

# DIMENSION

MAKE A STATEMENT IN LIFE



## A MESSAGE FROM CAPITALAND VIETNAM



Dear Esteemed Reader,

It is with great pleasure that I introduce D1MENSION, the first branded residence available for sale located in District 1, Ho Chi Minh City by international developer, CapitaLand and with property management by the world-renowned The Ascott Limited.

### **You Are Where You Stay**

With only 102 apartment units for sale across a variety of two-, three- and four-bedroom apartments, and penthouse units, D1MENSION is a highly exclusive development for only the select few to call home. With state-of-the-art 'sky facilities' such as the Sky Infinity Pool, Sky Gym, Sky Party House that provide panoramic views of the surroundings, D1MENSION provides a life beyond measure for only the most discerning of homebuyers.

### **The Peak of Provisions**

When it comes to making a mark, D1MENSION is a clear extension of who you are and where you need to be. Fitted with exceptional interiors and tasteful fixtures and fittings such as marble flooring, and world-renowned brands such as Villeroy & Boch sanitary ware in 2BR and 3BR apartments, ARMANI ROCA sanitary ware in 4BR apartments, and designer kitchen by De Dietrich.

### **An Investment Opportunity**

For those looking to diversify your investment, D1MENSION presents potential buy-to-lease investment opportunities with its strategic location in District 1, with connectivity to key districts of the city, including District 2 and District 7. It will be the first residential project in Vietnam to offer property management and concierge services by The Ascott Limited, CapitaLand's serviced residence arm and the world's largest international serviced residence owner-operator. With this, buyers can invest in a project with sustainable value for the mid to long term.

From the exclusive lifestyle to the quality of provisions, CapitaLand invites you to truly make a statement in life at D1MENSION.

Sincerely,

A handwritten signature in black ink, appearing to read 'Chen Lian Pang'.

Chen Lian Pang  
Chief Executive Officer, CapitaLand Vietnam



## A MESSAGE FROM ASCOTT VIETNAM



Dear Esteemed Reader,

On behalf of The Ascott Limited, we are proud to be appointed the future property manager of CapitaLand's residential project D1MENSION and the operator of the Somerset D1Mension Ho Chi Minh City, located within the D1MENSION development.

For the first time in Vietnam, The Ascott Limited will provide property management and concierge services to a residential development by CapitaLand. While we have partnered with CapitaLand in other projects in Vietnam such as Somerset Vista Ho Chi Minh City, D1MENSION will be our first project where we undertake both property management and concierge services to benefit all residents of the development.

At D1MENSION, residents of both towers can expect to enjoy bespoke concierge services tailored towards each individual's lifestyle, including courier services, booking of services such as taxis and restaurant, newspaper delivery, and other à la carte services such as maintenance and housekeeping. Such highly personalized services amidst well-designed spaces that ensure that you will feel right at home. At each and every residence, we spare no expense to ensure that our services are right and comfortable for your lifestyle choice.

From the comfort of residential-style amenities to the warmth of our staff, we invite you to truly live life at its best at D1MENSION.

Best regards,



Ms. Lew Yen Ping  
Country General Manager, Vietnam  
Ascott International Management Vietnam



*Setting* <sup>THE</sup>  
*Standard* <sup>IN ASIA</sup>

Feel the energy of District 1, Ho Chi Minh City's prestigious financial and commercial district. With the city's most notable lifestyle destinations right around the corner, **D1MENSION** brings you closer to the heart of Ho Chi Minh City.

# *A Life Beyond* MEASURE

Located in the prestigious District 1 of Ho Chi Minh City, Vietnam, D1MENSION is brought to you by reputable Singapore-listed property developer, CapitaLand. Meeting the need for a true luxury development in a flourishing real estate market, D1MENSION is well placed in terms of product positioning and offering.



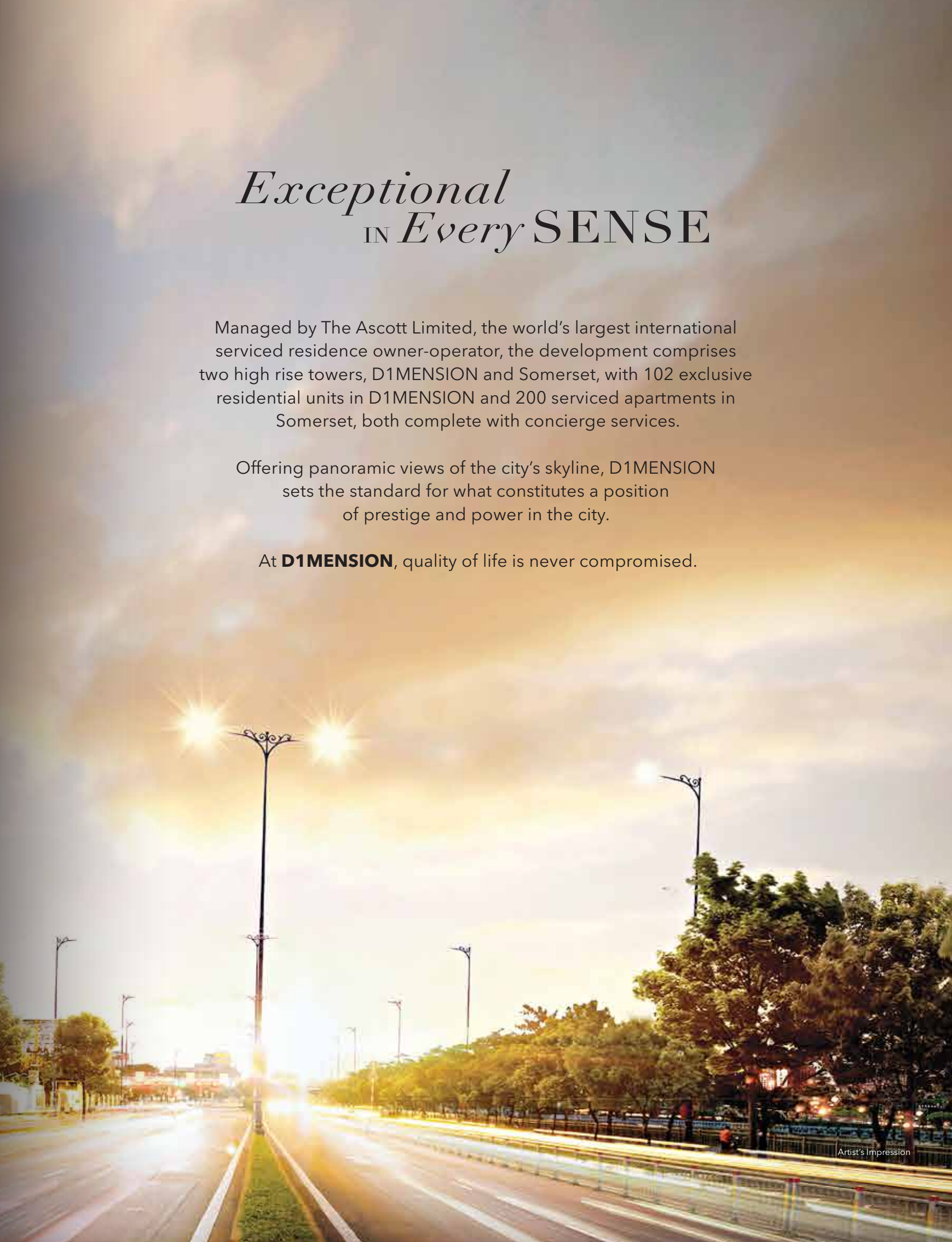


## *Exceptional* IN *Every* SENSE

Managed by The Ascott Limited, the world's largest international serviced residence owner-operator, the development comprises two high rise towers, D1MENSION and Somerset, with 102 exclusive residential units in D1MENSION and 200 serviced apartments in Somerset, both complete with concierge services.

Offering panoramic views of the city's skyline, D1MENSION sets the standard for what constitutes a position of prestige and power in the city.

At **D1MENSION**, quality of life is never compromised.



# PROPERTY MANAGEMENT

BY THE ASCOTT LIMITED

Residents at D1MENSION can truly live life at its best, with property management and round-the-clock concierge services provided by award-winning The Ascott Limited.

Bringing the experience of managing recognised brands Ascott, Citadines and Somerset along with properties around the globe to residential living at the D1MENSION tower, enjoy unparalleled attention to detail and unmatched service every single day.



## SOMERSET

D1MENSION  
HO CHI MINH CITY

Managed by The Ascott Limited

From the comfort of residential-style amenities to the warmth of our staff, The Ascott Limited's Somerset Serviced Residences located in the adjacent Somerset tower also offers highly personalized service amidst well-appointed spaces that ensure all who stay there will feel right at home.



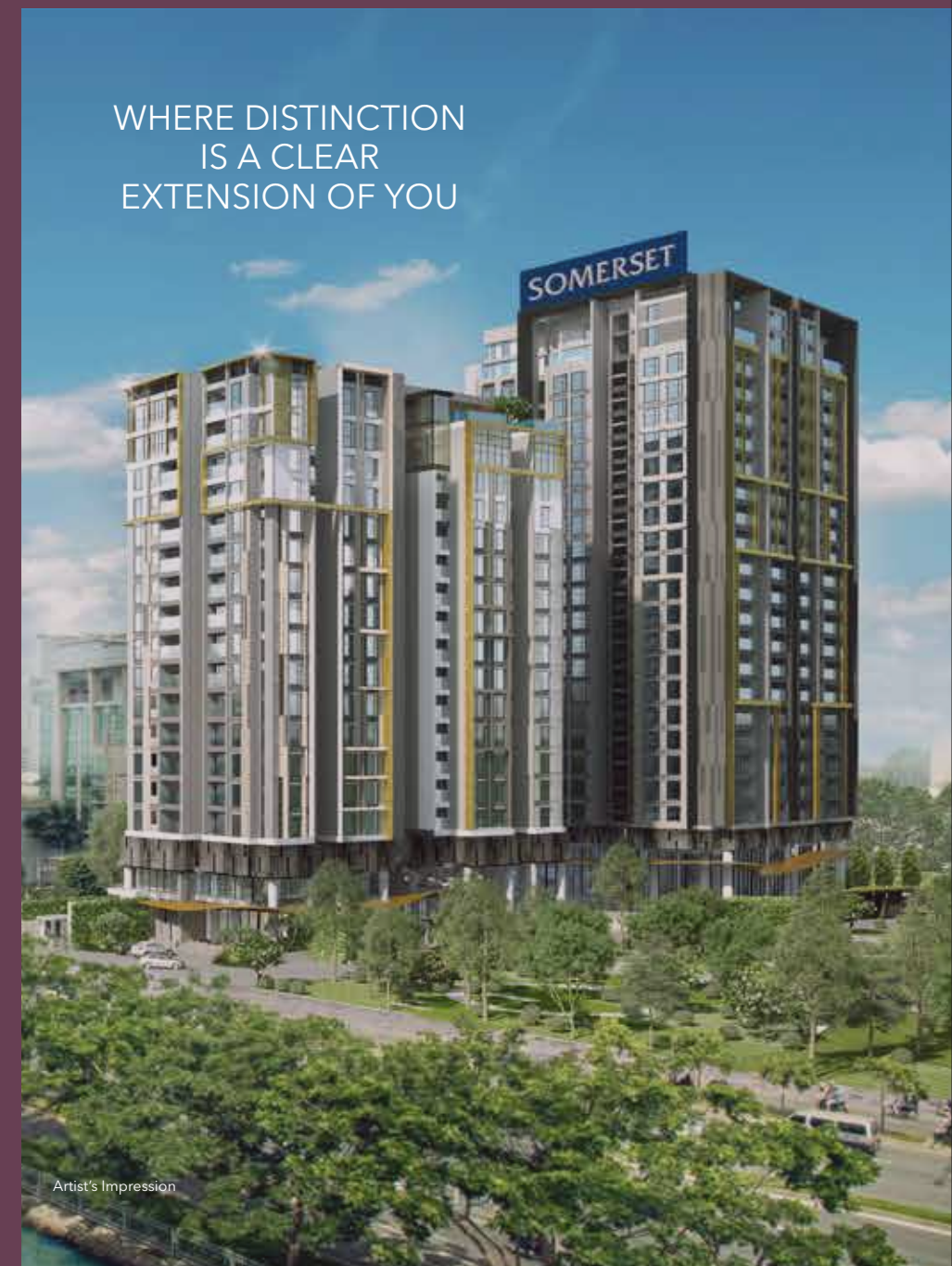
Round-The-Clock  
Concierge Services



À La Carte Services

# D1MENSION

MAKE A STATEMENT IN LIFE



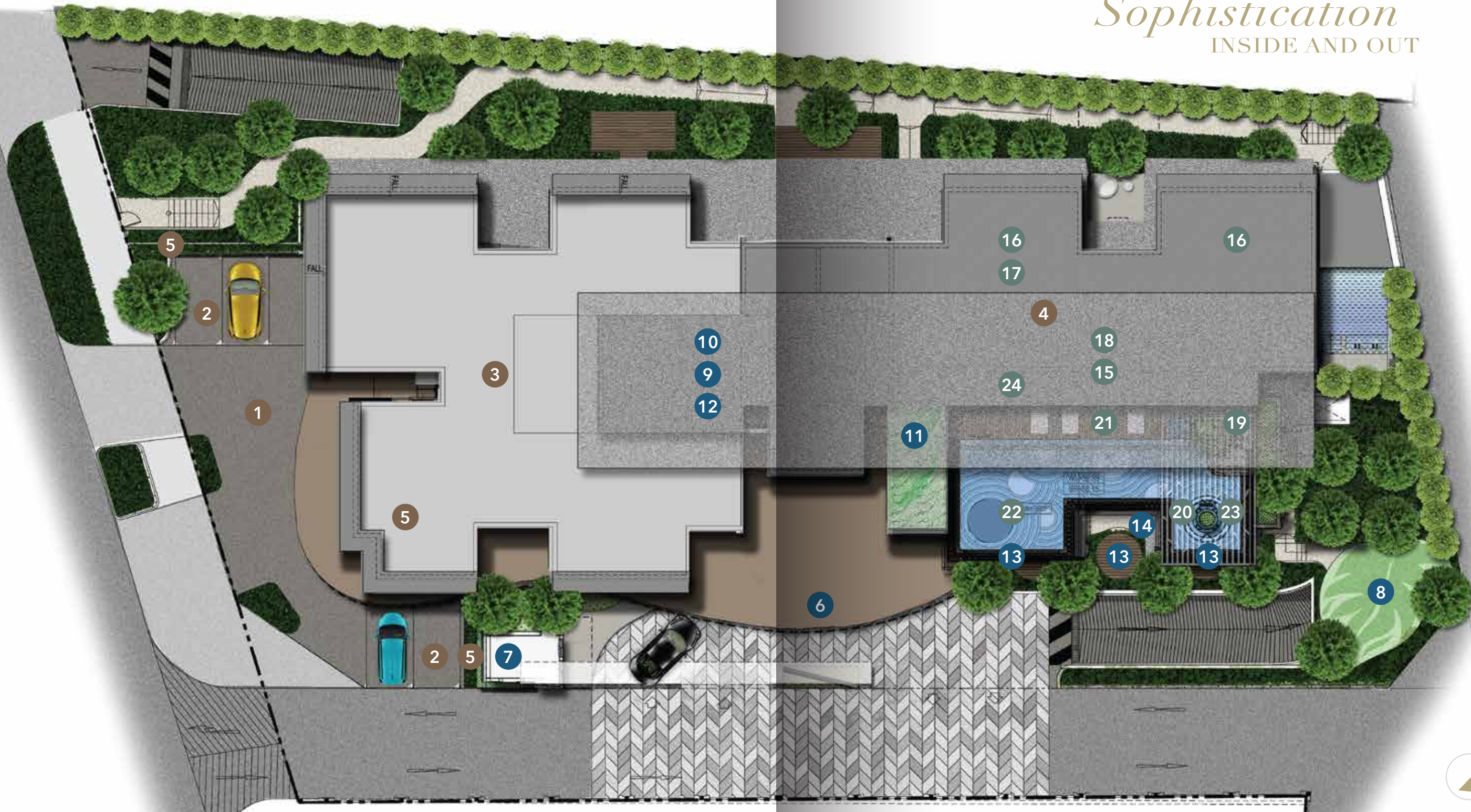
WHERE DISTINCTION  
IS A CLEAR  
EXTENSION OF YOU

Artist's Impression



# Sophistication

INSIDE AND OUT



## COMMERCIAL AMENITIES GROUND FLOOR

- 1 Entrance Plaza
- 2 Ground Floor Parking
- 3 Gourmet Lounge
- 4 Gourmet Pool & Dining Deck
- 5 Green Wall

## RESIDENTIAL TOWER GROUND FLOOR

- 6 Residential Porte Cochere (Drop-off)
- 7 Residential Vehicle Reception
- 8 The Playtime Park
- 9 The Sanctuary
- 10 The Mailroom

## RESIDENTIAL TOWER SKY TERRACE LEVEL 15 AND LEVEL 16

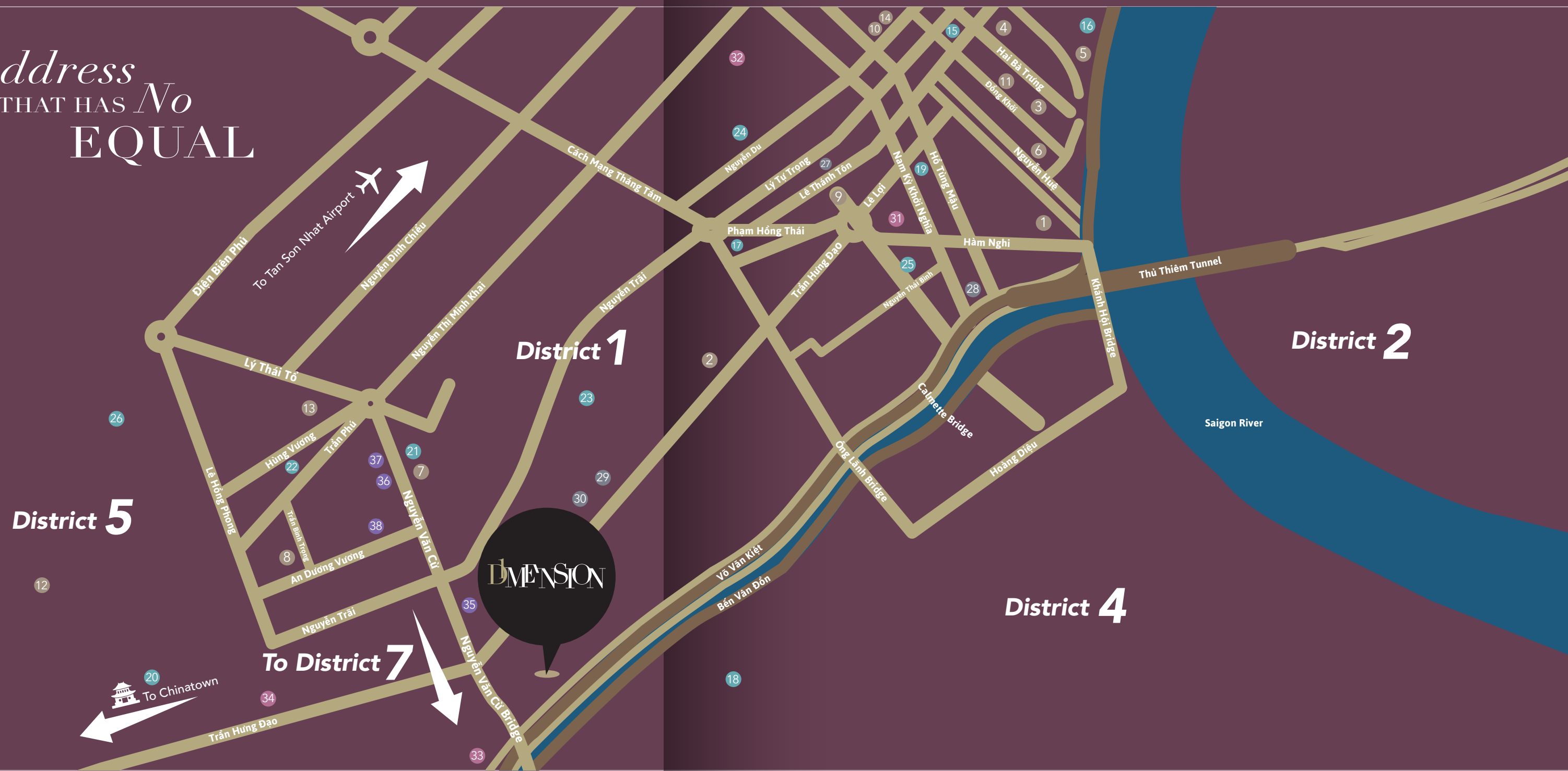
- 11 Reading Lounge
- 12 Co-Working Space on Level 1
- 13 Garden Path
- 14 Foliage Pavilions
- 15 Sky Gym (Level 15)
- 16 Sky Changing Rooms with Sauna & Steam Bath (Level 15)
- 17 Sky Party House
- 18 Sky Wine & Cigar Lounge
- 19 Sky Poolside Bar
- 20 Sky Jacuzzi
- 21 Sky Pool Deck
- 22 Sky Infinity Pool with Glass Bottom
- 23 Sky Rain Curtain
- 24 Sky Green Wall

RESIDENTIAL PORTE  
COCHERE (DROP-OFF)





AN *Address*  
THAT HAS *No*  
EQUAL



 LANDMARKS

- 1 Bitexco Financial Tower
- 2 Hotel Pullman Saigon Centre
- 3 Hotel Park Hyatt Saigon
- 4 Hotel InterContinental Asiana Saigon
- 5 Hotel Le Méridien Saigon
- 6 Hotel The Reverie Saigon
- 7 Hotel Nikko Saigon
- 8 Hotel Equatorial HCMC
- 9 Ben Thanh Market
- 10 Saigon Notre-Dame Basilica
- 11 Saigon Opera House
- 12 Cho Lon Market
- 13 Government Guest House
- 14 City Post Office

 RETAIL & LEISURE

- 15 Vincom Center Dong Khoi
- 16 GEM Center
- 17 Chill Sky Bar
- 18 Riverside Palace
- 19 Saigon Center - Takashimaya
- 20 China Town
- 21 NowZone Plaza
- 22 An Dong Market
- 23 23/9 Park
- 24 Tao Dan Park
- 25 City Art Museum
- 26 Thong Nhat Stadium

 BUSINESS ADMINISTRATIVE UNIT

- 27 HCM City People's Committee
- 28 State Bank of Vietnam
- 29 HCM City Police Department
- 30 Department of Fire Fighting

 MEDICAL

- 31 Saigon General Hospital
- 32 Columbia Asia Saigon International Clinic
- 33 Hospital for Tropical Diseases
- 34 Hospital of Traumatology and Orthopaedics

 EDUCATION

- 35 American International School
- 36 Ho Chi Minh City University of Science
- 37 Le Hong Phong High School
- 38 Saigon University



**DISTRICT 7**  
20-minute drive to the home of prestigious international schools and international standard malls



**DISTRICT 5**  
Close proximity to a colorful and cultural neighborhood of Ho Chi Minh City, filled with traditional shops and Chinese cuisine



**SURROUNDINGS**  
Direct access to the key districts of the city

**DISTRICT 1**  
The central business district and heart of the city  
Within 5-minute drive to commercial buildings, unique dining, and shopping malls



# THE PEAK OF PROVISIONS



Provided in 2BR and 3BR residential units

As a renowned lifestyle brand from Germany with over 267 years of tradition, Villeroy & Boch offers the finest and most innovative products and furnishing concepts in the areas of bathroom and wellness, tableware and tiles. Active in 125 countries, the company's beautiful, high quality products are hallmarks of French design flair and German engineering efficiency, and this is reflected in the numerous accolades over the years - including the prestigious iF Design Award, Red Dot Design Award, Good Design Award and Interior Innovation Award.

ARMANI / Roca

Provided in 4BR residential units

The Armani/Roca collection has become a symbol of luxury around the world. This collection fulfills the design criteria for a bathroom in its purest state and fully integrates elegant and practical solutions in a natural and fluid way, using the most advanced technological solutions combined with elegant and sophisticated luxury. The careful selection of materials and choice of textures embody the inimitable style and philosophy that Giorgio Armani applies to home decor design. Here is where harmony and sensuality are perfectly merged with comfort and elegance.

De Dietrich

Provided in all residential units

A flagship of French industrial heritage since the 17th century, De Dietrich (a brand of Brandt Group) has reigned supreme for more than 300 years on the high-range home appliances market by subtly marrying innovation, tradition and unique design. Designed as real valuables, De Dietrich products naturally find their place in modern interiors around the world, from Paris to Singapore, Shanghai, Dubai and Moscow.

Imported Marble

Provided in all residential units

Artists and architects use marble to make a statement that will last an eternity. Giving homes a timeless and elegant appeal, marble is an extremely hard, metamorphic stone composed of calcite, formed as a result of the recrystallization of limestone under the intense pressure and heat of geologic processes.



Photos Courtesy of Roca



FLOOR PLANS

Artist's Impression



Artist's Impression

## LEVEL 2 TO LEVEL 11



### LEGEND

- 2 BEDROOMS
- 3 BEDROOMS
- LIFT CORE / CORRIDOR / M&E



NFA: NET FLOOR AREA | GFA: GROSS FLOOR AREA

DISCLAIMER THE PLAN IS SUBJECT TO CHANGE AS MAY BE APPROVED BY THE RELEVANT AUTHORITIES. | THE PLAN IS NOT DRAWN TO SCALE. DIMENSIONS ARE SHOWN IN MILLIMETERS. | THE AREA(S) QUOTED IS AN APPROXIMATE MEASUREMENT AND SUBJECT TO FINAL SURVEY BY REGISTERED SURVEYOR.



## LEVEL 12



### LEGEND

	2 BEDROOMS
	3 BEDROOMS
	LIFT CORE / CORRIDOR / M&E





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## LEVEL 12A TO LEVEL 12B



### LEGEND

	2 BEDROOMS
	3 BEDROOMS
	4 BEDROOMS
	LIFT CORE / CORRIDOR / M&E



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## LEVEL 15

**01 PENTHOUSE**  
 NFA: 338.98 sqm  
 GFA: 372.11 sqm



### LEGEND

	PENTHOUSE
	WITH SAUNA & STEAM BATH
	SKY GYM
	LANDSCAPE
	LIFT CORE / CORRIDOR / M&E



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## LEVEL 16

**01 PENTHOUSE**  
 NFA: 338.98 sqm  
 GFA: 372.11 sqm



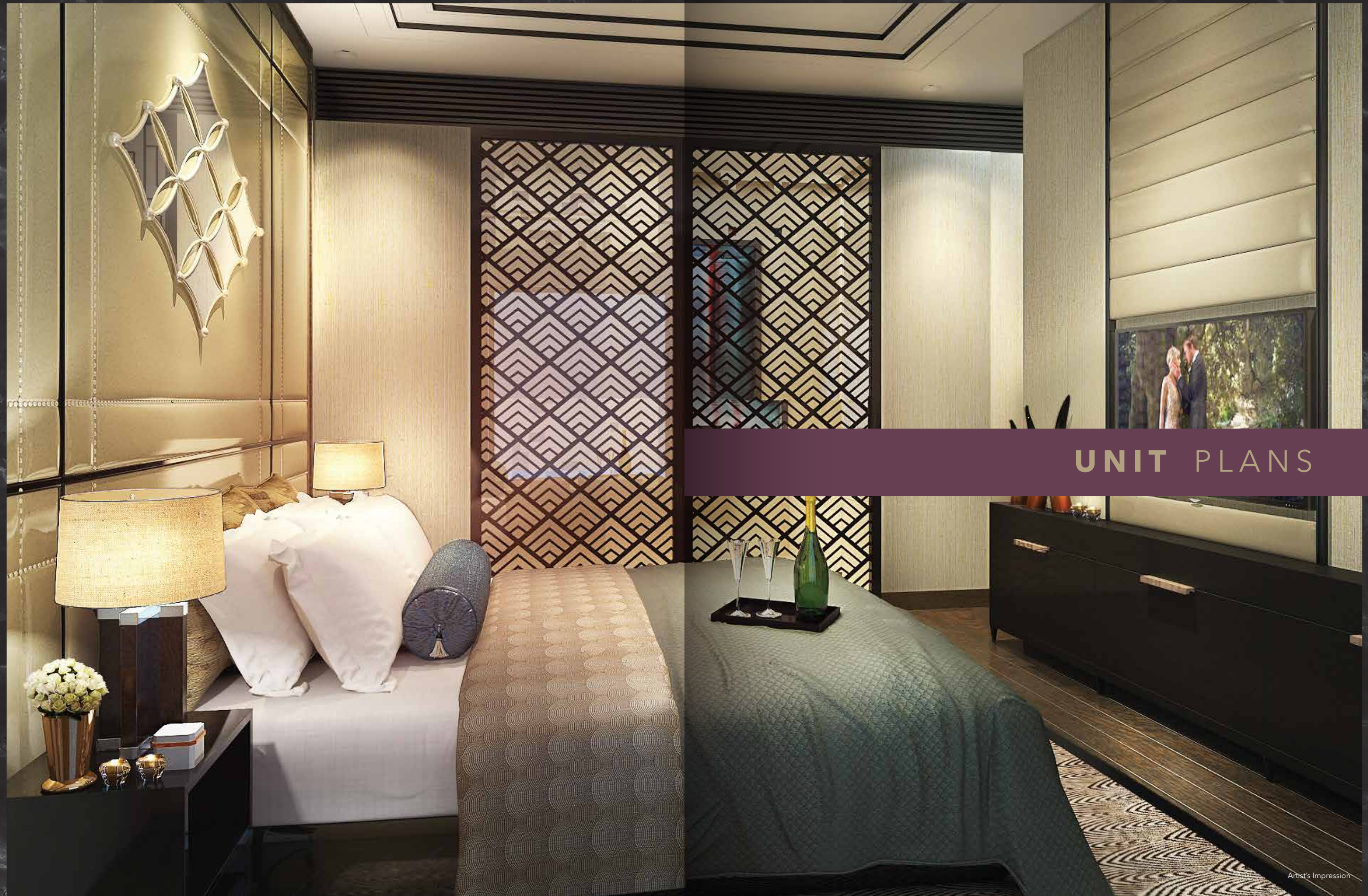
### LEGEND

	PENTHOUSE
	SKY PARTY HOUSE
	SKY INFINITY POOL
	SKY POOL DECK
	LANDSCAPE
	LIFT CORE / CORRIDOR / M&E



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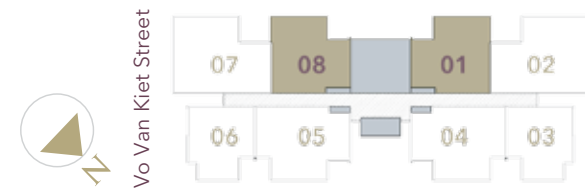
UNIT PLANS

Artist's Impression

# 2

## BEDROOM

Unit Type	Level	Unit No.	NFA	GFA
<b>2BR-1</b>	<b>2 - 12B</b>	<b>01</b>	<b>75.34 sqm</b>	<b>83.46 sqm</b>
<b>2BR-4</b>	<b>2 - 12</b>	<b>08</b>	<b>75.34 sqm</b>	<b>83.46 sqm</b>



FLOOR PLAN

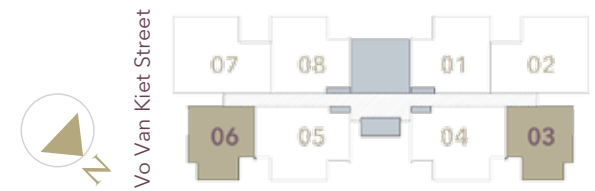
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# 2

## BEDROOM

Unit Type	Level	Unit No.	NFA	GFA
<b>2BR-2</b>	<b>2 - 12B</b>	<b>03</b>	<b>60.07 sqm</b>	<b>69.27 sqm</b>
<b>2BR-3</b>	<b>2 - 12</b>	<b>06</b>	<b>60.07 sqm</b>	<b>69.27 sqm</b>



FLOOR PLAN

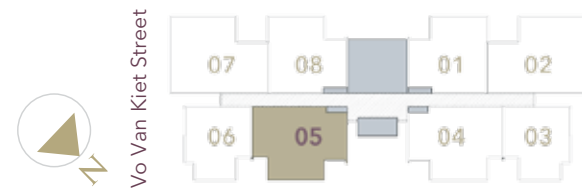
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# 2

## BEDROOM

Unit Type <b>2BR-5</b>	Level <b>12</b>	Unit No. <b>05</b>	NFA <b>83.54 sqm</b>	GFA <b>94.03 sqm</b>
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FLOOR PLAN

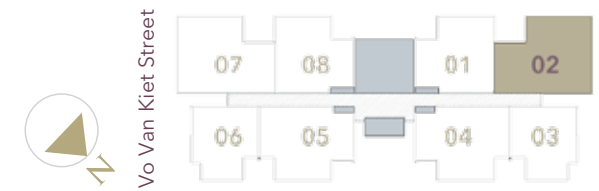
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# 3

## BEDROOM

Unit Type <b>3BR-1</b>	Level <b>2 - 12B</b>	Unit No. <b>02</b>	NFA <b>93.11 sqm</b>	GFA <b>103.82 sqm</b>
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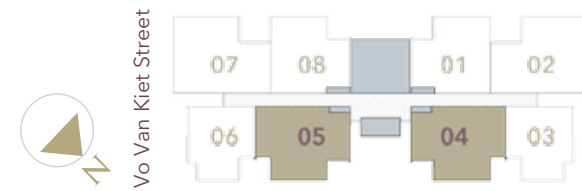
FLOOR PLAN

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## BEDROOM

Unit Type	Level	Unit No.	NFA	GFA
<b>3BR-2</b>	<b>2 - 12B</b>	<b>04</b>	<b>83.57 sqm</b>	<b>94.03 sqm</b>
<b>3BR-3</b>	<b>2 - 11</b>	<b>05</b>	<b>83.57 sqm</b>	<b>94.03 sqm</b>



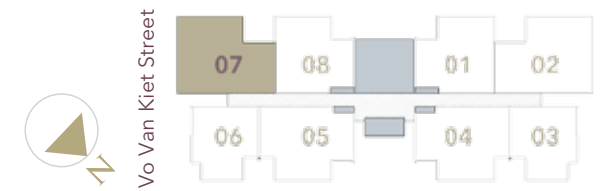
FLOOR PLAN

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## BEDROOM

Unit Type	Level	Unit No.	NFA	GFA
<b>3BR-4</b>	<b>2 - 12</b>	<b>07</b>	<b>93.11 sqm</b>	<b>103.82 sqm</b>



FLOOR PLAN

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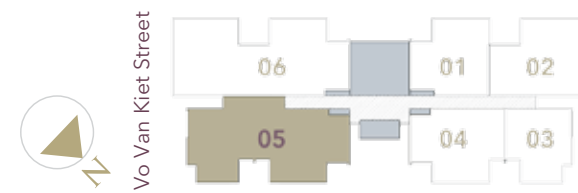
# BEDROOM

Unit Type <b>4BR-1</b>	Level <b>12A - 12B</b>	Unit No. <b>05</b>	NFA <b>158.77 sqm</b>	GFA <b>177.72 sqm</b>
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FLOOR PLAN



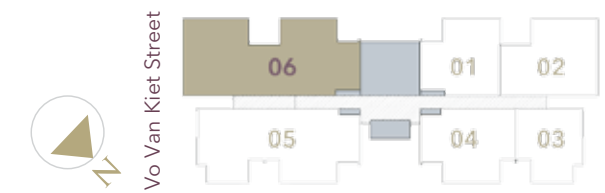
# BEDROOM

Unit Type <b>4BR-2</b>	Level <b>12A - 12B</b>	Unit No. <b>06</b>	NFA <b>169.63 sqm</b>	GFA <b>187.27 sqm</b>
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FLOOR PLAN

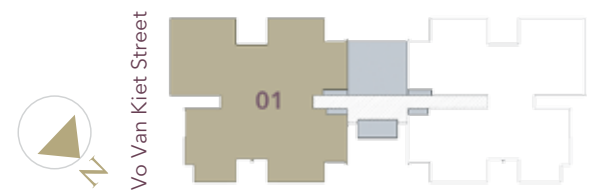
PENTHOUSE

Unit Type <b>PH-1</b>	Level <b>15 - 16</b>	Unit No. <b>01</b>	NFA <b>338.98 sqm</b>	GFA <b>372.11 sqm</b>
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Artist's Impression

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FLOOR PLAN



# A *Different World* Welcomes You **HERE**

## CAPITALAND'S ICONIC PROJECTS IN SINGAPORE



Artist's Impression



## CAPITALAND'S ICONIC PROJECTS IN VIETNAM



Artist's Impression



## Where *Extraordinary* IS THE *Only Way* TO **LIVE**

CapitaLand is one of Asia's largest real estate companies headquartered and listed in Singapore. The company leverages its significant asset base, design and development capabilities, active capital management strategies, extensive market network and operational capabilities to develop high-quality real estate products and services. Its diversified global real estate portfolio includes integrated developments, shopping malls, serviced residences, offices and homes.

Vietnam is one of CapitaLand's key markets in Asia.

The real estate market in Vietnam is supported by the country's strong economic growth, rapid urbanization and a young and growing population. CapitaLand is committed to being a long-term real estate developer in the country. CapitaLand Group's current presence in Vietnam is in the six major cities - Ho Chi Minh City, Hanoi, Hai Phong, Da Nang, Binh Duong, and Nha Trang in the residential and serviced residences sectors.

In the residential sector, CapitaLand has a portfolio of close to 9,100 quality homes across nine residential projects in Ho Chi Minh City and Hanoi. In the serviced residence sector, its wholly-owned serviced residence business unit, The Ascott Limited, has a portfolio of more than 4,000 apartment units in 19 properties across the six major cities, making it the largest international serviced residence owner-operator in the country.

[CAPITALAND.COM.VN](http://CAPITALAND.COM.VN)

VIEWINGS BY APPOINTMENT ONLY

[D1MENSION.COM.VN](http://D1MENSION.COM.VN)

DEVELOPED BY:



MANAGED BY:




A Member of CapitaLand

WE HAVE USED REASONABLE CARE IN PREPARING THIS BROCHURE AND IN CONSTRUCTING THE MODEL(S) AND SHOWFLATS. PLEASE NOTE, HOWEVER, THAT NEITHER OUR AGENTS NOR WE WILL BE HELD RESPONSIBLE FOR ANY INACCURACY IN THE CONTENTS OF THIS BROCHURE. WHILST WE BELIEVE THE CONTENTS OF THIS BROCHURE TO BE CORRECT AND ACCURATE AND CORRECT AT THE TIME OF GOING TO PRINT, THEY ARE NOT TO BE REGARDED AS STATEMENTS OR REPRESENTATIONS OF FACT. ALL INFORMATION, SPECIFICATIONS AND PLANS HEREIN CONTAINED MAY BE SUBJECT TO CHANGE FROM TIME TO TIME BY US AND/OR THE COMPETENT AUTHORITIES AS MAY BE REQUIRED AND DO NOT FORM PART OF AN OFFER OR CONTRACT. RENDERINGS, DEPICTIONS AND ILLUSTRATIONS ARE ARTISTIC IMPRESSIONS. PHOTOGRAPHS DO NOT NECESSARILY REPRESENT AS-BUILT STANDARD SPECIFICATIONS. FLOOR AREAS ARE APPROXIMATE MEASUREMENTS AND ARE SUBJECT TO FINAL SURVEY. LIKEWISE THE MODEL(S) AND SHOWFLATS ARE ARTISTIC IMPRESSIONS ONLY AND SHOULD NOT BE CONSIDERED AS REPRESENTATION OF FACT.

**RIVER VIEW COMPANY LIMITED**

A wholly-owned subsidiary of CapitaLand Limited

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