

MAGNOLIAS  
WATERFRONT RESIDENCES

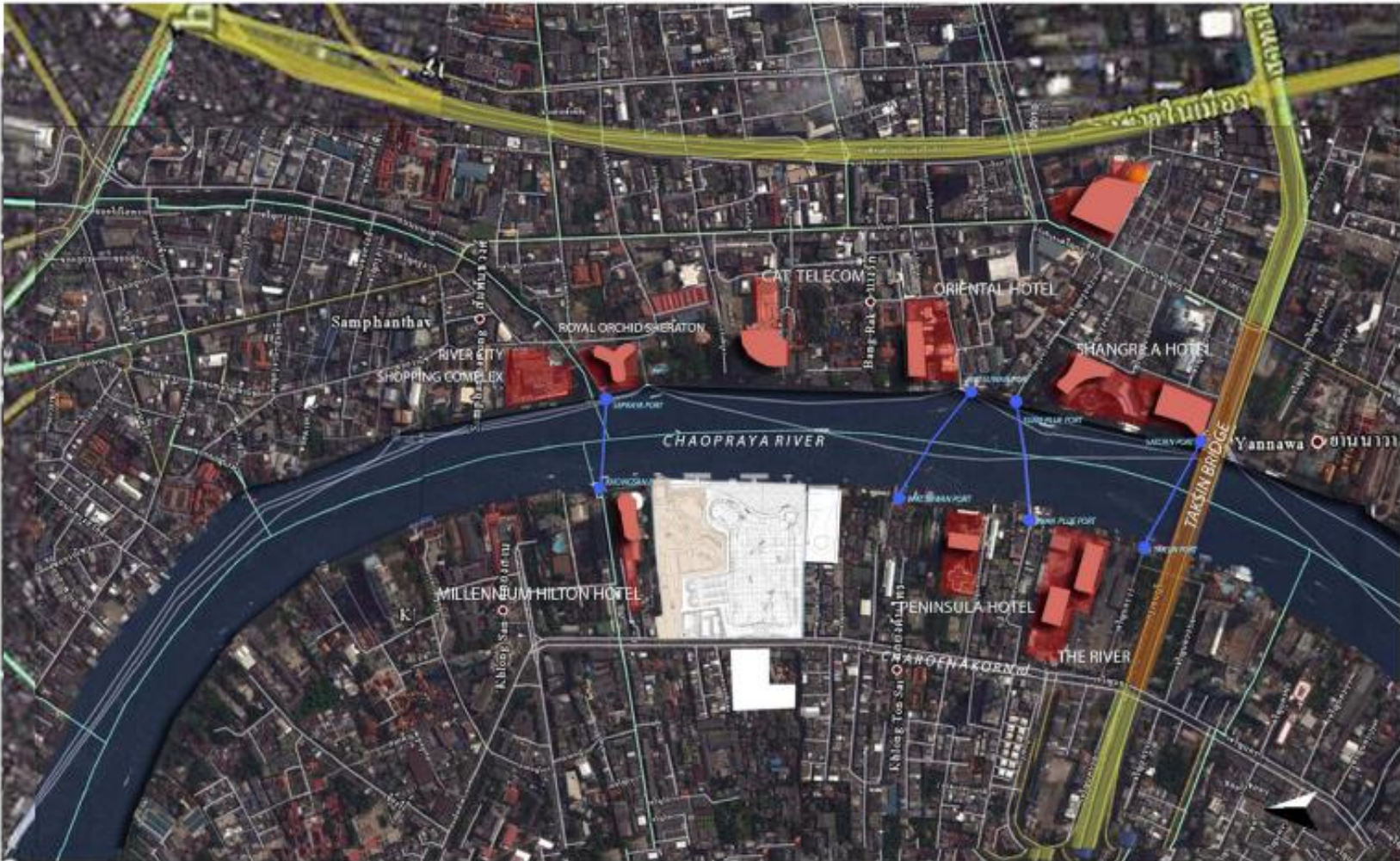


RobSTUDIO





SITE CONTEXT



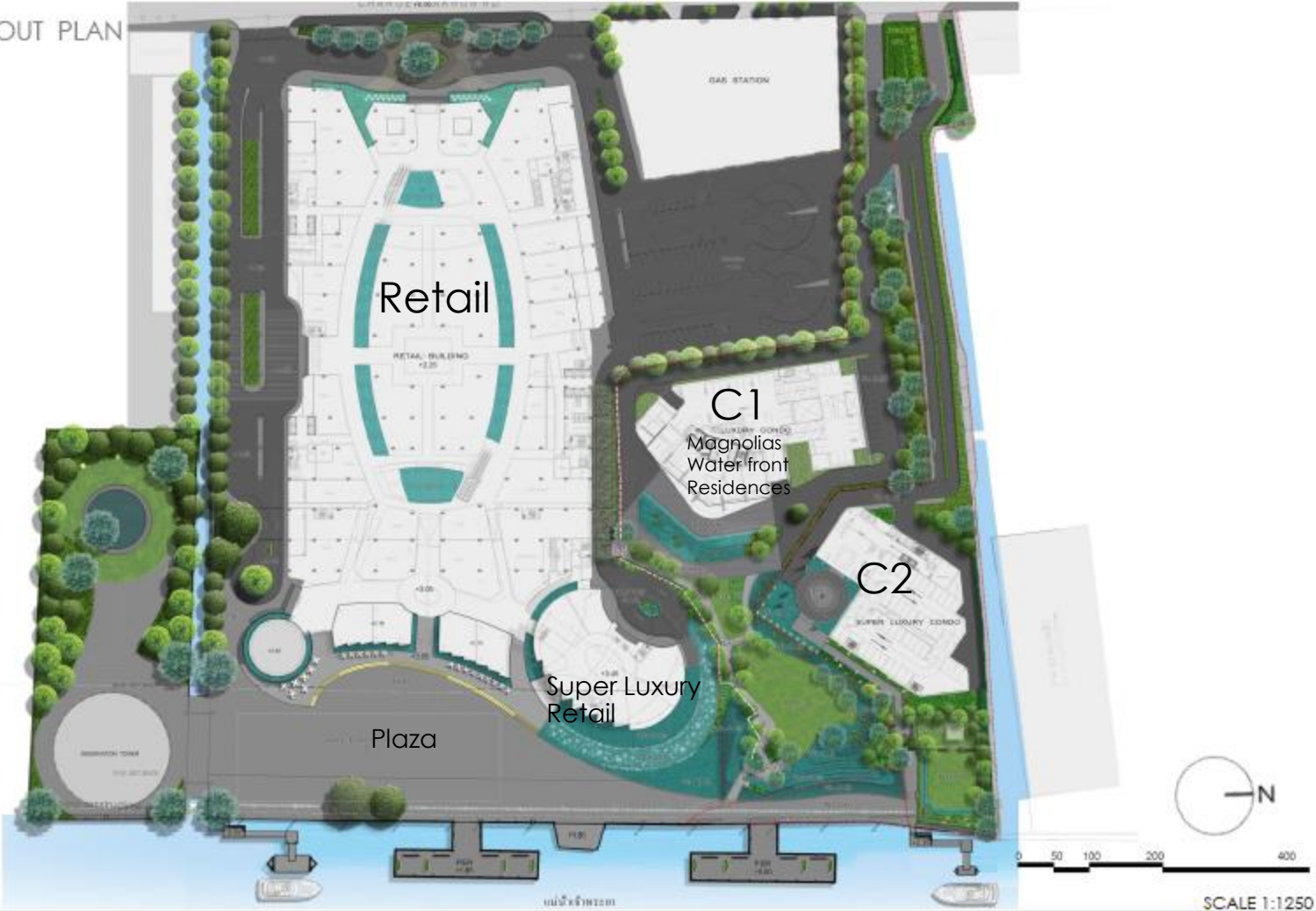
Over all Landscape Conceptual Design

ICON SIAM



# Masterplan

LAYOUT PLAN



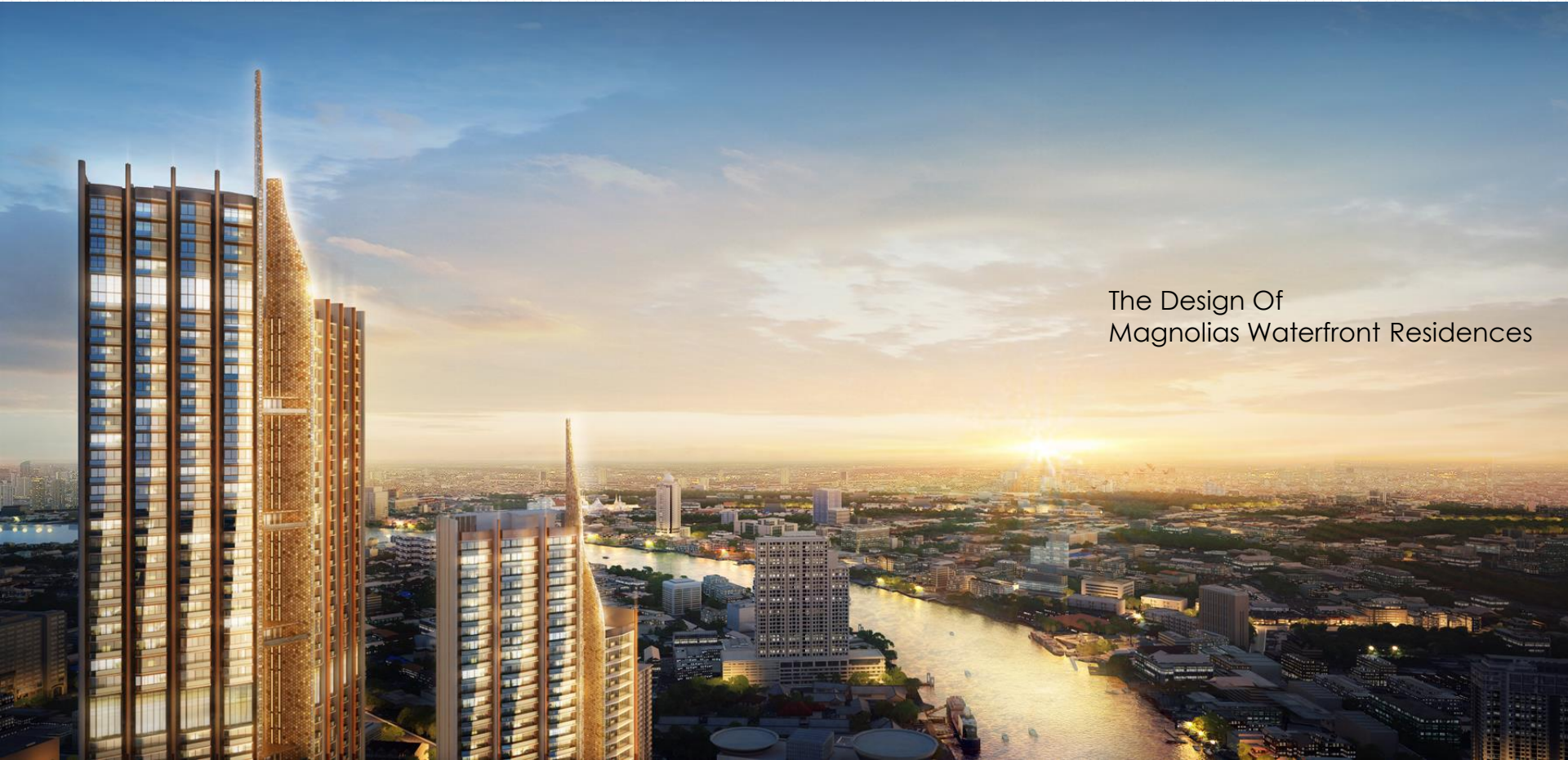
Over all Landscape Conceptual Design

ICON SIAM

SCALE 1:1250







The Design Of  
Magnolias Waterfront Residences

# Project Information

<b>Project</b>	<b>GRP (C1) Residences</b>
Location	Chao Phra ya river side : Charoennakhon road
Type	Luxury Condominium 70 stories with 2 Basements (Parking 7, Facilities 2, MEP 3 & Residences 64 floors)
Architectural Height	315.95m. (Top of Spire) 281.55m. (Top of Residences) 162.65. ( Sky view facilities ) 31.25m. (Residences start level) 23.05m. ( River view facilities) 3.60 m. ( Drop off ref. road front of project )
Plot Area	7.6575 Rai / 7-2-63 (ไร่-งาน-ตารางวา) / 3.0275 acres / 12,251.68 SQ.M
FAR	1: 6
Unit amount	379 units
Total NSA	37,221.77 SQ.M.
No. Car Park	503 lots: 488 lots for residence indoor, 14 lots for outdoor & 1 lot for service





MAGNOLIA  
QUALITY DEVELOPMENT CORPORATION LIMITED  
MEMBER OF CPD



SIAM PIWAT



C.P. GROUP



# Facility: Top Podium Facilities (6<sup>th</sup> level, +19.55m.)



MAGNOLIA  
QUALITY DEVELOPMENT CORPORATION LIMITED  
MEMBER OF DTCC



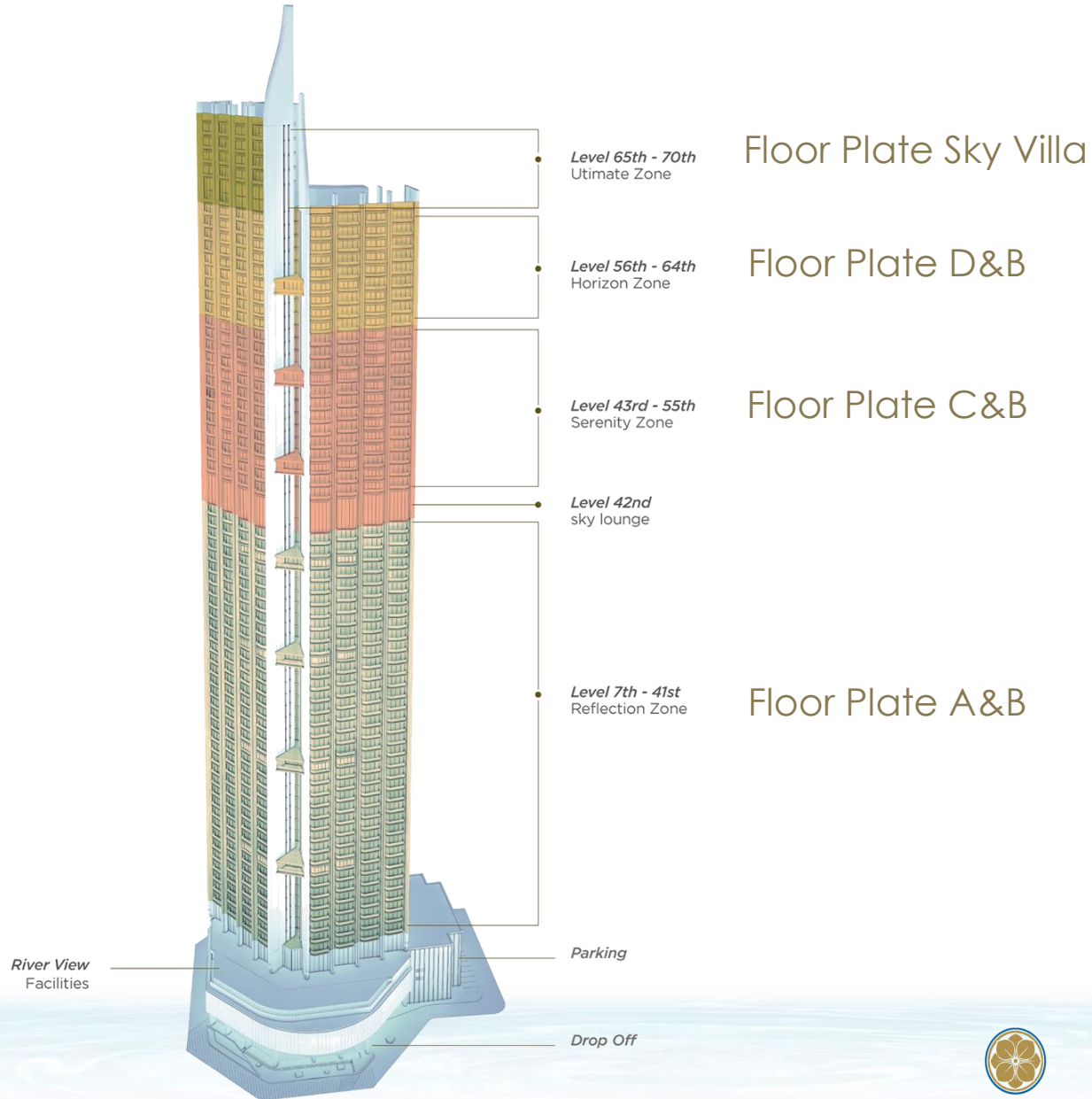
SIAM PIWAT



C.P. GROUP



# Level of Living



# Perspective



MAGNOLIA  
QUALITY DEVELOPMENT CORPORATION LIMITED  
MEMBER OF DTCC



SIAM PIWAT



C.P. GROUP



# Lobby



MAGNOLIA  
QUALITY DEVELOPMENT CORPORATION LIMITED  
MEMBER OF DTCC



SIAM PIWAT



C.P. GROUP



# Facility: Common area (6<sup>th</sup> level, +19.55m.)



MAGNOLIA  
QUALITY DEVELOPMENT CORPORATION LIMITED  
MEMBER OF SICO



SIAM PIWAT



C.P. GROUP



# One bedroom type (AC) perspective



MAGNOLIA  
QUALITY DEVELOPMENT CORPORATION LIMITED  
MEMBER OF DTCC



SIAM PIWAT



C.P. GROUP



# One bedroom type (AC) perspective



MAGNOLIA  
QUALITY DEVELOPMENT CORPORATION LIMITED  
MEMBER OF CPD



SIAM PIWAT



C.P. GROUP



# Two bedroom type (BD) perspective



# Two bedroom type (BD) perspective

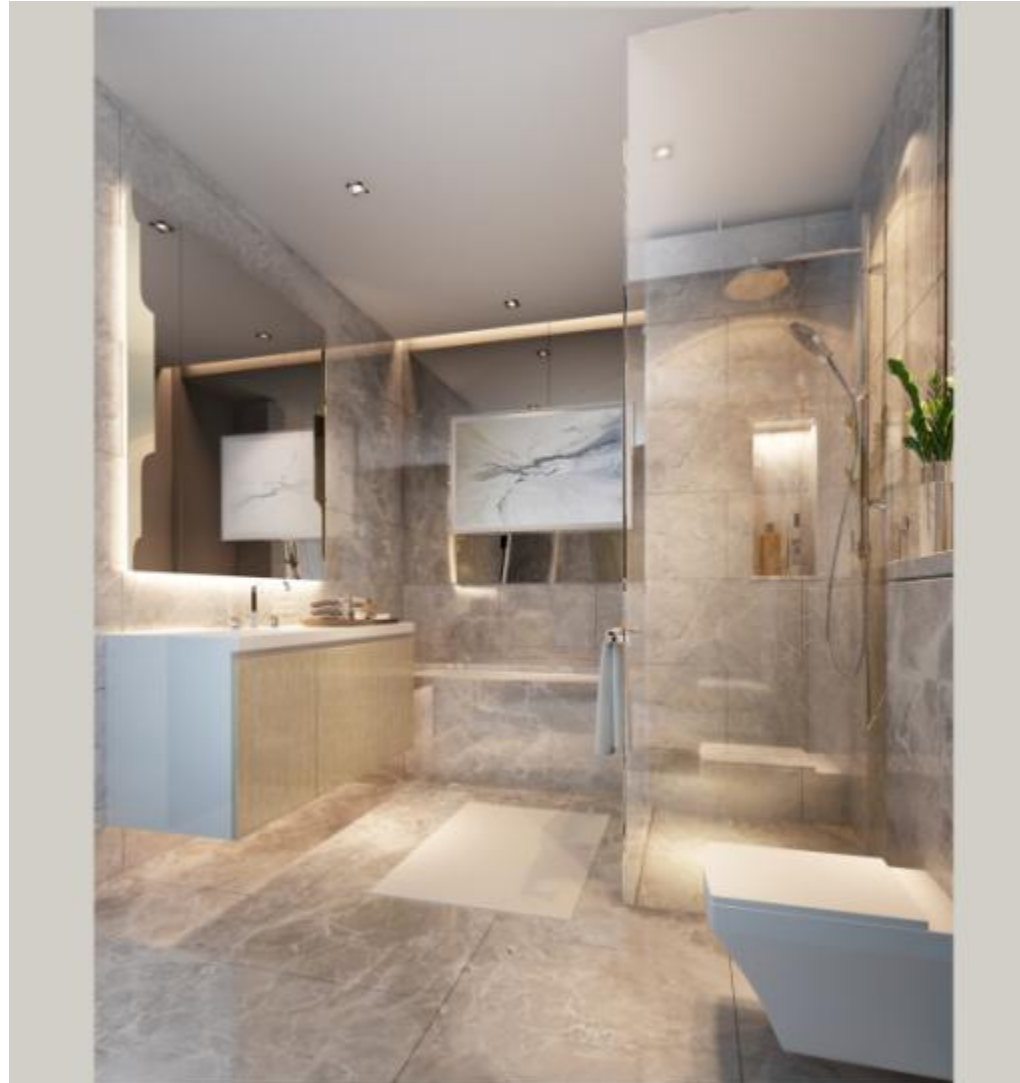




# Two bedroom type (BD) perspective



# Two bedroom type (BD) perspective



MAGNOLIA  
QUALITY DEVELOPMENT CORPORATION LIMITED  
MEMBER OF CPD



SIAM PIWAT



C.P. GROUP



# INTERIOR : SPECIFICATION



MAGNOLIA  
QUALITY DEVELOPMENT CORPORATION LIMITED  
MEMBER OF CPSC



SIAM PIWAT



C.P. GROUP

# Kitchen

Poliform

Varenna  
Poliform

ALEA

PAOLO PIVA & CR&S VARENNA (2003)



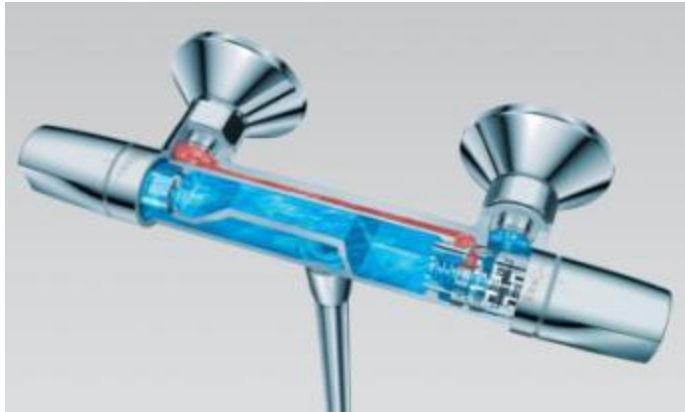
**Paolo Piva & CR&S Varenna (2003)**

Alea. Primary form. A rigorous design for a new defining of the kitchen. A project by Paolo Piva featuring 'minimal' formal characteristics: to convert every practical unit into sheer design, essential forms, maintaining the highest possible operativeness. The aesthetic concept of Alea is linked to the strong prominence which singles out every composition, every element, and which is at times an edge, others a frame or structure. The containers, the work tops, the wall or island operative parts become perfect geometrical 'solids', surfaces which enhance the separate materials. Every Alea detail brings out the design drive of 'giving shape' to a new concept of the kitchen.



# Bathroom Specification

**hansgrohe**



**Safety through temperature control.**

**More Comfort:** Once it has been set, the temperature remains constant.

**Scalding protection:** Extremely rapid correction of fluctuations in pressure and temperature protects against scalding.

**EcoStop:** Reduction of water consumption in the shower by up to 50% – and energy savings.

**Raindance — Make the Most of Water.** Whether it is a handshower with the exhilarating Whirl AIR massage or an oversized showerhead of up to 24" in diameter, enjoy a unique water experience with Raindance



**MAGNOLIA**  
QUALITY DEVELOPMENT CORPORATION LIMITED  
MEMBER OF SPCO



**SIAM PIWAT**



**C.P. GROUP**

# Bathroom Specification

**hansgrohe**



Thanks to EcoSmart technology, Hansgrohe wash basin mixers have a water consumption rate of just five litres a minute.

WELL <sup>®</sup> Water efficiency label	
Manufacturer:	Hansgrohe SE
Product category:	Wash basin mixer
Type:	Single-lever mixer
Model:	Hansgrohe Mono 110
Registration number:	W1320020110208
Water Efficiency Criteria	
Flow rate at 0.2 MPa at 9.0 MPa	★
Control flow rate at 0.2 MPa at 9.0 MPa	★★
Temperature control (temperature setting)	★
Temperature limit (cold water mixer)	★★
<small>Information about use and installation: www.hansgrohe.com A Label of Certified Values Partner: VDMA (German Mechanical Engineering Association)</small>	

## Faucet Technology: Maximum Utility and Efficiency.

How can the full potential of water be realized while using less of it? EcoRight technology regulates the flow rate.

The precision “O” ring flexibly responds to the available water pressure: the higher the pressure, the smaller the ring opening; the lower the pressure, the more the opening widens.

AirPower technology infuses the water with air, producing a voluminous, splash-free jet flowing at 1.5 GPM compared to the standard 2.2 GPM.

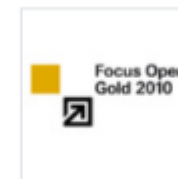


The efficient EcoSmart technology means that many Hansgrohe products will help you to save both water and energy, and reduce your CO<sub>2</sub> output. To find out just how much water you can save, go to [www.hansgrohe-int.com/savings-calculator](http://www.hansgrohe-int.com/savings-calculator)



Hansgrohe SE is a founder member of the German Sustainable Building Council [DGNB e.V.] and partner to the WaterSense program of the American Environmental Agency, the EPA.

## More than 300 international awards





# Bathroom Specification - Faucet

**hansgrohe**



## Product features

- normal spray
- flow rate: 5 l/min
- ceramic valves hot/ cold 90°
- temperature limitation not adjustable
- pop-up waste set G 1½
- suitable for continuous flow water heaters
- connection dimension: DN15



# Bathroom Specification – Shower Set

**hansgrohe**



## Product features

- overhead shower Raindance Select S 300 2jet
- shower head size: 300 mm
- spray type: RainAir, Rain
- convenient diversion via Select button
- flow rate RainAir spray (at 0.3 MPa): 15 l/min
- flow rate Rain spray (at 0.3 MPa): 15 l/min
- spray disc surface in two variants: chrome or white
- shower arm length: 460 mm
- swivel shower arm
- thermostat Ecostat Comfort
- safety lock at 40° C
- adjustable hot water limitation
- outlets controlled via turning handle
- installation type: exposed installation
- connection dimension DN15
- connection thread G ½
- centre distance 150 mm ± 12 mm
- height-adjustable hand shower holder



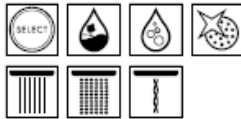


# Bathroom Specification – Shower Set

**hansgrohe**

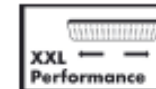


**Raindance® Select E 120 3jet**  
Hand shower  
# 26520, -000, -400  
EcoSmart # 26521, -000, -400 (not shown)



## product features

- overhead shower Croma 220
- shower head size: 220 mm
- overhead shower angle adjustable
- spray type: RainAir
- flow rate RainAir spray (at 0.3 MPa): 19 l/min
- shower arm length: 400 mm
- swivel shower arm
- thermostat Ecostat Comfort
- safety lock at 40° C
- adjustable hot water limitation
- outlets controlled via turning handle
- installation type: exposed installation
- connection dimension DN15
- connection thread G ½
- centre distance 150 mm ± 12 mm
- height-adjustable hand shower holder



# Bathroom Specification – Water Closet








The wall mounted toilet without flushing rim, reveals itself as particularly easy to clean: The open flushing rim allows for an innovative water supply, naturally with hygienically perfect flushing. Perfect flushing results are guaranteed even with small quantities of water thanks to modern 4.5-litre technology. The open and easily accessible rim area makes it significantly easier to keep the basin clean.  
For even greater cleanliness: WonderGliss.

The efficient solution: The rimless wall mounted toilet. The dynamic water supply provides excellent flushing results. The water flows into the bowl powerfully and symmetrically to rinse the entire inside surface completely and hygienically





# Standard Specification

ITEMS	DESCRIPTIONS	PRODUCT CODE	PICTURE	SUPPLIERS	ROOM TYPE					
					1 BEDROOM TYPE	2 BEDROOM TYPE	3 BEDROOM TYPE	DUPLEX TYPE	SKY VILLA DUPLEX TYPE	SKY VILLA TYPE
1	DIGITAL DOOR LOCK (MAIN ENTRANCE)	"YALE" : YDM3109		TEO HONG	•	•	•	•	•	•
2	LEVER HANDLE (GENERAL ROOM)	STAINLESS STEEL 902.92.840		HAFELE	•	•	•	•	•	•
3	SWTICH OUTLET & COVER PLATE  1 WAY SWITCH (1 SET)	N4915M3N # Key cover 3M  L4001/0 # LIVING SWITCH- 1P Without Key  LNA4803AE # NEW LIGHT - Avenue		BTICINO	•	•	•	•	•	•
4	SWTICH OUTLET & COVER PLATE  1 WAY SWITCH (2 SET)	NT4001N # LL - 1 way switch 1P 16A 1m tech  NT4950 # LIGHT TECH - blank insert 1M  LNA4803AE # NEW LIGHT - Avenue		BTICINO	•	•	•	•	•	•
5	SWTICH OUTLET & COVER PLATE  1 WAY SWITCH (3 SET)	NT4001N # LL - 1 way switch 1P 16A 1m tech  LNA4803AE # NEW LIGHT - Avenue		BTICINO	•	•	•	•	•	•

# Kitchen Appliance - 1-3 Bedroom Unit

## SIEMENS

### Ceramic Hob

