



## THE INSPIRATION

PART 1

In a moment's glance when lights stream down upon the stage, opens the story to the living soul of an artist - the result of life's journey in pursuit of love and passion.

This is the story of an artist and her emotional experience from inspiration to the shining moment on the stage of her life. She has charisma that lights up any room. She carries her BEAUTY as NATURALLY as she breathes. She turns every precious sense, emotion and moment into the rhythm to compose the beautiful melody of the LIFE SYMPHONY.

She is the owner and the artist of The Opera Residence.

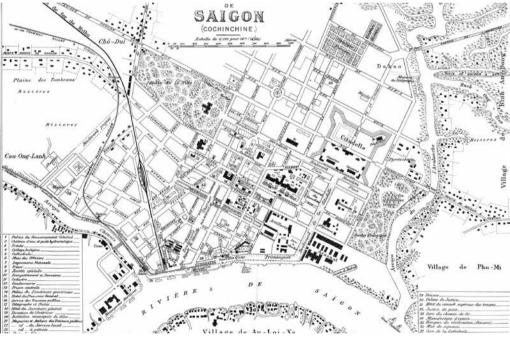
The Opera Residence -

The countless years following our ambitions led to this very day.

# **THE RIVER LIFE OF SAIGON PEOPLE**

While the stage presents to the artist wings that unlock inspirations, the Saigon River has nurtured an endless safe haven for inhabitants over the years. It is a place of harmony, reflecting the light of the glittering past and the dynamic present in its endless flow





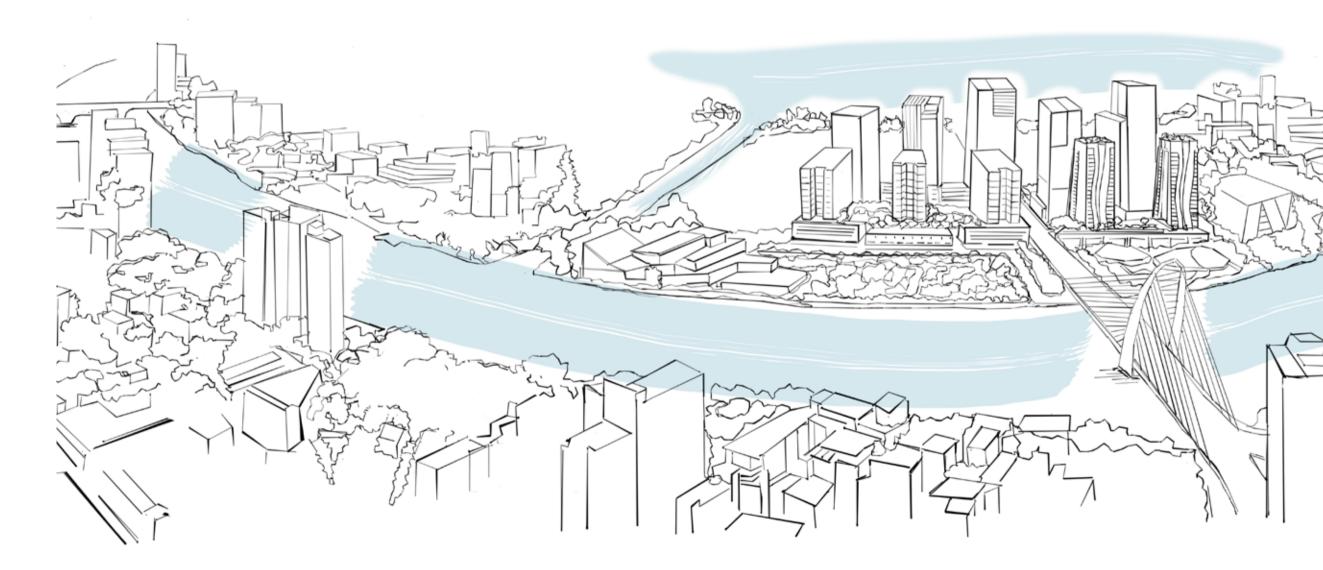


- The Opera Residence -











## B THE METROPOLE THU THIEM NEW METROPOLIS OF SAIGON

"The Opera Residence - Majestic melodies that sing the new metropolis."

The Story of The Metropole Thu Thiem starts here.

A new CBD is forming in the Eastern side of Saigon River, opening a new chapter in the symphony of life. The river is like a mirror in which The Metropole is the reflection of another D1 - dynamic and active, but newer, greener and better planned toward the future.

Residents of The Opera Residence today enjoy the colorful rhythm of life in luxury riverview homes.



#### **KEY FIGURES OF THU THIEM**



9,784,129 sqm

Total GFA

216 ha Development site **33%** Development ratio

**441 ha** Green, water, road site

67%

145,393 Residential population

217,470 Employee population

20, 426 Residential unit 15,565 Jnderground car parking

**10** School lots in 16 ha of land

362,710 people

Total estimated population

#### NO. KEY FEATURES

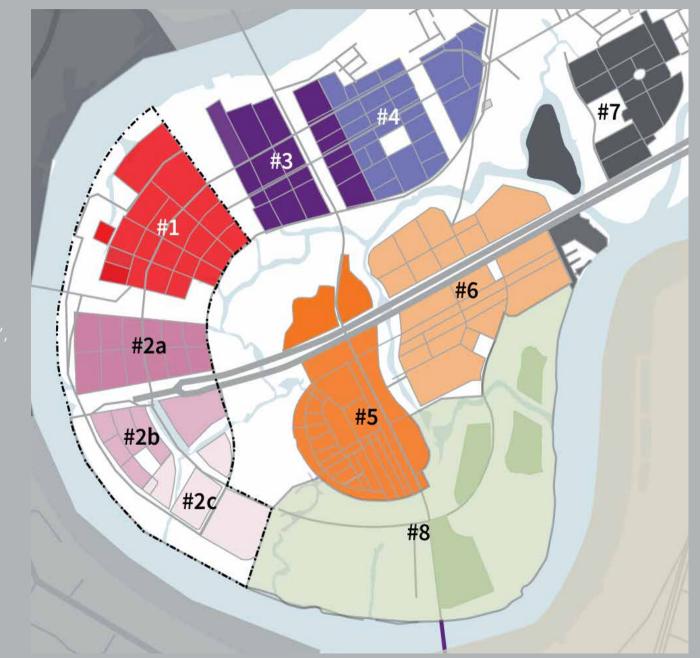
- High density mixed-use central business district
- High density mixed-use development
- Mixed-use residential
- Mixed-use residential
  High-density
  - Low-density residentia and public buildings
- Public facilities
  - Low-density residentia
- Software Park
   Low density mixed
  - residential
  - Mixed-use commercial
- Marina Complex
   Mid to high-rise residential complet
- Zone of enhanced mangrove landscape
  - Dredged and cleaned waterways

#### KEY LANDMARK/ PUBLIC BUILDING

Convention & Exhibition Centre, Central Square, Opera House, Planning Information Centre, The River Park

- Observation Tower Complex Sport Complex, Local Administration Centre
- Thu Thiem Museum
- Central Community Hub, Local Administration Centre Fire Station
- Children's Palace, The "City Hall' Central Community Hub, Local Administration Centre
- International Hospital, Central Community Hub
- Urban Resort Hotel, Marina Complex
- Southern Delta Resort, Aquatic Park, Southern Delta Research











"Velvet curtains open, my life story sung among a million."

## THE SHOW BEGINS

———— PART 2 —

Once in our lifetime the curtain opens, we are given the opportunity to shine. It is not only our moment to perform, but to embrace the beauty of flattering glamour in its purest form.

# B THE 3RD MASTERPIECE OF THE METROPOLE THU THIEM

It's the time for shining. The artist and her beautiful melody of The Opera Residence, on her stage – her pinnacle of pride, attracting admiration from all who see her.

She is GLAMOROUS and ALLURING. She is the ONLY ONE. The Opera Residence is the ONLY ONE.

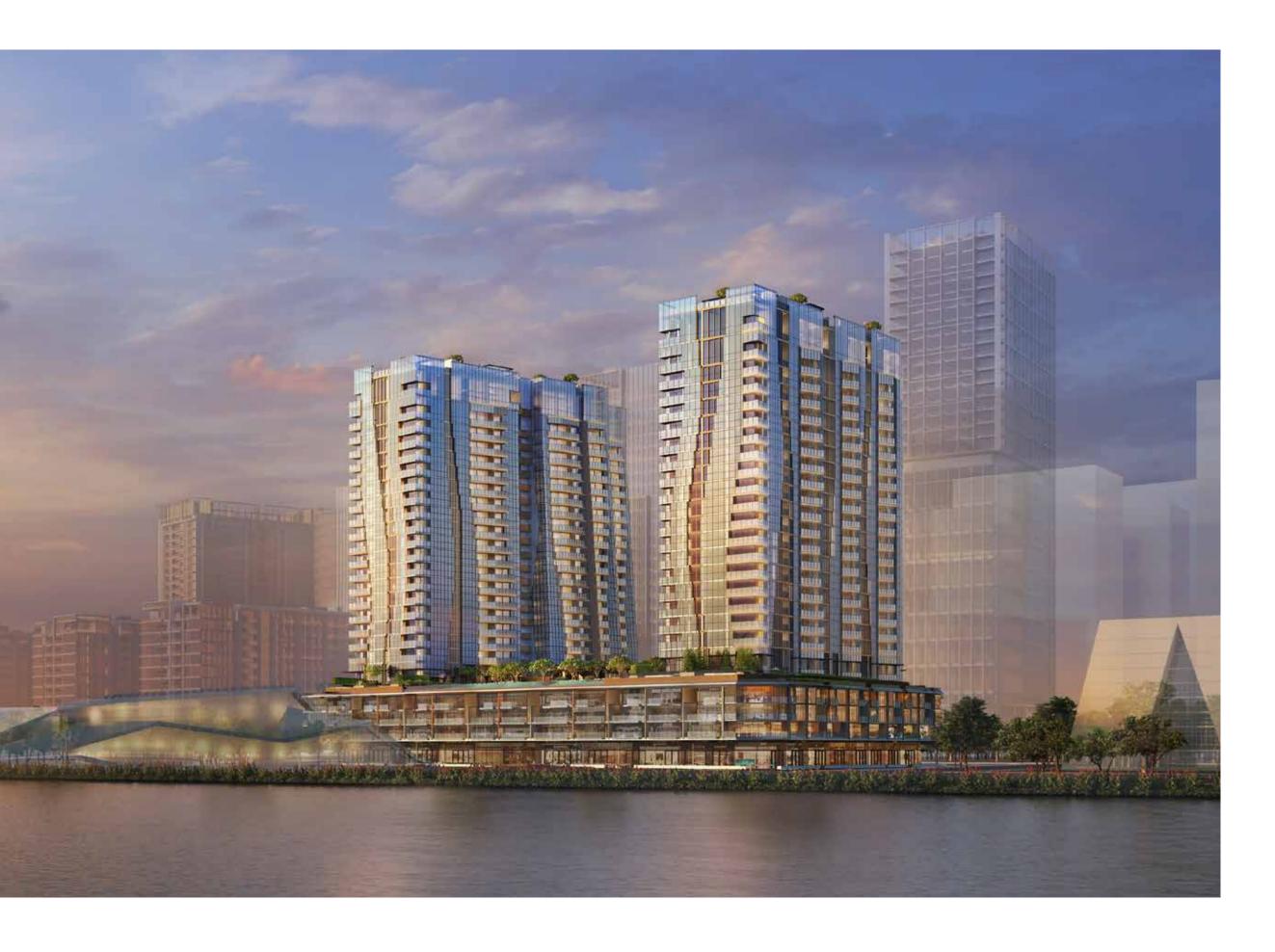


# **UNIQUE PRIME LOCATION**

The Opera Residence is situated in a tranquil location which connects nostalgic memories to the modern breath of Saigon life. The unique curves of Thu Thiem peninsula encompass The Opera Residence to the tune of the river in how it wraps around District 1. This brings a breathtaking view of the river and surrounding city landscape with the horizons of sunrise and sunset.

Astoundingly, The Opera House is only a few steps away from home, marks The Opera Residence as one of the rare cultural projects in the world inspired by music and art, bringing the "Life Symphony" to the elite homeowners.





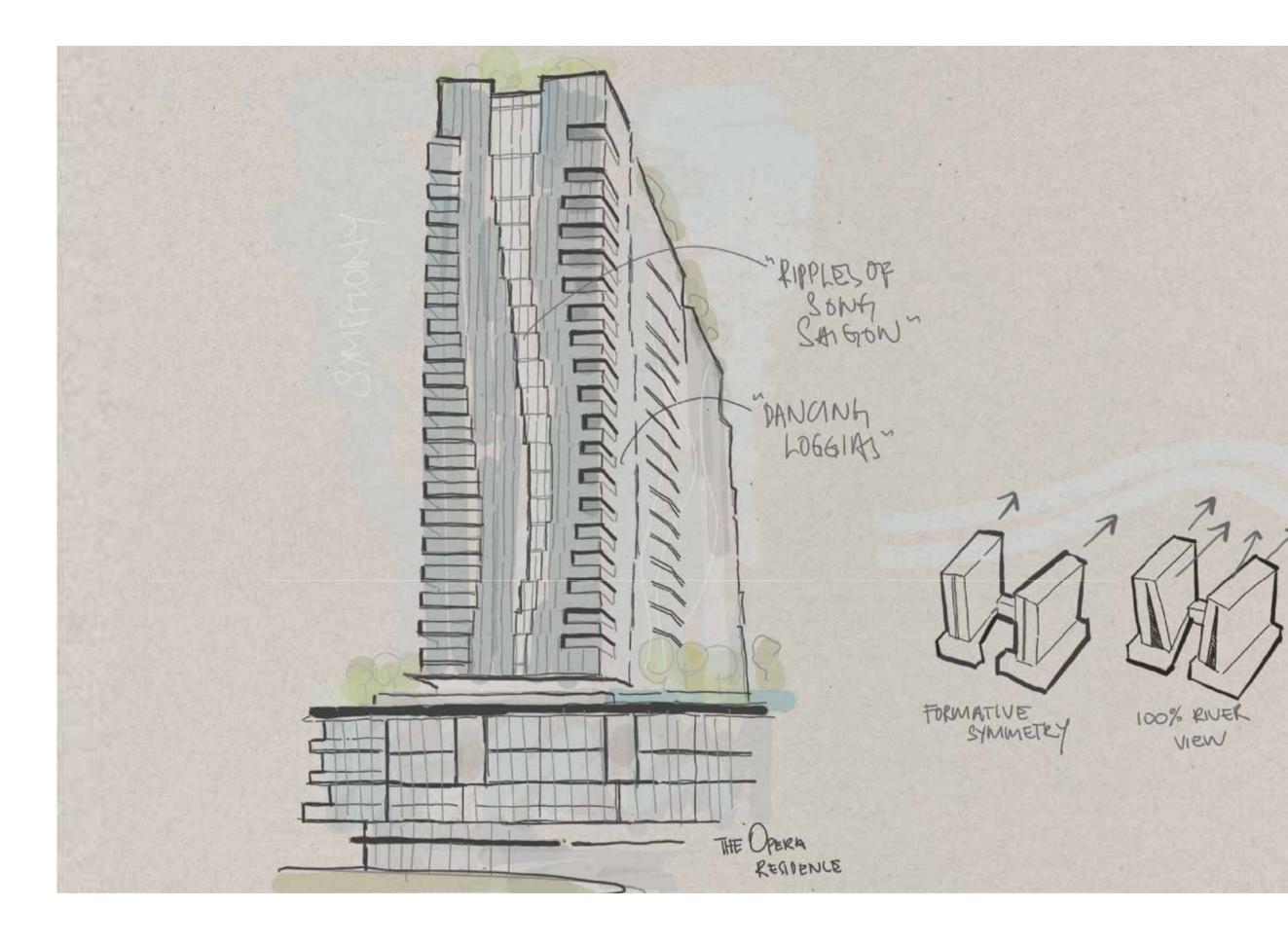
## THE ORCHESTRA

PART 3

Very seldom is music played solo, it is accompanied by the supporting power of fellow companions. The coordination of an orchestra creates the elegance and endless inspiration for the main artist.

The unspoken words known among true artists is their appreciation towards the arts. Portrayed in music, it is a remarkable bond that complements the bass and treble clef. This sophisticated relationship is the living orchestra that is curated into many forms, to be felt in the moment but reminisce for an eternity.

"Music crescendos fill the auditorium, myself in true astonishment."





# **ARCHITECTURAL INSPIRATION**



The architectural beauty of The Opera Residence is elegantly posed beyond words. Symbolic of sheet music, the two towers, Scala and Massimo, represent the treble and bass notes. The state-of-the-art design is influenced by the dynamic movements within scales of symphonies, also complementing the meandering curves of the Saigon River simultaneously.

### SYMPHONY OF ARCHITECTURE

The Opera Residence is delicately designed with reflective materials manipulating color and light, making the building almost invisible when viewed from a distance. The glass wall design not only takes advantage of natural light, soundproofing, reduced heat, but also helps The Opera Residence capture the colorful movements of moments of the day, the seasons and the life. Inward facing units taper gently out into the courtyard, affording views toward the Riverfront; as a result, 100% of homeowners will experience panoramic river views.

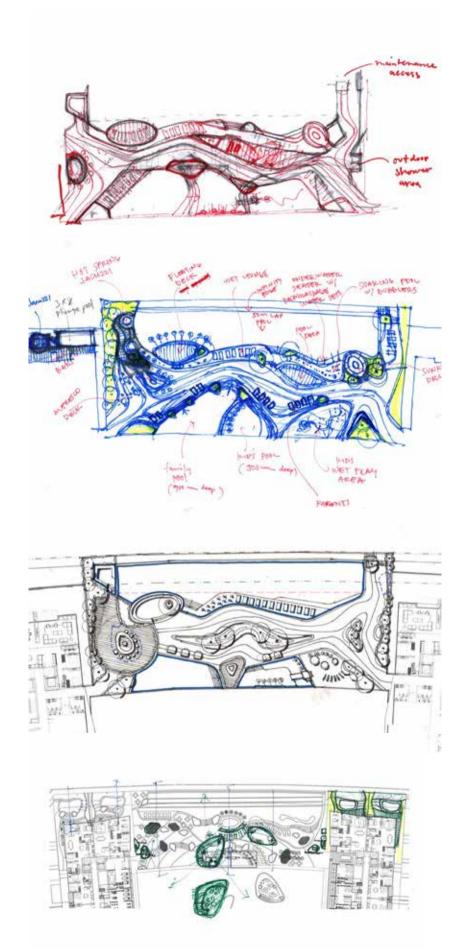
















# LANDSCAPE DESIGN



The rendition of landscape sketches is a collaboration between nature and the melodies within it.

The movement of musical notes portray an undulating wave as each runs above and below the rich landscape. The notes signify the focal nodes that, when played together, create a harmonious connection between facilities. This design adds a touch of symphony, providing residents with a whole new experience when entering.

#### THE ARBORESQUE

The abundance of Botanicals brings The Opera Residence a symbiotic relationship to the melodies of nature. Landscape plants greet in vibrant colors, unveiling an array of musical instruments played together to create a symphonic masterpiece.



#### MADAGASCAR ALMOND

With the canopy reaching out to the sun like a beautiful umbrella, the shade from Madagascar Almond can cool any scorching summer day at The Opera Residence.

#### SHRUBS



**SPIDER LILY** The delicate bright petals of the Spider Lily brighten the terrace walkways of The Opera Residence.



#### **SPANISH CHERRY**

This native evergreen offers a distinct density with a crown canopy which hums the background rhythm all year round.



**FAIRLY LILY** The Fairy Lily brings the hope of spring and restores our youth with a promise of fairytales.

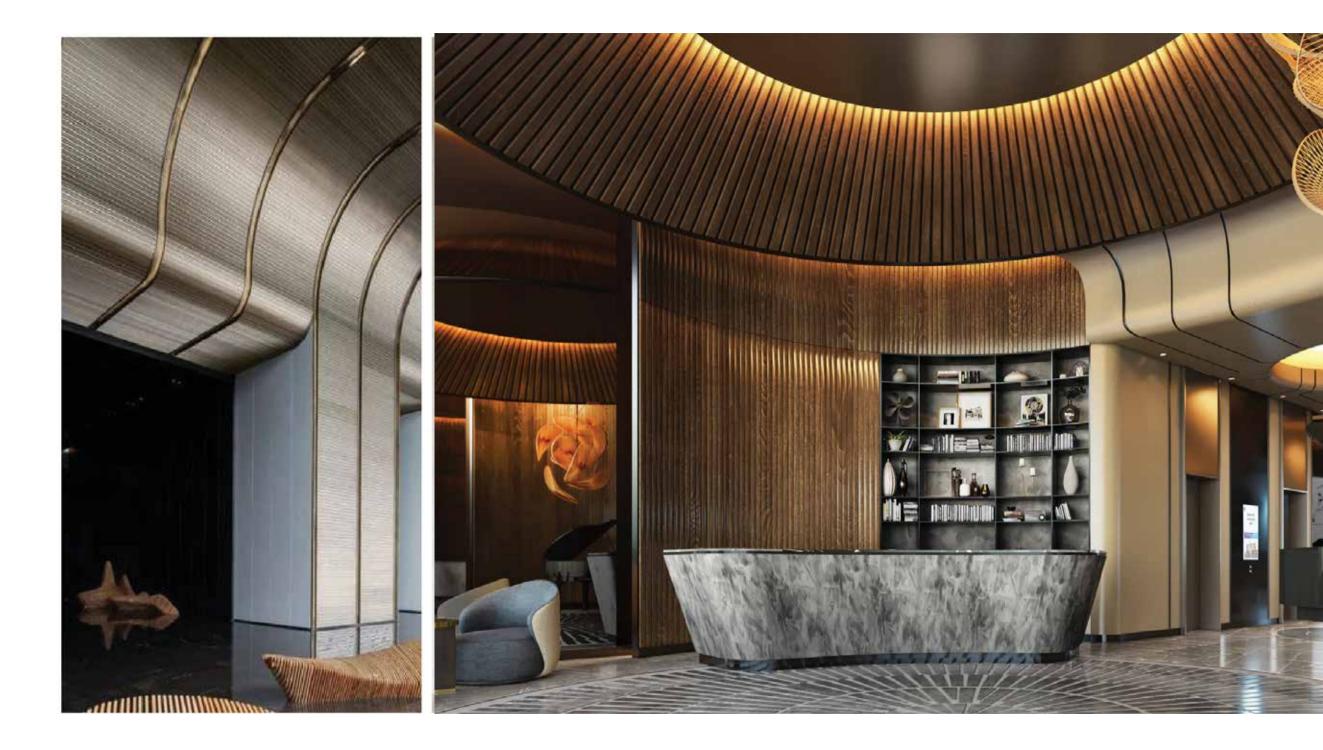
#### **GROUND COVERAGE**



**MANILA GRASS** Forming a mattress of greenery for the landscape, the softness of Manila grass will pamper every step of its owners







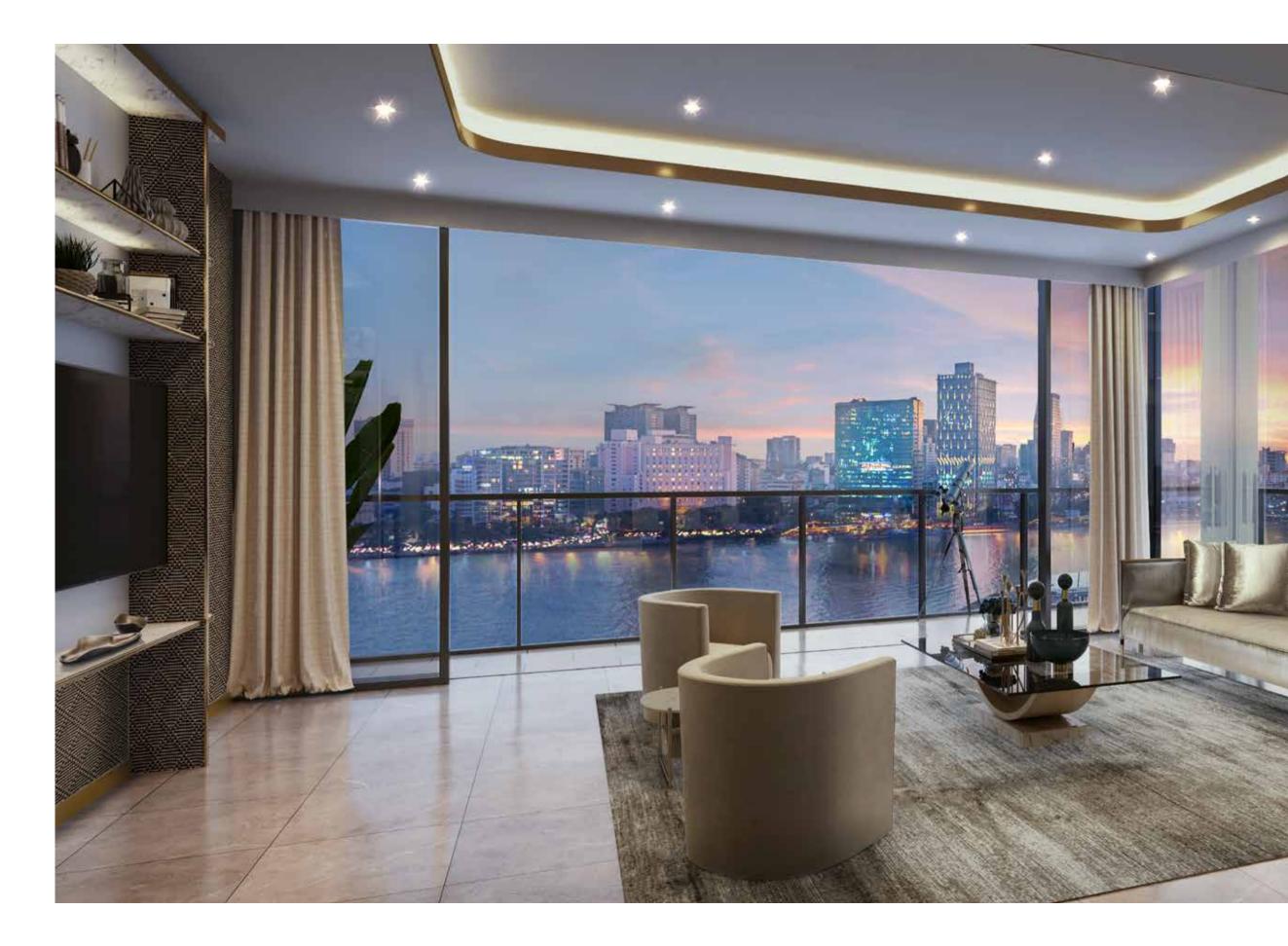


# INTERIOR DESIGN

## THE ID DEPT

To fully accommodate homeowners, The Opera Residence integrates intelligent technology to embellish daily life and provide for utmost privacy, security and personal space. After identifying the residents via a face recognition system in the lobby, it will automatically call the lift to usher them to their apartment's door and continue to welcome you with a secure and convenient fingerprint identification system.

Inside the home are also automated technologies that enhance the interior wellness. A smart shower system with a combination of 4 water modes, music and light integrated in the apartment to simulate a fashionable home spa.





### SMART INTERIOR

At The Opera Residence, the application of 4.0 technology in interior design and amenities brings a newer and more unique life experience than what you have ever known. It is a completely "touchless" journey from the lobby to your door, with a comprehensive biometric identification system.

The central air purification makes sure your apartment atmosphere is "dustless" 24/7. The international HEPA purification system (featuring three layers of coarse dust filter, deodorizing, and most importantly antibacterial and micro dust filters) can remove any indoor and outdoor polluted particles and release 100% fresh, clean air.

To add to the "dustless" atmosphere, the sleek designed, smart cleaning technology, AirDresser, is featured in the master wardrobe. The AirDresser uses powerful air and steam to remove dust and germs, refreshing and sanitizing your bespoke garments easily and conveniently.

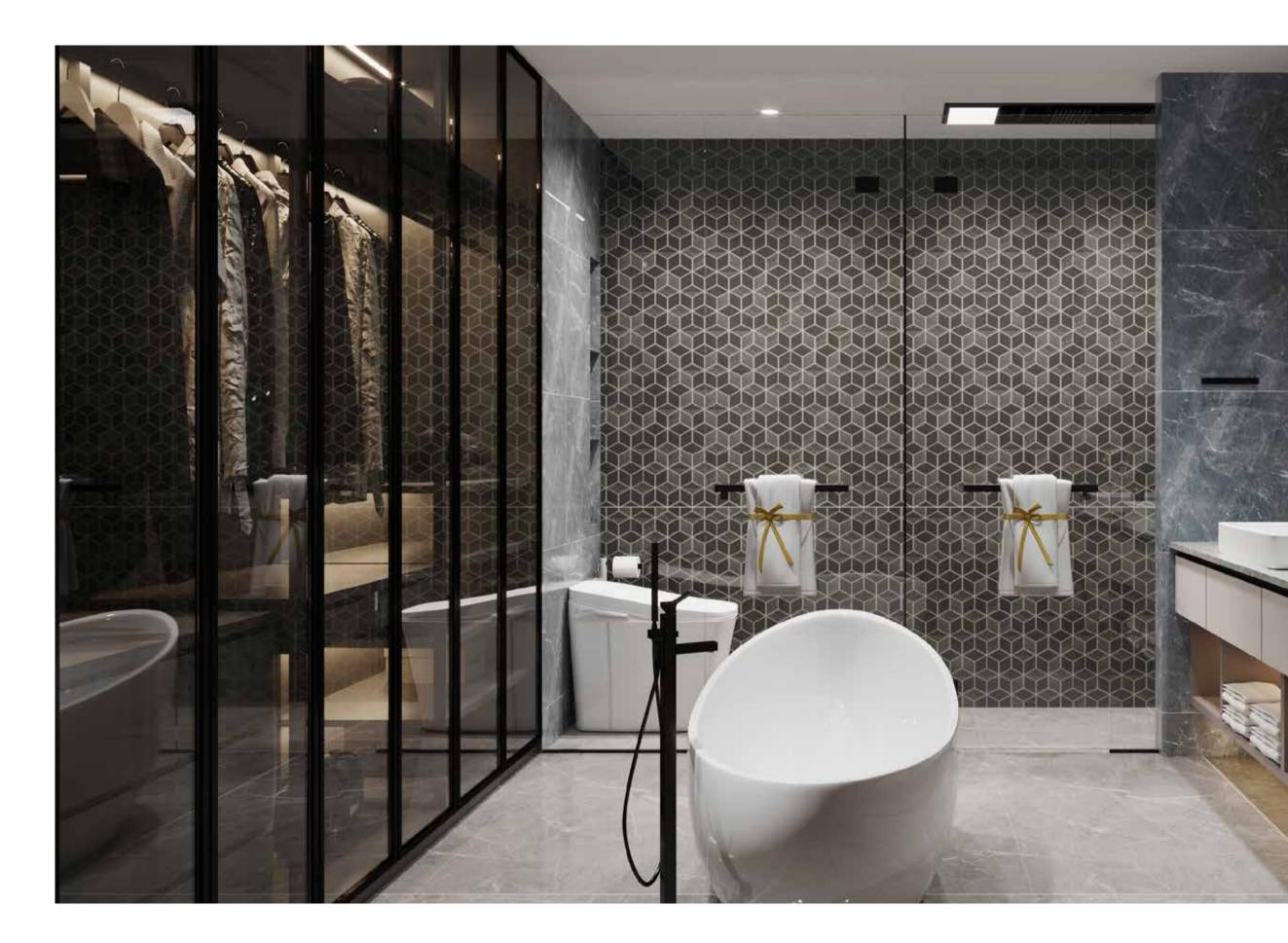
Elegant, sophisticated, convenient and relaxing are what the smart interiors at The Opera Residence bring to its deserving owners.



Enjoying meals with family and friends at The Opera Residence is always a pleasure thanks to the integrated interior design and spectacular views. In addition to state-of-the-art kitchen appliances and thoughtful storage, residents will enjoy a built-in wine chiller to ensure the perfect temperature of their favorite vintages. With a stunning view of the Saigon River and the dynamic city skyline, you will marvel at every meal.









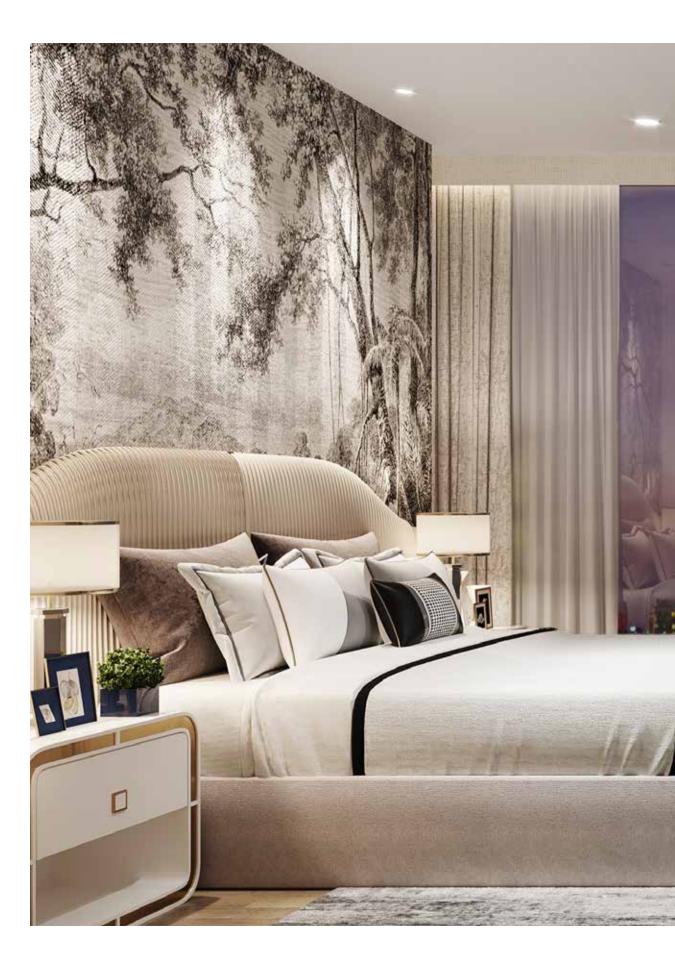


The luxurious bathing area is equipped with a smart shower system with lighting options and other multifunctions for an exquisite and private experience. Centre stage is an elegant free-standing bathtub paired with contemporary matte black sanitary ware and wardrobes. The sophisticated lavatory with a tankless water closet and remote-controlled bidet will undoubtedly upgrade the luxury feel of your bespoke bathroom.

The synchrony in design and materials transcends for a trendy lifestyle worthy to indulge at The Opera Residence.



The open design of the master bedroom, smartly connecting to the master bathroom, provides the impression of great spaciousness – giving you a feeling of freedom and luxury.





### THE INSTRUMENTS

PART 4 -

Every expressive artist possesses a connection to their instrument. A percussionist treasures every key to his piano. Picking her strings, she skillfully decides which note to play on her harp.

These instruments are also the prime necessity for The Opera Residence. They sing the rhythm of life which touches the soul.







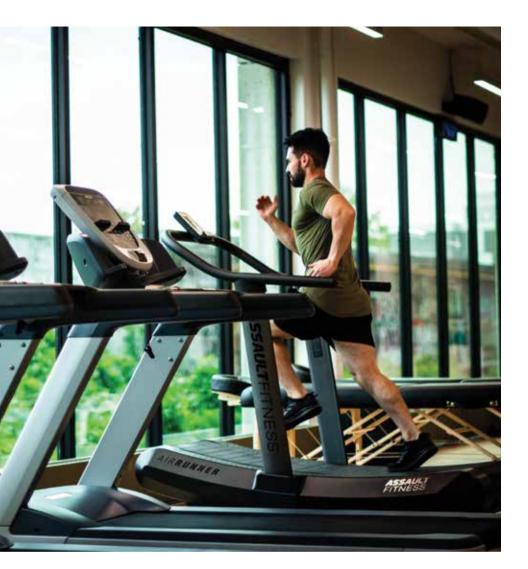














# HIGH CLASS AMENITIES FOR YOUR BALANCED LIFE

A seamless green view from the garden, swimming pools overlooking the Saigon River and District 1 city panoramas – residents can embrace these pleasures and much more at The Opera Residence.

Created to fulfill the desires of every resident, The Opera Residence offers a diverse range of facilities. A perfect combination of pools can draw the attention of any resident: lap pool, family pool, kid's pool, hot spring and outdoor spa pool. Encouraging healthy lifestyle choices is effortless with high-tech fitness equipment and professional personal trainers. Additionally, a golf simulator zone is provided for ladies and gentlemen to master their golfing skills every day without spending a half-day traveling to any suburban golf courses.

- The Opera Residence -



Family values are also highlighted at The Opera Residence. With the kid's wet play area and parent's lounge nearby, moms and dads can enjoy precious time together, comforted by the knowledge their little ones are having fun, safely nearby. Families can enjoy parties in private BBQ pavilions, exclusive banquet areas complete with kitchen equipment, or share joyful moments with friends at the Alfresco Café. Those requiring catering may also request for private chefs to make an appearance on special occasions.















"My quide, my path, my direction back home"

## THE CONDUCTOR

PART 5 —

The conductor stands by his podium waving his baton expressing each note and how it is played. The technique is sometimes graceful, other times challenging, no motion is ever the same. The performance is his masterpiece, all parts of the music articulates the beauty of melody and the power of his control.

## B AWARD WINNING DEVELOPER



SonKim Land stands apart. We believe in a distinctive, one-of-a-kind approach.

We have a unique signature that clearly demonstrates we are a Vietnamese real estate developer working to uncompromising international standards. We are committed to delivering distinctive beauty, innovation and design through a unique blend of art, heritage and modern lifestyle.

We are very proud of who we are, who we work with and what we do.

We are here today, and we will be here tomorrow, because we are *Different from the Ground Up*.

















### BOUR SIGNATURE STRATEGY



In SonKim Land, a house or an office goes beyond a living or working place. It is an inspirational space that helps you to start every new day full of energy and a fresh mind.

With well-thought design concepts for every project, we create lifestyle communities that not only offer the best living or working experiences to all our customers but also make a statement of their status.

We set a unique signature in everything we do. That makes us different and affirms our leading position in Vietnam's property market.

- The Opera Residence -



EMPRESS TOV

INDOCHINE PARK 1

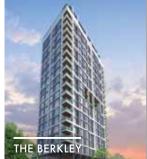
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**COMMERCIAL PORTFOLIOS** 















THE OPERA RESIDENCE YOUR STAGE, YOUR CRESENDO







#### **RESIDENTIAL PORTFOLIOS**

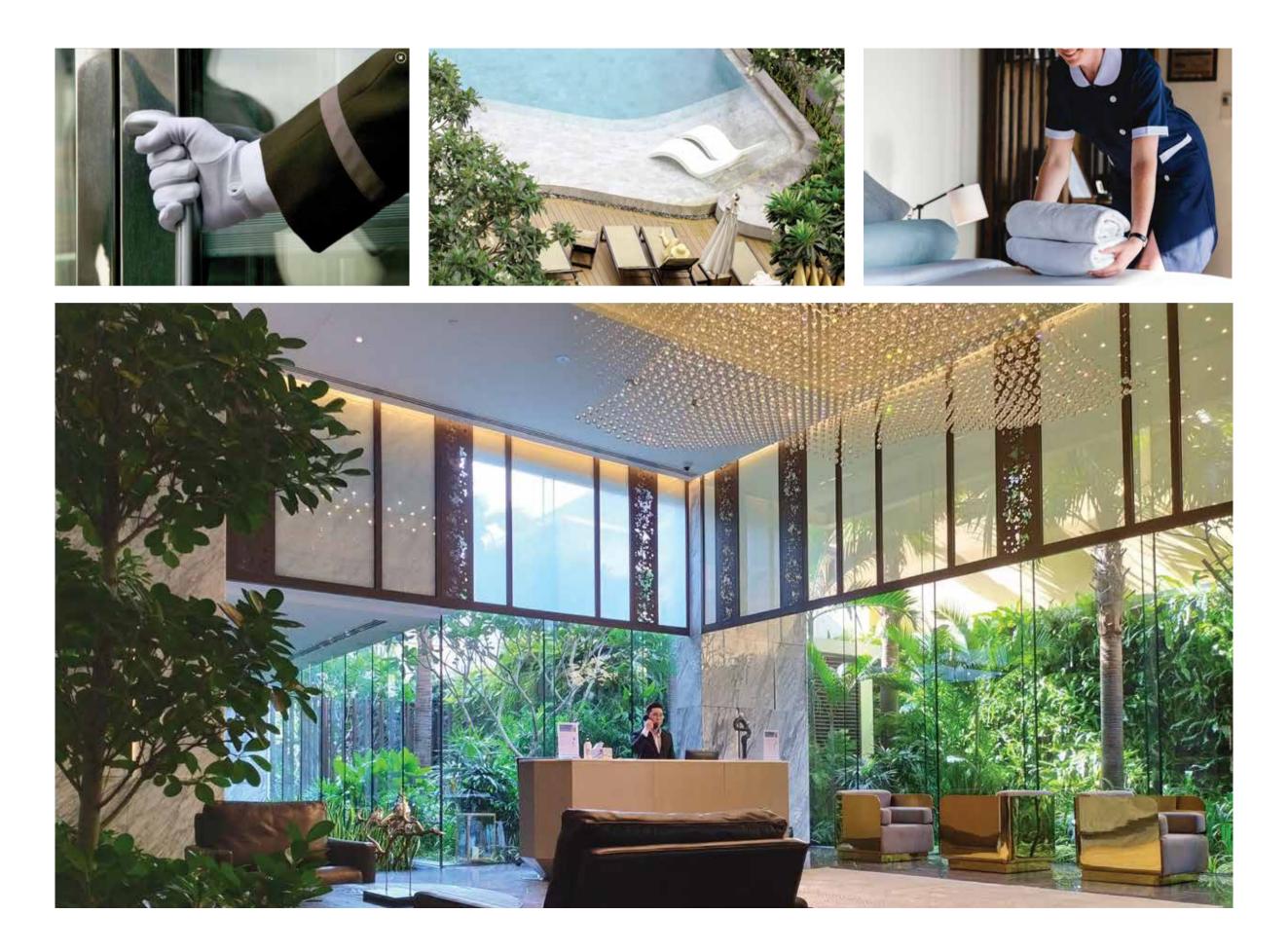


## BY SONKIM LAND

## HIGHGATE

With experience in developing the luxury segment in Ho Chi Minh City, SonKim Land has impressed our customers with consistently high-end products offering a sophisticated lifestyle and aesthetic taste. We have affirmed our position as a reputable real estate developer in the market with many prestigious local and international awards.

In order to bring the best experience from these amenities, Highgate - the property management company by SonKim Land, applies the Smart Community Mobile Solution. For the first time in Vietnam, residents can, within the palm of their hand, conveniently access the number of people using public facilities with the technology of 4D sensing of human movement detection. Residents will know when is the best time to go to the gym and whether specific machines are available or not. In addition, various requests can be done on the app such as facility booking for BBQ, golf or banquet, visitor management, e-bulletin reception, or other specific requests.





As the owner of The Opera Residence, you will have this wonderful experience. This masterpiece is all created for your beautiful emotion on the pinnacle of pride. And it is not just a few moments but every day in your life.

Inspired by the development success of Sydney Harbour and Pudong Shanghai, The Opera Residence is deemed to become the centerpiece of Saigon's new metropolis. DISCLAIMER: (a) Please note that this brochure was prepared prior to all final approved design and commencement of construction. (b) The imagery used in the brochure is indicative of style only. (c) The photographs of the surrounding views and location may have been digitally enhanced or altered and do not represent actual views or surrounding views. These photographs are indicative only. (d) Changes may be made during the development and dimensions, fittings and specifications are subject to change without notice. Fittings and finishes are subject to availability and vendor discretion. (e) The information contained herein is believed to be correct but is not guaranteed. (f) Prospective purchasers should make and must rely on their own enquiries. (g) Various facilities and buildings may or may not be constructed as depicted herein. The colours of the buildings are indicative only. (h) This brochure is a guide only and does not constitute an offer or contract.



ANOTHER MASTERPIECE OF





NEW METROPOLIS OF SAIGON