

INNOVATIVE URBAN GREEN LIVING

Innovation / Convenience / Luxury / Eco -living

Address:

55, Sukhumvit 31, Klongton Nua sub-district, Wattana district,
Bangkok 10110 Thailand

Google map:

[https://www.google.co.th/maps/place/Circle+31/
@13.7390994,100.5642859,812m/data=!3m1!1e3!4m5!3m4!
1s0x30e29f5fd2e0aae7:0xe181f5cc4b4e6733!8m2!3d13.7390942!
4d100.5664799?hl=zh-CN&hl=zh-CN](https://www.google.co.th/maps/place/Circle+31/@13.7390994,100.5642859,812m/data=!3m1!1e3!4m5!3m4!1s0x30e29f5fd2e0aae7:0xe181f5cc4b4e6733!8m2!3d13.7390942!4d100.5664799?hl=zh-CN&hl=zh-CN)

LOCATION ANALYSIS

Because of the inflexibility of the property is the real-estate identity. so the location is the most important factor.

In the real-estate world location, location, location is the most considered the value of property.

01 Transportation

02 Natural

03 Educational

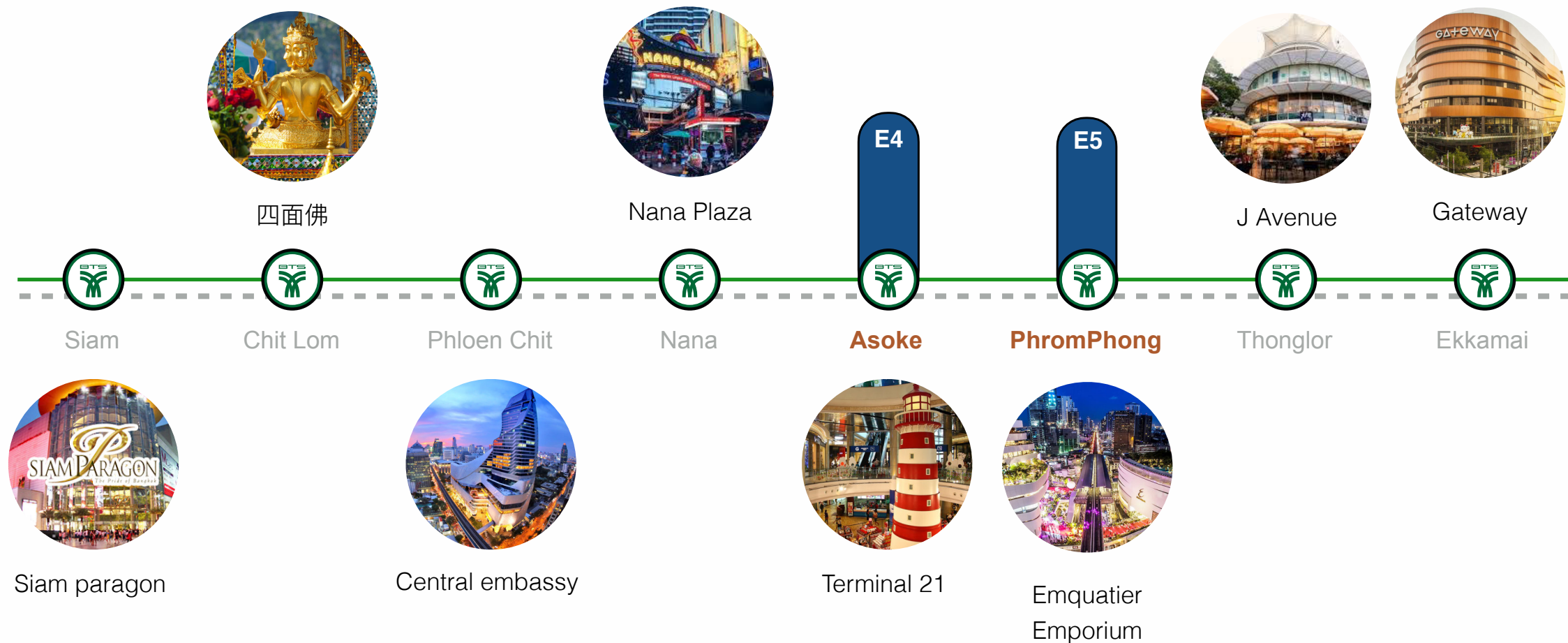
04 Hospital

05 Life

01 TRANSPORTATION

SUKHUMVIT

Circle 31 is located between BTS **E4** and **E5** station and surrounded with international modern life style enviroment .



Sukhumvit is the most important road of Bangkok and it is a connection to BTS

[**Siam**] – [**Asok**] – [**Phrom Phong**]



01 TRANSPORTATION ASOKE

Interchange station the King of location

Asoke is one of the area where the office rental price is high and it's also **BTS and MRT interchange station**.

So it's a prime location and also one of Thai and Ex-pat best paying white collar community.

There are

- Five stars hotels
- Grade A office
- Business hotspots
- Head office of many international companies

01 TRANSPORTATION PHROM PHONG

The EM district is a sophisticated shopping area

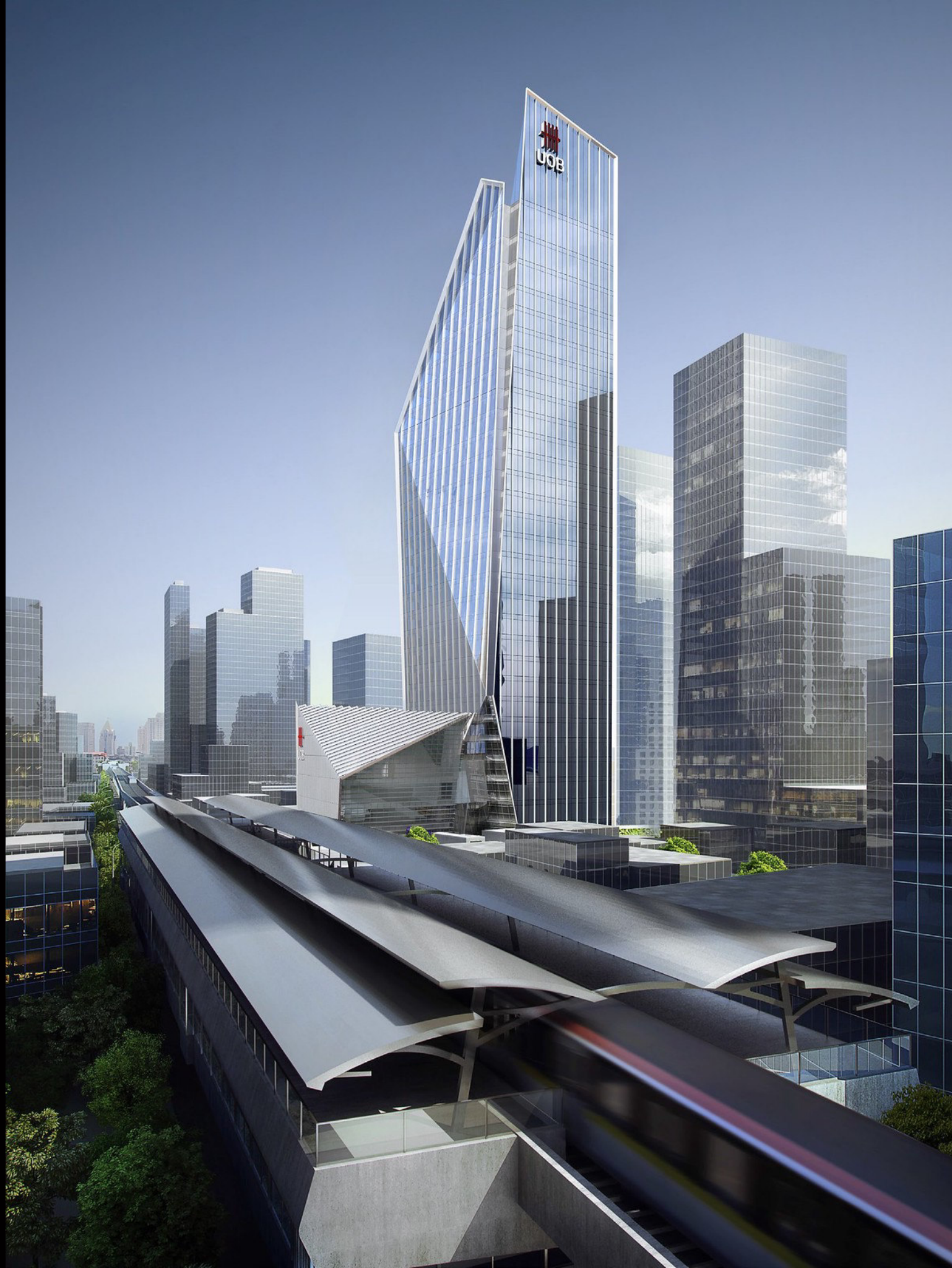
Emporium Emquartier Emsphere

All are attached to BTS Prompong station and next to Benjasiri Park.

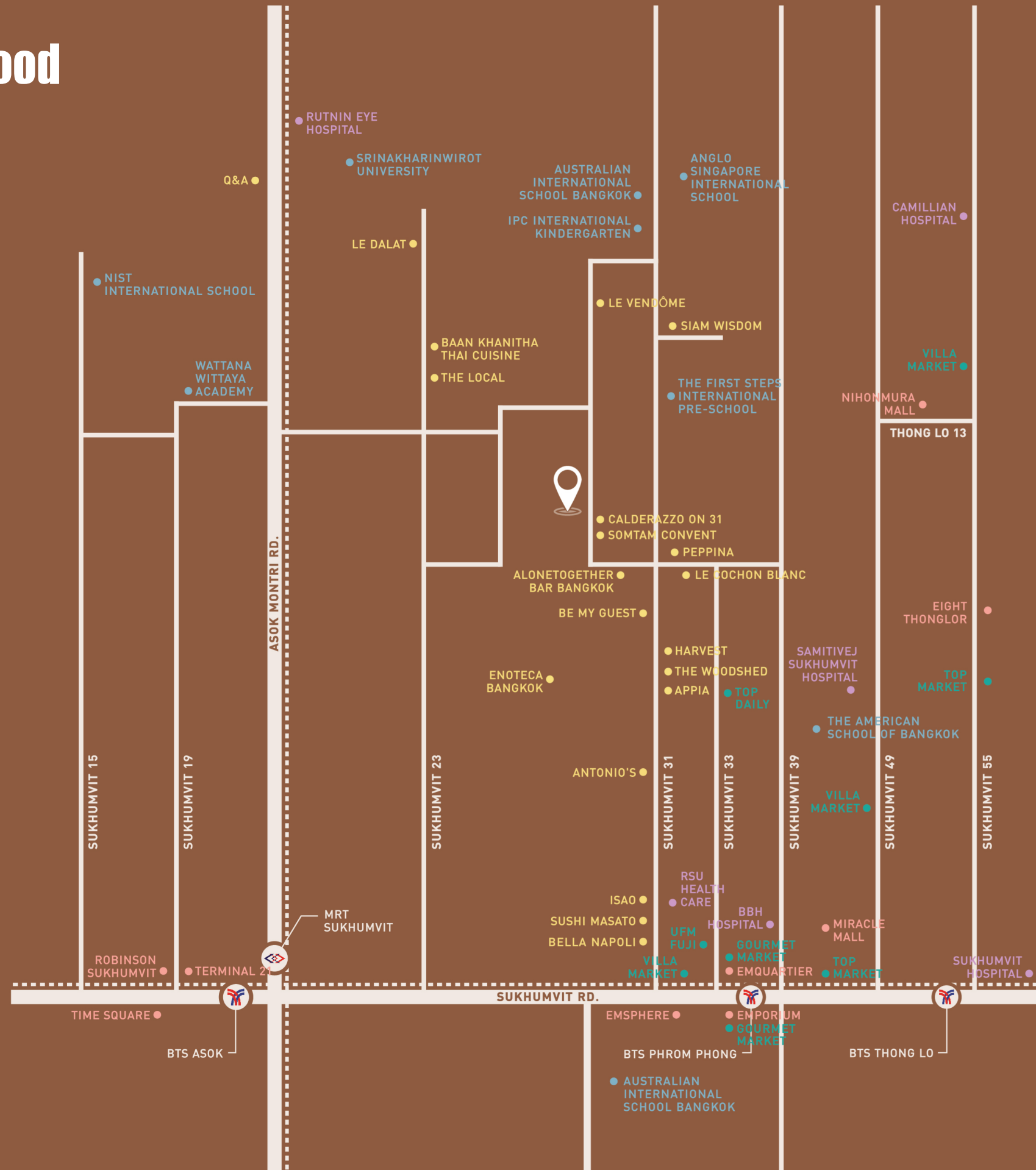


NEW UOB HEADQUATER

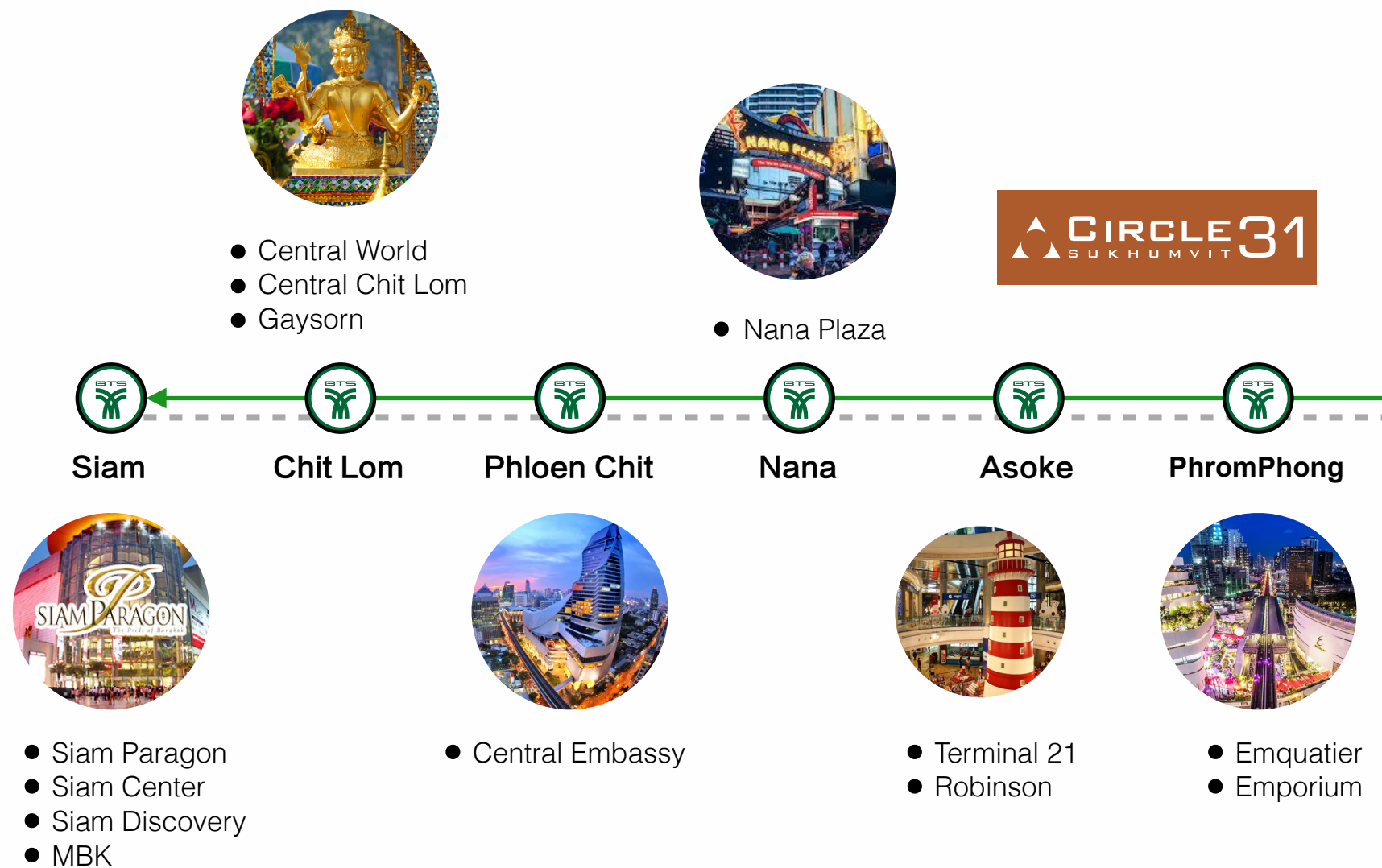
New UOB Bank headquater is also located in Prompong area and there will be more than 3000 staffs working inside.



Neighbourhood Highlights



Just **2-8 minutes** by BTS you can reach **12 Shopping mall** that retail space take up **3 million square meters**





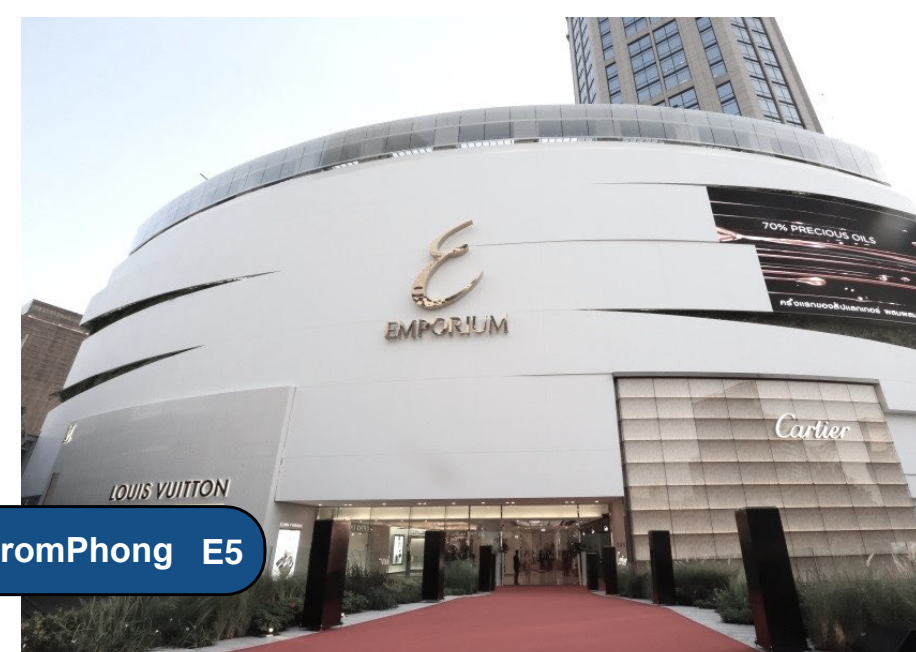
TRANSPORTATION SOI 31 SUKHUMVIT

From the survey, the residence in the alley is more famous than the roadside.

It's feeling lively but still peaceful at the same time.

Circle 31 is 600 metres distance from main road

SOI 31 SUKHUMVIT



E4 Asoke



PhromPhong E5

02 NATURAL BENJASIRI PARK

Benjasiri park is next door to the Emporium shopping mall with the area 50,000 square metres .It's decorate with several contemporary sculptures.

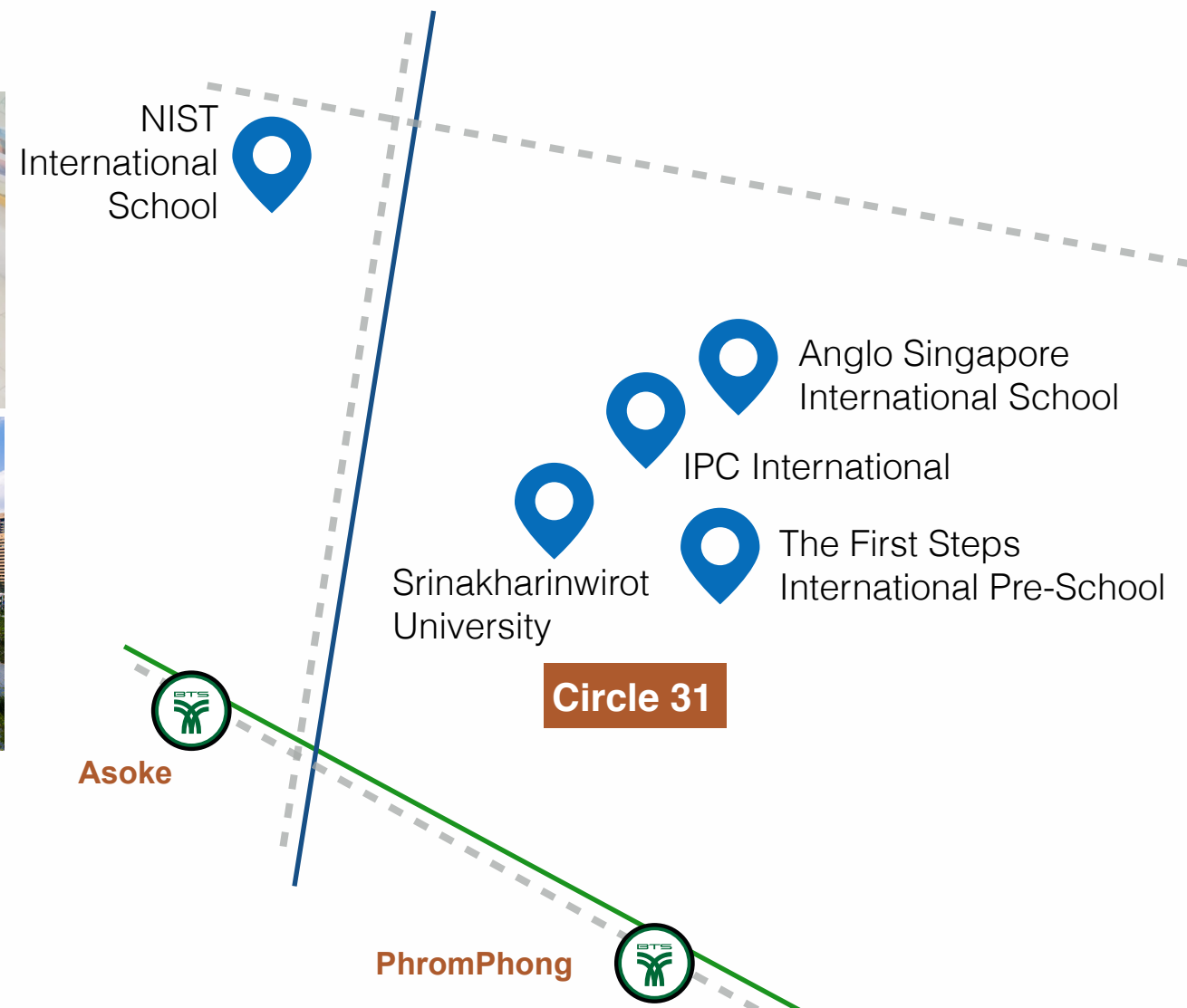
You can relax and have a peaceful mind by take a rest in this park.

Just walking distance from Circle 31.



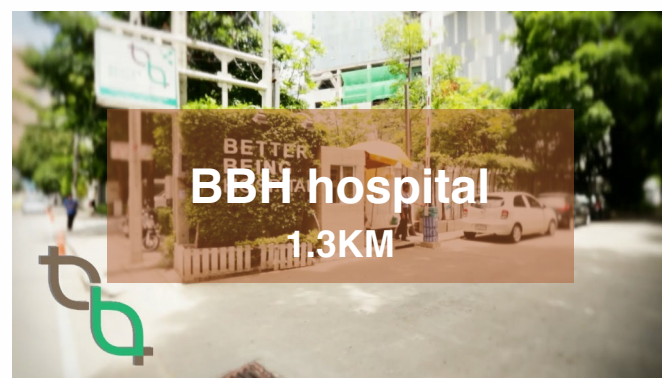
03 EDUCATIONAL

- Srinakharinwirot University_700m.
- IPC International Kindergarten_700m.
- The First Steps International Pre-school_700m
- Australian International School Bangkok[sukhumvit 31]_800m
- Anglo Singapore International school_900m.
- The American School of Bangkok_1.9km.
- Wattana Wittaya Academy_2.3km.
- NIST International School_2.6km



04 HOSPITAL

ONE OF BANGKOK'S BUSIEST AREAS



05

3 Michelin-star restaurants

Soi sukhumvit 31

The road of Michelin-star restaurants



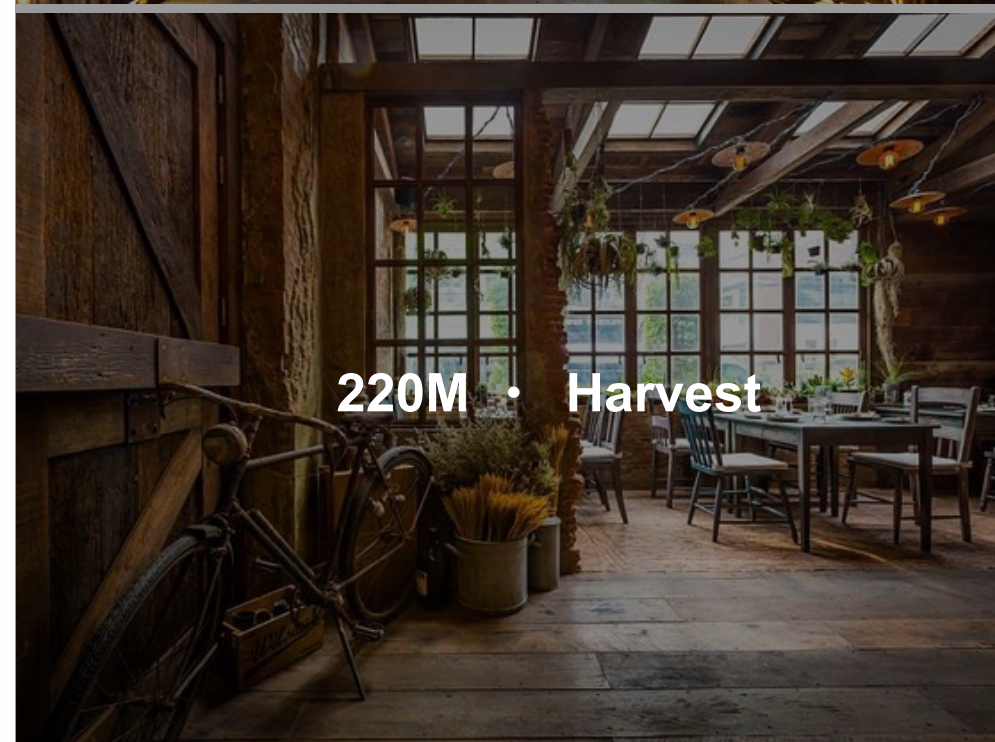
05 LIFE THINGS TO DO IN PHROM PHONG



260M • Appia



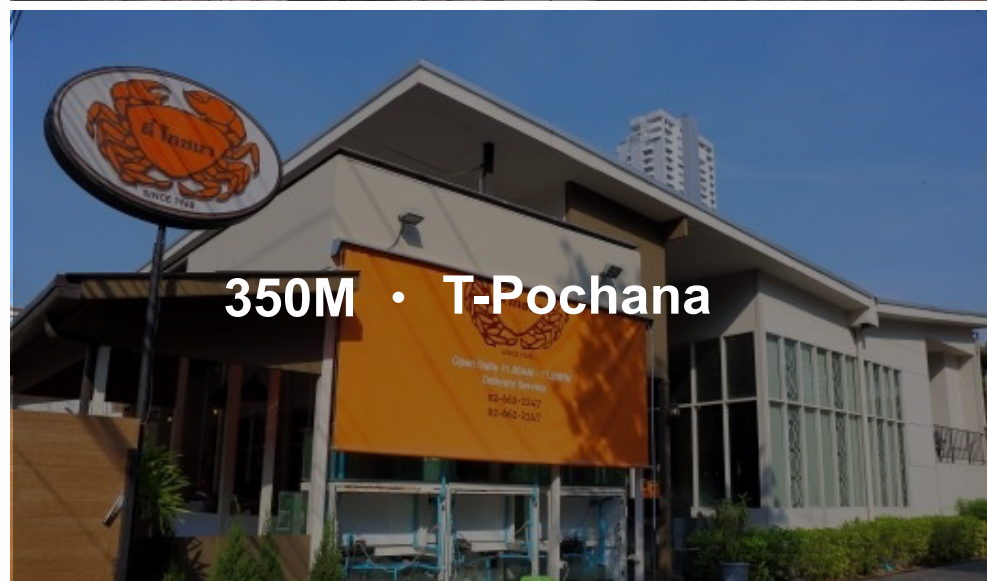
500M • Isao



220M • Harvest



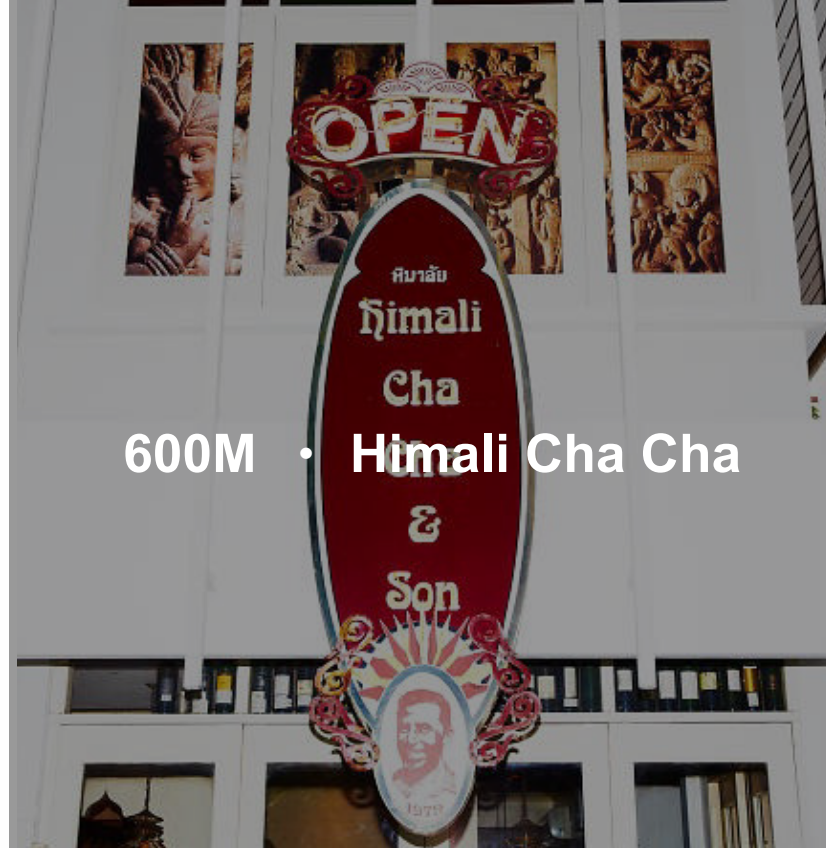
260M • Brainwake cafe



350M • T-Pochana



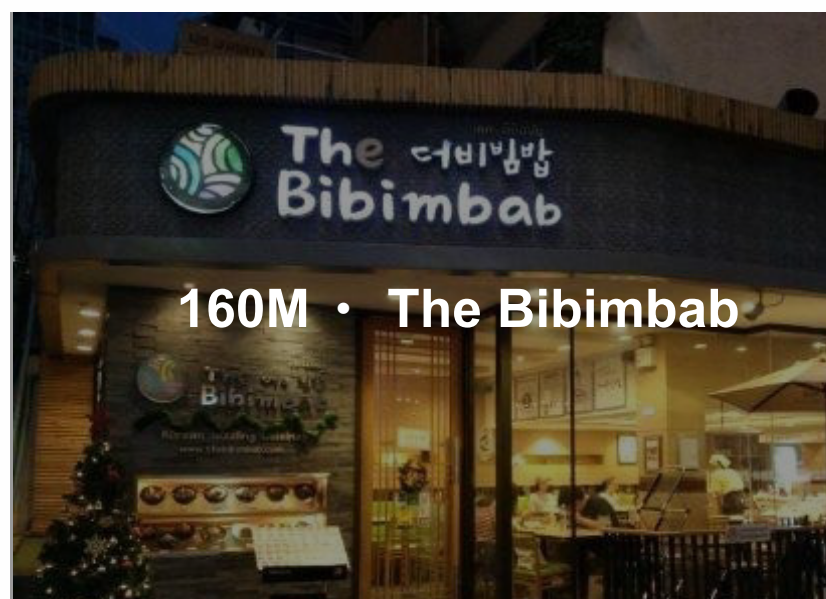
550M • Simple



600M • Himali Cha Cha



20M • Mousses & Meringues



160M • The Bibimbab

Italian restaurant

- 210M • Peppina
- 260M • Appia
- 400M • Antonio's
- 550M • Bella Napoli

Thai restaurant

- 50M • Sontan Convent
- 220M • Chapter 31
- 260M • Brainwake Café
- 350M • T-Pochana

Japanese restaurant

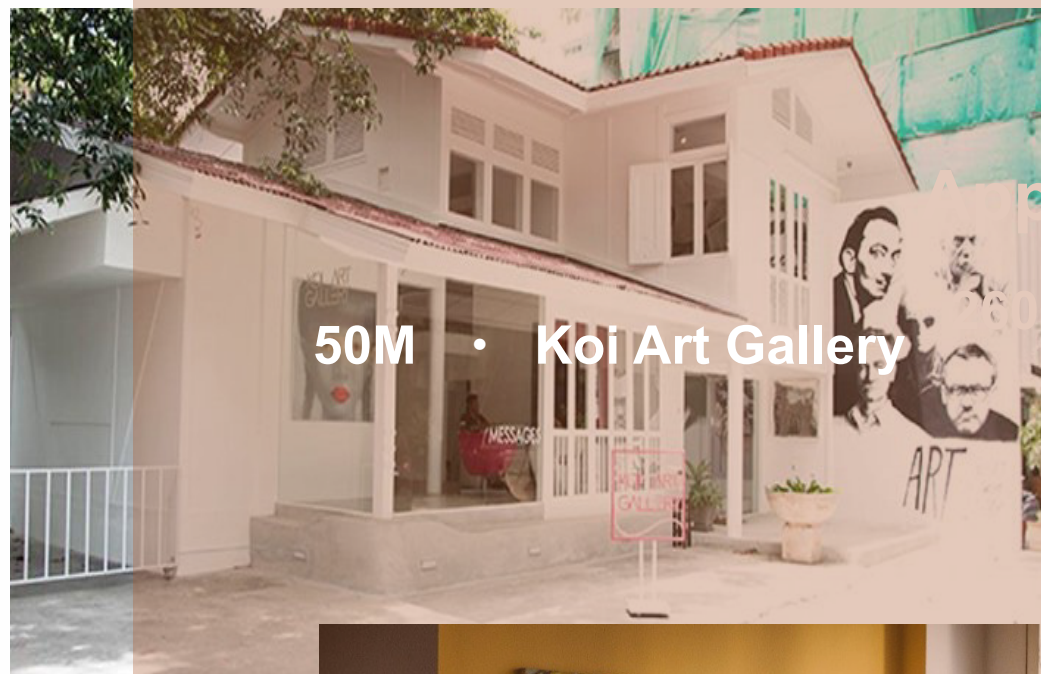
- 70M • To Ko Janpan
- 500M • ISAO
- 160M • Gion

Indian / Korean / India / French Restaurant

- 160M • Himali Cha Cha
- 220M • The Bibimbab
- 300M • Harvest
- 600M • Le Vendome

05 LIFE THINGS TO DO IN PHROM PHONG

- 50M • Koi Art Gallery
- 50M • Attic Studios
- 350M • La Lanta Galleries
- 500M • Himapan Gallery



50M • Koi Art Gallery



50M • Attic studios



350M • La Lanta Galleries



LIFE THINGS TO DO IN PHROM PHONG

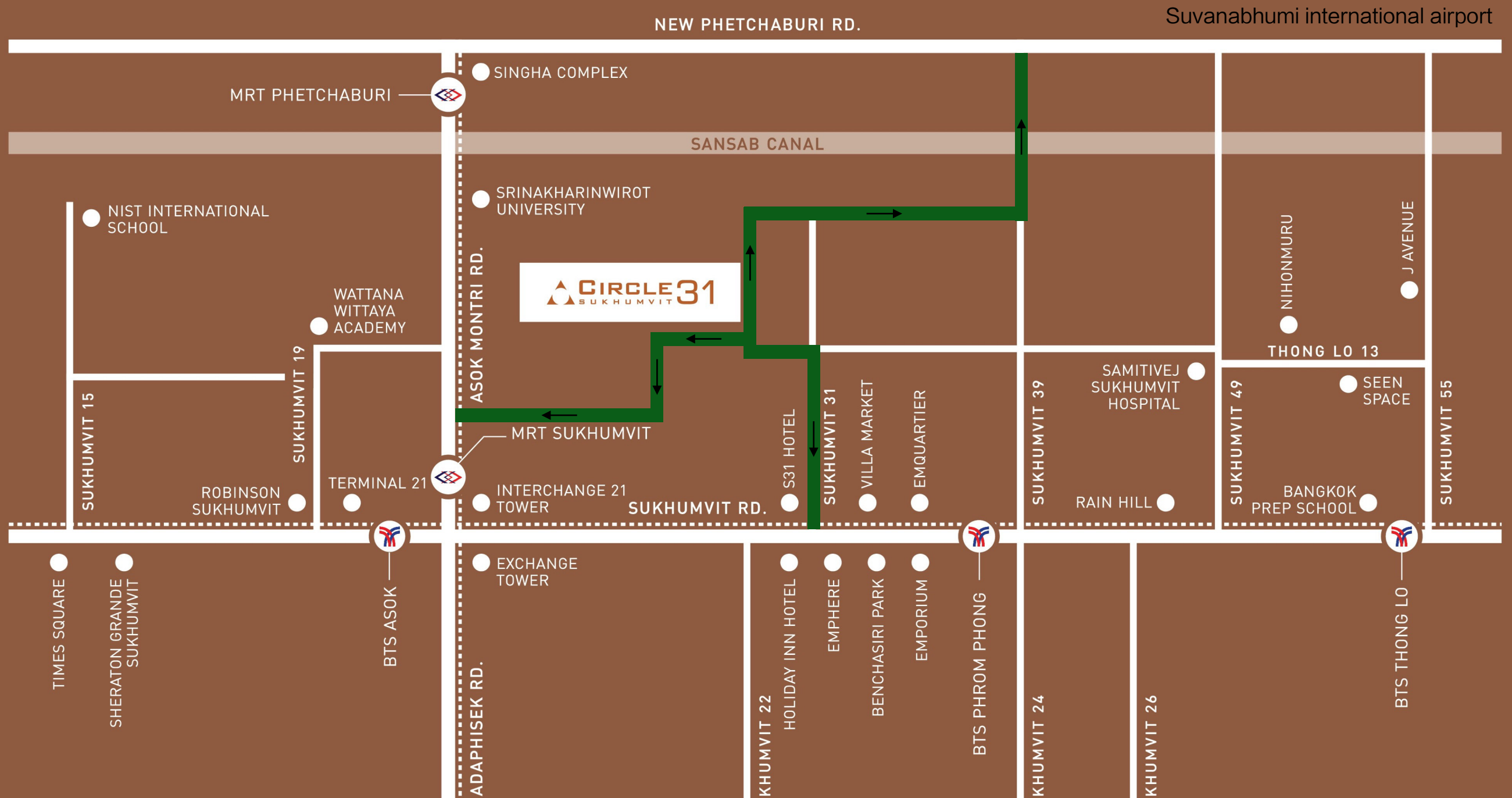
- 450M • Rana Yoga
- 750M • The Lab
- 850M • Ashtanga Yoga Centre
- 1000M • Maxfit Performance

05 LIFE THINGS TO DO IN PHROM PHONG

- 210M • Asia Herb Association
- 250M • The Eugenia
- 230M • 31 Nail Salon and SPA
- 550M • Oasis SPA
- 550M • Jennifer Lor Salon
- 600M • Hue Traditional Massage
- 600M • Modern Oritental

- 210M • The Monochrome
- 250M • Mobília Flexy Living
- 500M • Lantern sports
- 650M • Flos





If you look into the detail of location You will found ...

The North direction is Petchburi Rd that can lead to Suvarnabhumi international airport.

The South direction is Sukhumvit Rd .the commercial centre of Bangkok shopping malls trendy nightlife hotspots.

The South West direction is Asoke which plenty of office buildings. This such prime location. Very Rare item.

CIRCLE 31 ANALYSIS



Innovation
Terracotta Metallic



100% smart parking



4 storeys of facility



Multi function furniture

- Project • CIRCLE SUKHUMVIT 31
- Developer • Fragrante Property PLC.
- Location • Sukhumvit 31
- Project Area • 1-1-37 Rai
- Building • 1 Residential Tower
- Number of stories • 30 stories
- Number of units • 140 units (1 shop)
- Project value • 1,750 Million Baht
- Unit size • 46 – 239 Sq.m
- Unit type • 1 bedroom 46 sq.m
- 2 bedroom 70 sq.m
- 3 bedroom 134 sq.m
- Facilities • Lobby
- Swimming Pool with Aqua Sonic System
- Kid's Play Area
- Outdoor Deck
- Wellness Spa
- Fitness Center
- Multi-Purpose Studio
- Parking • 132 Parking Spaces
- Maintenance fee • 75 Baht / Sq.m / Month
- Sinking fund • 720 Baht / Sq.m

Completion date: 30 Jun 2020 (Freehold)



ALUMINUM FACADE

Characteristic:

- Light weight with high degree of rigidity;
- Very good vibration and sound absorption;
- High quality surface finishes with excellent features for interior and exterior applications;
- Fully recyclable and environmental friendly;
- Excellent long-term behaviour;





SMART PARKING SYSTEM

The smart parking system is manageable so that the entire building has the basic functions of intelligent management.

The intelligent system will monitor the vehicles in and out of the parking lot in real time and automatically calculate the parking time.



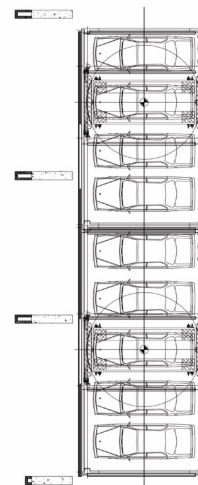
Record and limit the parking time

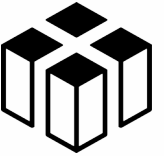


Monitor the quantities of the cars



No more wasting time for parking





FACILITIES

INNOVATIVE URBAN GREEN LIVING



27_{Floor}

Swimming Pool
with Aqua Sonic
System

Club house

Wellness Spa

28_{Floor}

Fitness Center

29_{Floor}

[None]

30_{Floor}

Sky Garden

[Circle 31] design team puts a lots of time to consider the architectural of the building. Because of the building face to East and West. In order to reduce sunlight and heat. We select metal ceramic facade which can reduce 40% of heat.

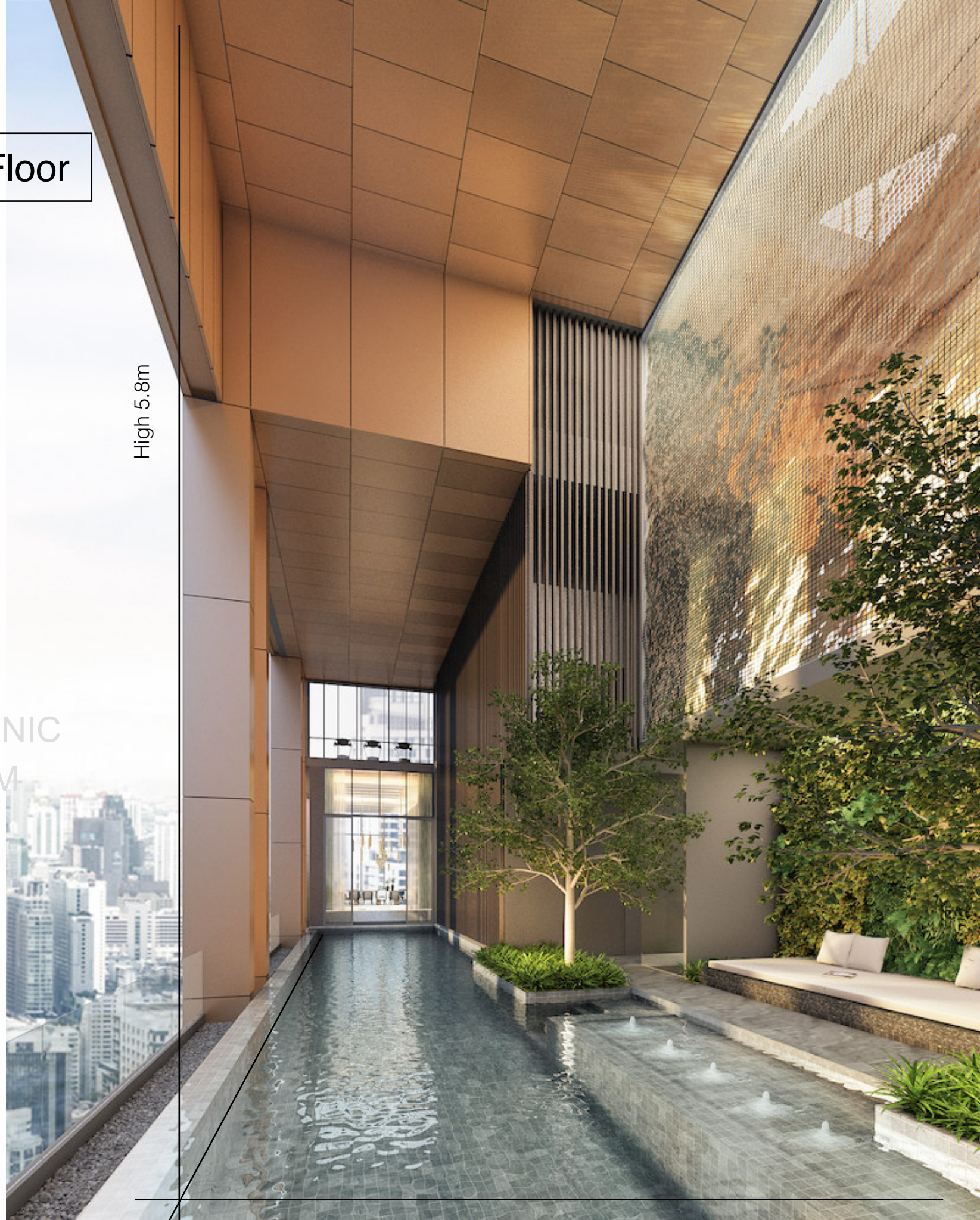
[Circle 31] has 30 floors and only 139 units 2-8 units per floor. Experience the prosperous of the city and also the absolute privacy as well.

27 Floor

High 5.8m

SWIMMING POOL

SWIMMING POOL WITH AQUA SONIC
UNDERWATER SPEAKER SYSTEM





27 Floor

MULTI PURPOSE STUDIO

With Lounge\Co-working
space\Play Area\Bookcase

CLUB HOUSE

FLOOR PLAN

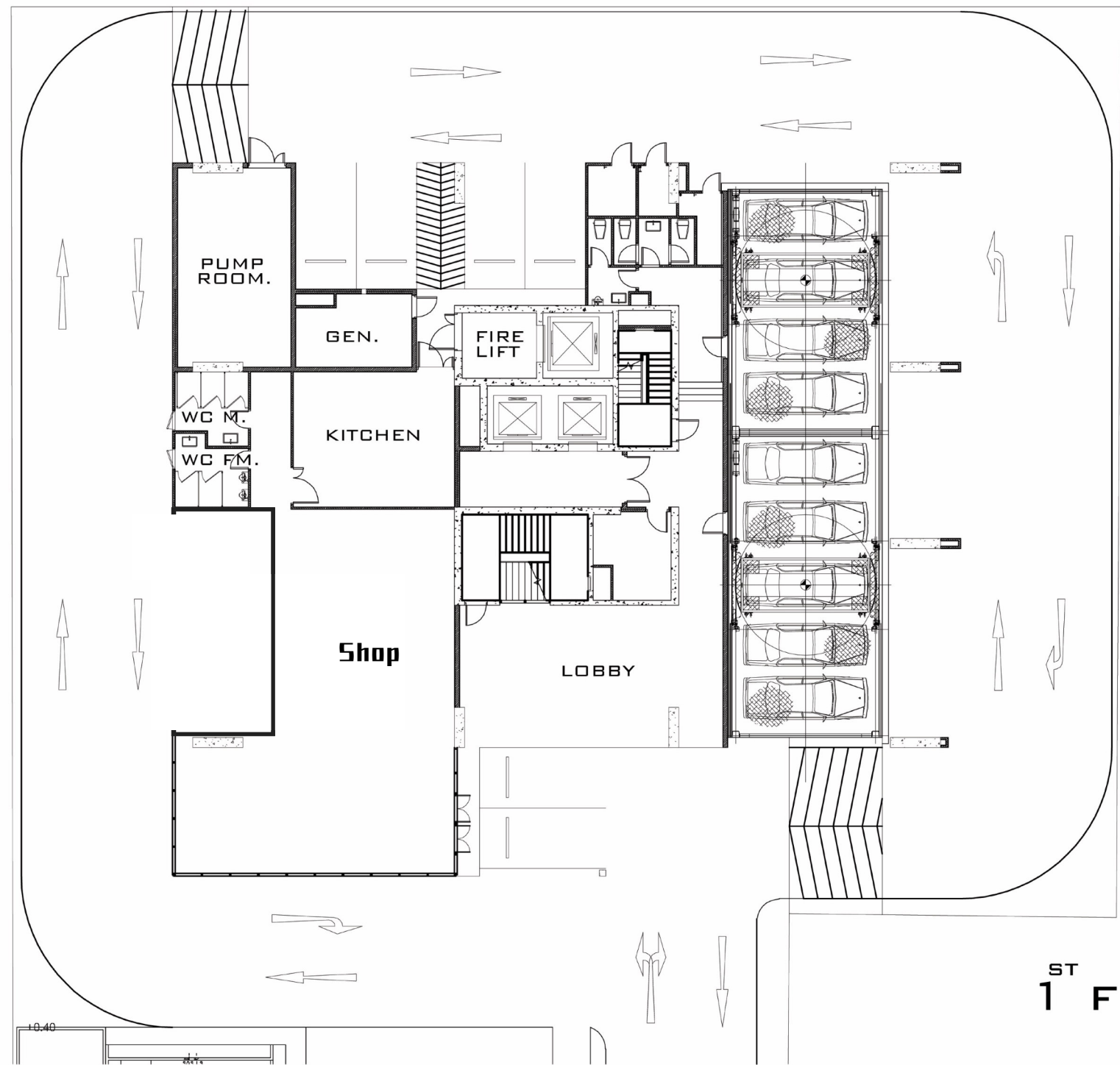
INNOVATIVE URBAN GREEN LIVING

South

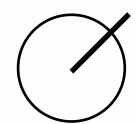
West

North

East

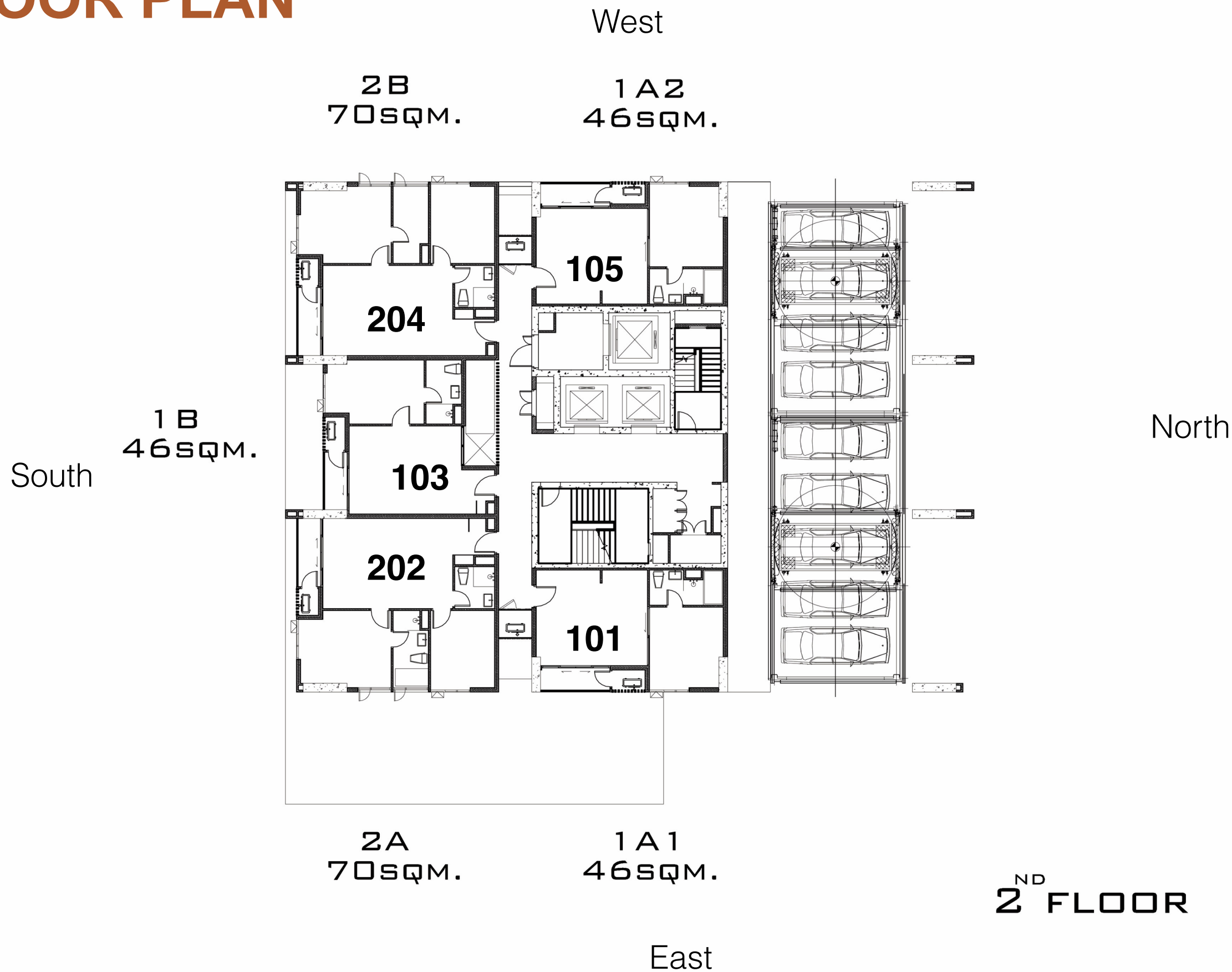


ST
1 FLOOR



FLOOR PLAN

INNOVATIVE URBAN GREEN LIVING

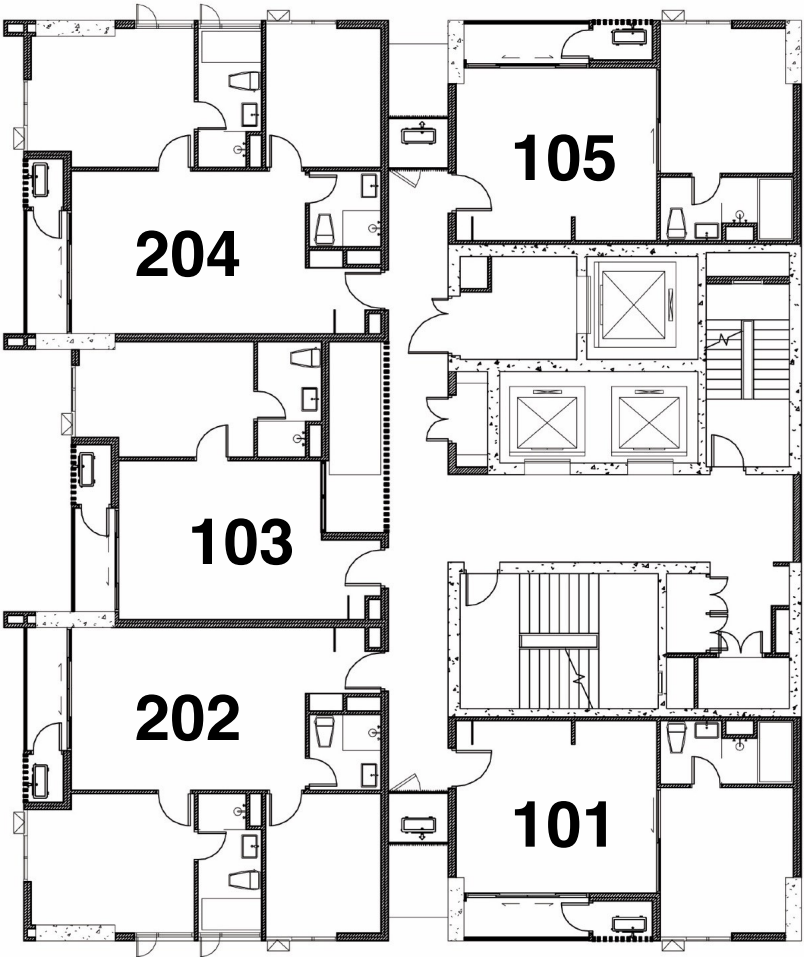


FLOOR PLAN

West

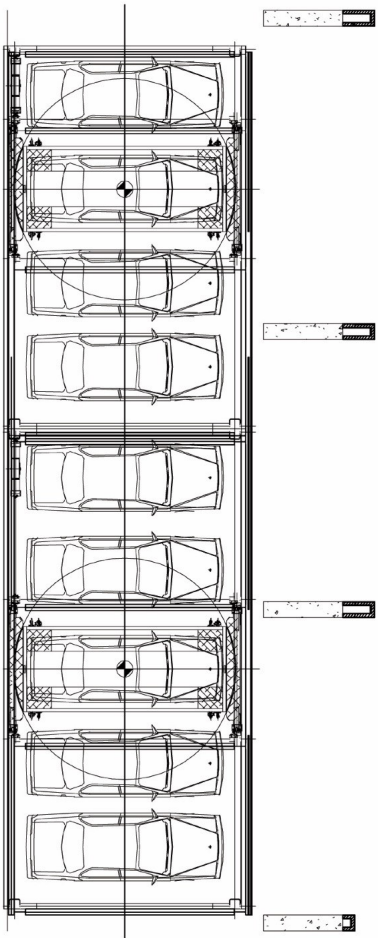
2B
70SQM.

1A2
46SQM.



1B
46SQM.

South



North

2A
70SQM.

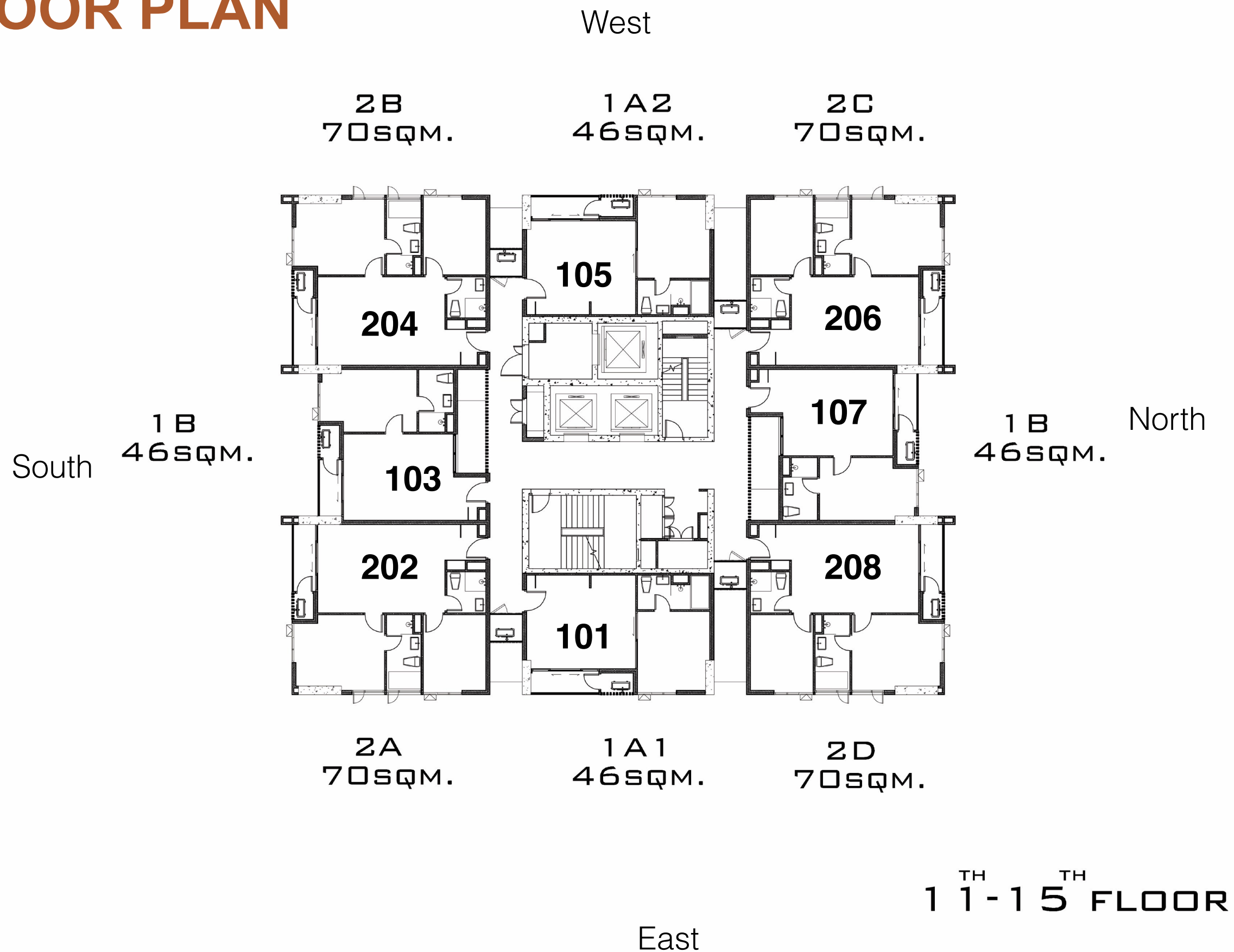
1A1
46SQM.

East

3RD-10TH FLOOR

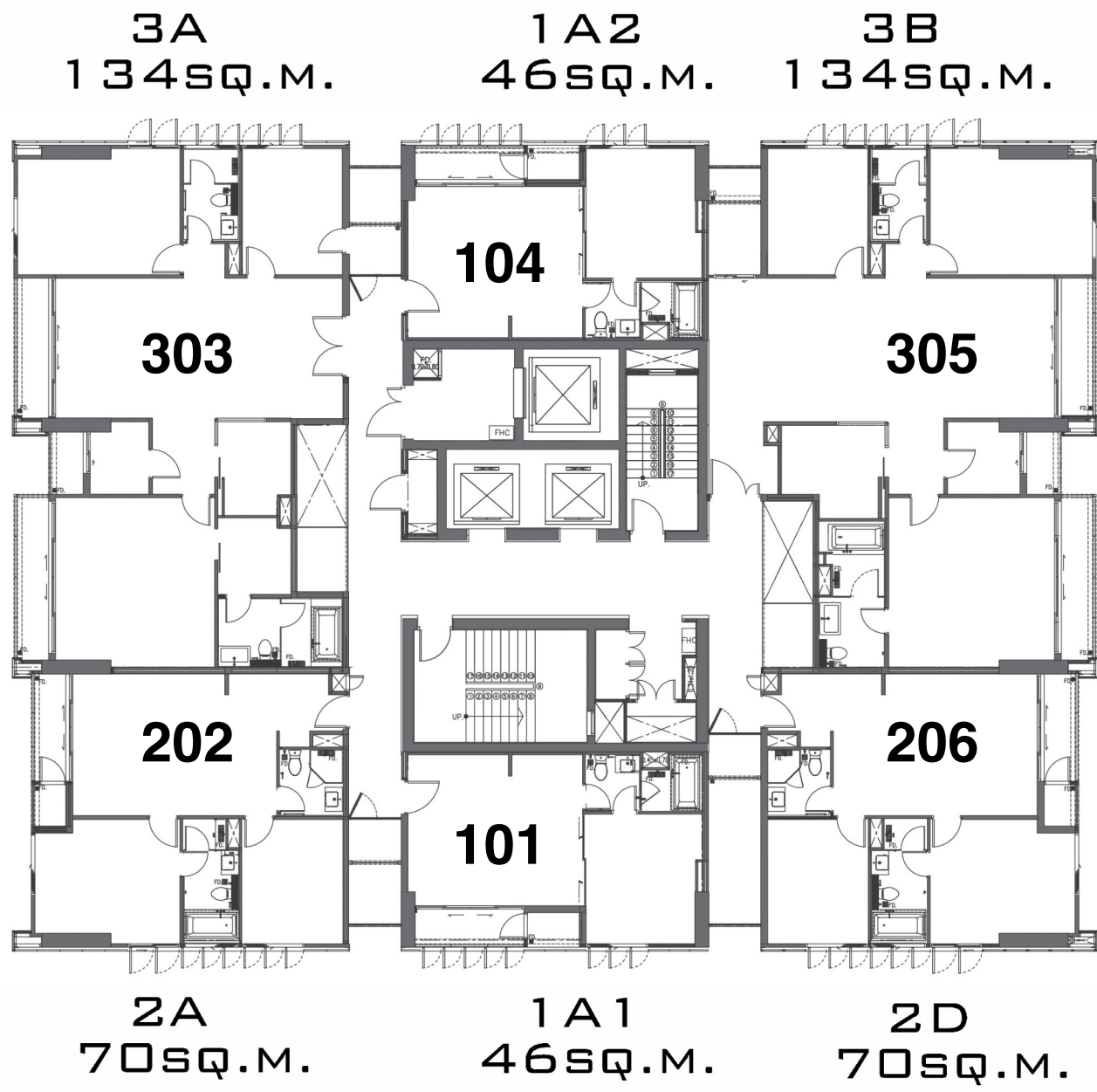
FLOOR PLAN

INNOVATIVE URBAN GREEN LIVING



FLOOR PLAN

West



North

South

East

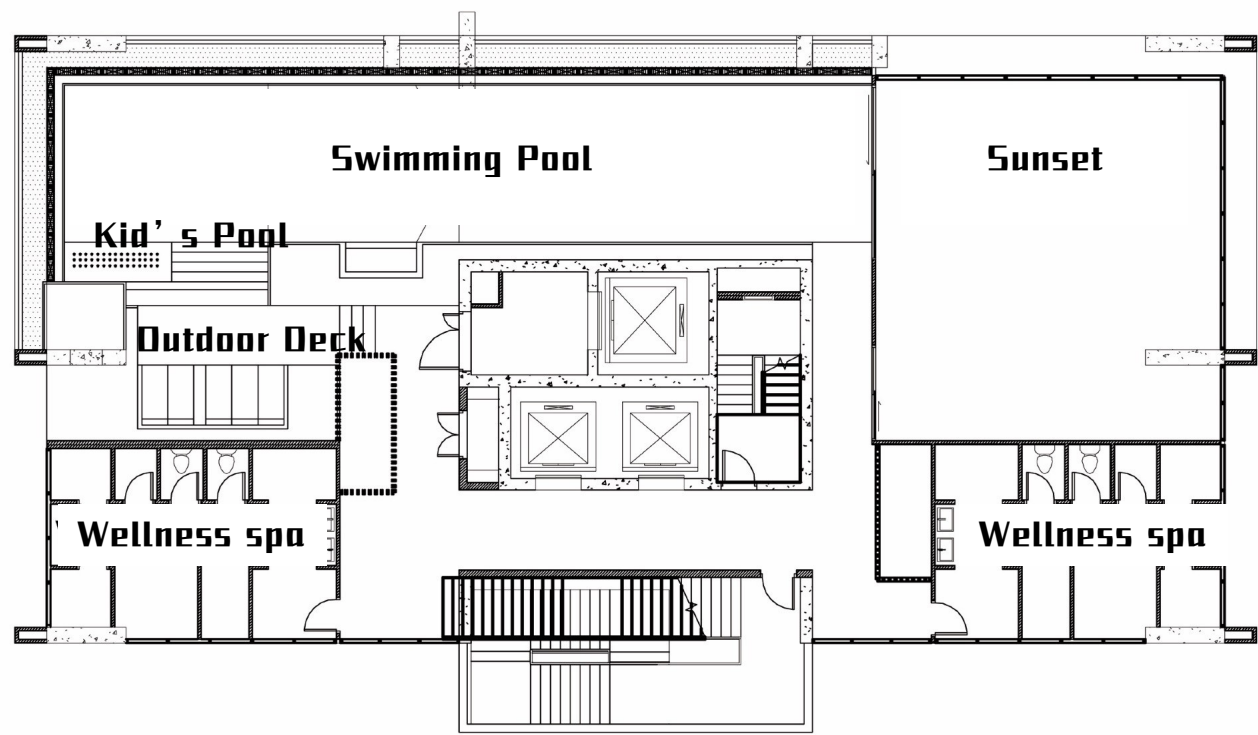
16TH-23TH FLOOR

INNOVATIVE URBAN GREEN LIVING

FLOOR PLAN

INNOVATIVE URBAN GREEN LIVING

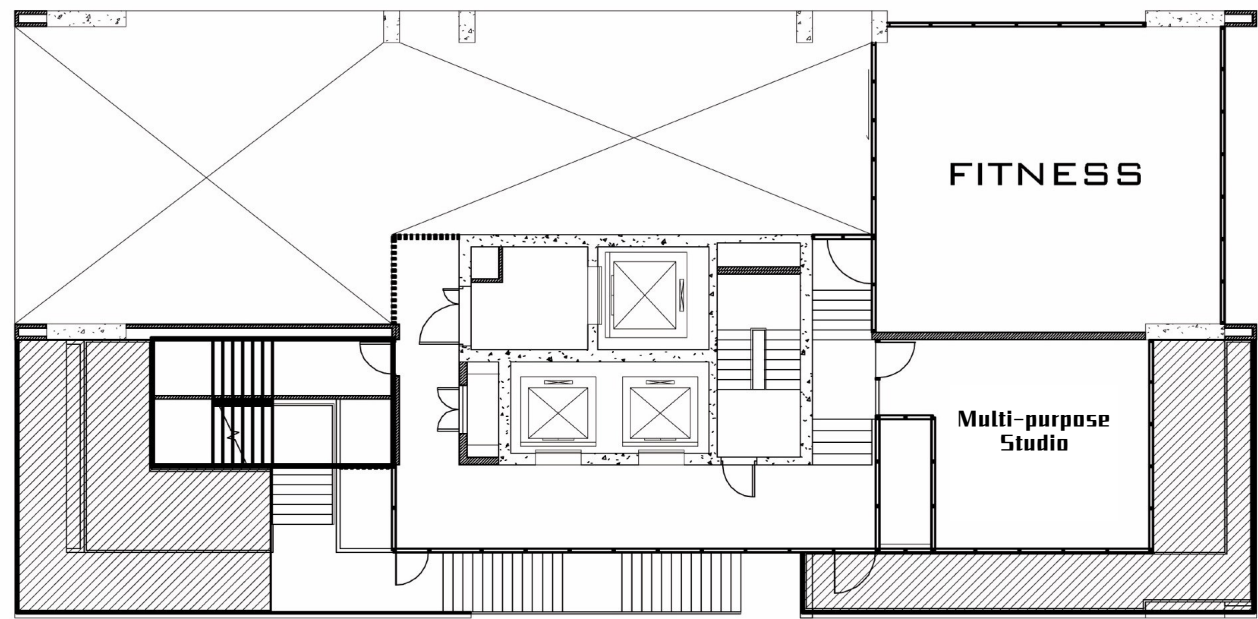
West



North

27TH FLOOR

South



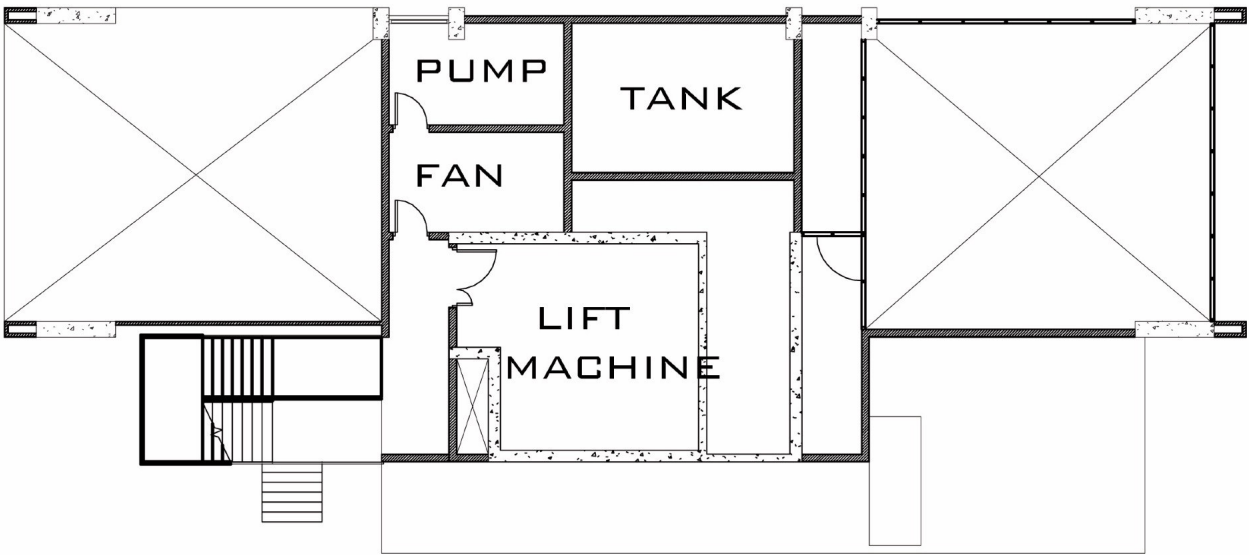
East

28TH FLOOR

FLOOR PLAN

INNOVATIVE URBAN GREEN LIVING

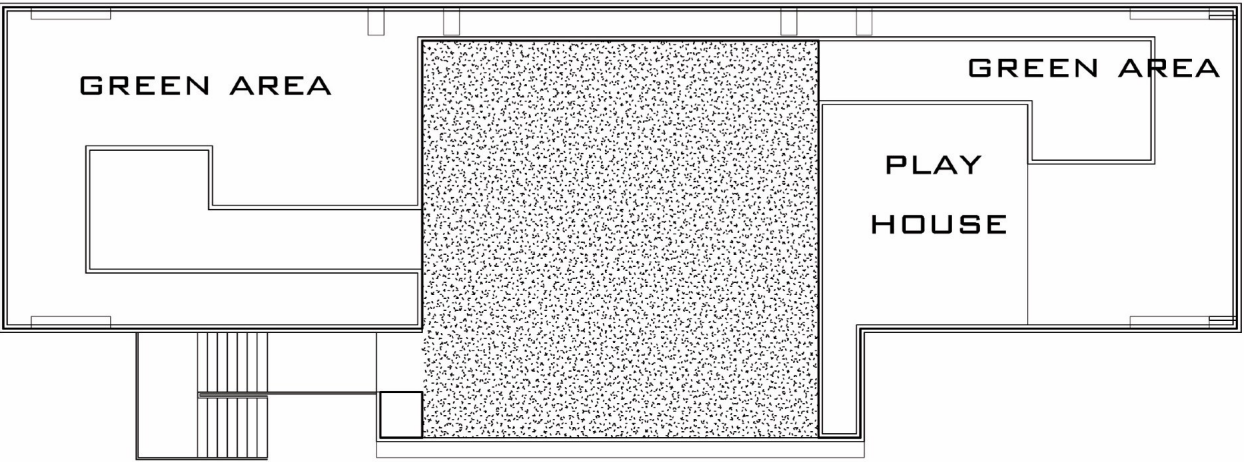
West



South

North
29TH FLOOR

Rooftop



East

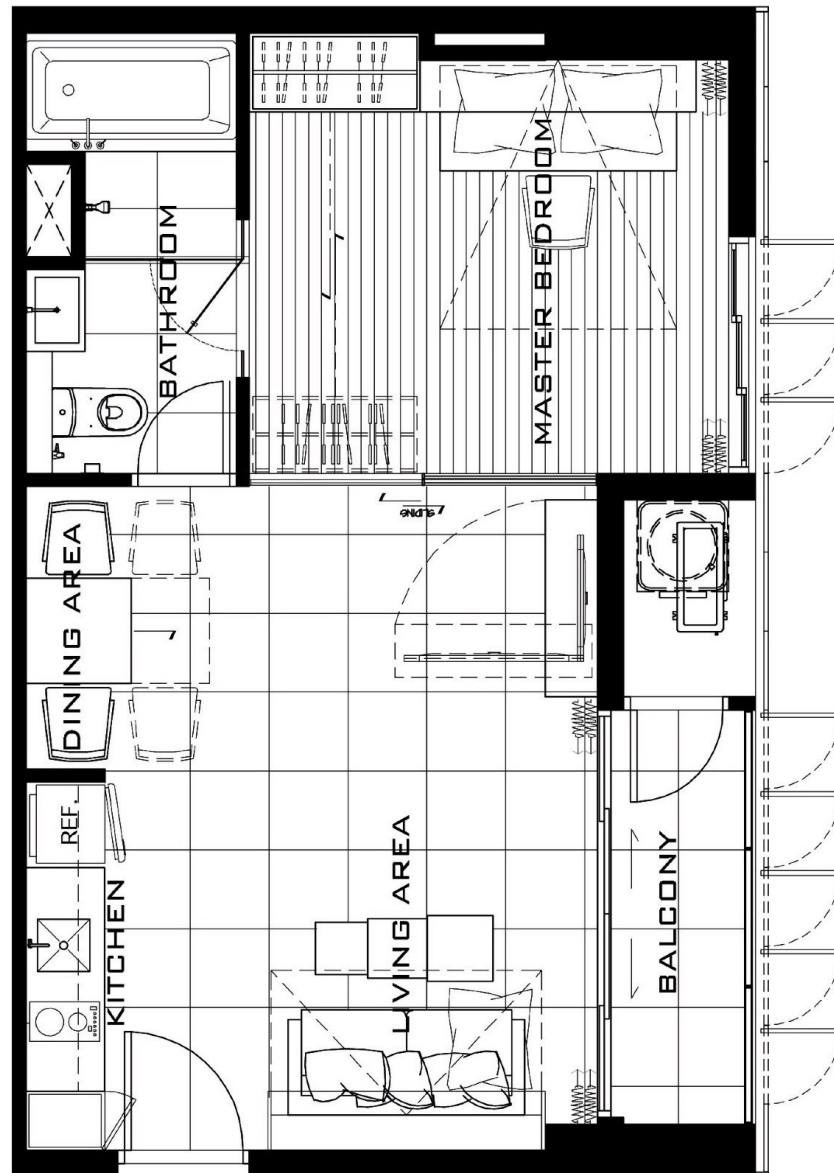
ROOF FLOOR

VIEW

27 Floor



UNIT PLAN



1 bedroom (1A1) 46M²

Interior design analysis

Spacious and Comfortable.

Healthy Environment

The functional areas of the entire room are both closely connected and relatively independent. Various functional also guarantees high-quality and quality of life.

Character

High qualified people.

Rating ★★★★★

Multifunctional TV cabinet



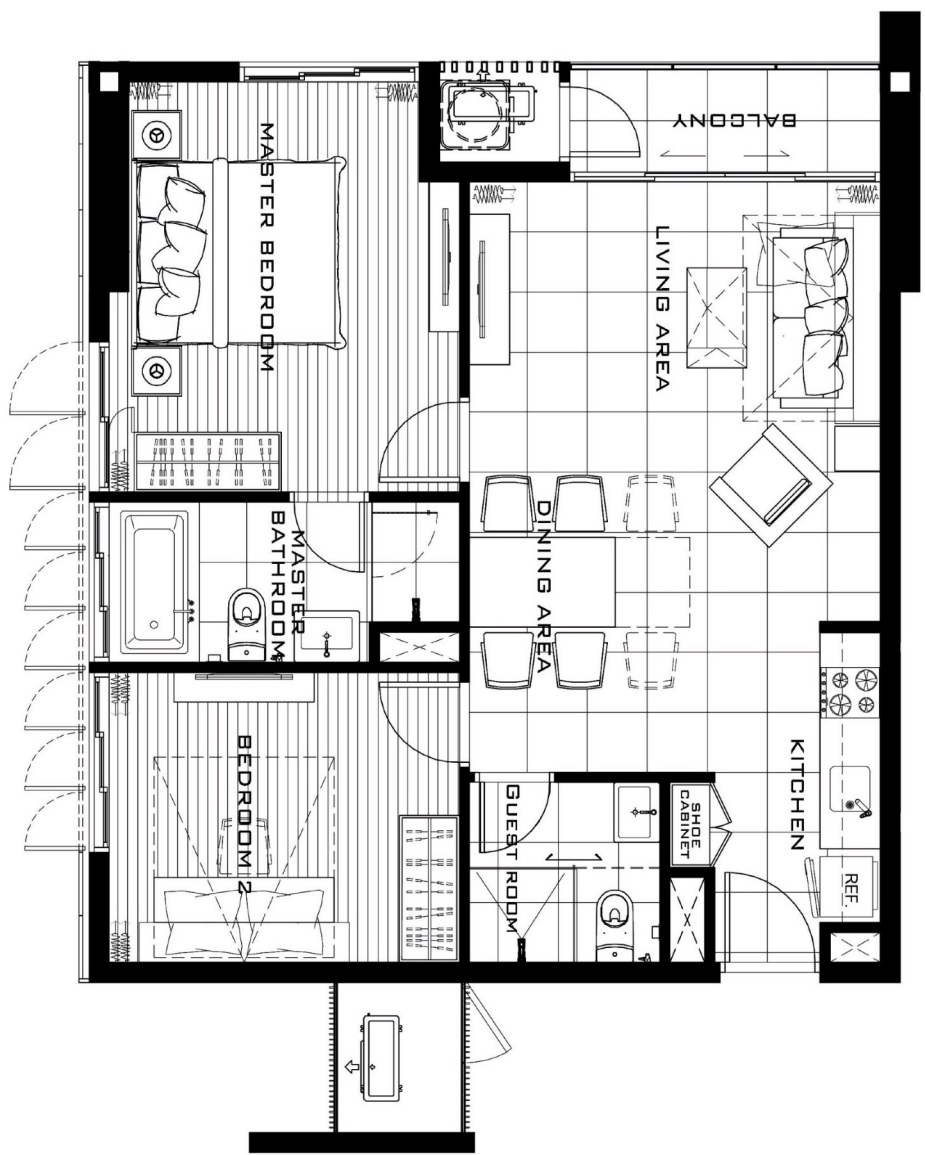


Multifunctional bed



Hidden toilet

UNIT PLAN



2 bedroom (2A) 70M²

Interior design analysis

The intelligence of life is to filter out the unimportant items while retaining the most important parts.

Healthy Environment

Multinational furniture is used to expand the space usage, increase the area of the activity area, and provide unlimited convenience for life.

Character

High qualified people.

Rating ★★★★★

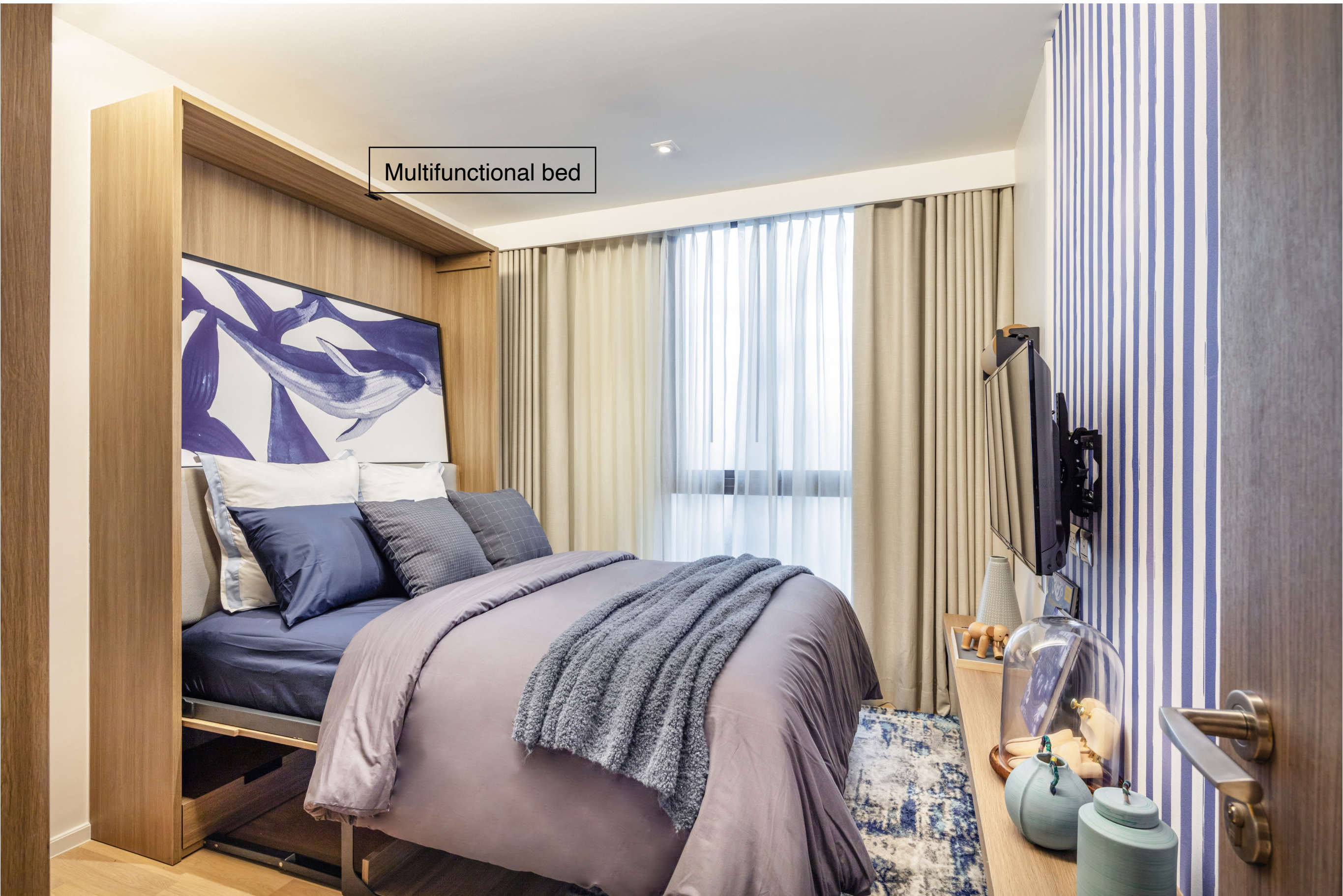


Multifunctional Kitchen cabinet

Multifunctional bed

Multifunctional TV cabinet

Multifunctional bed



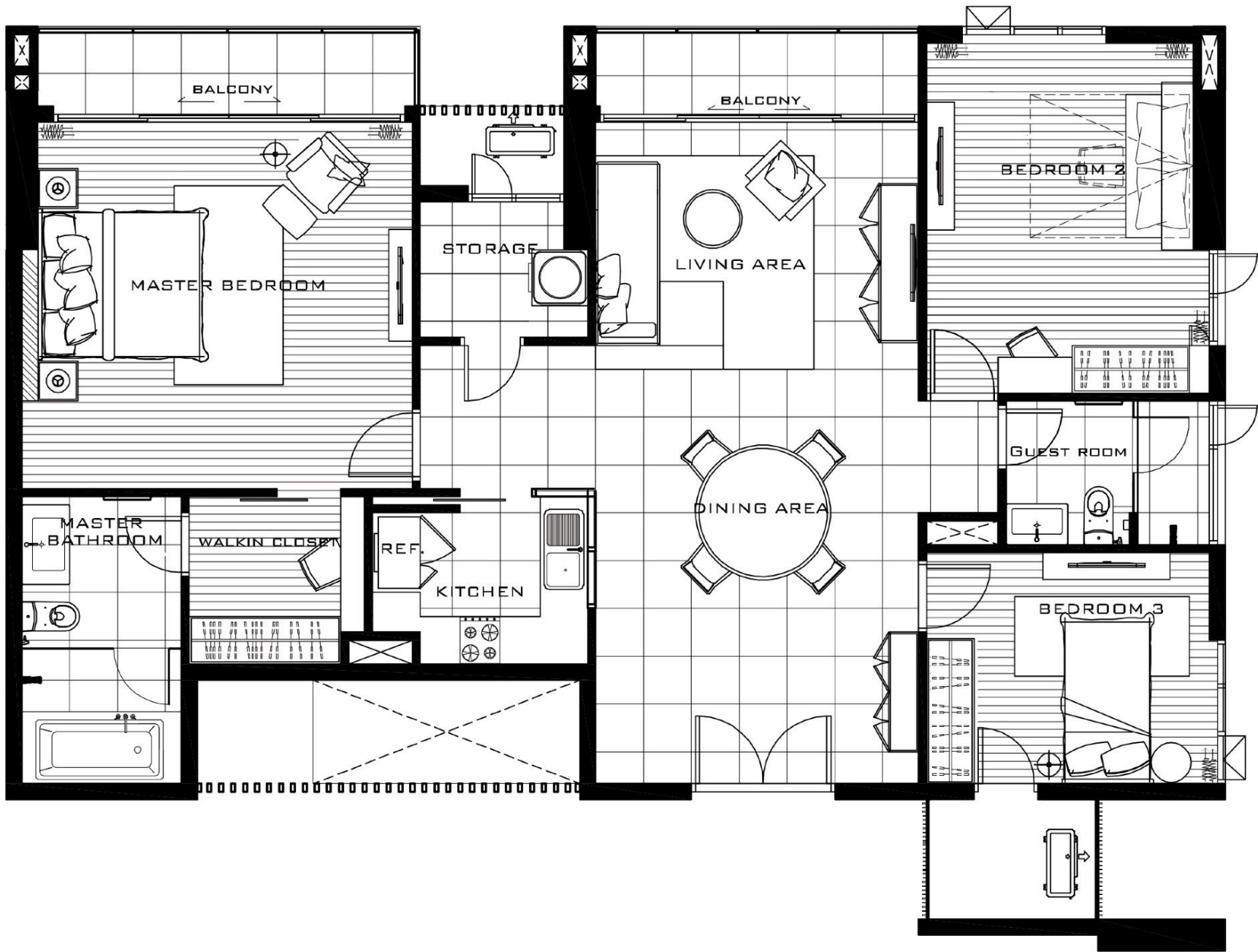




Hidden toilet

UNIT PLAN

3 bedroom(3A) 134 M²



HOW TO BUY

- Booking 150,000 THB
- Signing contract 30% within 30 days
- Last payment 70% pay in quarter 2 of 2020

