



COBI TOWER

Ho Chi Minh City



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Disclaimer

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COBI GROUP



Grade A office / Best location / Easy access to CBD / High ceiling / Ample Parking / Green exterior Terracotta / Green solar energy / Young cultural street / Sky bridge docking station / Public & Commercial space



Welcome to COBI TOWER

Intending to thrive in different fields and creating a differentiated cultural spot, Cobi Group has developed two landmark buildings for office and commercial spaces in District 7, Ho Chi Minh City.

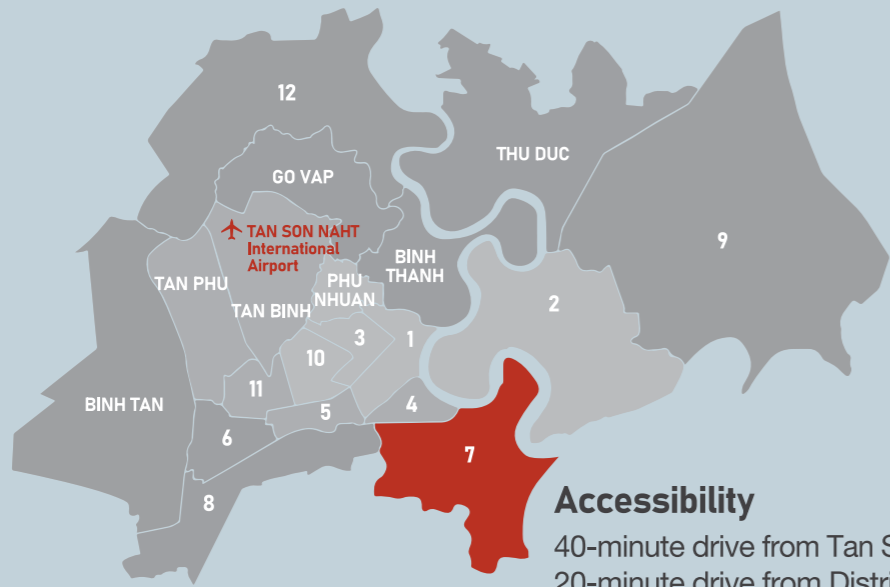
Cobi Tower 1 and 2 are dynamic destination to work, connect and enjoy. We offer the full integration of business and enjoyment. The future of a lively, convenient and sustainable workplace is here.

- 📄 Total GFA : 46,973 m²
- 📄 Cobi Tower 1 : B2F ~ 20F
- 📄 Cobi Tower 2 : B2F ~ 17F

📍 Hoang Van Thai St., Tan Phu Ward, D7, HCMC.

🗓️ 2022/Q.2 Grand Opening





Accessibility

40-minute drive from Tan Son Nhat International Airport.
20-minute drive from District 1.

Apartment & Shop in District 7 CBD area

13,000 households in 20 apartment complexes.

SC Vivo Shopping Mall 4.4km



RESIDENTIAL DISTRICT

RESIDENTIAL DISTRICT

The Crescent Mall 700m

The busy Crescent Mall offers approximately 45,000m² of retail space with cafés & restaurants, entertainments, supermarkets and department stores.

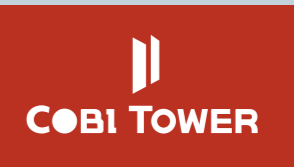
FV Hospital 900m

FV Hospital is an internationally recognised hospital with premium healthcare facilities accredited by US-based medical board, Joint Commission International.

Saigon Exhibition & Convention Center (SECC) 20m

The SECC is an international standard facility capable of satisfying the requirements of national and international conventions, large scale public and trade exhibitions.

Phu My Hung City Center 500m



THE CRESCENT DISTRICT

INTERNATIONAL COMMERCIAL & FINANCIAL DISTRICT

MIDTOWN DISTRICT

SOUTHSIDE DISTRICT

Microsoft LAWRENCE S.TING SCHOOL-1

Microsoft LAWRENCE S.TING SCHOOL-2

JAPANESE SCHOOL

TAIPEI SCHOOL

KOREAN SCHOOL

LE VAN TAM SCHOOL

CANADIAN SCHOOL

CANADIAN KINDER GARDEN

Saigon South International School (SSIS) 2.5km

Offering American-style education since 1997, the SSIS is reputed for its robust college preparatory program and excellence in teaching and innovation for all its elementary, secondary and high school programs.



COBI TOWER 2

COBI TOWER 1

A

GRADE

Convenient location, 24/7 security, Efficient floor layout, High ceiling, Green Low-E & Terracotta façade, Air sterilization system, Solar energy, Raised access flooring.

CBD

LOCATION

Located in the central core of Phu My Hung new urban area with developed transportation infrastructure, closed to many commercial & office buildings, malls, international schools, exhibition centers.

47,000

m²

TOTAL GFA

Total GFA 46,973m²
Office 26,241m²
Commercial 9,837m²

20&17

STOREYS

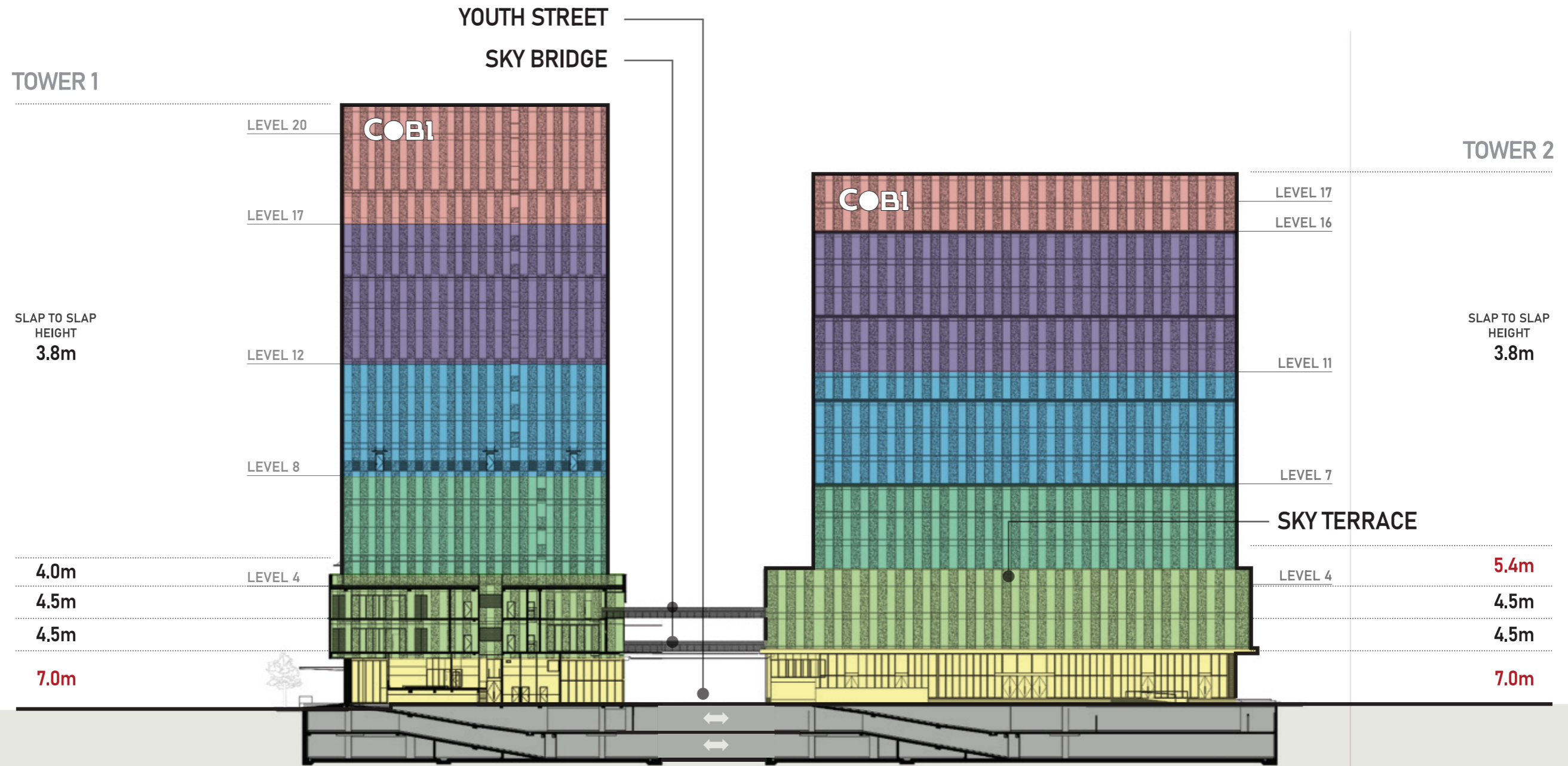
High ceiling for comfort indoor environment with natural light and beautiful decoration.

11,650

m²

RETAIL, SKY TERRACE & YOUTH STREET

Sky terrace & sky bridges, Youth street with F&B restaurants for enjoyment activities.



BUILDING PLAN

- Tower part**
 - Korean government-affiliated organization, Financial enterprise, IT enterprise, Law firm, Trading & Logistics, Co-working space.
- Podium part**
 - Retail store, Restaurant, F&B store, Health-care & Education center, Commercial service.
- Basements**
 - Maximize the efficiency of connecting two basement floor.



COBI GROUP SALES GALLERY

📍
 Ground Floor, Broadway E Building, 2 Bertrand Russell, Tan Phu Ward, Dist. 7, Ho Chi Minh city.

T 028 5411 1550



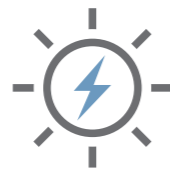
Elevator hall

PREMIUM AND GREEN FACILITIES



Green Material

Eco-friendly Terracotta & Double Low-E glass



Solar Energy System

Rooftop Solar Panel



Air Sterilization

Real bulk plasma care



Armstrong Ceiling

High light reflectance
Superior acoustic performance



Energy Saving MEP

World-brand equipments
from Philips, Daikin,
Schneider, Wilo, Schindler



CCTV Security

24 hours 7days



1



2



3



4



5

1 10 SCHINDLER LIFTS

9 Schindler's smart control passenger lifts
and 1 service lift - capacity 2,000 kgs.

2 PREMIUM OFFICE CEILING

2.7m clear ceiling height from raised floor
with premium Armstrong acoustic ceiling.

3 PLASMA AIR STERILIZATION*

Plasma sterilizes more than 99.9% of four major
airborne pathogenic bacteria and corona virus.

4 DIRECT MOVEMENT BETWEEN TWO TOWERS

Cobi Tower 1 and 2 are connected by 2 sky bridges in podium for easy commercial and retail services.

5 ENERGY EFFICIENCY

Terracotta and Double Low-E glass with UV and
heat protection, together with multiple energy-
saving functions.

6 DRIVER'S LOUNGE

Ensures a comfortable resting environment
for drivers.

7 24/7 CCTV SECURITY

24 hours 7days CCTV security system
inside and outside the building.

8 LARGE PARKING LOT

Basement of total of 10,533m² allows
a great number of vehicles parking lots.

*Air sterilization with unique and world's patented plasma tech. Developed by COBI GROUP in Korea
(www.cobiplattec.com)



CREATING A NEW CULTURE



YOUTH STREET (947m²)

Between 2 towers is a vibrant and exciting Youth street with many F&B, coffee & tea shops, with regular performances and events especially for young customers.



OUTDOOR STAGE

Outdoor Stage promote weekly music or commercial events, a great promotion to tenants' sales.



SKY TERRACE (865m²)

Open-space with green beautiful view, Sky-terrace in Cobi Tower 2 - 4F is an interesting and relaxed destination for tenants and visitors.



Commercial & Retail Area (9,837m²)

This place will satisfy customers' shopping needs and make the local trade market more vibrant.

F&B (food and beverage)

Varied Asian to European F&B restaurants offer the best dishes to customers.



MEDICAL CARES

In 3F of Cobi Tower 1 is located a high-end general examination clinic and health care center to serve the local residents.



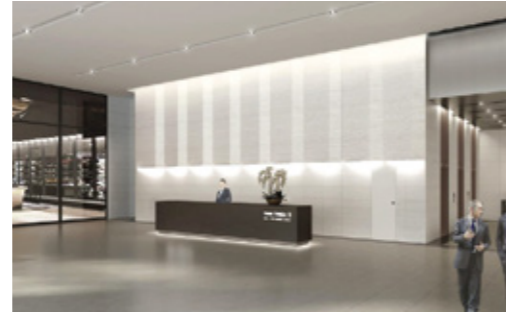
EDUCATION CENTER

International qualified language and education centers are great convenience to the whole complex.





Ground Floor



2nd Floor



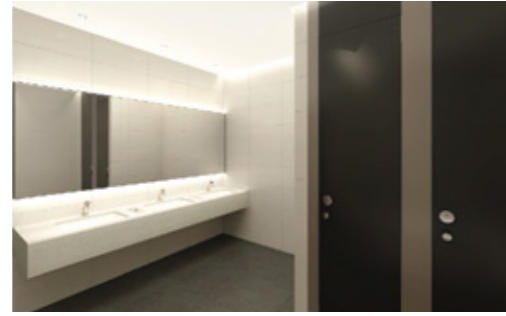
 Retail / Commercial area

 Retail / Commercial area



3rd Floor

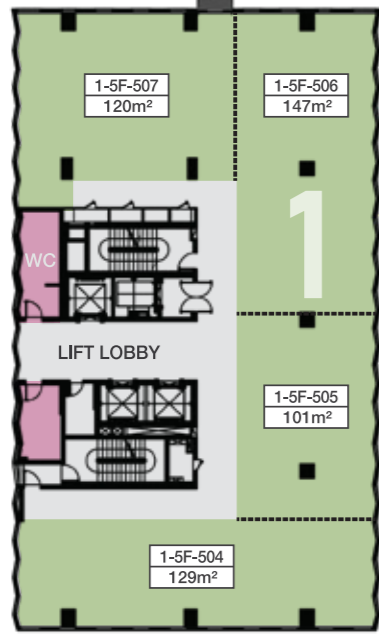
4th Floor



Retail / Commercial area

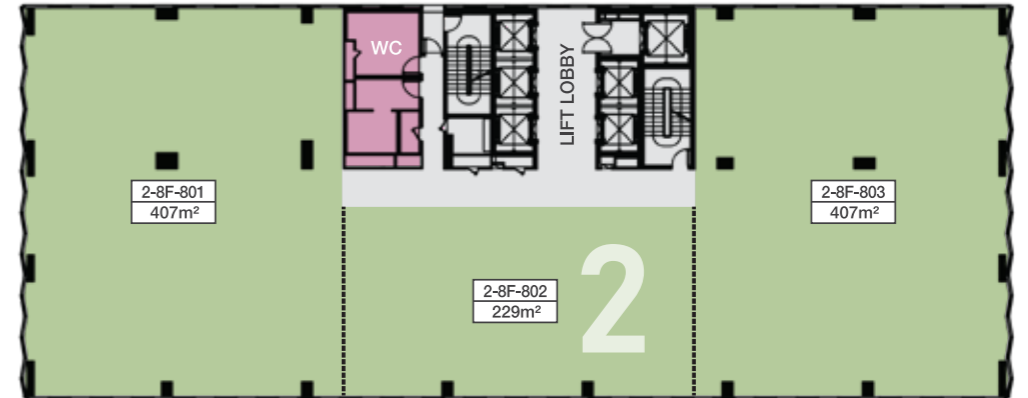
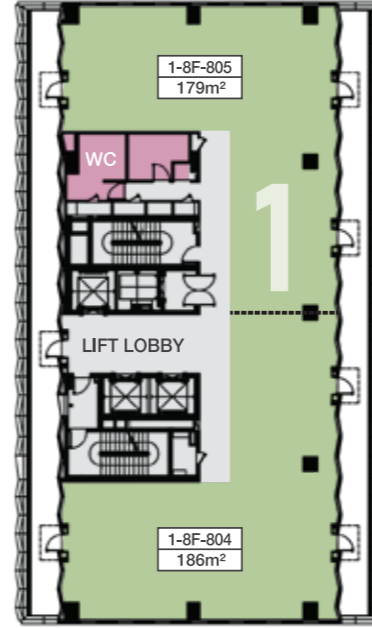
Office area

5th - 7th Floor



Office area

Tower 1 : 8th - 19th Floor Tower 2 : 8th - 16th Floor



Office area

	COBI TOWER 1	COBI TOWER 2
Overall GFA	• 16,659 sqm	• 30,314 sqm
Total Net Leasable Area	• 8,348 sqm	• 17,961 sqm
Number of Levels	• 20 Storey	• 17 Storey
Building Management	• Building Management System (BMS)	• Building Management System (BMS)
Backup Power	• 100% of the building for 24 hours	• 100% of the building for 24 hours
Air Conditioning	• Water-cooled chillers, Air conditioning capacity inside premises : 199 W/m2	• Water-cooled chillers, Air conditioning capacity inside premises: 185 W/m2
Lifts	• 4 Lifts - Schindler including Passenger Lift: 3 high-speed lifts with 2.5m/s No. of Stops is 21/21 from Basement 2 to Level 19, Fire/ Service Lift: 1 high-speed lifts with 2.5m/s No. of Stops is 21/21 from Basement 2 to Level 19	• 6 Lifts - Schindler including Passenger Lift: 5 high-speed lifts with 2.5m/s No. of Stops is 18/18 from Basement 2 to Level 16, Fire/ Service Lift: 1 high-speed lifts with 2.5m/s No. of Stops is 18/18 from Basement 2 to Level 16
Illumination	• 545 Lx (International Grade A+ office standard)	• 500 Lx (International Grade A+ office standard)
Parking	• 42 parking spaces for cars and 178 parking spaces for motorbikes in the basements	• 96 parking spaces for cars and 665 parking spaces for motorbikes in the basements
For Air Conditioning System	• Water-cooled chillers: 2 sets - 2x253 RT (2x890 kW)	• Water-cooled chillers: 3x320 RT (3x1,125 kW)
For Power Supply	• 2 main line medium voltage feeders (22kV) from local power grid, 1x1,600 kVA dry type transformer in basement 1. 1 stand-by generator with capacity of 1x1,400 kVA (Prime) each as backup for 100% of the building's requirements.	• 2 main line medium voltage feeders (22kV) from local power grid, 1x2,000 Kva & 1x1,250 kVA dry type transformer in basement 1. 2 stand-by generator with capacity of 2x1,400 kVA (Prime) each as backup for 100% of the building's requirements.





COBI HOME

COBI HOME will lead innovative changes of Vietnamese housing culture with provision of high-quality and trendy furniture from all over the world.



COBI LOGIS

COBI LOGIS is constructing COBI LOGIS I and II in Long Hau Industrial Park. Both warehouses are advanced and comprehensive logistics centers.



COBI HORECA

COBI HORECA distributes & sells numerous high quality and trendy kitchenware, houseware for F&B restaurants and individual customers.



COBI BREAD

To satisfy the taste of Vietnamese consumers changing with rapid economic growth and to catch up on the new demands arising from variable dining culture.



COBI ONE

COBI ONE was established in Ho Chi Minh City, Vietnam's economic center. We are constructing landmark buildings in major business centers.



COBI IN

Vietnam's rapid economic growth arose demand of new dining culture. COBI IN started F&B business and kitchenware distribution.



COBI PLATEC

COBI PLATEC is a company that develops, manufactures and sells products that applied atmospheric pressure plasma technology to home appliances or various business fields.



HANACOBI

Based on experiences and confidence from developing Lock&Lock into a global company, COBI GROUP is on the verge of a new leap forward.

Based on success of Lock & Lock in Korea and Vietnam, We pursue a new leap forward.

Hanacobi was established in 1978 as a kitchenware production and distribution company. For the past 40 years, Hanacobi has gone through difficult times such as IMF crisis. However, Hanacobi developed itself into an established houseware production and distribution corporation as known as Lock&Lock which is recognized by not only domestically, but also over 120 foreign countries by winning a China Brand Power Index (C-BPI) for consecutive 10 years row. (2012~2021)

In addition, Lock&Lock was selected as a consumer's TOP 100 Trust and Use Products and Services Vietnam for 8 consecutive years (2012~2019). In 2017, We sold Lock&Lock to private equity, and started a new challenge by establishing COBI GROUP. Through the name of COBI GROUP, We pursue a new leap forward in Korea and Vietnam First of all, We will discover promising Start-ups and grow them into global companies.

& Social contribution

By establishing the 'Asia Development Foundation' and the 'Korea Culture Foundation', Hanacobi leads the culture of a socially responsible enterprise to make people live better together through sharing and solidarity.

