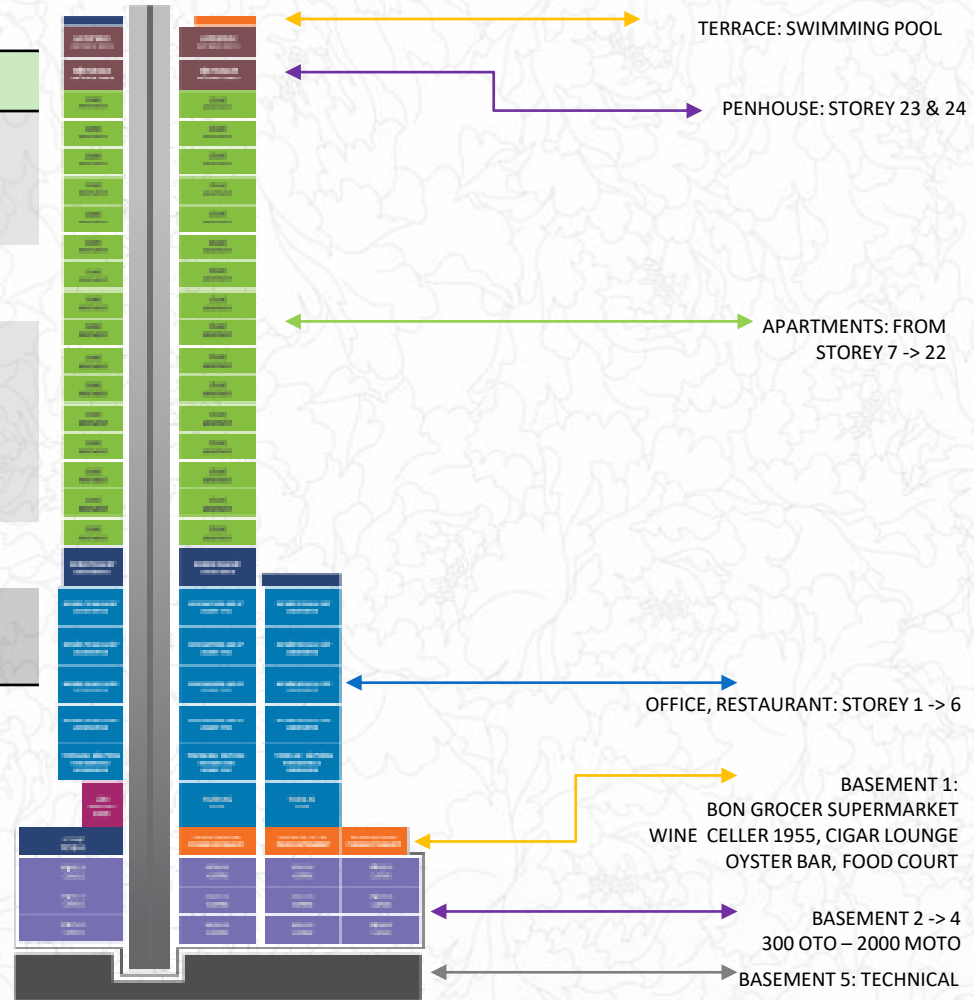




# LÉMAN LUXURY OFFICES

## PROJECT OVERVIEW

Investor	Phuong Nam Land Investment Joint Stock Company (A member of C.T GROUP)
Location	117 Nguyen Dinh Chieu, Ward 6, Dist 3, HCM City
Total Area	4,268 m <sup>2</sup>
Building density	55%
Structure	24 storeys và 5 basements
Status	Operated since 2017
Business model	Commercial Center, Office, apartments,...

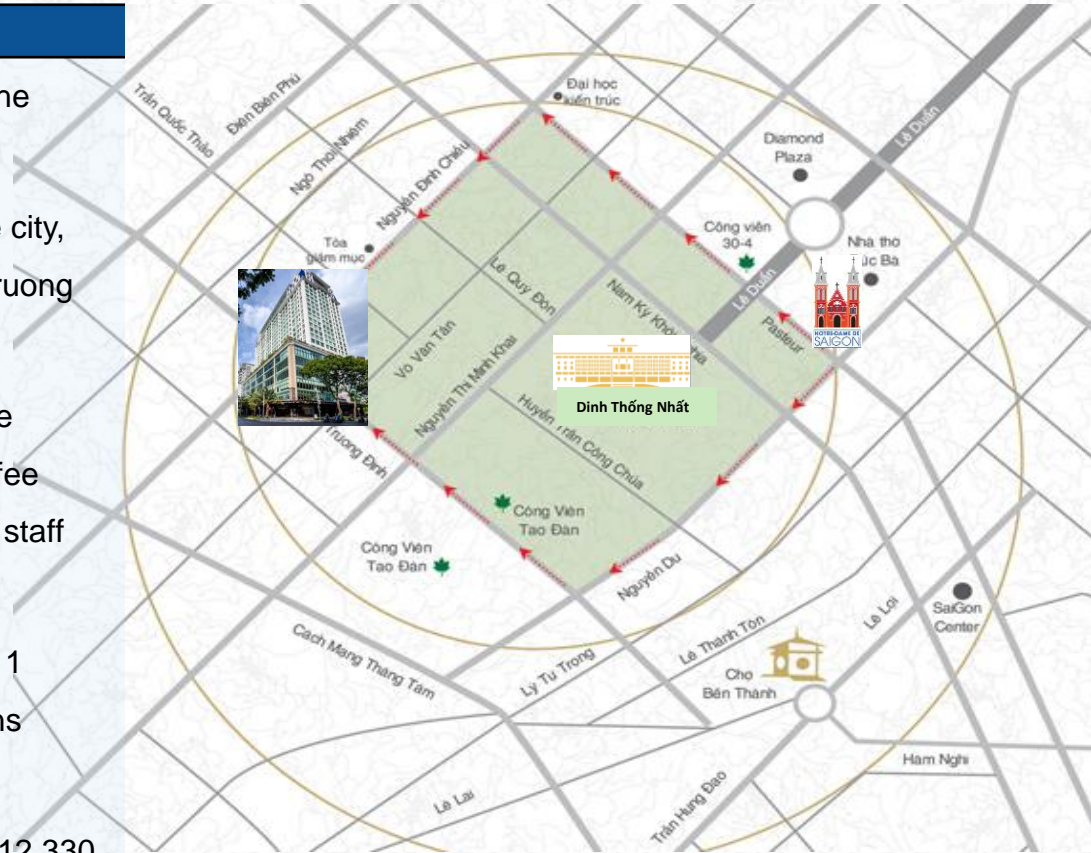




# LÉMAN LUXURY OFFICES

## HIGHLIGHTS

- Located in the heart of District 3, only 5 minutes to the Reunification Palace and Notre Dame Cathedral
- Diamond location, "Green Heart" in the center of the city, also right in the corner of Nguyen Dinh Chieu and Truong Dinh streets.
- Grade A office with 5 \* utilities: swimming pool on the terrace, gym, high-end supermarket, restaurant, coffee shop ... offers all the comfort and convenience to all staff working at the Building
- Convenient transportation with 2 elevator areas and 1 escalator (7 elevators + 1 escalator) in two directions Truong Dinh and Nguyen Dinh Chieu
- Three basements for parking with a total area up to 12,330 square meters. This is one of the buildings with the largest and highest quality garage in the city.





## Exquisite culinary world on the ground Floor

Here are the best restaurants such as Chinese Restaurant San Fu Lou, famous Singapore restaurant Bak Kut Teh, Coffee Starbucks, ... That would be a perfect place for cozy family gatherings, luxury parties with partners, customers.





# High-end supermarket in the Basement 1

here is the first high-end supermarket in Vietnam - Bon Grocer. This is the ideal shopping destination for imported and best domestic goods and a paradise of fresh, organic vegetables. This is the only supermarket in Saigon with Cigar Lounge and wine cellar.





## Wine Cellar 1955 in the Basement 1

The Wine Cellar in 1955 on the basement 1 is designed with warm space, converging all famous foreign wine brands in the world.





## High-end offices

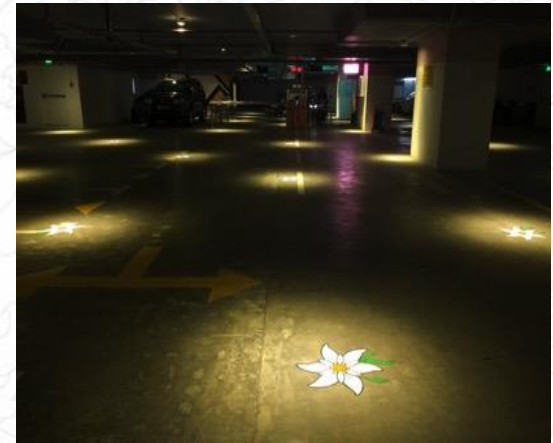
Classy and luxurious workplace.

Green view inspires endless work.

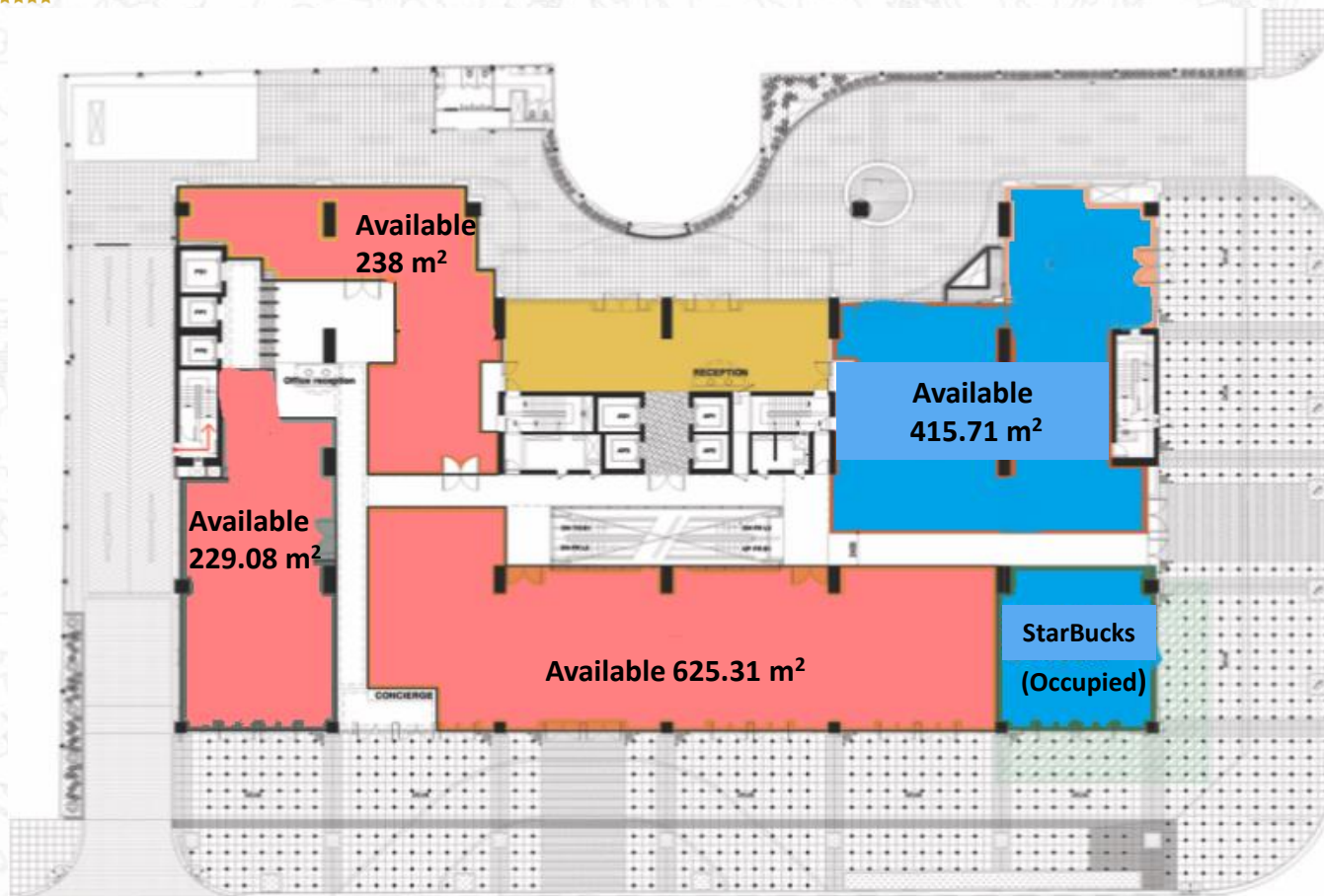
Being selected by large domestic and foreign economic groups as the headquarters such as: Prudential Insurance Company, Givaudan Singapore Embassy,...



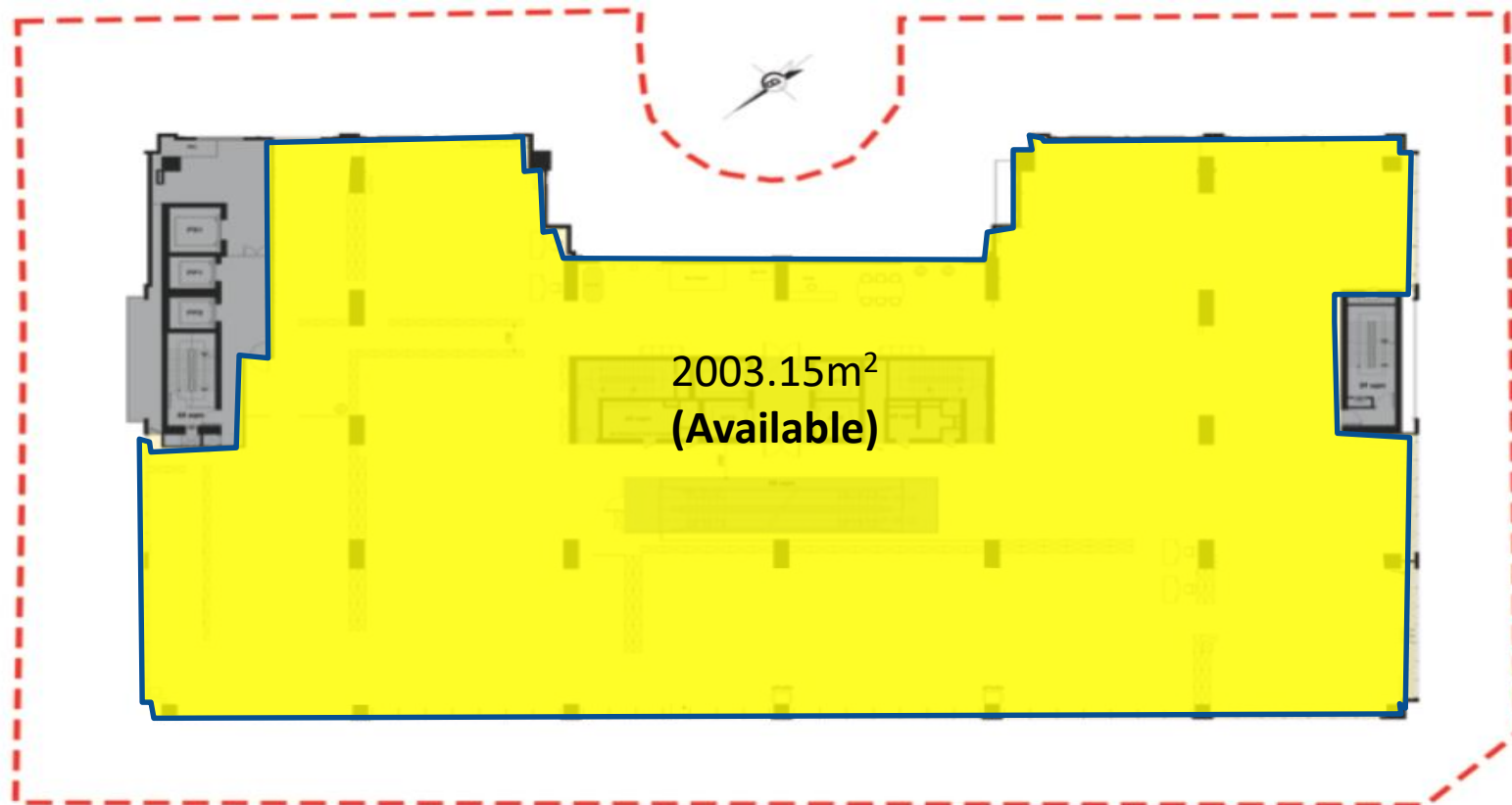
## 5 star quality Basements for parking with a total area up to 12,330 m<sup>2</sup>



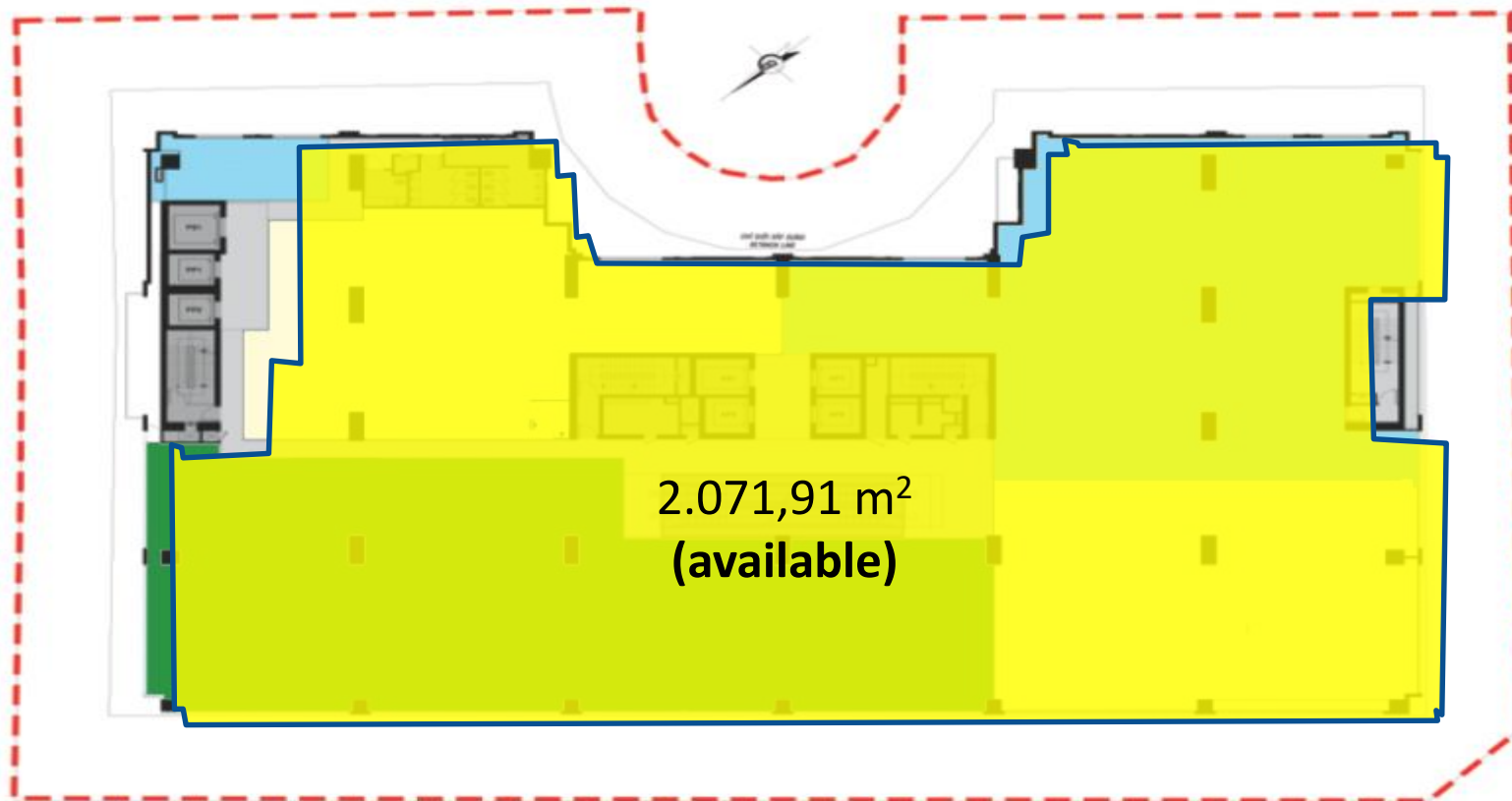






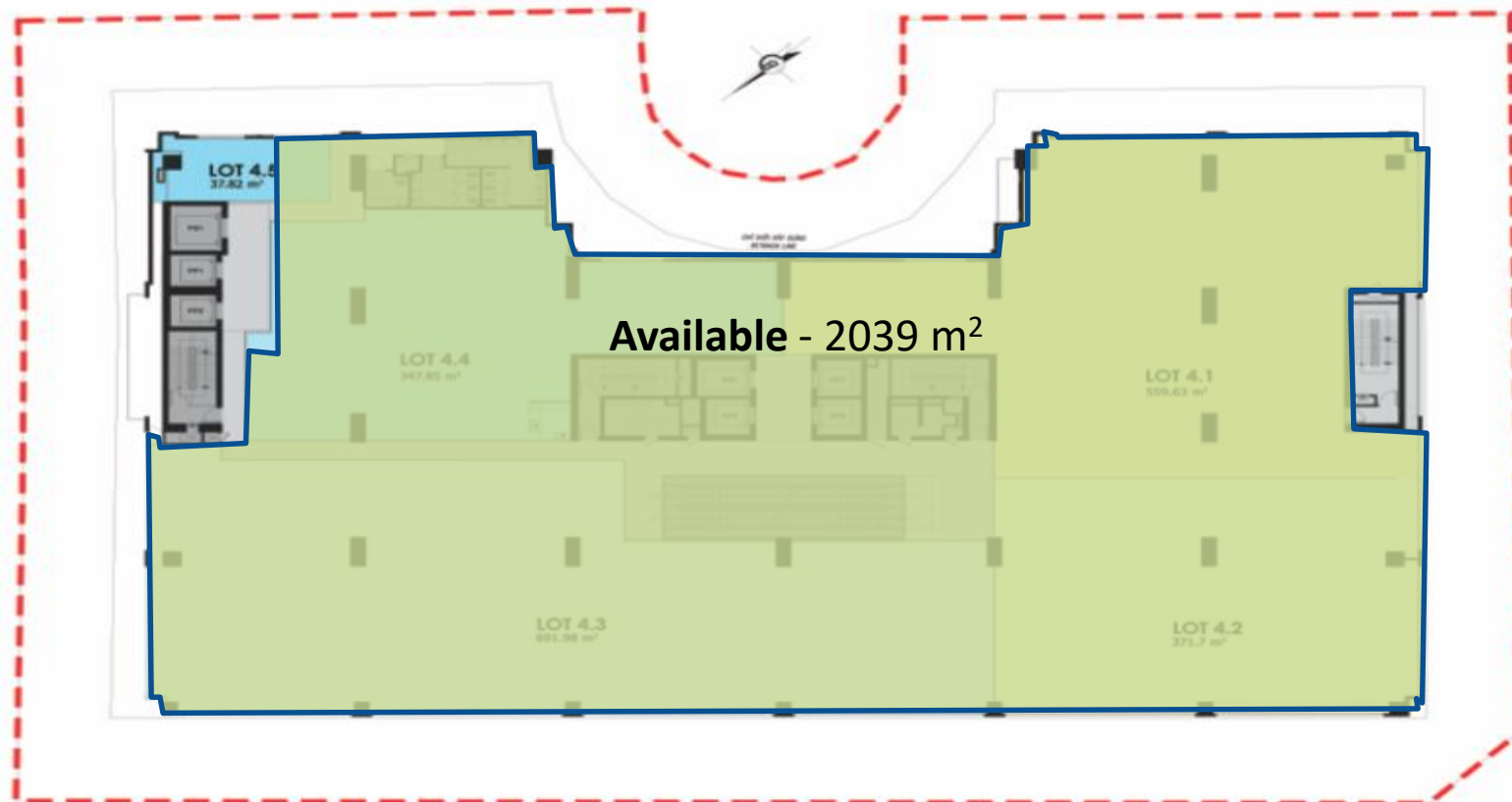






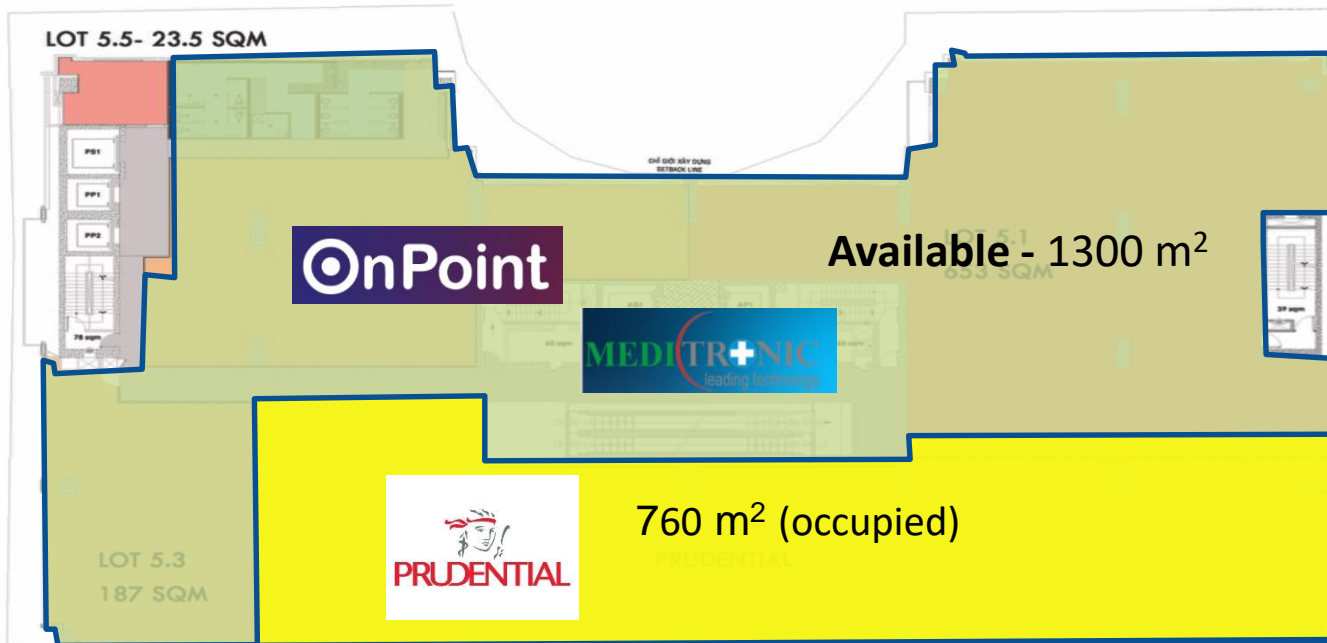


4<sup>TH</sup> FLOOR LAYOUT



**Mặt Bằng Tầng 4**

5<sup>TH</sup> FLOOR LAYOUT





6<sup>TH</sup> FLOOR LAYOUT



# COMMERCIAL & OFFICE PRICE LIST FOR RENT

Floor	Total area (m2)	Available Area for rent (m2)	Business model	Price (UDS , not include VAT)	Management fee, (USD , not include VAT)	Lease term	Payment	Deposit	Fitting out
Base 1	4,110		Commercial Center (food court, game,....)	Please contact for more information					
Ground Floor	2,444	1,092.39	Commercial Center	55	5	> 3 years	Month/ quarter	03 Months	01 months
Second Floor	2,503	2,003.15	Office	31	5				
Third Floor	2,503	2,071.91	Office	31	5				
Fourth Floor	2,503	2,039	Office	31	5				
Fifth Floor	2,503	1,300	Office	31	5				

- The rental fee doesn't include 10% VAT, the management fee, utilities services, ...
- The management fee doesn't include 10% VAT, utilities services such as electricity, water, telephone fee, internet fee, sanitary fee within the rental Area, electrical cost outside working hours would be 4,000 VND / m2 / hour (not include 10% VAT)
- The exchange rate is calculated according to the transfer rate of the Foreign Trade Bank of Vietnam (Vietcombank).



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# THANK YOU