

BANGKOK · SATHORN CBD

THE RITZ-CARLTON RESIDENCES, BANGKOK

Freehold award-winning residences at King Power Mahanakhon,
one of Thailand's tallest buildings.

Fact Sheet 2026



PROJECT FEATURES

AN ADDRESS WITHOUT EQUAL

Ultra-luxury freehold Ultra-luxury residences with freehold ownership in the heart of Bangkok's Sathorn CBD.

Effortless connectivity A three-minute walk from BTS Skytrain at Chong Nonsi station.

Landmark destination King Power Mahanakhon — a luxury mixed-use icon with Thailand's highest observation deck and rooftop bar.

Panoramic outlook Spectacular views across the Chao Phraya River, Lumpini Park and the city skyline.

Bespoke interiors World-class interiors built to the highest specifications, with five-star amenities.

Legendary service Delivered by the Ladies & Gentlemen of The Ritz-Carlton.



PROJECT DETAILS

AT A GLANCE

TYPE OF PROPERTY	Ultra-luxury hotel branded residences
LOCATION	114 Naradhiwas Rajanagarindra Road, Bangkok
TENURE	Freehold
LAND AREA	Approximately 9 rai (15,000 sq.m.)
NO. OF STOREYS	78 storeys · Residences fl. 23–54 · Sky Residences fl. 57–73
NO. OF RESIDENCES	209 ready to move-in residences
COMPLETION	2016
PROPERTY MANAGEMENT	Mahanakhon Condominium Juristic Person (MCJP)
SINKING FUND	THB 1,200 / sq.m. (one-time, on transfer of ownership)
COMMON FEE	THB 170 / sq.m. / month

UNIT MIX

209 FREEHOLD RESIDENCES

Residences

FLOORS 23 – 54

BEDROOMS	SIZE (SQ.M.)
2 Bedrooms	135–244
2+1 Bedrooms	191–261
2 Bed Duplex	216–217
3 Bedrooms	209–228
4 Bedrooms	263–305

Sky Residences

FLOORS 57 – 73

BEDROOMS	SIZE (SQ.M.)
3 Bedrooms	334–355
3+1 Bedrooms	343–447

Sizes are indicative and subject to final survey.



THE LANDMARK

KING POWER MAHANAKHON · 314 METRES

Bangkok's iconic architectural landmark and an icon of contemporary design in Thailand, rising 314 metres above the city.

The Ritz-Carlton Residences Level 23–73

209 freehold residences with extensive amenities, total privacy and legendary service.

Mahanakhon SkyWalk Level 74, 75 & 78

Thailand's highest observation deck and rooftop bar with 360-degree views.

OJO Level 76

Space-age, retro-glam dining high above the city, from midday to midnight.

The Standard, Bangkok Level 1–18

Distinctive interiors and lively public spaces from The Standard Hotels team.

FIRSTER & Mahanakhon CUBE Level 1–4

Beauty and lifestyle retail, plus Mahanakhon Square and SkyRides.



LEISURE AMENITIES

FLOOR 7



Lounge

Mini-bar

Billiard room

Games room

Kids room

Fitness centre

Studio

Cinema room

Swimming pool

Jacuzzi

Sundeck

RESIDENTIAL CLUB LOUNGE

FLOOR 54

A private club floor reserved exclusively for residents and their guests.

- Reception
- Library
- Bar
- Dining area
- Kitchen
- Lounge
- Boardroom
- T.V. room



SERVICES

BY THE LADIES & GENTLEMEN OF THE RITZ-CARLTON

Included services

Director of Residences

Full-service, 24-hour concierge

24-hour valet parking

Doormen and porters

À la carte, on demand

In-residence dining

Yoga, Pilates & personal training

Housekeeping

Laundry & dry cleaning

Event planning

À la carte services are subject to additional fees.

The Ritz-Carlton Residence

SATHORN, BANGKOK, THAILAND



Contact us

Supreme Real Estate Co., Ltd

United Business Center II, 20Fl UBC Building
591 Sukhumvit Rd, Khlong Tan Nuea,
Wattana, Bangkok 10110, Thailand

+66 (0)95-249-9810

info@supremeluxuryproperty.com

*For more information or to arrange a private viewing,
please get in touch.*