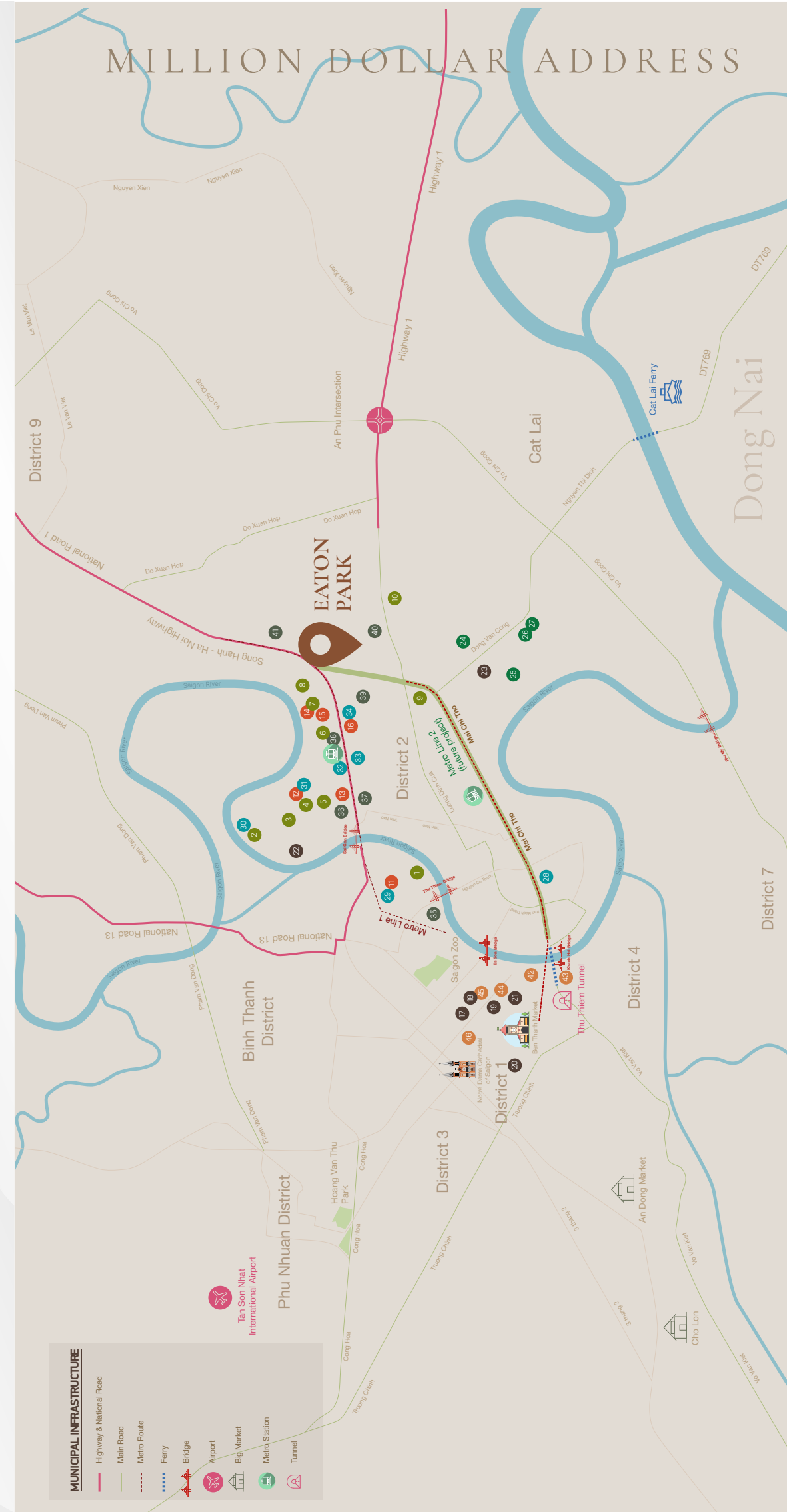


EATON PARK

TOWER A5



- TOURIST ATTRACTIONS**
 - Ben Bach Dang Park
 - Dragon Wharf - Ho Chi Minh Museum
 - Nguyen Hue Square
 - Japan Town
 - Independence Palace
- WELLNESS & SPORTS**
 - Hm Lam Golf Driving Range
 - California Fitness & Yoga
 - Thao Dien F1/2
 - H/F Park Pickleball
 - Elite Fitness Thao Dien
 - Saigon East Basketball Court
 - Bech Chic Sports & Wellness Complex (future project)
 - Bech Chic Golf Driving Range
- SHOPPING CENTER**
 - Thao Mai Sala
 - Landmark 81
 - Le Square Epicerie Fin
 - Annam Gourmet Thao Dien
 - Iconic Mega Mall
 - MM Mega Market An Phu
 - Satella Place Shopping Mall
- LOCAL ADMINISTRATIVE UNITS**
 - District 2 Police Department
 - Thu Duc City People's Committee
 - Tax Department of District 2
 - Thu Duc City People's Court
- EMBASSY**
 - British Consulate General
 - U.S. Consulate General
 - Australia Consulate General
 - South Korea Consulate General
 - Singapore Consulate General
 - Malaysia Consulate General
 - Philippines Consulate General
- MEDICAL**
 - International Geriatrics Hospital - Vinmec Central Park
 - Thao Dien International Hospital
 - Huan My International Clinics
 - American International Hospital
 - ASA International Clinics
 - Happy International Clinics
- EDUCATION**
 - Wellington Bilingual School
 - A Chu International School
 - BIS HCMC - Secondary Campus
 - BIS HCMC - Early Years and Infant Campus
 - Saigon International University
 - Elite House E-Mission International Pre-school Thao Dien
 - ISHCMC American Academy
 - Annam Hill International School - Preschool Campus
 - Australian International School
 - The American School



MASTER PLAN

LANDSCAPE AMENITIES

GROUND FLOOR

- 1 Entrance 1
- 2 Entrance 2
- 3 Pets' Playground
- 4 Picnic Area
- 5 Parking/ Café Seating
- 6 Canal Chill Spot
- 7 Hammock By The Canal
- 8 Kids' Playground
- 9 Bicycle Rack
- 10 Bicycle Lane
- 11 Waterfront Plaza
- 12 Water Feature
- 13 Grandstand Deck
- 14 Slide
- 15 Rock Grandstand
- 16 Ramp Connection
- 17 Viewpoint
- 18 Swings
- 19 Lounge Pavilion
- 20 Canal Bench
- 21 Picnic Table
- 22 Outdoor Fitness

- 23 Yoga Deck
- 24 Multi-purpose Deck
- 25 Open Lawn
- 26 Multi-purpose Sport Court
- 27 Seating Area
- 28 BBQ Area
- 29 Drop-off Area
- 30 Mini Plaza
- 31 Car Parking

PODIUM AMENITIES

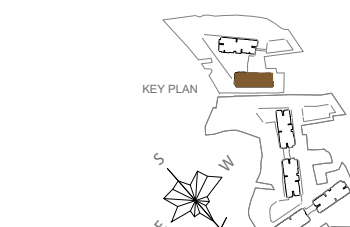
OUTDOOR

- 1 Feature Garden
- 2 Sky Bridge
- 3 Pool Deck
- 4 Lap Pool
- 5 Kid's Pool
- 6 Shallow Pool
- 7 Jacuzzi
- 8 Cabana
- 9 Outdoor Shower
- 10 Yoga Deck
- 11 Kids' Playground

INDOOR

- 12 Fitness Area
- 13 Indoor Kids' Area
- 14 Entertainment Room (With Lounge Seating)
- 15 Golf Simulation
- 16 Co-working Space
- 17 Gourmet Kitchen
- 18 Yoga & Pilates
- 19 Changing Room (With Sauna Seating)

TOWER A5 TYPICAL FLOOR PLAN



- UNIT TYPE**
- 1-Bedroom Unit
- 2-Bedroom Unit
- 3-Bedroom Unit
- Corridor / Staircase / Technical Room



TYPICAL UNIT LAYOUT

TYPE

A3.3b

1-BR (1-Bath)

Floor Area: 55 sqm

Usable Area: 48.7 sqm

Direction: Southwest (Park View)

- This layout boasts an open-concept layout with the foyer leading to a cozy dining area, a sizable L-shaped kitchen area, well-equipped with state-of-the-art appliances, and a sizable living area, extended to an outdoor loggia.
- The bedroom, finished with visually-interesting herringbone timber floor, enjoys breathtaking views to green niches of pocket parks.
- Natural ventilation for the bathroom.
- The yard is separated from the living space.



TYPE

B6b

02-BR (2-Bath)

Floor Area: 79.5 sqm

Usable Area: 73.3 sqm

Direction: Southeast (Pool, Park & Canal View)

- This apartment offers seamless experience among family-centric spaces, from a spacious kitchen area, accented by a sleek kitchen island, to the dining area. The layout also features a large and sun-drenched living room, bringing life and comfort to the living space. Outdoor living is even elevated by expansive access to an ample loggia, overlooking the curvy canal and nypa garden.
- The bedrooms, finished with timeless herringbone wood-flooring, give residents a space to unwind and be truly immersed in a lush green and lively view, through oversized glass openings.
- Every 2-BR apartment enjoys total privacy and comfort with en-suite master bedroom.
- Natural ventilation for bathrooms and kitchen.
- The yard sits next to the kitchen area.



TYPE

C2c

03-BR (2-Bath)

Floor Area: 104.8 sqm

Usable Area: 96.2 sqm

Direction: Northeast (Canal view)

- An open-concept layout features a large family area, with well-appointed dining area, a sleek kitchen island and a spacious kitchen area (well-equipped with high-end appliances). The design also boasts a great room, with access to an expansive outdoor loggia, bringing a connection with nature indoors.
- The bedrooms, finished with artistic herringbone wood-flooring, enjoying the curvy canal view and nypa garden, with a great sense of comfort elevated by the floor-to-ceiling glass openings.
- Every 3-BR apartment, designed to have an en-suite bedroom, with access to a master bath, complementing lavish life with great privacy and comfort.
- Natural ventilation for bathrooms and kitchen.



Constantly driving innovation to create value



Caring for people and the community



Respecting nature and the environment



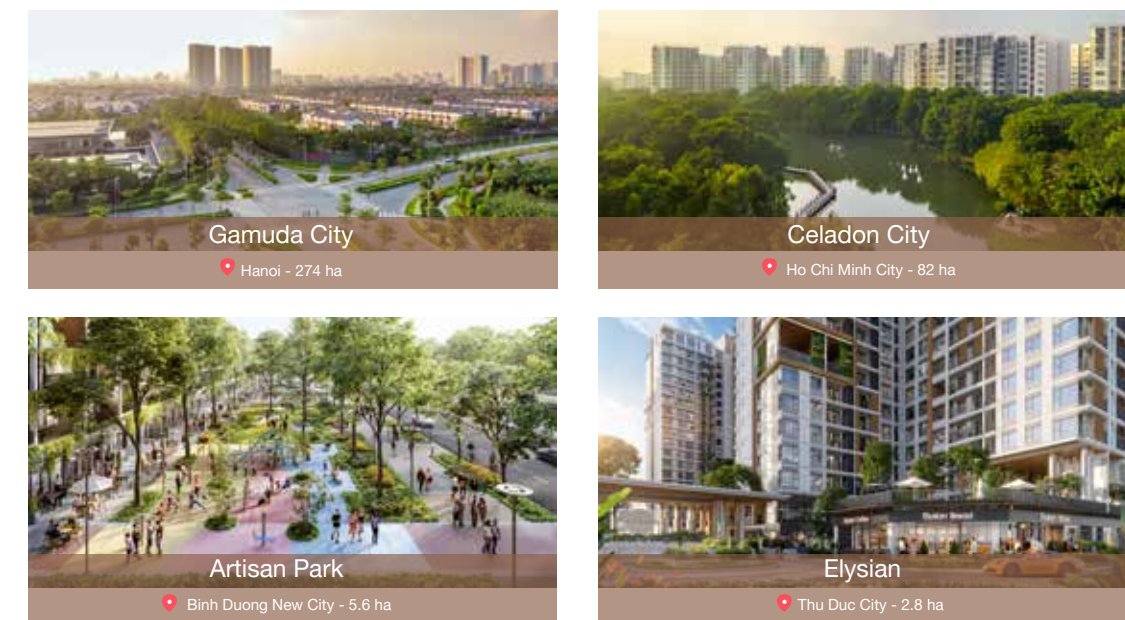
Being responsible town-makers



THE NO.1 DEVELOPER IN MALAYSIA

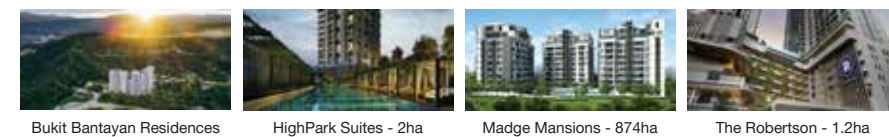
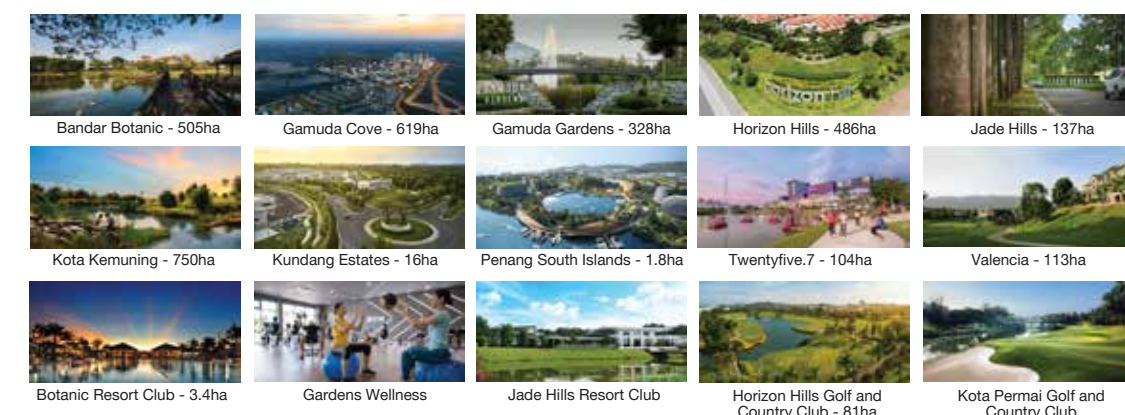
- Have built over 52,000 homes
- 3,600 ha of total landbank
- With 11 townships and 13 vertical communities
- In Malaysia, Singapore, Vietnam, Australia, and the United Kingdom

PROJECTS IN VIETNAM

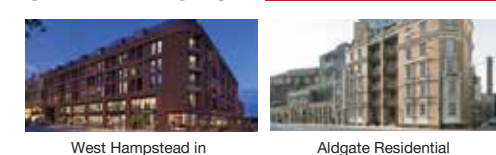


INTERNATIONAL PROJECTS

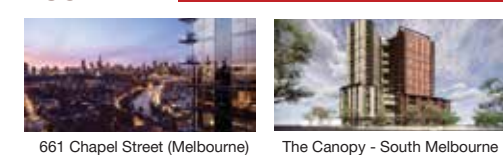
MALAYSIA



UNITED KINGDOM



AUSTRALIA



SINGAPORE



TOWER A5

FACTSHEET EATON PARK

- Total development area: 3.7 ha
- Total tower(s): 6
- Total storey(s): 29 - 39
- Landscape Area: 22,626.8m²

Product Type:

- Apartment
- Shophouse
- Penthouse

Location:

Mai Chi Tho, Thu Duc City,
Ho Chi Minh City, Viet Nam.

Artist's impression

07 Reasons To Choose EATON PARK

- Premium Location. Ultimate Convenience.
- Premium Amenities. Luxury Living.
- Ecological Environment.
- Part Of The Wealthy Expat Community.
- A Wholesome Haven For Kids And Pets.
- Lucrative Long-term Investment.
- Sleek And Modern. Superior Finishing.

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