

LE JARDIN  
GARDEN VILLAS





CLOSE TO THE CITY  
YET ENSCONCED IN  
TRANQUILITY, SET  
YOURSELF APART IN  
THIS MOST-AWAITED  
RESIDENTIAL DEBUT  
FROM PARKCITY  
HANOI. A LANDMARK  
DEVELOPMENT TO  
EXPERIENCE LIFE AT  
ITS MOST REFINED.  
WELCOME TO THE  
GRAND VILLAS OF  
LE JARDIN.

Enter, a world of timeless elegance, a private enclave of luxury crafted exquisitely around 4.46 hectares of lush greenery. A return to the alluring majesty of French colonial estates elevated by modern comforts. Time to discover a new peak in luxury, only at Hanoi’s most livable township.



RESERVED FOR THE SELECT FEW

World-Class  
Living









PEACE OF MIND REIGNS  
IN THIS GATED HAVEN OF  
ROMANCE AND GRANDEUR







STEP INTO A LIFE LESS  
ORDINARY WHERE  
YOU CAN SAVOR  
EVERY DAY AT YOUR  
OWN PACE, DREAM  
NEW DREAMS, MAKE  
FRESH CONNECTIONS  
OR SIMPLY ESCAPE  
INTO NATURE.  
COME DISCOVER  
THE LE JARDIN  
EXPERIENCE.

Arrive to life as it should be.  
With only 57 residences, every  
Villa is curated to provide  
exclusivity and exceptional  
multigenerational living.  
From the highly customizable  
living spaces that overlook  
well-manicured gardens to  
the Central Linear Park and  
excellent amenities close by,  
unmatched resort-style living  
is yours for the taking.

LIFE AS IT SHOULD BE

# Rendezvous with Luxury

THE NATURAL APPROACH

## THE wetland PARK

Explore this leafy park that flows lazily through the Southern edge of Le Jardin. The promise of fresh air and soft fringes of green enticing young and old outdoors for long walks on meandering boardwalks that meet at the signature water pavilion.



A PLACE FOR CONTEMPLATION  
OASIS OF GRASSY GREENS AND WATER FLORA



COMMUNITY GATHERING SPACE  
INSPIRED BY CLASSICAL COLONIAL GARDENS



GROOMED TO PERFECTION

## THE central linear PARK

Immerse yourself in the rich abundance of Le Jardin's community heart. Woven around the entire development through a series of garden paths, this Central Linear Park is an idyllic outdoor playground for all with tempting benches that invite conversation or quiet nooks to hide away.







THE EPITOME OF  
SOPHISTICATION,  
LE JARDIN OFFERS  
POISE AND STYLE.  
EACH VILLA,  
BEAUTIFULLY INFUSED  
WITH THE QUALITIES  
OF A BYGONE ERA  
IS CUSTOMIZED  
FOR MODERN DAY  
NEEDS. EVERY ASPECT  
THOUGHT OUT WITH  
COMPLETE CARE, NO  
DETAIL TOO SMALL  
TO OVERLOOK.

The experience of home is enriched by an inbuilt elevated garden. Like having your very own floating garden, it is designed 1.3m above the ground. Providing privacy and panoramic views of well-manicured landscapes outside, no desire is beyond your reach here at Le Jardin.

EVERY LEISURE AT  
YOUR FINGERTIPS

Made to be  
Extraordinary



NEO CLASSIC VILLAS LIKE NO OTHER  
OVERLOOKING CHARMING FRENCH GARDENS

FIND YOUR SECOND NATURE

FOLLOW **your** PLEASURE

Escape from the bustle of life into the shade of tree-lined gardens and parks. For in these lavish open spaces, a beautiful symphony of nature and community will emerge in the form of inclusive gathering spaces and shared amenities that will lift the spirits.



# LE JARDIN

## SITE CONCEPT PLAN

The site plan for 'Le Jardin' shows a residential development with various house types and landscaping. The plan includes a north arrow and a scale bar. The site is bounded by a road to the north and a water feature to the south. The development is divided into several blocks, each containing different house types. The house types are labeled as follows:

- Block 1 (top right): 12/1 C(m), 11/1 C, 10/1 C, 9/1 C, 8/1 C, 7/1 C, 6/1 C, 5/1 C, 3A/1 C, 3/1 C, 2/1 C, 1/1 C.
- Block 2 (middle right): 7/2 A2, 6/2 A, 5/2 A, 3A/2 A(m), 3/2 A, 2/2 A, 1/2 A1.
- Block 3 (middle left): 1/5 A3a, 2/5 A, 3/5 A, 3A/5 A(m), 5/3 A, 3A/3 A, 3/3 B, 2/3 B, 1/3 A3.
- Block 4 (bottom left): 1/6 A5, 2/6 A, 3/6 A, 3A/6 A, 5/6 A, 1/7 A6, 2/7 A, 3/7 A, 3A/7 A, 5/7 A, 6/7 A(m).
- Block 5 (bottom right): 1/8 A, 2/8 A, 3/8 A, 3A/8 A, 5/8 A, 1/9 B, 2/9 B, 3/9 B, 3A/9 B(m), 1/10 B1, 2/10 B, 3/10 B, 3A/10 B.

The plan also shows a water feature (pond) in the bottom right corner, surrounded by landscaping. A north arrow is located in the bottom right corner. A scale bar is located in the bottom left corner.

- PROJECT SITE AREA  
4.46 HA
- TOTAL UNITS  
57 UNITS
- DENSITY  
13 UNITS / HA

**A** 32 UNITS   **B** 13 UNITS   **C** 12 UNITS



TYPE \_ A  
3 STOREY + BASEMENT



Designed around family, there is a room for everyone, from a games room in the basement to an entertainment bar, family room and an indoor gym upstairs. Balconies at the front and back of home seamlessly tie the Villa's living spaces with the lush landscapes outside.



**OPPOSITE PAGE**  
Signature look with  
Mansard roofs and off-  
centered main entry

**TOP**  
It is playtime all day with  
your own private garden

**BOTTOM**  
Floor-to-ceiling French doors  
expands the home into nature





TYPE

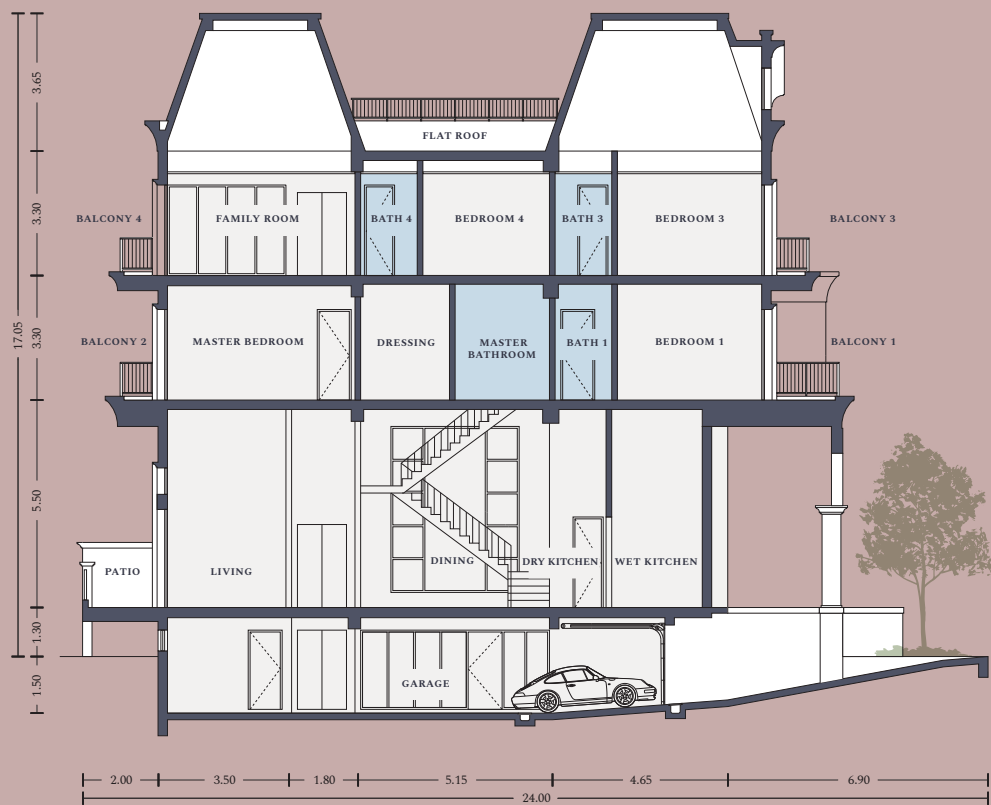
A

5 BEDS \_ 1 UTILITY \_ 26 UNITS

360 m<sup>2</sup>  
LOT AREA

475 m<sup>2</sup>  
TOTAL BUILT-UP

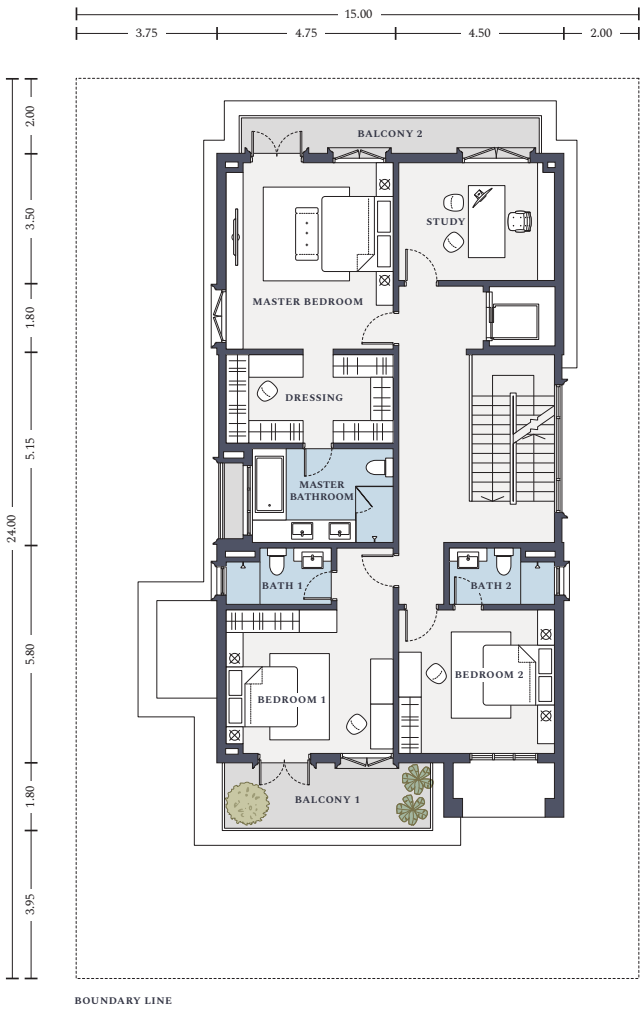
206 m<sup>2</sup>  
TOTAL BASEMENT



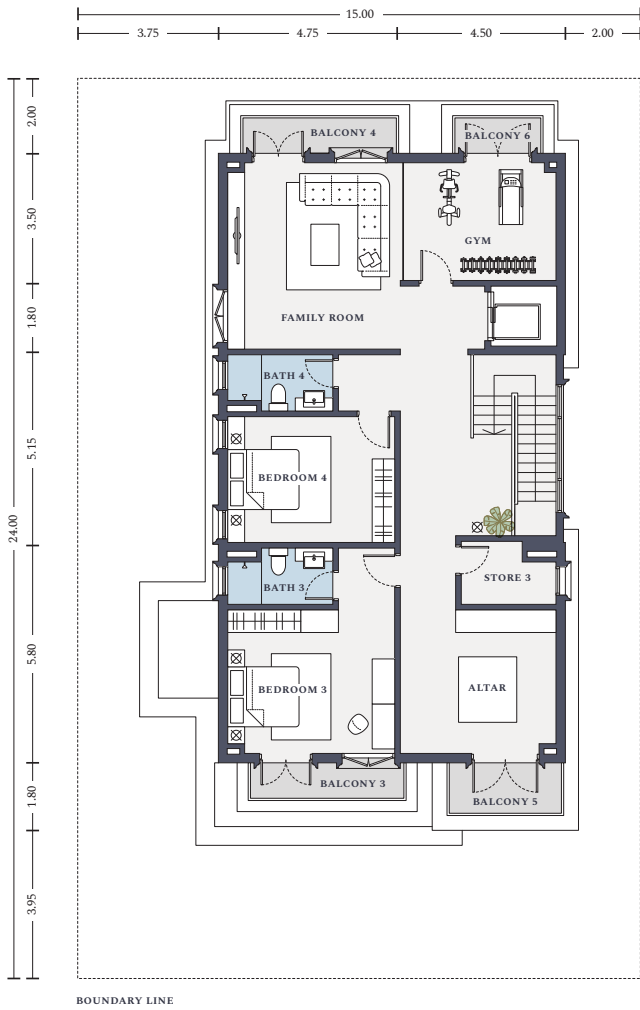
▲ ELEVATION

KEY PLAN ▼





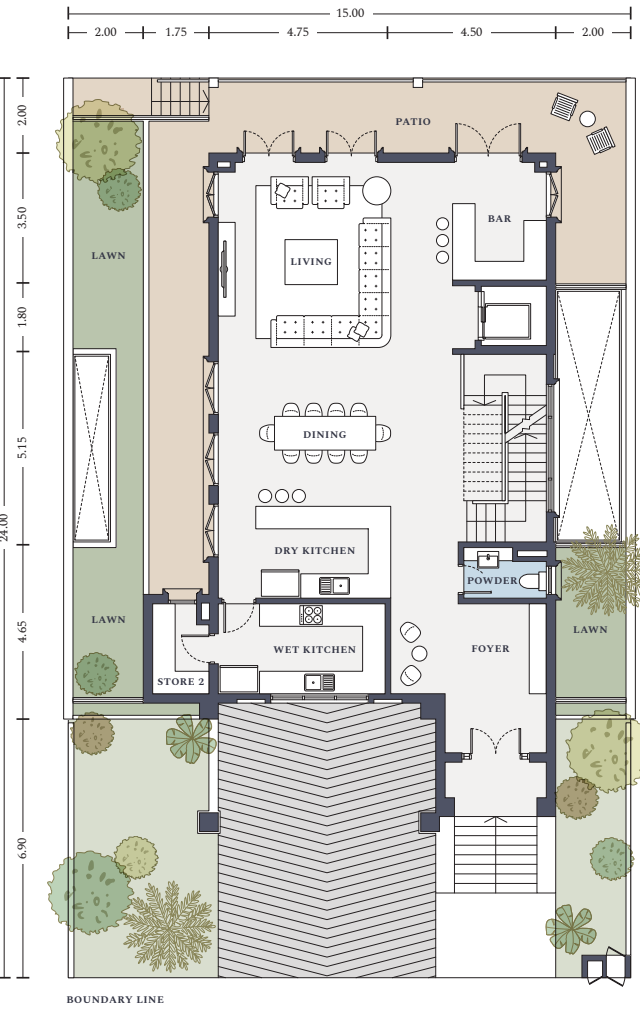
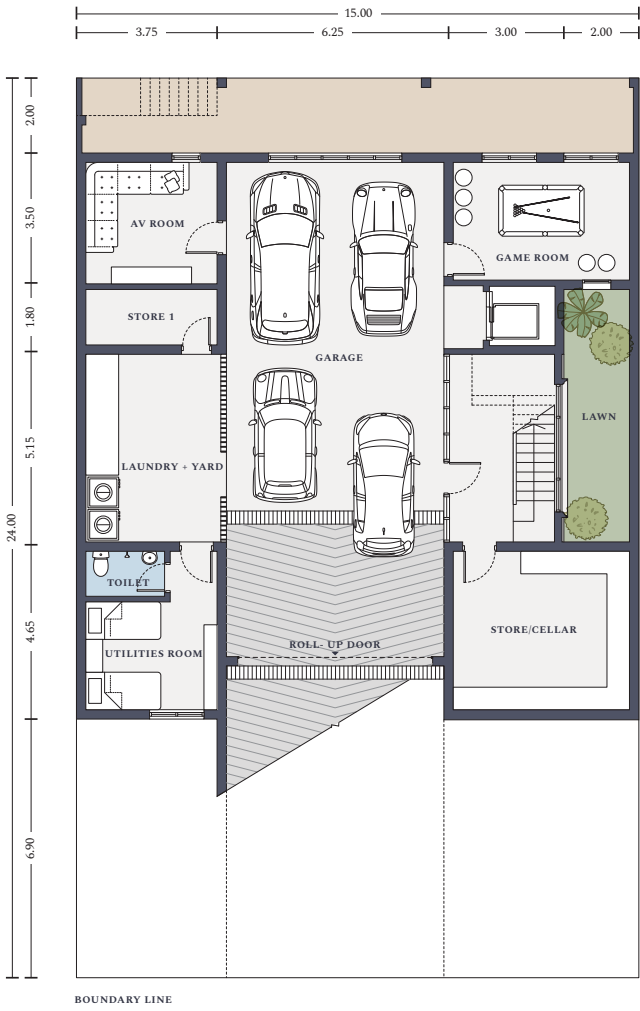
SECOND FLOOR ▲



THIRD FLOOR ▲

▼ BASEMENT FLOOR

▼ FIRST FLOOR



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# A1

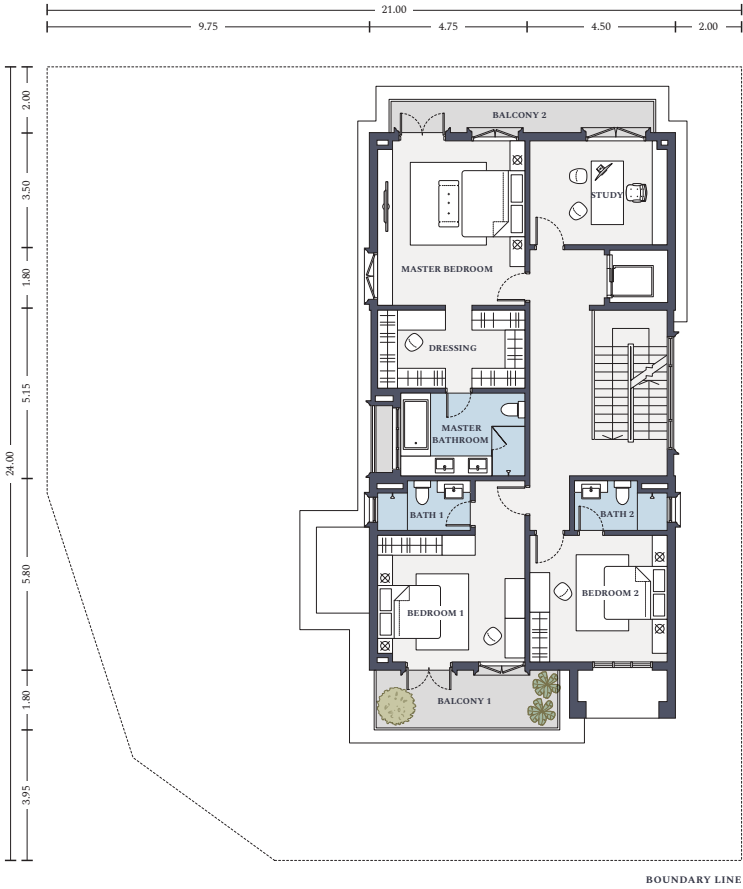
479 m<sup>2</sup>  
LOT AREA

206 m<sup>2</sup>  
TOTAL BASEMENT

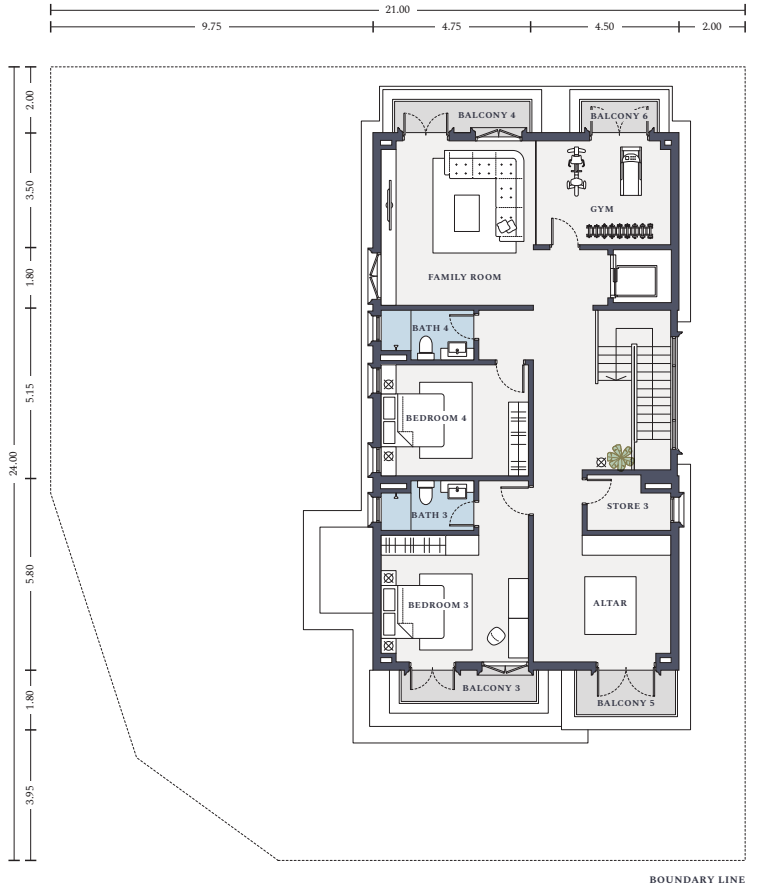


The site plan illustrates the proposed development layout. It features several building footprints, parking areas, and landscaping elements. A water feature, labeled 'Lakeside', is located on the left side of the plan. A north arrow is positioned in the upper right corner, and a scale bar is located in the lower right corner. The plan also shows various trees and shrubs throughout the site.





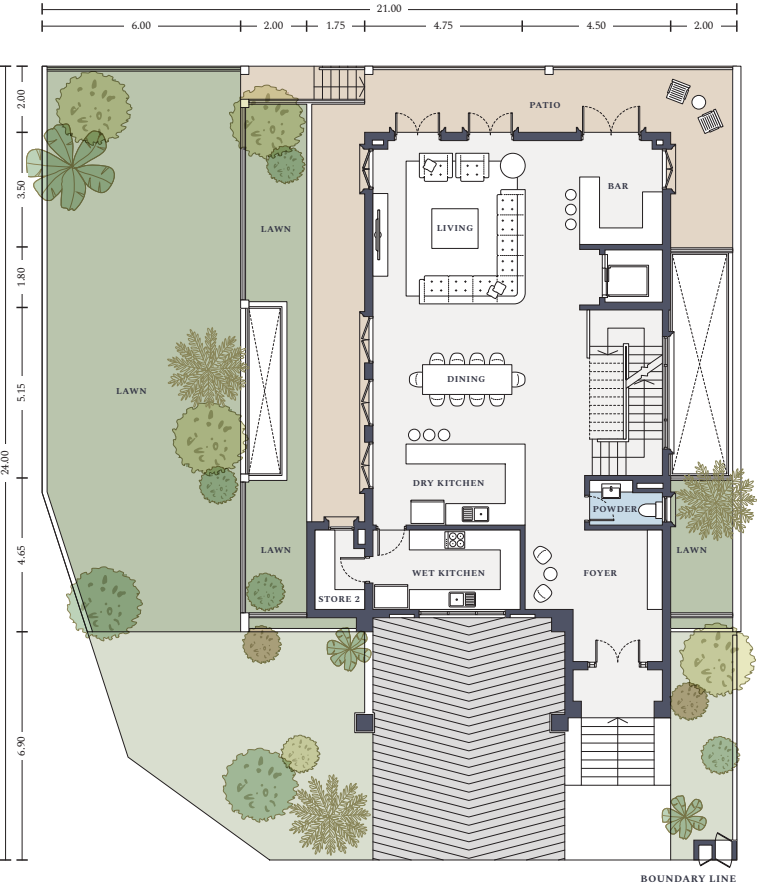
SECOND FLOOR ▲



THIRD FLOOR ▲

▼ BASEMENT FLOOR

▼ FIRST FLOOR



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TYPE

# A2

5 BEDS \_ 1 UTILITY \_ 1 UNIT

448 m<sup>2</sup>  
LOT AREA

475 m<sup>2</sup>  
TOTAL BUILT-UP

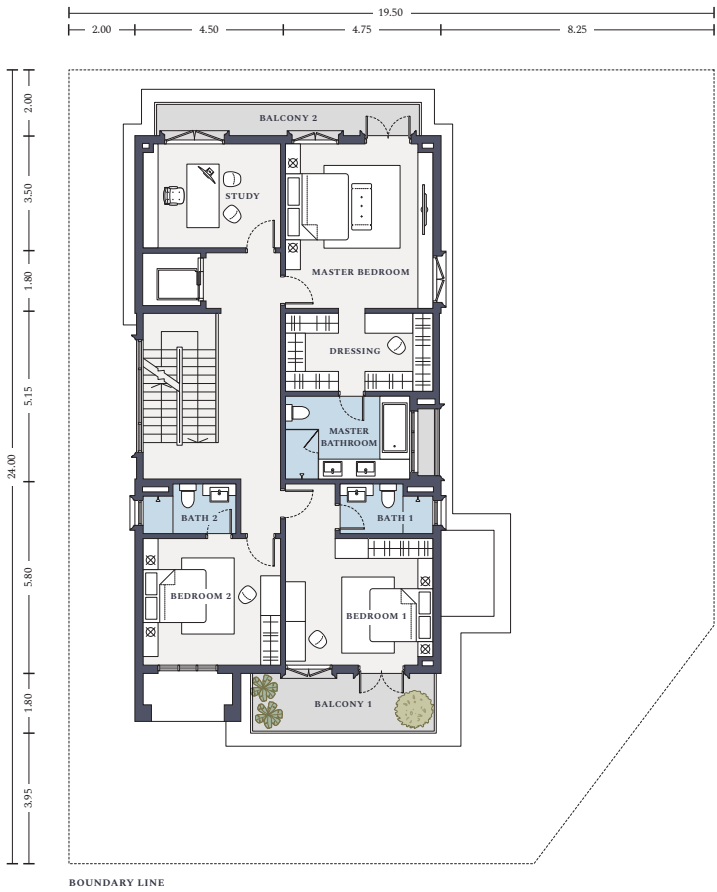
206 m<sup>2</sup>  
TOTAL BASEMENT



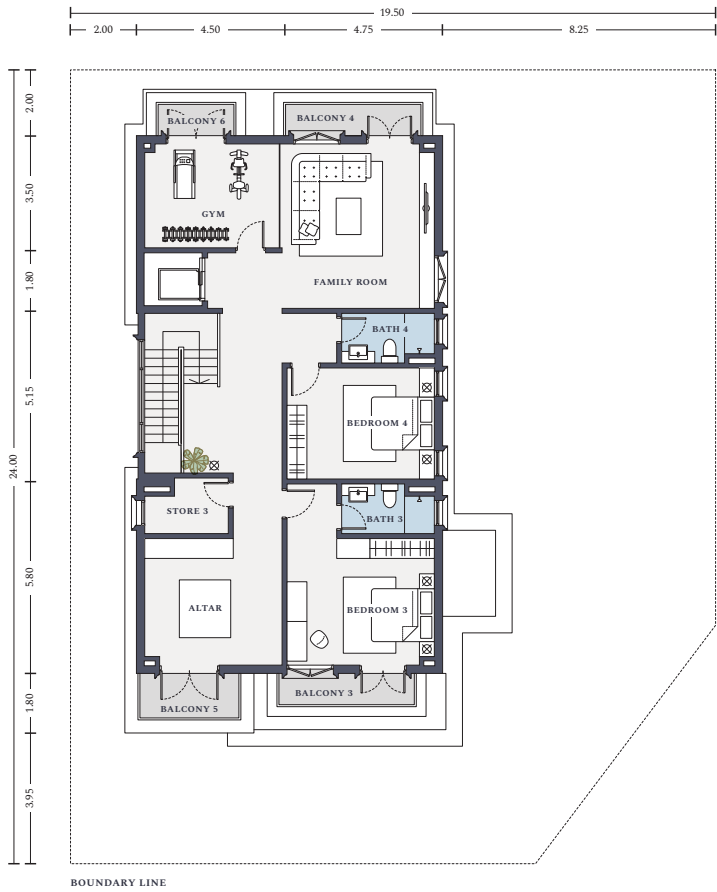
▲ ELEVATION

KEY PLAN ▼





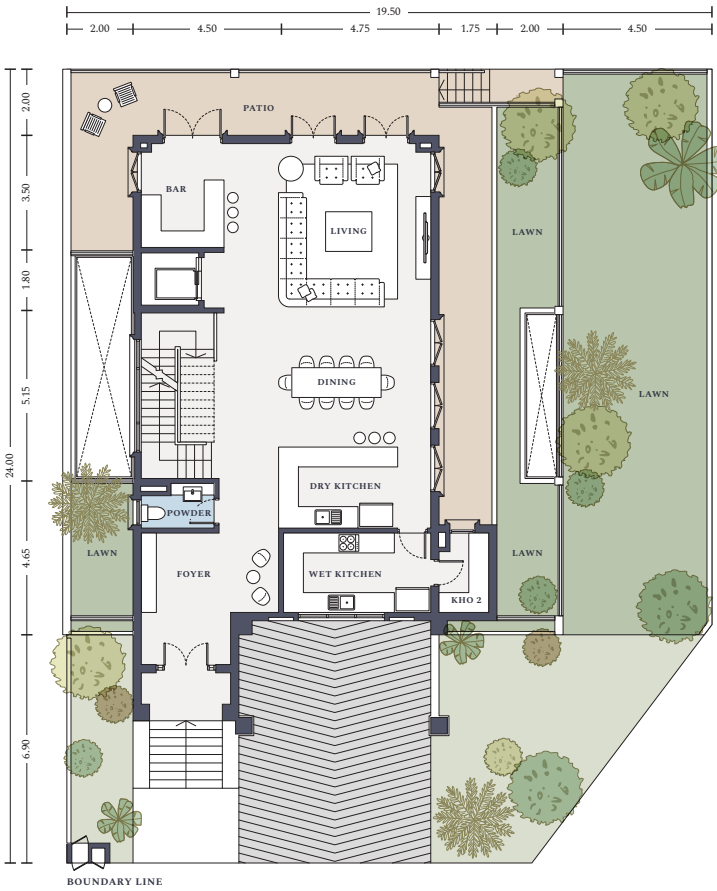
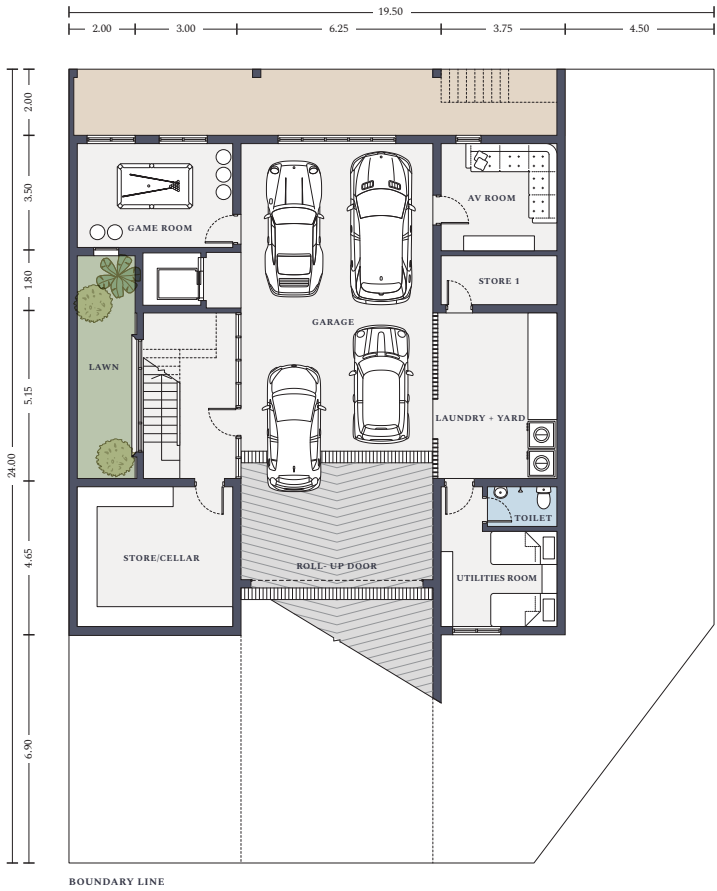
SECOND FLOOR ▲



THIRD FLOOR ▲

▼ BASEMENT FLOOR

▼ FIRST FLOOR



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TYPE

A3

5 BEDS \_ 1 UTILITY \_ 1 UNIT

479 m<sup>2</sup>  
LOT AREA

475 m<sup>2</sup>  
TOTAL BUILT-UP

206 m<sup>2</sup>  
TOTAL BASEMENT



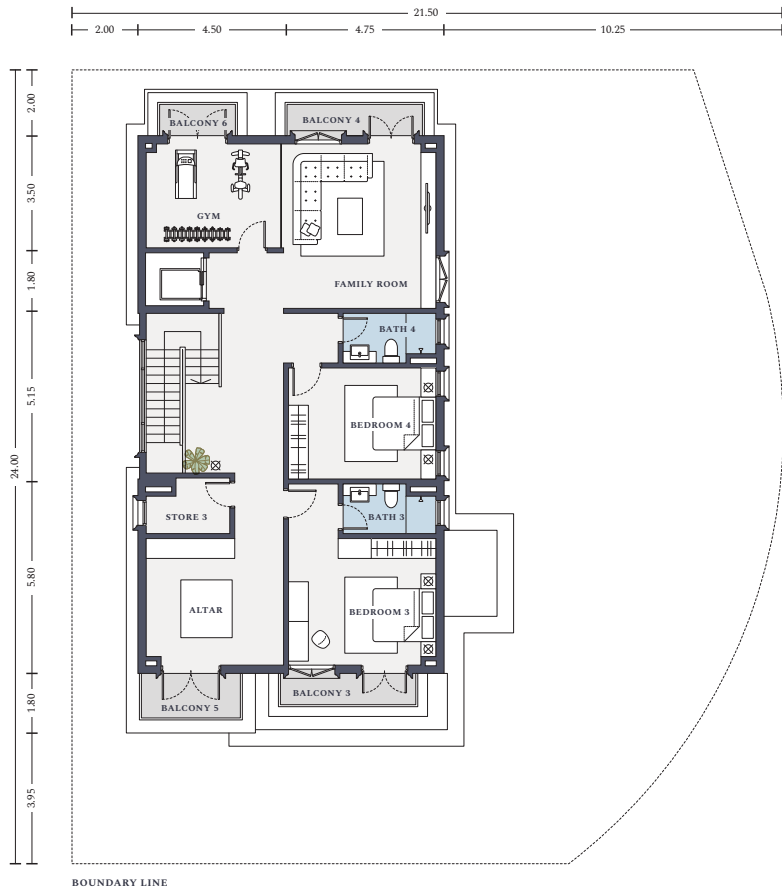
▲ ELEVATION

KEY PLAN ▼





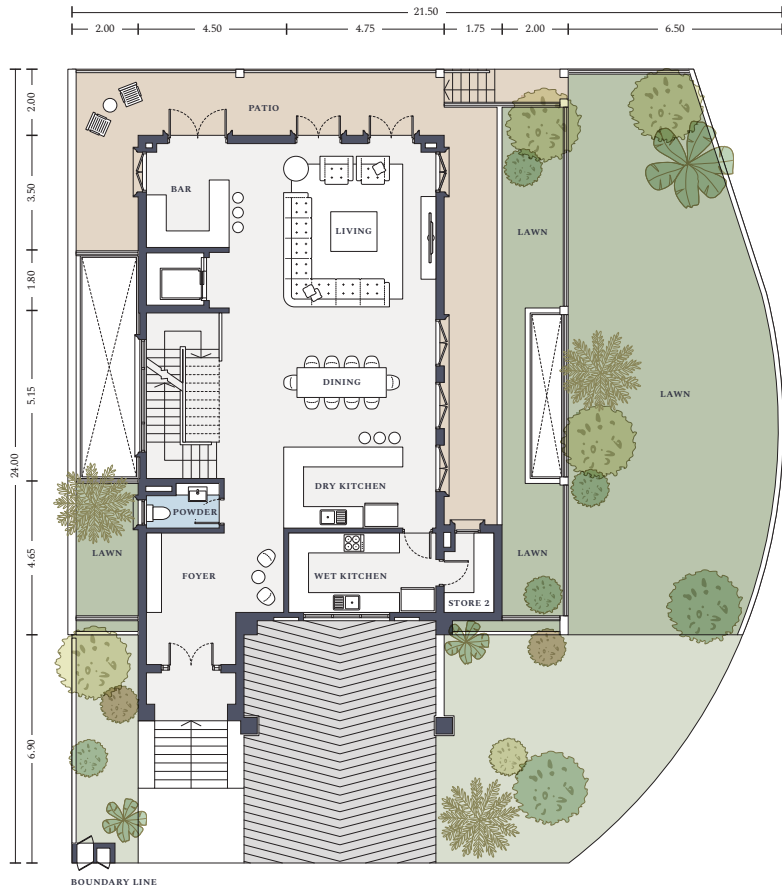
SECOND FLOOR ▲



THIRD FLOOR ▲

▼ BASEMENT FLOOR

▼ FIRST FLOOR



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TYPE

# A3A

5 BEDS \_ 1 UTILITY \_ 1 UNIT

427 m<sup>2</sup>  
LOT AREA

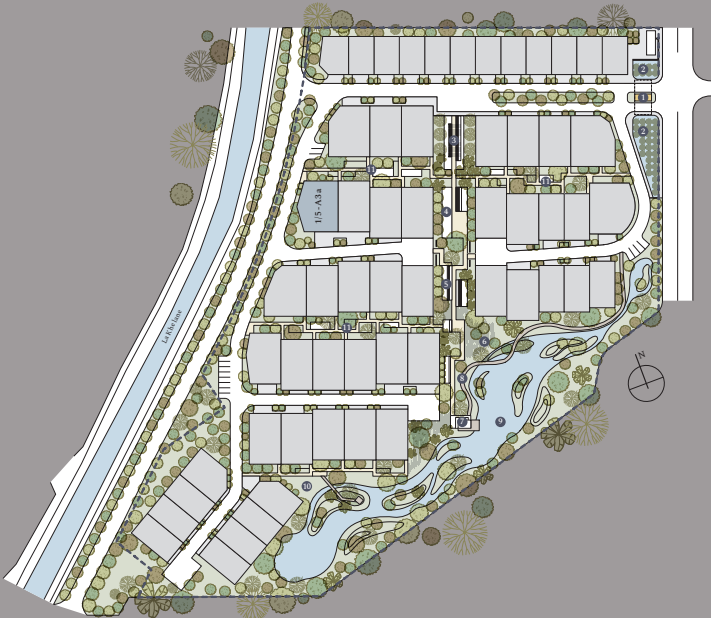
475 m<sup>2</sup>  
TOTAL BUILT-UP

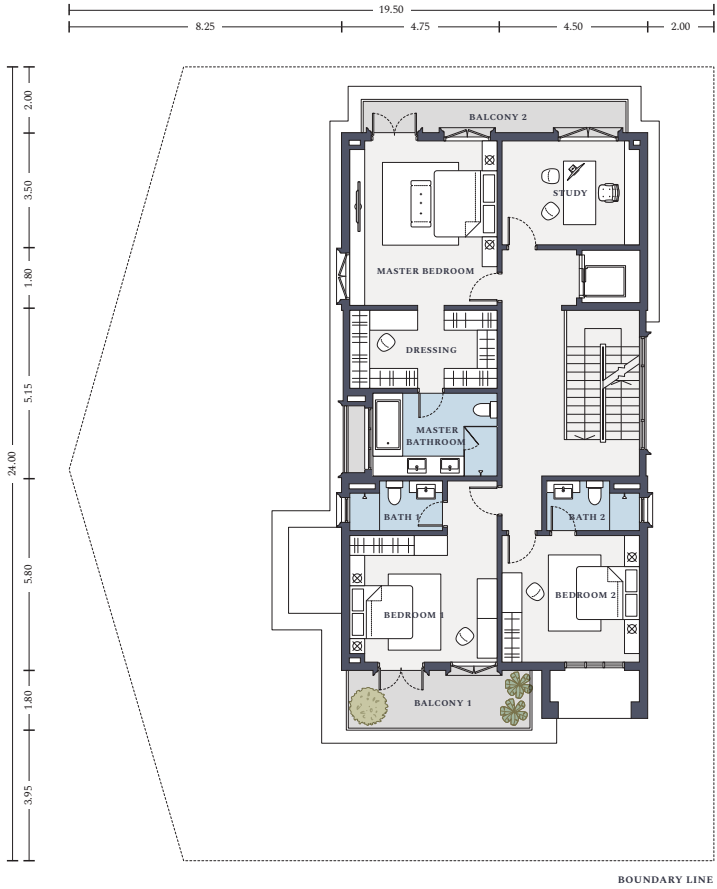
206 m<sup>2</sup>  
TOTAL BASEMENT



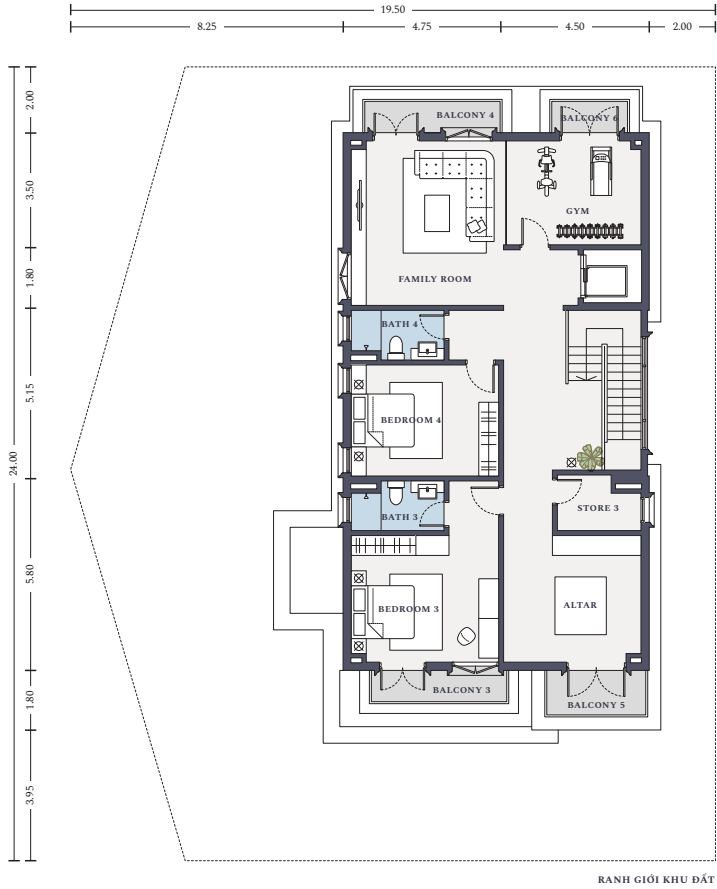
▲ ELEVATION

KEY PLAN ▼





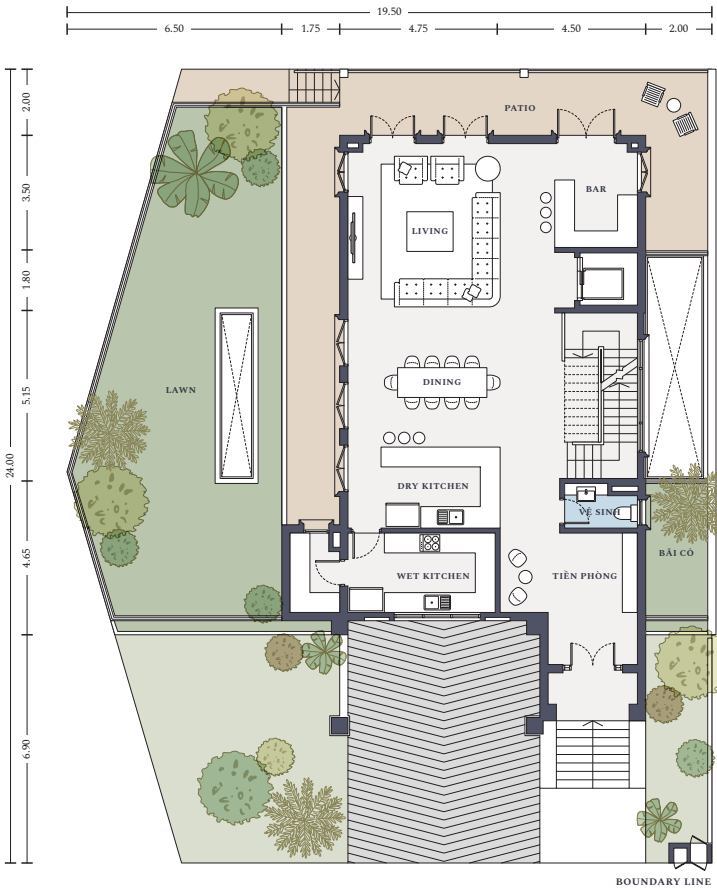
SECOND FLOOR ▲



THIRD FLOOR ▲

▼ BASEMENT FLOOR

▼ FIRST FLOOR



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TYPE

# A5

5 BEDS \_ 1 UTILITY \_ 1 UNIT

429 m<sup>2</sup>  
LOT AREA

475 m<sup>2</sup>  
TOTAL BUILT-UP

206 m<sup>2</sup>  
TOTAL BASEMENT

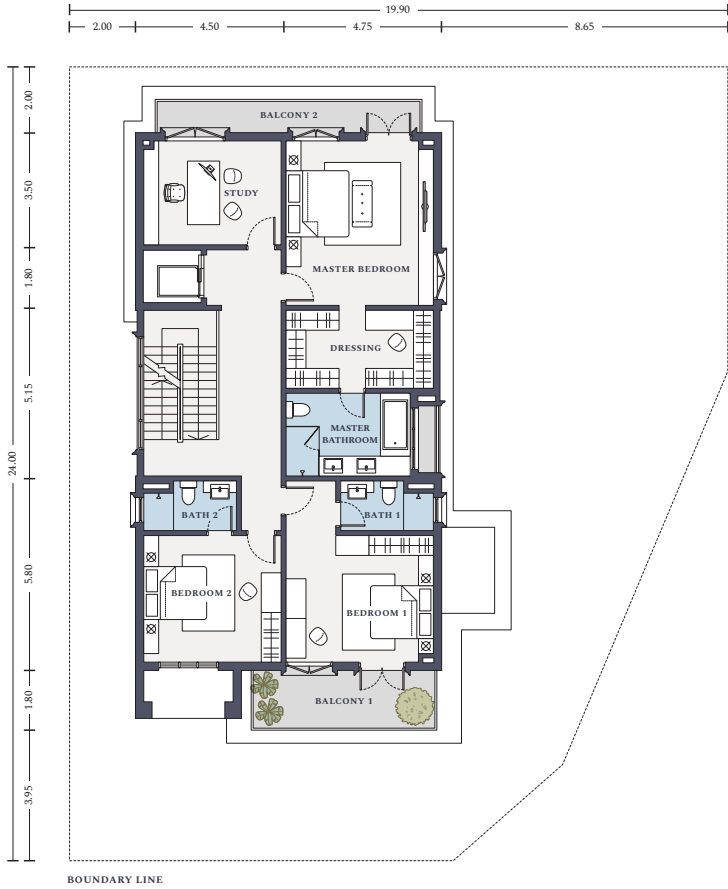


▲ ELEVATION

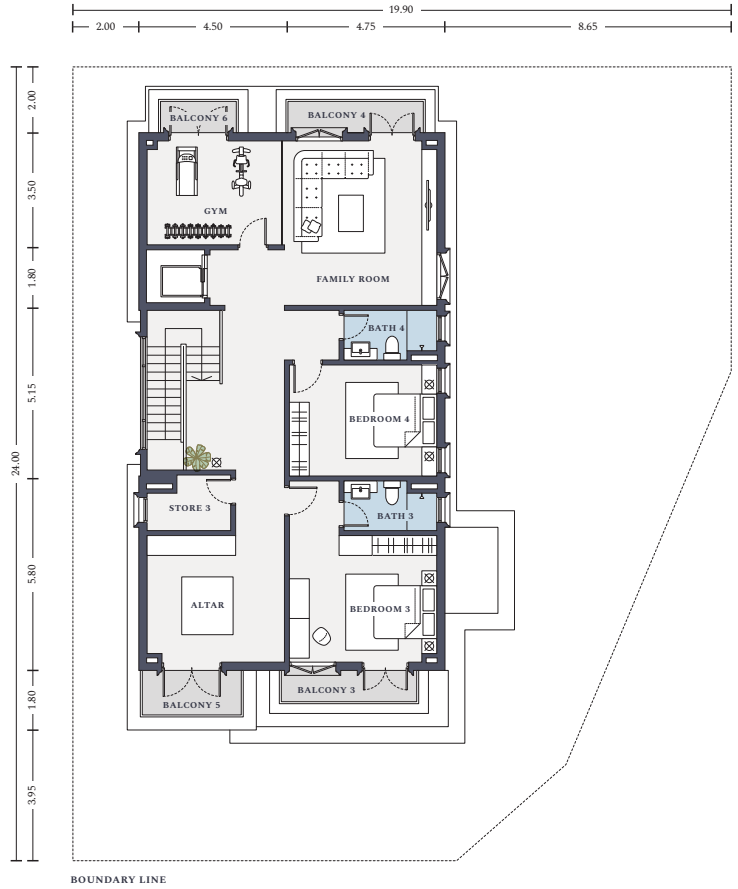
KEY PLAN ▼







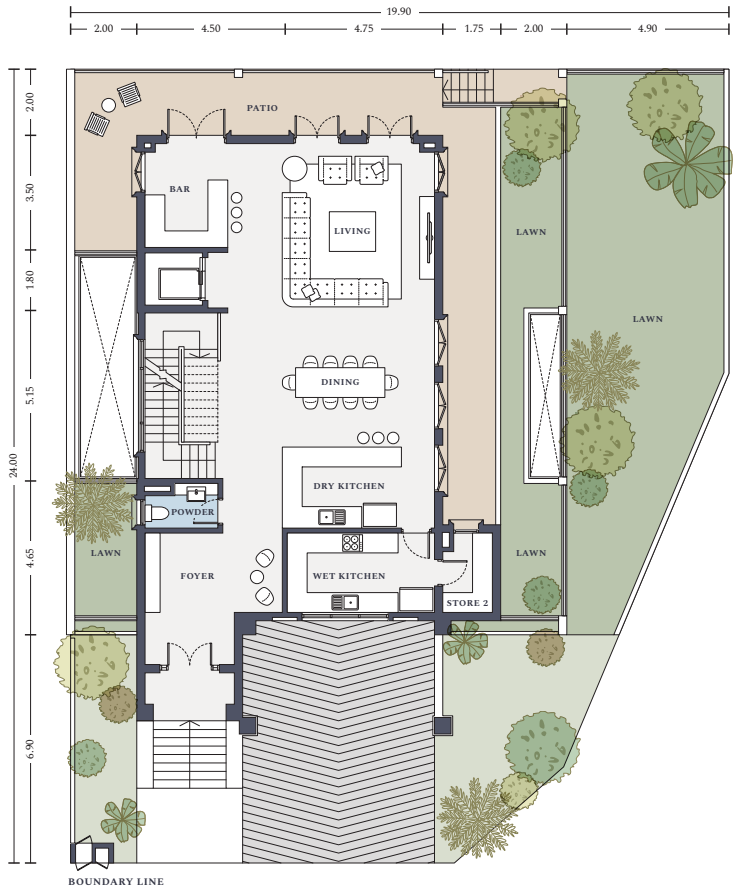
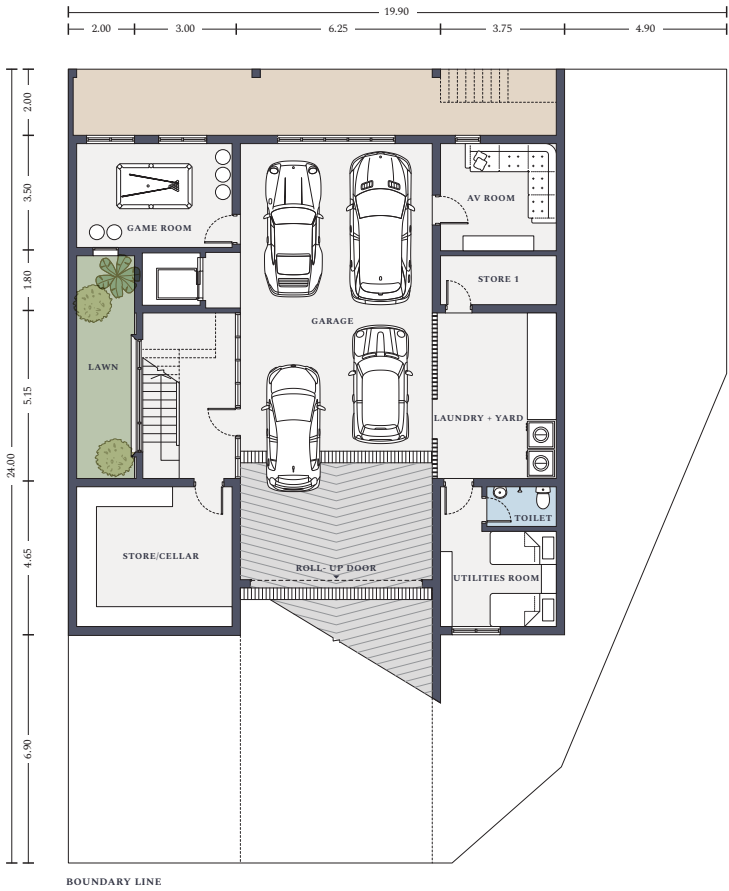
SECOND FLOOR ▲



THIRD FLOOR ▲

▼ BASEMENT FLOOR

▼ FIRST FLOOR



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TYPE

# A6

5 BEDS \_ 1 UTILITY \_ 1 UNIT

375 m<sup>2</sup>  
LOT AREA

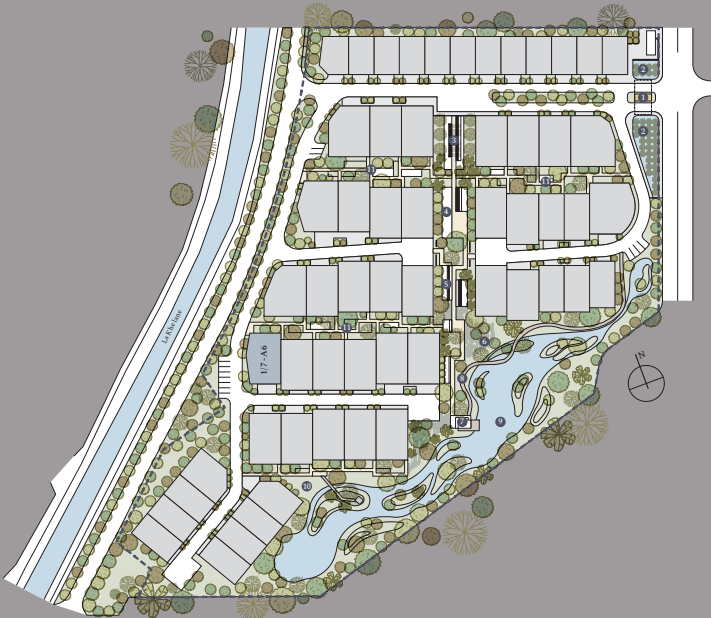
475 m<sup>2</sup>  
TOTAL BUILT-UP

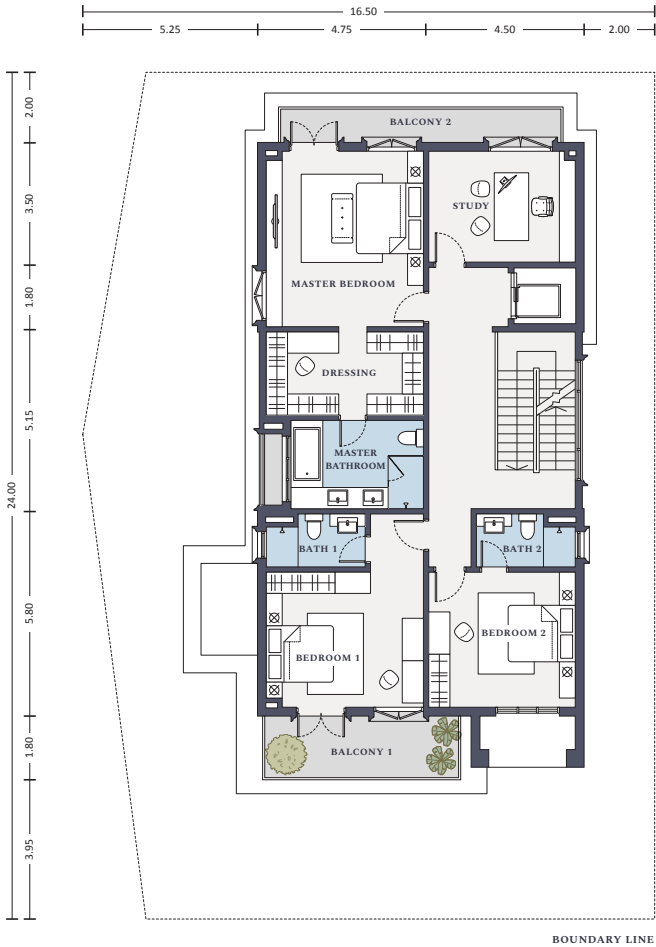
206 m<sup>2</sup>  
TOTAL BASEMENT



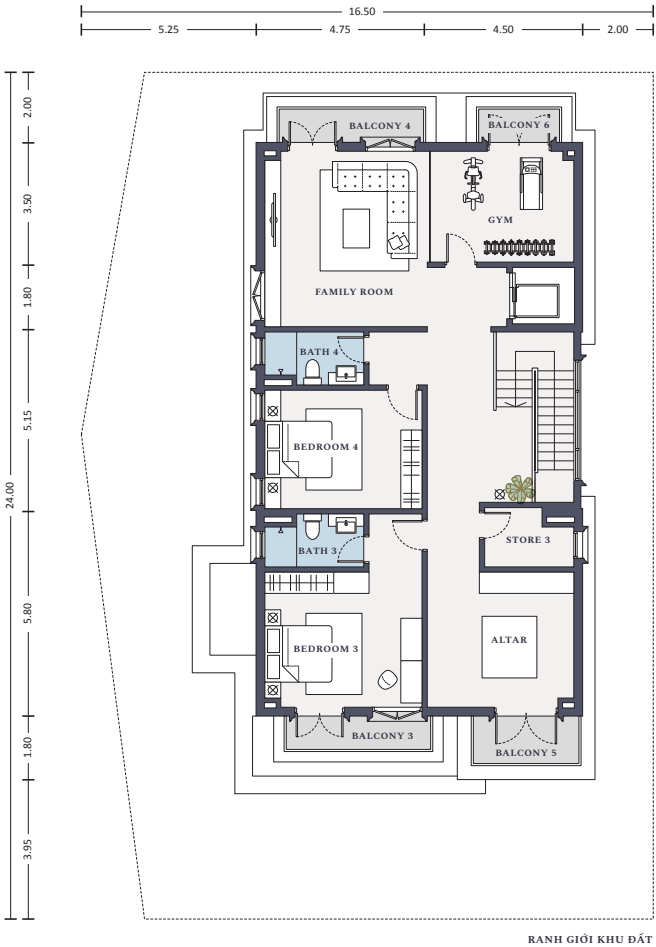
▲ ELEVATION

KEY PLAN ▼





SECOND FLOOR ▲

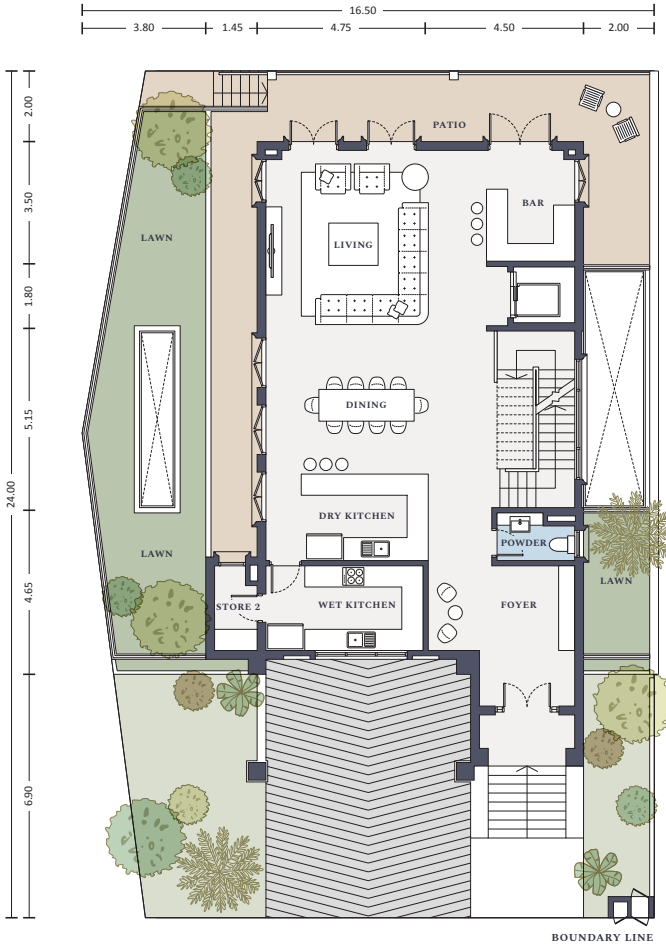


THIRD FLOOR ▲

▼ BASEMENT FLOOR



▼ FIRST FLOOR



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TYPE \_ **B**  
3 STOREY + BASEMENT





OPPOSITE PAGE  
Scenic landscapes dreamily  
frame contemporary French  
colonial architecture

TOP  
Every room has its own  
balcony overlooking gardens

BOTTOM  
Spacious basement to fit at least  
3 cars or additional utility space

Every Villa's hallmark  
– the standout double  
volume French windows  
will make homecoming  
a joy whilst maximizing  
enjoyment of picturesque  
garden views. Complete  
with customizable living  
spaces, these Villas also  
come with an AV Room,  
wet and dry kitchen and  
indoor lawns.



TYPE

B

5 BEDS \_ 1 UTILITY \_ 13 UNITS

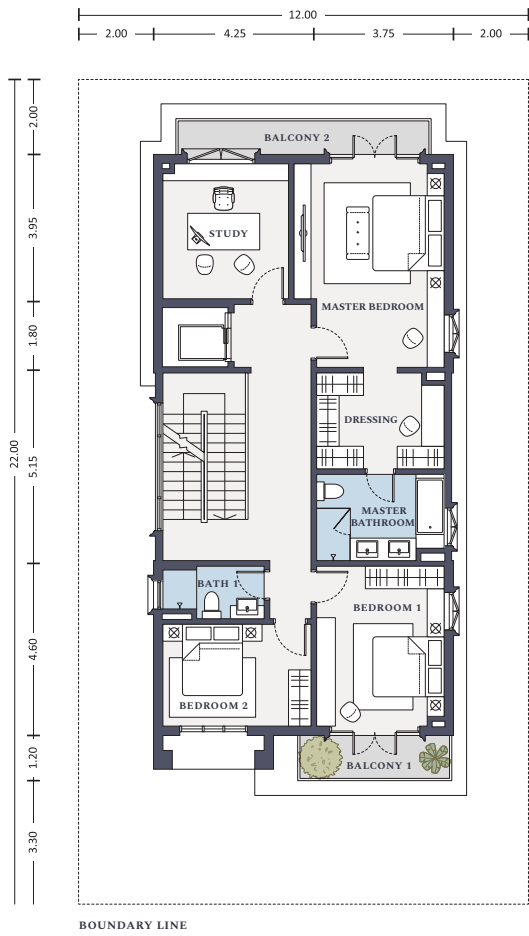
264 - 329 m <sup>2</sup> LOT AREA	375 m <sup>2</sup> TOTAL BUILT-UP	149 m <sup>2</sup> TOTAL BASEMENT
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▲ ELEVATION

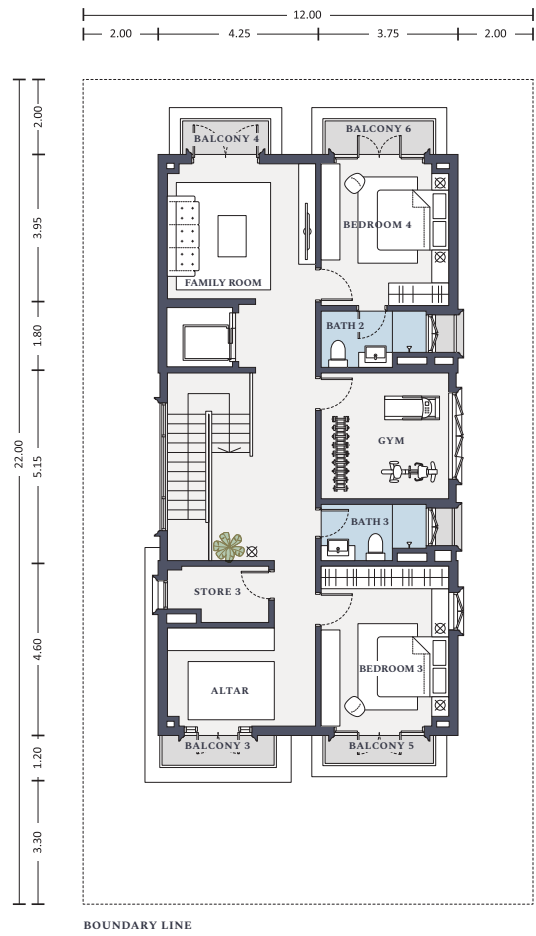
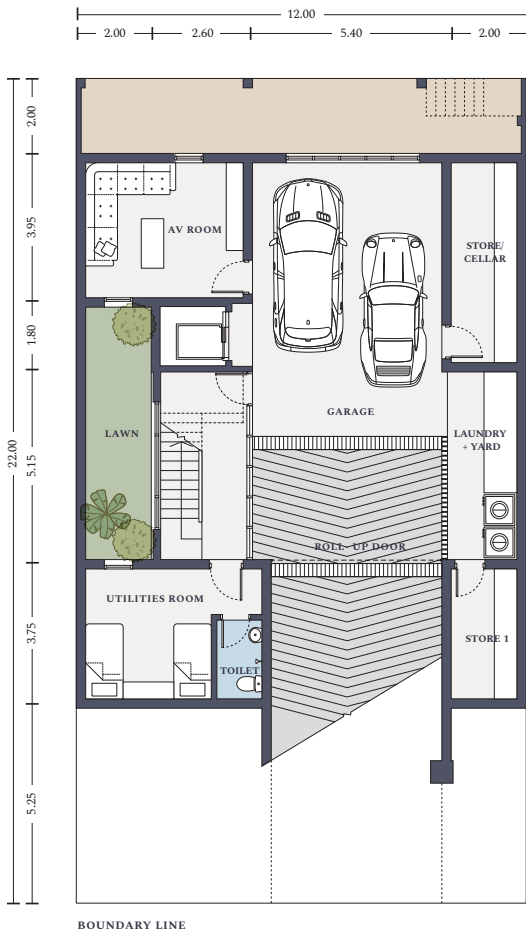
KEY PLAN ▼





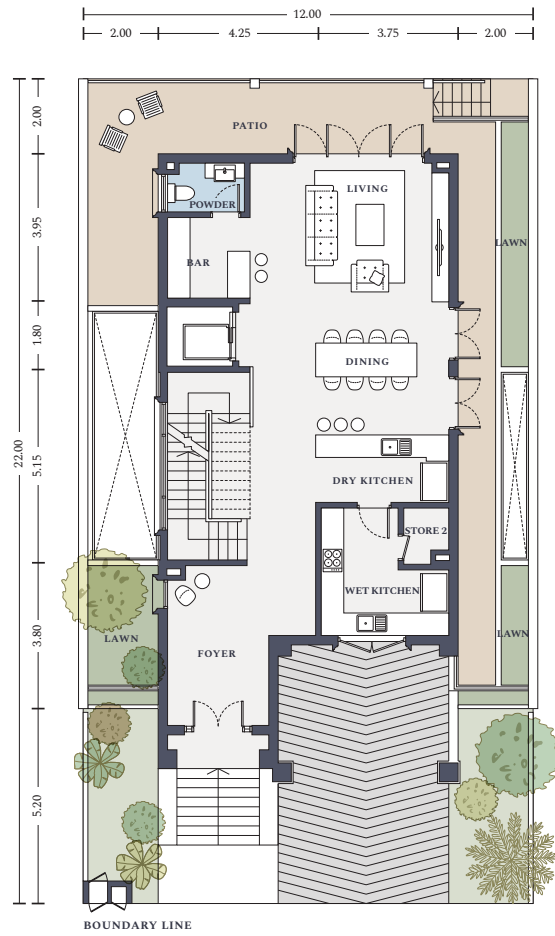
SECOND FLOOR ▲

▼ BASEMENT FLOOR



THIRD FLOOR ▲

▼ FIRST FLOOR







TYPE \_ C

3 STOREY + 1 BASEMENT



Staggered frontages offer privacy and security, adding to the enclave's exclusivity. Complementing this Villa's striking facade are its stylish and expansive interiors that encompass a basement AV room and cellar, two kitchens plus a family room and altar room on the top floor.

OPPOSITE PAGE  
Landscapes designed as  
privacy screens

BOTTOM  
Highly customizable  
living spaces



TYPE

C

5 BEDS \_ 1 UTILITY \_ 12 UNITS

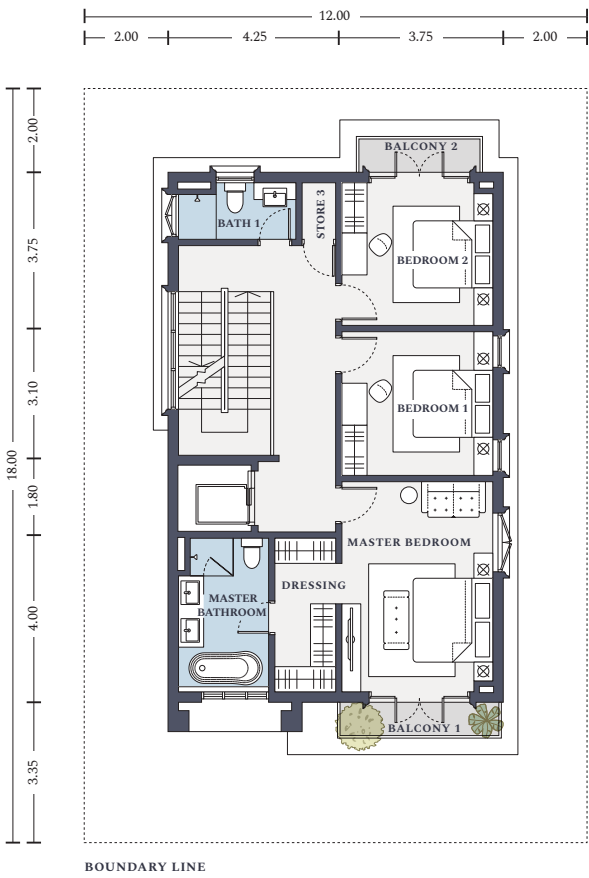
216 - 230 m <sup>2</sup> LOT AREA	295 m <sup>2</sup> TOTAL BUILT-UP	140 m <sup>2</sup> TOTAL BASEMENT
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▲ ELEVATION

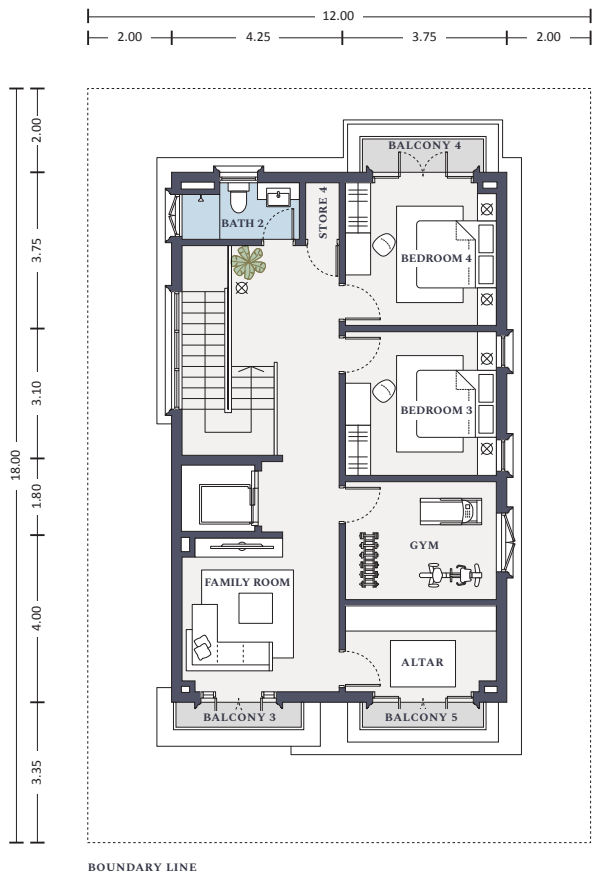
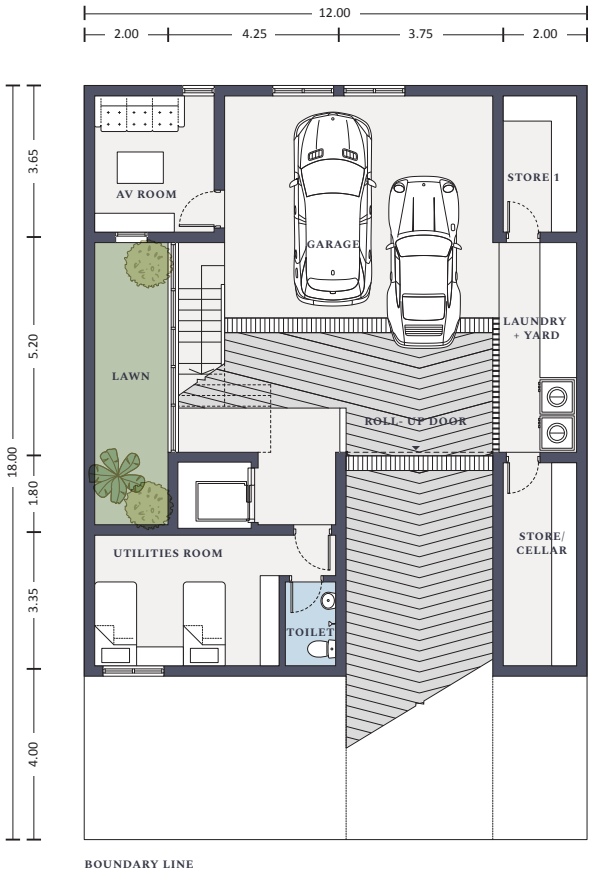
KEY PLAN ▼





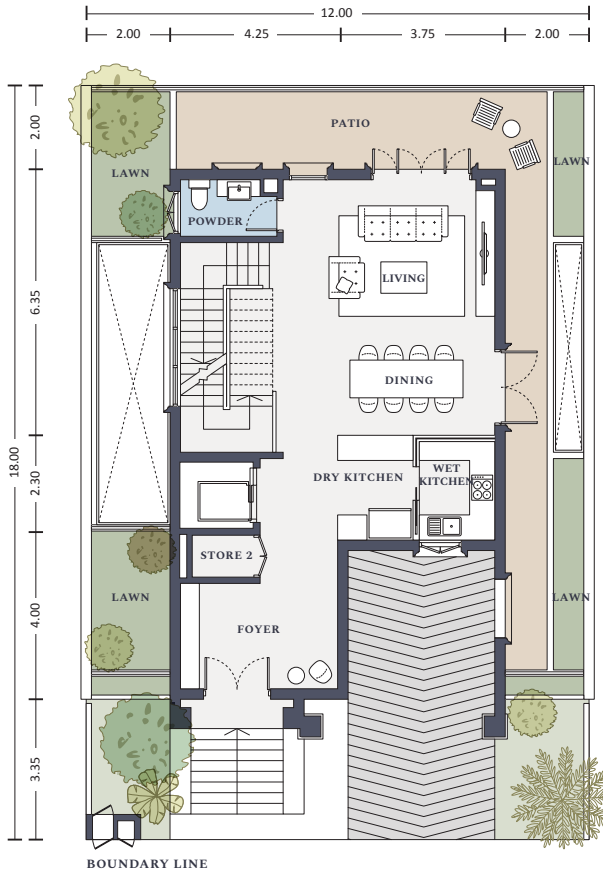
SECOND FLOOR ▲

▼ BASEMENT FLOOR



THIRD FLOOR ▲

▼ FIRST FLOOR



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Crime Prevention AND  
Security Features

- + Single entrance with guardhouse, separate in / out lanes for residents and visitors, and boom gates monitored by high resolution CCTV
- + Resident’s vehicle access control system with transponders
- + Visitor access / exit control management system at guardhouse
- + Perimeter security with high quality fencing monitored by CCTV
- + Round-the-clock manned guardhouse, security control room and patrolling

Specifications AND Finishing

Structure	Reinforced concrete
Wall	
External	Plastered and painted clay brick wall / No plastering at internal surface
Internal	No provision
Roof	Roof tiles / Reinforced concrete roof (where applicable)
Staircase	Bare concrete finish
Ceiling	No provision
Windows	Generally powder coated aluminum frame windows with tinted glass
Doors	
External Doors	Generally powder coated aluminum frame door with tinted glass
Internal Doors / Others	No provision
Ironmongery	
Locksets and handles	Quality locksets and handles
Wall Finishes	No provision
Floor finishes	
Internal Floor	Bare concrete finish
Balcony / Patio	Quality porcelain / homogeneous tiles / cement render (where applicable)
Sanitary Installations	No provision
Mechanical & Electrical Installations	
Electrical	No provision
Storm Water Drainage	Install rain down pipe from roof & balcony connect to external manhole and Drainage pump at basement
Others	No provision
Additional Features	Electric shutter door at basement garage



An established and reputable regional property developer with multiple award-winning property developments in Malaysia and Vietnam, ParkCity Group is committed to creating spaces that enhance the quality of life; building and managing exclusive residential and commercial developments that seamlessly blend innovation, lifestyle, service and sustainability.

Founded in 1990, ParkCity Group is a regional property development and investment company with a diverse business portfolio spanning across industries, including the private education sector, namely via the International School @ ParkCity in Kuala Lumpur and the International School @ ParkCity Hanoi in Vietnam, alongside various retail investments under its Group.

Since 2002, we have grown by leaps and bounds, beginning with the successful development of our flagship project, Desa ParkCity which was named the World's Best Master Plan 2019 for its innovative placemaking, housing concepts and designs.

Almost 20 years on, we are still devoted to designing neighborhoods that offer a complete sense of privacy and personable luxury living.

# About ParkCity







BASED ON THE NOTION THAT PLACES CAN  
INFLUENCE HAPPINESS, WE PRIDE OURSELVES  
ON CREATING MEMORABLE SPACES THAT NURTURE  
PEOPLE AND THE COMMUNITIES AROUND US  
IN EVERY PARKCITY DEVELOPMENT.”





EMBODYING  
THE SPIRIT OF  
DESA PARKCITY  
MALAYSIA,  
PARKCITY HANOI  
SHARES THE  
SAME VALUES  
AND PRINCIPLES  
OF CREATING  
WHOLESOME LIVING  
AND HEALTHY  
COMMUNITY WITH  
A DEEP SENSE OF  
BELONGING.

Meticulously planned and  
thought-out, this master-  
planned development features  
innovative and creative living  
concepts that is augmented by  
quality workmanship, earning  
ParkCity Hanoi numerous  
national and international  
accolades.

In developing the township, we  
were guided by the five pillars  
of the Group’s DNA – Family,  
Neighborhood, Community,  
Connectivity and Convenience,  
one that we believe resonates  
deeply with the Vietnamese  
culture and beliefs.

The ParkCity Hanoi  
TownCenter  
**16.9 ha**  
  
Greenery &  
Landscaping  
**13.7 ha**  
  
International &  
Public Schools  
**8.4 ha**  
  
The ParkCity  
Club Hanoi  
**1.7 ha**

# Welcome to ParkCity Hanoi



**PROPERTYGURU  
AWARDS 2020**

The Mansions  
Best Housing Development  
(Hanoi)

**PROPERTYGURU  
AWARDS 2017**

The ParkCity Club Hanoi

Best Retail Landscape  
Architectural Design  
Best Retail Architectural Design

Evelyne Gardens

Best Housing Architectural Design  
(Asia)  
Best Housing Architectural Design  
Best Housing Development (Vietnam)  
Best Housing Development (Hanoi)



THE VILLAGE

## THE VILLAGE

ParkCity Hanoi's first neighborhood mall, this hip shopping and food destination is located just a stone's throw from Le Jardin. Featuring eateries, retail shops, supermarkets and other convenience stores, The Village is a cozy community gathering space ideal to meet family and friends.

## THE PARKCITY CLUB HANOI

This resort-style clubhouse offers healthy living through fitness and fun. Its 17,000 m<sup>2</sup> club includes an outdoor leisure pool, a heated 50m indoor lap pool, indoor badminton courts, an elevated running track, tennis courts, BBQ pits and a 900m<sup>2</sup> gymnasium, one of the largest private gyms in Hanoi. A true haven for the fitness buff!





### INTERNATIONAL SCHOOL @ PARKCITY HANOI (ISPH)

ISPH brings world-class education to Vietnam in the award-winning township of ParkCity Hanoi. ISPH's mission is to enable young learners to achieve their full potential today, empowering them to become the global leaders of tomorrow. ISPH offers an extensive program of study for students aged 3 to 18 years, based on the UK curriculum.

### THE CENTRAL PARK & LAKE

Spread across 4.2 hectares with a serene 1.4 hectare lake at its heart, this Park adds to the lush allure of ParkCity Hanoi. Just a minutes' walk from Le Jardin, its calming blue and green environs is the perfect gathering space, keeping temperatures cool but community bonds strong.





CONVENIENTLY  
LOCATED IN THE  
HEART OF HA DONG,  
PARKCITY HANOI IS  
JUST STEPS AWAY  
FROM MAJOR  
CONVENIENCES.  
BESIDES THE  
EXCLUSIVE AMENITIES  
WITHIN THE  
TOWNSHIP AT YOUR  
DOORSTEP, YOU  
ARE ONLY A FEW  
KILOMETERS AWAY  
FROM HA DONG'S  
HOT SPOTS.

AEON Mall Ha Dong, Big C,  
Co.op Mart and Vinmart Xa La  
– shopping places that are just  
a short drive away from  
ParkCity Hanoi, and  
The Village @ ParkCity Hanoi  
will be ideal destinations for  
the locals.

Other entertainment spots  
like CGV Ho Guom Plaza,  
Bao Son Paradise Park  
and cultural heritages  
Van Phuc Silk Village,  
Bia Ba temple will bring  
many options for the whole  
family to discover.

ENJOY ALL-ROUND  
CONVENIENCE,  
ALL YEAR ROUND

# Location





GETTING AROUND  
IS A BREEZE IN THIS  
INTEGRATED AND  
INTERCONNECTED  
TOWNSHIP.

Located in Ha Dong, a new and upcoming district 10km from the city center, it is one of the fastest growing socio-economic areas in Hanoi making ParkCity Hanoi highly accessible and convenient to get to whether you are driving or using public transportation.



Key Landmark

- 50** MINUTES  
Noi Bai International  
Airport
- 35** MINUTES  
Hanoi Center
- 15** MINUTES  
My Dinh



Hanoi Metro

- ROUTE
- 2a**  
Cat Linh - Ha Dong  
*EXPECTED TO COMMENCE  
IN 2021*
  - 6**  
Noi Bai - Ngoc Hoi
  - 7**  
Me Linh - Ngoc Hoi  
*COMING SOON*



BRT Bus

- BRT  
01**  
In service since 2017
- Other main traffic routes  
through Ha Dong district:  
Le Trong Tan - To Huu,  
70 Road, Khuat Duy Tien -  
Le Van Luong underpass.



## PUBLIC TRANSPORT

 ..... Bus Rapid Transit (BRT)
  ..... Metro Line [EXPECTED TO COMMENCE IN 2021]

Master Developer  
**PARKCITY®**

+84 93 679 3338  
parkcityhanoi.com.vn

Vietnam International Township Development JSC (VIDC)  
The Show Gallery, ParkCity Hanoi  
Le Trong Tan Road, Ha Dong District, Hanoi, Vietnam.  
Monday - Sunday, 08.15am - 6.00pm  
sales@parkcityhanoi.biz



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