



**WATERPOINT**

RIVERSIDE COMMUNITY





**WATERPOINT**  
RIVERSIDE COMMUNITY



[www.waterpoint.com.vn](http://www.waterpoint.com.vn)



**WATERPOINT**  
RIVERSIDE COMMUNITY



Oh gentle river, filling with alluvial freshwater  
Oh darling river, embracing the bank of the country  
Being thousands of years old, river flows everlastingly  
Been experiencing through years, never is river getting old...  
*(Song Writer Pho Duc Phuong) - Translation Version*

# Riverside community

With the natural shape of the thumb symbol and surrounded by nearly 6 km of the most beautiful Vam Co Dong river mentioned in Vietnamese poetry, Waterpoint is a prosperous, peaceful and happy city. Living here allows people to enjoy life to the fullest in the peaceful nature by the tranquil, romantic river; to embrace happy moments between family members. Waterpoint is a cozy home to return after a hard working day, a living space lasting for generations with its friendly communities and sustainable living values.



# BEN LUC, LONG AN *The golden coordinate*



Located in Ho Chi Minh City, populated with more than 35 million people, accounting for 65% of GDP nationwide, Long An is emerging as a coveted golden destination for real estate investors and traders especially Ben Luc area with its synchronous and modern development planning, the harmony of various types of industry, services and urban areas.

Having the provincial road 830 frontage - the first intersection point between Ho Chi Minh City and Mekong Delta provinces, Waterpoint own a "golden coordinate" with 6 forces that drive the significant increase of real estate values:

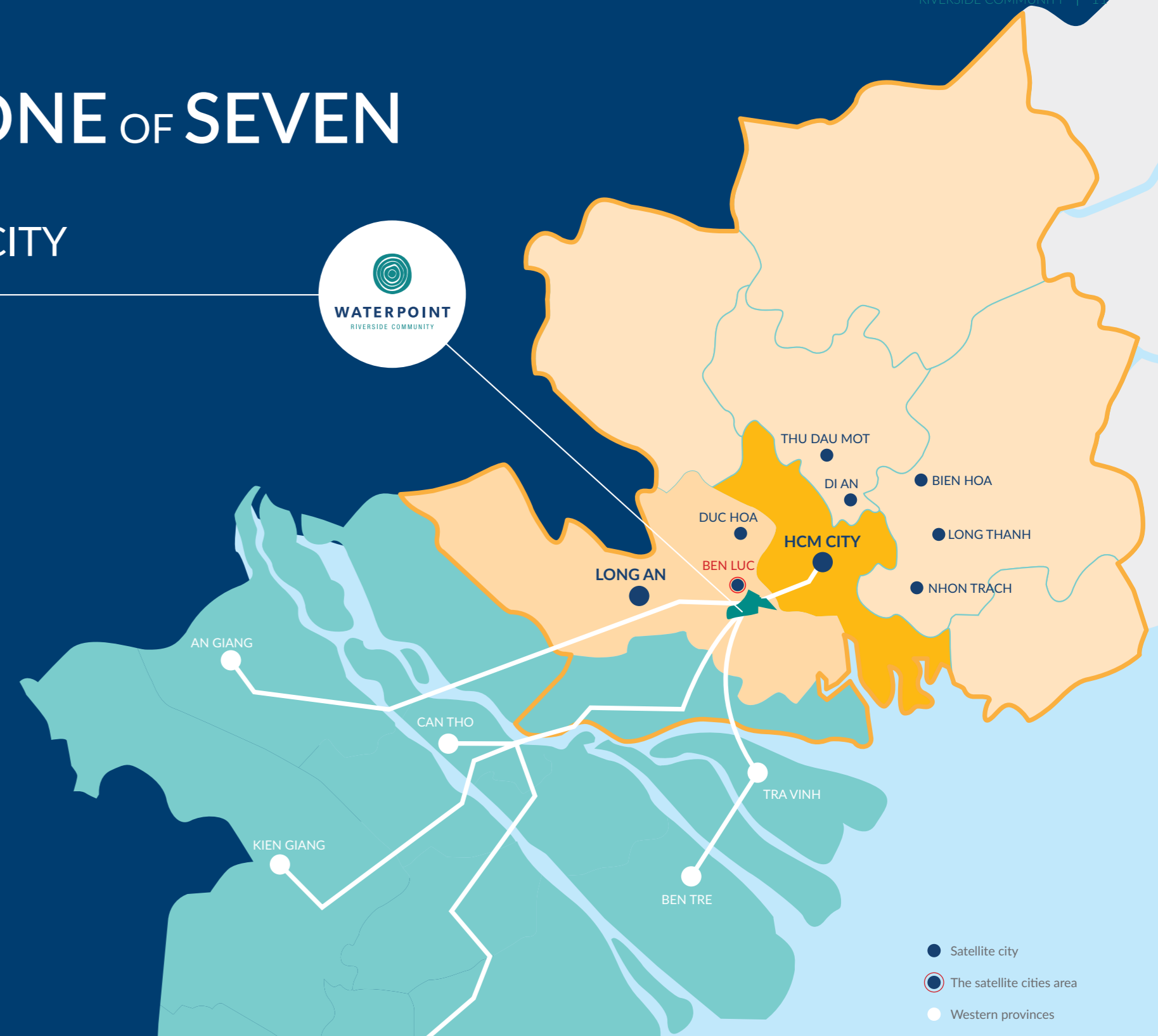
1. The gateway of two national key economic zones
2. One of 7 satellite city of Ho Chi Minh City
3. The North gateway of Ben Luc - the most developed area of Long An
4. The key road traffic intersection
5. A junction river connecting Ho Chi Minh City and the West
6. The best feng shui location: by the road, by the river and by the city

## THE CENTER OF ONE OF SEVEN SATELLITE CITIES OF HO CHI MINH CITY

THE FOCAL POINT OF TWO KEY ECONOMIC ZONES

35 MILLION POPULATION

65% GDP VIETNAM



Scan QR code for more details

CONNECTING

# Wealthy lifeline

Waterpoint owns a highly convenient location for connecting with the urban areas of Ho Chi Minh City through a complete road traffic system:

### HO CHI MINH CITY - TRUNG LUONG HIGHWAY

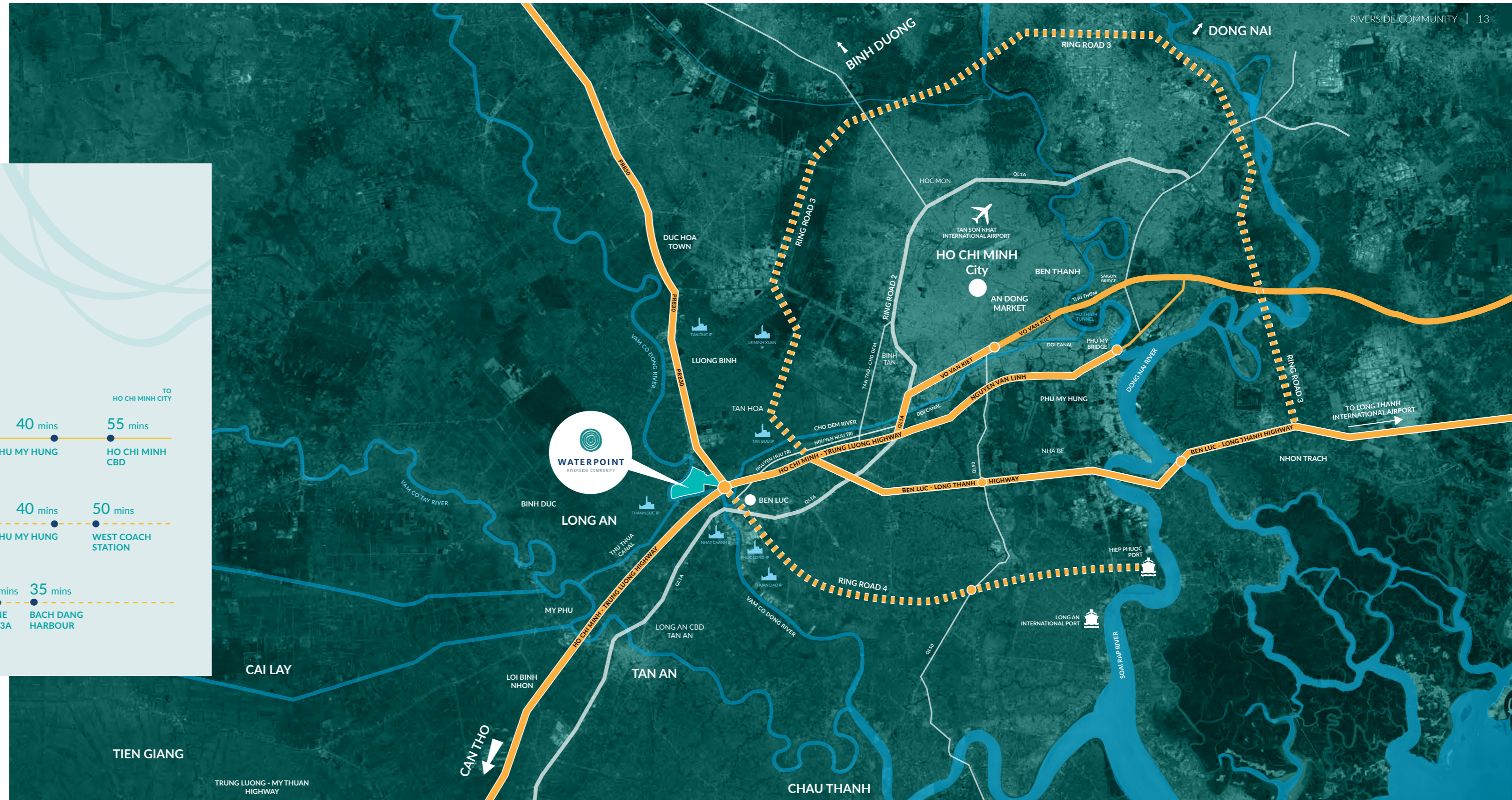
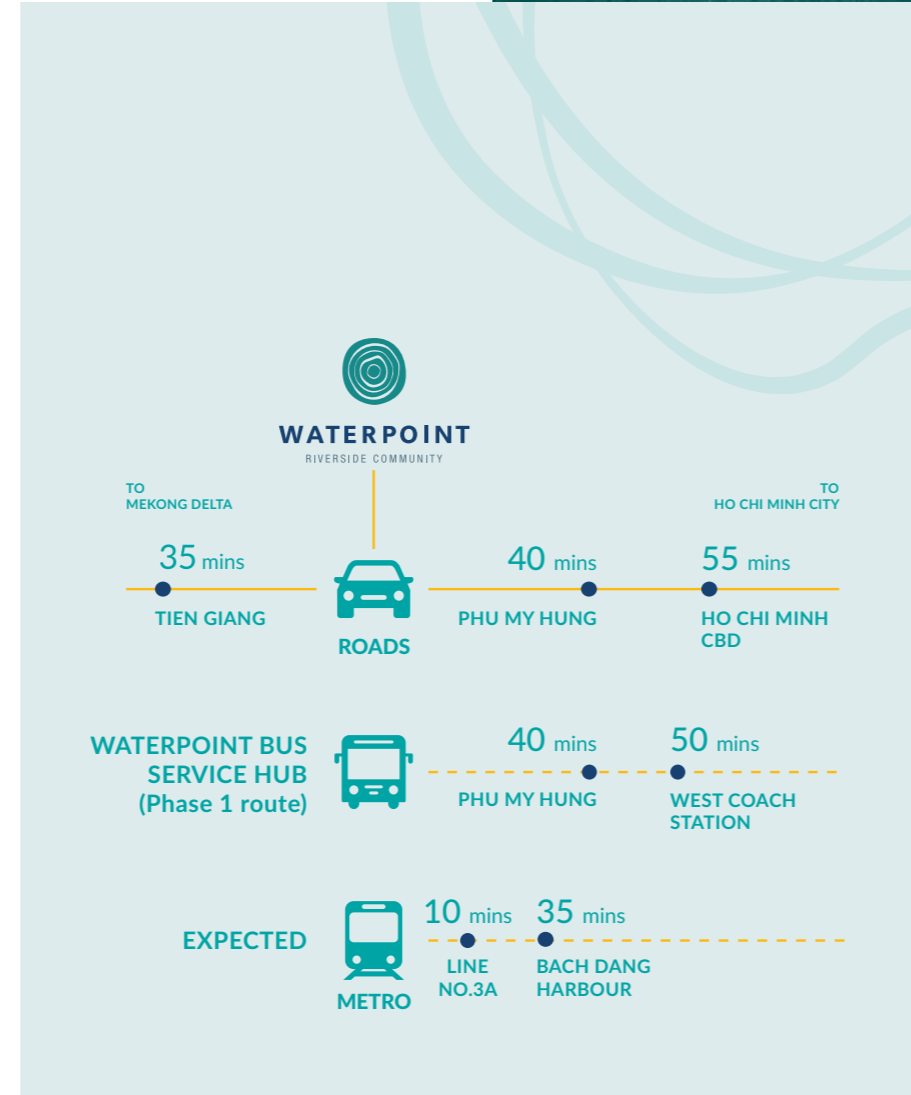
Located in front of provincial road 830 (Ring road 4) connecting the first exit of Ho Chi Minh City - Trung Luong Highway to QL22 (Cu Chi District).

### RING ROAD 3 AND BEN LUC - LONG THANH HIGHWAY

Easily connects with Ring Road 3 which links such areas as Ho Chi Minh City, Long An, Dong Nai and Binh Duong. Especially, Waterpoint is located right at the start of the Ben Luc - Long Thanh Highway which leads straight to Long Thanh international airport.

### NGUYEN VAN LINH AVENUE - HO CHI MINH CITY - LONG THANH - DAU GIAY HIGHWAY

Apart from Ben Luc - Long Thanh highway, it is easy to get from Waterpoint to Long Thanh international airport or other cities in central Vietnam through Nguyen Van Linh avenue, which connects Ho Chi Minh City - Long Thanh - Dau Giay highway and QL1A.



# CONNECTING FLOW OF

# Prosperity

Featuring typical characteristics of river culture, Waterpoint is the focal point that connects waterway trade of a large area including 13 provinces and cities in Mekong Delta. This network is also directly connected with the important Southern waterway and port system.

## THE INTERSECTION OF ARTERIAL WATERWAYS OF LONG AN PROVINCE

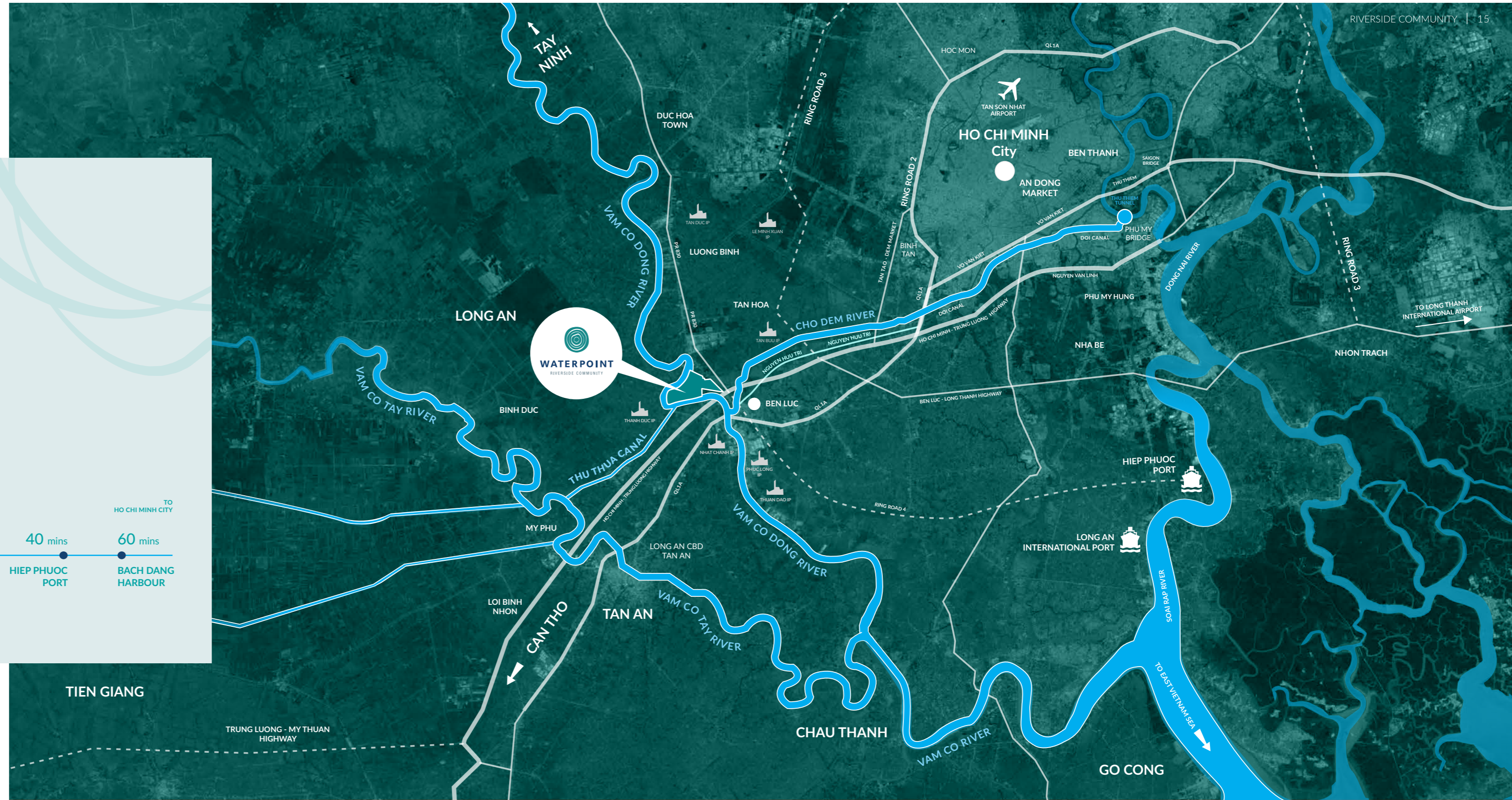
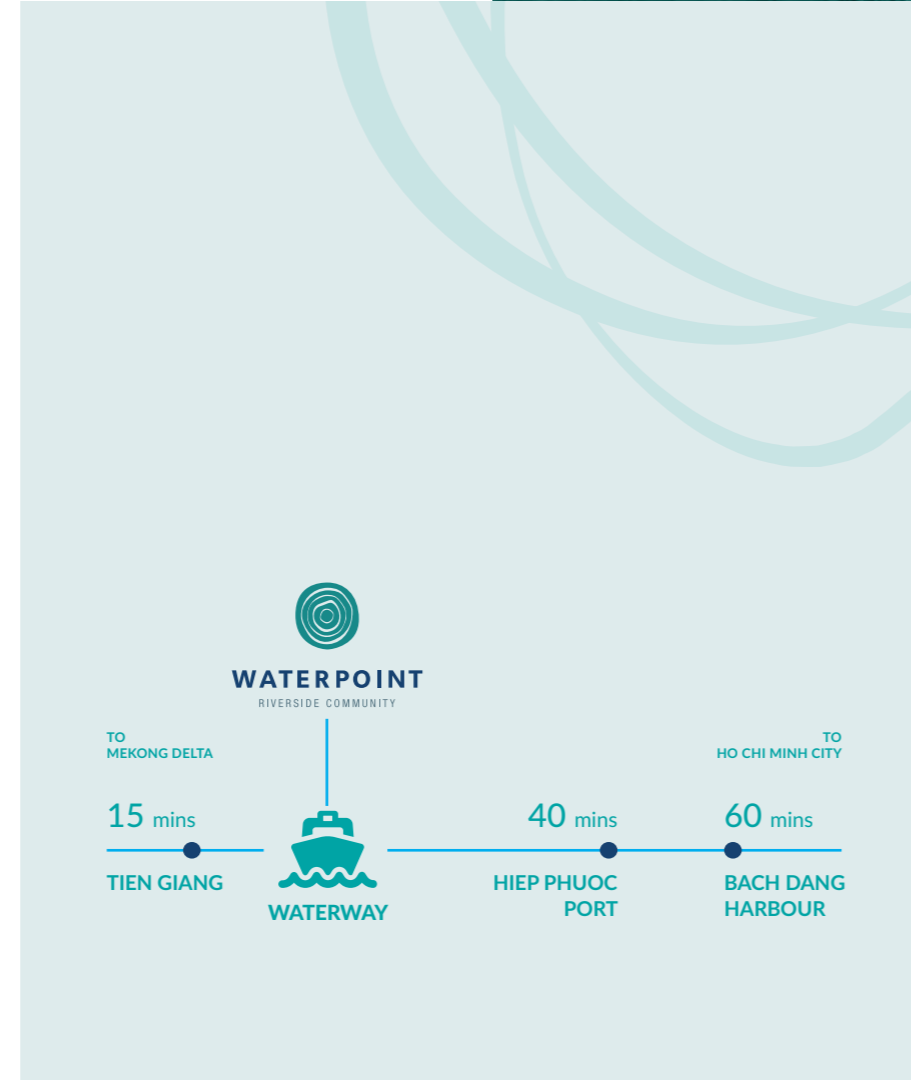
The confluence of Vam Co Dong river - the most important traffic intersection of the waterway system in Long An and other provinces in Mekong Delta.

## DIRECT CONNECTION TO SOUTHERN INTERNATIONAL PORT SYSTEM

Direct connection to international port system including Long An, Hiep Phuoc, Cat Lai and Cai Mep - Thi Vai ports...

## THE FOCAL POINT OF WATERWAY TRADE OF MEKONG DELTA

Direct connection to different provinces in Mekong Delta, Ho Chi Minh City, Tay Ninh and Cambodia...





# INTERNATIONAL COMPETITION

## Elaborate planning

An international planning competition was organized by Nam Long to select the most optimal planning proposal for Waterpoint Township. 7 prestigious corporations from different countries, including Spain, Germany, Australia, Singapore and Malaysia...participated in this competition in 4 months. Under the the consultation and evaluation of a jury comprising of international and local experts, with the orientation of Ecology - Smart Link - Sustainable Development, the grand prize winner has been awarded to Conybeare Morrison CM+ - Australia's leading urban planner.

Waterpoint is planned according to international standards, providing quality and nature-friendly living environment, together with a diverse utility ecosystem.

### THE PLANNING CRITERIA



### WORLD PRESTIGIOUS DESIGN GROUPS

CM+ Conybeare Morrison International (Australia) **CM+**

Codinachs Architects (Spain) **codinachs architects**

Richland- 8AC (Spain) **RICH LAND CORPORATION**

Korn Arch (Germany) **Korn architects**  
Inspired design from Germany

RSP (Singapore) **RSP**

PTW (Australia) **PTW**

Hamzah\_Yeang (Malaysia) **Hamzah & Yeang**

### SELECTED PROPOSALS

**CM+** CONYBEARE MORRISON INTERNATIONAL



### PRIZES OF URBAN AREA DESIGN & PLANNING



Golden prize of national urban planning



"Best mixed-use development for Vietnam"



Typical feng shui project of 2018

# Harmonious NATURE, Sustainable COMMUNITY

## A HARMONIOUS PICTURE OF NATURE



Waterpoint is a perfect combination of valuable elements from the inherent river landscape and the planning spirit that respects the Mother Nature. The township is a painting of an immense river, a smoothly winding canal system, green parks, a riverside promenade system

surrounded with leaves, rocks, flowers and especially tens of hectares of well-preserved natural plant corridors. All create a pure atmosphere, which is as light as the morning dew – a home for anyone who desires a quality life for themselves and their families.



## CONNECTING COMMUNITY



Right at the beginning of the concept design phase, Waterpoint has been aimed at creating a living environment of friendly “neighbours”, tailoring the dynamic style of a modern urban while featuring cozy, friendly and heartwarming characteristics of Vietnamese people. Common living spaces are cleverly designed to provide connecting and networking opportunities to the resident community. The system of bike trails throughout

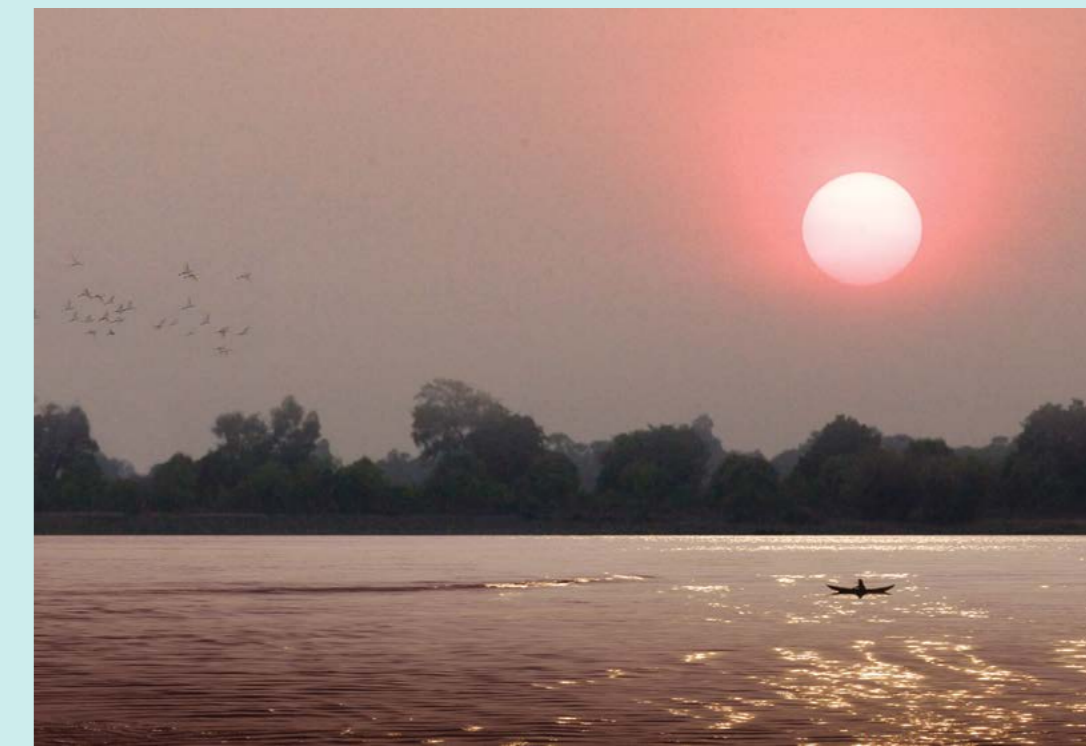
the area follows the standards of advanced cities in the world. There are countless small parks for resting and chatting, as well as an outdoor gym system, children's playgrounds, safe walkways for people with disabilities, cultural theme parks and water sport areas...All create a perfectly connected environment to make neighborhood feel more open and harmonious.

## SUSTAINABLE DEVELOPMENT



Located at the economic center which rapid development, Waterpoint is planned with a long term vision, which is hundreds of year ahead. With the infrastructure designed by Royal HaskoningDHV group from the Netherlands - the Dubai Palm Islands designer, the water level and its quality throughout the Waterpoint area is always stable and pure. Solar energy and technologies for managing and operating smart

township guarantee the safety, eco-friendly river and long-lasting sustainability. Providing diverse housing products for all families with maximum benefits, Waterpoint fulfills not only the dream of settlement, but also the foundation for the successful and perfect life of every resident.



# 3 unique values

ONLY AT  
WATERPOINT



## RIVERSIDE LOCATION FLOW OF PROSPERITY

- 355 HA CLEAN LAND, WITH LAND USE RIGHTS CERTIFICATE
- 5.8 KM SURROUNDED WATERWAY
- POPULATION DENSITY OF 84 PEOPLE/HA

## INTERNATIONAL LIVING ENVIRONMENT QUALITY

- 6 WATER RIVER PARK SYSTEMS WITH INTERNATIONAL STANDARD
- "ALL-IN-ONE" AMENITY ECOSYSTEM



## FRIENDLY COMMUNITY

- FOCUSING ON SPACES CONNECTING THE COMMUNITY
- EFFECTIVE DESIGN FACILITATING FRIENDLINESS

# 01.

*Riverside location,  
flow of prosperity*

355 hectares of Waterpoint clean land is one of the rare urban land banks that possesses all three top criteria of an ideal place of residence: "First is by the city, second is close to the river, third is next to the highway". Waterpoint is blessed with a natural gift of 5.8km of Vam Co Dong river alluvial land, embracing all three sides of the project, with the population

density equivalent to that of the world's leading green country, Singapore. This place is surrounded with strong currents of energy, which creates a balance between modern life and nature, between the hustle and bustle and privacy, between urban vibes and quiet moments of life...



# 5 FUNCTIONAL ZONES

## SOUTH GATE ZONE

With the meaning of the gateway to modernity and prosperity, Waterpoint South Gate owns a crowded, modern and convenient commercial and services complex that satisfy all various needs of residents. Having the provincial road 830 frontage, with the bus system facilitating internal and interregional connections, South Gate deserves to be at the bustling and dynamic gateway position of the whole township.

## CENTRAL PARK ZONE

The green heart of the Waterpoint Township, the center of a healthy, joyful, peaceful and amiable life. With the largest park of up to 25 ha and diverse utilities, including Clubhouses, Olympic standard pools, competition standard tennis court, basketball, football, badminton courts and gymnastic rooms...together with restaurant and cafeteria systems as well as a large multi-functional conference center, Central Park is the place that brings joys and affections to a happy community.

## RIVERA 1&2 ZONE

Being adjacent to the green Vam Co Dong river, the Rivera is located on the stream that brings wealth and prosperity to residents. With a private marina, Rivera is designed especially for classy residents. This is where generations in a family are born and raised in a living environment that is nature-friendly while being fully and modernly furnished.

## AQUARIA ZONE

Symmetrical with Rivera is the Aquaria, which is also adjacent to the river, with an airy view and a private marina, as well as the canal system weaving throughout the area to create a cool and fresh atmosphere. All of these make each house here a cozy home, a place to rest after a hard working day, a place that worths living and belonging to...

## THE MARINA ZONE

The Marina is a symbol of modern, innovative and classy living style with an internal luxury freshwater marina in Vietnam, which is designed based on Australian harbour models. Aimed at sophisticated living values, along with 5-star utilities and luxurious housing products, the Marina offers ultimate satisfaction for those who love high-class life, with unique experiences and styles.



# IDEAL POPULATION DENSITY

DISTRICT 1	240 people/ha
DISTRICT 5	440 people/ha
TAN BINH DISTRICT	210 people/ha

SINGAPORE	82 people/ha
OSAKA	118 people/ha



WATERPOINT  
 ≈ **84**  
 people/ha

**355 ha**  
 10.000 households

# 02.

## *International living environment quality*

Waterpoint Township owns a living environment that offers unique experiences. Waterpoint is not only classy with a complete and perfect utility ecosystem, but also elevates the quality of life of residents by paying attention to every breath, footstep, every

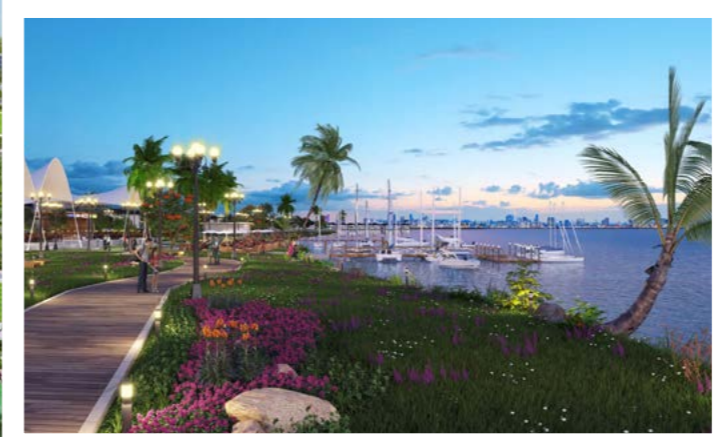
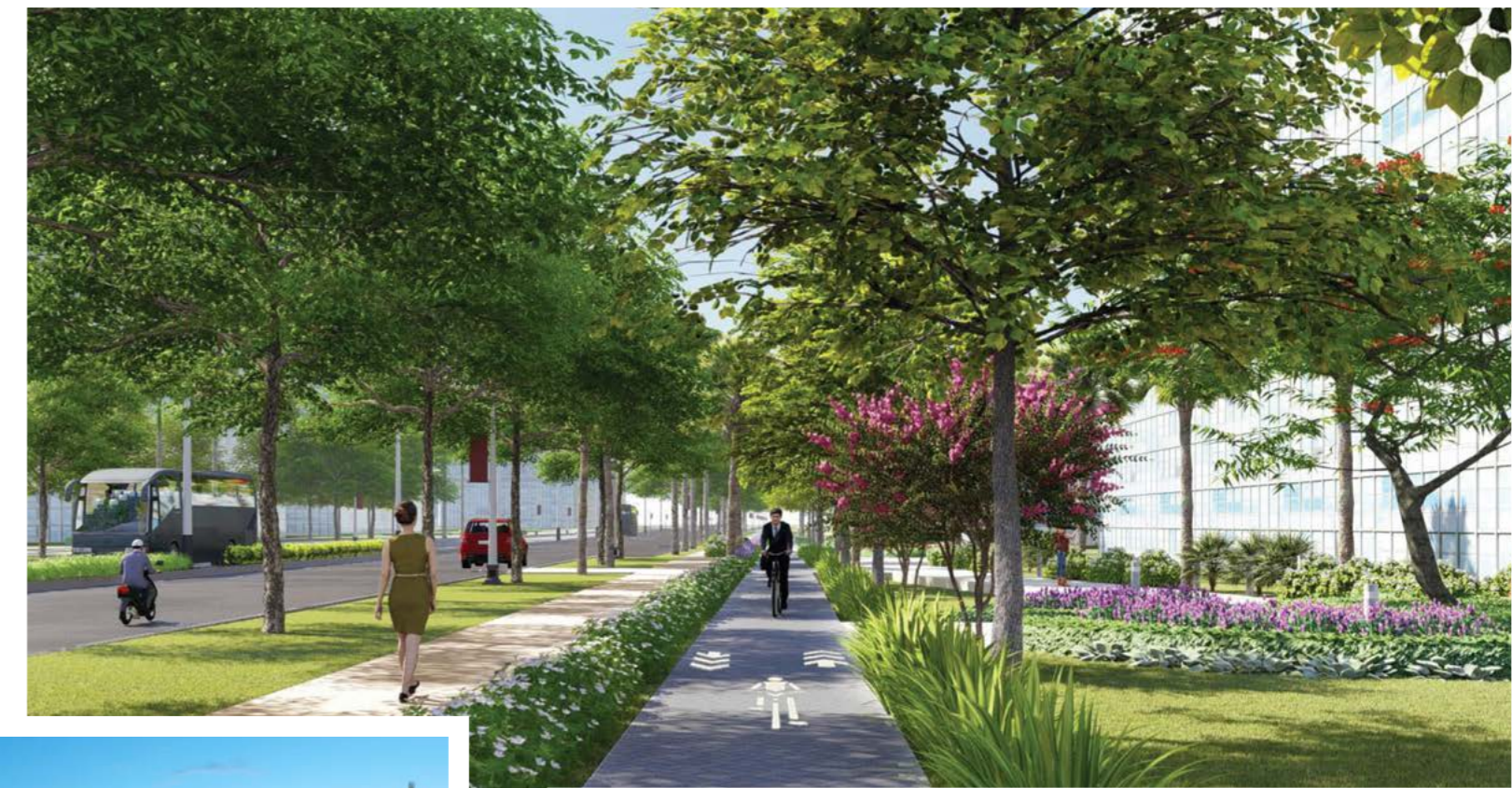
magical moment on their journey of life. The whole township has 6 layers of parks with natural river and water embellished and developed in order to bring a pure atmosphere and poetic scenery to each home.



# 6

## PARK SYSTEMS

- 1. CENTRAL PARK
- 2. HARBOUR PARK
- 3. STRIP OF RIVERSIDE PARK
- 4. CANAL PARK
- 5. REGIONAL PARKS
- 6. PRIVATE IN-HOUSE GARDEN





# 6

## PARK SYSTEMS

MARINA PARK

STRIP OF RIVERSIDE PARK

CANAL PARK

RIVERA PARK 2

RIVERA PARK 1

CENTRAL PARK:  
THE GREEN LUNG

SOUTHGATE PARK

HARBOUR PARK

AQUARIA PARK



# CENTRAL PARK THE GREEN LUNG

The park is a symbol of modern living style at Waterpoint Township, gathering fresh air and spreading abundant green energy source to the resident community. With an area up to 25ha, the Central Park does not simply manifest the gentle beauty of the South but also feature an ideal space to enhance health at its sport complex as well as enjoy the carefree feeling with countless utilities.



# 25ha

with 3,2 km of surrounded canal



## AMENITIES AT THE GREAT CENTRAL PARK

- |                           |                                |                                     |                           |
|---------------------------|--------------------------------|-------------------------------------|---------------------------|
| ① Park Entrance           | ⑨ Sitting area for sightseeing | ⑰ Free parking area                 | ⑳ Entertainment utilities |
| ② Fruit trees area        | ⑩ Small tree area              | ⑱ Free riverside walking area       | ㉑ Mangrove area           |
| ③ The walking garden      | ⑪ Walking hill                 | ㉒ Free sward area                   | ㉒ Rose garden             |
| ④ Bird garden             | ⑫ Visitor area                 | ㉓ Event area                        | ㉓ Parking area            |
| ⑤ Outlook point           | ⑬ Fine craft area              | ㉔ Aquatics                          | ㉔ Country Club            |
| ⑥ Landscape wooden bridge | ⑭ Wood area                    | ㉕ Camping area                      |                           |
| ⑦ Rice field              | ⑮ Basketball hall              | ㉖ Observatory                       |                           |
| ⑧ Riparian vegetation     | ⑯ Sport complex                | ㉗ Restaurants/Cafeterias/ Utilities |                           |

*Weekend entertainment club, Olympic standard swimming pools, 5 tennis courts, football courts, basketball courts, badminton courts, and children's playgrounds.*



## HARBOUR PARK

A place to show the high class of living with a freshwater bay, a vast marina and a trendy riverside restaurant and coffee system, offering luxurious enjoyment experience with airy views. The outside of the park is adjacent to Vam Co Dong river, creating favorable conditions for recreational, networking and connecting needs.

# 8.6ha



## STRIP OF RIVERSIDE PARK

The strip of riverside park covers an area of 29 hectares forming an ecological curve that embraces the whole urban area with natural, original and well-preserved vegetation. Quiet sunsets watching the peaceful channel under green trees next to your loved ones will touch all the peace of mind in you.

# 29ha

stretching over 5,8 km of Vam Co Dong river bank



# CANAL PARK

Next to the green weaving canals, the park covers 8 km, extending the green shade from Vam Co Dong river to the urban area, sending "prosperous - successful" vitality to every home, in every minute. Each of your seconds at the Waterpoint is always full of positive energy.

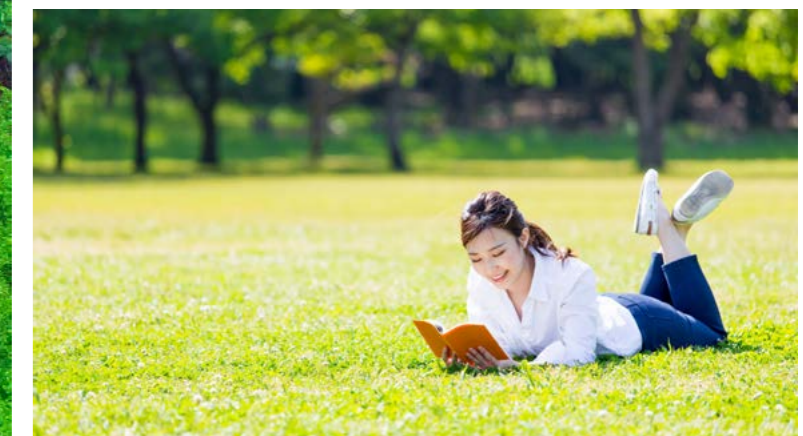
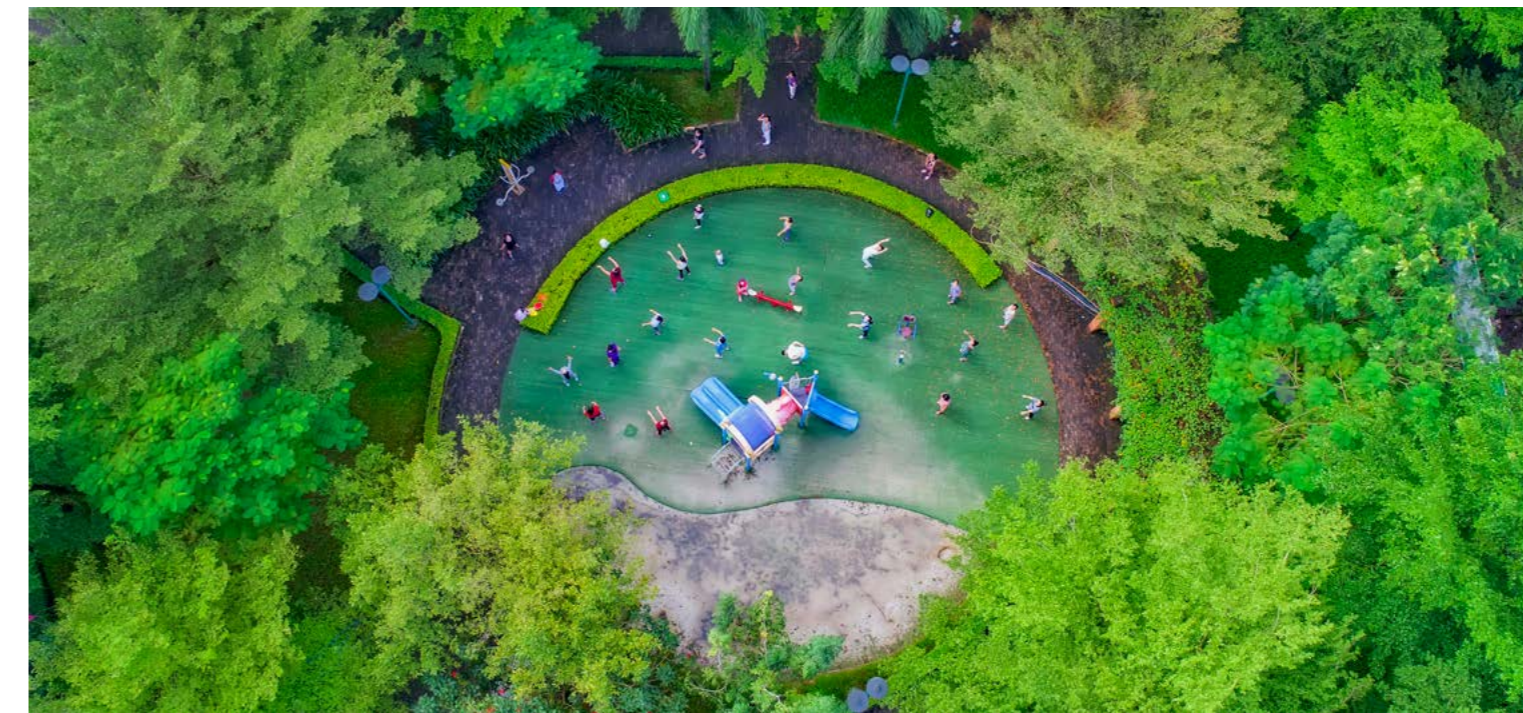


**8km**  
along the canal system



## REGIONAL PARKS

Regional parks are situated alternately in each sub-area to create a space that maintains an integrated community. These regional parks are an ideal place for neighbors to meet in early sports sessions and enjoy children's bustling laughters in peaceful afternoons. These are where the residents can realize "rural pleasures" while walking with their family or just find some peace of mind on green grass.



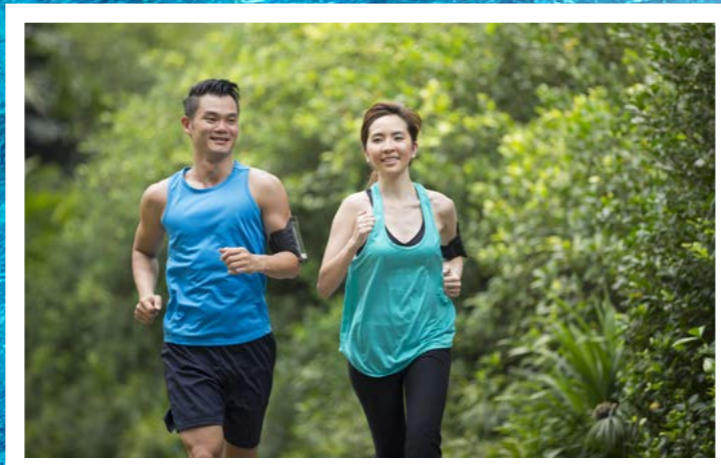
## PRIVATE IN-HOUSE GARDEN

Every early morning, you wake up in the sound of the birds singing and your eyes gently touch the first rays of sunlight shining through the trees. With the idea of designing "a home in a garden, a garden in a home", your home will be covered with absolute green space, bringing the cool atmosphere of the sky and trees to every corner.

*"a home in a garden,  
a garden in a home"*



# ENJOY LIFE TO THE FULLEST WITH "ALL-IN-ONE" AMENITY







ADMINISTRATION - SERVICES AREA

COMMERCIAL - ENTERTAINMENT

EDUCATION

MEDICAL AND HEALTH CARE

CULTURAL AND SPORTS ACTIVITIES

Church

Commercial center

Commercial center

Pagoda

Sport club

Community club

Riverside club

Riverside club

Community club

Central park

International school

University

Research center

Medical center

Entrance statement

Secondary school

Elementary school

Country club

Model house area

International school

Supermarket system

Hospital

Service center

Administrative offices

Cultural exhibition house

Preschool

Preschool

Community club

Riverside club

Preschool

Community club



## MODERN AND HOLISTIC HEALTHCARE SERVICES

Healthcare system is one of the most important factors when choosing a place to live. Waterpoint residents get the best healthcare services with a system of high quality hospitals and medical centers right within the township.



≈ 3ha



# NURTURING KNOWLEDGE FROM PRESCHOOL TO UNIVERSITY

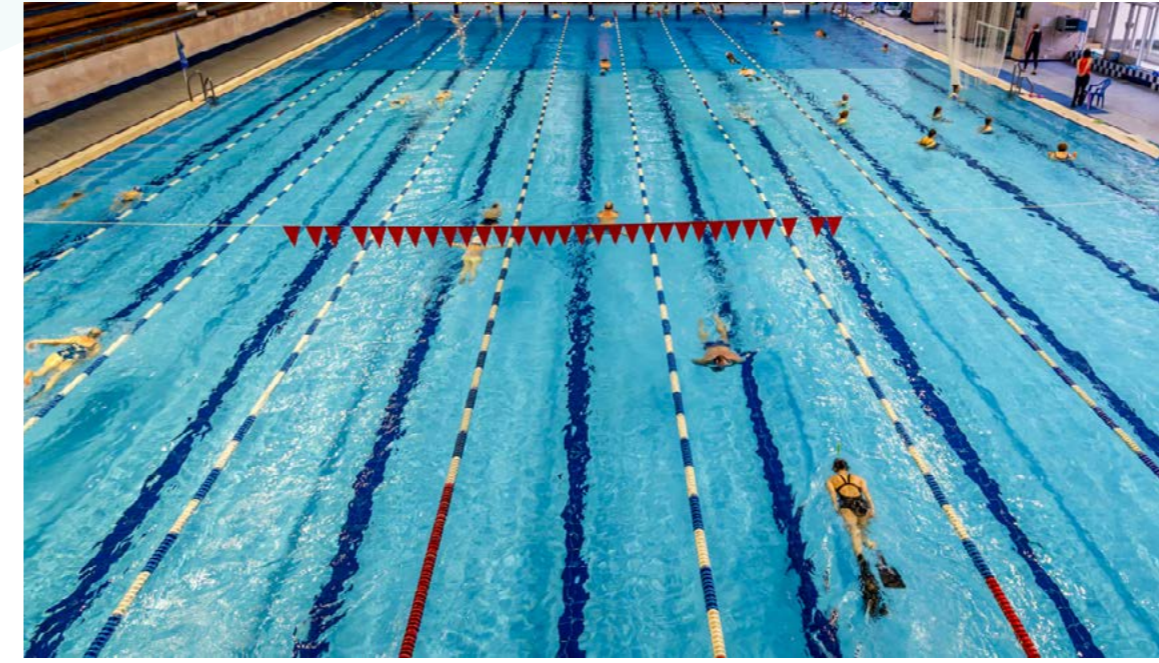
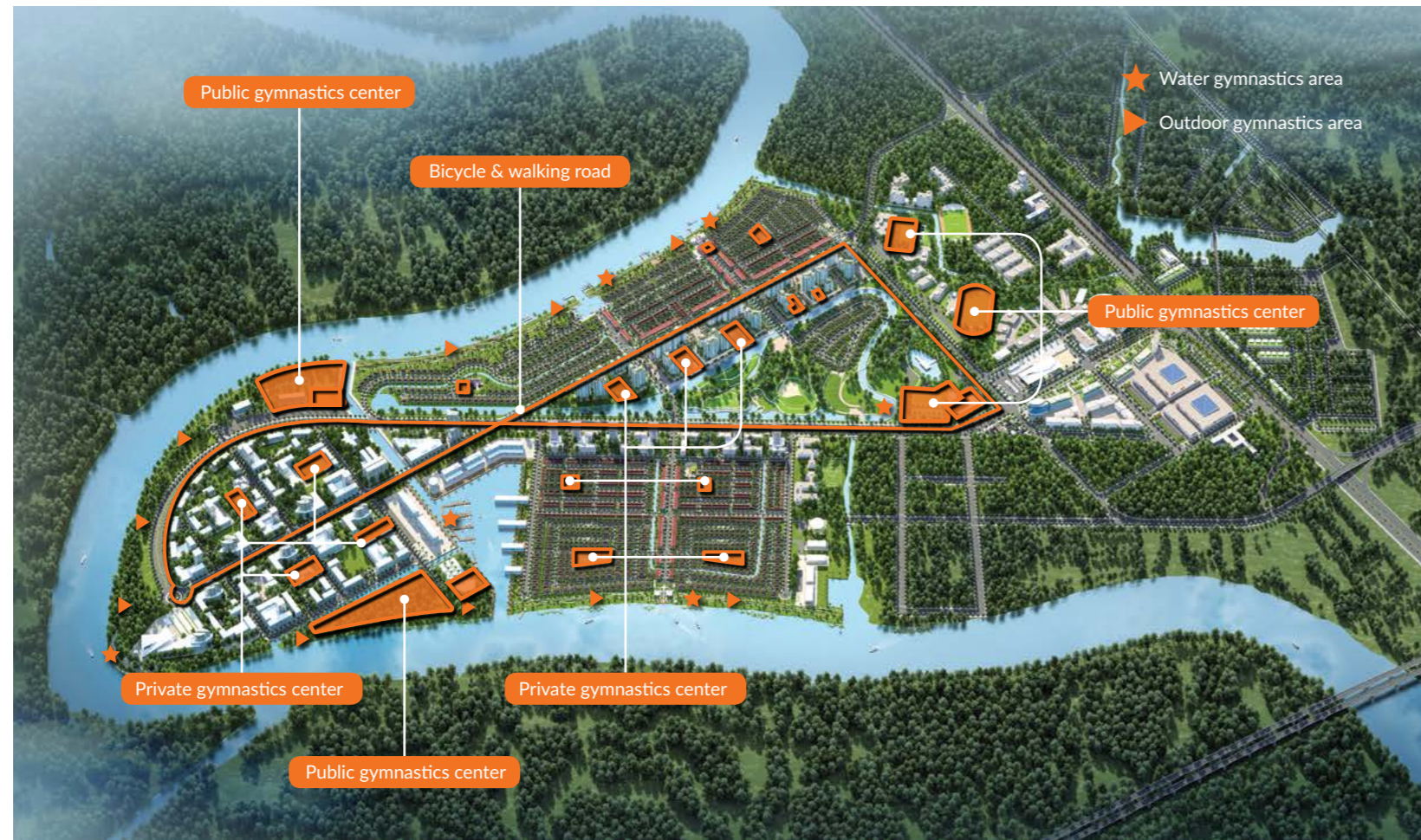
Aiming at the goal of sustainable development, Waterpoint pays special attention to planning a system of schools with many levels from preschool to international university, in order to create the best educational environment for the journey of nurturing knowledge of successive generations of residents.

# ≈ 24ha

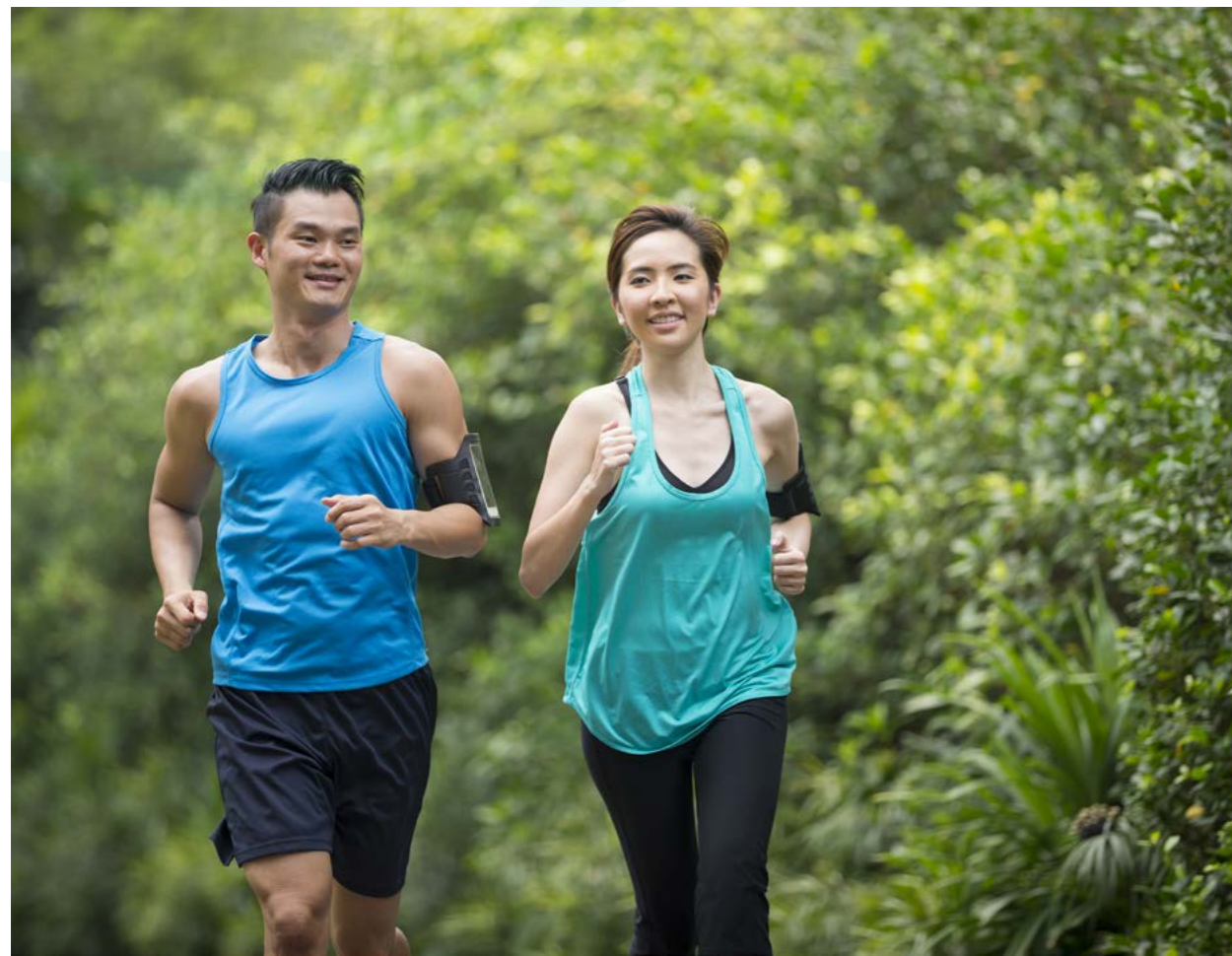


# ENHANCING PHYSICAL HEALTH WITH DIVERSE SPORT AMENITIES

The township has diverse designs of gymnastics centers and clubs, sports playgrounds, badminton, tennis, football, basketball courts, swimming pools, gymnastics rooms, outdoor equipment systems,... so that each of your day at Waterpoint is always full of energy.



Diverse water and outdoor sport activities



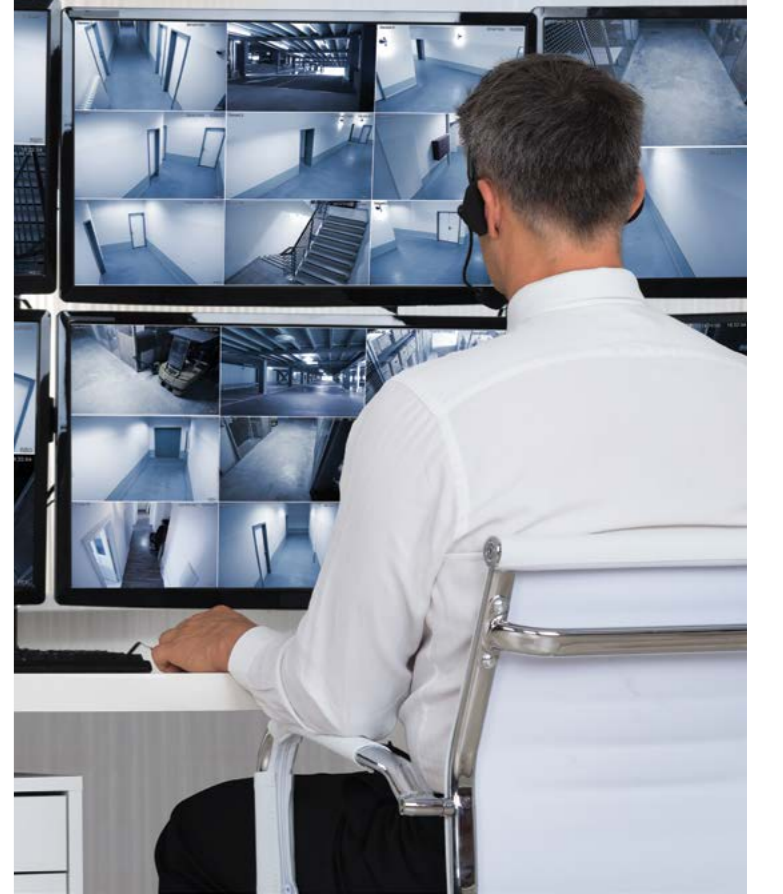
# UNLIMITED SHOPPING, PLAYING AND ENTERTAINING

In just a moment, residents can join the vibrant lifestyle at the large commercial center with many famous brands along with a convenient supermarket system, modern shophouses, restaurants, bars and coffee shops, etc. The commercial center will satisfy every consuming, shopping, playing and entertaining of the residents.



## SMART MANAGING ENSURING LIFE SAFETY

Waterpoint modernizes the smart management service of the township by using technical technology integrated with supporting information technology applications to ensure security and bring about the peace of mind to residents.



# 03.

## *Friendly community*

As for Waterpoint, "building a friendly community" is a mission. "Community connection" is paid special attention and has become the principal criterion in every design. Waterpoint planning optimizes outdoor green spaces and prioritizes different types of park encouraging residents and families meeting

and networking. With a diverse amenity ecosystem, community clubs, Waterpoint connects every resident in the township to create a great family sharing mutual living values: civilized, friendly and affectionate...





## EASILY CONNECTING WITH INTERNAL AND INTERREGIONAL BUS SYSTEM



Distance

# 400<sub>m</sub>

between bus stops

It only takes several minutes to go to any bus stop within the modern bus system. Each bus stop only 400m apart, which makes it convenient and maximum time-saving for residents. Therefore, residents in different zones can easily connect by using this system. From Waterpoint, they can

quickly and conveniently go to central locations in Ho Chi Minh City and surrounding areas. Bus routes and schedules are reasonably arranged and buses operate throughout the day. Bus staff are trained with regards to safety, responsibility, and courtesy to best serve passengers.



## MEETING AND NETWORKING AT WALKING PATHS

Waterpoint is equipped with a modern integrated transport system, making it easy to get anywhere thanks to the unique community connection design which has separate lanes for cars, high-speed

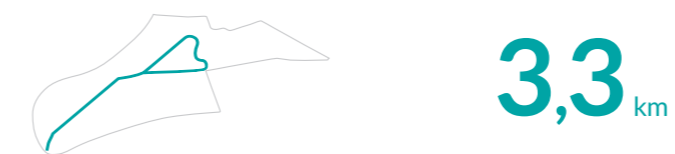
motorbikes, bicycles, walking. This design allows residents to have their own moving space while having connection with each other.



15 km/h

### ROUTES CONNECTING COMMUNITY

The connecting routes are designed for a variety of vehicles such as bicycles, wheelchairs, electric hoverboard or walking. When moving on this route, all residents have more opportunities to meet and chat.



25 km/h

### BIKE TRAILS

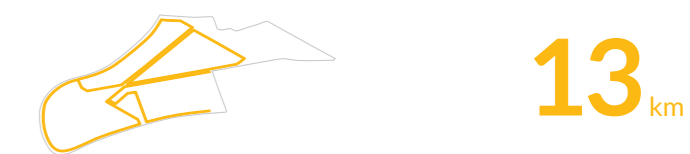
Leisurely ride a bike in the bright morning light on a shady trail designed particularly for cycling, you will be energized with full of the joy of spring for a new day.



10 km/h

### WALKING PATHS

Relaxingly walking and running with relatives or simply watching children cycling on the green road will bring peaceful moments and allow you to immerse yourself in the nature.



# MAXIMUM SAFETY FOR FUN AND RELAXATION

Waterpoint pays special attention to children. The township owns countless parks and large and safe children play areas, allowing our little residents develop both physical and mental power. Lush green lawns, slides, swings, boat rides and fishing with family and friends will be the best childhood memories to nurture the pure spirit of the younger generation.



## CULTURAL ACTIVITIES AT EXHIBITION AND EVENT CENTERS

Waterpoint possesses exhibition and event centers and spaces designed particularly for festive programs, making this place a destination for cultural and entertainment exchange, not only for those who live here but also for other neighbourhood areas. Waterpoint also plans to construct religious buildings, including temples and churches to take care of the spirit and cultural beliefs of the resident community.



## CONNECTING NEIGHBOURS AT RIVERSIDE CLUBS

There are many physical and entertaining facilities at riverside clubs. Waterpoint residents can take a boat trip, or take a leisure stroll together to breathe the pure atmosphere of the green river environment. They can also swim, play basketball, tennis or do physical training to enhance their physical health. The whole family can join a party with like-minded neighbors at one of the many culinary styles, from local to international. They can also chat with far-away friends in trendy coffee shops. Whether participating in any activities, sports, parties or relaxing entertainments, residents or tourists also enjoy a spacious view and the fresh, cool breeze of the legendary Vam Co Dong river.

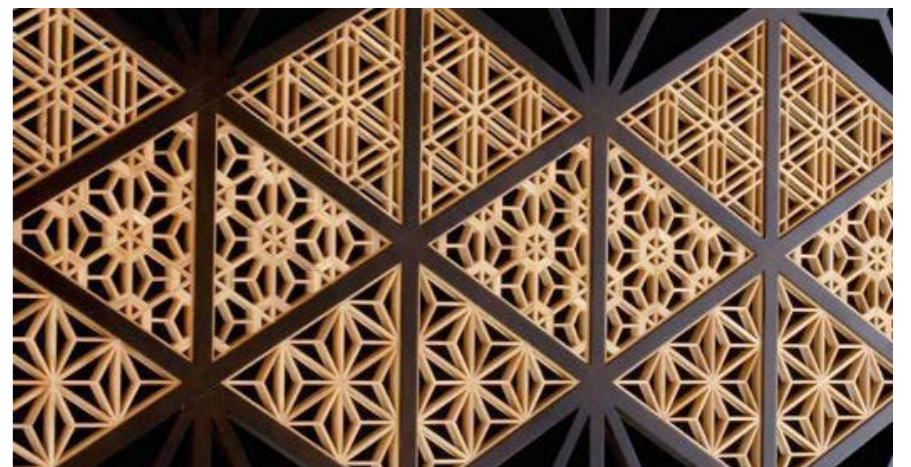


## COZY SPACE STRENGTHENING INTIMACY

Focusing on the dominant spirit of “cozy homes” to strengthen intimacy, each product design in the Waterpoint riverside township maximizes standards of main product lines, including Valora, Flora and EHome to construct a happy and cozy home for every family. Each centimeter of the

area is optimized to ensure a complete living space with full function utilities in order to maintain the convenience and respect the privacy, while ensuring the connection between generations and spreading love among family members. “A home in a garden, a garden in a home, a home in a park”, all windows have

an airy view, full of light and harmonize with the green nature that will arouse the abundant vitality. Every home in the township will be the source of peace, health and endless happiness for all residents.





## INVESTORS AND CONSULTING PARTNERS IN THE DEVELOPMENT OF THE PROJECT

With international stature, Waterpoint Township is an ambitious project that is dedicatedly developed in the partnership between prestigious investors, including: Nam Long Group with 27-year experience, Nitshitetsu Group - Japan with 100-year development, TBS Group and Tan Hiep Invest. In addition, the project is also jointly

created and developed by reputable and experienced international brands in real estate, architecture, planning and construction. Waterpoint has been highly appreciated with prestigious Vietnamese and International awards for planning, architecture and feng shui power.

Developed by reputable Japanese and Vietnamese investors



First-class development partners

### MASTER PLANNING



### INFRASTRUCTURE



### ARCHITECTURE



### LANDSCAPE



### MARKET & REAL ESTATE CONSULTING



We have taken efforts and cautions to complete this document. However, it is for reference only. The investors are still adjusting the design during the detailed implementation. Official information is based on the Sales & Purchases.



