

SPECIFICATIONS & FINISHES

Structure	Reinforced Concrete	
Wall	External	Clay brick wall-plaster with paint/ stone finish (No plastering at internal surface)
	Internal	No provision
Roof	Roof tiles / Reinforced concrete roof (where applicable)	
Staircase	Bare Concrete Finish	
Ceiling	No Provision	
Windows	Generally powder coated aluminum frame windows with glass	
Doors	External Doors	Generally powder coated aluminum frame door with glass / Timber decorative door
	Internal Doors / Others	No provision
Ironmongery	Locksets and Handles	Quality locksets and handles
Wall Finishes	No Provision	
Floor finishes	Internal Floor	Bare concrete finish
	Balcony / Patio	Quality porcelain / homogeneous tiles / cement render (where applicable)
Sanitary Installations	No Provision	
Mechanical & Electrical Installations	Electrical	Supply power with cable connector from Electrical Room to each unit.
	Fire Fighting & Fire Alarm	Provide Fire sprinkler head with piping + Fire detector to all room.
	Sewage	Install main pipe from first floor + pipe connection for grease trap at basement.
	Storm Water Drainage	Install rain down pipe from roof & balcony connect to external manhole and drainage pump at basement
	Others	Space for piping / cabling and Air con refrigerant pipe.

CRIME PREVENTION & SECURITY FEATURES

1

Vehicle entrances with boom gates monitored by high resolution CCTV

2

Resident's & visitor's vehicle access control system with transponders

3

Perimeter security is monitored by CCTV

4

Round-the-clock manned security control room and patrolling

Specifications & finishes stated herein are subject to modifications as maybe required by the Authorities and/or the Architect.

GETTING AROUND IS A BREEZE IN THIS INTEGRATED AND INTERCONNECTED TOWNSHIP

Located in Ha Dong, a new and upcoming district 10km from the city center, it is one of the fastest growing socio-economic areas in Hanoi, making ParkCity Hanoi highly accessible and convenient to get to via public or private transportation.



Key Landmark

- 50 minutes
Noi Bai International Airport
- 35 minutes
Hanoi Center
- 15 minutes
My Dinh



Hanoi Metro

ROUTE

- 2a
Cat Linh - Ha Dong
- 6
Noi Bai - Ngoc Hoi coming soon
- 7
Me Linh - Ngoc Hoi coming soon



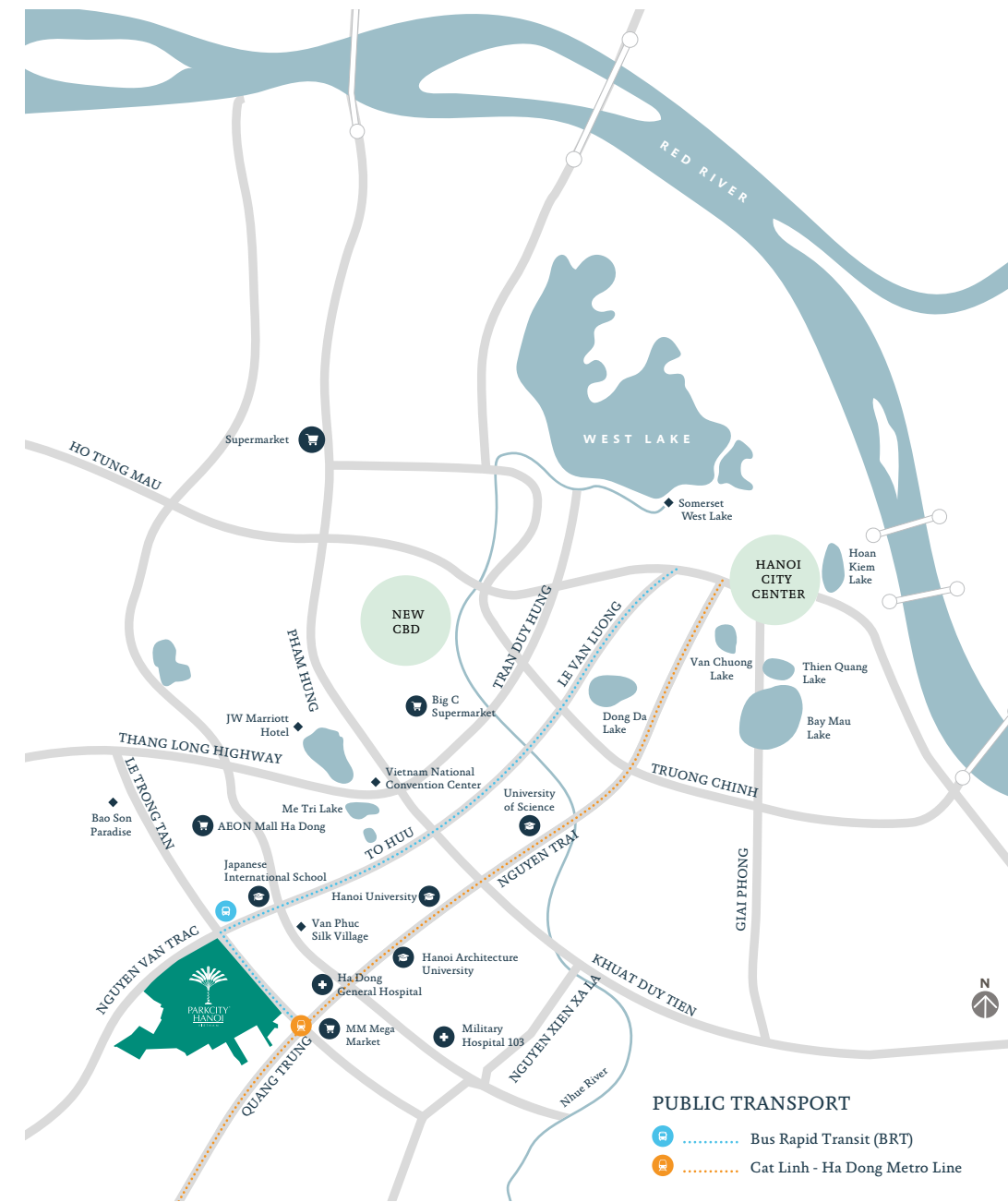
Bus Routes

BRT 01

Yen Nghia - Kim Ma Bus Station

Vinbus E06
Giap Bat Bus Station - Vinhomes Smart City

Other main traffic routes through Ha Dong district:
Le Trong Tan - To Huu, 70 Road, Khuat Duy Tien - Le Van Luong underpass.



Master Developer

PARKCITY

+84 93 679 3338
arkadiasquare.com.vn

Vietnam International Township Development JSC (VIDC)
The Sales Gallery, ParkCity Hanoi
Le Trong Tan Road, Ha Dong District, Hanoi, Vietnam.
Monday - Sunday, 08.30am - 06.00pm
sales@parkcityhanoi.biz



All contents of this publication are provided without warranties of any kind either expressed or implied. Vietnam International Township Development JSC, its officers, directors, employees and affiliates cannot be held liable for any losses, expenses, damages and costs resulting from the usage of this publication. In the event of any conflict or discrepancies, the contents of the Sale and Purchase Agreement shall prevail unless otherwise specified. The pictures in this brochure are for purposes of illustration only. Nothing represented therein shall be binding upon the developer, nor be construed, implicitly or otherwise, to form part of the contract of sale unless expressly incorporated as part of the building specifications in the formal Sale and Purchase Agreement.

SHOPS • OFFICES • RESIDENCES

ARKADIA SQUARE

@ PARKCITY HANOI

ERMITAGE

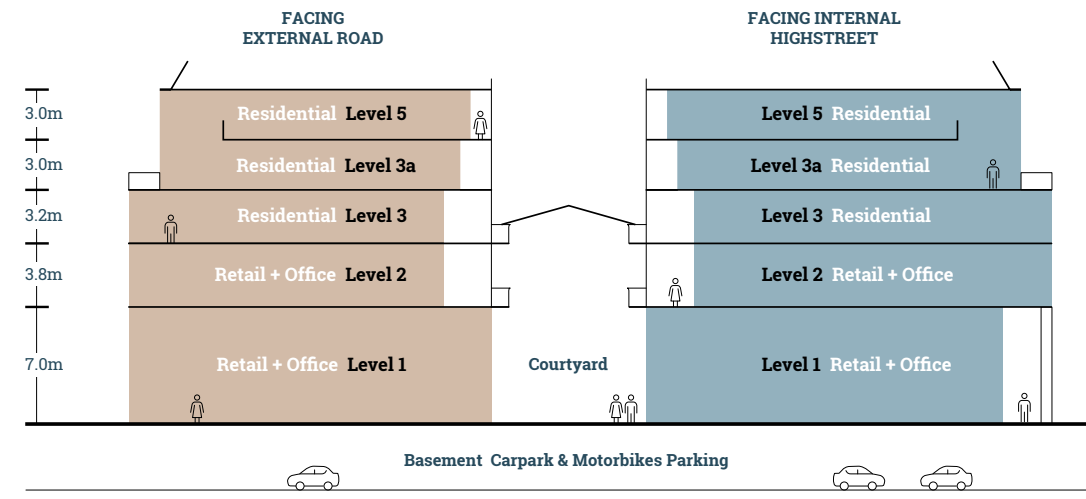
FLOOR PLANS,
BUILDING DATA,
SPECIFICATIONS
& FINISHES

PROJECT INFORMATION

TYPICAL 5-STOREY INTERMEDIATE BUILDING

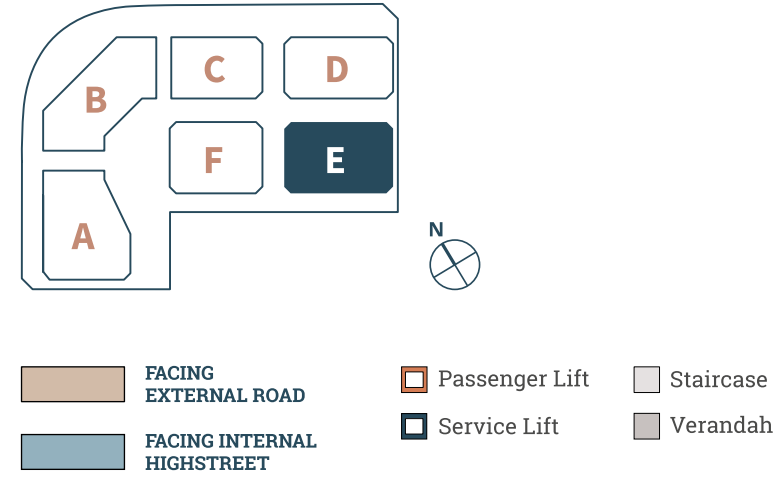
- Level 1 Retail + Office
- Level 2 Retail + Office
- Level 3 Residential
- Level 3a + 5 Residential

TYPICAL SECTION PLAN

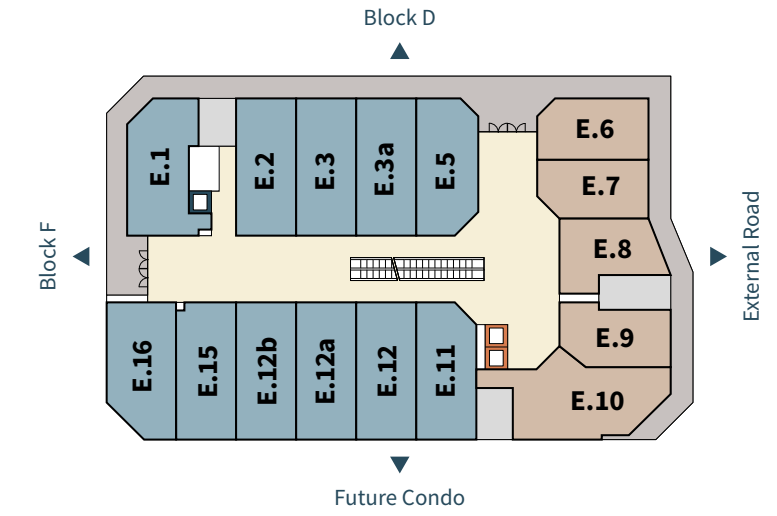


UNIT IDENTIFICATION PLAN

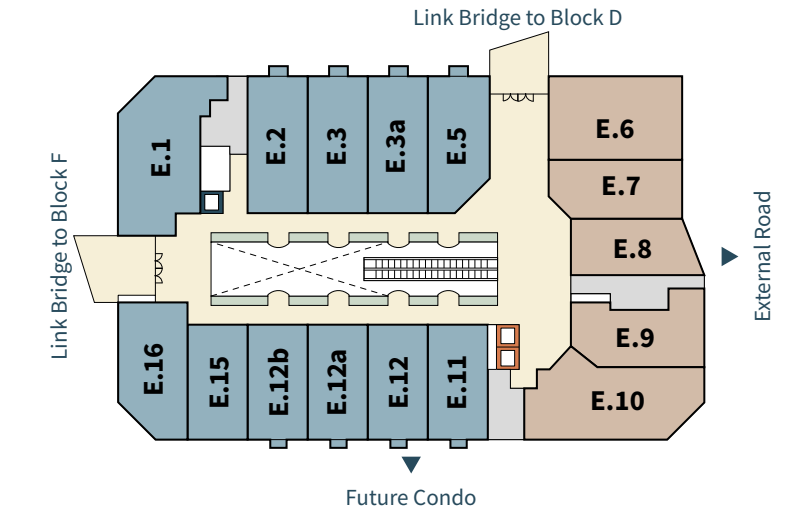
BLOCK REFERENCE PLAN



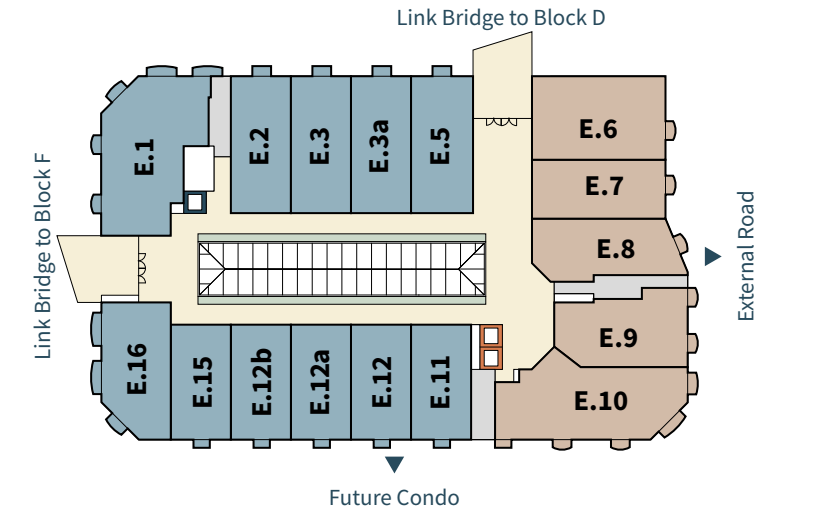
LEVEL 1 RETAIL + OFFICE



LEVEL 2 RETAIL + OFFICE



LEVEL 3 RESIDENTIAL



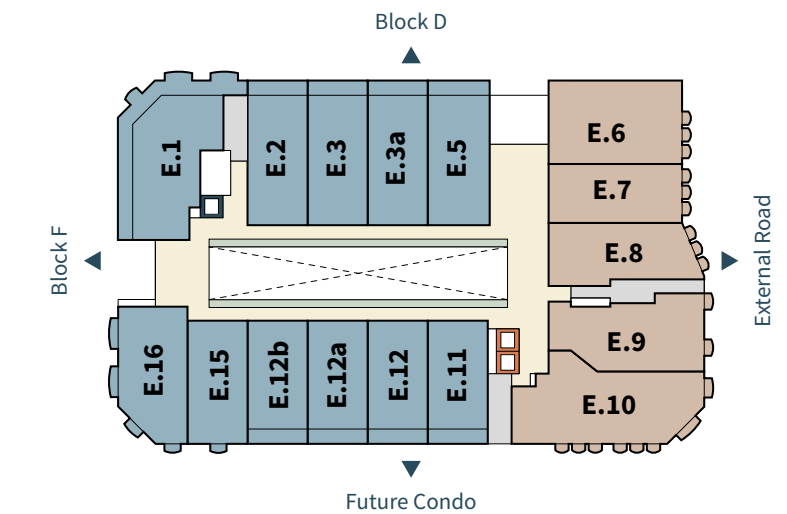
BUILDING FLOOR AREA

	E.1(c)	E.2	E.3	E.3a	E.5	E.6(c)	E.7	E.8
Level 1	150.46 m ²	142.16 m ²	142.16 m ²	142.16 m ²	135.17 m ²	110.94 m ²	109.54 m ²	106.31 m ²
Level 2	215.35 m ²	142.26 m ²	140.65 m ²	140.65 m ²	130.71 m ²	187.79 m ²	131.14 m ²	119.91 m ²
Level 3	248.47 m ²	139.74 m ²	139.74 m ²	139.74 m ²	139.74 m ²	186.71 m ²	134.88 m ²	139.49 m ²
Level 3a	249.01 m ²	144.73 m ²	144.72 m ²	144.72 m ²	145.14 m ²	186.78 m ²	134.47 m ²	146.39 m ²
Level 5	125.88 m ²	106.78 m ²	106.78 m ²	106.78 m ²	107.17 m ²	128.27 m ²	80.31 m ²	90.22 m ²
Total	989.17 m²	675.67 m²	674.05 m²	674.05 m²	657.93 m²	800.49 m²	590.34 m²	602.32 m²

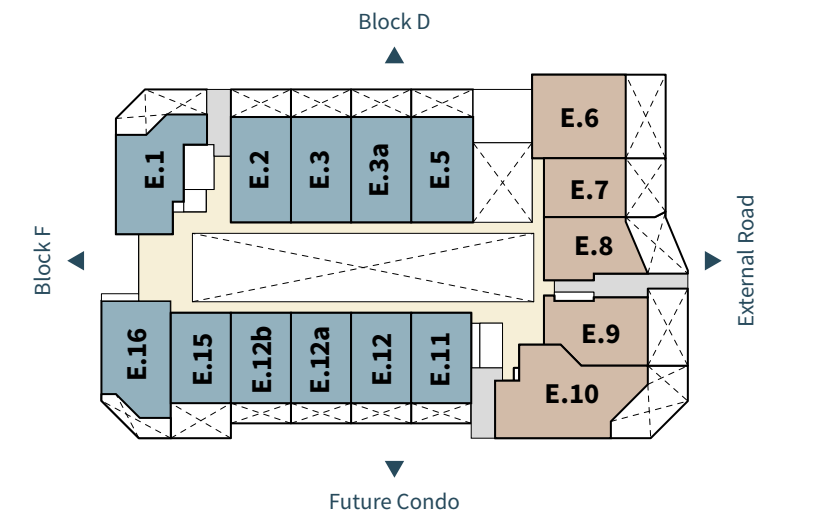
	E.9	E.10(c)	E.11	E.12	E.12(a)	E.12(b)	E.15	E.16(c)
Level 1	105.82 m ²	184.22 m ²	138.11 m ²	142.09 m ²	142.09 m ²	142.09 m ²	141.52 m ²	153.20 m ²
Level 2	137.63 m ²	214.45 m ²	117.01 m ²	117.01 m ²	117.01 m ²	117.01 m ²	117.01 m ²	159.54 m ²
Level 3	155.54 m ²	238.73 m ²	116.10 m ²	116.10 m ²	116.10 m ²	116.10 m ²	116.10 m ²	158.76 m ²
Level 3a	173.81 m ²	247.51 m ²	121.30 m ²	121.30 m ²	121.30 m ²	121.30 m ²	121.32 m ²	150.21 m ²
Level 5	103.13 m ²	168.44 m ²	90.09 m ²	90.09 m ²	90.09 m ²	90.09 m ²	90.09 m ²	129.91 m ²
Total	675.93 m²	1053.35 m²	582.61 m²	586.59 m²	586.59 m²	586.59 m²	586.04 m²	751.62 m²



LEVEL 3a RESIDENTIAL



LEVEL 5 RESIDENTIAL



Layouts presented are for illustration purposes only. Kindly refer to the formal Sale and Purchase Agreement of the actual unit being purchased for the unit specification(s) and finishing detail(s) as approved by the relevant authorities.