



**URBAN
GREEN**

#Settleformore #Sốngtrọn.Vườnxa



URBAN



GREEN

Life is full of compromises. Whether to live life in an urban bustle or to enjoy the serenity far away from the city, you always have to make choices.

Urban Green is where you do not have to trade off the quality of life, it is the perfect home to

#Settleformore



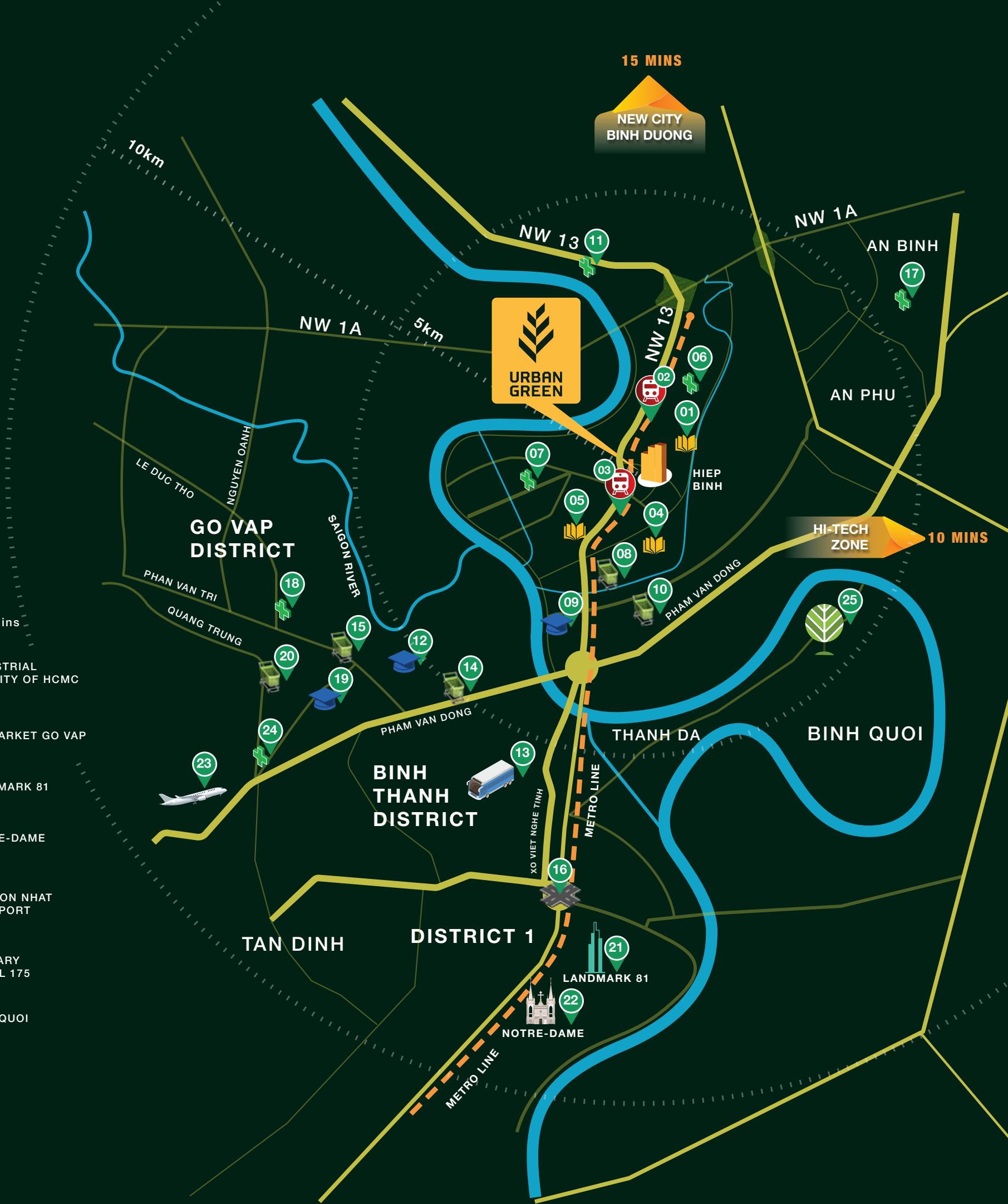
STRATEGIC LOCATION IN THU DUC CITY

Urban Green is located strategically in Hiep Binh Phuoc Ward, Thu Duc City. This location has much potential of land value and housing needs for residential project developments.

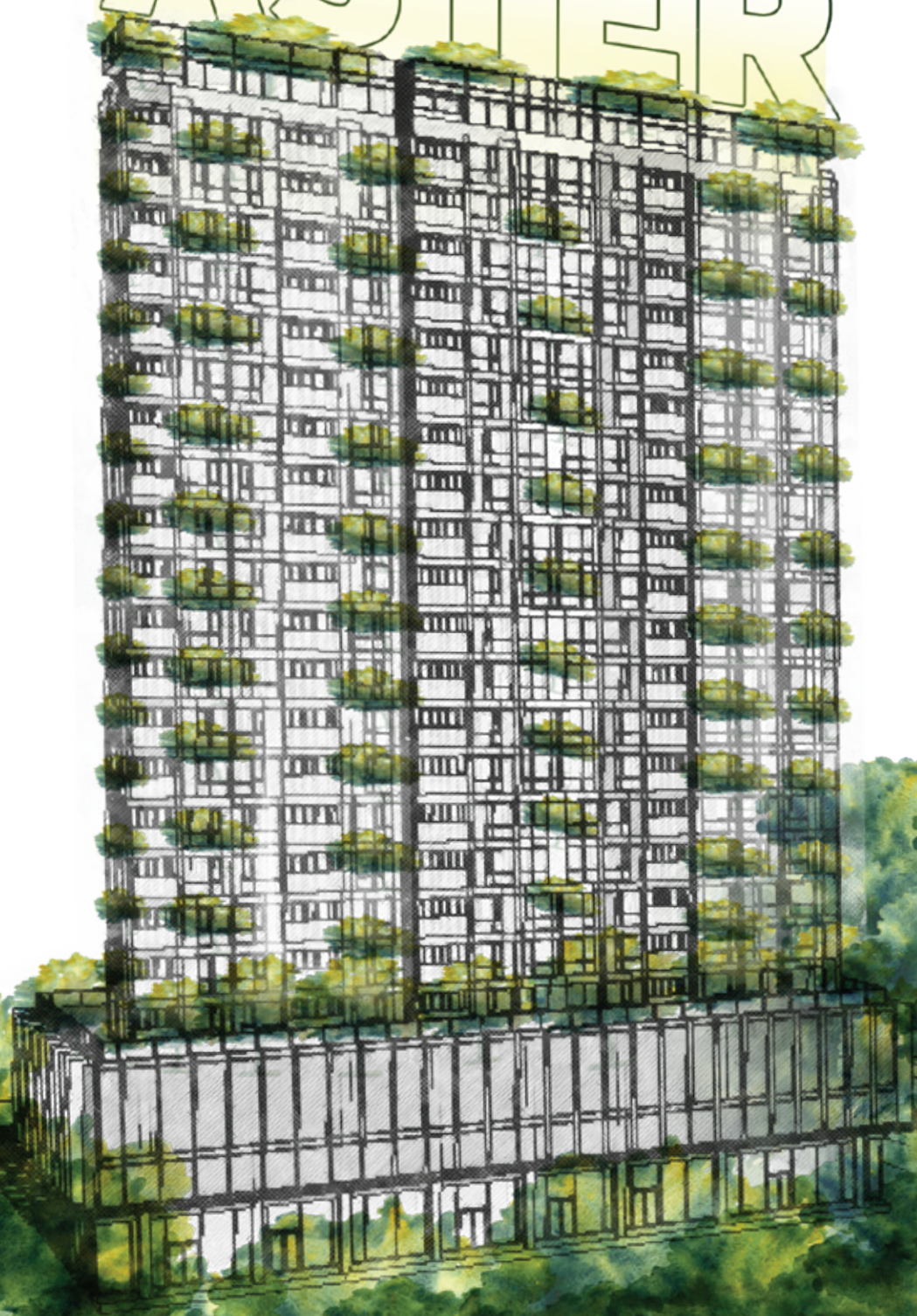
Reach things at ease with the conveniences surrounding Urban Green. The location in the heart of Thu Duc City means you are just minutes away from the CBD and a host of essential public amenities, as well as being connected to an extensive transportation network.

The simplicity of commuting means you can always keep up with the modern pace.

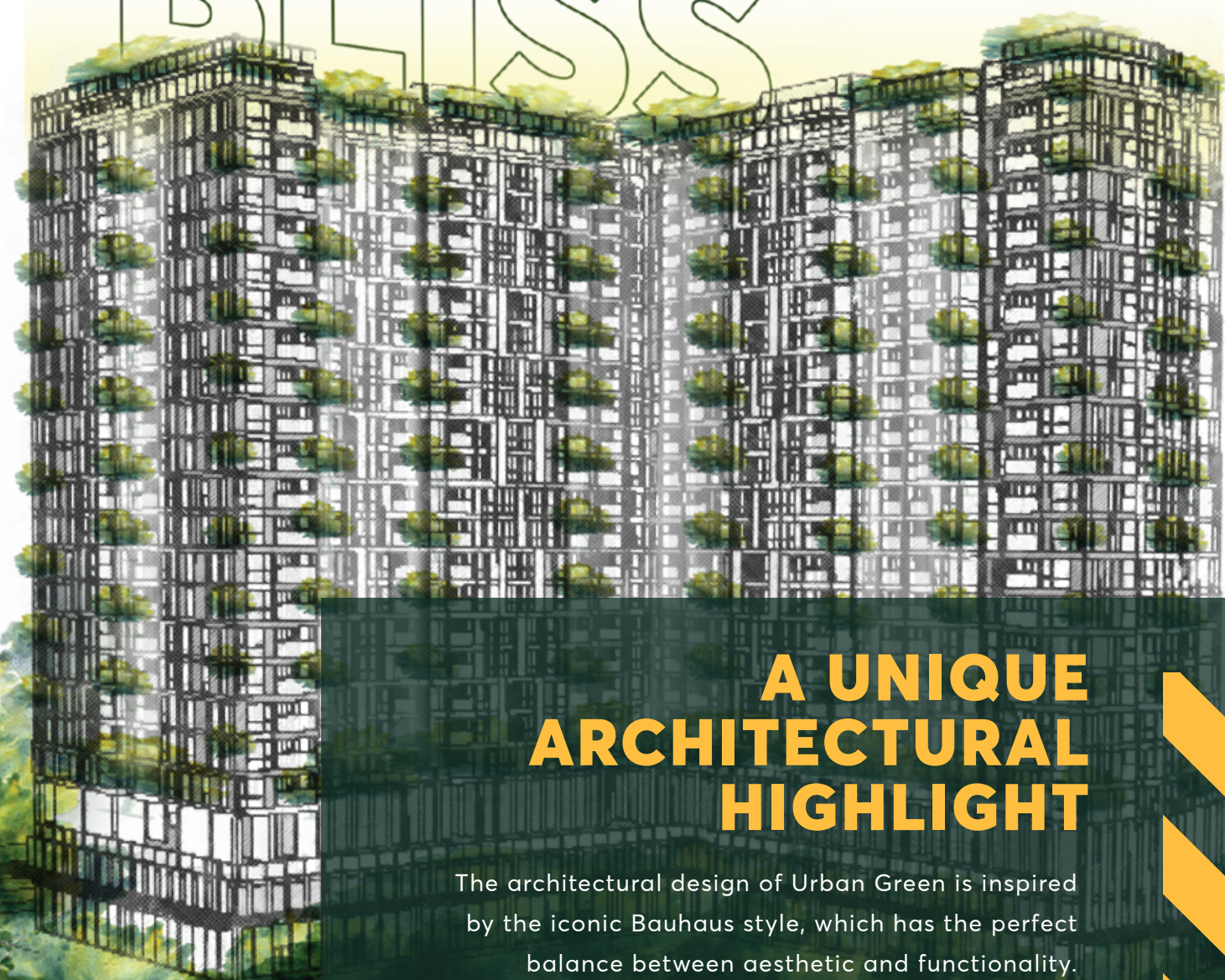
1 Min	3 Mins	7 Mins	10-12 Mins
 01.DAO SON TAY PRIMARY SCHOOL 500 m	 05.NGUYEN KHUYEN MIDDLE & HIGH SCHOOL 1.5 km	 10.GIGA MALL (CO.OPEXTRA) 3.8 km	 19.INDUSTRIAL UNIVERSITY OF HCMC 6.3 km
 02.METRO STATION HIEP BINH 500 m	 06.HIEP BINH PHUOC HEALTH STATION 1.7 km	 11.HANH PHUC INTL HOSPITAL 4.5 km	 20.BIG C SUPERMARKET GO VAP 6.6 km
 03.METRO STATION HIEP BINH PHUOC 500 m	 07.VAN PHUC HOSPITAL 1.7 km	 12.VAN LANG UNIVERSITY-CAMPUS 3 4.5 km	 21.LANDMARK 81 7.1 km
 04.HIEP BINH SECONDARY SCHOOL 700 m	 08.CO.OPMART BINH TRIEU 2 km	 13.MIEN DONG BUS STATION (OLD) 4.8 km	 22.NOTRE-DAME (CBD) 8.7 km
	 09.HCMC UNIVERSITY OF LAW 2.1 km	 14.EMART SUPERMARKET 4.9 km	 23.TAN SON NHAT INTL AIRPORT 8.7 km
		 15.VINCOM PLAZA GO VAP 5.5 km	 24.MILITARY HOSPITAL 175 8.2 km
		 16.HANG XANH CROSSROADS 5.5 km	 25.BINH QUOI VILLAGE 9 km
		 17.THU DUC CITY HOSPITAL 5.6 km	
		 18.ANH MINH GENERAL HOSPITAL 5.7 km	



THE ASTER



THE BLISS



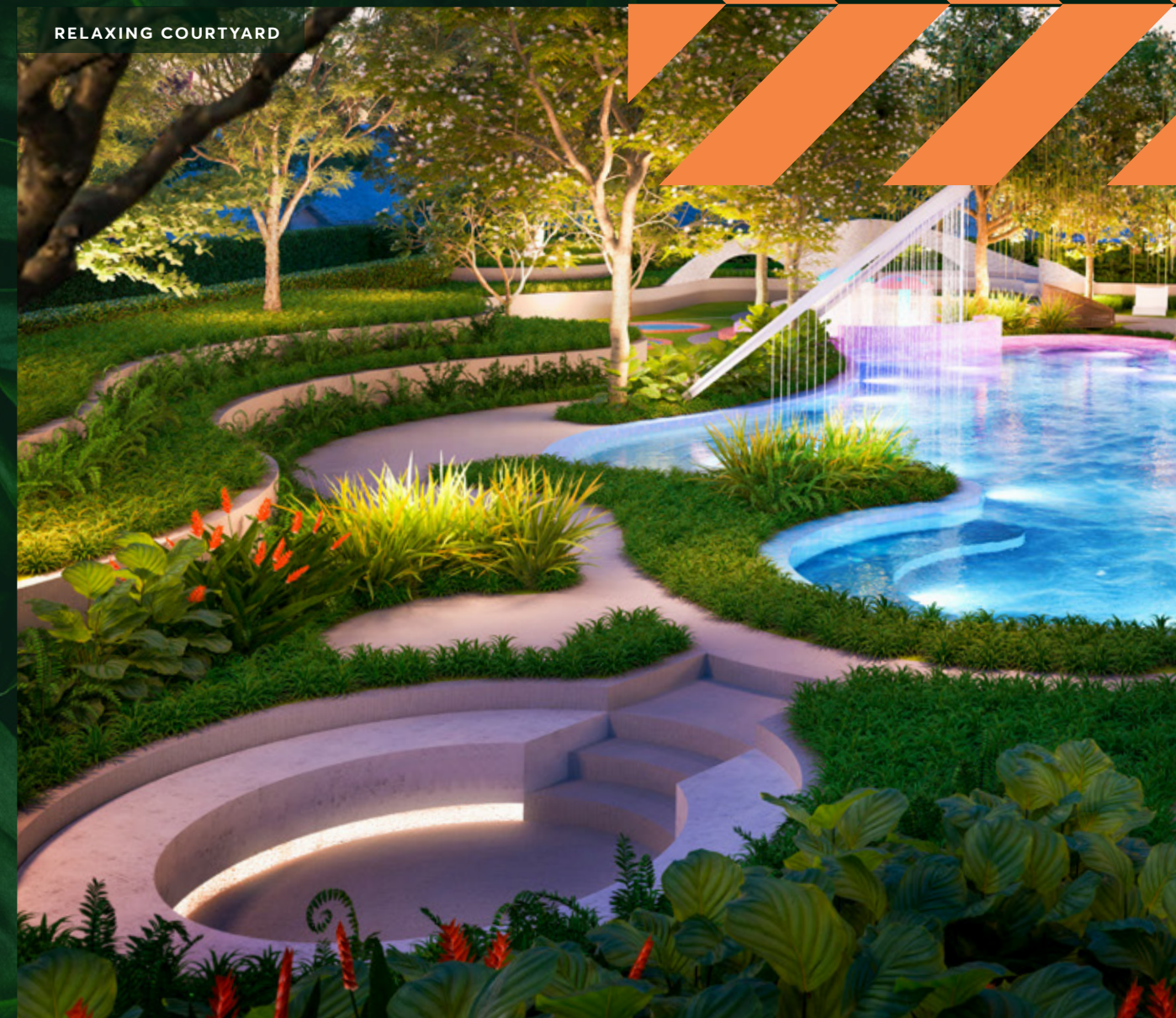
A UNIQUE ARCHITECTURAL HIGHLIGHT

The architectural design of Urban Green is inspired by the iconic Bauhaus style, which has the perfect balance between aesthetic and functionality.

The two towers of Urban Green form an L shape in order to maximize the air flow, natural light, and view for every space in the project.

Urban Green brings a variety of green spaces with multi-leveled gardens, combine with the vivid color scheme of tropical jungles to create a harmony with the energetic vibe of modern cities.

A GREEN OASIS IN THE HEART OF THE CITY



SETTLE FOR MORE TIME

Experience the commercial ground floor full of amenities, from the colorful shopping street to the co-working space, pharmacy, business lounge, library, and so much more. Due to the ease of fulfilling all the essential needs, residents will have more time in life to enjoy with love ones.



FACTS AT A GLANCE

PROJECT NAME

URBAN GREEN

PROJECT ADDRESS

**No.6 Road,
Hiep Binh Phuoc Ward,
Thu Duc District, Thu Duc City**

LAND AREA

20,204 m²

TOTAL GFA

100,746 m²

(12,004m² of basement included)

CONSTRUCTION DENSITY

32,3%

OVERALL

2 towers, 23 stories, 1 rooftop garden and 1 basement

- **The Aster**
- **The Bliss**

PRODUCT MIX

Total 735 residential units from 1 – 4 Bedroom & shophouses

No. of Shophouse: 39 units

The Bliss: 558 residential units. L shape tower with 2 wings,
each wing has:

- 14 units/ floor
- 4 lifts
- Avg 3.5 units/ lift/ floor

CONSTRUCTION STATUS

Foundation commencement: Q4, 2021

Scheduled completion (estimated): 2024



THE BLISS

A piece that represents the modern and energetic traits of the Saigonese lifestyle within Urban Green's natural-oriented living environment. A place that brings comfort and vitality with generous open spaces, a wide range of amenities for every family member, as well as a bustling commercial area to satisfy all living, entertainment and enjoyment needs.



PUBLIC AMENITIES

GROUND FLOOR



- 1 GREEN ENTRANCE TO THE PARK
- 2 GARDEN SEATING
- 3 SUNKEN GARDEN LOUNGE
- 4 OUTING LAWN
- 5 LAWN AMPHITHEATER
- 6 OUTDOOR FITNESS AREA
- 7 ACTIVITY AREA
- 8 RAINBOW JOGGING TRACK
- 9 ELEVATED WALKWAY
- 10 GREEN SEATING
- 11 KID'S PLAYGROUND
- 12 EDIBLE GARDEN
- 13 UNDER THE TREE SEATINGS
- 14 WATER FEATURE
- 15 FOREST SEATING
- 16 CHILL CORNER
- 17 CAFE TERRACE
- 18 GREEN WALKWAY
- 19 LAZY GARDEN
- 20 GARDEN FEATURE
- 21 GREEN SEATING INSIDE COMMERCIAL AREA
- 22 THE BLISS MAIN LOBBY

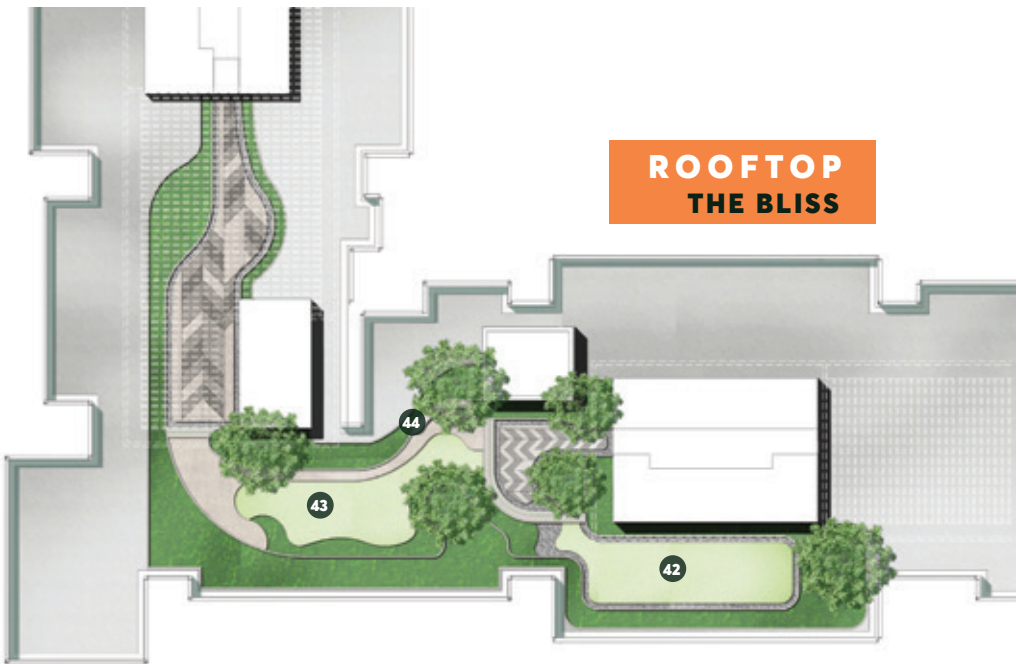
DEDICATED AMENITIES FOR THE BLISS

3RD FLOOR



- 23 CLIMBING AREA FOR KIDS WITH EPDM
- 24 ELEVATED WALK WITH SLIDE
- 25 PARENTS SEATING
- 26 RAINBOW BALL PLAYGROUND
- 27 ACTIVE PLAYGROUND
- 28 MINI AMPHITHEATER
- 29 LAP SWIMMING POOL
- 30 SUNBED
- 31 BUBBLE SUNBED
- 32 GYM & YOGA
- 33 COMMUNITY ROOM
- 34 KID'S ROOM
- 35 KID'S POOL

- 36 HIGHLIGHT WATERFALL
- 37 OUTDOOR TERRACE
- 38 GARDEN SEATING
- 39 READING GARDEN
- 40 BBQ GARDEN
- 41 OUTDOOR YOGA
- 42 SKYLINE GARDEN WITH SEATING
- 43 ROOFTOP LAWN
- 44 YOGA CORNER



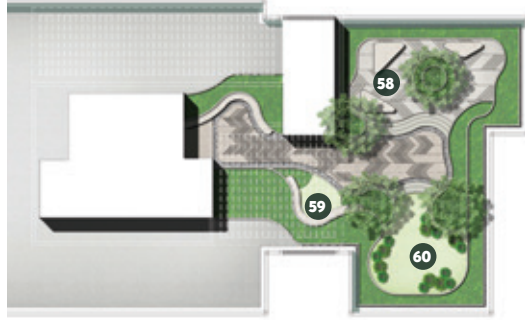
ROOFTOP
THE BLISS

DEDICATED AMENITIES FOR THE ASTER

GROUND FLOOR



- 45 LAP SWIMMING POOL
- 46 KID'S POOL
- 47 SHALLOW POOL
- 48 JACUZZI POOL
- 49 HIGHLIGHT WATERFALL
- 50 DAYBED SEATING
- 51 SUNBATH LAWN
- 52 SUNKEN LOUNGE
- 53 OUTDOOR SHOWER
- 54 RETAIL SPACES
- 55 KID'S ROOM
- 56 GYM & YOGA
- 57 THE ASTER MAIN LOBBY
- 58 SUNSET GARDEN
- 59 ROOFTOP SEATING
- 60 ROOFTOP RELAX STATION



ROOFTOP
THE ASTER



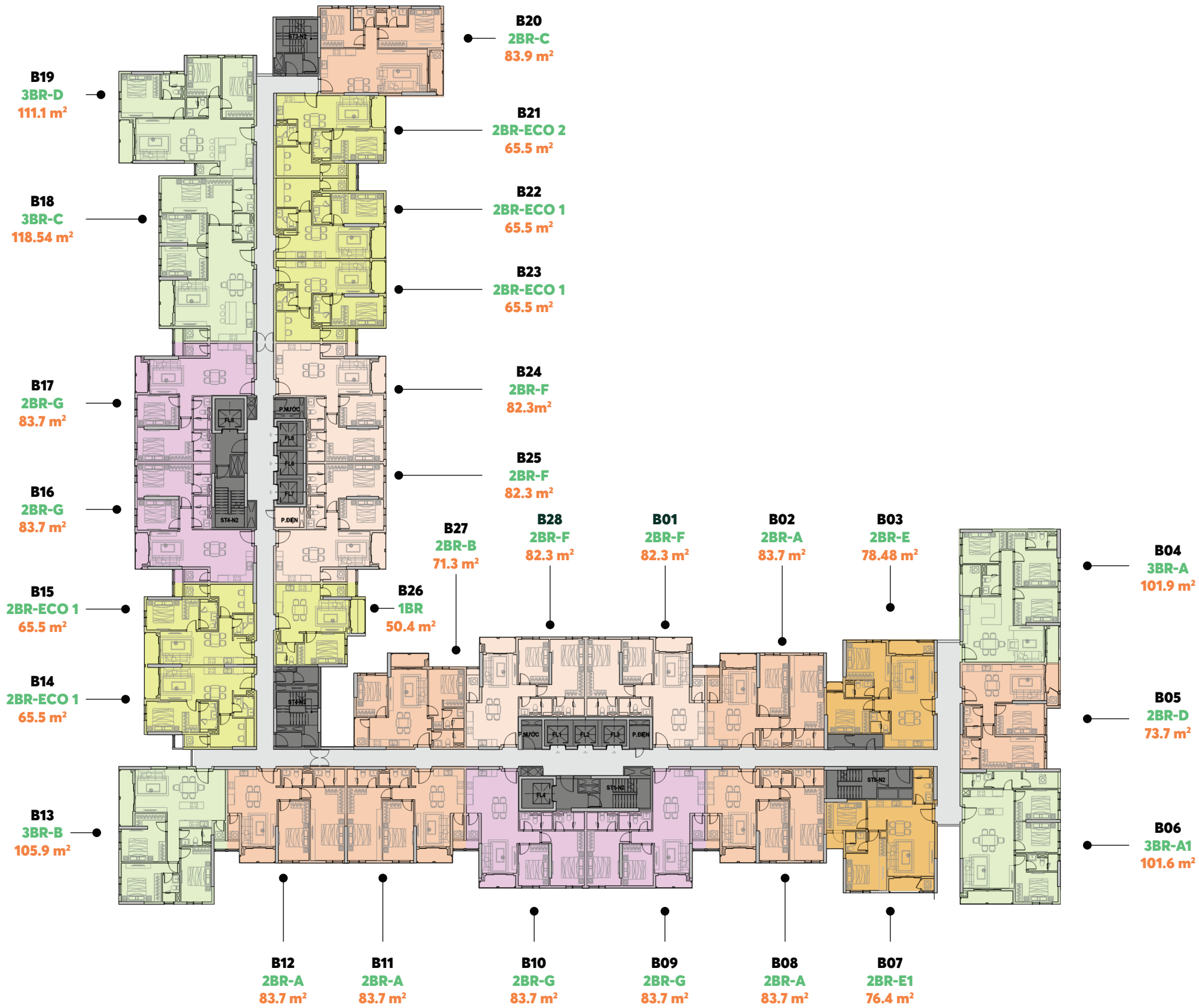
REFERENCE SPECIFICATIONS

	TYPE	NO.UNIT	GFA (M²)	NSA (M²)
	1BR	01	50.4	45.4
	2BR_ECO1	04	65.5	59.9
	2BR_ECO2	01	65.5	59.9
	2BR_A	04	83.7	76.9
	2BR_B	01	71.3	64.9
	2BR_C	01	83.9	77.07
	2BR_D	01	73.7	67.8
	2BR_E	01	78.48	72.1
	2BR_E1	01	76.4	70.03
	2BR_F	04	82.3	74.9
	2BR_G	04	83.7	75.8
	3BR_A	01	101.9	93.6
	3BR_A1	01	101.6	91.1
	3BR_B	01	105.9	96.3
	3BR_C	01	118.54	109.3
	3BR_D	01	111.1	101.3

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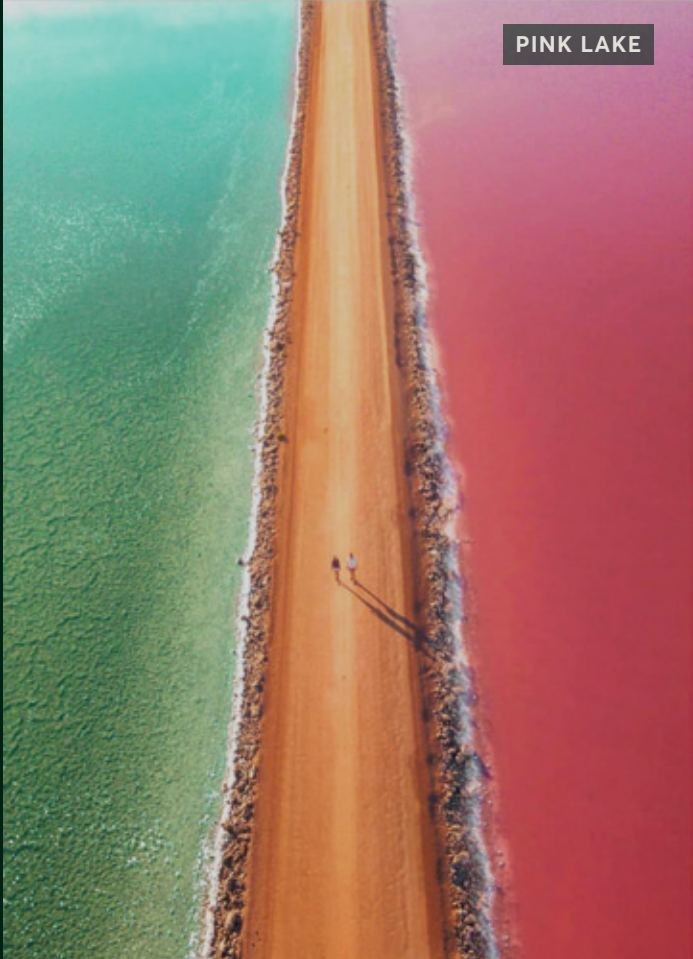
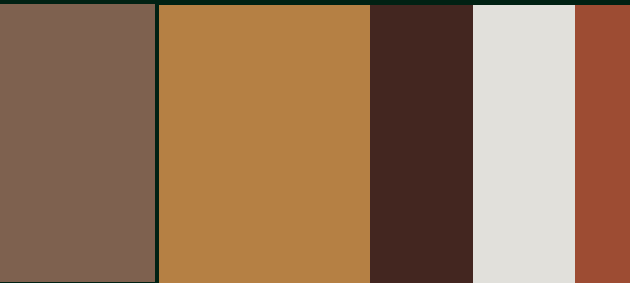
TYPICAL FLOOR PLAN

5TH FLOOR THE BLISS

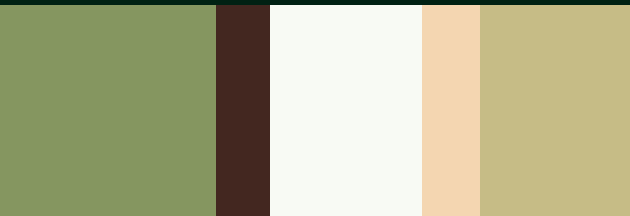
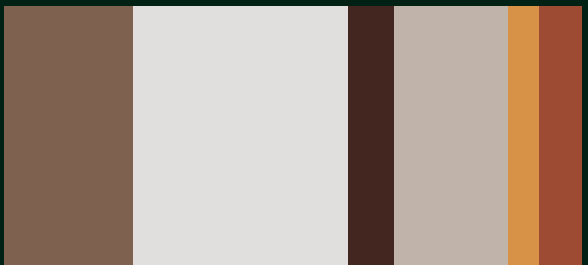
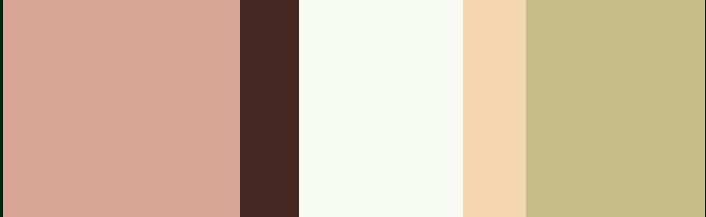




SAHARA



PINK LAKE



The implementation of contrasted colors helps create a sense of space, openness and relaxation for all apartments. This is completely different from the regular usage of neutral colors.

The beauty of nature blends with the city life's rhythm to form a design collection for the Urban Green apartments. The three main concepts are Sahara, Pink Lake, and Alaska.



ALASKA



**UNIQUE DESIGN STYLES
FOR MAXIMIZED
LIVING SPACE**



2BR SAHARA





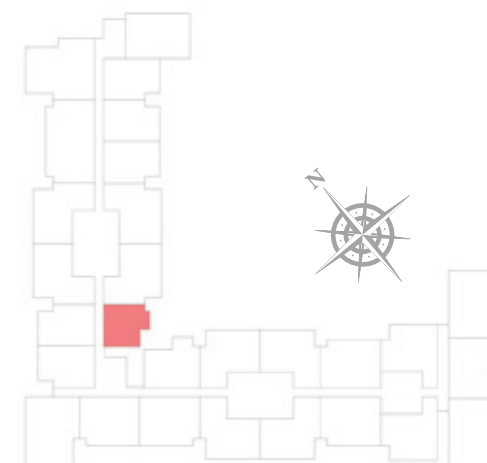
m²

UNIT LAYOUT

TYPICAL UNIT LAYOUT

LEVEL	GFA	NSA
05-22	50.4 m ²	45.4 m ²

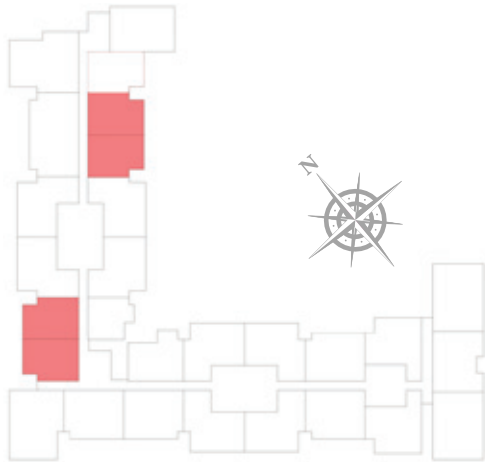
1 BR



TYPICAL UNIT LAYOUT

LEVEL	GFA	NSA
05-22	65.5 m ²	59.9 m ²

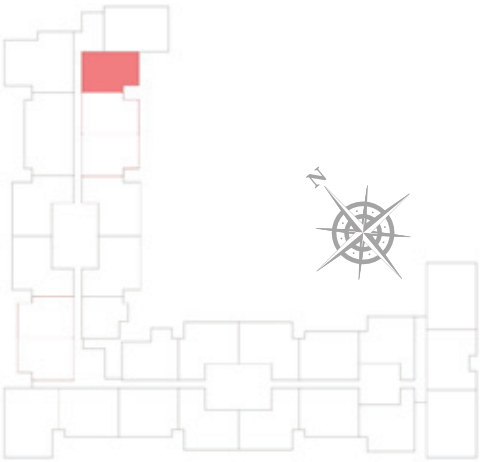
2 BR - ECO 1



TYPICAL UNIT LAYOUT

LEVEL	GFA	NSA
05-22	65.5 m ²	59.9 m ²

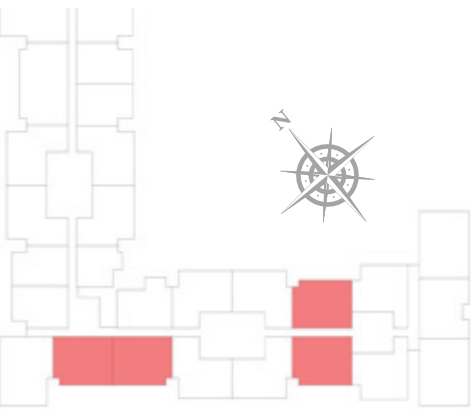
2 BR - ECO 2



TYPICAL UNIT LAYOUT

LEVEL	GFA	NSA
05-22	83.7 m ²	76.9 m ²

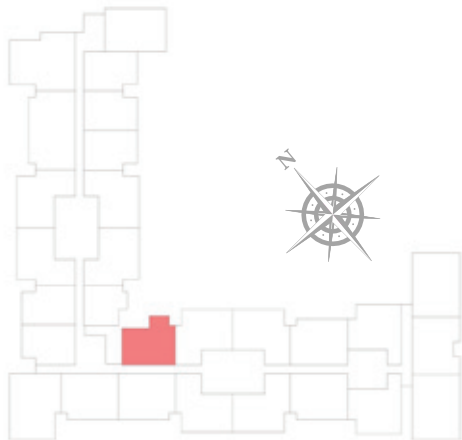
2 BR - A



TYPICAL UNIT LAYOUT

LEVEL	GFA	NSA
05-22	71.3 m ²	64.9 m ²

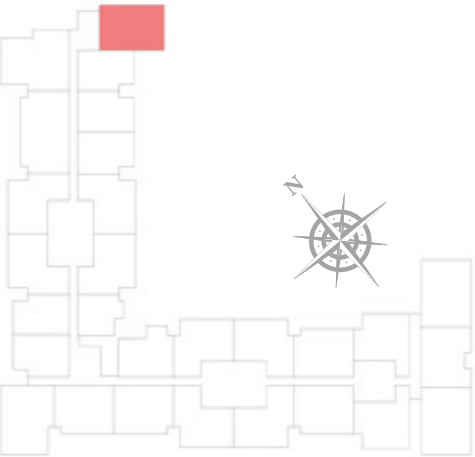
2 BR - B



TYPICAL UNIT LAYOUT

LEVEL	GFA	NSA
05-22	83.9 m ²	77.07 m ²

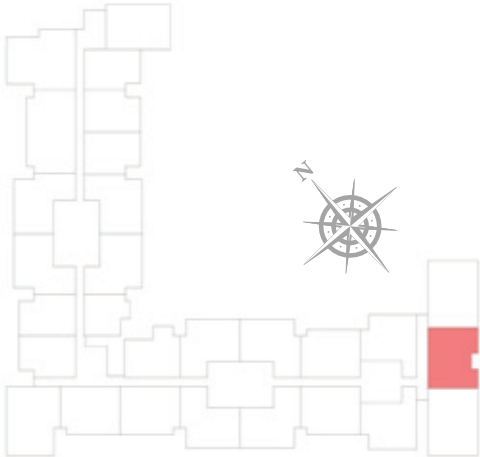
2 BR - C



TYPICAL UNIT LAYOUT

LEVEL	GFA	NSA
05-22	73.7 m ²	67.8 m ²

2 BR - D



TYPICAL UNIT LAYOUT

LEVEL	GFA	NSA
05-22	78.48 m ²	72.1 m ²

2 BR - E



TYPICAL UNIT LAYOUT

LEVEL	GFA	NSA
05-22	76.4 m ²	70.03 m ²

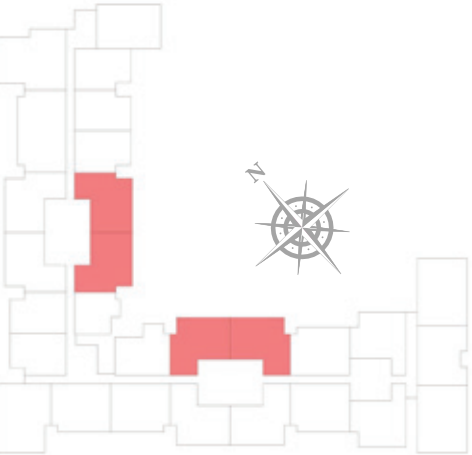
2 BR - E1



TYPICAL UNIT LAYOUT

LEVEL	GFA	NSA
05-22	82.3 m ²	74.9 m ²

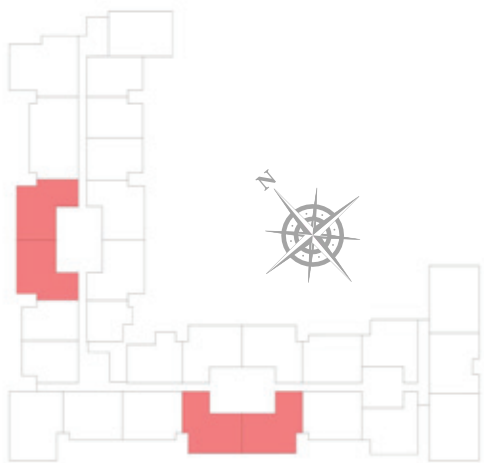
2 BR - F



TYPICAL UNIT LAYOUT

LEVEL	GFA	NSA
05-22	83.7 m ²	75.8 m ²

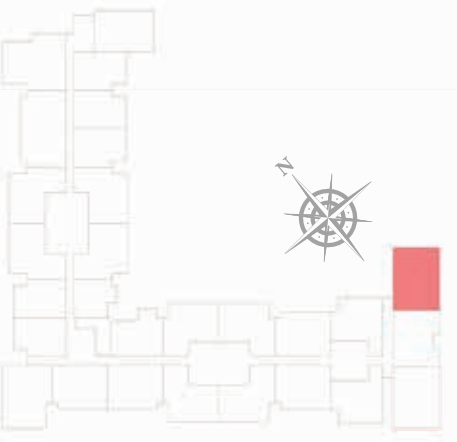
2 BR - G



TYPICAL UNIT LAYOUT

LEVEL	GFA	NSA
05-22	101.9 m ²	93.6 m ²

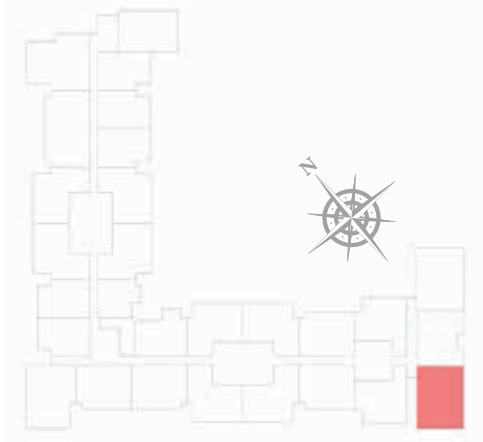
3 BR - A



TYPICAL UNIT LAYOUT

LEVEL	GFA	NSA
05-22	101.6 m ²	91.1 m ²

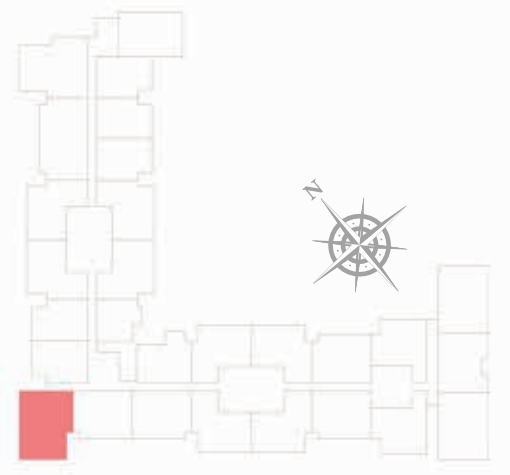
3 BR - A1



TYPICAL UNIT LAYOUT

LEVEL	GFA	NSA
05-22	105.9 m ²	96.3 m ²

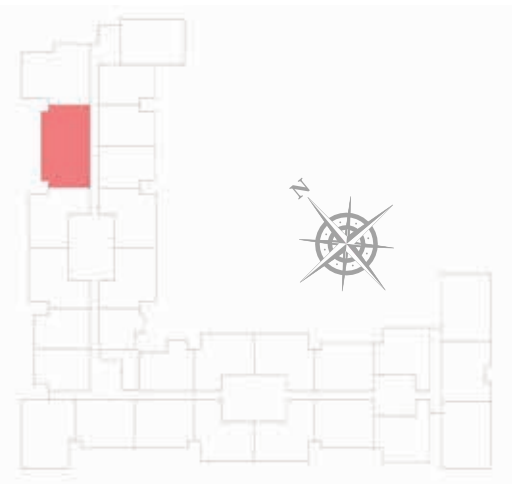
3 BR - B



TYPICAL UNIT LAYOUT

LEVEL	GFA	NSA
05-22	118.54 m ²	109.3 m ²

3 BR - C



TYPICAL UNIT LAYOUT

LEVEL	GFA	NSA
05-22	111.1 m ²	101.3 m ²

3 BR - D



KUSTO HOME & PARTNERS





ABOUT KUSTO HOME

DARE TO SHAPE TOMORROW



Kusto Home is the real estate arm of Kusto Group, an international multi-business holding company originally from Kazakhstan and now headquartered in Singapore. Kusto Group operates in 10 countries around the world, with business covering 5 sectors: agriculture, manufacturing, oil & gas, real estate and retail.



Kusto Home has made its mark in the HCMC real estate market with successful projects, including the award winning Diamond Island – The apartment complex that has redefined the luxury living standards, offering resort-style amenities and vast stretches of outdoor green space.

beyondproperty™

“Beyond Property” is the philosophy that brings success and differentiates Kusto Home’s projects from other mass-produced properties on the market. We are driven by local knowledge and international expertise, creating distinctive “kustomised” living experiences.



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PARTNERS



GENERAL CONTRACTOR



ARCHITECTURE DESIGN



LANDSCAPE DESIGN



INTERIOR DESIGN



SUPERVISION CONSULTANT



QUANTITY
SURVEYOR CONSULTANT



STRUCTURAL
DESIGN CONSULTANT



MECHANICAL & ELECTRICAL
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Kusto
HOME