



RISEMOUNT
APARTMENT DANANG

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INTRODUCTION

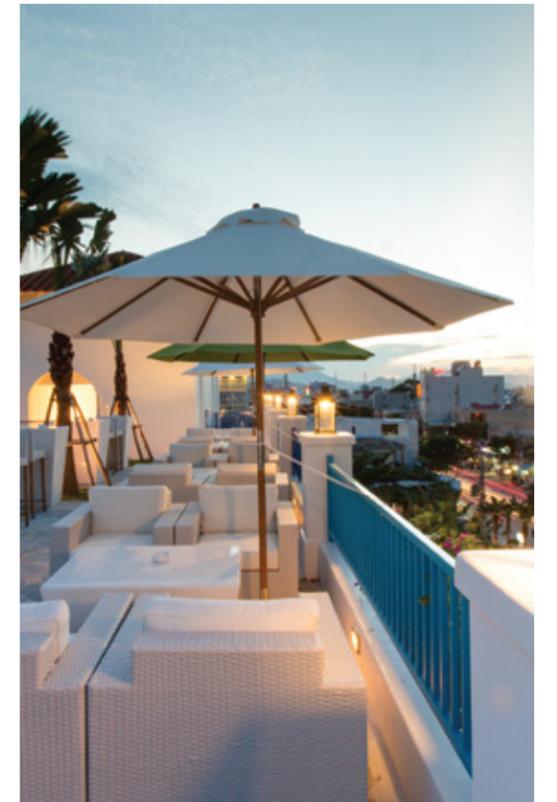
RISEMOUNT HOSPITALITY BRAND

Risemount is a chain of high-end real estates, hotels, residences and resorts, one of the first Vietnamese brands who meet the most rigorous international standards. Risemount is abbreviation of river, sea and mountain. The Risemount brand was born to consolidate the position of Vietnam tourism on international map, living with the motto of keeping value stay with Vietnamese people. With the philosophy of emotion in creativity, Risemount offers a luxurious experience, exclusive privacy, and first-class services for customers.

The existing Risemount product line comprises of Risemount Premier Resort Da Nang with design inspired by beauty of the island of Santoriniliving Greece. Risemount Luxury Beach Resort Lang Co inspired by Mediterranean architecture - Italy, Risemount Apartment Da Nang with Japanese style and Risemount Hotel Quang Binh. Each and every product is invested with creative participation from world-renowned architects, operated by the best management team in order to meet the demand of luxurious residences for both domestic and international visitors. Risemount has been developed by Vicoland Group - with orientation for sustainable development while speeding up through collaborative processes and technology exchanges with international partners.



where
mountain and sea
harmonize
abundant wealth
emerge



RISEMOUNT APARTMENT DA NANG

Located in a prime location at the heart of Da Nang city, Risemount Apartment Da Nang is a twin tower of business center, luxury apartment connected to five-star Movenpick Hotels & Residences Han River Da Nang (Movenpick Da Nang), in Thuan Phuoc Ward, Hai Chau District, a key architectural location of Da Nang city. Bringing the best values of its location, Risemount Apartment Da Nang has commercial value in the central district of Hai Chau, while absorbing value of a resort overlooking the romantic Han River, the famous Son Tra peninsula, Da Nang Bay and the South China Sea, which surely brings about sustainable values to customers and investors.

HUB position in real estate



- SUSTAINABLE
PROFIT

It can be said that Da Nang is on the way to reach the hub position on the tourism map and real estate resort in Vietnam. With the natural scenery painted in a very favorable position in the midst of the development of two spearheading cities, Hanoi and Ho Chi Minh City, Da Nang has gradually become a leading player in the central economic region.

Just less than an hour of flight from Hanoi, Da Nang has a distinctly different climate that gives you peace of mind all year round. In recent years, Da Nang has maintained the highest economic growth rate in the country. Between 2012 and 2016, the growth rate of GRDP (gross regional product) of Da Nang increased from 8-9%, much higher than GDP growth rate of the country. The per capita income growth of the city has also increased over time and is consistently higher than the national average. In 2011, the per capita GDP of Da Nang is US \$ 2283, and by 2016 this figure rose up to US \$ 2980. A big part of Da Nang's growth in recent years has been mainly driven by the service sector and the industrial-construction sector.

Da Nang is striving to maintain GRDP average of 8-9% per year for 2020, while GRDP per capita is estimated at 4,000-4,500 USD. The beautiful sea city is always keen on being green and people

here are well-known for being friendly and honest. With undeniable potentials, Da Nang is still inviting investors as well as those who enjoy her gifts from nature and life.



HUB LOCATION IN REAL ESTATE

Hub is a concept in real estate that is quite familiar to investors around the world. The Hub concept refers to all real estates located in great locations, with convenient traffic or in the heart of the city...

WHY HUB LOCATION IS ALWAYS "HOT"

Due to the scarcity and limitation of land resource, the project lies in hub location makes investors crave to possess. Moreover, it takes decades to form a position of Hubs / centers.

RISEMOUNT APARTMENT DA NANG - SPECIAL HUB LOCATION

With a special location on the Han River, romantic overlooking of Son Tra Peninsula, South China Sea and Da Nang Bay, Risemount Apartment Da Nang possesses a hub location especially in real estate when considering both commercial value and resort value in the same product.

Where waters flow Luxuries go accordingly



Risemount Apartment Da Nang is located at the point of water convergence, the intersection of Han River, Da Nang Bay and South China Sea. This hyper-converged position according to oriental Feng Shui will bring the owner many luck and fortune.

MINIMALISM PHILOSOPHY



Not too many widgets, but the presence of each widget is considered necessary. Living in a minimalist design room brings more happiness because the spacious area and functionality of each item can make you feel relaxed and peaceful in your mind.

Wright Company has put the minimalist philosophy first and values of traditional Japanese and Vietnamese houses into the design of the site. The apartments are reasonably divided, especially the corridor is carefully designed with subtle resting space at the door, giving each house privacy while letting the corridor monotonous.

On the same floor plan, the apartments are arranged according to the principle of modul, making all apartments have a beautiful view of the surrounding landscape. Logic modul is also applied in the arrangement of functions for each apartment, making the space optimized and useful for each centimeter.

Especially, Da Nang Movenpick twin towers are designed in an eco-friendly way so that they are very economical to operate, while optimizing glass utilization, ensuring a wide view of the landscape around. The surrounding technical shield creates aesthetic points, plays the role of sun proof while directing wind purposefully for the building.





Developing partners
**MOVENPICK-
 RISEMOUNT
 TWINS TOWER**



SHINSUKE IMASAKA
 Chairman

RAITO SEKKEI (WRIGHT ARCHITECTURE)

Raito Sekkei Co., Ltd. is a global provider of construction design and construction supervision services. Established in 1981 in Japan, the company aims to meet demanding needs of the construction industry and high quality design of our clients.

When being invited to develop the project Mövenpick Hotels & Residences - Risemount Apartment Da Nang, we are thrilled by the unique location of the project and we believe these advantages can bring great values to all residents staying here. This is in line with Raito's mission to create impressive spaces.

In this twin tower project, Raito has adopted the company's three major management policies and procedures:

- Manage by creating joy in working with customers and employees, which emphasizes cares and diligence in everything in order to contribute to building the company and helping others gain self improvement.
- Implement quality policy, improve knowledge and skills to build trust with customers and create sustainable, safe and secure building.
- Approve planning, design and construction policies towards a sustainable urban.

We hope this architectural work can be well received with love and appreciation from investors and customers in Vietnam.



OLIVIER CHAVY
 Chairman

MÖVENPICK

Mövenpick is very happy and optimistic about the tourism industry in Vietnam in general and Da Nang in particular. I personally came to Vietnam in 1998, about 19 years ago, and immediately fell in love with this country. When I first came to Da Nang 15 years ago, I witnessed Da Nang was developing rapidly. Vietnam and Da Nang are witnessing international arrivals and will grow many times. We, Mövenpick, view Da Nang as the next Bali or Phuket and we are very confident in the city and its potential growth.

We are proud to be working together to operate a 5 star hotel and luxury apartment complex. This is our vision that Mövenpick Han River Da Nang will be the leading hotel in the West Han River. We are working closely with the owner to create a truly unique 5 star hotel with 150 guest rooms, 266 luxury apartments, including one bedroom, two bedroom, penthouse. All will be put on rental list and be managed by Mövenpick. This will ensure professional management for the owner and produce very good investment returns.

In addition, we will work closely to create exceptional F&B products, including a Rooftop Bar, two restaurants and a unique lounge, and certainly Mövenpick Spa and meeting rooms operated with international standard.



DARKHORSE

When Darkhorse was approaching this interesting project as an interior designer for apartments, we were impressed by the robustness and visual appeal of this impressive architectural tower. Therefore, we have introduced the orientation of the layout and interior design to harmonize with the unique architectural design of the building with high purpose to create an airy still elegant space.

We are focused on ensuring the connection between the living room and external views by the creation of living room and bedrooms overlooking the river.

The project is really interesting because of the beautiful location in the city, right next to the river and the shore. Our inspiration for the colors of the materials and the character of the interior design will be linked to the nature:

- Location by the rivers, streams and reflections of water flow.
- View of bays, beaches, bold and bright colors of sea water.
- Experience the sparkle of the sun from sunrise to sunset.

Interior designs created by Darkhorse will create luxurious but not obsolete palettes of natural colors, accompanied by cool highlights like the breath of a sea breeze.

We will create contemporary style apartments in harmony with this special environment and wish to contribute to improve the quality of life and the natural facilities available in this project.

Andrew Frost



Japanese architecture was introduced into Vietnam and now has influenced many generations of architects since 1960-1970. Traditional Japanese architecture has curved roof, uses many bamboos, woods ... which is very close to Vietnam. But later, Japanese architects brought their architecture to a new height, influencing the whole world.



This is partly because Japan is not under the control of any nation in history. Therefore traditional culture is developed seamlessly, not overwhelmed or broken. In architectural training, Japanese architects always pay tremendous attention to traditional foundation before it comes to Western knowledge.

One big reason why Japanese architecture has been developed and studied by the West because it was based on oriental philosophy and unique aesthetic conception. Japanese aesthetic mindset has been recognized by the whole world and their beauty is unobtrusive, sophisticated but purified in harmony with nature. In other words, the Japanese takes the quintessential nature into their home environment. Bonsai, or ikebana is considered lively examples for this idea. There is even a suggestion that the boundary between nature and artificial space is gradually being blurred in the design of leading Japanese architects today.

Japanese architecture emphasizes light and natural ventilation. This is an important element of the Zen philosophy because it provides a great source of energy for the owner of the house. This is also meant to attract the flow of wealth.

Speaking of Japanese architecture, it should be mentioned that wabi sabi philosophy is interpreted as the beauty of what is imperfect, impermanent, incomprehensible. Wabi sabi is a universal reference system and plays a dominant role in all aspects of Japanese life, just like feng shui for the Chinese people, or the Greek perfection philosophy for Western culture.

Drawing on the philosophy of Shinto and Buddhist Zen, wabi sabi was perfected in the sixteenth century and has played a unique role in the aesthetic sense of Japanese. Wabi is known as simplicity, minimalism, detached from the material luxury to reach the rich realm of spirit. The word Sabi has root meaning from "rust", but is understood to be "ripe, beautified over time". The beauty of wabi sabi is that it follows the truth and adheres to the truths whatever



Global influence of **JAPANESE ARCHITECTURE**

come from nature: nothing is eternal, unchanging; everything are impermanent and incomplete. With this aesthetic notion, the Japanese have found perfection from cherishing the seemingly imperfection.

Since ancient times, Japanese people have always preferred natural materials such as wood, bamboo, stone, clay, raw metal ... in their room. The rougher the resources, the better they desire. The cleaning, polishing process is only applied to the minimum, just enough to make up the beauty of the available materials. In other words, man is considered a helper to nature and time, the all-powerful designer. All rules, formulas created by this godness designer accurately reflect the natural balance of an object with its environment.

Wabi sabi designs often utilize rough, uneven surfaces, without interfering with color. Japanese people prefer light colors from nature. These are light brown shades of soil, pale beige of wood, or graying of stone ... All create a space closest to nature, bring relaxation to the senses. That is a crucial factor in the style of Zen in interior design.

Accordingly, the relaxation of the soul is closely related to the living space.

In the space of wabi sabi there is no meaningless gaps. Gaps are even more important than objects because they represent the nature of the universe. Therefore, wabi sabi is very easy to combine with minimalism.

With closeness in tradition, today Vietnamese architecture can learn a lot from Japan. However, not all investors are qualified and have gut to confirm the application of the essence of Japanese architecture in the real estate market due to strict requirements and delicacies. With the philosophy of creativity and business in harmony with nature, taking advantage of what nature bestows on Vietnam, Risemount is proud to bring about Risemount Apartment Da Nang with architectural design by the leading experts from Japan.

PROJECT OVERVIEW



DEVELOPING PARTNERS

General Design Contractor: ASPT (Vietnam) - Wright Architecture (Japan)

ASPT is the structural designer for the entire 2 towers of the project. After 6 years of construction and development, ASPT has been recognized as a specialized design consultant on high-tech structures using pre-stressed concrete technology. Up to now, the company has successfully designed more than 100 high-rise buildings. Some signature projects are: Hilton Hotel Da Nang, Central Coast Da Nang, Holiday Beach Da Nang

Wright Architecture is the architectural designer for the project. The company was established in 1981 and has been involved in architectural design consultancy for many large projects that require high quality construction and technological design in Japan and China.

Interior Design Partner: Darkhorse Architecture (Australia).

Darkhorse is a new name in the market but after a short time of operation, this company has been trusted by many well-known investors in Vietnam such as SunGroup, Him Lam and Sovico. Large-scale projects such as Premier Village Phu Quoc, Premier Residences, Ariyana Condotel (Da Nang), Saigon Luxury Apartment (Ho Chi Minh City) ... The company's founder - architect

Richard Andrew Frost is one of the world's leading architects who have designed many famous construction such as architectural works for the Olympics Sydney(2000) - Olympics Athens (2004) - Olympics Beijing (2008) as well as Luxury resorts in the Middle East, Europe, United States ...

General Construction Contractor: Hoa Binh

Hoa Binh is one of the top five contractors in Vietnam. Hoa Binh has consolidated their leading position as general contractor for many large-scale projects, meeting high technical requirements, such as Le Meridien 5-star Hotel, Saigon Center Complex, expansion phase for Tan Son Nhat International airport, Cocobay Tourism and Entertainment Complex Da Nang...

Project Development Consultant: Beehouse (Vietnam)

Beehouse was founded and run by experienced, dynamic and qualified members who have worked for many years in prestigious and professional corporations in the country and in the real estate field. Beehouse's team has consulted and implemented many major real estate projects nationwide such as: FLC Sam Son Beach & Golf Resort, FLC Quy Nhon Beach & Golf Resort, FLC Quy Nhon Sea Tower, Hyatt Regency

Da Nang, Ocean Villas Da Nang, Risemount Premier Resort Da Nang ...

Operational Management Partner:

The Hotel & Residences Tower is managed by Movenpick (Switzerland). Movenpick Hotels & Resorts is one of the oldest and most famous hotel brands in Europe and all over the world. So far, Movenpick has managed 83 hotels and resorts throughout major cities around the world.

The Apartment tower is managed by Risemount (Vietnam).

Risemount Hotels & Resorts is a property management brand created and built by the Vietnamese people to retain the value for the Vietnamese and affirm the position of Vietnamese tourism on the international arena. Existing Risemount hospitality chain includes: Risemount Premier Resort Da Nang, Risemount Apartment Da Nang, Risemount Luxury Beach Lang Co (Thua Thien Hue), Risemount Hotel Quang Binh and Risemount Thuan Tinh Hoi An Resort.

Location:

Risemount Apartment Da Nang Tower is located in the A2-1 and A2-2 area of the Trade Center, Luxury Apartment and 5-star Movenpick Hotels & Residences Han River Da Nang and Risemount Apartment Da Nang. , in Thuan Phuoc Ward, Hai Chau District, Da Nang City, a key architectural location of Da Nang city.

The site are covered by roads, separating them from the surrounding neighborhoods:

- The East borders Nhu Nguyet road
- The West borders Xuan Dieu road
- The South borders Do Xuan Cat road

PLANNING PARAMETERS		TOTAL INVESTMENT 1800 BILLIONS VND	
Planning parameters		Site A2-1	Site A2-2
Type of Development	Unit	Hotel & Condotel 5 star standard	Serviced Apartment
Total land area	m ²	2.450	2.450
Total area of building block	m ²	1.656	1.715
Total area of tower block	m ²	1.169	1.169
Building block density	%	68%	70%
Tower block density	%	48%	48%
Yard & Garden area	m ²	735	735
Total floor area	m ²	37.118	37.328
Number of floors	Floor	2 basements & 31 floating floors	2 basements & 31 floating floors
Number of units	Unit	151 hotels và 259 condotels	300 apartment
TYPES OF APARTMENT			
Type	Unit	Area	
1 bedroom	77 units	43 – 55 m2	
2 bedrooms	223 units	60 – 86 m2 and 115 – 124 m2	



R RISEMOUNT
APARTMENT DANANG

NOTE

-  Airport
-  Seaside
-  Pagoda
-  Church
-  Hospital
-  Museum
-  Train
-  Restaurant
-  Bar/ lounge
-  Yard
-  Hotel

IDEAL SPACE FOR LIVING & RELAXING

River-view while overlooking the sea

Taking nature as an endless source of inspiration, Risemount Apartment Da Nang is a masterpiece of Japanese architecture with the view of the magnificent sea, endless rivers, impressive mountains as the center of innovation.

From the top of the building, South China Sea can be seen as a jade green silk ribbon in the sun. The Han River stretches like a strip of turquoise silk. A bit far away Son Tra peninsula, carries beautiful wilderness, inhabited by the rare red-shanked douc langur.



Sakura Park

Named the "national flower" of Japan, Sakura flower is present in the center and behind the two towers, highlighting the harmony between modern architecture and natural scenery. With an area of more than 7000m2, the rows of green trees and cherry blossoms bring vitality and warmth for the landmark building. Sakura Park is definitely a highlight of the unique cultural convergence Vietnam-Japan in this place.



Da Nang Fireworks Square

Ideally located on Nhu Nguyet Street overlooking Da Nang River Port, Risemount Apartment Da Nang is an ideal place to enjoy the "night pride" of Da Nang Fireworks Festival. The colorful color of Da Nang Fireworks Festival is completely condensed in the eyeline of visitors.

Fireworks Festival is one of the most popular and prominent annual events of Da Nang tourism, bringing in countries with the most developed fireworks show in the region and the world including Australia, France, Canada and the UK. , China, Austria... the number is in increase each year



Commercial center

The commercial center with high-end pavilions and supermarkets offers residents a modern, classy shopping space. Here comes the convergence of famous fashion brands, expensive watches and many luxury lines in the world.



Parking lot

Intelligent parking system in 2 basements with automatic parking on the first and second floors of the building with a total area of nearly 6,000 m², meeting the parking needs of all residents in the buildings.

Gym & Spa Center

The gym is equipped with international-standard equipments, along with a spa with sauna, massage and beauty treatments.

Sky bar & lounge

The Sky Bar & Lounge is a modern and youthful space with a lounge bar and food service, offering guests a relaxing evening and possibly a great meeting place with friends. Located on the top floor of the building, overlooking the beautiful skyline of the city, our Sky bar & lounge area is nearly 1,000m².

Services of 5 star Movenpick hotel

In addition to these amenities, residents at Risemount Apartment Da Nang also enjoy all the five-star facilities from the Movenpick hotel management, including Conference Center, Restaurant, Coffee lounge, Bar , Spa ...



AMENITIES & SERVICES

Japan-Quality Kindergarten - Vico Japan School

The kindergarten serves the residents of the buildings, emphasizing on education, safety and development.

Equipped with state-of-the-art teaching facilities, spacious spatial classrooms and security systems, the school is believed to help educate the next generation of global citizens for Vietnam.

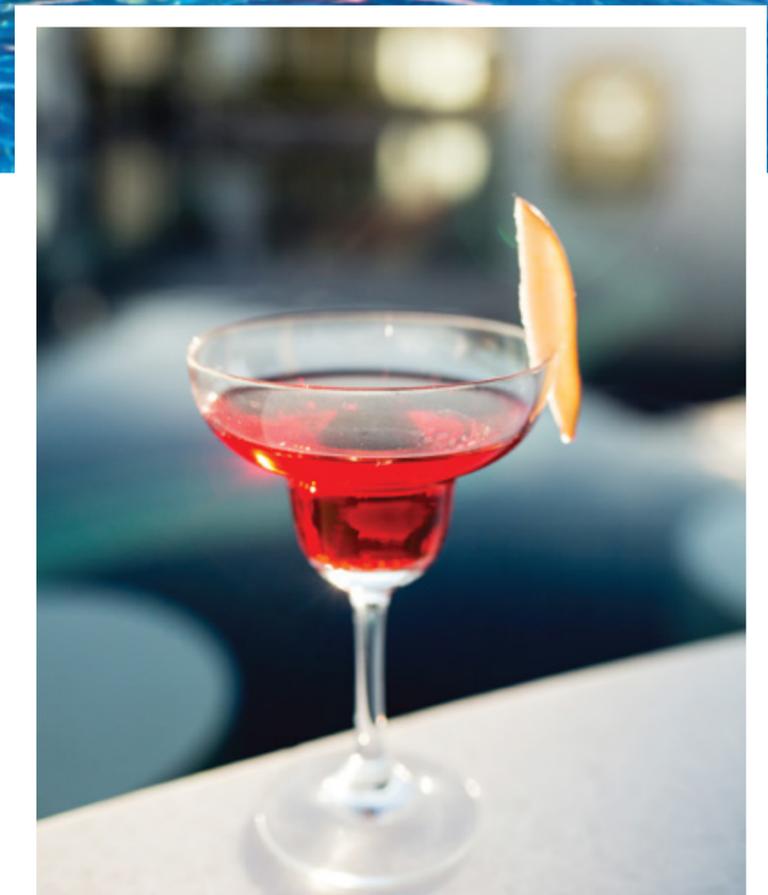


Outdoor pool

Pool area of 556m2 with beautiful view of the Han River, using international standard materials with non-slip tiles to minimize the risk of falling.

V.I.P restaurant

The high-end restaurants are uniquely decorated with brilliant lighting, creating a cozy, modern atmosphere with countless delicious and attractive dishes.





HẢI CHÂU

Đà Nẵng



Risemount Apartment Da Nang is located in the central area of Hai Chau District, just a few hundred meters from the administrative center of the city. Owning one of the primest locations, Risemount Apartment is considered the heart of the city Da Nang.

Bridges:

Apart from Risemount Apartment Da Nang, there is no second location in the country where you can see all three of Da Nang's most beautiful and important bridges.

Thuan Phuoc Bridge:

Like Golden Gate bridge in San Francisco USA, Thuan Phuoc Bridge is one of the constructions that bring a strong image and vitality to Da Nang City. Named the longest suspension bridge in Vietnam, Thuan Phuoc bridge has many meanings in terms of culture, socio-economic and is undoubtedly biggest pride by Vietnamese.

Han River Bridge:

If Thuan Phuoc bridge is a masterpiece suspension bridge, Han River bridge is a masterpiece swing bridge. In fact, Han River Bridge is product of heart

and soul by the people of Da Nang, the crystallization of intelligence and wisdom of people here - of Vietnamese and by Vietnamese, based on solid foundation of absorbing the best around the world. This is also the philosophy of Risemount to bring visitors delight seeing the bridge's unique 90-degree turn in the middle of the night to allow large ships to travel through the area is a memorable experience.

Dragon Bridge:

With unique architectural beauty, the Dragon Bridge has a very impressive feature that no bridge can match. It has the ability to spray water and fire at the tip of the dragon head to create a very special and interesting landscape on the weekend or other big holidays. Being one of the 30 most beautiful bridges in the world, Dragon Bridge has become a signature tourist attractions of Da Nang city.



Accommodation and Entertainment

Risemount Apartment Da Nang is conveniently located just 5 km from international hotels and nightlife centers. For example: 1.5km away from Novotel International hotel ; 5km away from Grand Mercure Hotel Da Nang ...

Bar/Lounge/Café

Possessing one of the most beautiful views of three famous bridges, one of the most beautiful bays in the world and an endless view of the South China Sea, the Sky Bar & Lounge at Movenpick-Risemount Tower is promised to be on top list of popular lounge / bar in Da Nang.

With its spacious area and modern Japanese mix, the place is sure to be a gathering place for sky fans of immersive music while watching the magnificent landscape of nature and the bustle of the city vibrant lights at night.

Not far away, the Sky 36, located on the 166-meter floor of Novotel is also a perfect choice for nightlife hangout. Named the highest rooftop bar in Vietnam, Sky 36 assembles Vietnam's and the world's leading DJs and the world's who guarantee sleepless nights for visitors to this beautiful city



Famous Seafood restaurants

Having one of the most beautiful beaches in Vietnam, such as My Khe, Bac My An, Non Nuoc, Son Tra Peninsula ... Da Nang also attracts visitors by fresh seafood at very affordable prices. Just a few footsteps away from Risemount Apartment Han River, residents can enjoy the freshly-prepared seafood specialties in the heart of the city.



