



GRAND TERRA

A PREMIUM
GRADE A COMPLEX OF
RETAIL & OFFICE

A PREMIUM BUSINESS HUB AT THE HEART OF HA NOI



UPHOLDING A LEED
GOLD CERTIFICATION



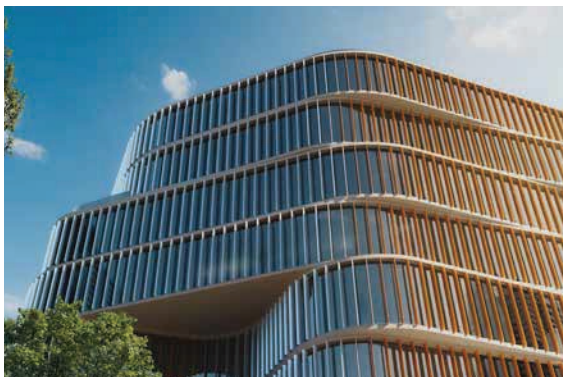
PRIME
LOCATION



HIGH LIFT
DENSITY



VERTICAL
GREENING



EXQUISITE & SUSTAINABLE ARCHITECTURE



SITUATED AT THE NEW BUSINESS CENTER OF HA NOI



WALKING DISTANCE

Cat Linh Metro Station	3'
BRT Nui Truc Stop	4'
Giang Vo Food Street	4'



CAR TRAVEL DISTANCE

Ministry of Industry and Trade	9'
Hoan Kiem Lake	10'
Ministry of Finance	15'
West Lake	15'
State Bank of Vietnam	15'
Noi Bai International Airport	45'

Embassies

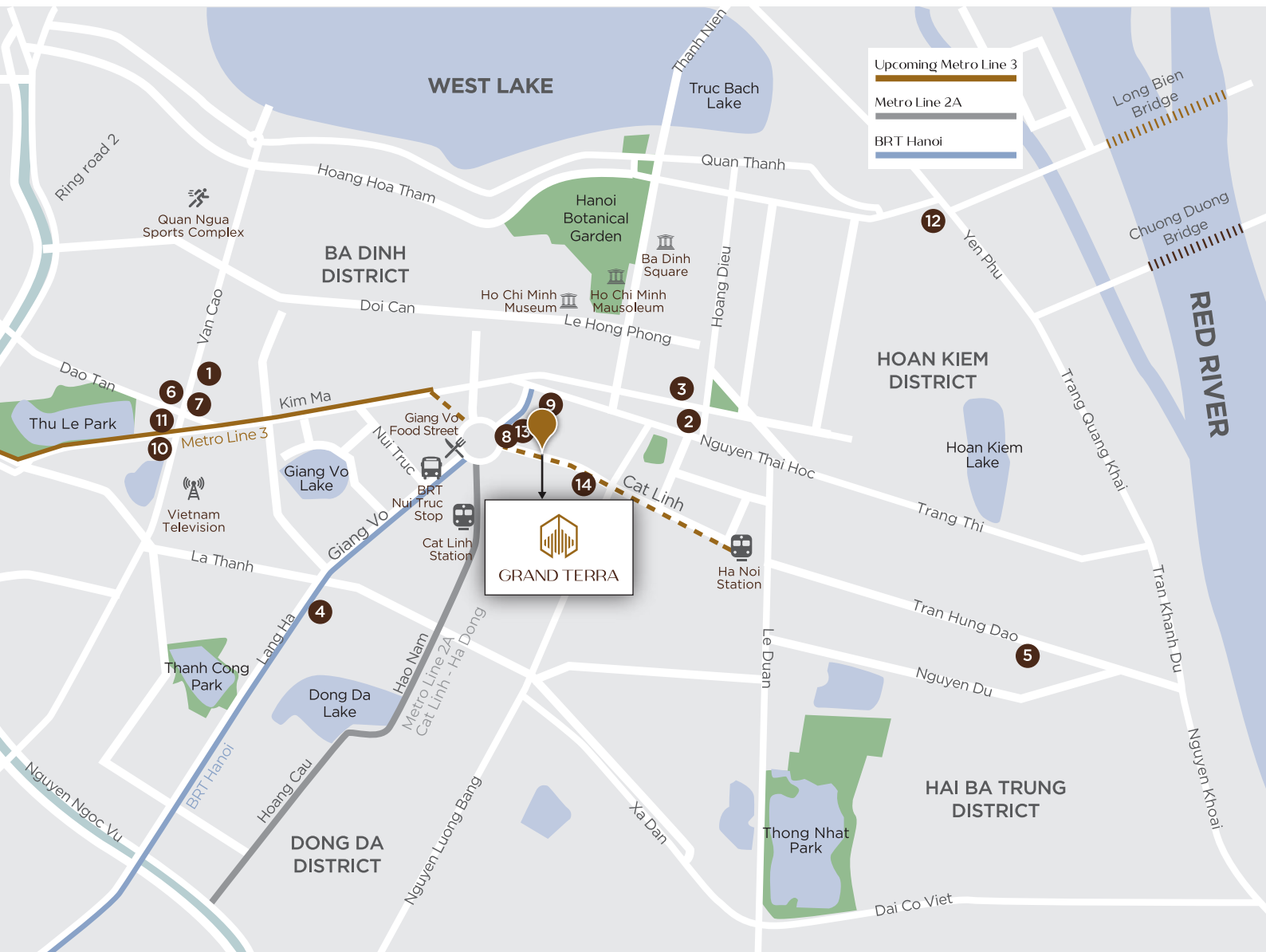
- | | |
|------------------------|---------------------|
| 1 Embassy of Japan | 4 U.S. Embassy |
| 2 Embassy of Singapore | 5 Embassy of France |
| 3 Embassy of China | |

Key office buildings

- | | |
|----------------------|--------------------------|
| 6 Lotte Center Hanoi | 9 Tien Bo Plaza |
| 7 Capital Place | 10 Daeha Business Center |
| 8 Horison Tower | |

Luxury hotels

- | | |
|----------------|------------------------|
| 11 Daewoo | 13 Pullman |
| 12 Pan Pacific | 14 Grand Mercure Hanoi |



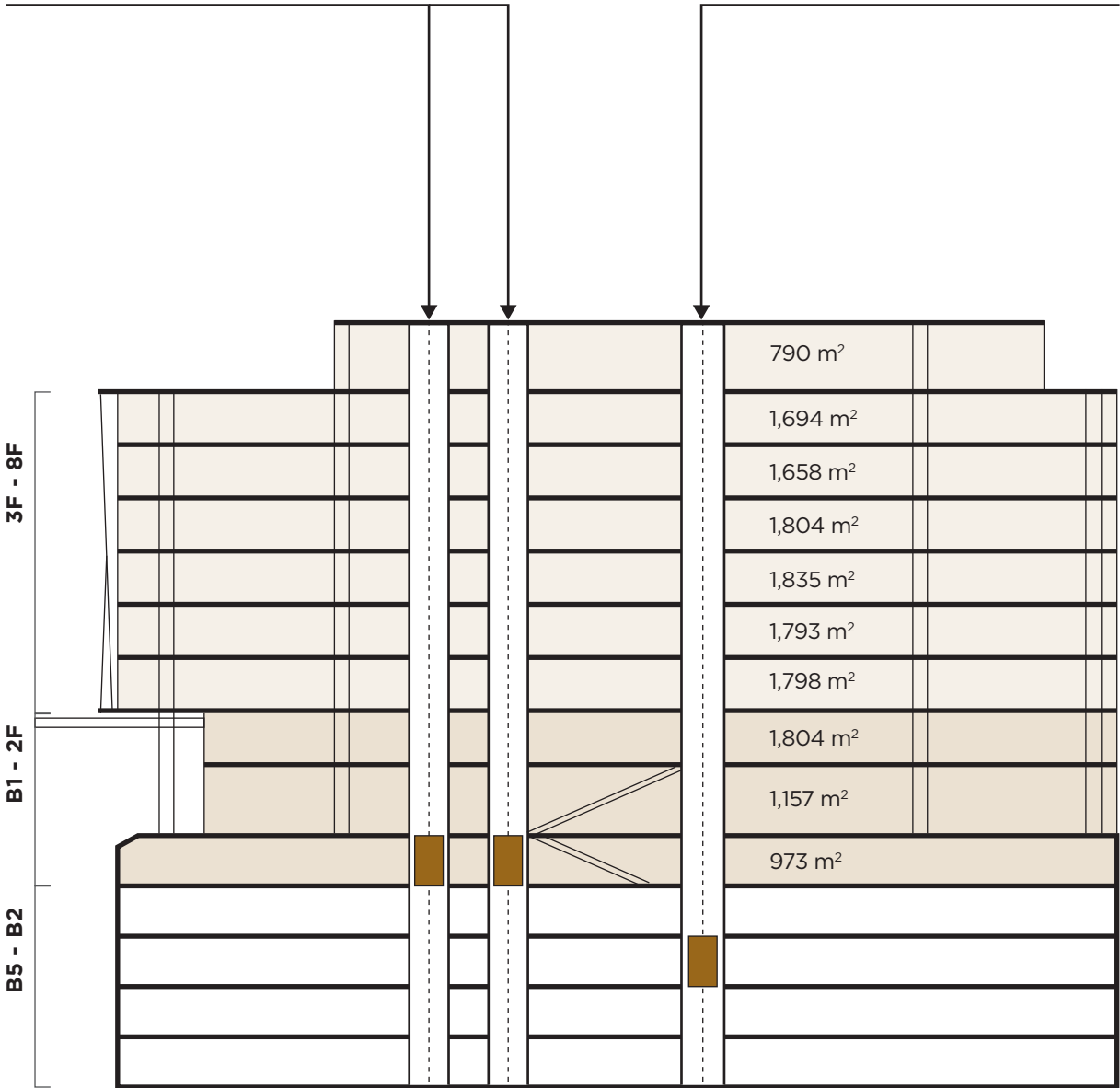
BUILDING SPECIFICATIONS

FLOOR	Floor height	Basement: 3.65 m
		Ground floor: 3.8 m
		2F - 8F: 2.7 m
	Raised floor	150 mm
FLOOR AREAS	Typical GFA per floor	2,598 m ²
	Typical NLS per floor	1,650 m ²
	Total gross floor area	23,388 m ²
	Gross net leasable area	14,847 m ²
CORRIDORS	Width	2.5 m
PASSENGER LIFTS	Lifts	6 for office floors 2 for basement floors
	Capacity	1,600 kg
	Speed	2.5 m/s
	Average wait	30 s
SERVICE LIFTS	Lifts	1
	Capacity	1,600 kg
MECHANICAL SYSTEMS	Lighting level	500 LUX (Office floors)
	Building management system	BMS optimised functionality

STACKING PLAN

PASSENGER LIFTS (6)

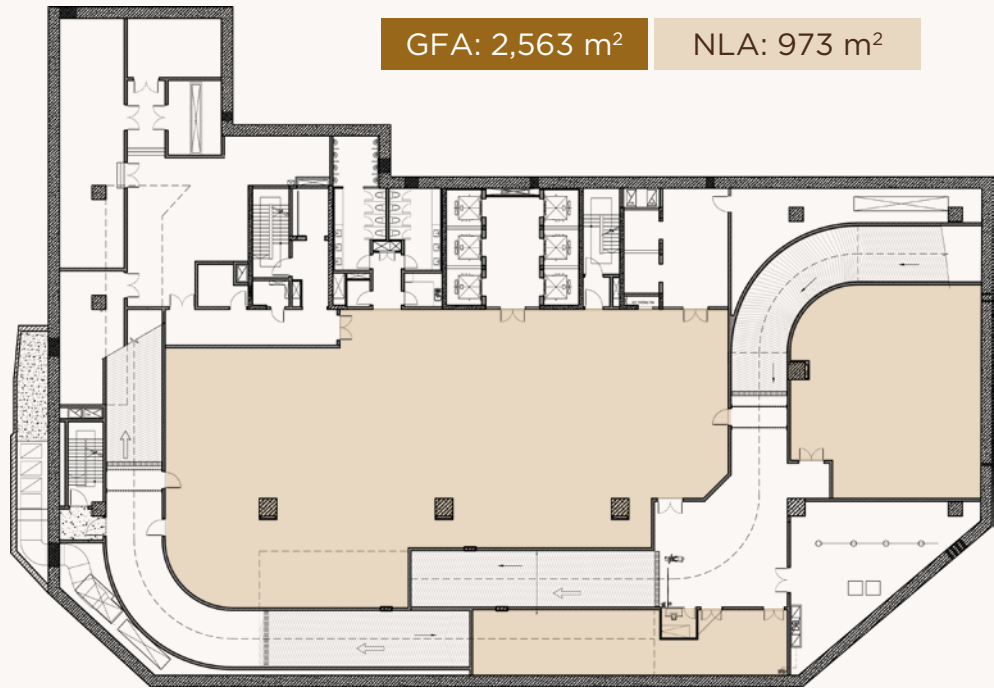
SERVICE LIFT (1)



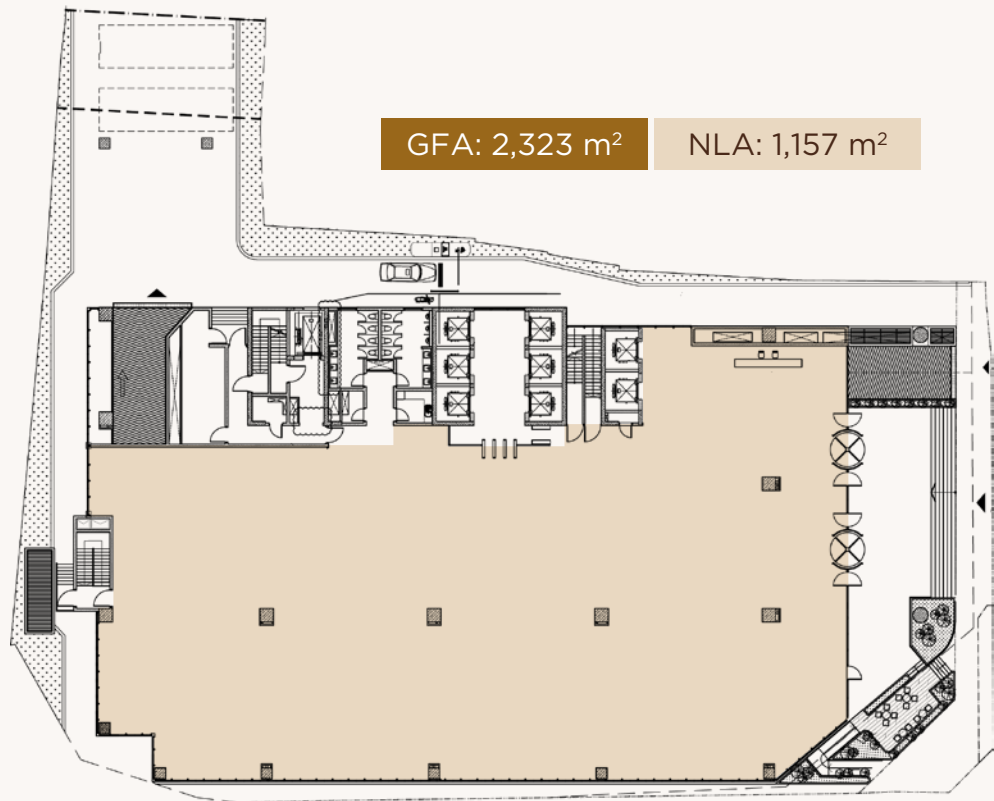
- 3F - 8F: OFFICE AREA
- B1 - 2F: RETAIL AREA
- B5 - B2: PARKING AREA

TYPICAL FLOOR PLAN

BASEMENT



1F

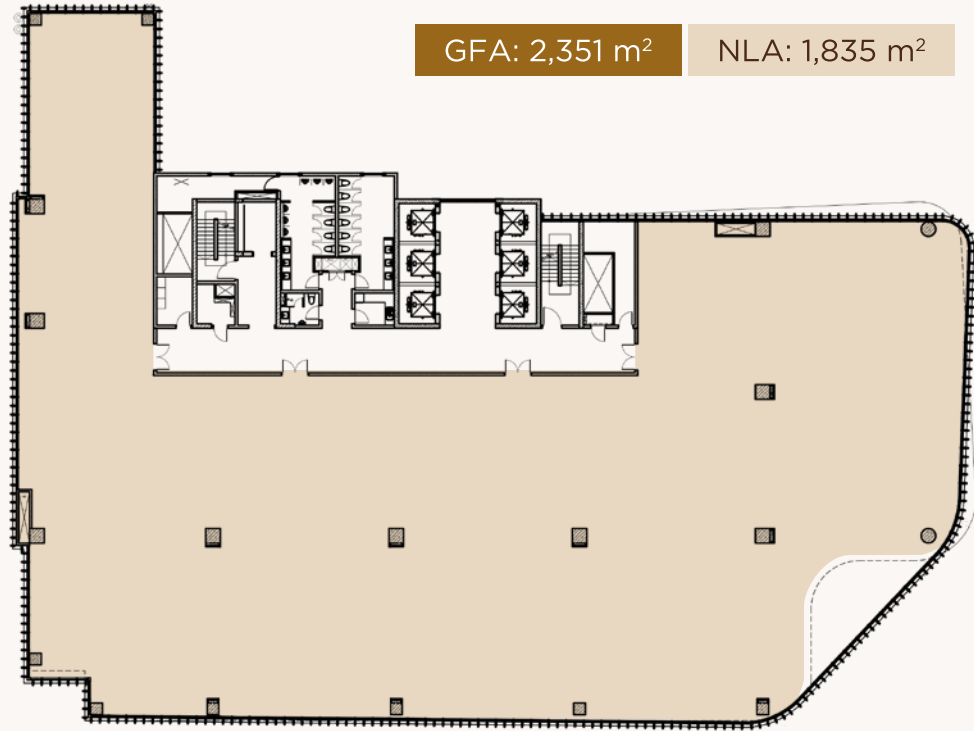


■ GFA: Gross Floor Area ■ NLA: Net Floor Area

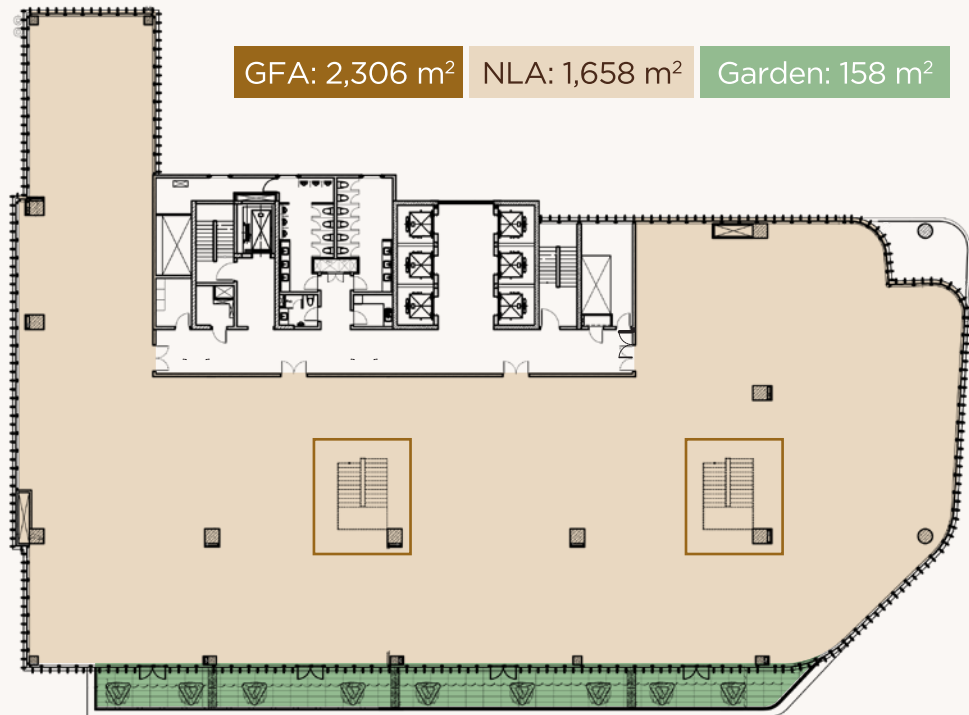
(*) The above GFA and NLA represent an approximate number and subject to change

TYPICAL FLOOR PLAN

5F



7F



-  GFA: Gross Floor Area
-  NLA: Net Floor Area
-  Internal staircases connecting 7th & 8th floors
-  Garden

(*) The above GFA and NLA represent an approximate number and subject to change



**TỔNG CÔNG TY
XÂY DỰNG THANH HÓA**

DEVELOPER

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