

**SUPREME.**

INTERNATIONAL REAL ESTATE

  
**KING**

**POWER**

**MAHA**

**NAKHON**



# THE RITZ-CARLTON RESIDENCES

BANGKOK

## AN ICONIC ULTRA-LUXURY BANGKOK LANDMARK

### RISE ABOVE THE ORDINARY

Ascend above the mundane and witness Bangkok's meteoric rise as one of the world's most dynamic cities from your extraordinary home within King Power MAHANAKHON, Thailand's ultra-luxury mixed-use development project. Raise the bar for luxury living in 209 exclusive freehold residences within this iconic landmark.

An instantly recognizable statement of award-winning urban design, with its unmistakable silhouette of projecting three-dimensional architectural 'pixels' spiraling up the length of the building, King Power MAHANAKHON rises majestically above the heart of Sathorn's affluent Central Business District.

Residents have access to dedicated facilities and services overseen by the world-renowned Ritz-Carlton brand. Famed for their legendary attention to detail and impeccable service, rest assured that all aspects of your home and lifestyle are professionally supervised to the highest standard.





## YOUR HOME IN THE SKY

Own an exceptional embodiment of the high life with a unique luxury home in the sky. Located on the uppermost floors, King Power MAHANAKHON offers spectacular panoramic views of both cityscape and skyline.

Occupying the 23<sup>rd</sup> floor up to the Penthouse Sky Residences on the 73<sup>rd</sup> floor, these unique and exclusive Skybox Residences come with dedicated high speed lifts and a built-in smart home automation system to ensure ultimate privacy and convenience.



KING POWER MAHANAKHON



**THE RITZ-CARLTON  
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## THE LADIES & GENTLEMEN

Excellence and discretion are assured with dedicated facilities and services overseen by the legendary Ritz-Carlton. Famed for the superb service and stellar attention to detail, all aspects of your home and life from the simplest requests to complicated requirements are sure to be expertly managed.

# SERVICE

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# CONCIERGE SERVICES

Located on the 54<sup>th</sup> floor, "the Residential Club Lounge" is a private and exclusive meeting place for friends and family. Residents have access to a Reception, Lounge, Library, Dining Area, Kitchen, Bar, Board Room, and T.V. Room.

Resident Services:  
Director of Residence  
Full service, 24-hour Concierge  
24-hour Valet Parking  
Private High-Speed Lift Access  
Doorman and Porters  
Residential Club Lounge

\*A la Carte Services:  
In-Residence Dining  
Yoga, Pilates and Personal Training  
Laundry and Dry Cleaning  
Events Planning  
Housekeeping

\*On demand at additional cost

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# MAHANAKHON SKYWALK

## **MAHANAKHON SkyWalk (floors 1, 74, 75, 78)**

Catch stunning 360 degree panoramic vistas of Bangkok from Thailand's highest observation deck 314 meters from the ground.

Attractions include:

### **Bangkok's Highest Glass Tray Floor**

Located at 78 levels above the city, enjoy Bangkok's skyline from 310 meters.

### **Augmented Reality Application**

Enjoy Bangkok's famous landmarks through cutting-edge interactive AR and learn about key historic sites as you survey the city from above.

### **MAHANAKHON Bangkok Sky Bar (floors 76, 77)**

Thailand's highest Rooftop Bar and Restaurant for refreshments with remarkable views.



# FACILITIES

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# A HEIGHTENED SENSE OF WELL-BEING

Find inner harmony and achieve a heightened sense of well-being with fully serviced active and leisure facilities to ensure you always maintain peak form physically and mentally.

## RELAX AND REFRESH

After an intense and energizing workout, residents can relax and refresh themselves at numerous leisure facilities on the 7<sup>th</sup> floor such as a Lounge with Mini-Bar, Billiards Room, Games Room, Kid's Playroom, Studio, and Private Cinema Screening Room.



## YOUR PRIVATE CLUB

Located on the 54<sup>th</sup> floor, the Residential Club Lounge is a private and exclusive meeting place for friends and family. Residents have access to a Reception, Lounge, Library, Dining Area, Kitchen, Bar, Board Room, and T.V. Room.



## FACILITIES 7<sup>th</sup> FLOOR

1. LIFT LOBBY
2. LOUNGE
3. RESTROOM
4. GAMES ROOM
5. BILLIARDS ROOM
6. MINI-BAR
7. RECEPTION
8. KID'S ROOM
9. FITNESS CENTER
10. BOXING RING
11. STUDIO
12. CINEMA ROOM
13. TOWEL STATION
14. LADIES' CHANGING ROOM
15. GENTLEMEN'S CHANGING ROOM
16. LOCKERS
17. STEAM ROOM
18. SAUNA
19. SWIMMING POOL
20. JACUZZI
21. SUNDECK







## FACILITIES 54<sup>th</sup> FLOOR

1. RECEPTION
  2. LIBRARY
  3. BAR
  4. DINING AREA
  5. KITCHEN
  6. LOUNGE
  7. BOARD ROOM
  8. T.V. & GAMES ROOM
  9. LADIES' RESTROOM
  10. GENTLEMEN'S RESTROOM
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# INTERIOR

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## TIMELESS ELEGANCE AND STYLE

An undeniable affirmation of your accomplishments, these spectacular homes in the sky are sure to make a lasting and memorable impression on anyone who enters.



## THE EMBODIMENT OF LUXURY LIVING

These embodiment of luxury living, these one-of-a-kind residences set you a league apart. More than a home, The Ritz-Carlton Residences is a symbol of your astounding achievements and success.



## BREATHTAKING VIEWS FROM EVERY WINDOW

Floor-to-ceiling windows in every room let in plenty of natural light for a bright, airy atmosphere, making your home feel warm and welcoming. Catch breathtaking unobstructed bird's-eye view of the city and sky any time of the day.







## Terms and Conditions

1. Transfer fee is equally borne by the seller and the buyer 2%
2. Buyer will pay maintenance fee upon transfer of 170 Baht/ sq.m/ month ownership which shall be paid 18 months in advance
3. Buyer will pay Sinking Fund upon transfer to be ownership 1,200 Baht/ sq.m
4. Electricity Transfer installation Fee 12,750.00 Baht

**SUPREME.**

Supreme Real Estate Co., Ltd



**THE RITZ-CARLTON  
RESIDENCES**

**BANGKOK**

NAME OF CONDOMINIUM: MAHANAKHON CONDOMINIUM; CONDOMINIUM REGISTRATION NO. 5/2559; SITE LOCATION: NARADHIWAS RAJANAGARINDRA ROAD, SATHORN, BANGRAK, BANGKOK; MAHANAKHON CONDOMINIUM IS A PART OF THE MAHANAKHON PROJECT WHICH IS LOCATED ON TITLE DEED NUMBER(S) 519, 2777, 41427, 41428, 43314, 52609, 3126, 52477, 52478, 53187 AND 4301; MAHANAKHON CONDOMINIUM AREA (APPROX.): 7 RAI - NGARN 75.6 SQUARE WAH; MAHANAKHON CONDOMINIUM CONSISTS OF 72 FLOORS AND 387 UNITS WHICH SHALL BE USED FOR RESIDENTIAL AND COMMERCIAL PURPOSES; COMMON EXPENSES AND TAXES SHALL BE PAID BY UNIT OWNERS UNDER THE CONDOMINIUM LAW; THE ADVERTISEMENT PICTURES ARE ACTUAL OR SIMULATED.

THE RITZ-CARLTON RESIDENCES, BANGKOK ARE A PART OF MAHANAKHON CONDOMINIUM, WHICH IS BEING SOLD BY THE SELLER, KING POWER MAHANAKHON CO., LTD. AND NOT BY THE RITZ-CARLTON HOTEL COMPANY, L.L.C. OR ITS AFFILIATES ("RITZ-CARLTON"). RITZ-CARLTON HAS NOT CONFIRMED THE ACCURACY OF ANY STATEMENT OR REPRESENTATIONS MADE HEREIN, AND RITZ-CARLTON IS NOT PART OF AN AGENT FOR THE SELLER AND HAS NOT ACTED AS BROKER, FINDER OR AGENT IN CONNECTION WITH THE SALE OF THE RITZ-CARLTON RESIDENCES, BANGKOK.