



INVESTOR PACK · OCTOBER 2026

Norton Park

Gamuda Land · Binh Duong Boulevard, Thuan Giao, Ho Chi Minh City
Next to AEON Mall Binh Duong · minutes from VSIP I

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1. Project at a glance

Developer	Gamuda Land – part of Gamuda Berhad (Malaysia); developer of Celadon City and Eaton Park in Ho Chi Minh City
Location	Binh Duong Boulevard (National Road 13), Thuan Giao ward, Ho Chi Minh City (former Thuan An, Binh Duong)
Site	About 7.9 ha · 20% building density · around 2.5 ha of landscape
Scale	6 towers × 19 storeys · 1 basement · 2 zones · 1,286 units
Unit types	Studio, 1BR+, 2BR, 2BR+, 3BR; limited Duplex, Garden Duplex and Garden units
Design	"Forestscape" concept · about 95% of units with two open aspects · pet-friendly direction
Status	Official price list and sales policy not yet released (October 2026)



Location

- Next to AEON Mall Binh Duong – supermarket, cinema, dining within walking distance
- Opposite Song Be Golf Resort; near Lotte Mart and Becamex International Hospital
- A few minutes' drive to the gate of VSIP I industrial park
- Ring Road 3 and Binh Chuan interchange; a metro line along National Road 13 is in planning

2. Price guide & budget worksheet

Expected rate around VND 66 million/m², excluding VAT and the 2% maintenance fund – not yet the developer's official price. Unit sizes below are illustrative until official floor plans are released. USD at 1 USD ≈ 25,858 VND (20 Oct 2026).

Unit type	Size (illustrative)	Price excl. VAT (VND)	≈ USD
Studio	~35 m ²	2.31 bn	89,000
1BR+	~50 m ²	3.30 bn	128,000
2BR	~70 m ²	4.62 bn	179,000
3BR	~95 m ²	6.27 bn	242,000

Example: total cost of a ~70 m² 2BR

Item	VND	≈ USD
Price excl. VAT	4.62 bn	179,000
VAT (up to 10%, conservative)	0.46 bn	18,000
Maintenance fund 2%	0.09 bn	3,600
Registration fee ~0.5% + furniture (estimate)	0.25 bn	9,700
Estimated total	≈ 5.42 bn	≈ 210,000

Rental worksheet – illustrative scenarios, not forecasts

Monthly rent (VND)	Annual rent	Gross yield on ≈ 5.42 bn
12 million	144 million	≈ 2.7%
15 million	180 million	≈ 3.3%
18 million	216 million	≈ 4.0%

Before deciding, ask me for current rental comparables around VSIP and for the developer's official payment plan, discounts and loan support. Net yield is lower after management fee, furnishing, vacancy and taxes.

3. Who it suits – and what to weigh up

Who it suits

- **Overseas Vietnamese (e.g. in Australia) buying to rent out** – a Malaysian developer with a handover record; tenants are working professionals.
- **Japanese, Korean and Chinese professionals at VSIP** – live minutes from work, with mall, hospital and golf nearby.
- **Investors looking north of the city centre** – former Binh Duong is part of Ho Chi Minh City since mid-2025; jobs and infrastructure are moving demand north.

What to weigh up

- Prices and payment plans are not public yet – avoid any deposit before the official sales policy.
- Rental demand depends on industrial employment – check real comparables.
- National Road 13 is busy at peak hours.
- Foreign ownership quotas apply per building – confirm before choosing a unit.

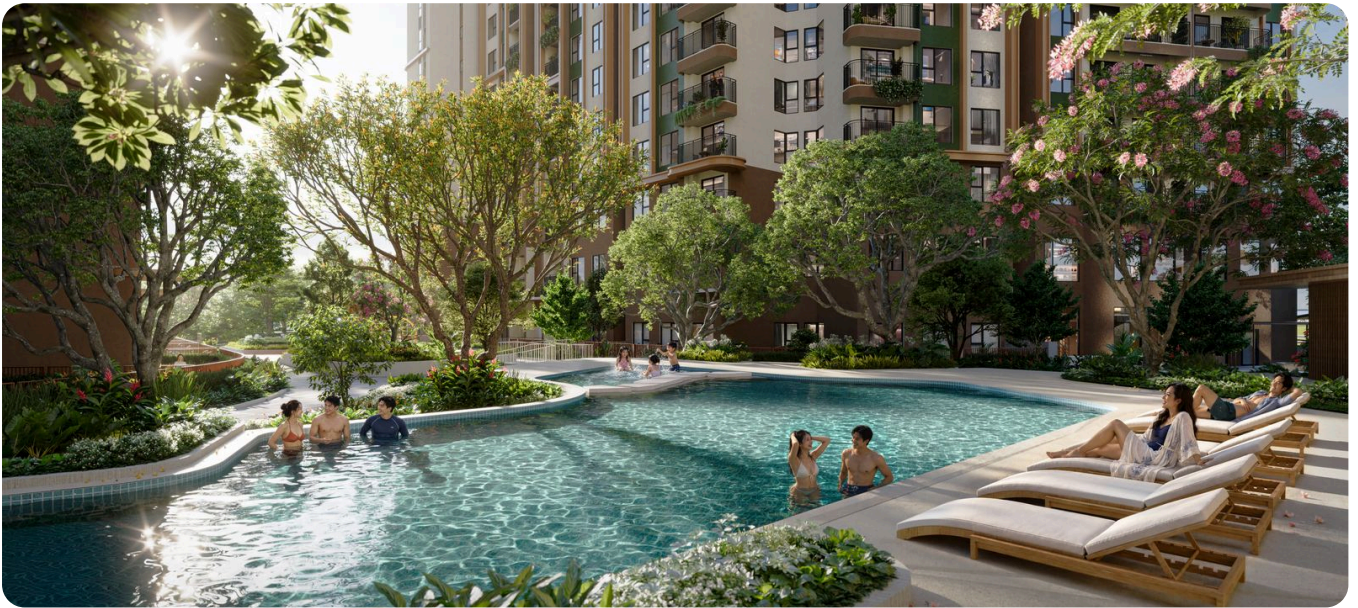
Foreign buyers in Vietnam – the essentials

- Eligible foreigners may own apartments in commercial housing projects (Housing Law 2023, Decree 95/2024).
- Up to 30% of apartments per building; ownership up to 50 years, extendable once.
- Payments through a bank in Vietnam; keep transfer records for future repatriation.

Full guide: tuanhbds.com/en/buying-property-in-vietnam/

4. How I work with overseas buyers

1. **Discovery call** – your goals, budget, timeline (WhatsApp or video call).
2. **Virtual viewing** – I walk the show gallery or site with you on live video.
3. **Shortlist** – 2–3 units with legal documents and a cost worksheet.
4. **Reservation & SPA** – I explain every clause in English.
5. **Until handover** – progress updates with photos and video.



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