

THE
ESTELLE
PHROM PHONG

Developer Profile



Raimon Land PCL.

Raimon Land PCL., founded in 1987, is the leading high-end real estate developer of Thailand. We are the first developer in the country to provide such levels of exclusivity for customers within the luxury and super-luxury segment, with numerous outstanding projects to its name. The company's philosophy is encapsulated by its vision statement – Building Better Lives.

185
RAJADAMRI

MEWS
YEN AKAT
BY RAIMON LAND

THE RESIDENCE. THE LIFESTYLE. THE ADDRESS.
THE RIVER

THE
LOFTS
SILOM

THE
LOFTS
ASOKE

THE
LOFTS
EKKAMAI

THE
LEGEND
SALADAENG

ZIRE
WONGAMAT

Northpoint
ABSOLUTE BEACHFRONT LIVING

Project Consultant Profile

Development Name:	The Estelle Phrom Phong
Developer:	Raimon Land Twenty Six Co., Ltd.
Product Type:	Freehold Residential Condominium
Design Consultants:	SCDA Design Pte. Ltd.
Project Architect:	IDeA : Innovative Design & Architecture Co.,Ltd.
Interior Designer:	SCDA Design Pte. Ltd.
Landscape Designer:	SCDA Design Pte. Ltd. in conjunction with Ixora Design Ltd.
Structural Engineer:	Qbic Engineering and Architects Co., Ltd.
M&E Engineer:	Mitr Technical Consultant Co., Ltd.



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Location:

- 150m to Emporium*
- 200m to BTS Phrom Phong*
- 350m to Barkyard*
- 400m to Benjasiri Park*
- 1km to K Village*
- 1.3km to A Square*

*Distances are approximate

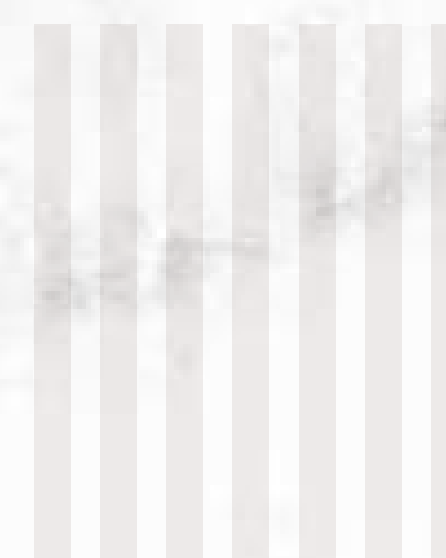
Project Inspiration

The Estelle Phrom Phong Esteemed Character, Bar None

Luxurious above all else, beyond compare
Meet The Estelle Phrom Phong, the new definition of ‘Super Luxury’.
Why limit yourself when you deserve more?

Meticulously designed for true relaxation
and complete serenity on the best prime
location on Sukhumvit road.

Where the outstanding benefits of the Estelle lifestyle,
Surround yourself with style, luxury and the finest lifestyle available.

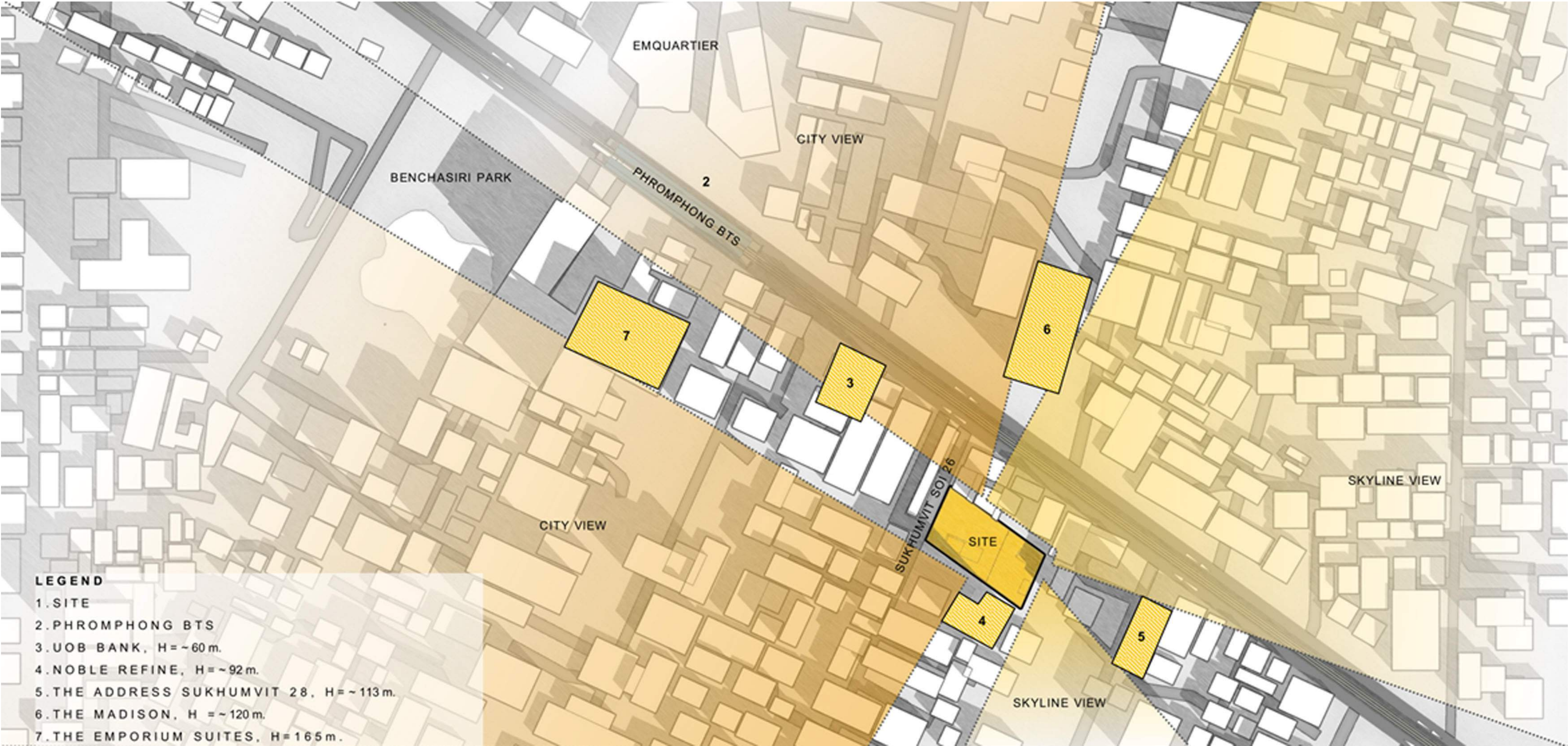


Project Details

No. of storeys:	37 Storerys
Total Land Area:	1-3-97.2 Rai (3,188.8 Sq.m.)
Total Number of Units:	Approx. 157 units*
Types of Unit:	1 Bedroom – 4 Bedrooms, Duplex, Penthouse* Including 74 exclusive units with private lifts

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Project Views



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West View Phrom Phong

30 m.



60 m.



90 m.



120 m.

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South View Rama IV

30 m.



60 m.



90 m.



120 m.

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East View Thonglor/Ekamai

30 m.



60 m.



90 m.



120 m.

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North View Sukhumvit

30 m.



60 m.



90 m.



120 m.

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Panoramic Views

30 m.



60 m.



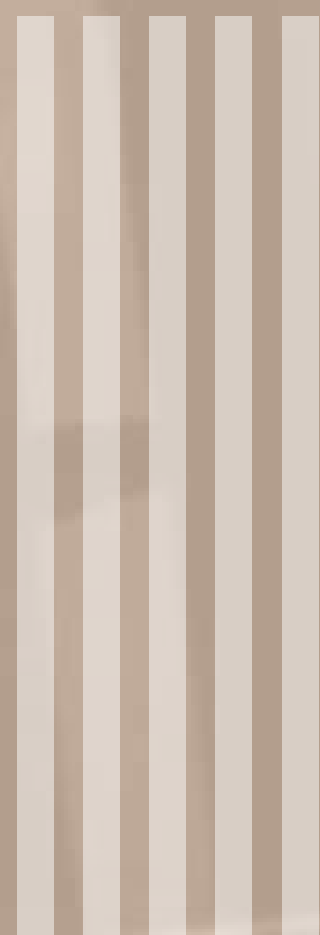
90 m.



120 m.

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Project Overall Perspective





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Building Exterior



Note: Printing Date: 11 October 2018. This Project is currently under process of Environment Impact Assessment Report(EIA). All information as show herein and advertisements, such as numbers, types, materials, layouts, masterplan, tones, colours, details, and information about the condominium units and the Project, and etc. are approximation to be used as guideline for consideration and subject to contract, and the project owner reserves its right to change without prior notice. All rights reserved. Reproduction, photocopying, modification, alteration or publishing hereof without permission is prohibited.

Drop-off Area



Parking Area

- 125% conventional car park lots including visitor parkings
- Exclusive supercar parking floor with electric vehicle charging point*





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Lobby



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8th Floor

- Japanese courtyard garden
- Non-Chlorine filtration system swimming pool with children's pool
- Separated male & female Japanese hot bath, cold tub, salt-water flotation pool and sauna
- Multi-purpose area for private dining or event space

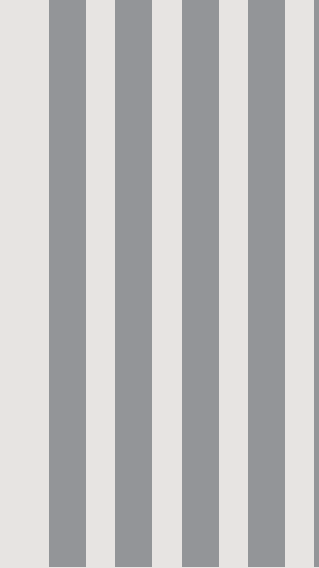
Note: Printing Date: 11 October 2018. This Project is currently under process of Environment Impact Assessment Report(EIA). All information as show herein and advertisements, such as numbers, types, materials, layouts, masterplan, tones, colours, details, and information about the condominium units and the Project, and etc. are approximation to be used as guideline for consideration and subject to contract, and the project owner reserves its right to change without prior notice. All rights reserved. Reproduction, photocopying, modification, alteration or publishing hereof without permission is prohibited.

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Simulated Interior Impresssion of Multi-purpose Area for Private Dining or Event Space



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Sky Gym



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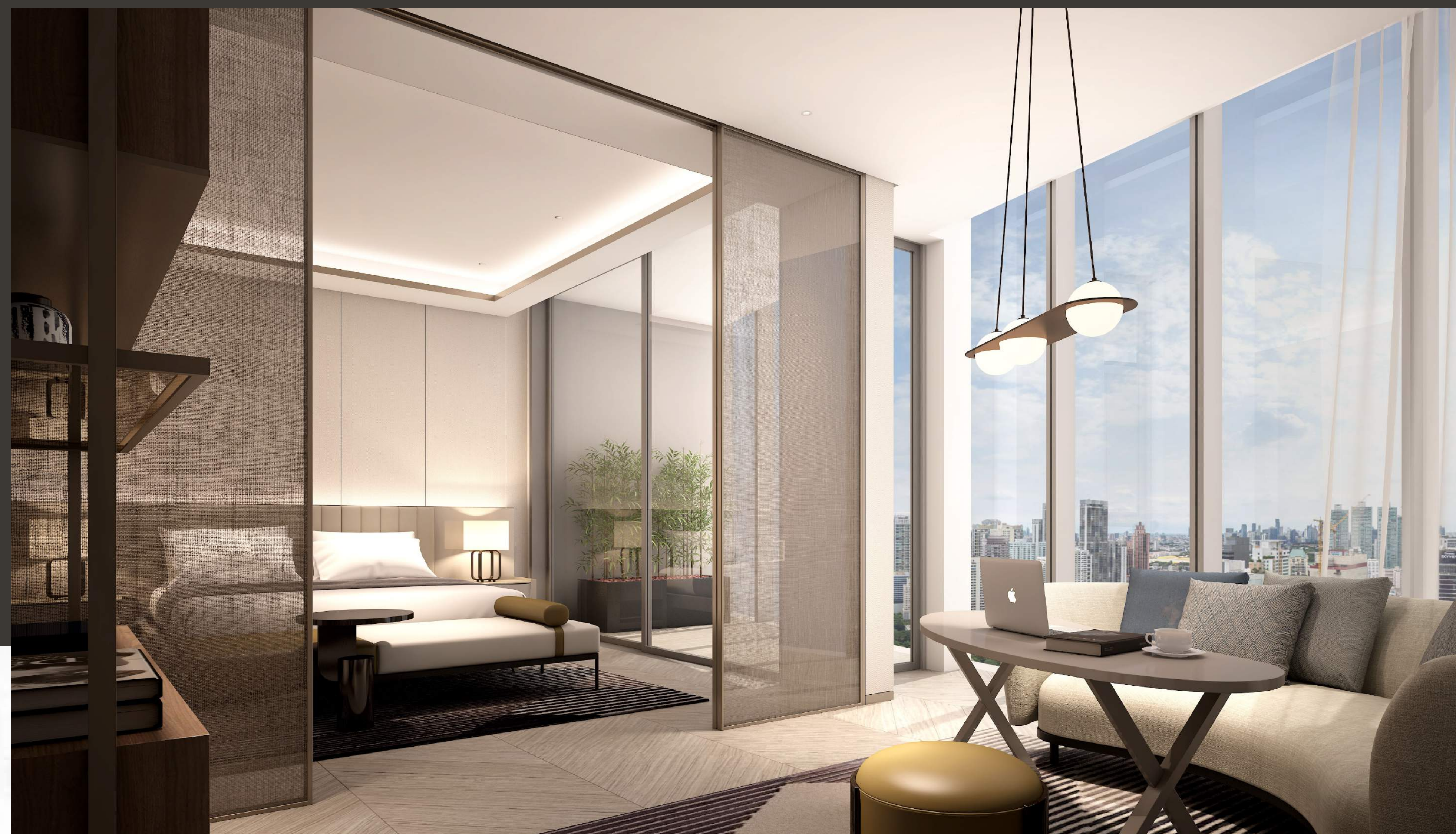
Simulated Interior Impression



Note: Printing Date: 11 October 2018. This Project is currently under process of Environment Impact Assessment Report(EIA). All information as show herein and advertisements, such as numbers, types, materials, layouts, masterplan, tones, colours, details, and information about the condominium units and the Project, and etc. are approximation to be used as guideline for consideration and subject to contract, and the project owner reserves its right to change without prior notice. All rights reserved. Reproduction, photocopying, modification, alteration or publishing hereof without permission is prohibited.

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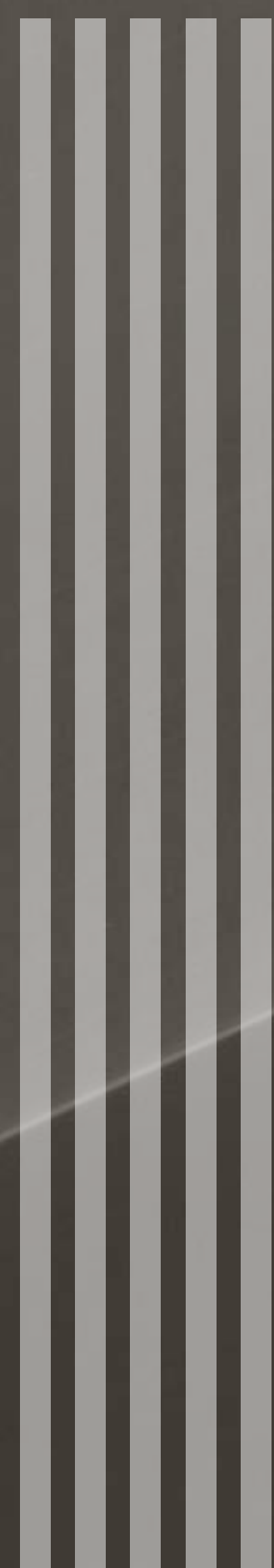
Simulated Interior Impression



Note: Printing Date: 11 October 2018. This Project is currently under process of Environment Impact Assessment Report(EIA). All information as show herein and advertisements, such as numbers, types, materials, layouts, masterplan, tones, colours, details, and information about the condominium units and the Project, and etc. are approximation to be used as guideline for consideration and subject to contract, and the project owner reserves its right to change without prior notice. All rights reserved. Reproduction, photocopying, modification, alteration or publishing hereof without permission is prohibited.

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Master Plan



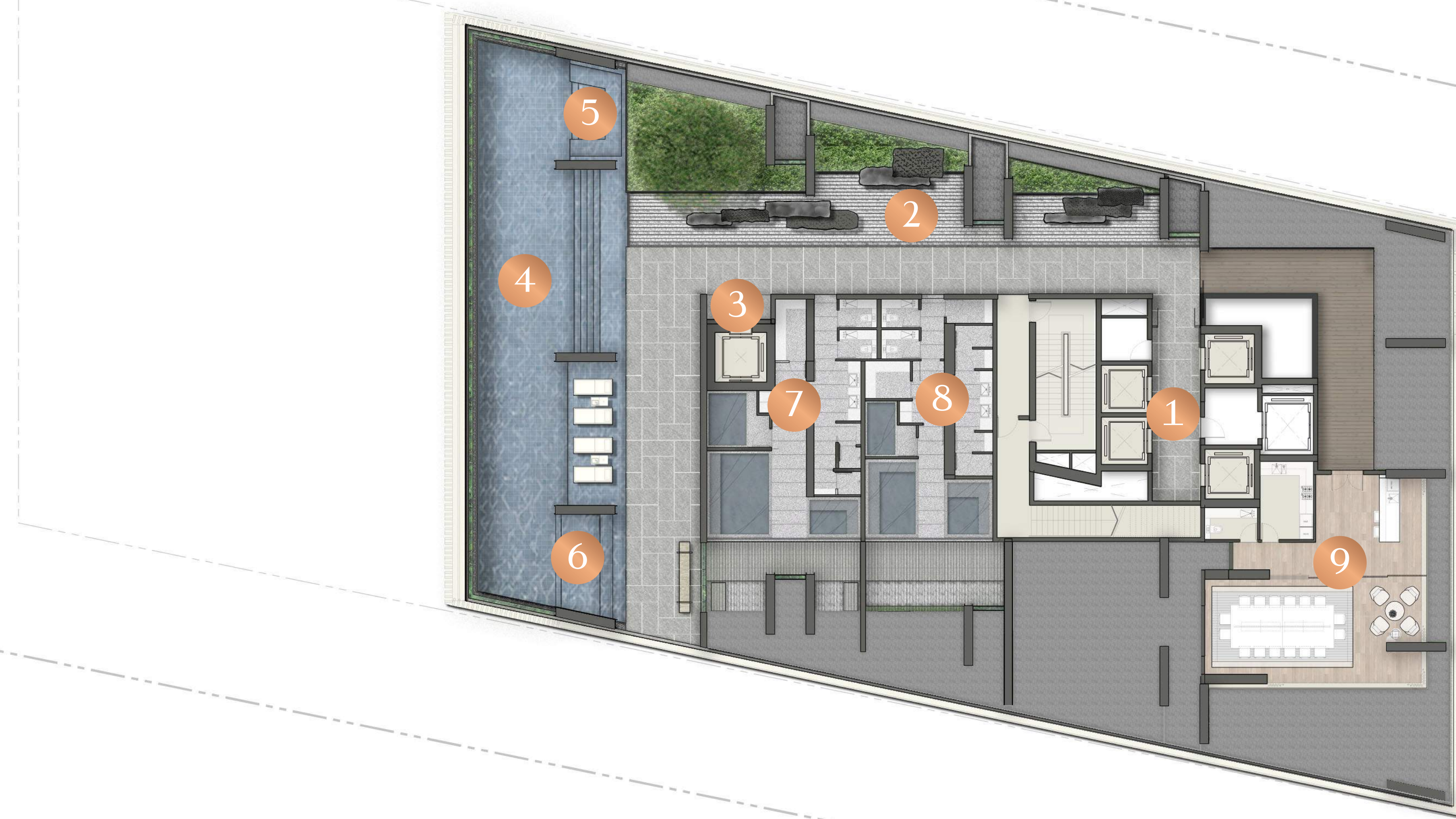
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Ground Floor



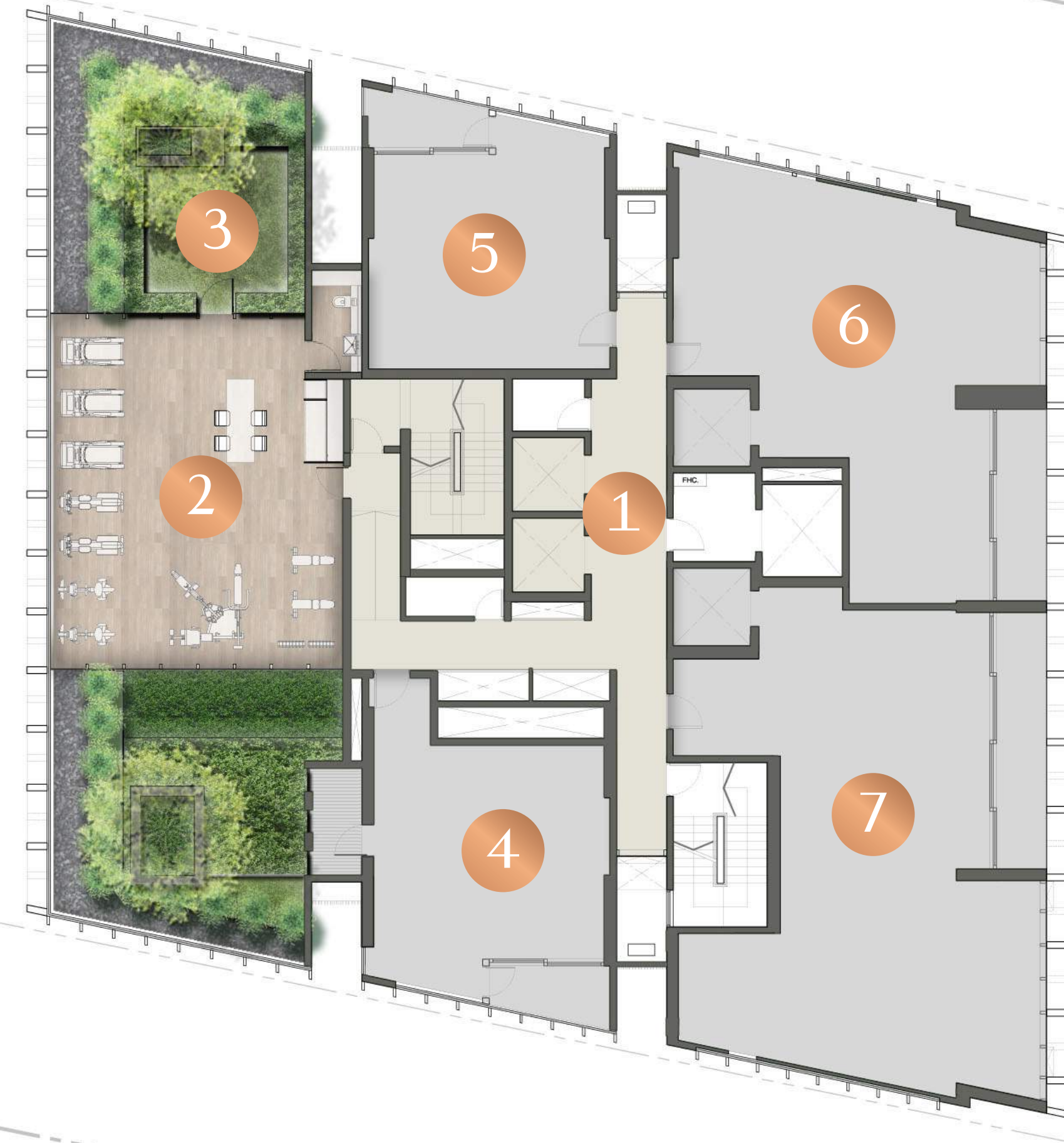
1. Main-entrance and Driveway
2. Drop-off Area
3. Lobby Lounge
4. Private Lift Lobby
5. Common Lift Lobby
6. Management Office
7. Ramp to Parking Floors
8. Garden Courtyard
9. Pet Lawn
10. Back of House
11. Private Parking

8th Floor



1. Common Lift Lobby
2. Japanese Garden
3. Private Lift Lobby
4. Swimming pool
5. In-pool Jacuzzi
6. Kid Pool
7. Female Spa & Onsen
8. Male Spa & Onsen
9. Multi-purpose Area for Private Dining or Event Space

27th Floor



1. Common Lift Lobby
2. Sky Gym
3. Yoga Platform
4. 1B1B*
5. 1B2*
6. 2B4*
7. 2B1*

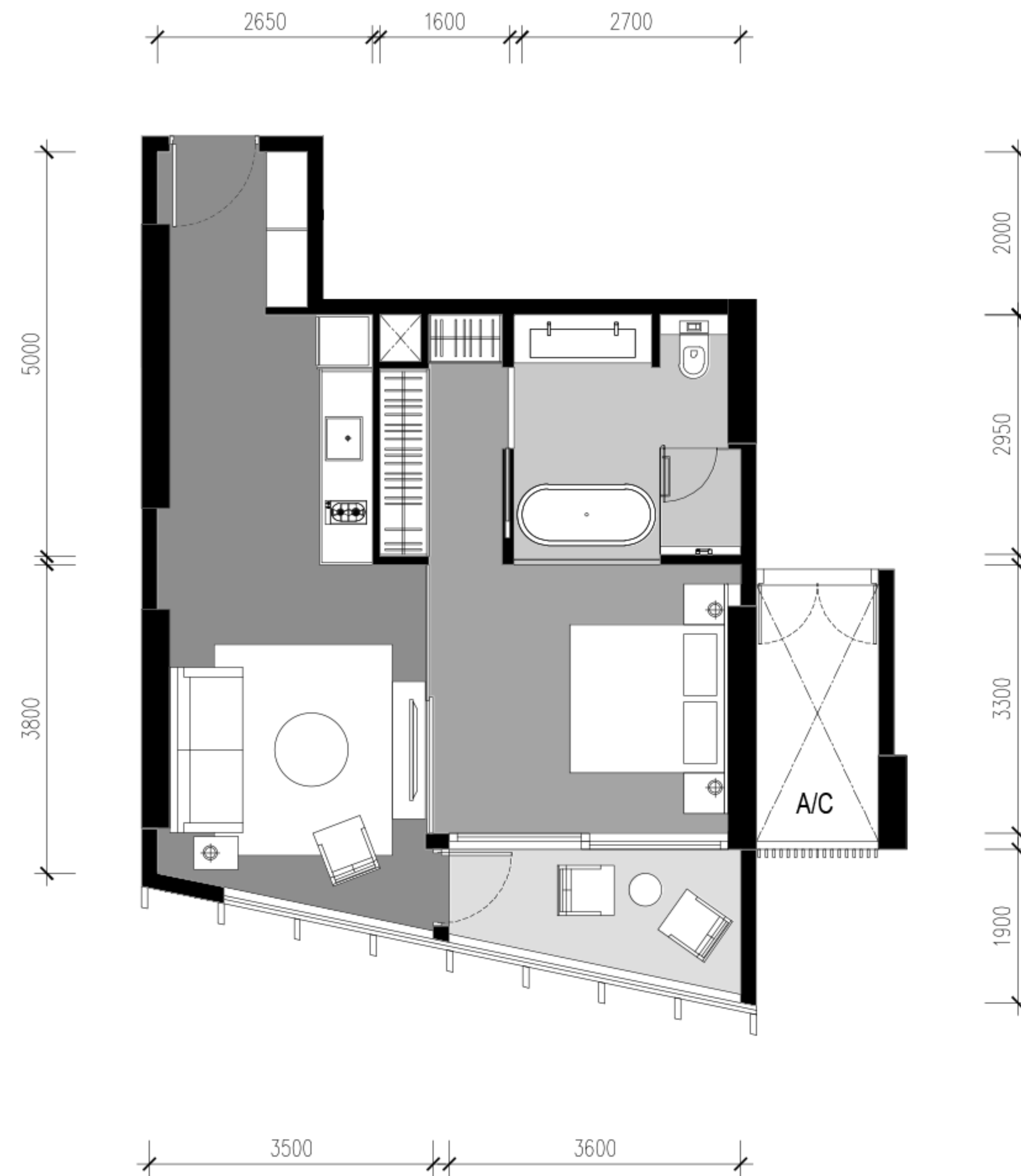
*Residential Units



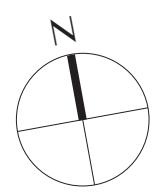
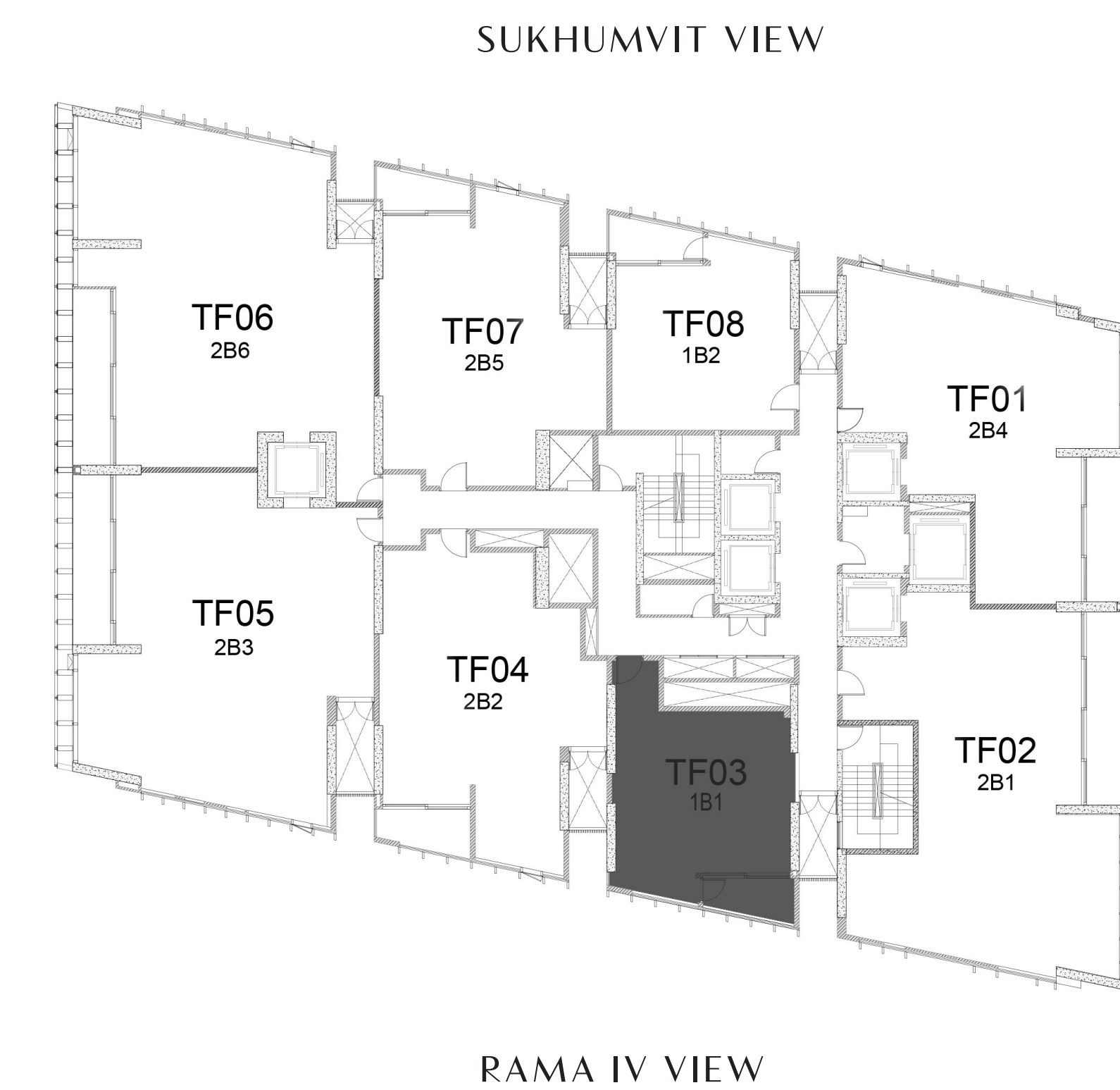
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Unit Floor Plan

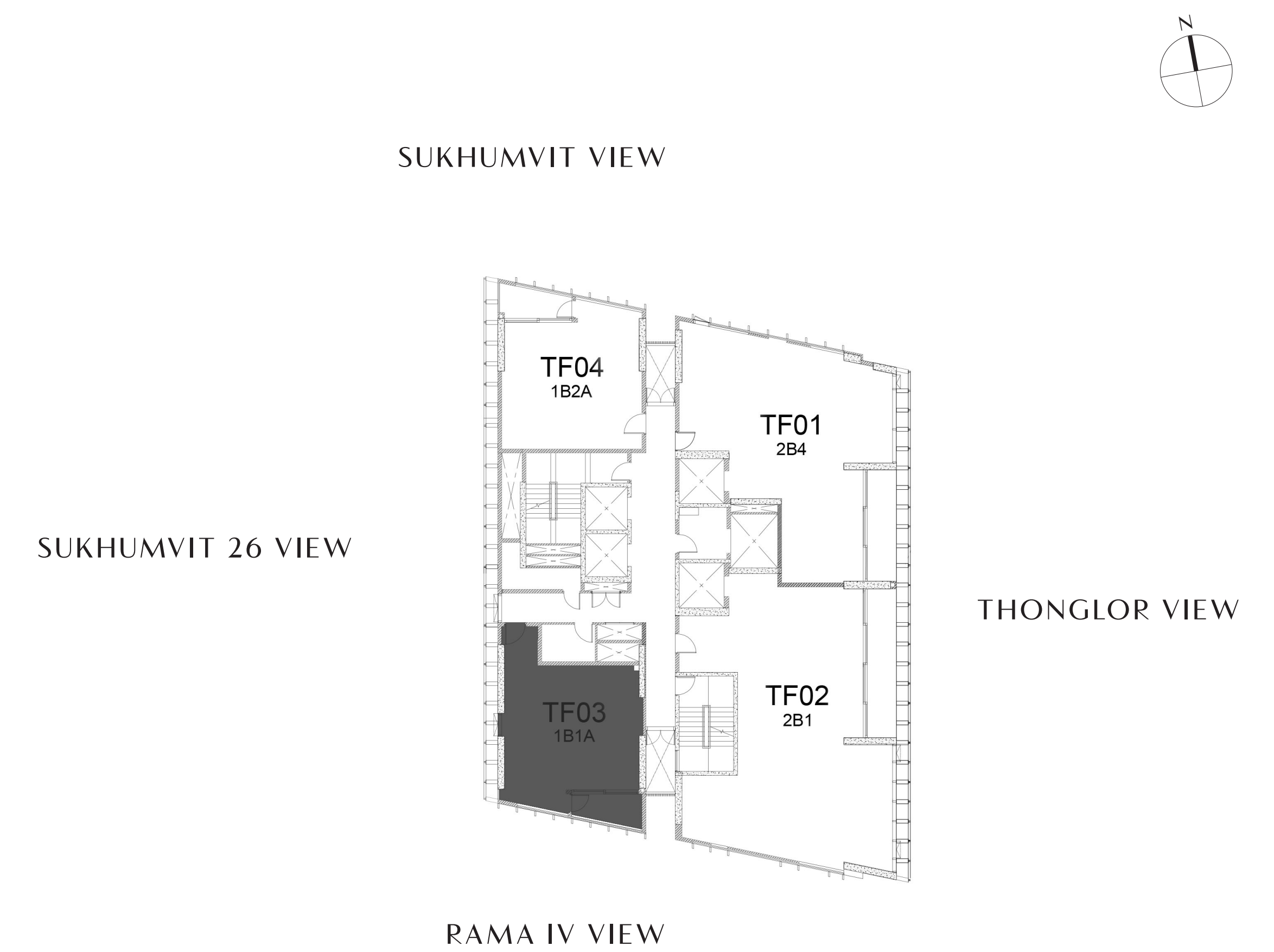
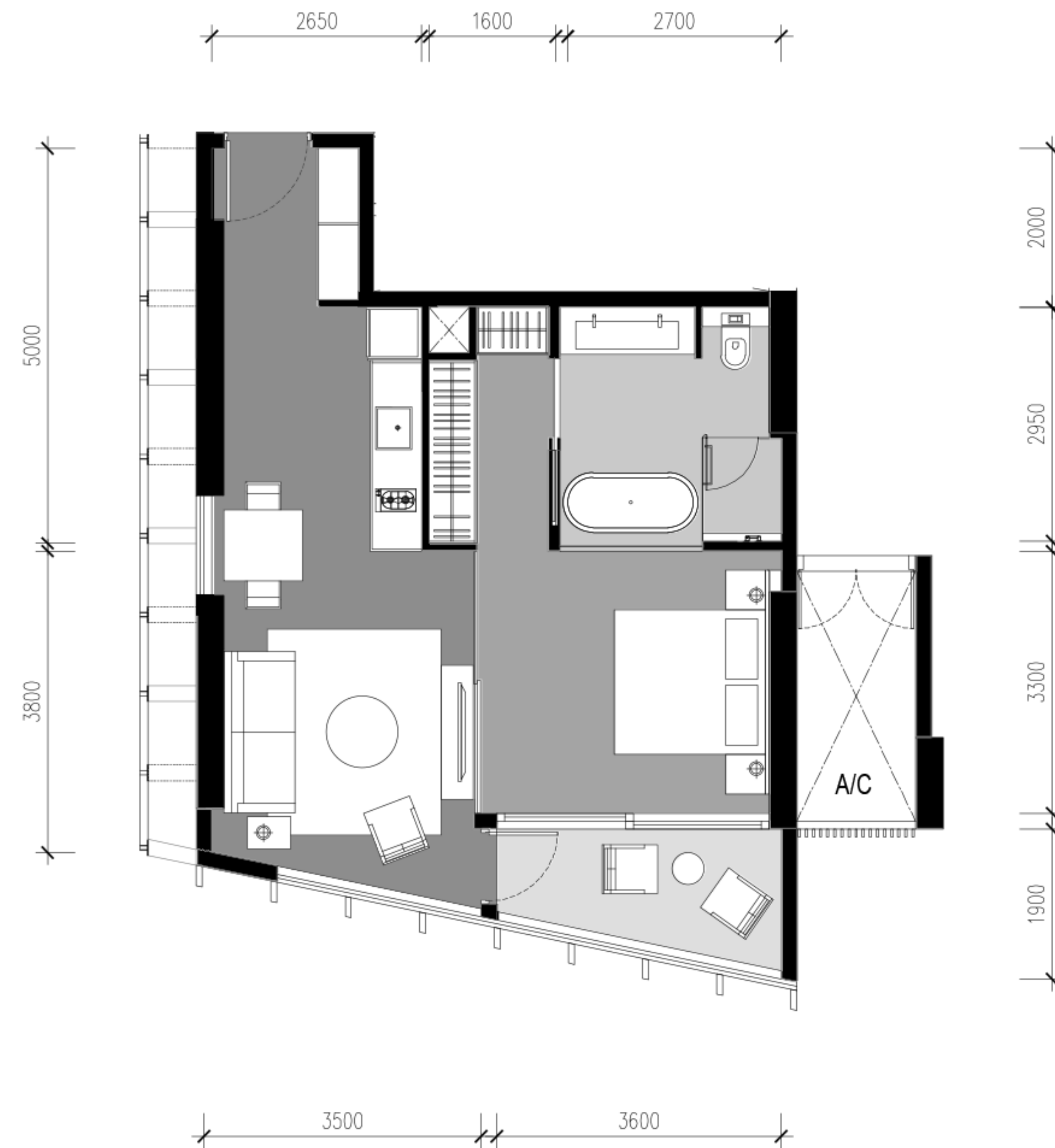
Unit 1B1: Simplex 1-Bedroom (57.5 Sq.m.)



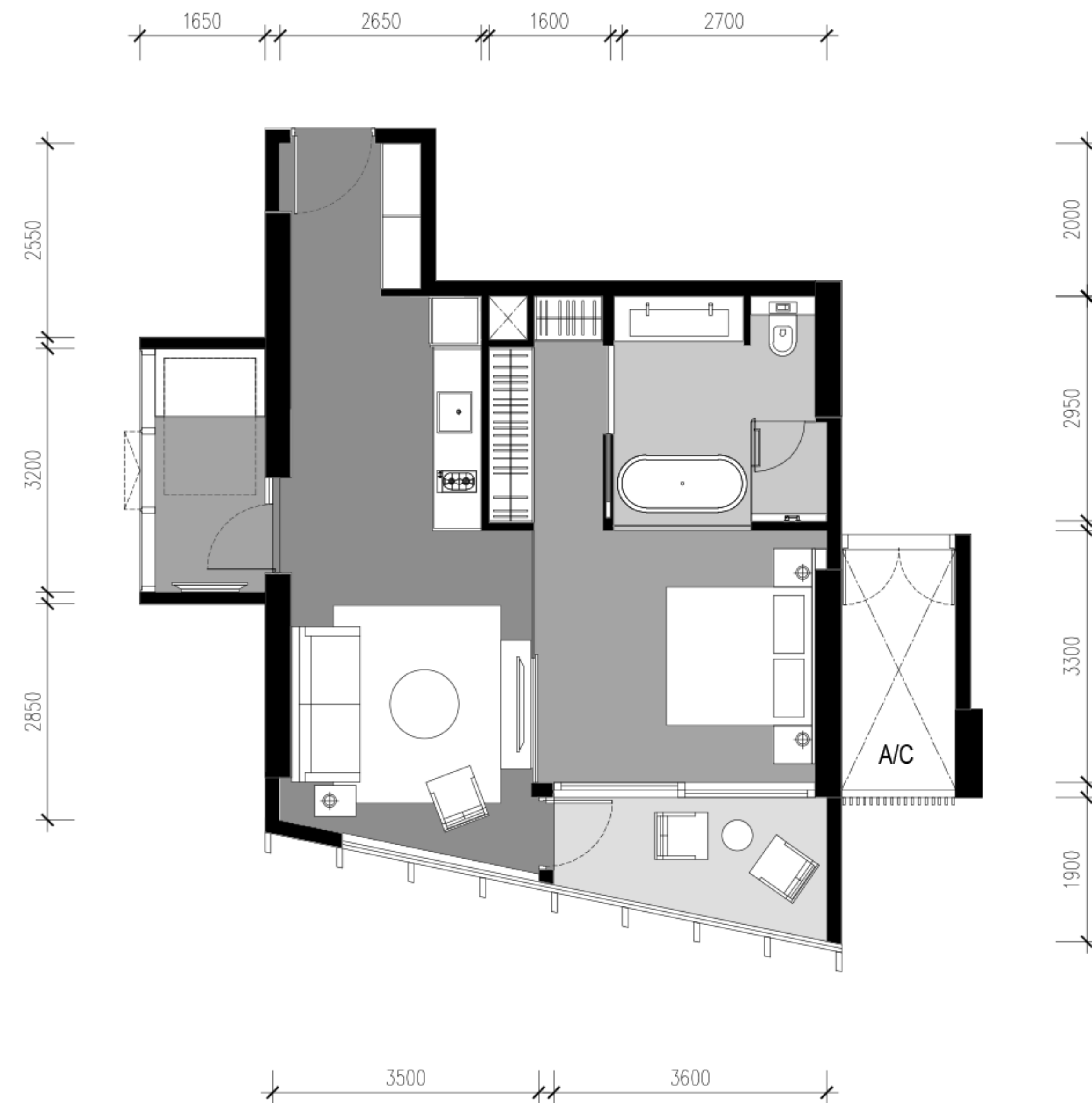
SUKHUMVIT 26 VIEW



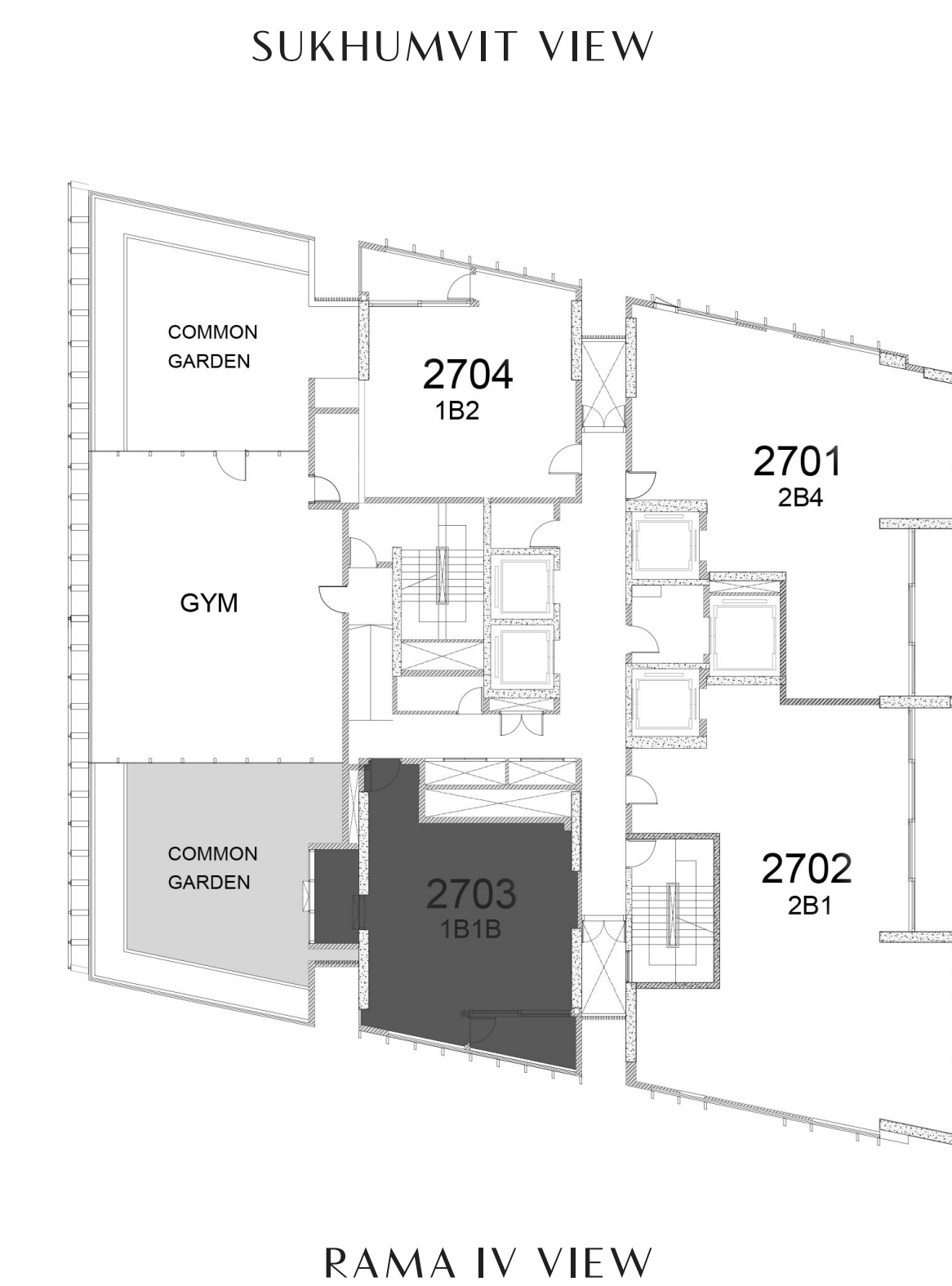
Unit 1B1A: Simplex 1 Bedroom with West View (57 Sq.m.)



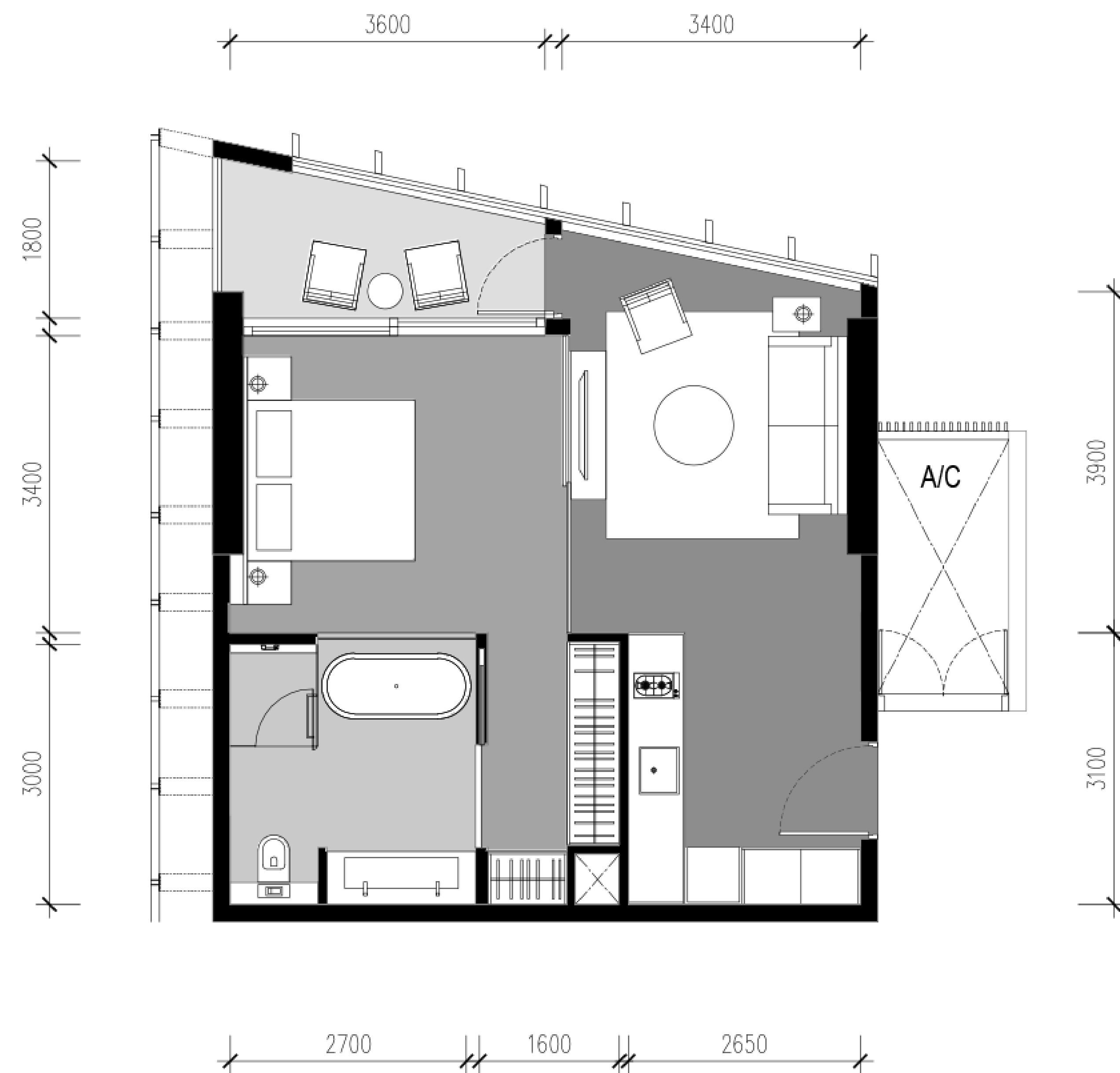
Unit 1B1B: Simplex 1+1 Bedroom with Sky Garden (62 Sq.m.)



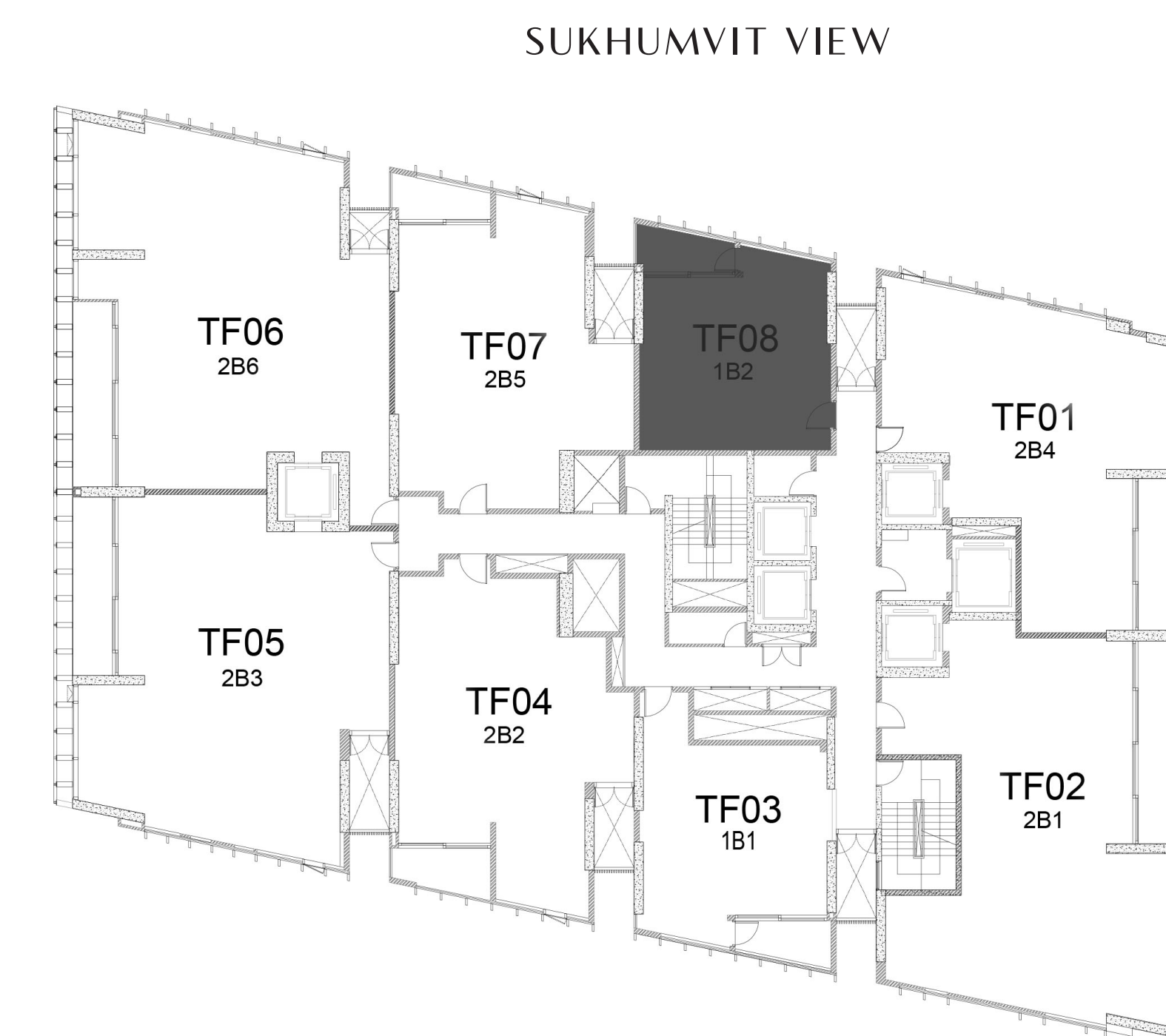
SUKHUMVIT 26 VIEW



Unit 1B2: Simplex 1 Bedroom (55 Sq.m.)



SUKHUMVIT 26 VIEW



THONGLOR VIEW

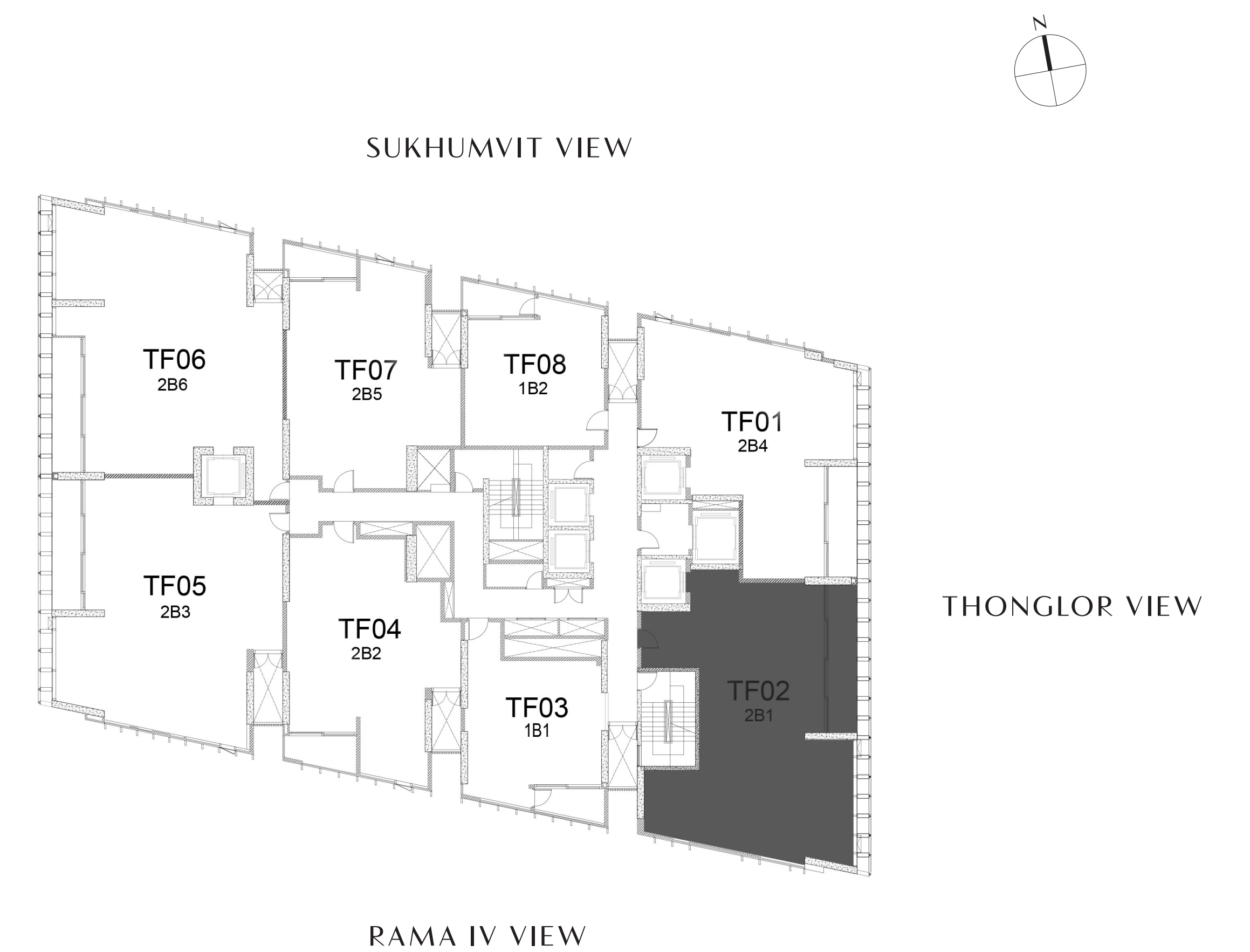
RAMA IV VIEW



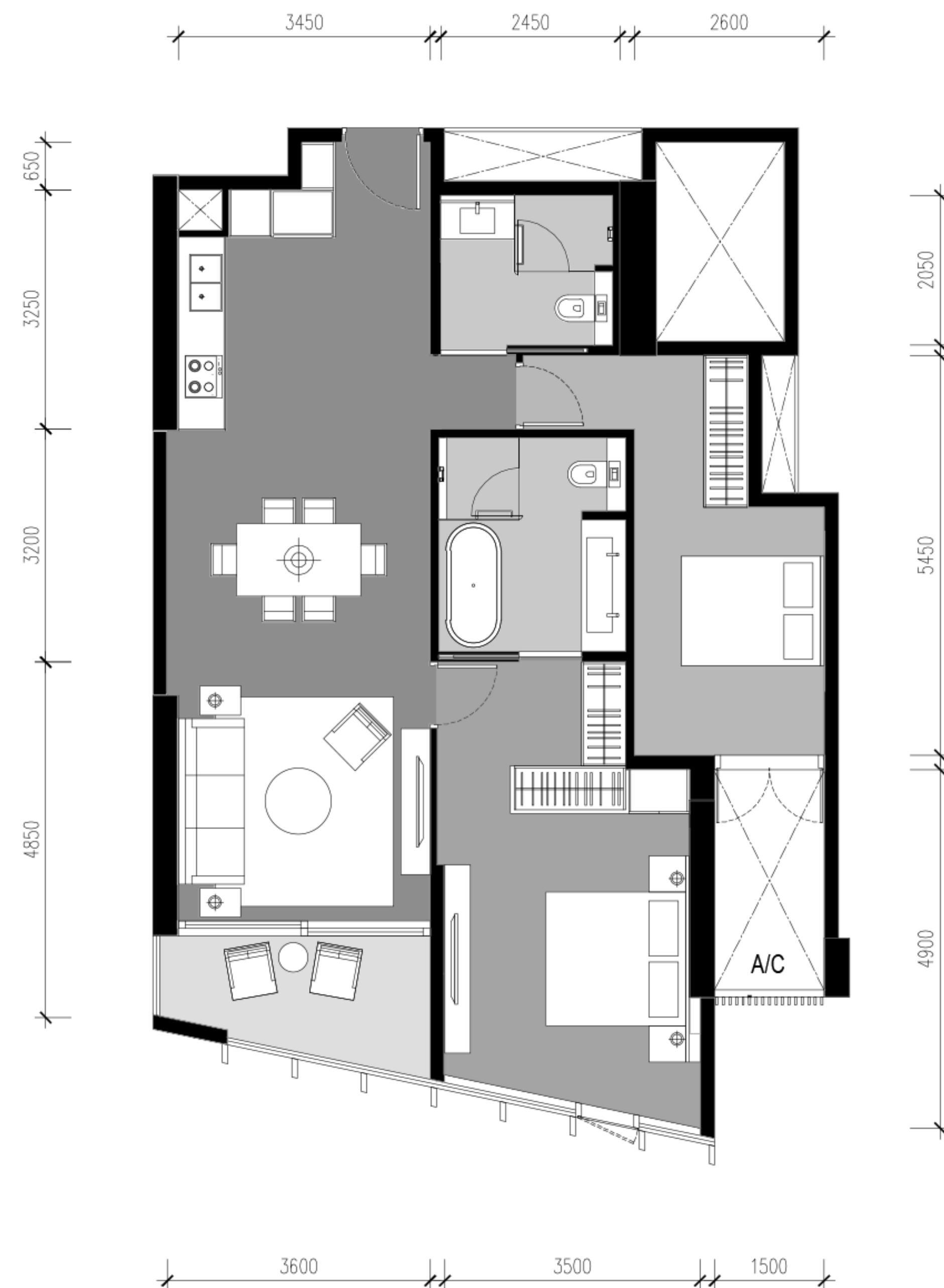
Unit 2B1: Simplex 2+1 Bedroom (132.5 Sq.m.)



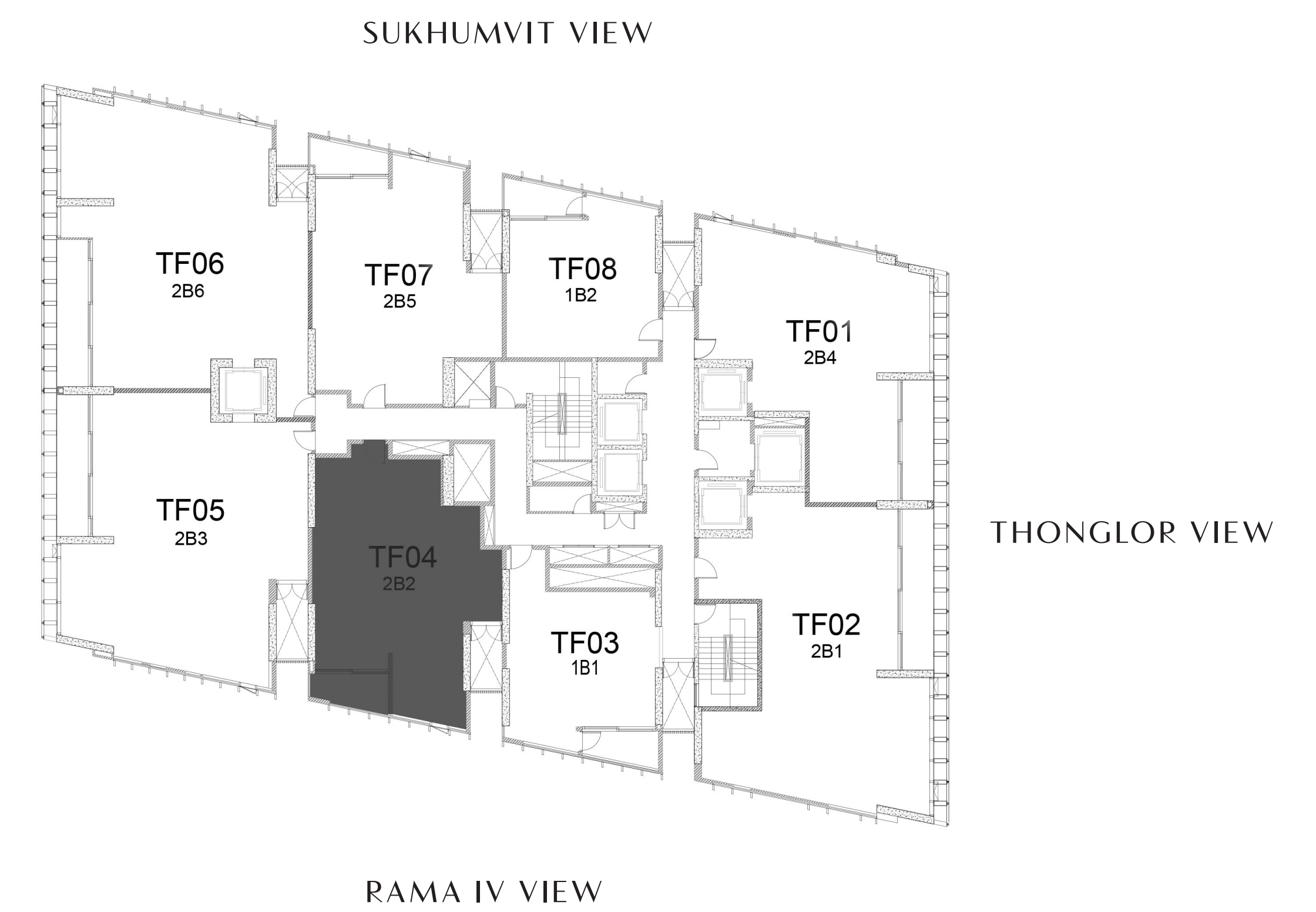
SUKHUMVIT 26 VIEW



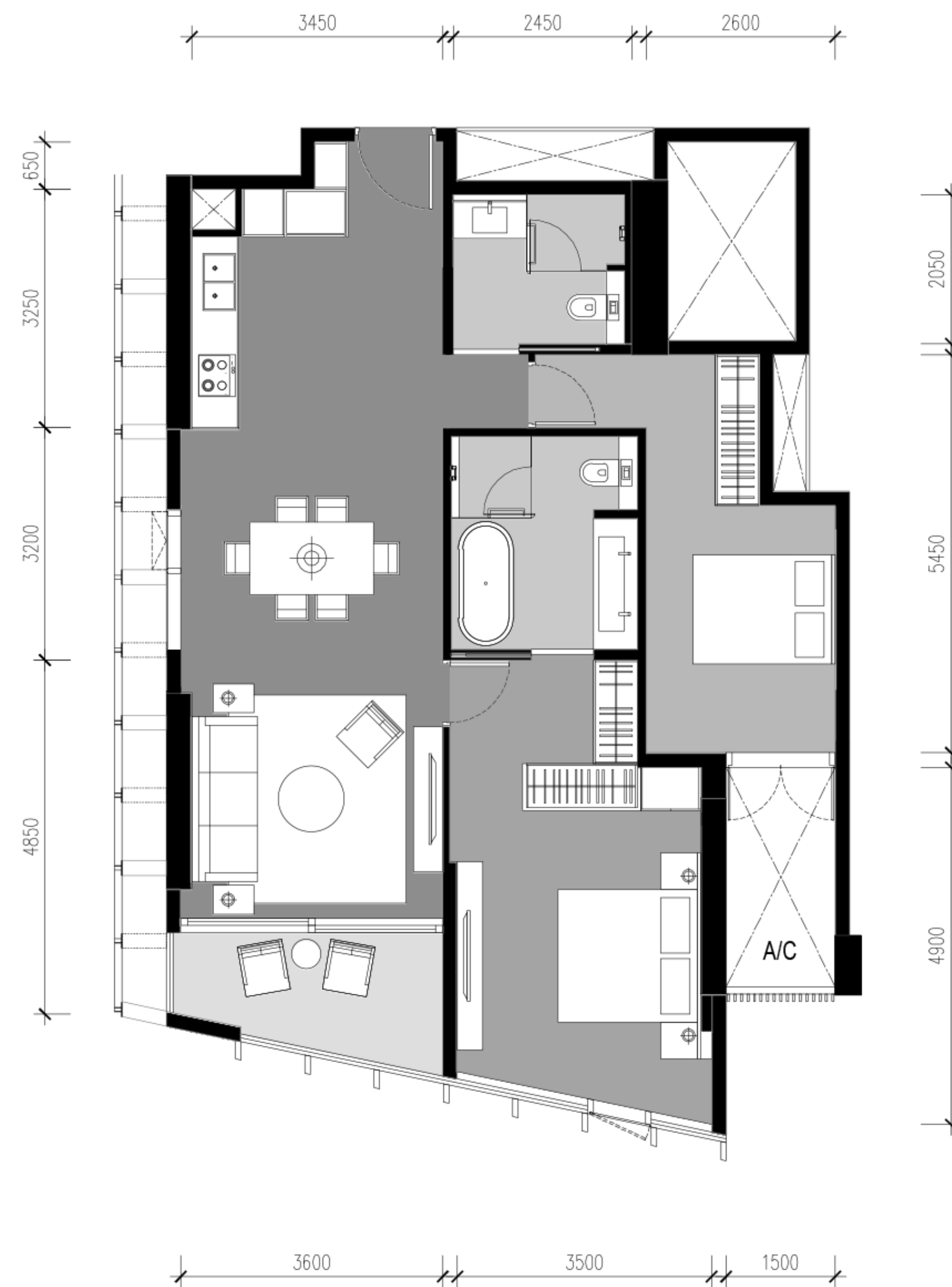
Unit 2B2: Simplex 2 Bedroom (92.5 Sq.m.)



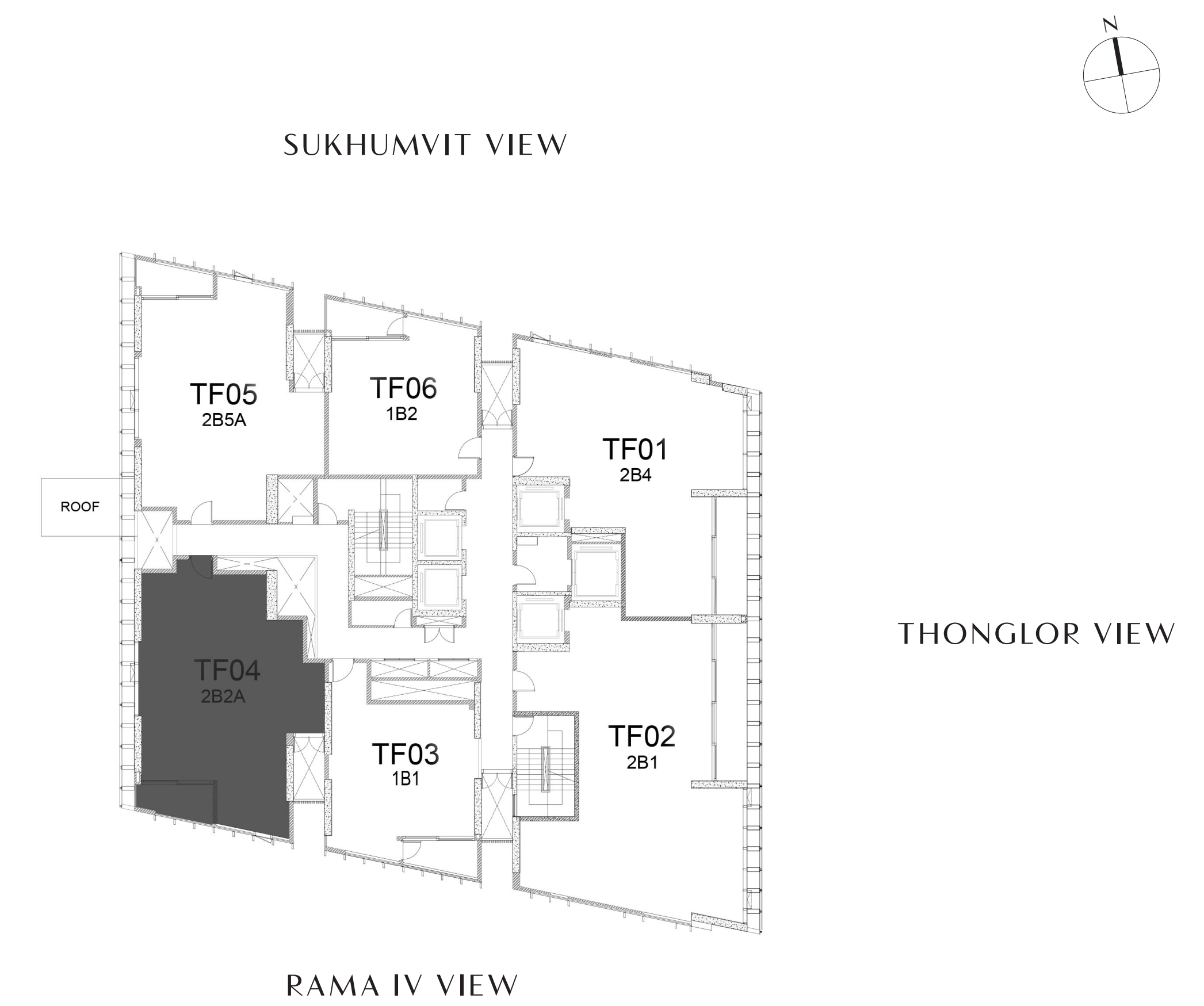
SUKHUMVIT 26 VIEW



Unit 2B2A: Simplex 2 Bedroom with West View (92 Sq.m.)



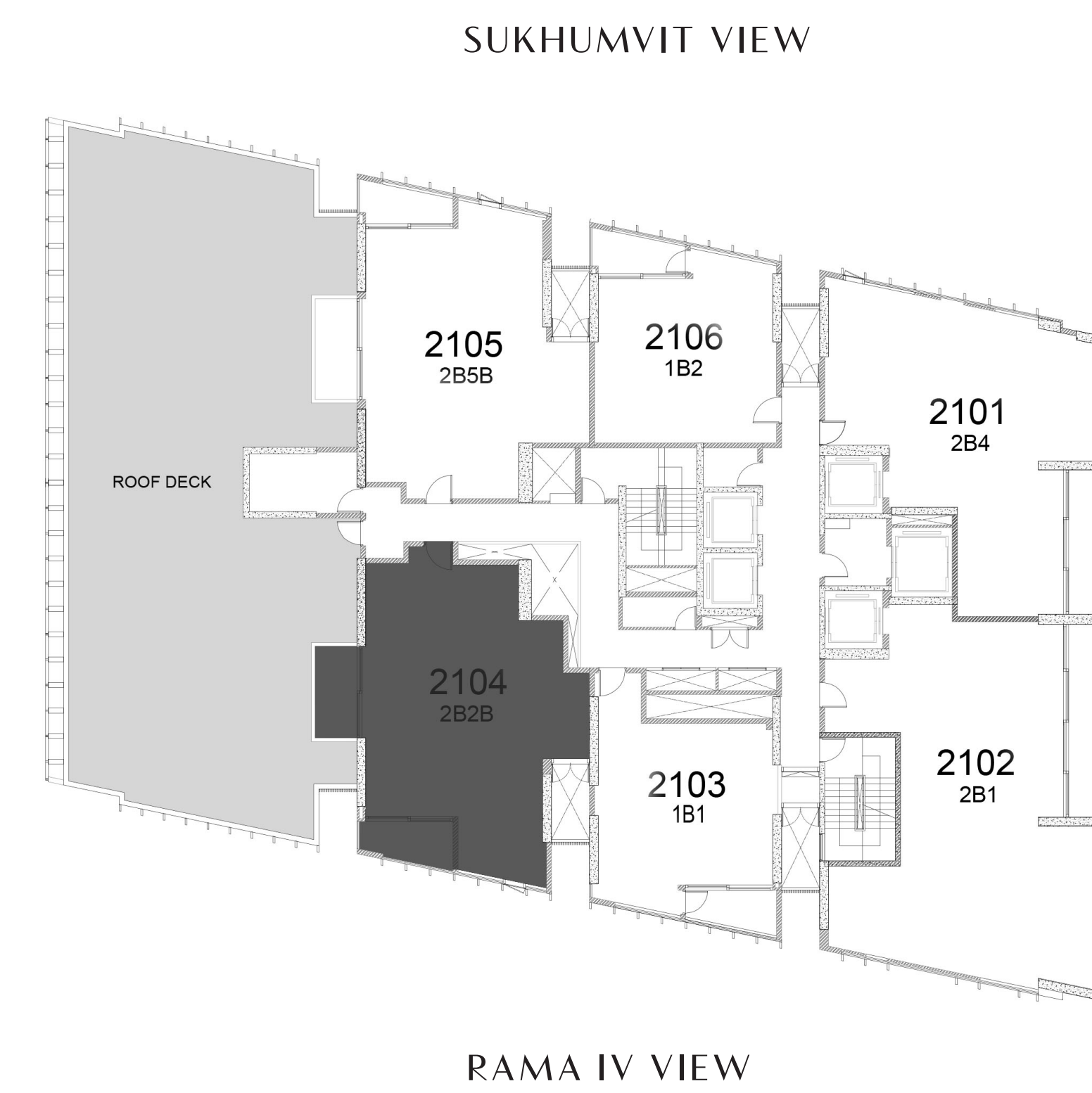
SUKHUMVIT 26 VIEW



Unit 2B2B: Simplex 2+1 Bedroom with Sky Garden (99 Sq.m.)



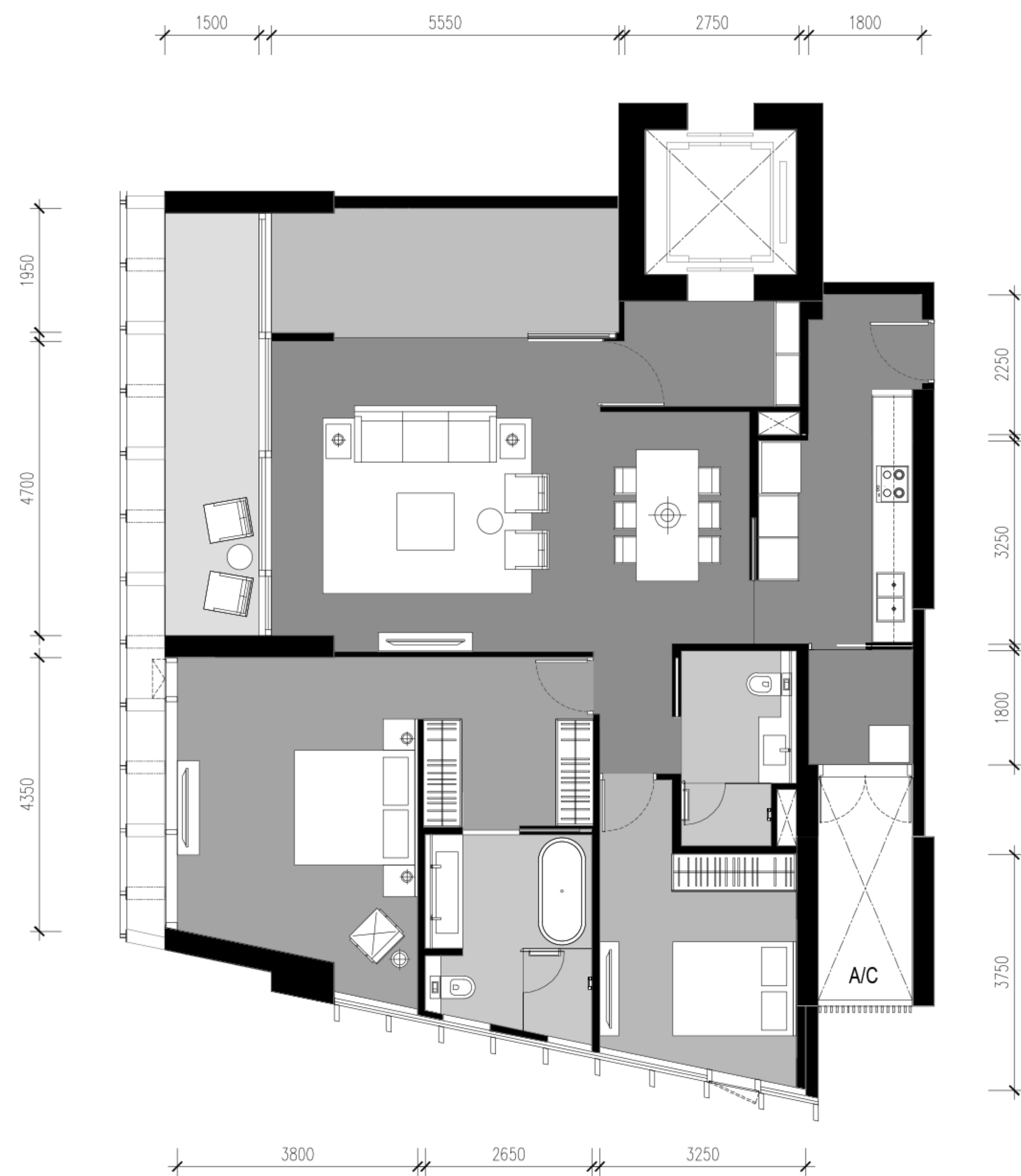
SUKHUMVIT 26 VIEW



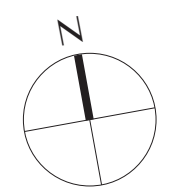
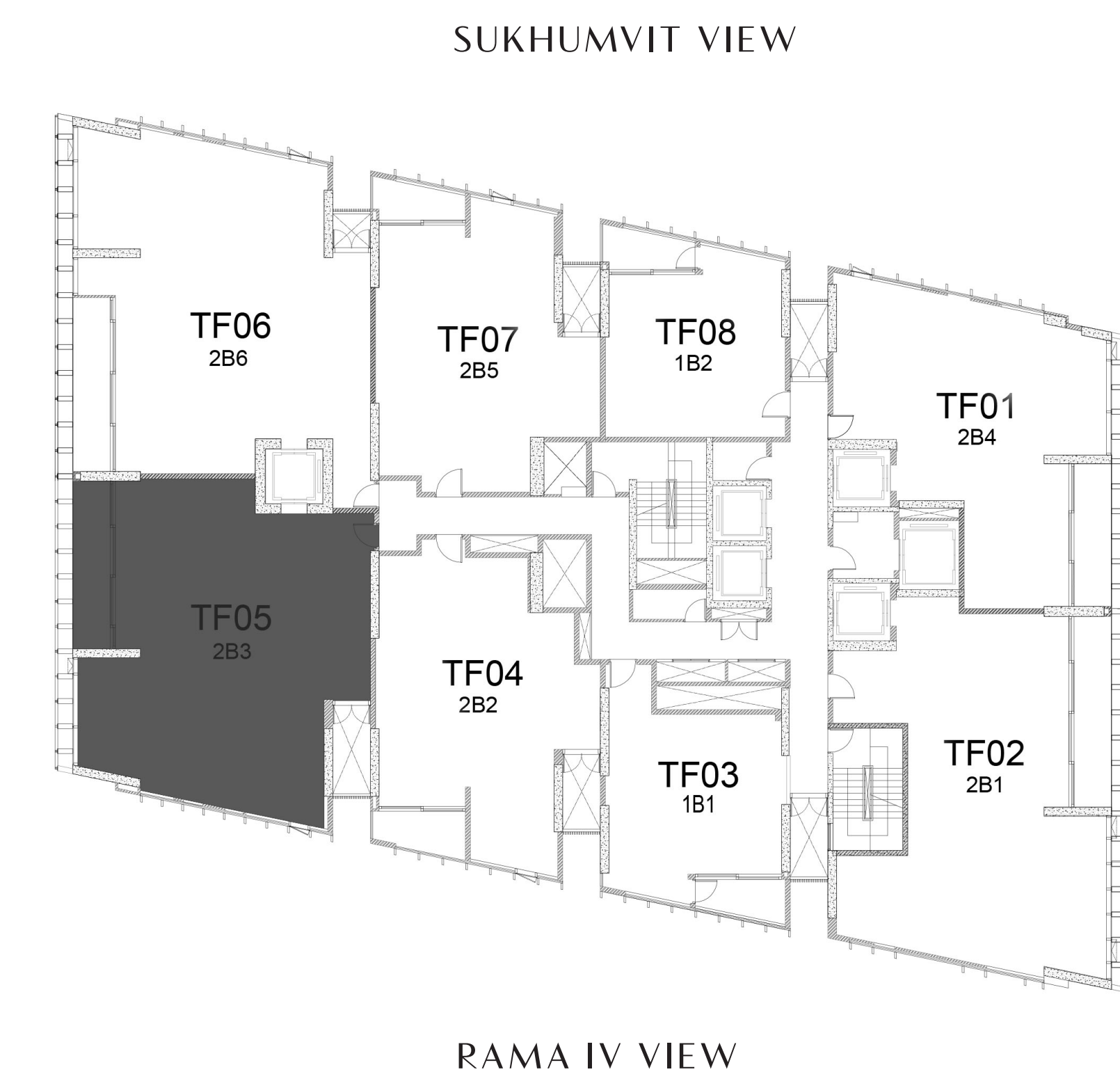
THONGLOR VIEW



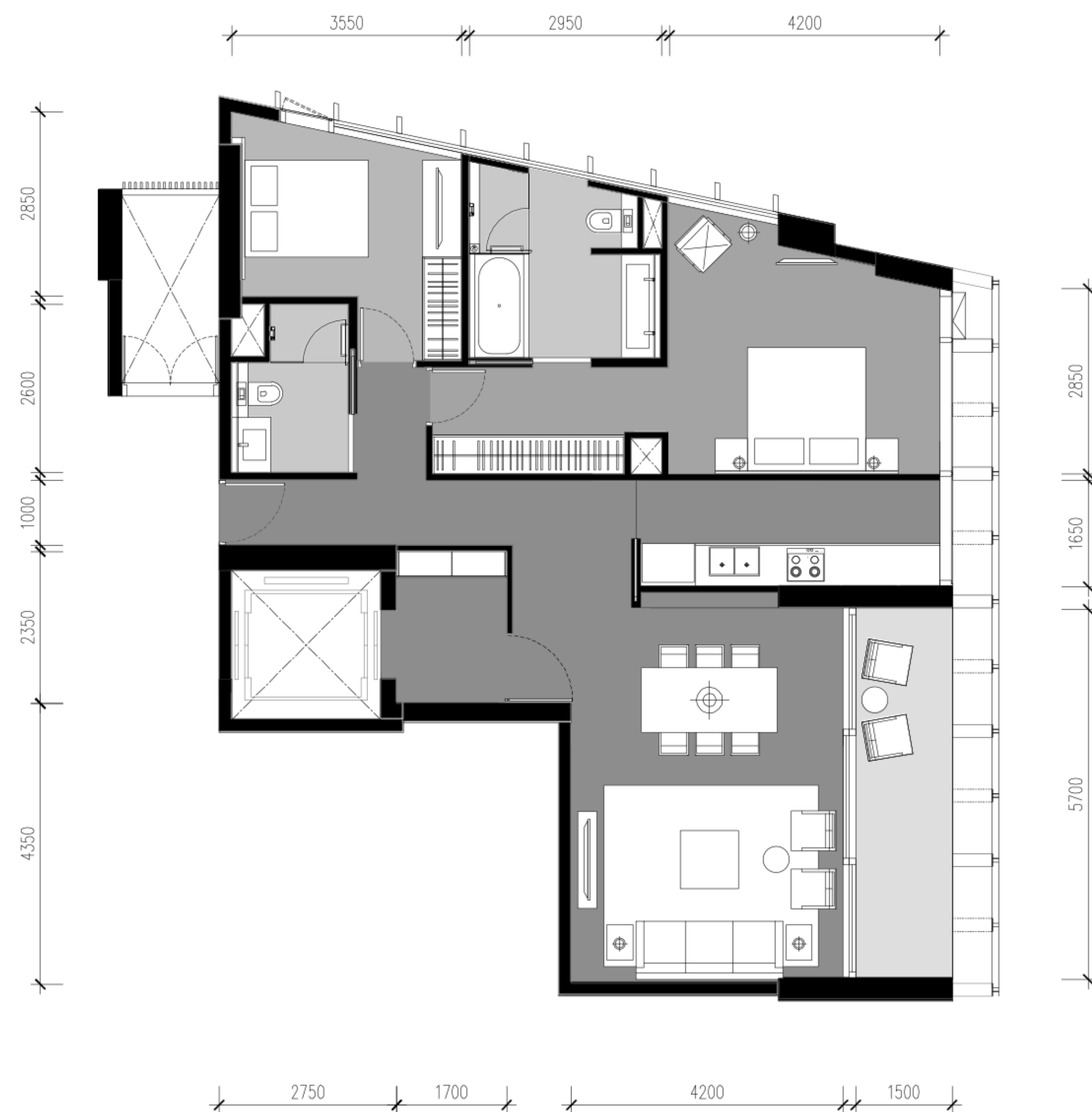
Unit 2B3: Simplex 2+1 Bedroom (136 Sq.m.)



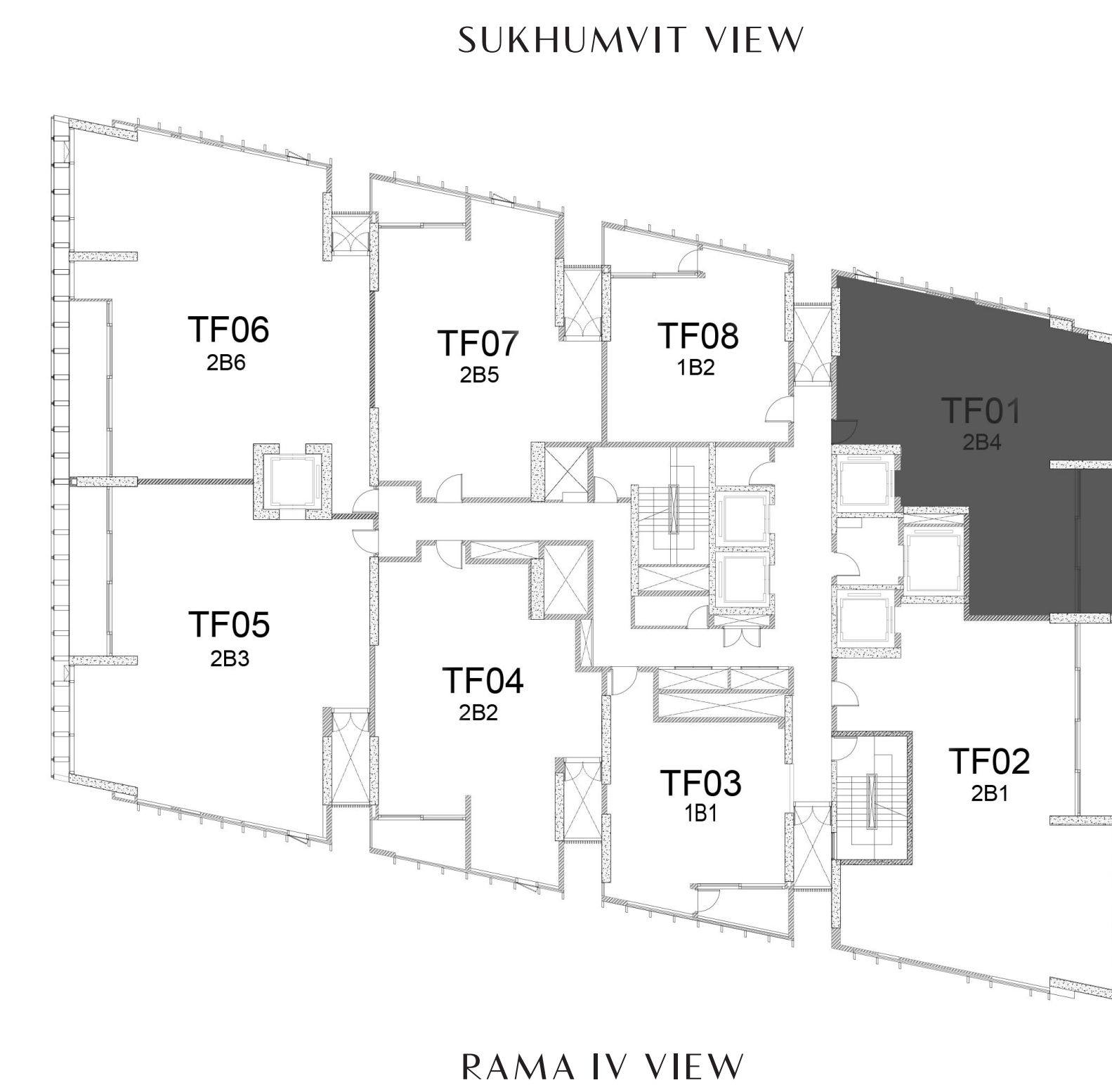
SUKHUMVIT 26 VIEW



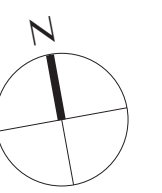
Unit 2B4: Simplex 2 Bedroom (104 Sq.m.)



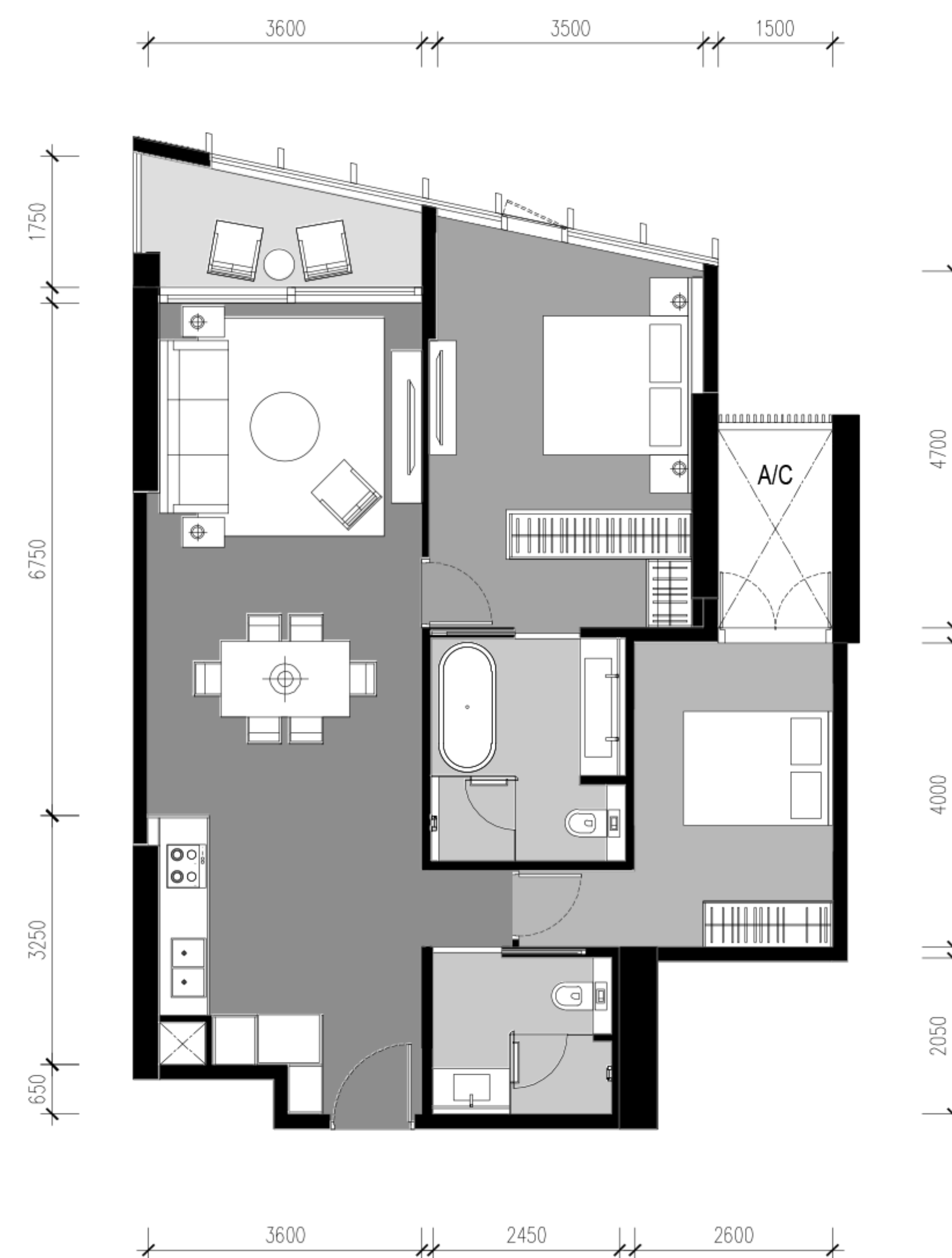
SUKHUMVIT 26 VIEW



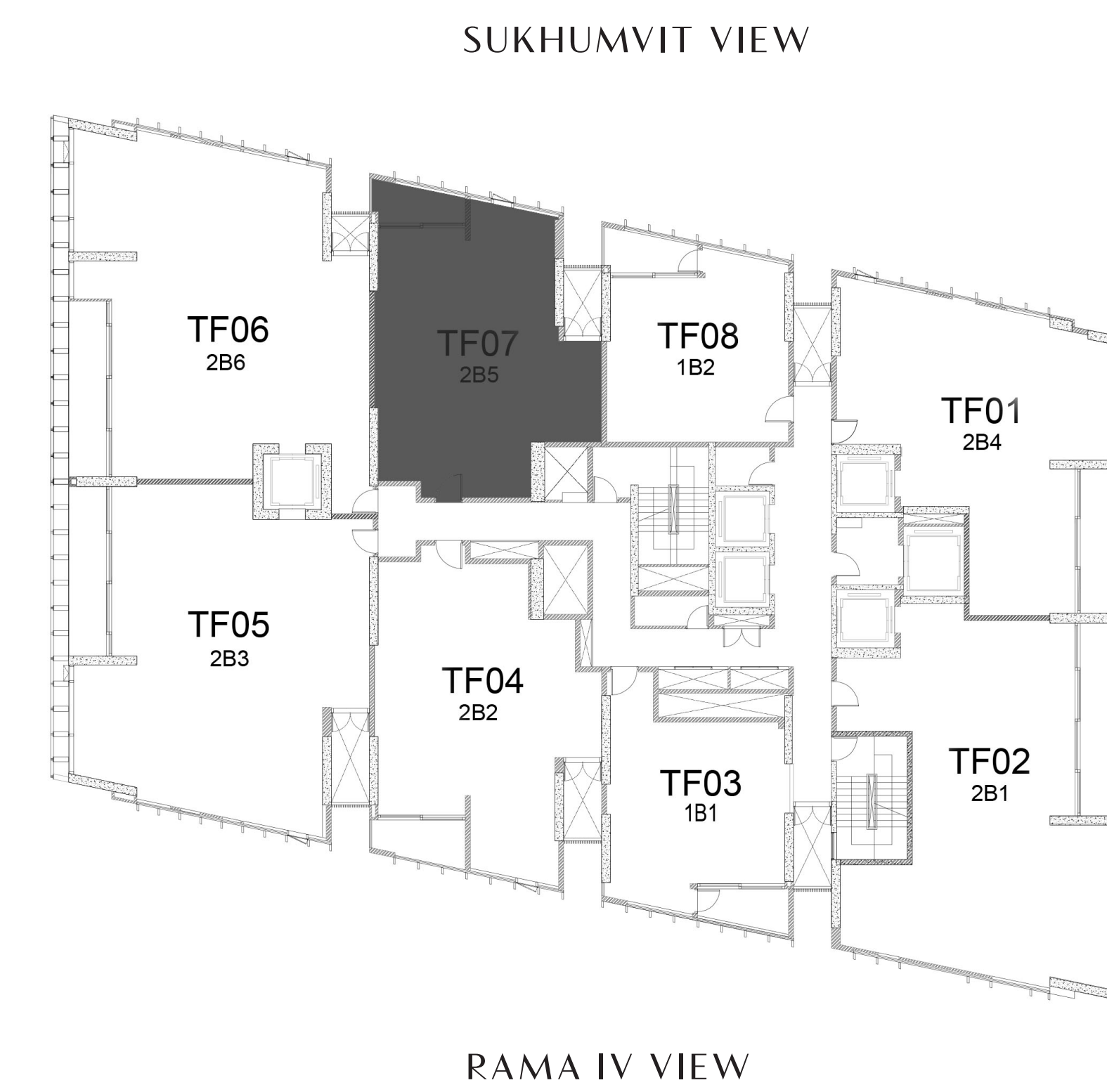
THONGLOR VIEW



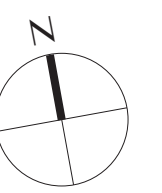
Unit 2B5: Simplex 2 Bedroom (89.5 Sq.m.)



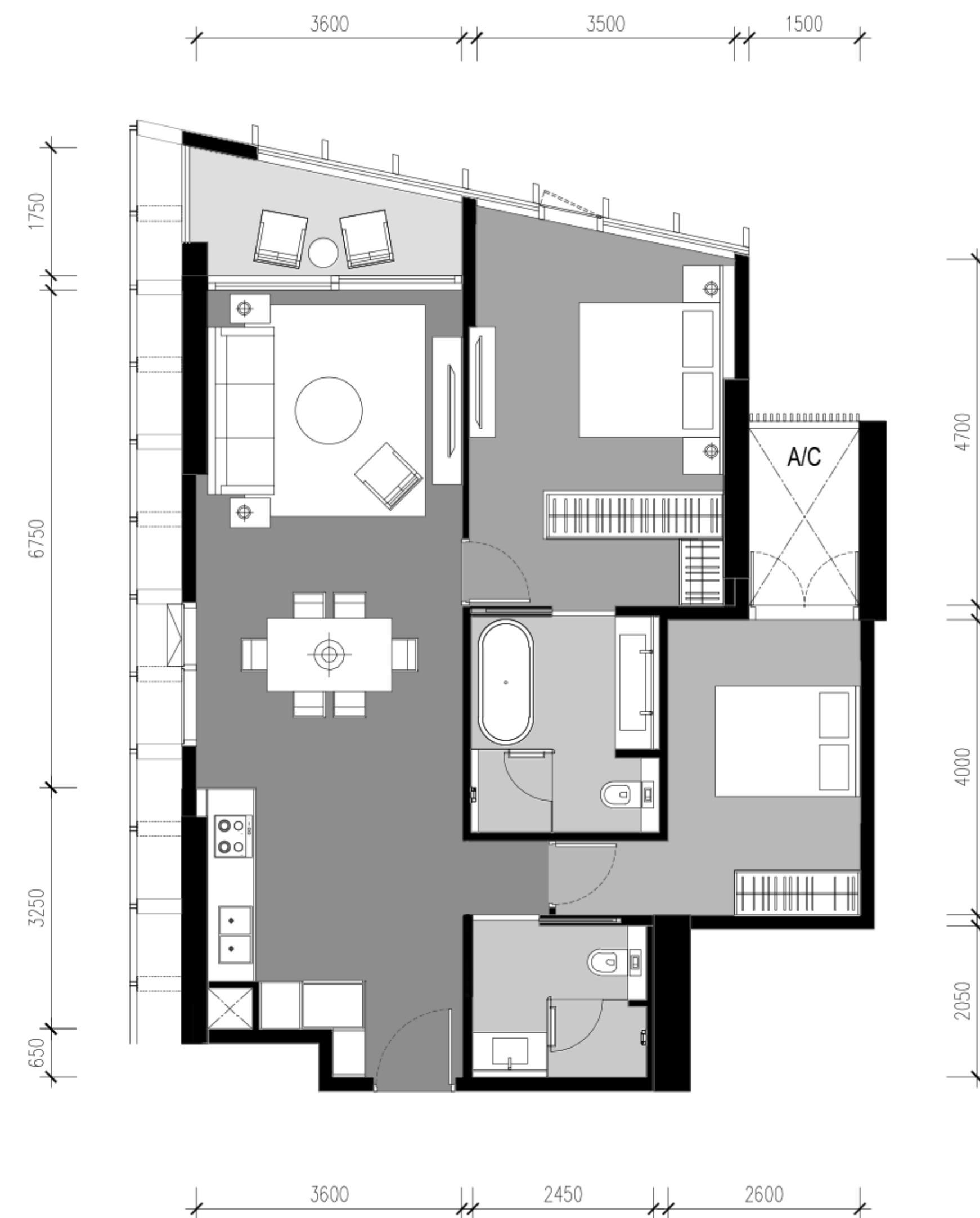
SUKHUMVIT 26 VIEW



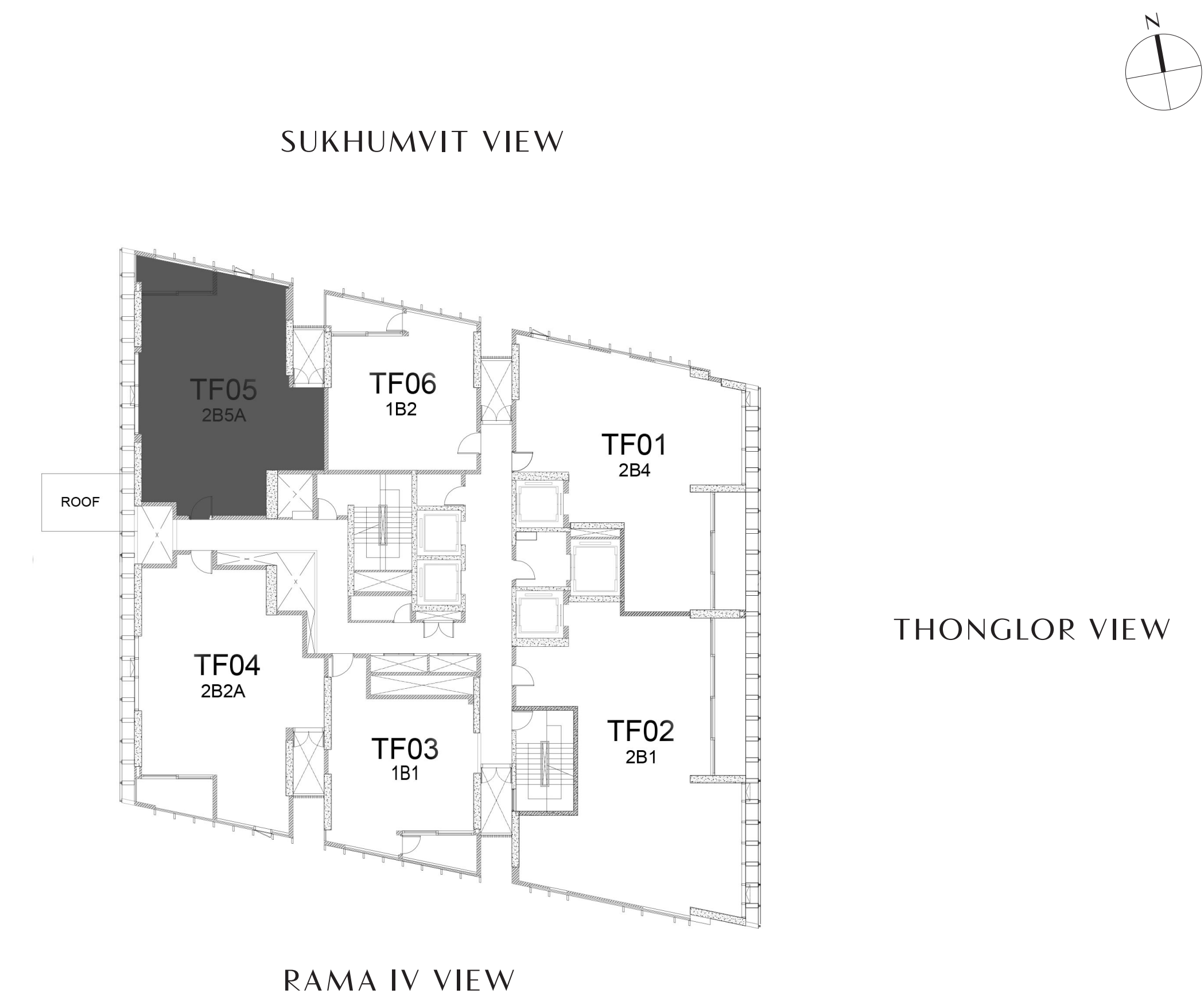
THONGLOR VIEW



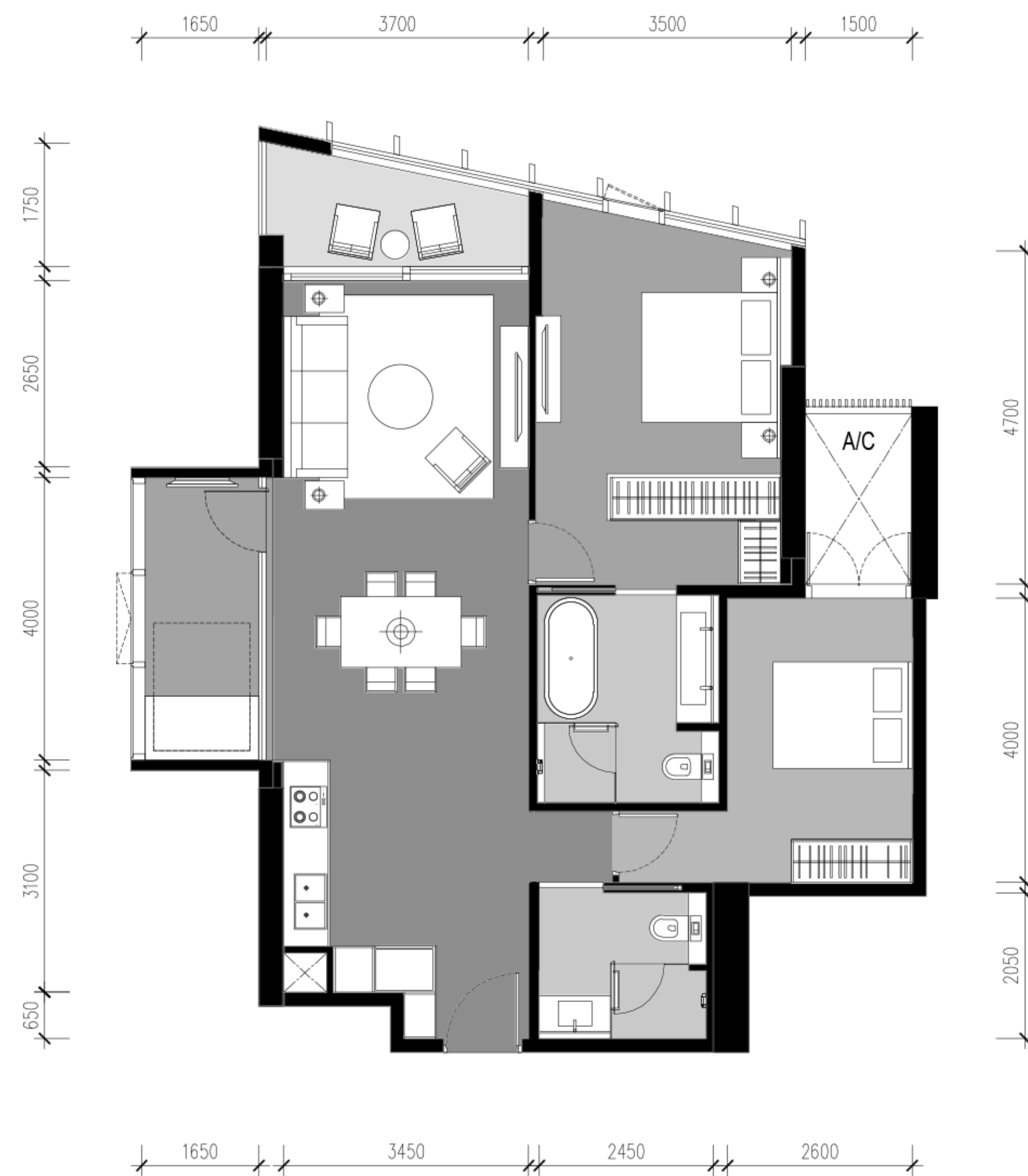
Unit 2B5A: Simplex 2-Bedroom with West View (88.5 Sq.m.)



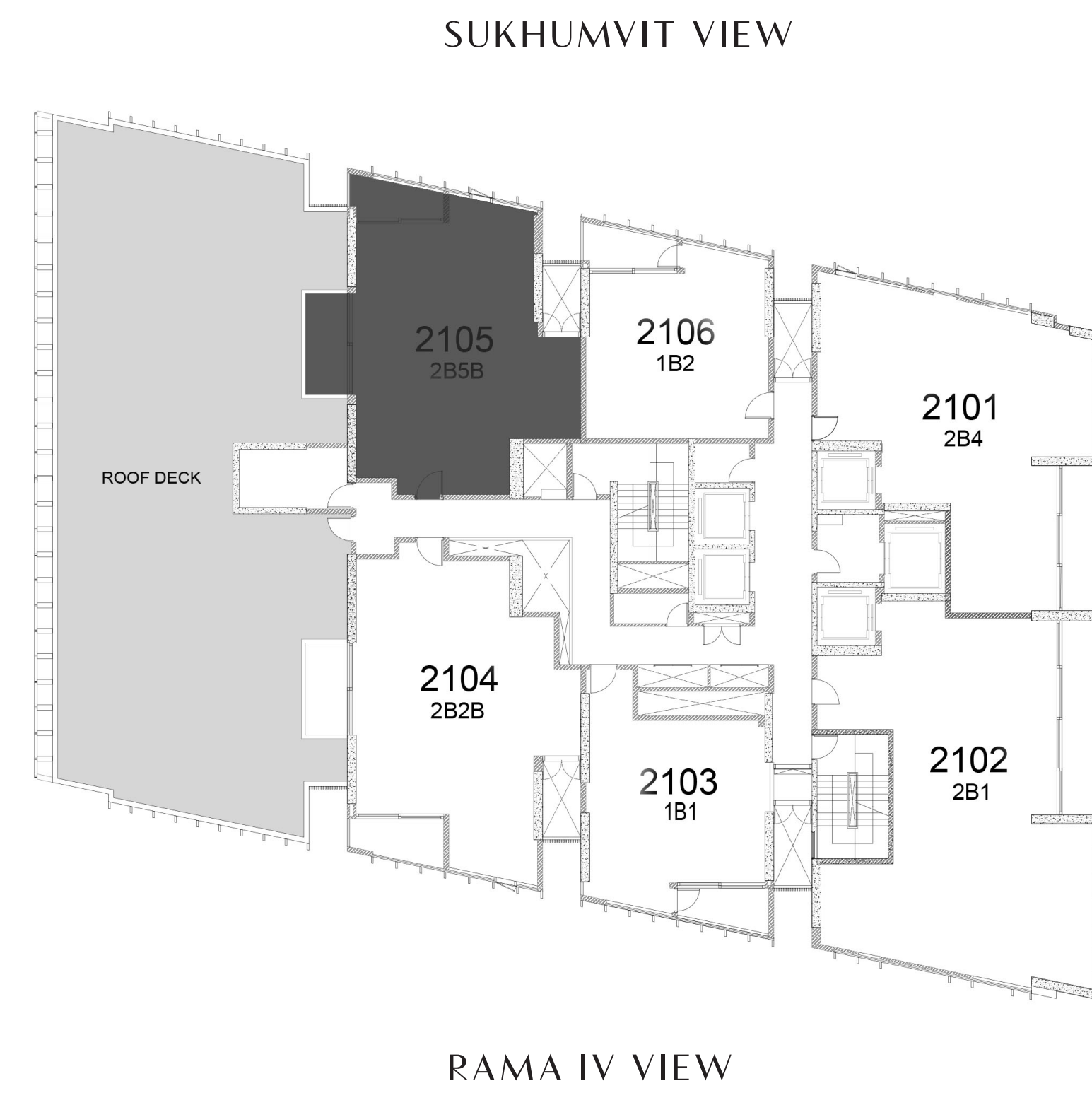
SUKHUMVIT 26 VIEW



Unit 2B5B: Simplex 2+1 Bedroom with Sky Garden (96.5 Sq.m.)



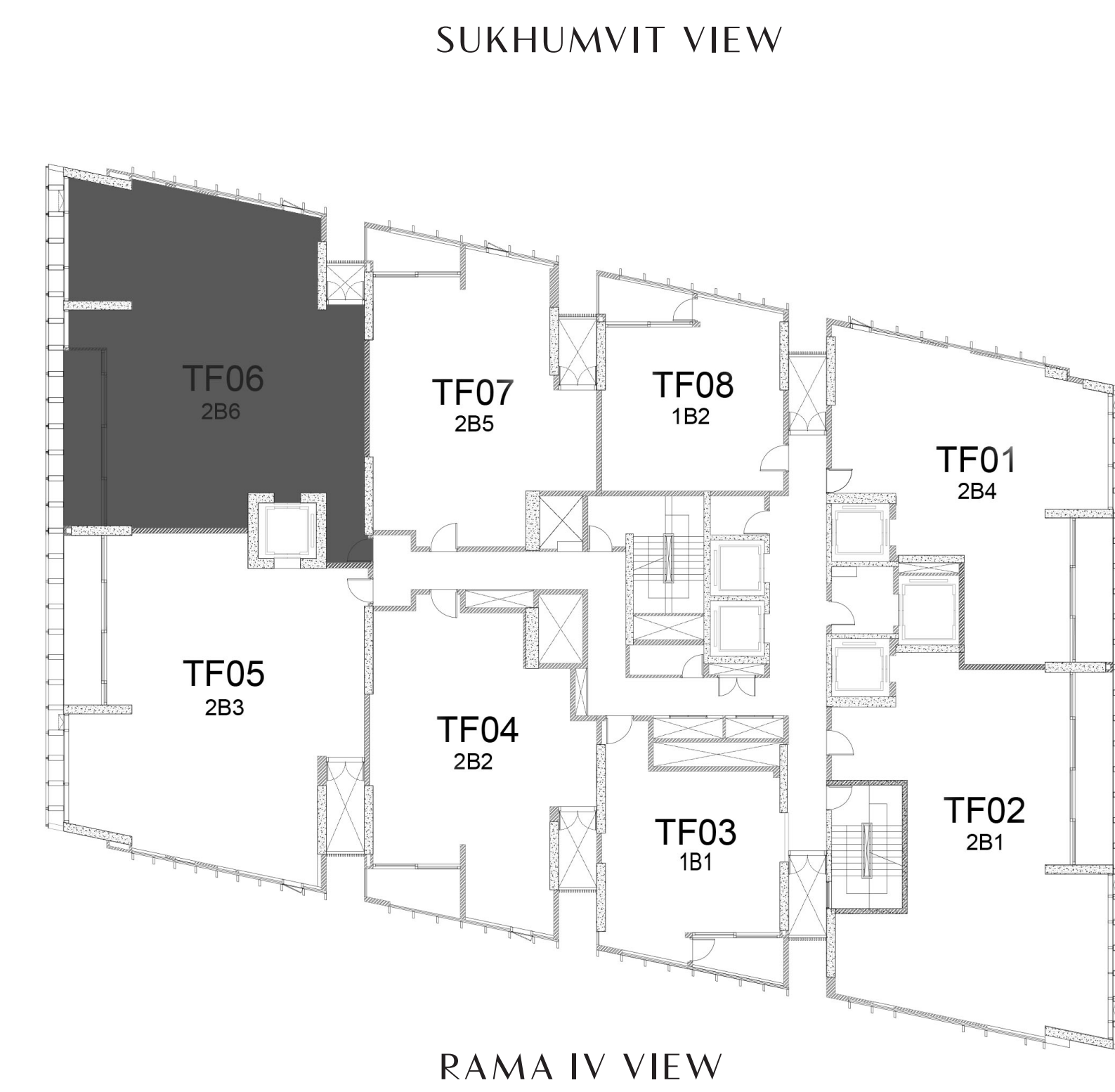
SUKHUMVIT 26 VIEW



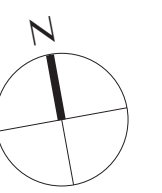
Unit 2B6: Simplex 2+1 Bedroom (143.5 Sq.m.)



SUKHUMVIT 26 VIEW



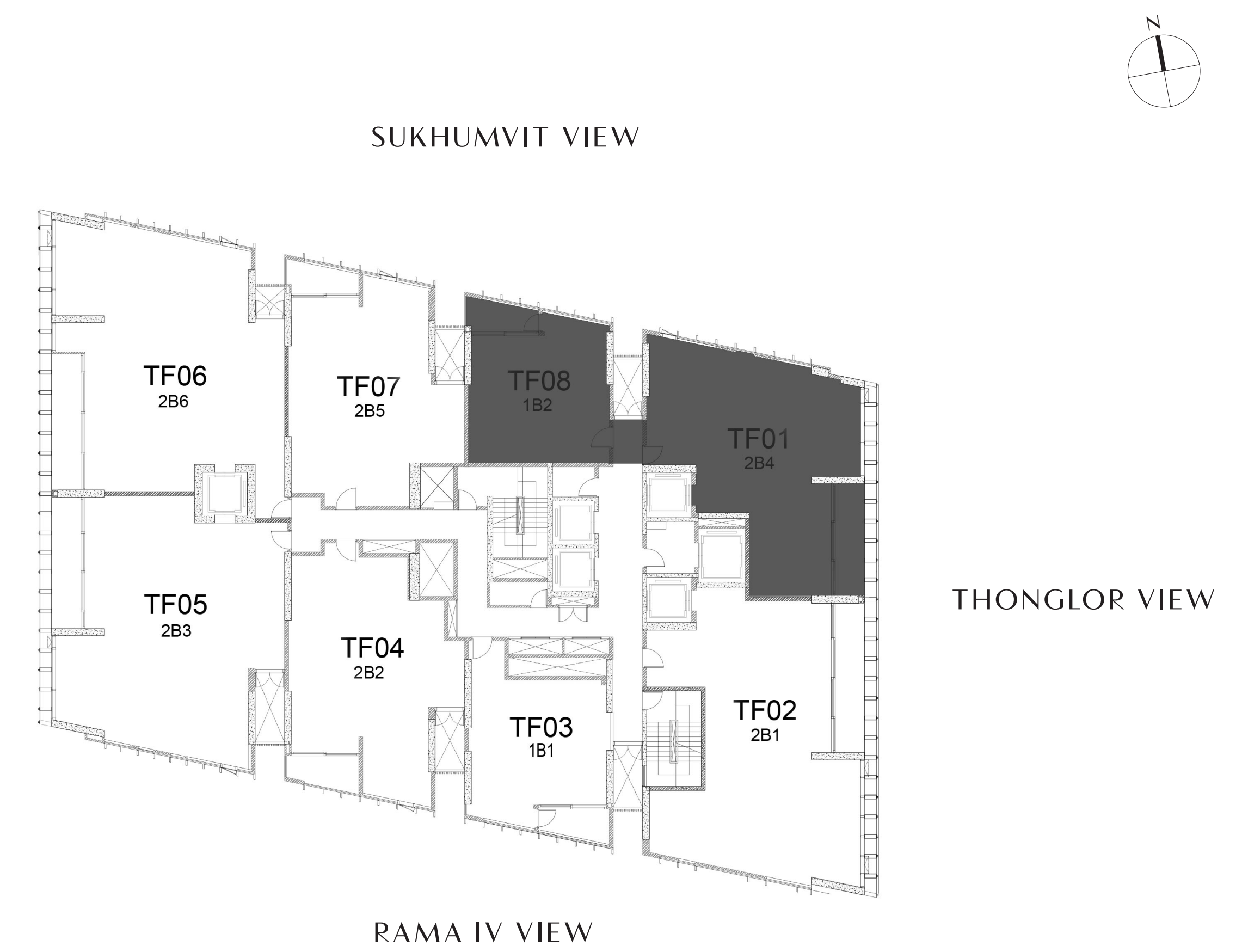
THONGLOR VIEW



Unit 3B1: Simplex 3 Bedroom (160 Sq.m.)

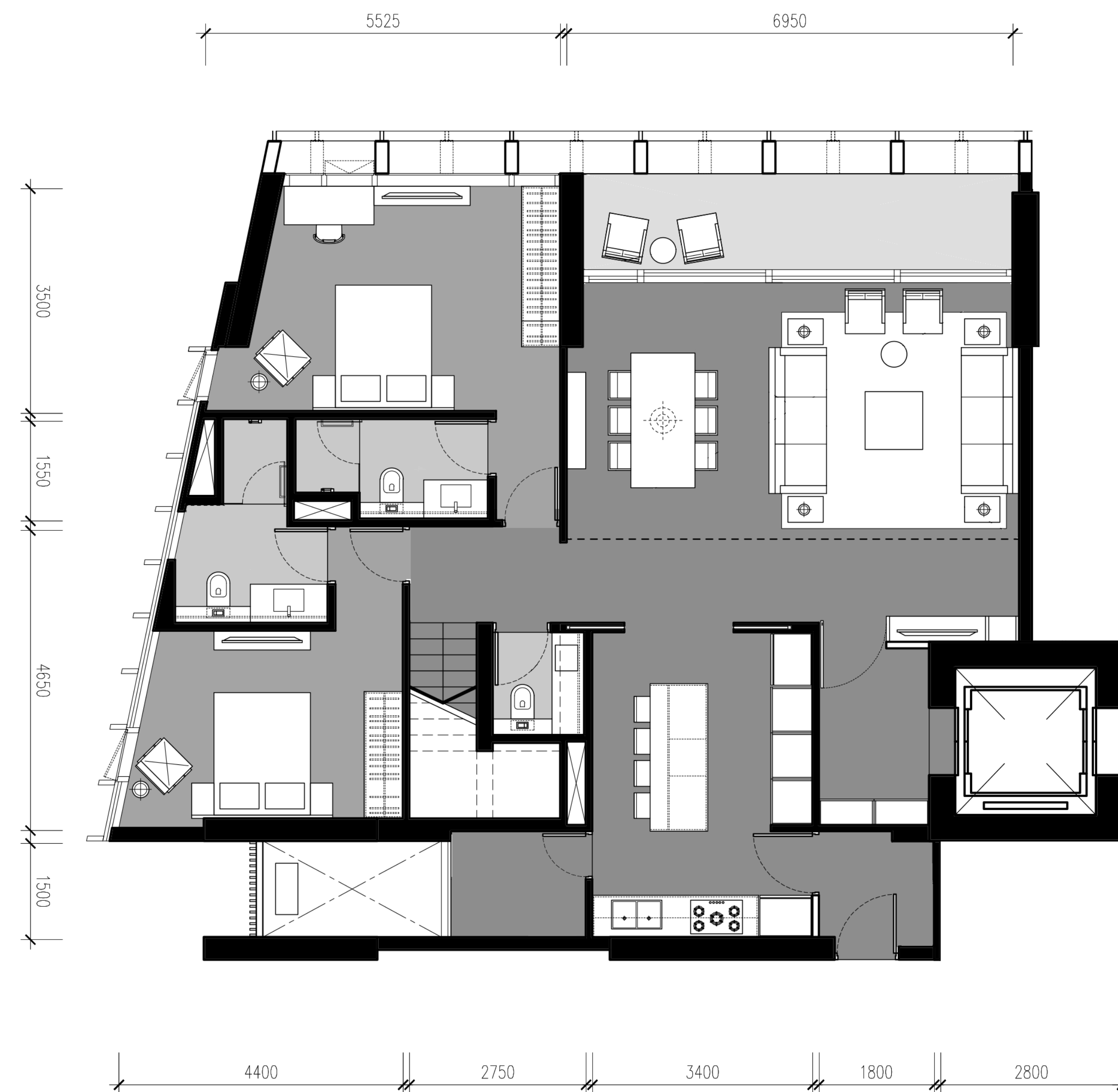


SUKHUMVIT 26 VIEW

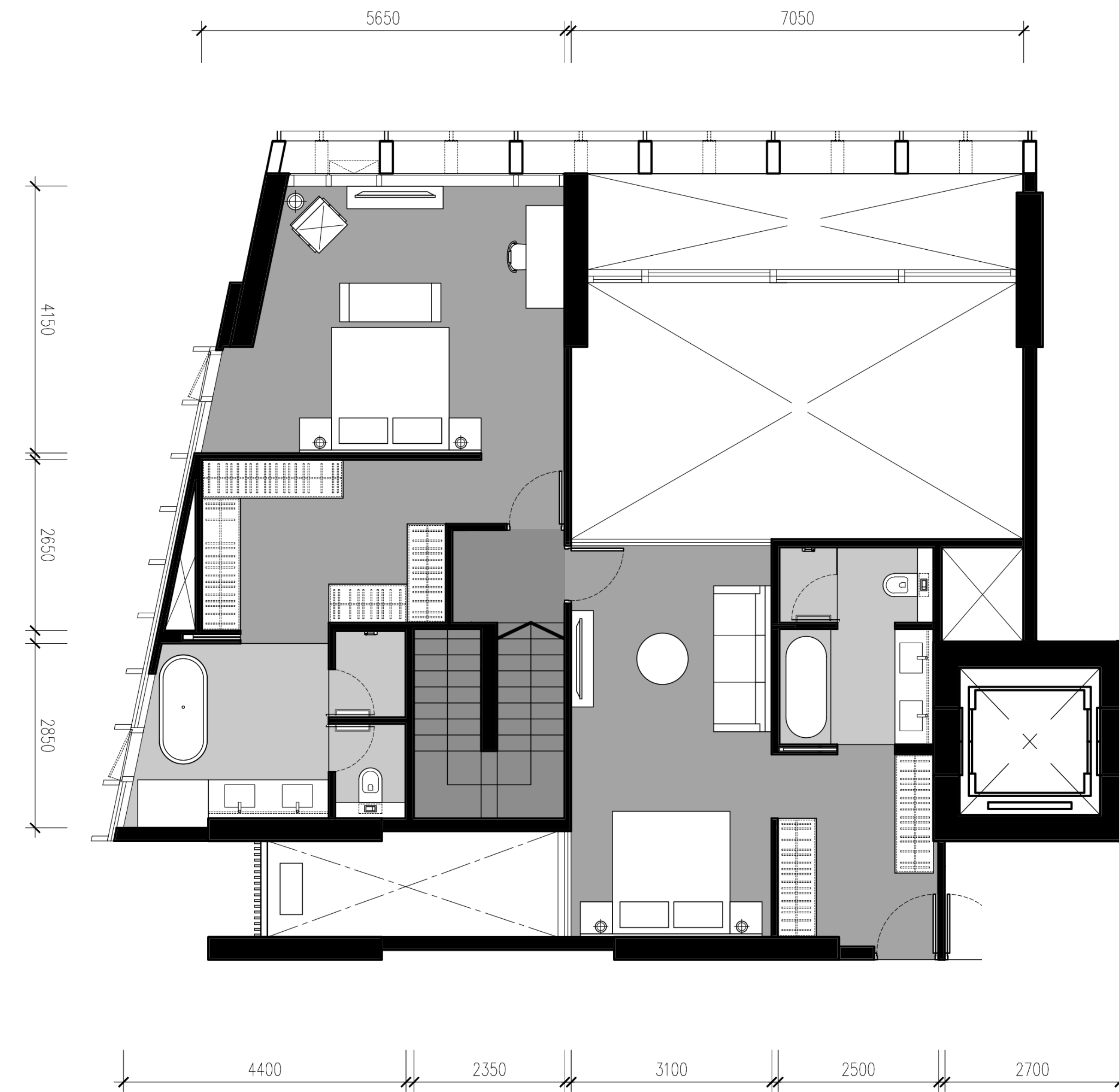


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Unit D1: Duplex (222.5 Sq.m.)



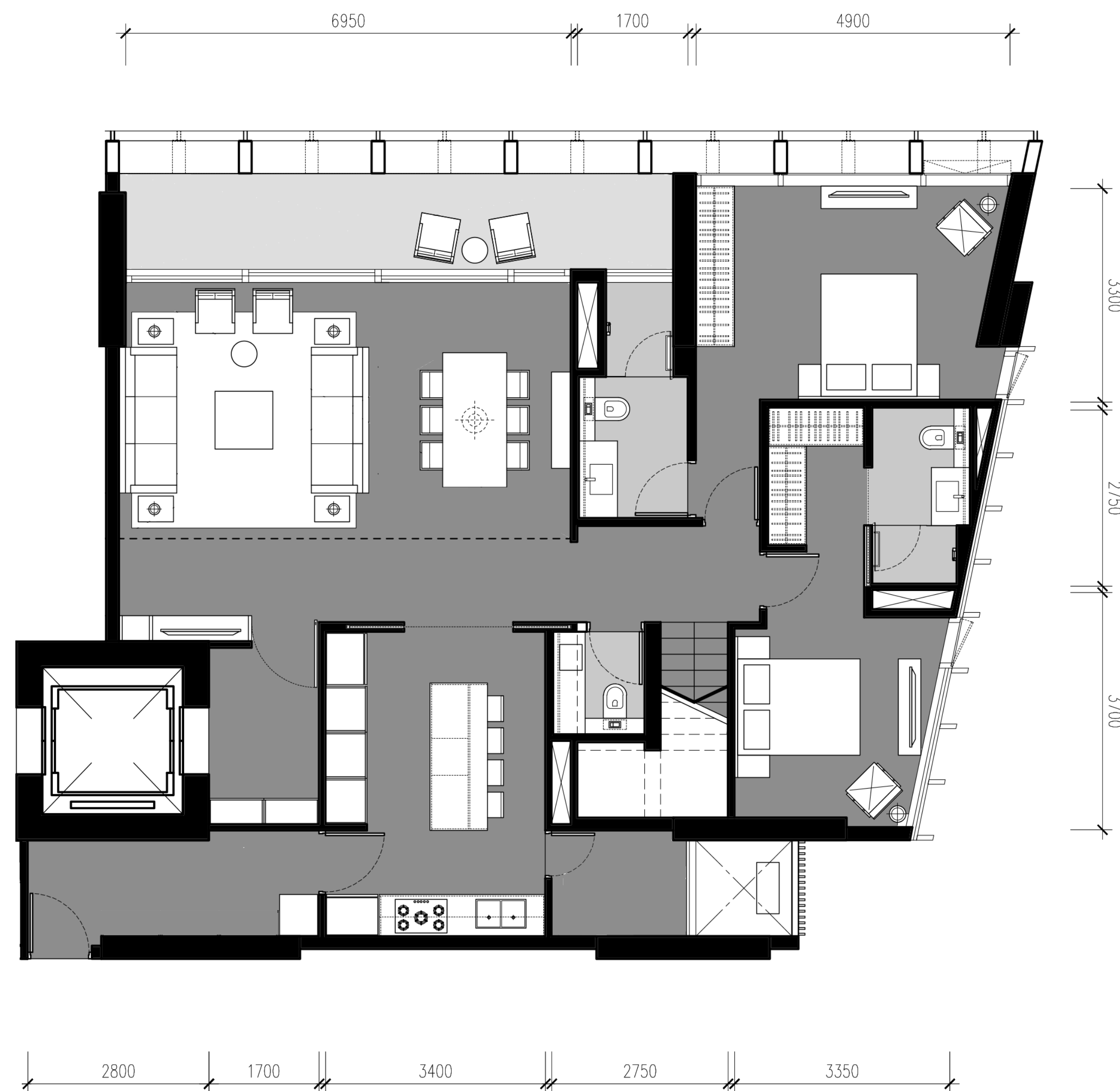
Lower floor



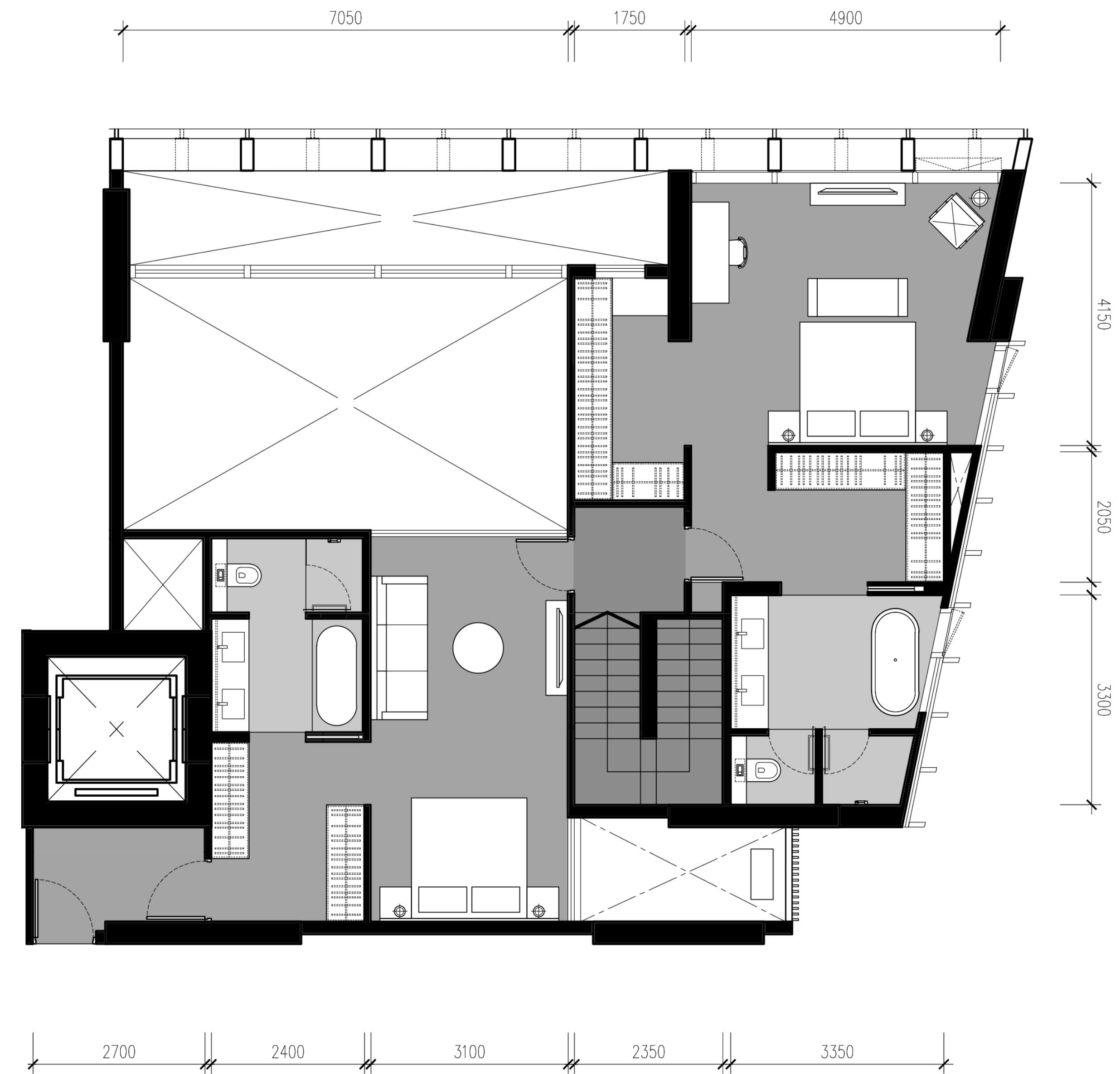
Upper floor

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Unit D2: Duplex (235.5 Sq.m.)



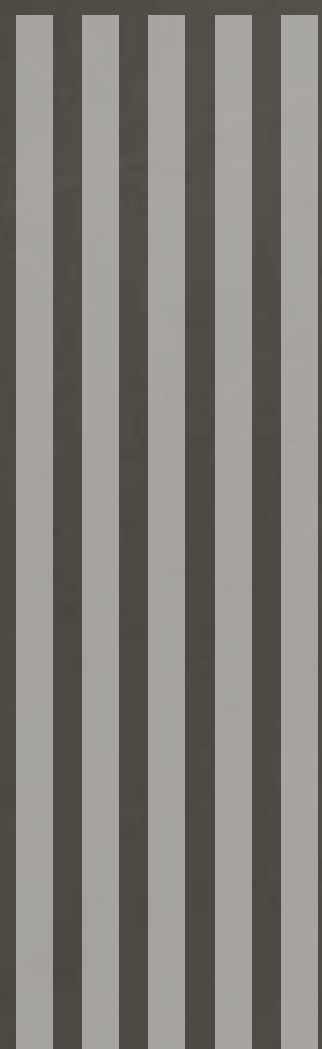
Lower floor



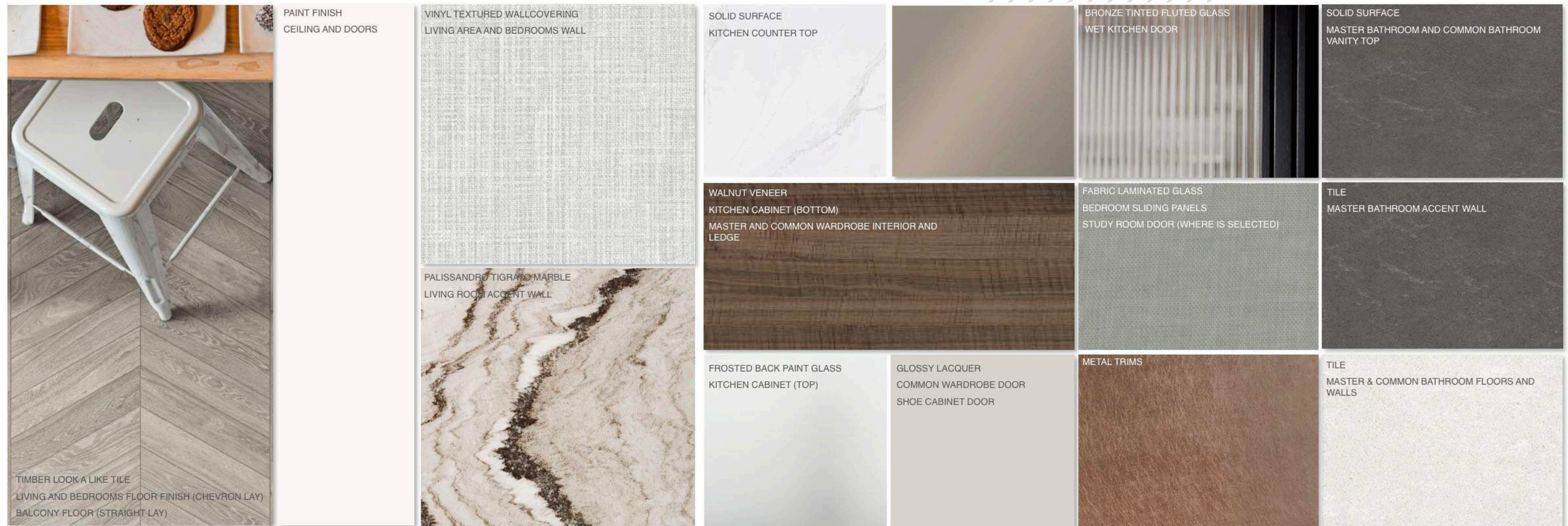
Upper floor

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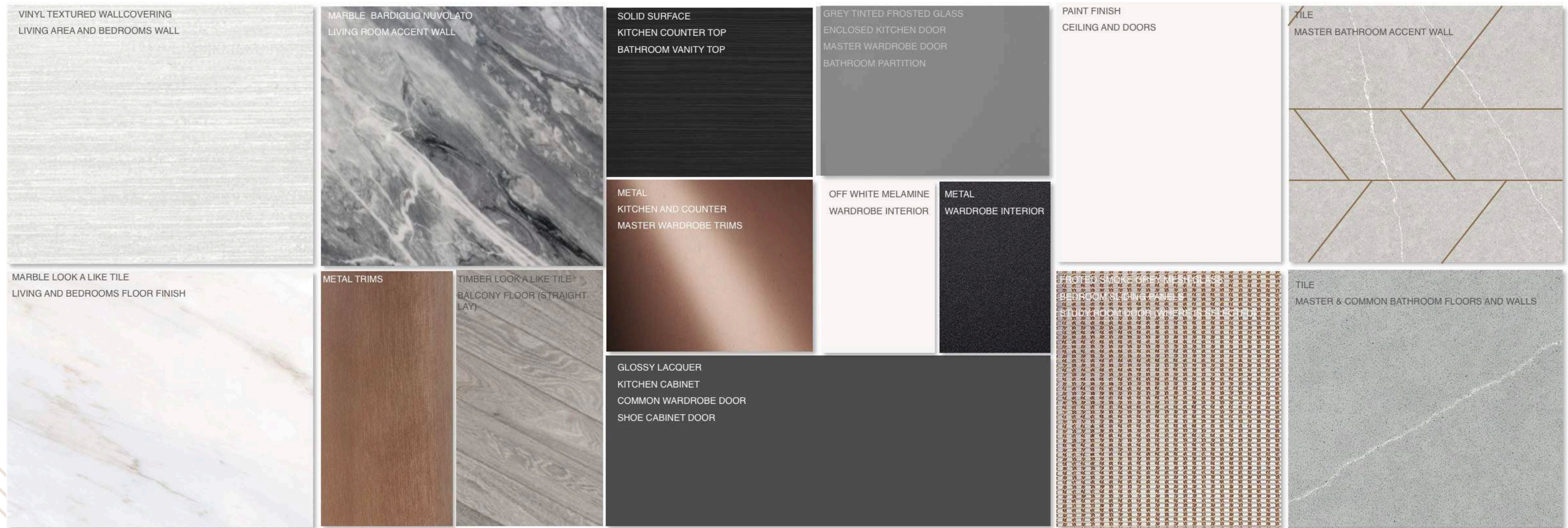
Material Selection



Urban Retreat Scheme



Millenial Chic Scheme



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Highlight
Facilities




Highlights

- Flexible layout and material options for life style preferences
- 125% carpark to unit quantity
- Dedicated supercar parking, wide lots
- Insulated glaze (air gap) Facade
- Private elevator for selected units*
- 3,000 sq.m. of common facilities with greenery areas (approx.)
- 2 shared common guest rooms*
- Exclusive garden units
- Non-chlorine filtration system swimming pool
- Ceiling Height: Simplex: A generous 3.15m (approx.) in primary spaces only
 Duplex: A palatial 6m (approx.) in primary spaces only
 Double-height ceiling unit: Approx. 6m in primary spaces only

Payment Term

Reservation Fee	THB 200,000
Contract Fee	10% upon signing SPA (within 30 days of reservation fee)
Monthly Installments	TQ = 15% FQ = 20%
Upon Transfer	TQ = 75% FQ = 70%
Additional Fees Upon Transfer	
Sinking Fund	THB 1,000 per sq.m. (payable one time upon ownership transfer)
Transfer Fee	Shall be equally responsible by the Seller and the Purchaser
Maintenance Fee	THB 140 per sq.m. (paid 12 months in advance)

RAIMON LAND  **T O K Y O**
TATEMONO

