



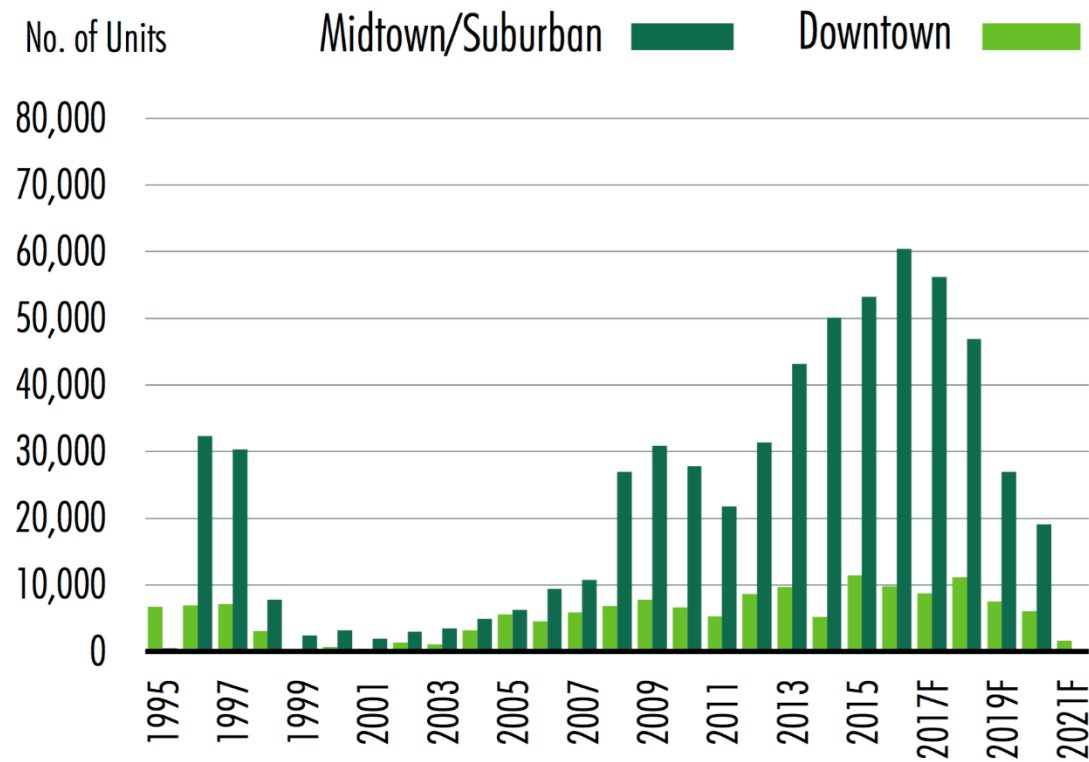
WALDEN

SUKHUMVIT 39

# Market overview – Residential Bangkok

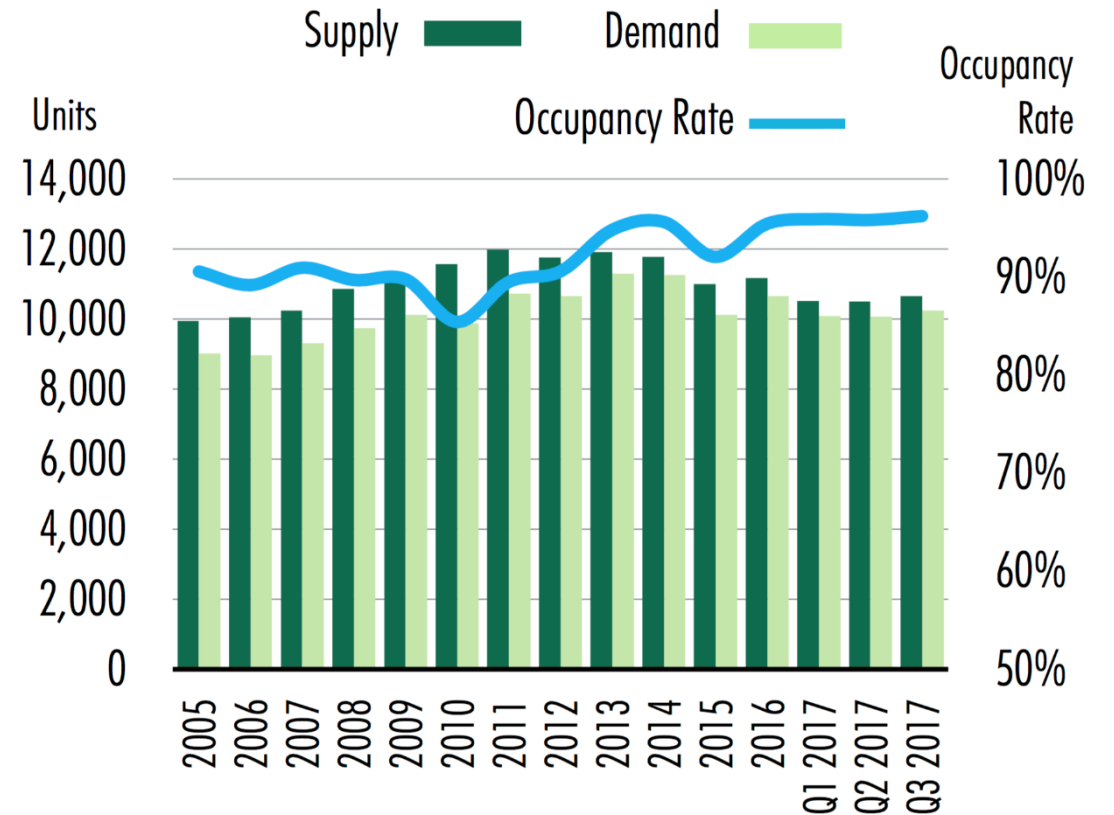
- Limited supplies of condominium in CBD
- High occupancy for apartment over 90% (renting out opportunities)

## Figure 1: Newly Completed Bangkok Condominiums



Source: CBRE Research, Q3 2017

## Figure 3: Apartment Supply, Demand and Occupancy Rate

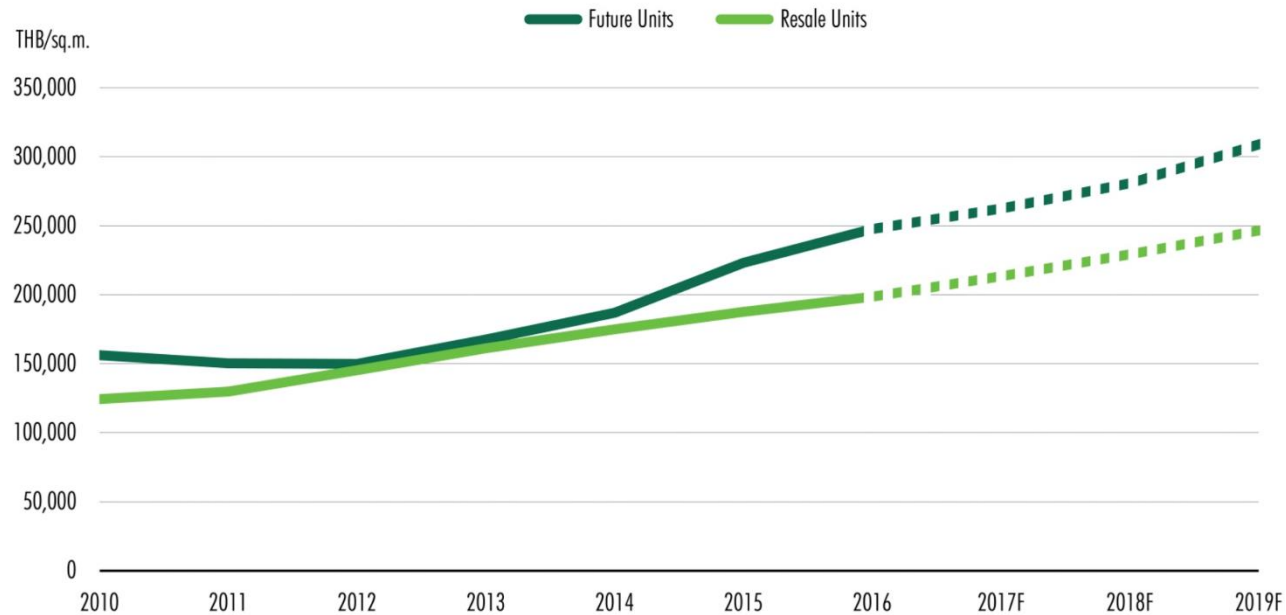


Source: CBRE Research, Q3 2017

# Market overview – Residential Bangkok

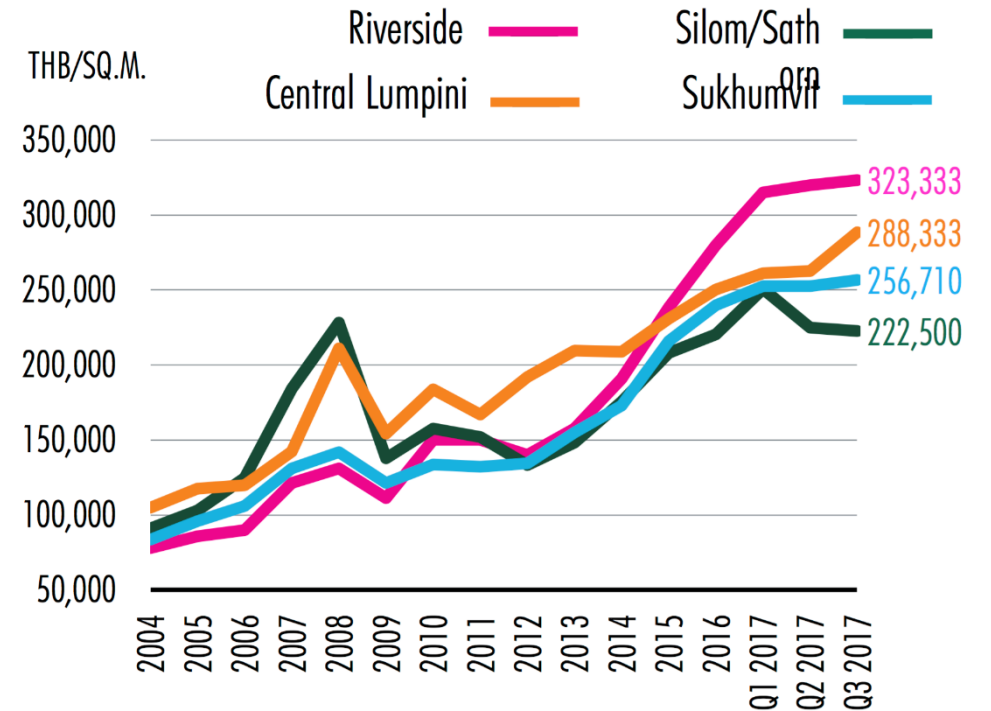
- Capital appreciation of condo in Bangkok CBD. Price over 250,000 baht/sqm in 2017, comparing with price 200,000 baht/sqm in 2014 (Investment opportunity)
- Average price of condo in Sukhumvit 256,710 baht/sqm. in 2017

Figure 4: Price Projection



Source: CBRE Research, February 2017

Figure 2: Average Asking Prices of Future Units in Downtown (High-End and above)

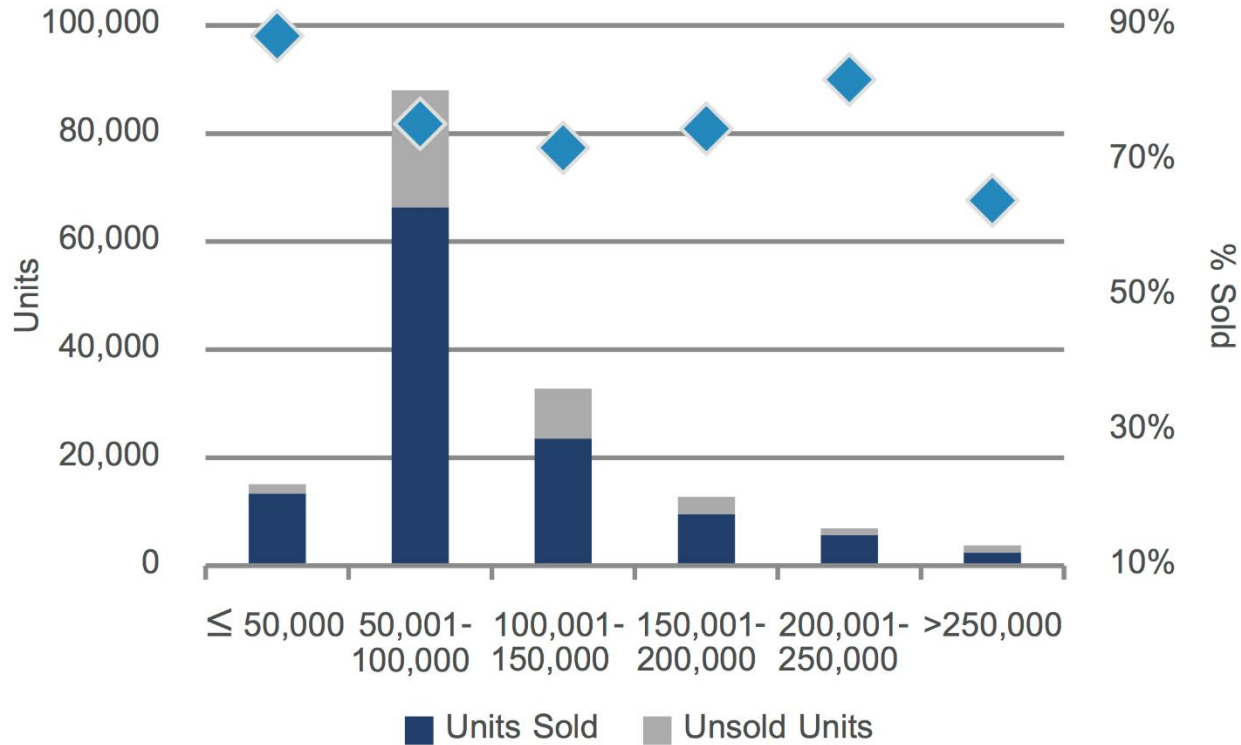


Source: CBRE Research, Q3 2017

# Market overview – Residential Bangkok

- Segment of condo 200-250k baht/sqm has the highest take up rate 80%, followed by segment of condo 150-200K baht/sqm with take up rate 70%

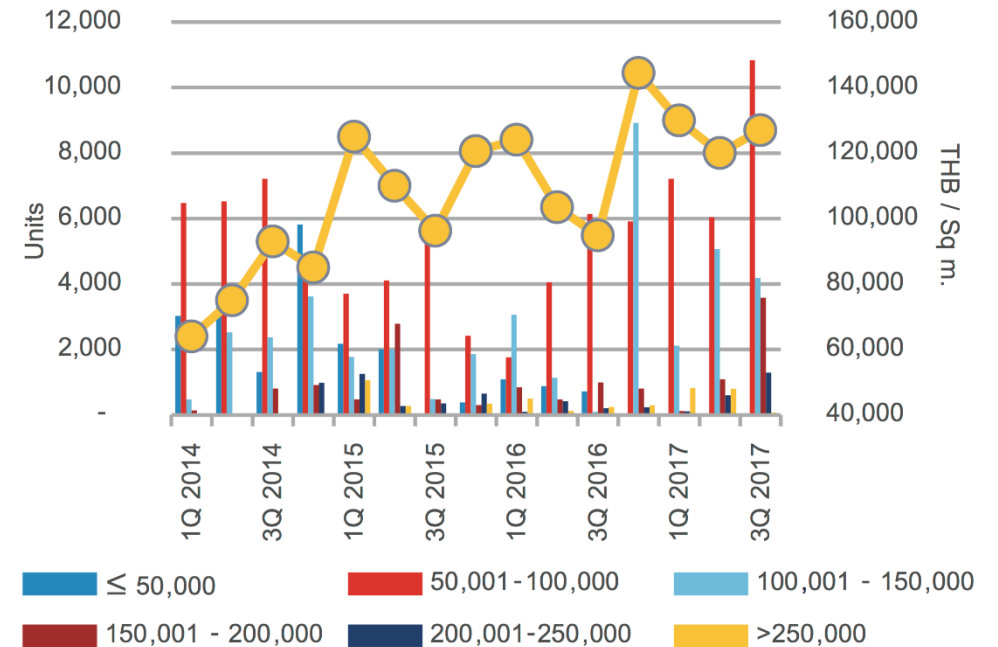
## Average take-up rate of all condominium units in the market by price range.



Source: Colliers International Thailand Research

## Price

### New condominium launched by quarter and price range



Source: Colliers International Thailand Research

Index



PROJECT INFORMATION

# Key Landmark



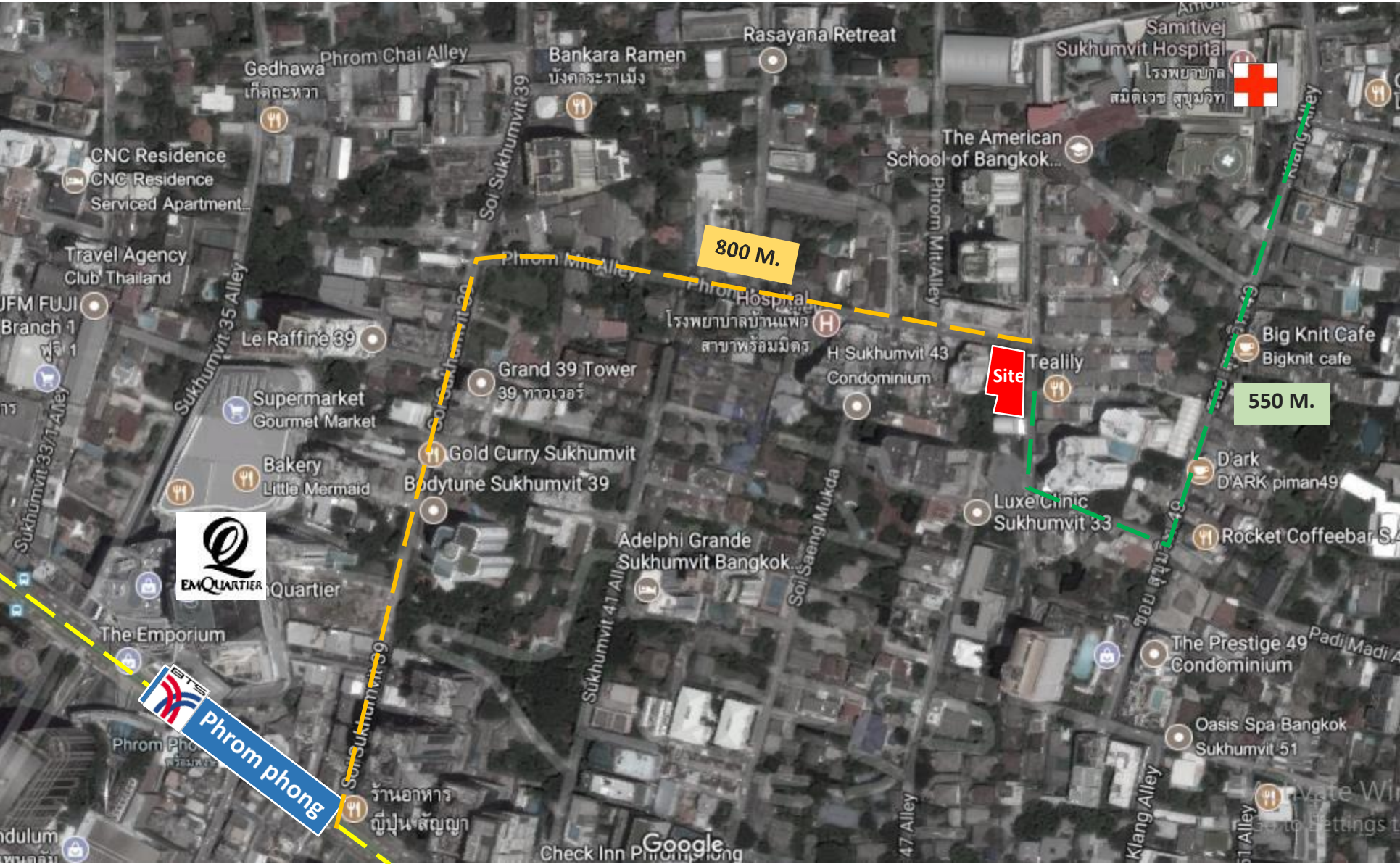
## Accessibility

- 240 M. From 49 Terrace
- 550 M. Samitivej Hospital
- 800 M. from Sukhumvit Rd.
- 800 M. from Emquartier,
  - The Emporium & BTS Phrom Phong

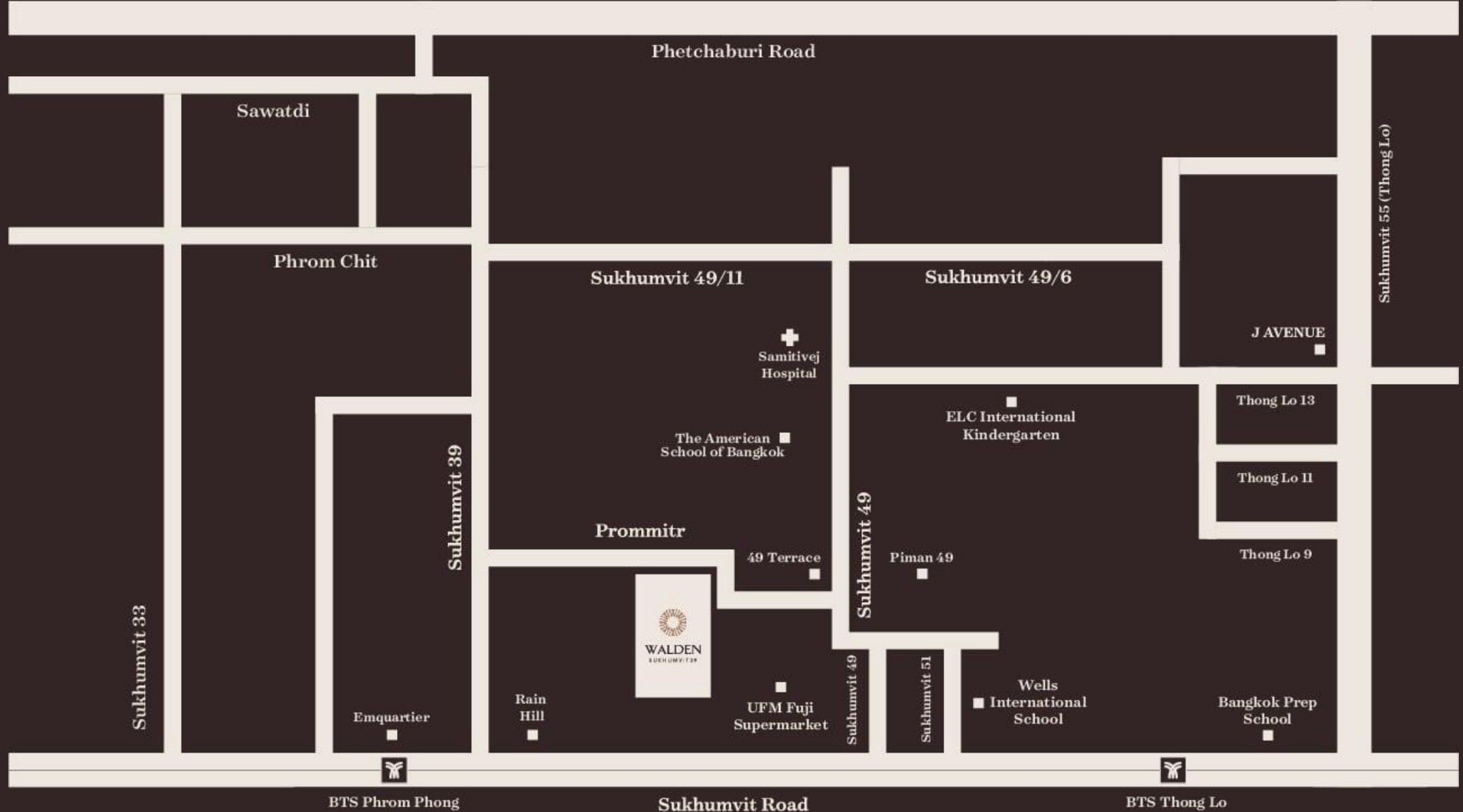
## Heart of Sukhumvit

- Lifestyle District
- Commercial Centre
- Grade A Office Buildings
- International Standard Hospitals
- Leading Schools and University

# Location



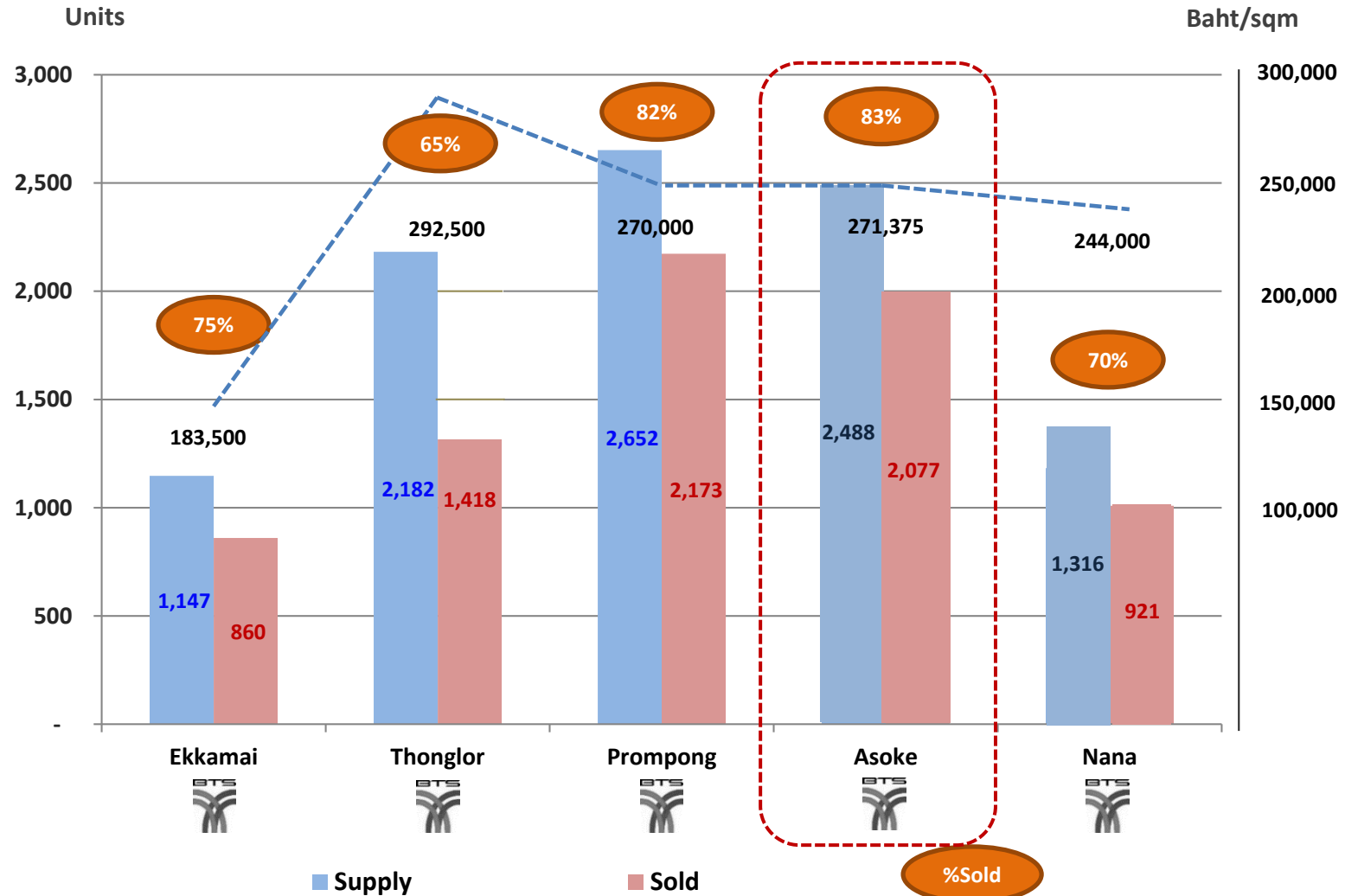
# Location



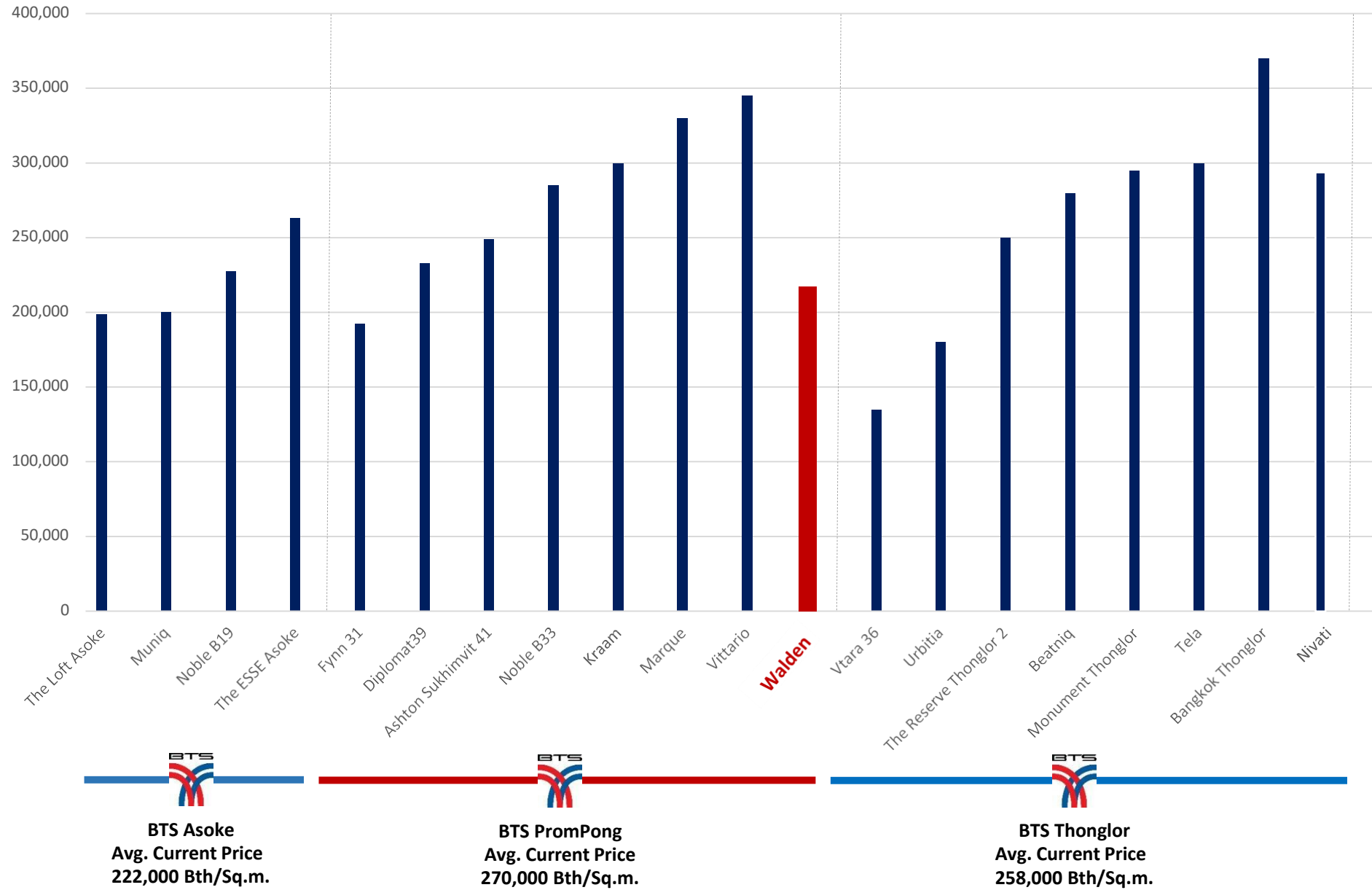


# Market Overview

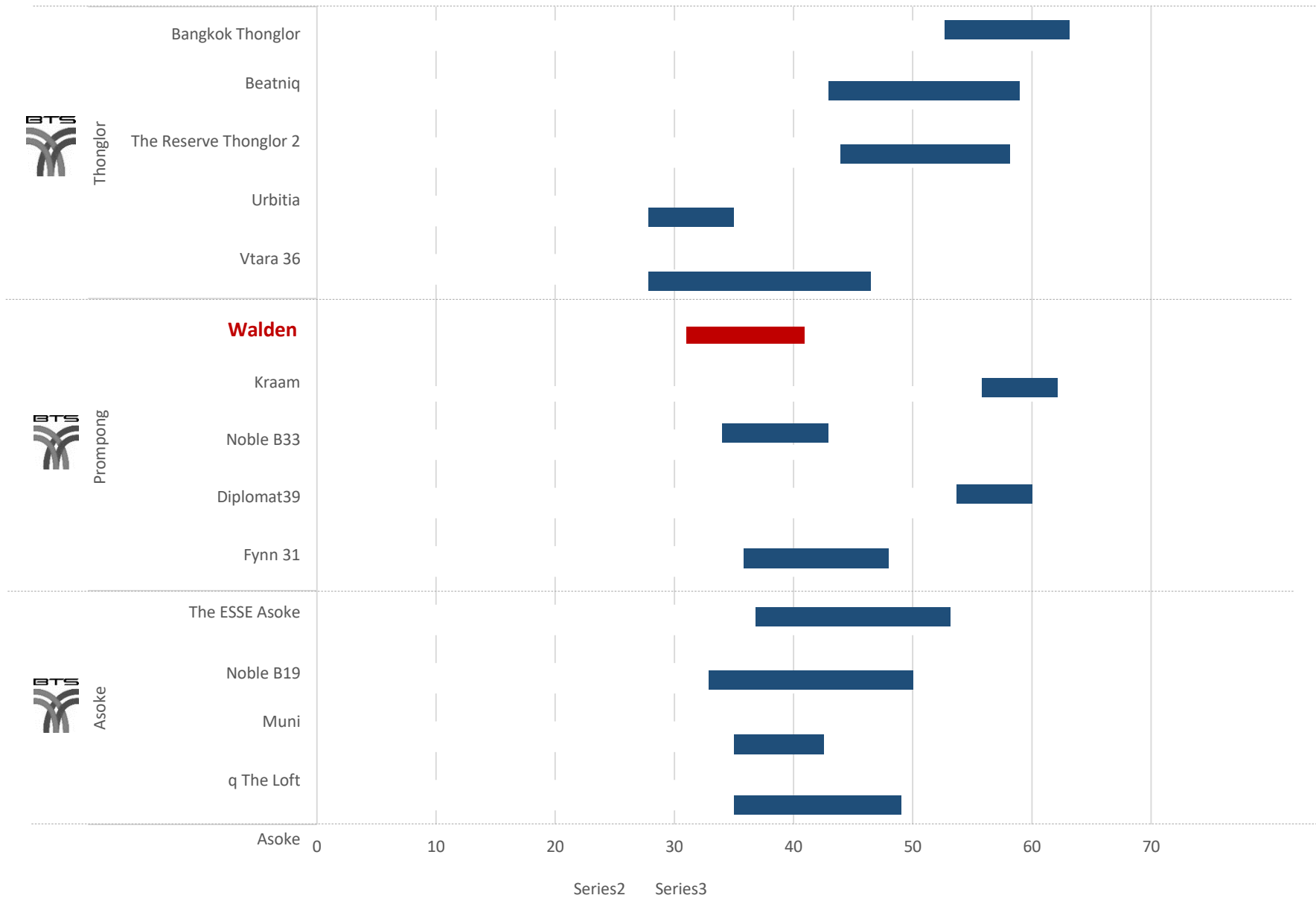
## Market absorption rate



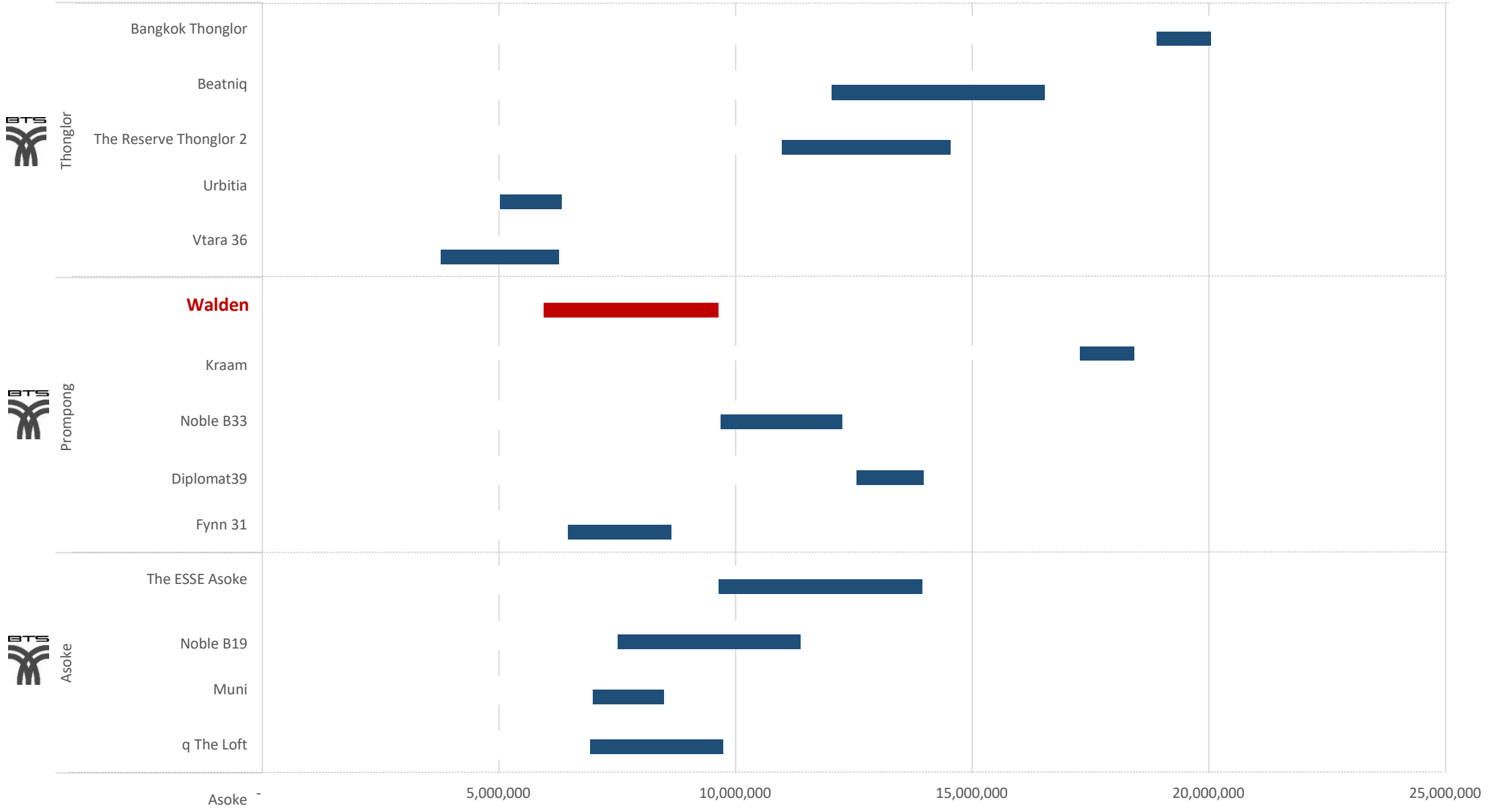
## Competitors : Avg. Price per Sq.m.



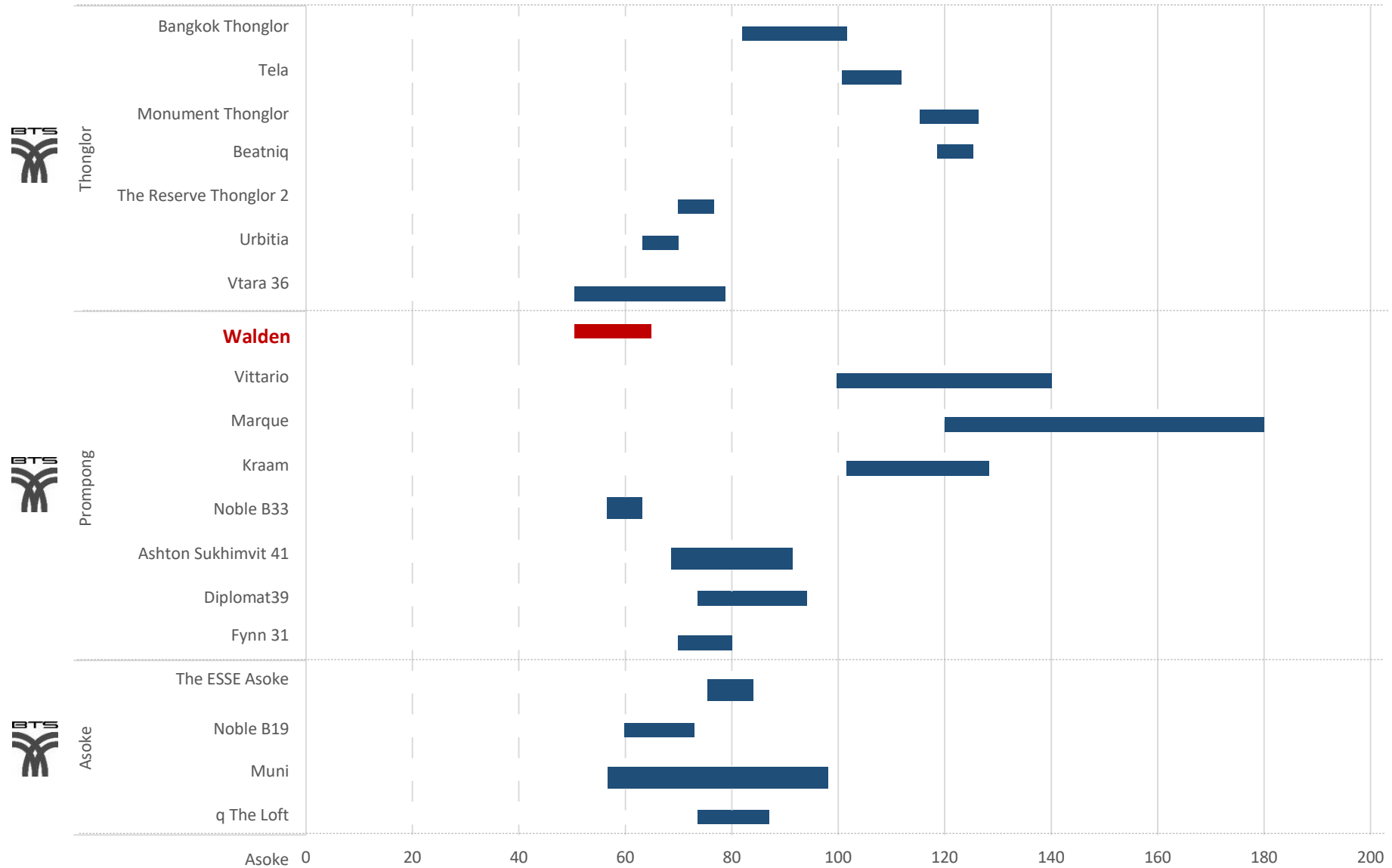
# Competitors : Room Sizing 1 BR



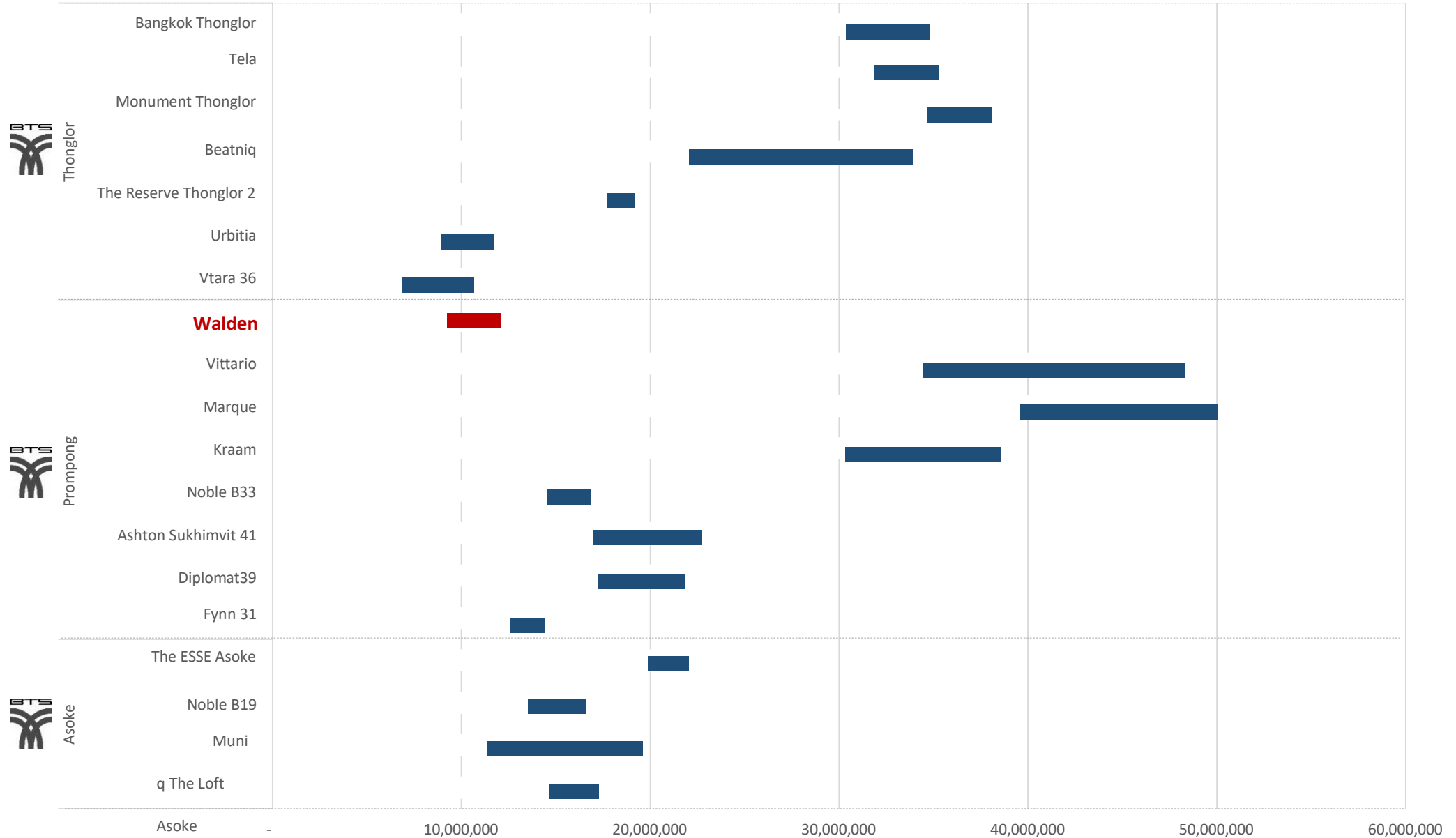
# Competitors : Package Price 1 BR



## Competitors : Room Sizing 2 BR



## Competitors : Package Price 2 BR



# UNIQUE SELLING POINT

No	Selling Points	Details
1	Location and Surrounding	<ul style="list-style-type: none"> <li>• <b>Low-Rise residential project limited Supply</b></li> <li>• Close to public transportation BTS Prompong Station</li> <li>• Close to life style center eg. M District and Business District</li> <li>• Easy to access by Express way</li> </ul>
2	Competitive design layout	<ul style="list-style-type: none"> <li>• Architectural design</li> <li>• Fully fitted provided</li> </ul>
3	Facilities	<ul style="list-style-type: none"> <li>• <b>Automatic parking system</b></li> <li>• Lobby, luxury pool , lounge, fitness etc.</li> <li>• Green space</li> </ul>
4	Quality of materials & Design	High quality materials with design

Target by nationality	Thai 60%	Foreigners 40%
<b>Position</b>	<ul style="list-style-type: none"> <li>• Investor</li> <li>• Business owner</li> <li>• Business partners, VIP</li> </ul>	<ul style="list-style-type: none"> <li>• Executive professions Business owner</li> <li>• Investor</li> </ul>
<b>Objectives</b>	<ul style="list-style-type: none"> <li>• 2nd home in town 10%</li> <li>• Own stay 65%</li> <li>• Investment 35%</li> </ul>	<ul style="list-style-type: none"> <li>• Own stay</li> <li>• Investment</li> </ul>





# FACTSHEET



TYPE : Residential

NUMBER OF UNITS : 116 Units

GROSS FLOOR AREA : 8,200 Sq.m.

SALEABLE AREA : 4,757 Sq.m.

ROME SIZE :

1 BR 31-43 Sq.m. - 53 Units

1 BR Plus 40-45 Sq.m. - 42 Units

2 BR 53-59 Sq.m. - 14 Units

Loft 1 BR 34 Sq.m. - 1 Units

Loft 2 BR 45-60 Sq.m. - 6 Units

Parking lot 49 %

<b>Facilities</b>	1st Floor	Main lobby / Outdoor recreation area with landscape / Juristic office / Fitness
	Roof floor	14.00 m. x 4.20 m. Swimming pool / Pool Terrace / Kid's pool / Shallow Pool / Jacuzzi / Onzen / Vichy foot therapy / Massage walk / shower / Active Playground / Sky Terrace / BBQ area / Social Conner



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1ST FLOOR PLAN



101  
G2  
47.74 sq.m.  
LOWER 34.33 sq.m.  
UPPER 13.41 sq.m.

102  
G4  
47.41 sq.m.  
LOWER 33.79 sq.m.  
UPPER 13.62 sq.m.

103  
G5  
55.86 sq.m.  
LOWER 41.74 sq.m.  
UPPER 14.12 sq.m.

104  
G1  
34.78 sq.m.  
LOWER 24.43 sq.m.  
UPPER 10.35 sq.m.

105  
G3  
45.39 sq.m.  
LOWER 31.71 sq.m.  
UPPER 13.68 sq.m.

107  
G7  
60.53 sq.m.  
LOWER 41.68 sq.m.  
UPPER 18.85 sq.m.

106  
G6  
59.27 sq.m.  
LOWER 41.17 sq.m.  
UPPER 18.10 sq.m.



ISTM FLOOR PLAN



ผังพื้นที่ 2  
มาตราส่วน 1:150

2ND FLOOR PLAN



3RD FLOOR PLAN





ผังพื้นที่ 4  
มาตราส่วน 1:150

4TH FLOOR PLAN



ผังพื้นที่ 5  
มาตราส่วน 1:150

5TH FLOOR PLAN



ผังพื้นที่ 6  
มาตราส่วน 1:150

6TH FLOOR PLAN



ผังพื้นที่ 7  
มาตราส่วน 1:150

7TH FLOOR PLAN



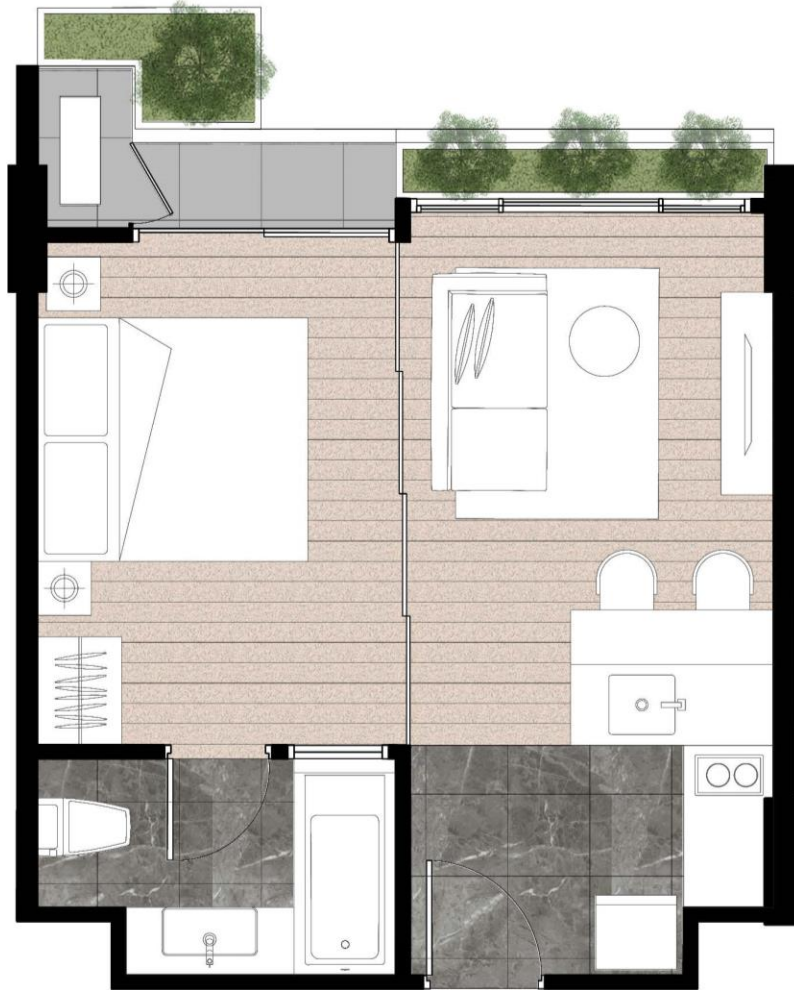
ผังพื้นที่ 8  
มาตราส่วน 1:150



ROOF PLAN

UNIT LAYOUT

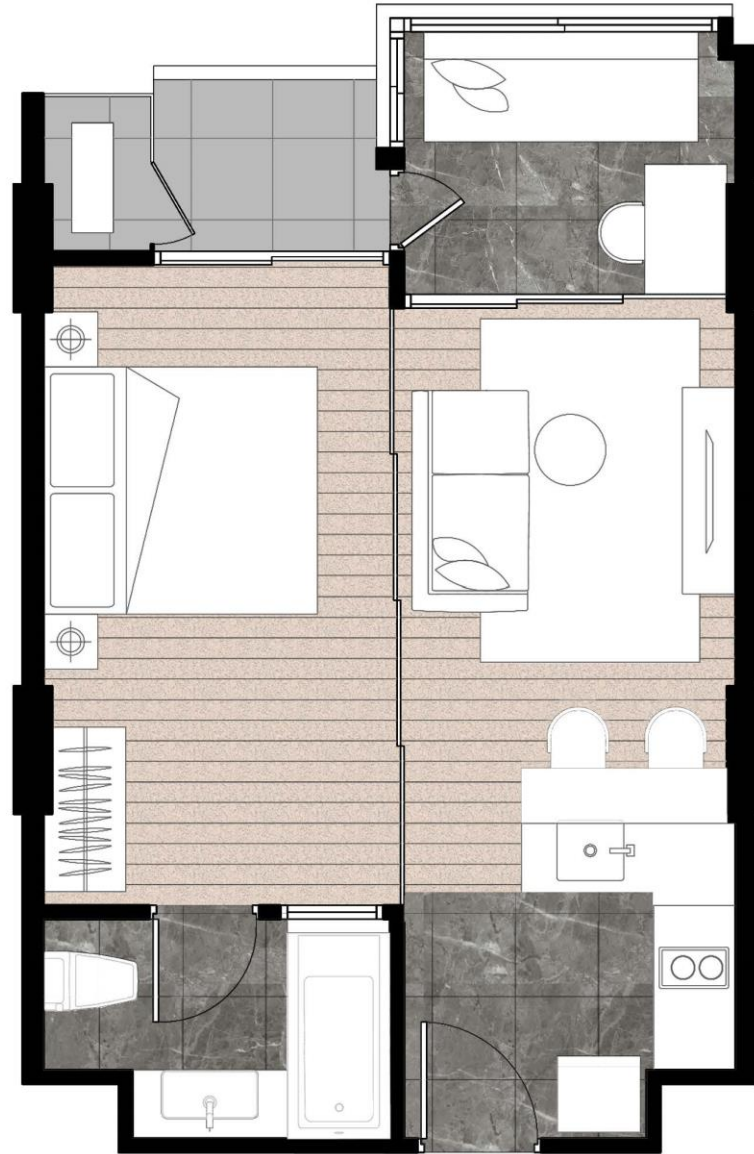
1 Bedroom Type



TYPE A2  
34.56 sq.m.



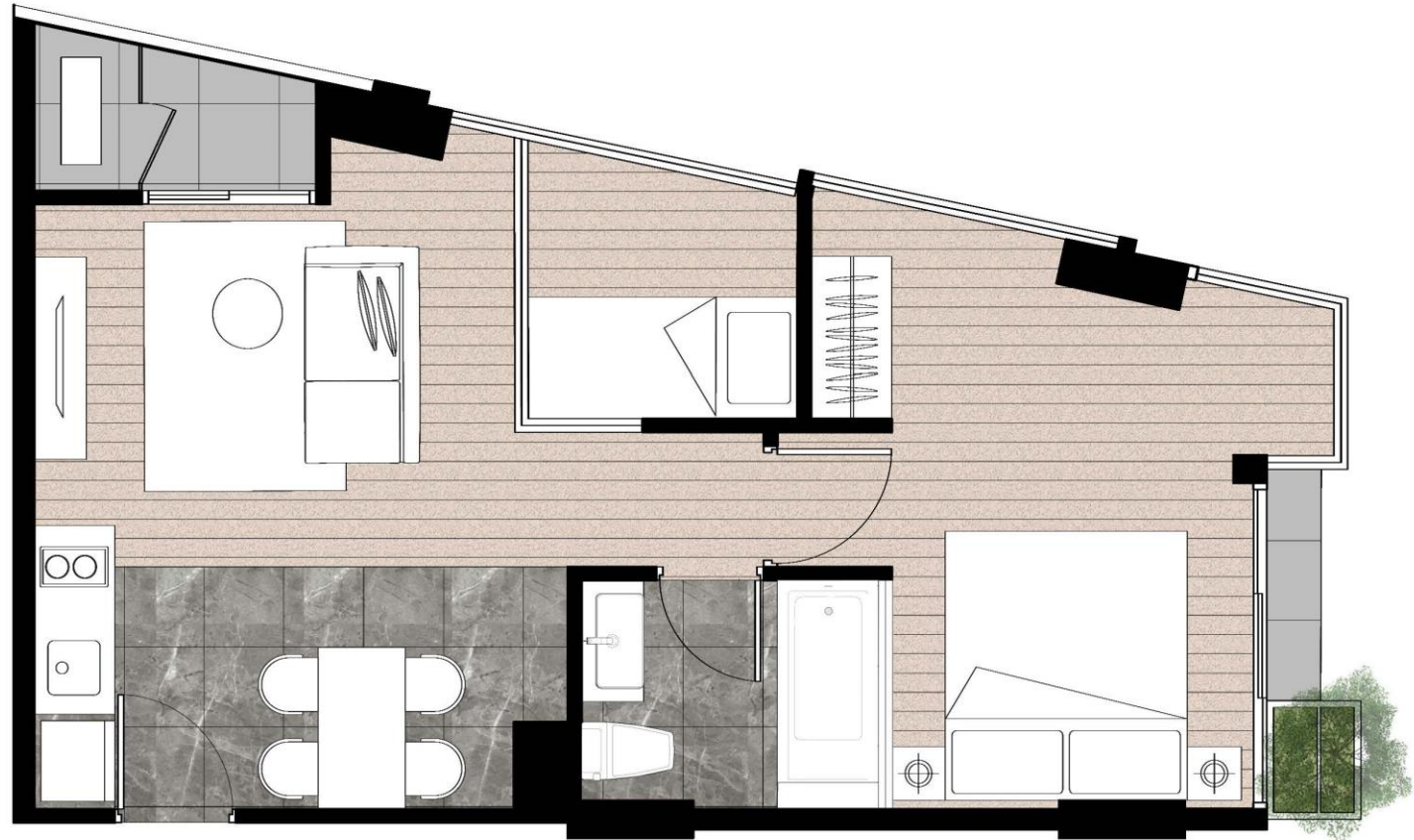
1 Bedroom Plus Type



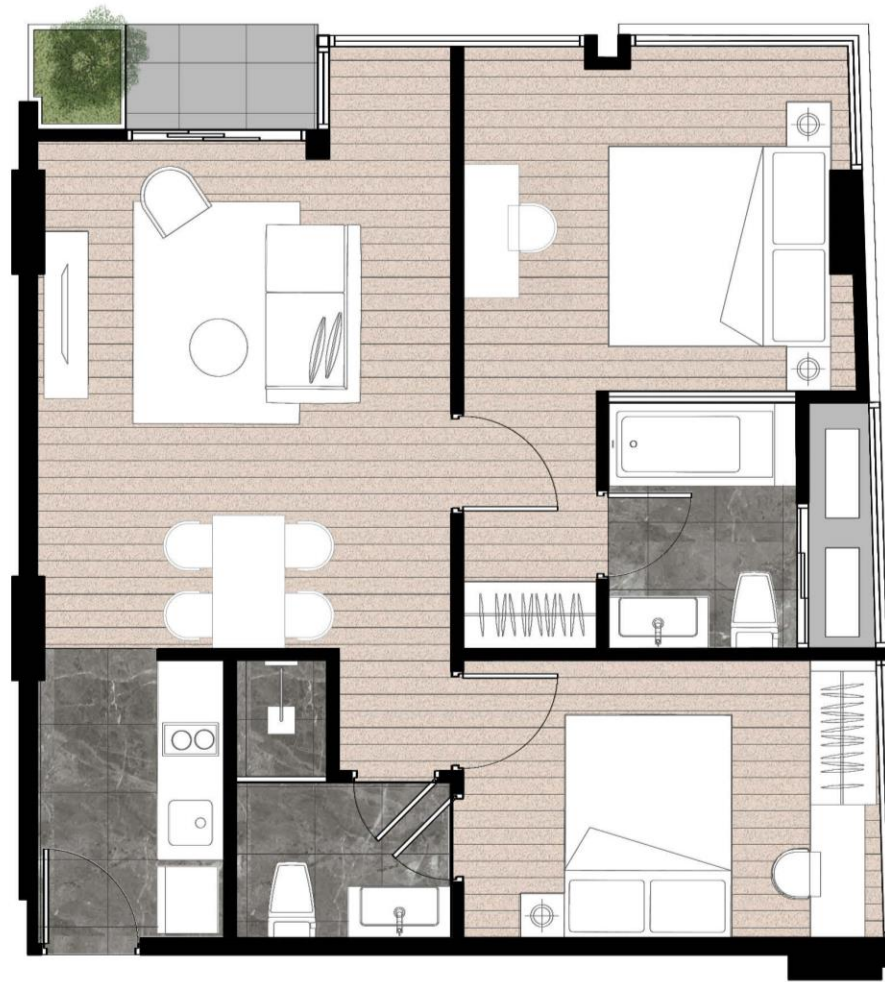
TYPE B1  
40.06 sq.m.

TYPE B2  
45.77 sq.m.

1 Bedroom Plus Type

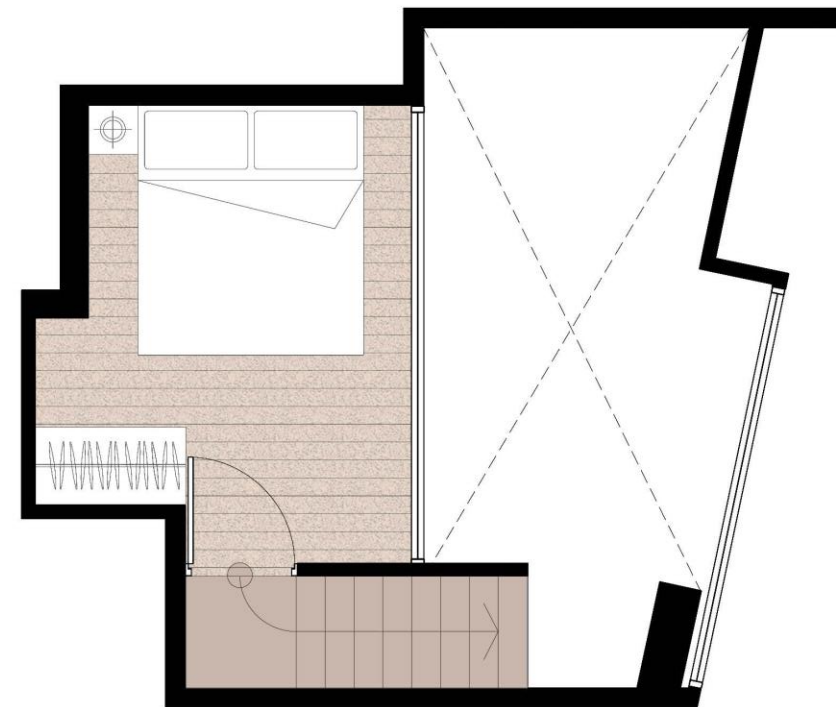
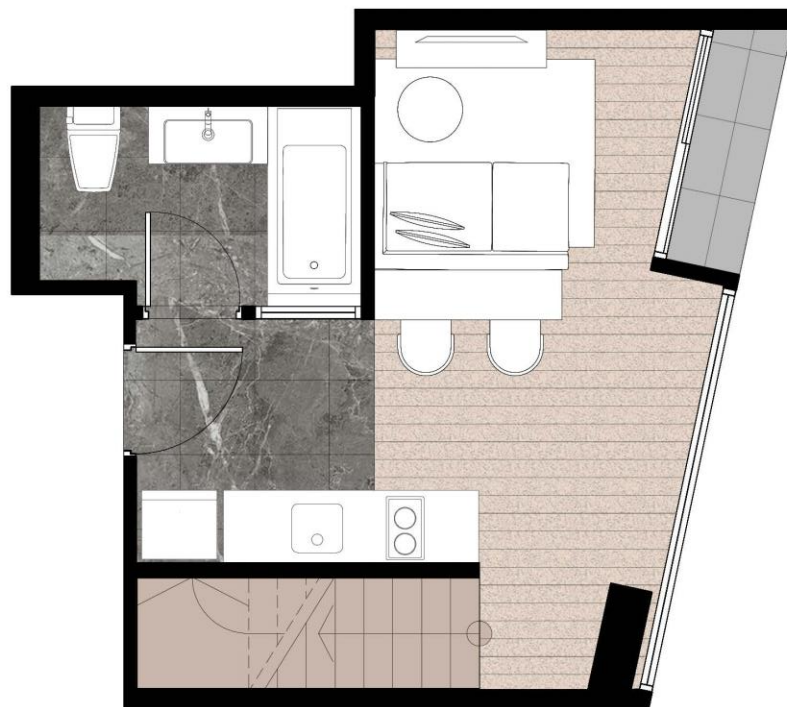


2 Bedroom Type



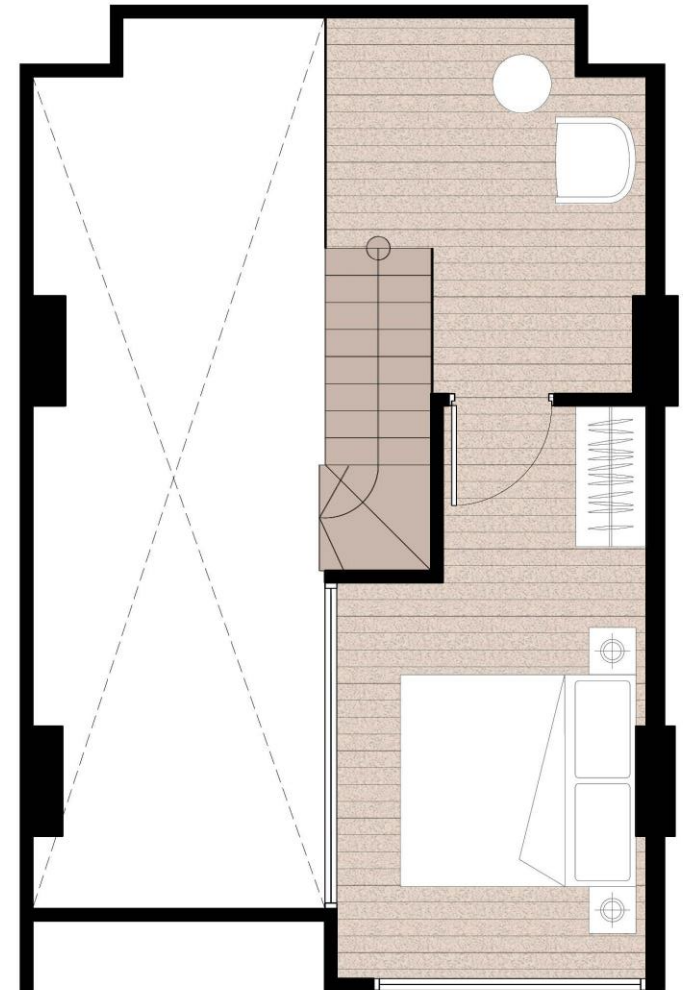
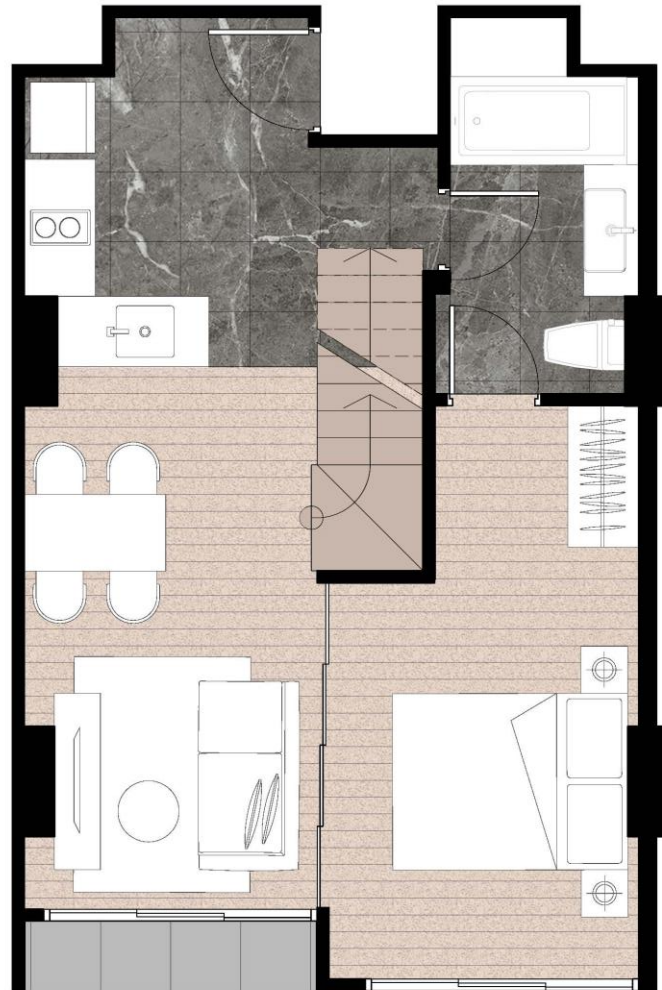
TYPE C5  
59.44 sq.m.

Loft Garden Type  
1 Bedroom



TYPE G1  
34.78 sq.m.

Loft Garden Type  
2 **Bedroom**



TYPE G7  
60.53 sq.m.

INTERIOR DESIGN



**DESIGN MOOD & TONE**

SHOW UNITS- MATERIAL SCHEME





WALDEN SUKHUMVIT 39

## DESIGN MOOD & TONE

LOBBY





  
WALDEN







1 Bedroom Type



1 Bedroom Type



1 Bedroom Plus Type



1 Bedroom Plus Type

Loft Garden Type





LANDSCAPE DESIGN

## WALDEN SUKHUMVIT 39 BACKGROUND

The Walden 39 is situated in Soi Sukhumvit 39 on what was the former location of the famous Turtle House, once the home to the Italian writer and expat Tiziano Terzani, a close friend of the famous Jim Thomson. A charming property in a quiet and attractive neighborhood, Habitat Group have envisioned a project that is the new evolution and reflection of the property's long and rich heritage.

The Walden platform has always been about privacy, intimacy and charm that is the core of living in a low rise project and we aim to continue that commitment at the Walden 39 and true to tradition, create a project that is small, exclusive and graceful in its design and execution.



WALDEN









## ROOF PLAN

1. Lap Pool 15.00 x 4.20 m.
2. Pool Terrace
3. Kid's Pool
4. Shallow Pool
5. Jacuzzi
6. Onzen
7. Vichy Foot Therapy
8. Massage Walk
9. Shower
10. Active Playground
11. Sala
12. Sky Terrace
13. BBQ Area
14. Social Conner





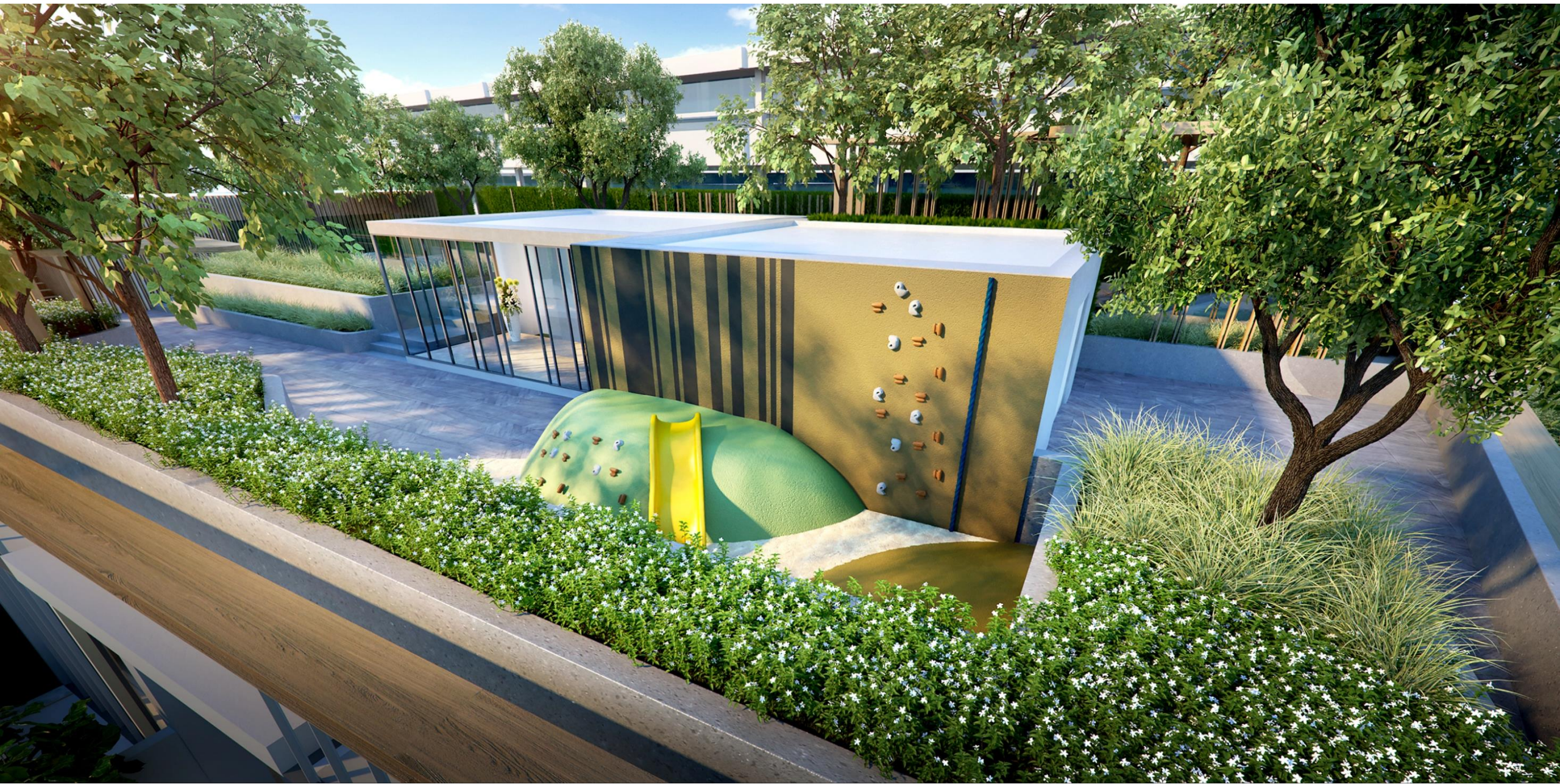












FURNITURE PACKAGE

# FURNITURE PACKAGE TYPE A

A1, A5, A7



1. Sofa (without throw pillow) : 1 Qty



2. Coffee Table : 1 Qty



3. TV Console : 1 Qty



4. Dining Table : 1 Qty



5. Dining Chair : 2 Qty



6. Bedstead (with mattress, without headboard) – King size : 1 Qty



7. Night Table : 2 Qty



8. Curtain : 3 Qty



# FURNITURE PACKAGE TYPE A-1

A3, A4



1. Sofa (without throw pillow) : 1 Qty



2. Coffee Table : 1 Qty



3. TV Console : 1 Qty



4. Dining Table : 1 Qty



5. Dining Chair : 2 Qty



6. Bedstead (with mattress, without headboard) – King size : 1 Qty



7. Night Table : 1 Qty



8. Curtain : 2 Qty

# FURNITURE PACKAGE TYPE B

A2, A2-1, A8, A8-1



1. Sofa (without throw pillow) : 1 Qty



2. Coffee Table : 1 Qty



3. TV Console : 1 Qty



4. Dining Table : 1 Qty



5. Dining Chair : 2 Qty



6. Bedstead (with mattress, without headboard) – King size : 1 Qty



7. Night Table : 2 Qty



8. Curtain : 2 Qty

# FURNITURE PACKAGE TYPE B-1

G1



1. Sofa (without throw pillow) : 1 Qty



2. Coffee Table : 1 Qty



3. TV Console : 1 Qty



4. Dining Table : 1 Qty



5. Dining Chair : 2 Qty



6. Bedstead (with mattress, without headboard) – King size : 1 Qty



7. Night Table : 1 Qty



8. Curtain : 2 Qty

# FURNITURE PACKAGE TYPE C

A6, A6-1



1. Sofa (without throw pillow) : 1 Qty



2. Coffee Table : 1 Qty



3. TV Console : 1 Qty



4. Dining Table : 1 Qty



5. Dining Chair : 2 Qty



6. Bedstead (with mattress, without headboard) – King size : 1 Qty



7. Night Table : 2 Qty



8. Desk : 1 Qty



9. Working Chair : 1 Qty



10. Curtain : 3 Qty

# FURNITURE PACKAGE TYPE D

A9



1. Sofa (without throw pillow) : 1 Qty



2. Coffee Table : 1 Qty



3. TV Console : 1 Qty



4. Dining Table : 1 Qty



5. Dining Chair : 2 Qty



6. Bedstead (with mattress, without headboard) – King size : 1 Qty



7. Curtain : 5 Qty

# FURNITURE PACKAGE TYPE E (page 1)

B1, B1-1



1. Sofa (without throw pillow) : 1 Qty



2. Sofa (without throw pillow) : 1 Qty



3. Coffee Table : 1 Qty



4. TV Console : 1 Qty



5. Dining Table : 1 Qty



6. Dining Chair : 2 Qty



7. Bedstead (with mattress, without headboard) – King size : 1 Qty



8. Night Table : 2 Qty

# FURNITURE PACKAGE TYPE E (page 2)

B1, B1-1



9. Desk : 1 Qty



10. Working Chair : 1 Qty



11. Curtain : 1 Qty



12. Window blinds : 1 Qty

# FURNITURE PACKAGE TYPE F

B2, B3



1. Sofa (without throw pillow) : 1 Qty



2. Coffee Table : 1 Qty



3. TV Console : 1 Qty



4. Dining Table : 1 Qty



5. Dining Chair : 4 Qty



6. Bedstead (with mattress, without headboard)– King size : 1 Qty



7. Bedstead (with mattress, without headboard) – Single Bed : 1 Qty



8. Night Table : 2 Qty



9. Curtain : 6 Qty



# FURNITURE PACKAGE TYPE G

C1, C2



1. Sofa (without throw pillow) : 1 Qty



2. Coffee Table : 1 Qty



3. TV Console : 1 Qty



4. Dining Table : 1 Qty



5. Dining Chair : 2 Qty



6. Bedstead (with mattress, without headboard)– King size : 1 Qty



7. Bedstead (with mattress, without headboard) – Queen size : 1 Qty



9. Curtain : 4 Qty  
8. Night Table : 3 Qty

# FURNITURE PACKAGE TYPE G-1

G3



1. Sofa (without throw pillow) : 1 Qty



2. Coffee Table : 1 Qty



3. TV Console : 2 Qty



4. Dining Table : 1 Qty



5. Dining Chair : 2 Qty



6. Bedstead (with mattress, without headboard)– King size : 1 Qty



7. Bedstead (with mattress, without headboard) – Queen size : 1 Qty



9. Curtain : 4 Qty

8. Night Table : 4 Qty

# FURNITURE PACKAGE TYPE G-2

G5



1. Sofa (without throw pillow) : 1 Qty



2. Coffee Table : 1 Qty



3. TV Console : 1 Qty



4. Dining Table : 1 Qty



5. Dining Chair : 2 Qty



6. Bedstead (with mattress, without headboard)– King size : 1 Qty



7. Bedstead (with mattress, without headboard) – Queen size : 1 Qty



8. Night Table : 3 Qty



9. Curtain : 5 Qty

# FURNITURE PACKAGE TYPE H (page 1)

C3



1. Sofa (without throw pillow) : 1 Qty



2. Coffee Table : 1 Qty



3. TV Console : 1 Qty



4. Armchair : 1 Qty



5. Dining Table : 1 Qty



6. Dining Chair : 2 Qty



7. Bedstead (with mattress, without headboard) – King size : 1 Qty



8. Bedstead (with mattress, without headboard) – Single Bed : 1 Qty

**FURNITURE PACKAGE TYPE H** (page 2)

C3



9. Night Table : 2 Qty



10. Desk : 2 Qty



11. Working Chair : 2 Qty



12. Curtain : 4 Qty

# FURNITURE PACKAGE TYPE I (page 1)

C4



1. Sofa (without throw pillow) : 1 Qty



2. Coffee Table : 1 Qty



3. TV Console : 1 Qty



4. Armchair : 1 Qty



5. Dining Table : 1 Qty



6. Dining Chair : 4 Qty



7. Bedstead (with mattress, without headboard) – King size : 1 Qty



8. Bedstead (with mattress, without headboard) – Queen size : 1 Qty

# FURNITURE PACKAGE TYPE I (page 2)

C4



9. Night Table : 2 Qty



10. Desk : 2 Qty



11. Working Chair : 2 Qty



12. Curtain : 6 Qty

# FURNITURE PACKAGE TYPE I-1 (page 1)

C5



1. Sofa (without throw pillow) : 1 Qty



2. Coffee Table : 1 Qty



3. TV Console : 1 Qty



4. Armchair : 1 Qty



5. Dining Table : 1 Qty





**FURNITURE PACKAGE TYPE I-1** (page 2)

C5



9. Night Table : 3 Qty



10. Desk : 2 Qty



11. Working Chair : 2 Qty



12. Curtain : 6 Qty

# FURNITURE PACKAGE TYPE J (page 1)

G2



1. Sofa (without throw pillow) : 1 Qty



2. Coffee Table : 1 Qty



3. TV Console : 1 Qty



4. Dining Table : 1 Qty



5. Dining Chair : 2 Qty



6. Bedstead (with mattress, without headboard) – King size : 1 Qty



7. Bedstead (with mattress, without headboard) –Queen size: 1 Qty



8. Night Table : 4 Qty

## FURNITURE PACKAGE TYPE J (page 2)

G2



9. Desk : 1 Qty



10. Working Chair : 1 Qty



11. Curtain : 4 Qty

# FURNITURE PACKAGE TYPE J-1 (page 1)

G4



1. Sofa (without throw pillow) : 1 Qty



2. Coffee Table : 1 Qty



3. TV Console : 1 Qty



4. Dining Table : 1 Qty



5. Dining Chair : 2 Qty



# FURNITURE PACKAGE TYPE J-1 (page 2)

G4



9. Desk : 1 Qty



10. Working Chair : 1 Qty



11. Curtain : 3 Qty

# FURNITURE PACKAGE TYPE K (page 1)

G6, G7



1. Sofa (without throw pillow) : 1 Qty



2. Coffee Table : 1 Qty



3. Coffee Table : 1 Qty



4. TV Console : 1 Qty



5. Armchair : 1 Qty



6. Dining Table : 1 Qty



7. Dining Chair : 4 Qty



8. Bedstead (with mattress, without headboard) – King size : 1 Qty

## FURNITURE PACKAGE TYPE K (page 2)

G6, G7



9. Bedstead (with mattress, without headboard) – Single  
Bed : 1 Qty



10. Night Table : 4 Qty



11. Curtain : 3 Qty

Electronic Appliances Package



## Electronic Appliances Package



1. LED TV 43" Samsung or compatible: 1 Qty.



2. Refrigerator 7.4 cubic Samsung or compatible: 1 Qty.



3. Washing Machine 7 Kg Samsung or compatible : 1 Qty.

## Bedding Set

1 Bedroom



Bedsread 6 feet 1 piece  
pillow case 2 pieces  
quilt 6 feet 1 piece  
pillow 2 pieces

## Bedding Set

2 Bedroom



Bedsread 6 feet 2 piece  
pillow case 4 pieces  
quilt 6 feet 2 piece  
pillow 4 pieces