



## AN PHU BUILDING



### Highlights

Modern design, high-class building materials, luxury, spacious premises.

Attractive price compared to Grade B office buildings in the same segment.

Expensive traffic location, located on one of the strong blood roads of District 2.

### Factsheets

Parking: **01 basement**

Elevators: **03 elevators**

Air-conditioning: **Central air conditioning system**

Backup power: **100% capacity**

Working hours: **8am-6pm from Monday to Friday, 8am-12am on Saturday**

Floors: **7 floors + 1 basement**

Ceiling height: **2,6m**

Net Leasing/floor: **1.000sqm**

Building orientation: **Southwest**

Grade: **Grade B**

Last updated on: 25/08/2023

The data is for reference only at the time of update.

## Rent Condition

Out of working hour fee: **Negotiate**

Minimum Contract Period: **2 years**

Electricity fee: **Calculated according to the state electricity price**

Handover time: **Always hand over**

Car Parking Fee: **3.000.000 vnd/car/month**

Service Charge: **Included in the rental price**

Service charge includes: **Cleaning, collecting building garbage, Lighting system for public areas, Security, professional protection 24/7, Fees for maintenance, operation and repair of shared equipment, Water for common use in public areas, WC.**

Payment: **By month/quarter**

Handover condition: **Raw ceiling, tile floor, electric lighting**

Motorbike Parking Fee: **300.000 vnd/motorbike/month**

## View on map



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