

THE OFFICE EVOLVED

Introducing the spark
to ignite Hanoi's
bright business future.



A BEACON FOR
MODERN
HANOI

A NEW CENTRE OF
CONNECTIVITY

The smart business choice, offering ultimate convenience in a highly significant location at the geographic centre of Hanoi's major business hubs. Capital Place adds to a critical mass of development in an area emerging as a major commercial destination.

CAU GIAY DISTRICT

DISCOVERY
COMPLEX

NHAT TAN
BRIDGE

DAEWOO
HOTEL

CAPITAL
PLACE
HANOI

LOTTE
CENTER
HANOI

THE
METROPOLIS

VNPT
TOWER

HOAN KIEM DISTRICT

PETROVIETNAM
TOWER

VPBANK
TOWER



THE
NEW CENTRE
OF THE CITY

- Upcoming Metro Line (Nhon - Hanoi)
- From Noi Bai International Airport
(via Võ Nguyên Giáp and Võ Chí Công)
- Kim Mã Metro Station



LUXURY HOTELS

- 1 Daewoo Hotel
- 2 Pan Pacific
- 3 Sofitel Legend Metropole
- 4 InterContinental Westlake
- 5 InterContinental Keangnam
- 6 J.W. Marriott
- 7 Hilton Opera
- 8 The Westin



KEY BUILDINGS

- 9 Lotte Center Hanoi
- 10 Vincom Center Bà Triệu
- 11 Tràng Tiền Plaza
- 12 Vincom Royal City
- 13 Vincom Center Nguyễn Chí Thanh
- 14 Starlake
- 15 Indochina Plaza
- 16 PVI Tower



FAMOUS LANDMARKS

- 17 Hanoi Convention Center
- 18 Hanoi Opera House
- 19 Ho Chi Minh Mausoleum
- 20 Imperial Citadel of Thăng Long
- 21 Mỹ Đình National Stadium
- 22 Ciputra Hanoi

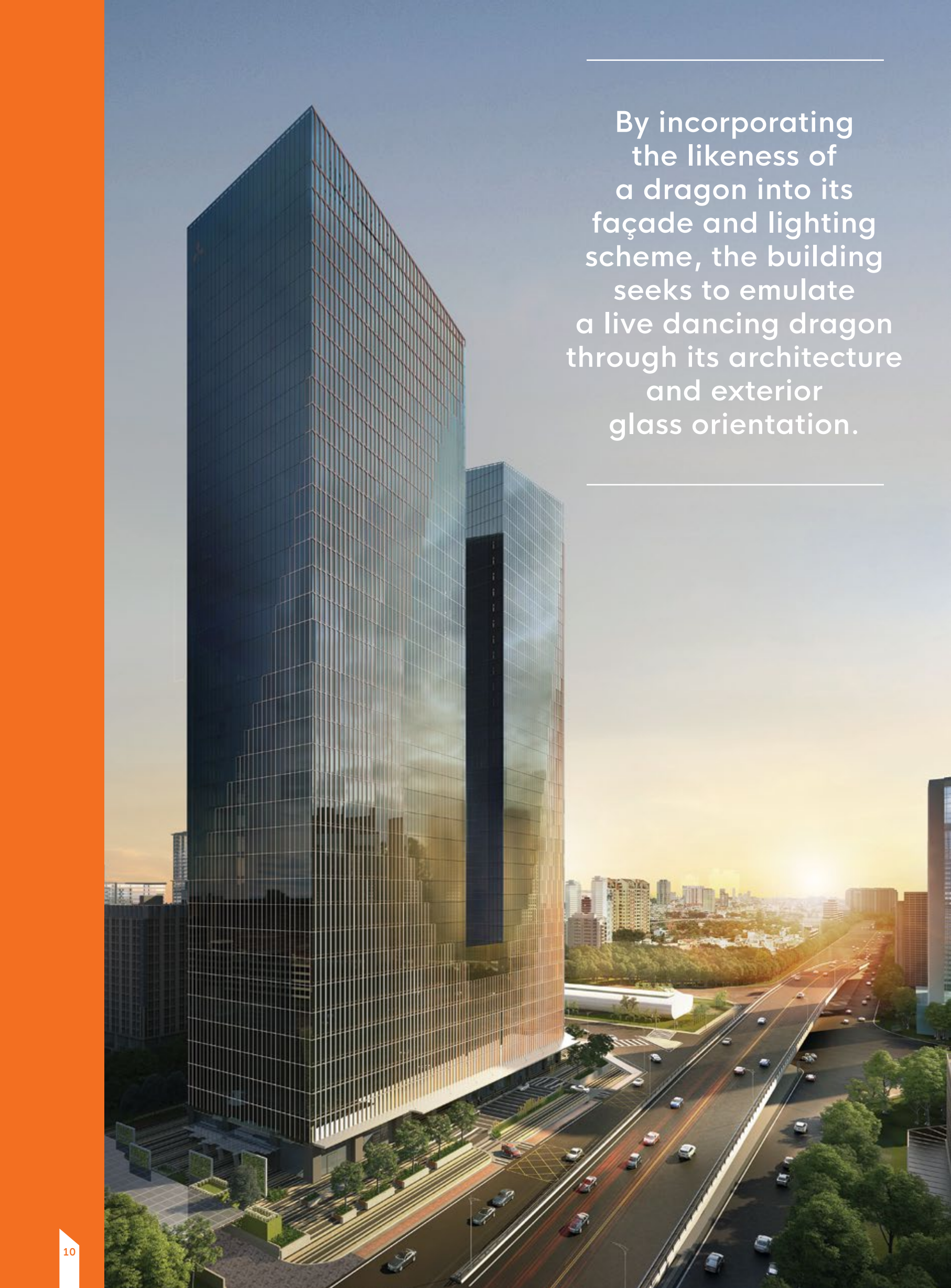


EMBASSIES

- 23 Japan
- 24 Russia
- 25 Australia
- 26 Singapore
- 27 China
- 28 United States
- 29 Korea



A SKYLINE
REDEFINED



By incorporating the likeness of a dragon into its façade and lighting scheme, the building seeks to emulate a live dancing dragon through its architecture and exterior glass orientation.

AN ICON OF LEGENDARY INSPIRATION

One of the building's main features is its dragon-inspired façade, which drew inspiration from a local legend that dates back to 1010 when Hanoi was formerly known in ancient times as Thang Long.

The original meaning of Thang Long (Soaring Dragon) defines power, prosperity, resilience, life and growth. The dragon embedded in the name Thang Long is regarded as a sacred figure of Vietnam and its people, and has a strong cultural tie with the art of wet rice cultivation. Not only recognised as a beautiful domestic name, Thang Long represents a thousand years of vitality, hardship and goodwill of Vietnamese people. Ever since ancient times, the word Long (Dragon) has been embedded in key historical places, such as Ha Long Bay, Cuu Long River, Ham Rong Bridge, Long Bien Bridge and other major landmarks.

By incorporating the likeness of a dragon into its façade and lighting scheme, the building seeks to emulate a live dancing dragon through its transition of the glass panel orientation. The synergies of the glass orientation constitutes a faceted façade that catches sunlight disparately and orchestrates the color changes of the glass frames vividly. The building stands to exhibit its legendary inspiration to the people of Hanoi and serve as an iconic new beacon for the city's skyline.





A GRAND ENTRANCE

Step into Capital Place and experience a space where superior quality meets inspiring design. A continuity of its majestic dragon-inspired façade, a royal welcome awaits at the commercial lobby. Through the combination of luxurious and hard-wearing stones with verdant greenery, it makes for a unique arrival experience.

A WORKING MASTERPIECE





A GREAT ARRIVAL EXPERIENCE

Introducing the first ever commercial project in Hanoi to have direct access to the MRT, Capital Place is connected via the underground tunnel at the south end of the plot. Complementing this underground passage is a fully sheltered two-lane drop off which provides a convenient and impressive arrival to the generous island site.



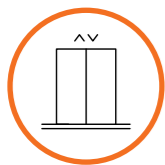
1-minute walk
to upcoming Kim Mã Station

SETTING HIGHER STANDARDS

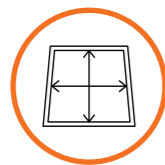
Capital Place is the first building in Hanoi to provide world-class Grade-A specifications including:



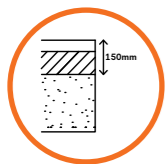
LEED Gold Certification



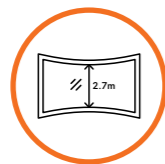
16 high-speed
(6m/s) passenger
elevators per tower



Column-free design
(the largest span
in Vietnam)



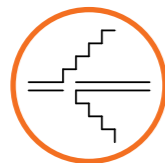
150mm
raised floor



2.7m clear height
panoramic view



Executive toilet
and shower on
every floor



Interfloor
connectivity on
every floor





GREEN AND SUSTAINABLE

Capital Place looks to accommodate a green and sustainable working environment by creating a verdantly lush space to further bolster the comfort and serenity of office workers and visitors. The vertical greening of feature screens along the project periphery is adopted to mitigate urban heat island (UHI), improve exterior air quality, as well as regulate microclimate and temperature. Complementing the vertical greening feature is a diverse selection of native plant species and myriad of beautiful flora.

In line with its commitment to being green, Capital Place strongly promotes sustainability in water usage, air quality control, and electricity consumption. The current design aims to deliver up to 50% in recycled water, resulting in a 50% reduction in water consumption. The building installs filters, low-emitting materials, and sensors in compliance with LEED's requirements to maintain good air-quality indoors. Technical measures are also taken and integrated with the Building Management System to optimise energy consumption to the most efficient level.

An architectural rendering of a modern building with a glass facade and a landscaped plaza. The building has a prominent glass curtain wall with a gold-colored frame. A wide, paved plaza with a striped pattern leads from the building towards a large, leafy tree. Several people are walking on the plaza, some in business attire. The scene is set against a clear blue sky with the sun low on the horizon, creating a warm, golden light. The overall atmosphere is one of a vibrant, modern community.

A VIBRANT COMMUNITY

HIGH CALIBER AMENITIES

Catering to all ages and tastes, the 6,000sqm of retail at Capital Place offers both local and international restaurants, cafés and shops. Perfect for a quick latte, last-minute gift or celebratory team dinner amidst a contemporary maritime-themed design concept.



A LIVELY URBAN LIFESTYLE



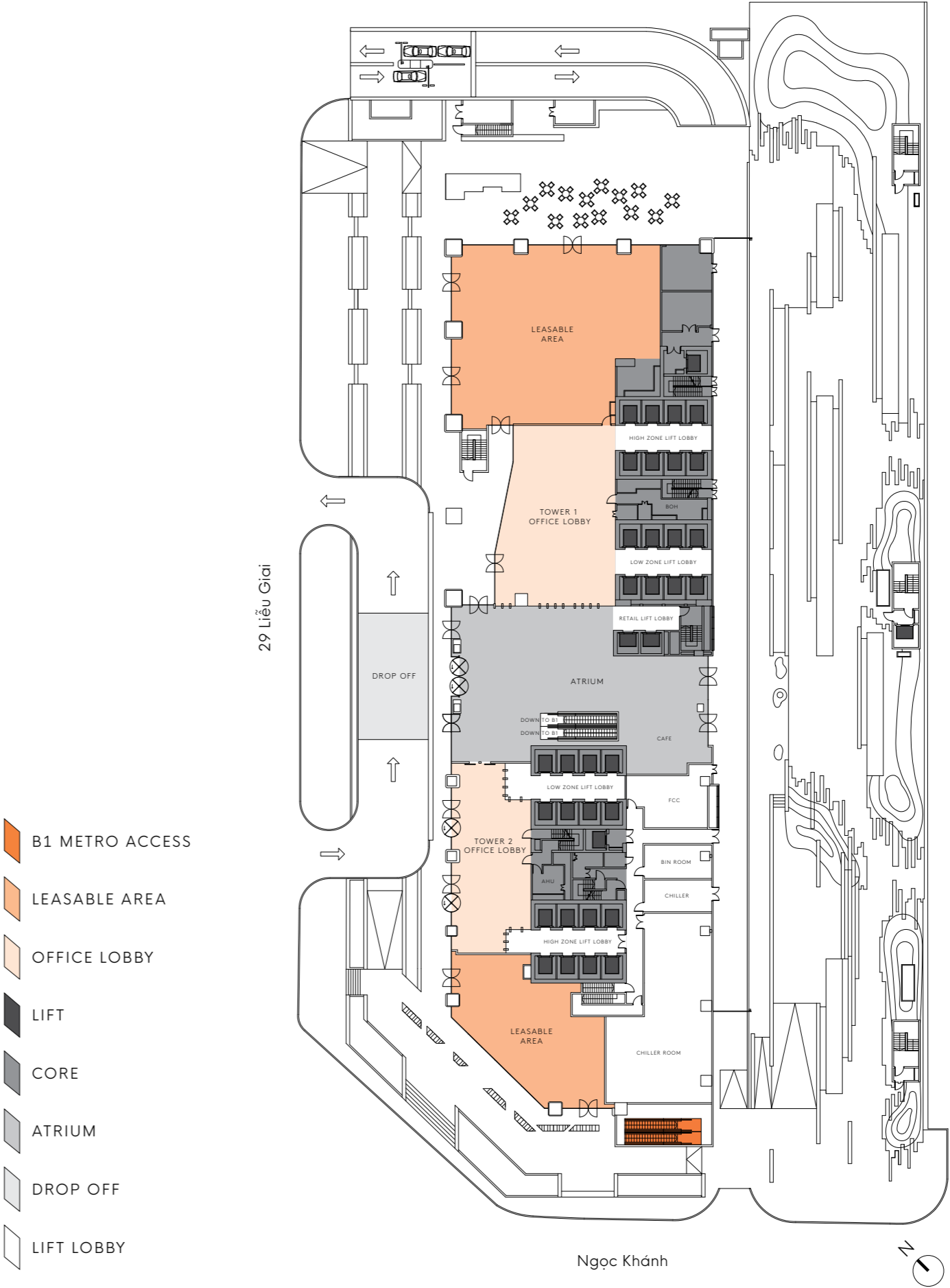
Capital Place is located at the heart of Hanoi – a city on a rampant economic rise while still retaining its strong sense of heritage and tradition.

The Vietnamese are a warm and welcoming people, and the atmosphere in Hanoi, relaxed and hospitable. From young students to senior citizens; local officers to freelancers; business executives to local stall owners; people from all walks of life make a point to take a pause from their busy day, to sit and enjoy a sip of local green ice-tea, catch up with peers over Phin coffee or simply walk around and be immersed in the vibe of the city.

In addition to Hanoi's rich cultural identity and its modern infrastructure, tenants of Capital Place will also benefit from a wide variety of amenities outside of work – with restaurants, pubs, supermarkets and much more within a short walk from the building.

TECHNICAL

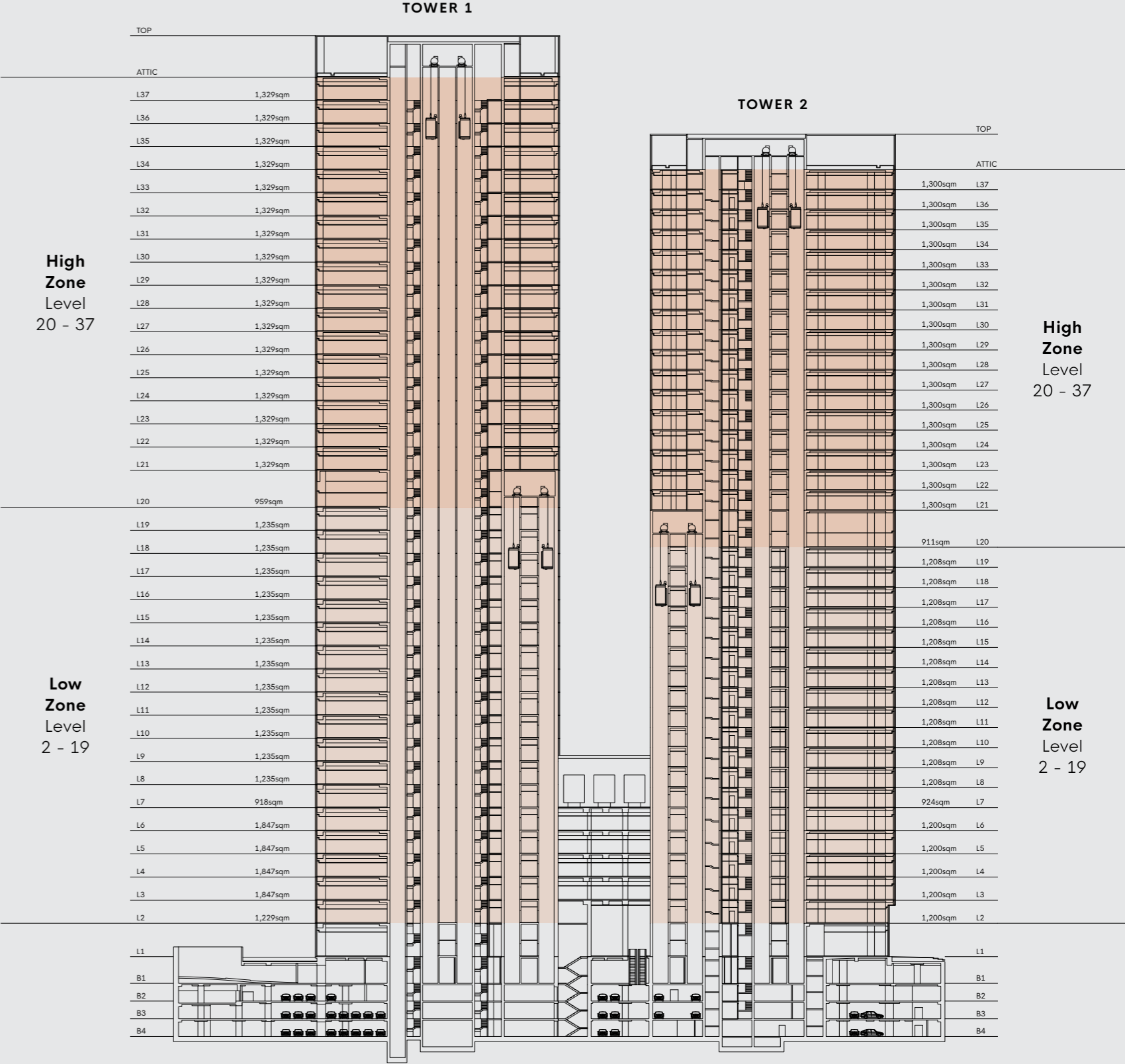
MASTER
SITE PLAN



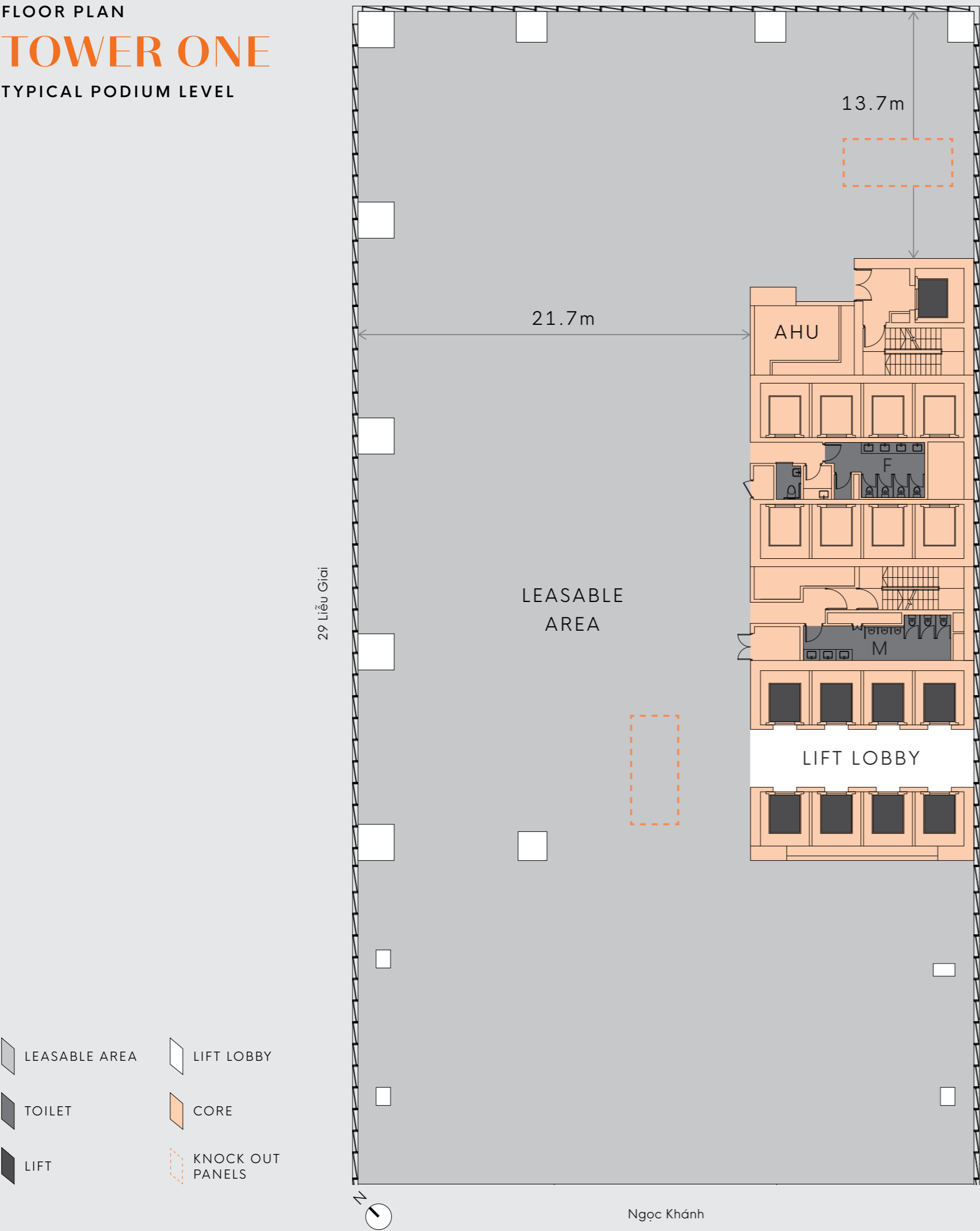
BUILDING
SPECIFICATIONS

CATEGORY	TOWER 1		TOWER 2	
Floors	No. of office floors	37	37	
	Rentable areas	48,629sqm	44,685sqm	
	Typical floor plate	Low zone: 1,235sqm High zone: 1,329sqm	Low zone: 1,208sqm High zone: 1,300sqm	
	Raised floor-to-false/ plaster ceiling height	2.7m		
	Raised floor	150mm		
	Floor loading	4.5kN/sqm		
	Floor plate	Largest column-free floor plate		
	Knock out panel	Knock out panel to be located on every floor		
Corridors	Width	2m		
	Lighting level	200 LUX		
Passenger Lifts	No. of lifts	16 Low zone: 8 High zone: 8	16 Low zone: 8 High zone: 8	
	Brand	Schindler		
	Capacity – Low zone	1,800kg		
	Capacity – High zone			
	Speed – Low zone	4m/s	3.5m/s	
	Speed – High zone	6m/s	5m/s	
	Average waiting time – Low zone	25s	23s	
	Average waiting time – High zone	30s	34.5s	
	Car internal size	2,000mm x 1,850mm x 3,000mm		
	Door opening size	1,200mm x 2,400mm		
Service Lifts	No. of lifts	1	1	
	Capacity	1,600kg	1,600kg	
Mechanical System	Pantry	Standard pantry on each floor		
	Toilets	Male and Female; Executive toilet (with shower) and Handicap toilet on each floor		
	Lighting level	Office: 500 LUX Lift Lobby: 300 LUX	Office: 500 LUX Lift Lobby: 300 LUX	
	Back-up power	100%		
Parking	-	3-level basement parking (B2,B3,B4)		
AC System	-	Centralised AC system		
Energy	-	Optimised energy performance that consumes 13% less energy compared to regular office buildings		
Air Quality	-	Enhanced indoor air quality with the installation of F7 filters		
Water Usage	-	20% reduction in indoor water usage; 50% reduction in outdoor water usage (50% recycled water)		
Sustainability Certification	-	LEED Gold Certificate		

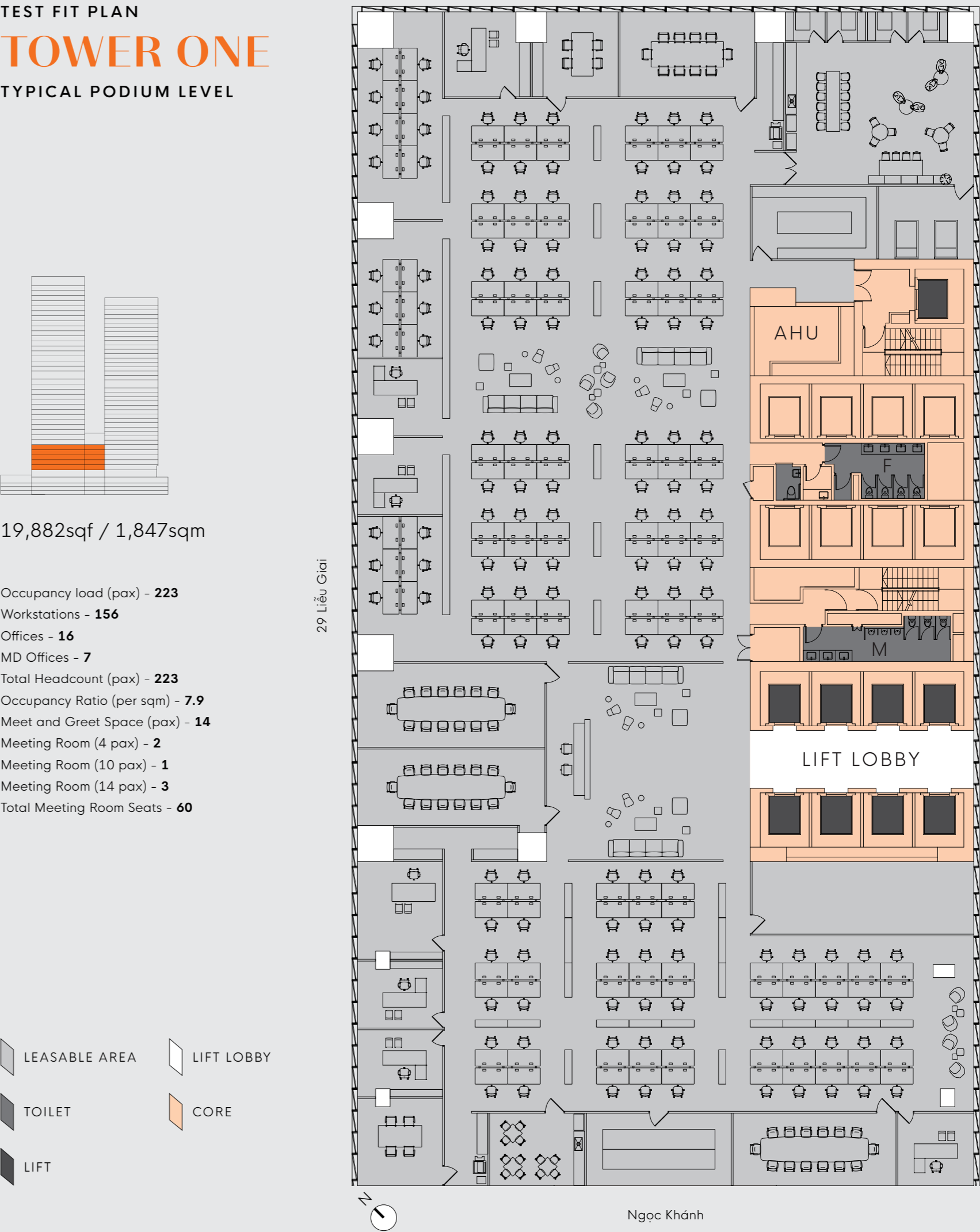
STACKING
PLAN



FLOOR PLAN
TOWER ONE
TYPICAL PODIUM LEVEL



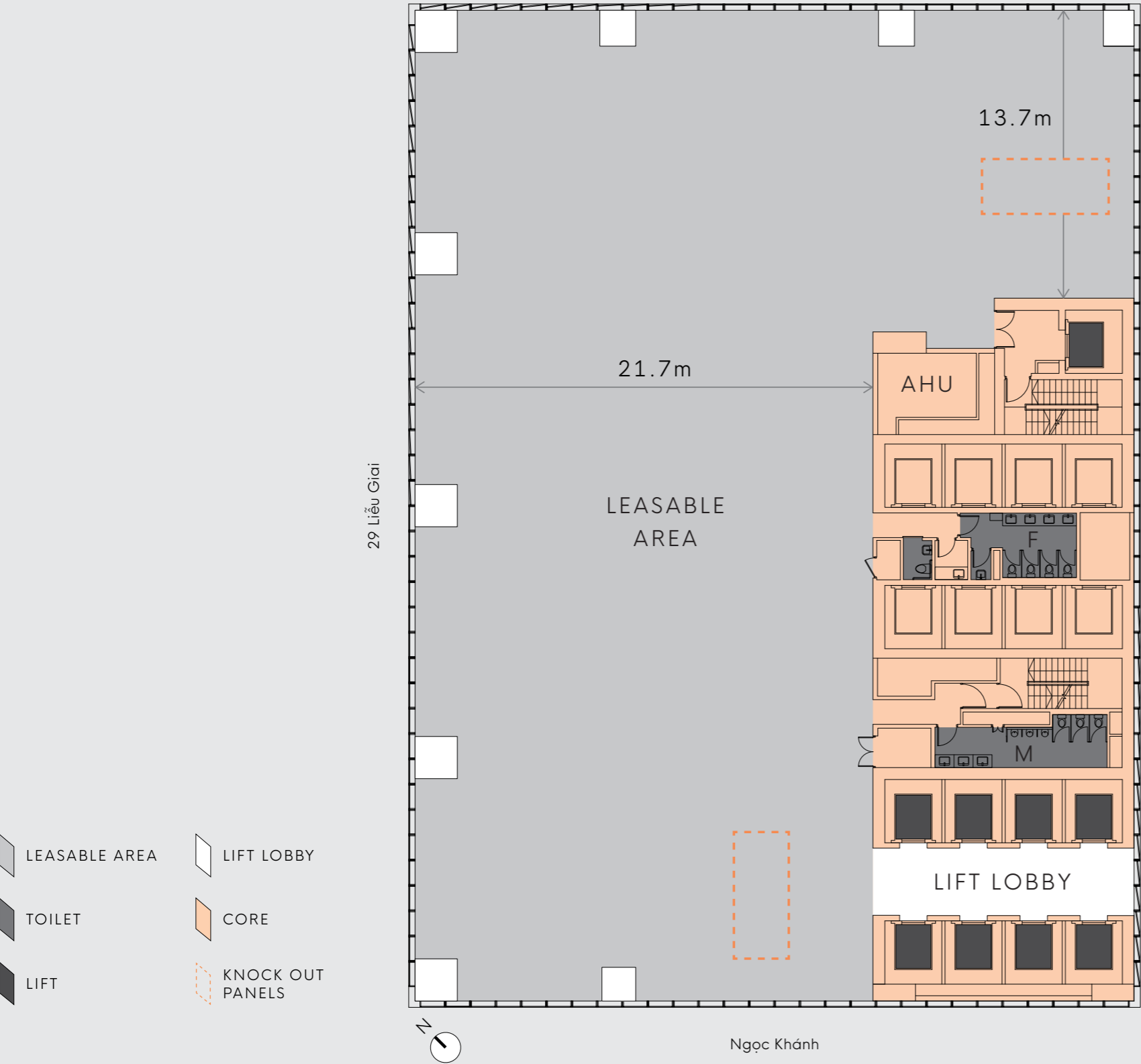
TEST FIT PLAN
TOWER ONE
TYPICAL PODIUM LEVEL



FLOOR PLAN

TOWER ONE

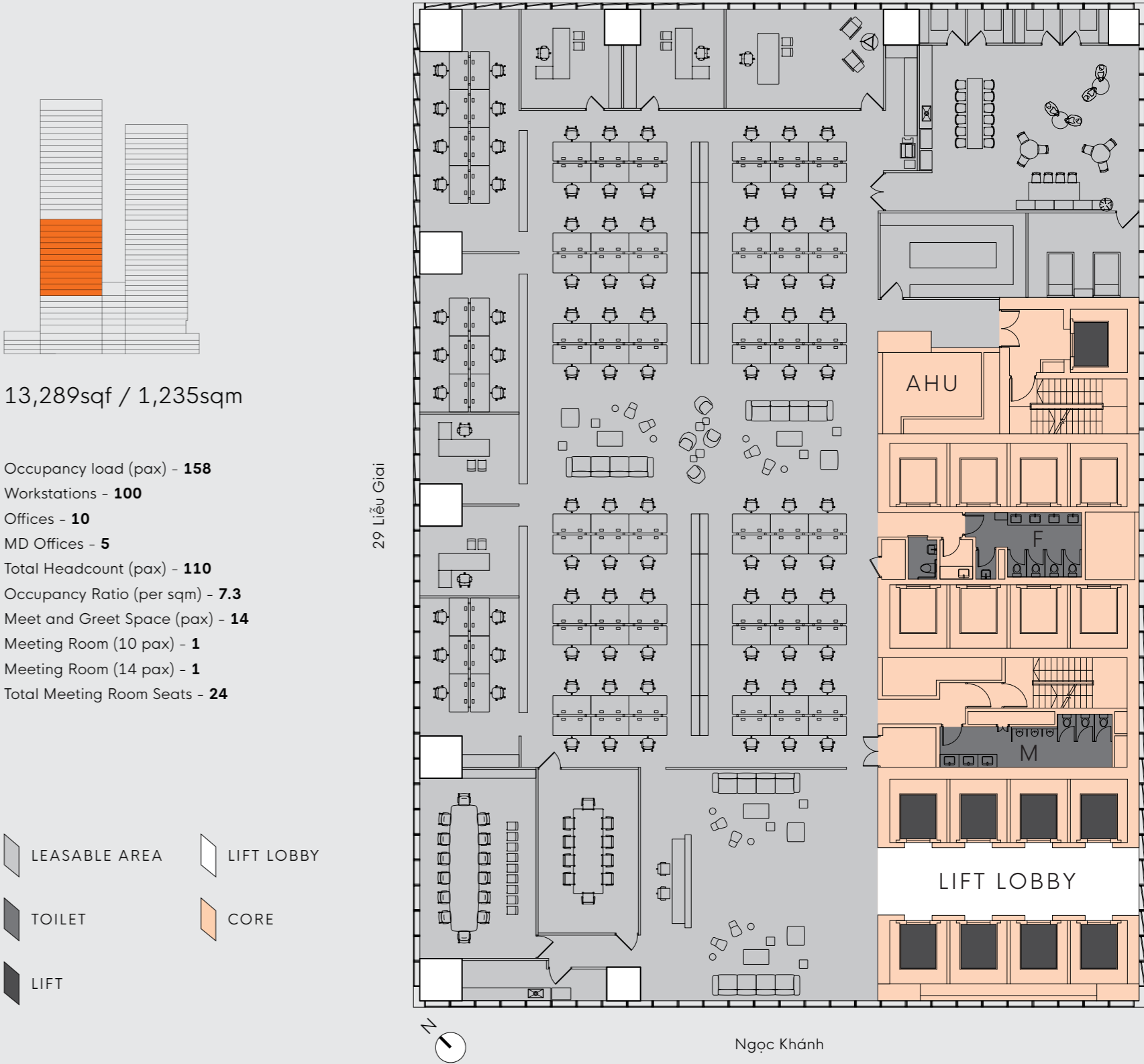
TYPICAL LOW ZONE



TEST FIT PLAN

TOWER ONE

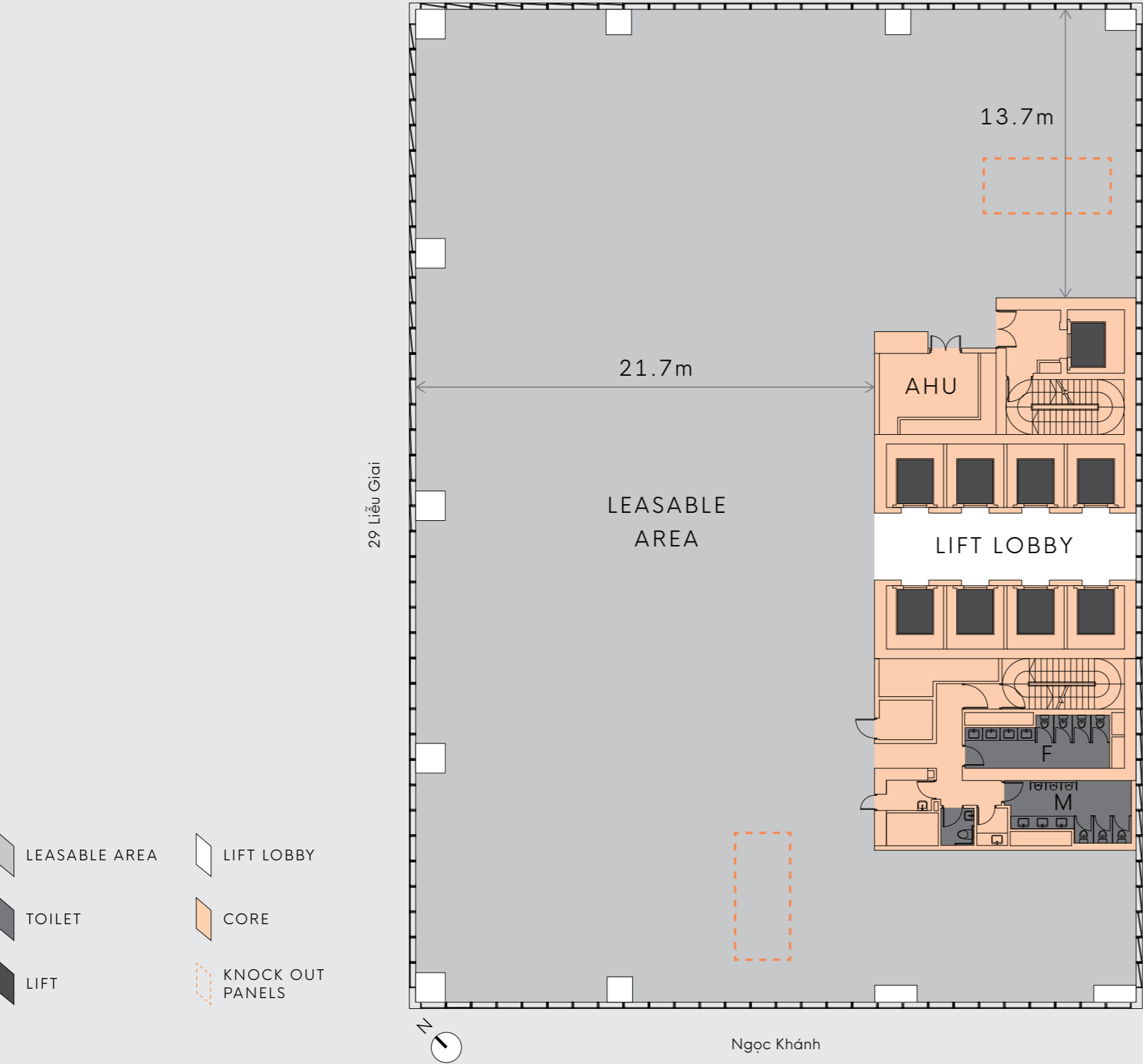
TYPICAL LOW ZONE



FLOOR PLAN

TOWER ONE

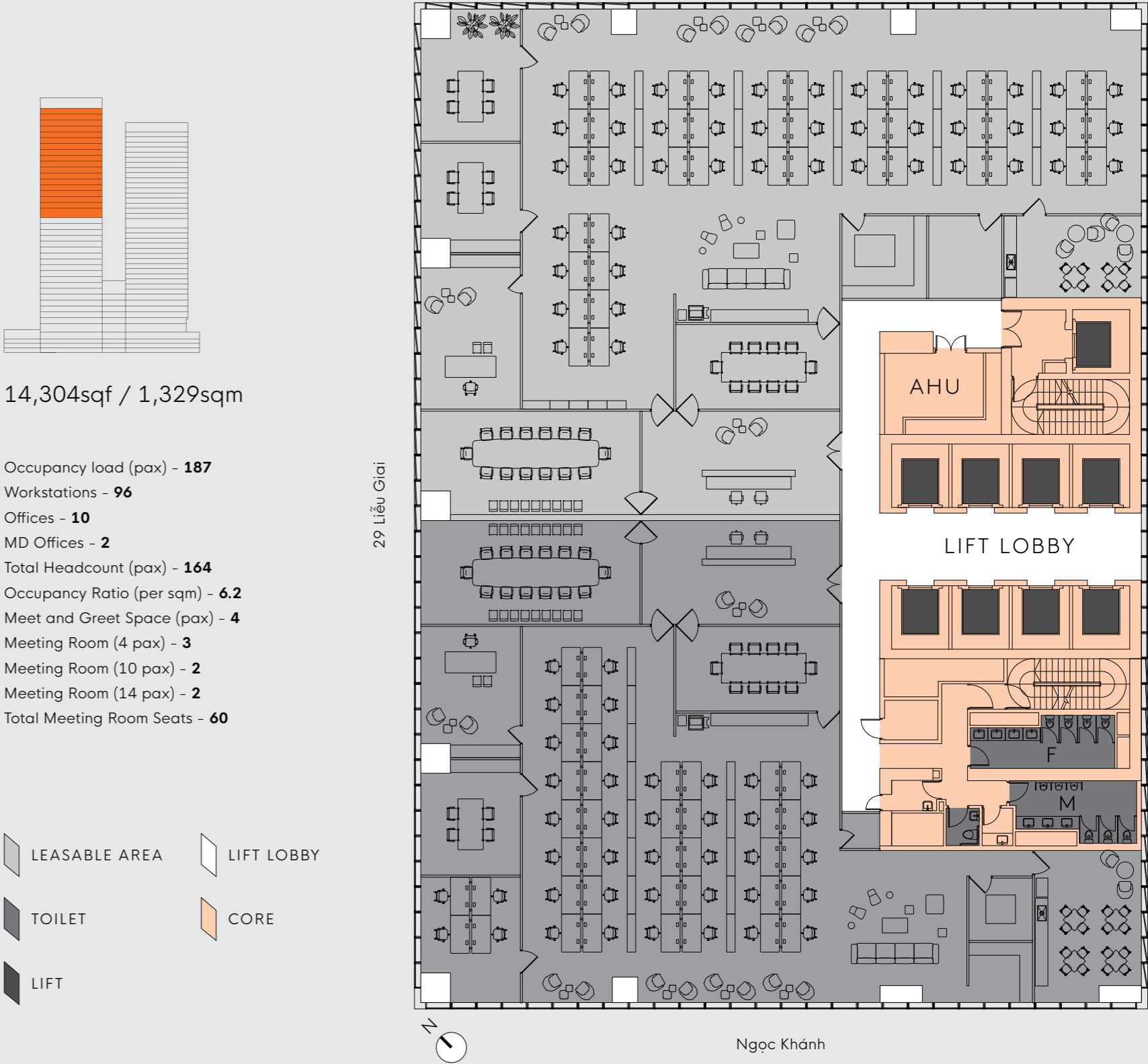
TYPICAL HIGH ZONE



TEST FIT PLAN (2-TENANCY)

TOWER ONE

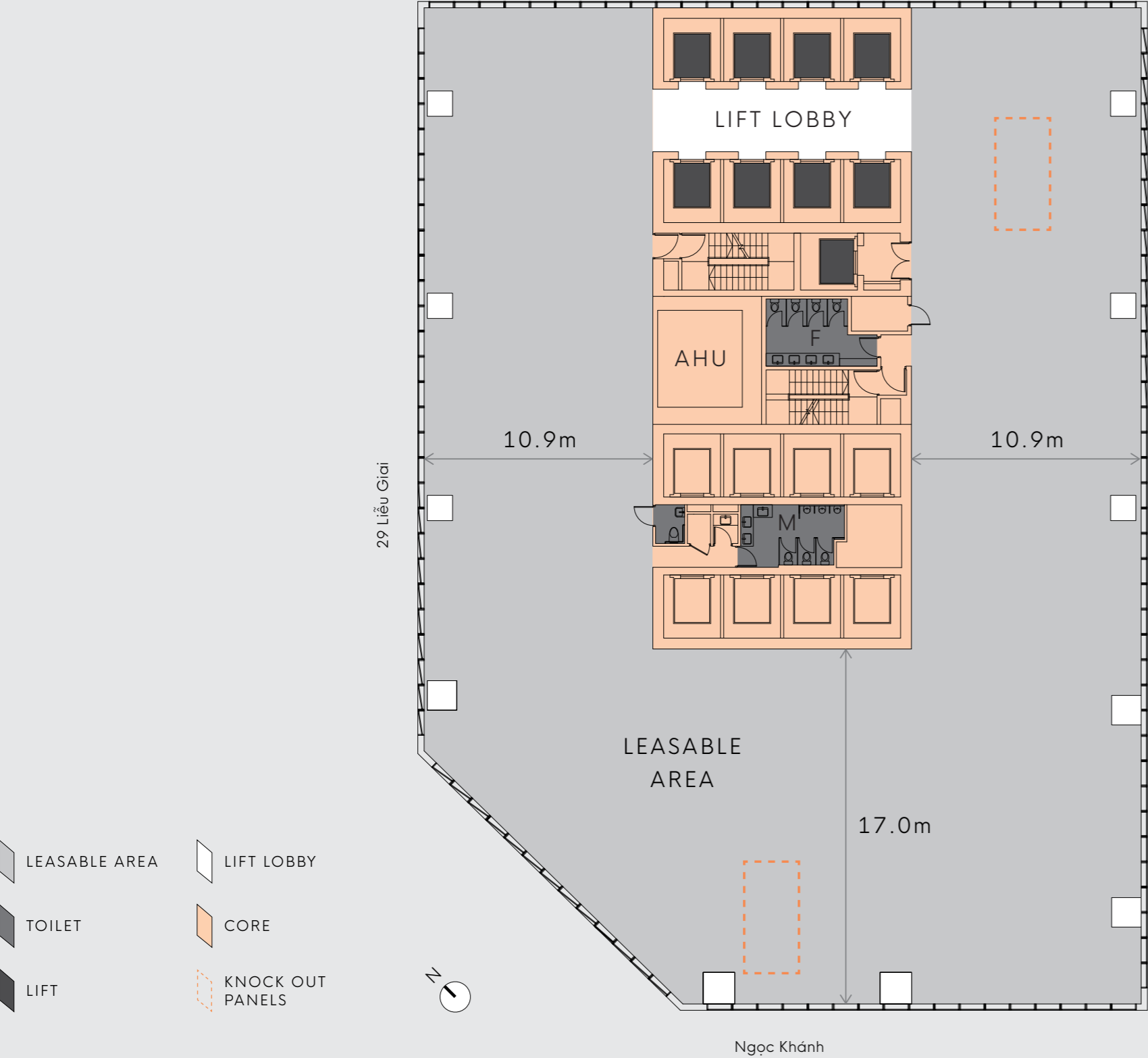
TYPICAL HIGH ZONE



FLOOR PLAN

TOWER TWO

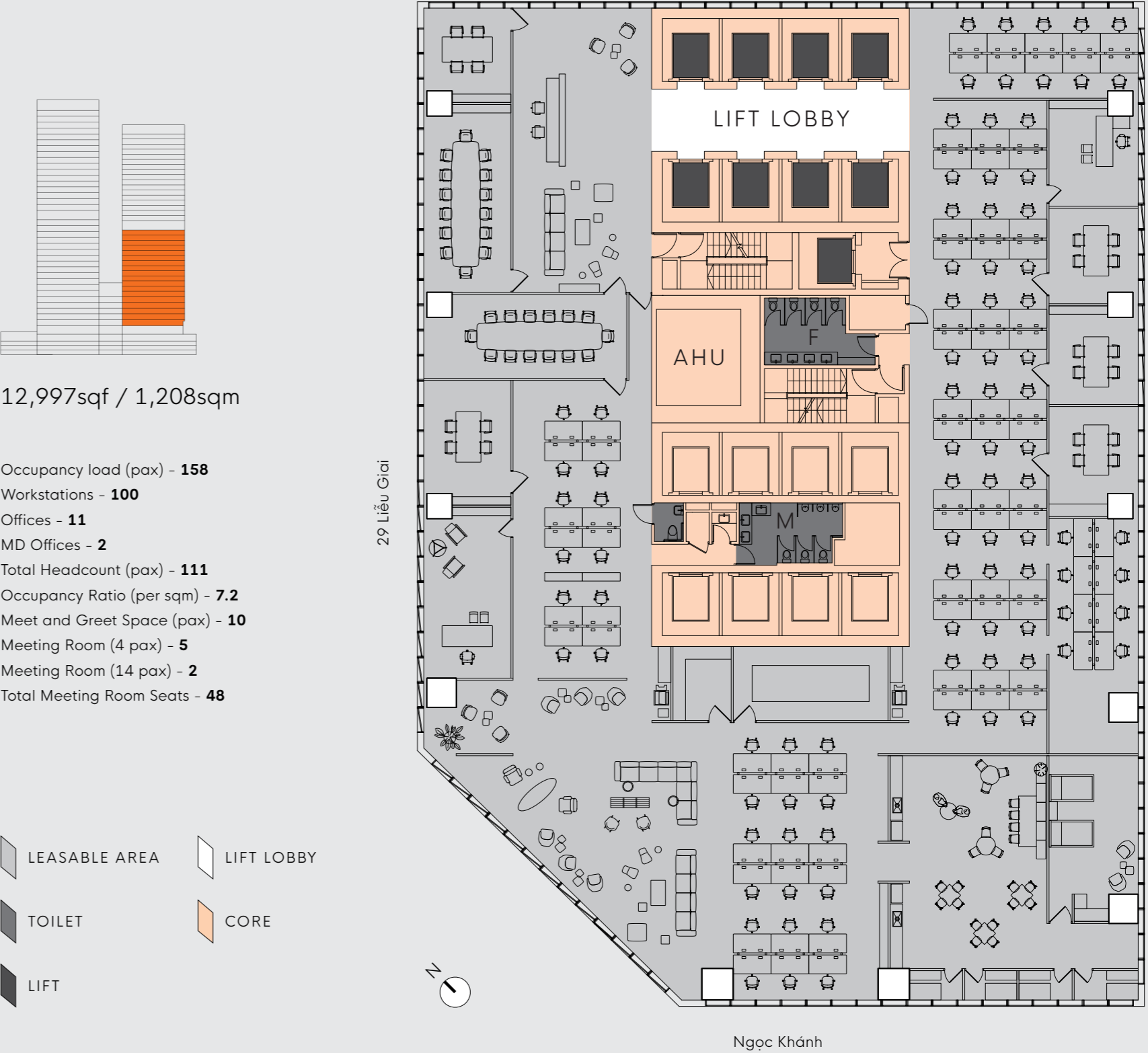
TYPICAL LOW ZONE



TEST FIT PLAN

TOWER TWO

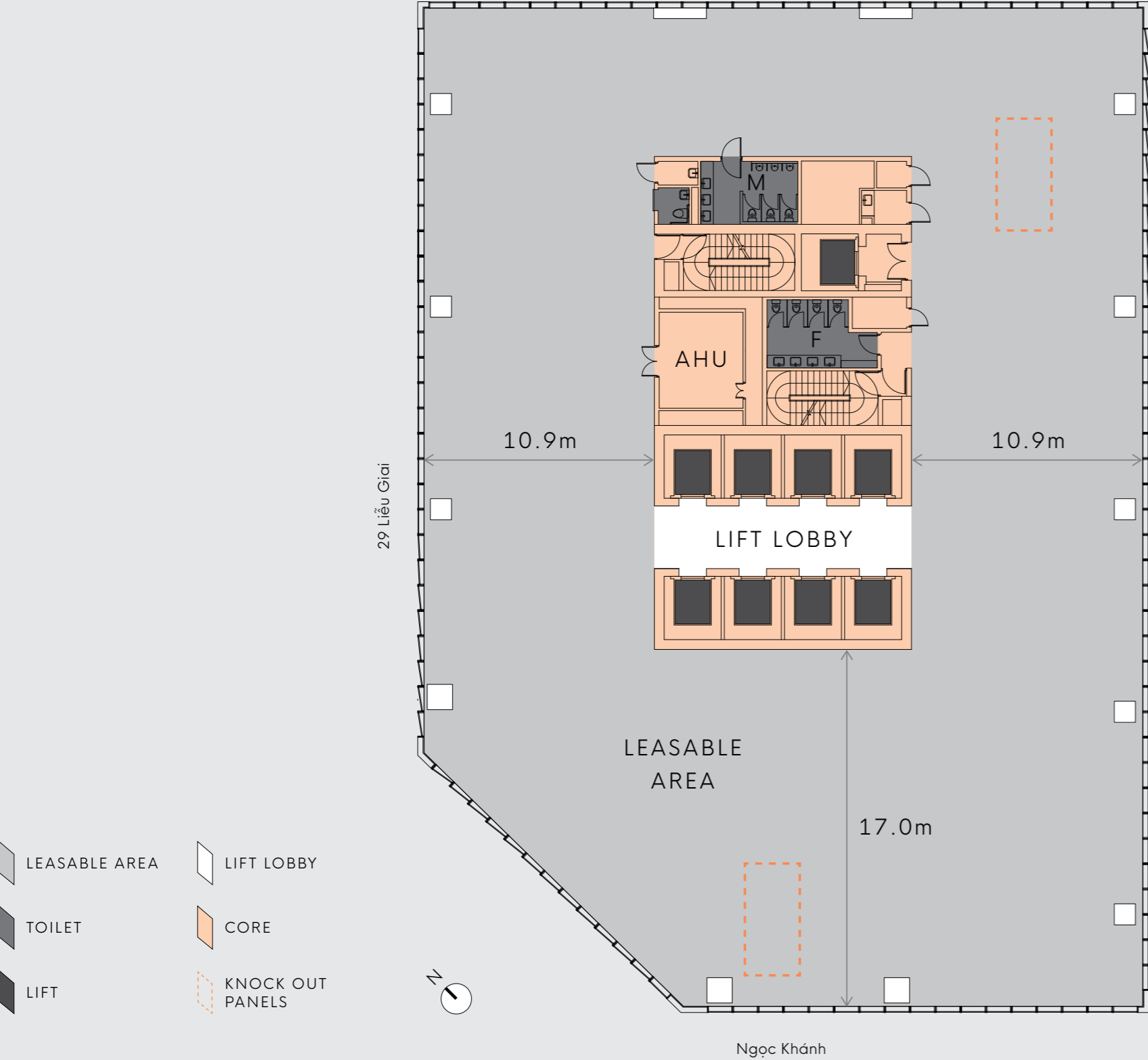
TYPICAL LOW ZONE



FLOOR PLAN

TOWER TWO

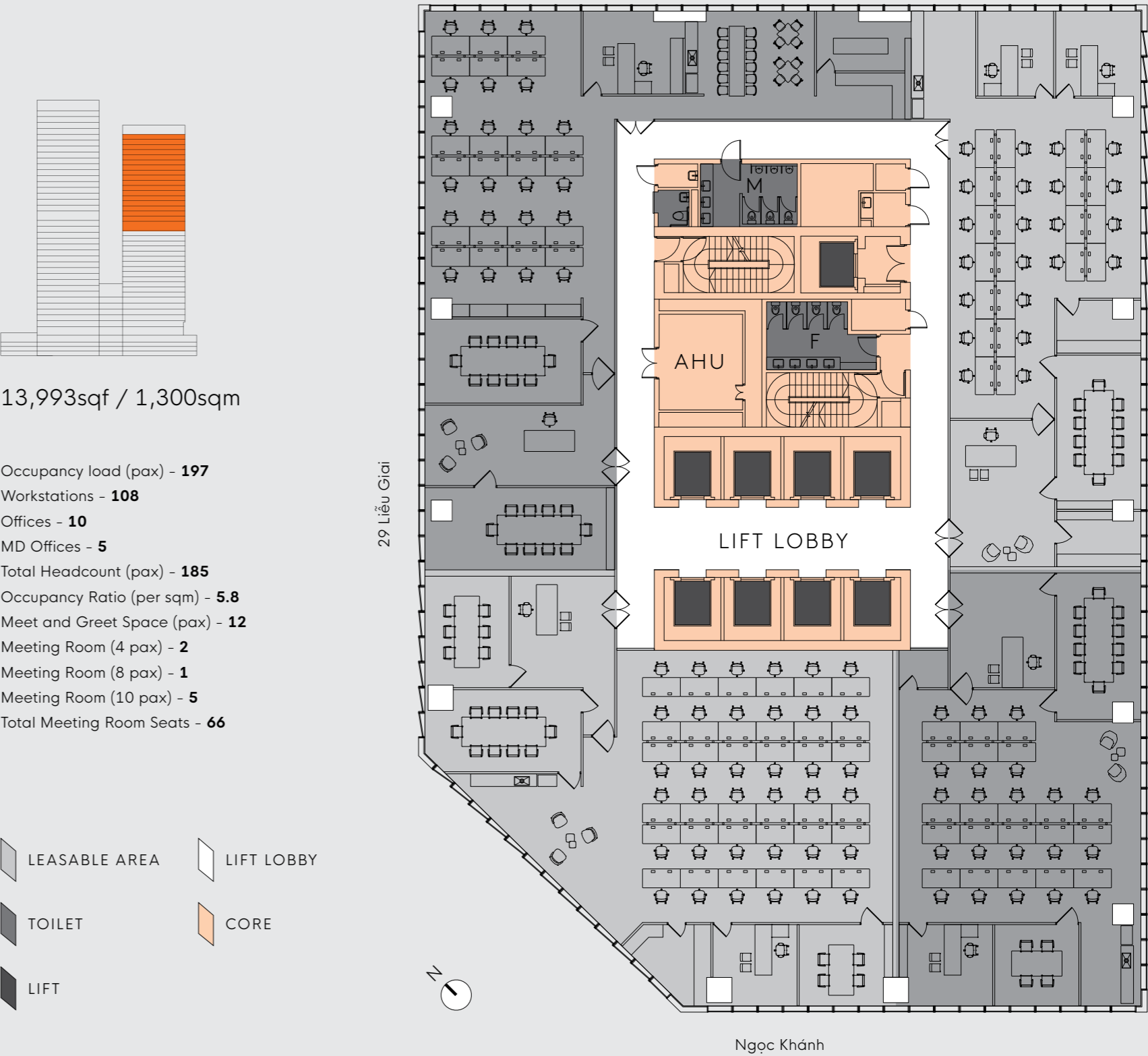
TYPICAL HIGH ZONE



TEST FIT PLAN (4-TENANCY)

TOWER TWO

TYPICAL HIGH ZONE



LEAD DEVELOPER



CapitaLand is one of Asia's largest real estate companies. Headquartered and listed in Singapore, it is an owner and manager of a global portfolio worth over S\$103 billion as at 31 March 2019, comprising integrated developments, shopping malls, lodging, offices, homes, real estate investment trusts (REITs) and funds.

Present across more than 180 cities in over 30 countries, Vietnam is one of CapitaLand's key markets in Asia. Started since 1994, CapitaLand's current portfolio in Vietnam comprises two integrated developments, close to 8,600 quality homes across 15 residential, two retail malls, as well as more than 6,300 lodging units in 24 properties across seven cities – Ho Chi Minh City, Hanoi, Hai Phong, Halong, Danang, Binh Duong and Nha Trang. CapitaLand will continue to contribute to the Vietnamese economy by hiring and nurturing a strong local team, exchanging knowledge and skills with local partners and contributing to the local communities' underprivileged children and environment through corporate social responsibility efforts.



Capital Tower, Singapore



Marunouchi Park Building and Mitsubishi Ichigokan, Tokyo, Japan

IN COLLABORATION WITH



Mitsubishi Estate Co., Ltd. is a comprehensive real estate developer and boasts the leading position in the Japanese market, operating a spectrum of businesses in diverse fields related to real estate, including an office building business centered on the Marunouchi district in central Tokyo, a retail property business, a residential business and a hotel business.

The Company's area of operations is not confined to Japan; it includes the United States, the United Kingdom and Asian countries such as China, Singapore and Vietnam.

Vietnam is one of the most important market for us to focus on. So far, Mitsubishi Estate Co. has track records in development of residence/retail both in Hanoi and Ho Chi Minh City, and a track record in acquisition and operation of the existing office building in Ho Chi Minh City.

Mitsubishi Estate Co. will proactively continue expanding our business and contributing to the Vietnamese economy.

LEAD DEVELOPER



IN COLLABORATION WITH



PROJECT TEAM

ARCHITECTURE LANDSCAPE

ATKINS HONG KONG

INTERIOR DESIGN

PRODUCE WORKSHOP

FAÇADE TECHNICAL CONSULTANT

AECOM SINGAPORE

BUILDING CONTRACTOR

COTTECONS

MANAGEMENT AND LEAD OWNER

CAPITALAND

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