



A GLOBAL LANDMARK
A NATION'S ICON



AN OUTSTANDING INVESTMENT OPPORTUNITY IN VIETNAM

A rising star on the world stage, Vietnam has seen dynamic change within the span of a generation. The fastest-growing economy in Southeast Asia¹, and projected to be the fifth-fastest in the world², the country is on track for a golden age of prosperity that shows extraordinary potential in the years to come.

Ho Chi Minh City is leading this growth and as such is ranked number three in Asia for investment prospects³ thanks to a surge in popularity on solid fundamentals.

Grand Marina, Saigon is the new focal point of the city and this rapid change, an emblem of a nation's ascent and its promise as a new centre of commerce and culture in Southeast Asia.

¹Asian Development Bank Asian Development Outlook 2019

²World Bank, Global Economic Prospects, June 2020

³Emerging Trends in Real Estate[®] - Asia Pacific 2020 PWC & ULI

THE QUALITIES OF BRANDED RESIDENCES



A UNIQUE GLOBAL ASSET CLASS

A universal emblem of status, the branded residence traces its history back to New York in the 1920s when the Sherry-Netherland Hotel opened in Manhattan, offering luxury homes to the city's upper class. From gradual growth in the following decades the asset class exploded in the 1980s and today has led to 'starchitects', and fashion, automotive and hospitality brands lending their unique DNA to signature residential projects that continue to captivate the global elite.



THE LARGEST MARRIOTT BRANDED RESIDENCES IN THE WORLD

It has been long established that branded residences sit at the pinnacle of the residential property market, offering a level of universal recognition, certified quality, and standards of service that cannot be found in other types of developments. Marriott International is a leader in this field, having activated a global portfolio of best-in-class projects and now bringing decades of design and operational expertise to Vietnam at the largest and most ambitious development to date: Grand Marina, Saigon.





FROM MARRIOTT INTERNATIONAL

An economic powerhouse in the region, Vietnam presents phenomenal potential for growth, particularly within the residential real estate sector. We are beyond thrilled to be debuting Marriott residences in this burgeoning market in partnership with the industry-leading Masterise Homes.

Not only is Grand Marina, Saigon the country's first Marriott-branded residences, it is the world's largest, bringing our service expertise to Vietnam on an unprecedented scale. We couldn't be more proud to be part of this landmark development.

A MESSAGE FROM THE DEVELOPER

Grand Marina, Saigon grew from the desire to create not only the country's finest private residences, but to create a masterpiece that would revitalise a unique and historic location on the riverfront in District 1.

This vision saw us partner with industry forerunners from around the globe to build a world-class complex that matched innovative architecture and design with the renowned services of hospitality giant Marriott International.

The result is a Vietnam first: an ultra-luxury development that offers an enduring legacy for residents, alongside state-of-the-art business and leisure amenities, and spectacular public spaces for all to enjoy.

It is with pride that we present to you Grand Marina, Saigon, a generational opportunity for owners and investors to acquire a prestigious and iconic home in Asia's most exciting city.

Masterise Homes





TIMELESS ICON

The first Marriott branded residences in Vietnam, Grand Marina, Saigon opens an exciting new chapter in the country's history and offers an exceptionally rare opportunity to call an iconic waterfront District 1 address home.

The portfolio of exquisite Marriott branded residences set across eight resplendent residential towers rising from the tranquil shorefront, surrounded by beautifully landscaped parks and plazas, represents a standard of luxury never before experienced in Vietnam.

Grand Marina, Saigon offers owners everyday access to the ultimate Marriott experience, a world offering the highest standards of elevated modern living.

THE NATIONAL CROWN JEWEL

Grand Marina, Saigon occupies a commanding position on the riverfront and provides unparalleled accessibility for owners. Located between the Saigon River and the Botanical and Zoological Gardens, this exclusive position in District 1 links residents both to the soul and serenity of the iconic riverside, and to the cultural and commercial centres of Vietnam's cosmopolitan heart.

The city's most important landmarks are all close at hand, with immediate access to the country's finest schools, hospitals and universities. Metro entrances to Ba Son Station at the doorstep puts the entire city within easy reach.

Grand Marina, Saigon is also central to the city's vibrant downtown, interwoven into its rich social tapestry. Within moments, owners find themselves at the Opera House, Nguyen Hue Walking Street, Notre-Dame Cathedral of Saigon or immersed in Saigon's haute shopping and dining scenes.

KEY LOCATION HIGHLIGHTS

- 1 min – Numerous private and public schools (from kindergartens to universities)
– Ba Son Metro Station*
- 5 mins – The Opera House
– Nguyen Hue Walking Street
– Notre-Dame Cathedral of Saigon
- 7 mins – Ben Thanh Market
– Independence Palace
- 15 mins – Tan Son Nhat Airport

-  School
-  Consulate
-  Commercial Building
-  Hospital
-  Waterbus Station
-  Road (Main)
-  Road (Small)
-  Bridge
-  Future bridge
-  Pedestrian bridge
-  Metro*
-  Green space/park
-  River

*Under construction

Disclaimer: All images of lotus park and elevated walkway in this document are illustrated based on the current materials and are subject to changes and final approval of the authorized government office.



EXCLUSIVITY ON A GRANDER SCALE

The Grand Marina, Saigon masterplan is a world unto itself, revitalising a 10-hectare riverfront precinct, with vibrant new community spaces that weave together all elements of leisure and entertainment.

Features include a landmark 850-metre waterfront promenade and a series of manicured public gardens and themed parks through which a meandering boardwalk flows, inspired by the river and the history of the area.

JW MARRIOTT
RESIDENCES
GRAND MARINA SAIGON

THE LEGACY COLLECTION

- ① SPRING
- ② BAY
- ③ LAGOON
- ④ COVE
- ⑤ SEA

MARRIOTT RESIDENCES
GRAND MARINA SAIGON

THE PRIME COLLECTION

- ⑥ LAKE
- ⑦ STRAIT
- ⑧ SEA

AMENITIES

- Ⓐ Sun Park
- Ⓑ Sun Tower
- Ⓒ Marina Harbour
- Ⓓ Waterfront Park
- Ⓔ Royal Park
- Ⓕ Lotus Park
- Ⓖ Metro Entrances
(Ba Son Station – Metro line No. 1)*
- Ⓗ Elevated Walkway



*Under construction
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MODERN DESIGN INSPIRED BY HERITAGE

Atkins' inspired landscaping plan takes reference from the teachings of legendary botanist, Jean Baptiste Louis Pierre, responsible for both Saigon's Zoological and Botanical Gardens. This expansive public realm connects the Saigon River with the Botanical Garden through lush planting of local flora, blended with striking architectural elements that take influence from over-scaled lotus plants and the site's former usage as a shipyard.

Atkins has projects in more than 150 countries, including luxury skyscrapers and prestigious buildings such as Burj Al Arab (Dubai), Bahrain World Trade Centre (Bahrain), InterContinental Shanghai Wonderland Hotel (China) and Five Jumeirah Village (Dubai).

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ELEVATED RIVERSIDE LIVING

Metro entrances to Ba Son Station provides quick transport links across Saigon. *



*Under construction

A waterfront promenade stretches 850 metres along the river, a spectacular themed space with breathtaking views.



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A SYMBOL OF GROWTH

A luminous addition to the skyline, the project's striking residential towers are etched with abstract tree forms, inspired by the iconic Gòn tree from which Saigon takes its name.

A silhouette of Gòn buttress roots and branches traces each building in illuminated filaments that reach towards the sky, a reflection of Saigon's upward trajectory and a symbol of stability, vitality, strength and green living. Homes branch from these magnificent towers like leaves.



LIFE BY THE WATER



A peaceful, leisurely lifestyle unfurls on the waterfront, in harmony with the ebb and flow of the storied Saigon River. An exclusive haven in the heart of the city, Grand Marina, Saigon connects residents to the theatre of this majestic waterway, a prosperous trade route that remains the lifeblood of the city today.



VERDANT CITY GARDENS

Hugging the shoreline, lush gardens create a calming natural environment. On the river, a sprawling waterfront park sets spectacular scene for outdoor activities. Surrounding the towers, a series of tree-filled parks continue the legacy of Jean Baptiste Louis Pierre in providing shaded areas for relaxation and leisure. Royal Garden, positioned between the towers, features cabanas, ponds and lawns where residents and guests can take a break from hectic daily life.





AN ELITE COMMUNITY

Flowing through the gardens of Grand Marina, Saigon, a meandering boardwalk links the Botanical and Zoological Gardens to the waterfront promenade, reflecting the curves of the Saigon River. Residents and visitors are invited to explore this themed pathway through the grounds, discovering a diverse array of features – waterplay areas, shaded lawns, lotus ponds and more – as they make their way to the riverside.

These distinctive public spaces provide a rich environment for leisure, unrivalled in Saigon – an inspired reconnection with nature that guarantees a proud legacy for generations to come.

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NEW HORIZONS OF DINING



Al-fresco brunches, riverside sunset drinks, afternoon teas in serene gardens – Grand Marina, Saigon is set to become District 1's preeminent dining destination. Blending international and local culinary cultures, a variety of all-day cafés, restaurants and haute dining concepts puts residents at a confluence of inspired and indulgent gastronomy in Saigon.

SPECIALTY SHOPPING



The shophouses at Grand Marina, Saigon present a deluxe range of designer and specialty stores right at the doorstep. This sophisticated collection of upscale outlets will offer a select array of boutique shopping, dining and specialty retailers. Located at the base of each residential tower, these elegant shophouse spaces enhance the lively atmosphere of the development, encouraging a vibrant flow of visitors throughout the day.

THE ARRIVAL & RECEPTION

Arrive in opulent style with covered vehicle drop-off on the river-oriented side of every tower. Creating an inimitable first impression, these stately main entranceways welcome residents and guests with sculpted artworks and soothing water features.

An impressive double-height reception creates a refined yet warm welcome with immaculately crafted interiors bathed in natural light. Concierge services by Marriott provide discrete and intuitive assistance 24 hours a day, while high-speed lifts whisk residents seamlessly to their doors.





THE ULTIMATE IN LUXURY AMENITIES

Offering the best of refined urban living, every tower in Grand Marina, Saigon features its own facilities, with an opulent array of amenities for the exclusive use of residents. Homeowners have access to a stylish library lounge, a fully equipped boardroom, a children's room with high-quality educational toys, as well as a bar and living room, with Marriott providing an added element of luxury with impeccable personalised service. Each tower also features a deluxe theatre for private screenings.

Multi-purpose halls provide inspired areas for impromptu meetups, intimate gatherings and private work or study sessions, each awash in natural light and offering spectacular city and river views.

- LEFT
Theatre
- TOP-RIGHT
Boardroom
- MIDDLE-RIGHT
Library
- BOTTOM-RIGHT
Children's room



FITNESS & LEISURE

The fitness centre in every tower offers a private realm of modern wellness facilities. Residents have access to a sleek gym with state-of-the-art equipment, a separate yoga room and changing rooms for optimum comfort and convenience.



THE POOL

For the exclusive enjoyment of residents, each tower features an open-air lap pool, with sun loungers and relaxation areas bathed in treetop views. Poolside services by Marriott add an extra touch of luxury.

THE VIEW ABOVE

In the ultimate urban escape, the centrepiece Sea tower offers a 60-metre rooftop infinity pool 46 floors above street level. Showcasing breathtaking 180-degree panoramas up and down the river, this oasis in the sky features a whirlpool with bubble jets and floating loungers, and a wooden deck with sun loungers and al-fresco tables. A children's section of the pool offers secure fun for little ones, with a separate splash pad area and playground ensuring pampered leisure time for even the youngest residents.





EVERYDAY OPULENCE

Each residence at Grand Marina, Saigon is a personal haven of unique and distinctive design. Living areas are generously sized, awash in earthy, luxurious textiles such as marble, timber, glass and stone. Grand marble bathrooms feature white and polished-chrome fixtures by Kohler and Gessi, while kitchens range from a cool minimalist aesthetic to gorgeous design. Created for a lifetime of comfort, each indulgent space is finished to unequivocal perfection.

LEFT
Living room

TOP-RIGHT
Bathroom

BOTTOM-RIGHT
Bedroom

THE
LEGACY
COLLECTION

LAGOON | COVE | SEA | SPRING | BAY



The JW Marriott Residences, Grand Marina Saigon are not owned, developed or sold by Marriott International, Inc. or its affiliates ("Marriott"). The JW Marriott marks are used under a license from Marriott, which has not confirmed the accuracy of any of the statements or representations made herein. Masterise Homes and its affiliates are responsible for the accuracy of any of the images, statements or representations made herein.

EXPERIENCES TO ENRICH YOUR PASSIONS

JW Marriott Residences promise a lifestyle of sublime yet effortless elegance. Every impeccable service is designed to give residents the freedom to be themselves in a welcoming and comfortable environment.

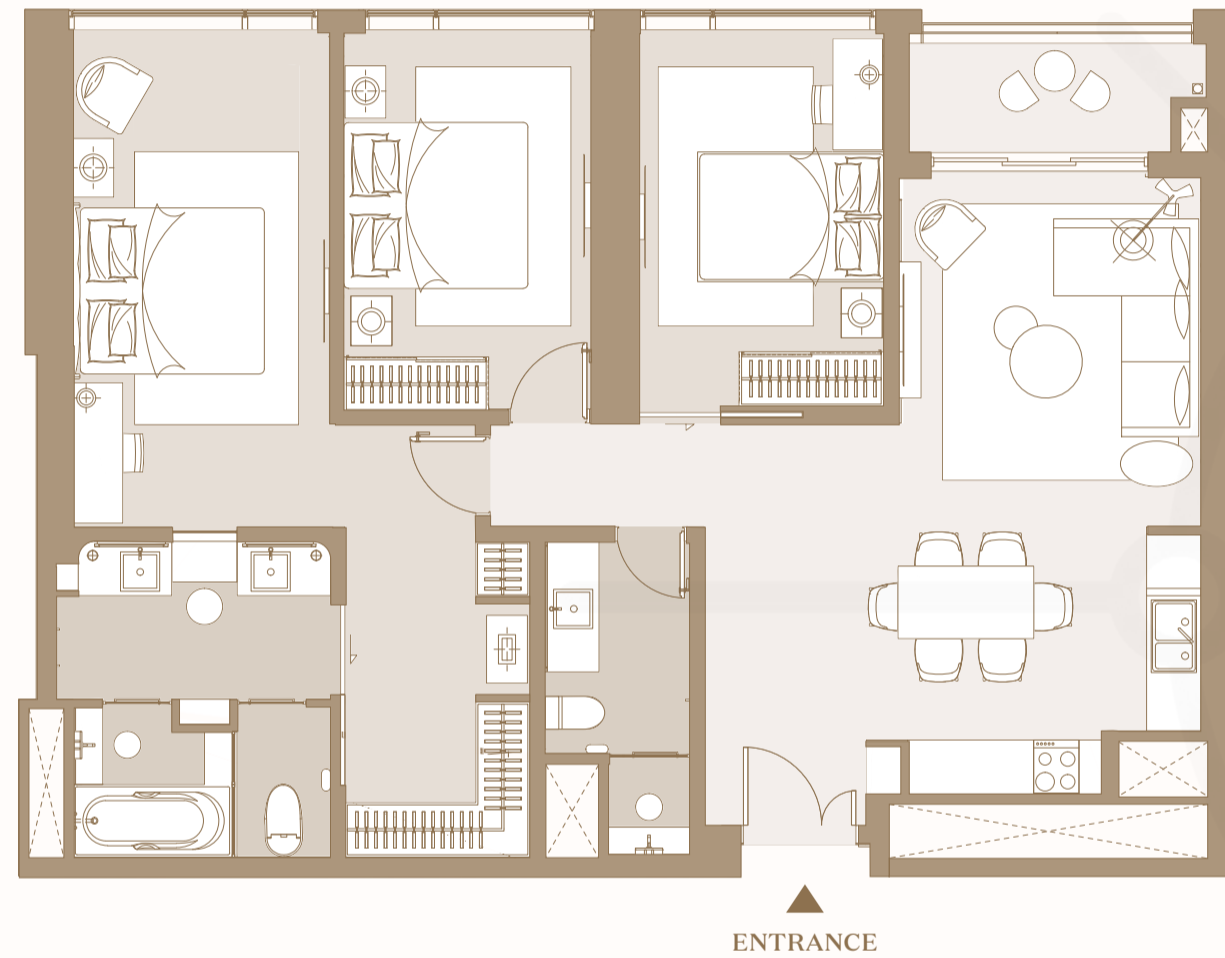
Crafted surroundings reflect the beauty of the natural world, encouraging mindfulness and revitalising the spirit. Service is intuitive and unobtrusive, with distractions minimised so residents can connect to the present moment.

Offering the ultimate in modern luxury living, the award-winning JW Marriott provides owners the rare opportunity to secure an exceptional residence with an iconic legacy.

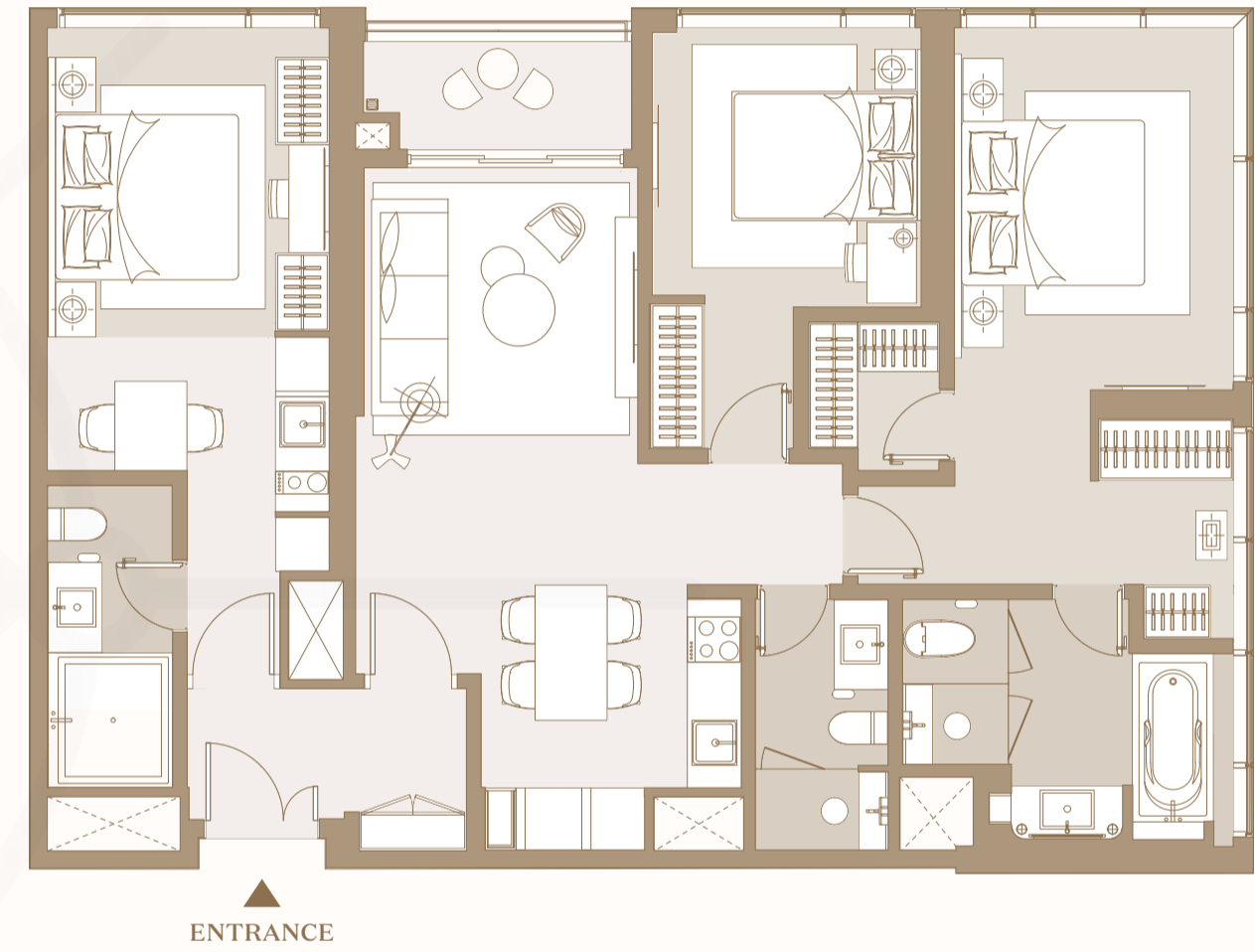


LEGACY TYPICAL UNIT PLANS

LEGACY PREMIER SUITE

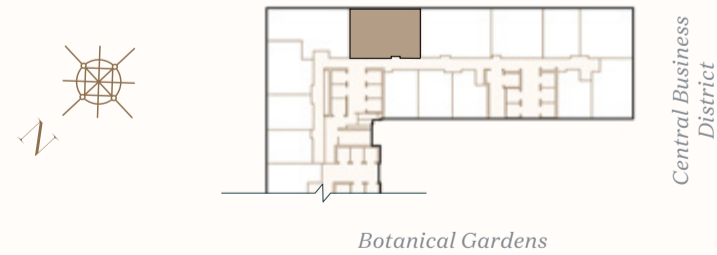


LEGACY FAMILY SUITE



Level 2, 3 to 8, 10 to 11,
23 to 26, 29 to 31, 33 to 44

Saigon River



UNIT	NSA	GSA
J.06	107.10 - 108.22 m ²	117.03 m ²

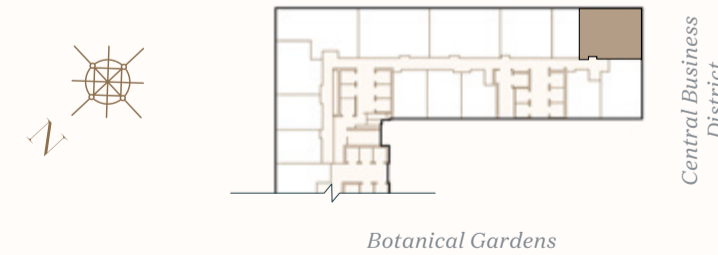
◆ Living / Dining / Kitchen / Terrace ◆ Bedroom ◆ Bathroom

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*Note: Final usable area to be verified by surveyor.
- Net Saleable Area (NSA)
- Gross Saleable Area (GSA)*

Level 33 to 44

Saigon River



UNIT	NSA	GSA
J.09	111.30 - 111.78 m ²	124.16 m ²

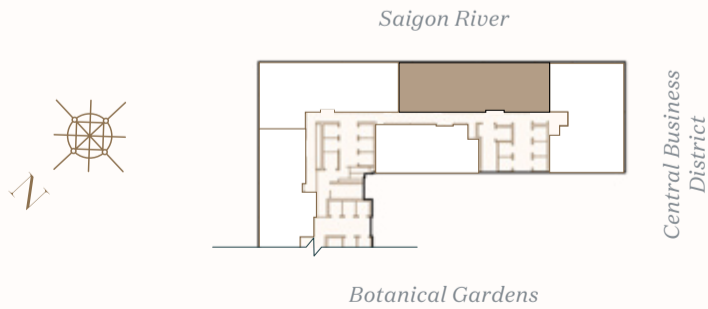
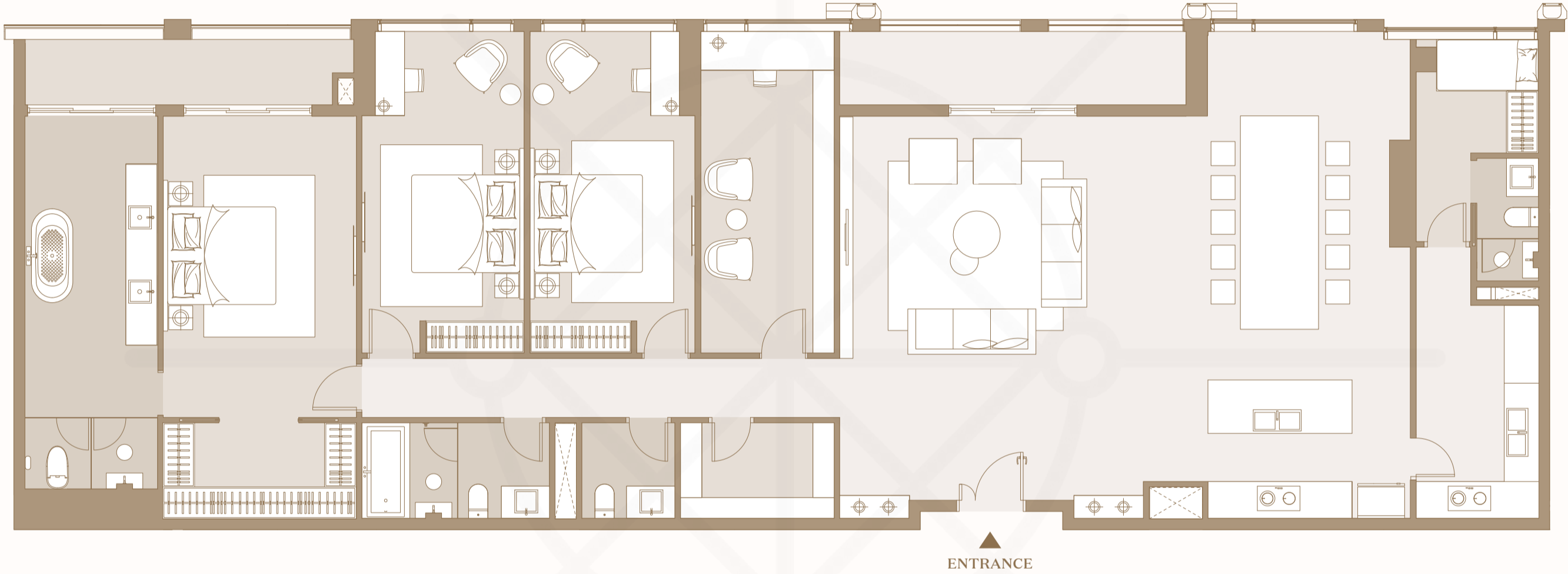
◆ Living / Dining / Kitchen / Terrace ◆ Bedroom ◆ Bathroom

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LEGACY TYPICAL UNIT PLANS

LEGACY PRESIDENTIAL SUITE



UNIT	NSA	GSA
J.03	249.76 m ²	265.86 m ²

Living / Dining / Kitchen / Terrace
 Bedroom
 Bathroom

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BEYOND COMPARE

The Legacy Collection represents the pinnacle of prestige for affluent and discerning homeowners. Providing the finest that life has to offer, these superlative residences signify the ultimate asset for the global elite – an enduring legacy to be passed on to future generations.

Owners have a choice of homes across five iconic towers – LAGOON, SEA, COVE, SPRING and BAY – each complemented by the integrated luxury services of JW Marriott Residences.

Ranging from spacious residences to three-bedroom penthouses, each home in the collection is outfitted to the highest standards, featuring luxe designer interiors and commanding sublime river and city panoramas from private balconies.



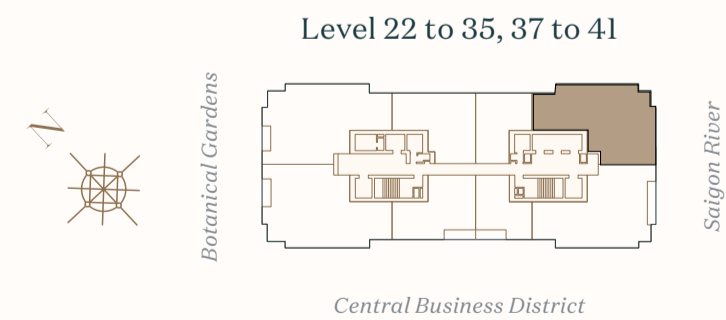
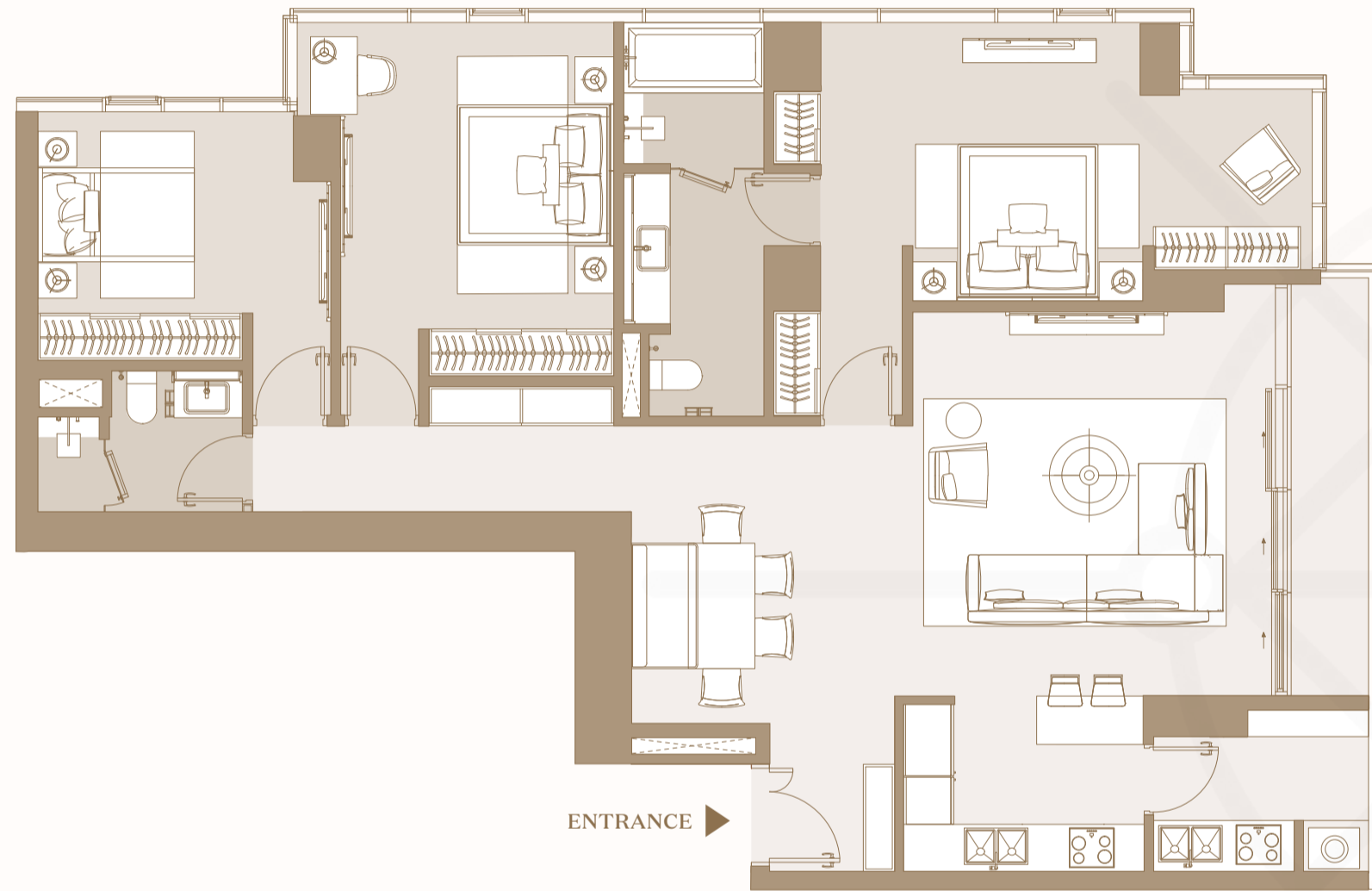
LIVE BRILLIANTLY

A private retreat made entirely for you, Marriott Residences are stylish, contemporary homes that come with a wide range of pampering services and amenities to support successful modern living. Be part of a vibrant community where you are free to work and play, mix and mingle, or relax and recharge. Feel at home in a thoughtfully designed space crafted to inspire and rejuvenate.



PRIME TYPICAL UNIT PLANS

PRIME PREMIER SUITE



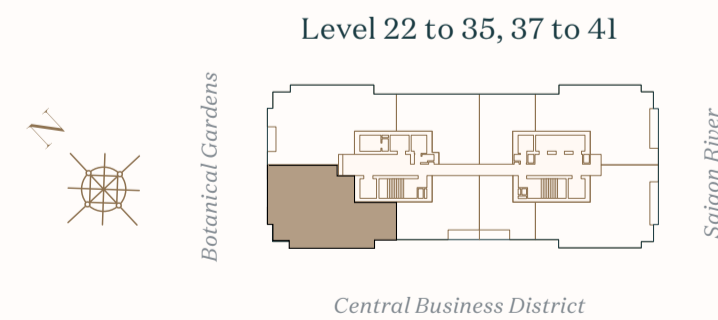
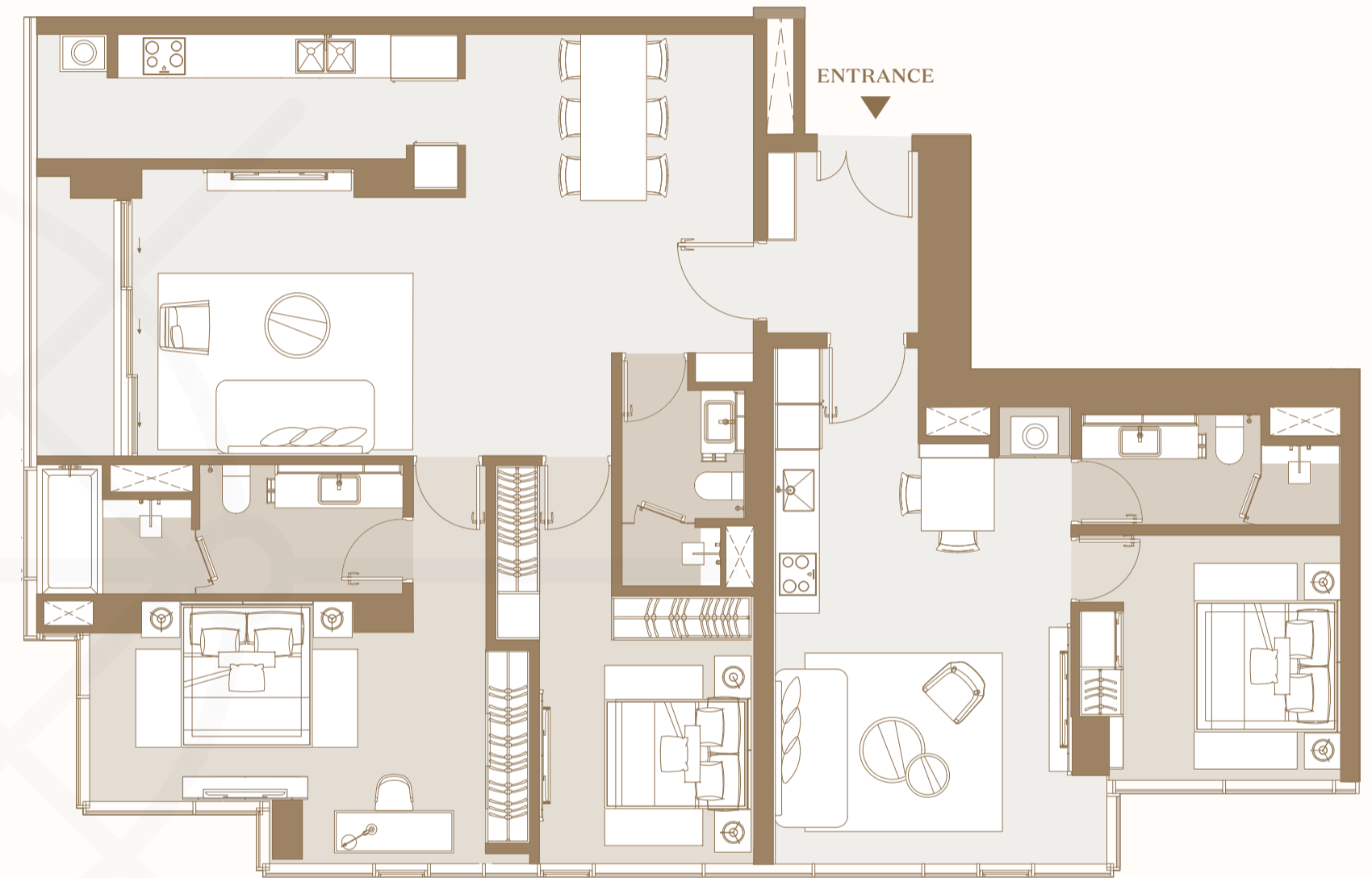
UNIT	NSA	GSA
M.01	134.75 m ²	144.84 m ²

◆ Living / Dining / Kitchen / Terrace ◆ Bedroom ◆ Bathroom

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PRIME FAMILY SUITE



UNIT	NSA	GSA
M.05	154.90 m ²	166.87 m ²

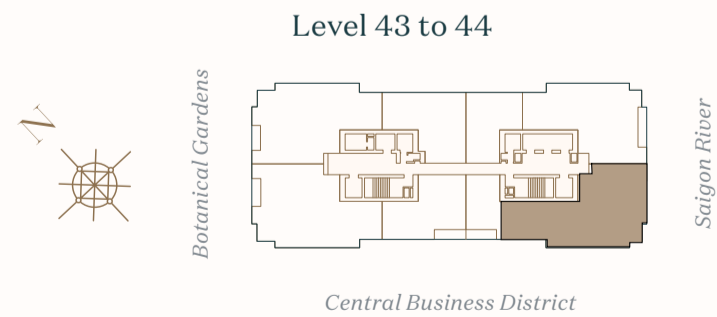
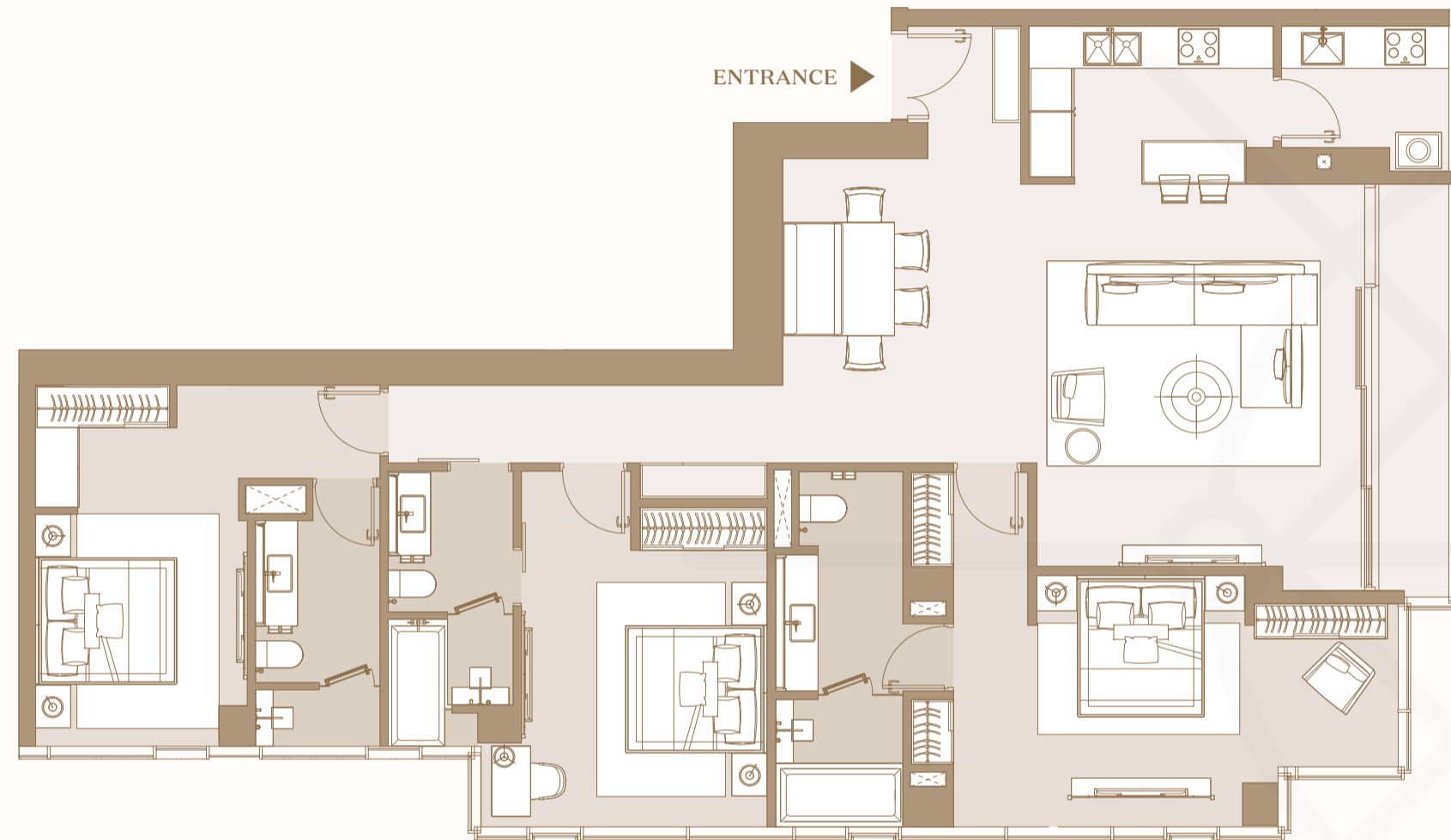
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PRIME TYPICAL UNIT PLANS

PRIME GRAND SUITE



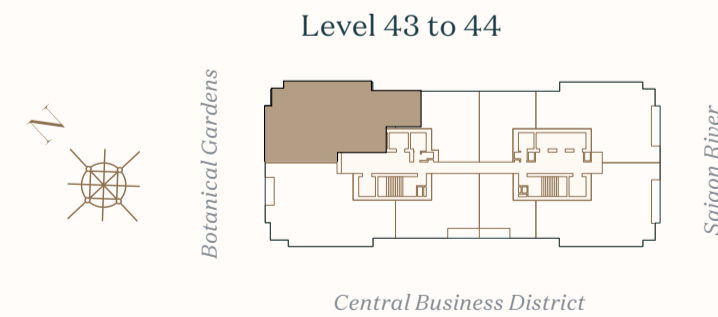
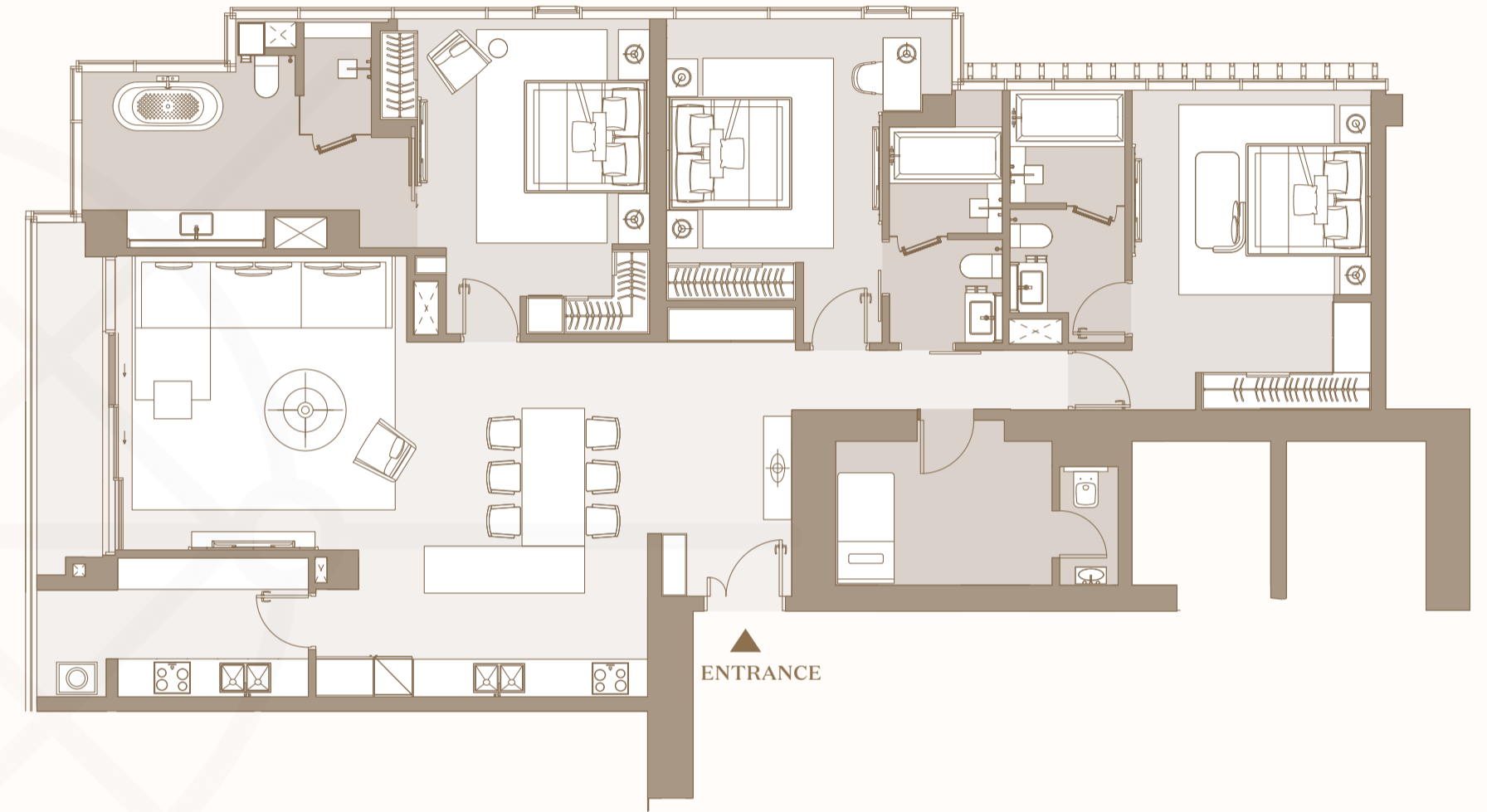
UNIT	NSA	GSA
M.02	155.10 m ²	165.15 m ²

◆ Living / Dining / Kitchen / Terrace ◆ Bedroom ◆ Bathroom

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PRIME GRAND SUITE



UNIT	NSA	GSA
M.05	178.66 m ²	192.12 m ²

◆ Living / Dining / Kitchen / Terrace ◆ Bedroom ◆ Bathroom

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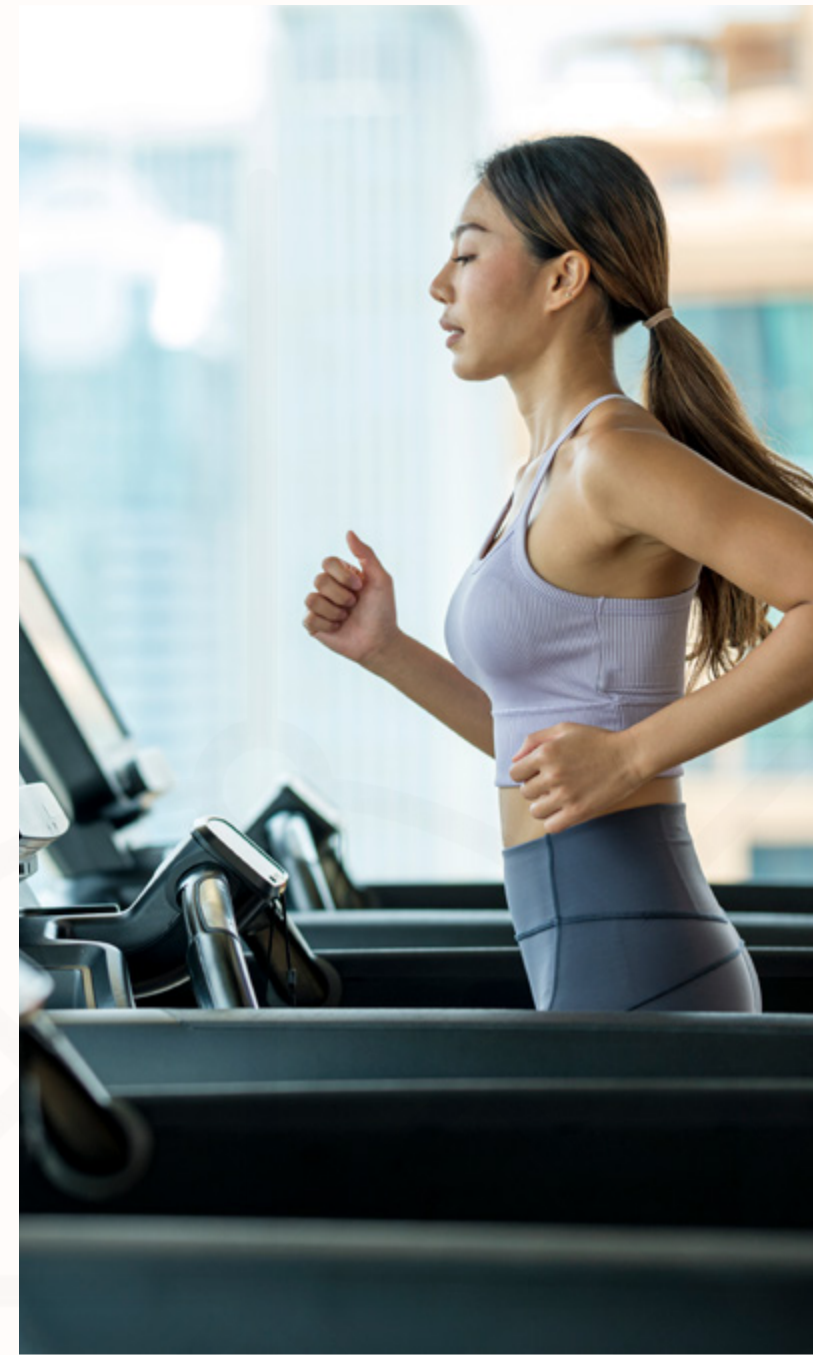
AN ICONIC ADDRESS IN A GLOBAL CITY

A youthful and dynamic statement of success, The Prime Collection provides Saigon's next-generation elite with homes that reflect their lofty achievements and aspirations.

Comprising of three towers – SEA, STRAIT and LAKE – these superlative riverfront residences redefine upscale apartment living in Saigon, serving as a national symbol of a bold new Vietnam. The Prime Collection enjoys a full suite of premium services provided by Marriott Residences. Homes range from one to three bedrooms, each an immaculate canvas of contemporary style.



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EXCLUSIVE BENEFITS

The dedicated staff can assist with a variety of personal arrangements at an owner's request. Following are examples of services provided, some of which are included in the association management fees paid by owners to their condominium or homeowners' association; some are à la carte.

ESSENTIAL SERVICES

- Airline / Private Air Reservations
- Shopping Information
- Airport Transfer Arrangements
- Ordering Floral Arrangements
- Activity Arrangements
- Coordinate Delivery Services
- Automobile Rental Reservations
- Business Center
- Limousine / Car Service Reservations
- Trash Removal
- Hotel Reservations*
- Reserving Golf Tee Times
- Restaurant Information / Reservations
- Tour Information & Reservations
- Spa & Salon Reservations
- Services Information
- Move-in Coordination
- Notary Public Services
- Pet Care / Kennel Information & Reservations
- Loss Prevention
- Theater & Entertainment Information
- Doorman / Porter Services
- Common Area Housekeeping
- Common Area Maintenance
- Newspaper / Magazine / Package Delivery

À LA CARTE* ENGINEERING SERVICES

- Light Bulb / Florescent Tube Replacement
- Furniture Assembly
- Bulk / Move-in Trash Removal
- Touch-Up Painting
- Electronics Hook-Up
- Picture Hanging
- Minor Electrical & Plumbing
- HVAC Filter Change

À LA CARTE* GENERAL SERVICES

- Grocery Shopping
- Laundry / Dry Cleaning
- Alterations Services
- Car Washing / Detailing
- Travel & Vacation Planning
- Equipment Rental
- Photocopies / Telegrams / Facsimiles
- Secretarial Services
- Function / Event Planning
- In-Residence Dining / Catering
- Mail Packing & Shipping
- Personal Chef Services
- Plant Care Maintenance
- Personal Trainer
- Translation Services
- In-home Spa Treatments / Services
- Nanny / Child Care Services
- Pet Grooming
- Vacant Home Care

À LA CARTE* HOUSEKEEPING SERVICES

- Vacuum & Mop Floors
- Clean Mirrors
- Dust Interior
- Oven / Cook Top Cleaning
- Strip Beds & Change Sheets
- Refrigerator Cleaning
- Clean Bathrooms
- Wash Dishes
- Clean Balcony

*À La Carte Services may be arranged by the concierge team, and are typically provided by third parties.

A WORLD-CLASS REAL ESTATE DEVELOPER

Masterise Homes, a member of Masterise Group, is the pioneer in bringing excellence to the development, operations and management of luxury real estate products and services in the domestic market and in the region. We relentlessly apply world-class standards to our developments, and are committed to delivering unrivalled quality in all products and services for the ultimate in customer experience, contributing to the community and promoting sustainability, in Vietnam and beyond.

masterisehomes.com



MASTERISE HOMES



OUR PARTNERS

AB CONCEPT

Founded in 1999 by Ed Ng and Terence Ngan, AB Concept is an international interior design and architecture studio focused on creating moments that matter in luxury environments across the hospitality, commercial and residential sectors. Recognized for creating narrative-driven interiors with meticulous attention to detail and regularly collaborating with globally renowned brands, AB Concept works on a global scale with offices in Hong Kong, Karuizawa, Taipei and Milan, and a roster of projects that spans 16 countries and over 30 cities.

abconcept.net

ATKINS

Atkins, member of the SNC-Lavalin Group, is one of the world's most respected design, engineering and project management consultancies, employing over 18,300 people across the UK, North America, Middle East and Africa, Asia Pacific and Europe. Atkins is transforming the design, delivery and operation of infrastructure projects, thanks to their experts and across the SNC-Lavalin Group with its world-leading knowledge in design, engineering, project management, sustainability and digital-transformation.

atkinsglobal.com

AURECON

Aurecon is a global engineering, management, design, planning, project management, consulting and advisory company based in Australia, Middle East, New Zealand, South East Asia. The company delivers project design and management across twelve global markets, covering a wide range of sectors. Aurecon is a IBn+ revenue firm with 6000+ staff and is in the top 50 ENR global design companies, it is the largest international engineering firm operating in the Vietnam market. In 2020 Aurecon was voted Australasia's most innovative company.

aurecongroup.com

HBA

A global leader in the hospitality interior design industry since 1965, Hirsch Bedner Associates (HBA) creates the signature look of luxury brands and properties. It has 23 offices and a portfolio of more than global 1,500 projects.

hba.com

MACE

Mace is a global company of experts in shaping and making the built environment. It provides development, consulting, construction and operations services for many of the world's most inspiring building and infrastructure projects and programmes. Launched more than 30 years ago, Mace employs over 6,300 people across five global hubs.

macegroup.com



AB CONCEPT

ATKINS

Member of the SNC-Lavalin Group

aurecon



HBA

mace

ASCEND WITH
VIETNAM





DEVELOPED BY



MASTERISE HOMES

 No.2, Ton Duc Thang Street, Ben Nghe Ward, District 1, Ho Chi Minh City, Vietnam

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