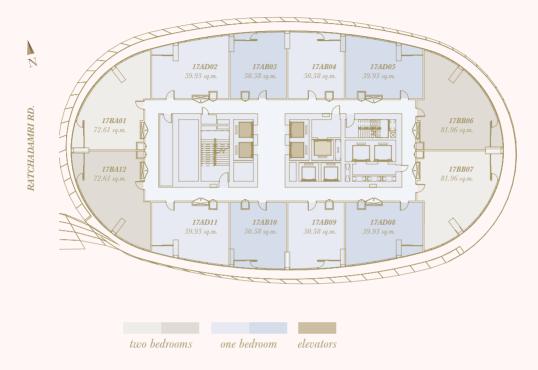
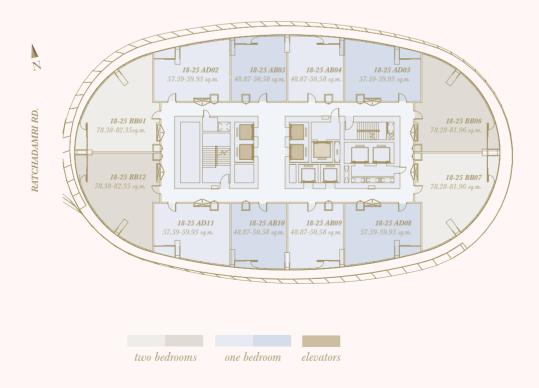
MAGNOLIAS RATCHADAMRI BOULEVARD

THE RESIDENTIAL FLOOR PLAN

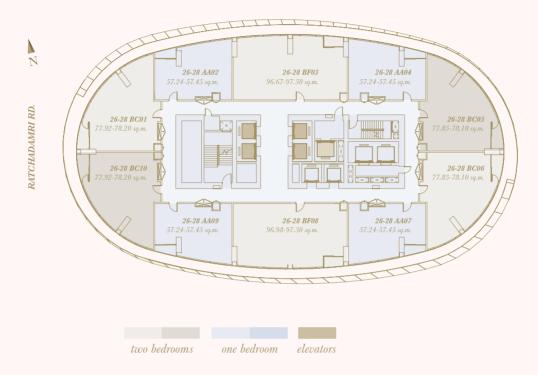
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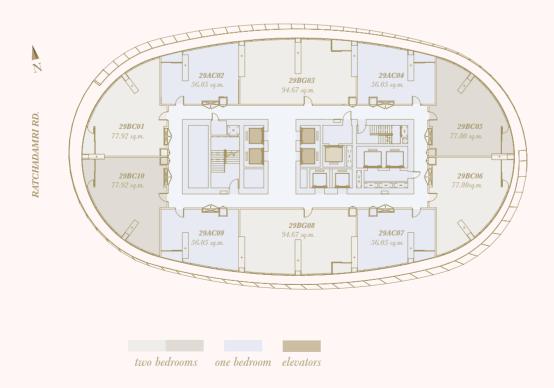
FLOOR: 18TH-25TH



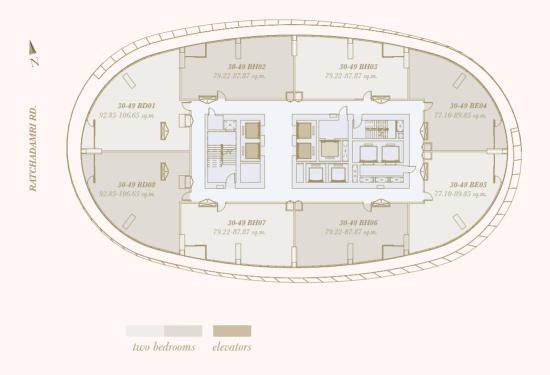
FLOOR: 26TH-28TH



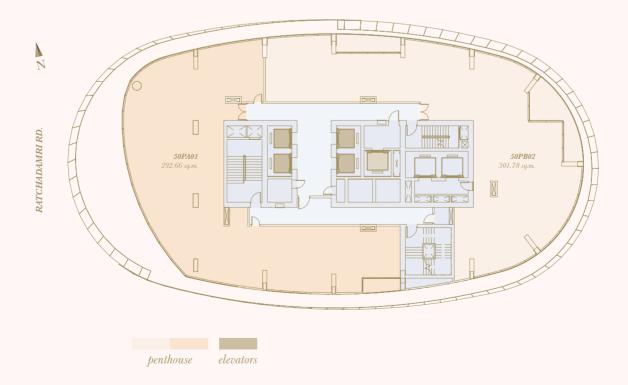
FLOOR: 29TH



FLOOR: 30TH-49TH



FLOOR: 50TH



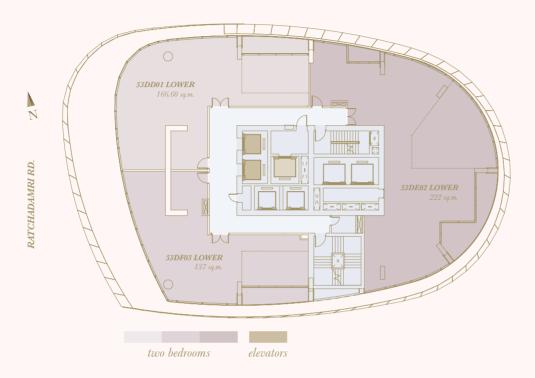
FLOOR: 51ST



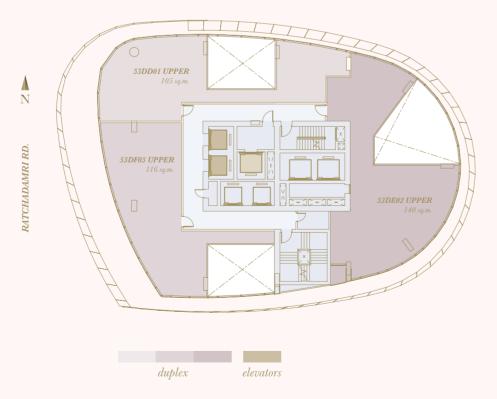
FLOOR: 52ND



FLOOR: 53RD



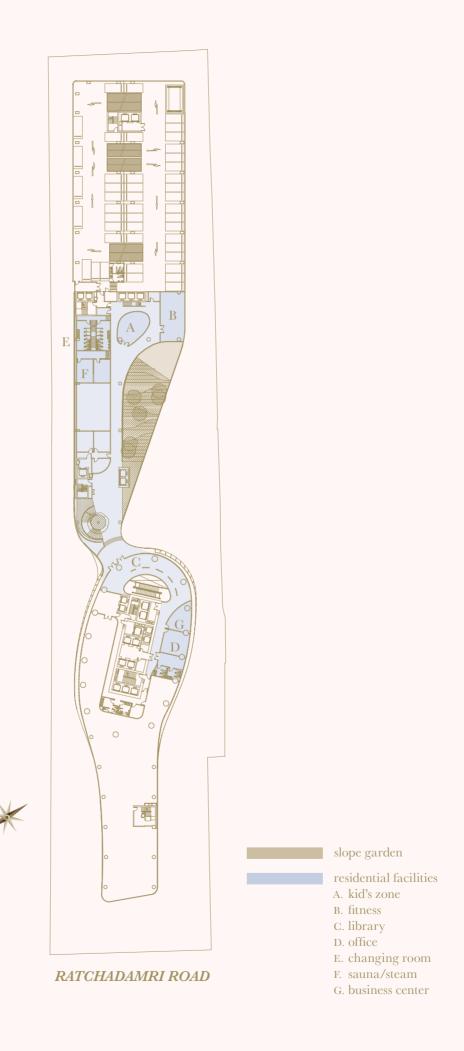
FLOOR: 54TH

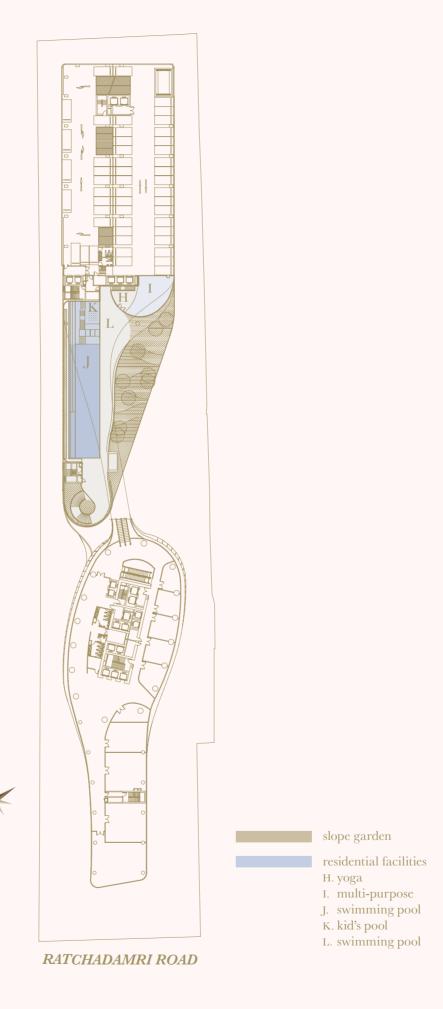


MAGNOLIAS RATCHADAMRI BOULEVARD

SERVICES AND FACILITIES







Services & Facilities

Beyond the magnificence of the property itself, there is an active intelligence at work behind the scenes. This is the home of the future, an apartment that manages itself and does your bidding: the intelligent apartment. This is not a condominium with hotel services—but a home with complete on-premise service and management.

RESIDENCE SERVICES

- Director of Residences Dedicated for the well-being of the residents
- Common Area Property Management Provided by Magnolias Ratchadamri Boulevard property management under a long term management agreement
- 24-hour welcoming desk/reception/ concierge/security
- Direct telephone access from ground lobby to residences
- Valet Parking
- Package delivery directly to residence

FACILITIES

- The Magnolias Ratchadamri Boulevard
 Residences Lounge, an exclusive and
 private club for the use of residents only
- Exclusive residential lobby and drop off area with valet parking
- Welcoming desk/receptionist desk/ concierge desk

- Garden curved view library
- Jogging track with slope garden
- Board room/Meeting room
- Director of residences office
- Mail room and mailbox area
- High speed residential passenger elevator(s)
- High speed service elevator
- Dedicated guest parking
- Utility meters
- Fitness Center
- Business Center
- Media Center
- Multi-purpose room
- Swimming pool with kid's pool and jacuzzi
- Steam and sauna room
- Changing and locker room

INTERTWINED BEAUTIFUL LIVING WHERE LIFE IS LIVED

Magnolias Ratchadamri Boulevard contains 316 unique apartments, from one bedroom residences to the most prestige penthouses at the heart of Bangkok.

The simplicity of the plan, the distinctive architectural elements and sophisticated materials offer a perfect canvas upon which owners can create individual worlds, perfectly reflecting their own tastes. All apartments feature lofty 3.00 meters full height ceilings, floor to ceiling windows, generous oversized closets and the rich ambiance of wide-planked smoked oak floors.

The kitchens are spacious and open, and feature extraordinary features many of which are custom designed and manufactured by Bulthaup, some examples being work islands of stone as well as high gl oss lacquer German cabinets and pantry units. Also featured are custom designed stone countertops, backsplashes and single under mounted sinks by FRANKE complemented by the highest quality Siemens kitchen appliances.

The bathrooms stand apart, featuring the warmth of stone walls and floors, as well as deep tubs, monolithic basins.

RESEARCH AND DEVELOPMENT

Magnolias Ratchadamri Boulevard is all about integrated design, showing that architecture can actually do more, with an emphasis on performance in addition to form and function. It's about optimal integration of all elements together seamlessly. At Magnolias Ratchadamri Boulevard, we have passionately woven art, history, innovative building technologies, sustainability, mastery of the urban condition of the site and local culture into one provocative architectural design which we call 'Truly High Performance Building'.

Our high performance double layer façade, using a window wall system with insulated glazing plus Low-E coating as an inner layer and a sun shading device as the outer layer, working together as one with an energy efficient cooling system makes *Magnolias Ratchadamri Boulevard* a truly energy efficient building. In addition, water usage is conserved by collecting and re-using rainwater, lowering the building's dependence on potable water.

One of the most salient features of Magnolias Ratchadamri Boulevard is an elaborate sculptural sun shade knowned as the 'twisted petal' designed to following the sun's path and protect residents in the building from the environment. We are interested in using well known forms, materials, and architectural elements in a new way so that they become alive again, and for Magnolias Ratchadamri Boulevard, this sun shade takes its cues from Thai traditional architecture with its large overhangs and porches and re-imagines them for high rise living. The flowing twisting veil from vertical to horizontal not only provides deep shading, but it also opens up splendid views from within the tower onto the Royal Bangkok Sports Club and dramatic city views.

The sun shade with its material, aluminum paneling with spectrum color coating and a perforated pattern, causes the building to come alive with light in a neverending transformation. By day the building catches the movement of the sun creating a sculptural luminescence that varies constantly. By night the building glows in subtle nuance. The indoor spaces are, of course, light filled as a result of the full height window wall system and high ceilings, a luxury that is virtually unheard of today. Few city condominiums integrate as harmoniously with the outside world, bringing in treated air, light and the grandeur of the city, while no other condominiums do it with such a feeling of luxury.

Throughout its design, construction and operation, the building will adhere to the highest environmental standards and practices, setting a new benchmark for sustainability in Thailand. Designed to comply with both the Thai 2009 Green Building Code and the Leadership in Energy and Environmental Design (LEED)

certification of the United States Green Building Council, *Magnolias Ratchadamri Boulevard* will be the first and only residential building on Ratchadamri with tangible health and environmental benefits, achieving significant energy savings and we hope *Magnolias Ratchadamri Boulevard* will be an exemplar of sustainable design for future real estate development in Thailand.

Although it is beautifully integrated into a rich architecture, *Magnolias Ratchadamri Boulevard* is a building apart from others. A departure from the conventional practice of architecture, it employs the most sophisticated technology and utilizes the most advanced materials to ensure its residents the highest standards of sustainability and environmental sensitivity. Yet it honors the local culture of living to achieve a perfect balance of beauty and livability. It is a building like no other in the city where architectural history has been written and re-written. *Magnolias Ratchadamri Boulevard* is truly a home *'Connected at the Heart'*.

KEY SUSTAINABILITY IN MAGNOLIAS RATCHADAMRI BOULEVARD

SUSTAINABLE SITE

- Complies with Environmental Impact Assessment with over 30% of green open space, while promoting and enhancing local biodiversity of native plants.
- Green roofs with native plantings harvest rainwater for irrigation, reduce storm water run-off, and mitigate urban heat island effect.
- Direct access to BTS station.

WATER EFFICIENT

- Uses over 20% less water per person than average.
- An in-building wastewater treatment system supplies for irrigation and centralized air conditioning system, reducing the overall potable water demand.

ENERGY & ATMOSPHERE

 An exemplar of passive design, energy efficiency, and sustainable practices within the building form and operation.

- High performance façade optimizes thermal and day lighting performance, while reducing greenhouse gases and use of fossil fuels.
- Full-height Window Wall System, using insulated glazing unit plus spectral Low-E coating filters out UV rays, and with the iconic external shading to shield intense solar radiation.
- Minimize energy consumption and reduce carbon emissions by demonstrating a 10% improvement in energy use when compared to a leading ASHRAE 90.1-2007 standard.
- The central cooling system is a split type water-cooled system providing cooled refrigerant for the condo's air conditioning system with no ozone depleting elements.
 This system contributes to lower peak electrical demand compared to a typical residential building in Bangkok.
- Efficient building systems including high efficiency pumps, and variable speed motors to conserve electric use based on building demand.
- Energy efficient fluorescent and low-wattage lighting system will be installed throughout all common areas and in the residences.
- All appliances are 5 Star Energy Efficient or Energy Efficient Rate-A.

MATERIALS & RESOURCES

- Use local suppliers with high environmental and ethical standards and specifying low impact material, low embodied energy.
- Use and reuse recycled and rapidly renewable materials with low environmental impact to conserve natural resources, with regard to the full life cycle of the building.
- Use sustainable interior finishes & materials.
- A centralized storage for recyclable collection.
- Minimize the waste generated during construction and recycle over 75% of construction and demolition waste.

INDOOR ENVIRONMENTAL QUALITY

- Provide a truly sustainable and innovative building to maintain high levels of comfort within the building for the health and well-being of residents.
- A fresh air filtration system continuously replenishes and cleanses the air in each condo unit.
- The centralized ventilation system utilizes energy recovery technology to conserve energy while providing fresh air to all residences.
- Eco-friendly paints, adhesives, and sealants with low volatile organic compounds (VOCs) for improved indoor air quality.

BENCHMARKING

- Exceed Thai 2009 green building code.
- First and only LEED certified residential property on Ratchadamri Road with tangible health and environmental benefits.

STRUCTURE

- Reinforced concrete bored & barrette piles, columns and shear walls.
- Post tensioned floor slabs for residential areas and reinforced concrete slabs in other areas.

INTERNAL WALL

 Lightweight concrete wall, masonry wall, dry wall partition systems.

FAÇADE

 IGU Unitized window wall system with aluminum mullion in powder coat finish with perforated aluminum panel sun shading.

COMMON AREAS

Car Parking

- 353 covered car park spaces.
- Access to gated underground car park via automatic card control access.
- Bicycle storage available for residents.

Fitness Center

- Timber floor and carpet tile as per material sample.
- Timber or stone panel, mirror and paint finish to block walls.
- Gypsum board ceiling (with paint finish) with concealed air conditioning.
- M & F toilet/change rooms/sauna as per material sample.
- Fully equipped fitness center.

Swimming Pools, Gardens and Terraces

- Podium top long lap swimming pool and kid's pool with salt water chlorination system.
- Multi-purpose Function room with garden view.
- Timber deck finishes to pool terraces.

Typical Lift Lobby and Corridor

- Stone floor tiles at lift lobby.
- Feature porcelain floor tiles to all corridors.
- Plastered light weight concrete walls with paint finish.
- Gypsum board ceiling (with paint finish) with shadow line gap detail.
- Aluminum window and door with powder coat finish, clear laminated or tempered glass.
- Concealed air conditioning to main lobby at ground floor.
- Automatic card control access to resident floors via elevators and for after hour access to building.
- Timber/Stone or porcelain tile skirting.
- Ground Floor Lobby Welcoming Desk and Concierge Service.

Elevators

- 4 high speed passenger elevators,
 OTIS or equal, load capacity
 1150 Kg.
- 1 high speed firemen/service elevator,
 OTIS or equal, load capacity
 1600 Kg.
- Advanced security access control in all elevators.

FIRE PROTECTION

- Fully automated fire prevention and suppression with smoke detectors and a sprinkler system is used throughout the residential buildings.
- Automatic fire protection system in compliance with local /international code comprising fire hose cabinets and fire extinguishers.
- Fire alarm, fire extinguishers and emergency lighting in all common areas.
- Fire stair and fireman lift lobby with pressurization system with 2 hours fire resistant door.
- Provide 4 rescue areas on top of podium and with fire compartment access.

SECURITY

- Advanced access control with security card access to main lobbies and in lifts.
- Access to residences via video door entry system.
- 24-hour on site security guarding, with CCTV monitoring and recording.
- Car inspection at each vehicle entry.
- Multi-point locking timber entrance door with spy hole viewer.
- Security gates for main entrance & main exit.

ELECTRICAL INSTALLATION

- Individual electrical meters for all residential units.
- Emergency power supply for common areas, essential systems and all elevators.
- Standby generator with over 8 hours emergency supply capability.
- Battery emergency lighting in each residential unit (living room).

AIR CONDITIONING SYSTEM

- Energy efficient central water condenser system, cooling towers and pumps.
- Concealed CDU/FCU combination units for air distribution throughout the internal private.

TELEVISION AND TELEPHONE

- TV outlets provided in living areas and bedrooms for local channels with provision for future cable connection to each unit as required.
- Provision for up to 2 direct telephone lines provided per unit with outlets provided in living areas and bedrooms available.
- Intercom and IP phone linking lobby and reception with individual units.
- Provision for up to 2 Fiber Optic (TCP/IP Network) outlets for high speed internet access and future HDTV.

WATER SYSTEM

- Main water supply with 1 day reserve water supply held on site.
- Individual water meters for all residential units.

WASTE WATER TREATMENT SYSTEM

 Fully-treated waste water discharged to public system/reuse for landscape.

VENTILATION SYSTEM

 Mechanical ventilation system for private bathrooms, public service corridors, basement and car parks.

LIGHTNING PROTECTION

 Lightning protection system in accordance with international standards.

EARTHQUAKE PROTECTION

Provide special structural design
 Out Rigger system for earthquake protection.

FLOOD PROTECTION

 Determine flood control level at ground floor with flooding control gate for underground parking. MAGNOLIAS RATCHADAMRI BOULEVARD

ONE BEDROOM RESIDENCES

BUILDING MATRIX

One Bedroom Residences Floor 17th-33rd

FLOOR					NET	SALEABL	E AREA (S	Q.M.)				
33	33BD01	33BH02	33BH03	33BE04	33BE05	33BH06	33BH07	33BD08				
	106.65	87.87	87.87	89.85	89.85	87.87	87.87	106.65				
32	32BD01	32BH02	32BH03	32BE04	32BE05	32BH06	32BH07	32BD08				
	106.65	87.87	87.87	89.85	89.85	87.87	87.87	106.65				
31	31BD01	31BH02	31BH03	31BE04	31BE05	31BH06	31BH07	31BD08				
	106.65	87.87	87.87	89.85	89.85	87.87	87.87	106.65				
30	30BD01	30BH02	30BH03	30BE04	30BE05	30BH06	30BH07	30BD08				
	106.65	87.87	87.87	89.85	89.85	87.87	87.87	106.65				
29	29BC01	29AC02	29BG03	29AC04	29BC05	29BC06	29AC07	29BG08	29AC09	29BC10		
	77.92	56.05	94.67	56.05	77.80	77.80	56.05	94.67	56.05	77.92		
28	28BC01	28AA02	28BF03	28AA04	28BC05	28BC06	28AA07	28BF08	28AA09	28BC10		
	77.92	57.24	96.67	57.24	77.85	77.85	57.24	96.98	57.24	77.92		
27	27BC01	27AA02	27BF03	27AA04	27BC05	27BC06	27AA07	27BF08	27AA09	27BC10		
	78.03	57.32	97.19	57.32	77.92	77.92	57. 32	97.19	57. 32	78.03		
26	26BC01	26AA02	26BF03	26AA04	26BC05	26BC06	26AA07	26BF08	26AA09	26BC10		
	78.20	57.45	97.50	57.45	78.10	78.10	57.4 5	97.50	57.45	78.20		
25	25BB01	25AD02	25AB03	25AB04	25AD05	25BB06	25BB07	25AD08	25AB09	25AB10	25AD11	25BB12
	78.38	57.59	48.87	48.87	57.59	78.28	78.28	57.59	48.87	48.87	57.59	78.38
24	24BB01	24AD02	24AB03	24AB04	24AD05	24BB06	24BB07	24AD08	24AB09	24AB10	24AD11	24BB12
	78.55	57.72	49.03	49.03	57.72	78.46	78.46	57.72	49.03	49.03	57.72	78.55
23	23BB01	23AD02	23AB03	23AB04	23AD05	23BB06	23BB07	23AD08	23AB09	23AB10	23AD11	23BB12
	78.61	57.76	49.09	49.09	57.76	78.29	78.29	57.76	49.09	49.09	57.76	78.61
22	22BB01	22AD02	22AB03	22AB04	22AD05	22BB06	22BB07	22AD08	22AB09	22AB10	22AD11	22BB12
	82.35	59.93	50.58	50.58	59.93	81.96	81.96	59.93	50.58	50.58	59.93	82.35
21	21BB01	21AD02	21AB03	21AB04	21AD05	21BB06	21BB07	21AD08	21AB09	21AB10	21AD11	21BB12
	82.35	59.93	50.58	50.58	59.93	81.96	81.96	59.93	50.58	50.58	59.93	82.35
20	20BB01	20AD02	20AB03	20AB04	20AD05	20BB06	20BB07	20AD08	20AB09	20AB10	20AD11	20BB12
	82.35	59.93	50.58	50.58	59.93	81.96	81.96	59.93	50.58	50.58	59.93	82.35
19	19BB01	19AD02	19AB03	19AB04	19AD05	19BB06	19BB07	19AD08	19AB09	19AB10	19AD11	19BB12
	82.35	59.93	50.58	50.58	59.93	81.96	81.96	59.93	50.58	50.58	59.93	82.35
18	18BB01	18AD02	18AB03	18AB04	18AD05	18BB06	18BB07	18AD08	18AB09	18AB10	18AD11	18BB12
	82.35	59.93	50.58	50.58	59.93	81.96	81.96	59.93	50.58	50.58	59.93	82.35
17	17BA01	17AD02	17AB03	17AB04	17AD05	17BB06	17BB07	17AD08	17AB09	17AB10	17AD11	17BA12
	72.61	59.93	50.58	50.58	59.93	81.96	81.96	59.93	50.58	50.58	59.93	72.61

 DUPLEX PENTHOUSE
 6
 250-360 sq.m.

 PENTHOUSE
 2
 290-300 sq.m.

 TWO BEDROOM
 220
 72-106 sq.m.

 ONE BEDROOM
 88
 48-60 sq.m.

 TOTAL
 316

BUILDING MATRIX

One Bedroom Residences Floor 17th-33rd

FLOOR	NET SALEABLE AREA (SQ.F.)											
33	33BD01	33BH02	33BH03	33BE04	33BE05	33BH06	33BH07	33BD08				
	1147.55	945.48	945.48	966.79	966.79	945.48	945.48	1147.55				
32	32BD01	32BH02	32BH03	32BE04	32BE05	32BH06	32BH07	32BD08				
	1147.55	945.48	945.48	966.79	966.79	945.48	945.48	1147.55				
31	31BD01	31BH02	31BH03	31BE04	31BE05	31BH06	31BH07	31BD08				
	1147.55	945.48	945.48	966.79	966.79	945.48	945.48	1147.55				
30	30BD01	30BH02	30BH03	30BE04	30BE05	30BH06	30BH07	30BD08				
	1147.55	945.48	945.48	966.79	966.79	945.48	945.48	1147.55				
29	29BC01	29AC02	29BG03	29AC04	29BC05	29BC06	29AC07	29BG08	29AC09	29BC10		
	838.42	603.10	1018.65	603.10	837.13	837.13	603.10	1018.65	603.10	838.42		
28	28BC01	28AA02	28BF03	28AA04	28BC05	28BC06	28AA07	28BF08	28AA09	28BC10		
	838.42	615.90	1040.17	615.90	837.67	837.67	615.90	1043.50	615.90	838.42		
27	27BC01	27AA02	27BF03	27AA04	27BC05	27BC06	27AA07	27BF08	27AA09	27BC10		
	839.60	616.76	1045.76	616.76	838.42	838.42	616.76	1045.76	616.76	839.60		
26	26BC01	26AA02	26BF03	26AA04	26BC05	26BC06	26AA07	26BF08	26AA09	26BC10		
	841.43	618.16	1049.10	618.16	840.36	840.36	618.16	1049.10	618.16	841.43		
25	25BB01	25AD02	25AB03	25AB04	25AD05	25BB06	25BB07	25AD08	25AB09	25AB10	25AD11	25BB12
	843.37	619.67	525.84	525.84	619.67	842.29	842.29	619.67	525.84	525.84	619.67	843.37
24	24BB01	24AD02	24AB03	24AB04	24AD05	24BB06	24BB07	24AD08	24AB09	24AB10	24AD11	24BB12
	845.20	621.07	527.56	527.56	621.07	844.23	844.23	621.07	527.56	527.56	621.07	845.20
23	23BB01	23AD02	23AB03	23AB04	23AD05	23BB06	23BB07	23AD08	23AB09	23AB10	23AD11	23BB12
	845.84	621.50	528.21	528.21	621.50	842.40	842.40	621.50	528.21	528.21	621.50	845.84
22	22BB01	22AD02	22AB03	22AB04	22AD05	22BB06	22BB07	22AD08	22AB09	22AB10	22AD11	22BB12
	886.09	644.85	544.24	544.24	644.85	881.89	881.89	644.85	544.24	544.24	644.85	886.09
21	21BB01	21AD02	21AB03	21AB04	21AD05	21BB06	21BB07	21AD08	21AB09	21AB10	21AD11	21BB12
	886.09	644.85	544.24	544.24	644.85	881.89	881.89	644.85	544.24	544.24	644.85	886.09
20	20BB01	20AD02	20AB03	20AB04	20AD05	20BB06	20BB07	20AD08	20AB09	20AB10	20AD11	20BB12
	886.09	644.85	544.24	544.24	644.85	881.89	881.89	644.85	544.24	544.24	644.85	886.09
19	19BB01	19AD02	19AB03	19AB04	19AD05	19BB06	19BB07	19AD08	19AB09	19AB10	19AD11	19BB12
	886.09	644.85	544.24	544.24	644.85	881.89	881.89	644.85	544.24	544.24	644.85	886.09
18	18BB01	18AD02	18AB03	18AB04	18AD05	18BB06	18BB07	18AD08	18AB09	18AB10	18AD11	18BB12
	886.09	644.85	544.24	544.24	644.85	881.89	881.89	644.85	544.24	544.24	644.85	886.09
17	17BA01	17AD02	17AB03	17AB04	17AD05	17BB06	17BB07	17AD08	17AB09	17AB10	17AD11	17BA12
	781.28	644.85	544.24	544.24	644.85	881.89	881.89	644.85	544.24	544.24	644.85	781.28

 DUPLEX PENTHOUSE
 6
 2905.20 - 3873.60 sq.f.

 PENTHOUSE
 2
 3120.40 - 3228.00 sq.f.

 TWO BEDROOM
 220
 774.72 - 1140.56 sq.f.

 ONE BEDROOM
 88
 516.48 - 645.60 sq.f.

 TOTAL
 316





ONE BEDROOM RESIDENCES

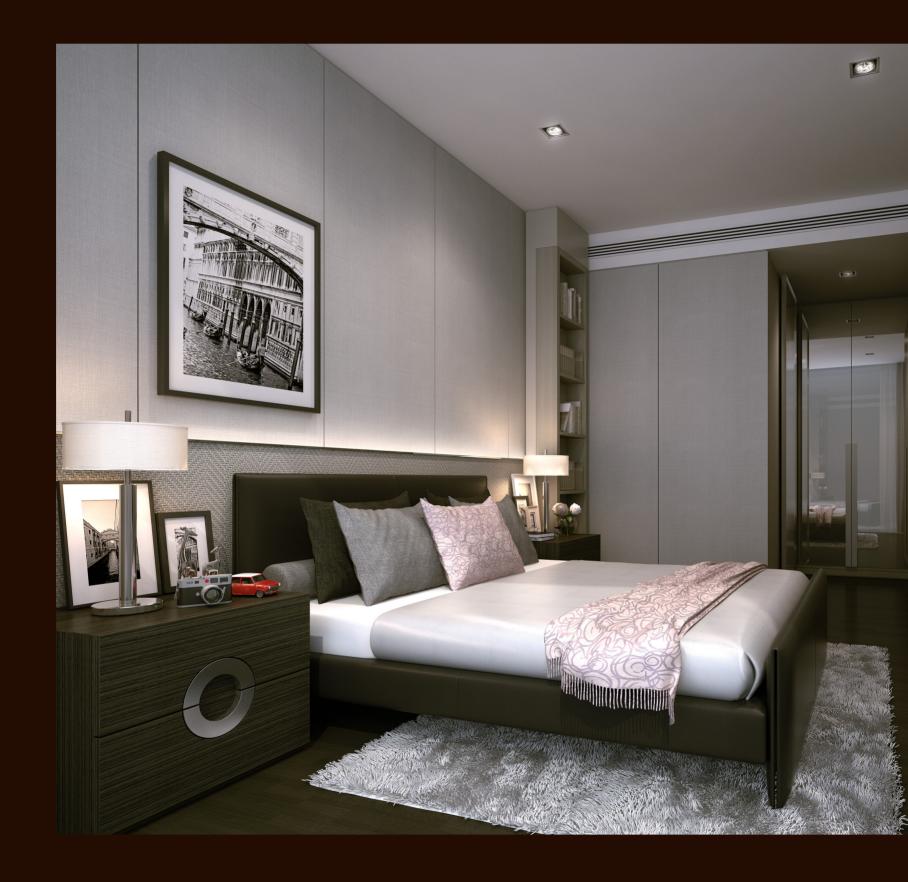
left-master dining room and kitchen, right-master kitchen





ONE BEDROOM RESIDENCES

left-master bedroom (modern), right-master bathroom





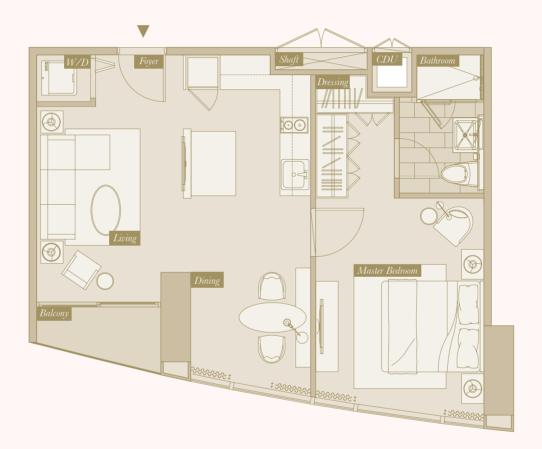
ONE BEDROOM RESIDENCES

master bedroom (modern)



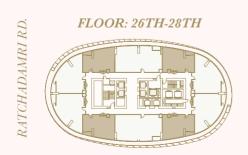




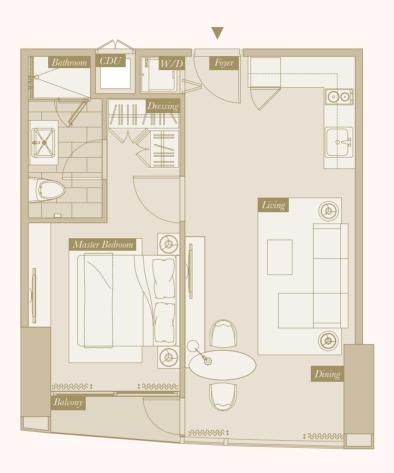


TYPE AA	SQ.M.	SQ.F.
Living/Dining	16.00-17.50	172.16-188.30
Kitchen	7.00	75.32
Master Bedroom	22-23	236.72-247.48

FLOOR PLAN







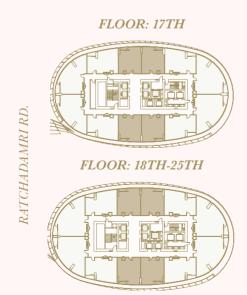
 TYPE AB
 SQ.M.
 SQ.F.

 Living/Dining
 16.00-17.00
 172.16-182.92

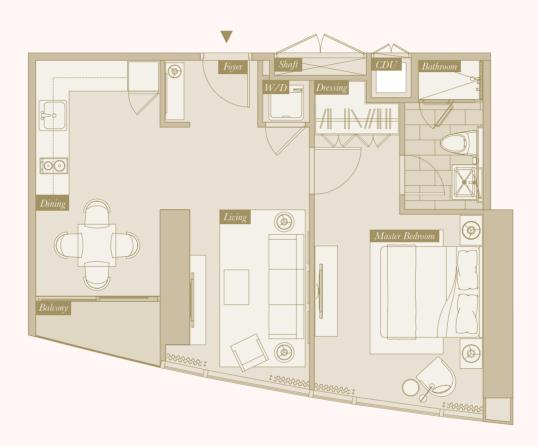
 Kitchen
 4.85
 52.19

 Master Bedroom
 17.50-18.50
 188.30-199.06

FLOOR PLAN

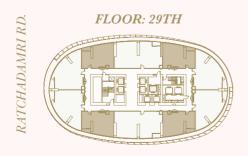




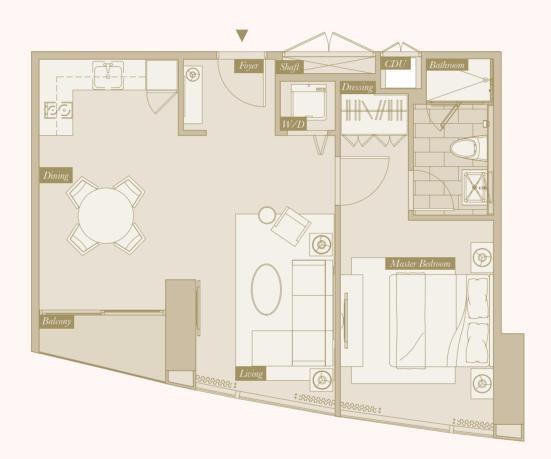


TYPEAC	SQ.M.	SQ.F.
Living/Dining	14.95	160.86
Kitchen	6.72	72.31
Master Bedroom	22.09	237.69

FLOOR PLAN







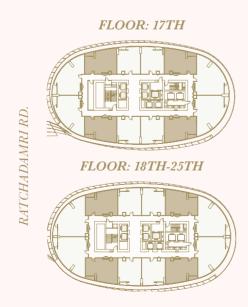
FLOOR PLAN

 TYPE AD
 SQ.M.
 SQ.F.

 Living/Dining
 20.00
 215.20

 Kitchen
 4.50
 48.42

 Master Bedroom
 20.50
 220.58



One Bedroom Residences

KITCHEN

- Design Imported Bulthaup Kitchen or equivalent featuring handle-free cupboards with all Soft-Closed System and Laminated finishes with Stainless Steel trimmed edges.
 And in a choice of 2 color finishes.
- Polished Quartz Stone or equivalent worktop for Kitchen with stainless steel upstand as kicked-base.
- Design Imported brand, FRANKE or equivalent. Stainless Steel undermounted square bowl featuring hi-quality tap.
- All fully Siemens Kitchen Appliances or equivalent to be provided and to be installed together with Built-in Bulthaup Kitchen or equivalent.
- Siemens Built-in Refrigerator, Microwave-Oven, Slim-line Hood Twin Motors with Carbon Filterand Ceramic Hob, 2 Cooking Zones with Touch Control, Digital 2-Step residual heat indicator.
- Siemens 2 in 1 Washer Dryer Fully Electronic Control with Air Condensation and Unbalanced Load Detection Technology.

BATHROOM

- Stand Alone One-Piece Toilet Soft-closed lid with jet flush Kohler Off-White Color.
- Standard Luxury models of Kohler provided for washbasin on top of Stone Counter with Built-in Cabinet underneath washbasin.
- Built-in Mirrored upper cabinets with recessed lighting to be provided above washbasin.
- Standard Luxury models of Kohler at all Bath Accessories provided, Towel Rail, Robe Hook, Tissue Holder.
- Standard Luxury model of Kohler for Rain Head Shower above ceiling special provided at Master Bathroom.
- Luxury model of DORNBRACHT or equivalent Polished Chrome for Faucet above washbasin special provided at Master Bathroom.
- Luxury model of Hansgroheor equivalent Polished Chrome Shower Set Massage with Air 3 Jets Handshower special provided at Master Bathroom.
- Luxury models of KASCH by Bath and Spa Bath Tub or equivalent at Master Bathroom.
- Standard Luxury models of Kohler or equivalent Showerset provided at Small Bathroom 2.

INTERIOR FINISHES

- Engineering Floor at Entry Area, Living,
 Dining Area and Bedroom with special
 unique customize in color on Engineering
 Floor which represent the luxurious look
 and make the units extremely rich.
- Standard Luxury Engineering Floor finishes at Kitchen for Units Type 1 Bedroom.
- Standard Luxury Stones at Walls and Floors finish provided at all Typical Master Bathroom.
- Luxury Mosaic finishes at Feature walls special provided at all Typical Master Bathroom.
- Standard Tempered Glass Partition for Shower room provided at all Typical Master Bathrooms.
- Standard High-Quality Semi-Glossed and Matt Interior Painted finishes at All Ceilings, Cornices, Skirtings and Architraves provided for all Units.
- Standard High-Quality All Fittings and Hardwares System Hafele, Dorma or equivalent provided at all Units.
- Standard High-Quality Veneer finishes at Entry Door and interior doors inside unit provided for all Units.

ELECTRICAL FITTING / PLUMBING

- Standard recessed downlights on ceilings provided for all units.
- Standard Emergency small downlight on ceiling at entry area provided for all units.
- Luxury High-Quality Brushed Stainless
 Matellic Bticino or equivalent Socket Outlets
 and Switch-Plates.
- Standard Shaver Socket at inside Built-in Mirrored upper cabinets provided at Master Bathroom.
- Standard Telephone Line provided at Living Area, Master Bedroom at Typical all units.
- Standard LAN provided at Living Area and Master Bedroom at all units.
- Standard High-Quality Digital Doorlocked at Entry-Door Yale or equivalent with Quality Secured System 1-CARD ACCESS provided all units

MAGNOLIAS RATCHADAMRI BOULEVARD

Two Bedroom Residences

BUILDING MATRIX

Two Bedroom Residences Floor 34th-49th

FLOOR	NET SALEABLE AREA (SQ,M.)										
53-54	53DD01	53DE02	53DF03		3,224			~/			
33 31	271.60	362.00	253.00								
52-51	51DA01	51DB02	51DC03								
54-51	323.40	369.50	315.90								
50	50PA01	50PB02	313.30								
30	292.66	301.78									
49	49BD01	49BH02	49BH03	49BE04	49BE05	49BH06	49BH07	49BD08			
13	92.85	79.22	79.22	77.10	77.10	79.22	79.22	92.85			
48	48BD01	48BH02	48BH03	48BE04	48BE05	48BH06	48BH07	48BD08			
10	92.85	79.25	79.25	77.21	77.21	79.25	79.25	92.85			
47	47BD01	47BH02	47BH03	47BE04	47BE05	47BH06	47BH07	47BD08			
17	92.85	79.25	79.25	77.21	77.21	79.25	79.25	92.85			
46	46BD01	46BH02	46BH03	46BE04	46BE05	46BH06	46BH07	46BD08			
	92.85	79.25	79.25	77.21	77.21	79.25	79.25	92.85			
45	45BD01	45BH02	45BH03	45BE04	45BE05	45BH06	45BH07	45BD08			
	96.42	82.16	82.16	80.84	80.84	82.16	82.16	96.42			
44	44BD01	44BH02	44BH03	44BE04	44BE05	44BH06	44BH07	44BD08			
	96.42	82.16	82.16	80.84	80.84	82.16	82.16	96.42			
43	43BD01	43BH02	43BH03	43BE04	43BE05	43BH06	43BH07	43BD08			
	96.42	82.16	82.16	80.84	80.84	82.16	82.16	96.42			
42	42BD01	42BH02	42BH03	42BE04	42BE05	42BH06	42BH07	42BD08			
	96.42	82.16	82.16	80.84	80.84	82.16	82.16	96.42			
41	41BD01	41BH02	41BH03	41BE04	41BE05	41BH06	41BH07	41BD08			
	101.83	85.68	85.68	85.84	85.84	85.68	85.68	101.83			
40	40BD01	40BH02	40BH03	40BE04	40BE05	40BH06	40BH07	40BD08			
	101.74	85.59	85.59	85.52	85.52	85.59	85.59	101.74			
39	39BD01	39BH02	39BH03	39BE04	39BE05	39BH06	39BH07	39BD08			
	101.50	83.57	83.57	84.47	84.47	83.57	83.57	101.50			
38	38BD01	38BH02	38BH03	38BE04	38BE05	38BH06	38BH07	38BD08			
	101.69	83.73	83.73	84.60	84.60	83.73	83.73	101.69			
37	37BD01	37BH02	37BH03	37BE04	37BE05	37BH06	37BH07	37BD08			
	103.94	85.47	85.47	86.87	86.87	85.47	85.47	103.94			
36	36BD01	36BH02	36BH03	36BE04	36BE05	36BH06	36BH07	36BD08			
	104.03	86.08	86.08	87.00	87.00	85.07	85.07	104.03			
35	35BD01	35BH02	35BH03	35BE04	35BE05	35BH06	35BH07	35BD08			
	104.05	85.68	85.68	85.66	85.66	85.68	85.68	104.05			
34	34BD01	34BH02	34BH03	34BE04	34BE05	34BH06	34BH07	34BD08			
	103.30	85.61	85.61	86.50	86.50	85.61	85.61	103.30			
											1

Two Bedroom Residences Floor 17th-33rd

FLOOR		NET SALEABLE AREA (SQ.M.)										
33	33BD01	33BH02	33BH03	33BE04	33BE05	33BH06	33BH07	33BD08				
	106.65	87.87	87.87	89.85	89.85	87.87	87.87	106.65				
32	32BD01	32BH02	32BH03	32BE04	32BE05	32BH06	32BH07	32BD08				
	106.65	87.87	87.87	89.85	89.85	87.87	87.87	106.65				
31	31BD01	31BH02	31BH03	31BE04	31BE05	31BH06	31BH07	31BD08				
	106.65	87.87	87.87	89.85	89.85	87.87	87.87	106.65				
30	30BD01	30BH02	30BH03	30BE04	30BE05	30BH06	30BH07	30BD08				
	106.65	87.87	87.87	89.85	89.85	87.87	87.87	106.65				
29	29BC01	29AC02	29BG03	29AC04	29BC05	29BC06	29AC07	29BG08	29AC09	29BC10		
	77.92	56.05	94.67	56.05	77.80	77.80	56.05	94.67	56.05	77.92		
28	28BC01	28AA02	28BF03	28AA04	28BC05	28BC06	28AA07	28BF08	28AA09	28BC10		
	77.92	57.24	96.67	57.24	77.85	77.85	57.24	96.98	57.24	77.92		
27	27BC01	27AA02	27BF03	27AA04	27BC05	27BC06	27AA07	27BF08	27AA09	27BC10		
	78.03	57.32	97.19	57.32	77. 92	77.92	57.32	97.19	57.32	78.03		
26	26BC01	26AA02	26BF03	26AA04	26BC05	26BC06	26AA07	26BF08	26AA09	26BC10		
	78.20	57.45	97.50	57.45	78.10	78.10	57.45	97.50	57.45	78.20		
25	25BB01	25AD02	25AB03	25AB04	25AD05	25BB06	25BB07	25AD08	25AB09	25AB10	25AD11	25BB12
	78.38	57.59	48.87	48.87	57.59	78.28	78.28	57.59	48.87	48.87	57.59	78.38
24	24BB01	24AD02	24AB03	24AB04	24AD05	24BB06	24BB07	24AD08	24AB09	24AB10	24AD11	24BB12
	78.55	57.72	49.03	49.03	57.72	78.46	78.46	57.72	49.03	49.03	57.72	78.55
23	23BB01	23AD02	23AB03	23AB04	23AD05	23BB06	23BB07	23AD08	23AB09	23AB10	23AD11	23BB12
	78.61	57.76	49.09	49.09	57.76	78.29	78.29	57.76	49.09	49.09	57.76	78.61
22	22BB01	22AD02	22AB03	22AB04	22AD05	22BB06	22BB07	22AD08	22AB09	22AB10	22AD11	22BB12
	82.35	59.93	50.58	50.58	59.93	81.96	81.96	59.93	50.58	50.58	59.93	82.35
21	21BB01	21AD02	21AB03	21AB04	21AD05	21BB06	21BB07	21AD08	21AB09	21AB10	21AD11	21BB12
	82.35	59.93	50.58	50.58	59.93	81.96	81.96	59.93	50.58	50.58	59.93	82.35
20	20BB01	20AD02	20AB03	20AB04	20AD05	20BB06	20BB07	20AD08	20AB09	20AB10	20AD11	20BB12
	82.35	59.93	50.58	50.58	59.93	81.96	81.96	59.93	50.58	50.58	59.93	82.35
19	19BB01	19AD02	19AB03	19AB04	19AD05	19BB06	19BB07	19AD08	19AB09	19AB10	19AD11	19BB12
	82.35	59.93	50.58	50.58	59.93	81.96	81.96	59.93	50.58	50.58	59.93	82.35
18	18BB01	18AD02	18AB03	18AB04	18AD05	18BB06	18BB07	18AD08	18AB09	18AB10	18AD11	18BB12
	82.35	59.93	50.58	50.58	59.93	81.96	81.96	59.93	50.58	50.58	59.93	82.35
17	17BA01	17AD02	17AB03	17AB04	17AD05	17BB06	17BB07	17AD08	17AB09	17AB10	17AD11	17BA12
	72.61	59.93	50.58	50.58	59.93	81.96	81.96	59.93	50.58	50.58	59.93	72.61

 DUPLEX PENTHOUSE
 6
 250-360 sq.m.

 PENTHOUSE
 2
 290-300 sq.m.

 TWO BEDROOM
 220
 72-106 sq.m.

 ONE BEDROOM
 88
 48-60 sq.m.

 TOTAL
 316

Two Bedroom Residences Floor 34th-49th

FLOOR	NET SALEABLE AREA (SQ.F.)										
53-54	53DD01	53DE02	53DF03		IVEI		211(121)	×.11			
33-34	2922.42	3895.12	2722.28								
52-51	51DA01	51DB02	51DC03								
32-31	3479.78	3975.82	3399.08								
50	50PA01	50PB02	3399.00								
50	3149.02	3247.15									
49	49BD01	49BH02	49BH03	49BE04	49BE05	49BH06	49BH07	49BD08			
49	999.07	852.41	852.41	829.60	829.60	852.41	852.41	999.07			
40											
48	48BD01	48BH02	48BH03	48BE04	48BE05	48BH06	48BH07	48BD08			
47	999.07 47BD01	852.73	852.73	830.78 47BE04	830.78 47BE05	852.73	852.73	999.07 47BD08			
47	999.07	47BH02	47BH03			47BH06	47BH07	999.07			
46	46BD01	852.73 46BH02	852.73	830.78 46BE04	830.78 46BE05	852.73 46BH06	852.73 46BH07	46BD08			
40	999.07	852.73	46BH03	830.78	830.78			999.07			
45			852.73			852.73	852.73				
45	45BD01	45BH02	45BH03	45BE04	45BE05	45BH06	45BH07	45BD08			
4.4	1037.48	884.04	884.04	869.84	869.84	884.04	884.04	1037.48			
44	44BD01	44BH02	44BH03	44BE04 869.84	44BE05	44BH06	44BH07	44BD08 1037.48			
12	1037.48 43BD01	884.04 43BH02	884.04 43BH03		869.84 43BE05	884.04	884.04 43BH07	43BD08			
43	1037.48	884.04	884.04	43BE04	869.84	43BH06 884.04	884.04				
49		42BH02		869.84 42BE04	42BE05	42BH06		1037.48			
42	42BD01 1037.48		42BH03				42BH07	42BD08			
11	41BD01	884.04 41BH02	884.04 41BH03	869.84 41BE04	869.84 41BE05	884.04 41BH06	884.04	1037.48 41BD08			
41	1095.69	921.92	921.92	923.64	923.64	921.92	41BH07 921.92	1095.69			
40	40BD01	40BH02	40BH03	40BE04	40BE05	40BH06	40BH07	40BD08			
40	1094.72	920.95	920.95	920.20	920.20	920.95	920.95	1094.72			
39	39BD01	39BH02	39BH03	39BE04				39BD08			
39	1092.14	899.21	899.21	908.90	908.90	899.21	899.21	1092.14			
38	38BD01	38BH02	38BH03	38BE04	38BE05	38BH06	38BH07	38BD08			
30	1094.18	900.93	900.93	910.30	910.30	900.93	900.93	1094.18			
37	37BD01	37BH02	37BH03	37BE04		37BH06	37BH07	37BD08			
37	1118.39	919.66	919.66	934.72	934.72	919.66	919.66	1118.39			
36	36BD01	36BH02	36BH03	36BE04		36BH06	36BH07	36BD08			
30	1119.36	926.22	926.22	936.12	936.12	915.35	915.35	1119.36			
35	35BD01	35BH02	35BH03	35BE04	35BE05	35BH06	35BH07	35BD08			
33	1119.58	921.92	921.92	921.70	921.70	921.92	921.92	1119.58			
34	34BD01	34BH02	34BH03	34BE04	34BE05	34BH06	34BH07	34BD08			
JŦ	1111.51	921.16	921.16	930.74	930.74	921.16	921.16	1111.51			
	1111.31	941.10	941.10	930.74	330.74	941.10	941.10	1111.31			

Two Bedroom Residences Floor 17th-33rd

FLOOR					NET	SALEABL	E AREA (S	(Q.F.)				
33	33BD01	33BH02	33BH03	33BE04	33BE05	33BH06	33BH07	33BD08				
	1147.55	945.48	945.48	966.79	966.79	945.48	945.48	1147.55				
32	32BD01	32BH02	32BH03	32BE04	32BE05	32BH06	32BH07	32BD08				
	1147.55	945.48	945.48	966.79	966.79	945.48	945.48	1147.55				
31	31BD01	31BH02	31BH03	31BE04	31BE05	31BH06	31BH07	31BD08				
	1147.55	945.48	945.48	966.79	966.79	945.48	945.48	1147.55				
30	30BD01	30BH02	30BH03	30BE04	30BE05	30BH06	30BH07	30BD08				
	1147.55	945.48	945.48	966.79	966.79	945.48	945.48	1147.55				
29	29BC01	29AC02	29BG03	29AC04	29BC05	29BC06	29AC07	29BG08	29AC09	29BC10		
	838.42	603.10	1018.65	603.10	837.13	837.13	603.10	1018.65	603.10	838.42		
28	28BC01	28AA02	28BF03	28AA04	28BC05	28BC06	28AA07	28BF08	28AA09	28BC10		
	838.42	615.90	1040.17	615.90	837.67	837.67	615.90	1043.50	615.90	838.42		
27	27BC01	27AA02	27BF03	27AA04	27BC05	27BC06	27AA07	27BF08	27AA09	27BC10		
	839.60	616.76	1045.76	616.76	838.42	838.42	616.76	1045.76	616.76	839.60		
26	26BC01	26AA02	26BF03	26AA04	26BC05	26BC06	26AA07	26BF08	26AA09	26BC10		
	841.43	618.16	1049.10	618.16	840.36	840.36	618.16	1049.10	618.16	841.43		
25	25BB01	25AD02	25AB03	25AB04	25AD05	25BB06	25BB07	25AD08	25AB09	25AB10	25AD11	25BB12
	843.37	619.67	525.84	525.84	619.67	842.29	842.29	619.67	525.84	525.84	619.67	843.37
24	24BB01	24AD02	24AB03	24AB04	24AD05	24BB06	24BB07	24AD08	24AB09	24AB10	24AD11	24BB12
	845.20	621.07	527.56	527.56	621.07	844.23	844.23	621.07	527.56	527.56	621.07	845.20
23	23BB01	23AD02	23AB03	23AB04	23AD05	23BB06	23BB07	23AD08	23AB09	23AB10	23AD11	23BB12
	845.84	621.50	528.21	528.21	621.50	842.40	842.40	621.50	528.21	528.21	621.50	845.84
22	22BB01	22AD02	22AB03	22AB04	22AD05	22BB06	22BB07	22AD08	22AB09	22AB10	22AD11	22BB12
	886.09	644.85	544.24	544.24	644.85	881.89	881.89	644.85	544.24	544.24	644.85	886.09
21	21BB01	21AD02	21AB03	21AB04	21AD05	21BB06	21BB07	21AD08	21AB09	21AB10	21AD11	21BB12
	886.09	644.85	544.24	544.24	644.85	881.89	881.89	644.85	544.24	544.24	644.85	886.09
20	20BB01	20AD02	20AB03	20AB04	20AD05	20BB06	20BB07	20AD08	20AB09	20AB10	20AD11	20BB12
	886.09	644.85	544.24	544.24	644.85	881.89	881.89	644.85	544.24	544.24	644.85	886.09
19	19BB01	19AD02	19AB03	19AB04	19AD05	19BB06	19BB07	19AD08	19AB09	19AB10	19AD11	19BB12
	886.09	644.85	544.24	544.24	644.85	881.89	881.89	644.85	544.24	544.24	644.85	886.09
18	18BB01	18AD02	18AB03	18AB04	18AD05	18BB06	18BB07	18AD08	18AB09	18AB10	18AD11	18BB12
	886.09	644.85	544.24	544.24	644.85	881.89	881.89	644.85	544.24	544.24	644.85	886.09
17	17BA01	17AD02	17AB03	17AB04	17AD05	17BB06	17BB07	17AD08	17AB09	17AB10	17AD11	17BA12
	781.28	644.85	544.24	544.24	644.85	881.89	881.89	644.85	544.24	544.24	644.85	781.28

 DUPLEX PENTHOUSE
 6
 2905.20 - 3873.60 sq.f.

 PENTHOUSE
 2
 3120.40 - 3228.00 sq.f.

 TWO BEDROOM
 220
 774.72 - 1140.56 sq.f.

 ONE BEDROOM
 88
 516.48 - 645.60 sq.f.

 TOTAL
 316

85

TWO BEDROOM RESIDENCES

living room and kitchen





TWO BEDROOM RESIDENCES

left-master bedroom, right-master bathroom





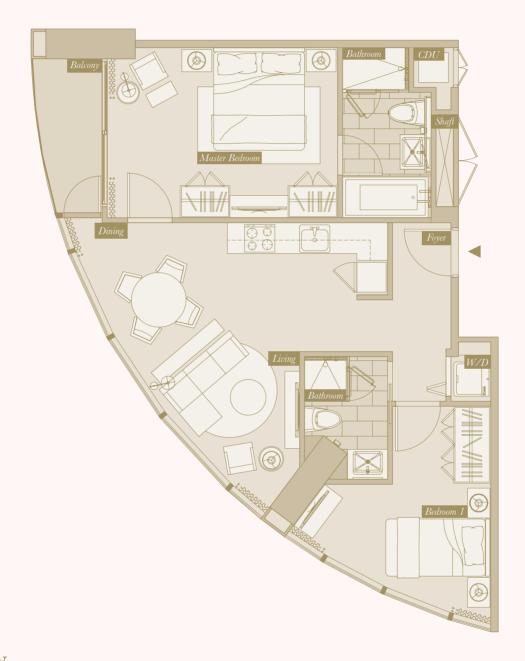
TWO BEDROOM RESIDENCES

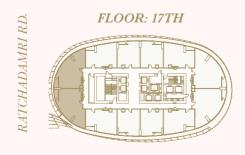
left-bedroom 1, right-kitchen





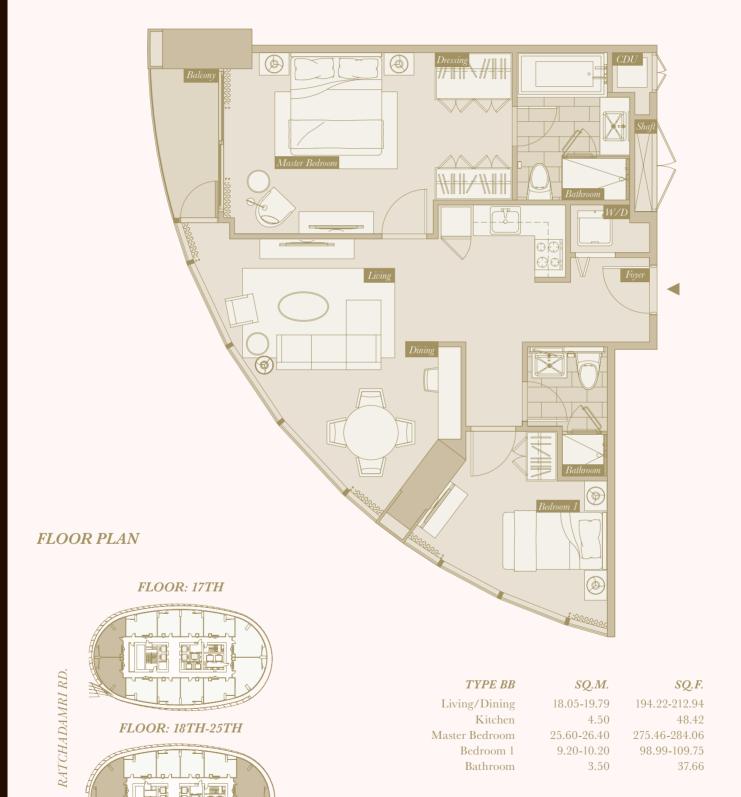






TYPE BA	SQ.M.	SQ.F.
Living/Dining	15.50	166.78
Kitchen	4.50	48.42
Master Bedroom	21.50	231.34
Bedroom 1	11.00	118.36
Bathroom	3.50	37.66







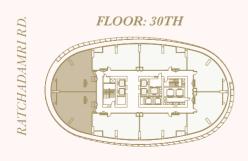


FLOOR: 29TH

TYPE BCSQ.M.SQ.F. Living/Dining 18.70 201.21 Kitchen 4.50 48.42 Master Bedroom 23.21 249.74 Bedroom 1 10.50 112.98 Bathroom 3.85 41.43







TYPE BD	SQ.M.	SQ.F.
Living/Dining	21.65-27.04	232.95-290.95
Kitchen	10.31-10.73	110.94-115.45
Master Bedroom	24.55-27.80	264.16-299.13
Bedroom 1	9.00-11.70	96.84-125.89
Bathroom	3.95	42.50





3.45-3.50

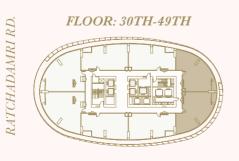
5.13-7.20

Bathroom

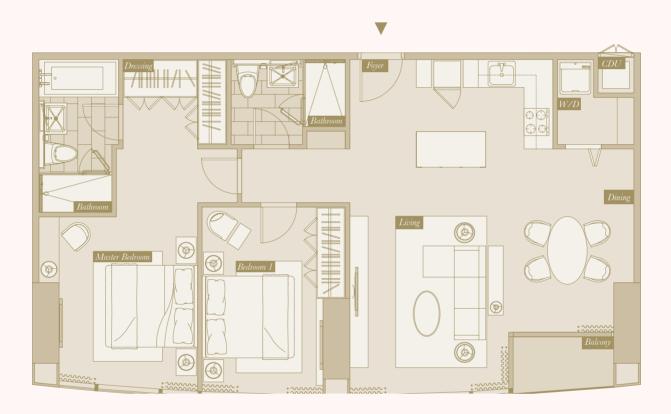
Study

37.12-37.66

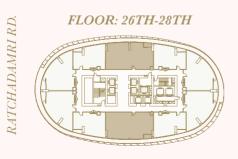
55.20-77.47







BF	SQ.M.	SQ.F.
Living/Dining	22.70	244.25
Kitchen	7.35	79.09
Master Bedroom	27.15	292.13
Bedroom 1	12.25	131.18
Bathroom	4.50	48.42

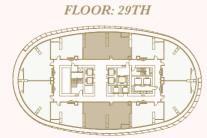




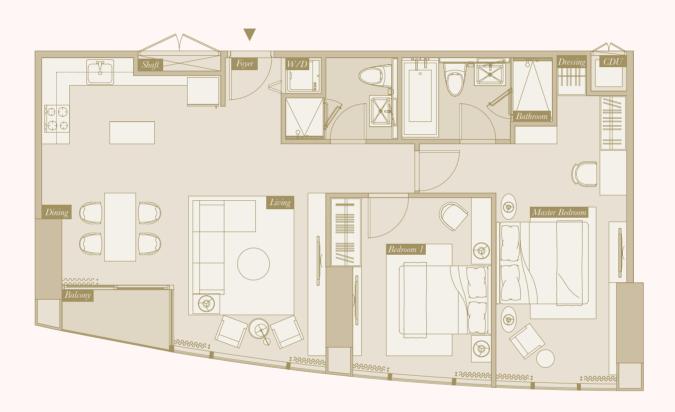


TYPE BG	SQ.M.	SQ.F.
Living/Dining	22.15	238.33
Kitchen	9.50	102.22
Master Bedroom	23.75	255.55
Bedroom 1	10.90	117.28
Bathroom	4.20	45.19



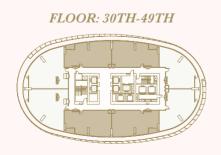






TYPE BH	SQ.M.	SQ.F.
Living/Dining	18.18-22.25	195.62-239.41
Kitchen	6.7-7.0	72.09-75.32
Master Bedroom	24.15-25.95	259.85-279.22
Bedroom 1	10.93-13.13	117.61-141.28
Bathroom	3.75	40.35





Two Bedroom Residences

KITCHEN

- Design Imported Bulthaup Kitchen or equivalent featuring handle-free cupboards with all soft-closed System and Laminated finishes with Stainless Steel trimmed the edges. And in a choice of 2 color finishes.
- Polished Quartz Stone or equivalent worktop for Kitchen with stainless steel upstand as kicked-base.
- Design Imported brand, FRANKE or equivalent. Stainless Steel undermounted square bowl featuring hi-quality tap.
- All fully Siemens Kitchen Appliances or equivalent to be provided and to be installed together with Built-in Kitchen.
- Siemens Built-in Refrigerator, Microwave-Oven, Slim-line Hood Twin Motors with Carbon Filterand Ceramic Hob, 4 Hi-Speed Cooking Zones with Touch Control, Digital 2-Step residual heat indicator.
- Siemens 2 in 1 Washer Dryer Fully Electronic Control with Air Condensation and Unbalanced Load Detection Technology.

BATHROOM

- Stand Alone One-Piece Toilet Soft-closed lid with jet flush Kohler Off-White Color.
- Standard Luxury models of Kohler provided for Washbasin on top of Stone Counter with Built-in Cabinet underneath washbasin.
- Built-in Mirrored upper cabinets with recessed lighting to be provided above washbasin.
- Standard Luxury models of Kohler at all Bath Accessories provided, Towel Rail, Robe Hook, Tissue Holder.
- Standard Luxury model of Kohler for Rain Head Shower above ceiling special provided at Master Bathroom.
- Luxury model of DORNBRACHT or equivalent Polished Chrome for faucet above washbasin special provided at Master Bathroom, Kohler or equivalent Polished Chrome Faucet at Small Bathroom 2.
- Luxury model of Hansgroheor equivalent Polished Chrome Shower Set Massage with Air 3 Jets Handshower special provided at Master Bathroom, Kohler or equivalent showerset at Small Bathroom 2.
- Luxury model of Kasch Exclusive Acrylic Bathtub or equivalent special provided at Master Bathroom for Units Type 2 Bedroom.

INTERIOR FINISHES

- Engineering Floor at Living, Dining Area and Bedroom(s) with special unique customize in color on Engineering Floor which represent the luxurious look and make the units extremely rich.
- Stone on floor finishes Special provided at kitchen area.
- Standard Luxury Stones at Walls and Floors finish provided at all Typical Master Bathroom and Small Bathroom 2.
- Luxury Mosaic finishes at Feature walls special provided at all Typical Master Bathroom.
- Standard Tempered Glass Partition for Shower room provided at all Typical Master Bathroom and Small Bathroom 2.
- Standard High-Quality Semi-Glossed and Matt Interior Painted finishes at All Ceilings, Cornices, Skirtings and Architraves provided for all units.
- Standard High-Quality All Fittings and Hardwares System Hafele, Dorma or equivalent provided at all units.
- Standard High-Quality Veneer finishes at Entry Door and interior doors inside unit provided for all units.

ELECTRICAL FITTING / PLUMBING

- Standard recessed downlights on ceilings provided for all units.
- Standard Emergency small downlight on ceiling at entry area provided for all units.
- Luxury High-Quality Brushed Stainless Matellic Bticino or equivalent Socket Outlets and Switch-Plates.
- Standard Shaver Socket at inside Built-in Mirrored upper cabinets provided at Master Bathroom and Bathroom 2 at Typical all units.
- Standard Telephone Line provided at Living Area, Master Bedroom and Bedroom 2 at Typical all units.
- Standard LAN provided at Living Area and Master Bedroom and Small Bedroom 2 at all units.
- Standard High-Quality Digital Doorlocked at Entry-Door Yale or equivalent with Quality Secured System 1-CARD ACCESS provided all units.

MAGNOLIAS RATCHADAMRI BOULEVARD

PENTHOUSES AND DUPLEX PENTHOUSES

Penthouses and Duplex Penthouses Floor 50th-54th

FLOOR	NET SALEABLE AREA (SQ.M.)											
53-54	53DD01	53DE02	53DF03					-				
	271.60	362.00	253.00									
52-51	51DA01	51DB02	51DC03									
	323.40	369.50	315.90									
50	50PA01	50PB02										
	292.66	301.78										
49	49BD01	49BH02	49BH03	49BE04	49BE05	49BH06	49BH07	49BD08				
	92.85	79.22	79.22	77.10	77.10	79.22	79.22	92.85				
48	48BD01	48BH02	48BH03	48BE04	48BE05	48BH06	48BH07	48BD08				
	92.85	79.25	79.25	77.21	77.21	79.25	79.25	92.85				
47	47BD01	47BH02	47BH03	47BE04	47BE05	47BH06	47BH07	47BD08				
	92.85	79.25	79.25	77.21	77.21	79.25	79.25	92.85				
46	46BD01	46BH02	46BH03	46BE04	46BE05	46BH06	46BH07	46BD08				
	92.85	79.25	79.25	77.21	77.21	79.25	79.25	92.85				
45	45BD01	45BH02	45BH03	45BE04	45BE05	45BH06	45BH07	45BD08				
	96.42	82.16	82.16	80.84	80.84	82.16	82.16	96.42				
44	44BD01	44BH02	44BH03	44BE04	44BE05	44BH06	44BH07	44BD08				
	96.42	82.16	82.16	80.84	80.84	82.16	82.16	96.42				
43	43BD01	43BH02	43BH03	43BE04	43BE05	43BH06	43BH07	43BD08				
	96.42	82.16	82.16	80.84	80.84	82.16	82.16	96.42				
42	42BD01	42BH02	42BH03	42BE04	42BE05	42BH06	42BH07	42BD08				
	96.42	82.16	82.16	80.84	80.84	82.16	82.16	96.42				
41	41BD01	41BH02	41BH03	41BE04	41BE05	41BH06	41BH07	41BD08				
	101.83	85.68	85.68	85.84	85.84	85.68	85.68	101.83				
40	40BD01	40BH02	40BH03	40BE04	40BE05	40BH06	40BH07	40BD08				
	101.74	85.59	85.59	85.52	85.52	85.59	85.59	101.74				
39	39BD01	39BH02	39BH03	39BE04	39BE05	39BH06	39BH07	39BD08				
	101.50	83.57	83.57	84.47	84.47	83.57	83.57	101.50				
38	38BD01	38BH02	38BH03	38BE04	38BE05	38BH06	38BH07	38BD08				
	101.69	83.73	83.73	84.60	84.60	83.73	83.73	101.69				
37	37BD01	37BH02	37BH03	37BE04	37BE05	37BH06	37BH07	37BD08				
	103.94	85.47	85.47	86.87	86.87	85.47	85.47	103.94				
36	36BD01	36BH02	36BH03	36BE04	36BE05	36BH06	36BH07	36BD08				
	104.03	86.08	86.08	87.00	87.00	85.07	85.07	104.03				
35	35BD01	35BH02	35BH03	35BE04	35BE05	35BH06	35BH07	35BD08				
	104.05	85.68	85.68	85.66	85.66	85.68	85.68	104.05				
34	34BD01	34BH02	34BH03	34BE04	34BE05	34BH06	34BH07	34BD08				
	103.30	85.61	85.61	86.50	86.50	85.61	85.61	103.30				

DUPLEX PENTHOUSE	6	250-360 sq.m.
PENTHOUSE	2	290-300 sq.m.
TWO BEDROOM	220	72-106 sq.m.
ONE BEDROOM	88	48-60 sq.m.
TOTAL	316	

Penthouses and Duplex Penthouses Floor 50th-54th

FLOOR	NET SALEABLE AREA (SQ.F.)											
53-54	53DD01	53DE02	53DF03				,					
	2922.42	3895.12	2722.28									
52-51	51DA01	51DB02	51DC03									
	3479.78	3975.82	3399.08									
50	50PA01	50PB02										
	3149.02	3247.15										
49	49BD01	49BH02	49BH03	49BE04	49BE05	49BH06	49BH07	49BD08				
	999.07	852.41	852.41	829.60	829.60	852.41	852.41	999.07				
48	48BD01	48BH02	48BH03	48BE04	48BE05	48BH06	48BH07	48BD08				
	999.07	852.73	852.73	830.78	830.78	852.73	852.73	999.07				
47	47BD01	47BH02	47BH03	47BE04	47BE05	47BH06	47BH07	47BD08				
	999.07	852.73	852.73	830.78	830.78	852.73	852.73	999.07				
46	46BD01	46BH02	46BH03	46BE04	46BE05	46BH06	46BH07	46BD08				
	999.07	852.73	852.73	830.78	830.78	852.73	852.73	999.07				
45	45BD01	45BH02	45BH03	45BE04	45BE05	45BH06	45BH07	45BD08				
	1037.48	884.04	884.04	869.84	869.84	884.04	884.04	1037.48				
44	44BD01	44BH02	44BH03	44BE04	44BE05	44BH06	44BH07	44BD08				
	1037.48	884.04	884.04	869.84	869.84	884.04	884.04	1037.48				
43	43BD01	43BH02	43BH03	43BE04	43BE05	43BH06	43BH07	43BD08				
	1037.48	884.04	884.04	869.84	869.84	884.04	884.04	1037.48				
42	42BD01	42BH02	42BH03	42BE04	42BE05	42BH06	42BH07	42BD08				
	1037.48	884.04	884.04	869.84	869.84	884.04	884.04	1037.48				
41	41BD01	41BH02	41BH03	41BE04	41BE05	41BH06	41BH07	41BD08				
	1095.69	921.92	921.92	923.64	923.64	921.92	921.92	1095.69				
40	40BD01	40BH02	40BH03	40BE04	40BE05	40BH06	40BH07	40BD08				
	1094.72	920.95	920.95	920.20	920.20	920.95	920.95	1094.72				
39	39BD01	39BH02	39BH03	39BE04	39BE05	39BH06	39BH07	39BD08				
	1092.14	899.21	899.21	908.90	908.90	899.21	899.21	1092.14				
38	38BD01	38BH02	38BH03	38BE04	38BE05	38BH06	38BH07	38BD08				
	1094.18	900.93	900.93	910.30	910.30	900.93	900.93	1094.18				
37	37BD01	37BH02	37BH03	37BE04	37BE05	37BH06	37BH07	37BD08				
	1118.39	919.66	919.66	934.72	934.72	919.66	919.66	1118.39				
36	36BD01	36BH02	36BH03	36BE04	36BE05	36BH06	36BH07	36BD08				
	1119.36	926.22	926.22	936.12	936.12	915.35	915.35	1119.36				
35	35BD01	35BH02	35BH03	35BE04	35BE05	35BH06	35BH07	35BD08				
	1119.58	921.92	921.92	921.70	921.70	921.92	921.92	1119.58				
34	34BD01	34BH02	34BH03	34BE04	34BE05	34BH06	34BH07	34BD08				
	1111.51	921.16	921.16	930.74	930.74	921.16	921.16	1111.51				

 DUPLEX PENTHOUSE
 6
 2905.20 - 3873.60 sq.f.

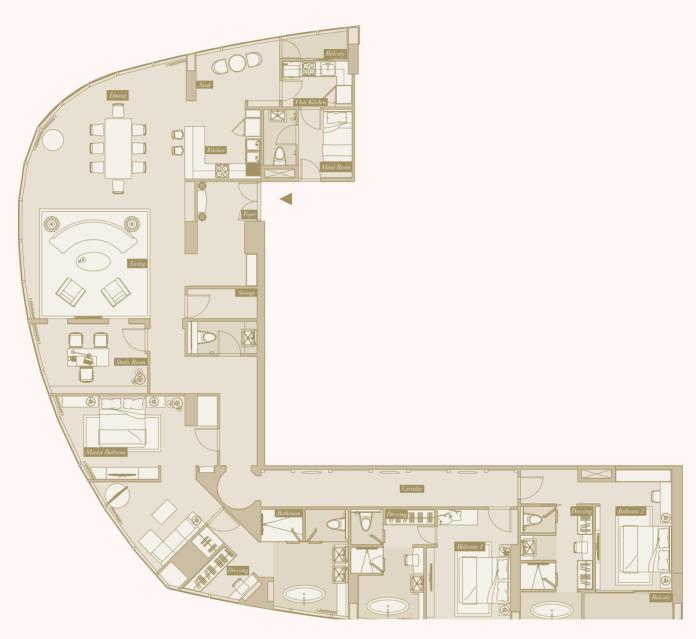
 PENTHOUSE
 2
 3120.40 - 3228.00 sq.f.

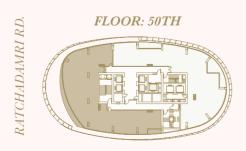
 TWO BEDROOM
 220
 774.72 - 1140.56 sq.f.

 ONE BEDROOM
 88
 516.48 - 645.60 sq.f.

 TOTAL
 316

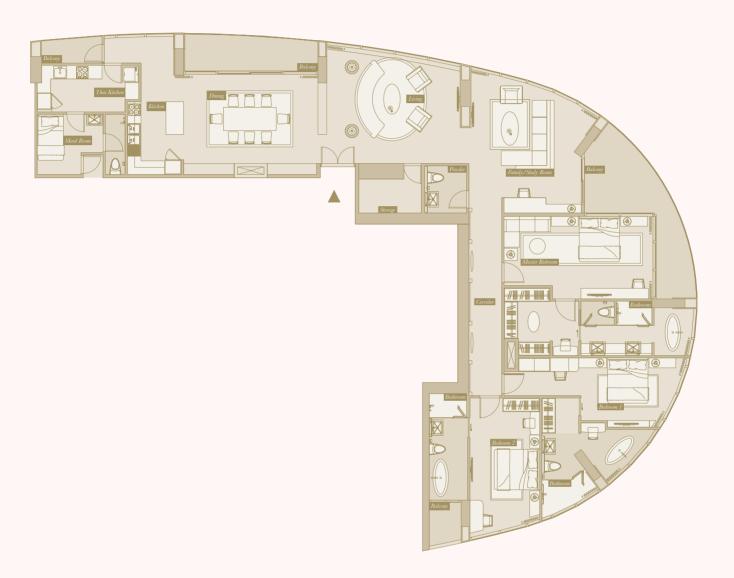


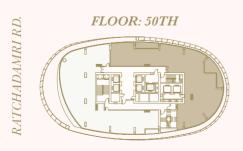




TYPE PA	SQ.M.	SQ.F.
Living/Dining	60.00	645.60
Kitchen	9.50	102.22
Nook	6.50	69.94
Master Bedroom	50.00	538.00
Bedroom 1	28.95	311.50
Bedroom 2	31.65	340.55
Study room	11.65	125.35
Thai Kitchen		
& Maid Room	14.50	156.02

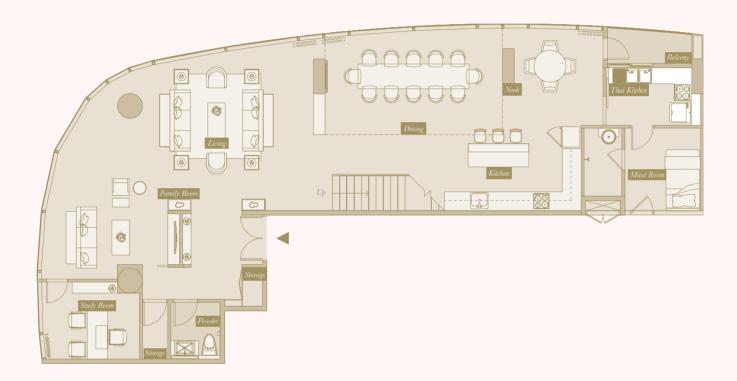




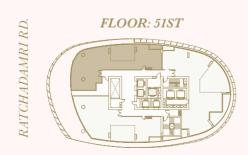


TYPE PB	SQ.M.	SQ.F.
Living/Dining	55.00	591.80
Kitchen	10.50	112.98
Family/Study Room	24.50	263.62
Master Bedroom	45.00	484.20
Bedroom 1	32.00	344.32
Bedroom 2	27.75	298.59
Thai Kitchen		
& Maid Room	20.00	215.20

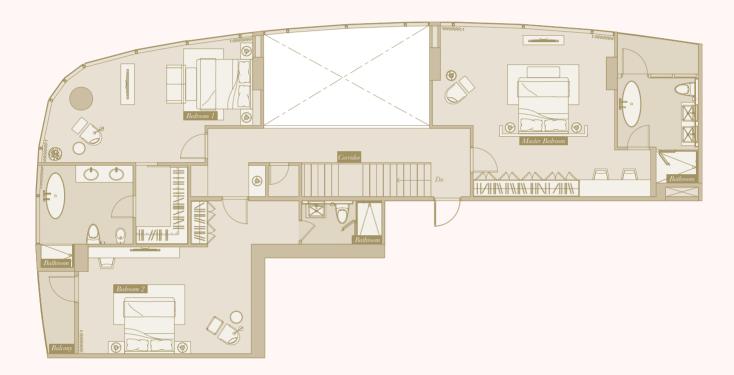




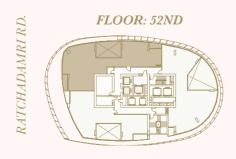
TYPE DA LOWER	SQ.M.	SQ.F.
Living	24.00	258.24
Dining	21.00	225.96
Nook	7.00	75.32
Kitchen	13.00	139.88
Family	14.50	156.02
Thai Kitchen		
& Maid Room	17.00	182.92
Study Room	8.45	90.92



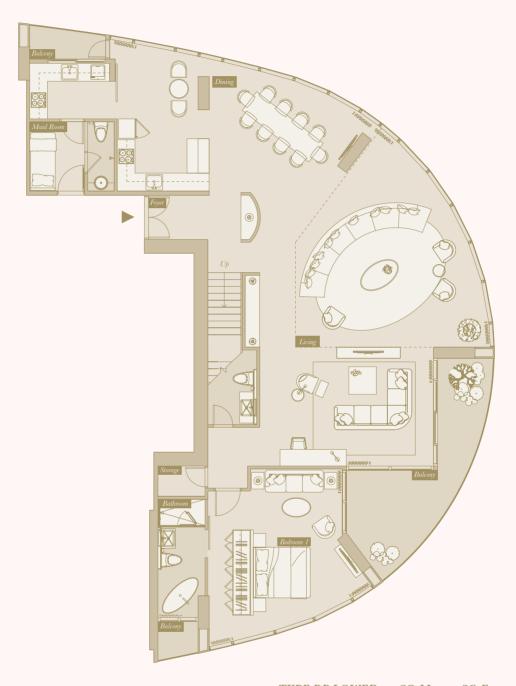


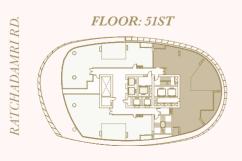


TYPE DA UPPER	SQ.M.	SQ.F.
Master Bedroom	48.50	521.86
Bedroom 1	43.50	468.06
Bedroom 2	36.00	387.36



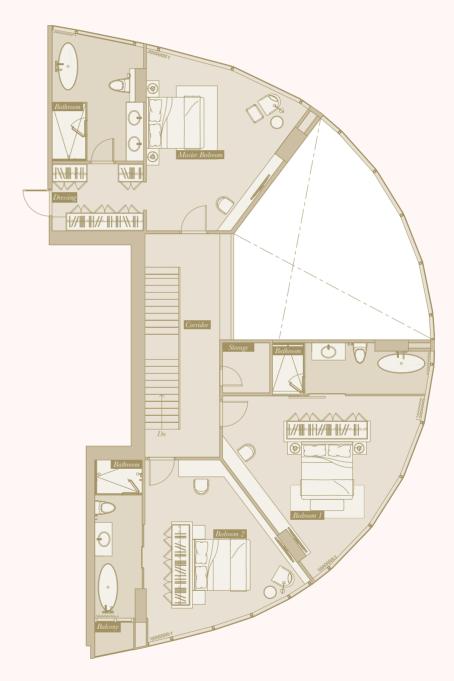






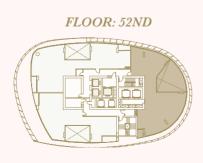
TYPE DB LOWER	SQ.M.	SQ.F.
Living/Dining	58.00	624.08
Family/Study	21.50	231.34
Nook	6.50	69.94
Kitchen	9.00	96.84
Bedroom 1	35.30	379.83
Thai Kitchen	14.00	150.64
& Maid Room		





FLOOR PLAN

RATCHADAMRI RD.



 TYPE DB UPPER
 SQ.M.
 SQ.F.

 Master Bedroom
 50.00
 538.00

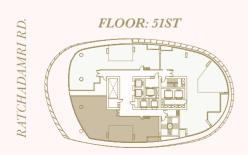
 Bedroom 1
 40.00
 430.40

 Bedroom 2
 36.00
 387.36

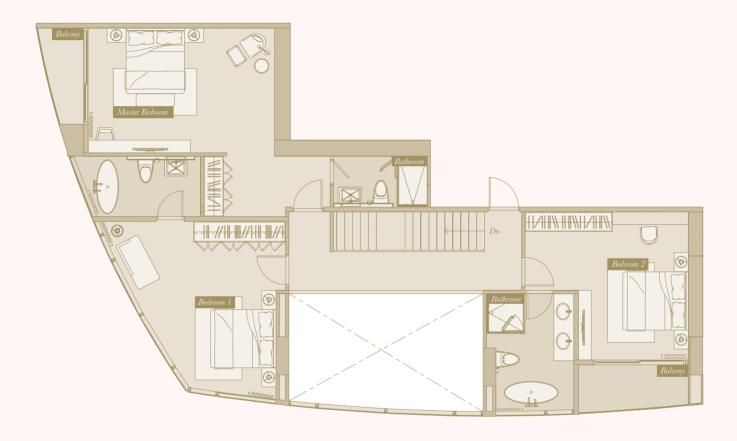




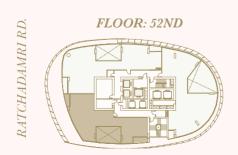
SQ.M.	SQ.F.
33.20	357.23
21.00	225.96
7.00	75.32
13.00	139.88
30.50	328.18
16.00	172.16
	33.20 21.00 7.00 13.00 30.50





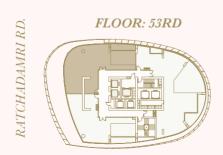


DC UPPER	SQ.M.	SQ.F.
Master Bedroom	35.50	381.98
Bedroom 1	29.00	312.04
Bedroom 2	30.00	322.80

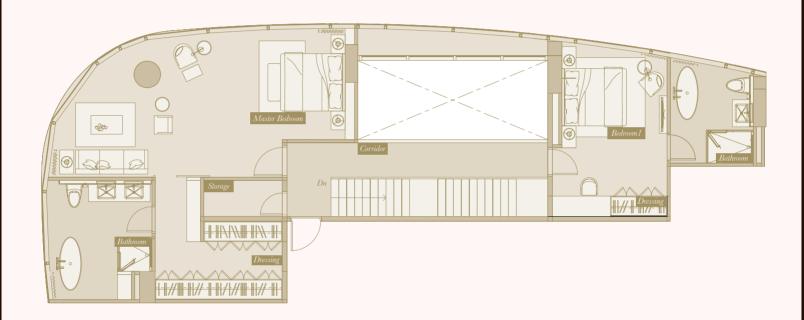








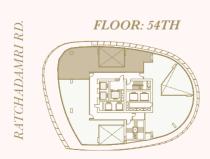




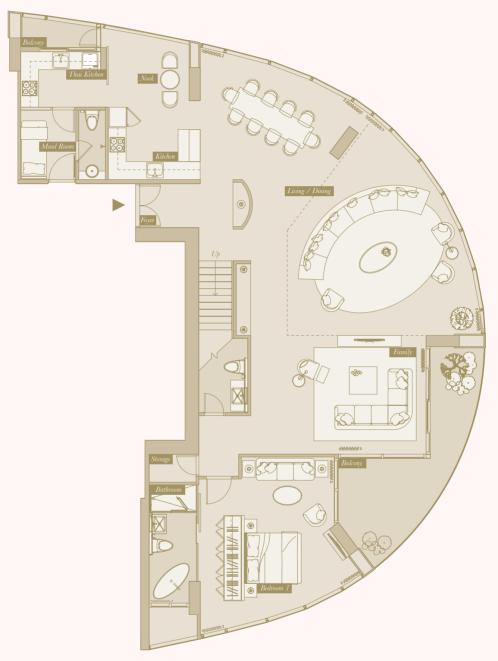
 TYPE DD UPPER
 SQ.M.
 SQ.F.

 Master Bedroom
 60.00
 645.60

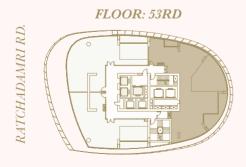
 Bedroom 1
 28.00
 301.28







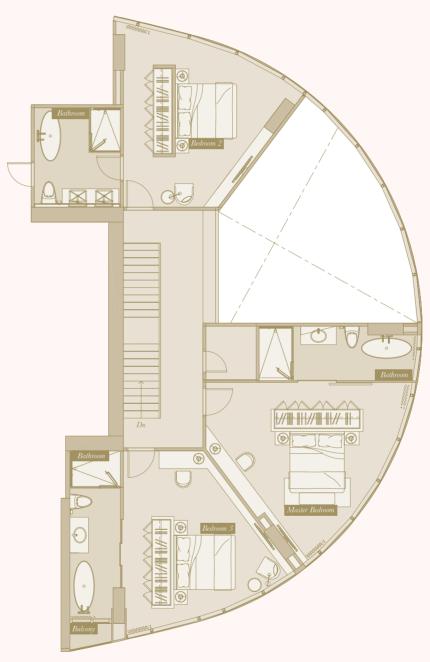
FLOOR PLAN



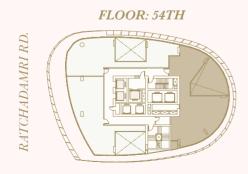
TYPE DE LOWER SQ.M. SQ.F. Living/Dining 58.00 624.08 Family/Study 21.50 231.34 Nook 6.50 69.94

Kitchen 9.00 96.84
Bedroom 1 35.30 379.83
Thai Kitchen & 14.00 150.64
Maid Room





FLOOR PLAN



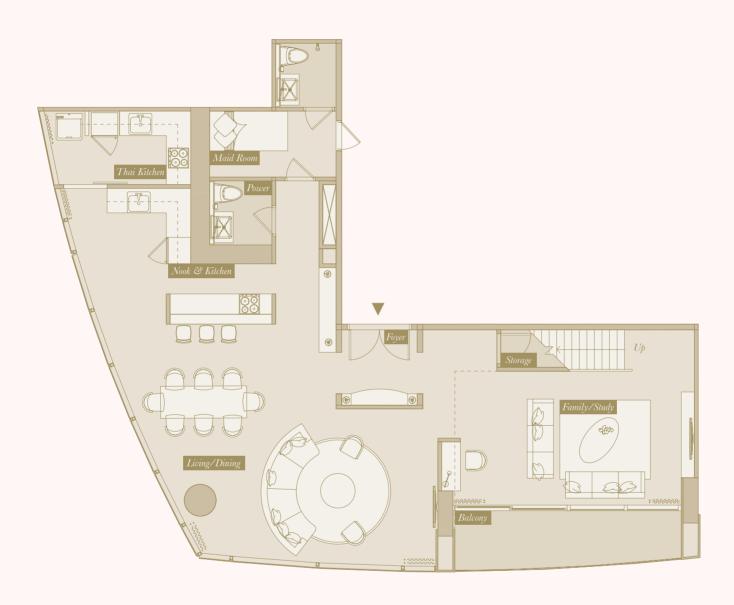
 TYPE DE UPPER
 SQ.M.
 SQ.F.

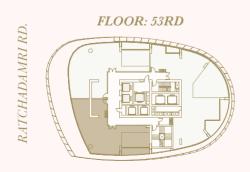
 Master Bedroom
 40.00
 430.40

 Bedroom 2
 36.00
 387.36

 Bedroom 2
 34.00
 365.84

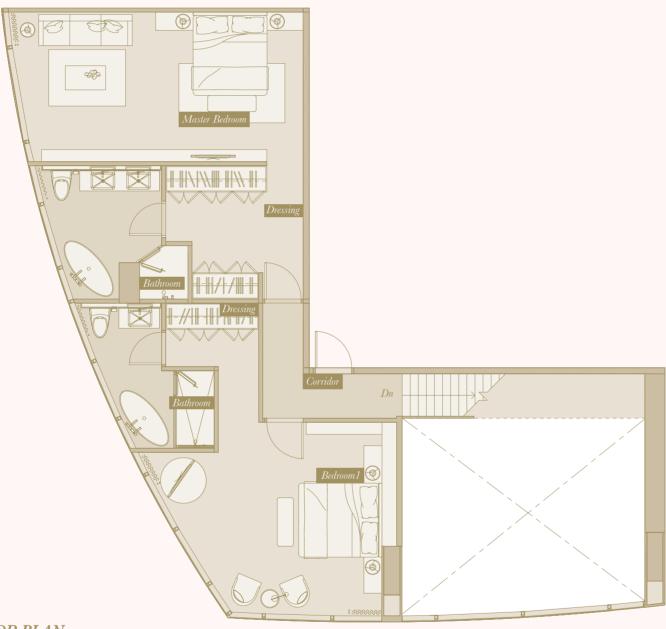




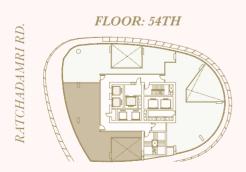


DF LOWER	SQ.M.	SQ.F.
Living/Dining	40.35	434.17
Family/Study	22.00	236.72
Nook & Kitchen	13.50	145.26
Thai Kitchen	7.00	75.32
Maid Room	8.50	91.46









DF UPPER	SQ.M.	SQ.F.
Master Bedroom	45.60	490.66
Bedroom 1	35.00	376.60

Penthouses

KITCHEN

- Design Imported Bulthaup Kitchen or equivalent featuring handle-free cupboards with all soft-closed System and Laminated finishes with Stainless Steel trimmed the edges. And in a choice of 2 color finishes.
- Polished Quartz Stone or equivalent worktop for Kitchen with stainless steel upstand as kicked-base.
- Design Imported brand, FRANKE or equivalent. Stainless Steel undermounted square bowl featuring hi-quality tap.
- All fully Siemens Kitchen Appliances or equivalent to be provided and to be installed together with Built-in Kitchen.
- Siemens Built-in Refrigerator, Microwave-Oven, Slim-line Hood Twin Motors with Carbon Filterand Ceramic Hob, 4 Hi-Speed Cooking Zones with Touch Control, Digital 2-Step residual heat indicator.
- Siemens 2 in 1 Washer Dryer Fully Electronic Control with Air Condensation and Unbalanced Load Detection Technology.

BATHROOM

- Stand Alone One-Piece Toilet Soft-closed lid with jet flush Kohler Off-White Color.
- Standard Luxury models of Kohler provided for Washbasin on top of Stone Counter with Built-in Cabinet underneath washbasin.
- Built-in Mirrored upper cabinets with recessed lighting to be provided above washbasin.
- Standard Luxury models of Kohler at all Bath Accessories provided, Towel Rail, Robe Hook, Tissue Holder.
- Standard Luxury model of Kohler for Rain Head Shower above ceiling special provided at Master Bathroom.
- Luxury model of DORNBRACHT or equivalent Polished Chrome for faucet above washbasin special provided at Master Bathroom, Kohler or equivalent Polished Chrome Faucet at Small Bathroom 2 and 3.
- Luxury model of Hansgroheor equivalent Polished Chrome Shower Set Massage with Air 3 Jets Handshower special provided at Master Bathroom, Kohler or equivalent showerset at Small Bathroom 2 and 3.
- Luxury model of Kasch Exclusive Acrylic Bathtub or equivalent special provided at Master Bathroom for Units Type 3 Bedroom.

INTERIOR FINISHES

- Engineering Floor Living, Dining Area and Bedroom(s) with special unique customize in color on Engineering Floor which represent the luxurious look and make the units extremely rich.
- Stone on floor finishes special provided at kitchen Area for Units type 3 Bedroom.
- Standard Luxury Stones at Walls and Floors finish provided at all Typical Master Bathroom and Bathroom 2 and 3.
- Luxury Mosaic finishes at Feature walls special provided at all Typical Master Bathroom.
- Standard Tempered Glass Partition for Shower room provided at all Typical Master Bathroom and Bathroom 2 and 3.
- Standard High-Quality Semi-Glossed and Matt Interior Painted finishes at All Ceilings, Cornices, Skirtings and Architraves provided for all units.
- Standard High-Quality All Fittings and Hardwares System Hafele, Dorma or equivalent provided at all units.
- Standard High-Quality Veneer finishes at Entry Door and interior doors inside unit provided for all units.

ELECTRICAL FITTING / PLUMBING

- Standard recessed downlights on ceilings provided for all units.
- Standard Emergency small downlight on ceiling at entry area provided for all units.
- Luxury High-Quality Brushed Stainless
 Matellic Bticino or equivalent Socket Outlets
 and Switch-Plates.
- Standard Shaver Socket at inside Built-in Mirrored upper cabinets provided at Master Bathroom and Bathroom 2 and 3 at all units.
- Standard Telephone Line provided at Living Area, Master Bedroom and Bedroom 2 and 3 at all units.
- Standard LAN provided at Living Area and Master Bedroom and Bedroom 2 and 3 at all units.
- Standard High-Quality Digital Doorlocked at Entry-Door Yale or equivalent with Quality Secured System 1-CARD ACCESS provided all units.

KITCHEN

- Design Imported Bulthaup Kitchen or equivalent featuring handle-free cupboards with all soft-closed System and Laminated finishes with Stainless Steel trimmed the edges. And in a choice of 2 color finishes.
- Polished Quartz Stone or equivalent worktop for Kitchen with stainless steel upstand as kicked-base.
- Design Imported brand, FRANKE or equivalent. Stainless Steel undermounted square bowl featuring hi-quality tap.
- All fully Siemens Kitchen Appliances or equivalent to be provided and to be installed together with Built-in Kitchen.
- Siemens Built-in Refrigerator, Microwave-Oven, Slim-line Hood Twin Motors with Carbon Filterand Ceramic Hob, 4 Hi-Speed Cooking Zones with Touch Control, Digital 2-Step residual heat indicator.
- Siemens 2 in 1 Washer Dryer Fully Electronic Control with Air Condensation and Unbalanced Load Detection Technology.

BATHROOM

- Stand Alone One-Piece Toilet Soft-closed lid with jet flush Kohler Off-White Color.
- Standard Luxury models of Kohler provided for Washbasin on top of Stone Counter with Built-in Cabinet underneath washbasin.
- Built-in Mirrored upper cabinets with recessed lighting to be provided above washbasin.
- Standard Luxury models of Kohler at all Bath Accessories provided, Towel Rail, Robe Hook, Tissue Holder.
- Standard Luxury model of Kohler for Rain Head Shower above ceiling special provided at Master Bathroom.
- Luxury model of DORNBRACHT or equivalent Polished Chrome for faucet above wash basin special provided at Master Bathroom, Kohler or equivalent Polished Chrome Faucet at Small Bathroom 2 and 3.
- Luxury model of Hansgroheor equivalent Polished Chrome Shower Set Massage with Air 3 Jets Handshower special provided at Master Bathroom, Kohler or equivalent showerset at Small Bathroom 2 and 3.
- Luxury model of Kasch Exclusive Whirlpools or equivalent + Massage System with Therapy lighting special provided at Master Bathroom for only Units Type Duplex Penthouse.

INTERIOR FINISHES

- Engineering Floor Living, Dining Area and Bedroom(s) with special unique customize in color on Engineering Floor which represent the luxurious look and make the units extremely rich.
- Stone on floor finishes special provided at kitchen Area for Units type Duplex Penthouse.
- Standard Luxury Stones at Walls and Floors finish provided at all Typical Master Bathroom and Bathroom 2, 3.
- Luxury Mosaic finishes at Feature walls special provided at all Typical Master Bathroom, Small Bathroom 2 and 3.
- Standard Tempered Glass Partition for Shower room provided at all Typical Master Bathroom, Small Bathroom 2 and 3.
- Standard High-Quality Semi-Glossed and Matt Interior Painted finishes at All Ceilings, Cornices, Skirtings and Architraves provided for all units.
- Standard High-Quality All Fittings and Hardwares System Hafele, Dorma or equivalent provided at all units.
- Standard High-Quality Veneer finishes at Entry Door and interior doors inside unit provided for all units.

ELECTRICAL FITTING / PLUMBING

- Standard recessed downlights on ceilings provided for all units.
- Standard Emergency small downlight on ceiling at entry area provided for all units.
- Luxury High-Quality Brushed Stainless
 Matellic Bticino or equivalent Socket Outlets
 and Switch-Plates.
- Standard Shaver Socket at inside Built-in Mirrored upper cabinets provided at Master Bathroom and Bathroom 2 at Typical all units.
- Standard Telephone Line provided at Living Area, Master Bedroom, Small Bedroom 2 and 3 at units type duplex penthouse.
- Standard LAN provided at Living Area and Master Bedroom, small bedroom 2 and 3 at all units type Duplex Penthouse.
- Standard High-Quality Digital Doorlocked at Entry-Door Yale or equivalent with Quality Secured System 1-CARD ACCESS provided all units.

DEVELOPER **T**EAM

THE DEVELOPER

Magnolia Finest Corporation Co., Ltd., a member of DT Group of Companies, established in 2000, operates the Property Development business under the concept of "Think and Create for Human Sustainability". With this in mind, we develop projects that best respond to the demands and well-being of our residents.

The Company invests and develops real estate projects on an international level to build growth of joint ventures and development of international real estate projects with our domestic and international partners and investors.

Each project is unique with state-of-the-art design incorporating quality materials, energy and environmental technology. We not only build a place for living, we also innovate to achieve the best quality of life.

CONSULTANT DETAILS

Developer

Architect

DI Designs/ The Beaumont Partners Co., Ltd.

Consultant

Gensler

Hospitality Design

Consultant

JPA

atelier ten (New york)

Interior Architect PIA

Landscape Architect Shma

Structural Engineer Meinhardt (Thailand)

Machanical & Electrical
Consultant Engineer EEC

Façade Design Consultant Meinhardt (Thailand)

Sustainable Design

Project Management Halcrow

Interior Renderer DOF

Exterior Renderer RGB

Consultant

Advertising Agency Degree Bangkok

Content Provider Punch Media (Thailand) Co., Ltd

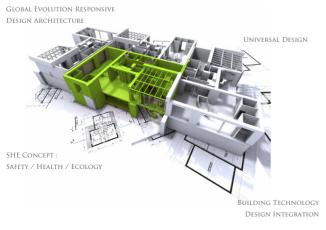
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THINK AND CREATE FOR HUMAN SUSTAINABILITY





WWW.MAGNOLIA.CO.TH

AGNOLIA QUALITY DEVELOPMENT CORPORATION COMPANY LIMITED (MAGNOLIA), ONE OF THE DT GROUP OF COMPANIES (DTGO) IS FOUNDED AND OBJECTED TO BE A REAL-ESTATE DEVELOPER FOR BOTH RENTAL AND SALES. WE STARTED WITH THE HOUSING AND CONDOMINIUM PROJECTS UNDER THE BRAND OF "MAGNOLIAS". THE COMPANY PLANS TO EXPAND INTO SERVICE APARTMENTS AND RESORT PROJECTS.

WHAT MAKES US DIFFERENT?



genuine environmental-friendly projects helping create a better world today for a better world tomorrow



clean energy | clean transportation |







BOUNDLESS LIFE QUALITY **DESIGN**

ULTIMATE LOVING **COMMUNITY**



design for quality of life seeking the ultimate living experience state of the art and beyond

create a loving and caring society building long-term relationship safe and secure living



Designing houses that are applicable for 3 generations to live altogether. We systematically cultivate this knowledge through our extensive research and development program that draws on global experience in various related fields and studies in response to specific needs of all 3 generations to live altogether in harmony.



Creating quality community. Harmonious living environment is created for each member to live happily and healthily through facilities and services that provide the best security management so that everyone could live in safety. Neighborhood relationships can be elevated in order to build a truly pleasant community.



Developing "World Care" concept Each project is designed to minimize environmental impact by utilizing the latest technology to maximize energy efficiency. Furthermore, Magnolia excels in building quality and long-term sustainability between human beings and the environment.

THINK AND CREATE FOR **HUMAN SUSTAINABILITY**

"THINK AND CREATE FOR HUMAN SUSTAINABILITY"

Magnolia Quality Development Corporation Limited, one of the DT Group of Companies, operates a business of making investments, development of property, land and residential projects. Our business was established on 5th August 1994 with an authorized capital of 1,450,000,000 Baht.

Residential Project Development focuses on the development of detached houses and condominiums, emphasizing a project concept of distinct uniqueness. Quality construction using the finest materials and meticulous design produced to support every form of lifestyle, advocating the efficient use of energy. Our projects, including the success story, are Magnolias Southern California, Magnolias French Country, Whizdom The Exclusive and Whizdom @ Punnawithi Station.

Through business expansion in 2010, Magnolia International Corporation and Magnolia Finest Corporation emerged to accommodate investments in property developments at an international level.

Moreover, MAGNOLIA also attaches importance in playing a part in designing houses that are applicable for 3 generations to live altogether, creating a more inhabitable world, in terms of design which focuses on nature and the environment, taking into account the adaptation of innovations for the creation of projects that improve society, with a combined effort to conserve the world.

For further details. Visit www.magnolia.co.th

DEVELOPMENT HIGHLIGHTS

- Developer: Magnolia Finest Corporation Limited
- Total land area: 6-2-70 Rais
- Tenure: Leasehold 30 years

RESIDENCES DETAIL

Residences:

- 316 private residences locating on 17th - 54th floors

Available room type:

- 1 bedroom (48-60 sq.m) 88 units
- 2 bedrooms (72-106 sq.m) 220 units
- Penthouse (290-300 sq.m) − 2 units
- Duplex Penthouse (250-360 sq.m) 6 units

Residential facilities:

- The Magnolia Ratchadamri Boulevard Residences Lounge, an exclusive and private club for the use of residents only
- Exclusive residential lobby and drop off area with valet parking
- Welcoming desk/receptionist desk/ concierge desk
- Garden curved view library
- Jogging track with slope garden
- Board room/Meeting room
- Director of residences office
- Mail room and mailbox area
- High speed residential passenger elevator(s)
- High speed service elevator
- Dedicated guest parkings
- Utility meters
- Fitness Center

- Business Center
- Media Center
- Multipurpose room
- Swimming pool with kid's pool and jacuzzi
- Steam and sauna room
- Changing and locker room

Parking:

- − 1 Bedroom − 1 non-fixed parking
- 2 Bedroom 1 fixed parking
- Penthouse + Duplex Penthouse 2 fixed parking

Security

Secure fob activated entry gates and main elevators

DISCLAIMER

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