

d'Edge

THAO DIEN



Inspired by a lifestyle of wholesome wellbeing



Dive into sheer relaxation, regenerate yourself with vitality



LOCALITY

REFRESHMENT

WELLNESS

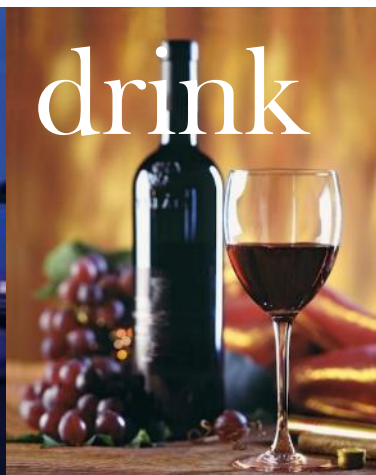
SERENITY

NOSTALGIA

Thao Dien, an epicenter of international standards



relax



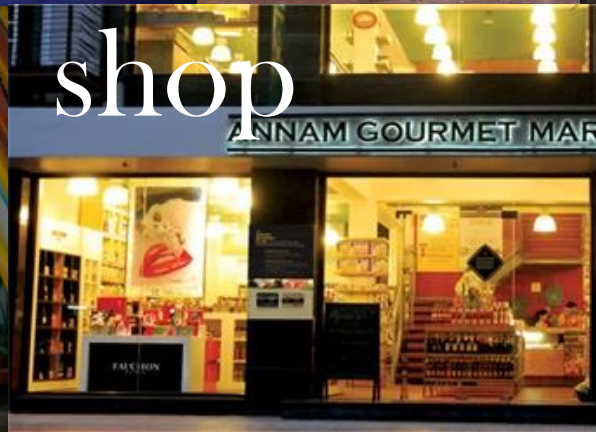
drink



eat



design



shop



educate

A combination of culture and modernity

Located on Nguyen Van Huong street in the heart of Thao Dien (D2, HCMC)



EVERYTHING AT THE EDGE



WHAT'S NEARBY

EDUCATION

- 1 International School of HCMC
- 2 British International School (BIS)
- 3 Australian International School (AIS)
- 4 The American School (TAS)
- 5 European International School (EIS)
- 6 International German School (IGS)

MEDICAL

- 7 Family Medical Practice
- 8 International Hospital Thao Dien
- 9 Starlight Dental Clinic
- 10 Pharmacy (Pharmacy)
- 11 Animal Doctors International

SUPERMARKET & SHOPPING

- 12 MM Mega Market (Supermarket)
- 13 Big C An Phu (Supermarket)
- 14 Coop Food (Supermarket)
- 15 An Phu (Supermarket)
- 16 The Oxygen (Shopping Mall)
- 17 Vincom Mega Mall Thao Dien
- 18 Parkson Cantavil (Shopping Mall)
- 19 Annam Gourmet Market
- 20 K-Market Korean Grocery

RESTAURANTS

- 21 Thao Dien Village
- 22 The Deck Saigon
- 23 Villa Song Saigon
- 24 Trois Gourmands (French Fine Dining)
- 25 La Villa (French Fine Dining)
- 26 The Warehouse by Thai Cong
- 27 Mekong Merchant (Western)
- 28 Tama River (Japanese)
- 29 13 Restaurant (Vietnamese)
- 30 OM Restaurant (Vegetarian)
- 31 Le Padam (Cheese & Wine Bar)
- 32 Sarpino's Pizza
- 33 Popeyes Chicken (Fast Food)

CAFES

- 34 Starbucks Coffee
- 35 Evita Cafe
- 36 Baskin Robbins
- 37 Kokoi's Coffee
- 38 Shin Coffee
- 39 Saint Honore Cafe

SPA & BEAUTY

- 40 Spa Authentic
- 41 Villa Aesthetica Spa
- 42 Zenka Reflexology
- 43 Moc Huong Spa
- 44 Saigon Dep Spa
- 45 Concept Coffure Salon
- 46 Quynh Salon

FITNESS & HEALTH

- 47 Body Shape Gym
- 48 UFC Gym
- 49 Mandala Wellness Yoga
- 50 Thao Dien Yoga
- 51 Yoga Plus

OTHERS

- 52 The Factory Contemporary Arts Centre
- 53 THE SHED (Furniture & Art Gallery)
- 54 Decosy Furniture
- 55 Sadec District (Homeware)
- 56 CGV Cinema

Capitaland PROJECTS

- 57 d'Edge Thao Dien
- 58 Somerset Vista Ho Chi Minh City
- 59 The Vista An Phu

METRO LINE

- 60 Metro Line No.1

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British International School



Family Medical Practice



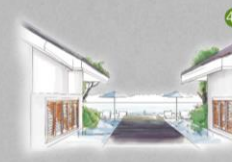
The Oxygen



The Deck Saigon



Kokoi's Coffee



Spa Authentic



The Factory Contemporary Arts Centre

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The most established expatriate enclave in Ho Chi Minh City



Inspiring Life x Life Inspired

Inspired by the “Edge” pool interconnecting the two towers, Aire & Breze, d’Edge’s logo exudes an air of refined elegance, through a font and design that exudes confidence with a dash of style





The “Edge” pool –
the latest landmark architectural
symbol in Thao Dien



Modern interpretation of the “Hanging Gardens of Babylon”

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d'Edge
THAO DIEN

Unparalleled panoramic river views



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The Two Towers

A I R E
— T O W E R —

Aire denotes an unhurried life with the amenities of its tower and its surroundings, allowing one to prioritise family and work-life balance whilst being in the comfort of their home.

B R E Z E
— T O W E R —

Breze encompasses the idea of a life that is one with nature, and aims to provide families with a modern living experience with abundant lifestyle conveniences.

- **The Developer:** CapitaLand - Thanh Nien
- **Land area:** 7,900 sqm
- **No. of units:** 273 units
 - Aire Tower:** 145 units
 - Breeze Tower:** 128 units
- **No. of floors:** 22 floors
- **Unit types:**
 - 1 - 4 BR
 - Duplex (5 units)
- **70 wellness amenities**
- **1:1 Car parking** (1 basement & 3-storey podium)
- **Ownership:** Freehold (for local), 50 years (for foreigners)
- **Handover:** 2020

General Information

Over 70 amenities within the Project



Ground Floor, 4 Floor and 12A Floor

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Over 70 amenities within the Project



Rooftop Floor (22 Floor)

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Sky Infinity Swimming Pool (on 22 Floor)

- Sky Infinity Pool connecting 2 towers
- Jacuzzi
- Hydrotherapy Bath Pool
- Kids Pool



Hydrotherapy Bath Deck (22 Floor)



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Communal Workspace & Reading Lounge (12A Floor)

Sky Gym (12A Floor)

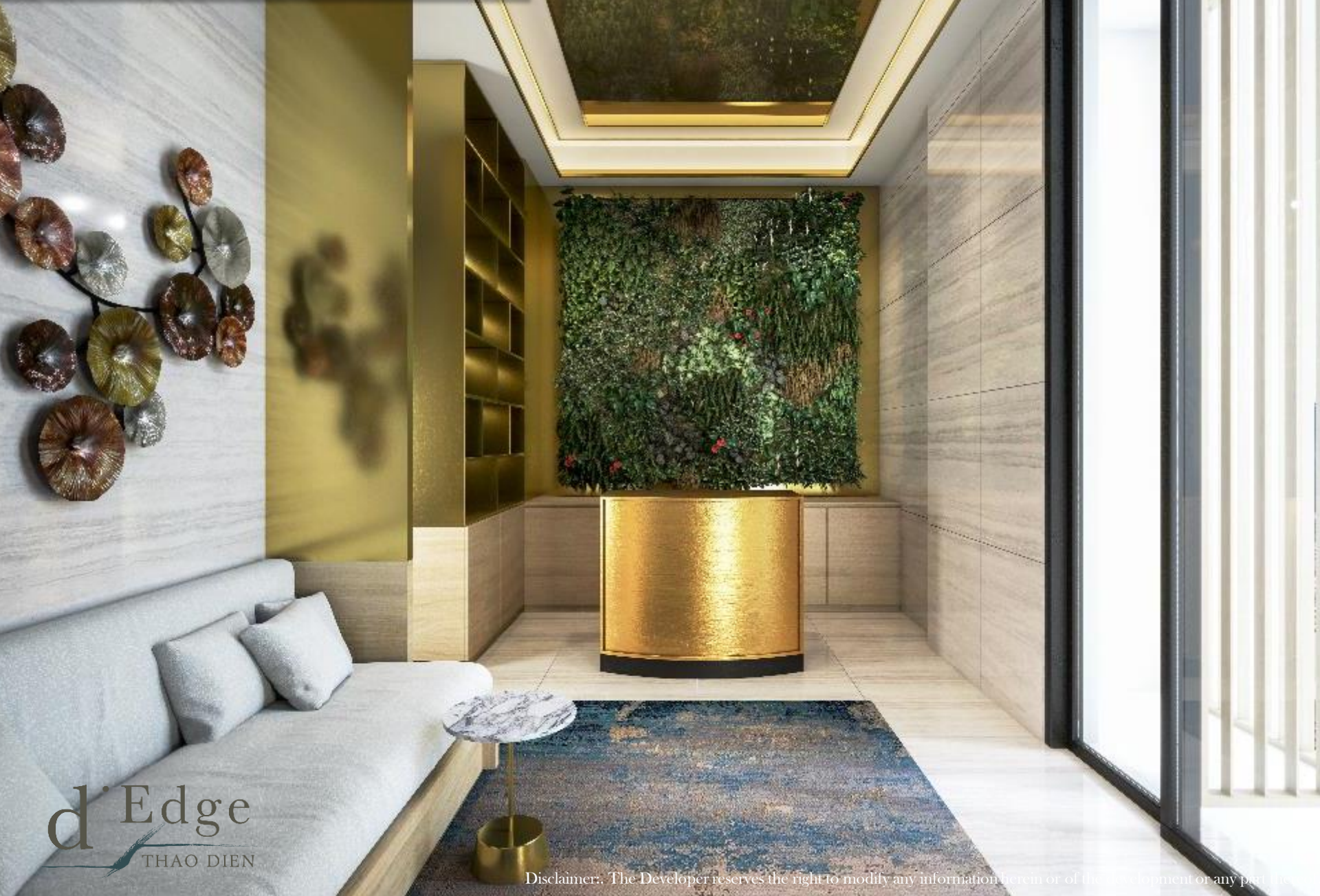


The
GYM

d'Edge
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Sky Spa and Sauna (12A Floor)



Sky Spa and Sauna (12A Floor)



Wine & Cigar Lounge (12A Floor)



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Refreshing Jogging and Cycling Track (Ground Floor)



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Floral Bicycle Parking (Ground Floor)



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An array of gardens for relaxation

Butterfly Garden - Herb & Spice Garden - Sanctuary Pavilions - Forest Garden - Tea Garden...

- 6,300 sqm of greenery across the Project, approximately 5 sqm of greenery per capita

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Kids Treehouse (Ground Floor)



d Edge
THẠC ĐIỀN

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Common Lift Lobby for 1BR & 2BR Units



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Common Corridor
Maximizing natural light



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A
20
08

d'Edge
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Architectural and Interior Design

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A modern living and dining area with high ceilings, large windows, and contemporary decor. The room features a wooden dining table with blue chairs, a white sofa, and a large window with sheer curtains. The ceiling has recessed lighting and modern pendant lights. A vertical garden wall is visible through the window.

High-ceilings & full windows for maximum space and light

- Large loggia and yard, maximizing natural light and spectacular river view
- Air-conditioner condensation unit separated from the apartment
- Full and wide windows in every bedroom
- Side-by-side Living & Dining
- Ceiling heights: 3m in bedrooms/living rooms, 2.6m in kitchen, bathroom and corridor, 5.8m in Duplex units



Flexible & Innovative Column-less design

Column-less: Internal walls can be amended without affecting the structure of the building

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Private Lift Lobbies

- 3 lift cores with 7 lifts for each Tower
- **Private Lifts** for all 3BR, 4BR & Duplex units

Sophisticated Handover Specifications

- Marble floor for lobby and kitchen area (where applicable)
- Timber floor or marble floor for living room & dining room
- Timber floor for all bedrooms
- Modern kitchen cabinet, hood, hob & oven from **TEKA**
- Elegant wardrobe and shoe cabinet
- Sanitary ware from world renowned brands - **LAUFEN & ROCA**
- Smart lock with 3 functions
- Air conditioner for Living & Dining, and all Bedrooms

*Basic finished Handover condition for Duplex

Average Unit Sizes

1 Bedroom ~ 60 sqm

2 Bedroom ~ 80 sqm

3 Bedroom ~ 130 sqm
(with private lift lobby)

4 Bedroom ~ 170 sqm
(with private lift lobby)



Common Amenities



1:1 Car parking ratio



100% Back-up Power



Water filtration system

*Photos are for illustration purposes only

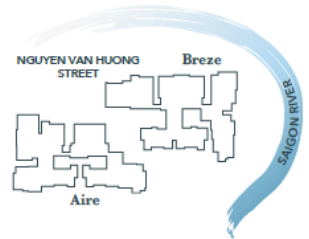
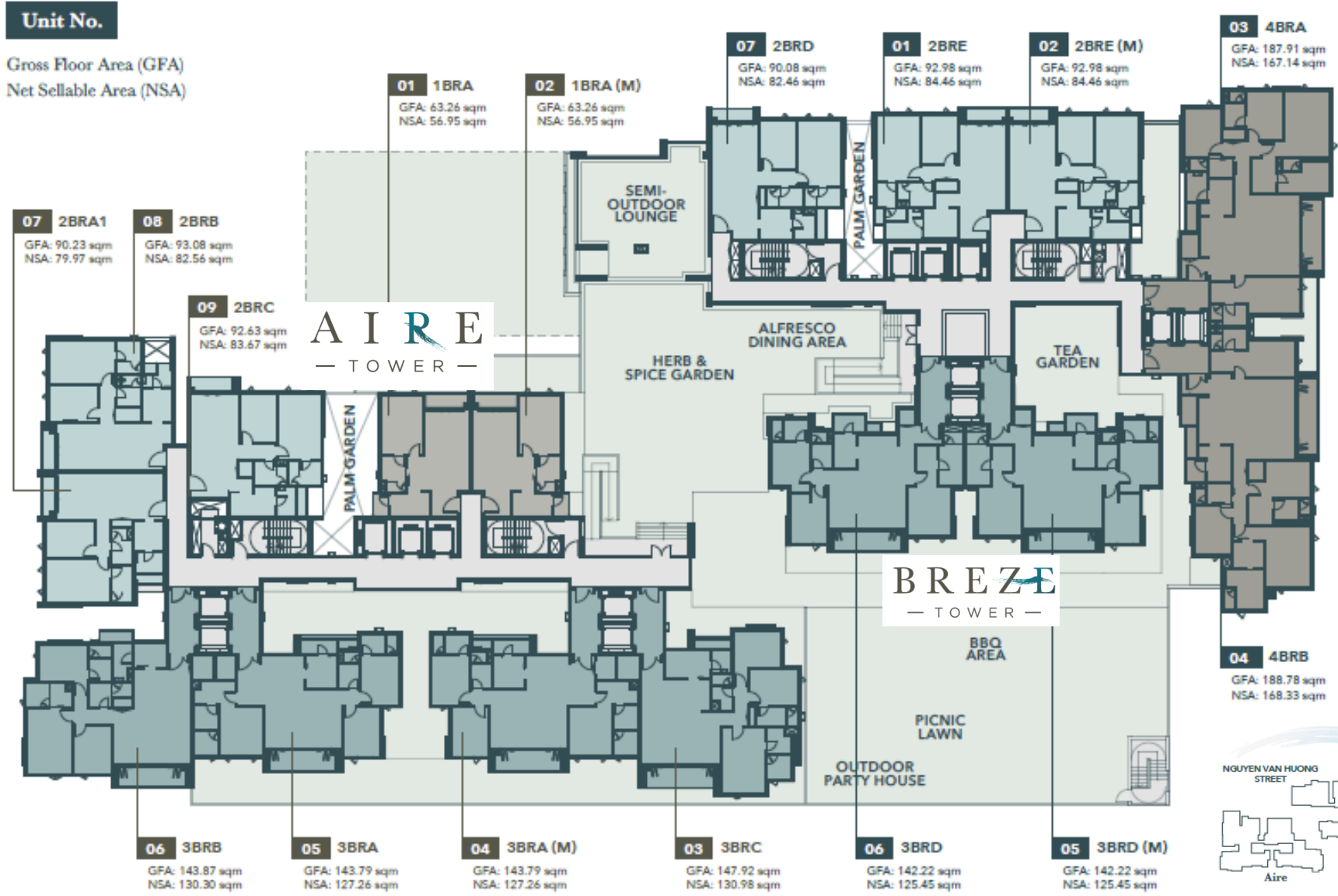


Shuttle bus

Floor Plan

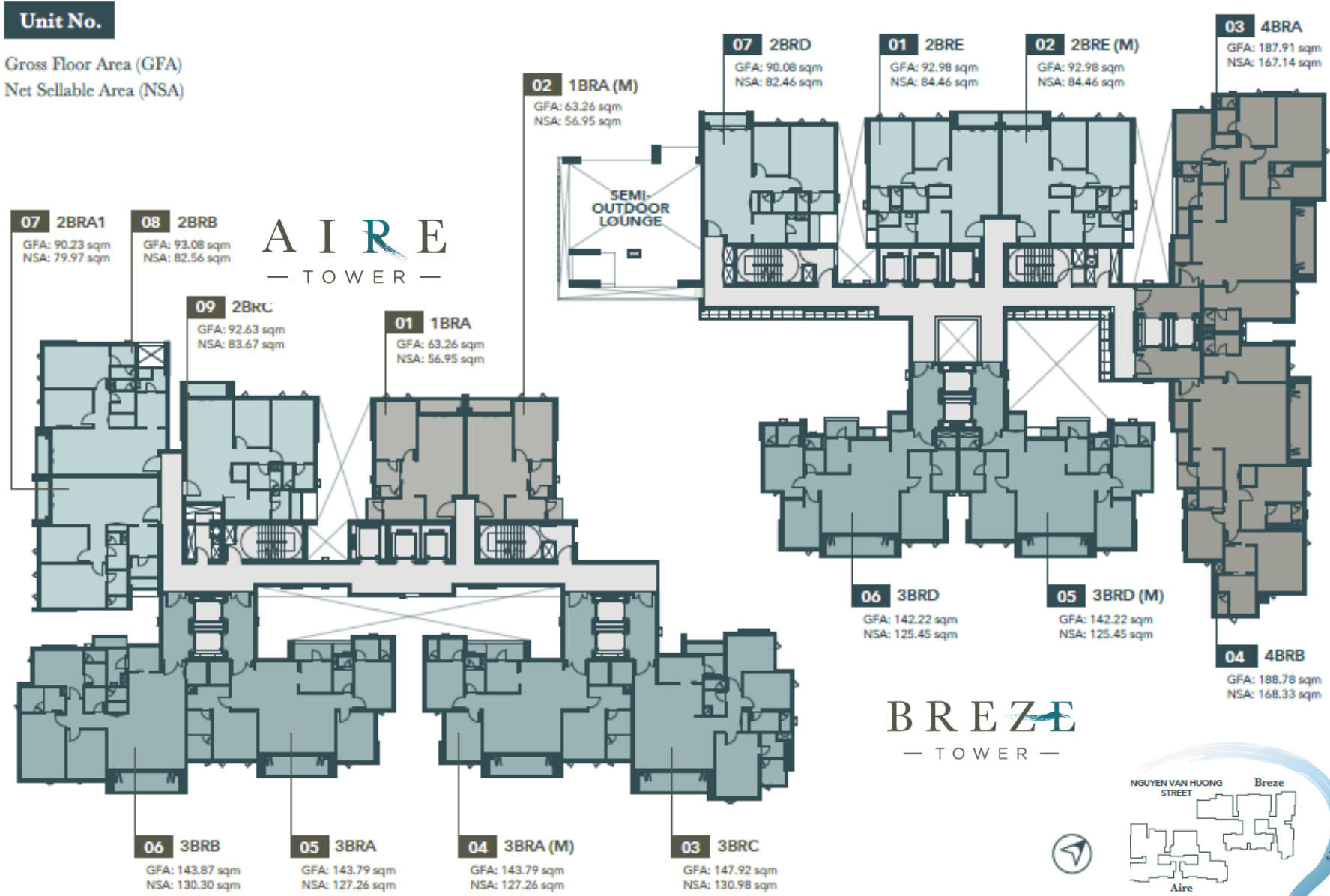
4th Floor Plan

Semi-detached Apartment Design



5th Floor Plan

Semi-detached Apartment Design



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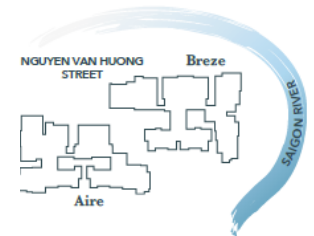
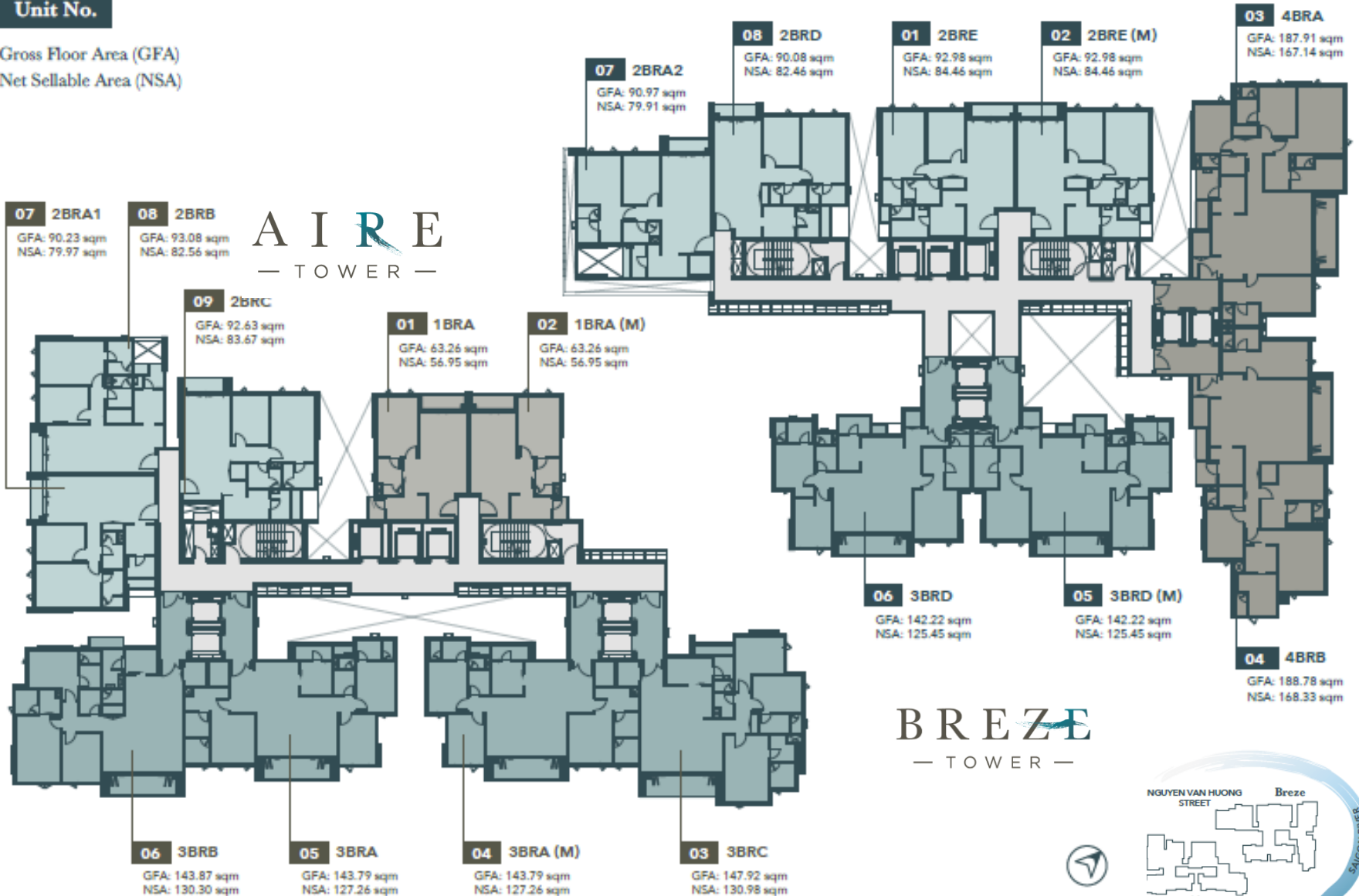
Typical Floor Plan (6th-12th, 15th-19th Floor)

Semi-detached Apartment Design

Unit No.

Gross Floor Area (GFA)

Net Sellable Area (NSA)



12Bth Floor Plan

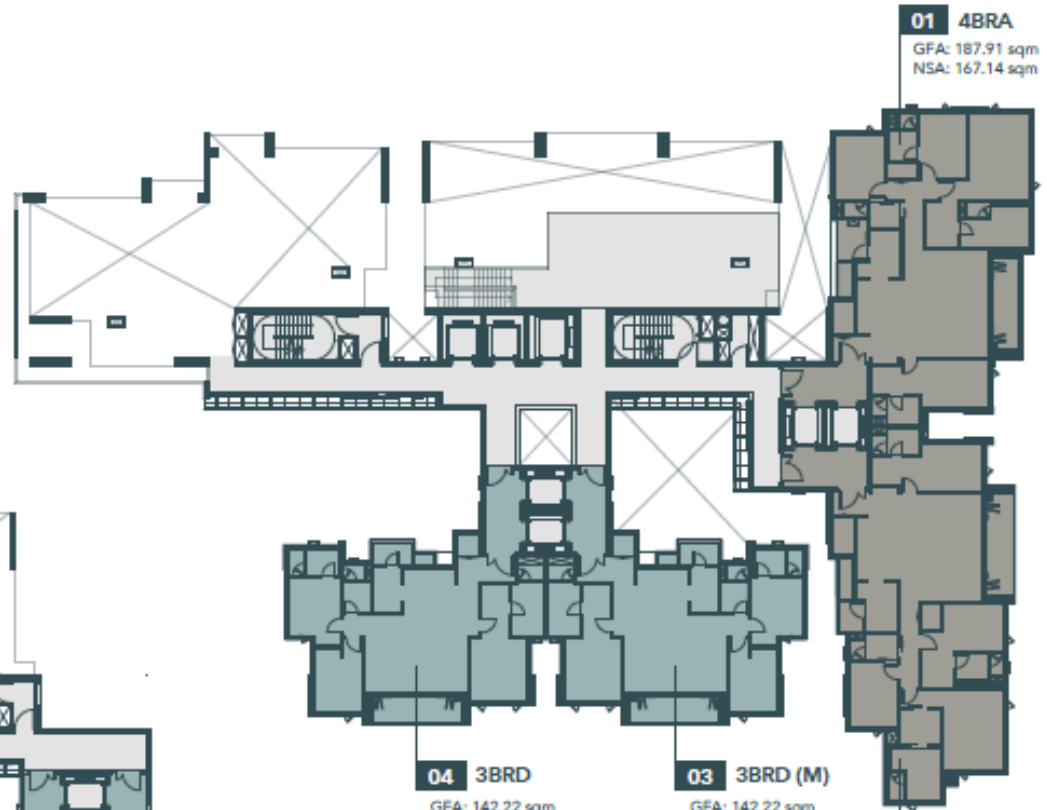
Semi-detached Apartment Design



Unit No.

Gross Floor Area (GFA)
Net Sellable Area (NSA)

A I R E
— TOWER —

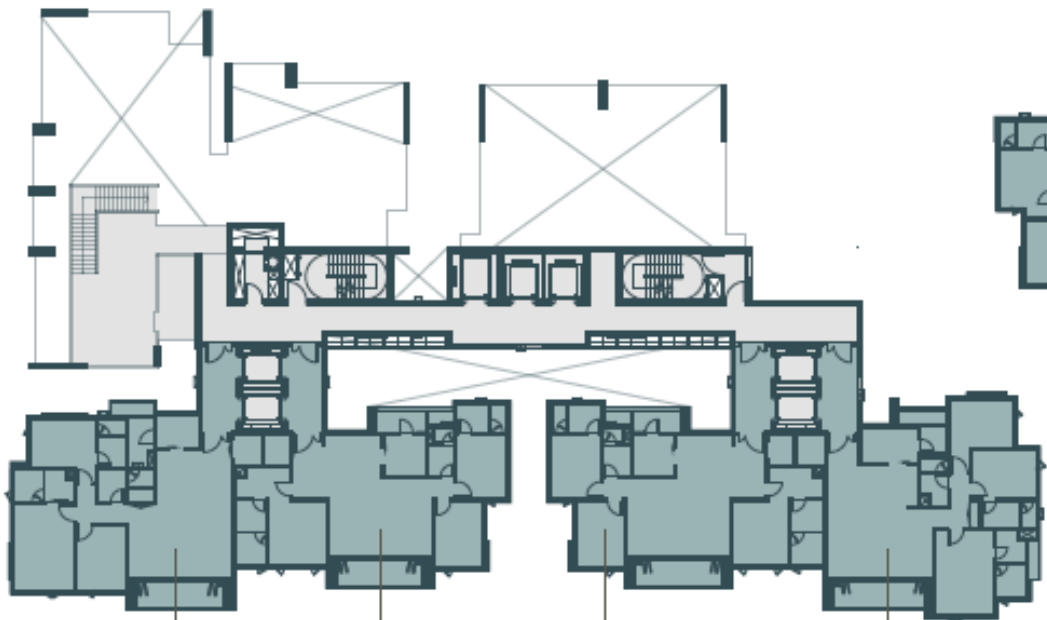


01 4BRA
GFA: 187.91 sqm
NSA: 167.14 sqm

04 3BRD
GFA: 142.22 sqm
NSA: 125.45 sqm

03 3BRD (M)
GFA: 142.22 sqm
NSA: 125.45 sqm

02 4BRB
GFA: 188.78 sqm
NSA: 168.33 sqm



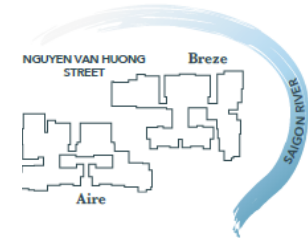
04 3BRB
GFA: 143.87 sqm
NSA: 130.30 sqm

03 3BRA
GFA: 143.79 sqm
NSA: 127.26 sqm

02 3BRA (M)
GFA: 143.79 sqm
NSA: 127.26 sqm

01 3BRC
GFA: 147.92 sqm
NSA: 130.98 sqm

B R E Z E
— TOWER —



20th Floor Plan

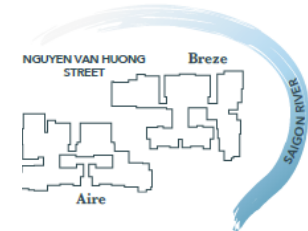
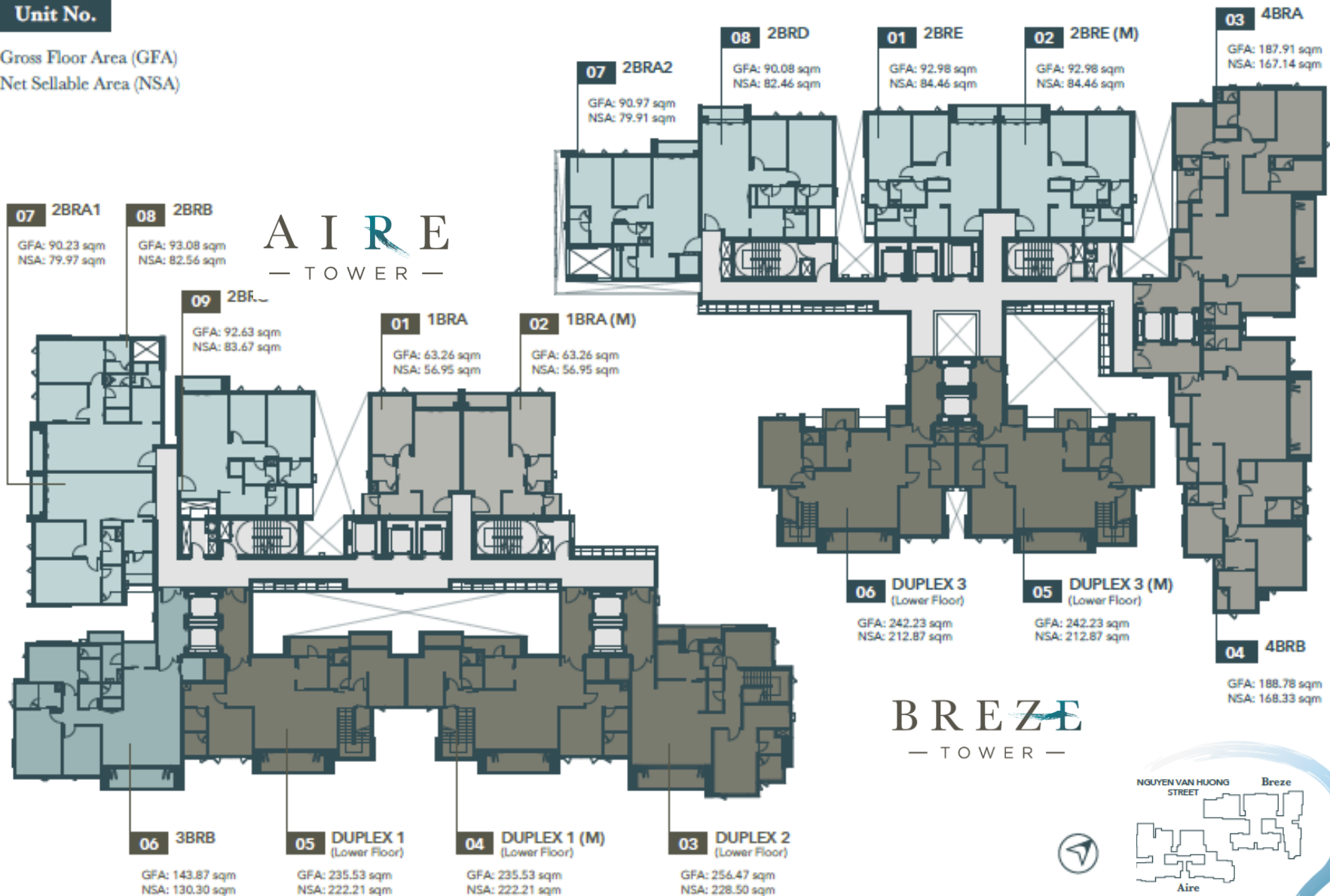
Semi-detached Apartment Design



Unit No.

Gross Floor Area (GFA)

Net Sellable Area (NSA)



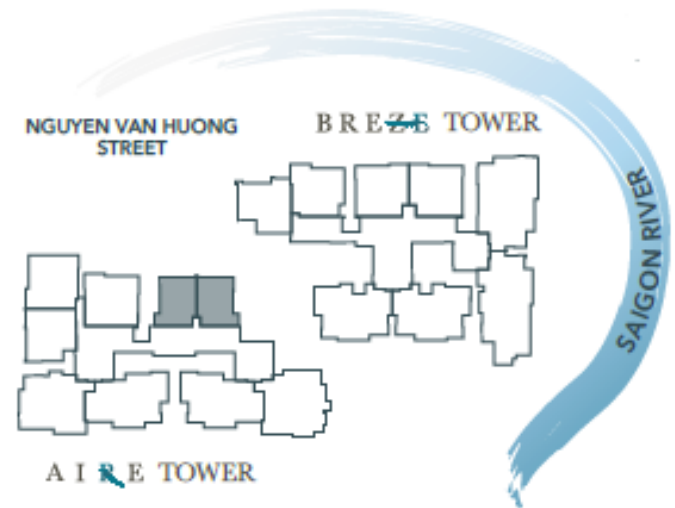
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Unit Plan

1BRA



UNIT TYPE LOẠI CĂN HỘ	FLOOR NO. TẦNG	UNIT NO. SỐ CĂN HỘ	NSA DTSD	GFA DTXD
1BRA, 1BRA(M)	4-12, 15-21	01, 02 (Mirror)	56.95 sqm	63.26 sqm



2BRA1



UNIT TYPE
LOẠI CĂN HỘ

2BRA1

FLOOR NO.
TẦNG

4-12, 15-20
21

UNIT NO.
SỐ CĂN HỘ

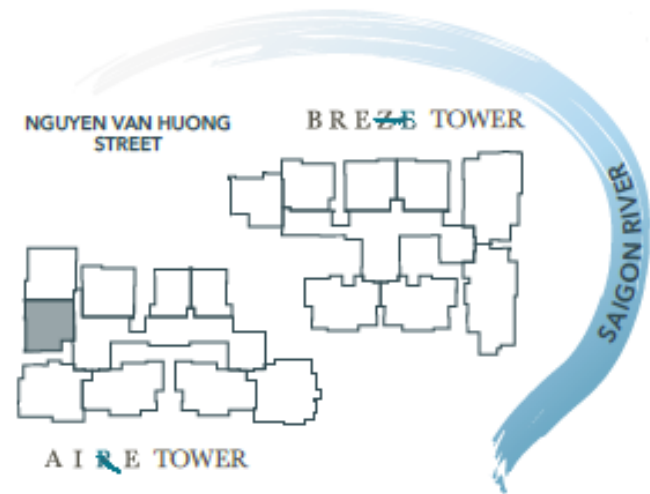
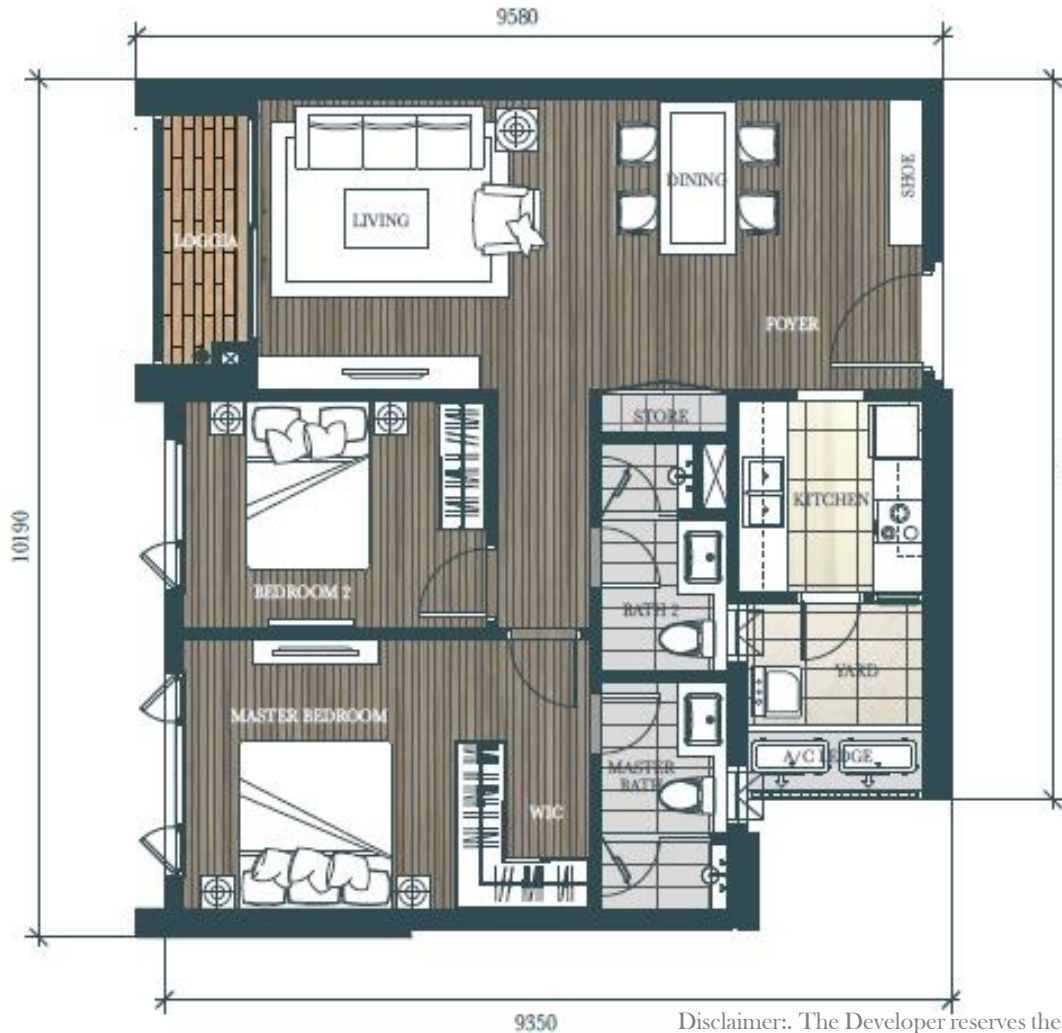
07
04

NSA
DTSD

79.97 sqm

GFA
DTXD

90.23 sqm



2BRA2



UNIT TYPE
LOẠI CĂN HỘ

2BRA2

FLOOR NO.
TẦNG

6-12, 15-20
21

UNIT NO.
SỐ CĂN HỘ

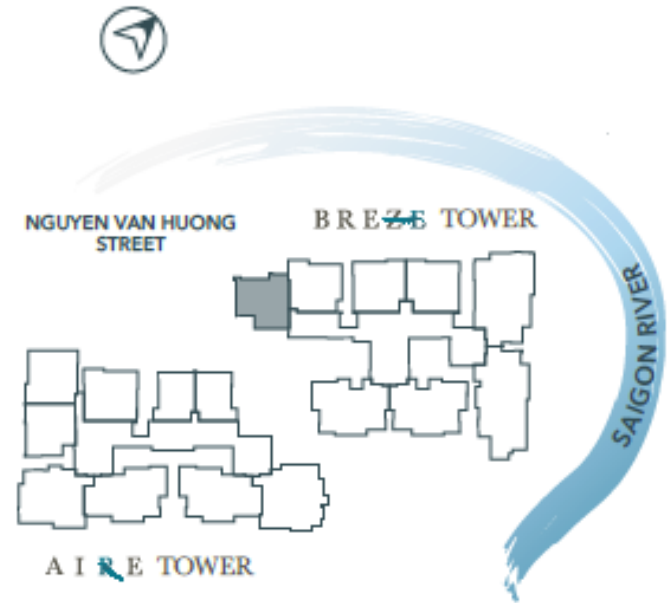
07
05

NSA
DTSD

79.91 sqm

GFA
DTXD

90.97 sqm



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2BRB



UNIT TYPE
LOẠI CĂN HỘ

2BRB

FLOOR NO.
TẦNG

4-12, 15-20
21

UNIT NO.
SỐ CĂN HỘ

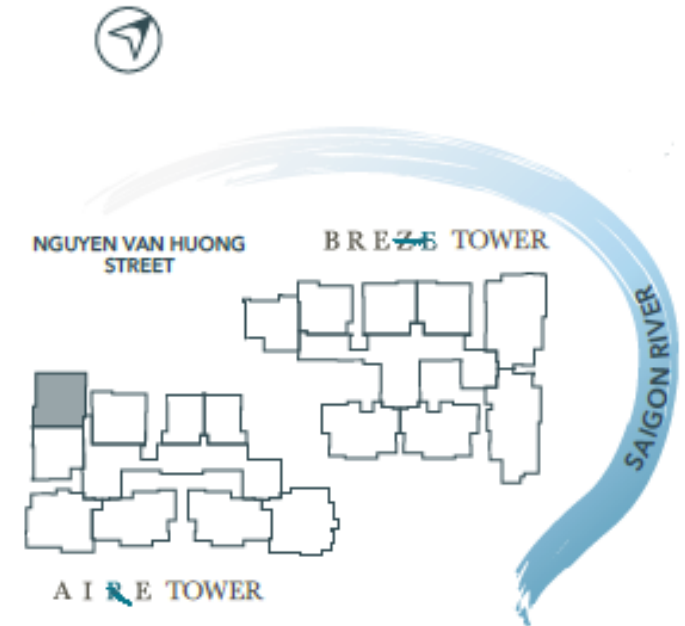
08
05

NSA
DTSD

82.56 sqm

GFA
DTXD

93.08 sqm



2BRC

UNIT TYPE
LOẠI CĂN HỘ

2BRC

FLOOR NO.
TẦNG

4-12, 15-20
21

UNIT NO.
SỐ CĂN HỘ

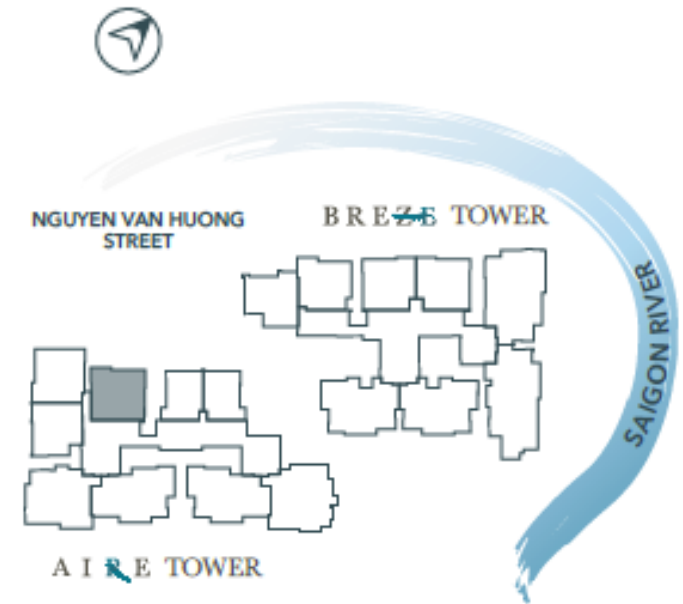
09
06

NSA
DTSD

83.67 sqm

GFA
DTXD

92.63 sqm



2BRD



UNIT TYPE
LOẠI CĂN HỘ

2BRD

FLOOR NO.
TẦNG

4-12, 15-20

21

UNIT NO.
SỐ CĂN HỘ

08

06

NSA
DTSD

82.46 sqm

GFA
DTXD

90.08 sqm

9660



NGUYEN VAN HUONG
STREET

B R E E Z E TOWER



A I R E TOWER

SAIGON RIVER

10120

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2BRE



UNIT TYPE
LOẠI CĂN HỘ

FLOOR NO.
TẦNG

UNIT NO.
SỐ CĂN HỘ

NSA
DTSD

GFA
DTXD

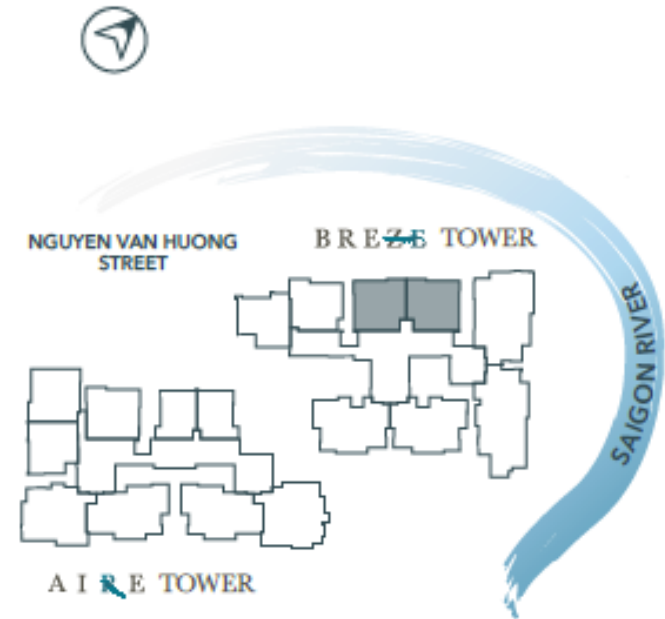
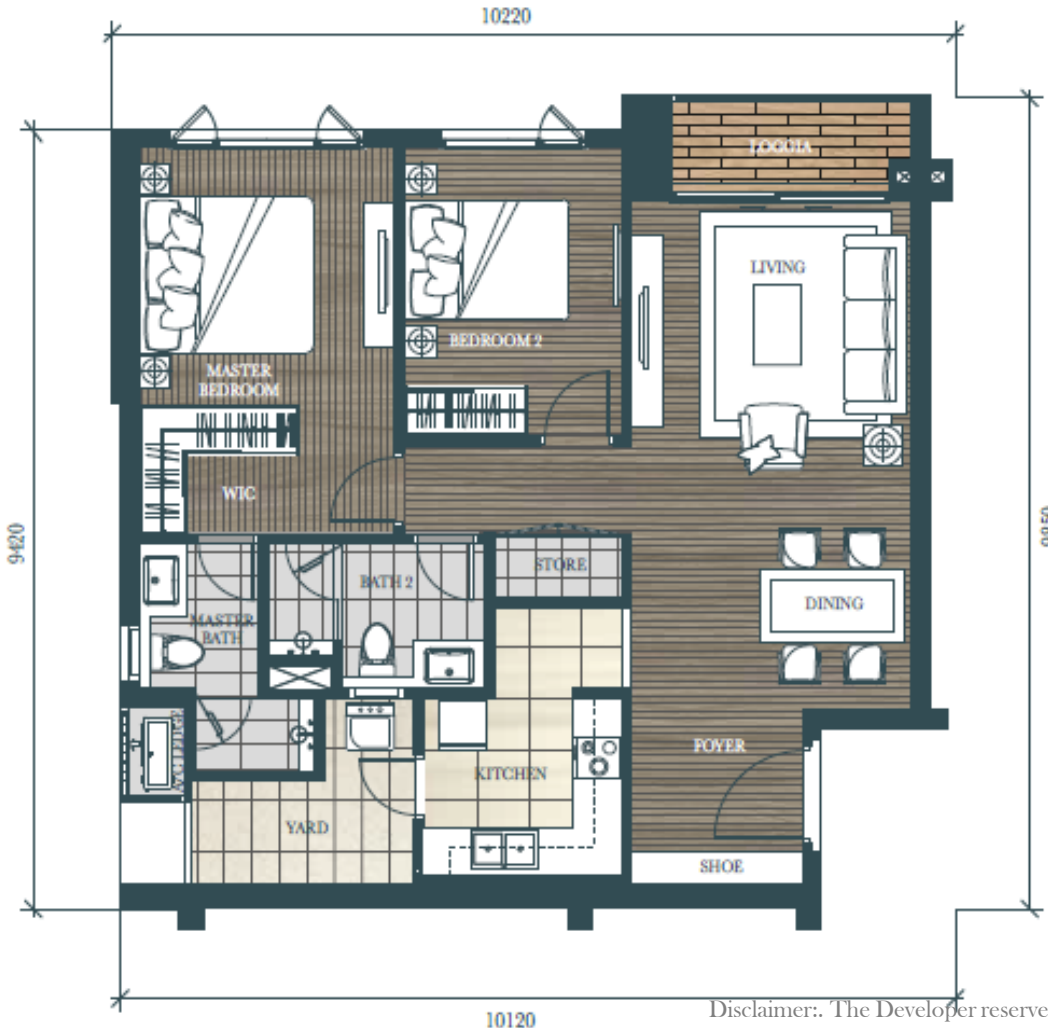
2BRE,
2BRE(M)

4-12, 15-21

01, 02

84.46 sqm

92.98 sqm

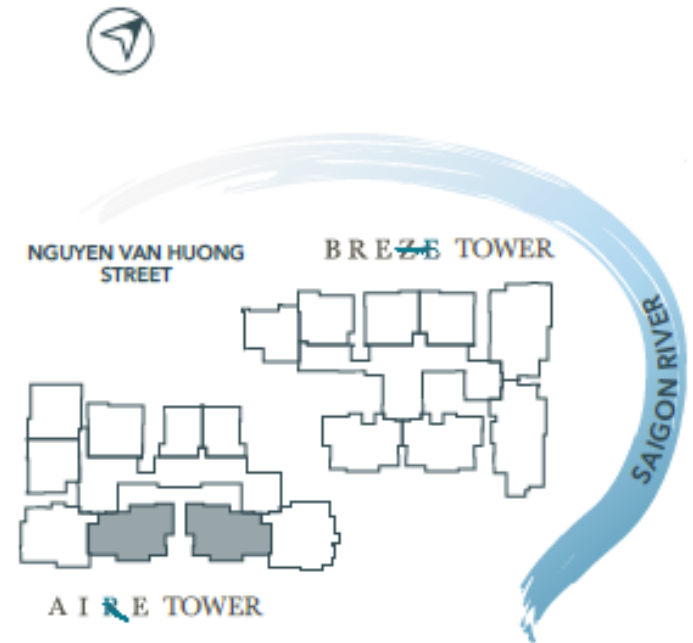
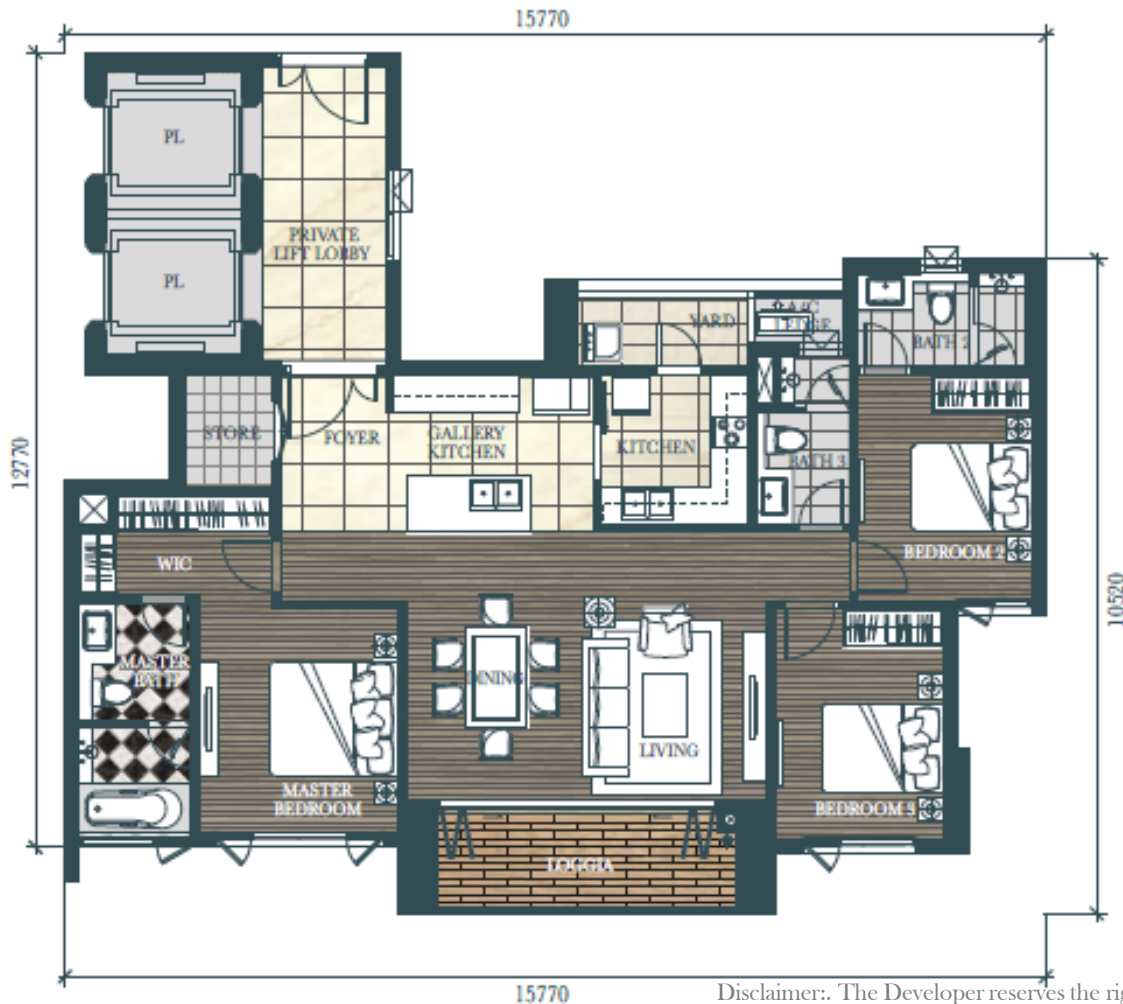


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3BRA



UNIT TYPE LOẠI CĂN HỘ	FLOOR NO. TẦNG	UNIT NO. SỐ CĂN HỘ	NSA DTSD	GFA DTXD
3BRA, 3BRA(M)	4-12, 15-19 12B	04, 05 02, 03	127.26 sqm	143.79 sqm



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3BRB



UNIT TYPE
LOẠI CĂN HỘ

3BRB

FLOOR NO.
TẦNG

4-12, 15-20
12B

UNIT NO.
SỐ CĂN HỘ

06
04

NSA
DTSD

130.30 sqm

GFA
DTXD

143.87 sqm



NGUYEN VAN HUONG STREET

BREZE TOWER



AIE TOWER

SAIGON RIVER

3BRC



UNIT TYPE
LOẠI CĂN HỘ

FLOOR NO.
TẦNG

UNIT NO.
SỐ CĂN HỘ

NSA
DTSD

GFA
DTXD

3BRC

4-12, 15-19

03

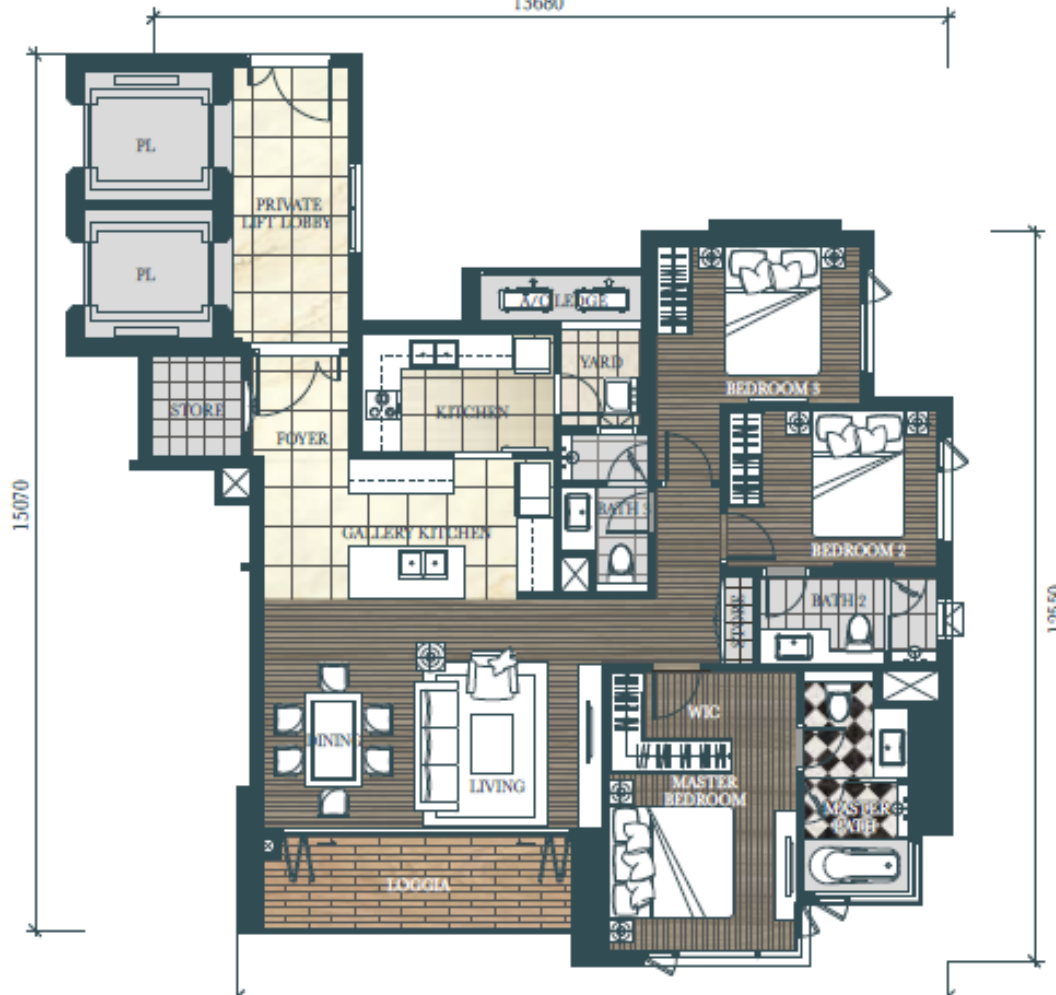
130.98 sqm

147.92 sqm

12B

01

13680



NGUYEN VAN HUONG STREET

BREZE TOWER



AIRE TOWER

SAIGON RIVER

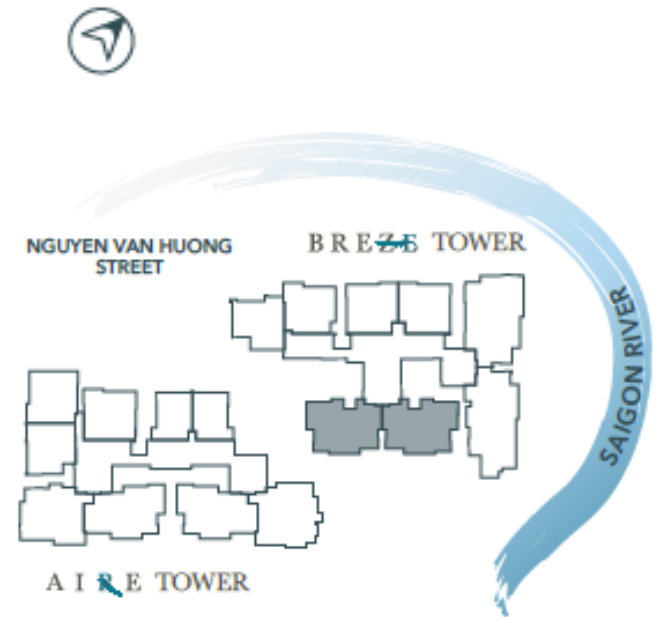
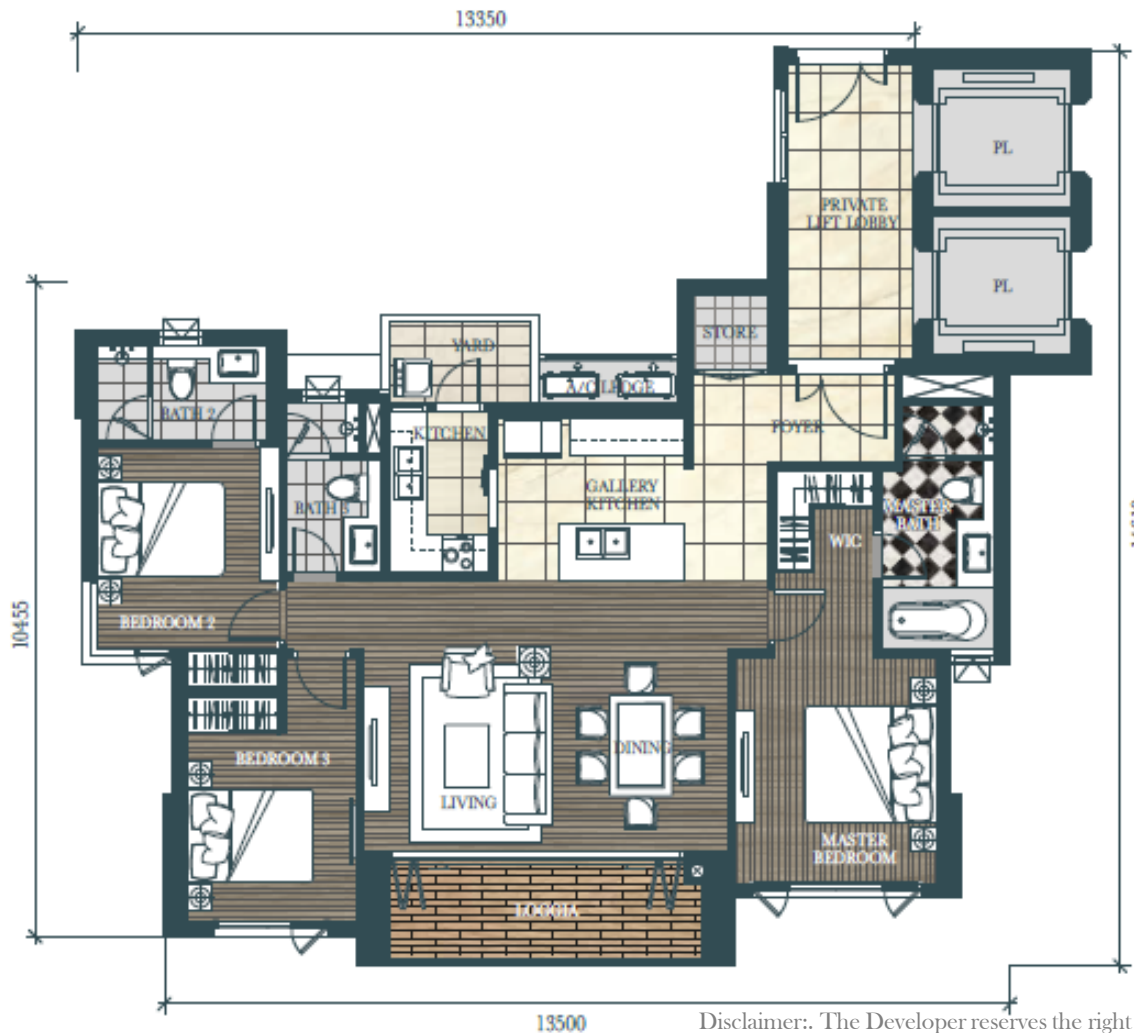
12220

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3BRD



UNIT TYPE LOẠI CĂN HỘ	FLOOR NO. TẦNG	UNIT NO. SỐ CĂN HỘ	NSA DTSD	GFA DTXD
3BRD, 3BRD(M)	4-12, 15-19 12B	05, 06 03, 04	125.45 sqm	142.22 sqm

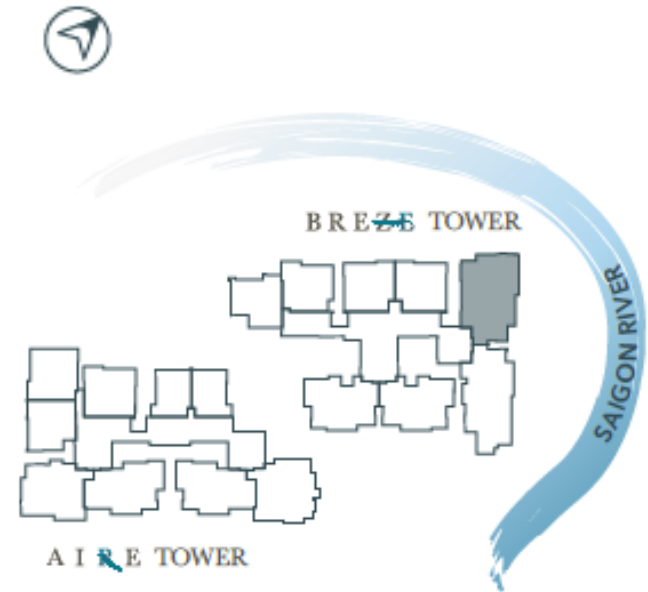
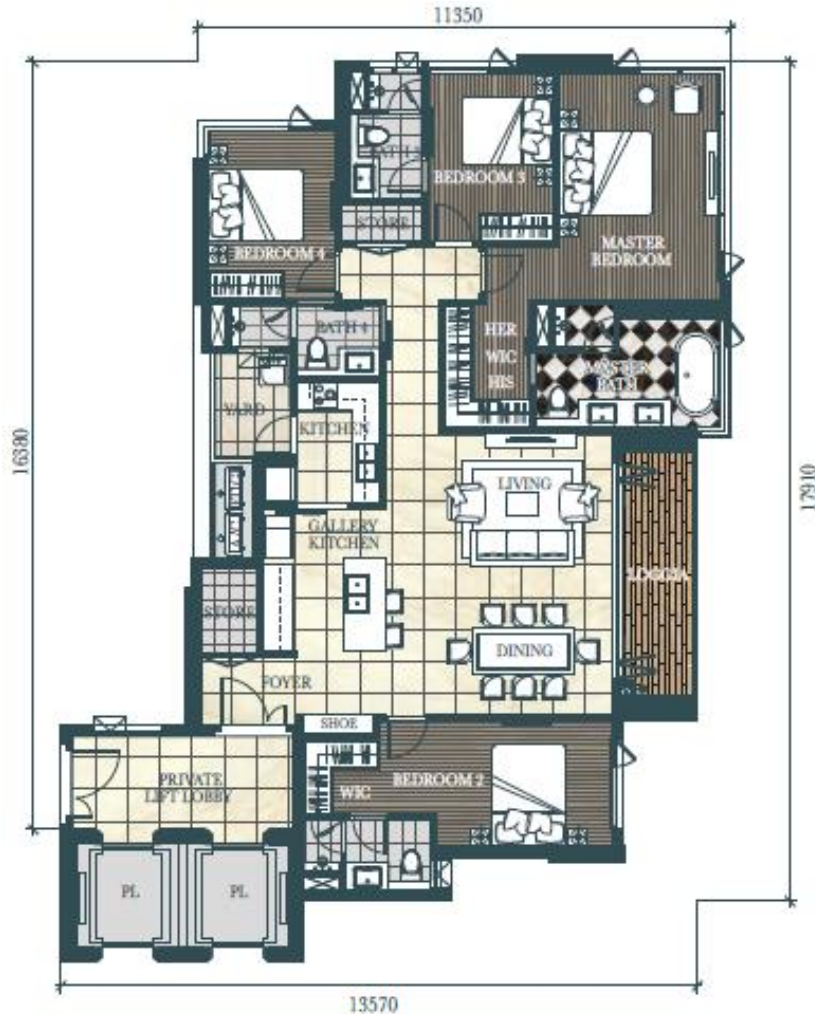


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4BRA



UNIT TYPE LOẠI CĂN HỘ	FLOOR NO. TẦNG	UNIT NO. SỐ CĂN HỘ	NSA DTSD	GFA DTXD
4BRA	4-12, 15-20 12B	03 01	167.14 sqm	187.91 sqm



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4BRB



UNIT TYPE
LOẠI CĂN HỘ

4BRB

FLOOR NO.
TẦNG

4-12, 15-20
12B

UNIT NO.
SỐ CĂN HỘ

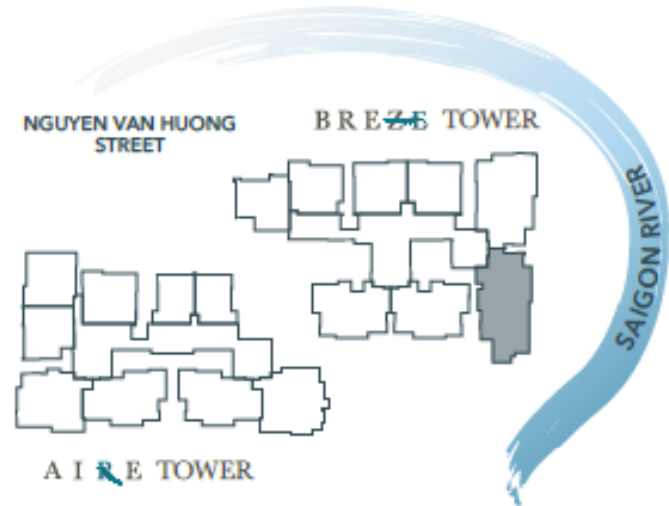
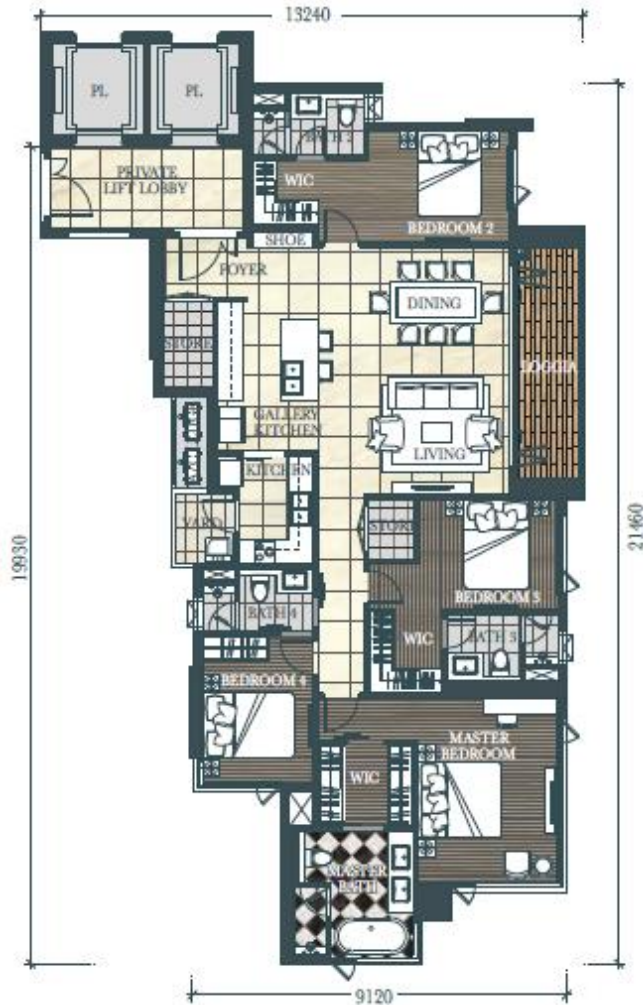
04
02

NSA
DTSD

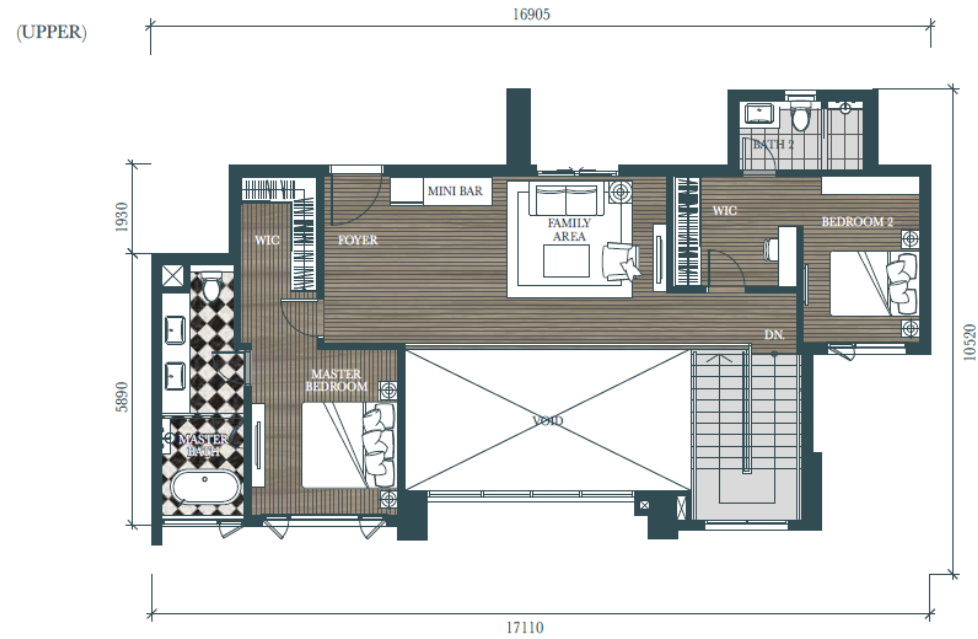
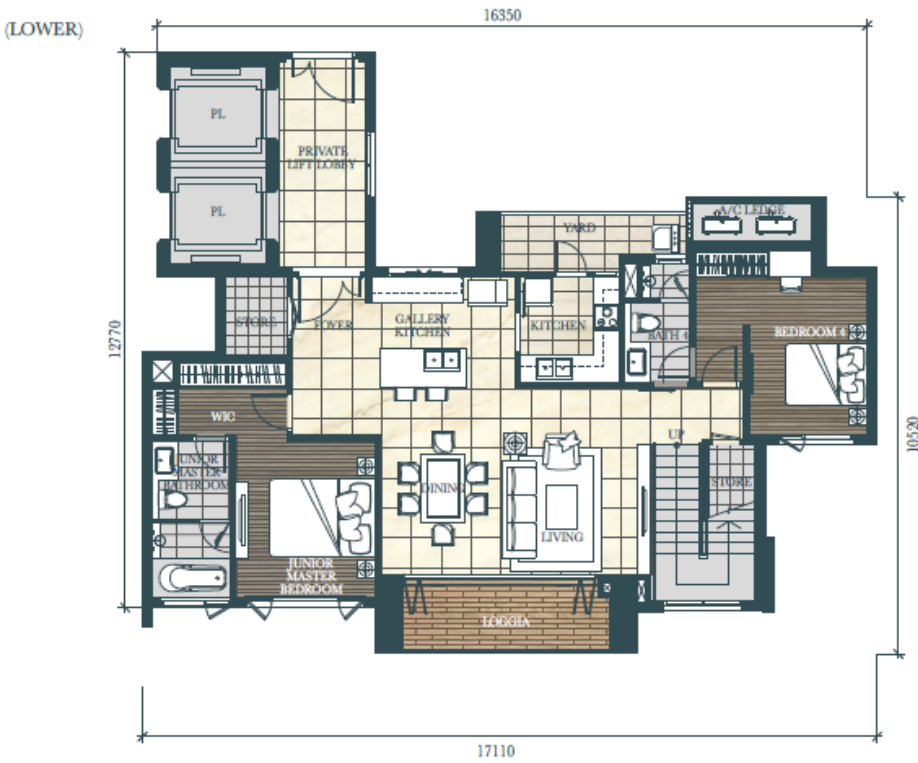
168.33 sqm

GFA
DTXD

188.78 sqm



Duplex 1



UNIT TYPE
LOẠI CĂN HỘ

FLOOR NO.
TẦNG

UNIT NO.
SỐ CĂN HỘ

NSA
DTSD

GFA
DTXD

NGUYEN VAN HUONG
STREET

BREEZEWAY TOWER

Duplex 1,
Duplex 1(M)

20-21

20.04, 20.05

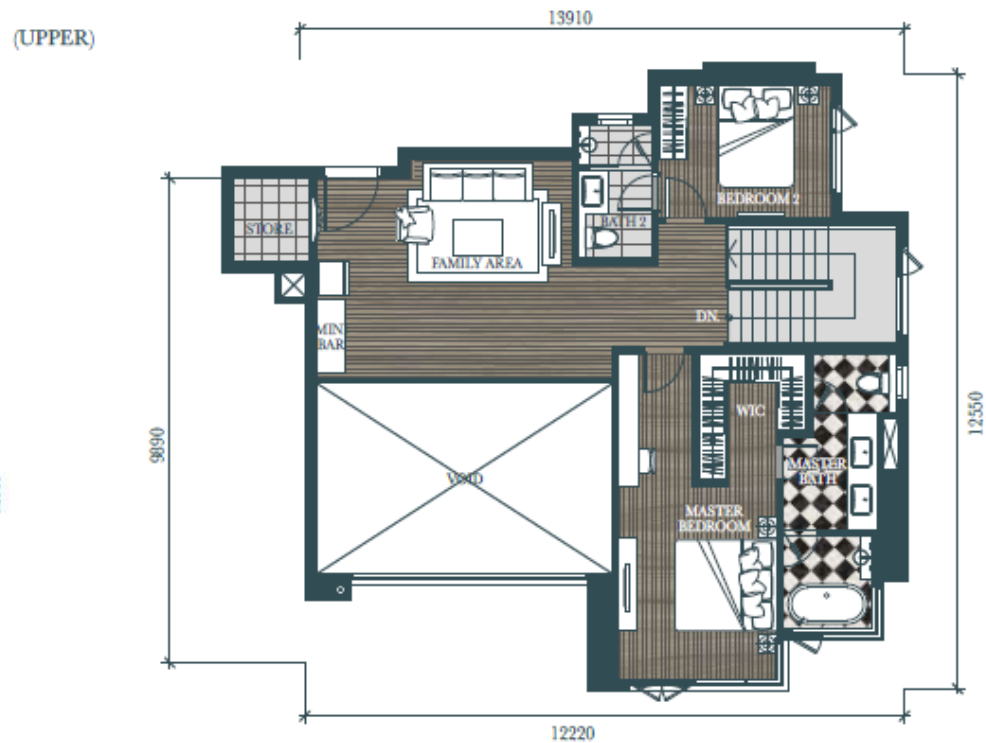
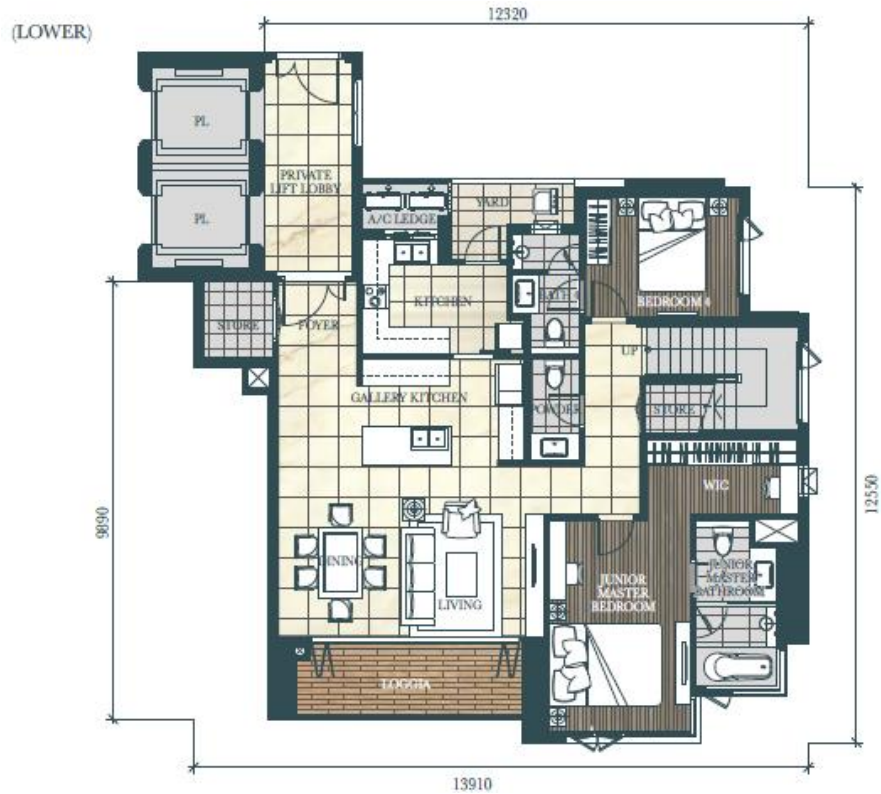
222.21 sqm

235.53 sqm



A1 & A2 TOWER

Duplex 2



UNIT TYPE
LOẠI CĂN HỘ

FLOOR NO.
TẦNG

UNIT NO.
SỐ CĂN HỘ

NSA
DTSD

GFA
DTXD

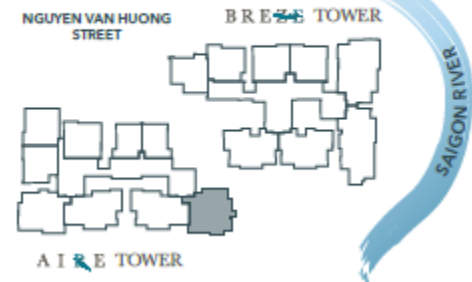
Duplex 2

20-21

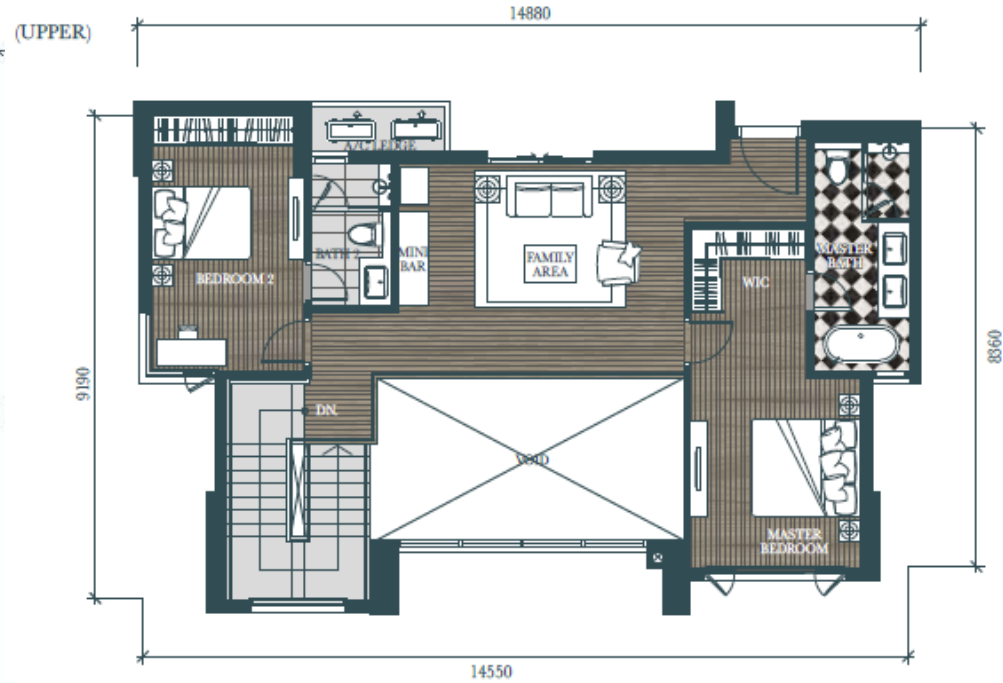
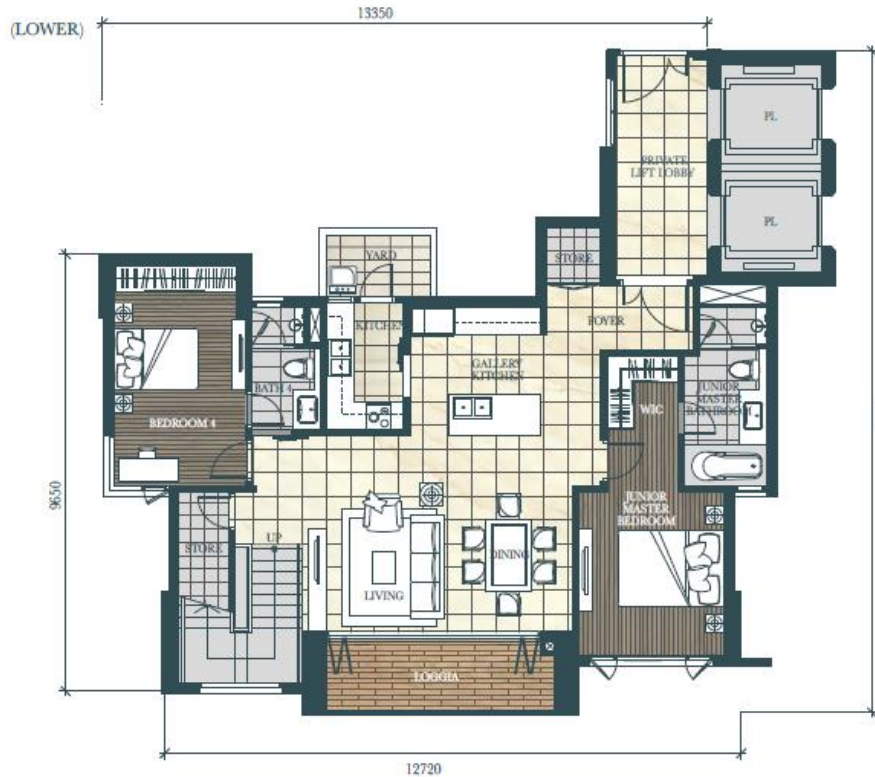
20.03

228.50 sqm

256.47 sqm



Duplex 3



UNIT TYPE
LOẠI CĂN HỘ

Duplex 3,
Duplex 3(M)

LEVEL
CẤP ĐỘ

20-21

UNIT NO.
SỐ CĂN HỘ

20.05, 20.06

NSA
DTSD

212.87 sqm

GFA
DTXD

242.23 sqm

NGUYEN VAN HUONG
STREET

BREZE TOWER



AIR TOWER

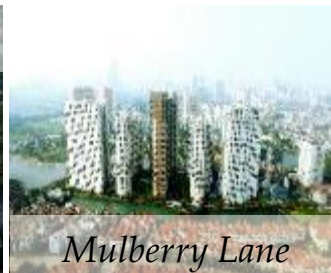
Lead Developer



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