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WHERE
LIFE
ALIGNS

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BUILDING SPACES
THAT ALIGN WITH
EVERY CHAPTER
OF LIFE



" FEELS LIKE HOME "

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OUR JOURNEY

Committed to sustainability, our story began as a beautiful, well-constructed building. We believe that your home is an investment made to last. Recognising the structure's value, we repurposed it, updating its core systems with state-of-the-art fixtures, components and appliances to ensure your safety, convenience and efficiency. The result is a home that's more than just a place to live. A home in which you can make memories and celebrate all the major milestones to come. A home that lasts.



IN UNIT HIGHLIGHTS

- Private floor elevator
- All units are oriented north-south to optimise airflow and minimise direct sunlight exposure
- Fully fitted kitchen with built-in appliances and fully fitted walk-in wardrobe
- Double wall to minimise sound transfer from living area to bedrooms
- Rooms with direct access to 2 fire exits
- Fireproof main entrance door
- Floor drain installation to prevent odour
- Water pressure controller between floors
- Fire barrier between each unit and floor
- Emergency power supply
- Private litter chute from unit

TIMELINE

Expected Completion: November 2025



23 On-Ground parking and 28 Automated Parking (222%)



THE RETREAT

The Retreat offers a refreshing escape from the bustle of the city. With its lush greenery, a freshwater swimming pool and infrared sauna. The Retreat is a place where you can feel truly at ease, surrounded by a healthy sense of balance and tranquillity.

THE LOUNGE

The Lounge is a thoughtfully designed, multifunctional space that caters to both children and adults alike. For younger residents, it offers a quiet environment suitable for tutoring or focused study. For the work-from-home professional who wishes to keep their work and living spaces separate, it can serve as an elegant home office. Whether you're seeking a quiet place to work, indulge in a good book, or simply unwind after a long day, this comfortable, tasteful space is here to meet your needs. Think of The Lounge as an extension of your home that offers versatility, tranquillity and a change of scenery.





THE PULSE

The Pulse is a thoughtfully curated fitness facility that caters to every fitness need. Whether you're a passionate athlete or just beginning your wellness journey, our leading Italian Technogym equipment is meticulously designed to ensure an exceptional experience. From strength training with free weights to light cardio and toning exercises, you'll find a wide range of options to support your fitness goals.

THE COMMONS

The Commons is a uniquely charming indoor-outdoor space with a warm, welcoming atmosphere, that is suitable for any social gathering. Whether you're sharing a quiet meal or celebrating with friends, this room is the perfect place for it. With its bar-like vibe and fully equipped kitchen which includes a food warmer drawer, it's the ideal space for those who want to host fuss-free gatherings while maintaining their privacy, giving you the feeling of home without having to invite guests into your personal unit.



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UNIQUE FEATURES

POOL SYSTEM FRESH WATER

Unlike traditional chlorine pools, our freshwater pool relies on advanced, eco-friendly sanitation methods that significantly reduce the need for harsh chemicals. As a result, the water is softer and gentler on the skin, eyes and hair making it ideal for individuals with sensitive skin or allergies.

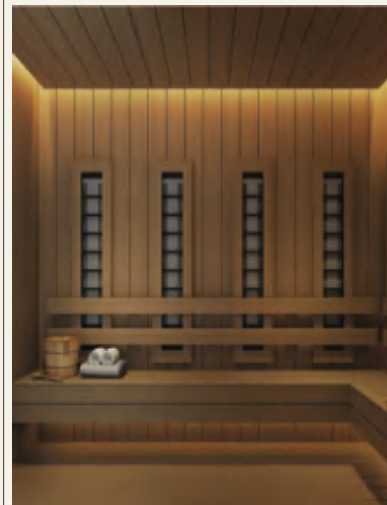


INFRARED SAUNA SYSTEM

Our infrared sauna provides a relaxing and revitalising experience by using gentle infrared heat that penetrates deep into tissue to relieve muscle pain and support detoxification. Unlike traditional saunas, there's no humidity, minimising the risk of fungal or bacterial growth. This soothing therapy also helps reduce stress, improve circulation, boost metabolism, and enhance overall skin tone—delivering both physical and mental wellness benefits.

SMART ACCESS AND SMART GATE

At Canvas 39, the smart access control system offers residents security and convenience through facial recognition technology and keyless entry. In addition, our automated parking system is remote-controlled to provide seamless and secure access for your vehicle. Each arrival is closely monitored, ensuring residents enjoy a truly effortless and safe living experience.



FIXED PERSONAL EV CHARGERS

Each unit is allocated one designated parking space in the automated parking system and one undesignated ground parking space. All automated parking spaces come with a personal EV outlet, offering convenience to the eco-conscious car owner. Committed to promoting sustainability, common area EV charging stations are also available to support the growing EV community.



SMART FOOD DELIVERY LOCKER

Our smart delivery locker system ensures food deliveries are secure and convenient. Perishables are stored in a refrigerated section to prevent spoilage, while warm food is placed in designated lockers to protect it from contamination and misplacement. This system keeps your deliveries fresh, safe and easily accessible.

SLIM ALUMINIUM DESIGN

The sliding windows have a sleek, slim aluminium frame for a clean, modern look. The minimalist design gives your residence more light and seamless panoramic views. Road-facing units have thicker laminated windows to minimise outside noise, ensuring a peaceful living space you can call your private sanctuary.



EXCELLENT AIR QUALITY

Mitsubishi Electric Lossnay LGH is equipped with a high-efficiency air filter that captures up to 80% of PM2.5 dust particles. It creates positive pressure to expel dust from the building, ensuring cleaner and healthier air indoors. This system optimises airflow, replacing stale air with fresh air, minimising dust accumulation. By continually swapping out warm stale air, the Lossnay ventilation system helps keep indoor air cooler, which allows air-conditioners to conserve power.



NORTH - SOUTH ORIENTATION

North- and south-facing windows are designed to optimise ventilation, ensuring a constant flow of fresh air. Their placement also minimises UV rays, glare and heat. The result is a cooler living space that reduces energy consumption and is more environmentally friendly.



PARCEL DELIVERIES

For your convenience, privacy and the safety of your belongings, your items are delivered directly to your personal locker in front of your residence. Upon arrival, a notification is instantly sent to your Line application.

DOUBLE WALLS

Your comfort and privacy drive our design. Each floor features just two units, separated by a double brick wall. Within each unit, the living room to the bedroom wall is reinforced with gypsum and smartboard to optimise sound and heat insulation.



INNOVATIVE ENGINEERED HARDWOOD MARBLE FLOORING

Engineered for maximum strength and durability, this innovative hardwood flooring combines beauty with lasting performance. Featuring nine layers of protective coating, a real hardwood veneer, a nano-calibrated calcium carbonate core, and an IXPE thermo-acoustic pad, each plank is pressed together rather than glued, making it an eco-friendly choice. Resulting in a termite-proof, scratch-resistant surface that can withstand high temperatures and moisture, all backed by a 25-year warranty.

IN UNIT DISPOSAL CHUTE

A convenient, hygienic waste disposal solution is built into every maid's quarter, enabling residents to effortlessly and immediately dispose of rubbish directly from their unit. Litter is sent straight down to the designated rubbish room, eliminating the need for frequent trips to communal disposal areas. Equipped with a self-cleaning and disinfectant system, the chute ensures your convenience and a more sanitary living.



KITCHEN CABINET

Committed to reducing our carbon footprint, we chose quality Thai-made furnishings for your kitchen. Made with air-dried solid ash wood veneers, PODIUM cabinets combine timeless appeal with everyday functionality. They can withstand humidity minimising warping. Surfaces are finished with F4-Star certified coatings from Japan, which guarantee the highest safety standards and are stain resistant to alcohol-based cleaners. Backed by a 10-year warranty offering lasting quality.

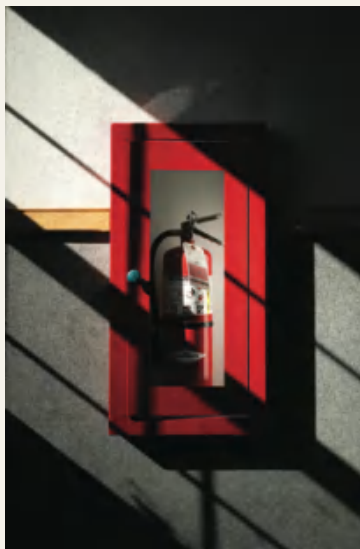
KITCHEN DESIGN

The kitchen is thoughtfully designed with built-in appliances mostly from SMEG, offering seamless functionality and cutting-edge technology. A sleek automatic downdraft hood discreetly removes smoke and odours, ensuring a clean and pleasant cooking environment. The elegant sintered stone countertop is highly durable, resistant to scratches and stains.



FIREPROOF ENTRANCE DOOR

All residential main entrance doors are fireproof and have been rigorously tested under British Standard 476. Fireproof doors help contain fires, offering more evacuation time and critical protection in emergency situations.



IN-UNIT FIRE EXIT

To ensure your safety in case of emergency, each residential unit is connected to two fire exits: one at the main entrance and one accessible via the laundry room.

SMOKE & HEAT DETECTORS

Each residential unit is equipped with both smoke and heat detectors strategically installed to provide timely warning in the event of fire. This ensures early detection and response, minimising risks to life and damages to property.



FIRE BARRIER

Because your safety and peace of mind are of utmost importance to us, we've fitted the building with fire protection systems beyond legal requirements. Fire barriers are installed around water pipes and automatically seal gaps from pipe melts during a fire to maximise containment and safety.

SWISS WATER FILTRATION SYSTEM

At the heart of our water filtration system is Swiss-made Activated Filter Media (AFM). Made from recycled glass that has been treated to enhance filtration and absorption capabilities, AFM outperforms traditional sand filters. It is also self-sterilising, preventing bacterial growth and other contaminants.

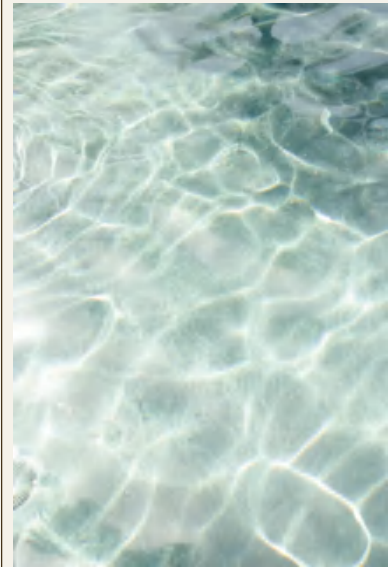
UV WATER PURIFICATION

UV-C light is effective against bacteria, viruses, and other microorganisms, some of which are resistant to chemicals such as chlorine. Our water purification system ensures that the water you use contains reduced levels of both contaminants and harsh chemicals.



CENTRAL BATTERY SYSTEM

In addition to the main generator at Canvas 39, we have installed a central battery system as a secondary layer of protection to ensure emergency lights remain on even if the generator fails. This ensures that residents can safely and securely navigate hallways and stairwells during low-light situations.



DRAINAGE SYSTEM

Often overlooked, an efficient drainage system plays a crucial role in maintaining a hygienic, safe and comfortable living environment. Our system has been thoughtfully designed with strategically placed traps to prevent unpleasant odours and pests.

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SUPERIOR PENTHOUSE:



L3-12, L14 : 234 SQ.M
3 Bedrooms, Living- Dining Area, Pantry, Thai Kitchen,
Powder Room, 2 Storage Rooms, Maid's Room





05

LOCATION & LIFESTYLE

SHOPPING
DESTINATIONS

- Emquartier: 600m
- Emsphere: 650m
- Emporium: 750m
- Terminal 21: 1.1km
- The Commons: 1.2 km
- The Eight: 1.4 km
- Gateway: 2.5 km

SUPERMARKETS

- UFM Fuji: 450m
- Tops Fine Food: 450m
- Villa Market: 550m
- Gourmet: 600m

NURSERY AND SCHOOLS

- Purple Elephant 400m
- First Steps Pre-school: 450m
- The Early Learning Center 900m
- The American School 600m
- Satit Pramsarnmit: 900m
- Anglo Singapore: 950m
- Wattana Wittaya Academy: 1.4km
- NIST International School 1.7km
- Shrewsbury International School
City Campus: 1.9 km

UNIVERSITIES

- Sinakariniwrot University: 750m
- Chulalongkorn University: 4.6 km

HOSPITALS

- Samitivej Hospital: 700m
- Camillian Hospital: 1.4km
- Bangkok Hospital: 2 km
- MedPark Hospital: 2.2 km
- Bumrungrad Hospital: 2.2 km
- Rama 9 Hospital: 2.5 km

PARKS

- Benchasiri: 600m
- Benchakiti: 1.5 km