

Sun Feliza Suites



**Elegance in the Heart of the City
Serenity amidst Vibrancy**

FULLY BUILT &
FINISHED APARTMENTS

TOWARDS
THE **6** STAR
STANDARD

If Ba Dinh

is the historic heart—where the voice of an era echoed, where monumental decisions were forged, and where history witnessed unforgettable moments...



...then Cau Giay

is the land of the future—where knowledge takes root, dreams are nurtured in lecture halls, and aspirations rise to new horizons.



From the “capital of intellect” to the new residence of the elite

Once bearing an academic imprint with prestigious universities, Cau Giay today has transformed into a world-class urban hub—where the accomplished find a living space that matches their ambitions and refined lifestyle.



Its allure lies not only in its prime location in the western center of Hanoi—where ring roads, metro lines, and grand boulevards intertwine like lifelines fueling the city’s rhythm—but also in a sophisticated ecosystem of amenities. International schools sit beside modern hospitals; shopping malls extend seamlessly into precious green oases of the capital; Grade A offices line spacious avenues... Every detail of the infrastructure is designed to deliver the ultimate “work-play-live” experience.

This synchronicity creates a current of sophistication flowing through every street, attracting a discerning community of residents who appreciate fine living and are ready to shape lasting values.





Sun Feliza Suites

The ultimate masterpiece towards a 6-star benchmark in the heart of Hanoi

As Sun Group's most premium residential complex to date, Sun Feliza Suites marks a proud comeback in the capital's real estate market. With its perfect fusion of a diamond location, iconic architecture, and world-class amenities, it elevates living standards to the coveted 6-star level.

Amidst the vibrant pulse of the city, Sun Feliza Suites is where international values harmonize with local spirit—where modern convenience coexists with tranquil moments. Every detail is dedicated to those who seek exceptional experiences while cultivating valuable investment assets with sustainable growth potential over time.

PROJECT OVERVIEW

Location:	Golden intersection of Pham Hung – Xuan Thuy – Pham Van Dong
Site area:	2,55ha
Landscaping & Amenities Area,	
Internal Transportation System:	17,498m²
General Design Consultant:	Cubic Architects
Landscape Design Consultant:	EDSA
Interior Design Consultant:	AEDAS
5 High-Rise Towers:	1667 apartments

PRODUCT TYPES

Studio Apartment	29 - 36 m²
1-Bedroom Apartment:	36.8 - 41.1 m²
1-Bedroom + 1 Multi-Purpose	
Room Apartment:	42.7 - 63.8 m²
2-Bedroom Apartment:	60.7 - 90.5 m²
3-Bedroom Apartment:	94.4 - 122.5 m²
4-Bedroom Apartment:	121 - 166m²

ON-SITE AMENITIES

- Feliz Jardin – The Garden of Happiness 11,548m²
- Grand Arrival Lobby: 14 meters in height – equivalent to four standard residential floors, crafted to a 6-star standard of sophistication
- A state-of-the-art elevator system with speeds of up to 6 m/s, featuring lift lobbies fully clad in premium marble
- Exclusive Amenity Collection: Three basement parking levels, an international-standard restaurant & café system, world-class gym & spa, glass-roof swimming pool, children's playground, and a multi-purpose community hall – thoughtfully designed to host high-end events...

SURROUNDING AMENITIES

Transportation: National University Station, Metro Line 3

Education: Vietnam National University, Hanoi National University of Education, University of Commerce, Academy of Journalism & Communication, top-tier K-12 schools...

Healthcare: Sun Hospital, E Hospital, 198 Hospital, National Institute of Hematology and Blood Transfusion...

Parks & Green Spaces: Cau Giay Park, Nghia Do Park, Hoa Binh Park

Premium Office Buildings: PVI Tower, Discovery Complex, The West, and more



PROJECT MASTER PLAN SUN FELIZA SUITES

I Thang Long Square

II Phuc Ninh Garden

- 1 Lotus Pond
- 2 Rest Pavilion

III Phuc Tho Garden

- 3 Children's Playground
- 4 Discovery Garden

IV Phuc Khang Garden

- 5 Pickleball Court
- 6 Outdoor Gym

V An Cu Pavilion

VI Phuc Loc Garden

VII Phuc Lac Garden

- 7 Multi-Purpose Lawn
- 8 Art Sculpture
- 9 Outdoor Lounge Area

6TH FLOOR AMENITIES

VIII Swimming Pool

IX Garden Café

X VIP Lounge

XI Gym

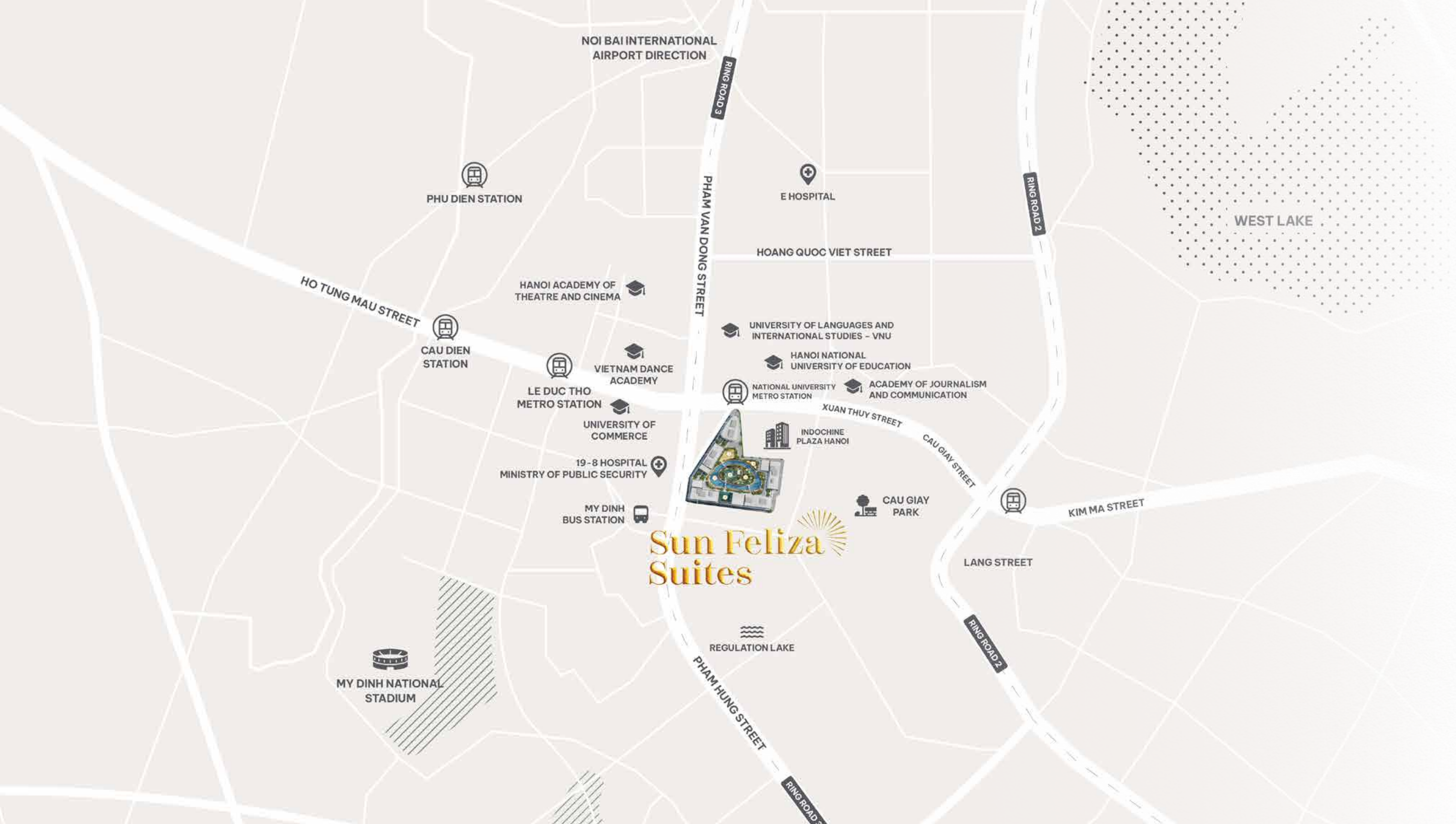
XII Spa

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Sun Feliza
Suites

Elegance
in the Heart of the City

Serenity
amidst Vibrancy



Intellectual Center - Mobility Hub

Proudly located at the junction of Pham Hung, Xuan Thuy, and Pham Van Dong, right next to the National University Metro Station, the project offers limitless connectivity, providing seamless access to Ring Roads 3, 3.5, and 4, as well as Noi Bai International Airport, and every district within Hanoi and its surroundings. This strategic location is also surrounded by prestigious universities, including Vietnam National University, Hanoi National University of Education, the University of Languages and International Studies – Vietnam National University, the University of Commerce, and the Academy of Journalism & Communication, making it the epicenter of intellect and a refined lifestyle nurtured through generations.

A vibrant academic environment, together with the presence of professors, experts, and students from Vietnam and abroad, ensures a steady and sustainable demand for residence and services—a distinct advantage for both end-users and investors. Here, real estate value is defined by future vision, strong connectivity, and the intellectual spirit of the city, worthy of becoming an iconic destination in the heart of Cau Giay.

Gateway to the Future - Powered by Infrastructure

The future of Hanoi's mobility is being reshaped by its modern metro system. Sun Feliza Suites proudly takes the lead in this transformation, being just a few steps away from the station—an advantage few projects can claim. As infrastructure evolves, real estate values will soar. With Sun Feliza Suites, residents not only enjoy unmatched convenience in every journey but also hold a sustainable investment asset that grows in value alongside the city's dynamic development.



The Essence of Culture in Design

The project land is shaped like a “Dragon Holding the Pearl”—a symbol of prosperity, vitality, and steadfast protection. Worthy of such a prestigious site, Sun Feliza Suites is crafted with an architectural vision that balances Stillness & Movement, Nature & Culture. Its five towers, inspired by the Five Blessings, embrace the Garden of Happiness, optimizing feng shui advantages, honoring the Eastern philosophy of harmony, and creating an exclusive realm of world-class amenities and private experiences in the heart of a bustling metropolis.



World-Class Design & Construction, Towards The 6-Star Standard

Sun Feliza Suites resembles a symphony of refined design lines, luxurious aesthetics, and carefully selected materials, elevating the quality of urban living. Its façade and windows feature premium Double Low-E glass, delivering outstanding soundproofing, heat insulation, and UV protection, while ensuring abundant natural light and panoramic city views.

Complementing this, a system of aluminum louvers is flexibly arranged across the façade, serving as a protective shield that regulates sunlight, reduces heat absorption, and creates a bright, airy, and comfortable living environment in every residence.





A Lifestyle Reaching The 6-Star Benchmark in The Heart of Hanoi

In Eastern feng shui, the number 6 represents “Loc”—a symbol of prosperity, enduring wealth, and auspicious new beginnings.

At Sun Feliza Suites, the number 6 is not only a spiritual essence but also an inspiration infused into every design detail. From the artful entrances, the Garden of Happiness, and the grand lobby to the expansive corridors, superior elevators, and an exclusive suite of world-class amenities within each tower... every touchpoint delivers a fulfilling experience that rises to the prestigious 6-star living standard.





The Garden of Happiness - A Green Jewel of Peace and Tranquility

At the heart of the project lies the Garden of Happiness, spanning an impressive 11,548 sqm, envisioned as a vibrant feng shui landscape that delivers 6 living messages and 6 layers of emotions, harmonized into a tranquil symphony in the midst of the city.

Phuc Loc Garden: A leafy “corridor of experiences” where residents can sip their morning coffee or stroll past retail shops at the podium.

Phuc Lac Garden: A lush green space with multifunctional lawns and art installations, emphasizing community connection.

Phuc Khang Garden: A modern sports area featuring pickleball courts and outdoor workout zones—inspiring an active lifestyle every day.

Phuc Tho Garden: A playful and educational wonderland designed exclusively for children.

Phuc Ninh Garden: A serene retreat with a central lotus pond, resembling a private oasis within the bustling city.

An Cu Pavilion: A transitional space inspired by Vietnamese architecture, serving as a gentle buffer between the urban rhythm and peaceful living.

Phuc Loc Garden



Phuc Tho Garden



Phuc Lac Garden



Phuc Khang Garden



Phuc Ninh Garden

A Pathway Echoing the Legacy of Ancient Thang Long

Amidst the lively frontage of shophouses lies a series of private pathways, creating a smooth transition between the bustling city and the serene living spaces within Sun Feliza Suites. These pathways evoke the spirit of Hanoi's traditional city gates, harmonized with handcrafted artworks from villages along the Red River and the timeless architecture reminiscent of the Old Quarter's 36 streets.

For residents, the journey home is guided by stories that carry the rich cultural imprint of ancient Thang Long while shining with the sophistication and vibrancy of a Hanoi rising proudly in the new era.





Amenities of Distinction - Elevating the Art of Living

Stepping into the grand lobby, residents are welcomed into a space of prestige and artistry—where culture meets refinement. With a soaring height of 14 meters (equivalent to four residential floors), the lobby stands as a statement of grandeur.

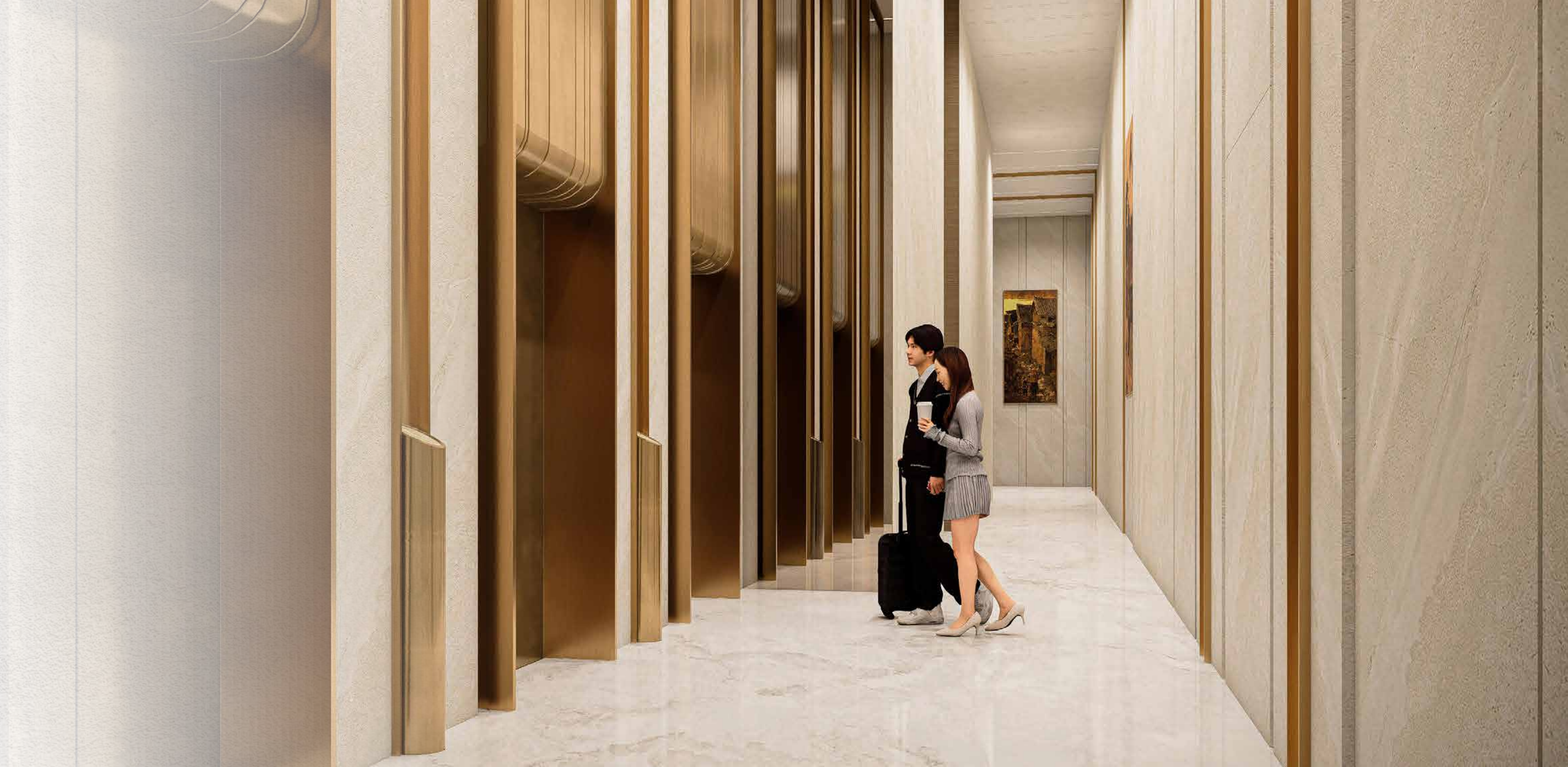
Its design draws inspiration from the heritage craft villages along the Red River, with flowing vertical lines cascading from ceiling to floor like rippling water reflecting the city's rhythm. Marble flooring with graceful veins, elegant veneer-paneled walls, and exquisite crystal chandeliers together compose a symphony of light and material—unveiling a sophisticated beauty with timeless depth.



A Grand Lobby
Soaring 14 Meters
– Equivalent to 4
Floors

Ultra-Fast Elevator System – Up to 6 m/s

The living experience that reaches the 6-star benchmark is also embodied in the high-speed elevator system, operating at up to 6m/s. A velocity once reserved only for iconic landmarks such as Landmark 81 or Lotte Center, it has now become an everyday convenience at Sun Feliza Suites, optimizing time while elevating the class of every journey.





A Sanctuary of Privacy and Harmony

On the 6th floor, a world of exclusive amenities unfolds—meticulously curated to celebrate privacy, sophistication, and the most refined emotions of distinguished residents. At its heart are six signature amenities, where the 6-star lifestyle is elevated through genuine experiences:

A sky pool like a shimmering blue mirror among the clouds, reflecting Hanoi's sunlight and moments of pure relaxation.

A state-of-the-art gym, where movement builds not only strength but also mental energy.

A luxurious spa, designed to restore inner balance.

A Garden Café, a tranquil green corner in the sky, where a cup of coffee becomes a mindful ritual.

A VIP Lounge, a private haven for meaningful connections and a celebration of lifestyle.

A cluster of four community rooms spanning 1,000 sqm, nurturing intergenerational bonds and a lasting community spirit.



One Choice – Three Values Living-Leasing-Investing

Sun Feliza Suites is not only an ideal residence with a central location, comprehensive amenities, and lush green living spaces—it is also a sustainable investment asset thanks to its outstanding rental potential.

Located in the “intellectual capital” of Cau Giay—home to a vibrant community of students, lecturers, experts, and intellectuals—the project benefits from stable accommodation demand, high rental yields, and excellent liquidity. Coupled with the district’s rapid urbanization, continuously improving infrastructure, and one of the last rare prime land plots in the central area, Sun Feliza Suites offers remarkable value appreciation over time—fully meeting the needs of living, investing, and long-term wealth accumulation for every homeowner.



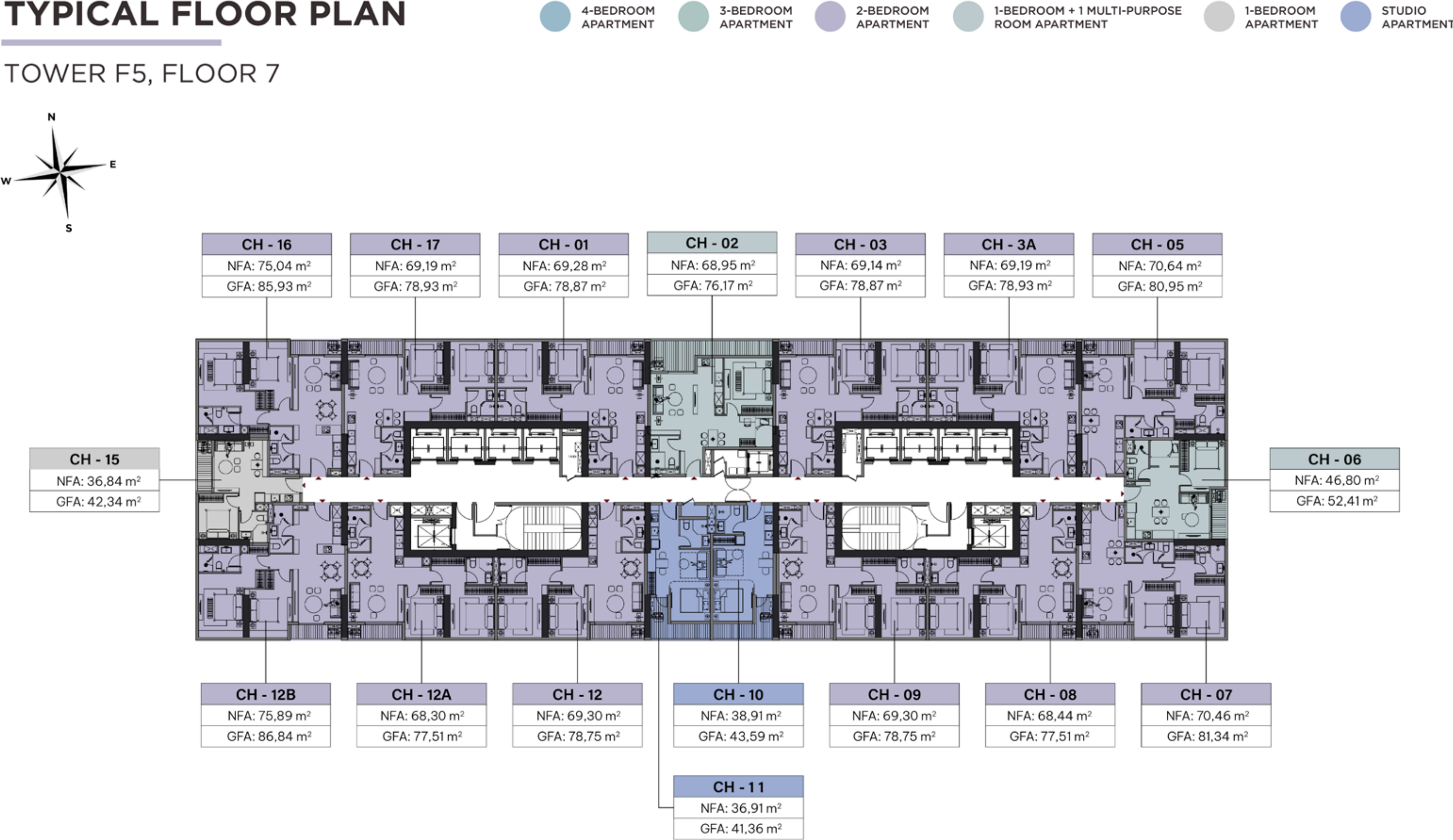
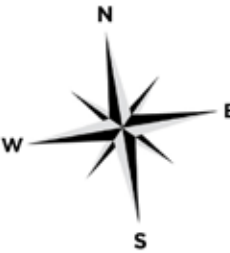


Sun Feliza
Suites

**KHANG TOWER -
PROSPERITY TOWER (F5)**

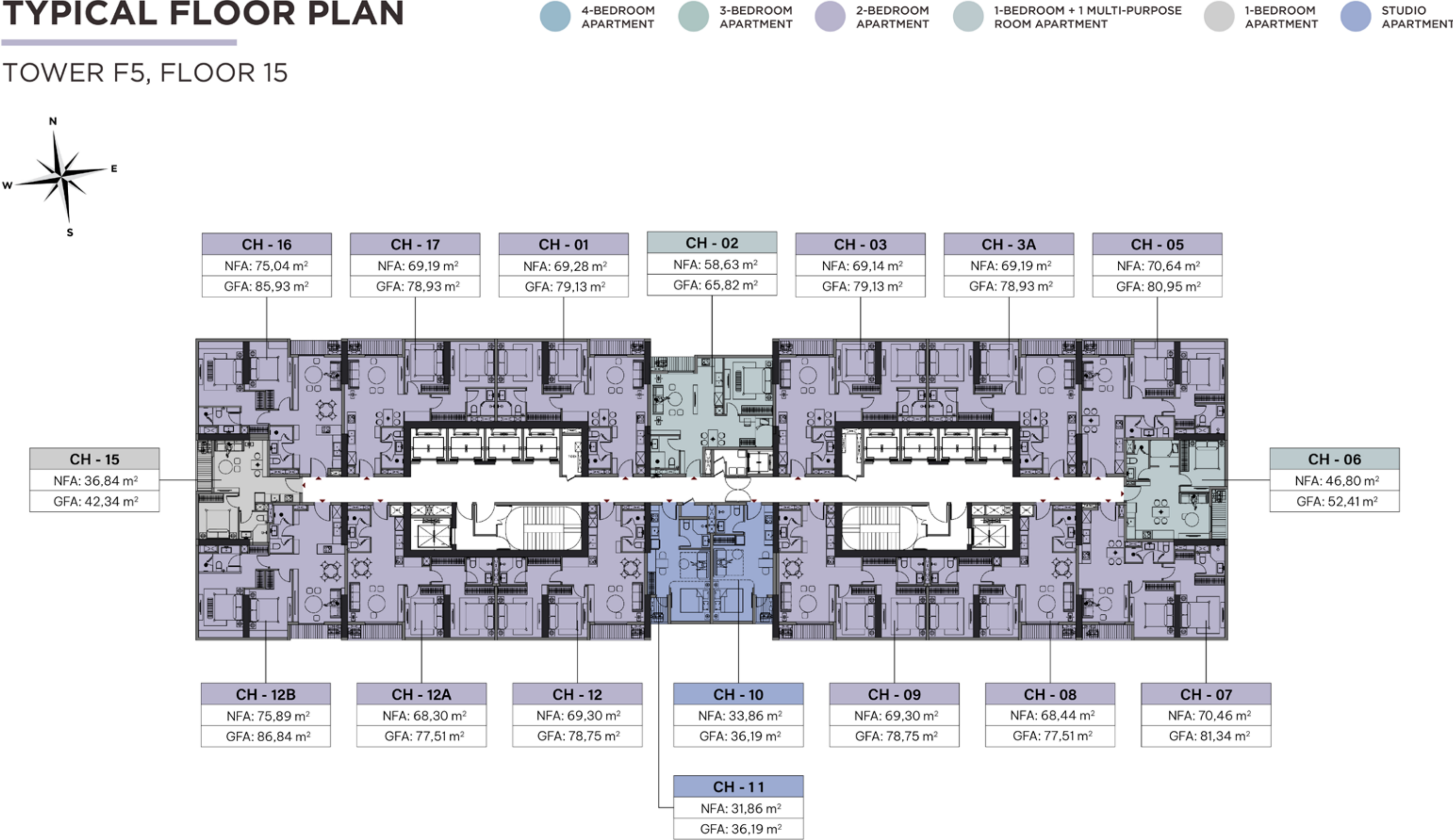
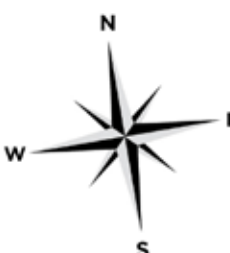
TYPICAL FLOOR PLAN

TOWER F5, FLOOR 7



TYPICAL FLOOR PLAN

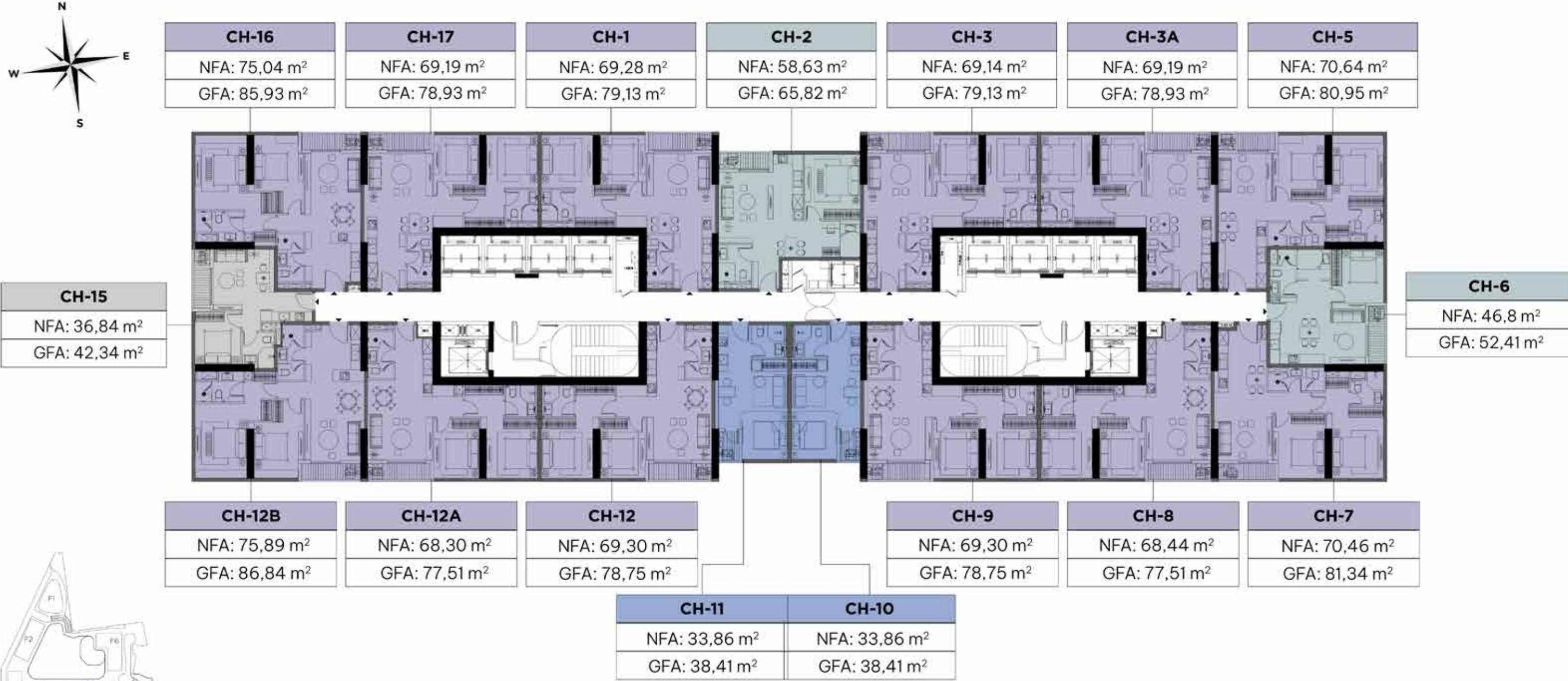
TOWER F5, FLOOR 15



TYPICAL FLOOR PLAN

TOWER F5, FLOORS 8-14; 16-25

- 4-BEDROOM APARTMENT
- 3-BEDROOM APARTMENT
- 2-BEDROOM APARTMENT
- 1-BEDROOM + 1 MULTI-PURPOSE ROOM APARTMENT
- 1-BEDROOM APARTMENT
- STUDIO APARTMENT

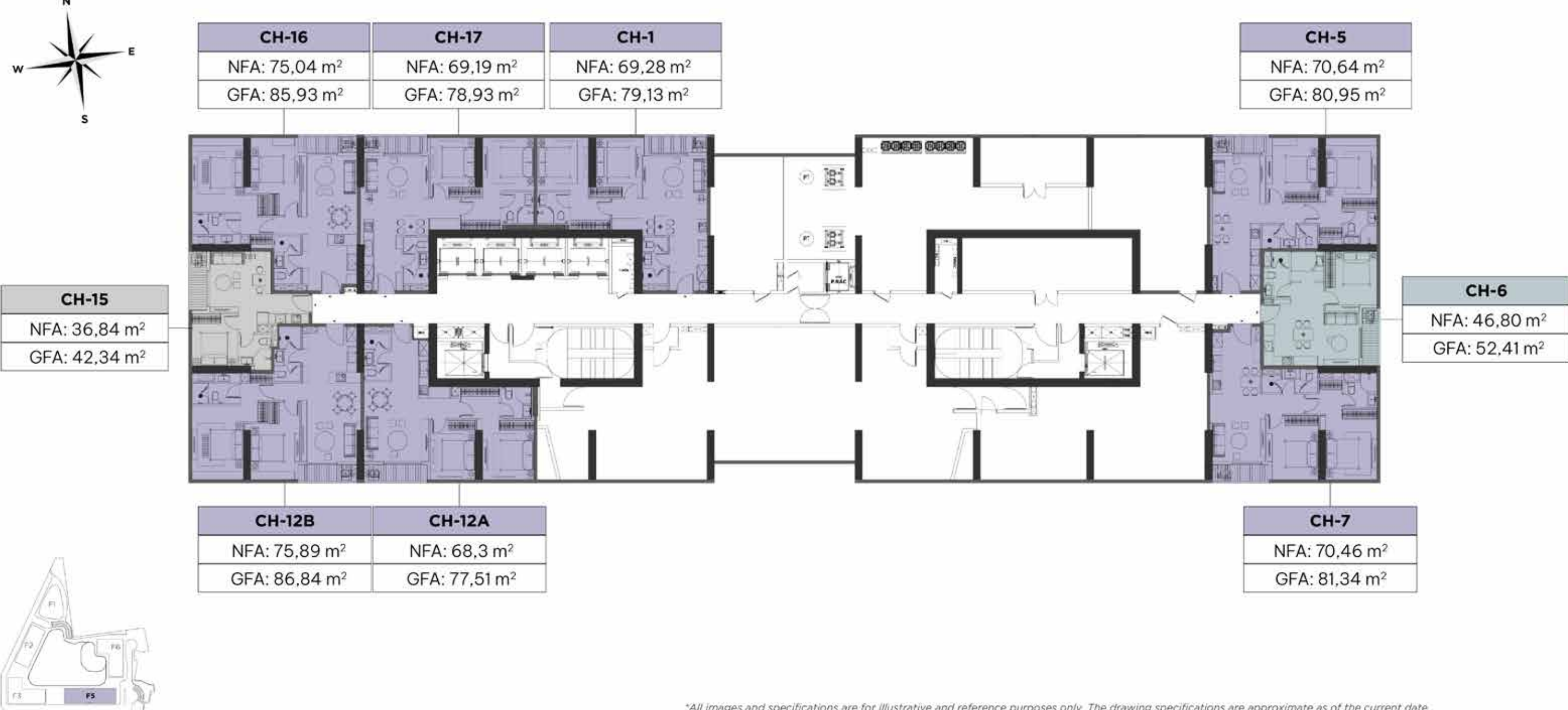


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TYPICAL FLOOR PLAN

TOWER F5, FLOOR 26

- 4-BEDROOM APARTMENT
- 3-BEDROOM APARTMENT
- 2-BEDROOM APARTMENT
- 1-BEDROOM + 1 MULTI-PURPOSE ROOM APARTMENT
- 1-BEDROOM APARTMENT
- STUDIO APARTMENT

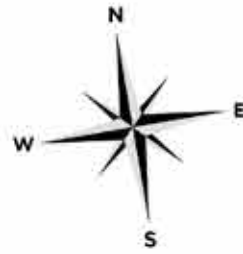


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TYPICAL FLOOR PLAN

TOWER F5, FLOOR 27

- 4-BEDROOM APARTMENT
- 3-BEDROOM APARTMENT
- 2-BEDROOM APARTMENT
- 1-BEDROOM + 1 MULTI-PURPOSE ROOM APARTMENT
- 2-BEDROOM + 1 MULTI-PURPOSE ROOM APARTMENT
- 1-BEDROOM APARTMENT
- STUDIO APARTMENT

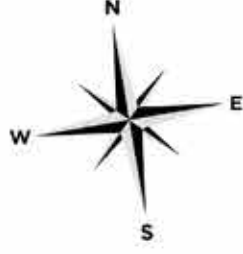


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TYPICAL FLOOR PLAN

TOWER F5, FLOORS 28-38

- 4-BEDROOM APARTMENT
- 3-BEDROOM APARTMENT
- 2-BEDROOM APARTMENT
- 1-BEDROOM + 1 MULTI-PURPOSE ROOM APARTMENT
- 2-BEDROOM + 1 MULTI-PURPOSE ROOM APARTMENT
- 1-BEDROOM APARTMENT
- STUDIO APARTMENT



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TYPICAL FLOOR PLAN

TOWER F5, FLOOR 39

- 4-BEDROOM APARTMENT
- 3-BEDROOM APARTMENT
- 2-BEDROOM APARTMENT
- 1-BEDROOM + 1 MULTI-PURPOSE ROOM APARTMENT
- 2-BEDROOM + 1 MULTI-PURPOSE ROOM APARTMENT
- 1-BEDROOM APARTMENT
- STUDIO APARTMENT

CH-12	CH-1	CH-2	CH-3	CH-3A	CH-5
NFA: 69,14 m ²	NFA: 69,28 m ²	NFA: 58,63 m ²	NFA: 80,69 m ²	NFA: 82,65 m ²	NFA: 118,69 m ²
GFA: 79,67 m ²	GFA: 79,13 m ²	GFA: 65,82 m ²	GFA: 91,59 m ²	GFA: 94,14 m ²	GFA: 133,35 m ²



CH-11	CH-10	CH-9	CH-8	CH-7	CH-6
NFA: 68,29 m ²	NFA: 69,30 m ²	NFA: 33,86 m ²	NFA: 104,71 m ²	NFA: 68,44 m ²	NFA: 70,46 m ²
GFA: 79,15 m ²	GFA: 78,75 m ²	GFA: 38,41 m ²	GFA: 117,17 m ²	GFA: 77,51 m ²	GFA: 81,34 m ²

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TYPICAL FLOOR PLAN

TOWER F5, FLOOR 40

- 4-BEDROOM APARTMENT
- 3-BEDROOM APARTMENT
- 2-BEDROOM APARTMENT
- 1-BEDROOM + 1 MULTI-PURPOSE ROOM APARTMENT
- 2-BEDROOM + 1 MULTI-PURPOSE ROOM APARTMENT
- 1-BEDROOM APARTMENT
- STUDIO APARTMENT

CH-12	CH-1	CH-2	CH-3	CH-3A	CH-5
NFA: 69,14 m ²	NFA: 69,28 m ²	NFA: 58,63 m ²	NFA: 78,58 m ²	NFA: 82,65 m ²	NFA: 118,69 m ²
GFA: 79,67 m ²	GFA: 79,13 m ²	GFA: 65,82 m ²	GFA: 89,36 m ²	GFA: 94,14 m ²	GFA: 133,35 m ²

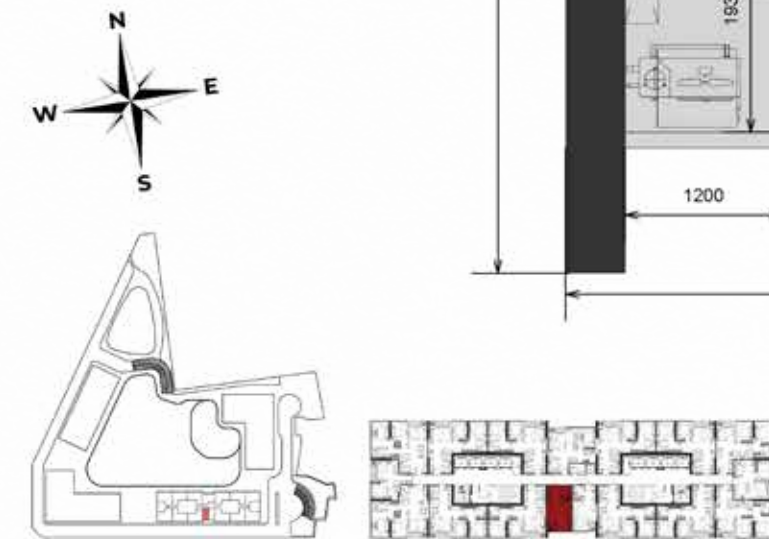


CH-11	CH-10	CH-9	CH-8	CH-7	CH-6
NFA: 68,29 m ²	NFA: 69,30 m ²	NFA: 33,86 m ²	NFA: 104,71 m ²	NFA: 68,44 m ²	NFA: 70,46 m ²
GFA: 79,15 m ²	GFA: 78,75 m ²	GFA: 38,41 m ²	GFA: 117,17 m ²	GFA: 77,51 m ²	GFA: 81,34 m ²

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NFA: 33,86 m²
GFA: 38,41 m²

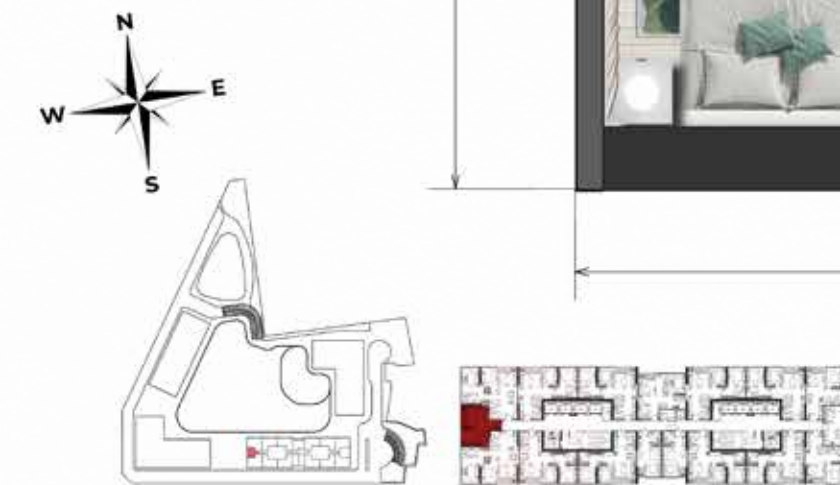


TOWER F5 – FLOOR 8-14, 16-25

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NFA: 36,84 m²
GFA: 42,34 m²

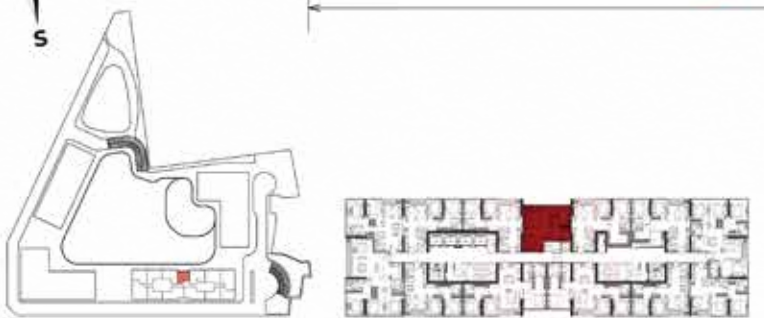


TOWER F5 – FLOOR 8-14, 16-25

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1-BEDROOM + 1 MULTI-PURPOSE ROOM APARTMENT

NFA: 58,63 m²
GFA: 65,82 m²

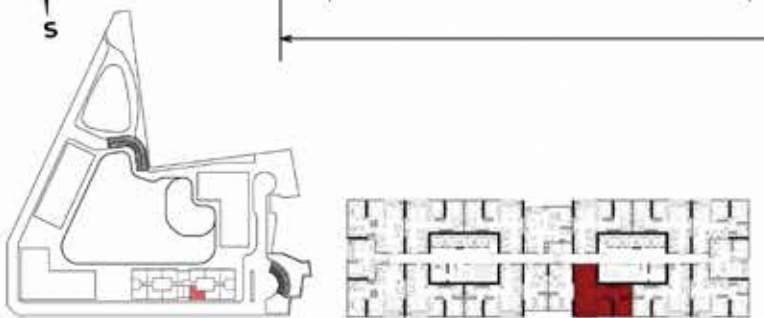


TOWER F5 – FLOOR 27

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2-BEDROOM APARTMENT

NFA: 69,3 m²
GFA: 78,75 m²

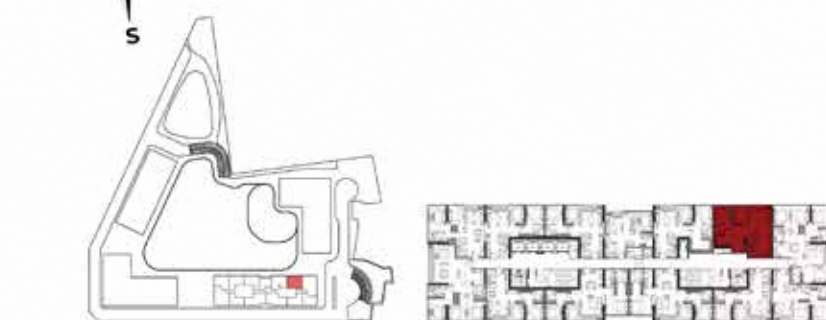


TOWER F5 – FLOOR 8-14, 16-25

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2-BEDROOM + 1 MULTI-PURPOSE ROOM APARTMENT

NFA: 82,65 m²
GFA: 94,14 m²

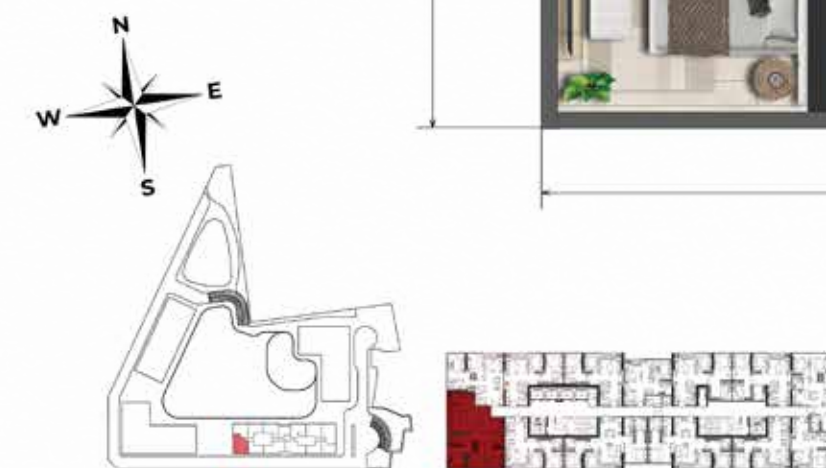


TOWER F5 – FLOOR 27

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3-BEDROOM APARTMENT

NFA: 115,61 m²
GFA: 130,38 m²

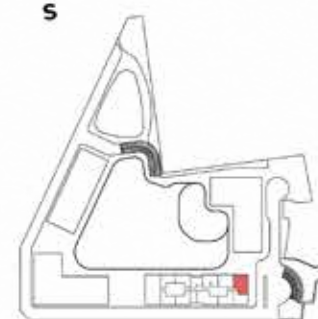


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4-BEDROOM APARTMENT

NFA: 118,69 m²

GFA: 133,35 m²



TOWER F5 – FLOOR 39

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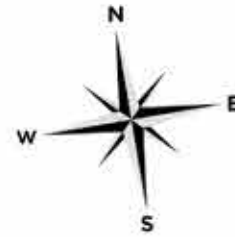


Sun Feliza
Suites

THO TOWER -
PROSPERITY TOWER (F6)

TYPICAL FLOOR PLAN

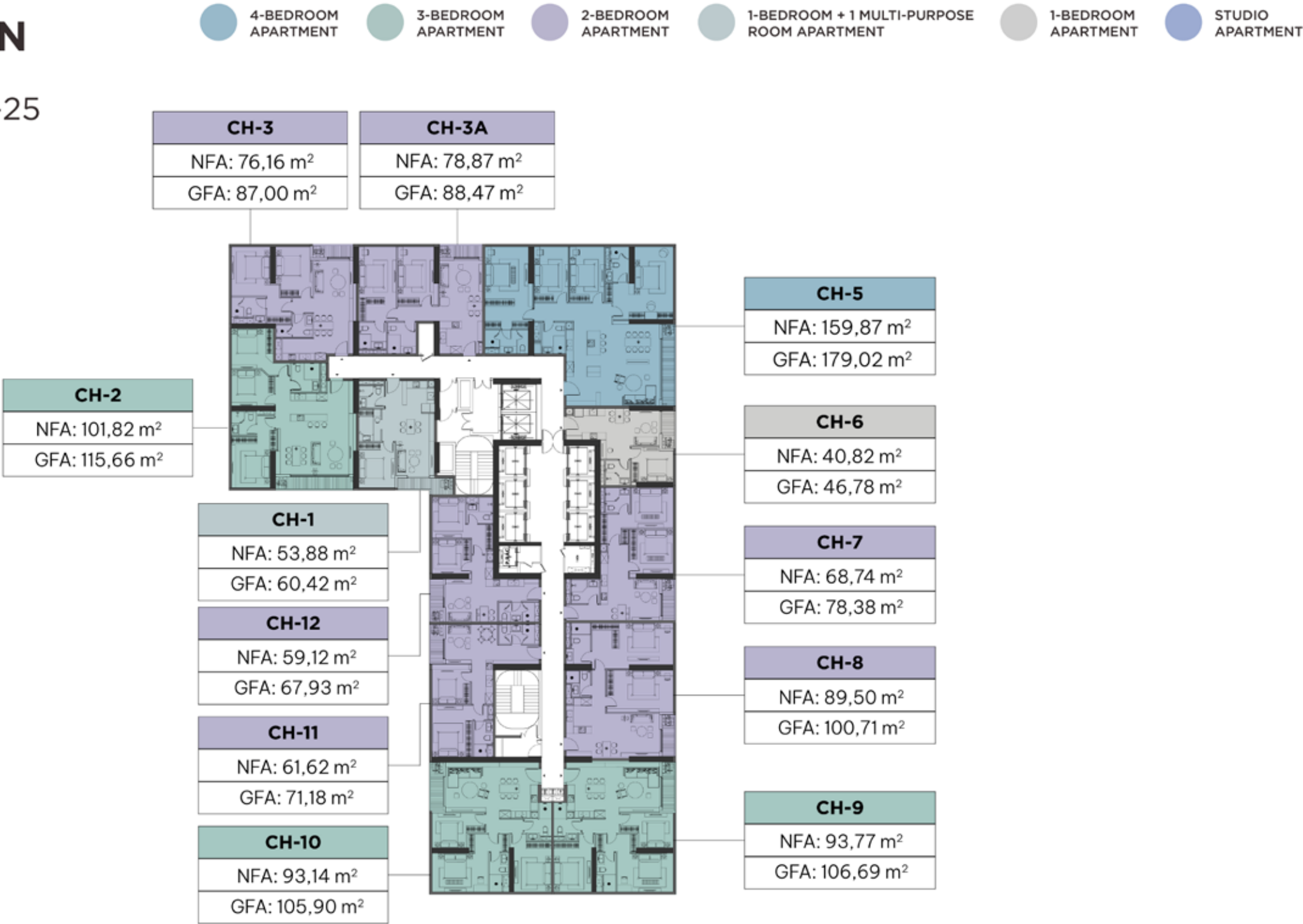
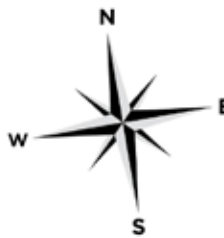
TOWER F6, FLOORS 7,15



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TYPICAL FLOOR PLAN

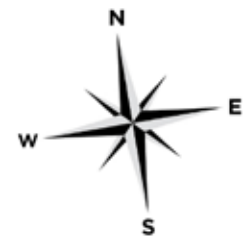
TOWER F6, FLOORS 8-14; 16-25



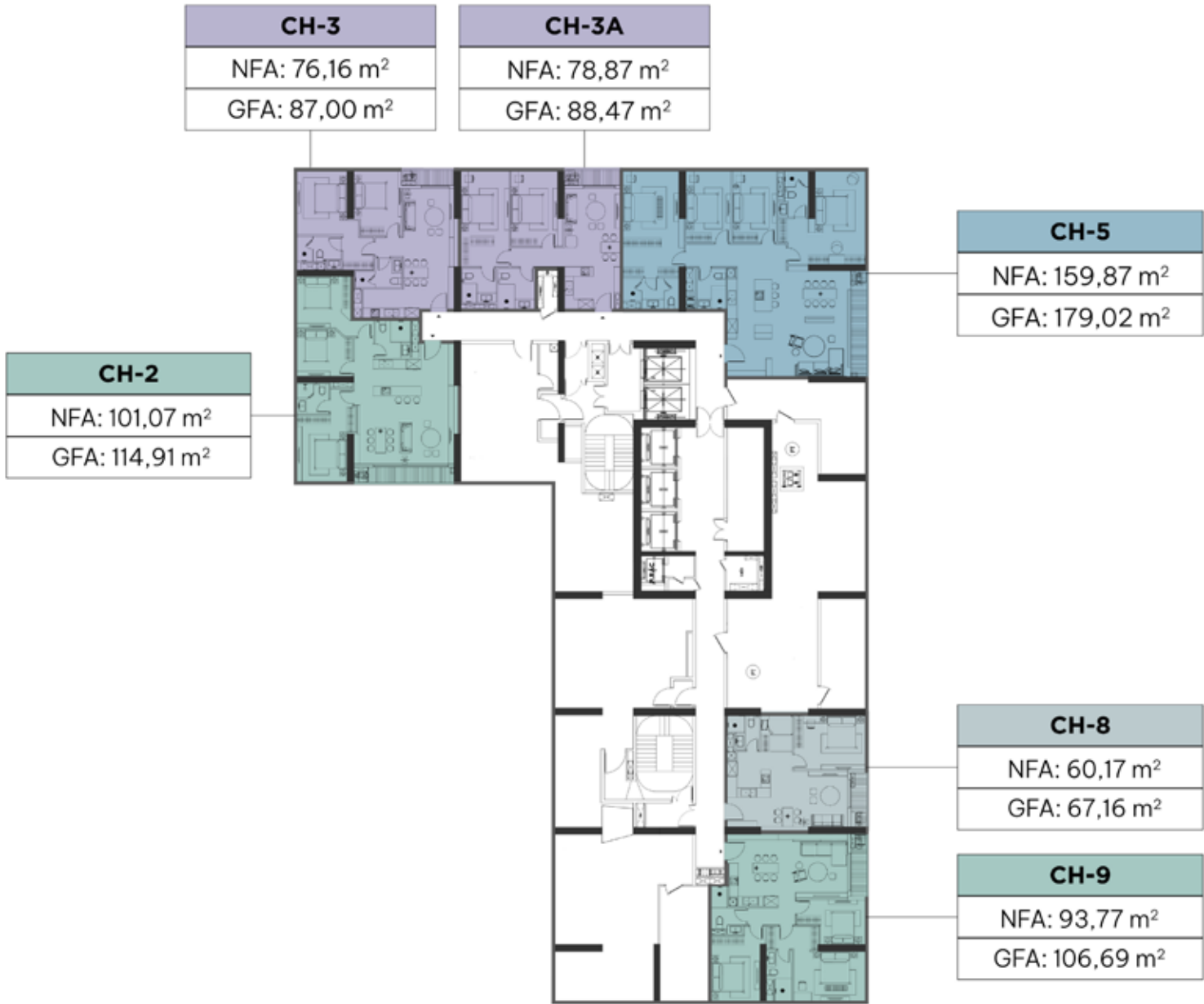
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TYPICAL FLOOR PLAN

TOWER F6, FLOOR 26



- 4-BEDROOM APARTMENT
- 3-BEDROOM APARTMENT
- 2-BEDROOM APARTMENT
- 1-BEDROOM + 1 MULTI-PURPOSE ROOM APARTMENT
- 1-BEDROOM APARTMENT
- STUDIO APARTMENT

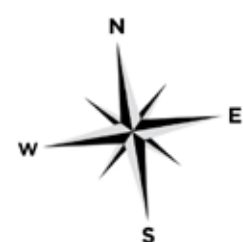


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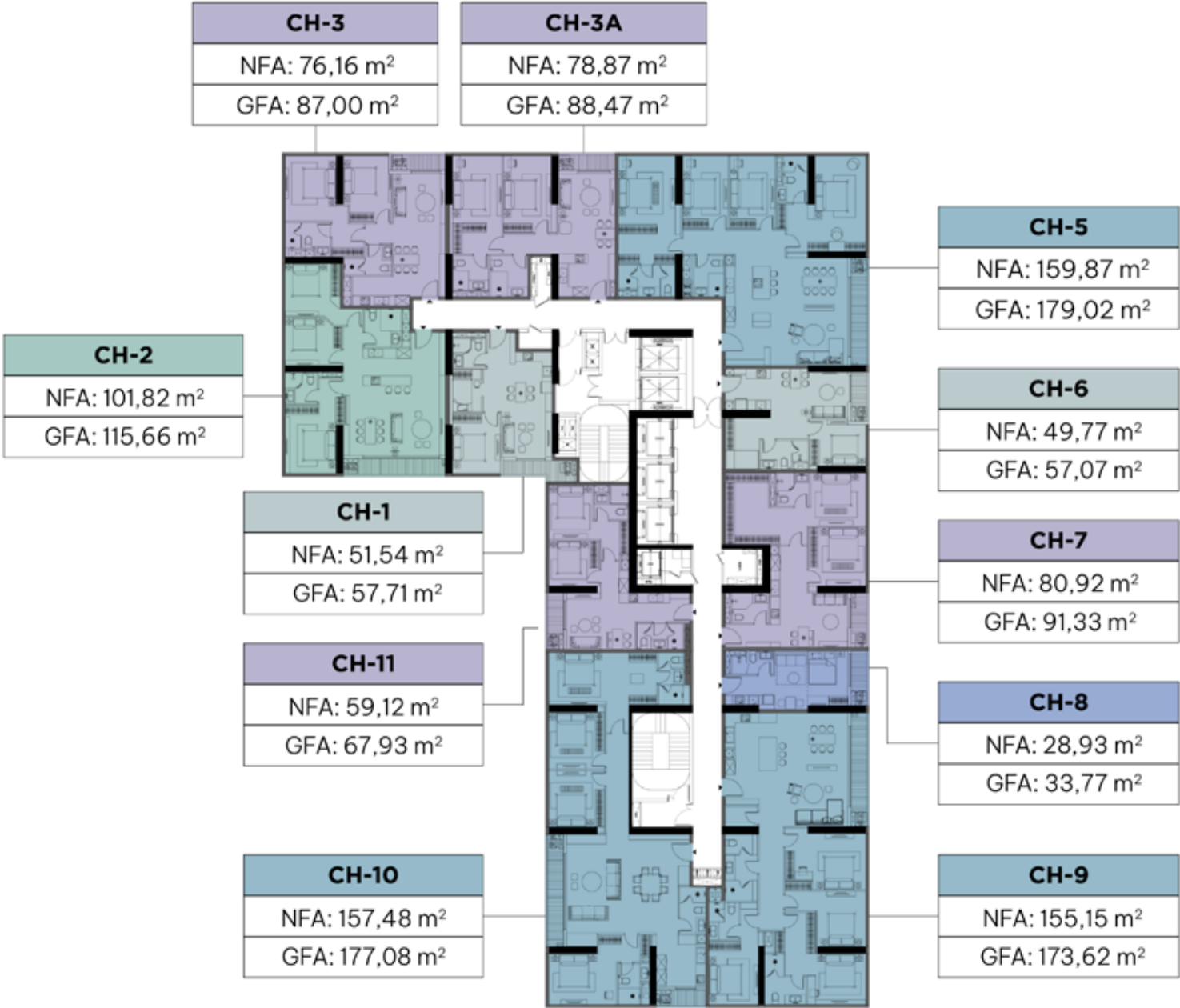


TYPICAL FLOOR PLAN

TOWER F6, FLOOR 27



- 4-BEDROOM APARTMENT
- 3-BEDROOM APARTMENT
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- 1-BEDROOM + 1 MULTI-PURPOSE ROOM APARTMENT
- 1-BEDROOM APARTMENT
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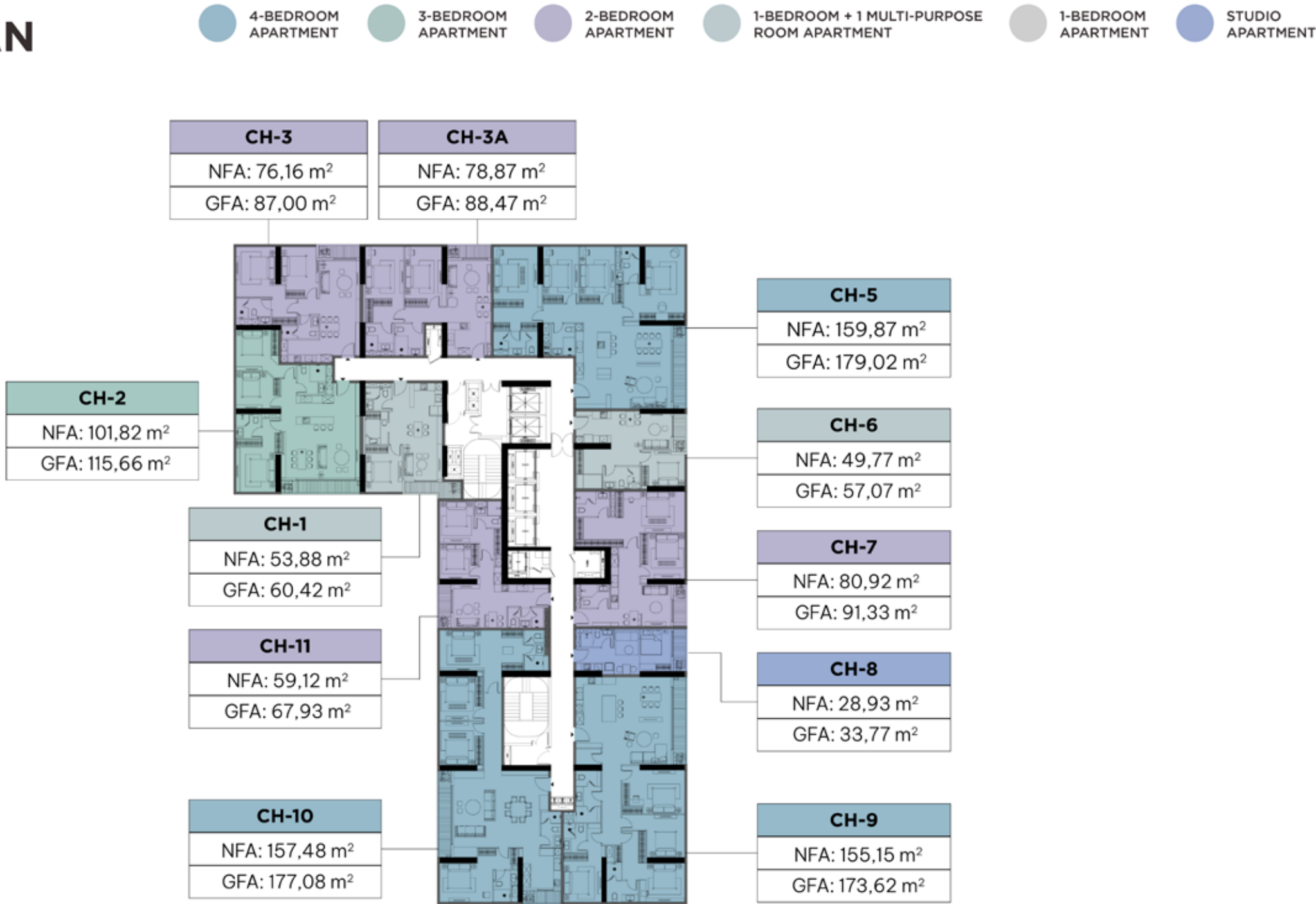
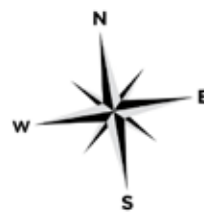


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TYPICAL FLOOR PLAN

TOWER F6, FLOORS 28-39



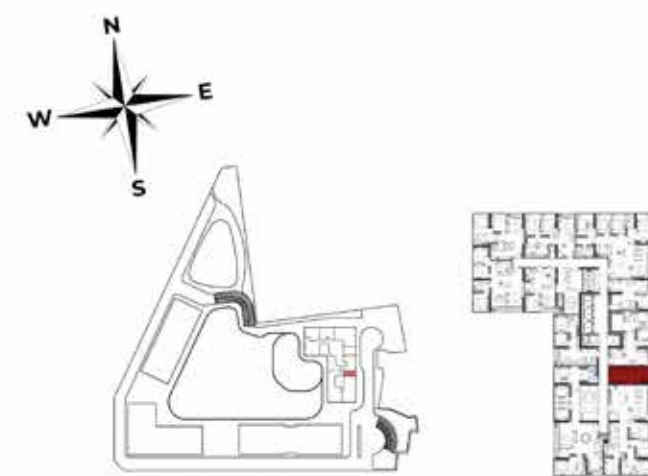
*All images and specifications are for illustrative and reference purposes only. The drawing specifications are approximate as of the current date. The official specifications of each unit are stipulated in the agreement signed with the Customer and/or in accordance with the regulations of the competent state authority.



STUDIO APARTMENT

NFA: 28,93 m²

GFA: 33,77 m²



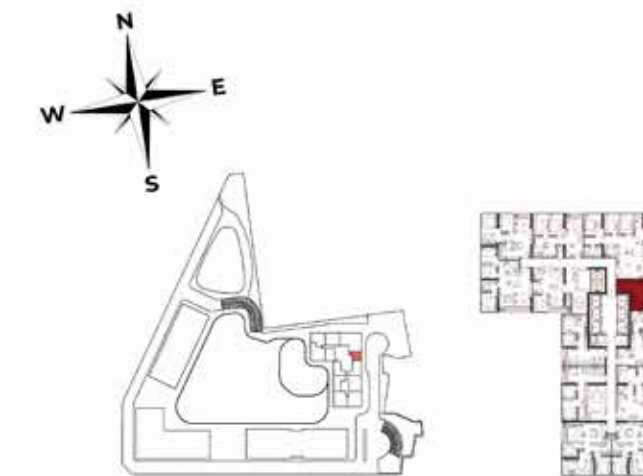
TOWER F6 – FLOOR 27

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1-BEDROOM

NFA: 40,82 m²

GFA: 46,78 m²



TOWER F6 – FLOOR 8-14, 16-25

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1-BEDROOM + 1 MULTI-PURPOSE ROOM APARTMENT

NFA: 60,17 m²
GFA: 67,16 m²

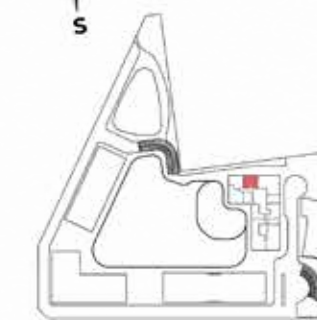


TOWER F6 – FLOOR 26

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2-BEDROOM APARTMENT

NFA: 78,87 m²
GFA: 88,47 m²



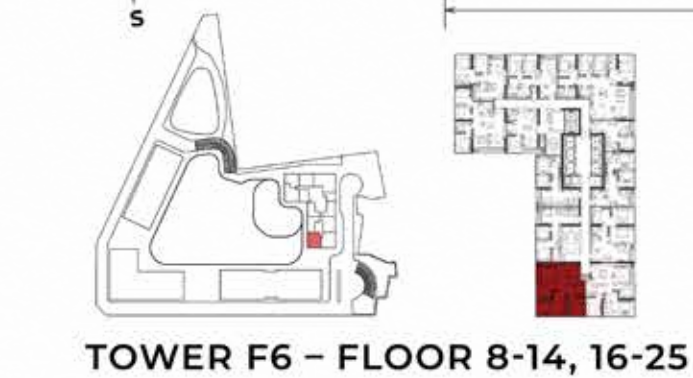
TOWER F6 – FLOOR 27

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3-BEDROOM APARTMENT

NFA: 93,14 m²

GFA: 105,90 m²

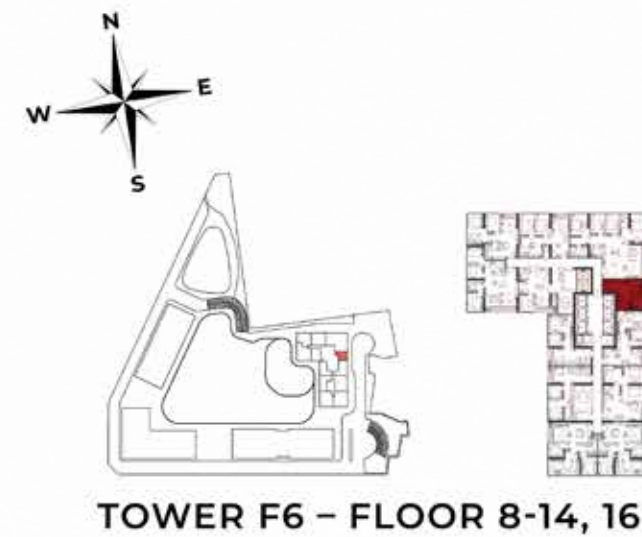


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1-BEDROOM

NFA: 40,82 m²

GFA: 46,78 m²



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The official specifications of each unit shall be stipulated in the signed agreement with the Customer and/or in accordance with regulations of the competent authorities. This sales brochure/document does not constitute a legally binding commitment.