

这并非最终图纸，仅供参考。
For illustrative purposes only.



KARENA TOWN

KARENA RESIDENCE



通往韩国永居的高端酒店投资机会
韩国指定观光休养设施投资移民项目

Korea Investor Visa

Tourism and Resort Investment Immigration (F-5 Visa)

Driven by **K-culture**, **South Korea** is a highly desirable destination.

Under the Korean Ministry of Justice Decree (No. 2026-29), foreigners can most affordably secure permanent residency (F5 Visa) here via **the Tourism and Resort Facilities Investment Program**.

Exchange Rate Standard: 1 USD = Approx. 1,513.40 KRW (Exchange rate as of June 15, 2026)

Type of Immigrant Investor Program	Immigrant Investor Program for Tourism and Resort Facilities	General Immigrant Investor Program	High-Value Immigrant Investor Program
Investment Destination	Tourism and Resort Facilities	Public Welfare Project Fund	Public Welfare Project Fund
Visa	F2	F2	F5
KRW	1 Billion KRW	1.5 Billion KRW	3 Billion KRW
USD*	\$660,763	\$991,145	\$1,982,291
Time to Acquire F5	For 5 years	For 5 years	Immediately*
Visa Target	Including spouse and minor children	Same as left	Same as left

※ Exchange rates are subject to change based on the contract date and remittance date.

* Investment approval and qualification review required

Investing 1 Billion KRW in government-designated tourism and resort facilities (ex. Residence) grants an **F-2 visa**, which includes **free economic activities, child education, and health insurance benefits**.

- **Permanent Residency:** Eligible to apply for F-5 after maintaining the investment for 5 years.
- **Corporate Investment:** Corporations can also invest. In this case, one executive/shareholder, their spouse, and minor children are eligible for the F-2 visa.



Guide to the Immigrant Investor Program (IFEZ)
<https://www.ifez.go.kr/world/content/view.do?sn=561>



Korea Investor Visa

通过投资观光度假设施获得的韩国永住权 (F-5)

在韩流文化的推动下,韩国已成为极具吸引力的目的地。
根据韩国法务部第2026-29号法令,外国人可通过观光度假设施投资计划,
以最经济的方式获得永久居住权 (F-5签证)。

汇率标准:1人民币 = 约 223.22 韩元 (以 2026 年 6 月 15 日汇率为准)

投资移民种类	观光度假设施投资移民	一般投资移民	高额投资移民
投资标的 (投资处)	观光度假设施	公益事业基金	公益事业基金
Visa	F2	F2	F5
KRW	10亿韩元	15亿韩元	30亿韩元
CNY*	¥4,479,885	¥6,719,828	¥13,439,655
F5 取得所需时间	满5年	满5年	立即*
签证对象	包含配偶及未成年子女	同左	同左

※ 汇率可能会因签约日及汇款日的汇率基准不同而有所变动。

* 需通过投资审批及资格 审查。

根据韩国法务部第2026-29号官方告示,
在韩国政府指定地区的观光度假设施投资10亿韩元以上时,可获得 居住(F-2)签证,
允许自由从事经济活动,并享受子女教育及医疗保险等福利。
若该投资维持5年以,即有资格申请永久居住(F-5)资格。



观光度假设施投资移民制度指南 (IFEZ)
<https://www.ifez.go.kr/world/content/view.do?sn=561>



LOCATION

136-88 area, Jungsan-dong, Yeongjong-gu, Incheon, KOREA

Yeongjong International City within the Incheon Free Economic Zone (IFEZ) is an eligible area for the Immigrant Investor Program for Tourism and Resort Facilities designated by the South Korean government. **KARENA Residence** in this Yeongjong International City, making it a prime location where **you can enjoy global business, tourism, and educational infrastructure within a 15-minute commute to Incheon International Airport and 40-minute commute to Seoul.**

位置

大韩民国 仁川市 永宗区 中山洞 136-88

仁川经济自由区域 (IFEZ) 的永宗国际都市是韩国政府指定的观光度假设施投资移民适用地区。KARENA Residence 正位于该永宗国际都市内,属于前往仁川国际机场仅需 15 分钟、前往首尔仅需 40 分钟生活圈的核心位置,可便捷享受全球商务、观光及教育等基础设施。



VISA Acquisition

Process	1. Preliminary Screening	2. F-1	3. F-2	4. F-5
Process	Preliminary Approval Certificate	Contract of Investment	Full Payment of Investment	Acquisition of F-5
Investment		KRW 1 Billion USD* \$660,763	KRW 1 Billion USD* \$660,763	
Target	Applicant	Applicant Only	Applicant, Spouse, Minor Children	Applicant, Spouse, Minor Children
Condition	Issuance of real estate registration number, opening of bank account	Valid in 1 year		F-2 visa and Investments are maintained for 5 years

※ Note: The entire visa process, including F-1, F-2, and F-5, is not guaranteed. Prior review is required.

投资移民计划

签证获取流程

阶段	1. 预审	2. F-1	3. F-2	4. F-5
流程	预审合格证	投资签约	全额支付投资款	获得 F-5
投资额		10亿韩元 CNY* ¥4,479,885	10亿韩元 CNY* ¥4,479,885	
适用对象	本人	仅限本人	本人、配偶、未成年子女	本人、配偶、未成年子女
申请条件	签发房地产登记号、 开通银行账户	有效期 1 年		F-2 签证及投资维持满 5 年时

※ 注意: 包括F-1、F-2、F-5在内的全部签证流程均不保证签发, 需事先进行审查。

Immigrant investor benefits

When granted Resident status (F-2), benefits such as free economic activities, healthcare, and education are received.

Permanent Resident status (F-5), the investment amount can be withdrawn, and the same benefits as South Korean citizens are received.

Category	F-2 Resident Visa	F-5 Permanent Residency
Period	2 Years / 3 Years (Max 5 Years)	Permanent
Stay	<ul style="list-style-type: none"> • Substantially unrestricted residency status in Korea • Domestic residence registration available • Free entry/exit and re-entry allowed within 1 year 	<ul style="list-style-type: none"> • Permanent residency status equivalent to Korean citizens • No visa extension required • Free entry/exit and re-entry permit exemption up to 2 years
Target	Available for Investor / Spouse / Unmarried children	Same as left
Obligation	Maintain investment for 5 years until F-5 acquisition	Status maintained even after withdrawal of investment
Deportation	Same as general foreigners	Exempt except for serious crimes
Economic Activities	<ul style="list-style-type: none"> • Substantially unrestricted residency status in Korea • Domestic residence registration available • Free entry/exit and re-entry allowed within 1 year 	<ul style="list-style-type: none"> • Same as left • Property trading allowed
Children	• Admission to domestic elementary, middle, high schools and universities allowed	Same as left
Remarks	• National Health Insurance subscription allowed (upon meeting requirements)	<ul style="list-style-type: none"> • Same as left • Eligible to apply for South Korean citizenship (Naturalization) in the future

投资移民优惠

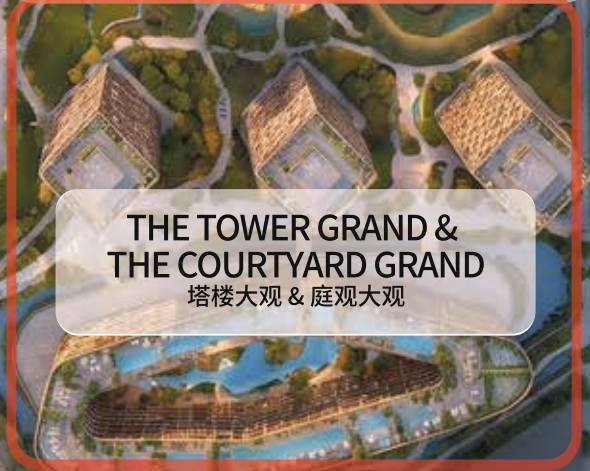
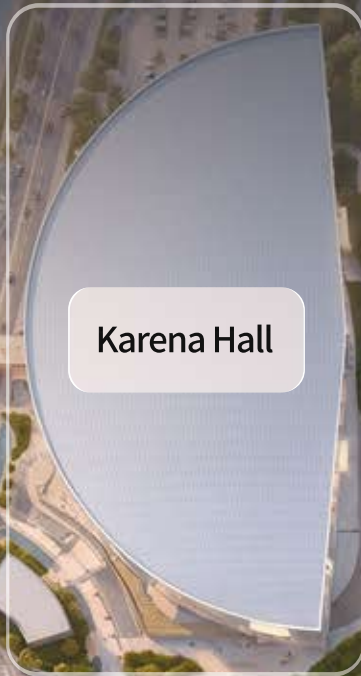
赋予居住资格 (F-2) 时,可享受自由的经济活动及医疗、教育等福利。

取得永住资格 (F-5) 时,可收回投资款,并享受与韩国国民同等的福利。

区分	F-2 居住签证	F-5 永住权
期间	2年 / 3年 (最多 5年)	永久 (Permanent)
居留	<ul style="list-style-type: none"> • 实际上无限制的韩国居住资格 • 可在韩国国内办理外国人居留登记 • 自由出入境及1年内再入境条件 	<ul style="list-style-type: none"> • 准同于韩国国民的永久居留资格 • 无需延长签证 • 自由出入境及免除最长2年的再入境许可
适用对象	投资者 / 配偶 / 未婚子女 均可	同左
义务	取得 F-5 前,投资款需维持 5年	撤回投资款后仍可维持资格
强制驱逐	与普通外国人相同	除重大犯罪外免除
经济活动	<ul style="list-style-type: none"> • 可就业及创业 (设立法人及投资) • 可开设韩国国内银行账户 • 可购置及持有房地产 	<ul style="list-style-type: none"> • 同左 • 可买卖房地产
子女	<ul style="list-style-type: none"> • 可就读韩国国内的小学、初中、高中及大学 	同左
备注	<ul style="list-style-type: none"> • 可加入国民健康保险 (需符合加入条件) 	<ul style="list-style-type: none"> • 同左 • 今后可申请取得韩国国籍 (入籍/归化)

KARENA TOWN

Karena Town Layout Plan



※ This is a conceptual image; the site layout and areas are subject to change in the future.

※ 本图为效果图,小区内布局及面积今后可能会有所变更(变动)。

Key Facilities

主要设施



Deluxe Room & Premium Suite
(Panoramic Ocean View • Premium Bedding • Modern Interior)
豪华客房 & 高级套房 (全景海景 • 高档床品 • 现代装修风格)



MICE Convention Center (International Conferences • Large-scale Banquets • Business Events)
MICE 会议中心 (国际会议 • 大型宴会 • 商务活动)



Fine Dining Restaurant (Michelin-starred Chef • Global Gourmet Experience)
高级精致餐厅 (米其林星级厨师 • 世界各国美食体验)



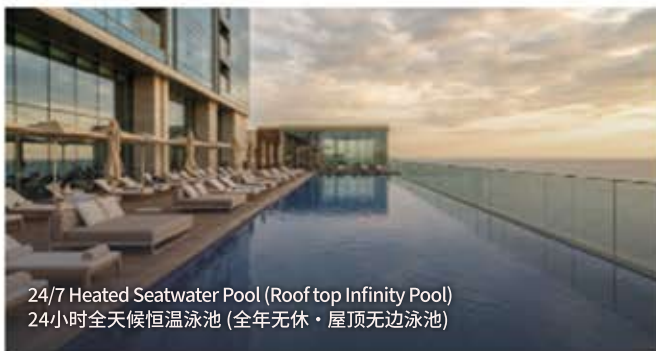
KARENA Hall (70,000-Seat World-Class Performance Venue)
KARENA Hall (7万座国际级K-POP及大型活动演艺场馆)



Luxury Spa (Premium Wellness • Professional Therapists)
顶级水疗中心 (高端健康养生 • 专业理疗师)



Fitness Center (Personal Training)
健身中心 (配备最新健身设施 • 私人教练指导)



24/7 Heated Seatwater Pool (Roof top Infinity Pool)
24小时全天候恒温泳池 (全年无休 • 屋顶无边泳池)



Private Country Club (Course in Harmony with Nature)
私人俱乐部 (与自然和谐共生的高尔夫球场)

Investor Benefit : Priority weekend tee-time reservations at a prestigious Yeongjong Island golf club, along with a 50% discount on green fees, exclusively for purchasers.

投资者尊享礼遇: 分购客户可享受永宗岛顶级高尔夫俱乐部周末优先开球预约权, 并享有果岭费五折优惠

KARENA TOWN

KARENA TOWN, located on a 306,704m² site at 136-88 Jungsan-dong, Yeongjong-gu, Incheon, Republic of Korea, is a large-scale mixed-use development that integrates Korean Air business facilities, a 5-star hotel, a massive indoor arena with over 50,000 seats for live concerts, large-scale office spaces, and residences.

As part of this development, **KARENA RESIDENCE** will offer 4,205 suites as a Premium Hotel-branded Residence.

KARENA TOWN 坐落于大韩民国仁川市永宗区中山洞 136-88 一带, 占地 306,704 平方米, 是大韩航空业务设施、五星级酒店、可容纳 5 万人以上的超大型室内演唱会场地、大型写字楼及住宅融为一体的大规模综合开发项目。

作为该开发项目的一部分, **KARENA RESIDENCE** 将打造为高端酒店品牌旗下的住宅型公寓, 共拥有 4,205 套。



Optimal Accessibility

- 15 minutes from Incheon International Airport by car
- Connectivity to the Airport Railroad and major expressways
- Commute times: 30 minutes to Seoul/Yeouido and 45 minutes to Gangnam

Strategic Global Business Hub

- Global traffic: Over 70 million annual passengers at Incheon International Airport
- Prime location: At the heart of the West Coast business belt

最佳便捷交

驾车前往仁川国际机场仅需 15 分钟
与机场铁路及高速公路直接相连
属于前往首尔及汝矣岛 30 分钟
前往江南 45 分钟的生活圈

全球商务枢纽

仁川机场年均客流量超过 7000 万人次
连接永宗、青罗、松岛的西海岸商务带

THE TOWER GRAND

Rising with Nature, Open to Endless Skies,
Built with CLT Eco-Architecture.

塔楼大观

塔随自然起·CLT木构·云天大观。



KARENA RESIDENCE

THE TOWER GRAND SUITES

塔楼大观·套房

SA Type

KRW 4 Billion | 40亿韩元

USD \$2,643,055

CNY ¥17,919,541



Gross Floor Area 244.21m² / Net Area 178.90m² • 10 Suites

建筑面积 244.21m² / 使用面积 178.90m² • 10套

This image is for illustrative purposes only and is subject to change in the future.
本图片仅供参考,具体内容以实际为准,未来可能会有所调整。

Exchange Rate Base : As of June 15, 2026
汇率基准:以2026年6月15日 基准汇率

SB Type

KRW 2 Billion | 20亿韩元

USD \$1,321,527

CNY ¥8,959,770



Gross Floor Area 122.11m² / Net Area 89.45m² • 756 Suites

建筑面积 122.11m² / 使用面积 89.45m² • 756套

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KARENA RESIDENCE

THE TOWER GRAND SUITES

塔楼大观·套房

SC Type



KRW 1 Billion | 10亿韩元
USD \$661,406
CNY ¥4,456,527

Gross Floor Area 61.05m² / Net Area 44.73m² • 718 Suites
建筑面积 61.05m² / 使用面积 44.73m² • 718套

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Exchange Rate Base : As of June 15, 2026
汇率基准:以2026年6月15日 基准汇率

SD Type



KRW 500 Million | 5亿韩元
USD \$330,703
CNY ¥2,228,263

Gross Floor Area 31.89m² / Net Area 23.36m² • 540 Suites
建筑面积 31.89m² / 使用面积 23.36m² • 540套

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Exchange Rate Base : As of June 15, 2026
汇率基准:以2026年6月15日 基准汇率

THE COURTYARD GRAND

Embracing a Central Garden, Crafted with CLT
(Cross-Laminated Timber) Eco-Architecture.

庭观大观

庭藏CLT木构·园隐大观。



KARENA RESIDENCE

The Courtyard Grand Suites

中庭大观·套房

GA Type



KRW 1.15 Billion | 11.5亿韩元
USD \$759,878
CNY ¥5,151,868

Gross Floor Area 72.27m² / Net Area 52.94m² • 1,475 Suites
建筑面积 72.27m² / 使用面积 52.94m² • 1,475套

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Exchange Rate Base : As of June 15, 2026
汇率基准:以2026年6月15日 基准汇率

SD Type



KRW 550 Million | 5.5亿韩元
USD \$363,420
CNY ¥2,463,936

Gross Floor Area 36.13m² / Net Area 26.47m² • 706 Suites
建筑面积 36.13m² / 使用面积26.47m² • 706套

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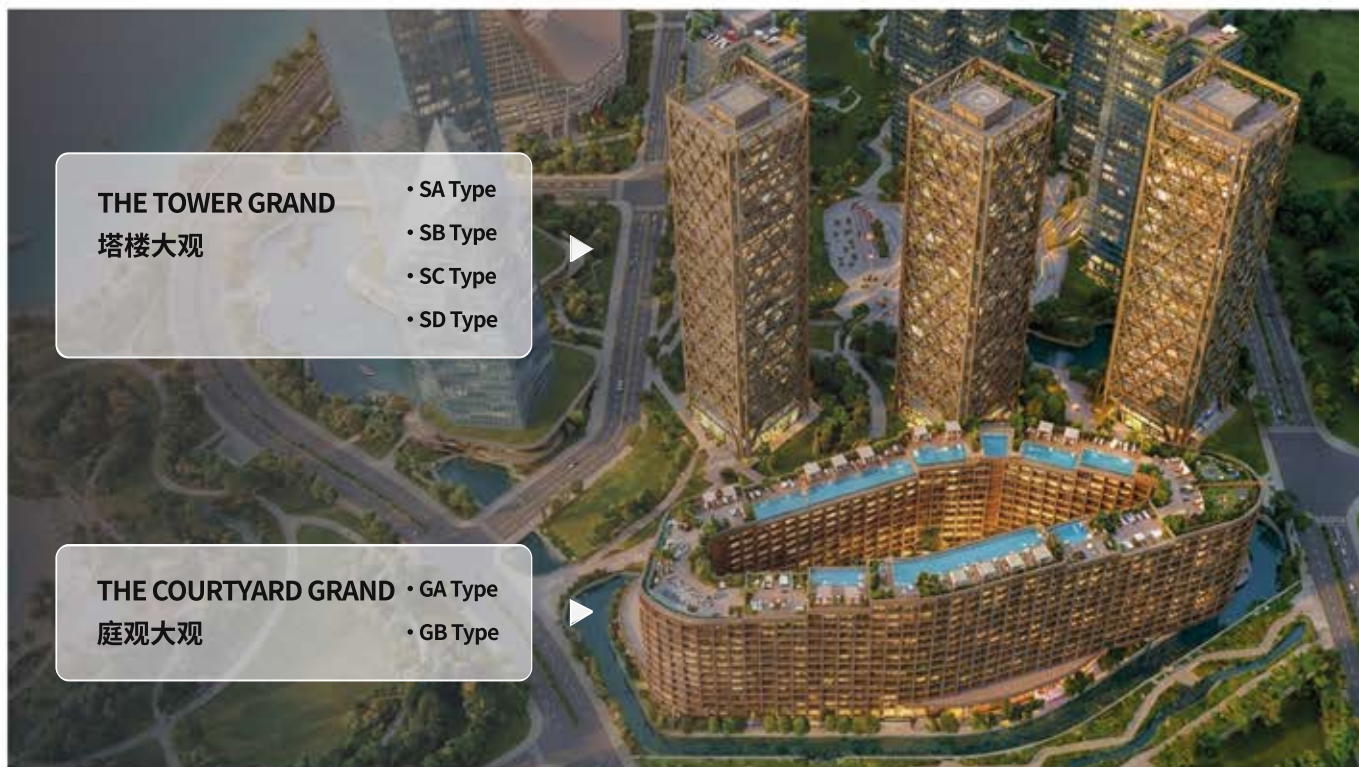
Exchange Rate Base : As of June 15, 2026
汇率基准:以2026年6月15日 基准汇率

Residence Suite Offerings

名邸单元臻品

Premium Hotel-Style Services • 4,205 Luxury Residences

星级酒店式服务 • 4,205套臻品名邸



Types | 户型

Exchange Rate Base : As of June 15, 2026
汇率基准: 以 2026年 6月 15日 基准汇率

Suites	Type 户型	Gross Floor Area 建筑面积	Sales Price 出售价	USD	CNY
THE TOWER 塔楼大观	SA Type	244.21m ²	4 Billion 40亿韩元	\$2,643,055	¥17,919,541
	SB Type	122.11m ²	2 Billion 20亿韩元	\$1,321,527	¥8,959,770
	SC Type	61.05m ²	1 Billion 10亿韩元	\$661,406	¥4,456,527
	SD Type	31.89m ²	500 Million 5亿韩元	\$330,703	¥2,228,263
THE COURTYARD 庭观大观	GA Type	72.27m ²	1.15 Billion 11.5亿韩元	\$759,878	¥5,151,868
	GB Type	36.13m ²	550 Million 5.5亿韩元	\$363,420	¥2,463,936

※ Est. gross rental yield: ~4.5%/yr
※ 预期租金收益: 约年 4.5%

※ Exchange rates are subject to change based on the contract date and remittance date.
※ 汇率可能会根据签约日及汇款日基准有所变动。

KARENA RESIDENCE

Phased Completion

分期竣工

Project Schedule | 项目推进日程

Dec 2026 : Groundbreaking | 2026年 12月 动工

Commencement of construction & sales | 动工及开始发售 · 招募投资者

Sep 2031: Phase 1 Completion | 2031年 9月 第一期竣工

The Tower Grand 1,360 Residence Suites, Along with Commercial Facilities, Korean Air Business Office, and Hotel.

塔楼大观 1,360套住宅套房, 以及商业设施、大韩航空商务中心、酒店竣工

Sep 2032: Phase 2 Completion | 2032年 9月 第二期竣工

Remaining Residence suites (2,845), KARENA HALL, gallery.

剩余住宅套房 (2,845套)、KARENA HALL、画廊已竣工

※ The project schedule is subject to change. / 项目日程可能会有所变动。

Investment Process

- ① Pre-Screening (Review of passport, funds, and eligibility)
- ② Investment Declaration
- ③ Overseas Remittance
- ④ Contract Sign
- ⑤ Ownership Registration

投资流程

- ① 资格初审 (护照及资金审核)
- ② 外汇申报
- ③ 跨境汇款
- ④ 正式签约
- ⑤ 产权登记



Why Invest in Yeongjong?

Immigration-linked investment

Direct path to F-2/F-5 residency (the primary driver for most investors).

Korean Air presence

Reinforces the area's commercial credibility and long-term growth potential.

IFEZ

Government-designated special economic zone with tax incentives and world-class infrastructure.

Two Casino-resorts (Paradise City & Inspire)

24/7 entertainment, conventions, and casino facilities that attract global visitors and enhance property values.

Incheon Airport (70M+ passengers)

Korea's gateway & global air hub, driving continuous demand for premium accommodation.

KARENA Hall & Hotel

Over 50,000-seat massive venue and 5-star hotel, creating a new cultural and business landmark.

Yeongjong is not just near Seoul – it is Korea's next growth engine.

Legal Security

I Individual Title Registration
Full ownership of each individual unit.

II Exit Strategy
Free resale and transfer permitted 5 years after F-2 acquisition.

III IFEZ Administrative Support
Government-backed economic zone offering preferential policies for foreign investors.

IV Trust Account Management
Sales proceeds securely protected through a transparent trust structure, ensuring construction safety.

Disclaimer :

All visuals and data are for reference only. Final terms are subject to government approval and the official sales contract. Investors bear all risks from force majeure, policy changes, or immigration approval delays.

为什么投资永宗

房产投资移民

直获 F-2/F-5 居住签证, 资产配置与全家身份双赢。

大韩航空进驻

R&D中心及办公设施入驻, 带来高收入商务租赁需求。

政府经济特区

IFEZ 仁川自由经济区, 尊享专属税收优惠与顶级配套。

世界级博彩度假村

百乐达斯城&迎仕柏, 吸附全球客流, 拉升服务式公寓价值。

仁川国际机场

年客流量 7000万+, 持续催生庞大的高端商旅住宿需求。

KARENA演艺综合体

永宗: 不仅紧邻首尔, 更是为您带来稳定现金流的下一代增长引擎。

永宗: 不仅紧邻首尔, 更是为您带来稳定现金流的下一代增长引擎。

法律保障

- I 独立分户产权**
投资者对每套单元拥有完整独立产权。
- II 资产自由转让**
取得 F-2 签证满 5 年后, 允许自由变现与转让。
- III IFEZ 行政支持**
政府背书的经济特区, 为外国投资者提供政策优惠与便利。
- IV 信托账户监管**
购房资金通过透明的信托账户严格监管, 保障项目施工与资金安全。

[免责声明]

本宣传册所有内容仅供参考, 最终以政府审批及正式买卖合同为准。
投资者自行承担不可抗力、政策变更及移民审批延迟/失败之风险。



小红书



KARENA RESIDENCE



Developer: Tomato Power Co., Ltd., DP International Co., Ltd.

Construction: Tomato CLT Co., Ltd.

Sales & Marketing: Tomato Dio Co., Ltd.

e-Tomato Bldg, 32 Yanghwajin 4-gil, Mapo, Seoul, 04084, Korea | Tel. (+82) 02-2128-3324 | Email. karena@etomato.com

开发商: Tomato Power 有限公司 · DP International 有限公司

承建商: Tomato CLT 有限公司

销售代理: Tomato Dio 有限公司

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