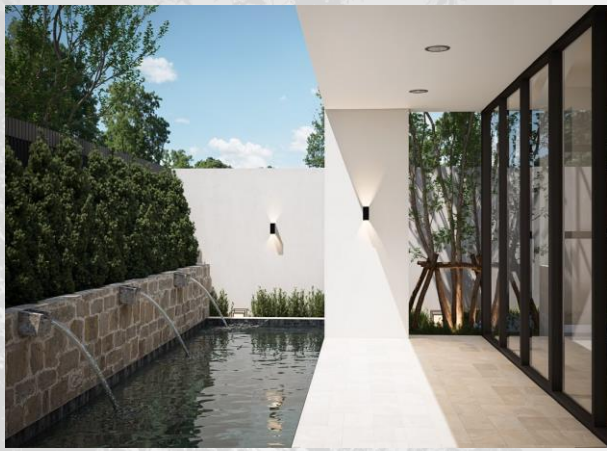


House For Sale

ULTIMATE
LIVING
IN SUKHUMVIT





CLEAN, COZY, WARM, INVITING, AND SURROUNDED BY NATURE



Everything you
can imagine is
“REAL”



CONCEPT

Clean, cozy,
warm and
inviting

การออกแบบที่เน้นความ
สบาย น่าอยู่อบอุ่น ให้
ความรู้สึกสะอาด และเป็น
เอกลักษณ์

SPACE

Open,
uncluttered
relying on
soothing and
serene
atmosphere

พื้นที่เปิดโล่งให้ความรู้สึก
ผ่อนคลาย และบรรยากาศที่
เรียบง่าย

FEELING

Bright, and
homely
inspired by
nature

สดชื่น รื่นรมย์ จากแสง
และลม ของธรรมชาติ



FROM IMAGINATION TO REALITY



UNIQUE INFORMATION

Newly built single house with salt water pool on Sukhumvit 71

Land size	60 SQW
Home size	486 SQM
Storey	3.5 storey
No. of room	4 bedrooms, 5 bathrooms, 1 ensuite maid room
Parking	3
Dining area	> 6 meters ceiling height with glass room
Living area	Living room connected with outdoor pool
European kitchen	Fully fitted with TEKA appliances; induction hob, hood, dish washer, wine fridge, 20.5Q fridge and large island
Thai kitchen & maid room	Hard kitchen, ensuite maid room and separated laundry/utility room
Sanitary ware	Kohler, Roca and American standard
Furnished	High quality imported furniture designer pieces and high quality materials
Tiles material	High quality porcelain stone tiles size 80x160 cm, 75x150, 60x120
Swimming pool	Salt water system size 2x8x1.30 meters with real stone tiles
Lift	Kalea glass lift from Sweden with 400 Kg weight capacity
Price	49,000,000 baht

HIGHLIGHTS

Two master bedrooms with walk-in closet and bathtub

One bedroom with wheelchair accessible

Extra loft area with skylight

Exterior and Interior paint with Dulux premium quality grade

Electrical system by Schneider MDB equipment and cabling with Yazaki cable

Water system equipped with Grundfos water pump and DOS 2000 Ltr water tank

Water heater installed with Stiebel Eltron

Air condition installed with Mitsubishi (3 units of cassette type and 6 units of wall type)

Bathroom underlayer with waterproof membrane

Shower partition with tempered glass

Flooring with Acoustic engineer vinyl floor brand Firmfit silent from Belgium, resistance to heat, sunlight and water. 6x more silent than traditional Luxury Vinyl Tile

Stairs covered with White oak

ACCESSIBILITY

International schools

Bangkok Prep : 1.3 km (4 min)

St. Andrews (Secondary) : 2.5 km (8 min)

St. Andrews (Primary) : 1.4 km (5 min)

Hospital

Sukhumvit Hospital : 3 km (10 min)

Samitivej Hospital : 4.2 km (15 min)

Bangkok Hospital : 5.8 km (20 min)

Supermarket

Makro/MaxValu : 1.0 km (4 min)

Villa Market (J Ave) : 4 km (15 min)

Top Fine Food Ekkamai : 3.8 km (12 min)

DONKI Mall : 3 km (10 min)

Skytrain

BTS Prakanong : 2 km (10 min
drive, 27 min walk)

Shopping mall

Gateway Ekamai : 2.9 km (11 min)

Emporium, Emquartier,
Emsphere : 4.9 km (19 min)

Expressway

Soi Saeng Thip : 1.2 km (4 min)