

# MARINA CENTRAL TOWER

2 Ton Duc Thang, Ben Nghe Ward, District 1, Ho Chi Minh City

In the heart of Ho Chi Minh City's Central Business District, where innovation meets elegance, stands Marina Central Tower. This world-class building features Grade A offices and high-end retail offerings, redefining the skyline and transforming the commercial real estate landscape with unparalleled views, green efficient spaces and top-notch facilities.

Marina Central Tower is a prestigious address that signifies the stature of its occupants, bringing together a community of market-movers, forward-thinkers and visionaries. Designed for tomorrow's needs, it is the benchmark for modern business environments.

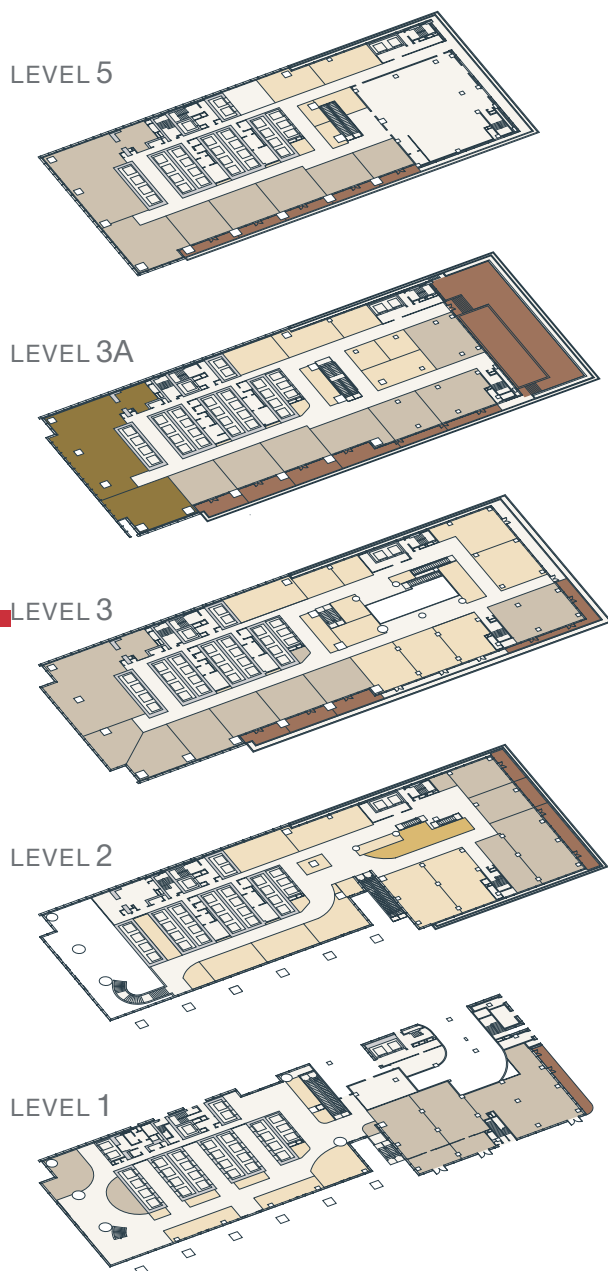
- **HIGH-PROFILE PRESENCE**
- **HIGH-VOLUME FOOTFALL**
- **VIBRANT RETAIL EXPERIENCES**
- **ELEVATED DESTINATION DINING**

Developer	Masterise Homes
Completion Date	End 2024
Building Use	Office and Retail
Certification	LEED Gold Certification
No. of Floors	55 floors
No. of Basements	4.5 floors
GFA (Excluding Basement)	106,852.5m <sup>2</sup> – 9 floors: L1 – L5 / L52 – 55
Retail Space	20,998.5m <sup>2</sup>
Grade A Office Space	85,854m <sup>2</sup>
No. of Lifts	34
Amenities	Over 30% green space, hypermarket, shopping centre, luxury fashion outlets, outdoor café area, play area for kids, beauty & wellness centres, and smart parking garage.
Retail Ceiling Height	3.0 – 3.8m
Parking	367 Car Plots, 499 Motorbike Plots with available charging stations for electric vehicles.

## PREMIUM FEATURES

- ▲ The first transit-oriented building with a direct underground connection to Ba Son Metro Station, bringing in a diverse mix of local visitors and international tourists.
- ▲ Tenants will have easy access to five-star hotels, international embassies, financial institutions, neighbouring commercial developments and more.
- ▲ Flexible layouts designed to meet the specific needs of different tenants, including the dynamic selection of luxury F&B and consumer brands.
- ▲ The massive foot traffic from a unique combination of office occupants, street pedestrians and metro commuters.

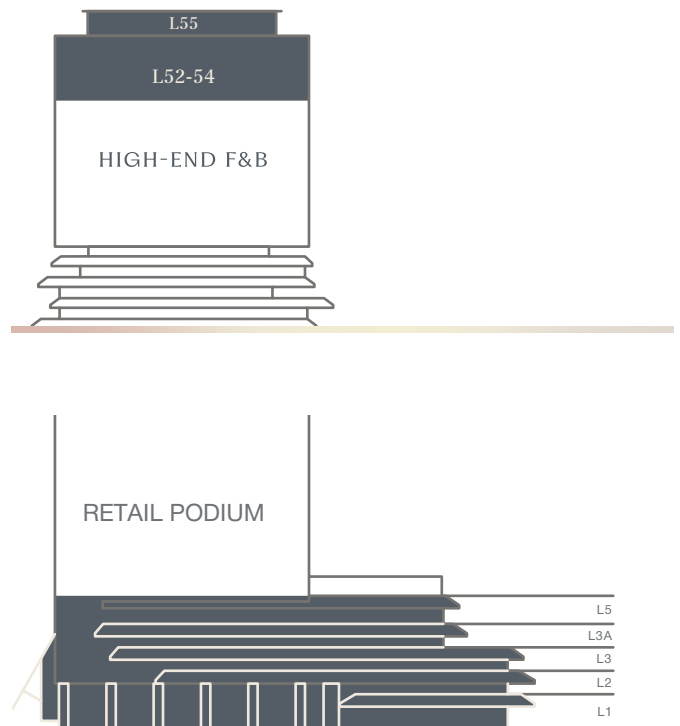
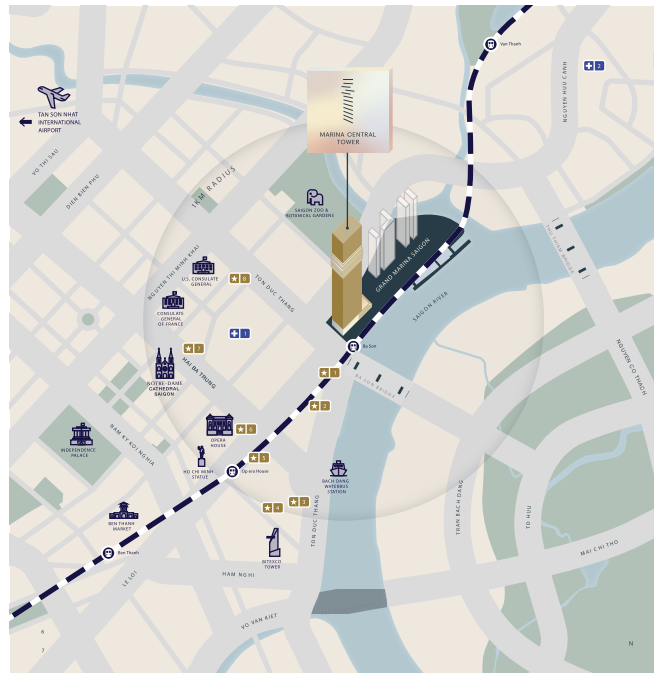
## CURATED RETAIL MIX



### LEGEND

- |   |  |
|---|--|
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #f9c79d; border: 1px solid black;"></span> Retail Tenant, Kiosk & Showcase | <span style="display: inline-block; width: 15px; height: 10px; background-color: #8b4513; border: 1px solid black;"></span> Outdoor Alfresco |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #d2b48c; border: 1px solid black;"></span> F&B Tenant & Kiosk              | <span style="display: inline-block; width: 15px; height: 10px; background-color: #e6c09d; border: 1px solid black;"></span> Event Space      |
|   | <span style="display: inline-block; width: 15px; height: 10px; background-color: #654321; border: 1px solid black;"></span> Wellness / Spa   |

## LOCATION



### Contact for your enquiry:

+84 901 665 445  
info@naivietnam.com  
100 Nguyen Thi Minh Khai, Xuan Hoa Ward  
Ho Chi Minh City, Vietnam