WALDEN

THONGLOR8

I n d e x

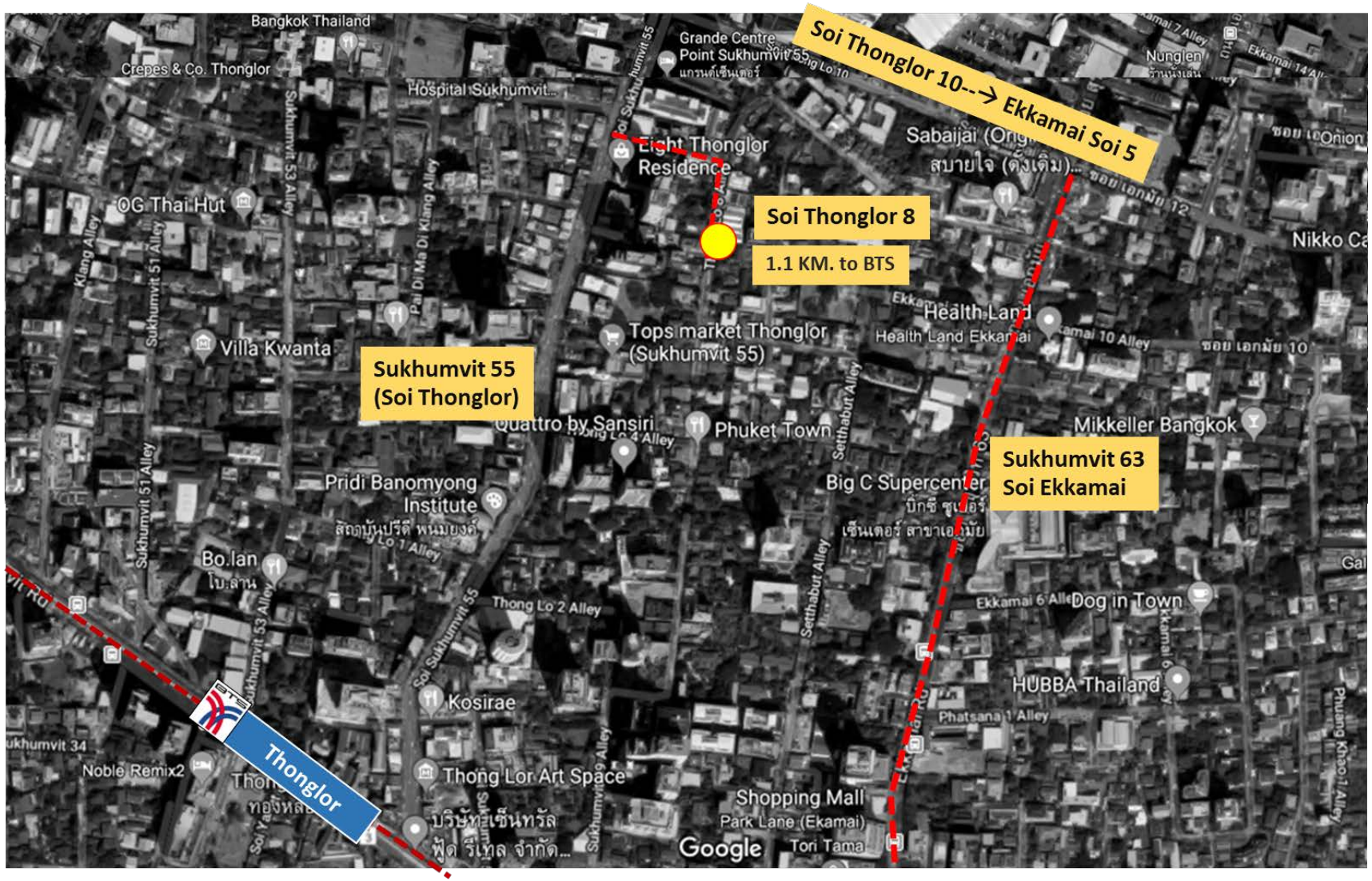
- **Location**
- **Competitor Set**
- **Project Information**
- **Design Concept**

l o c a t i o n

Terminal 21
Education Zone
Anglo Singapore International School
BTS Nana
MRT Sukhumvit
BTS Asoke
J Avenue
The Commons
72 Courtyard
Shopping Zone And Japanese Town
Thonglor
Business Zone
EMQUARTIER
RAIN HILL
Emsphere
BTS Phrom Phong
EM District
Sukhumvit Rd
Residential Zone
SITE
Emporium
Market Place
MRT Queen Srikit
Wells International School
BTS Thonglor
K village
Trinity International School
ท้องฟ้าจำลอง
BTS Ekkamai
GATE WAY
โรงเรียนพระหฤทัยคอนแวนต์
โรงเรียนปทุมคงคา
BTS Phra Khanong

l o c a t i o n

Location



l o c a t i o n

4 0 2 . 7 S Q . W .

location

MAIN ACCESS
8 STOREY CONDOMINIUM
6-STOREY BUILDING
6-STOREY BUILDING
4-STOREY HOUSE
34-STOREY CONDO
(EIGHT THONGLOR)
2-STOREY HOUSE
2-STOREY HOUSE
6-STOREY BUILDING
2-STOREY HOUSE
5-STOREY HOUSE
2-STOREY HOUSE
2-STOREY HOUSE
2-STOREY HOUSE
8.45 m.
SITE
PUBLIC ROAD
36-STOREY CONDO
(HQ BY SANSIRI)
2-STOREY HOUSE
2-STOREY HOUSE
2-STOREY HOUSE
8-STOREY BUILDING
2-STOREY HOUSE

N

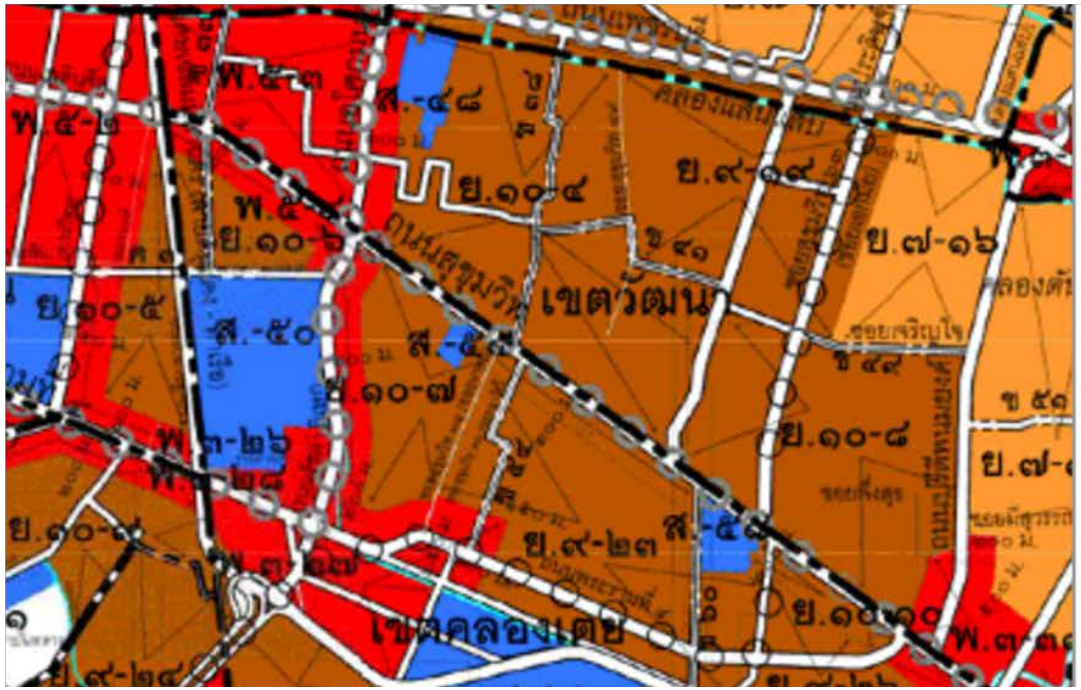
W

S

E

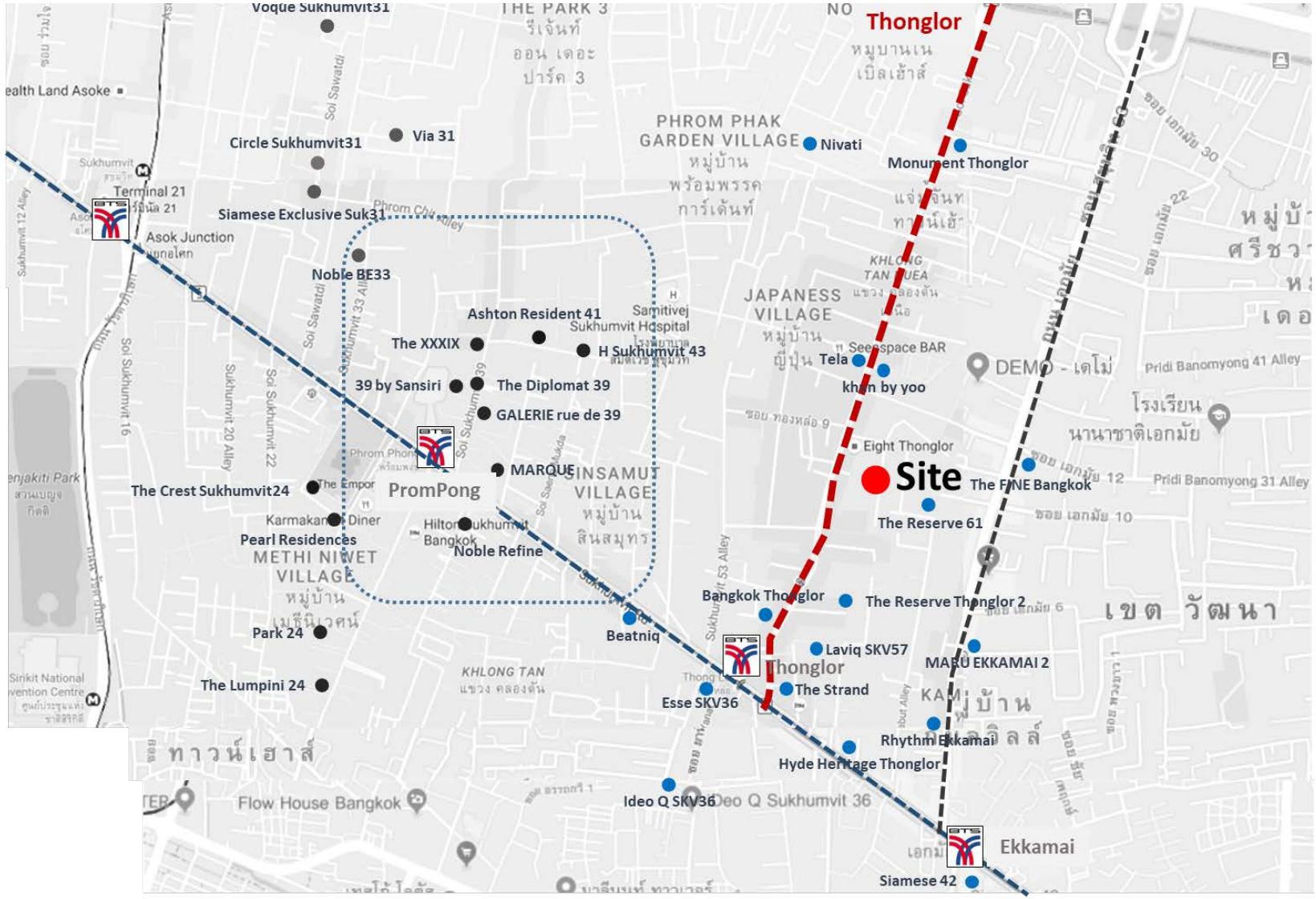
L a w & R e g u l a t i o n

ที่ดินประเภท : ย.๑๐ บริเวณ : ย.๑๐-๘
อัตราส่วนพื้นที่อาคารรวมต่อพื้นที่ดิน(FAR.) : 8
อัตราส่วนของที่ว่างต่อพื้นที่อาคารรวม(OSR.) : 4

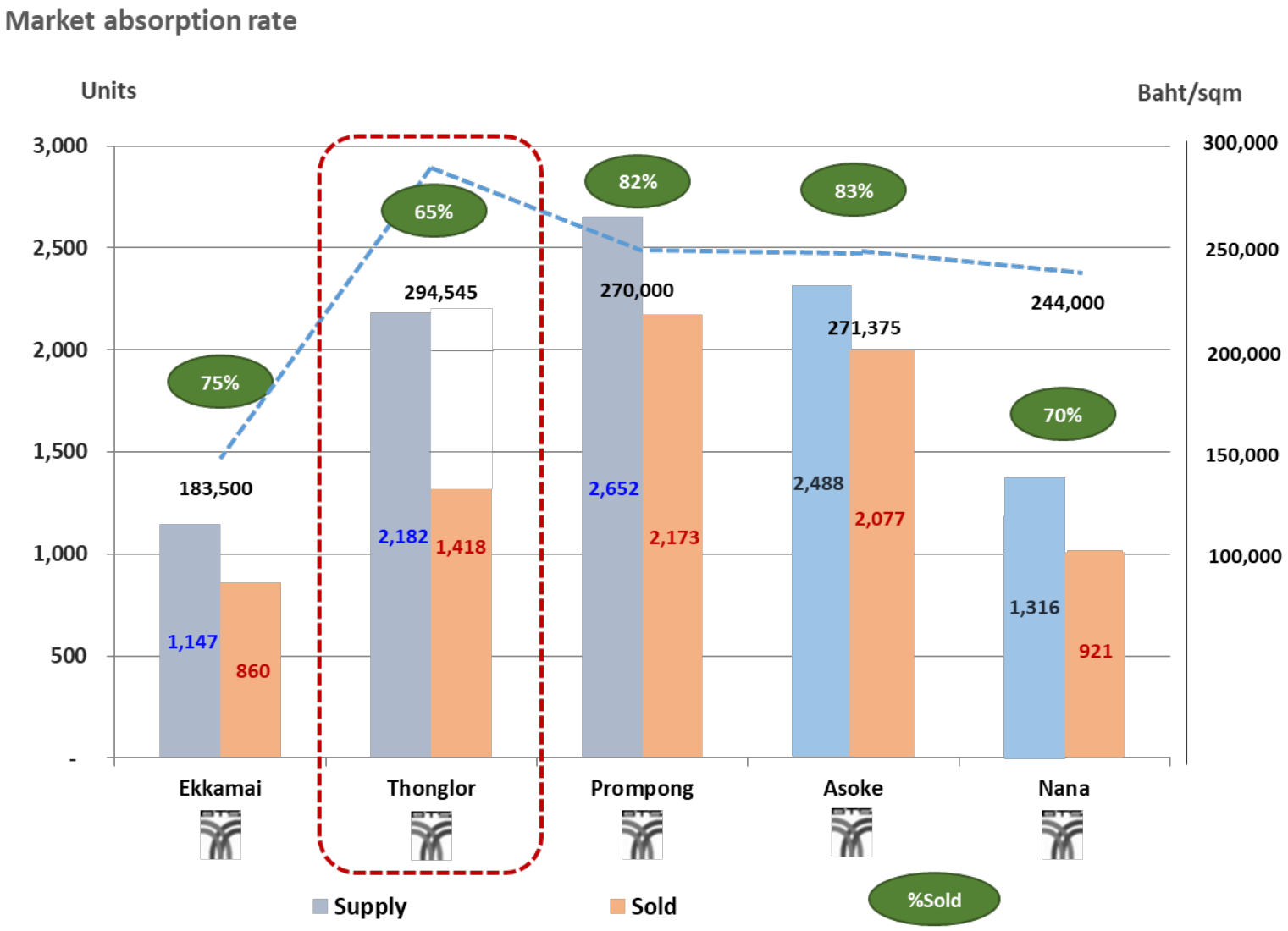


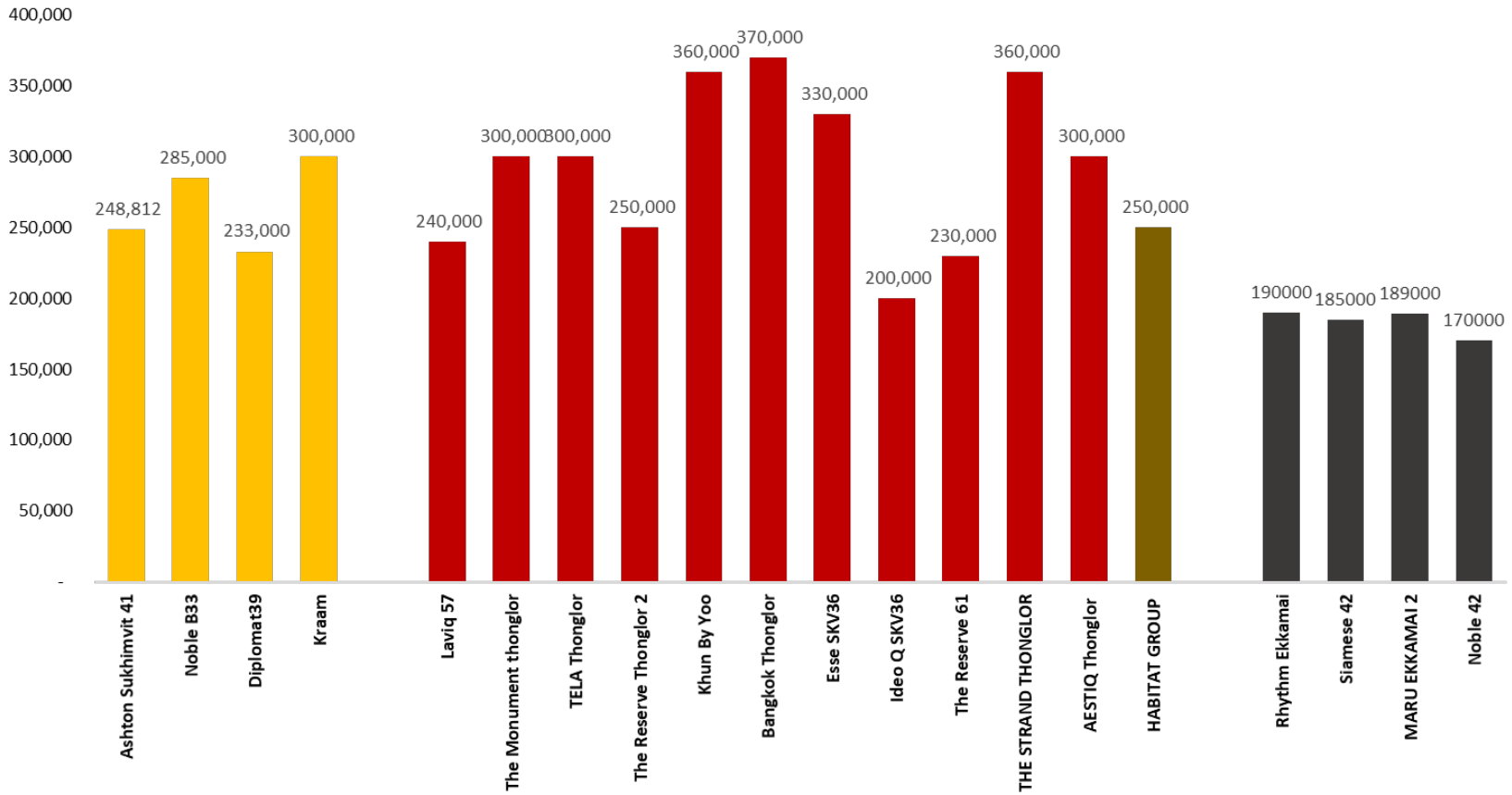
๑. เขตสีเหลือง	ย.๑-ย.๔	ที่ดินประเภทที่อยู่อาศัยหนาแน่นน้อย
๒. เขตสีส้ม	ย.๕-ย.๗	ที่ดินประเภทที่อยู่อาศัยหนาแน่นปานกลาง
๓. เขตสีน้ำตาล	ย.๘-ย.๑๐	ที่ดินประเภทที่อยู่อาศัยหนาแน่นมาก
๔. เขตสีแดง	พ.๑-พ.๕	ที่ดินประเภทพาณิชยกรรม
๕. เขตสีม่วง	อ.๑-อ.๒	ที่ดินประเภทอุตสาหกรรม
๖. เขตสีเม็ดมะปราง	อ.๓	ที่ดินประเภทคลังสินค้า

Market Overview



Market Overview



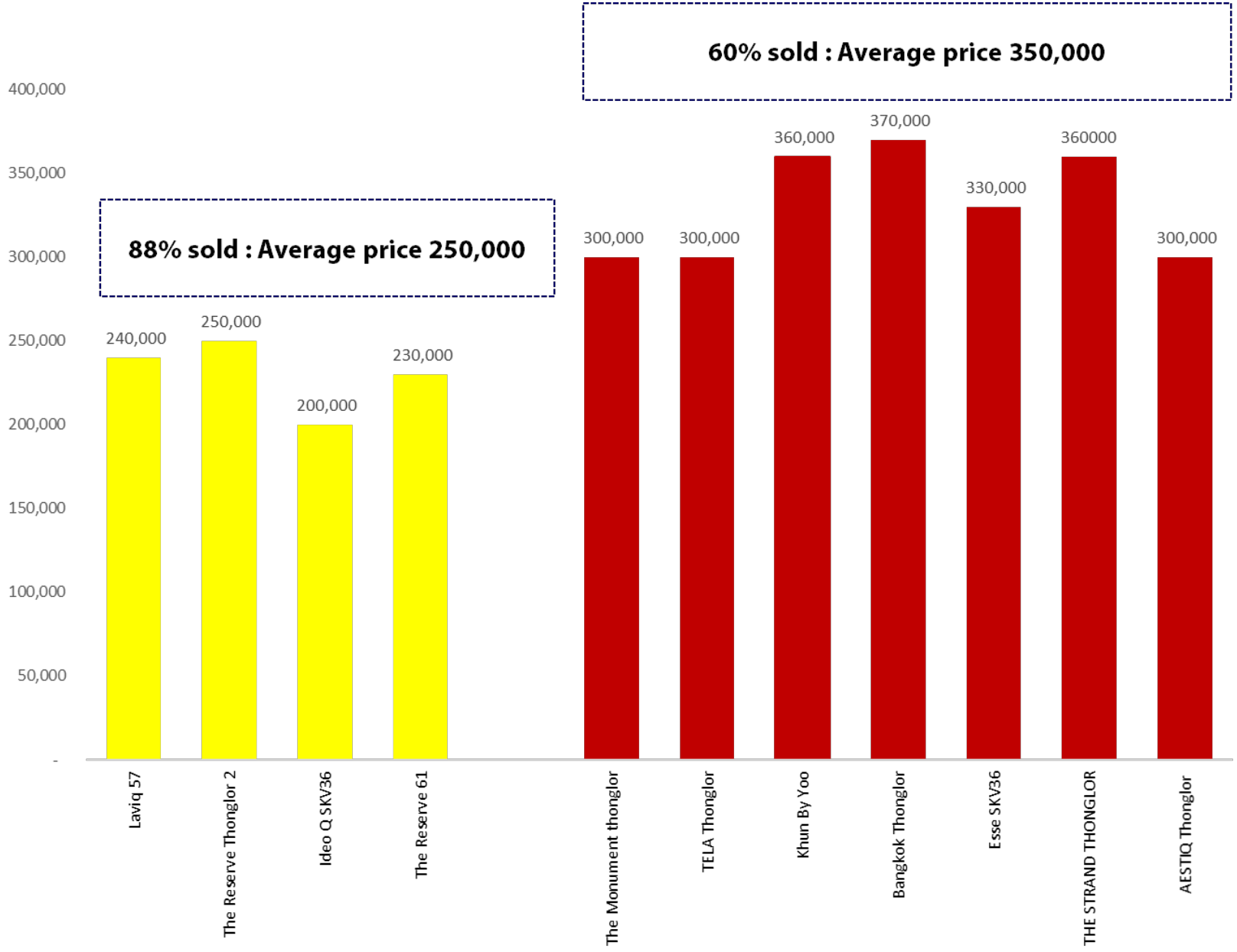


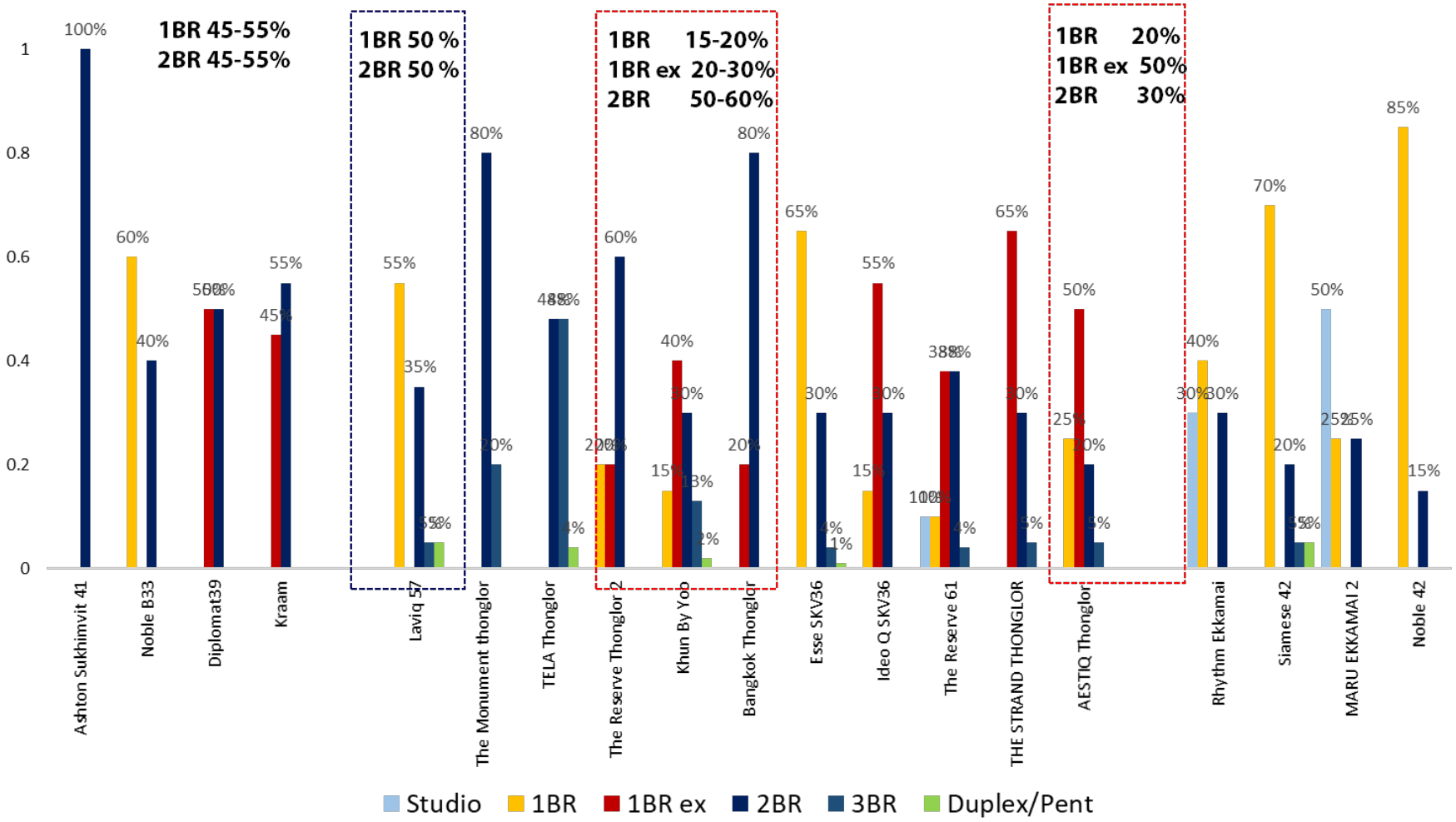
75%	55%	75%	73%	90%	30%	80%	100%	65%	60%	60%	55%	100%	80%	50%	100%	90%	70%	100%
600	700	100	500	260	2100	1100	480	1100	300	20	450	1300	60	1700	600	280	300	550	350

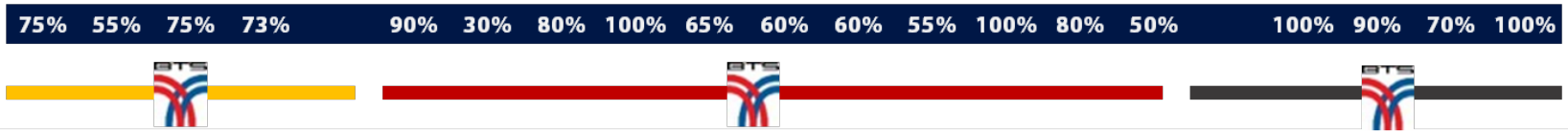
BTS PromPong
Avg. Current Price
270,000 Bth/Sq.m.

BTS Thonglor
Avg. Current Price
294,545 Bth/Sq.m.

BTS Ekkamai
Avg. Current Price
183,500 Bth/Sq.m.


60% sold : Average price 350,000
88% sold : Average price 250,000
400,000
350,000
300,000
250,000
200,000
150,000
100,000
50,000
-
240,000
250,000
200,000
230,000
300,000
300,000
360,000
370,000
330,000
360000
300,000
Laviq 57
The Reserve Thonglor 2
Ideo Q SKV36
The Reserve 61
The Monument thonglor
TELA Thonglor
Khun By Yoo
Bangkok Thonglor
Esse SKV36
THE STRAND THONGLOR
AESTIQ Thonglor





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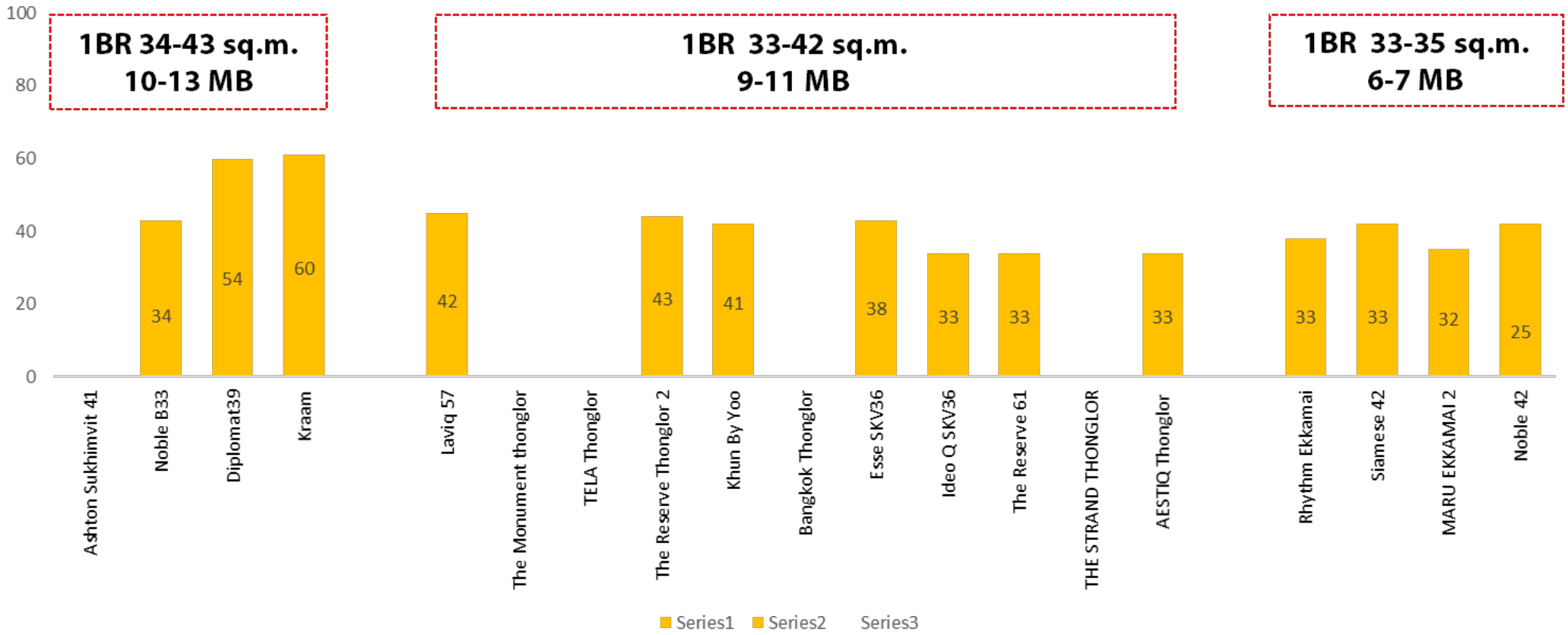
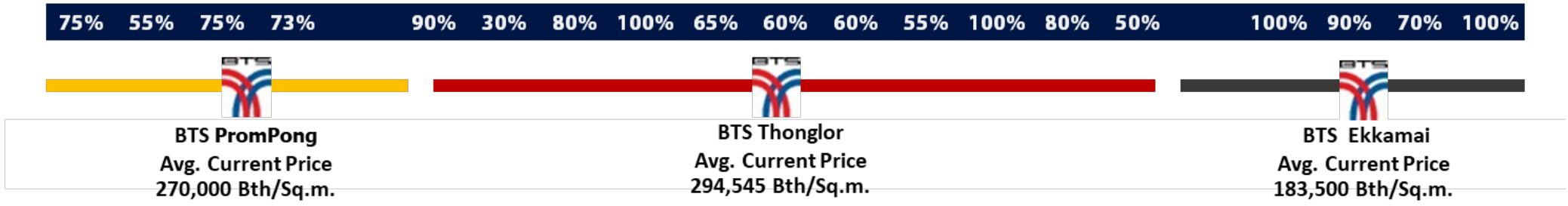
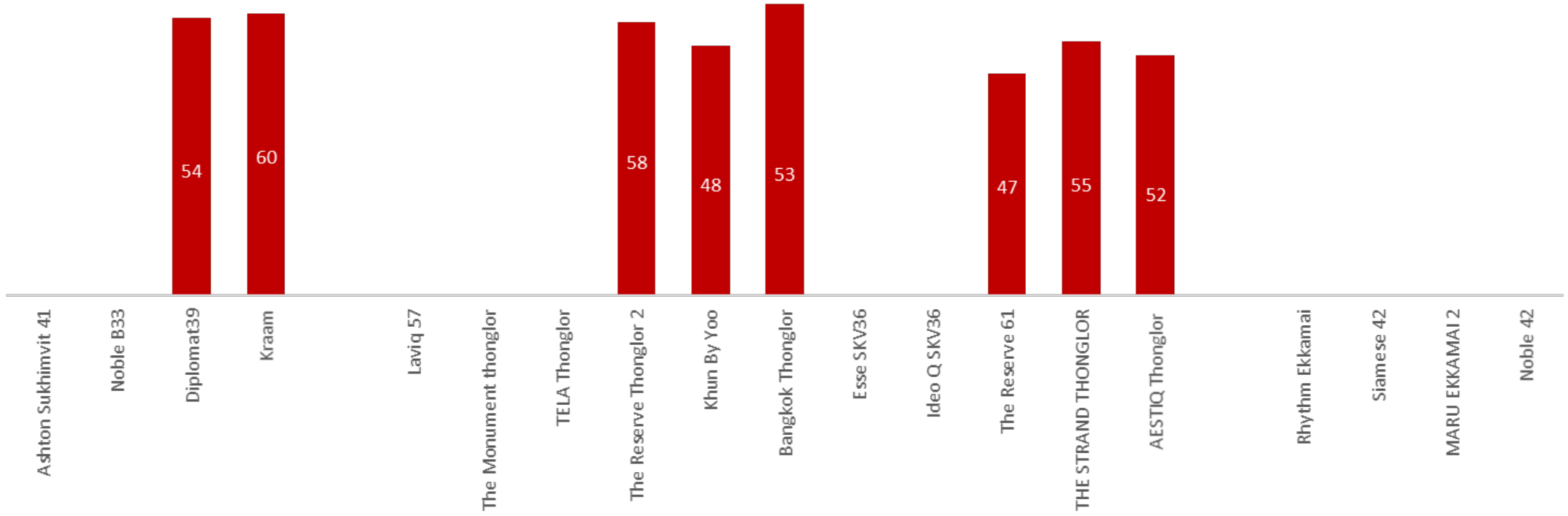

1BR 34-43 sq.m.
10-13 MB
1BR 33-42 sq.m.
9-11 MB
1BR 33-35 sq.m.
6-7 MB
100
80
60
40
20
0
34
54
60
42
43
41
38
33
33
33
33
33
32
25
Ashton Sukhimvit 41
Noble B33
Diplomat39
Kraam
Laviq 57
The Monument thonglor
TELA Thonglor
The Reserve Thonglor 2
Khun By Yoo
Bangkok Thonglor
Esse SKV36
Ideo Q SKV36
The Reserve 61
THE STRAND THONGLOR
AESTIQ Thonglor
Rhythm Ekkamai
Siamese 42
MARU EKKAMAI 2
Noble 42
Series1
Series2
Series3


75% 55% 75% 73%
90% 30% 80% 100% 65% 60% 60% 55% 100% 80% 50%
100% 90% 70% 100%
BTS PromPong
Avg. Current Price
270,000 Bth/Sq.m.
BTS Thonglor
Avg. Current Price
294,545 Bth/Sq.m.
BTS Ekkamai
Avg. Current Price
183,500 Bth/Sq.m.

1BR ex 50-60 sq.m.
13-16 MB

1BR ex 50-60 sq.m.
12.5-15 MB



75%	55%	75%	73%	90%	30%	80%	100%	65%	60%	60%	55%	100%	80%	50%	100%	90%	70%	100%

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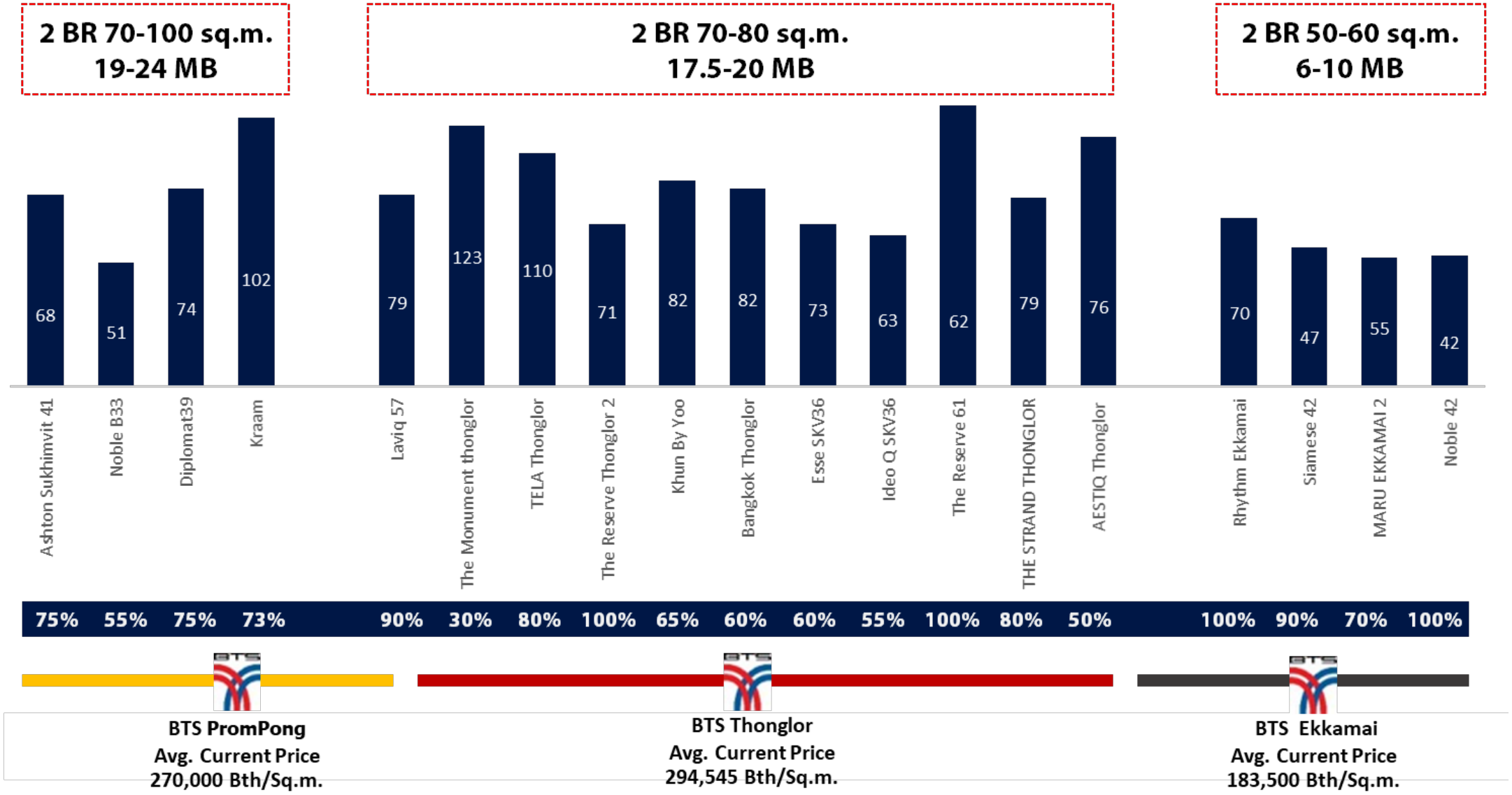
2 BR 70-100 sq.m.
19-24 MB
2 BR 70-80 sq.m.
17.5-20 MB
2 BR 50-60 sq.m.
6-10 MB
68
51
74
102
79
123
110
71
82
82
73
63
62
79
76
70
47
55
42
Ashton Sukhimvit 41
Noble B33
Diplomat39
Kraam
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Rhythm Ekkamai
Siamese 42
MARU EKKAMAI 2
Noble 42
75% 55% 75% 73%
90% 30% 80% 100% 65% 60% 60% 55% 100% 80% 50%
100% 90% 70% 100%
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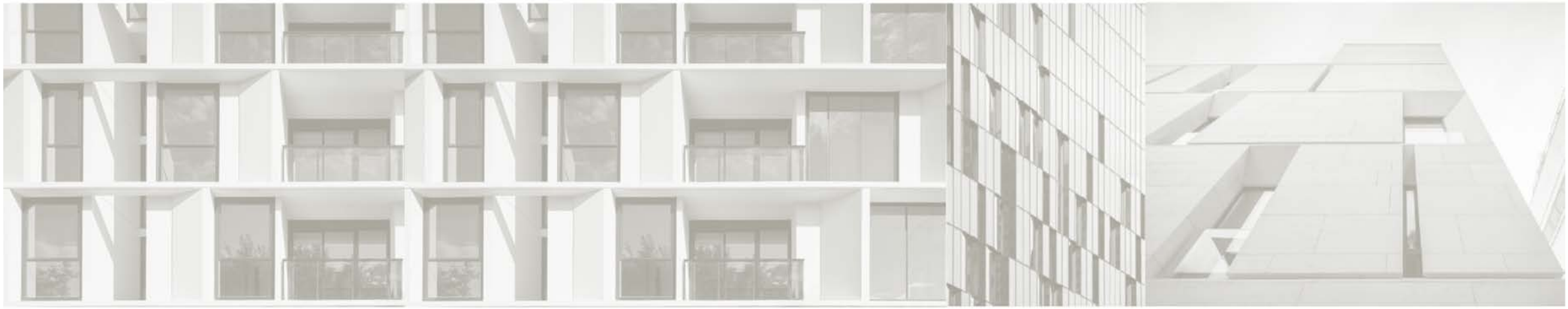
294,545 Bth/Sq.m.
BTS Ekkamai
Avg. Current Price
183,500 Bth/Sq.m.

Project Development



F A C T S H E E T

TYPE : Residential	
NUMBER OF UNITS :	117 Units
GROSS FLOOR AREA :	9,914 Sq.m.
SALEABLE AREA :	5,698 Sq.m.
ROOM SIZE :	
1 BR	32.5 Sq.m. - 8 Units - 7%
1 BR Plus	42-46 Sq.m. - 47 Units - 40%
2 BR (M)	49-55 Sq.m. – 44 Units - 38%
2 BR (L)	61-71 Sq.m. – 18 Units - 15%
Parking lot	72 (70+2) Cars 61 %

D e s i g n e r T e a m

Architect / Interior Designer :
PAON Architects

Landscape designer

LANDSCAPE
COLLABORATION

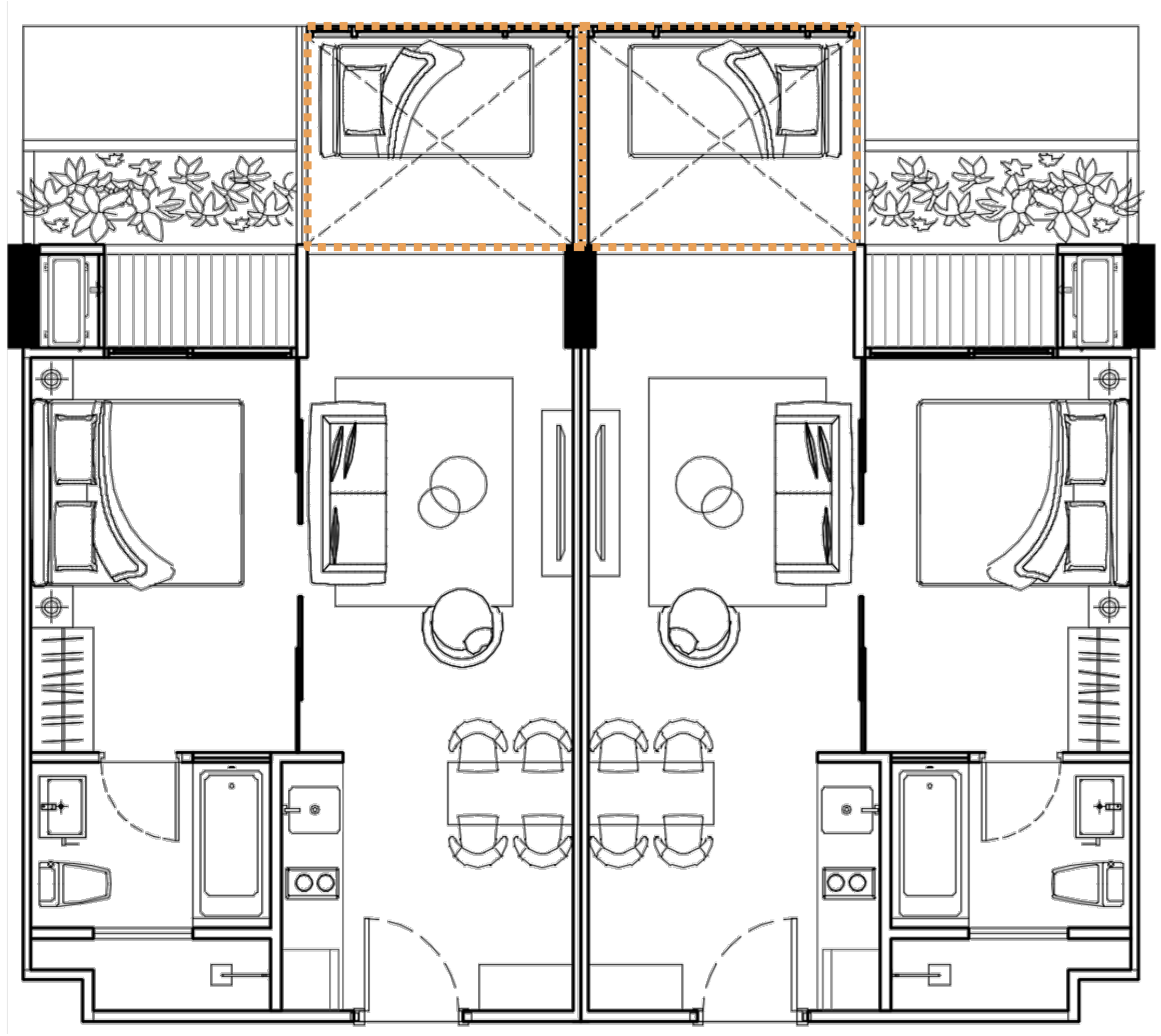
Project : KALM Penthouse l
Type : Multiple Residences |
Location : Soi Soonvijai 2, Bangkok, Thailand |
Construction Area : 3,000 Sq.m.

Project : THE PRIVACY S101 l
Type : Condominium |
Location : Sukhumvit 101, Bangkok, Thailand |
Owner : Pruksa Real Estate l

Project : Walden Sukhumvit 39
Type : Condominium
Location : Sukhumvit 39, Bangkok, Thailand |
Owner : Habitat Group

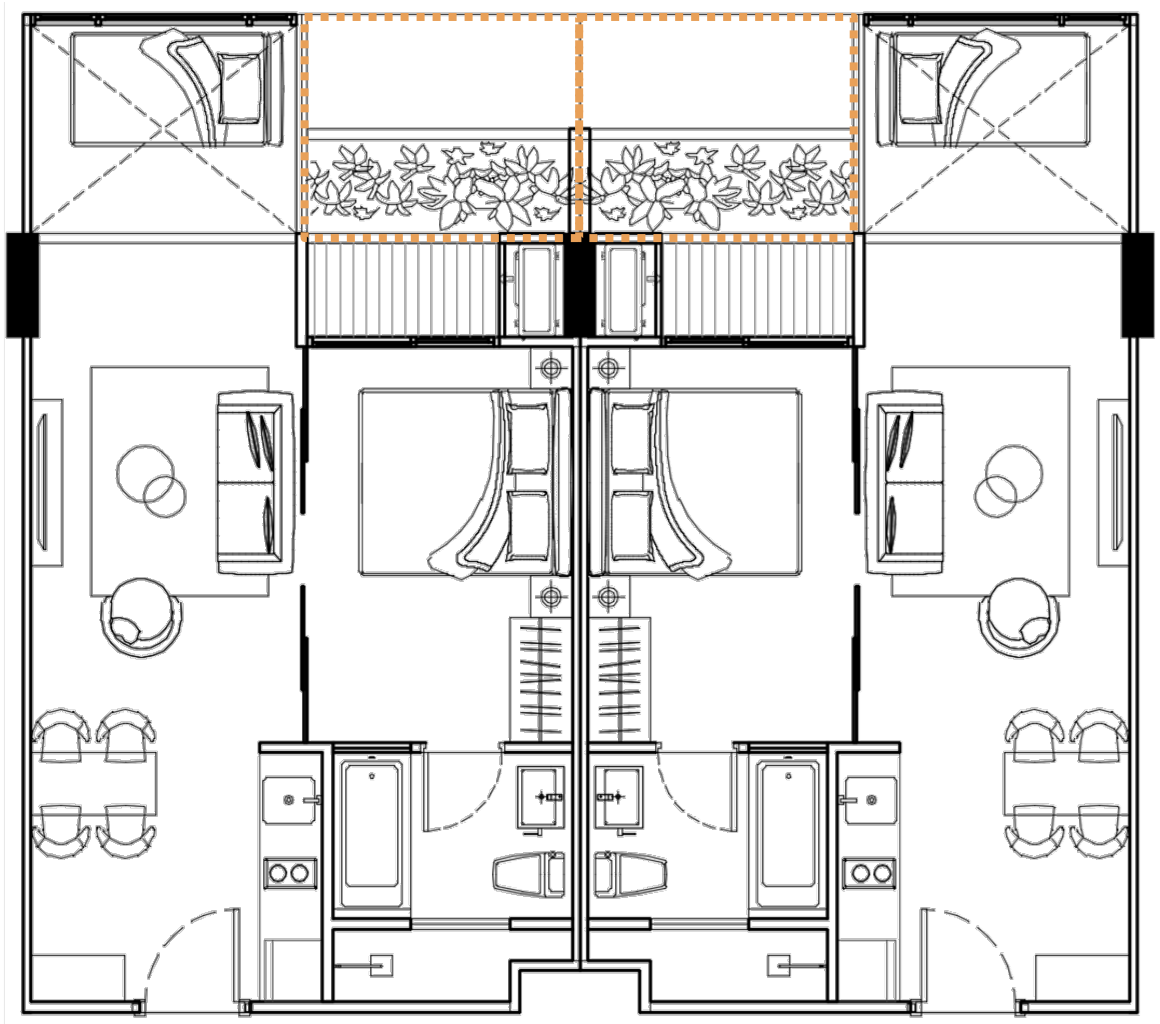
Project : SAVVI
Type : Condominium
Location : Soi Ari 4 , Bangkok, Thailand |
Owner : The Urban Property

Design Concept



Lower Floor

Interlock the unit with its reflected units
to get a high-ceiling at 3.45 m.



Upper Floor

Interlock the unit with its reflected units
to get a high-ceiling at 3.45 m.

BEDROOM
LIVING ROOM
BEDROOM
LIVING ROOM

Architectural Mood & Tone

Project Development

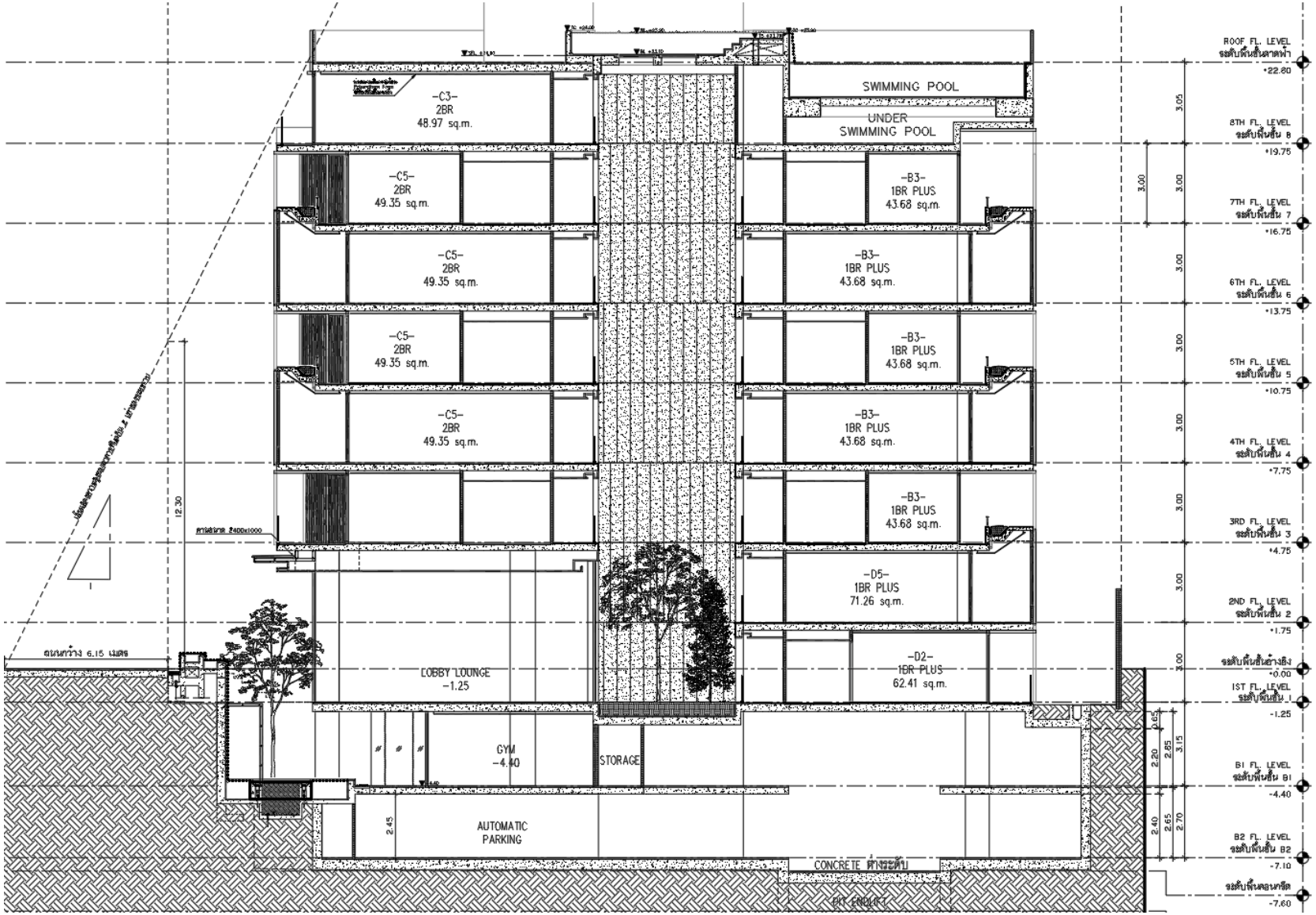
Architectural Perspective

Front Facade

On development process

Front Facade

Entrance



Building Section

Façade Section

On development process

The high ceiling at the study room

Front Façade

On development process

Overall Perspective

Facilities Perspective

Lobby - Floor Plan

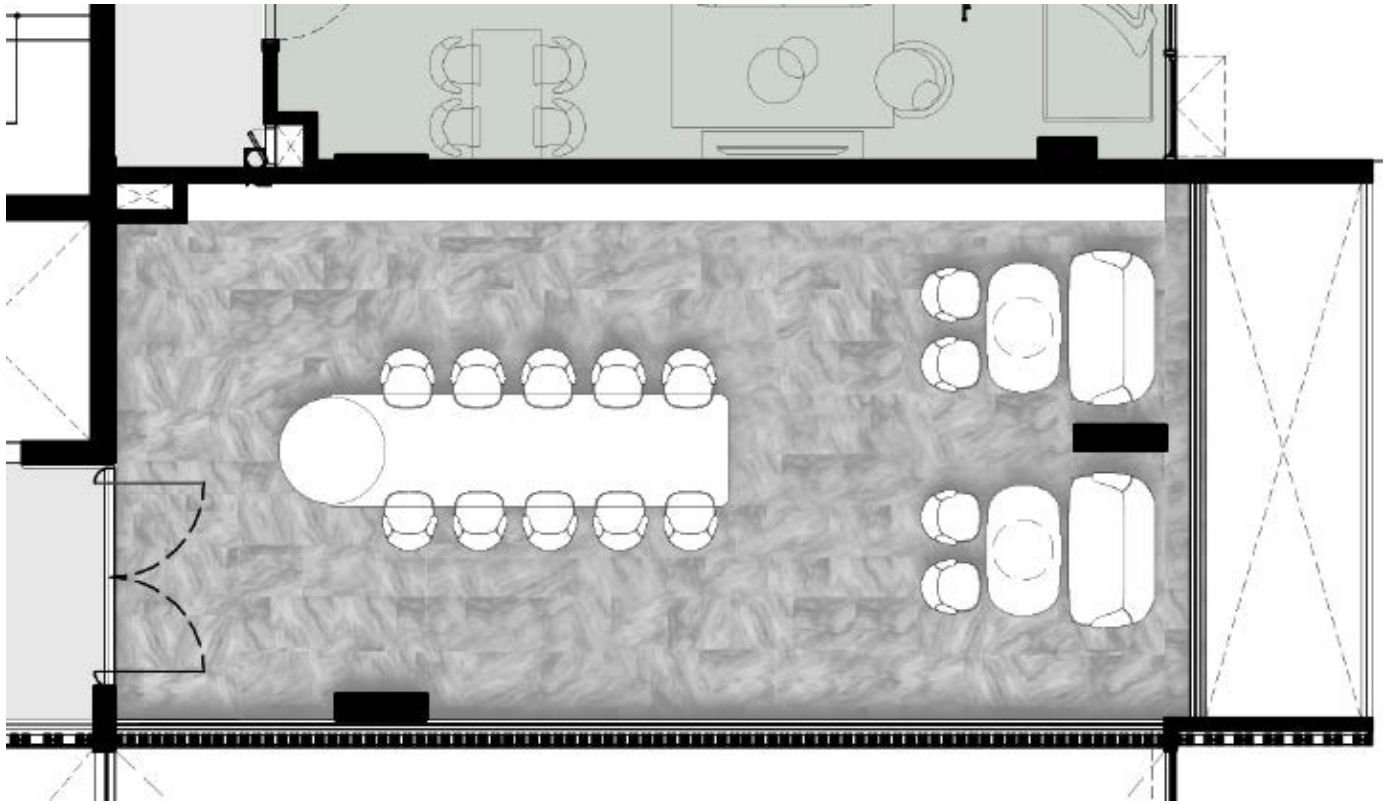
On development process

Lobby - Perspective

On development process

On development process

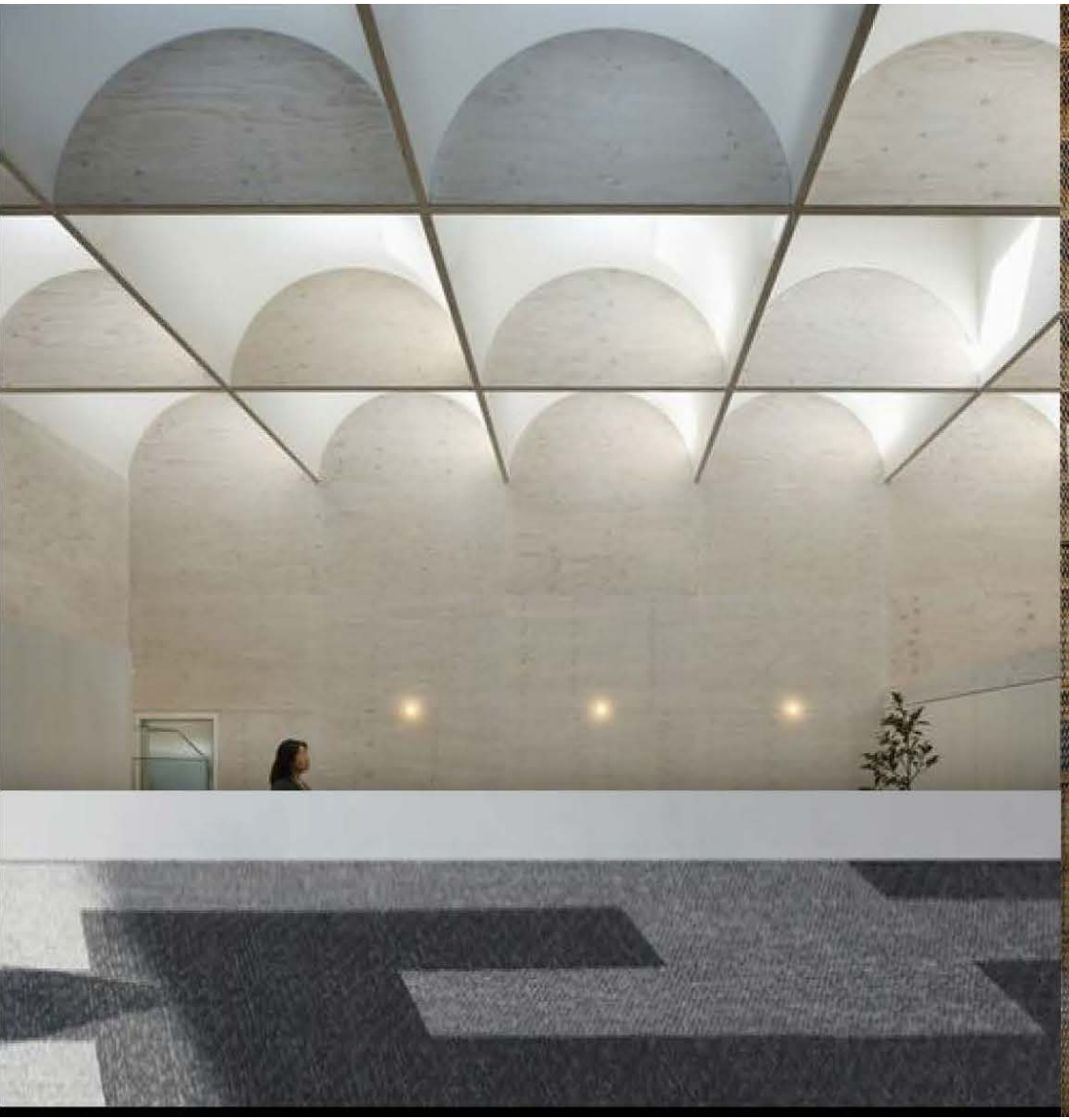
Meeting Room - Mood & Tone



Meeting Room - Floor Plan

Meeting Room - Perspective

Project Development



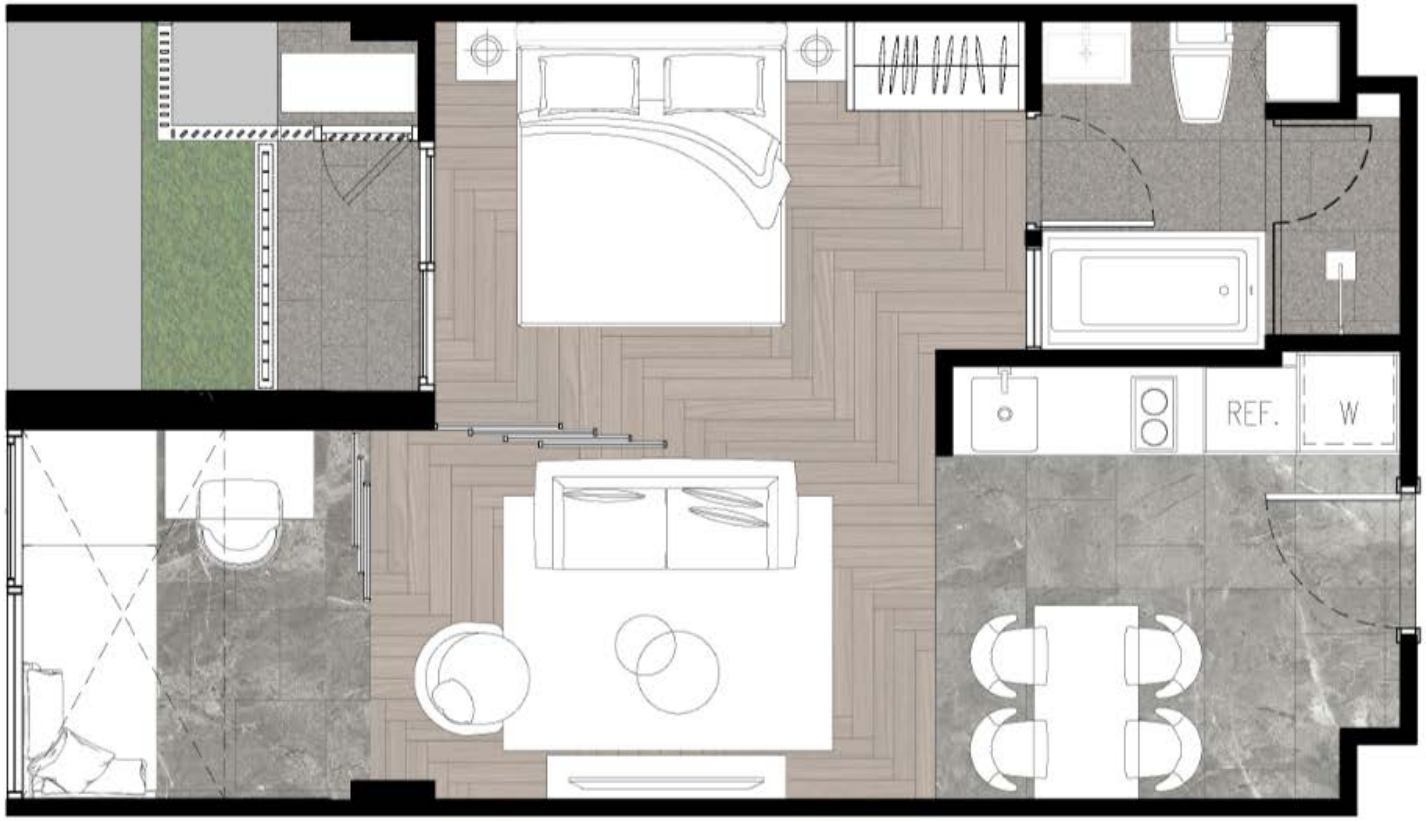
Gym – Floor Plan

On development process

Show Units Perspective

REST ROOM

Show unit 1br. – Mood & Tone



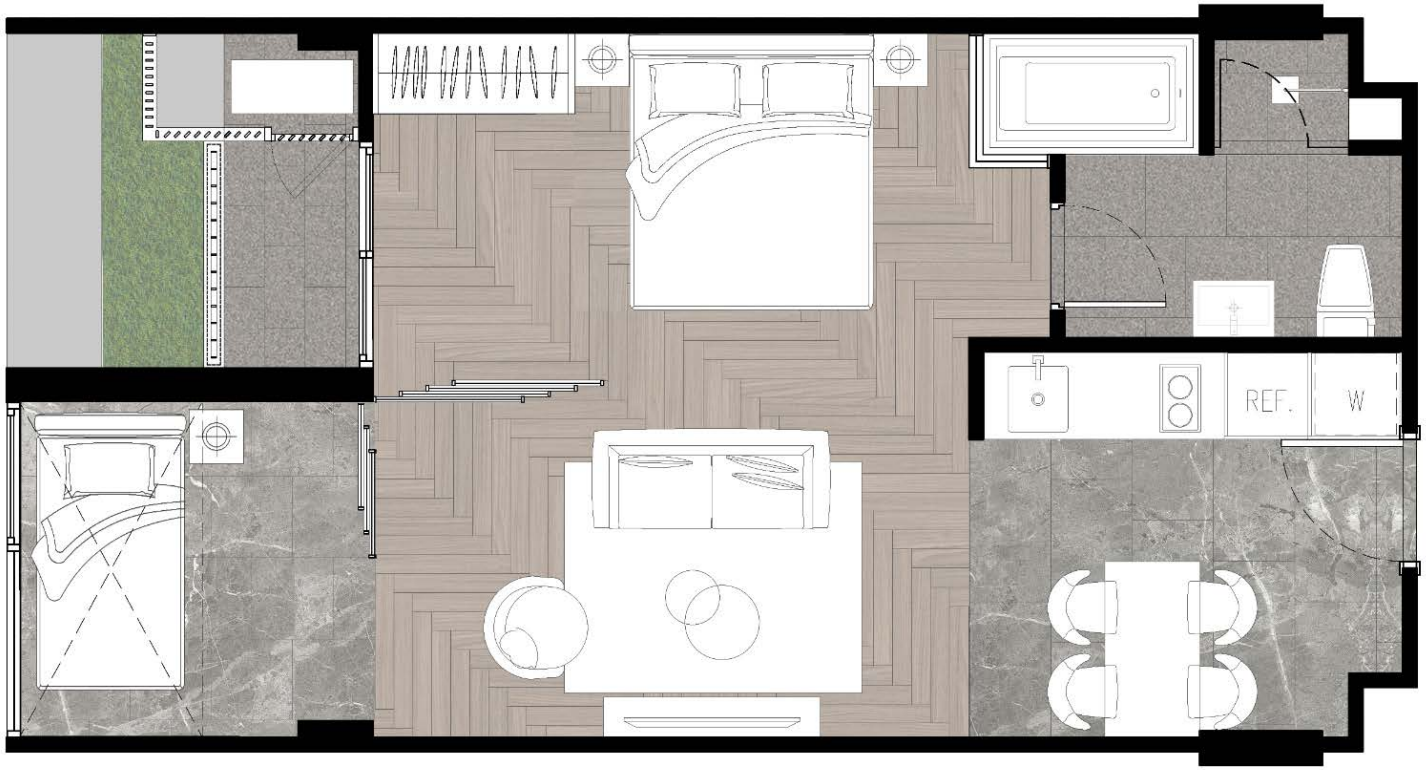
Show unit 1br. – Floor Plan

On development process

Show unit 1br. - Perspective

On development process

Project Development



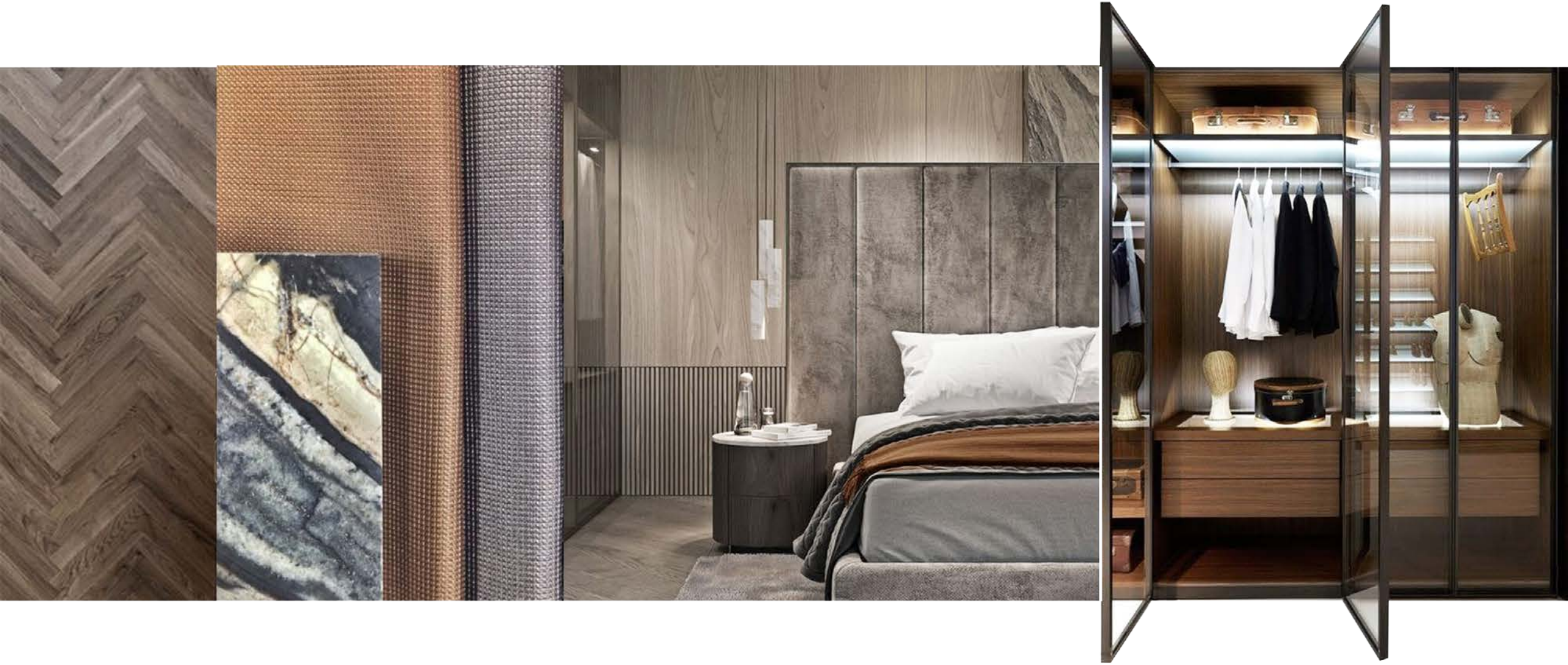
Show unit 1br. – Floor Plan

On development process

Show unit 1br. – Perspective

On development process

Show unit 1br. – Perspective



Show unit 2br. – Floor Plan

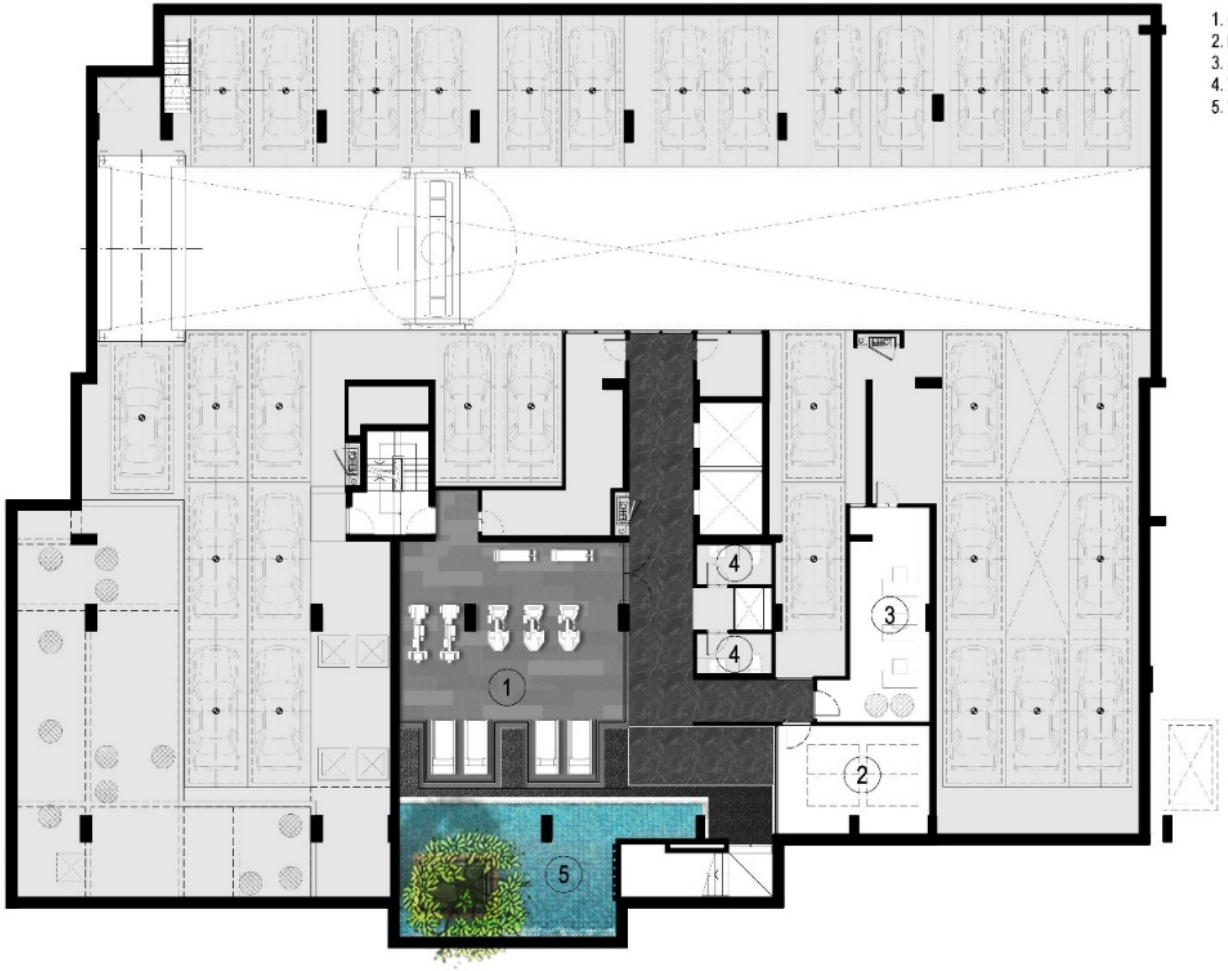
Show unit 2br. – Perspective

On development process

Show unit 2br. – Perspective

Floor Plans

GROUND FLOOR PLAN



1. Gym Room
2. Multipurpose Room
3. Juristic Person's office
4. Water Closet
5. Waterfall

BASEMENT 1st FLOOR PLAN

2nd FLOOR PLAN

3rd FLOOR PLAN

4th FLOOR PLAN

5th FLOOR PLAN

6th FLOOR PLAN

7th FLOOR PLAN

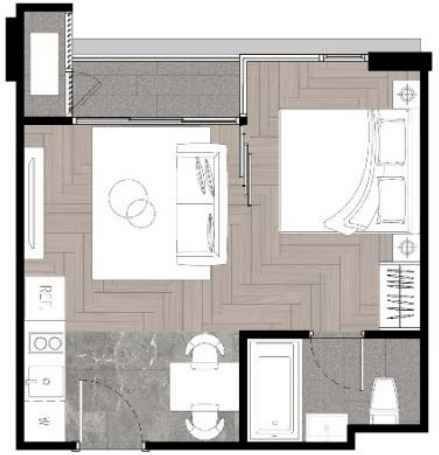
8th FLOOR PLAN

Project Development

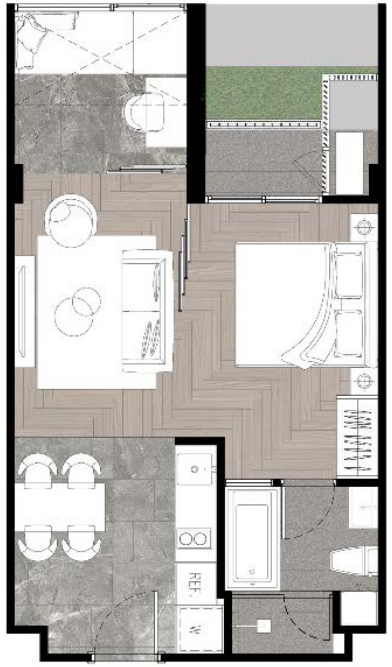
1. Lap Pool
2. Jacuzzi
3. Pool Terrace
4. Floating Walkway
5. Sunken Seat
6. Onzen Hot Tub
7. Water Feature
8. Kids Pool
9. Playground
10. Family Sharing Space
11. Outdoor Pantry
12. Observation Deck
13. Floating Pool
14. Pavilion
15. Lawn
16. Edible Graden
17. Amphitheater
18. Step Planter Flower Garden
19. Shallow Pool
20. Feature Tree
21. Outdoor Shower
22. Party Area
23. Projector Wall
24. Outdoor Exercise
25. Dry Fountain
26. Changing Room

Unit Layout

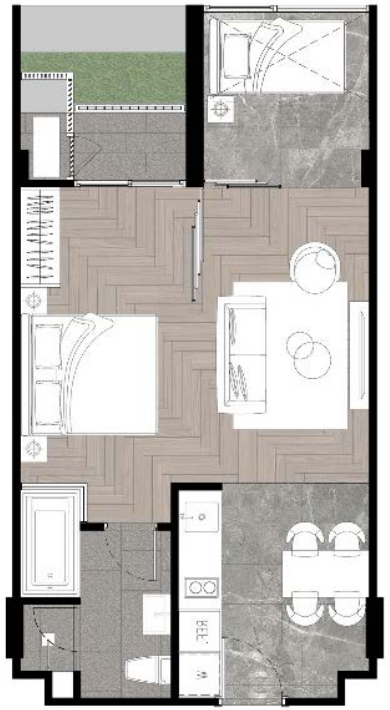
Project Development



Type A1
32.05 Sq.m.



Type B3
43.68 Sq.m.



Type C5-1
49.35 Sq.m.

Project Development

Type D3

63.27 Sq.m.

Type D4

70.04 Sq.m.

Furniture Package

FURNITURE PACKAGE TYPE A

A1

1. Sofa (s-01) : 1 Qty

2. Coffee Table (ct-01) : 1 Qty

3. TV Console (t-01) : 1 Qty

4. Dining Table (dt-01) : 1 Qty

5. Dining Chair (dc-01) : 2 Qty

6. Bedstead (with headboard, without mattress) – King size (b-01): 1 Qty

7. Night Table (nt-01): 2 Qty

Package Furniture is subject to change without prior notice

FURNITURE PACKAGE TYPE B

B1, B2

1. Sofa (s-01) : 1 Qty

2. Coffee Table (ct-01) : 1 Qty

3. TV Console (t-01) : 1 Qty

4. Dining Table (dt-02a) : 1 Qty

5. Dining Chair (dc-01) : 4 Qty

6. Daybed (db-01) : 1 Qty

7. Bedstead (with headboard, without mattress) – King size (b-01): 1 Qty

8. Night Table (nt-01): 2 Qty

Package Furniture is subject to change without prior notice

FURNITURE PACKAGE TYPE B-1

B3, B3-1, B4, B5, B6, B6-1

1. Sofa (s-01) : 1 Qty

2. Coffee Table (ct-01) : 1 Qty

3. TV Console (t-01) : 1 Qty

4. Dining Table (dt-02a) : 1 Qty

5. Dining Chair (dc-01) : 4 Qty

6. Daybed (db-01) : 1 Qty

7. Desk (d-01) : 1 Qty

8. Working Chair (wc-01) : 1 Qty

9. Bedstead (with headboard, without mattress) – King size (b-01): 1 Qty

10. Night Table (nt-01): 2 Qty

Package Furniture is subject to change without prior notice

FURNITURE PACKAGE TYPE C

C1, C2, C3,C3-1, C4, C5,C5-1, C7, C8, C9, C10,C12, C13, C14

1. Sofa (s-01) : 1 Qty

2. Coffee Table (ct-01) : 1 Qty

3. TV Console (t-01) : 1 Qty

4. Dining Table (dt-02a) : 1 Qty

5. Dining Chair (dc-01) : 4 Qty

6. Bedstead (with headboard, without mattress) – King size (b-01): 1 Qty

7. Bedstead (with headboard, without mattress) – Single bed (b-03) : 1 Qty

8. Night Table (nt-01): 3 Qty

Package Furniture is subject to change without prior notice

FURNITURE PACKAGE TYPE D

C6, C11,C11-1, C15

1. Sofa (s-01) : 1 Qty

3. Coffee Table (ct-01) : 1 Qty

4. TV Console (t-01) : 1 Qty

5. Dining Table (dt-02a) : 1 Qty

6. Dining Chair (dc-01) : 4 Qty

7. Bedstead (with headboard, without mattress) – King size (b-01): 1 Qty

8. Bedstead (with headboard, without mattress) – Single bed (b-03) : 1 Qty

9. Night Table (nt-01): 3 Qty

10. Outdoor Chair : 1 Qty

Package Furniture is subject to change without prior notice

FURNITURE PACKAGE TYPE E

D1

1. Sofa (s-02) : 1 Qty

2. Armchair (a-02) : 1 Qty

3. Coffee Table (ct-02) : 1 Qty

4. TV Console (t-02) : 1 Qty

5. TV Console (t-02a) : 1 Qty

6. Dining Table (dt-02b) : 1 Qty

7. Dining Chair (dc-01) : 4 Qty

8. Night Table (nt-02): 2 Qty

9. Bedstead (with headboard, without mattress) – King size (b-01): 1 Qty

10. Bedstead (with headboard, without mattress) – Single bed (b-03) : 1 Qty

Package Furniture is subject to change without prior notice

FURNITURE PACKAGE TYPE F

D2

1. Sofa (s-02) : 1 Qty

2. Armchair (a-02) : 1 Qty

3. Coffee Table (ct-02) : 1 Qty

4. TV Console (t-02) : 1 Qty

5. Dining Table (dt-02b) : 1 Qty

6. Dining Chair (dc-01) : 4 Qty

7. Daybed (db-01) : 1 Qty

8. Night Table (nt-02): 4 Qty

9. Desk (d-01) : 1 Qty

10. Working Chair (wc-01) : 1 Qty

11. Bedstead (with headboard, without mattress) – King size (b-01) : 2 Qty

Package Furniture is subject to change without prior notice

FURNITURE PACKAGE TYPE G

D3

1. Sofa (s-02) : 1 Qty

2. Armchair (a-02) : 1 Qty

3. Coffee Table (ct-02) : 1 Qty

4. TV Console (t-02) : 1 Qty

5. Dining Table (dt-02b) : 1 Qty

6. Dining Chair (dc-01) : 4 Qty

7. Bedstead (with headboard, without mattress)
– King size (b-01) : 1 Qty

8. Bedstead (with headboard, without mattress)
– Queen size(b-02) : 1 Qty

9. Night Table (nt-02): 3 Qty

Package Furniture is subject to change without prior notice

FURNITURE PACKAGE TYPE H

D4

1. Sofa (s-02) : 1 Qty

2. Armchair (a-02) : 1 Qty

3. Coffee Table (ct-02) : 1 Qty

4. TV Console (t-02) : 1 Qty

5. TV Console (t-02a) : 1 Qty

6. Dining Table (dt-02b) : 1 Qty

7. Dining Chair (dc-01) : 4 Qty

8. Bedstead (with headboard, without mattress) – King size (b-01) : 1 Qty

9. Bedstead (with headboard, without mattress) – Single Bed (b-03) : 1 Qty

10. Night Table (nt-02): 2 Qty

Package Furniture is subject to change without prior notice

FURNITURE PACKAGE TYPE I

D5

1. Sofa (s-02) : 1 Qty

2. Armchair (a-02) : 1 Qty

3. Coffee Table (ct-02) : 1 Qty

4. TV Console (t-02) : 1 Qty

5. Dining Table (dt-02b) : 1 Qty

6. Dining Chair (dc-01) : 4 Qty

7. Daybed (db-01) : 2 Qty

8. Desk (d-01) : 2 Qty

9. Working Chair (wc-01) : 2 Qty

10. Bedstead (with headboard, without mattress)– King size (b-01) : 2 Qty

11. Night Table (nt-02): 4 Qty

Package Furniture is subject to change without prior notice

Landscape

Designer Team

Landscape designer

LANDSCAPE
COLLABORATION

Small pocket pools create a sense of variety within the relaxing atmosphere

Ideo New Rama 9

The Base Condominium Khonkaen

The Base Condominium

The swimming pool was designed to provide a view of the city as much as possible by creating a 'Sky Lounge', which also includes a Pavilion with lounge seating to view the city from a scenic Panoramic View.

Liv@49 Condominium

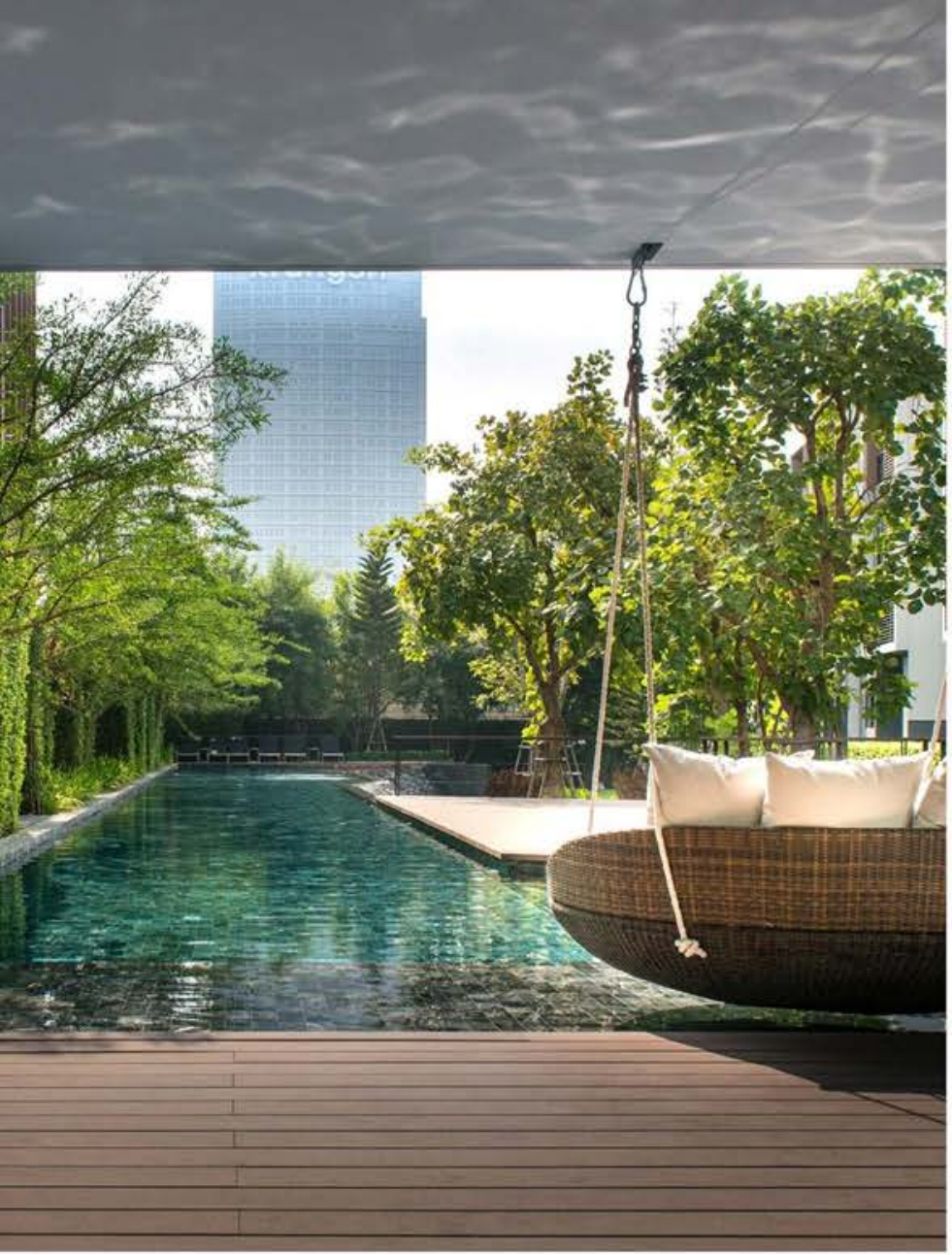
Delicate living experience within the cozy courtyard is ampliflied through the mixture of the varieties of softscape and hardscape palettes.

A simple arrangement of elements terracing down in multiple levels of the rooftop landscape.

The courtyard is full of different tree and shrubs species. The variety of shapes, textures, and color of their foliates becomes a natural feature which helps soften the atmosphere in the courtyard.

Arden Rama III

A design beyond imagination. Arden Rama III is another exclusive wonderland in the series of Arden developments with lush planting and dramatic landscape scenery.



Relaxing, poolside seating hangs above the deck and pool

Arden Rama III, a similar development as Arden Ladprao but with pool amenities. The pool serves as a central feature for the development.

A dramatic entryway corridor is defined by the line of pine trees from within and outside the overscaled entryway.

Central Festival Eastville

A hyper-experience of nature was an over-arching theme of the Central Festival Eastville. Where an infusion of landscape was used to defy the perception of the typical shopping mall experience. Central Festival Eastville is the latest new comer to this field. With the teamwork of engineers and architects, Central Festival Eastville acheived much praise of its design layout and landscape design
that blend natural fantasy and tropical plants, as well as a unique semi-public space.

A New Shopping Experience

A tropical garden exhibition, which just happens to be a shopping mall

The Landscape Architects have combined a new experience of shopping within a hyper-natural setting where plants have fused with natural elements, and animal motifs to create an 'Urban Jungle' atmosphere.

Landscape design that blends 'natural fantasy' and tropical plants, and the establishment of a semi-public space sorely needed in Bangkok's urban environment.

Planting designs symbolized natural plant growth adaptation towards sun light.

Walking in this outdoor space also provides a pleasant experience due to the ventilation of natural air from the

Mega Bangna Foodwalk

Mega Bangna Food walk

A multi-approach landscape design for an expanded semi-outdoor extension at Mega Bangna. The project aimed to create a comforting micro-climate by integrating the building's systems design into the landscape and provide various landscape experiences within the architectural space.

R&W
IHOP

The dropoff area was designed to serve more as a plaza space than a dropoff with a central water feature that seems to emerge from the plaza floor with multiple textures accentuated by the powerful flow of the fountains. Single rows of Pinwheel Jasmine tree were planted adjacent to the flanking banquets halls to provide added greenery and 'sculptural elements' along the building wings.

Fountain jets are surrounded by a reflecting pool overflow to create a contrasting effect of water stillness & movement.

The movement & reflection of water represents both the liveliness and

King Power Phuket

A landscape design of the Duty-Free shopping center for King Power International, called for an iconic design that would be recognized throughout Thailand's largest island and beyond.

King Power Srivaree

A landscape that would be self-sustaining surrounding a major duty-free shopping mall on a site at the suburban district of Bang Phli in Samut Prakan – a site that was once composed of farm fields and is still surrounded by an existing industry and agricultural community near Suvarnabhumi International Airport.

Mega Park

Mega Park is a green infrastructure which provides the connection from the main shopping mall towards the area of future development. The park amplifies the notion of nature that coexist with recreational programs.

Mega Park

The column free overhanging roof provides a vast viewing space from amphitheater towards the open space of the park.

Amphitheater provides multi-layered functional programs. It integrates handicap accessible ramp and the elevated walkway together with the amphitheater seats. The space below the seat is the semi indoor play area for small children.

PTT Metro Forest

Located at the Eastern fringes of Bangkok in the suburban district of Prawet, approximately 6 kilometers from the Suvarnabhumi International Airport, lies the PTT Metro Forest. An ecological regeneration project designed as an outdoor exhibition space to cultivate environmental awareness and educate visitors about local forest ecology.

Design Concept

body+mind

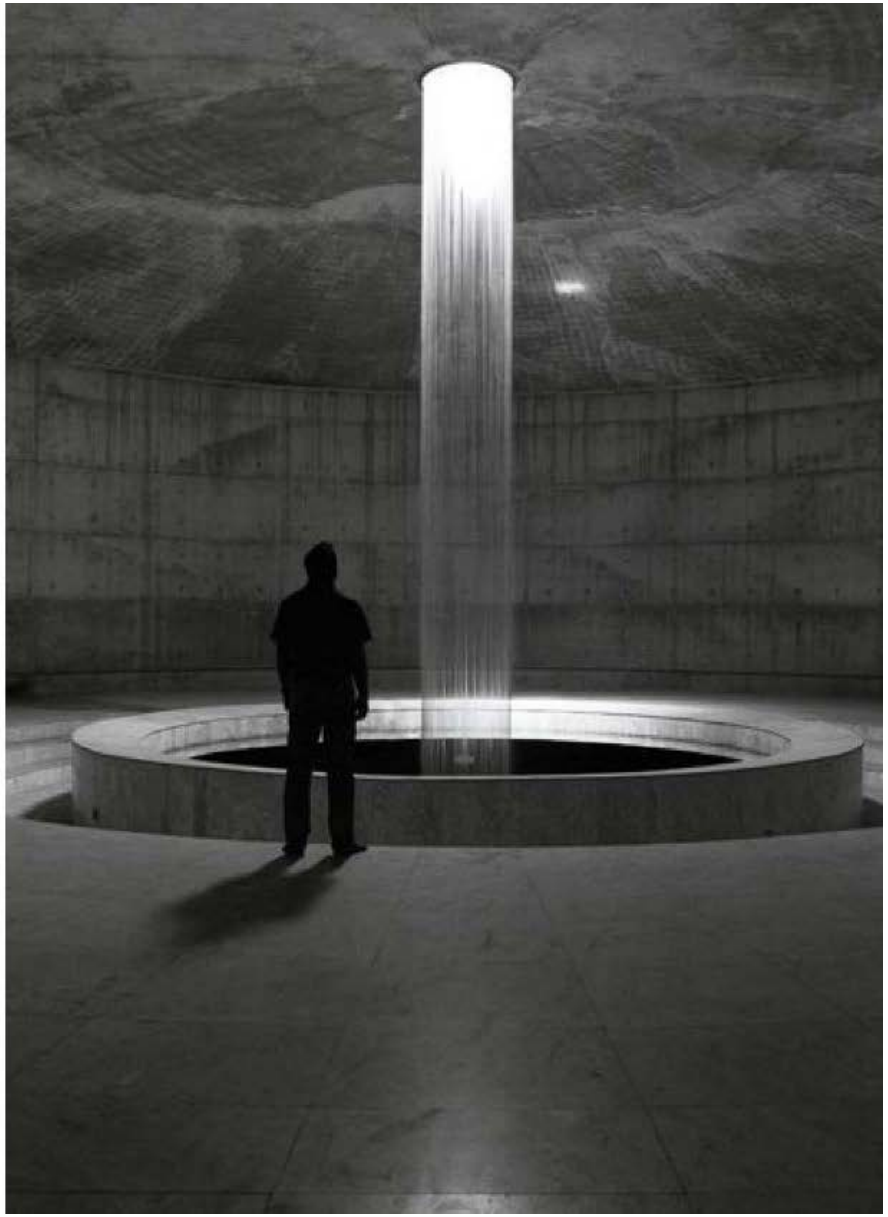
connect

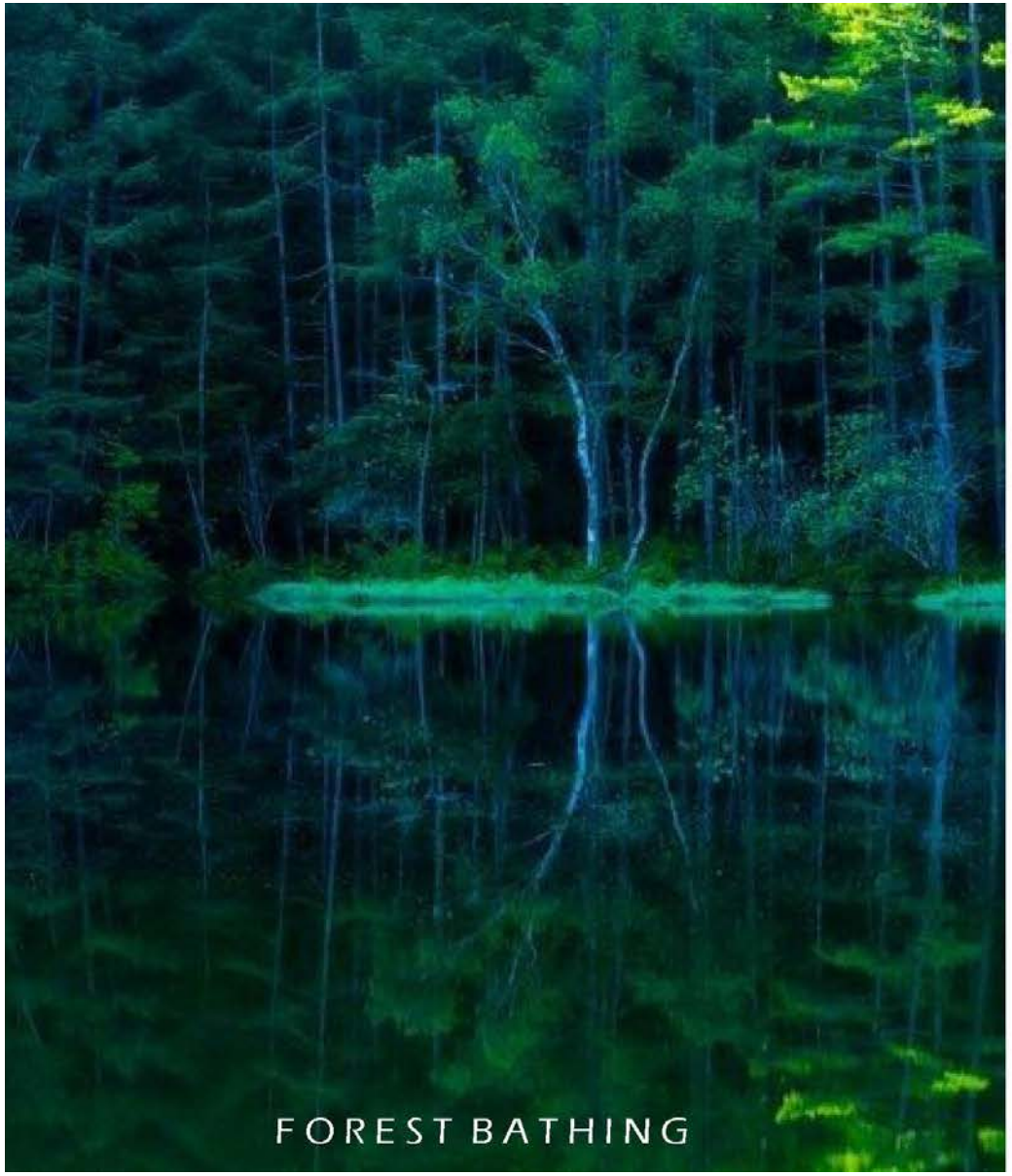
be active

keep learning

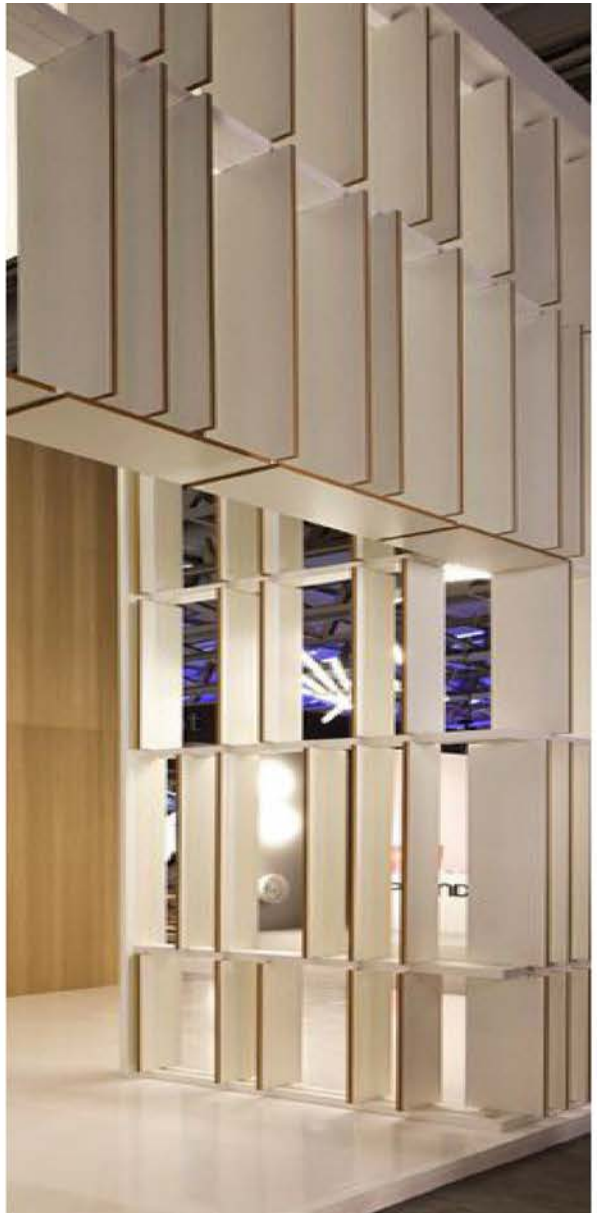
give

Nikon
COLÔMBIA
EQUADOR
PERU
BOLÍVIA
AMÉRICA
DO SUL
alemphoto.com

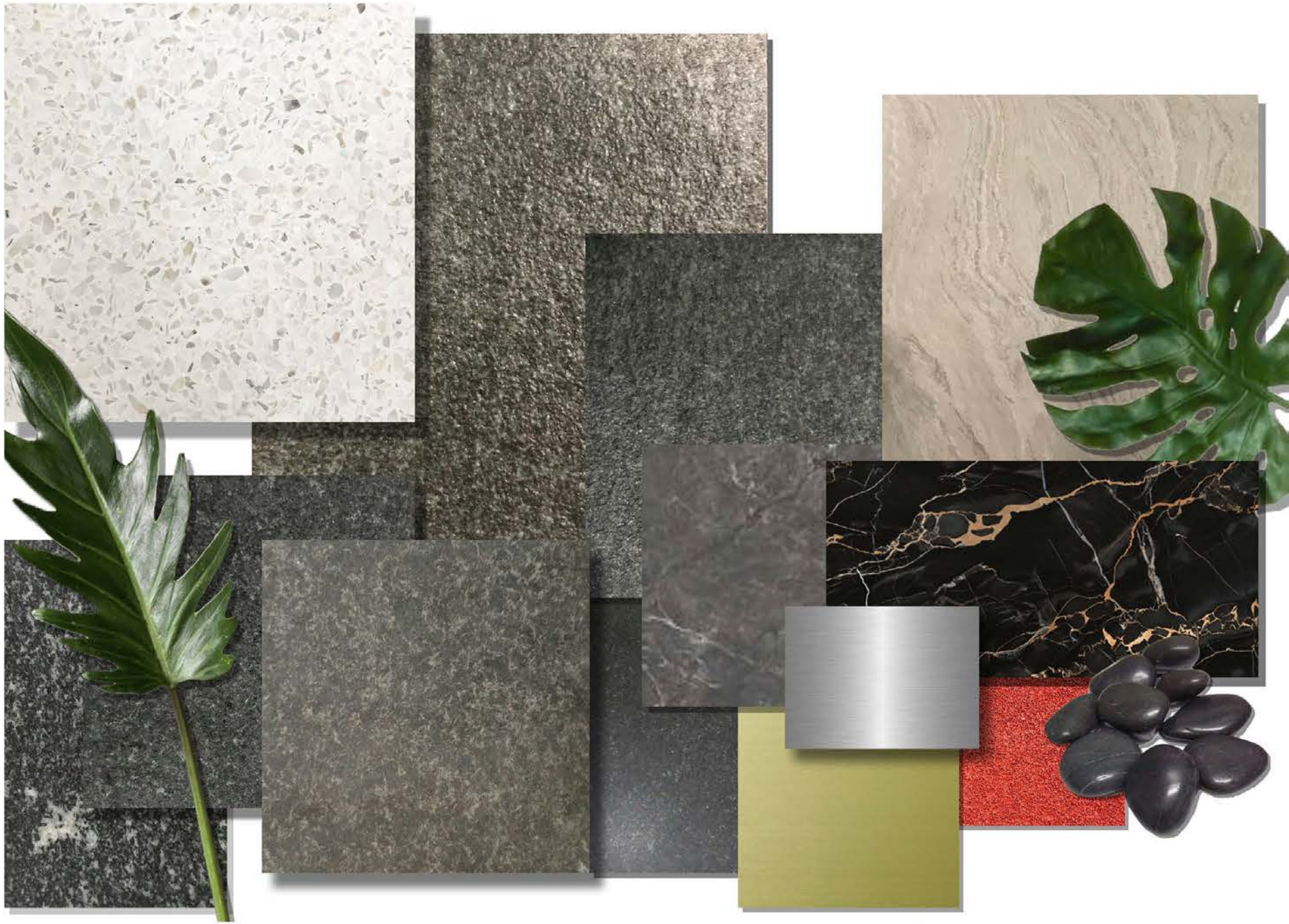



FOREST BATHING

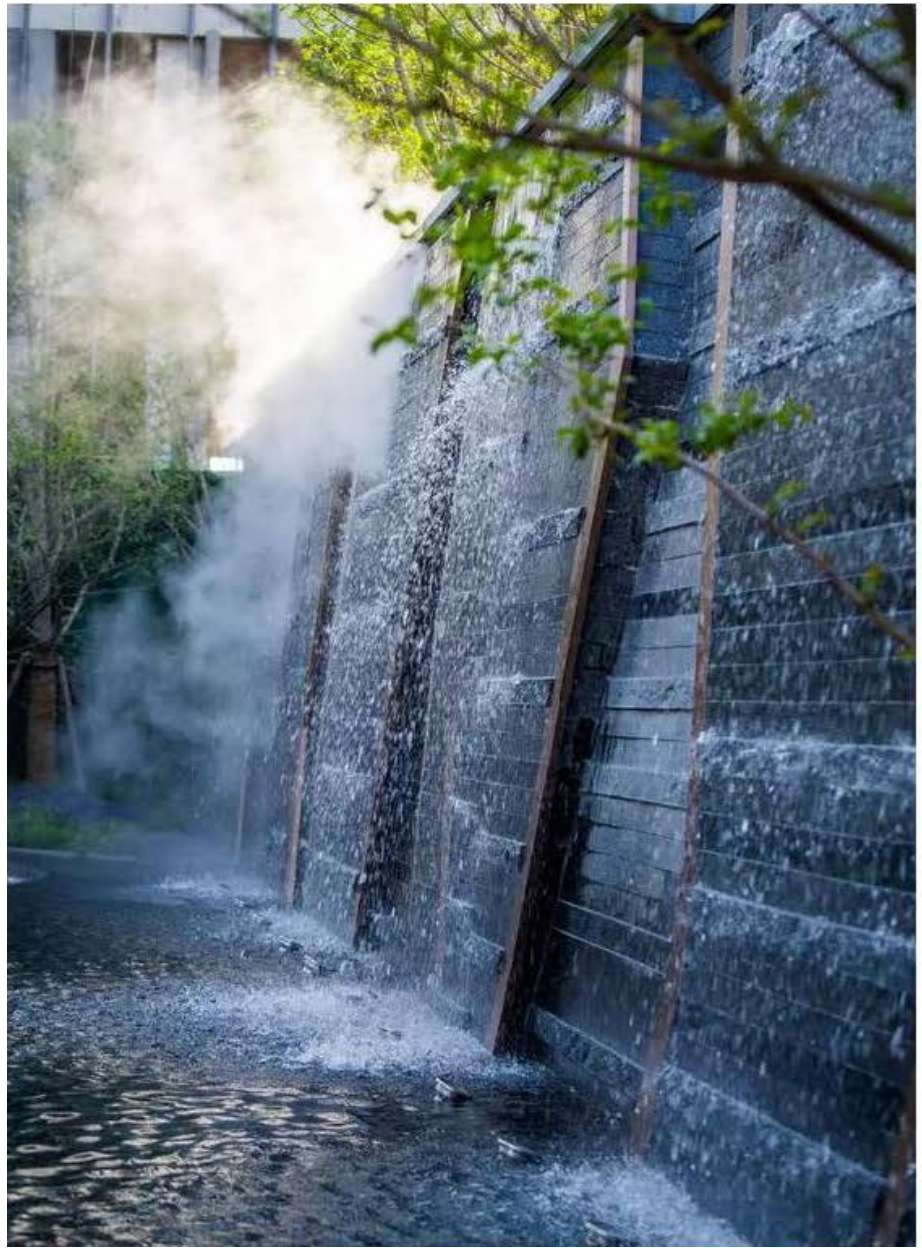
ART

消火栓


New Protoro Gold



MATERIALS BOARD



1. Guard House
2. Water Feature
3. Water Fall
4. Feature Tree
5. Step Garden
6. Aggregate
7. Planter
8. Lady palm
9. Sky Hall

On development process

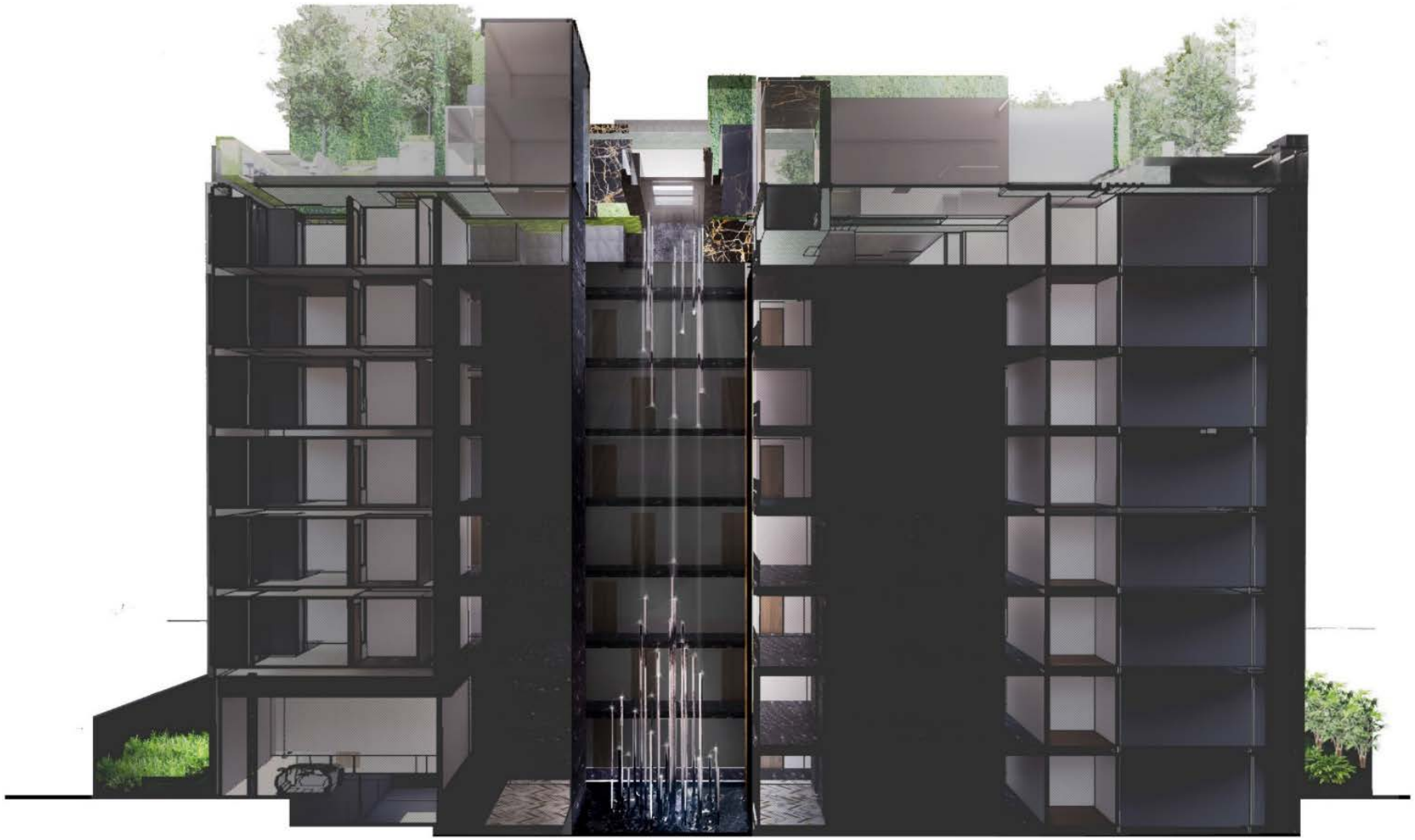
On development process

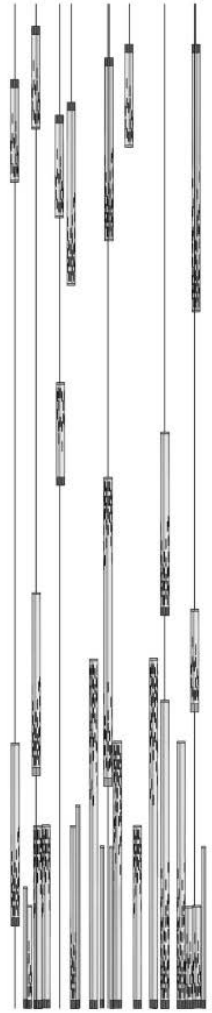
On development process

WATER FALL

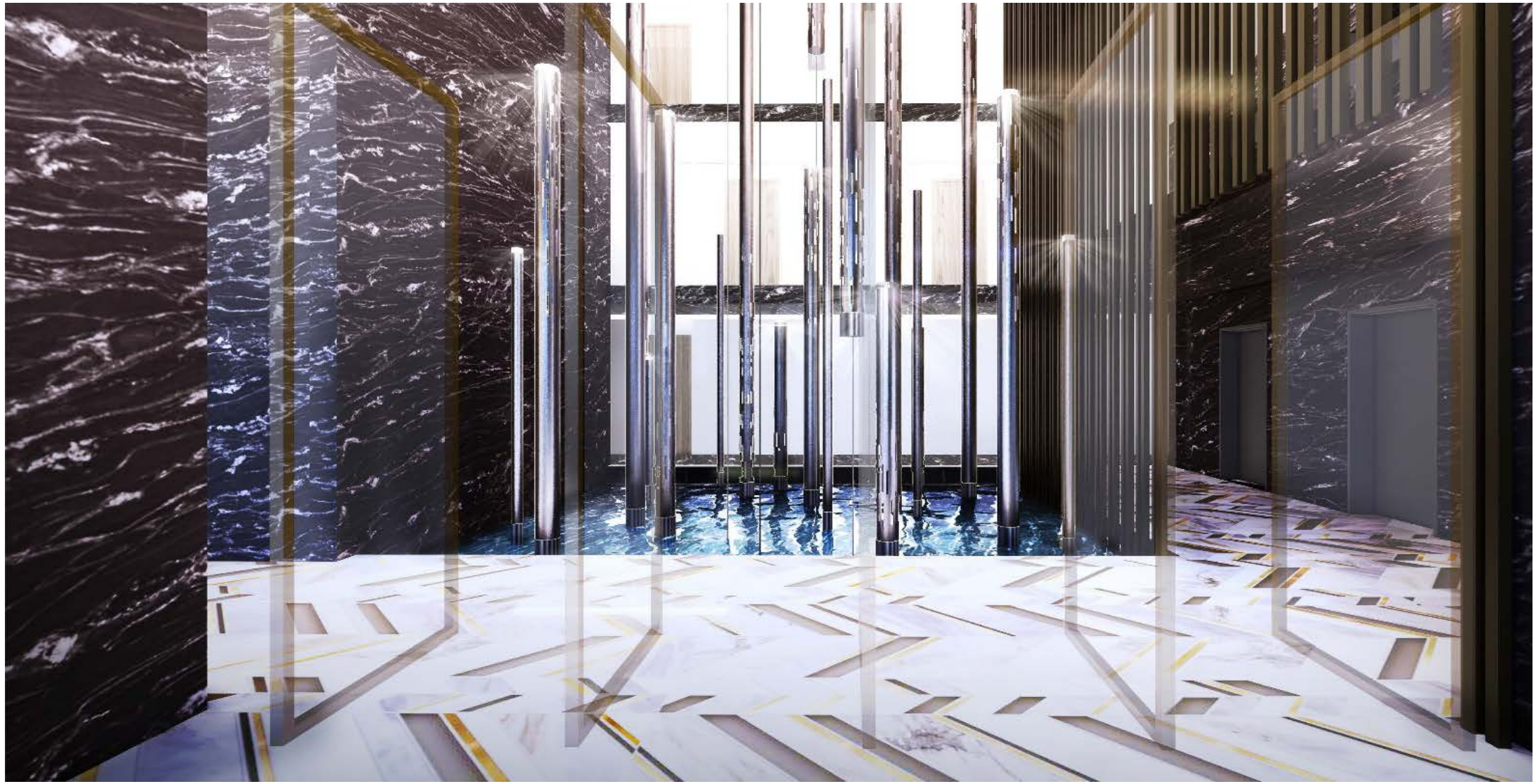
FLOATING SWIMMING POOL

SKY LIGHT HALL SCULPTURE

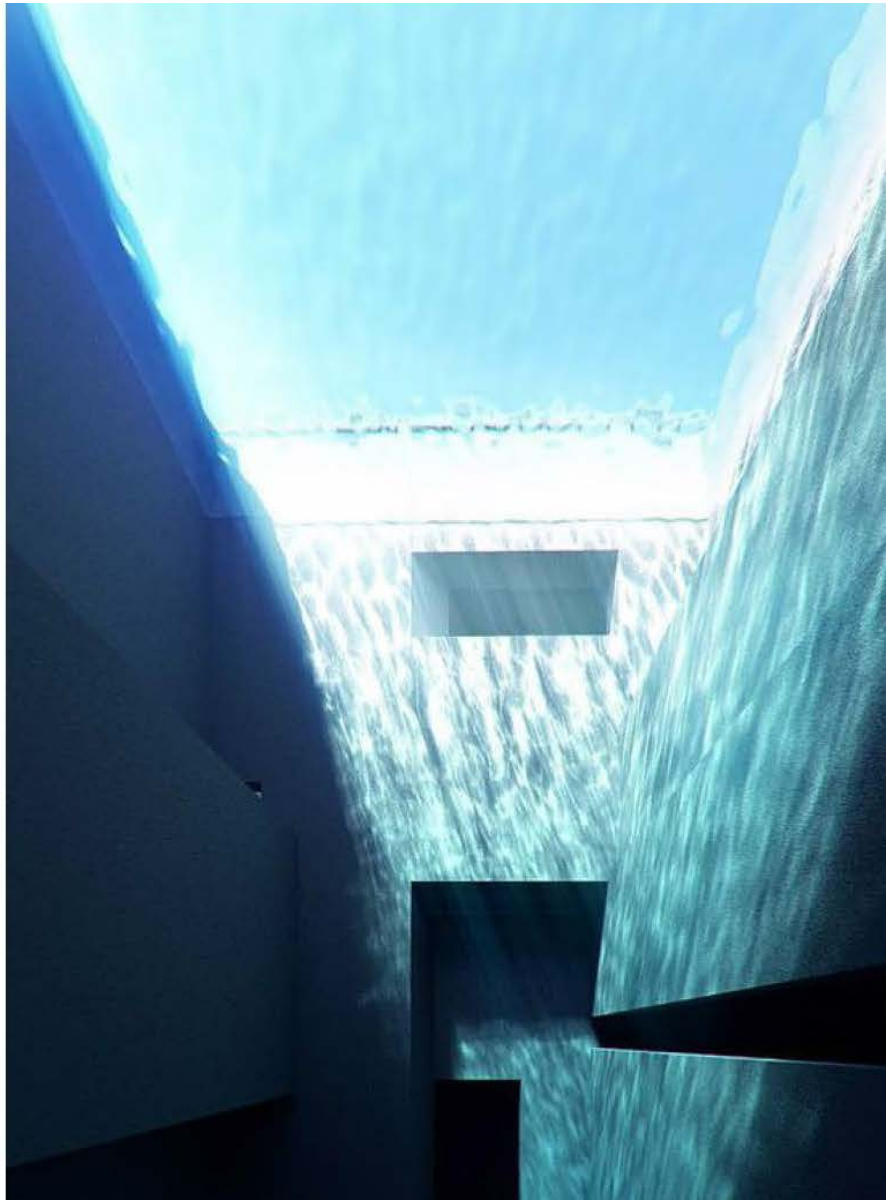


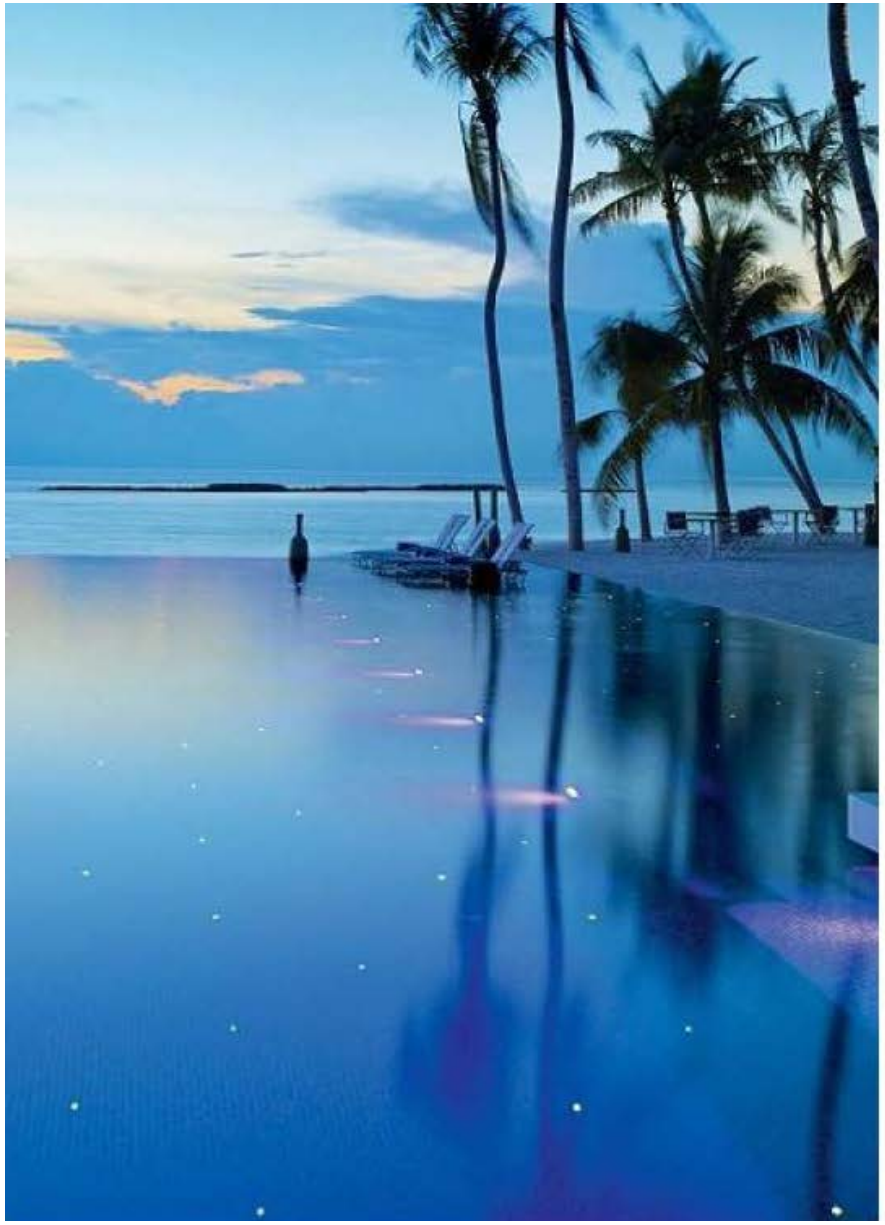


② S1
SIZE
FINISHED
COLOR



WELLNESS POOL





1. Lap Pool
2. Jacuzzi
3. Pool Terrace
4. Floating Walkway
5. Sunken Seat
6. Onzen Hot Tub
7. Water Feature
8. Kids Pool
9. Playground
10. Family Sharing Space
11. Outdoor Pantry
12. Observation Deck
13. Floating Pool
14. Pavilion
15. Lawn
16. Edible Graden
17. Amphitheater
18. Step Planter Flower Garden
19. Shallow Pool
20. Feature Tree
21. Outdoor Shower
22. Party Area
23. Projector Wall
24. Outdoor Exercise
25. Dry Fountain
26. Changing Room

On development process

On development process

On development process

On development process

On development process