



IMPERIA  
SMART CITY

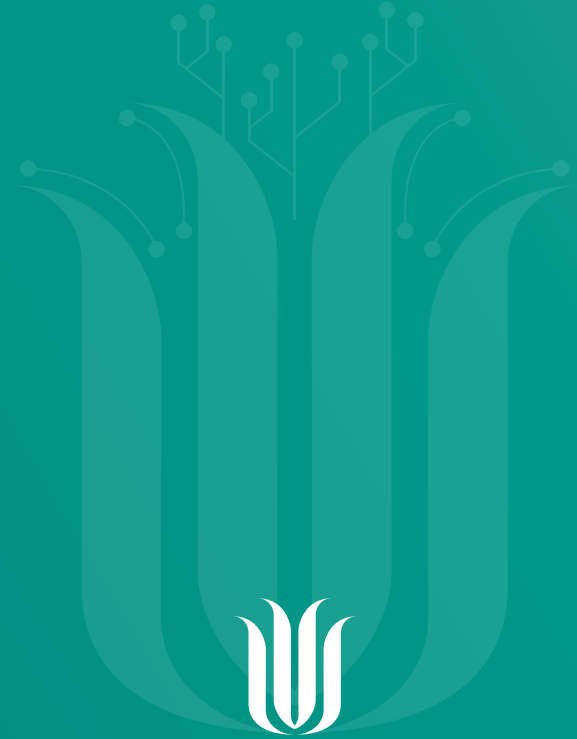
*One foot step*

*Thousands of interests*

*One foot step - Thousands of interests*







## IMPERIA SMART CITY

A one of a kind city you have never heard of  
Found on the journey to a superior and perfect life  
An outstanding standard of living has been established and created  
To represent a smart living trend of the new century

Imperia Smart City - A real high-quality and convenient life that Vietnamese families dream of



\*All images used are for illustrative purposes only.



## Overview of Imperia Smart City

Location: Tay Mo – Dai Mo Ward, Nam Tu Liem District, Ha Noi

Investor: HBI Joint Stock Company

Project developer: MIK Group Vietnam Joint Stock Company (MIK Group)

Distribution manager: MIK Home Property Trading Company Limited

Construction design consultancy: Vietnam Investment Consulting and Construction Designing Joint Stock Company (CDC)

Landscape architecture consultancy: West Green Design Joint Stock Company (Canada)

Total area: 23,310 m<sup>2</sup>

Scale of project: five 38 or 39-story buildings (3 Imperia Lake buildings and 2 Imperia Smart buildings)

Building structure: 1 to 3 bedrooms (28-76m<sup>2</sup>)

Expected handover schedule of The Laurel and The Flora buildings: 1st quarter of 2022





## PROJECTS DEVELOPED BY MIK GROUP

MIK Group Vietnam Joint Stock Company (MIK Group) specializes in real estate investment, trading and development in Vietnam.

With the mission to develop high-class buildings with superior quality to raise the living standards of Vietnamese people, we have made our mark on the real estate market with 3 main lines of products:

- High-end apartment complexes under Imperia brand including Imperia Garden and Imperia Sky Garden.
- Villa – Shophouse projects with villas, shophouses, and terraced houses mainly located in Ward 9 (HCMC) such as Villa Park, Park Riverside, River Park, Park Riverside Premium, Rio Vista, etc.
- Resort real estates with notable projects such as Sol by Meliá Phu Quoc (284 hotel rooms), Mövenpick Resort Waverly Phu Quoc (stage 1: 329 condotels; 79 villas; 300 hotel rooms), Crown Plaza, etc.



IMPERIA GARDEN



IMPERIA SKY GARDEN



VILLA PARK



PARK RIVERSIDE



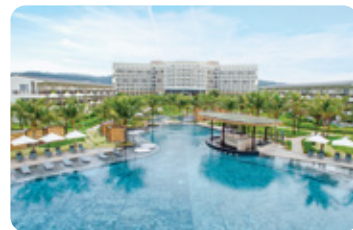
RIVER PARK



PARK RIVERSIDE PREMIUM



RIOVISTA



SOL BY MELIÁ



MÖVENPICK RESORT WAVERLY  
PHÚ QUỐC



## AWARDS RECEIVED BY MIK GROUP IN 2019

In 2019, MIK Group won a great deal of prestigious awards:

At the ceremony of Dot Property Vietnam Awards 2019, MIK Group was honored with 3 awards:

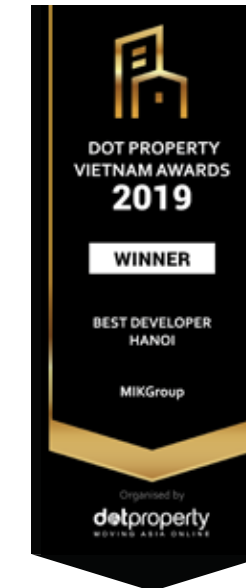
- The Best Complex Property Developer in Vietnam
- The Best Developer in Hanoi
- The Most Breakthrough Developer in Vietnam

In a program held by Vietnam Real Estate Online Magazine (Realtimes) for voting and rating “Exemplary real estate brands, products and services”, MIK Group was named the winner of two awards:

- Mövenpick Resort Waverly Phu Quoc – Top 10 Potential Resorts in 2020
- Imperia Sky Garden – Top 10 High-End Apartment Complexes in 2019

At the Festival of Golden Dragon Awards and Vietnamese Excellent Brand Awards 2018, MIK Group was honored as one of the Top 10 Prestigious Brands in Real Estate Development category.

Project Imperia Sky Garden was ranked in Top 10 in the Category of “Green and Smart Project” at Trend Setter Award organized by Dau Tu Newspaper.





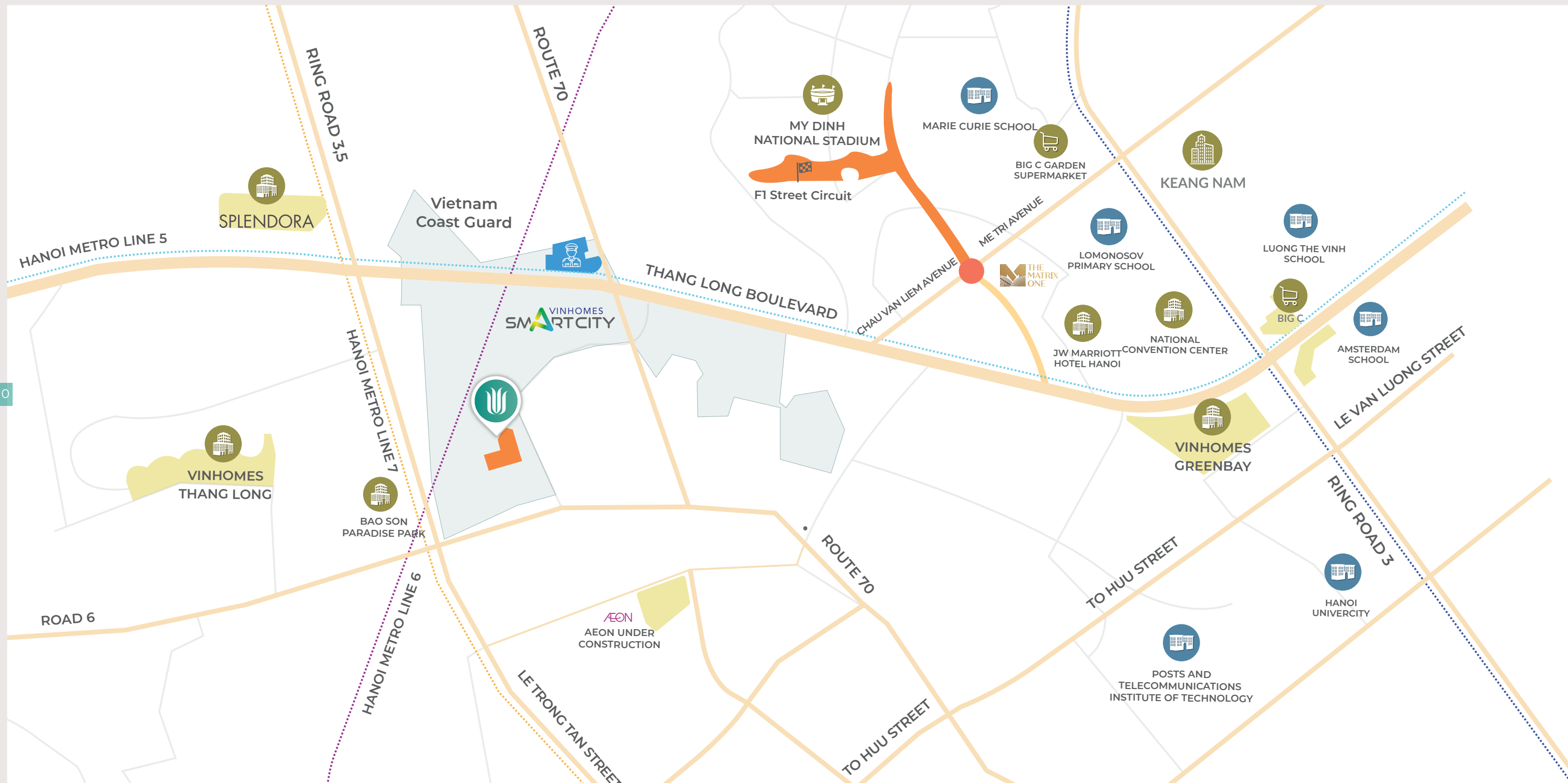
## Creating the future standard of living

By owning an apartment at Imperia Smart City, you take on a journey to a dynamic, smart and elegant life. Future breakthroughs are created based on great ideas and quality living standard.

- Prime location
- Unlimited utilities
- Dynamic – elegant life
- Ideal living space – Smart investment







## Golden location in Hanoi

Located beside Thang Long Avenue – the artery road of the west of Hanoi, Imperia Smart City possesses the golden coordinates for a modern and dynamic life. It only takes a 10 minute drive for residents of Imperia Smart City to access the city's intersection of administration, culture and education. This is also where most foreigners choose to live and work in Vietnam, transforming the area into a busy center that is worth living in the west of the city.



## High-class utilities

### An upgraded version of the mega smart city

Benefiting from an “all in one” ecosystem with green living space, modern utilities with the 4.0 technologies of Vinhomes Smart City, as well as MIK Group’s exclusive utilities and services, Imperia Smart City is truly a great “upgraded version” of the world-class mega smart city. Imperia Smart City is a pioneer place where modern residents are provided with high-class living experience.

#### GHI CHÚ

	LEGEND
	SCHOOL LAND
	COMMERICAL LAND
	LAND FOR TREE PLANTING AND SPORTS
	TECHNICAL INFRASTRUCTURE
	PARKING AREA



#### TREES OF LIGHT



#### WALL MURALS



#### CENTRAL PARK



#### JAPANESE STYLE GARDEN



#### UTILITIES OF CENTRAL PARK

- Largest outdoor fitness park in Southeast Asia with more than 1000 fitness equipment
- Golf park with multiple golf courses for practice
- Indoor golf practice facility with Korean design
- BBQ park with more than 150 barbecuing pits
- Amusement park for children and continuous movement games
- Park for dancing activities
- Park for mind and body exercise activities
- Chess Park
- Chinese Chess Park
- Mountain Bike Park
- Aerobic Park
- Camping Park
- Multipurpose Playground
- Kayaking
- Sports playground

#### UTILITIES OF JAPANESE STYLE GARDEN

- Park for organization of Lantern Festival
- Event Square
- Spring water scenery
- Japanese-style welcome gate
- Zen garden
- Stone garden
- Bamboo garden
- Japanese stone bridge
- Man-made mountain – waterfall
- Ninja adventure park
- Japanese restaurants
- Square-shaped watchtower
- Hexagonal watchtower
- Palm leaf watchtower in bamboo garden
- Japanese style walkways





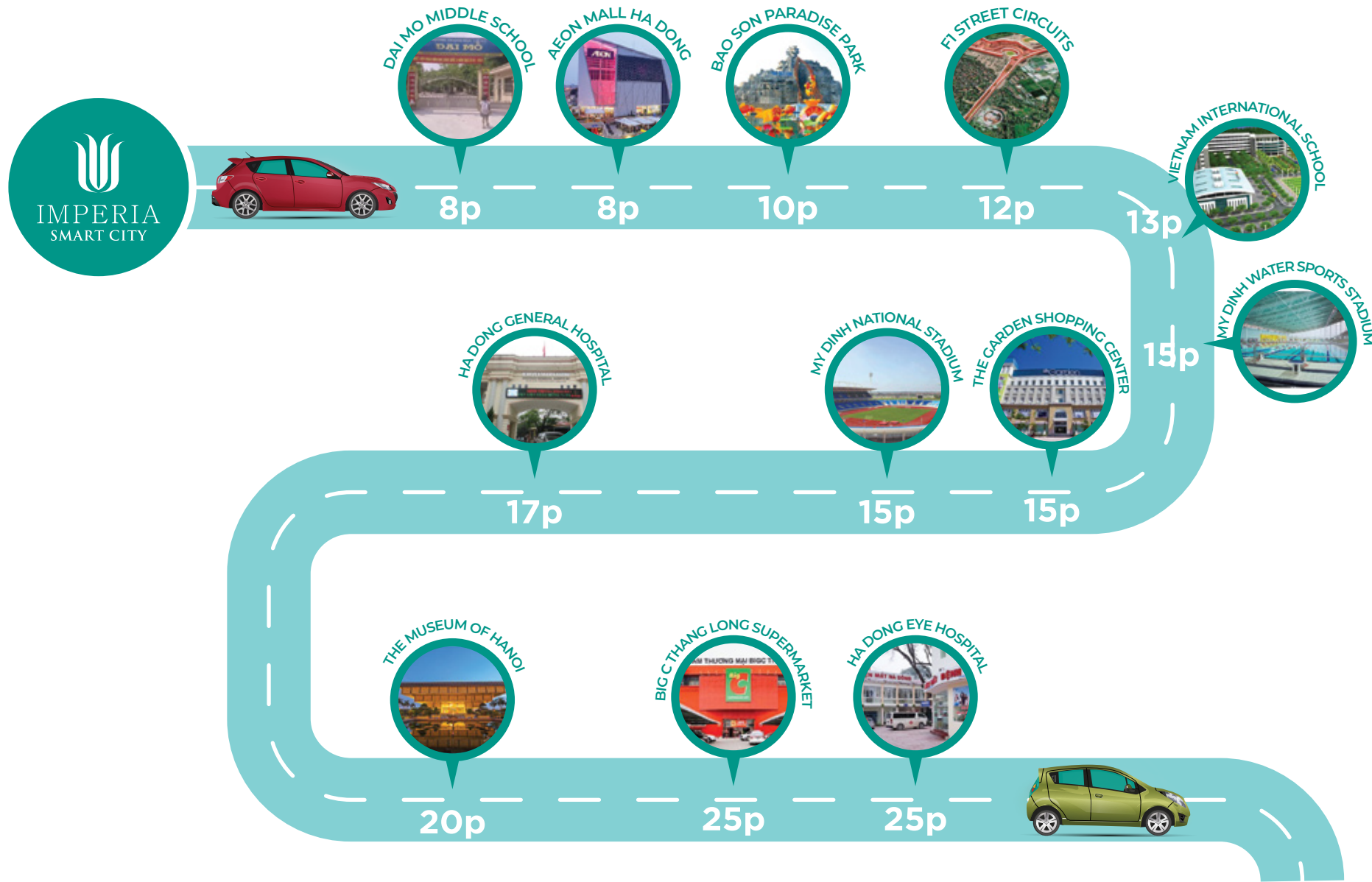
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### *The most integrated transportation system of the city*

In addition to the modern road traffic system with wide roads, the project is also surrounded by large scale transport infrastructure that has been and will be constructed.

- Metro route No. 5:  
South side of West Lake – Ngoc Khanh – Lang – Hoa Lac
- Metro route No. 6:  
Noi Bai – Phu Dien – Ha Dong – Ngoc Hoi
- Metro route No. 7:  
Me Linh – New urban area in the west of Nhon Van Canh – Duong Noi
- BRT route:  
Ring Road No. 3.5, Le Trong Tan - extended Le Van Luong street

### *Utilities surrounding the area*







## EDUCATIONAL FACILITIES

Dai Mo Middle School  
FPT University  
Hanoi National University of Education  
Vietnam National University  
University of Languages & International Studies

## SHOPPING MALLS AND AMUSEMENT PARKS

Big C Thang Long  
The Garden Shopping Center  
Bao Son Paradise Park  
Landmark 72

## SPORTS FACILITIES

My Dinh National Stadium  
My Dinh Water Sports Palace  
F1 Street Circuits

## OTHER FACILITIES

5-star JW Marriott Hotel  
5-star Grand Plaza Hotel  
The Museum of Hanoi  
Vietnam Military History Museum

## HEALTH-CARE FACILITIES

Ha Dong Eye Hospital  
Ha Dong General Hospital  
Hospital 198  
Vietnam Sports Hospital

## GOVERNMENT BUILDINGS

Ministry of Foreign Affairs  
Ministry of Home Affairs  
Ministry of Natural Resources and Environment  
Ministry of Science and Technology  
Government Inspectorate of Vietnam

## SYSTEM OF URBAN AREAS

Nam Anh Khanh  
Geleximco  
Vinhomes Thang Long



## Heart of the Mega smart city

Imperia Smart City is the first apartment complex in Vinhomes Smart City – the first mega smart city in Vietnam. The complex is located in one of the best locations of the project, adjacent to the largest sports park in Southeast Asia with an area of 10.2 ha. It is placed on the main roads of the Mega smart city covering an area of 52m2 with two wide lanes, facilitating resident's access to center of the smart city, including Vincom Mega Mall, Japanese style park and other high-class utilities, from their location.



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## *New record for being the best central park in Vietnam*

Only a few footsteps away from Imperia Smart City is the top sports park in Southeast Asia covering an area of 10.2 ha where residents can experience a dynamic lifestyle. This park with 15 mini theme parks is not only the exclusive privilege for residents of Imperia Smart City, but also the root for a journey to better quality of life with real values.

- First-ever mini golf terrain theme park in Vietnam
- Largest outdoor fitness park in Southeast Asia with more than 1000 fitness equipment
- Indoor golf practice facility with Korean design
- BBQ park with more than 100 barbecuing pits
- Park for dancing activities with outdoor romantic and fresh atmosphere
- Amusement park for children and continuous movement games
- Park for health improvement activities for life balance
- Chess Park
- Chinese Chess Park
- Mountain Bike Park
- Aerobic Park
- Camping Park
- Patin/Skateboard Park where cleverness and enthusiasm are challenged
- Kayaking
- Sports playground







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## JAPANESE STYLE PARK

*The new "wonder"  
of Vietnam*

A high-class "wonder" is created when the special Japanese culture is represented in a smart city. The Japanese style park is meticulously built with a wide range of utilities such as Japanese restaurants, park for organization of Lantern Festival, man-made mountains and waterfalls, Japanese Koi fish spring. The park will provide residents with a variety of daily experiences.





## Vincom Mega Mall Smart City

*A busy shopping city*

Imperia Smart City is adjacent to Vincom Mega Mall, the largest shopping mall in the whole system, with an area of 68,000m<sup>2</sup>, three exposed floors, 5 gates, and a parking garage utilizing modern technologies with enough space for 700 cars and 3000 motorbikes. This complex will become a high-class shopping area that satisfies all residents' shopping, playing and recreation demands.



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## Vinschool Education System

*Nurturing talent*

With Vinschool-branded international education system located right next to the project, children of residents of Imperia Smart City will benefit from a world-class innovative education system from early stages of childhood until adulthood.





## *Vinmec International General Hospital*

Vinmec International General Hospital, built within an area of around 3 ha with 9 exposed floors, will be a place gathering talented and dedicated doctors and up to date equipment where residents can expect to enjoy comprehensive care and treatments.



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SCHOOLS



- 1 Entrance
- 2 Children's playground
- 3 Outdoor gym
- 4 Versatile lawn
- 5 Landscape garden
- 6 Basketball court
- 7 Half-size basketball court
- 8 Table tennis court
- 9 Resting hut
- 10 Sky garden
- 11 Web opening and emergency exits

CENTRAL PARK DIRECTION

\* Quantity and location of public and commercial utilities do not compose apartment prices and are subject to change/adjust to be appropriate with intended use and real progress of the project.

SCHOOLS/ METRO STATION DIRECTION



\* Quantity and location of public and commercial utilities do not compose apartment prices and are subject to change/adjust to be appropriate with intended use and real progress of the project.

- |                              |  |                                       |                                    |
|------------------------------|--|---------------------------------------|------------------------------------|
| 1 Swimming pool for adults   | 8 Mind and body exercise park - Grass hill           | 15 Table tennis court                 | 22 Web opening and emergency exits |
| 2 Swimming pool for children | 9 Mind and body exercise park - Garden of meditation | 16 Badminton court                    | 23 Square and exercising park      |
| 3 Pool gate/access control   | 10 Chessboard garden                                 | 17 Volleyball court                   | 24 Post-swim shower area           |
| 4 Entrance                   | 11 Versatile lawn                                    | 18 Basketball court                   | 25 Nursing zone with texture tiles |
| 5 Pool deck                  | 12 Children's playground                             | 19 Half-size basketball court         | 26 Outdoor exercising zone         |
| 6 Resting hut                | 13 Sports complex                                    | 20 Basketball practice court          |                                    |
| 7 Lake                       | 14 Walkways  | 21 Flowering vines and resting chairs |                                    |



## *One step - Thousands of interests*

Only a few footsteps away from Imperia Smart City is a world of the most modern and high-class utilities, including the top sports park in Southeast Asia, resort-style swimming pool, Japanese style garden, shopping mall, international school, among all the others. Those utilities are not only the exclusive privilege for residents of Imperia Smart City, but also the root for a journey to better quality of life with real values.



\* Hình ảnh định hướng mang tính minh họa





## *Resort-style swimming pool*

Apart from common swimming pools with rectangle and oval shapes, resort-style swimming pools located at the foot of Imperia Smart City are designed with open space and curved paths filled with trees so that residents can relax right at their home.





## *Green and peaceful living space*

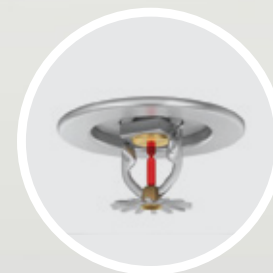
A green and peaceful living space is the best supplement for your physical and mental health. In Imperia Smart City, most parts of the project are filled with greenery. You and your family will feel at peace when being surrounded by colorful flower gardens, green grasses, and walkways in the shadow.







Fire extinguisher



Automatic fire suppression system

Direct connection to  
the emergency staircaseCommunication system connecte  
to professional firefighting forceEmergency  
lighting system

## Secure safe room

In various apartment buildings of Imperia Smart City, safe rooms are built for emergency. Safe rooms are protected with fire-resistant components and room doors are connected with smoke-free staircase. In addition, these rooms are also equipped with emergency lights, automatic fire alarm and suppression systems, pressure boosting system for smoke prevention, respirators, portable fire extinguishers, and communication system for professional firefighters to use for fire suppression and rescue.







## *Modern and smart apartment design*

Apartments with designs that inherit and promote the best of Singaporean modern architecture are perfected in every aspect and smart to smallest details. Every day as you wake in the morning, open your windows to enjoy the fresh air and be filled with energy for a new day.







## *High-end imported furniture*

In Imperia Smart City, apartments' furniture that meets international standards is imported from top brands such as Draho, Hinsence, LG, Gree.





# *The opportunity for settling down*

Under MIK Group's customer base diversification strategy, Imperia-branded high-end apartments are offered at investment cost per unit from VND1.2 billion/apartment with attractive sales policies, giving Vietnamese families an opportunity to possess an ideal living and working space.



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## *Golden opportunity for smart investors*

Located in a prime location surrounded by artery roads of the west of Hanoi, right in the heart of the smart city, Imperia Smart City, benefiting from favorable transport infrastructure, is one of the best places for experienced investors. Whether being an asset for accumulation or for lease, investing in an Imperia Smart City apartment surely promises sustainable profitability.

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## Worth living apartments for future residents

Benefiting from a standard ecosystem with modern utilities using 4.0 technology in a world-class mega smart city, as well as green and peaceful living space, Imperia Smart City is a pioneer place where modern residents can live a quality, elegant and fulfilling life.





## TYPICAL LAY-OUT OF IMPERIA SMART CITY - THE LAUREL

(Typical floor area: 20)

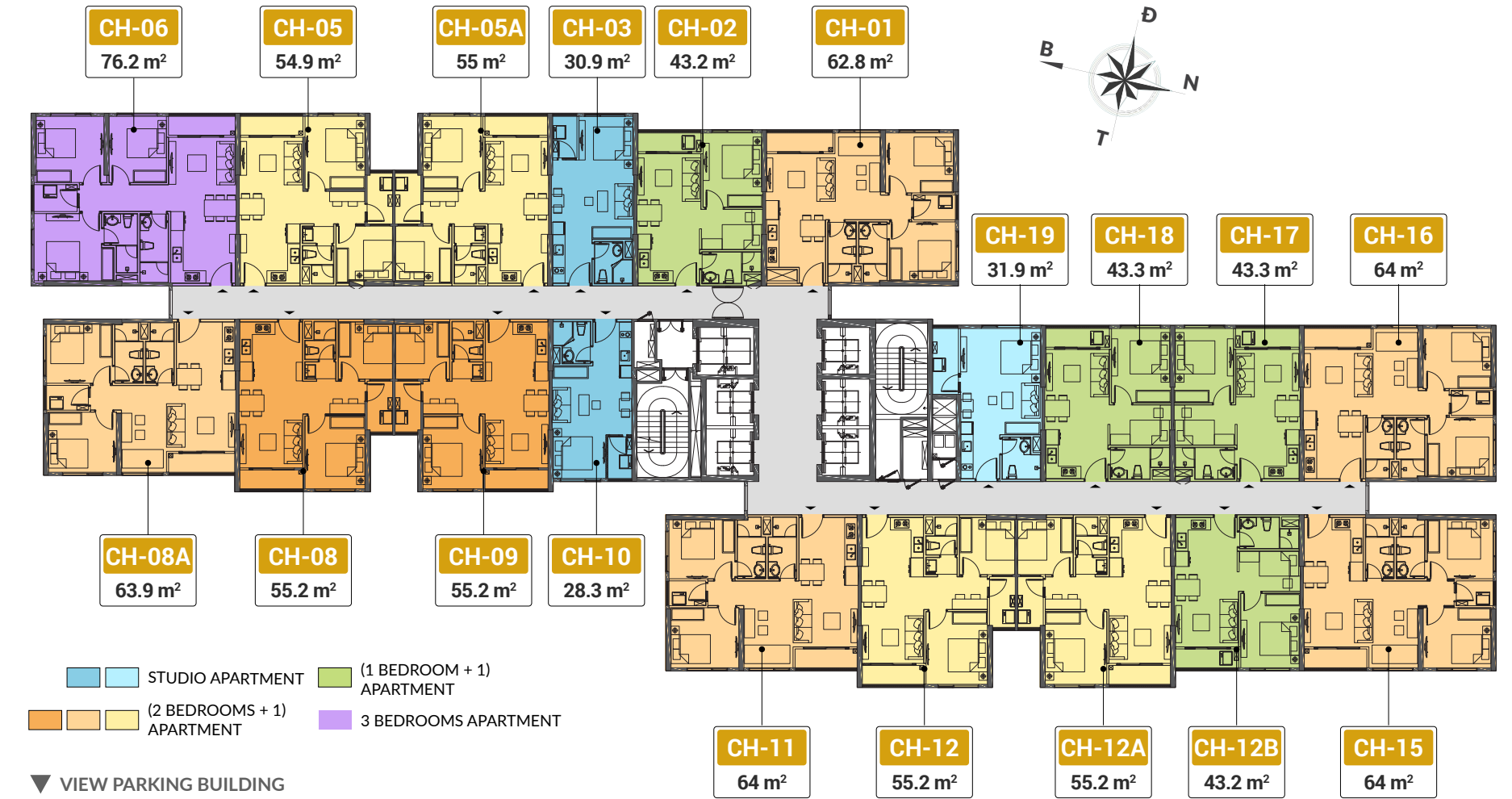
▲ VIEW CENTRAL PARK



## TYPICAL LAY-OUT OF IMPERIA SMART CITY - THE LAUREL

(Typical floor area: 11-19, 21-38)

▲ VIEW CENTRAL PARK





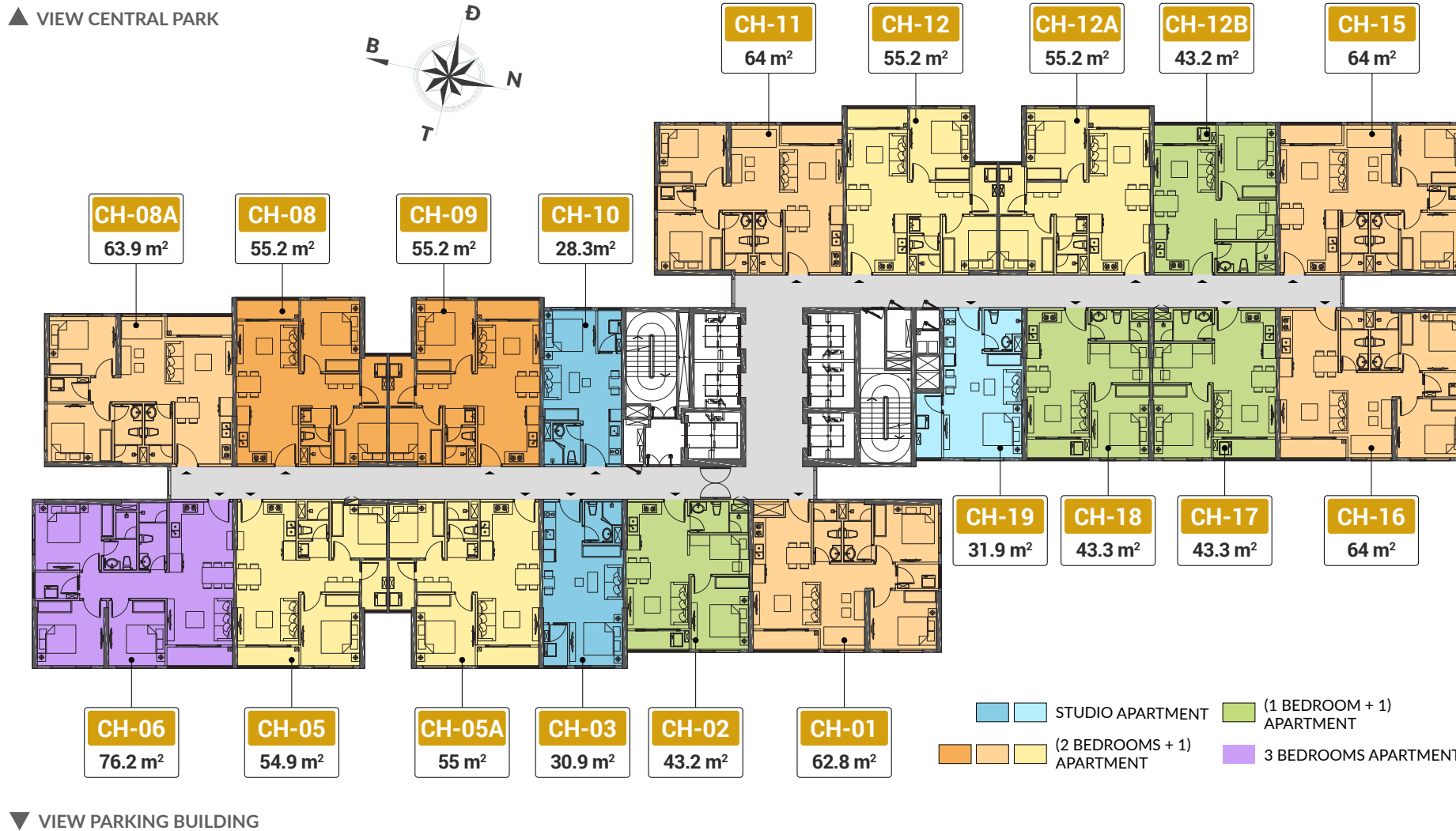
TYPICAL LAY-OUT OF IMPERIA SMART CITY - THE FLORA

(Typical floor area: 20)



TYPICAL LAY-OUT OF IMPERIA SMART CITY - THE FLORA

(Typical floor area: 11-19, 21-38)





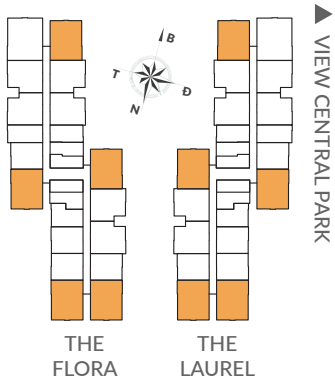
# Imperia Smart City

## APARTMENTS 01, 8A, 11, 15, 16

Carpet area: 62.2m<sup>2</sup>

Built-up area 69.4m<sup>2</sup>

- Living room + Dining room + Kitchen: 30.6 m<sup>2</sup>
- Master bedroom: 8.9m<sup>2</sup>
- Bedroom 1: 9.3m<sup>2</sup>
- Master WC: 3.7m<sup>2</sup>
- WC: 3.7m<sup>2</sup>
- Loggia 1: 3.4m<sup>2</sup>
- Loggia 2: 2.6m<sup>2</sup>



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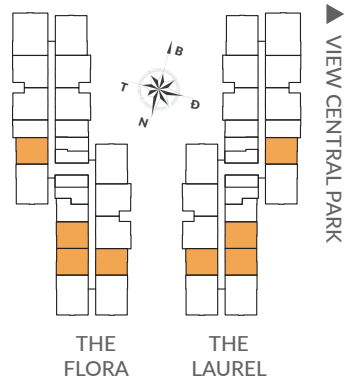
# Imperia Smart City

## APARTMENTS 02, 12B, 17, 18

Carpet area: 43.1m<sup>2</sup>

Built-up area: 46.4m<sup>2</sup>

- Living room + Dining room + Kitchen 24.8 m<sup>2</sup>
- Master bedroom: 10.1 m<sup>2</sup>
- Master WC: 3.7 m<sup>2</sup>
- Loggia 1: 3.2 m<sup>2</sup>



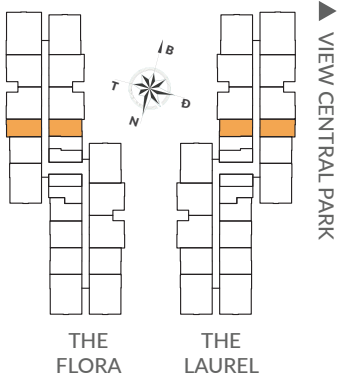
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# Imperia Smart City

## APARTMENTS 03, 10

- Carpet area: 30.5m<sup>2</sup>  
Built-up area: 34m<sup>2</sup>
- Living room + Bedroom + Dining room + Kitchen: 24.4 m<sup>2</sup>
  - WC: 3.2 m<sup>2</sup>
  - Loggia 1: 4.2 m<sup>2</sup>

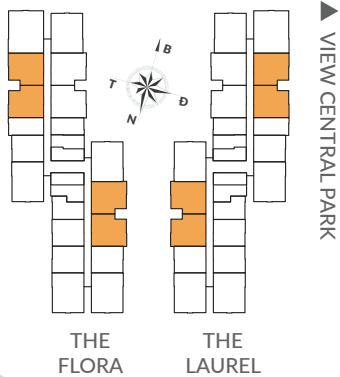


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# Imperia Smart City

## APARTMENTS 05A, 05, 12, 12A

- Carpet area: 54.7m<sup>2</sup>  
Built-up area: 59.2m<sup>2</sup>
- Living room + Dining room + Kitchen: 26.1 m<sup>2</sup>
  - Master bedroom: 10.3m<sup>2</sup>
  - Bedroom 1: 7.3m<sup>2</sup>
  - WC: 3.6m<sup>2</sup>
  - Loggia 1: 3.4m<sup>2</sup>
  - Loggia 2: 3.2m<sup>2</sup>



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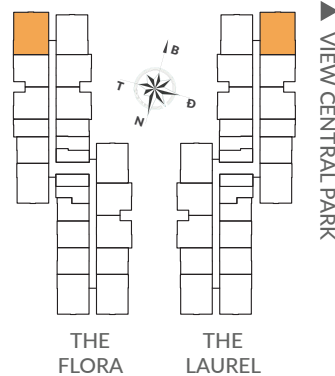
# Imperia Smart City

## APARTMENT 06

Carpet area: 75.6m<sup>2</sup>

Built-up area: 81.7m<sup>2</sup>

- Living room + Dining room + Kitchen: 27.9 m<sup>2</sup>
- Master bedroom: 11.4 m<sup>2</sup>
- Bedroom 1: 8.8 m<sup>2</sup>
- Bedroom 2: 10.4 m<sup>2</sup>
- Master WC: 3.7 m<sup>2</sup>
- WC: 4.5 m<sup>2</sup>
- Loggia 1: 3.4 m<sup>2</sup>
- Loggia 2: 2.9 m<sup>2</sup>



VIEW CENTRAL PARK

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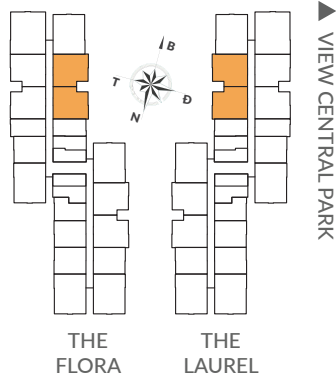
# Imperia Smart City

## APARTMENTS 08, 09

Carpet area: 54.7m<sup>2</sup>

Built-up area: 59.2m<sup>2</sup>

- Living room + Dining room + Kitchen: 26.1 m<sup>2</sup>
- Master bedroom: 10 m<sup>2</sup>
- Bedroom 1: 7 m<sup>2</sup>
- Master WC: 3.5 m<sup>2</sup>
- Loggia 1: 3.2 m<sup>2</sup>
- Loggia 2: 3.2 m<sup>2</sup>



VIEW CENTRAL PARK

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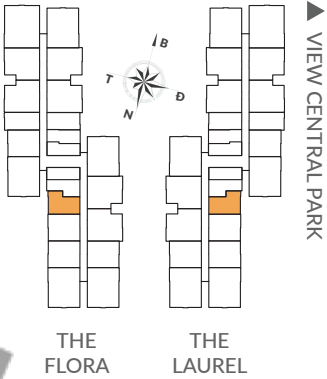
Imperia Smart City

APARTMENT 19

Carpet area: 31.8m<sup>2</sup>

Built-up area: 35.1m<sup>2</sup>


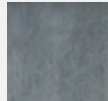
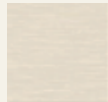
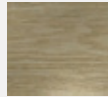
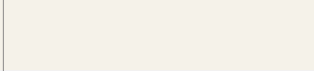



- Living room + Bedroom + Dining room + Kitchen: 24 m<sup>2</sup>
- WC: 3,3 m<sup>2</sup>
- Loggia 1: 4.2 m<sup>2</sup>



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LIST OF MATERIALS AND EQUIPMENT FOR HANDOVER THE LAUREL & THE FLORA					
NUMBER	ITEMS	MATERIALS	DESCRIPTION	ILLUSTRATION	NOTE
I. SÀN					
1	Living room, dining room, bedroom	Laminated wood	- Dimensions and colors as designed		High-end laminate flooring
2	Master bathroom	Anti-slip ceramic tiles	- Dimensions, colors as designed		Prime/A My or equivalent
3	Kitchen	Ceramic tiles	- Dimensions, colors as designed		Prime/A My or equivalent
4	Loggia	Anti-slip ceramic tiles	- Dimensions, colors as designed		Prime/A My or equivalent
II. WALLS					
1	Living room, dining room, bedroom	Mortar, water-based paint finish	- Painted with undercoat, topcoat; - Colors as designed		Paints: Nippon/Jo-tun/Valspar/Toa or equivalent
2	Bathroom	Ceramic tiles	- Dimensions, colors as designed		Prime/A My or equivalent
III. CEILING					
1	Living room, dining room, bedroom	Regular drywall ceiling	- Drywall ceiling, concealed frame system; - Painted with undercoat, topcoat; - Colors as designed		- Frames: Vinh Tuong/Zinca or equivalent; - Ceiling boards: Gyproc/Lagyp or equivalent; - Paints: Nippon/Jo-tun/Valspar/Toa or equivalent
2	Phòng vệ sinh	Trần thạch cao chịu ẩm			
IV. DOORS AND WINDOWS					
1	Loggia doors, windows	Powder coated aluminum frames, glass	- Aluminum frame, powder coating; - Laminated glass; - Complementary accessories; - Specifications, colors as designed		- Xingfa profile aluminum or equivalent; - Laminated glass; - Accessories: Kinlong/Draho or equivalent;

(Các hình ảnh nêu trên mang tính minh họa và chỉ có giá trị tham khảo. Thứ tự liệt kê các hãng cung cấp vật liệu không được hiểu là thứ tự ưu tiên để lựa chọn/lắp đặt. Chủ đầu tư/Bên bán có quyền lựa chọn/quyết định sử dụng vật liệu cuối cùng để trang bị và lắp đặt tại Căn hộ).



NUMBER	ITEMS	MATERIALS	DESCRIPTION	ILLUSTRATION	NOTE
IV. CỬA ĐI, CỬA SỔ					
2	Main doors	Laminated wooden doors	- Modern & luxury laminated wooden doors; - Locks: electronic locks; - Complementary accessories; - Dimensions, colors as designed		- Domestically produced doors; - Locks: 3-function electronic locks - Brand: Samsung or equivalent; - Accessories: imported;
3	Bedroom doors	Laminated wooden doors	- Laminated wooden doors; - Complementary accessories; - Dimensions, colors as designed		- Domestically produced doors; - Locks: imported; - Accessories: imported
4	Bathroom doors	Laminated wooden doors	- Humidity resistant laminated wooden doors; - Complementary accessories; - Dimensions, colors as designed		- Domestically produced doors; - Locks: imported; - Accessories: imported
V. BATHROOM EQUIPMENT					
1	Sink (lavabo)		- Wall or table mounted lavabo; - White color, modern design;		American Standard/Moen or equivalent;
2	Sink hot-cold faucet		- Modern design;		American Standard/Moen or equivalent;
3	Toilet	Ceramic toilet	- White color, modern design		American Standard/Moen or equivalent;
4	Spray nozzle				American Standard/Moen or equivalent;
5	Shower enclosure (if applicable)		- Tempered glass shower door, complementary accessories		- Hai Long/Hong Phuc glass or equivalent; - Accessories: VVP/Hiwin or equivalent;
6	Shower/faucet		- Hot and cool faucet; - Modern design;		American Standard/Moen or equivalent;
7	Other accessories		- Towel bars - Toilet paper holders - Soap holder - Hangers		American Standard/Moen or equivalent;
8	Mirror		- As designed		

(The photos above are for illustration and reference only. The list order of suppliers/materials should not be intended as the preferred order of selection/installation. The Investor/Seller is entitled to select/decide the final materials for installation in the Apartment).

NUMBER	ITEMS	MATERIALS	DESCRIPTION	ILLUSTRATION	NOTE
VI. ELECTRICAL EQUIPMENT					
1	Telephone and internet sockets		- Modern design;		Clipsal/TNC/Lonnon or equivalent;
2	Electric sockets, switches, etc.		- Modern design;		Clipsal/TNC/Lonnon or equivalent;
3	Electric wires		- Wires in protective conduit and connected to apartment's electrical cabinet;		Cadivi/Tran Phu/LS or equivalent;
4	Lighting system				Light bulbs: Rang Dong/Duhal/AC or equivalent
5	Pipeline system				Tien Phong/Binh Minh/De Nhat or equivalent;
6	Intercom system		- Door phone with displaying screen		Aiphone or equivalent;
7	Air conditioning system	Air conditioners for living rooms	- Split air two-way conditioners;		Hinsense/LG/Gree or equivalent;

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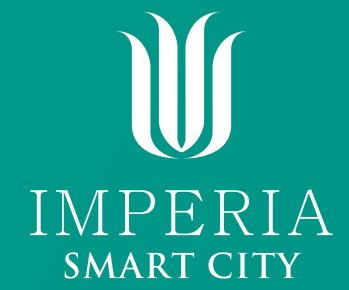
## HIGHLIGHTS OF IMPERIA SMART CITY

- LOCATED IN THE HEART OF THE FIRST MEGA SMART CITY IN VIETNAM
- PRESTIGIOUS & EXPERIENCED INVESTOR AND PROJECT DEVELOPER
- BENEFITING FROM HIGH-CLASS UTILITIES OF THE MEGA CITY
- NATURAL LIVING SPACE
- COMPREHENSIVELY SMART ECOSYSTEM WITH 4 CORE PILLARS
- SMART DESIGN, HIGH-END IMPORTED FURNITURE
- DOUBLE PRIVILEGES FOR BEING RESIDENTS OF BOTH VINHOMES AND IMPERIA
- POTENTIAL INVESTMENT FOR SUSTAINABLE PROFITABILITY













IMPERIA  
SMART CITY

