

— THE —
ZEN
RESIDENCE



Table of Contents



I. Introduction

- Zen.
- Zen Architecture.
- Everything important within reach.
- Peace and Happiness.



II. Soul

- Designs.
- A sustainable green living space.
- Facilities.
- Smart-home system.
- Luxurious Penthouses.



III. Health

- "Green Living, Healthy Living".
- Full spectrum of modern amenities.



IV. Spirit

- Unit plans.
- Specifications.
- Superior amenities and services.



V. Wisdom

- Community events.





Zen

Zen is a state of mind existing in each person,
the harmony between body and soul.

Between humans, it is empathy and mutual sharing. Between heaven, earth and humans, it is embracing nature and following the principles of Feng Shui.

Despite being famous for its therapeutic and refreshing effects, Zen may not be enough for the hustle and bustle of modern society. Your whole world needs to be nourished in Zen, at every moment, in every aspect, to Nurture Your Soul, Increase Your Wisdom, Enrich Your Spirit and Strengthen Your Health. This is our inspiration to lay very the first sketches for The ZEN Residence.



Two-bedroom apartment



Zen Architecture

With Zen, the fresh breeze, sweet scent, warm feeling and pure nature are all in harmony with the modern and minimalistic characteristics of urban architecture.

Zen architecture embraces unique designs and new concepts, yet still ensures peaceful, relaxing, tranquil elements through the perfect blend of natural colors with minimalistic architecture. Zen architecture has many variants depending on cultures, needs and preferences; however, the common standards are: simple, natural, subtle, mystical, tranquil, but modern and innovative.

In other words, Zen architecture is the most minimalistic, appropriate and effective way to bring us closer to the pure origin. Zen-inspired works offer an impressive living space with indigenous culture.





Two-bedroom apartment



Two-bedroom apartment



Peace and Happiness

With Zen, every individual is a small universe among larger universes and interacts with each other.

Thus, peace and tranquility are originated from us, spreading to our beloved ones and our living environment.

As Zen is the harmony, all details of The ZEN Residence are inspired by the delicacy where the oriental cultural features meet contemporary design. The fine design trends within a superior masterplan brings a

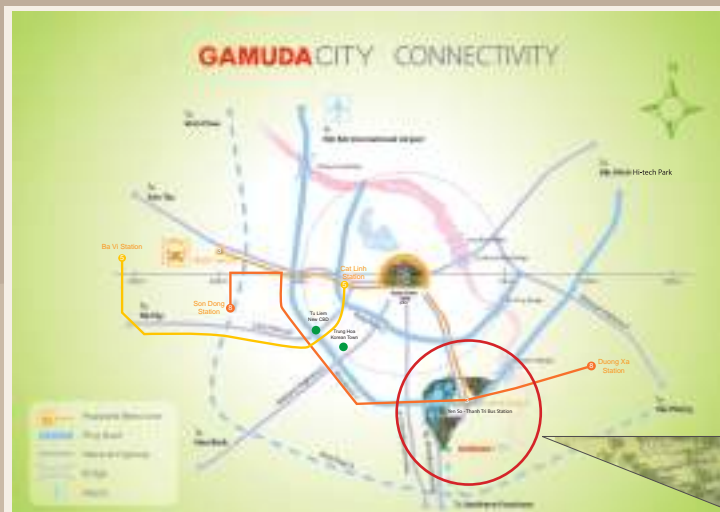
modern, impressive and inspirational living space with indigenous cultural characteristics. Understanding the interaction and balance among subjects, The ZEN Residence is a great example of "Sustainable Investment - Smart Masterplan - Conscientious Implementation".



Two-bedroom apartment

Everything important within reach

The ZEN Residence in particular and Gamuda Gardens in general are strategically located at the Southern gateway of Hanoi with convenient transportation hubs: located along Ring Road 3, near the Tam Trinh-Linh Nam junction. From here, residents can easily access the Western and Northern parts of Hanoi, as well as get to Hoan Kiem Lake in just 20 minutes.



01 INTERNATIONAL HOSPITAL

02 COMMERCIAL & OFFICE
COMPLEX

03 CLUB HOUSE

04 SCHOOLS

05 SINGAPORE INTERNATIONAL
SCHOOL

06 PETROL STATION &
CAR SERVICE

07 LANDED PROPERTIES

08 THE ONE CENTRAL

09 THE ONE RESIDENCE

10 THE TWO CENTRAL

11 THE TWO RESIDENCE

12 THE THREE CENTRAL

13 THE ZEN RESIDENCE

14 VIN COMMERCIAL
CENTER

15 HEALTH CARE CENTER



***We are waiting for you at The ZEN Residence,
the most luxurious condominium in
Gamuda Gardens, to prosper on this peaceful
land together!***





The perspective images are for reference only





soul

Peace from within

Zen comes from our peace of mind -
where our love is always in harmony, in
balance and in purity. Therefore, even the
smallest details of The ZEN Residence also
bring a sense of peace to the soul.



Situated on the main entrance of Gamuda Gardens, The ZEN Residence is the tallest residential building, possessing a number of outstanding utilities and features, bringing the harmony between human and nature. The ZEN Residence consists of 3 towers (31, 33 and 35 floors) with a total of 927 units.



The perspective images are for reference only



Condominium design in harmony with nature

The open design clears the gap between external surroundings and internal units so that fresh air can spread to every corner of the apartment, which is both environmental - friendly and energy - efficient.

You can admire the City and Red River from all units, among which 80% of The ZEN Residence's condos have view of 2 luxurious swimming pools, designed exclusively for residents. All rooms, from kitchen, living room to bedrooms, are full of natural light.

Each unit at The ZEN Residence has two loggias: an utility loggia is connected to the kitchen for your living needs while another loggia is connected to the living room, forming a beautiful gardening area for your personal enjoyment.





The perspective images are for reference only



Intensive investment for a sustainable green living space

From a wasteful, polluted and underdeveloped land, Hoang Mai District has undergone a significant transformation thanks to the determination and endless efforts of the Malaysian Real Estate Investor.

Imagine that after a long business trip, you walk home to an elegant apartment hall with its eye-pleasing colors, step on the refreshing corridor, and open the door leading to the house filled with natural light, cheers and welcoming voices of your children and warm hugs of your spouse.

And when you relax into the sofa in the living room, your eyes will be soothed, your soul will be calmed by the greenery of your beautiful garden on the balcony. These peaceful and relaxing moments really are precious in the busy life nowadays.



Meeting all resident needs

The sophistication of The ZEN Residence is in every detail; each amenity is thoroughly considered in order to make residents feel completely at ease and satisfied with their lives here.



The perspective images are for reference only



01. HIGH-SPEED ELEVATORS

Each floor has 5 to 6 high-speed elevators, which are reasonably allocated to minimize waiting time.

02. UNDERGROUND PARKING

A spacious underground parking with over 2,000 parking lots for motorbikes, nearly 1,000 parking lots for cars and charging points for electric bikes can serve the needs of all residents.

03. ELEGANT LOBBY

The spacious and state-of-the-art lobbies are designed under resort's standards with high ceilings and melodious music.

04. EVACUATION AREA

There is a separate gathering area on the 20th floor in case of a fire, ensuring effective and safe evacuation.

05. CCTV

24/7 CCTV security monitoring system.



The perspective images are for reference only



Three-bedroom Apartment



Modern smart-home system

All units of The ZEN Residence are well equipped with smart-home system and electronic security locking system.

The lifestyle in The ZEN Residence is increasingly comfortable and safe as well as contributing to the efficient use of energy resources, in accordance with the needs of the owners.

With Smart-home System, home appliances are connected into a network that can be controlled

via tablets or smart phones. With just one button, you can control all your home appliances, including lighting, locking and security camera system, water heaters, air conditioners, curtains, ventilation system, etc., in order to ensure you a modern and comfortable living experience.



Penthouse



Luxurious Penthouses

At The ZEN Residence, the most superior choice is Penthouses.

The luxurious lifestyle on the Penthouse floor is undebatable with 5-star services and facilities. Residents will have private elevators, gardens, and many other outstanding facilities.









health

Green Living, Healthy Living

Health is every person's most precious treasure. Be healthy to enjoy the lifestyle you desire. Be healthy to take care of your loved ones. Thus, the healthcare facilities at The ZEN Residence are always ready to cater for every need.





The perspective images are for reference only



"Healthy Living, Green Living"

Becoming a resident of The ZEN Residence means that you will enjoy a green space of up to 5,500 sqm.

The ZEN Residence is designed with luscious greenery. Whether you are running along the buildings or taking a deep breath on the balcony, you will enjoy the fresh air and Zen spirit in every heartbeat. In addition, urban waste treatment system is also built under international standards, providing a clean and environmental-friendly living space.



*Health is everyone's treasure. At The ZEN Residence,
you can give yourself and loved ones the chance to
obtain this most precious treasure of life!*



The perspective images are for reference only

Experiencing full spectrum of modern amenities



The perspective images are for reference only



01. FIRST-CLASS SWIMMING POOLS

The ZEN Residence owns an infinity pool and an outdoor swimming pool, catering to everyday needs. Nothing can compare with the fun moments, such as playing in the cool water with your children after a hard day at work!

02. OUTDOOR PLAYGROUND

The community spaces at The ZEN Residence are always highly applicable to the needs of residents. Therefore, the outdoor playground is often cared for, so that this space is always in the best condition, contributing to the meaningful moments of leisure.

03. MODERN FITNESS

To servserve the health needs of residents, The ZEN Residence owns a modern and well-equipped gym system. Here, you can experience a lot of exciting sports activities such as Yoga, Dance Sport, Xgroup, etc.

04. HEALTH-CARE SERVICES

With commitment to sustainable development of the quality of life for all residents, in the near future, residents of The ZEN Residence in particular and residents of Gamuda Gardens in general will enjoy the benefits from health-care services right at the township.

05. SHOPPING AND RETAIL CENTER

Located on the first floor, the commercial center of The ZEN Residence with an area of over 3,000sqm meets the shopping and entertainment needs of residents.





spirit

Nurturing your spirit for a
more fulfilling life

No need to "go on vacation". No need to wake
up in a strange place to get
fresh air, or a sense of peace in every breath.

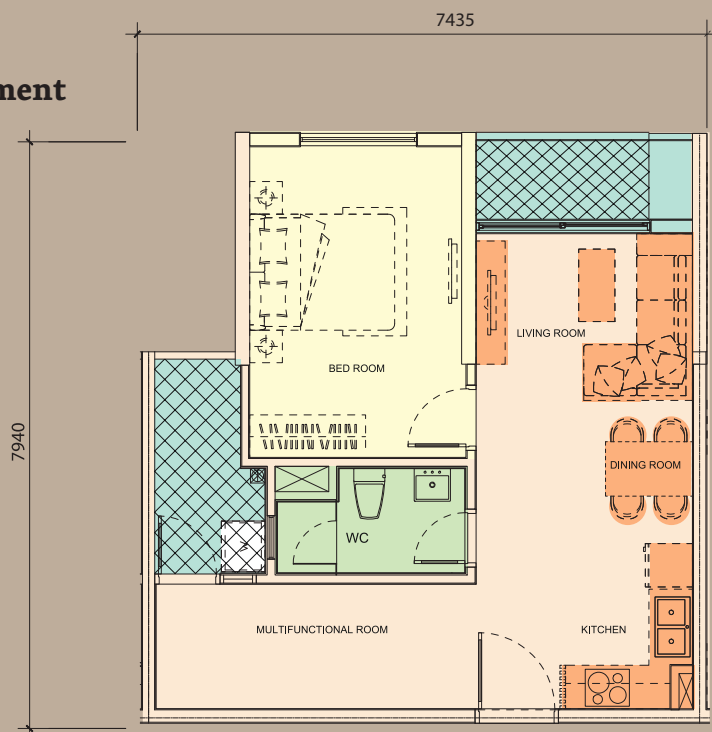
No need for
pilgrimages to disembarass
sorrows or to find peace of mind.

Where the apartments are home

The ZEN Residence has 11 different types of units, with a wide variety of areas and balcony designs to suit every need and financial budget. It is all for you to choose your desired home.

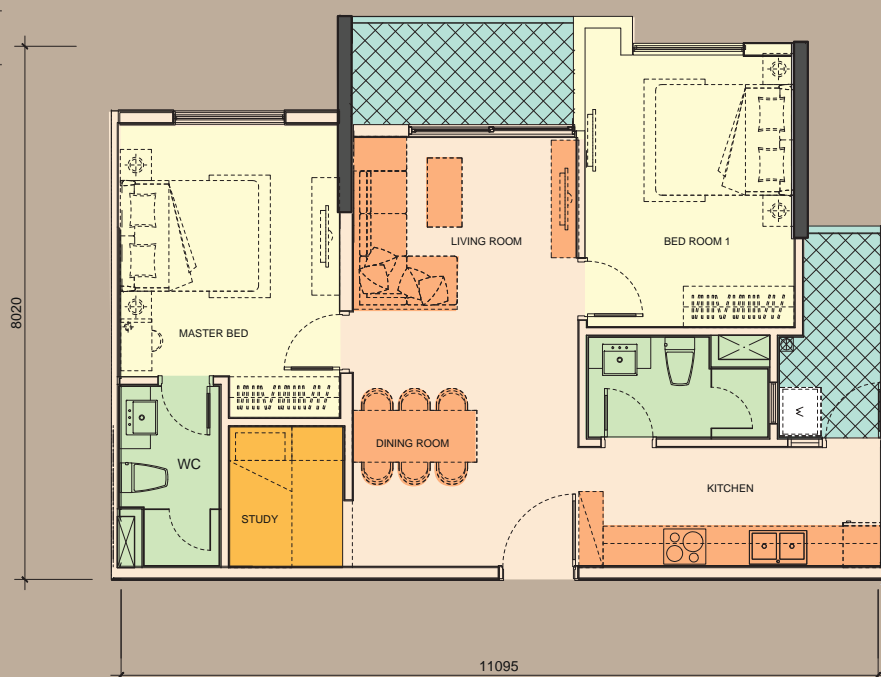
01. One-Bedroom Apartment

AREA	52.8SQM
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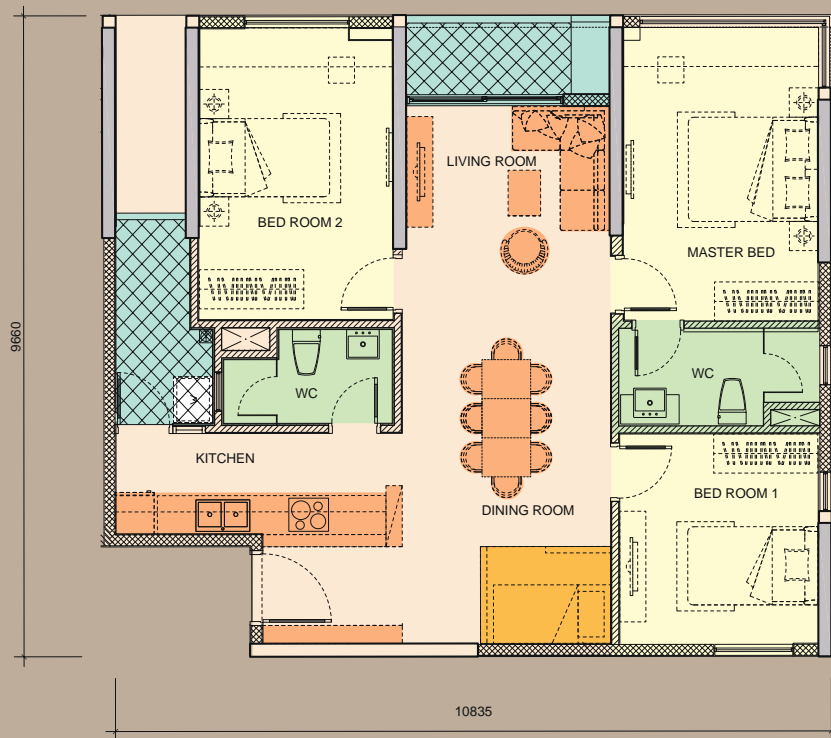
02. Two-Bedroom Apartment

AREA	75.75SQM
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03. Three-Bedroom Apartment Type 1

AREA	93.09SQM
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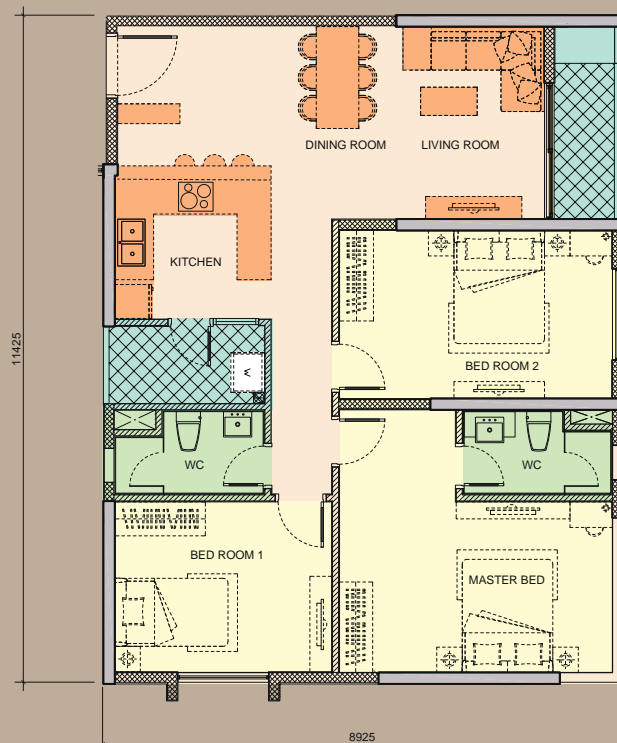
04. Three-Bedroom Apartment Type 2

AREA	95.25SQM
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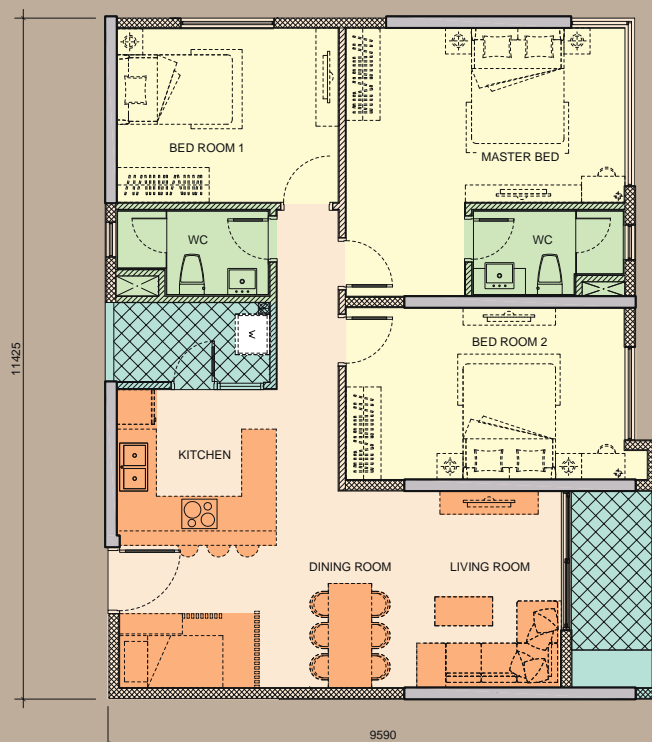
05. Three-Bedroom Apartment Type 3

AREA	97.88SQM
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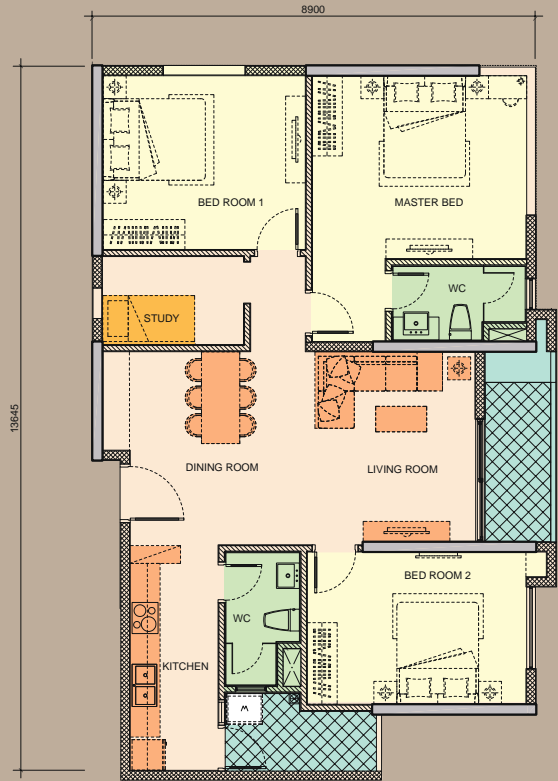
06. Three-Bedroom Apartment Type 4

AREA	99.46SQM
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07. Three-Bedroom Apartment Type 5

AREA	106.45SQM
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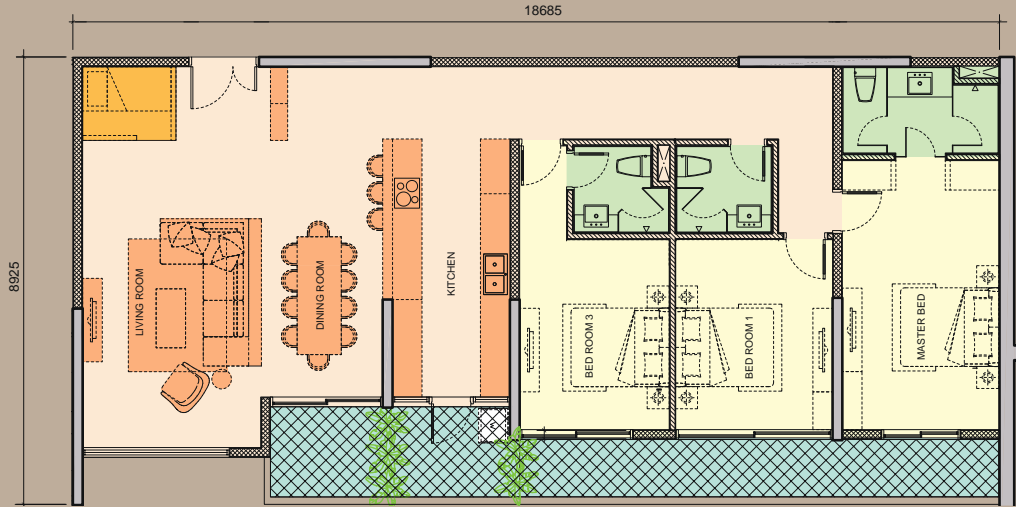
08. Penthouse Type 1

AREA	221.54 + 52.95SQM
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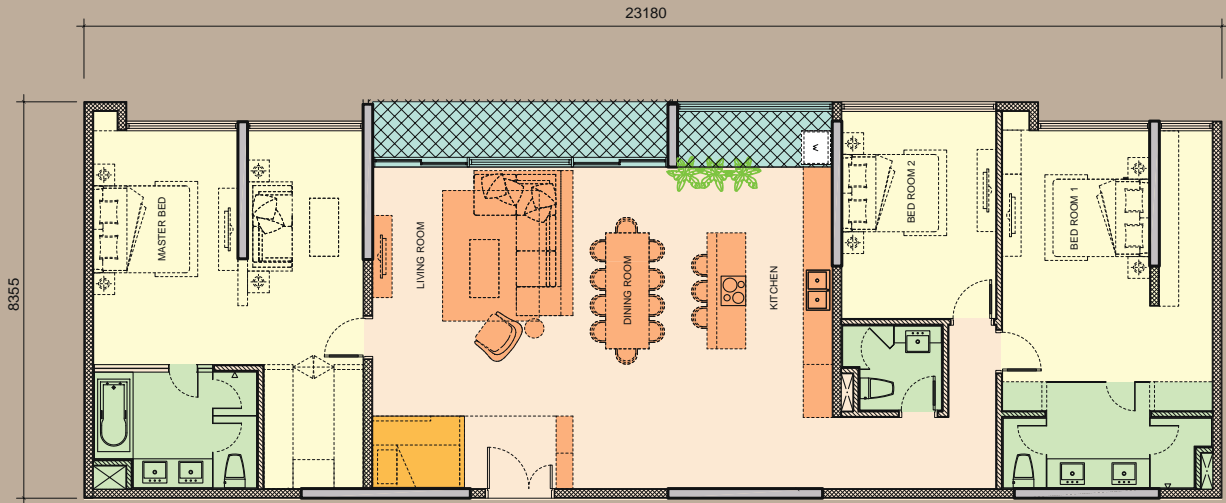
09. Penthouse Type 2

AREA	157.91SQM
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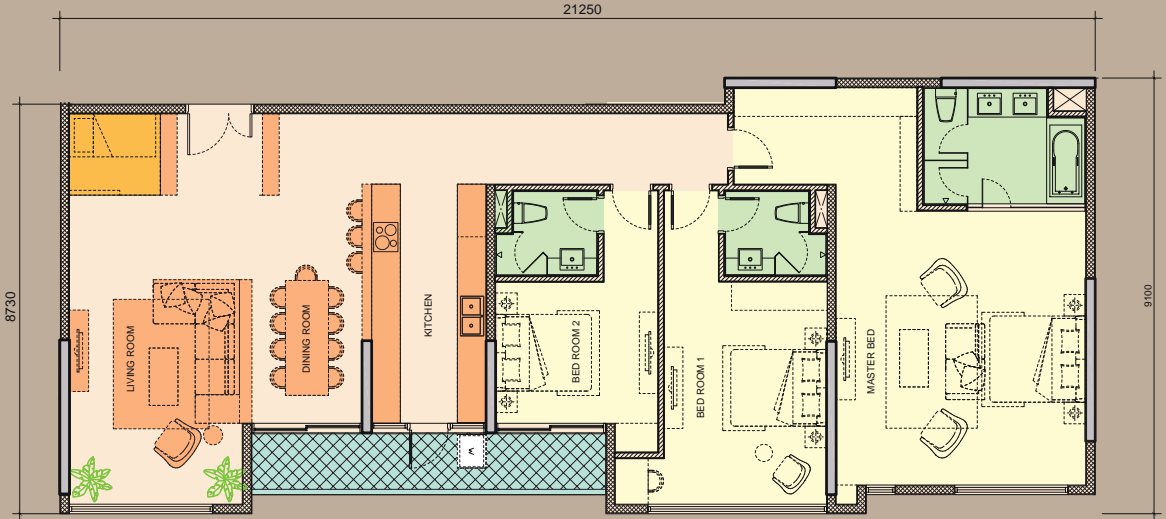
10. Penthouse Type 3

AREA	176.56SQM
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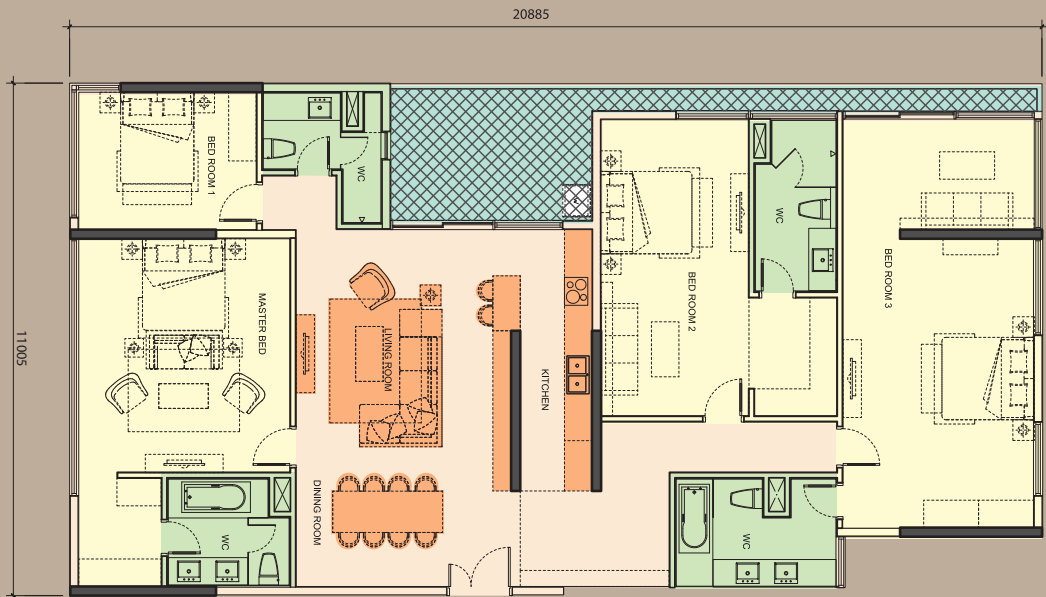
11. Penthouse Type 4

AREA	170.24SQM
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12. Penthouse Type 5

AREA	216.14SQM
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Specifications



I. STRUCTURE

1. Foundation

BORE PILLED FOUNDATION	INCLUDED
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2. Superstructure

REINFORCED CONCRETE STRUCTURE FRAME SYSTEM	INCLUDED
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3. Roof

FLAT ROOF IN REINFORCE CONCRETE WITH WATER-PROOFING AND CEMENT SAND SCREED FINISH	INCLUDED
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II. FINISHING SPECIFICATION OF APARTMENTS

1. Ceiling

GYPSUM CEILING OR EMULSION PAINT	INCLUDED
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2. Doors

MAIN DOOR	INDUSTRIAL DOOR
BEDROOM DOOR	INDUSTRIAL DOOR
BATHROOM DOOR	uPVC DOOR
LOGGIA DOOR	POWDER-COATED ALUMINIUM FRAMED GLASS DOOR

3. Windows

POWDER-COATED ALUMINIUM FRAMED GLASS WINDOW	INCLUDED
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4. Floor finishes

ALL BEDROOMS	LAMINATE FLOORING
DINING ROOM	LAMINATE FLOORING
LIVING ROOM	LAMINATE FLOORING
KITCHEN	LAMINATE FLOORING
BATHROOM	PORCELAIN TILE
LOGGIA	PORCELAIN TILE

5. Wall finishes

LIVING ROOM	EMULSION PAINT
BEDROOM	EMULSION PAINT
KITCHEN	EMULSION PAINT
BATHROOM	PORCELAIN TILE

6. Toilets

SANITARY WARES FOR ALL BATHROOMS	TOTO OR EQUIVALENT
COUNTERTOP	INCLUDED FOR MASTER BATHROOM (WOODEN CABINET NOT INCLUDED)

7. Fire fighting system

HEAT DETECTOR AND SPRINKLER SYSTEM	INCLUDED
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8. Electrical and piping system

TELEPHONE POINT / TV POINT / INTERNET POINT	INCLUDED
LIGHT FITTINGS	INCLUDED
SOCKETS AND SWITCHES	INCLUDED

6. MVAC

AIR-CONDITIONER PIPING EXHAUSTED FAN FOR TOILET	INCLUDED
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7. Digital lock

MAIN DOOR	INCLUDED
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III. FINISHING SPECIFICATION OF COMMON AREA**1. Common Area**

GENERATOR	INCLUDED
CCTV CAMERA	INCLUDED
ACCESS CARD SYSTEM	INCLUDED
RUBBISH BIN	INCLUDED

2. Fire fighting system

FIRE FIGHTING SYSTEM AS APPROVED BY AUTHORITY	INCLUDED
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3. Corridor / Lift lobby

TILES OR EQUIVALENT	INCLUDED
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4. Lift

LIFT	INCLUDED
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Perfect services and facilities.

As one of the highlights in Gamuda Gardens, The ZEN Residence is well equipped with comprehensive facilities, for all dining, shopping and entertainment needs.

1. GARDENS
2. KID PLAYGROUND
3. OUTDOOR FITNESS AREA
4. FITNESS ROOM
5. GYM LOBBY
6. YOGA & AEROBICS ROOM
7. INFINITY SWIMMING POOL
8. SWIMMING POOL FOR KIDS
9. SWIMMING POOL'S YARD
10. OUTDOOR PLAYGROUNDS
11. DRESSING ROOM
12. BATHROOM
13. TOILET
14. COMMUNITY SPACE
15. SWIMMING POOL
16. CONVENIENCE STORE





Hình ảnh phối cảnh chỉ mang tính chất tham khảo





wisdom

Celebrating Cultural Values

Although everything may fade over times,
culture will be the bridge and knowledge
will be the leverage for your children
towards success and happiness.



At The ZEN Residence, you can offer your children desirable academic conditions as well as opportunities for their growth and maturity in a modern, civilized and cultural environment.





Community events

Events at Gamuda City are famous not only for their scale, but also for educational significance and profound community that makes up Gamudian Culture.

Amenity spaces such as Club House, Yen So Park, LePARC, etc. will be the special places to mark unforgettable events such as wedding parties, birthday parties, etc.

Yen So Park

Yen So Park is the largest green park in Northern Vietnam. The work was honored to receive the prestigious award "2011 Landscape Architecture Industry Awards" sponsored by the Institute of Landscape Architects Malaysia (ILAM). The residents of Gamuda Gardens New Urban Area can comfortably enjoy the fresh air and lush greenery with numerous outdoor public facilities at Yen So Park.





Nestled in Yen So Park, the busy shopping and retail center LePARC stands for smart master-planning model, modern architecture and harmony with the nature. As a symbol of first-class lifestyle in Gamuda City, LePARC promises to be an ideal destination for outdoor activities, festivals and large-scaled events, contributing to the creation of a destination of trade, cultural and peaceful residence at the Southern gateway of Hanoi.







As a sand painting which changes ceaselessly following the music, every corner of The ZEN Residence and Gamuda Gardens will gradually change, following the development paces of all generations of residents.





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