mins.
Long Thanh Airport	30 mins.

Lifestyle

Palm Landmark	1 min.
Rach Chiec Sports Complex	5 mins.
City Yacht Marina	7 mins.
Lotte Mall	8 mins.
Thiso Mall	10 mins.
Estella Place	12 mins.
Vincom Mega Mall	12 mins.

Visit

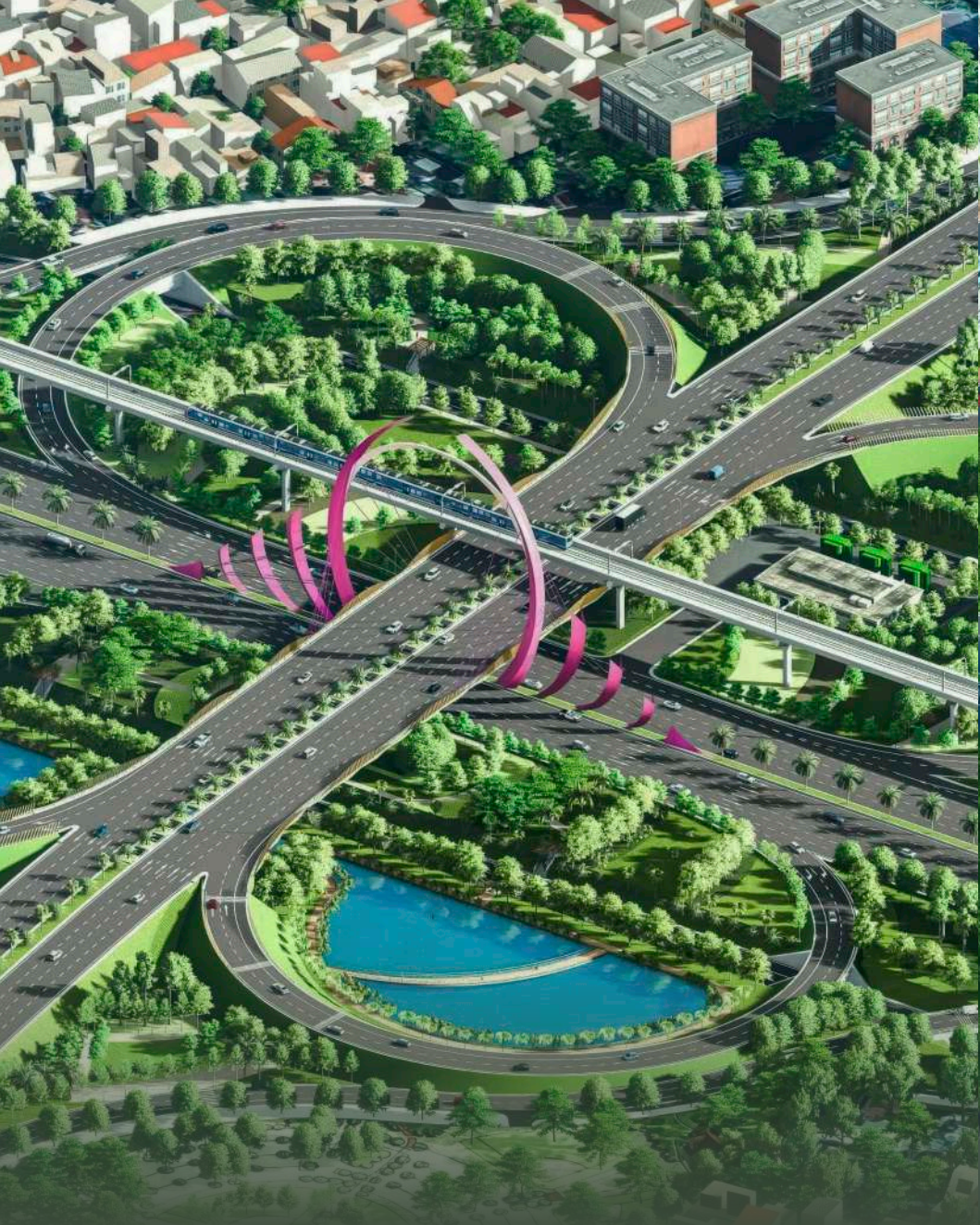
The Opera House	12 mins.
Notre Dame Cathedral	12 mins.
Independence Palace	12 mins.
Nguyen Hue Walking Street	12 mins.
Ben Thanh Market	12 mins.

Education

TAS Intl. School	1 min.
AIS Intl. School	5 mins.
Saigon Star Intl. School	8 mins.
VAS Intl. School	10 mins.
ISHCMC Intl. School	12 mins.
BIS Intl. School	12 mins.
Anne Hill Intl. School	12 mins.
SIU Intl. University	12 mins.

Hospital

Intl. Hospital	1 min.
Le Van Thinh Hospital	7 mins.
AIH Intl. Hospital	8 mins.



Ring Road 2

The completion of Ring Road 2 provides direct access from Palm City to Thu Thiem, District 1, District 7, and other major arterial roads, while increasing the development potential and value of the area.



An Phu Interchange

As a key project of the city, once completed, it will ease traffic in the eastern area of Ho Chi Minh city.



Long Thanh International Airport

A key national project, expected to contribute to enhancing Vietnam's international transit capacity.



The North-South High-Speed Rail

A key transportation axis that helps expand and develop the Thu Thiem New Urban Area, providing direct access to the airport.

Palm River is carried by a wave of infrastructure growth
- from expanding road networks and metro lines
to the newly developed Long Thanh International Airport
- placing it at the heart of a city in motion.



PALM RIVER



Invest in *Long-term Legacy*

With proximity to transformative infrastructure projects such as Thu Thiem – Long Thanh Light Rail (expected to be completed by 2030), and the North–South High-Speed Rail (by 2033), Palm River stands as a compelling foundation for **lasting values and growth**.



**International
Hospital**

**Thu Thiem - Long Thanh
Light Rail**

Expected to be
completed by 2030

**The North-South
High-Speed Rail**

Expected to be
completed by 2033

All-in-one Ecosystem *by The River*

Effortlessly connected to Palm City's conveniences and essential services, Palm River offers a balanced life of growth, wellbeing, and leisure without leaving the calm behind.

Nam Rach Chiec Sports Complex

Palm Landmark

Binh Trung Metro Station

Future Development



PALM RIVER

Future Development

Way to Long Thanh
International Airport

Riverside Park

Palm City *Master Plan*

Lies in the heart of Palm City, enveloped by two flowing rivers, Palm River's expansive amenities bring residents closer to a life of balance and ease - all while embracing the river's calm.



River Flows, *Life Follows*

The land of Palm River flows as one with the river it embraces, offering a way of living that is tranquil, yet never stagnant. This presence flows beyond the river into the architecture and living spaces, shaping a serene sanctuary where residents can retreat from the city's pace.







Project *Overview*

Positioning:

Premium Residential Apartment

Location:

Binh Trung Ward, HCMC

Components:

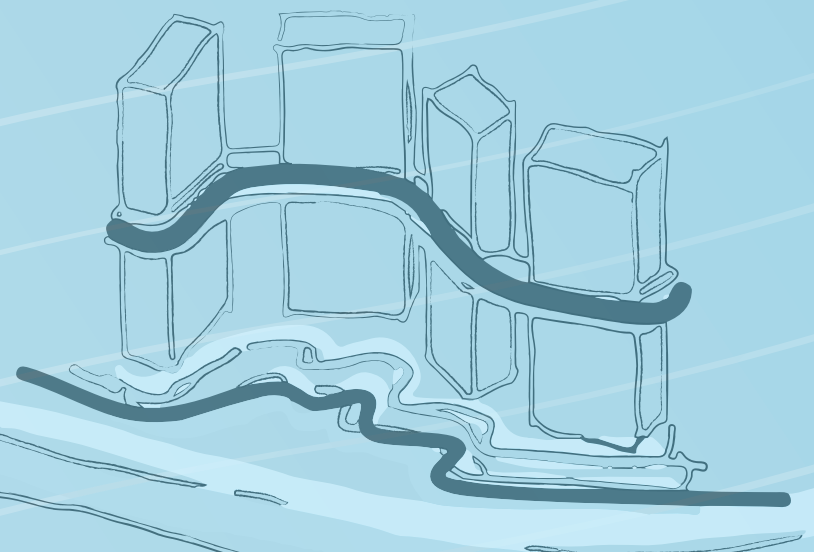
4 Residential Towers
(T1, T2, T3, T4) with Shophouses

Total Units:

620 Residences, 13 Shophouses
& 71 Officetels

Typical Unit Diversity:

Studio, 1BR, 2BR, 3BR, Duplex,
Penthouse & Shophouse





*Embrace the
Golden Hour,
Right at Home*





Resort-style
landscaping



100% backup
power system



Two-stage water
filtration system
fine filtration & UV treatment

A New Standard *of Sustainable Living*

Grounded in 6 Green Initiatives,
homes at Palm River are designed to
nurture a healthier way of living while
reducing environmental impact.



Outdoor amenities
promoting time in nature



E1-standard
interior materials
(formaldehyde 0.4–1.5 mg/L)



EDGE-compliant
design

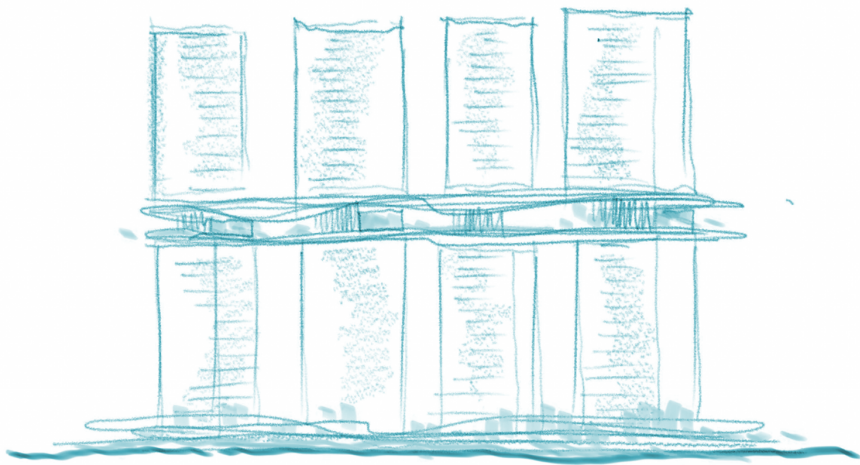
A riverfront sanctuary.

A legacy for the future.

A community of few.

Held in lasting peace of mind.

Palm River



Facade Design *Philosophy*

Palm River embodies an architectural identity that captures both the rhythmic flow and scenic beauty of the neighboring river.







Resort Living *in The Heart of The City*

Crafted with **68 exclusive amenities**,
Palm River brings resort-inspired experiences
into your daily life.

OUTDOOR *amenities* FLOOR 1

- 
- 1 Drop-off
 - 2 Yoga Deck
 - 3 Waterfall Garden Lounge
 - 4 Sunken Lounge
 - 5 BBQ Pavilion
 - 6 Water Lounge
 - 7 Kid's Playground
 - 8 Pickleball Court
 - 9 70m Pool
 - 10 Kid's Pool
 - 11 Pool Deck
 - 12 Jacuzzi
 - 13 Commercial Seatings
 - 14 Seating Space
 - 15 Signature Water Feature
 - 16 Grandstand
 - 17 Retail Avenue
 - 18 Riverside Promenade
 - 19 Pet Playground
 - 20 Outdoor Leisure Bungalows

INDOOR *amenities*

- 21 Private Lift Lobby
- 22 Mail And Parcel Room
- 23 Fitness
- 24 Therapeutic Massage Room
- 25 Home Theater
- 26 Private Karaoke Lounge
- 27 Family Wellness Center
- 28 Residents' Lounge
- 29 Grand Welcome Lobby



LOCAL *amenities* FLOOR 2

- | | |
|------------------------|----------------------------|
| 30 River View Lounge | 34 Cityscape Lounge |
| 31 Café Terrace | 35 Tree-shaded Lawn |
| 32 Commercial Seatings | 36 Signature Water Feature |
| 33 Outdoor F&B | |





Featured Amenities

70m *Swimming Pool*

The 70m swimming pool amidst the lush green provides a refreshing and endless current, with a direct view of the adjacent water, offering residents an exclusive escape to nature's calm.



A modern building with a glass facade and a lush garden with a swimming pool and a slide. The building has multiple floors with large windows. The garden is filled with various tropical plants, including palm trees and large-leafed plants. A white slide curves into a blue swimming pool. Two children are playing in the pool, splashing water.

Featured Amenities

Kids' *Aqua Pool*

The Kids' Aqua Pool offers a safe, nature-immersed haven where children can splash, slide, and explore freely – giving families the joy of resort-style play, right at home.



Featured Amenities

Home *Theather*



Featured Amenities

Therapeutic *Massage Room*

LOCAL *amenities* FLOOR 20

- 37 Sauna Room
- 38 Recovery Cold Plunge Pool
- 39 Poolside Cabana
- 40 Sky Gym
- 41 Golf Simulation Room
- 42 Changing Room
- 43 Recovery Lounge
- 44 City View Swing
- 45 Outdoor Billiards
- 46 Ping-pong Table
- 47 Steam Room

- 48 Private Event Hall/Lounge
- 49 Relaxation Pavilion
- 50 Sky Relaxation Pavilion
- 51 Outdoor Fitness Corner
- 52 Eco Garden
- 53 Sky Onsen
- 54 Skyline View Deck
- 55 BBQ Terrace
- 56 Observation Deck
- 57 Therapeutic Stone Garden
- 58 Sky Garden
- 59 Breezy Lush Trail
- 60 Private Lift
- 61 Hanging Lounge
- 62 Lounge Beach
- 63 Infinity Pool
- 64 Fitness Corner
- 65 Yoga Deck
- 66 Game Hub
- 67 Co-working Space
- 68 Relaxation Lounge

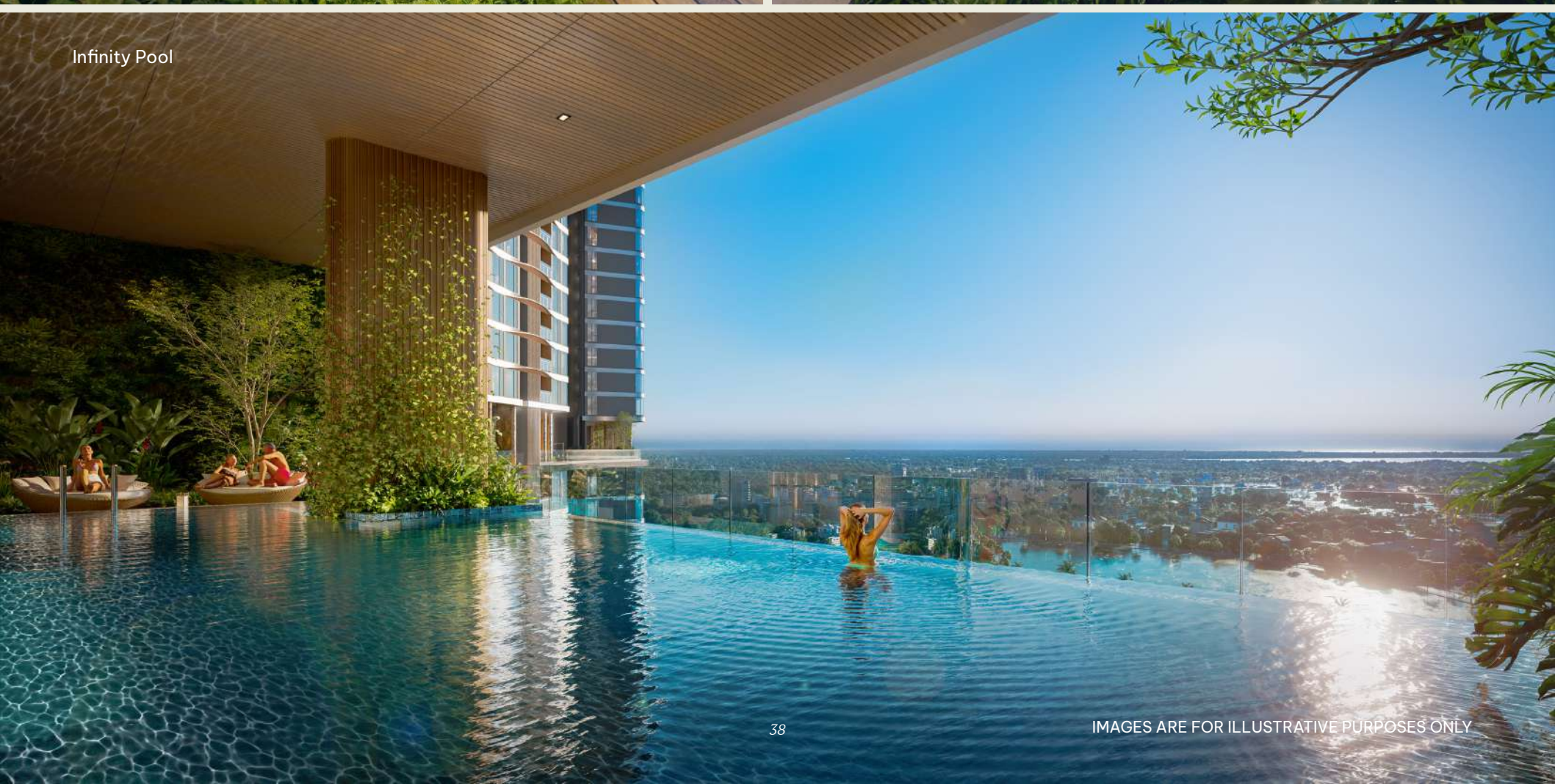




BBQ Terrace



Hanging Lounge



Infinity Pool



Featured Amenities

Sky Onsen



Featured Amenities

Golf *Simulation Room*



Featured Amenities

Meandering *Path*





The Art of *Storytelling Design*



Each design choice at Palm River embodies the spirit of the river, and presence of the palm—quietly tells a story of life, growth, and refined urban living.

This philosophy flows through our architecture, from the flowing façade to the calm, carefully curated interiors. Every detail is designed to engage the senses and create a vibrant resort-style living experience in the heart of the city.



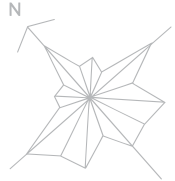
PALM

The image is a composite of two tropical scenes. The upper portion shows a close-up of palm fronds against a bright, hazy sky, with a strong lens flare effect emanating from the center. The lower portion shows a body of water with ripples, reflecting the sky and palm trees. The word "RIVER" is superimposed across the bottom of the image in a large, white, serif font with a 3D beveled appearance. The letters are slightly transparent, allowing the background imagery to be seen through them.

RIVER

Typical Floor Plan

Tower 3 Floor 4-19, 21-26



CORNER 2-BEDROOM UNIT

GSA: 84,9 m²
NSA: 75,8 m²

2-BEDROOM UNIT

GSA: 85,9 m²
NSA: 76,9 m²

2-BEDROOM PREMIUM UNIT

GSA: 120,2 m²
NSA: 110,9 m²



CORNER 3-BEDROOM UNIT

GSA: 125,3 m²
NSA: 115,3 m²

3-BEDROOM UNIT

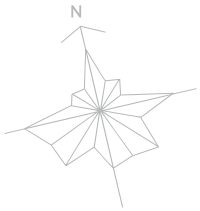
GSA: 126,1 m²
NSA: 115,2 m²

CORNER 2-BEDROOM UNIT

GSA: 84,9 m²
NSA: 75,8 m²

Typical Floor Plan

Tower 4 Floor 5-19



CORNER 2-BEDROOM UNIT

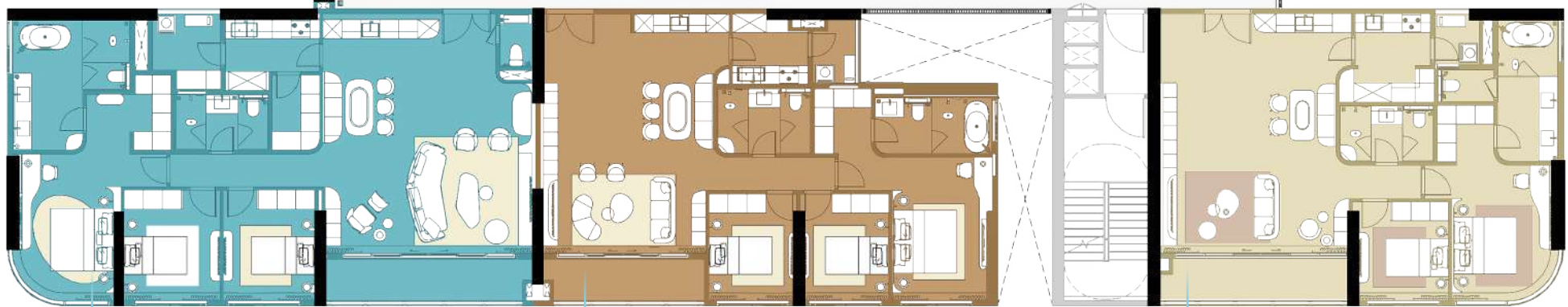
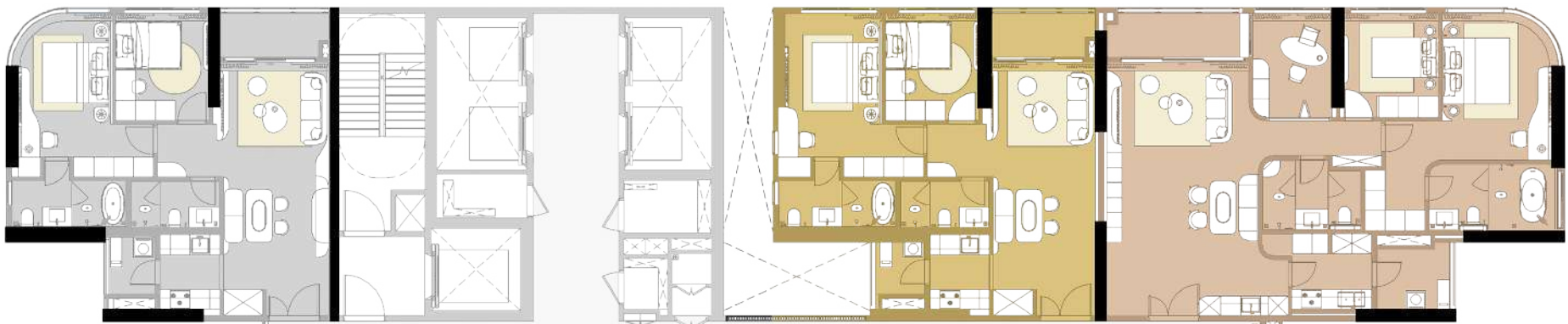
GSA: 84,9 m²
NSA: 75,8 m²

2-BEDROOM UNIT

GSA: 85,9 m²
NSA: 76,9 m²

2-BEDROOM PREMIUM UNIT

GSA: 121,9 m²
NSA: 111,7 m²



3-BEDROOM PREMIUM UNIT

GSA: 157,0 m²
NSA: 144,0 m²

3-BEDROOM UNIT

GSA: 126,1 m²
NSA: 115,2 m²

2-BEDROOM PREMIUM UNIT

GSA: 120,2 m²
NSA: 110,9 m²

GSA: 84,9 m²

NSA: 75,8 m²



GSA: 120,2 m²

NSA: 110,9 m²



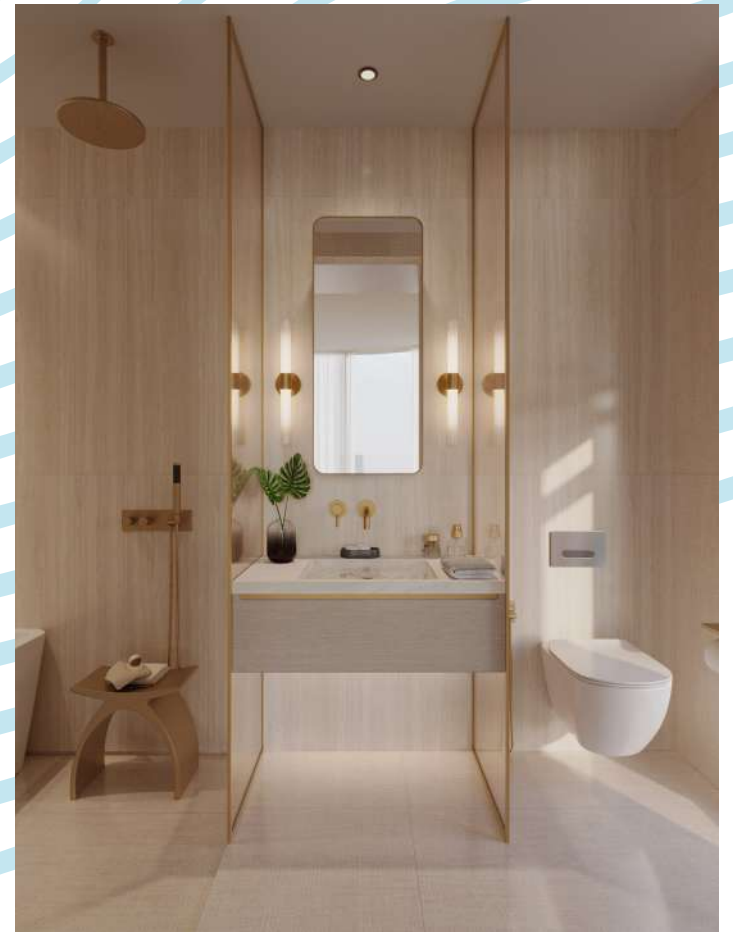
2-Bedroom *Units*

The 2-bedroom apartments integrate smart home technology and contemporary interiors to create a living space suited to today's lifestyle - a compelling opportunity for both homeowners and long-term investors seeking value and stability.









3-Bedroom *Units*

GSA: 126,1 m²

NSA: 115,2 m²



The 3-bedroom apartments offer generous living spaces that balance comfort, functionality, and everyday well-being. Expansive layouts are designed to invite natural light while framing views of the river and surrounding greenery.

GSA: 157,0 m²

NSA: 144,0 m²











Fittings &

BATHROOM



Appliances

KITCHEN



Fittings &



Appliances



Fittings &

BEDROOM



Appliances

Quietly Timeless

Materials

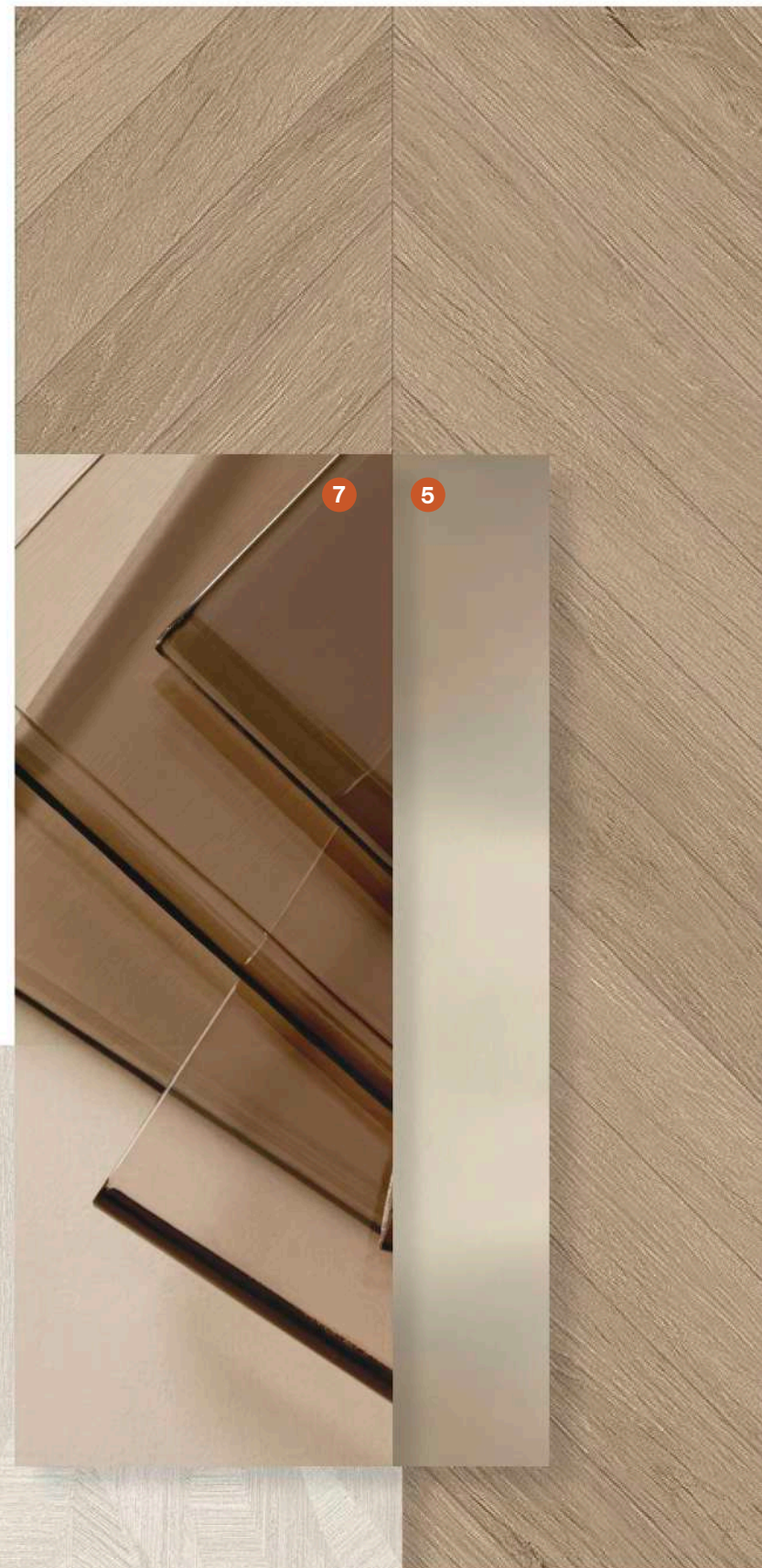
Inspired by Wabi-Sabi, the interiors reflect a refined taste through understated natural materials - warm wood, textured stone, and tactile finishes - all come together in a space that feels calm, intimate, and complete.



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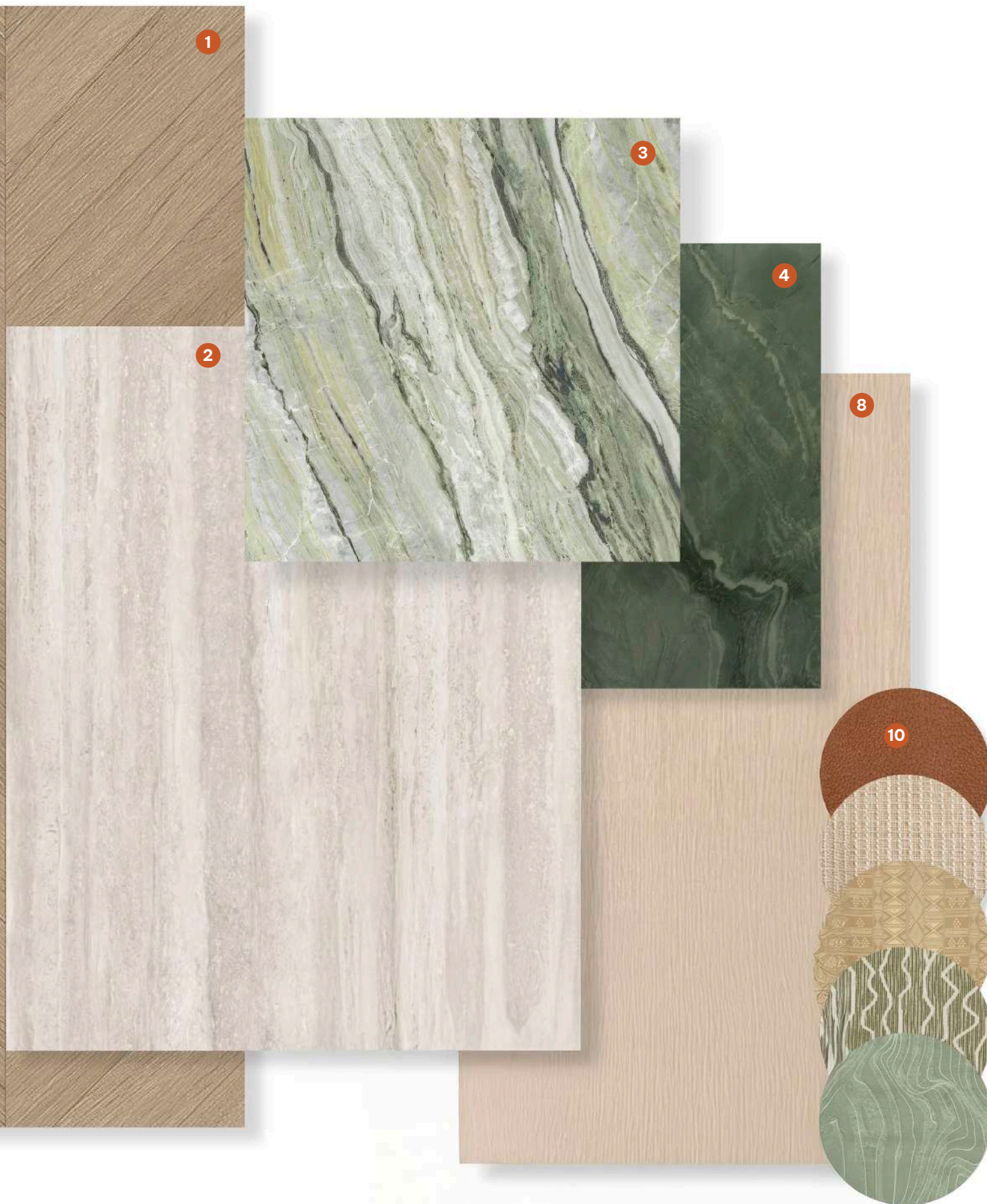


6



7

5



- ① Tile mimicking timber on bedroom floor
- ② Tile mimicking travertine marble on living room floor
- ③ Green marble on fitout detail and kitchen splashback
- ④ Green marble on decorative and loose furniture
- ⑤ Brass on decorative strips and borders
- ⑥ Decorative wall covering on accent wall
- ⑦ Tea-tinted tempered glass on bathroom partition and decorative shelves
- ⑧ Laminate timber on fitout
- ⑨ Artwork
- ⑩ Upholstery fabric on fitout and loose furniture

Success Stories

ACONS

C&S Consultant

One of Vietnam's leading structural engineering consultants, bringing more than 20 years of expertise in delivering large-scale developments

"Palm River is built on a meticulously engineered foundation and structure, designed to meet the most rigorous technical standards."

Nguyen Quang Son, Design Manager

LJ-Group

Landscape Architecture

Introducing Singapore's landscape design philosophy, with an extensive portfolio of projects spanning across Asia

"We drew inspiration from the river to create a vibrant living landscape, where tropical scenery, water, architecture, wellness, and community flow together as one."

Pedro Pedalino, CEO

AMAVI

Fire Protection Approval Consultant

A specialist fire safety engineering consultant, providing comprehensive fire protection and life safety solutions for residential and commercial developments

"Palm City is developed with a strong emphasis on fire protection and prevention solutions, meeting all required technical and safety standards."

Quach To Thanh Hung, Head of Technical Department

ASP

MEPF Consultant

A Vietnam-based MEPF design consultancy, with proven expertise across residential and mixed-use developments

"From tranquil, well-appointed living spaces to reliable electrical, plumbing, and security systems, every MEP solution is designed to deliver an exceptional living experience at Palm River."

Tran Nguyen Anh Phu, Chief Executive Officer

DPA

Architect

Representing Singapore's architectural design excellence, with over six decades of experience and an impressive portfolio of landmark developments across Asia

"The harmonious integration of architecture, landscape, community, and commercial spaces creates a distinctive living environment that sets Palm River apart from projects in the same segment."

Davin Lim, Associate Director

Dark House

Interior Designer

Bringing an Australian perspective to interior design, renowned for creating refined, contemporary living environments

"Palm River embodies the spirit of natural flow, delivering a maximized resort-living experience within every residence."

Interior Design by Dark House

NPH Consultants

Local Architect

A Vietnam-based architectural consultancy, recognised for its extensive experience in delivering residential and integrated urban developments

"Palm River - where the flow of nature converges into an exemplary resort living standard."

Thai Trung Tin, Design Director

ARDOR Green

Green Consultant

A leading Vietnamese green building consultant, partnering with numerous developments that have achieved EDGE certification

"Every material and equipment solution has been rigorously evaluated to meet the requirements of EDGE certification."

Vu Linh Quang, Managing Director

FCD

Façade Designer

A Singapore-based façade design consultant, recognised for delivering innovative façade solutions for high-rise developments.

"The curtain wall and building envelope system is designed to optimize views, thermal insulation, acoustic performance, and overall living quality."

Binoy Kumar Das, Founder of FCD Group and Director

Partner *List*

CONSULTANTS

Architect



C&S Consultant



Interior Designer



Landscape Architecture



Local Architect



Fire Protection Approval Consultant



Green Consultant



MEPF Consultant



Façade Designer



Legal & Disclosure

This document has been carefully prepared for reference purposes only. Some details may change during development. Final and official information will be confirmed in the Sales and Purchase Agreement.

Huong Viet Properties is founded on enduring values and a commitment to sustainable development. By harmonizing thoughtful planning, advanced technology, and Vietnamese cultural identity, we pioneer new standards of living and create exceptional communities that enrich lives today and endure for generations to come.



GATEWAY TO PROSPERITY



4 PROJECTS

IN DEVELOPMENT

286,000

FLOOR AREA (SQM)

COMMERCIAL
REAL ESTATE



11 PROJECTS

IN DEVELOPMENT

32,000
PRODUCTS

2,882,500
FLOOR AREA (SQM)

HIGHRISE RESIDENTIAL
REAL ESTATE



4 PROJECTS

IN DEVELOPMENT

23,900
PRODUCTS

570
ha

TOWNSHIP RESIDENTIAL
REAL ESTATE



3 PROJECTS

IN DEVELOPMENT

690
ha

INDUSTRIAL
REAL ESTATE

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PALM CITY

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