

***AT THE HEART OF A COUNTRY HELD IN THE HIGHEST REGARD AS A PLACE TO LIVE.
AT THE HEART OF THE DREAM CITY FOR VISITORS FROM AROUND THE WORLD.
“AT THE HEART OF BANGKOK”, IN THE MOST CHARMING NEIGHBORHOOD
–RATCHADAMRI BOULEVARD.***

The prestigious and unique boulevard which has a long and storied history. The boulevard that is filled with the beauty of architecture and greenery. The boulevard that is connected by convenient modern transportation systems to world-class shopping complexes, leading hotels, and places of leisure. The boulevard that is a crossroads of commerce, diversity, and spirit...

At the heart of this place, we've discovered something important. Small - yet incredible - it's the heart of the people of this great land. Their “*Thai smile*” and “*loving kindness*” – which are shared naturally and expressed unconditionally.

At Magnolia, we have great confidence in Thailand and the hearts of Thai people. To us, this is an exceptional opportunity that cannot be found anywhere else. At the heart of this metropolis and at the heart of Thai people, here we are determined to create the perfect home. To fulfill the greatest legacy...that is worthy of the last available and most beautiful land on this prestigious boulevard.

Today, our heart is filled with gratitude and pride. We are proud to “*Think and create for human sustainability*” so that our people can enjoy a life with more meaning and greater value. Here, At the heart of Ratchadamri, At *Magnolias Ratchadamri Boulevard*.

“FULFILLING THE LEGACY OF RATCHADAMRI”



BANGKOK, THAILAND













RATCHADAMRI BOULEVARD – THE LEGACY

The historic Ratchadamri district is one of Bangkok's most charming and historically significant neighbourhoods. Studded with cultural landmarks, temples, meeting places for trading, and Thai traditional housing, this vital community is truly Bangkok's heart.

It began with the wise vision of His Majesty King Chulalongkorn (King Rama V) about 100 years ago to build a wider boulevard, linking Silom and Ratchaprasong area, for growing future development in Bangkok. '*Ratchadamri*' was the name given from His Majesty the King specifically for this boulevard, meaning '*Royal Deliberation*'.

Over time the neighborhood began to change, yet it remains the original elite neighborhood of Bangkok. New shopping centers, theaters, restaurants, hotels, offices, and luxury residences were erected alongside the Ratchadamri Boulevard.

***WITH ITS PRESTIGE AND LONG HISTORY,
RATCHADAMRI IS NOT JUST A BOULEVARD:
IT IS THE LEGACY OF ROYAL LINEAGE.***







DAZZLING BANGKOK

With its unique blend of hyper-modern energy, languid tropical ways, and warm hospitality, Bangkok is uniquely exciting and irresistibly enticing amongst the world's major cities. One of the world's most dazzling capitals, a magnetic metropolis offering unbounded pleasures, Bangkok is thoroughly modern yet imbued with traditional Thai grace, hip to global trends but keeping its essential “*Thainess*”. There is nowhere like it – a city full of smiles that make your day, every day.

Ratchadamri is the city's vibrant focus, its beating heart, boasting an unrivalled cluster of high-end shopping, luxury hotels, fine dining, high fashion and elite entertainment. Located beside the opulence of the Grand Hyatt Erawan Bangkok and Four Seasons hotels, with views over the green splendour of the Royal Bangkok Sports Club, *Magnolias Ratchadamri Boulevard* sets you at the very heart of Bangkok.

Pictures: (Previous Page: From Top Left to Bottom Right) Directory at Ratchadamri, Coffee Shop at Grand Hyatt Erawan Bangkok Hotel, Bangkok Art and Culture Centre, BTS Siam Square, Erawan Shrine: The Four-faced Brahma Statue (Current Page) Top-Patumwan Intersection, Right-Bangkok Art and Culture Centre.





DELECTABLE DINING

Bangkok is one of the planet's great eating destinations, serving you a vast array of cuisines from all over the world as well as the myriad delights of Thai cuisine. From the finest gourmet dining to the tastiest street food, Bangkok has it all – and very many of the city's best eating experiences are found in the Ratchadamri area. Whether you choose the refined ambience of an exceptional restaurant, or the multifarious delights of a food hall, or a stool at a noodle stall, you are in the midst of dining heaven.

Pictures: Top Left-True Coffee at Siam Square, Top Right & Middle-Red Sky Centara Grand at CentralWorld Plaza, Bottom-McDonald's at Siam Square.





FABULOUS SHOPPING

Bangkok is a shopping paradise and Ratchadamri is at the heart of it. Within an easy walk are the most prestigious malls and top department stores, offering the best of the world as well as Thailand's finest products. From the vast and vibrant CentralWorld and Siam Paragon complexes to the buzzing bargain emporiums of MBK and Pratunam, plus the kaleidoscope of sidewalk stalls and colourful boutiques, you will find just about anything you desire on your very doorstep, a shopping experience of divine joy.

*Pictures: (From Top Left to Bottom Right)
Prada Shop at Gaysorn Plaza, Louis Vuitton
Shop at Gaysorn Plaza, Giorgio Armani
Shop at CentralWorld Plaza, Siam Square
Flea Market.*







SCINTILLATING ENTERTAINMENT

Bangkok is the capital of fun – sanuk, as the Thais call it, is a national priority – and Ratchadamri provides a whole panoply of possibilities. With diversions ranging from state-of-the-art movie multiplexes to the wondrous Siam Ocean World aquarium, from the stimulating Bangkok Arts and Culture Centre to pulsating night clubs, from Madame Tussaud's waxworks to the thrill of horse-racing, your entertainment needs are fulfilled to the maximum. In the heart of Bangkok, stepping out just couldn't be finer.

Pictures: (From Top Left to Bottom Right) Erawan Shrine: The Four-faced Brahma Statue, Siam Ocean World at Siam Paragon, Hard Rock Café at Siam Square, Madame Tussauds at Siam Discovery (Next Page) The Royal Bangkok Sports Club.









A SPORTING CHANCE

For everything from a leisurely walk in the park to a serious work-out, Ratchadamri offers a wide range of excellent options for keeping fit. Lumpini Park is Bangkok's "green lung" with 58 hectares of greenery and lakes, walking and jogging paths, plus fitness equipment and boating. Thailand's most prestigious sporting and social institution, the Royal Bangkok Sports Club, offers world-class sports facilities, and there is even a skating rink at CentralWorld Plaza. You'll feel fine at *Magnolias Ratchadamri Boulevard*.

*Pictures: Top-Lumpini Park,
Bottom-Chulalongkorn University.*





ELITE EDUCATION AND EMBASSIES

The educational needs of your family are superbly catered for. Within easy reach are several top educational institutions, including the outstanding Chulalongkorn University, a renowned international school and an international pre-school, plus several leading language schools. Convenient for many purposes, also found in the locality are the embassies of many high-ranking nations. At *Magnolias Ratchadamri Boulevard*, you are so well connected, at the heart of all that is prestigious.

Pictures: Top-Lumpini Park, Middle-United States of America Embassy, Bottom-Chaloem Phao Intersection.





WORLD-CLASS HEALTHCARE

Thailand is renowned for its world-class healthcare at very reasonable cost, from hospitals with state-of-the-art equipment to a wide range of dedicated speciality clinics, plus some of the planet's most exquisite spas. In Bangkok, you need have no worries about your health, with such superior and affordable help at hand. These excellent institutions have English-speaking staff, offering warm Thai hospitality as well as high-quality care across the full range of specialities, assuring you the finest of health.

Pictures: (From Top to Bottom Right) The Thai Red Cross Society, Chulalongkorn Hospital, Police General Hospital.





THE SPIRITS ARE WITH YOU

You're in luck at Ratchadamri: beautiful and powerful shrines are here, fine places to make a wish or find consolation. The famous Erawan Shrine is decked with flowers, swirled in joss-stick smoke, tinkling with traditional Thai music, day and night, drawing worshippers from all over the world. CentralWorld Plaza presents one of Bangkok's most impressive spirit houses and the lovely Buddhist monastery of Wat Pathumwanaram Rajaworavihara is a time-honoured sanctuary of saffron-robed monks.

Pictures: Top-Wat Pathumwanaram Rajaworavihara, Bottom-Erawan Shrine: The Four-faced Brahma Statue.



EASY ACCESS

Getting around is so easy at Ratchadamri. On your doorstep is a station of the Skytrain elevated railway, whizzing you to all the major downtown commercial areas, plus a stop for air-conditioned city buses. The local sidewalks are well-paved, giving easy pedestrian access. Car drivers enjoy valet parking, direct access to a main boulevard and nearby access to the expressway. And dozens of taxis pass the front door every minute, day and night. At *Magnolias Ratchadamri Boulevard*, your mobility is guaranteed.

Pictures: Top-BTS Ratchadamri Station, Middle-Tuk Tuk, Bottom-Taxi.

MAGNOLIAS RATCHADAMRI BOULEVARD

CONNECTED AT THE HEART



A HEART TO TRUST IN.

A true home is a place entrusted with the values, hopes and dreams of the people who live there. A home is a safe, secure, and supportive place. We realize that homes are not simply structures that are built - they must be understood and then nurtured.



TWO HEARTS THAT BEAT AS ONE.

Care, unconditional love, and a bond that cannot and need not be explained. These are the backbone of every happy family and are values that form the core of our beliefs at *Magnolias Ratchadamri Boulevard*. They have guided us in the development of every aspect of this project, from the tiniest details to the overall design of our building so as to exist in harmony with the environment. Much of these details will be difficult to explain or to see, but they will certainly be felt.



A DEVOTED HEART.

Commitment is something expressed everyday and proven by time. *Magnolias Ratchadamri Boulevard* is built on the commitment to create living spaces and communities where everyday feels as special as the first day you moved in.



MY HEART'S KEEPER.

There are some things that are much more than what they appear to be. A simple locket is not so simple – it is a symbol of devotion, an expression of love, a lasting memory and much more. Similarly, a home is not just a place to live, it is an integral part of your life, the stage on which your life story plays out its most intimate moments. At *Magnolias Ratchadamri Boulevard* we believe that your home should be just as precious as the memories created within it.

*THOUGHTFUL, HEARTFELT, DEVELOPED FOR
WHAT MATTERS MOST TO YOU.*

MAGNOLIAS RATCHADAMRI BOULEVARD.

CONNECTED AT THE HEART.







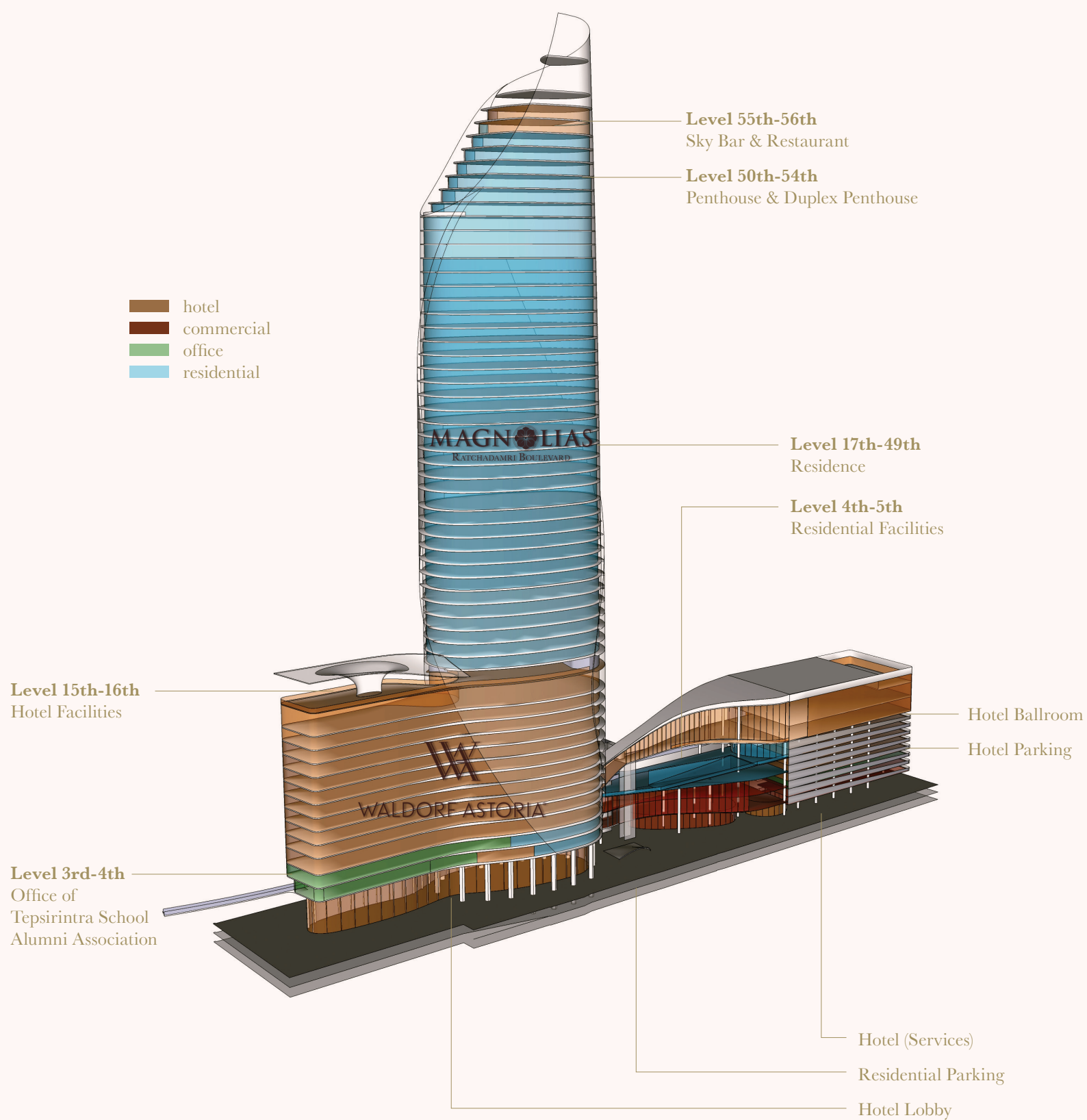
DESIGN & INSPIRATION

Magnolias Ratchadamri Boulevard ‘In the heart of Bangkok’ is a truly remarkable development, combining modernity, luxury, and convenience with traditional values to create a living experience. The Project is an inspired new 60-storey high-rise complex located on a 2.5 acre (10,680-sqm) site in the heart of Bangkok’s central business district, directly on Ratchadamri road, between the luxury 5-star Grand Hyatt Erawan and Four Seasons Hotels, and across from the Royal Bangkok Sports Club, and with a direct link to the Ratchadamri BTS Skytrain station. Its completion will not only mark a new chapter for Bangkok but also be the fulfillment of the Ratchadamri community environmentally and aesthetically.

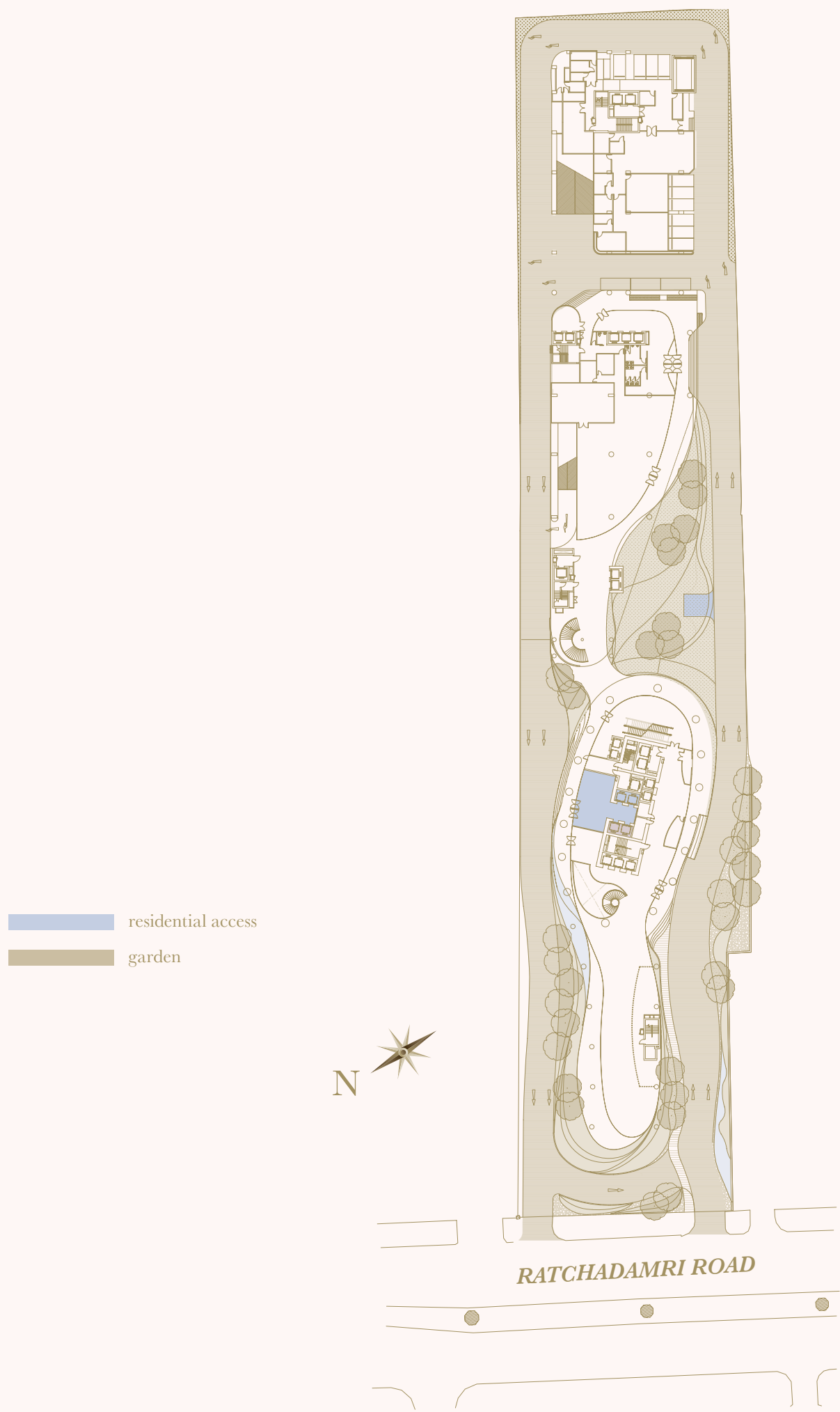
With its dazzling sculptural appearance, *Magnolias Ratchadamri Boulevard* has been carefully sculpted to introduce two layers of a three-dimensional architectural ‘petal’ that sensuously spirals along the tower’s full height and the podium’s full length, as if springing up from the ground like a Magnolia flower to reveal the inner life of the building - metaphorically and literally. The ‘petal’ gives *Magnolias Ratchadamri Boulevard* a dramatic profile in the heart of the Bangkok skyline while generating a set of very special features to house the diverse functions in the building complex and to protect the occupants from the environment in an intelligently strategic way. Symbolically, the intertwining of the petal’s curved line represents a constant connection to the heart of people, and the heart of Bangkok.

The design of *Magnolias Ratchadamri Boulevard* deconstructs the typical tower and podium typology to render not a tower, but instead an elliptical skyscraper that balances the lyrical nature of a ‘petal’ with tectonics as it moves vertically between ground and sky. Efficient elliptical floor plates at the tower and a sensuous podium optimize stunning wide-angle city views for residents and hotel guests. Overhung floor slabs and sun shading devices help protect occupants from the heat and glare of sun. The tower meets the sky as an open flower, gaining energy from the sun with a roof of photovoltaic panels for penthouse residents’ hot water usage.

BUILDING DIAGRAM



MASTER FLOOR PLAN (GROUND FLOOR)



BUILDING MATRIX

Floor 34th-55th

| 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 | | | | |

BUILDING MATRIX

Floor 17th-33rd

| FLOOR | NET SALEBLE 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. | <div></div> |
| PENTHOUS | 2 | 290-300 sq.m. | <div></div> |
| TWO BEDROOM | 220 | 72-106 sq.m. | <div></div> |
| ONE BEDROOM | 88 | 48-60 sq.m. | <div></div> |
| TOTAL | 316 | | |

BUILDING MATRIX

Floor 34th-55th

| 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 | | | | |

BUILDING MATRIX

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 |

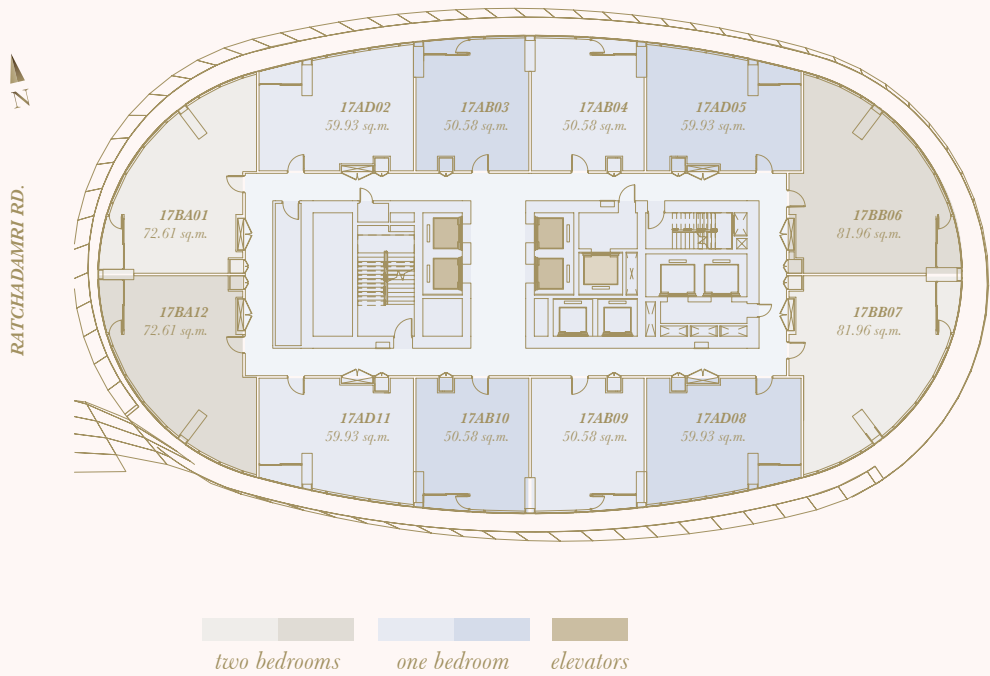
| | | | |
|------------------|-----|------------------------|-------------|
| DUPLEX PENTHOUSE | 6 | 3905.20 – 3873.60 sq.f | <div></div> |
| PENTHOUSE | 2 | 3120.40 – 3228.00 sq.f | <div></div> |
| TWO BEDROOM | 220 | 774.72 – 1140.56 sq.f | <div></div> |
| ONE BEDROOM | 88 | 516.48 – 645.60 sq.f | <div></div> |
| TOTAL | 316 | | |

MAGNOLIAS RATCHADAMRI BOULEVARD

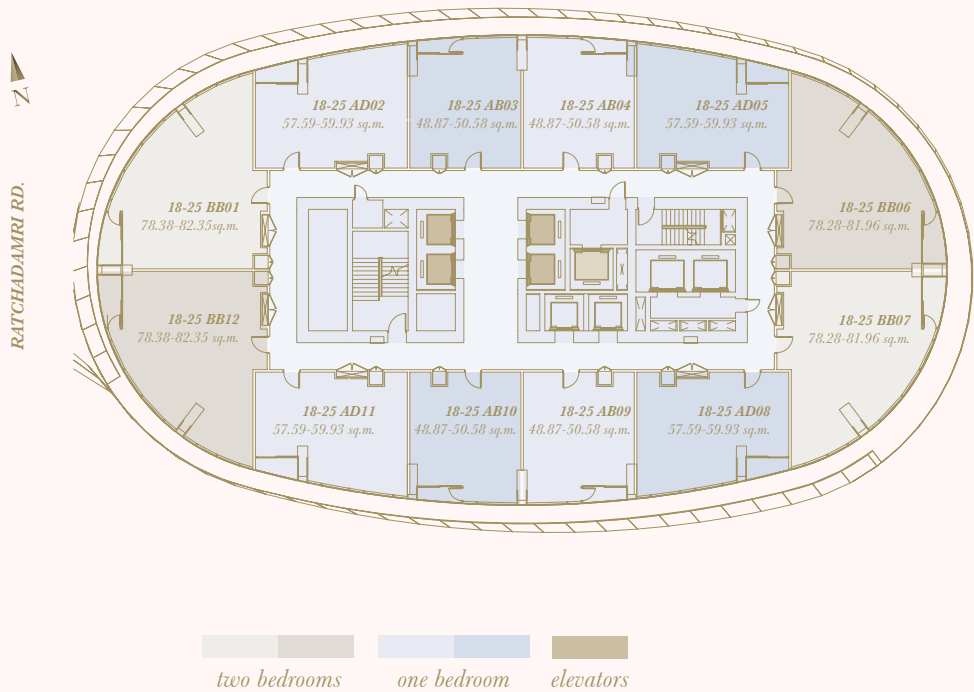
THE RESIDENTIAL FLOOR PLAN

Floor Plan 17th-25th

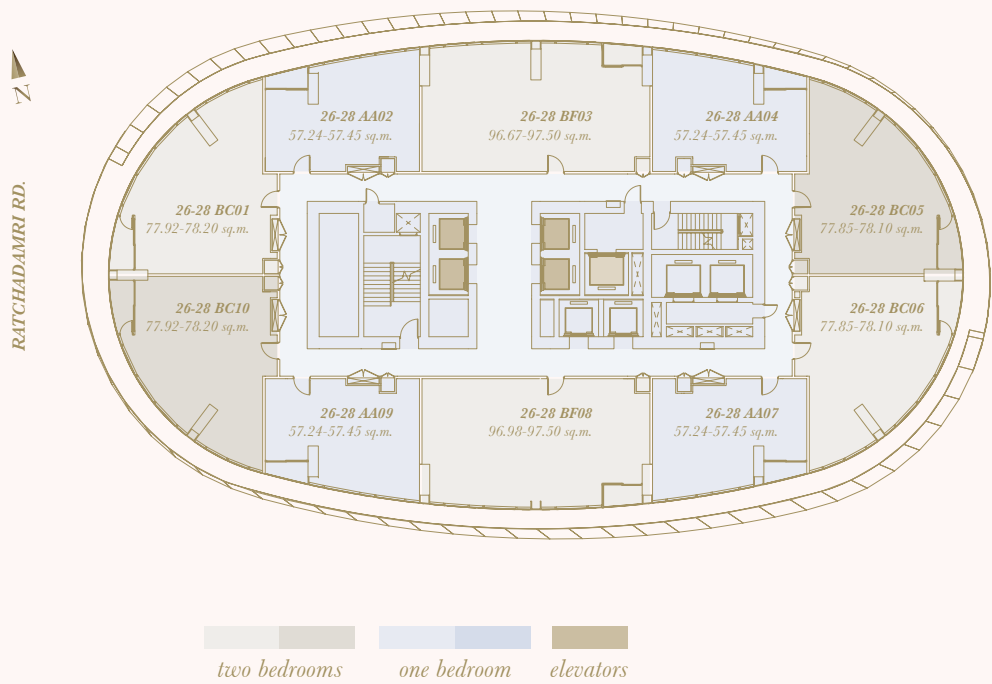
FLOOR: 17TH



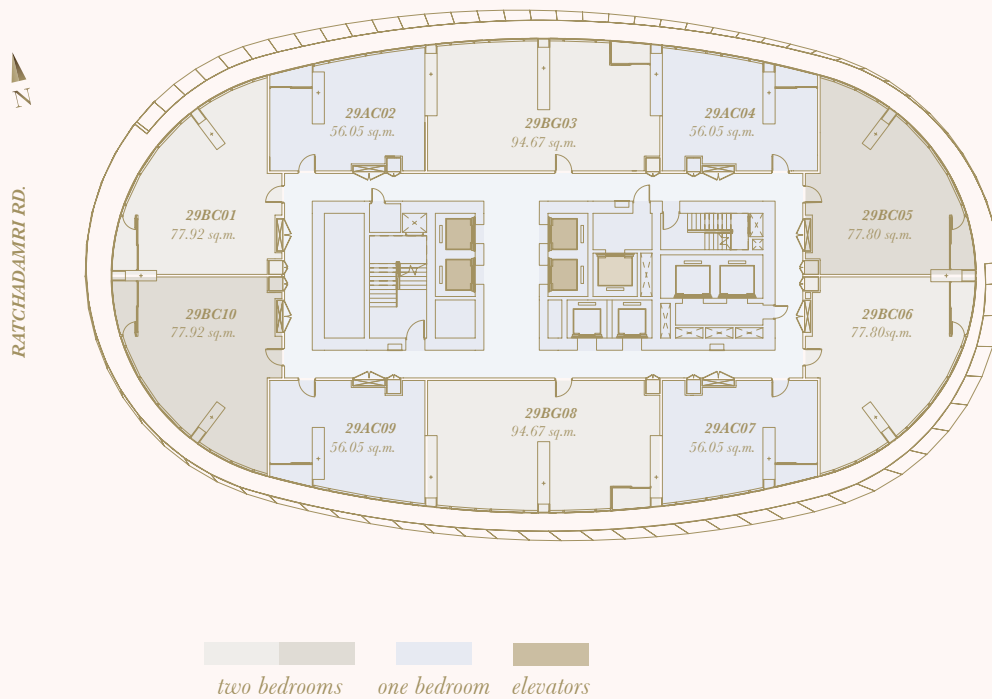
FLOOR: 18TH-25TH



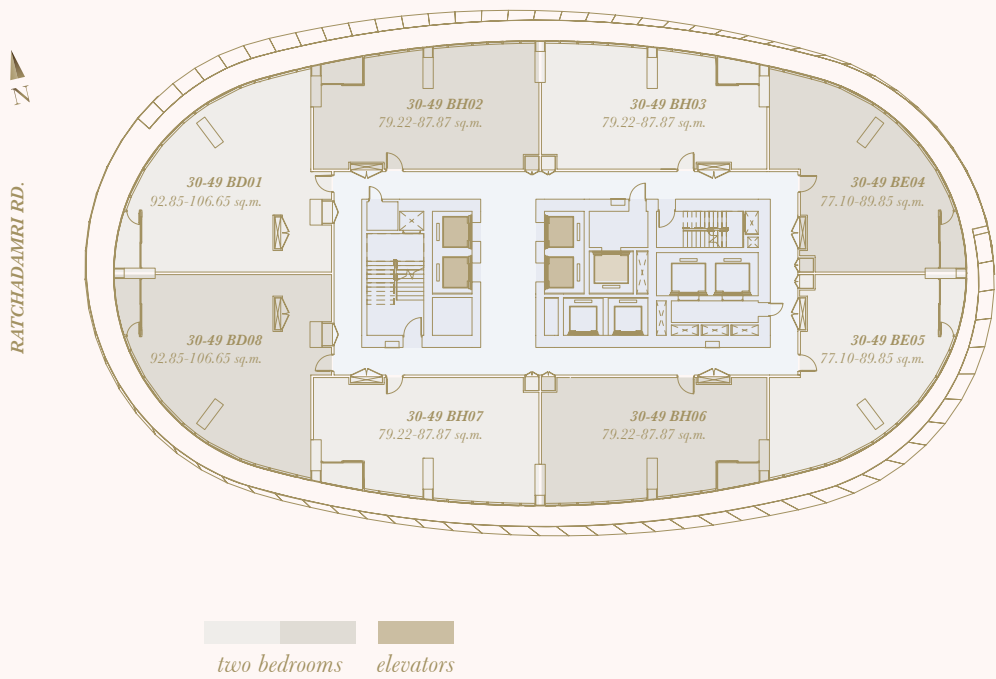
FLOOR: 26TH-28TH



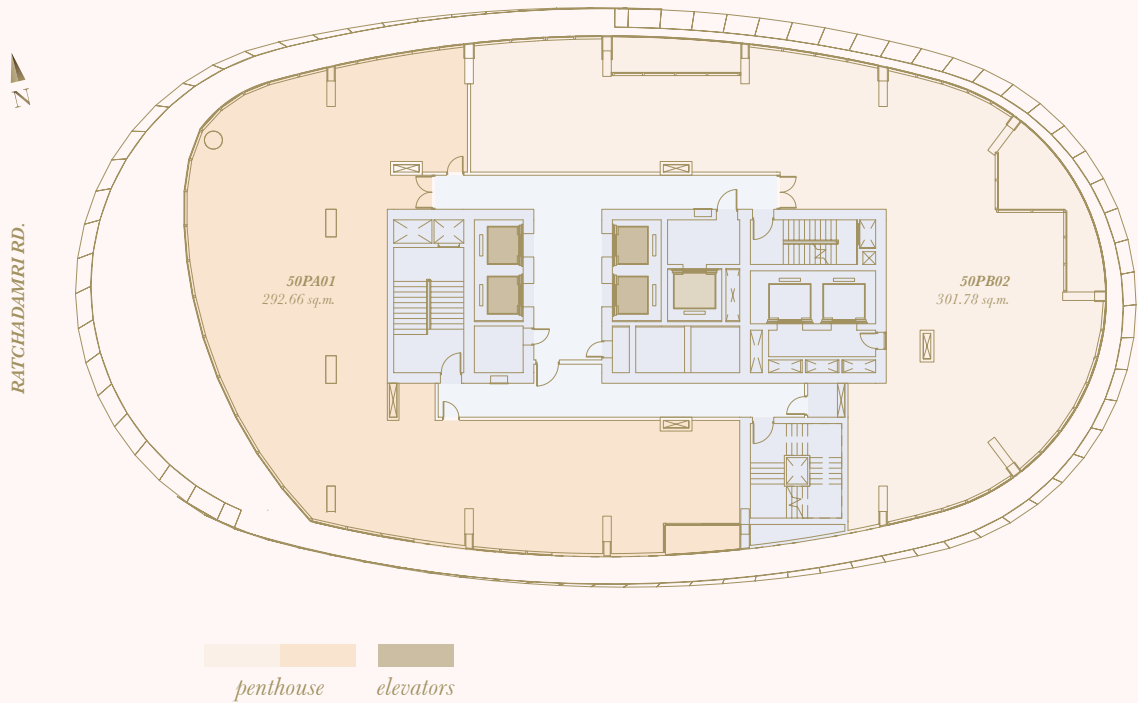
FLOOR: 29TH



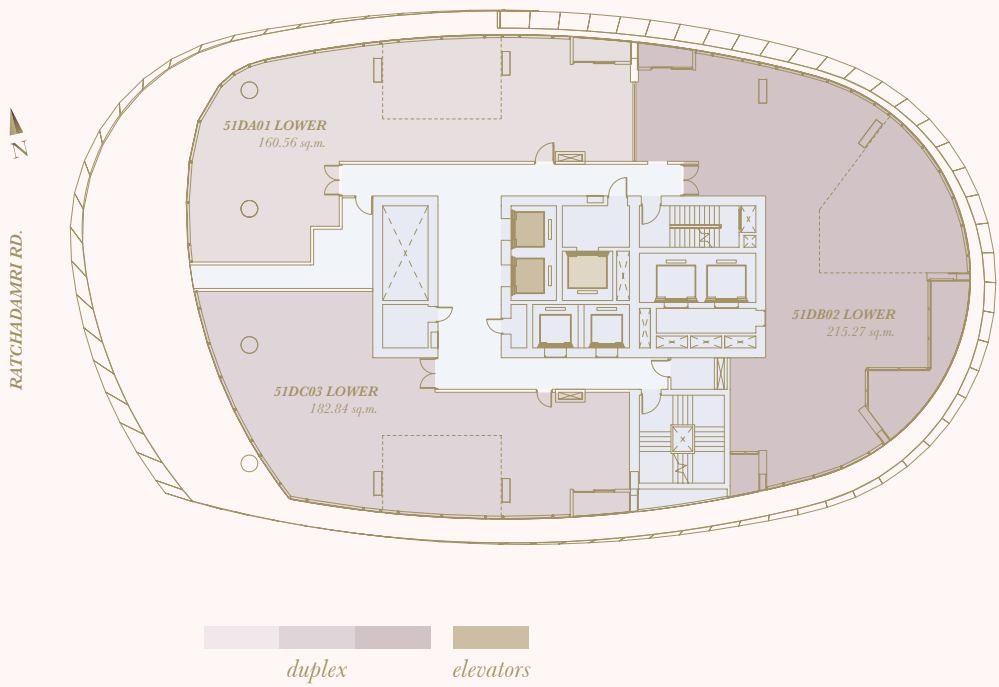
FLOOR: 30TH-49TH



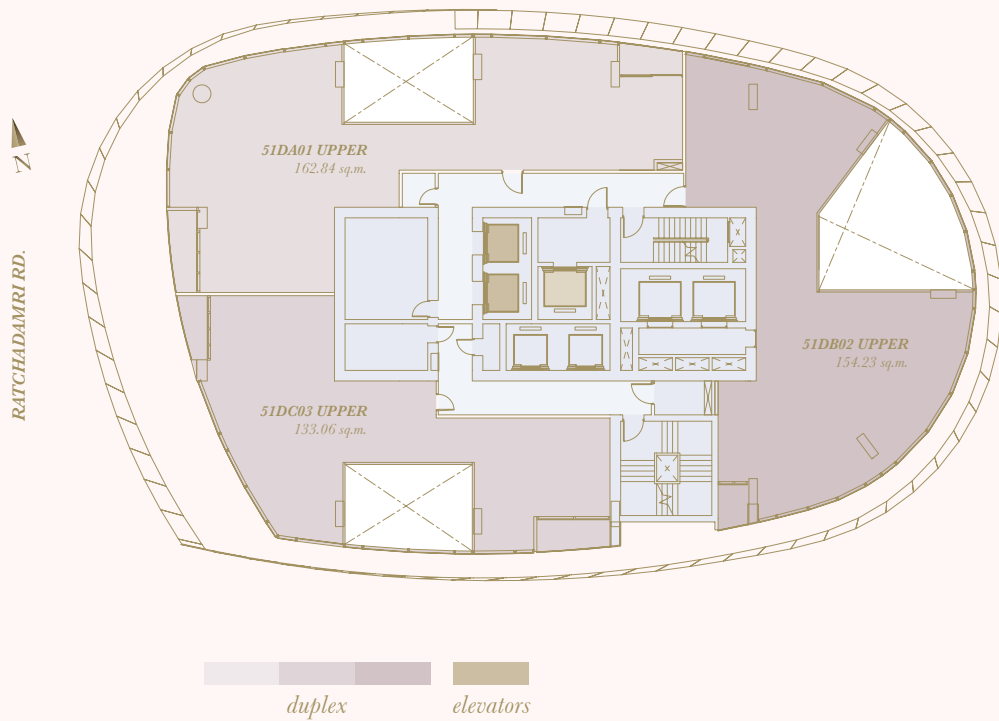
FLOOR: 50TH



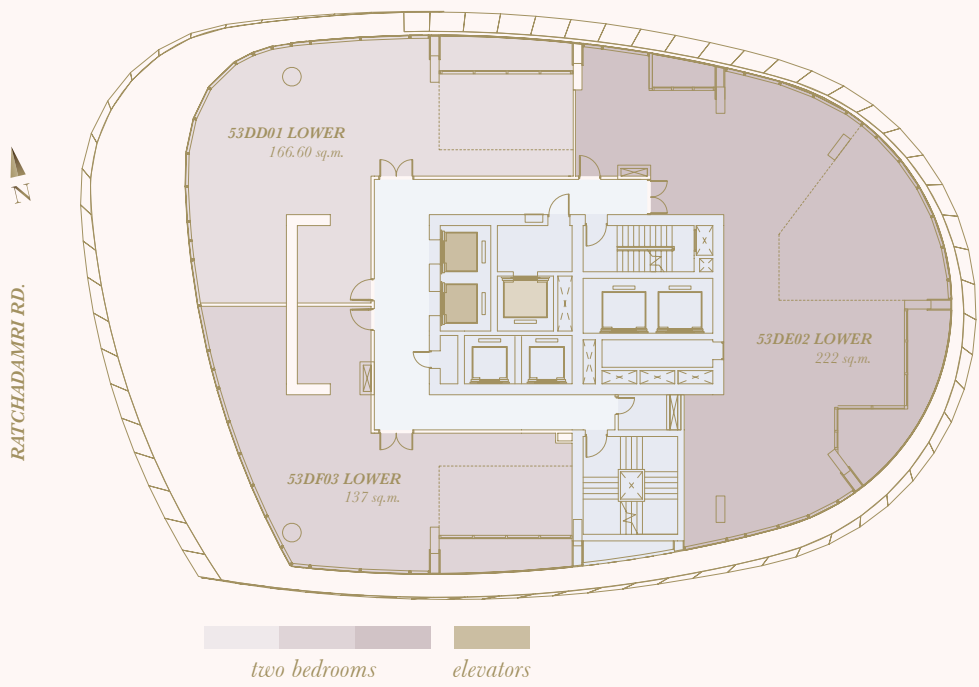
FLOOR: 51ST



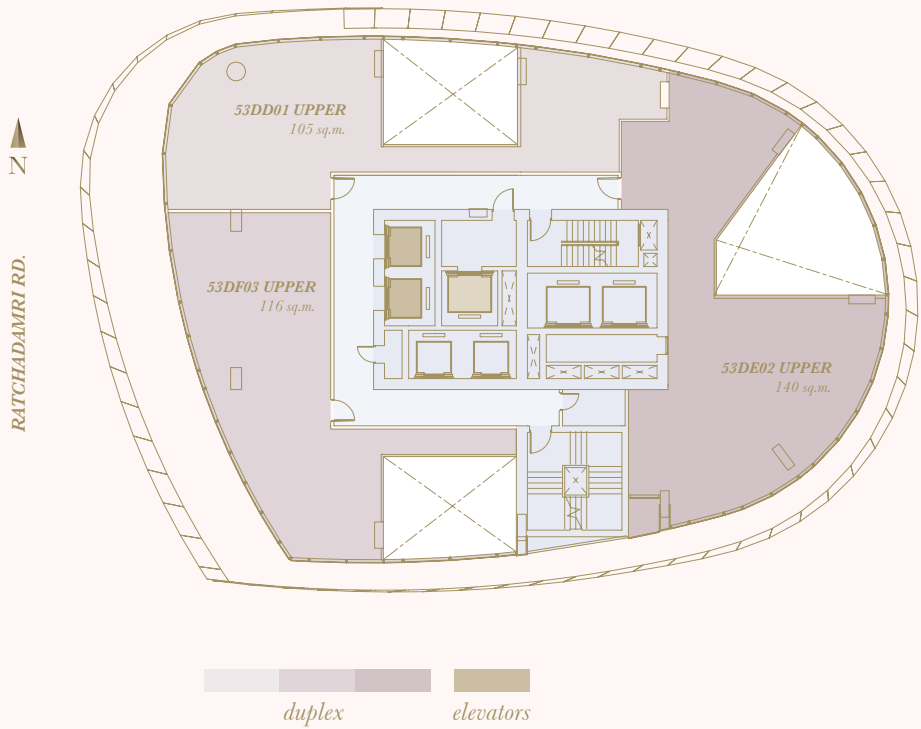
FLOOR: 52ND



FLOOR: 53RD

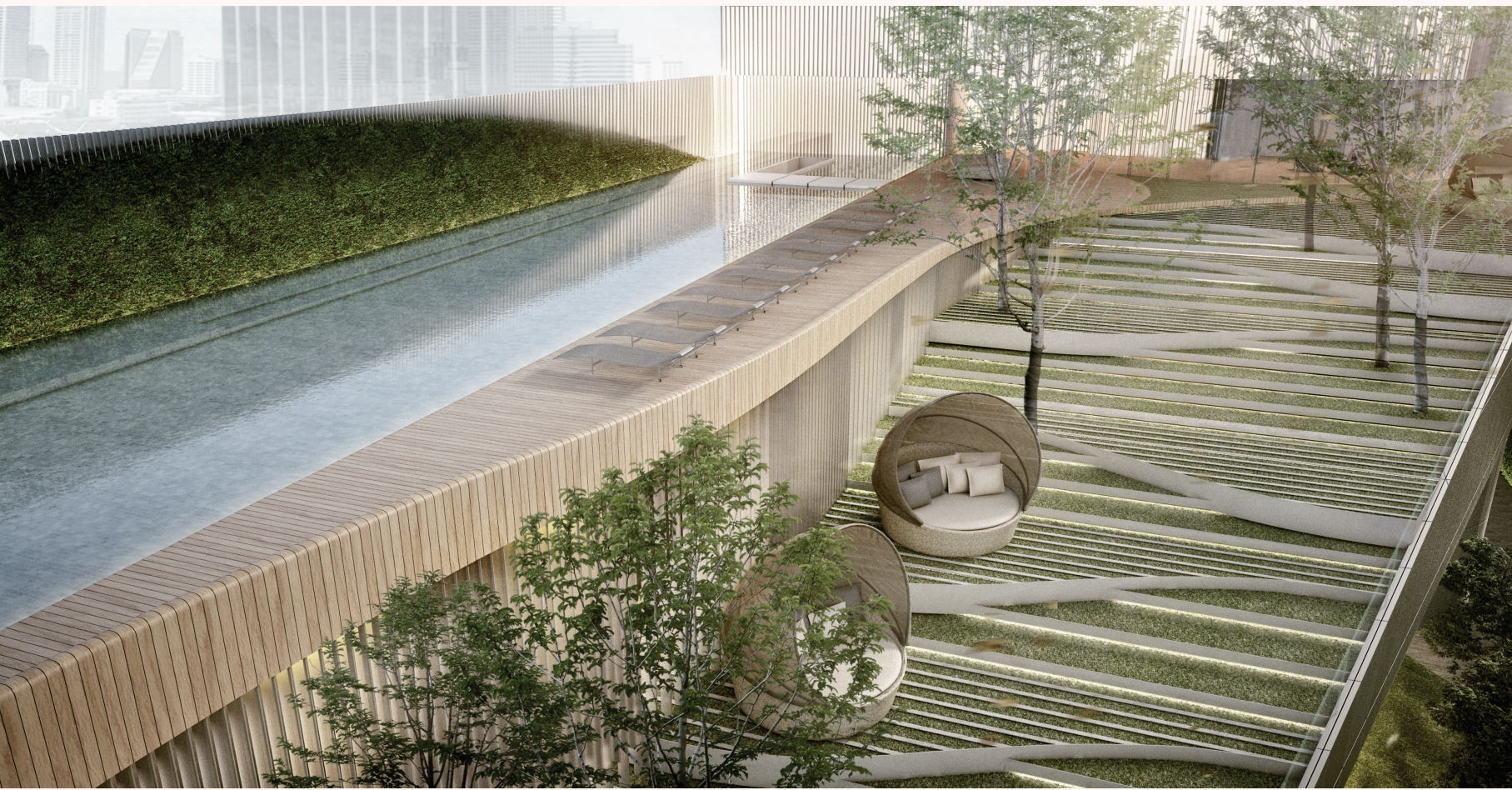


FLOOR: 54TH

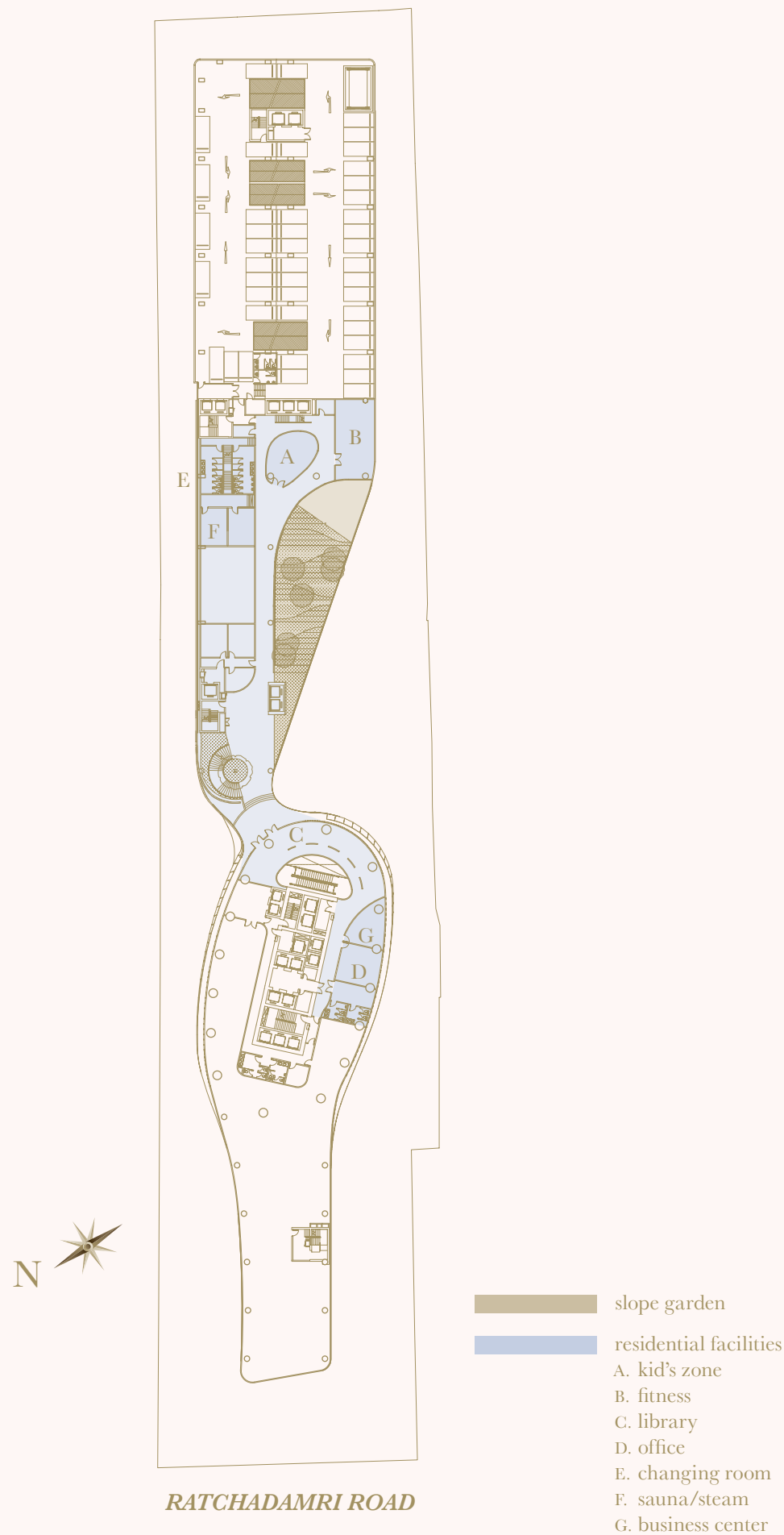


MAGNOLIAS RATCHADAMRI BOULEVARD

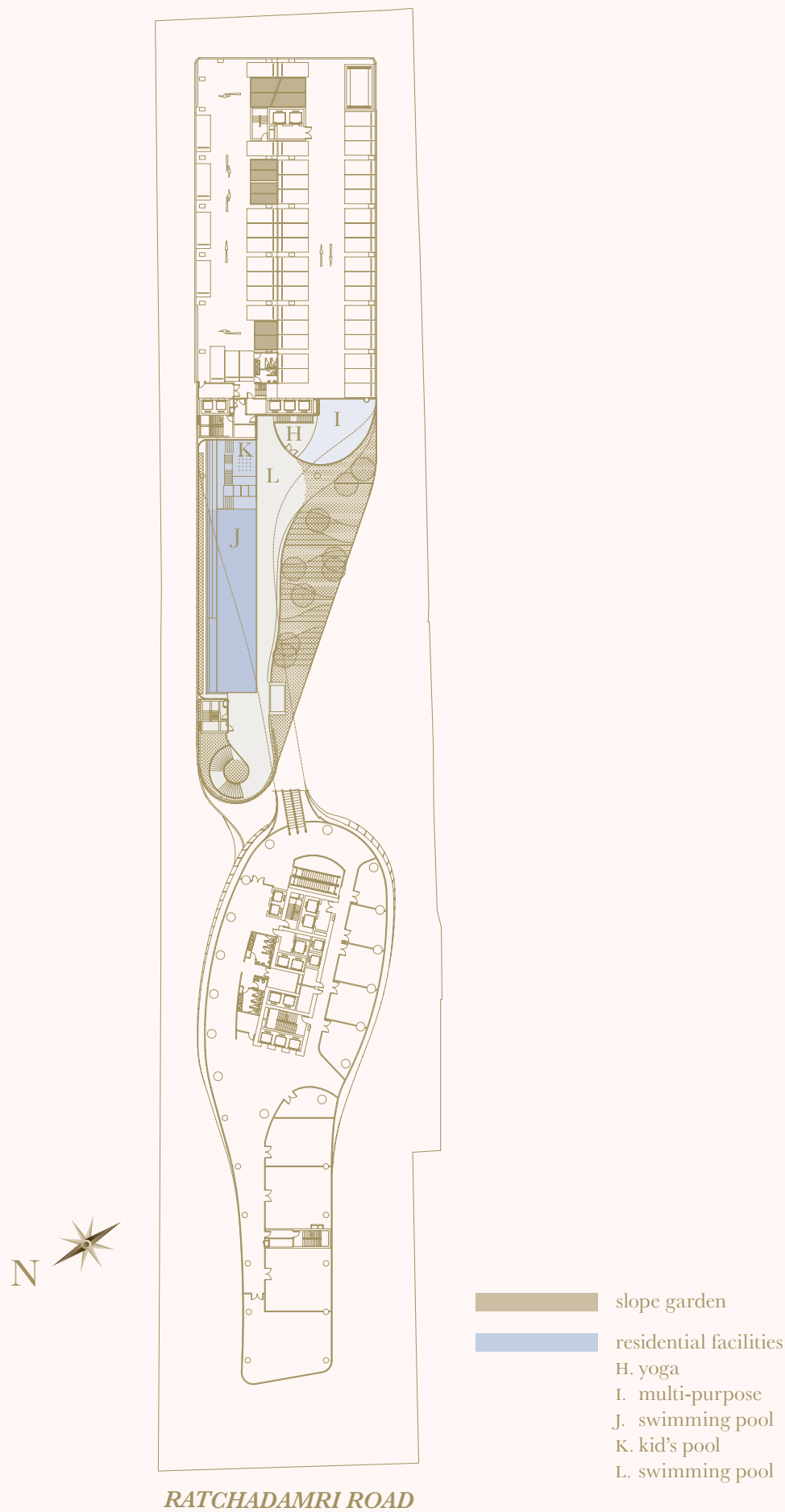
SERVICES AND FACILITIES



Facilities Floor Plan at 4th floor



Facilities Floor Plan at 5th floor



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
- 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

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
- 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 gloss 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 never-ending 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 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 | |

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

living room





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)

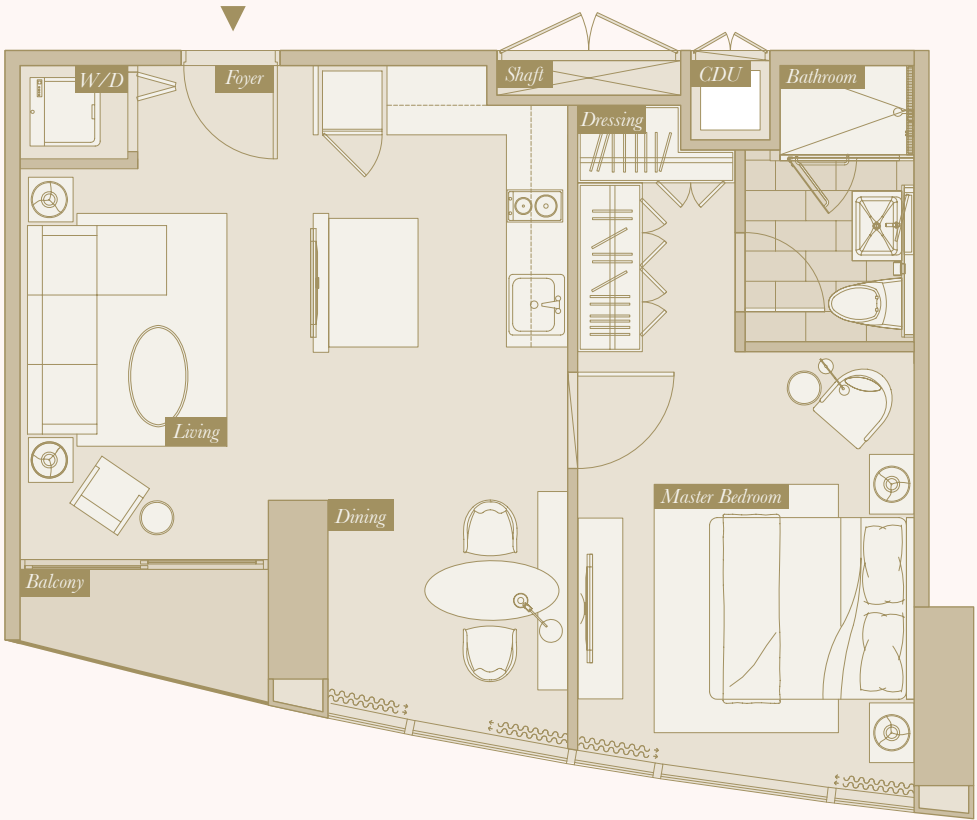




UNIT LAYOUT

One Bedroom Residence Type AA

UNIT LAYOUT

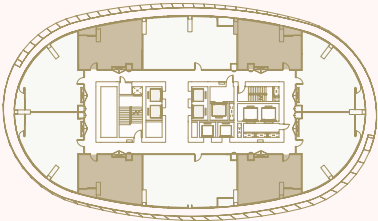


| TYPE AA | SQ.M. | SQ.F. |
|----------------|-------------|---------------|
| Living/Dining | 16.00-17.50 | 172.16-188.30 |
| Kitchen | 7.00 | 75.32 |
| Master Bedroom | 22-23 | 236.72-247.48 |

FLOOR PLAN

RATCHADAMRI RD.

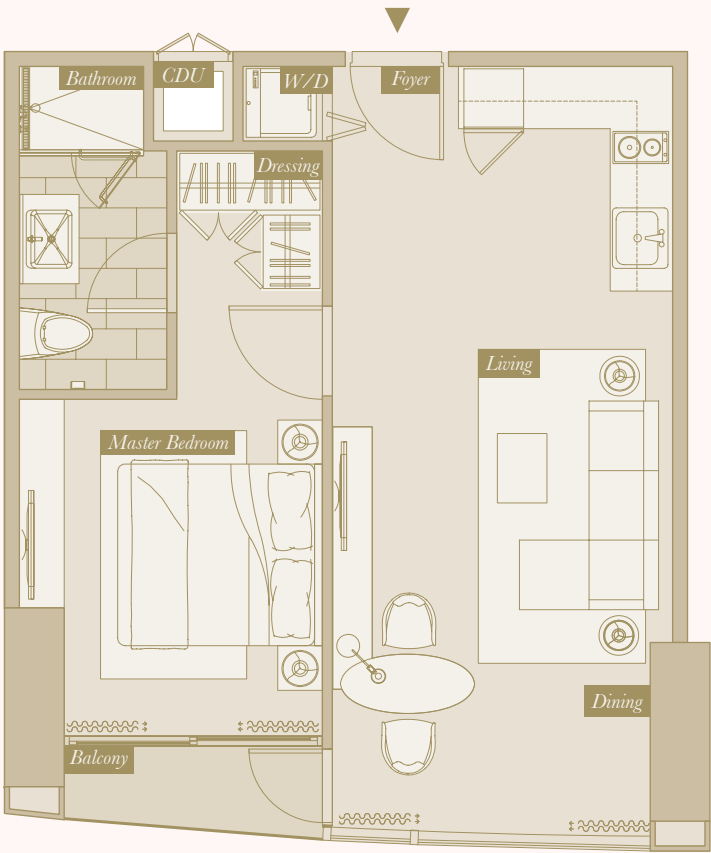
FLOOR: 26TH-28TH



UNIT LAYOUT

One Bedroom Residence Type AB

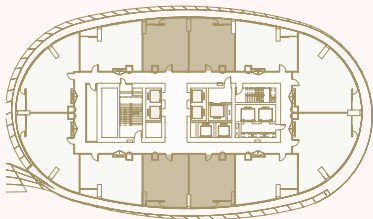
UNIT LAYOUT



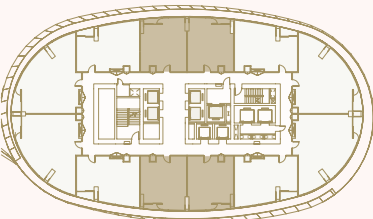
FLOOR PLAN

| 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: 17TH



FLOOR: 18TH-25TH

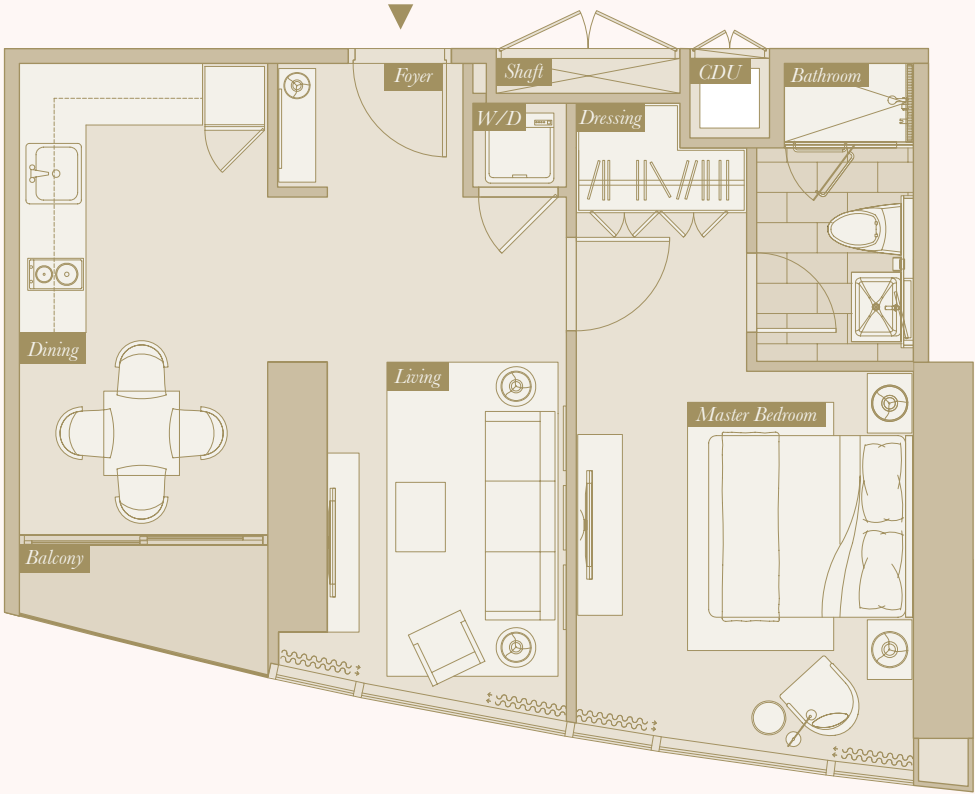


RATCHADAMRI RD.

UNIT LAYOUT

One Bedroom Residence Type AC

UNIT LAYOUT

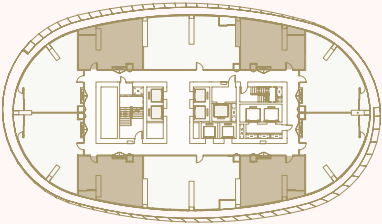


| TYPE AC | SQ.M. | SQ.F. |
|----------------|-------|--------|
| Living/Dining | 14.95 | 160.86 |
| Kitchen | 6.72 | 72.31 |
| Master Bedroom | 22.09 | 237.69 |

FLOOR PLAN

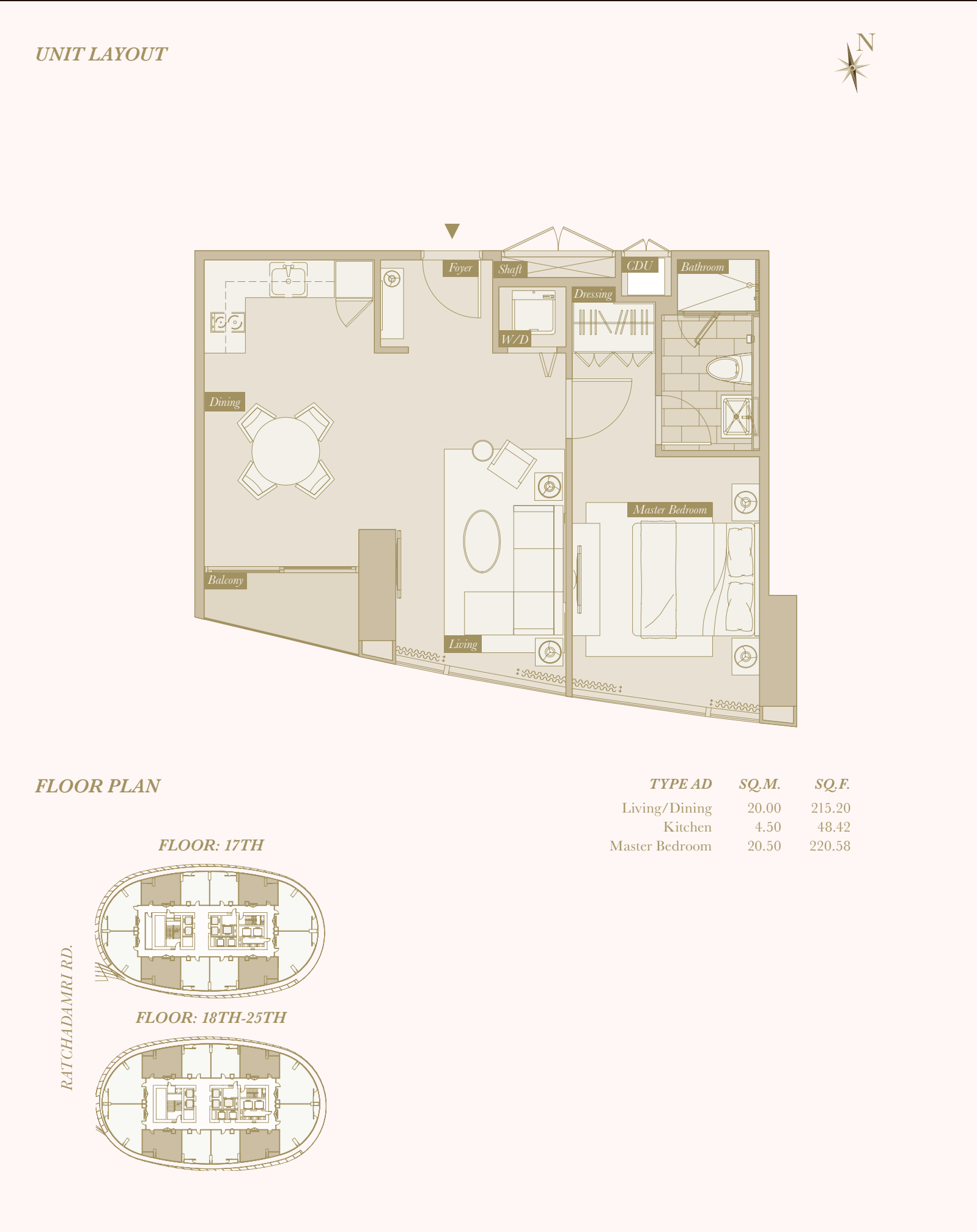
RATCHADAMRI RD.

FLOOR: 29TH



UNIT LAYOUT

One Bedroom Residence Type AD



GENERAL SPECIFICATIONS

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 Filter and 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 Hansgrohe or 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 Metallic 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 | | | | | | | | | |
| | 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 | | | | |

BUILDING MATRIX

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 | |

BUILDING MATRIX

Two Bedroom Residences Floor 34th-49th

| 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 | | | | |

BUILDING MATRIX

Two 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 | |

TWO BEDROOM RESIDENCES

living room and kitchen





TWO BEDROOM RESIDENCES

left-master bedroom, right-master bathroom





TWO BEDROOM RESIDENCES

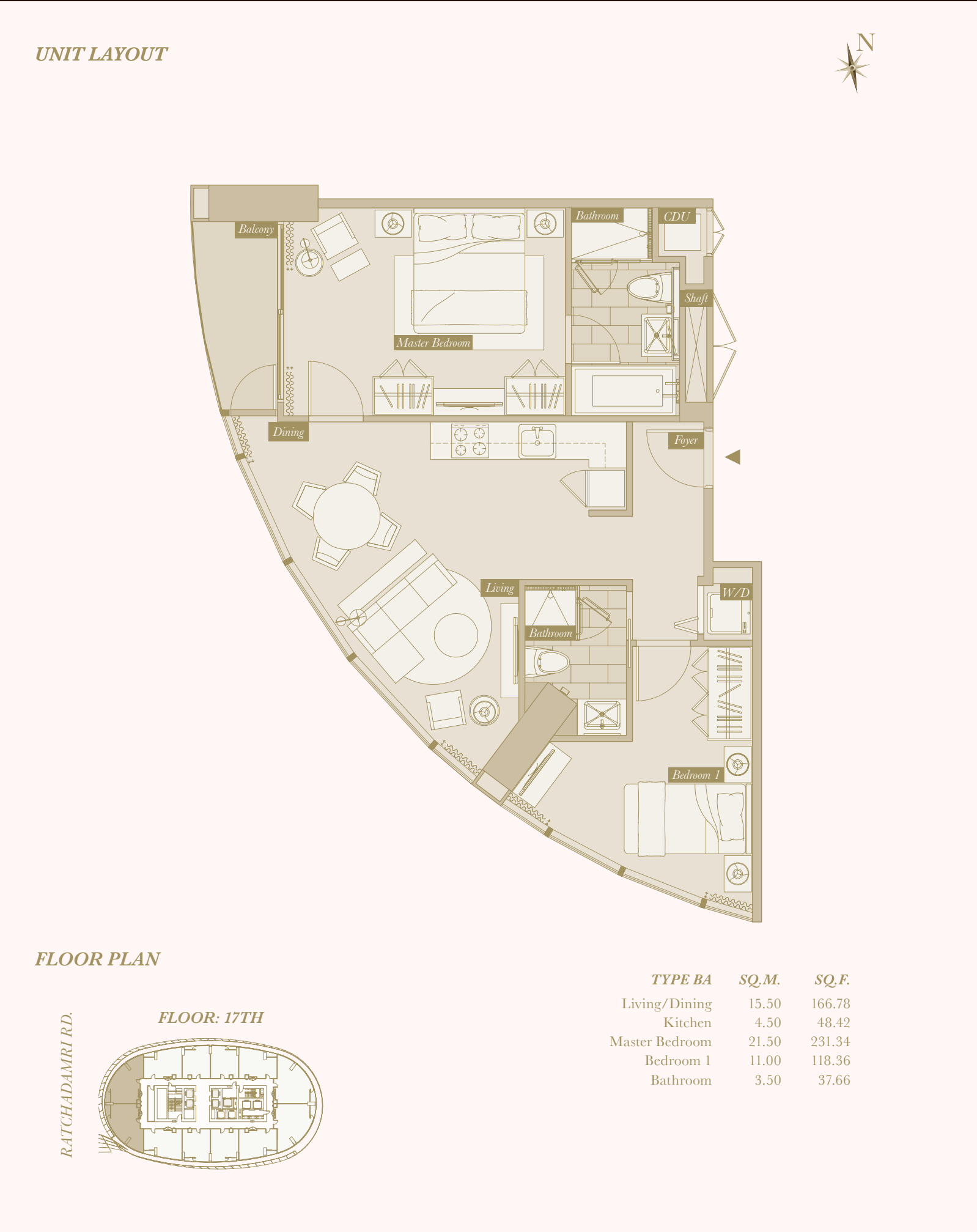
left-bedroom 1, right-kitchen





UNIT LAYOUT

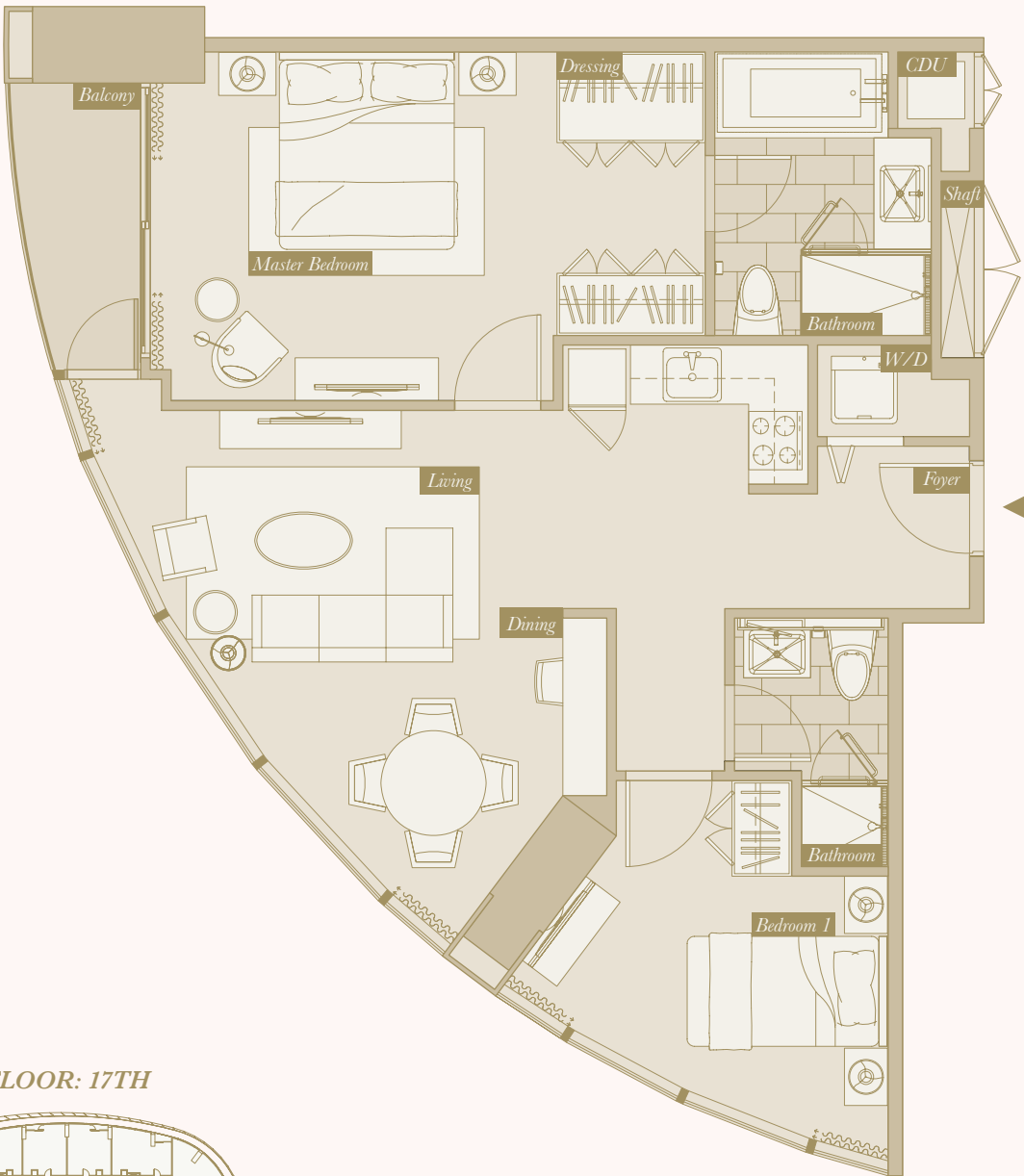
Two Bedroom Residence Type BA



UNIT LAYOUT

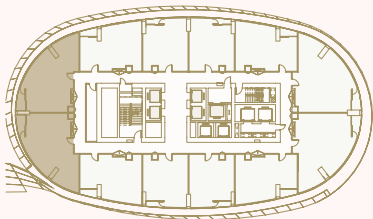
Two Bedroom Residence Type BB

UNIT LAYOUT

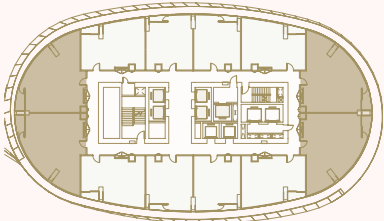


FLOOR PLAN

FLOOR: 17TH



FLOOR: 18TH-25TH



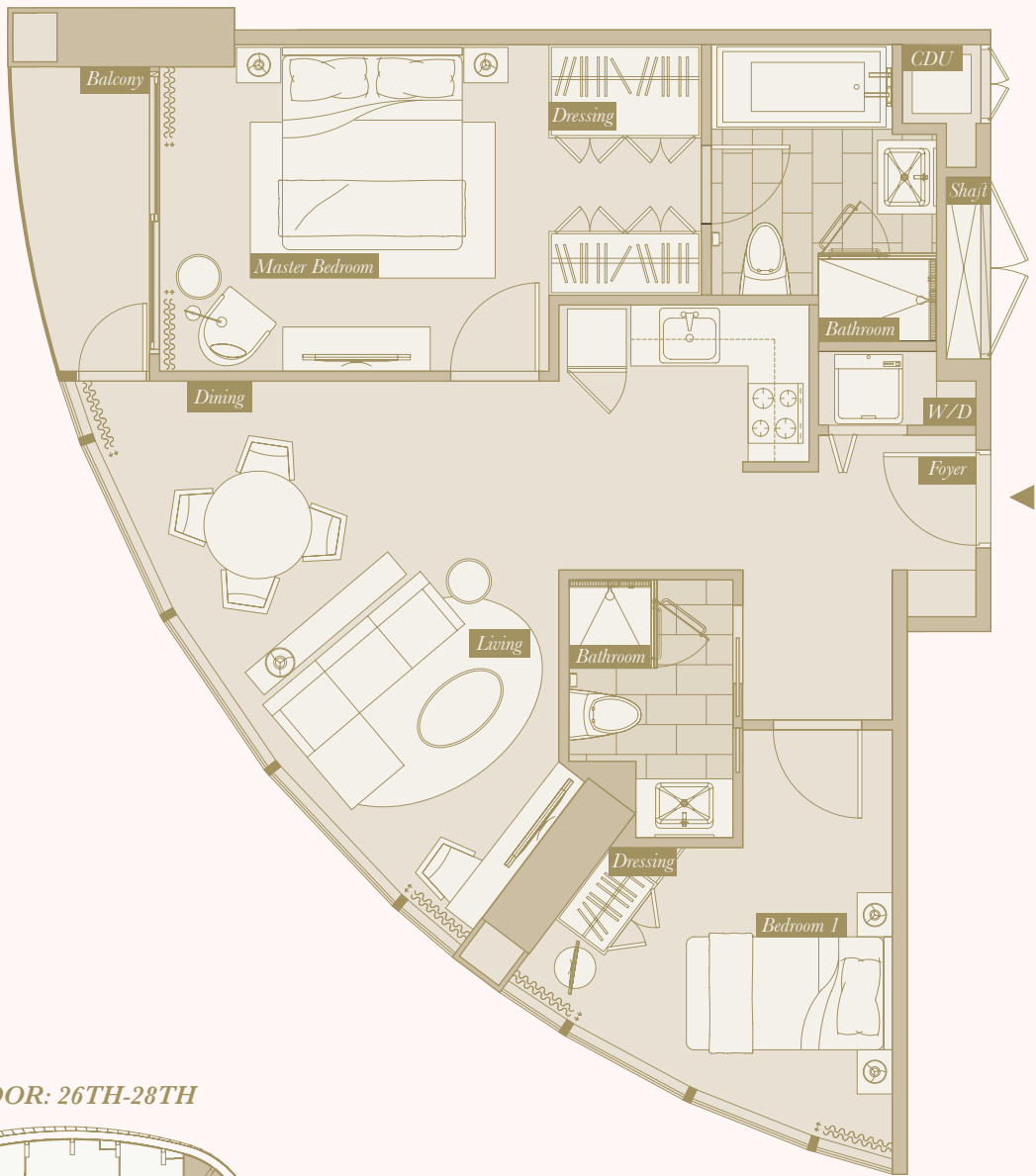
RATCHADAMRI RD.

| TYPE BB | SQ.M. | SQ.F. |
|----------------|-------------|---------------|
| Living/Dining | 18.05-19.79 | 194.22-212.94 |
| Kitchen | 4.50 | 48.42 |
| Master Bedroom | 25.60-26.40 | 275.46-284.06 |
| Bedroom 1 | 9.20-10.20 | 98.99-109.75 |
| Bathroom | 3.50 | 37.66 |

UNIT LAYOUT

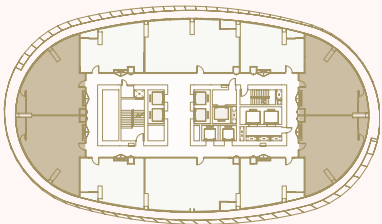
Two Bedroom Residence Type BC

UNIT LAYOUT

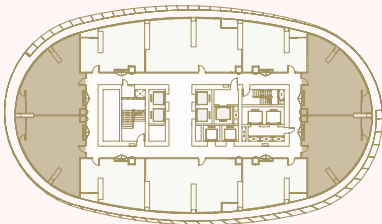


FLOOR PLAN

FLOOR: 26TH-28TH



FLOOR: 29TH

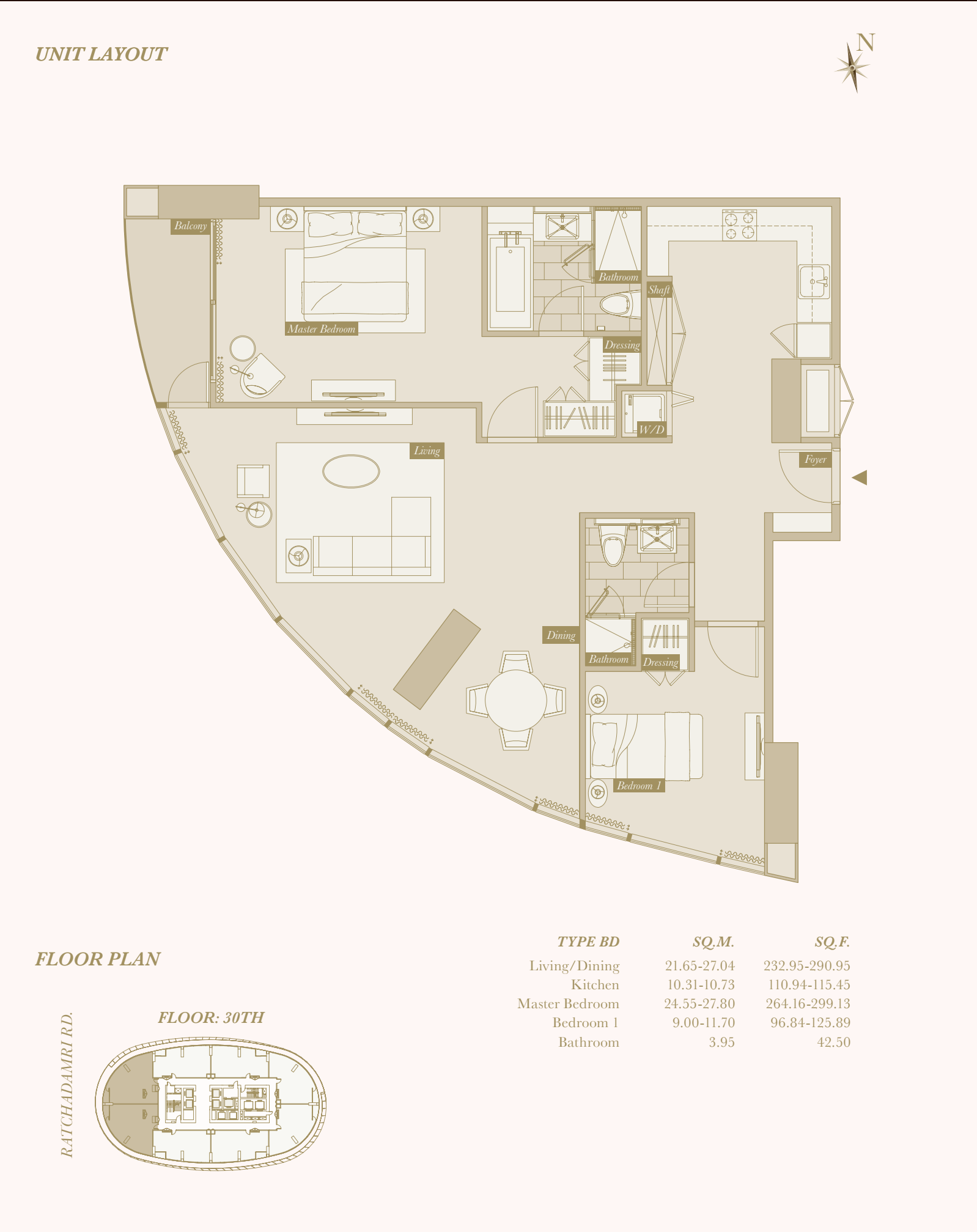


RATCHADAMRI RD.

| TYPE BC | SQ.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 |

UNIT LAYOUT

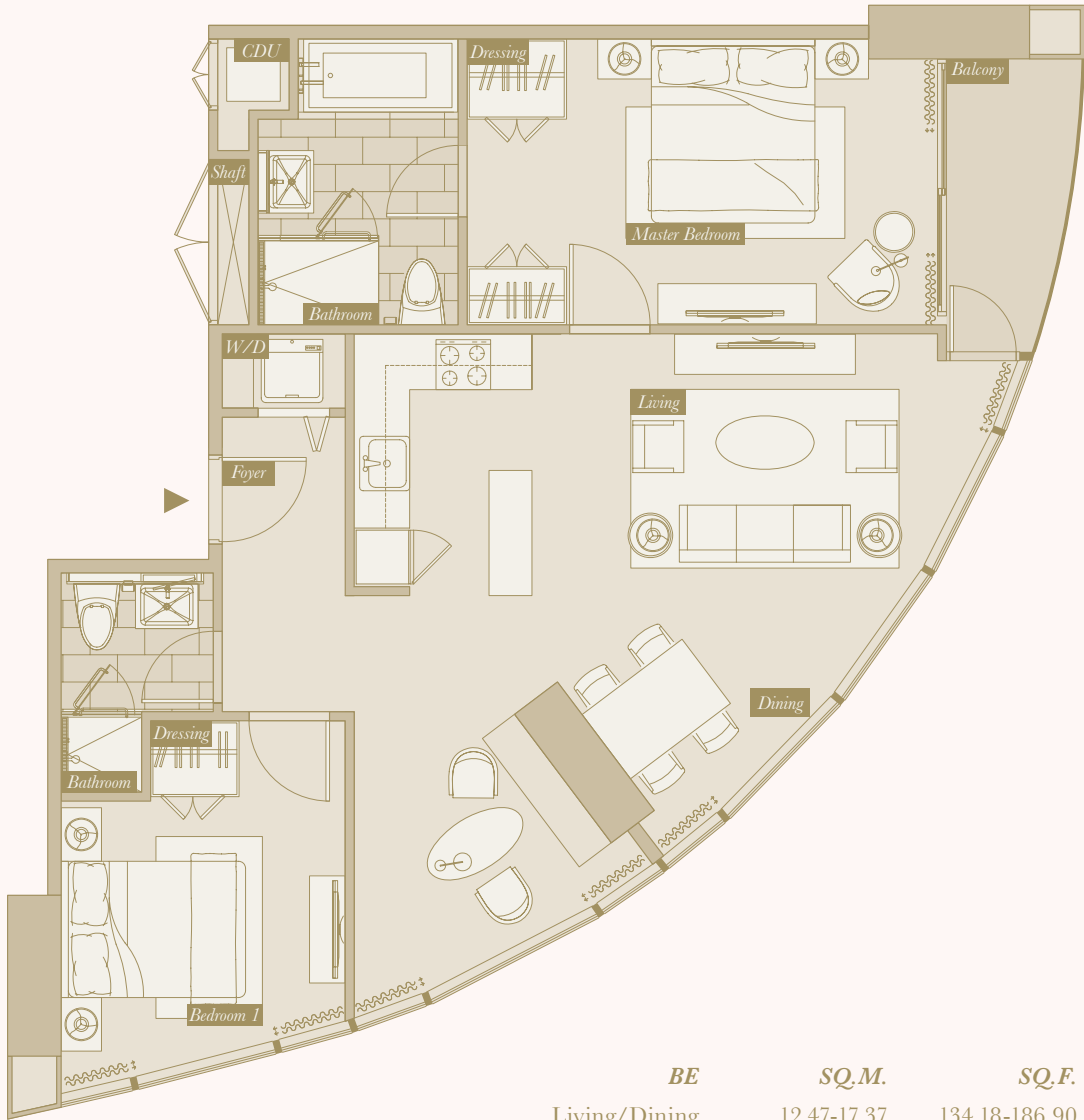
Two Bedroom Residence Type BD



UNIT LAYOUT

Two Bedroom Residence Type BE

UNIT LAYOUT

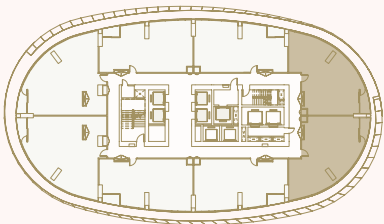


| BE | SQ.M. | SQ.F. |
|----------------|-------------|---------------|
| Living/Dining | 12.47-17.37 | 134.18-186.90 |
| Kitchen | 6.00-7.00 | 64.56-75.32 |
| Master Bedroom | 21.45-23.75 | 230.80-255.55 |
| Bedroom 1 | 9.35-11.10 | 100.61-119.44 |
| Bathroom | 3.45-3.50 | 37.12-37.66 |
| Study | 5.13-7.20 | 55.20-77.47 |

FLOOR PLAN

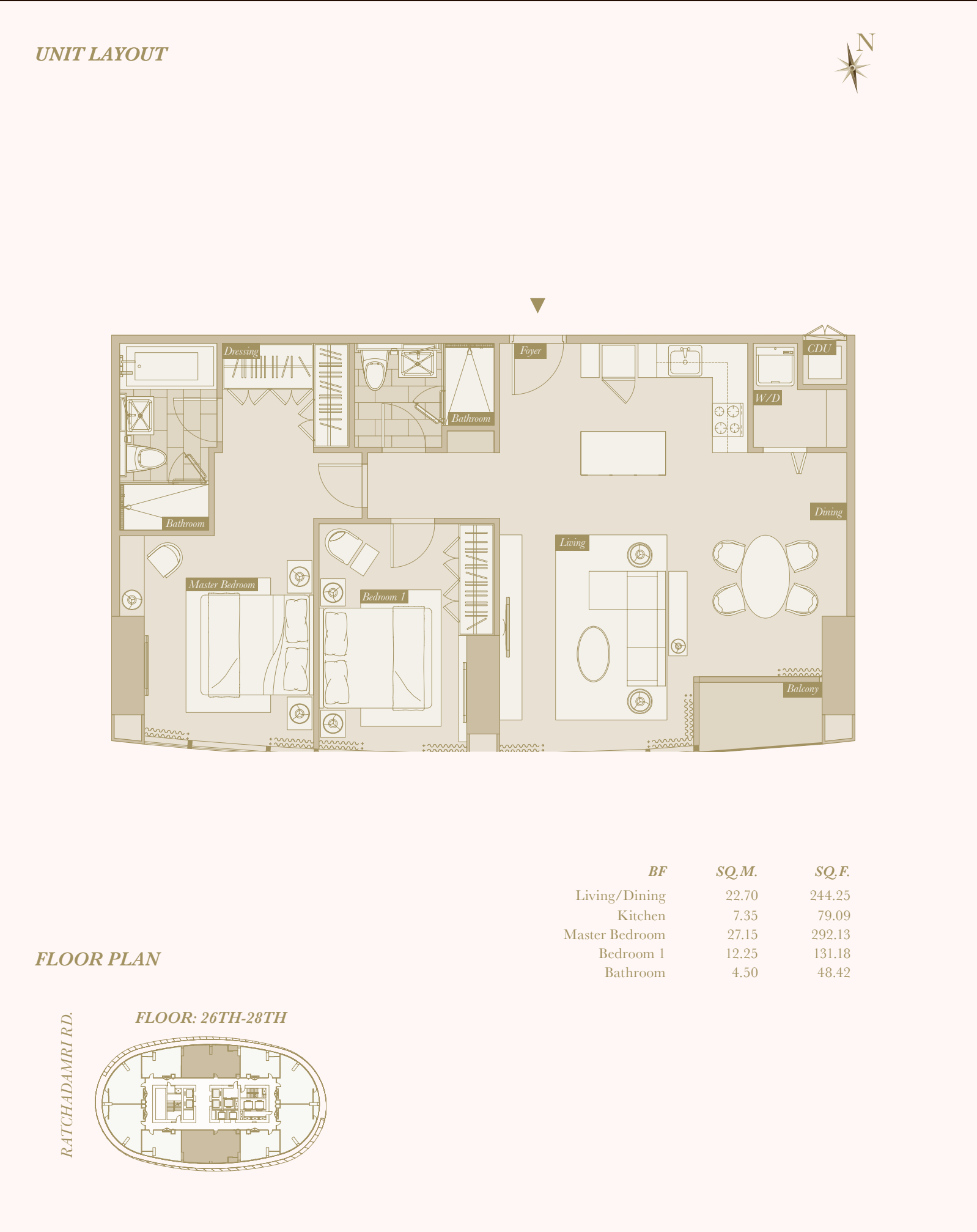
RATCHADAMRI RD.

FLOOR: 30TH-49TH



UNIT LAYOUT

Two Bedroom Residence Type BF



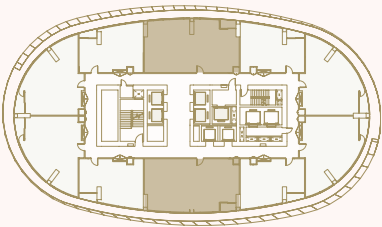
UNIT LAYOUT

| 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 |

FLOOR PLAN

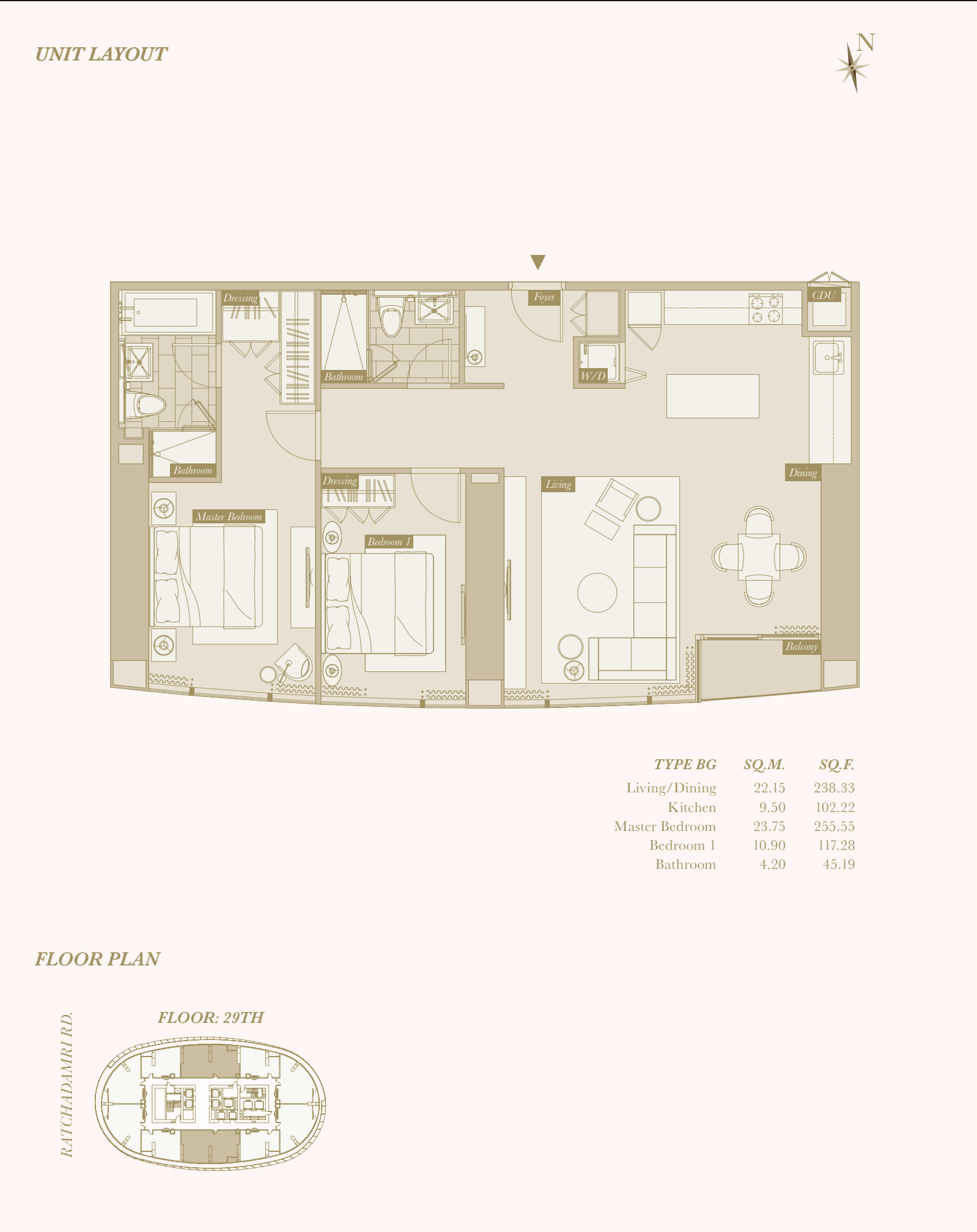
RATCHADAMRI RD.

FLOOR: 26TH-28TH



UNIT LAYOUT

Two Bedroom Residence Type BG

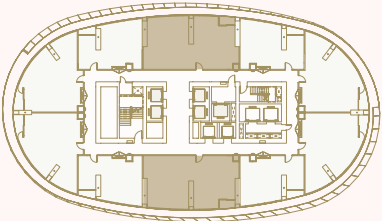


| TYPE BG | SQ.M. | SQ.F. |
|----------------|-------|--------|
| Living/Dining | 22.15 | 238.33 |
| Kitchen | 9.50 | 102.22 |
| Master Bedroom | 23.75 | 255.55 |
| Bedroom 1 | 10.90 | 117.28 |
| Bathroom | 4.20 | 45.19 |

FLOOR PLAN

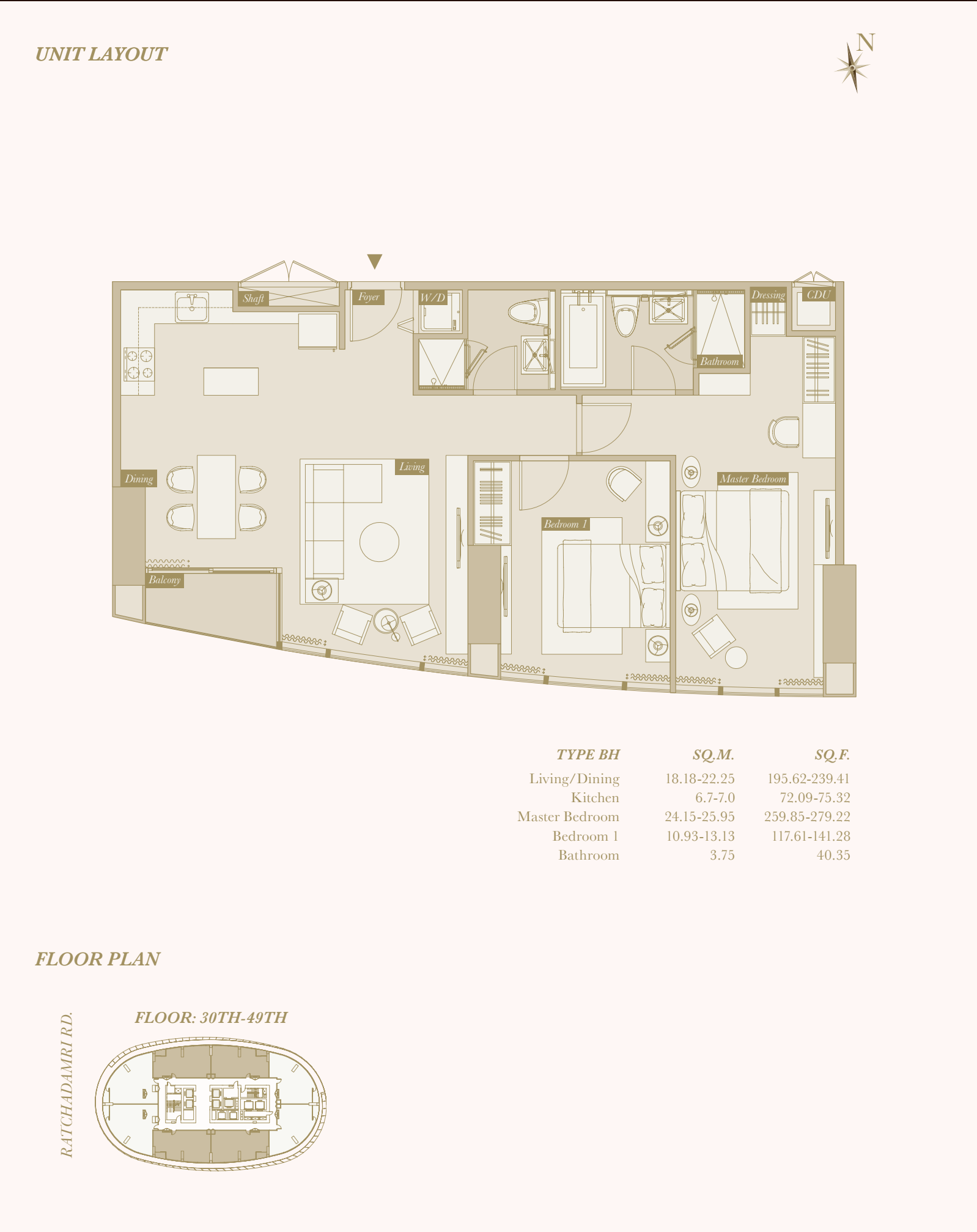
RATCHADAMRI RD.

FLOOR: 29TH



UNIT LAYOUT

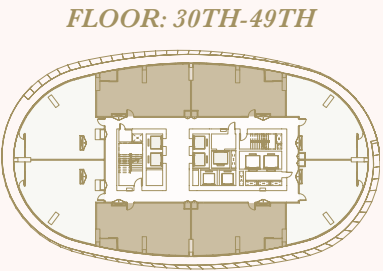
Two Bedroom Residence Type BH



| 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 |

FLOOR PLAN

RATCHADAMRI RD.



GENERAL SPECIFICATIONS

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 Filter and 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 Hansgrohe or 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 Metallic 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

BUILDING MATRIX

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 | |

BUILDING MATRIX

Penthouses and Duplex Penthouses Floor 50th-54th

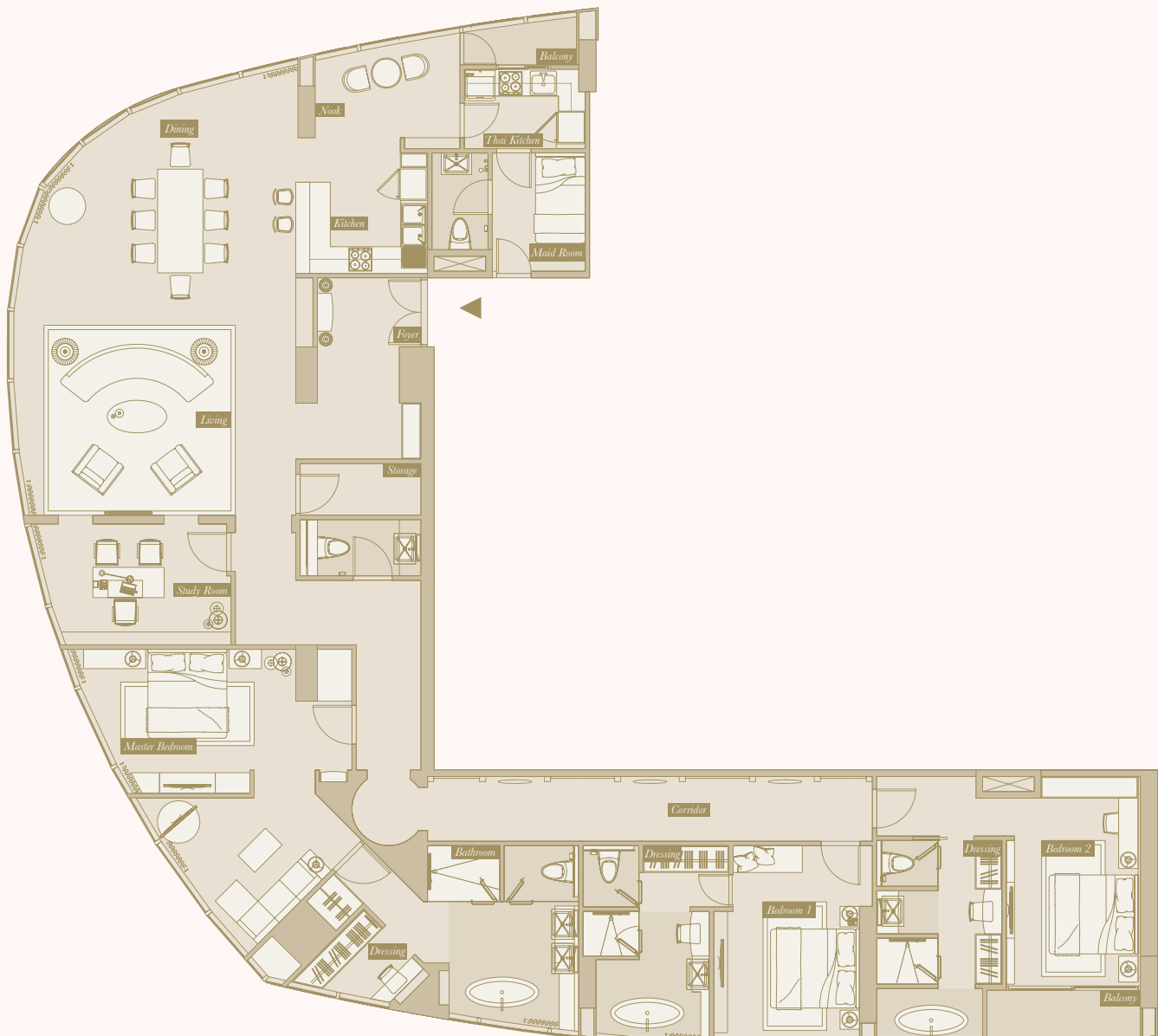
| FLOOR | NET SALEABLE AREA (SQ.F.) | | | | | | | | | | | |
|-------|---------------------------|---------|---------|--------|--------|--------|--------|---------|--|--|--|--|
| 53-54 | 53DD01 | 53DE02 | 53DF03 | | | | | | | | | |
| | 2922.42 | 3895.12 | 2722.28 | | | | | | | | | |
| 52-51 | 51DA01 | 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 | |

UNIT LAYOUT

Penthouse Type PA

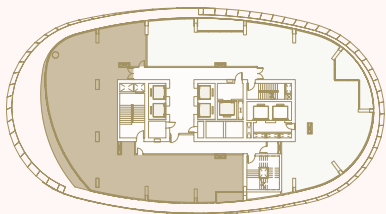
UNIT LAYOUT



FLOOR PLAN

RATCHADAMRI RD.

FLOOR: 50TH



| 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 |

UNIT LAYOUT

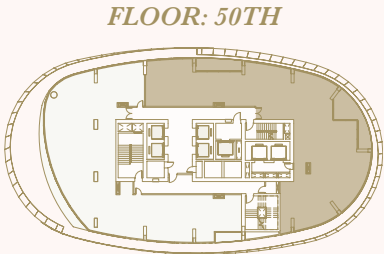
Penthouse Type PB

UNIT LAYOUT



FLOOR PLAN

RATCHADAMRI RD.

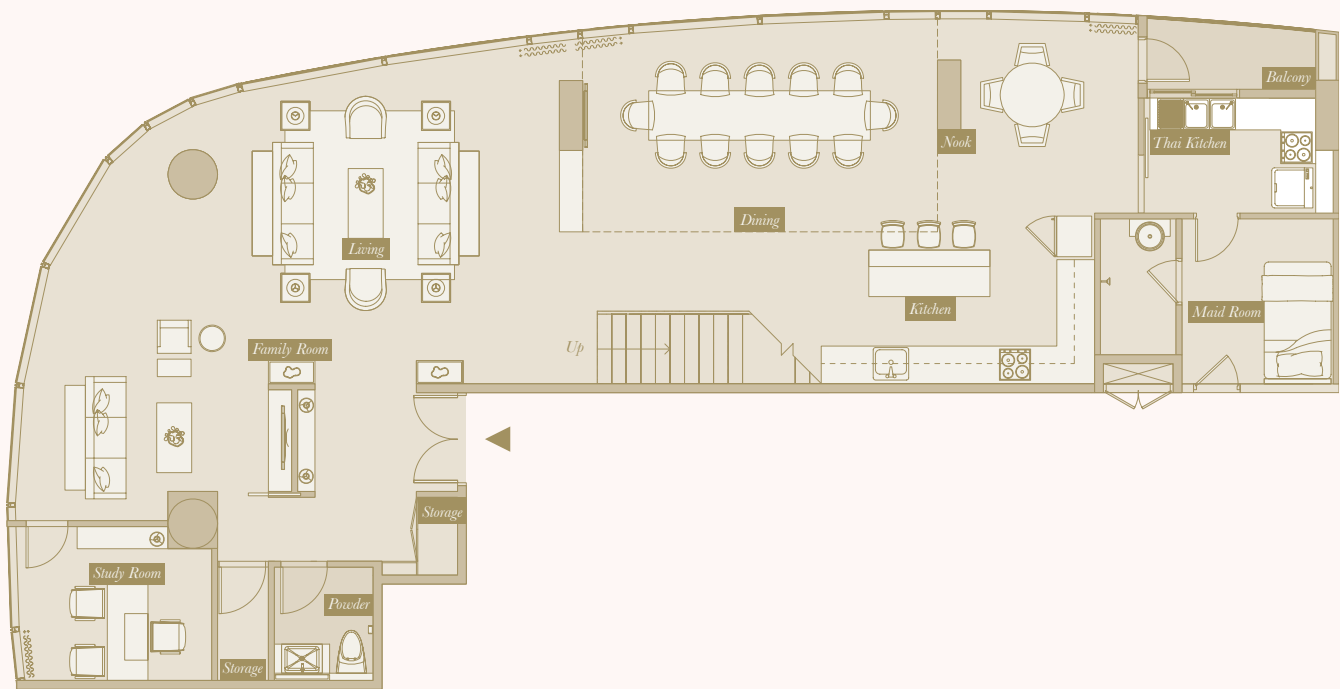


| TYPE PB | SQ.M. | SQ.F. |
|-----------------------------|-------|--------|
| Living/Dining | 55.00 | 591.80 |
| Kitchen | 10.50 | 112.98 |
| Family/Study Room | 24.50 | 263.62 |
| Master Bedroom | 45.00 | 484.20 |
| Bedroom 1 | 32.00 | 344.32 |
| Bedroom 2 | 27.75 | 298.59 |
| Thai Kitchen & Maid Room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

UNIT LAYOUT

Duplex Penthouse Type DA Lower

UNIT LAYOUT

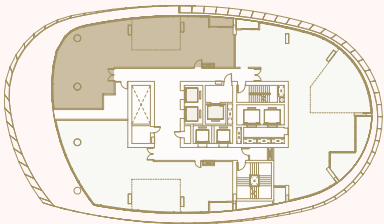


| TYPE DA LOWER | SQ.M. | SQ.F. |
|-----------------------------|-------|--------|
| Living | 24.00 | 258.24 |
| Dining | 21.00 | 225.96 |
| Nook | 7.00 | 75.32 |
| Kitchen | 13.00 | 139.88 |
| Family | 14.50 | 156.02 |
| Thai Kitchen & Maid Room | 17.00 | 182.92 |
| Study Room | 8.45 | 90.92 |

FLOOR PLAN

RATCHADAMRI RD.

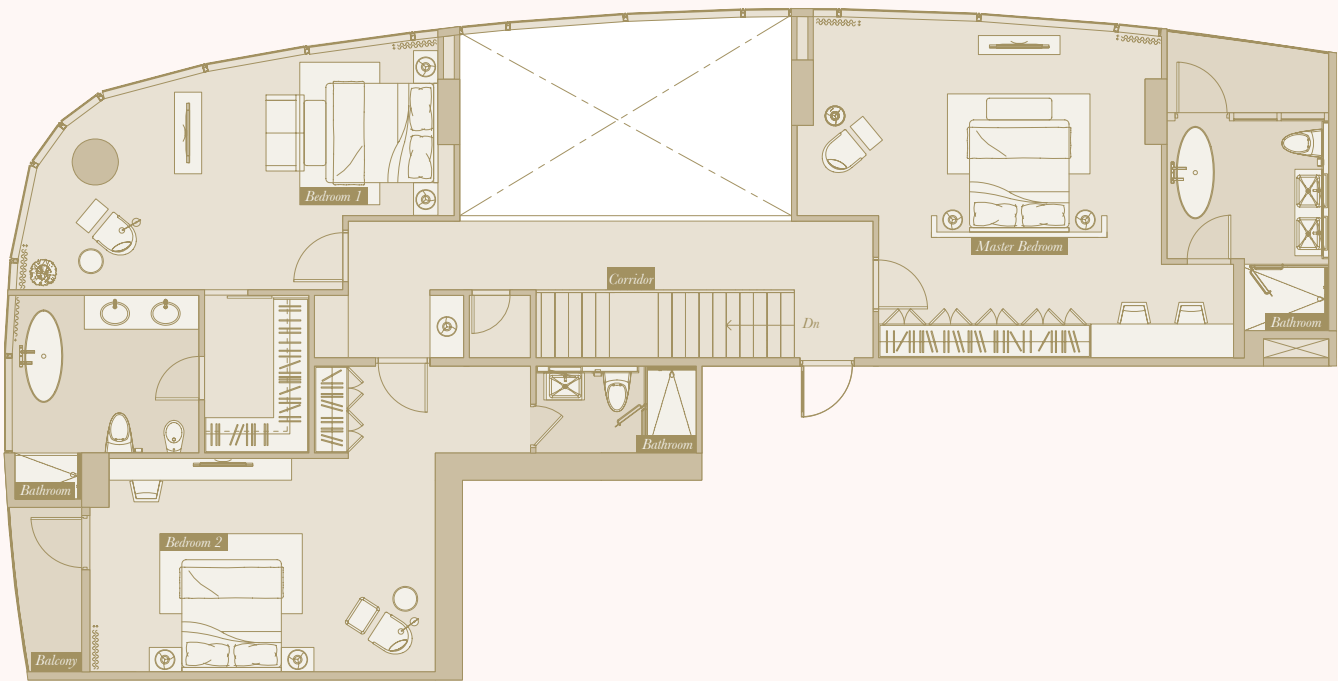
FLOOR: 51ST



UNIT LAYOUT

Duplex Penthouse Type DA Upper

UNIT LAYOUT

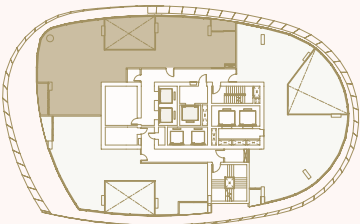


| TYPE DA UPPER | SQ.M. | SQ.F. |
|----------------|-------|--------|
| Master Bedroom | 48.50 | 521.86 |
| Bedroom 1 | 43.50 | 468.06 |
| Bedroom 2 | 36.00 | 387.36 |

FLOOR PLAN

RATCHADAMRI RD.

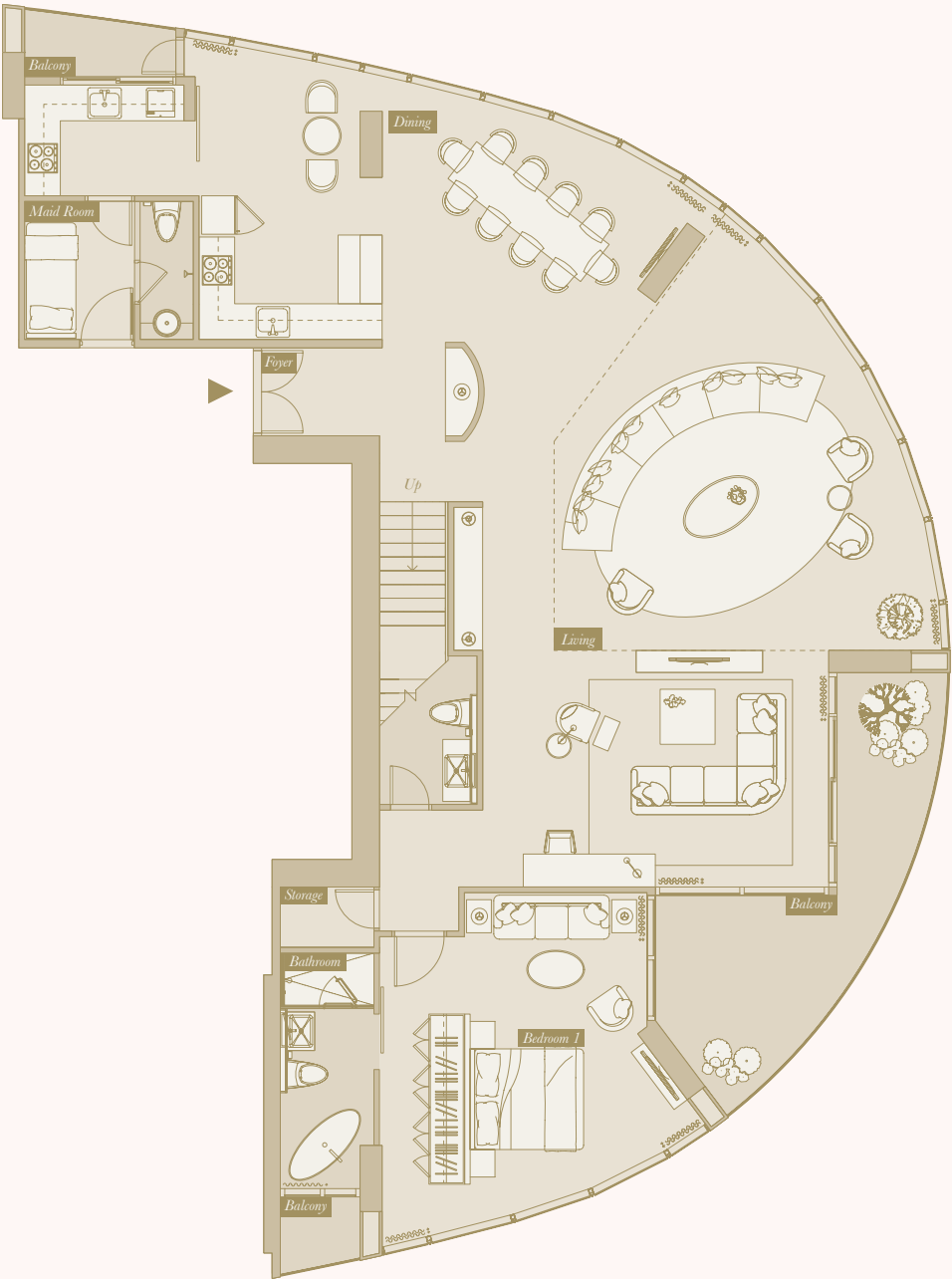
FLOOR: 52ND



UNIT LAYOUT

Duplex Penthouse Type DB Lower

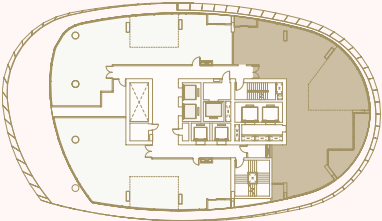
UNIT LAYOUT



FLOOR PLAN

RATCHADAMRI RD.

FLOOR: 51ST

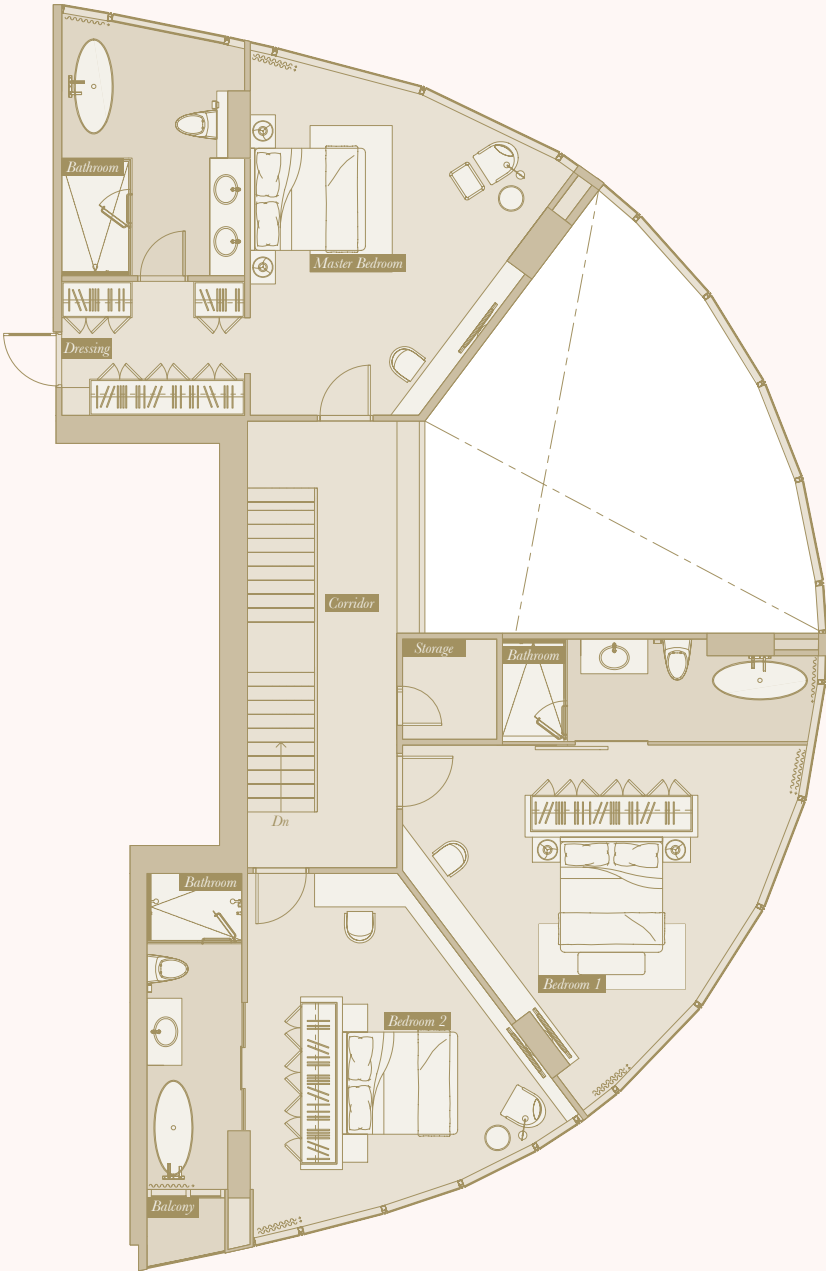


| TYPE DB LOWER | SQ.M. | SQ.F. |
|-----------------------------|-------|--------|
| Living/Dining | 58.00 | 624.08 |
| Family/Study | 21.50 | 231.34 |
| Nook | 6.50 | 69.94 |
| Kitchen | 9.00 | 96.84 |
| Bedroom 1 | 35.30 | 379.83 |
| Thai Kitchen & Maid Room | 14.00 | 150.64 |

UNIT LAYOUT

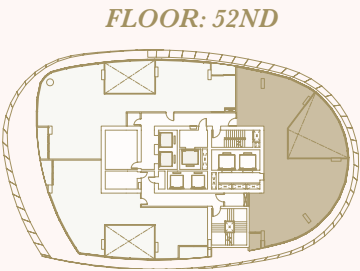
Duplex Penthouse Type DB Upper

UNIT LAYOUT



FLOOR PLAN

RATCHADAMRI RD.

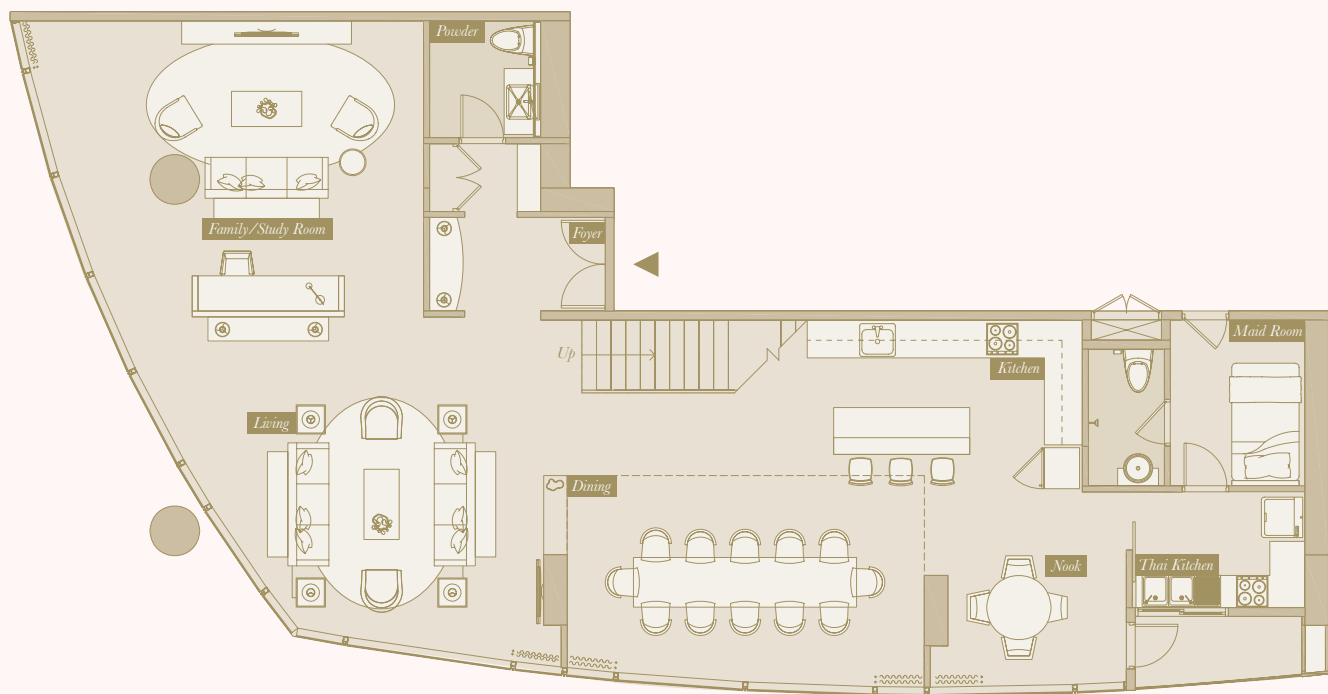


| TYPE DB UPPER | SQ.M. | SQ.F. |
|----------------|-------|--------|
| Master Bedroom | 50.00 | 538.00 |
| Bedroom 1 | 40.00 | 430.40 |
| Bedroom 2 | 36.00 | 387.36 |

UNIT LAYOUT

Duplex Penthouse Type DC Lower

UNIT LAYOUT

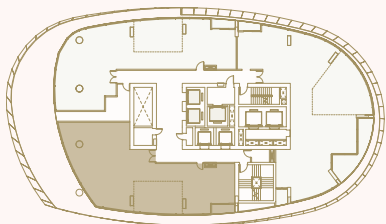


| DC LOWER | SQ.M. | SQ.F. |
|-------------------|-------|--------|
| Living | 33.20 | 357.23 |
| Dining | 21.00 | 225.96 |
| Nook | 7.00 | 75.32 |
| Kitchen | 13.00 | 139.88 |
| Family/Study Room | 30.50 | 328.18 |
| Thai Kitchen | | |
| & Maid Room | 16.00 | 172.16 |

FLOOR PLAN

RATCHADAMRI RD.

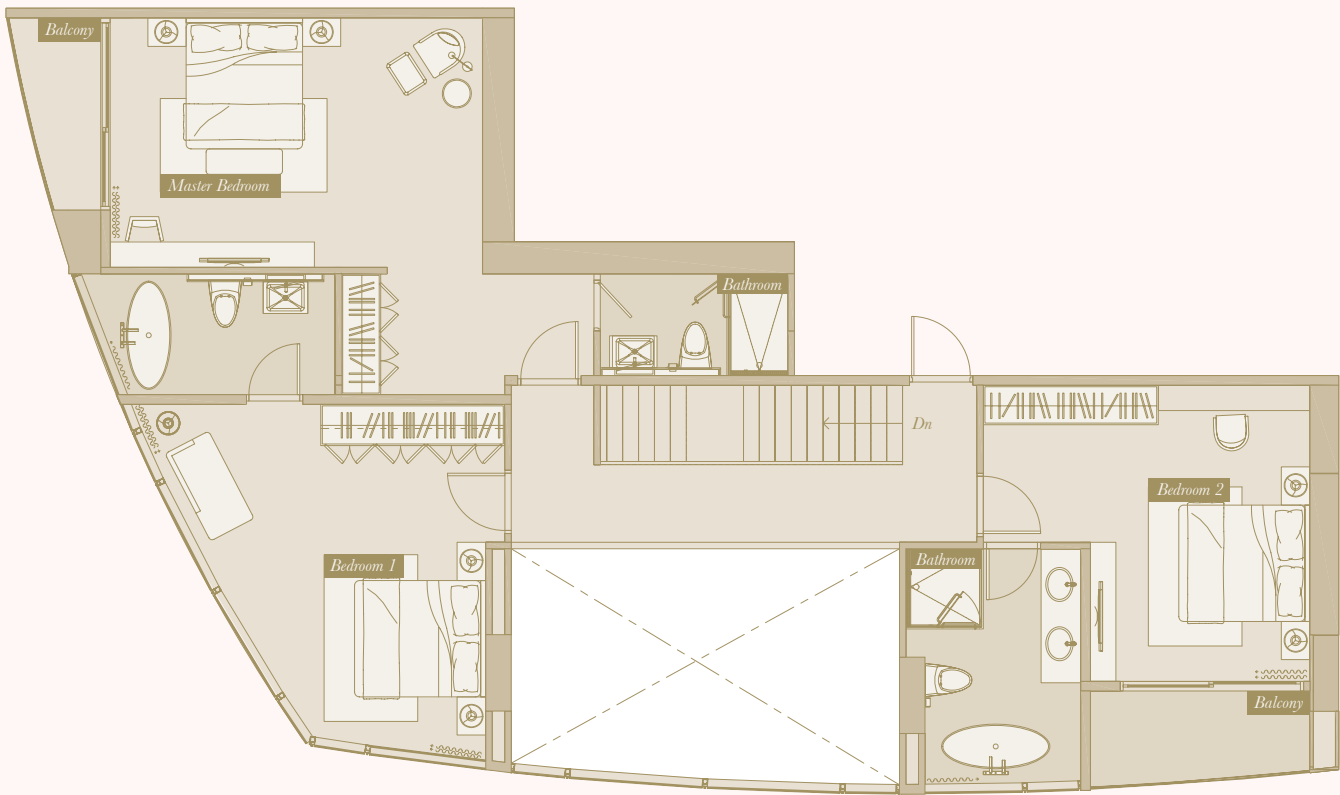
FLOOR: 51ST



UNIT LAYOUT

Duplex Penthouse Type DC Upper

UNIT LAYOUT

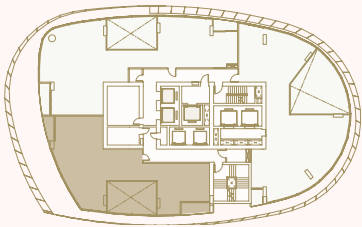


| DC UPPER | SQ.M. | SQ.F. |
|----------------|-------|--------|
| Master Bedroom | 35.50 | 381.98 |
| Bedroom 1 | 29.00 | 312.04 |
| Bedroom 2 | 30.00 | 322.80 |

FLOOR PLAN

RATCHADAMRI RD.

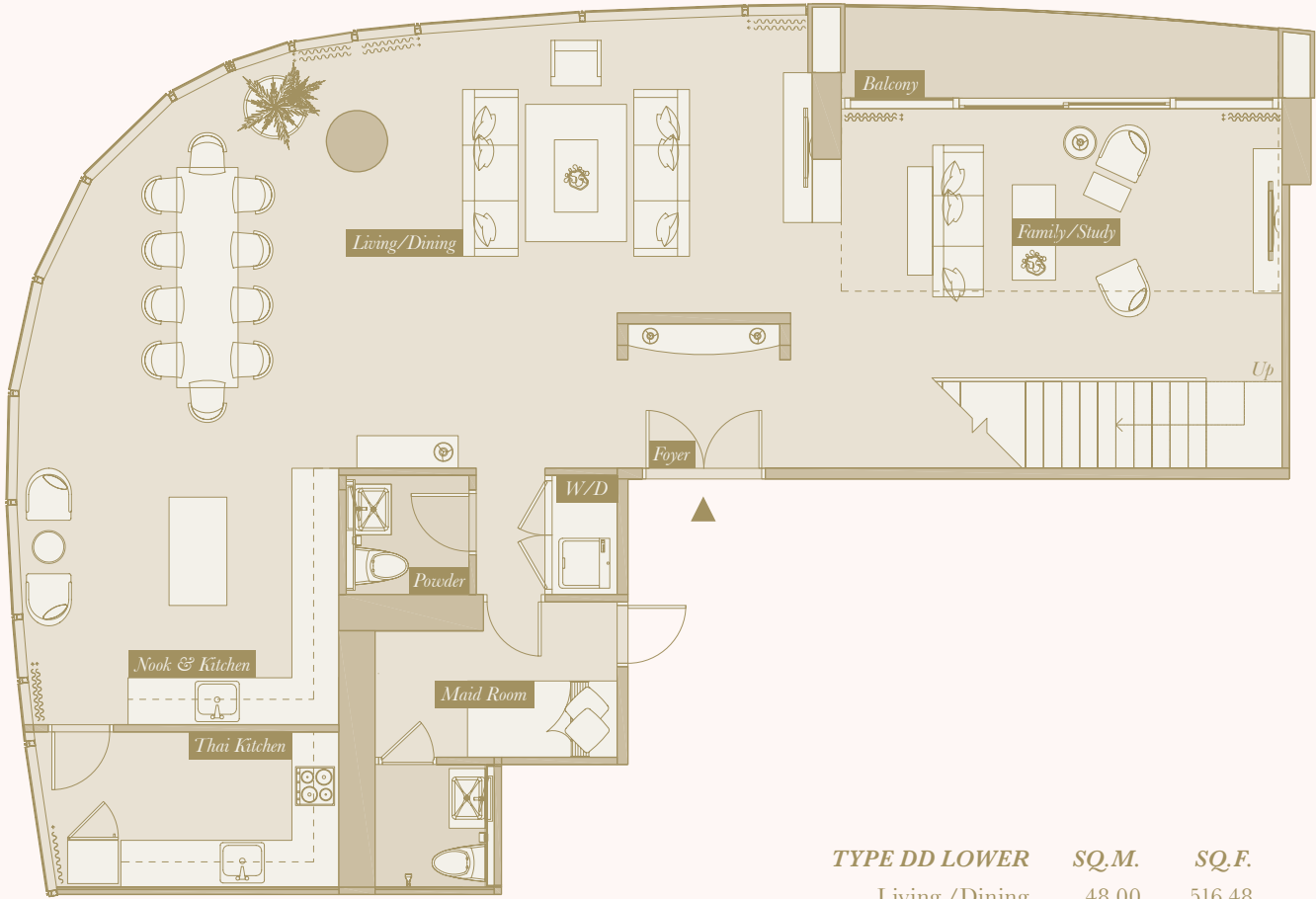
FLOOR: 52ND



UNIT LAYOUT

Duplex Penthouse Type DD Lower

UNIT LAYOUT

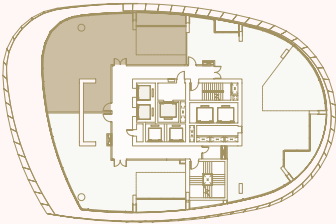


| TYPE DD LOWER | SQ.M. | SQ.F. |
|--------------------------|-------|--------|
| Living /Dining | 48.00 | 516.48 |
| Family/Study | 23.00 | 247.48 |
| Nook & Kitchen | 15.00 | 161.40 |
| Thai Kitchen & Maid Room | 17.00 | 182.92 |

FLOOR PLAN

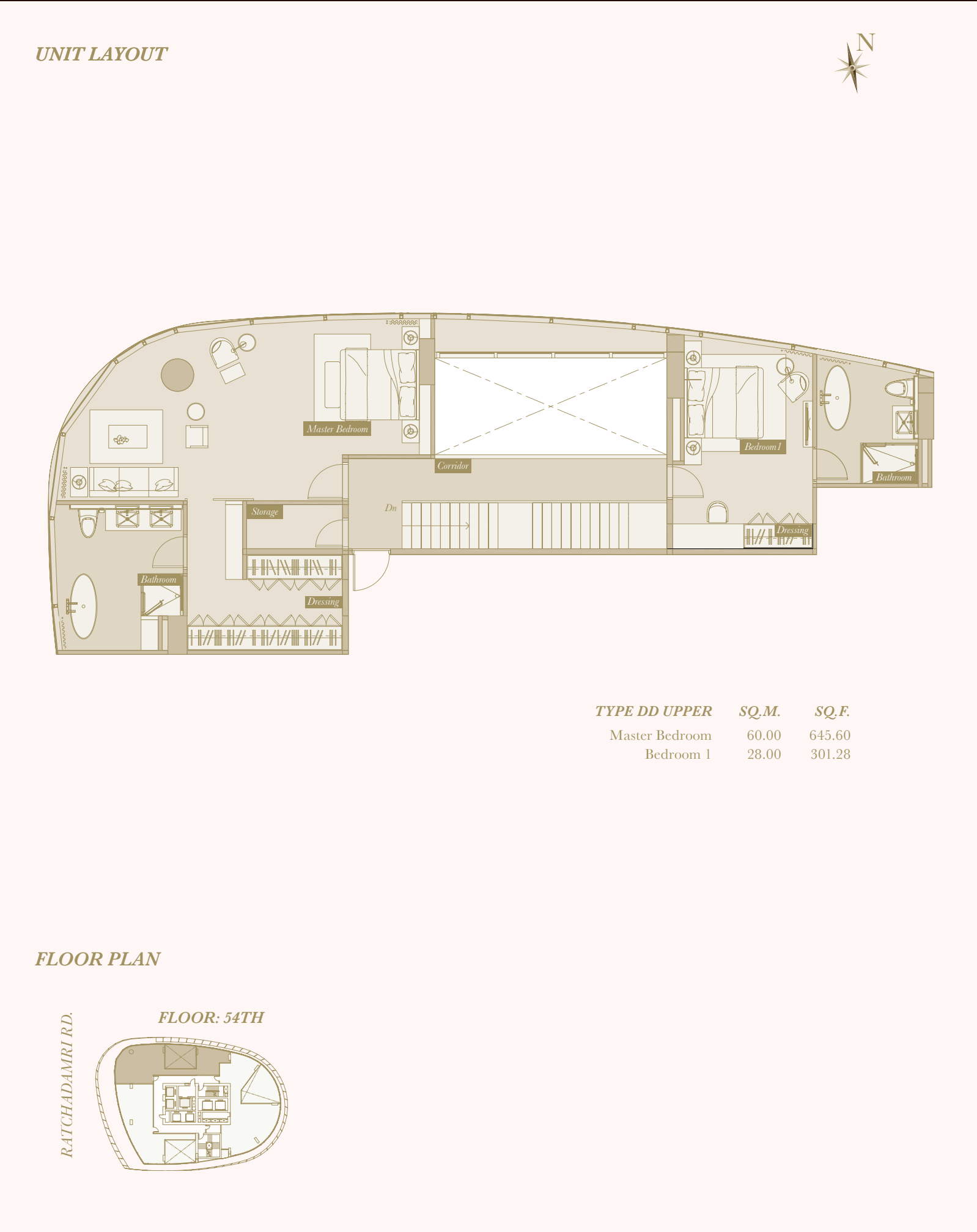
RATCHADAMRI RD.

FLOOR: 53RD



UNIT LAYOUT

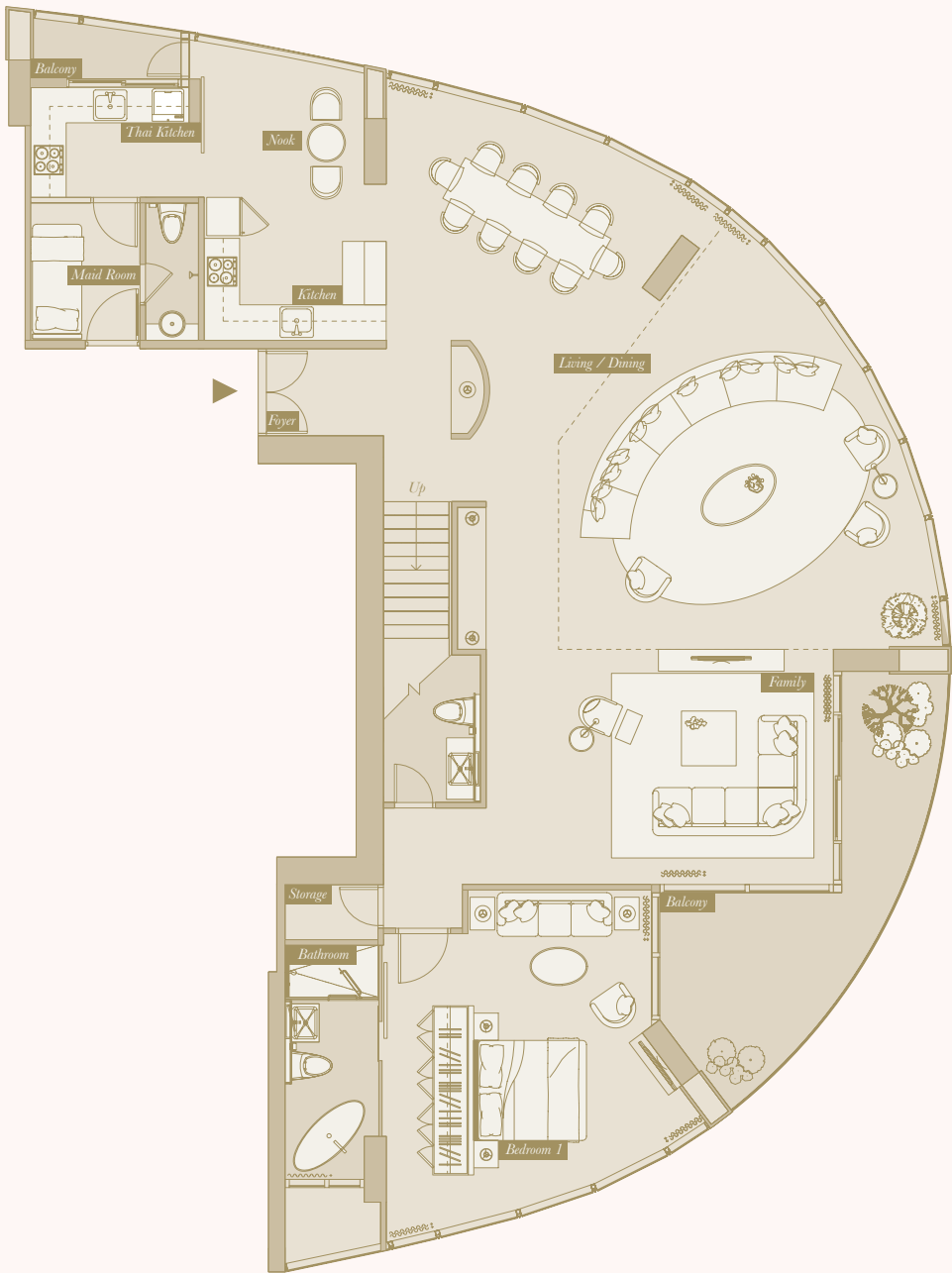
Duplex Penthouse Type DD Upper



UNIT LAYOUT

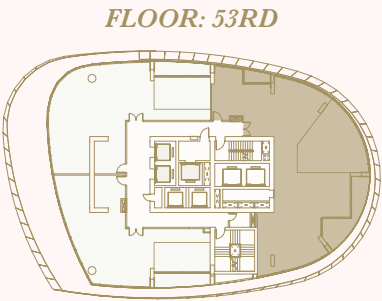
Duplex Penthouse Type DE Lower

UNIT LAYOUT



FLOOR PLAN

RATCHADAMRI RD.

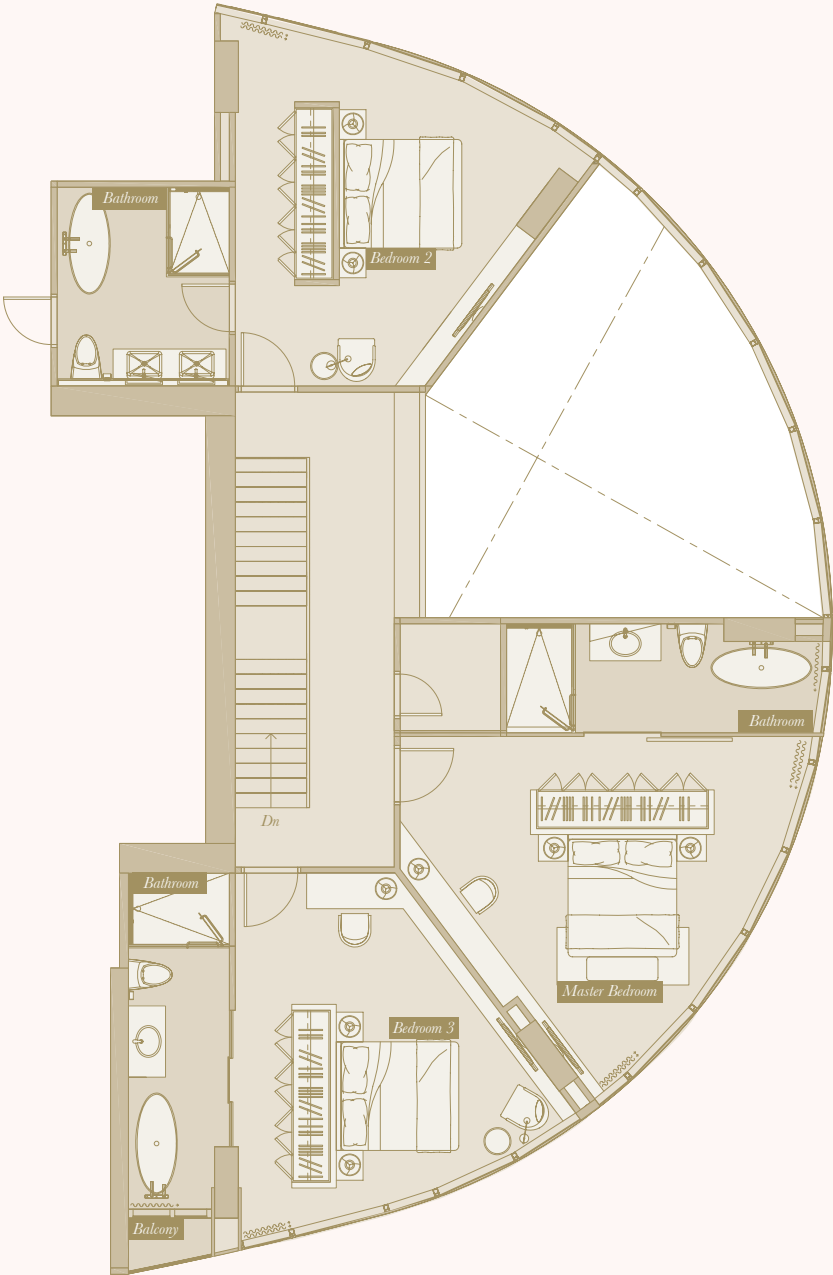


| TYPE DE LOWER | SQ.M. | SQ.F. |
|--------------------------|-------|--------|
| Living/Dining | 58.00 | 624.08 |
| Family/Study | 21.50 | 231.34 |
| Nook | 6.50 | 69.94 |
| Kitchen | 9.00 | 96.84 |
| Bedroom 1 | 35.30 | 379.83 |
| Thai Kitchen & Maid Room | 14.00 | 150.64 |

UNIT LAYOUT

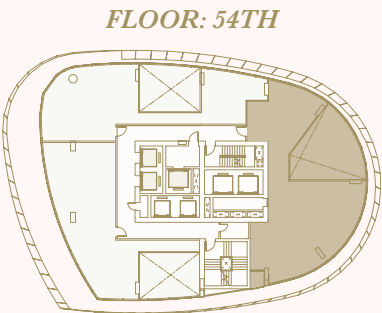
Duplex Penthouse Type DE Upper

UNIT LAYOUT



FLOOR PLAN

RATCHADAMRI RD.

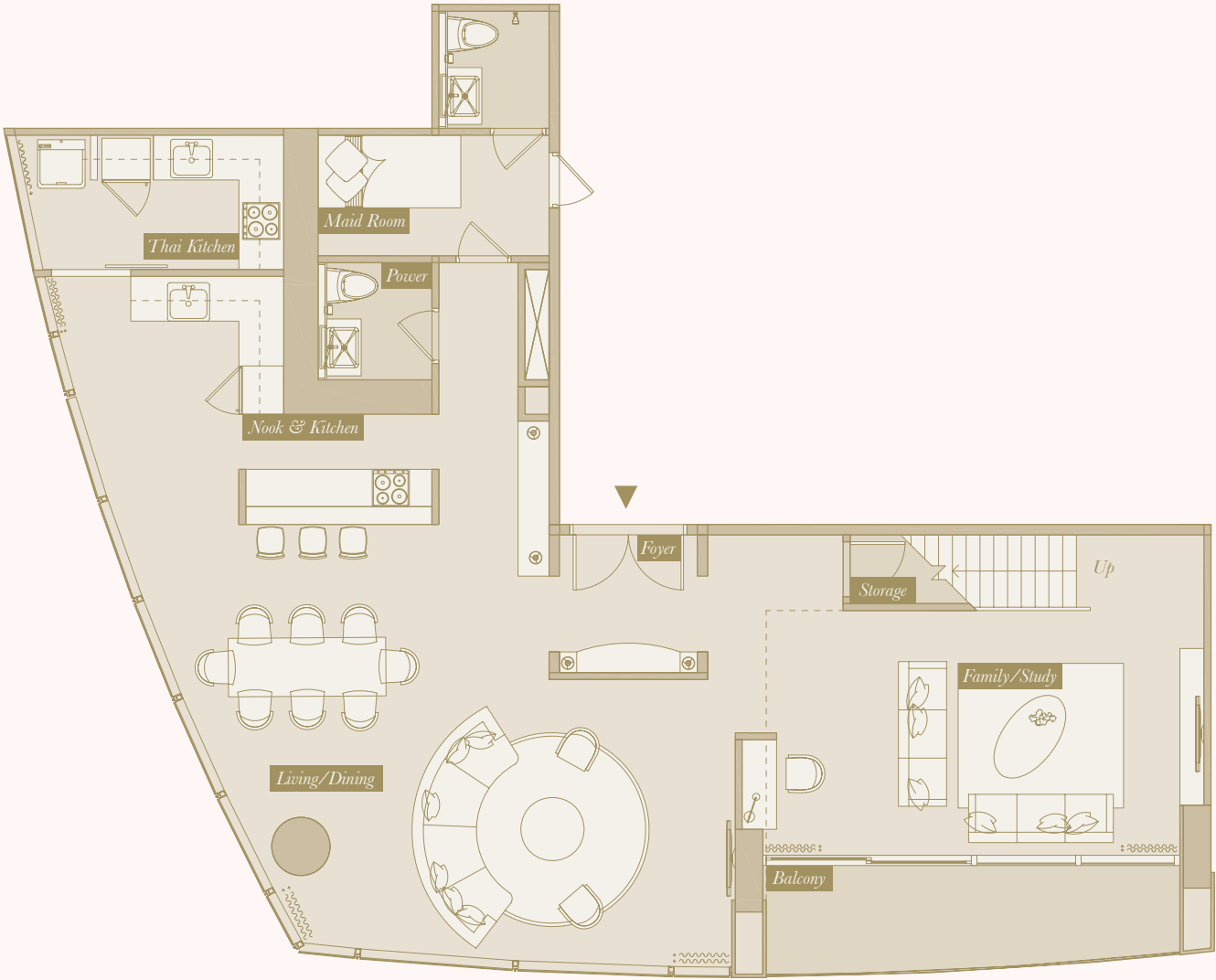


| TYPE DE UPPER | SQ.M. | SQ.F. |
|----------------|-------|--------|
| Master Bedroom | 40.00 | 430.40 |
| Bedroom 2 | 36.00 | 387.36 |
| Bedroom 2 | 34.00 | 365.84 |

UNIT LAYOUT

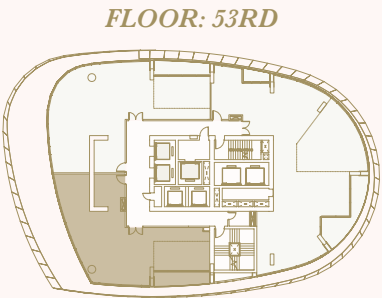
Duplex Penthouse Type DF Lower

UNIT LAYOUT



FLOOR PLAN

RATCHADAMRI RD.



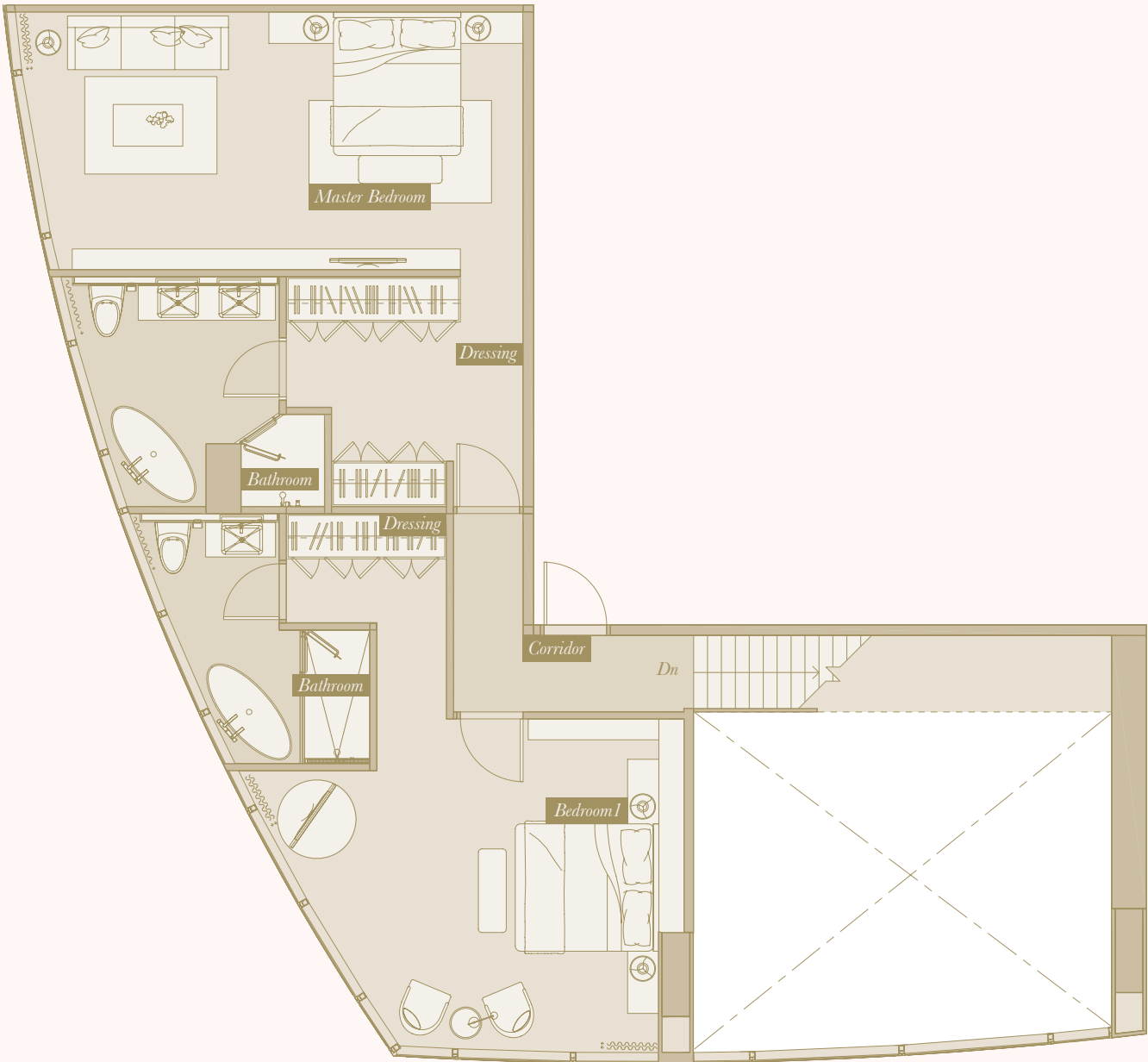
FLOOR: 53RD

| 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 |

UNIT LAYOUT

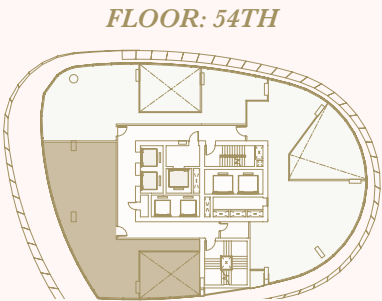
Duplex Penthouse Type DF Upper

UNIT LAYOUT



FLOOR PLAN

RATCHADAMRI RD.



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

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 Filter and 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 Hansgrohe or 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 Metallic 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.

Duplex 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 Filter and 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 Hansgrohe or 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 Metallic 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 TEAM

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 | <i>Magnolia Finest Corporation Limited</i> |
| Architect | <i>DI Designs/ The Beaumont Partners Co., Ltd.</i> |
| Consultant | <i>Gensler</i> |
| Hospitality Design Consultant | <i>JPA</i> |
| Interior Architect | <i>PIA</i> |
| Landscape Architect | <i>Shma</i> |
| Structural Engineer | <i>Meinhardt (Thailand)</i> |
| Machanical & Electrical Consultant Engineer | <i>EEC</i> |
| Façade Design Consultant | <i>Meinhardt (Thailand)</i> |
| Traffic Engineer | <i>MVA</i> |
| Lighting Designer | <i>Be-LIT</i> |
| Sustainable Design Consultant | <i>atelier ten (New york)</i> |
| Project Management | <i>Halcrow</i> |
| Interior Renderer | <i>DOF</i> |
| Exterior Renderer | <i>RGB</i> |
| Advertising Agency | <i>Degree Bangkok</i> |
| Content Provider | <i>Punch Media (Thailand) Co., Ltd</i> |
| Copywriter | <i>Keith Mundy</i> |
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THINK AND CREATE FOR HUMAN SUSTAINABILITY



GLOBAL EVOLUTION RESPONSIVE
DESIGN ARCHITECTURE



UNIVERSAL DESIGN

SHE CONCEPT :
SAFETY / HEALTH / ECOLOGY

BUILDING TECHNOLOGY
DESIGN INTEGRATION

MAGNOLIA 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.

WWW.MAGNOLIA.CO.TH

WHAT MAKES US DIFFERENT?



ABSOLUTE WORLD CARE

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



clean energy

| clean transportation



BOUNDLESS LIFE QUALITY DESIGN

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

ULTIMATE LOVING COMMUNITY



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 @ Punnaewithi 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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