

# Khun

THONG LO SOI 12

by **yoo**  
Inspired by  
*STARCK*

*THONG LO*

An aerial night view of a city, likely Hanoi, Vietnam, showing a dense urban landscape with numerous buildings and streets. The image is dominated by light trails from traffic, particularly a prominent orange and red trail running diagonally from the top center towards the bottom right. The city lights are a mix of warm yellow and orange tones, with some cooler blue and green lights scattered throughout. The overall atmosphere is vibrant and bustling.

***THE BEST PLACE TO LIVE***

*PREMIUM LIFESTYLE OPPORTUNITIES  
AND INVESTMENT SECURITY*

**THONG LO**





# **BEST EATERIES**







# **BEST SHOPS**







***TRENDIEST  
PLACE TO  
HANG OUT***







# ***SELF-FULFILMENT ACTIVITIES***



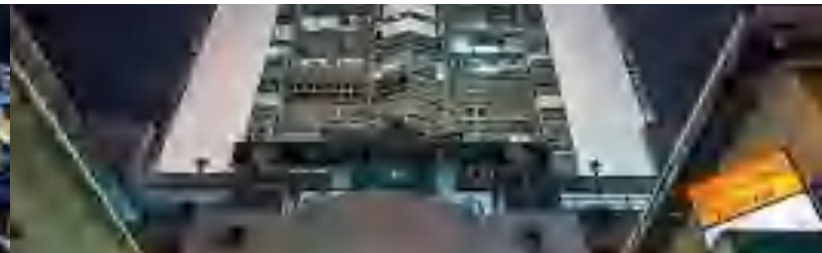




***ELITE  
RESIDENTIAL  
NEIGHBORHOOD***



***CENTRE OF  
BUSINESS***





# **CONVENIENT URBANITY**



# **HOSPITALS, POLICE STATION, BANKS AND INTERNATIONAL SCHOOLS**



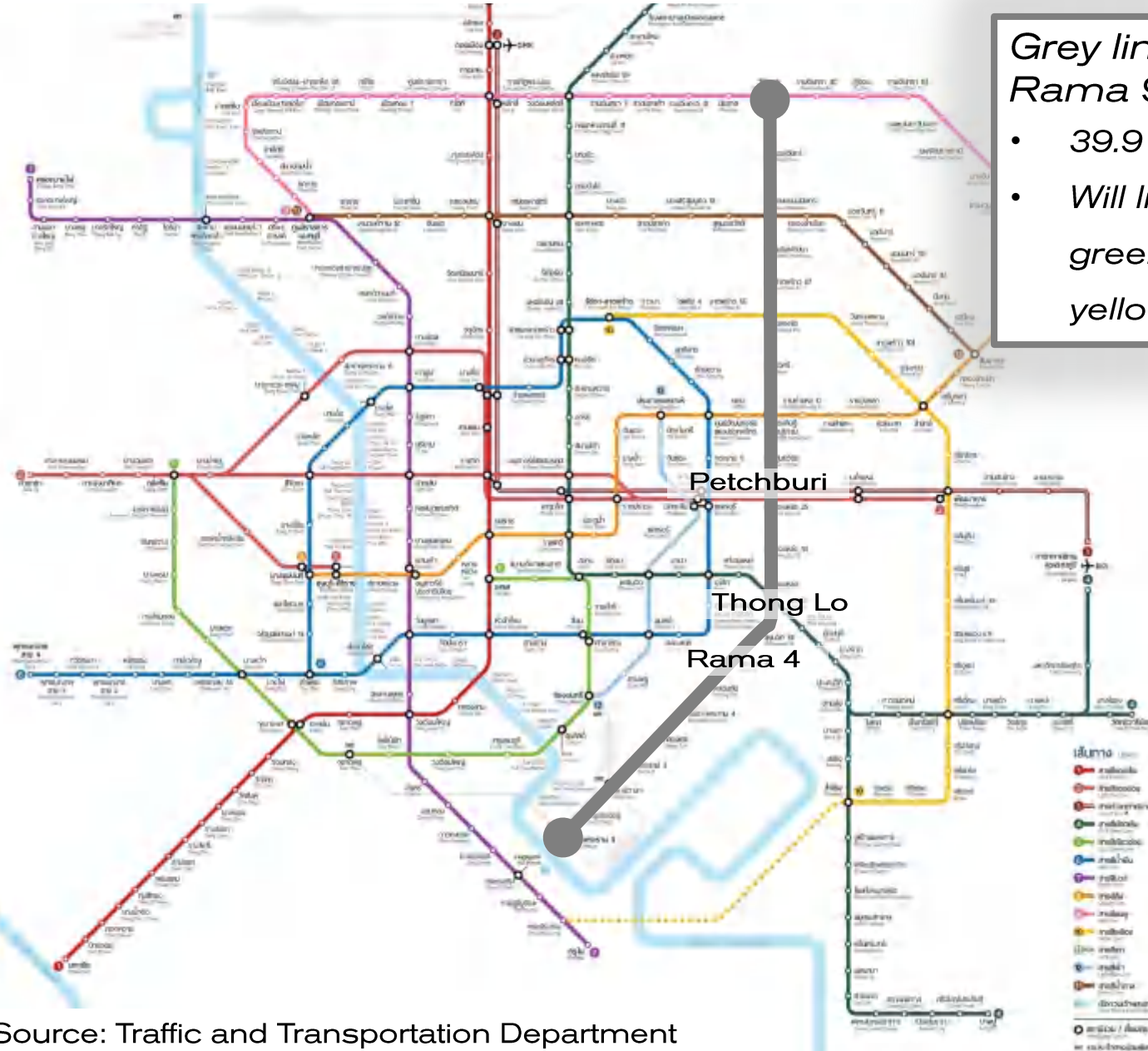
# Mass Transit System - 2017



**FUTURE INFRASTRUCTURE DEVELOPMENT**



# Mass Transit System - 2030



Grey line: Watcharaphon – Rama 9 Bridge – Tha Phra

- 39.91km, 39 stations
- Will link to orange, light red, green, blue, pink and yellow lines

Petchburi  
Thong Lo  
Rama 4

Source: Traffic and Transportation Department

**FUTURE INFRASTRUCTURE DEVELOPMENT**

*LOCATION*

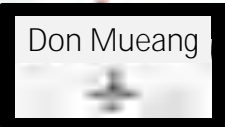




N



Don Mueang



### Bangkok Mass Transit System

- BTS Sukhumvit Line
- BTS Silom Line
- MRT Blue Line
- MRT Purple Line
- ARL Airport Rail Link
- BRT Sathorn-Ratchapruerk Line
- State Railway of Thailand
- Under Construction

6 stations



8 stations

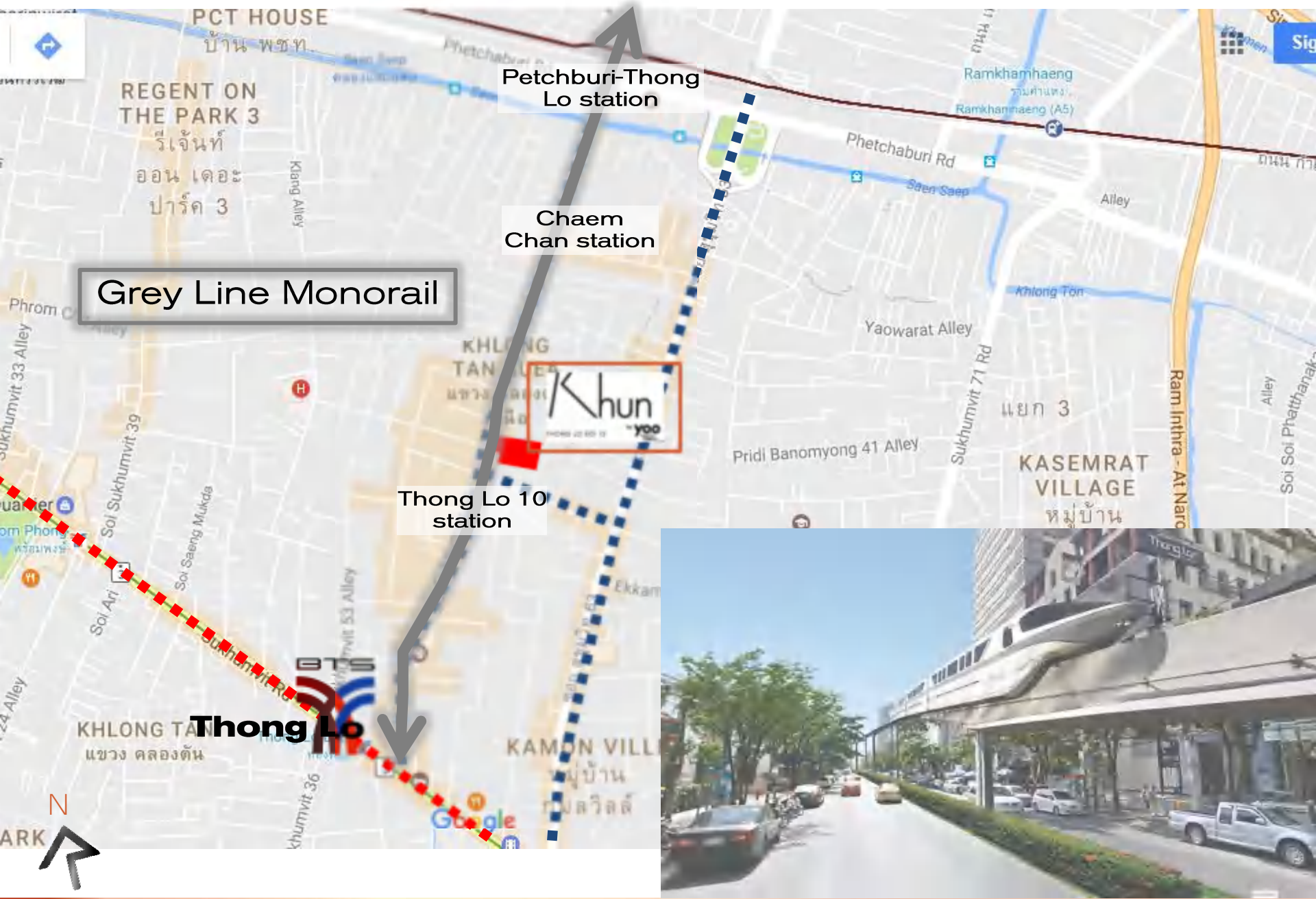


1 station



## MASS TRANSIT SYSTEM





**Grey Line Monorail**

**Petchburi-Thong Lo station**

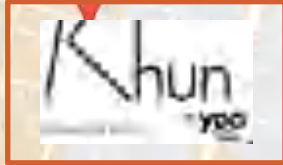
**Chaem Chan station**

**Thong Lo 10 station**

**Thong Lo**

**MASS TRANSIT SYSTEM**

**4.3 KM, 12 MINS**  
**SIRAT EXPRESS WAY**  
- CBD (SIAM, CHIDLOM)  
- DON MUEANG AIRPORT



**4.6 KM, 14 MINS**  
**RAM INTHRA - AT**  
**NARONG EXPRESS WAY**  
- SUVARNABHUMI AIRPORT  
- MOTORWAY TO  
CHONBURI, PATTAYA,  
RAYONG

**4.6 KM, 14 MINS**  
**RAM INTHRA - AT**  
**NARONG EXPRESS WAY**  
- BANGNA  
CHONBURI  
- AMATA INDUSTRIAL  
ESTATE

- THONG LO LINKS DIRECTLY TO SUKHUMVIT, PETCHBURI AND EKKAMAI ROADS
- MANY SHORTCUTS LEAD INTO THONG LO; SUKHUMVIT 19 (ASOKE), SUKHUMVIT 31 (SAWASDEE), SUKHUMVIT 39 (PHROMPONG) AND SUKHUMVIT 49 (KLANG)
- EKAMAI BUS TERMINAL (EASTERN)

## **EXPRESSWAYS**



# *PROJECT DETAILS*

*LAND AREA : 1 RAI APPROX.*

*PROJECT TYPE : HI-RISE RESIDENTIAL CONDO 27 STORIES 4 UNDERGROUND*

*TOTAL UNITS : 148 UNITS*

*FACILITIES :*

- : LOBBY AREA*
- : MECHANICAL PARKING*
- : SWIMMING POOL HEATED WITH JACUZZI AND KID'S POOL*
- : STEAM ROOM (MALE/FEMALE)*
- : LOUNGE*
- : EXERCISE ROOM WITH EQUIPMENT*
- : GAME ROOM*
- : SCREENING ROOM*
- : EV CHARGER 2 STATIONS*

*PARKING LOTS : PARKING 151 LOTS 102%  
(MECHANICAL PARKING 147 LOTS, CONVENTIONAL 4 LOTS )*

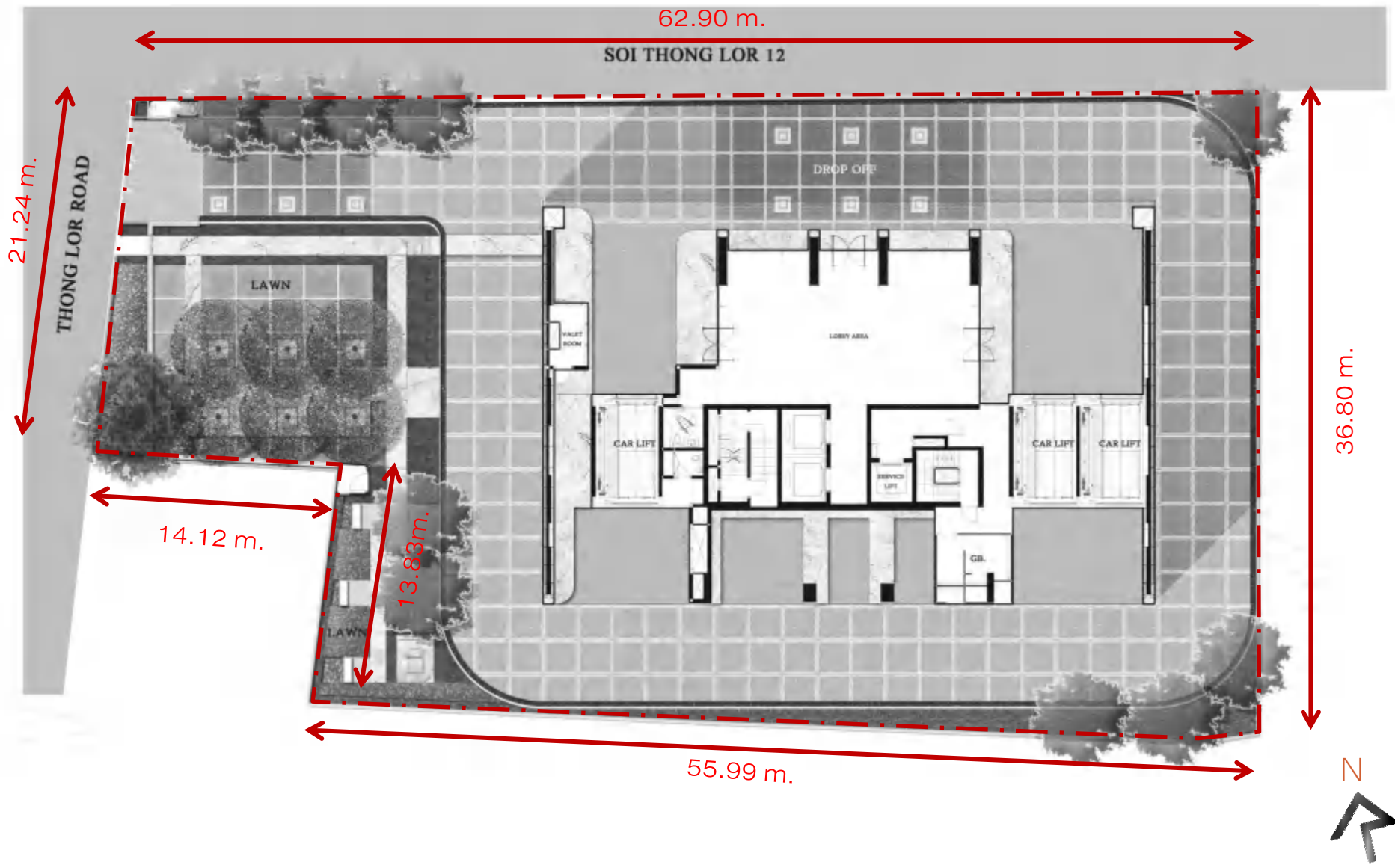
*CEILING HEIGHT : 3.00 M.- 2.70 M.*

## **PROJECT DETAILS**



Unit type	No. of units	Unit size	Remark
1 Bedroom 1 Bathroom	74	41.50-49.75	50.00%
1 Bedroom 1 Bathroom	10	53.50	6.76%
2 Bedroom 2 Bathroom	54	82.00-97.75	36.49%
3 Bedroom 3 Bathroom	8	139.25-149.75	5.41%
Penthouse	2	294.00-302.75	1.35%
Total units	148		100.00%

## **UNIT MIX**

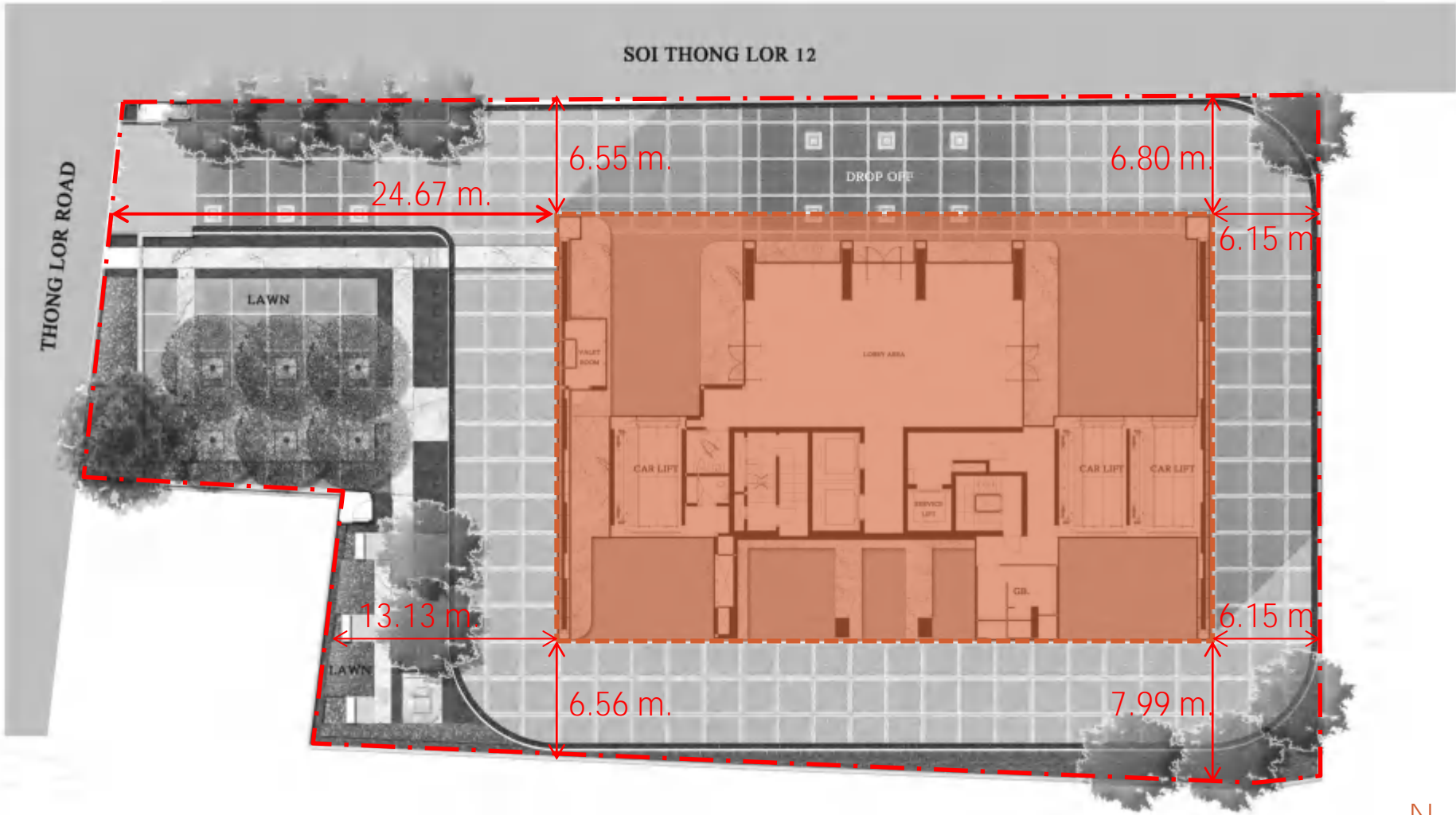


**SITE DIMENSION (LAND AREA : 1 RAI APPROX.)**



SOI THONG LOR 12

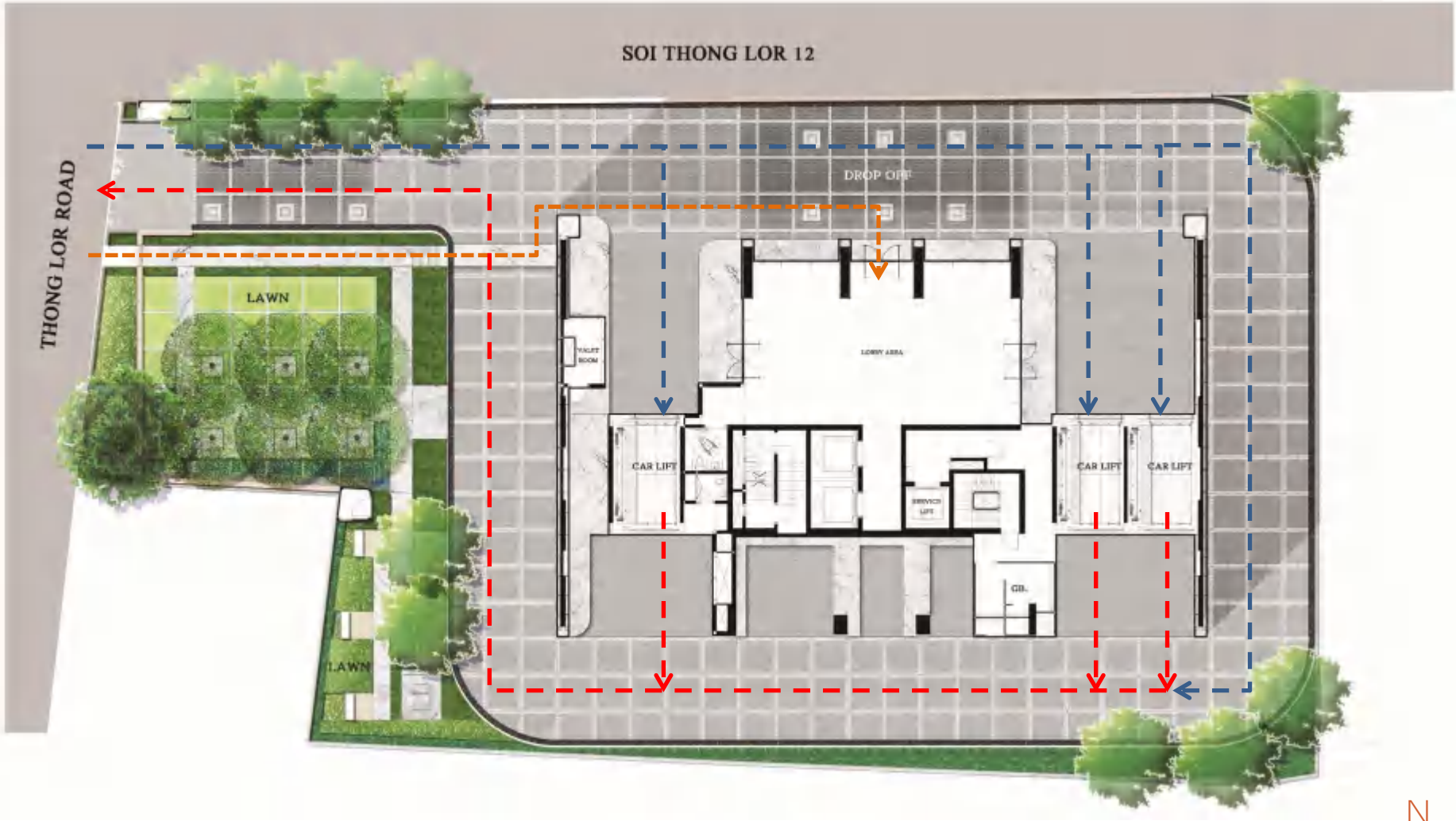
THONG LOR ROAD



**BUILDING DISTANCE**

SOI THONG LOR 12

THONG LOR ROAD



**CIRCULATION**











*SURROUNDINGS*



1. Shop house:  
12m high  
13m away



2. House:  
6m high  
12m away



3. Empty space

4. Baan Klang Krung:  
19.72m high  
9m away



5. Major Tower:  
78.95m high  
35m away



6. The OPUS:  
30m high  
15m away



7. The Third Place  
Bangkok:  
15m high  
9m away



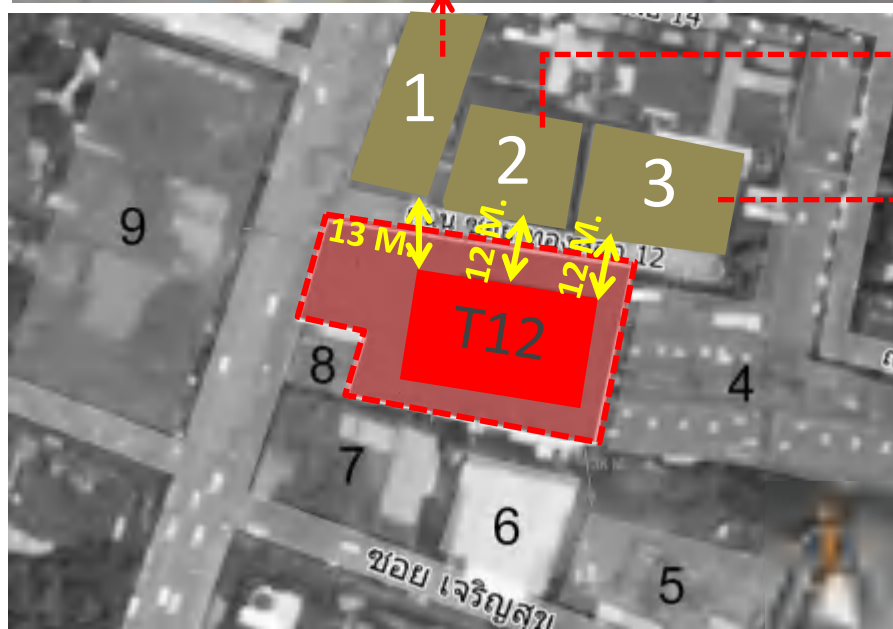
8. Shop house:  
9m high  
20m away



9. Tela Thonglor:  
112m high  
50m away



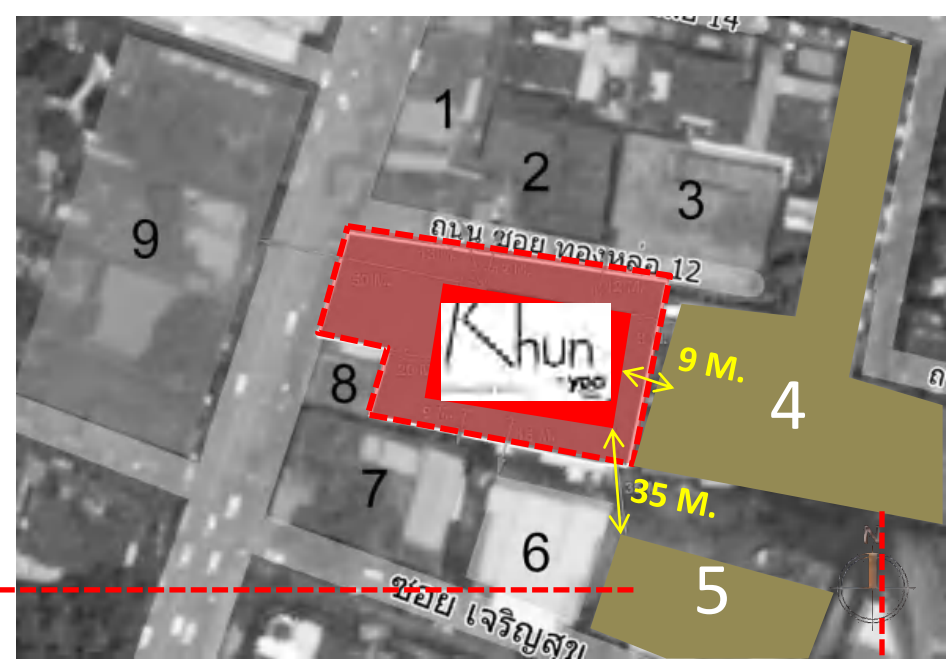
## SITE SURROUNDINGS



**BUILDING DISTANCE**



Major Tower Office H: 78.95m, 35m away

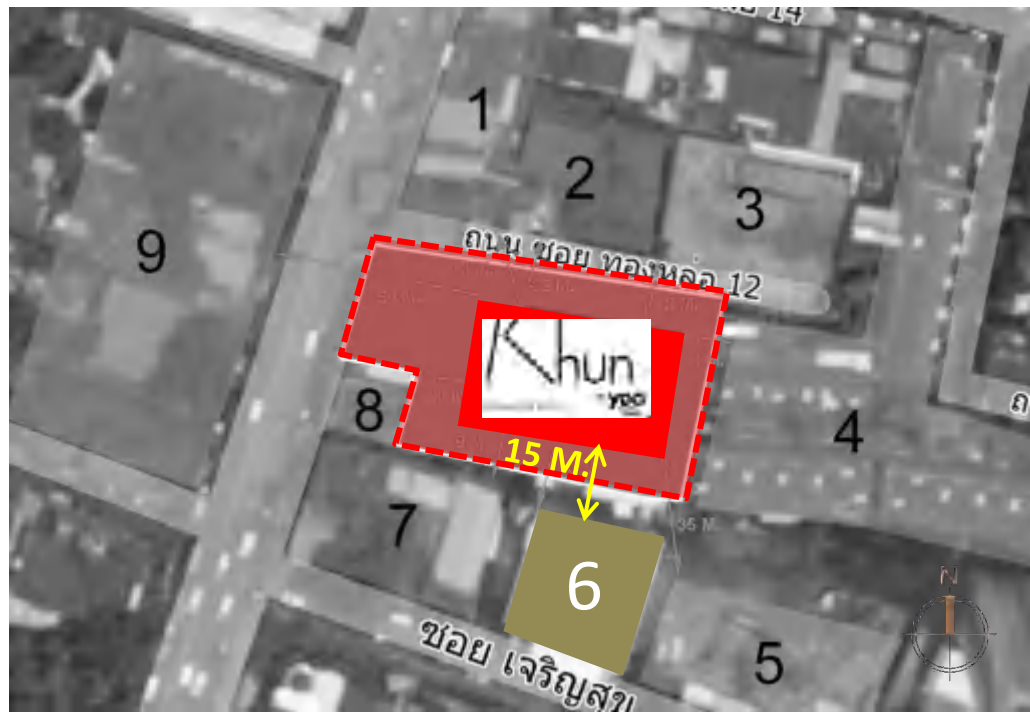


Townhomes H: 19.72m, 9m away



**BUILDING DISTANCE**

Office and Retail- The OPUS 30m tall  
15m away

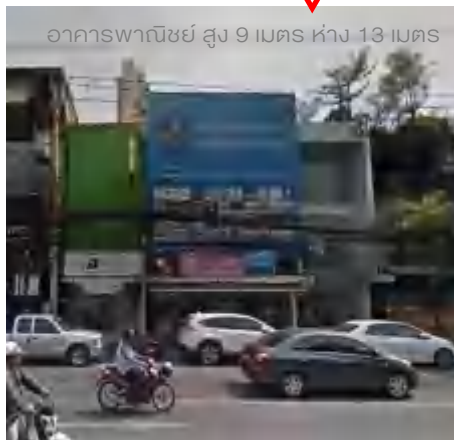
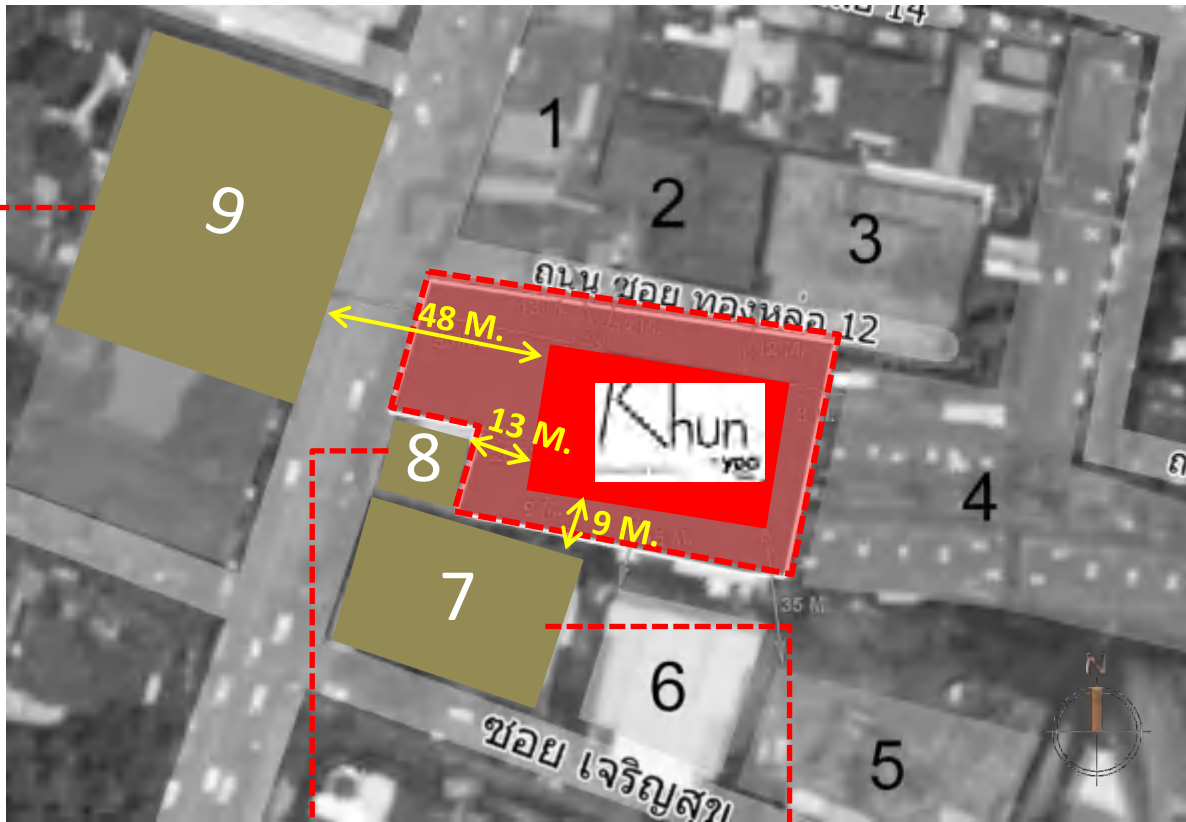


**BUILDING DISTANCE**





Condominium TELA: 112m tall  
48m away



อาคารพาณิชย์ สูง 9 เมตร ห่าง 13 เมตร

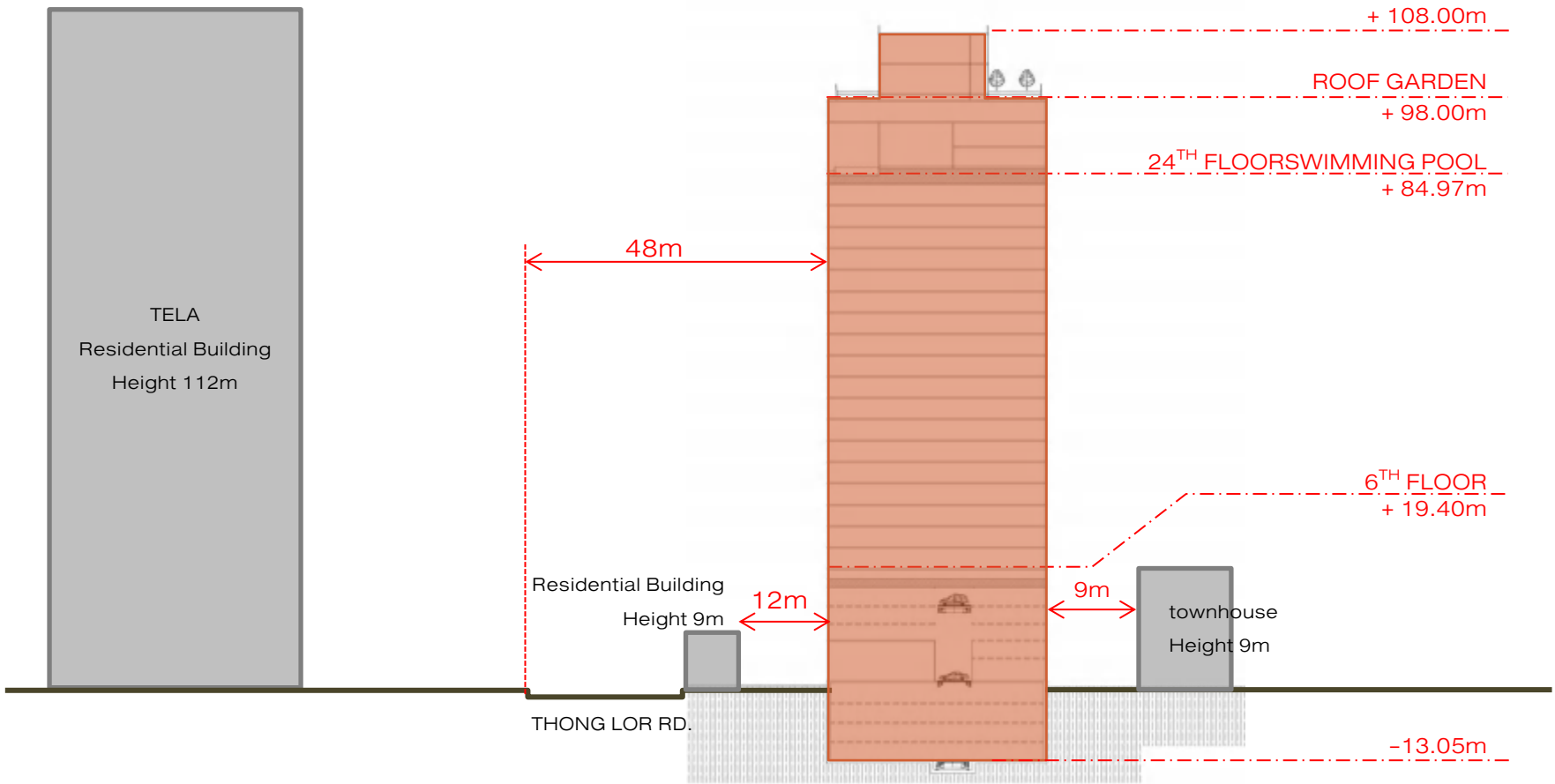
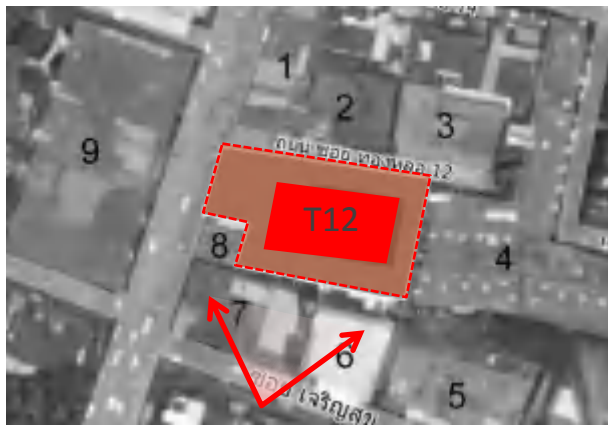


อาคารพาณิชย์ สูง 15 เมตร ห่าง 9 เมตร

**BUILDING DISTANCE**

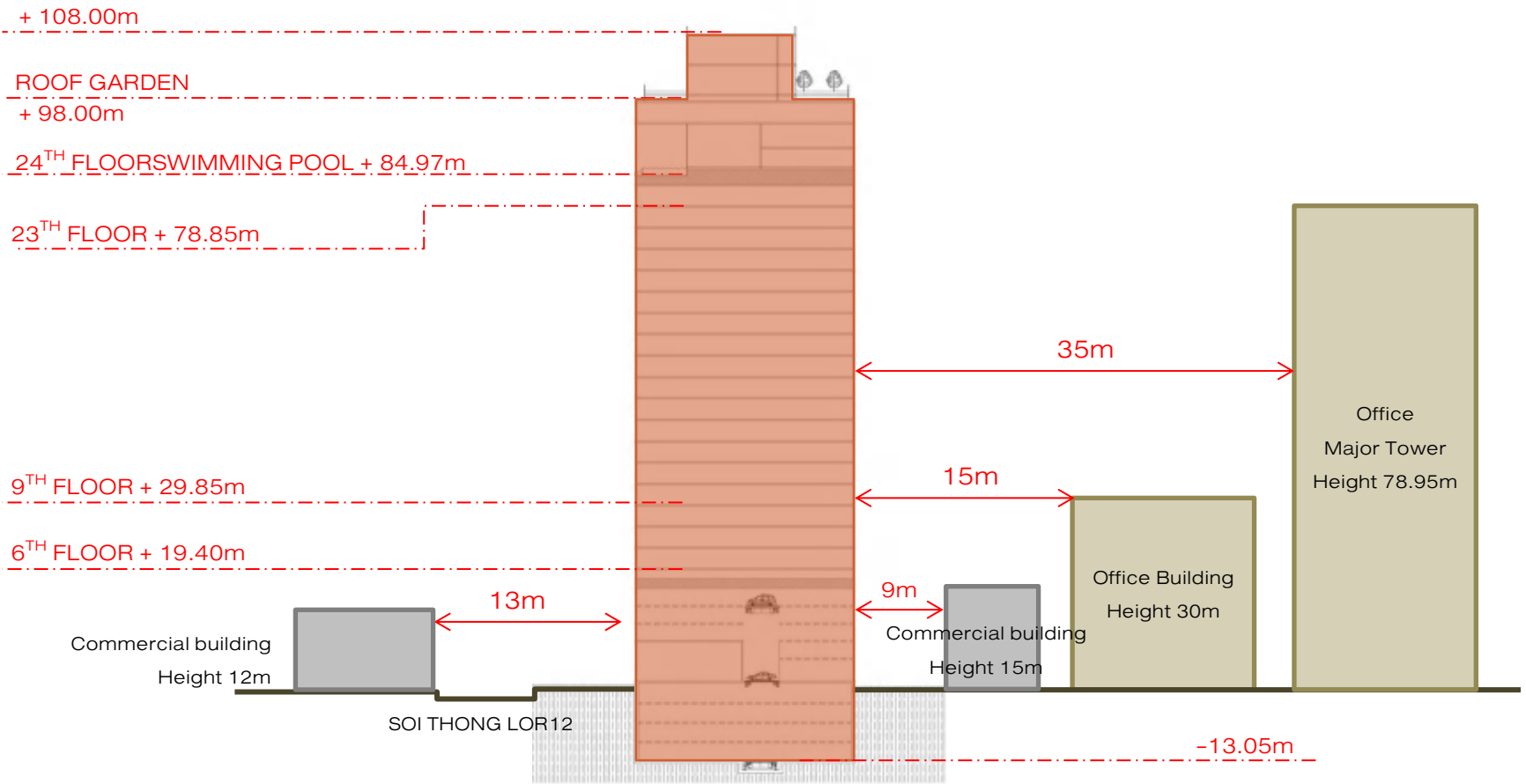


# ELEVATION 1

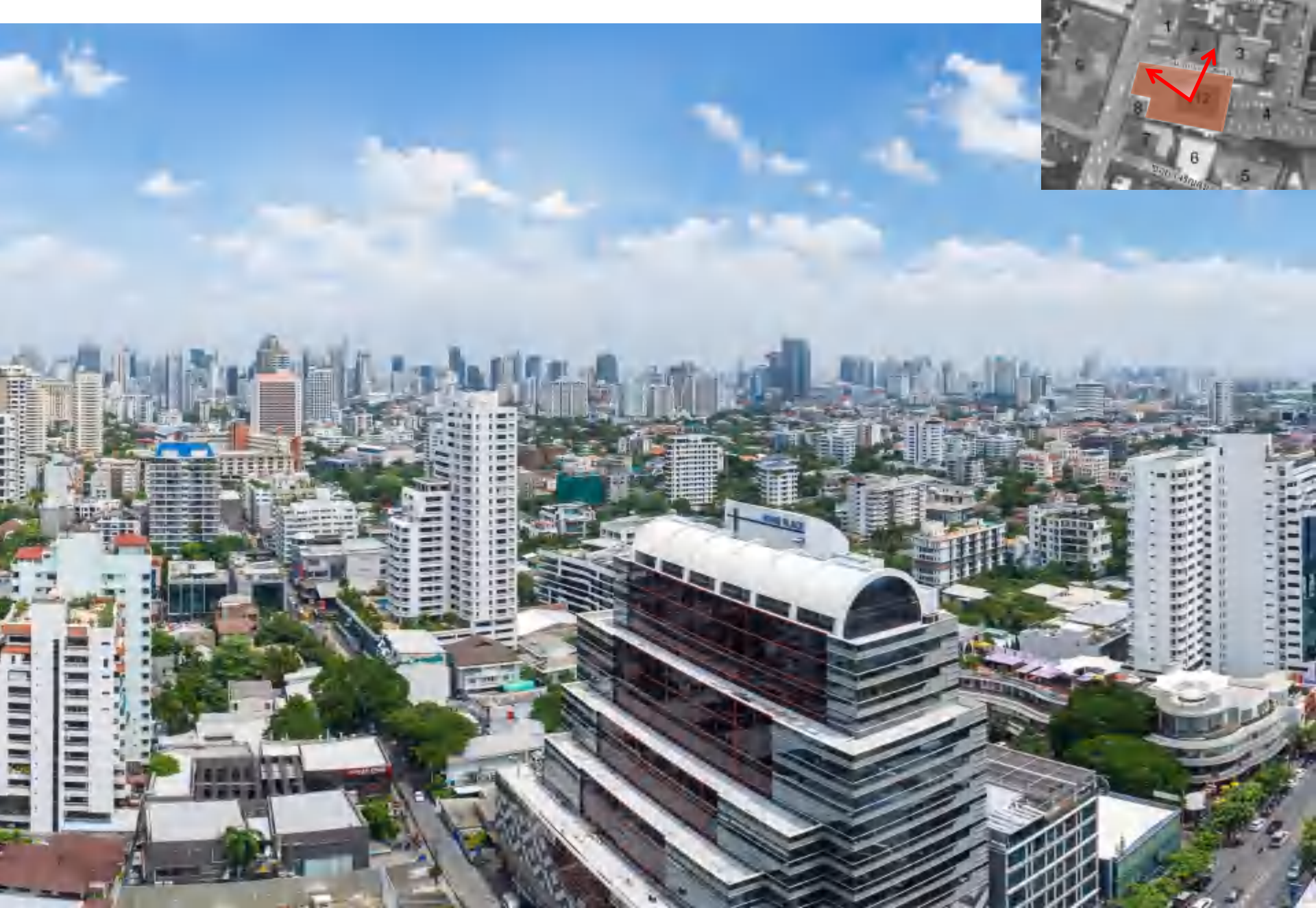


## **BUILDING DISTANCE**

# ELEVATION 2

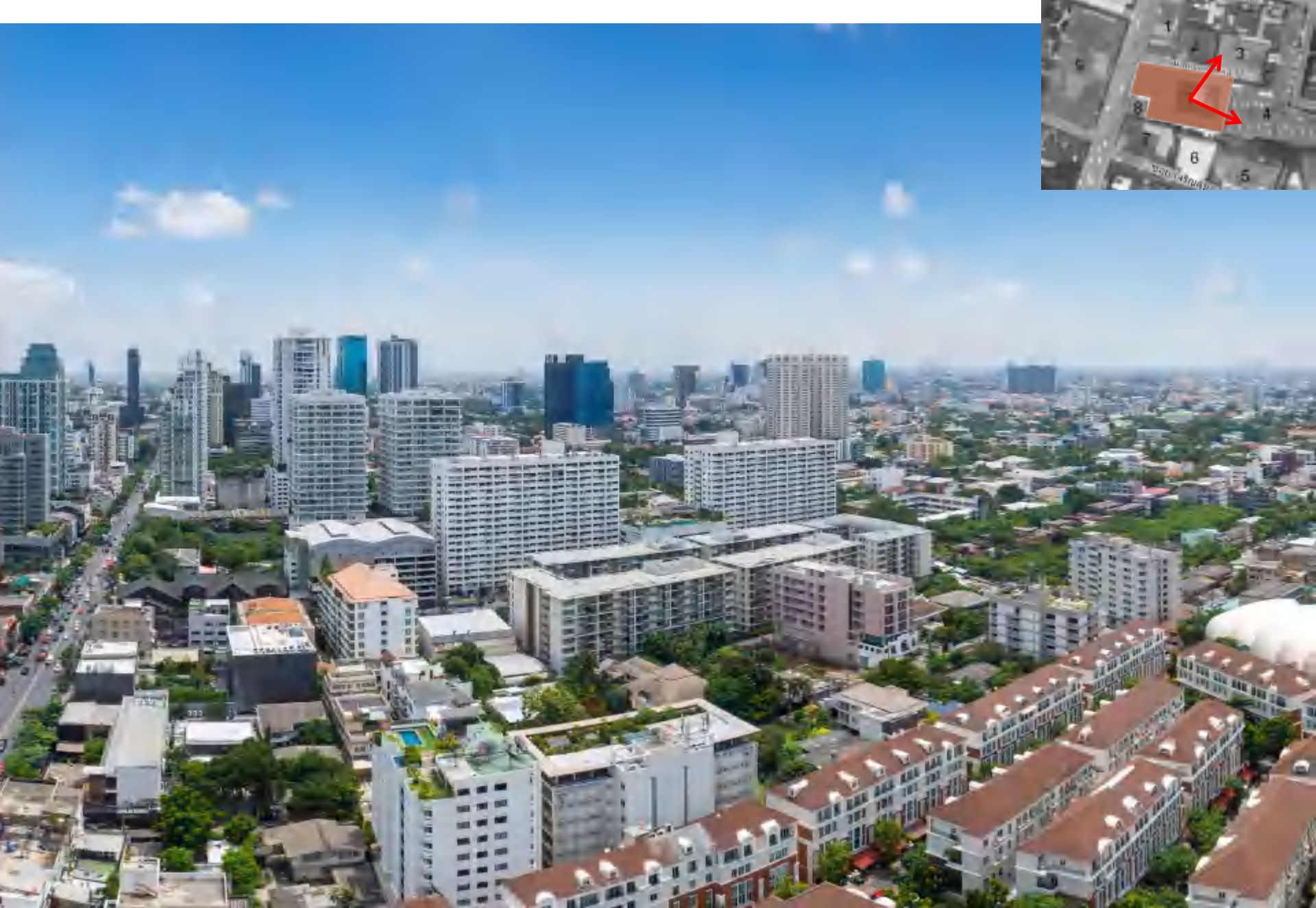


## **BUILDING DISTANCE**



**SITE VIEW-NORTH**





**SITE VIEW-EAST**





***SITE VIEW-SOUTH***

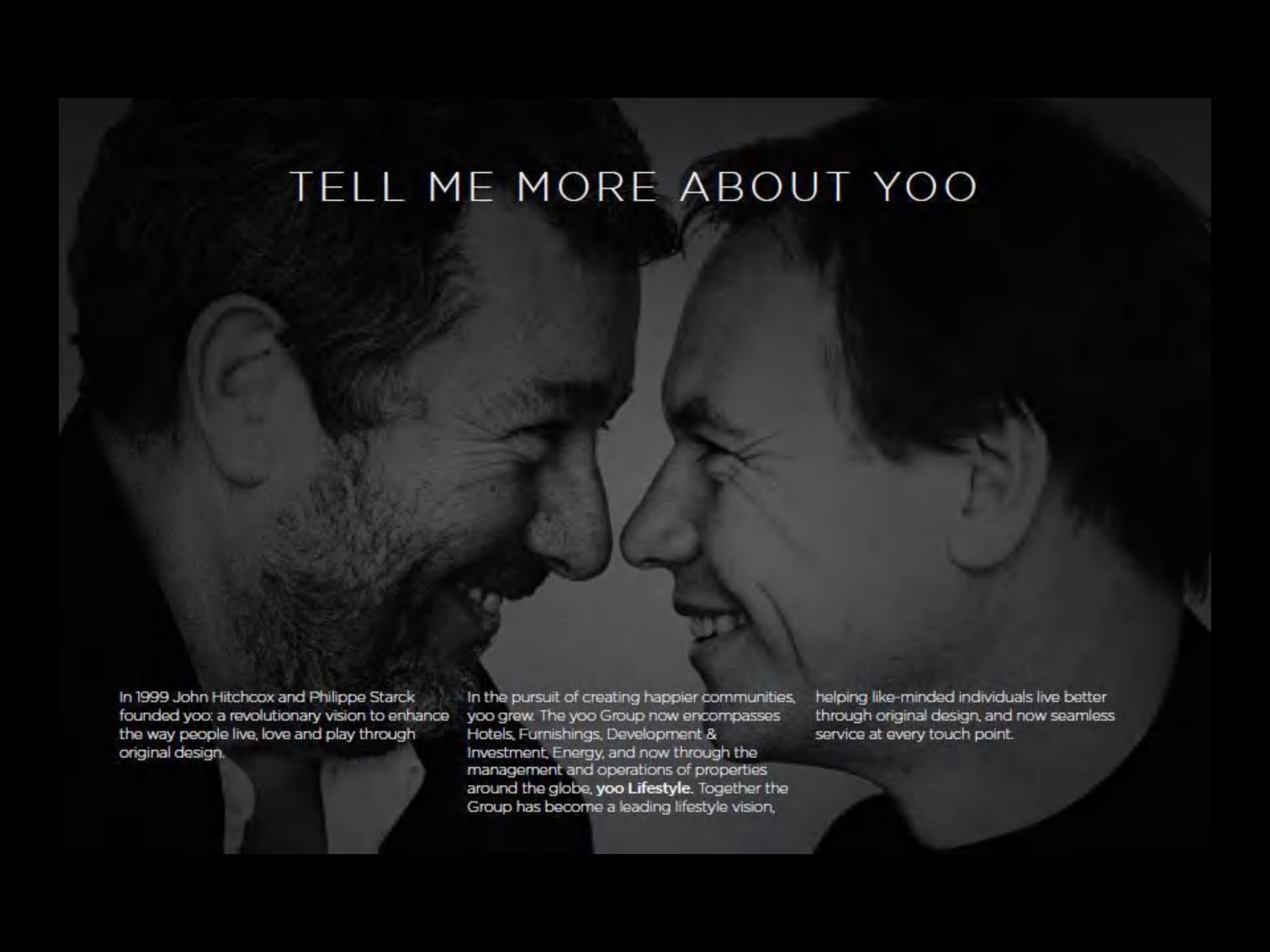




**SITE VIEW-WEST**



yoo



# TELL ME MORE ABOUT YOO

In 1999 John Hitchcox and Philippe Starck founded yoo: a revolutionary vision to enhance the way people live, love and play through original design.

In the pursuit of creating happier communities, yoo grew. The yoo Group now encompasses Hotels, Furnishings, Development & Investment, Energy, and now through the management and operations of properties around the globe, **yoo Lifestyle**. Together the Group has become a leading lifestyle vision,

helping like-minded individuals live better through original design, and now seamless service at every touch point.

**Where are you?**

- 76 projects
- 53 cities
- 33 Countries

**“A hot property brand name in almost every capital city of the world”**  
**Decorations**





**YOO** creates world famous celebrity design team



YOO STUDIO



KELLY HOPPEN



YOO INSPIRED  
BY STARCK



JADE JAGGER



MARCEL WANDERS



STEAVE LEUNG



## PHILIPPE STARCK

Philippe Starck was born in Paris in 1949. He graduated from the École Missim de Camondo in 1967 and founded his first design firm in 1968.

In 1982, Philippe was commissioned by the then-president of France, Francois Mitterrand, to design the interior space for the private apartments in the Elysée Palace. Following that incredible achievement, he designed the famous Café Costes, cementing his position in the design world.

Philippe also designed the École Nationale Supérieure des Arts Décoratifs in Paris and the control tower at Bordeaux airport.

Philippe believes that **objects should “good” before being beautiful.**

The designer also believes in the concept of **“democratic design,”** meaning that **quality objects should be available at lower prices so that more people can enjoy the best.** He considers it his duty to share his ethical and subversive vision of a more fair world. The designer has created a wide range of objects from furniture to mail order homes, motorbikes, mega-yachts, and even artistic direction for space-travel projects.

# TIMELESS STARCK



MISS SISSI, 1990



MISS K, 2003



STARCK V, 2014



JUICY SALIF, 1990



AXOR STARCK, 1994



LOUISE GHOST CHAIR, 2002



GUN LAMP, 2005



PIBAL ELECTRIC BICYCLE, 2013



COSTES, 1984



LE MOULT, 1987



AXOR STARCK, 1994



LOUISE GHOST CHAIR, 2002



GUN LAMP, 2005



MAISON BACCARAT, PARIS



PIBAL ELECTRIC BICYCLE, 2013



MASTERS CHAIR, 2010







JUICY SALIF, 1990



LOUIS GHOST CHAIR, 2002

*"a mix of materials and styles based on our shared memories. We all own this piece in a way.*

*The chair is well balanced; I try to be balanced myself."*

***Philippe Starck***



## GUN LAMP, 2005

"Why doesn't furniture show that everything is a political choice? I am a designer and design is my only weapon, so I use it to speak about what I think is important." -Philippe Starck

The gold of the weapons represents the collision between money and war. Table gun symbolizes the East, bedside gun symbolizes Europe, lounge gun stands for the West. The black shade signifies death. The crosses on the inside are to remind us of our dead ones.



collaborating on the development of an electric two-wheeler  
for the city of bordeaux's bike sharing program

PIBAL, PEUGEOT  
ELECTRIC BICYCLE, 2013



at the beginning of 2014, 4000 pibal  
bikes will be available for loan from the  
city of [bordeaux](#), promoting the  
practice and sustainability of cycling  
as a means of getting around.



AIRWAY, KARTELL

VILLA M



CELLAR HOUSE  
CHATEAU LES CARMES , HAUT-BRION



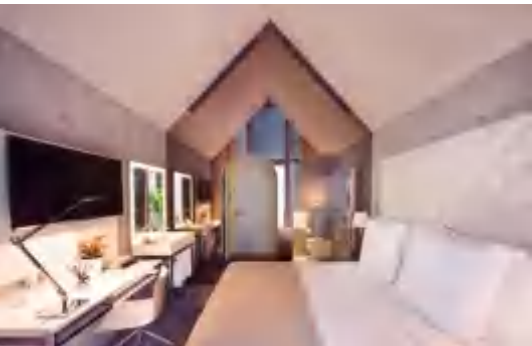
LOU COLLECTION



HA(A)ITZA HOTEL

2016

M SOCIAL HOTEL



BONJOUR, FLOS



GENERIC CHAIR, KARTELL



NETATMO SMART THERMOSTAT

*ICON SOUTH BEACH, MIAMI, USA*





# YOO, PANAMA



*LODHA EVOQ, MUMBAI, INDIA*





*YOO PUNE, INDIA*





*DESIGN*



**LANDSCAPE GROUND FLOOR**



**LOBBY**





**LIVING ROOM**



**BEDROOM**







***LANDSCAPE FACILITY FLOOR***



**LANDSCAPE FACILITY FLOOR**



**LANDSCAPE ROOFTOP**





**SCREENING ROOM**



**GAME ROOM**

*FAÇADE MATERIAL*



Ceiling Balcony : Aluminum cladding  
Copper color

Window Frame : Aluminum Powder coated  
SAHARA finished

CDU Grill : Aluminum Powder coted  
SAHARA finished

Glassing : Insulated Glass



Balustrade : Laminated Glass  
with stainless railing

External wall : Precast with color painted

# *STANDARD SPECIFICATIONS*





STARCK STYLE SELECTED  
CLASSIC STLYE

Living Area	Flooring				
	Feature Wall				
	Ceiling & Walls				
Bedroom	Light Fittings				
	Doors				
	Radiators, Light Switches, Door Handles				
	Window Covering				
	Flooring				
Bathroom	Wardrobe Finish				
	Wardrobe Handles				
	Flooring & Walls				
	Towel Radiator				
	Sink & Frame				
Bathroom	Mirror & Tap				
	Toilet				
	Tub/Shower				
Kitchen	Type				

*FLOORING*



BALCONY TILE



MERBAU ENGINEER  
FLOOR



ARABESCATO CHIARO  
MARBLE



**STANDARD SPECIFICATIONS**



# MERBAU ENGINEER FLOOR

170 x20cm, BRICK PATTERN



***STANDARD SPECIFICATIONS***

# MERBAU ENGINEER FLOOR



**STANDARD SPECIFICATIONS**



# ARABESCATO CHIARO



***STANDARD SPECIFICATIONS***

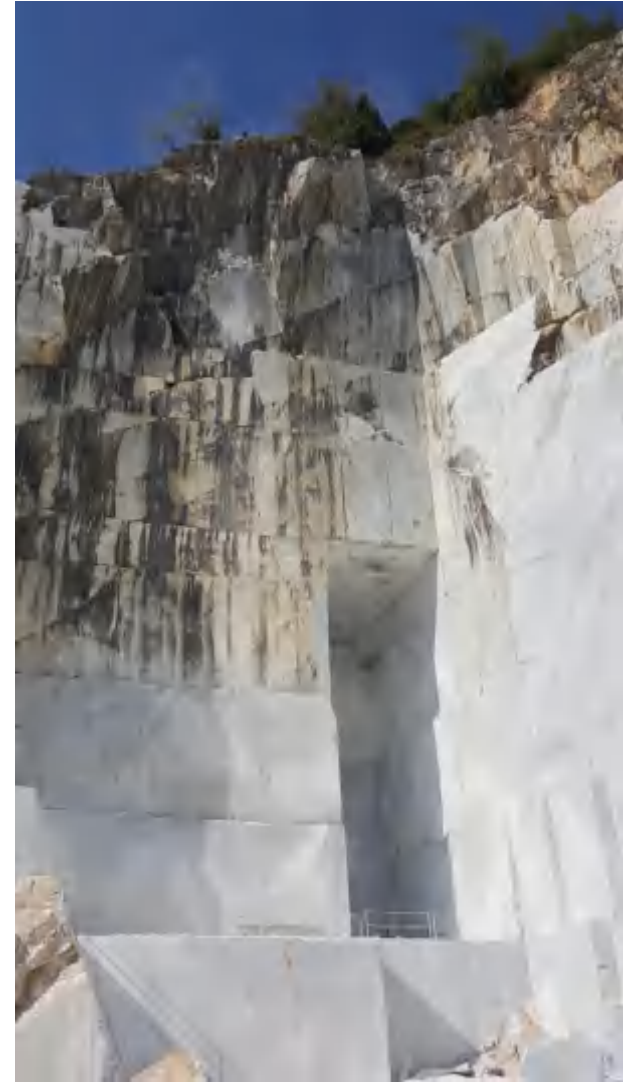


# ARABESCATO CHIARO



***STANDARD SPECIFICATIONS***

# ARABESCATO CHIARO



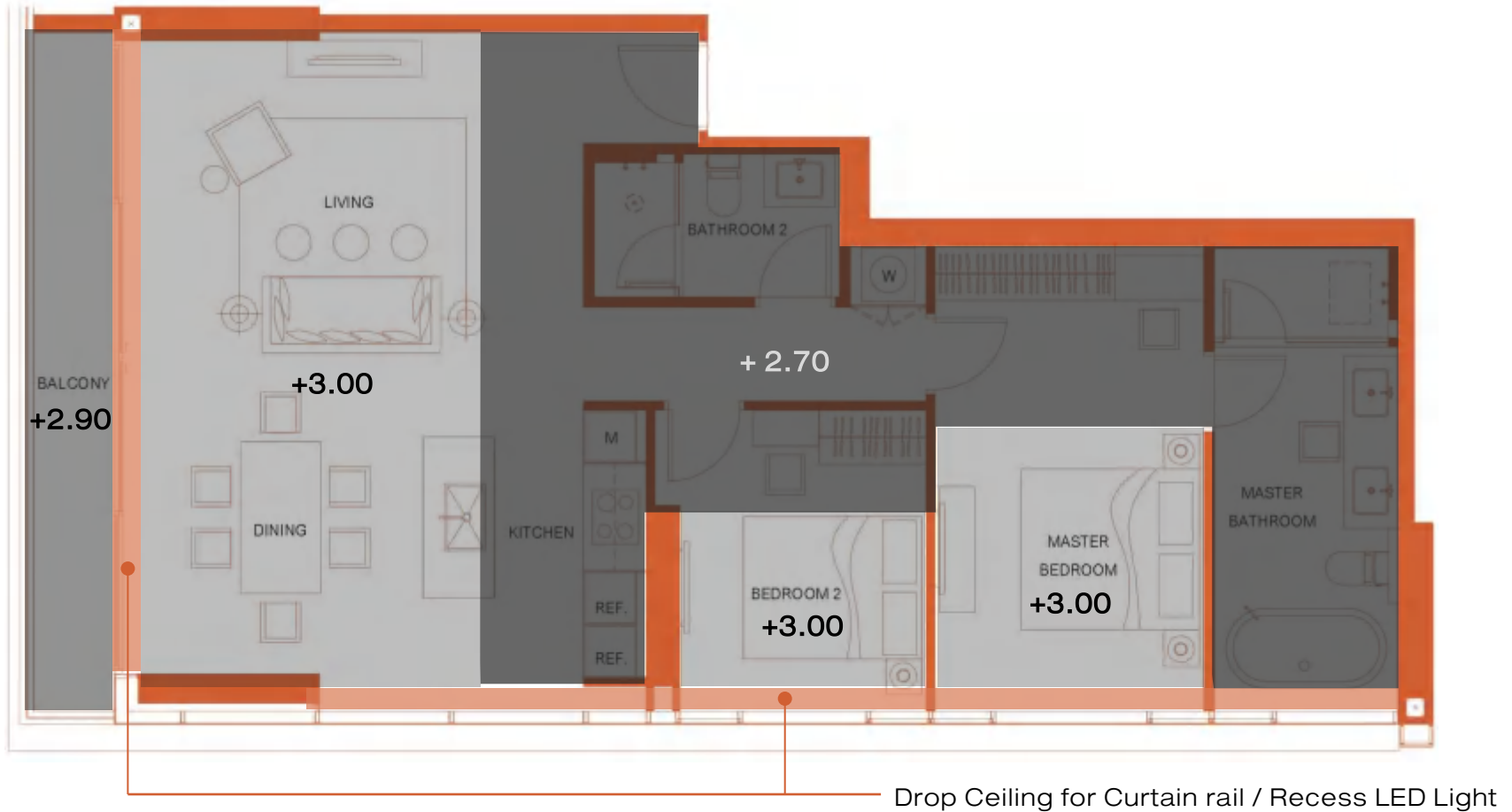
**STANDARD SPECIFICATIONS**

# ARABESCATO CHIARO



**STANDARD SPECIFICATIONS**





CEILING HIGH : +3.00

CEILING HIGH : +2.90

CEILING HIGH : +2.70

DROP CEILING

**STANDARD SPECIFICATIONS**



#### DOORMATERIAL

moisture-resistant plywood  
on solid core w/spray paint  
finish, 40mm thk.



DIGITAL DOOR LOCK

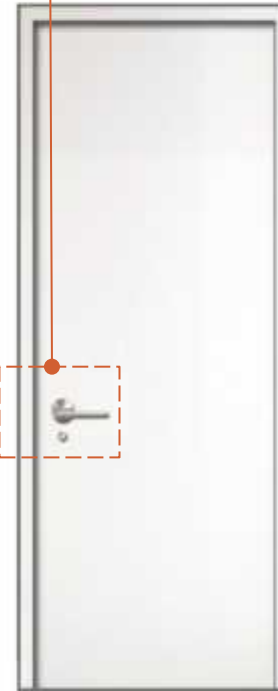


DOOR HANDLE



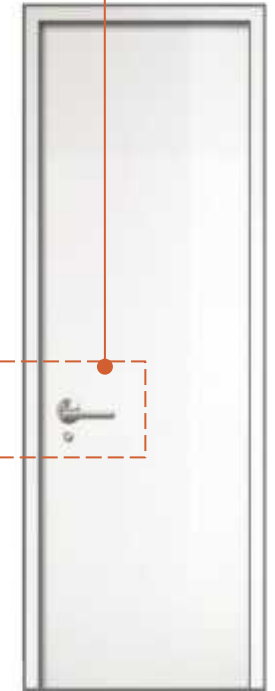
MAIN ENTRANCE DOOR

2.65 x 1.00 m.



BEDROOM DOOR

2.40 x 0.90 m.



BATHROOM DOOR

2.40 x 0.80m.

## STANDARD SPECIFICATIONS

*BATHROOMS*



DURAVIT

AXOR<sup>®</sup>  
hansgrohe

KOHLER





Duravit ME by **STARCK**

Close-coupled



Hangrohe

Rain shower



Hangrohe

Hand shower



American Standard

Built-in Bath tub



Duravit, **STARCK**

Cape cod



Axor **STARCK**



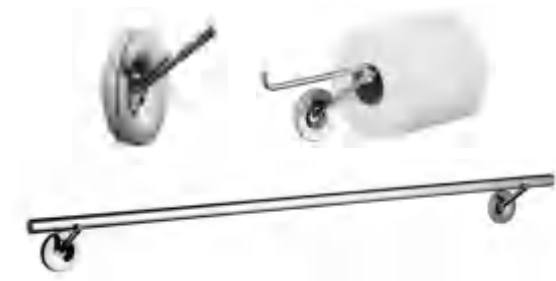
Axor **STARCK X**

Shower Mixer



Axor **STARCK X**

Bath Mixer



Axor **STARCK**

Accessory



Duravit ME by **STARCK**  
Close-coupled



Hangrohe  
Rain shower



Hangrohe  
Hand shower



**KOHLER**  
EVOK Oval Built-in Bath tub



Duravit, **STARCK**  
Cape cod



Axor **STARCK X**  
Shower Mixer



Axor **STARCK X**  
Bath Mixer



Axor **STARCK**



Axor **STARCK**  
Accessory





Duravit ME by **STARCK**

Close-coupled



Hangrohe

Rain shower



Hangrohe

Hand shower



**KOHLER**

EVOK Free Standing



Duravit, **STARCK**

Cape cod



Axor **STARCK**



Axor **STARCK X**

Shower Mixer



Axor **STARCK**

Single lever  
bath mixer floor-standing

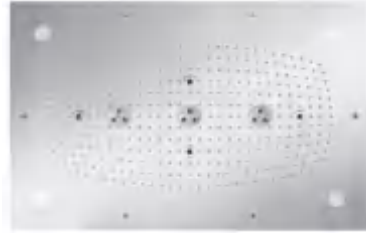


Axor **STARCK**

Accessory



Duravit ME by **STARCK**  
Close-coupled



**Axor**  
680 x 460 mm Rain shower with light



**KOHLER**  
EVOK Free Standing



Duravit, **STARCK**  
Cape cod



**Hangrohe**  
Hand shower

**Axor STARCK**  
Single lever  
bath mixer floor-standing



**Axor STARCK**



**Axor STARCK** shower collection



**Axor STARCK**  
Accessory



Duravit ME by **STARCK**  
Close-coupled



Hangrohe  
Rain shower



Axor **STARCK**  
Bath Mixer



Duravit, **STARCK**  
Cape cod 234046



Hangrohe  
Hand shower



Axor **STARCK** Accessory



Axor **STARCK**  
10111000

## **TYPICAL BATHROOM**





## BATHROOM CABINET

### Mirror Cabinet

Recess LED light

### Top Counter

White marble

### Body Counter

Wood & Grey Mirror



Recess LED light

All side

Wood Cabinet &  
Wood frame

Merbau

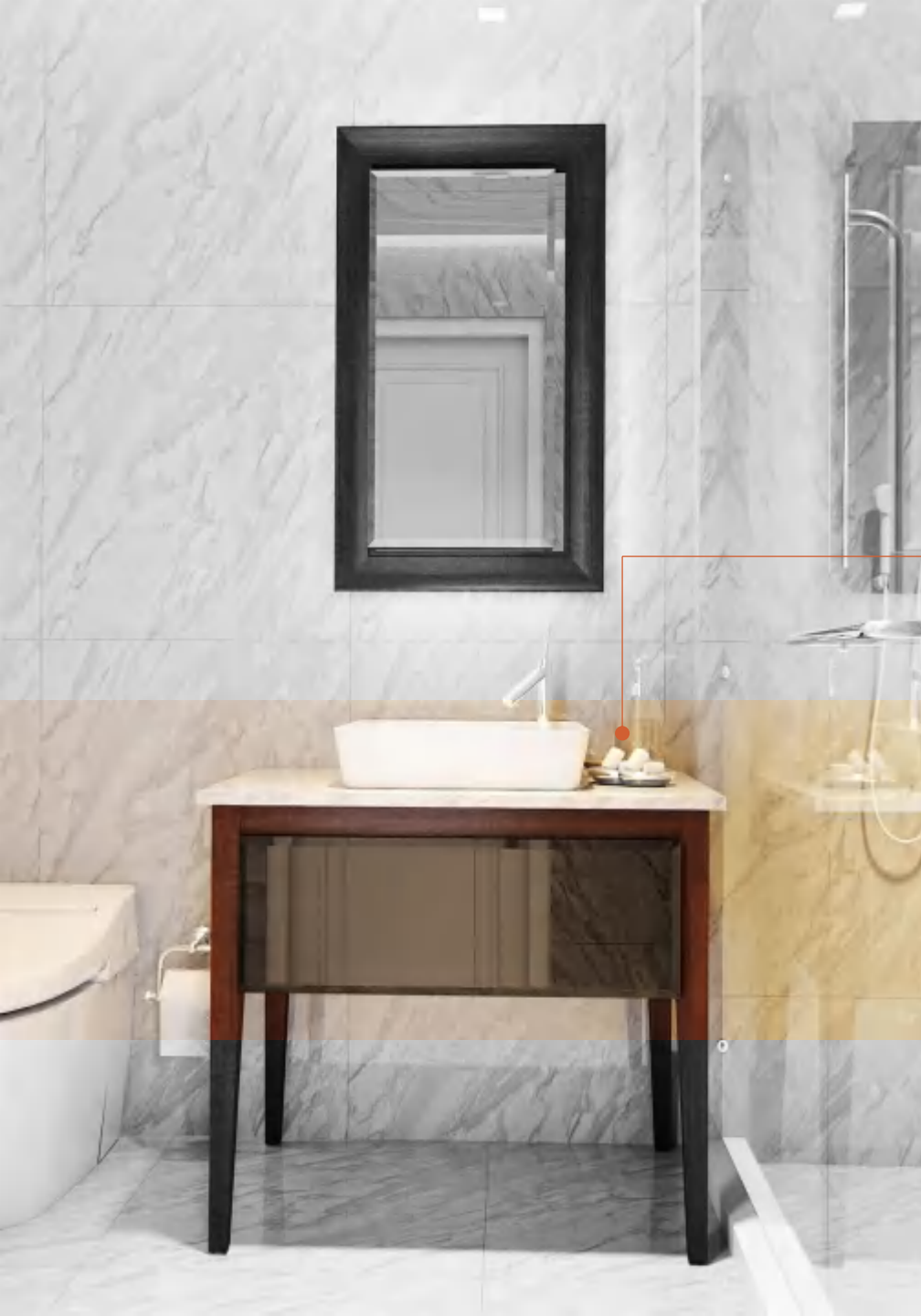


Outlet

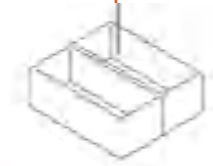
Inside cabinet

Mirror

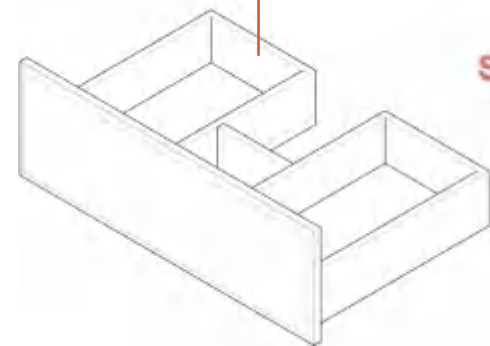
Double side



**Solid wood box**  
Natural Color



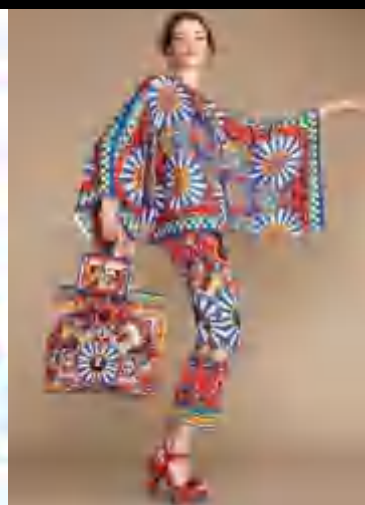
**Solid wood box**  
Natural Color



**Wood Drawer**  
Merbau Color



*KITCHENS*



# “Technology With Style”



## LINEA DESIGN

The Linea range contains a vast number of products developed by **Smeg's internal design studio** and is characterized by its **ergonomic and balanced** approach to appliances. The appliance all stand out for their **minimalist style and space - optimized design**. Particular highlights are **the handles, the transparent control knobs or the touch controls** and the remarkable use of **glass**. The latter, when combined with **stainless steel**, makes for a stunning interpretation of the latest trends in design.







# “Live the Quality”



**Gunmetal** is a new Foster finish, obtained thanks to a special surface treatment (*Physical Vapour Deposition*) that gives the steel AISI 304 fine titanium color and a subtle sheen in addition to very high physical and mechanical characteristics. In particular, the treatment gives the steel greater corrosion resistance; the increase of surface hardness, and therefore a **greater resistance to scratches**; the reduction of the surface and a **better water sliding friction coefficient**; a **higher temperature resistance**.





***KITCHEN COUNTER***





BUILT-IN  
REFRIGERATOR

HOOD & HOB

OVEN & MICROWAVE

SINK & TAP

## ***KITCHEN COUNTER***

HIGH GLOSS  
PANEL

ALABASCATO CHIARO  
BACK SLAPH

ALABASCATO CHIARO  
ISLAND & WORKTOP

WHITE SATIN GLASS

# KITCHEN COUNTER



DRAWER by BLUM



COLANDER SET

SINGLE WASTE BIN

ARENA Classic KESSEBOHMER BY  
HAFELE

## **KITCHEN COUNTER**





**Smeg**

Chimney hood 60 cm



**Smeg**

Induction Hob 30 cm



**Foster**

Adjustable mixer  
tap



**Foster**

Under mounted sink



**Smeg**

Microwave Built-in 60 cm



**Smeg**

Refrigerator 60 cm x2



**Foster**

Accessories for sink  
Chopping board  
with colander



**Smeg**

Chimney hood 60 cm



**Smeg**

Induction Hob 60 cm



**Foster**

Adjustable mixer  
tap



**Foster**

Under mounted sink



**Smeg**

Microwave Built-in 60 cm



**Smeg**

Refrigerator 60 cm x 2



**Foster**

Accessories for sink  
Chopping board  
with colander

# KITCHEN APPLIANCE

**smeg Foster**



**Smeg**

Chimney hood 60 cm



**Smeg**

Induction Hob 60 cm



**Smeg**

Dishwasher 60 cm



**Foster**

Pull out mixer tap



**Smeg**

Microwave Built-in 60 cm



**Smeg**

Refrigerator 60 cm x 2



**Foster**

Gun Metal Finish

Under mounted sink



**Smeg**

Oven Built-in 60 cm



St. steel colander



**Foster**  
Twin Chopping  
board

**Foster**  
Accessories for sink

**3 BEDROOM**

# *PENTHOUSE SPECIFICATIONS*



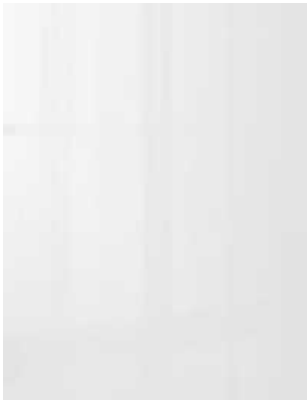


**SAMSUNG**

DIGITAL DOOR LOCK

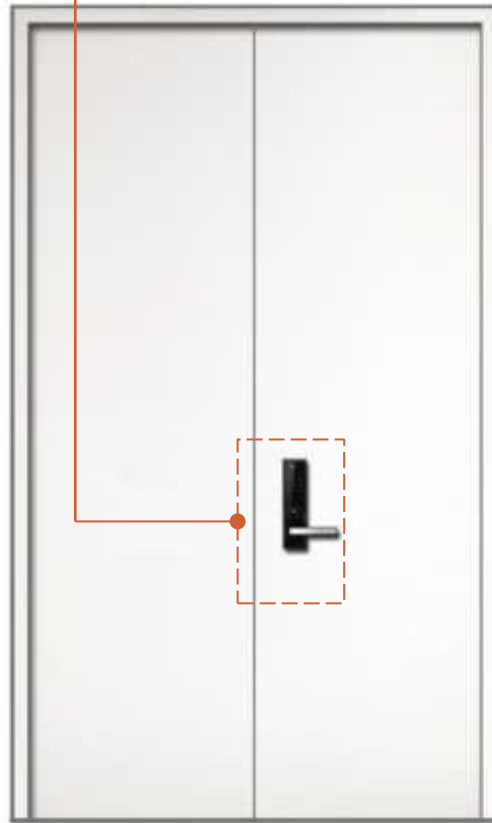


DOOR HANDLE



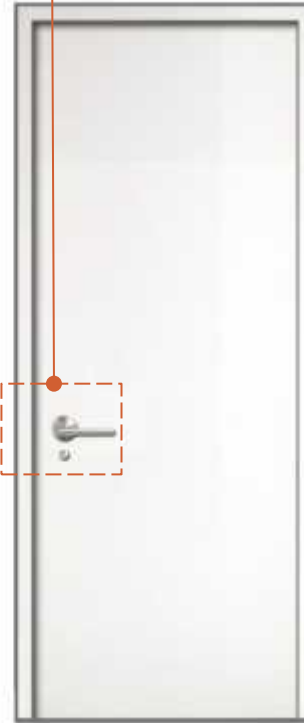
**DOOR MATERIAL**

moisture-resistant plywood on solid core w/spray paint finish, 40mm thk.



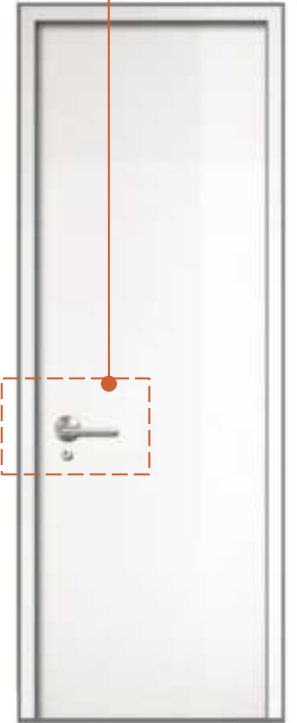
**MAIN ENTRANCE DOOR**

2.65 x 1.40 m.



**BEDROOM DOOR**

2.40 x 0.90 m.




**BATHROOM DOOR**

2.40 x 0.80m.

**STANDARD SPEC**

*PENTHOUSE BATHROOMS*

 agape





Duravit ME by **STARCK**

Close-coupled



Duravit, **STARCK**

Cape cod



Axor **STARCK**



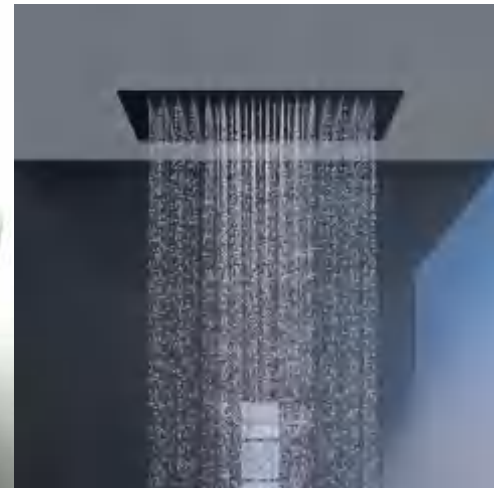
Axor **STARCK**

Single lever  
bath mixer floor-standing



Spoon XL, AGAPE

1809 x 985d x 490h



Axor **STARCK** COLLECTION

shower heaven  
RAIN SHOWER



Axor **STARCK** shower collection



Axor **STARCK**

Accessory





Duravit ME by STARCK

Close-coupled

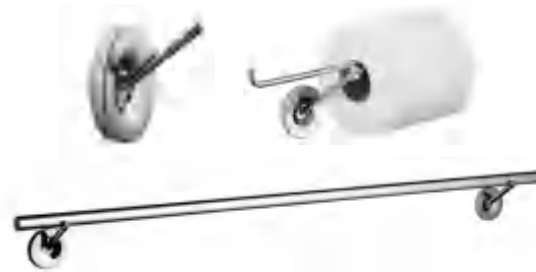


Axor STARCK



Duravit, STARCK

Cape cod



Axor STARCK

Accessory

## **POWDER ROOM**

*PENTHOUSE KITCHENS*



## THE SUB-ZERO DIFFERENCE

Or should we say “differences”? There are so many reasons why Sub-Zero has earned its reputation as a hallmark of fine homes. Here are just a few.

**FRESHER FOOD.** Sub-Zero preserves food's goodness longer. We do it not only with advanced technologies but also by simply not cutting corners in the construction of our products.

**LESS WASTE.** How much is 227 kilograms of food worth? That's how much the average household throws out every year. Sub-Zero significantly reduces food waste.

**THE KEY S.** **Advanced air purification** – NASA technology, **Dual refrigeration** – no shared air, **Cool, moist air** preserves fresh foods longer, **Digital control** – maintains more consistent temperature, **Magnetic sealed door**

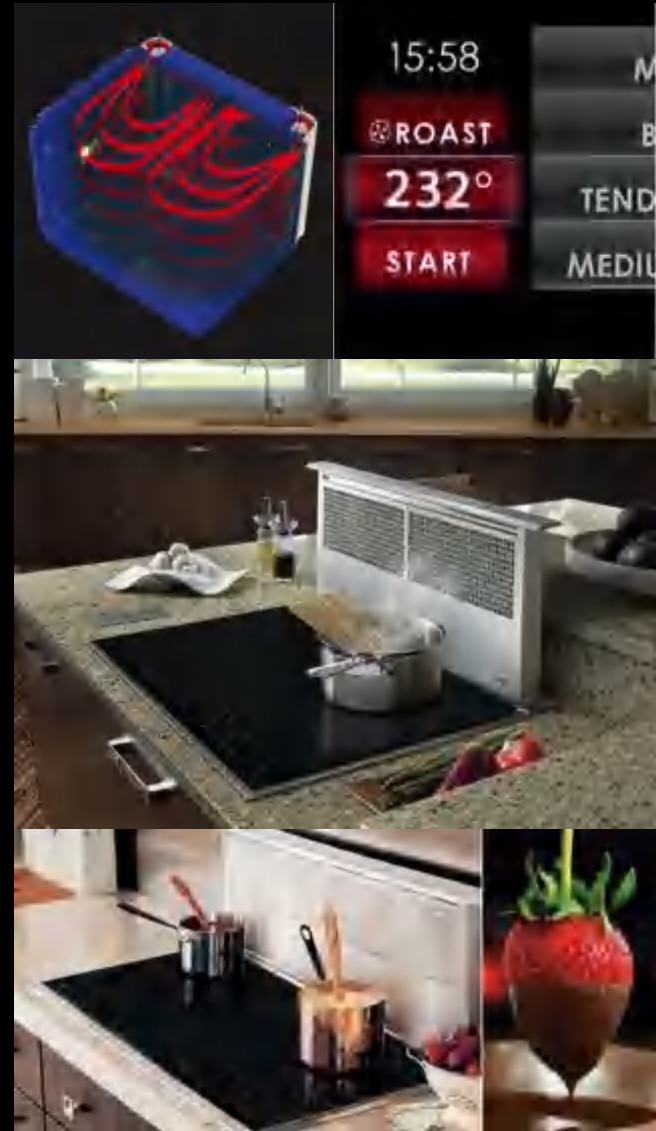
**REWARDING TO OWN.** As a family company, we stand behind our products. And we design them to be a pleasure to see and to use, day after day, year after year.



# WOLF

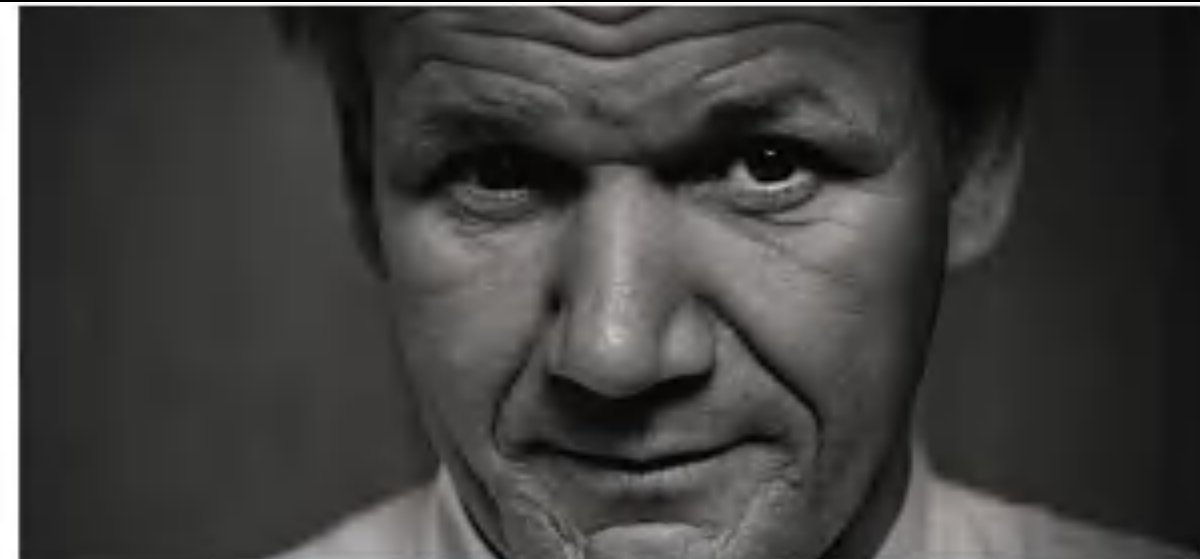
## COOKING WITH WOLF MAKES EVERY DISH BETTER

- Wolf makes you the master of the two components of more delicious results: **temperature and airflow.**
- Wolf electric ovens and their unique convection systems eliminate hot and cool spots for more consistent, predictable results.
- What are you making today? Simply select the oven mode that provides the heat and airflow ideal for the dish, from cookies to crown roast.
- Typical test: oven-door designs are put through 50,000 openings and closings — more than double the industry standard. That's a lot of bake sales and Thanksgiving dinners.





# PROJECT REFERENCES



Gordon Ramsay, OBE, the British chef, television personality and restaurateur has been awarded 13 Michelin stars. Gordon is well known for presenting TV programmes about competitive cookery and food, such as the British series Hell's Kitchen, The F Word, Ramsay's Best Restaurant, and Ramsay's Kitchen Nightmares, along with the American versions of Hell's Kitchen, Kitchen Nightmares, and MasterChef.

# KITCHEN APPLIANCE

SUB-ZERO WOLF smeg Foster



**Wolf**

Downdraft hood 90 cm



**Wolf 5-zone**

Induction Hob 90 cm



**Wolf**

Microwave Built-in 60 cm



**Wolf**

Oven Built-in 60 cm



**Sub-Zero**

Refrigerator 120 cm



**Sub-Zero**

Wine Cooler 60 cm



**Foster**

Flush mounted sink



**Foster**

Pull out mixer tap



**Smeg**

Dishwasher 60 cm



Dishes holder



Knife holder



Chopping board

**Foster**  
Accessories for sink

# SUB-ZERO REFRIGERATOR



DUAL REFRIGERATION



ICE MAKING FEATURES



FRESHNESS CARDS



AIR PURIFICATION



LOW-TEMPERATURE/HIGH-HUMIDITY STORAGE ZONES



SPILL-PROOF LEXAN GLASS SHELVES



INTERNAL ICE AND WATER DISPENSER



WATER FILTRATION SYSTEM



# SUB-ZERO WINE STORAGE



2 TEMPERATURE ZONES



SMOOTH GLIDE RACKS



FINE CHERRY WOOD



3 GLASS PANE with ARGON



DESIGN FLEXIBILITY



ACCESSORIES: LABEL,



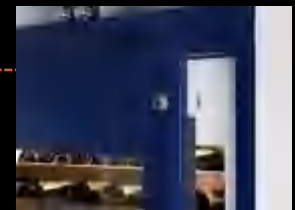
DESSERT WINE RACK,



BULK WINE STORAGE,



DOOR LOCK





# KITCHEN APPLIANCE

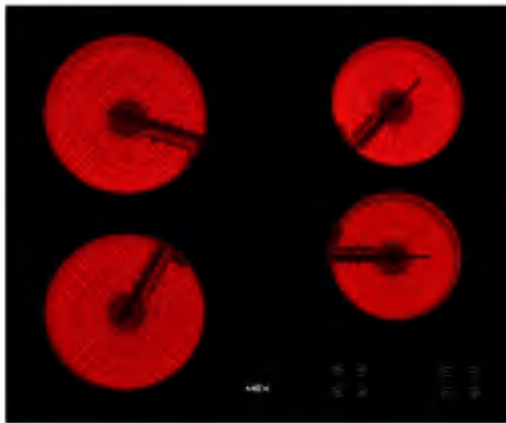
MEX



MEX  
Hood



MEX  
Tap



MEX  
Hob



MEX  
Sink

# *MECHANICAL PARKING*

SOI THONG LOR 12

THONG LOR ROAD

1

2

2

2

3

3

3

Walk way

Walk way

DROP OFF

LOBBY AREA

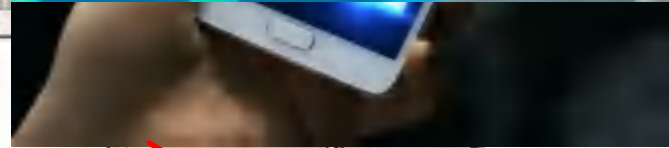
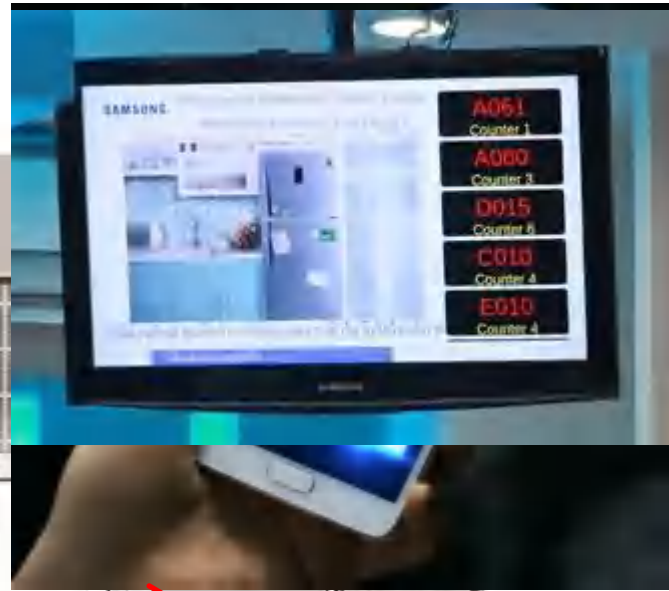
SERVICE LIFE

CDL

LAWN



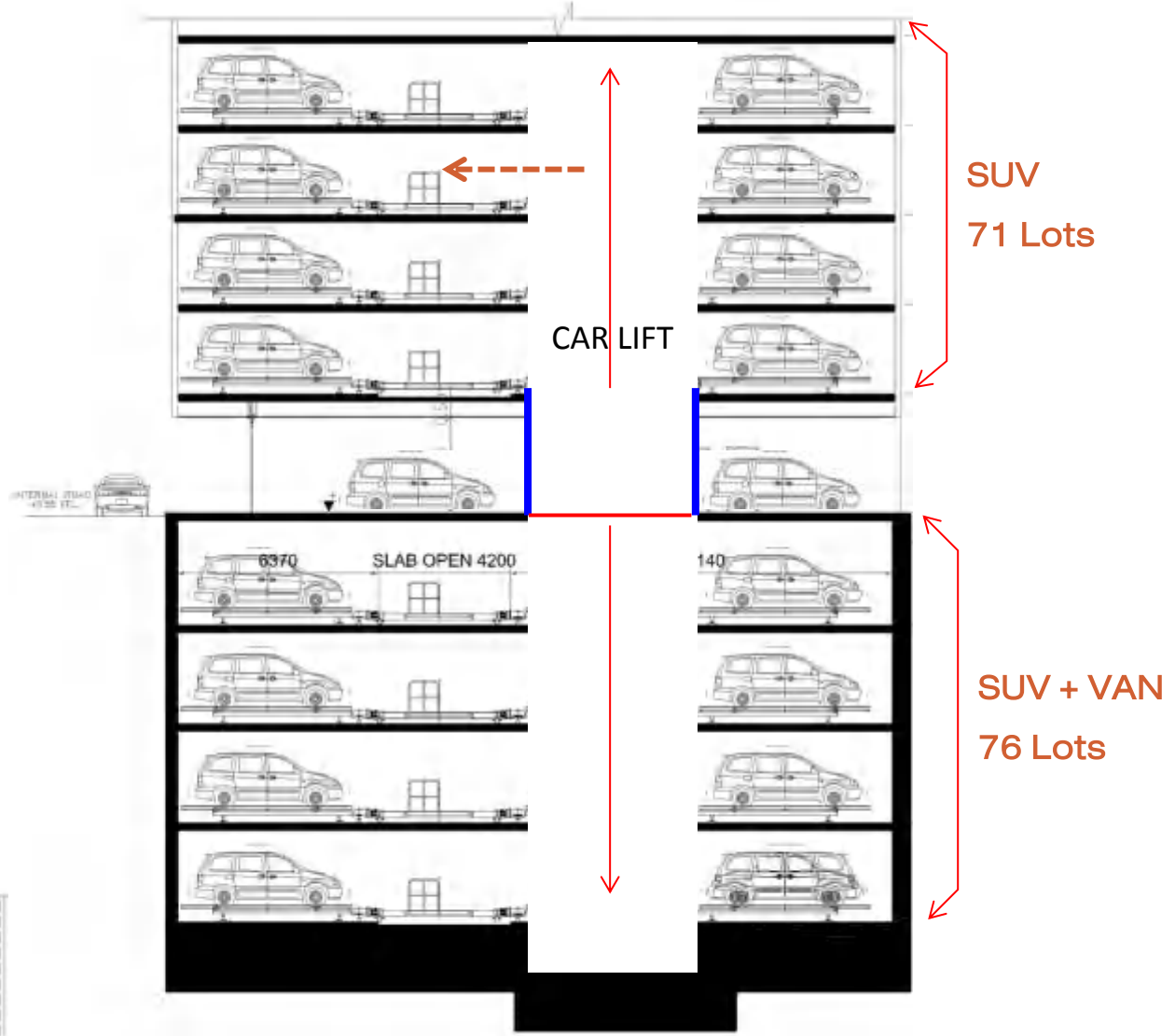
IN



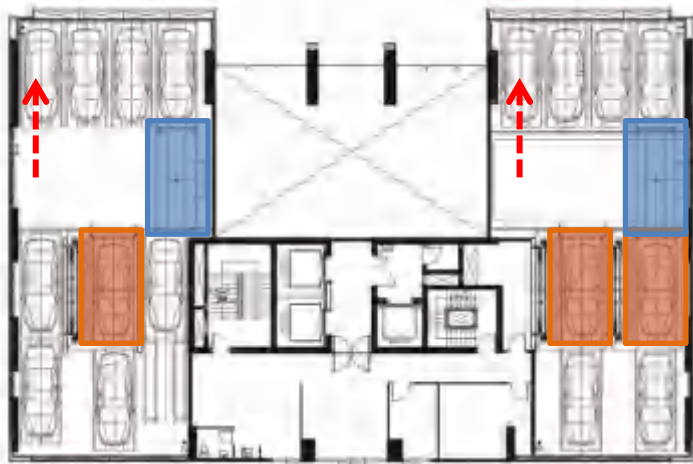
**OUT**



CART PARKING SYSTEM : 147 LOTS



**SECTION**



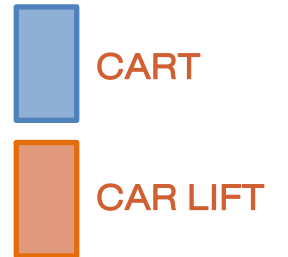
2<sup>nd</sup> Floor Plan



3<sup>rd</sup> - 5<sup>th</sup> Floor Plan



Basement



**PARKING PLAN**



***EFFICIENT***





**CONVENIENT**





***SAFETY***

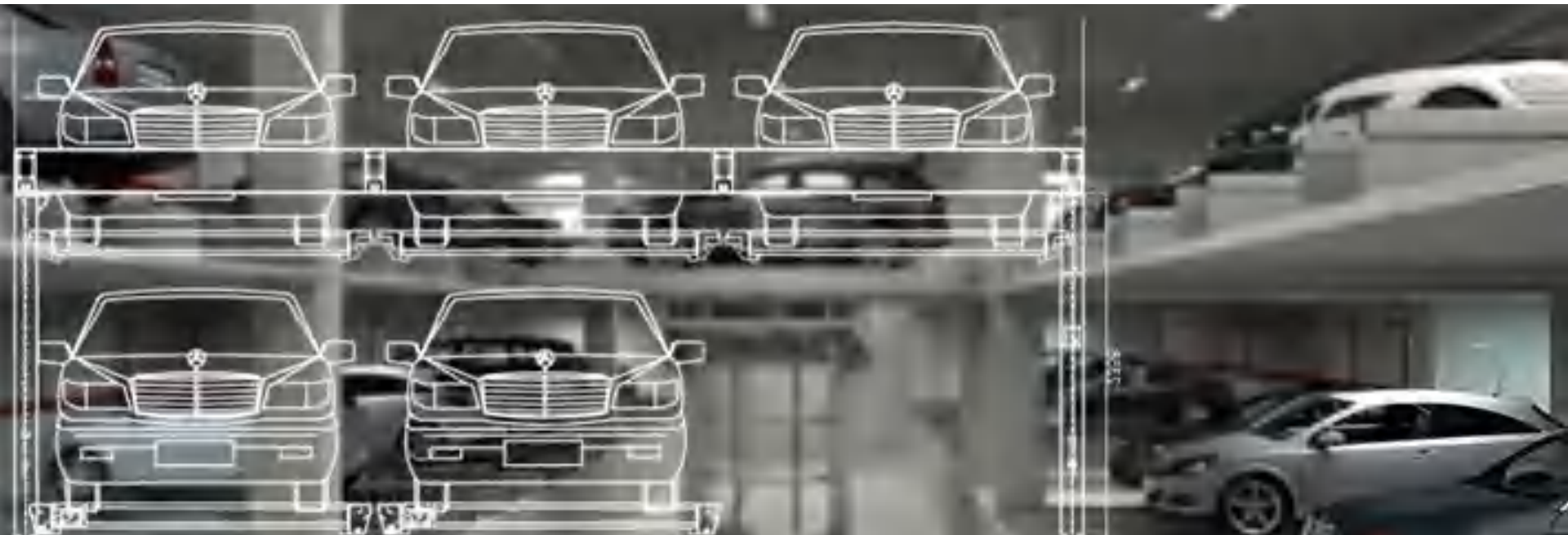


**SECURITY**



***ENVIRONMENT***





***INNOVATION***

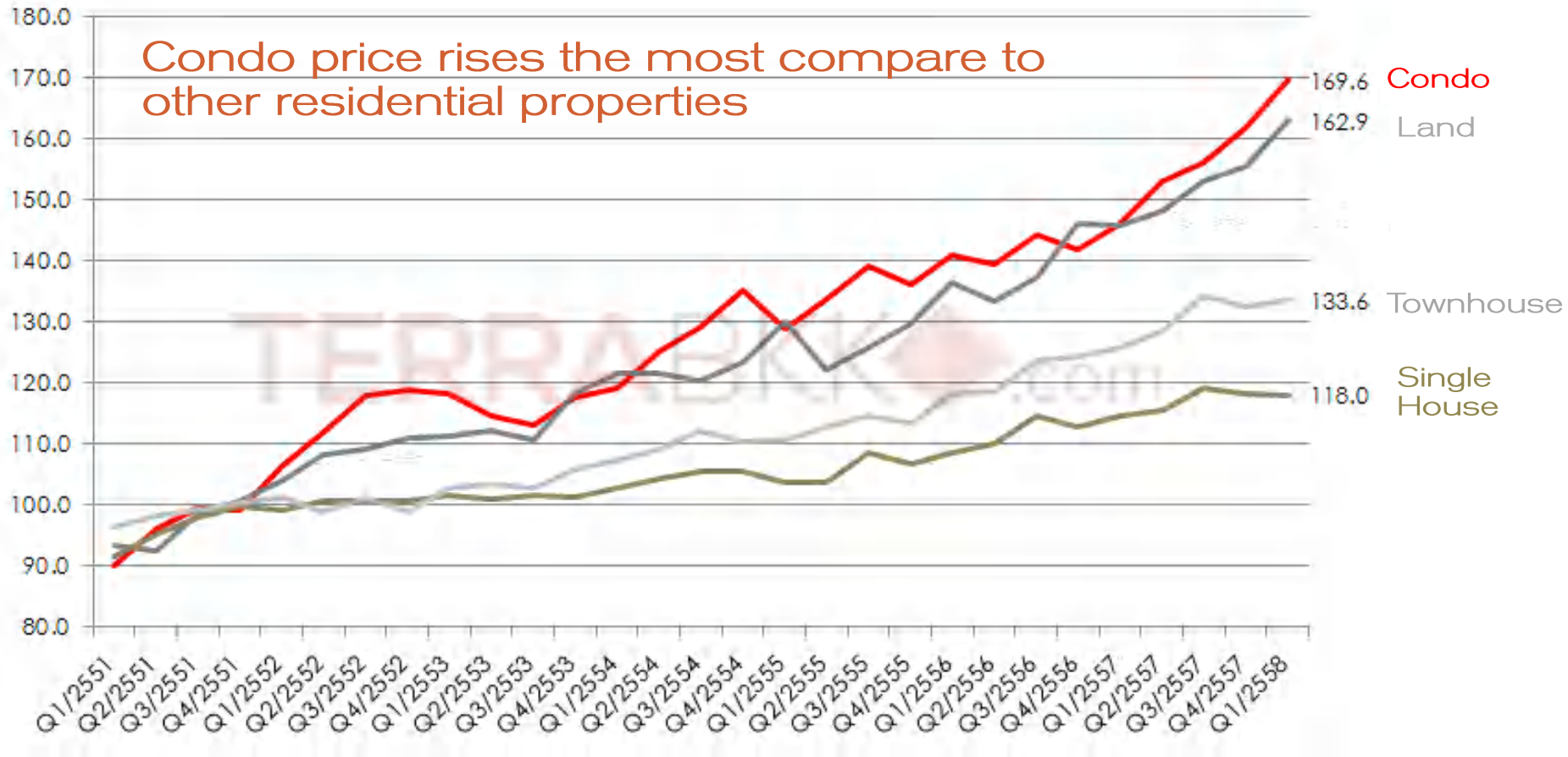


*INVESTMENT*

# ***PROPERTY OWNERSHIP AND RENTAL YIELD***

Country	Land Ownership	Rental Yield
Bangkok	Freehold possible Leasehold 30 years	5.31%
Hong Kong	No freehold Leasehold 50-999 years	2.75%
Singapore	Freehold possible under gov. approval, Leasehold 99 years	2.54%
Taiwan	Freehold possible Leasehold 20 years	1.57%
Japan	Freehold possible Leasehold not common	3.43%
UK	Leasehold 999 years	3.21%
China	No freehold Leasehold 50 years	5%

# PROPERTY PRICE INDEX



# **SALES AND RENTAL PRICE COMPARISON BY AREA**

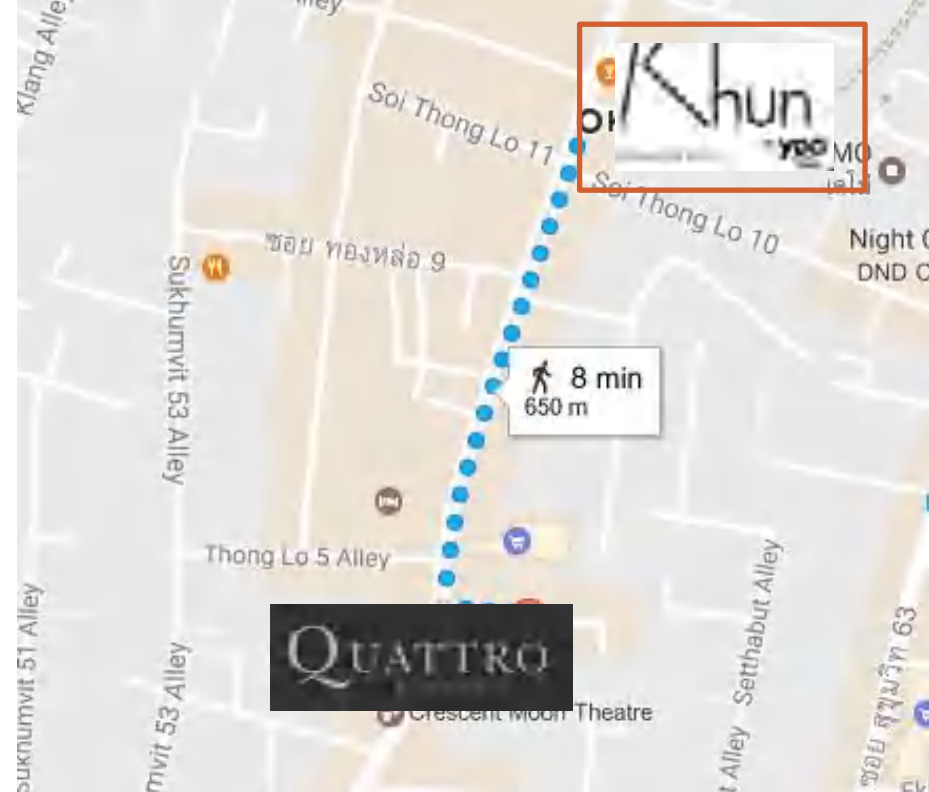
Project	Developer	Completion Year	Price Completion Year	Price 2016	Average Annual Growth	Rental Price 2016	Rental Yield
Heights	-	2005	90,000	160,000	5.37%	600	4.50%
Hamptons	-	2005	110,000	170,000	4.04%	560	3.95%
Noble Solo	Noble	2009	82,000	105,000	3.60%	650	7.43%
Noble Ora	Noble	2009	95,000	125,000	4.00%	450	4.32%
Eight Thonglor	Pacific Star	2009	120,000	190,000	6.79%	750	4.74%
Ivy	Pruksa	2010	120,000	180,000	6.99%	820	5.47%
Aclove 10	Samirano	2010	95,000	126,000	4.82%	600	5.71%
Quattro	Sansiri	2012	140,000	230,000	13.21%	850	4.44%
HQ	Sansiri	2014	145,000	240,000	28.65%	920	4.60%

Price in Thai Baht per sq.m.  
Rental in Thai Baht per sq.m. per month



# RETURN EXPECTATION CAPITAL APPRECIATION SCENARIO

- IN 2012, SANSIRI LAUNCHED QUATTRO THONG LO. TWO BEDROOM (80SQ.M.) WAS SOLD FOR THB 15.50 MB
- BEGINNING OF 2016, THE SAME UNIT WAS SOLD FOR 31.25MB
- **PRICE DOUBLED IN 4 YEARS/  
25% P.A. CAPITAL GAIN**



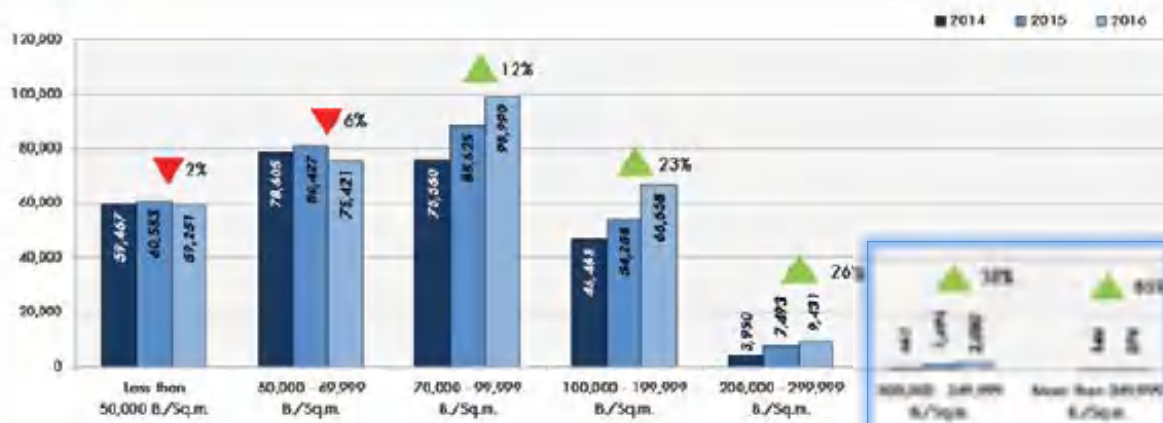
# **CONDOMINIUM SALES PERFORMANCE**

## **1<sup>ST</sup> HALF 2016 (% CHANGE YOY)**

<i>CBD</i>	<i>UNITS FOR SALES</i>	<i>UNITS SOLD</i>	<i>SALES VALUES</i>	<i>ABSORPTION RATE (UNIT/MONTH/PROJECT)</i>
<i>PLOENCHIT-CHIDLOM</i>	768 -0%	197 -32%	26% -12%	5 +3%
<i>SILOM-SATHORN</i>	2,093 +13%	972 +26%	46% +5%	11 -24%
<i>SUKHUMVIT</i>	7,563 <b>+53%</b>	3,416 <b>+71%</b>	45% <b>+5%</b>	14 <b>+76%</b>

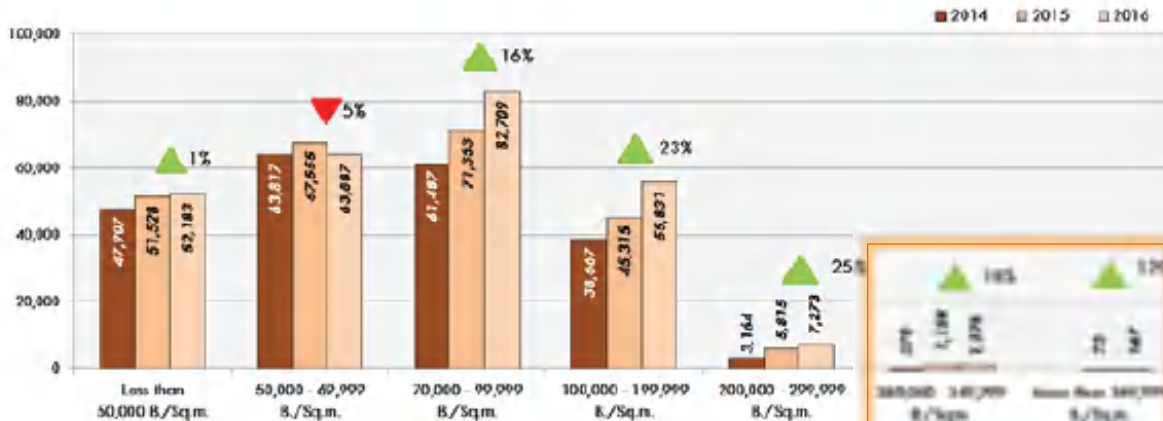
# CONDOMINIUM SUPPLY AND DEMAND BANGKOK 2014-2016

## Total Supply



Supply of condo with price of 300k is still very low, even lower for 350k up segment which were only started building in 2016. Supply of these two segments are growing positively at 38% and 85%. However, they are still a very small portion of total supply causing them to be very attractive to investors.

## Total Demand



Demand is responding positively for 300k segment and even better for 350k segment. For 350k and above segment, demand grew 129% over the past three years.

# Thonglor

Premium Location  
in Bangkok Midtown



## Area for Real Living



Occupancy Rate  
**80 - 90%**



Japanese Tenants  
**70%**

Information by Plus Property

## High Capital Gain – Rental Yield



Capital Gain  
**13%** per year



Average Price  
**300,000**  
THB/Sq.m.



Rental Yield  
**5%** per year



Rental Rate  
**1,000**  
THB/Sq.m.

Plus Property | [plus.co.th](http://plus.co.th)

- DEMAND REMAINS STRONG BUT LESS THAN 5% OF PROPERTY REMAINS AVAILABLE FOR SALE
- SHARP INCREASES IN RESALE VALUE, WITH CONDOMINIUMS SHOWING AVERAGE PRICE INCREASES OF 13% PER YEAR DURING THE PAST 8 YEARS



*THANK*  
**YOO**