

sky
RISE
AVENUE
SKV.64

HARMONIC LIVING ARISE
CONDOMINIUM ON SUKHUMVIT

SUKHUMVIT

Sukhumvit, The Central Area of Bangkok

The Sukhumvit area is the preferred residential area for the elite in Thailand. The area has completed living facilities, luxury shopping malls, transportation, and public places. In particular, the extensive transportation network and ongoing development plans make the district even more powerful and attract the elite to buy properties here.

Sukhumvit is a gathering place for amazing dining experience and popular with tourists. A large number of Thai celebrity and foreign elites reside here. All these prosperity can be seen through the rise of high-end residential apartments, shopping malls and office buildings.





The development of the old city has been saturated, giving rise to the new uptown of the city.

First section of Sukhumvit includes Bangkok's CBD, Siam Business District, Asok Business District, Thonglor-Ekamai Business District. The middle section is represented by Onnut – Punnawithi is residential area, sitting in a luxury and high quality living area.

Now it is not just a paradise in the developing affluent district of Bangkok. The increasing concentration of people here makes this area popular, characterized as "Sukhumvit New District". Especially between the Punnawithi station and Udomsuk station. There are many new commercial entities both currently in progress to add the existing ones



SILICON VALLEY IN BANGKOK

Punnawithi District is a digital and e-commerce center under the Thai government's Digital Industry 4.0 economic plan. It is currently the largest digital innovation park in Southeast Asia, providing a completed eco system for technology companies and entrepreneurial communities.

Most of the people living in the area are young professional working in high-tech companies. The development model is exactly the same as that of Silicon Valley in the United States. At the same time, world-renowned high-tech companies such as Huawei, Amazon, and Google have already settled here. This area is called the Bangkok version of "Silicon Valley."



**East Gate of EEC Eastern Economic Corridor(EEC)**

The Punnaewithi area is populated by office buildings, large-scale commerce, shopping center and the ASEAN exhibition area. It is the most important core area of Thailand's economic 4.0 policy in the EEC Eastern Economic Corridor plan, and it is a must for the high-speed rail from Bangkok to Pattaya in the east. Bangkok's East BangNa business district are just one stop away, and BangNa's development benefits must also be shared with Punnaewithi. From BangNa, not only the new airport express can be directly connected to Suvarnabhumi International Airport but also to BangSue high-speed train station, consequently rail transportation is convenient for life.

The development and prosperity brought to Sukhumvit in the near future is Bangkok Mall, the largest comprehensive shopping paradise in Southeast Asia. With a land area of more than 650,000 square meters, it will be built into a comprehensive project integrating commercial, residential and office spaces, spending more than 20 Billion Thai Baht to enjoy the scarce ecological entertainment resources and urban noble lifestyle.



101 True Digital Park Shopping Center



Mega Bangna + IKEA shopping center

Bangkok high value-added, high sales rate and high rent area

As the second top investment choice for residential project, Second only to **Sathorn District, Punnawithi** has become an elite location favored by Bangkok's white-collar elite class and foreign immigrants, with a regional sales rate up to 89%. House prices in the Punnawithi area vary according to the distance from the station. The average price in the second quarter of 2019 was about 140,000-180,000 Baht/m², of which the average price of high-rise apartments was 160,000 Baht/m². The average price increase was as high as 6%. There are many foreign white-collar tenants in with the area, the monthly rent of 450-750 Baht/m², The area's rental yield is about 5%.



Bangkok's "Silicon Valley" National High-tech Zone's Only Great Value Project near the BTS Skytrain

Located on Sukhumvit Road as the most important commercial area, along the BTS line with hotels, shopping malls, office buildings. Life is extremely convenient, a variety of food option, the newly opened night market and shopping malls are just nearby . There are many main roads and highways in the area and 5 stations to Thonglor to reach rest of the city quickly.



300 meters away from the entrance of Punawithi sky train station



5 minutes to the express way



Convenient and well-developed transportation network

Onnut	:	Century The Movie Plaza, Lotus Supermarket, The Phyll
Bang Chak	:	M Tower Office Building, DKSH Office Building
Punnawithi	:	The Third Place Business District, True Digital Tower Office Building
Udom Suk	:	Bangkok Mall, Udom Suk Market
Bangna	:	BITEC Exhibition Center, BHIRAJ Office Building, Bangna Market



sky RISE

AVENUE
SKV.64



PROJECT CONCEPT

THE NEW CONCEPT DESIGN OF RESIDENTIAL CONDOMINIUM ON A GIGANTIC 35,200 SQ.M OF LAND AREA WITH PERFECT AREA COMBINATION OF GREENERY AND WELLNESS LIVING FUNCTIONS.

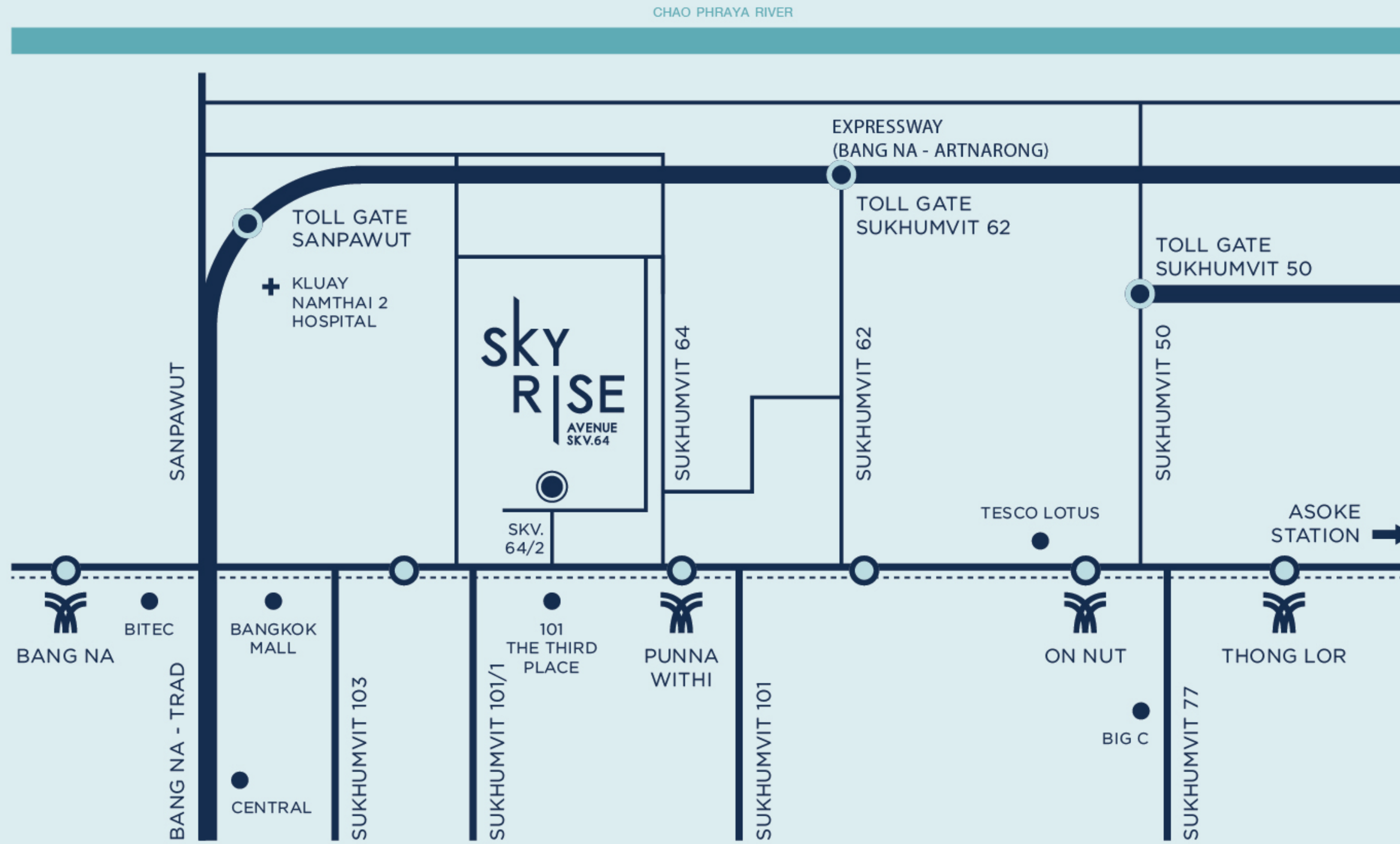
WHERE THE SIMPLICITY OF LIVING MEETS THE REMARKABLE SOUL OF NATURE AMIDST NEW GENERATION LIVING AROUND SUKHUMVIT AREA.

PROJECT INFORMATION

- PROJECT NAME : SKYRISE AVNUE SKV. 64
- PROJECT OWNER : RISLAND (THAILAND)
- LOCATION : SUKHUMVIT 64/2, PUNNAWITHI STATION
(300 M. TO THE STATION)
- PROJECT AREA : 22 RAI / 35,200 SQ.M. (1ST PHASE 23,486 SQ.M)
- LIVING TYPE : MIXED USE PROJECT HIGH RISE CONDOMINIUMS
AND OFFICE BUILDING
- BUILDING FOR SALES : 4 BUILDING (1ST PHASE)
- TOTAL UNITS: : 1,961 UNITS (1ST PHASE)
- GREEN AREA : 9,900 SQ.M. (1ST PHASE)
- PROJECT COMPLETION : Q2 2024
- THE CAR SAFETY AREA : 2-LEVEL UNDERGROUND SPACIOUS PARKING SPACE
: 45% OF PARKING RATIO
: LESS POLUTION, NATURAL SCENIC LANDSCAPE VIEWS



LOCATION MAP





Area

The core area in the middle section of Sukhumvit, Thailand International High-tech Industrial Zone, Bangkok 5G Digital Center, A-class office buildings around the project



Transportation

300 meters to Punna-withi Station on Sukhumvit Line, with direct access to Thonglor, Em district, Siam Square with in 20 minutes



Supporting facilities

600m² commercial space 13,600m² office building. The only perfect large community supporting facilities in the area



Price

25% lower than the average selling price in the area



Garden

9000m² super-large green park, the largest atrium garden in Bangkok



Education

Adjacent to the top international schools; Anglo Singapore International School, Wells International School, Patana International School elite education seamlessly connects to Europe and the United States standard



Design

Won 32 international design awards, Duangrit Bunnag is one of the most renowned architect in Thailand.

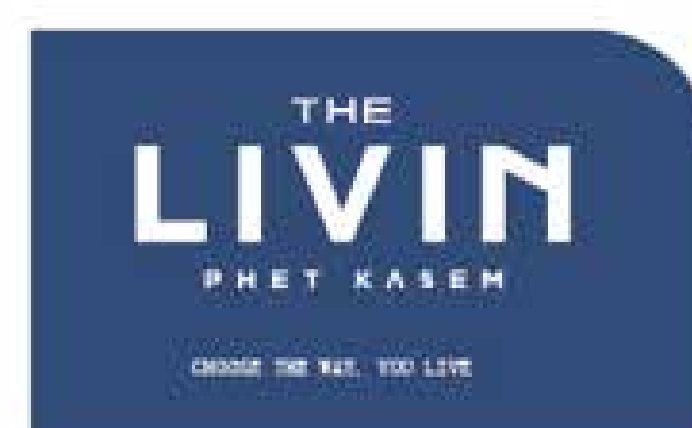


Investment

The occupancy rate is as high as 95%, and the rate of return is from 5%. The regional rent is 450-750 Baht/sq.m., which is a real investment vault

DEVELOPER PROFILE

Country Garden, the world's top 500 developers, and overseas property developers are recognized as a well-known builder, operator of green, ecological, and smart cities in China. Risland under Country Garden Group has developed several projects in Thailand: Artisan Ratchada, Lake Serene Rama3, The Liven Phet Kasem, Cloud Thonglor-Petchaburi which are widely sought after by customers at home and abroad.





Thailand's Design Master Duangrit Bunnag

After winning numerous international awards, Duangrit Bunnag, who is known as the created master in Thai architectural design had continuing architectural masterpiece after the new terminal of Suvarnabhumi Airport and EM Quartier. Duangrit Bunnag, founder of The Jam Factory, Cultural and Creative Center, His work includes many award-winning hotels, NakaPhuket was selected as the best hotel by Wallpaper Magazine in 2014.



200 meters to a large commercial office complex and enjoy a 24 hour wonderful life across the street

- Bangkok's landmark complex "Whizdom101"
- Shopping life "The Third Place" is only 200 meters away from the project
- Office space "True Digital Park" is less than 1km away from the project

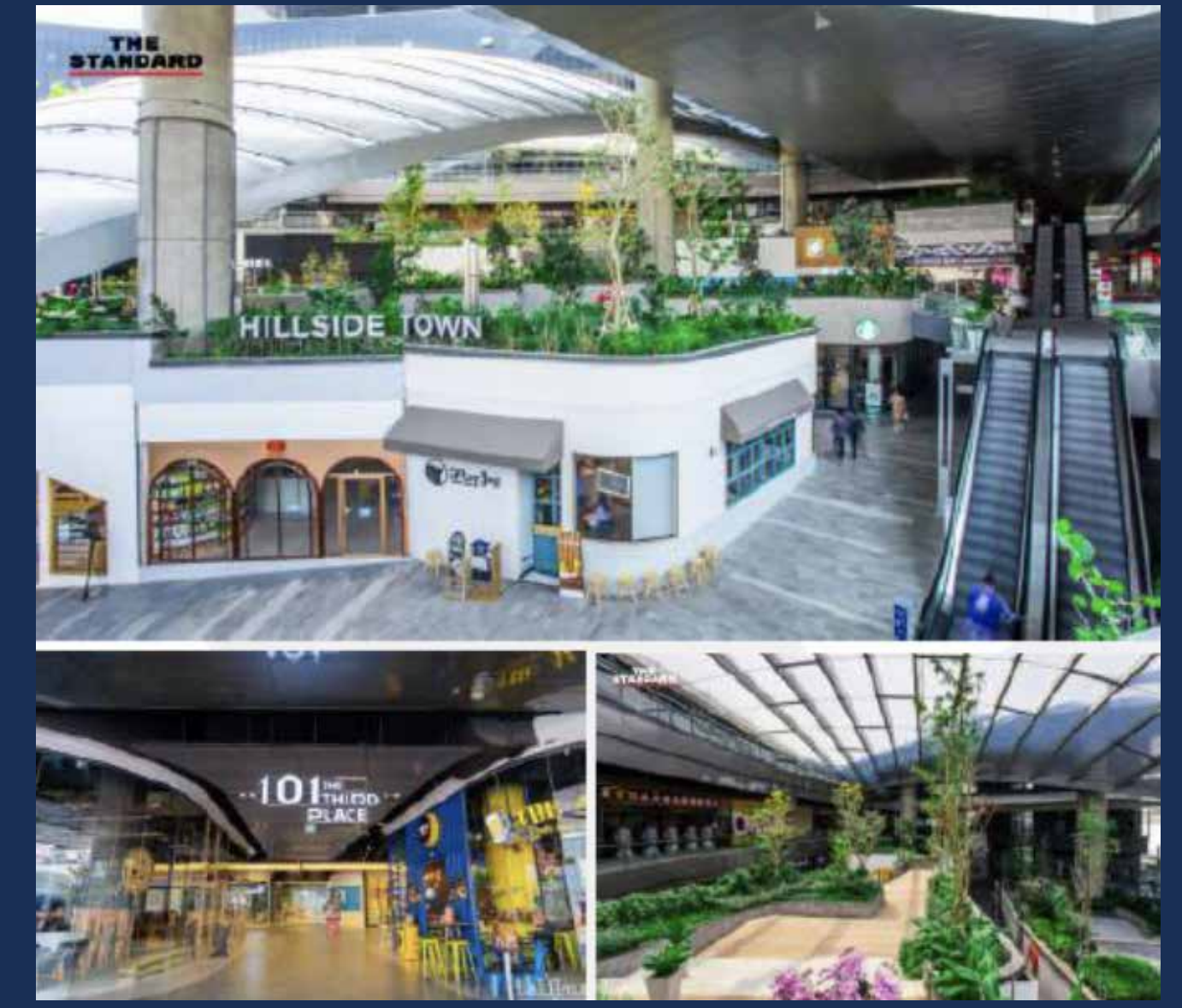
Whizdom101 Bangkok



True Digital Park



The Third Place



CENTRAL PLAZA BANGNA



MEGA BANGNA



TESCO LOTUS



PARADISE PARK



JAS URBAN



SUMMER HILL



10-minutes regional business facilities to meet the needs of the whole family

Mega Bangna, the largest shopping mall in Southeast Asia, is one of the largest shopping malls in Thailand and is known as the "King of Mall" in Bangkok. A total of 800 well-known international and Thai brand merchants, Big C, Robinson, Home Pro and other Thai shopping malls are stationed here, as well as Thailand's first IKEA, which can meet all shopping needs.

Surrounding international office buildings //

Emerging business office area

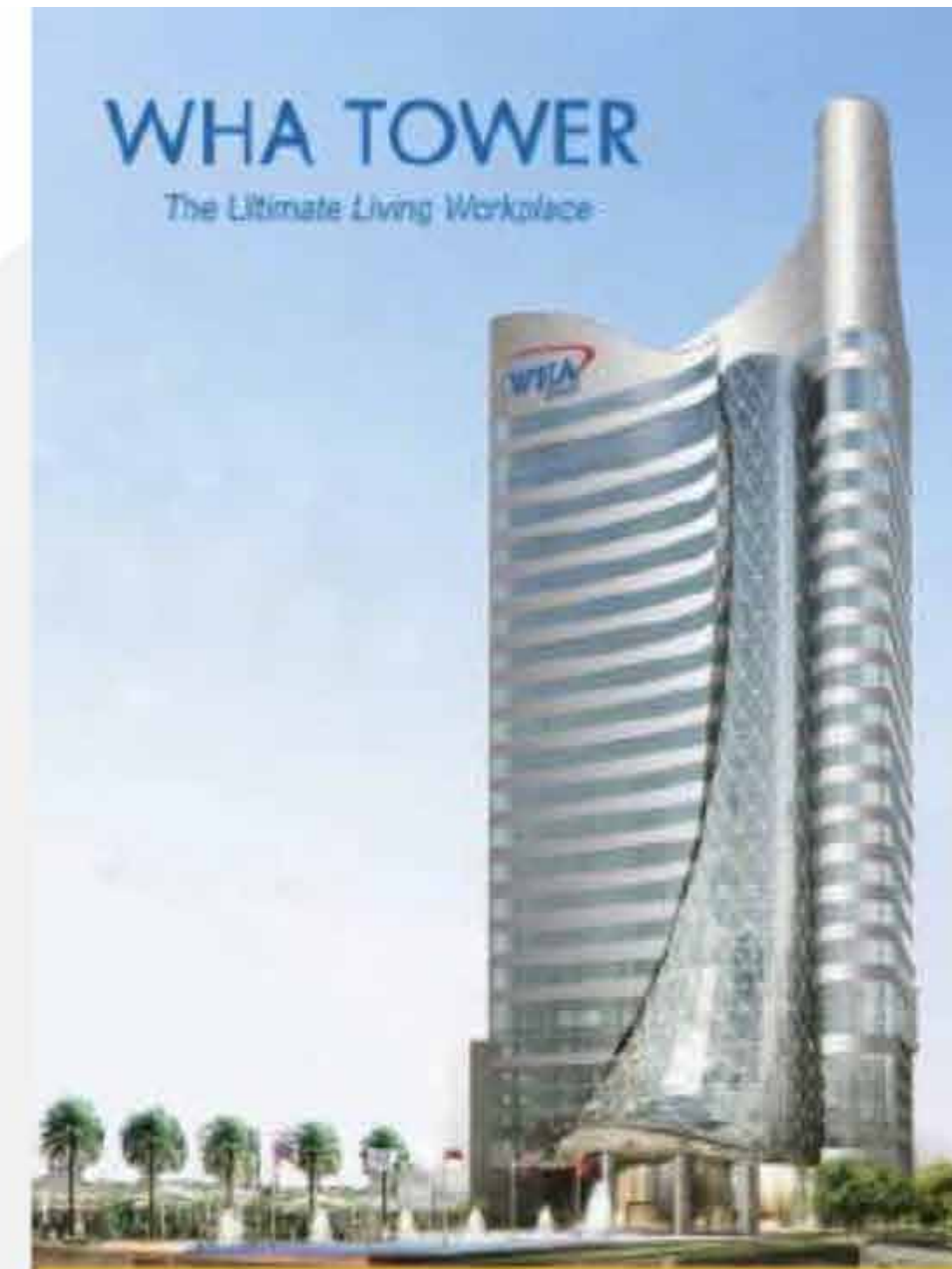
In recent years, the newly-built A-class office building has become a new working destination for Bangkok residents. At the same time, it has also attracted many expatriates from foreign companies to work here. Thanks to the very convenient transportation to and from the highway in the area, it is very suitable to commute to various business districts. More companies will be expected to settle in the middle of Sukhumvit in the future.



M Tower



DKSH Tower



WHA Tower



Bhiraj Tower @Bitec

International school

Anglo international school Proportion of international students: 40%	200 m
Bangkok Pattana School Proportion of international students: 60%	4.5 km
Wells international school Proportion of international students: 40%	2 km
Berkeley international school Proportion of international students: 50% From Europe and 25% From Asia	2.3 km

Anglo international school



Berkeley international school



Bangkok Pattana School



Wells international school



Hospital //

Five Star International Hospital provides a full range of medical services for the whole family.

Sukhumvit Hospital 4 Stations by BTS

Sukhumvit Hospital is a five-star hospital in Bangkok, with the most complete medical equipment, advanced medical technology and high-quality services. It is also one of the international hospitals that have been widely visited by overseas for medical treatment in Thailand.

Manarom Hospital 9 km

Manarom Hospital is a private hospital specializing in mental health





Bangkrachao



Bitech Bangna



Dadfa



Bangna navy golf course



King Rama 9 Garden



LIFESTYLE

X

PUNNAWITHI

A private garden where you can fly kites

The project comes with a 9,900 square meters of comfortable green wide-view living circle to create the largest community greenery in the Bangkok area. "Green" is not just a color, but also a choice of lifestyle and attitude towards life.



RISLAND











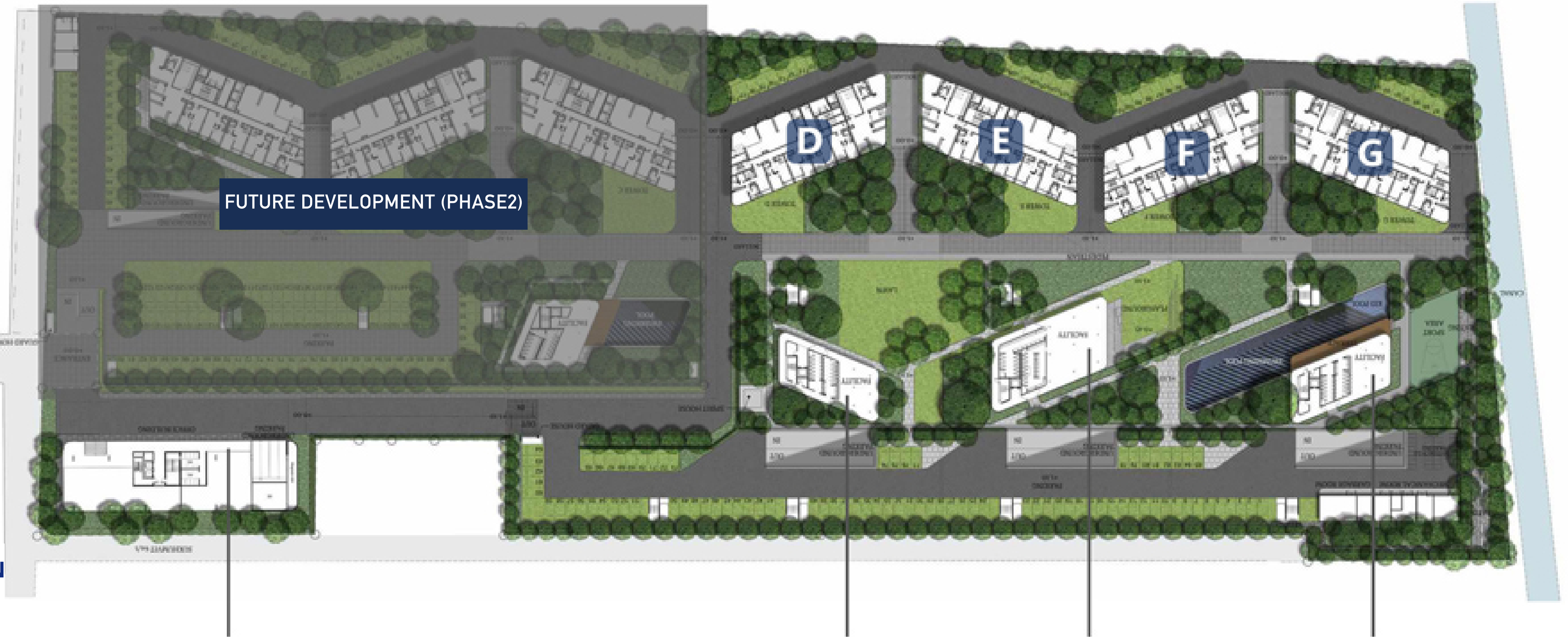
MASTER PLAN

S
U
K
H
U
M
V
I
T

R
O
A
D



BTS PUNNAWITHI STATION



- 1. OFFICE BUILDING
- 2. COMMERCIAL SPACE
- 3. CONVENIENCE STORE

- 4. CO-WORKING SPACE
- 5. PLAYGROUND
- 6. VIP READING ROOM
- 7. EXECUTIVE LOUNGE

- 8. FITNESS
- 9. SAUNA
- 10. SPORT FIELD

- 11. SWIMMING POOL 50Mx10M
- 12. PERSONAL BANQUET
- 13. CO-COOKING SPACE
- 14. BAR B Q AREA
- 15. BASKETBALL COURT (HALF COURT)

FLOOR PLAN

TOWER F FLOOR 3rd-43th



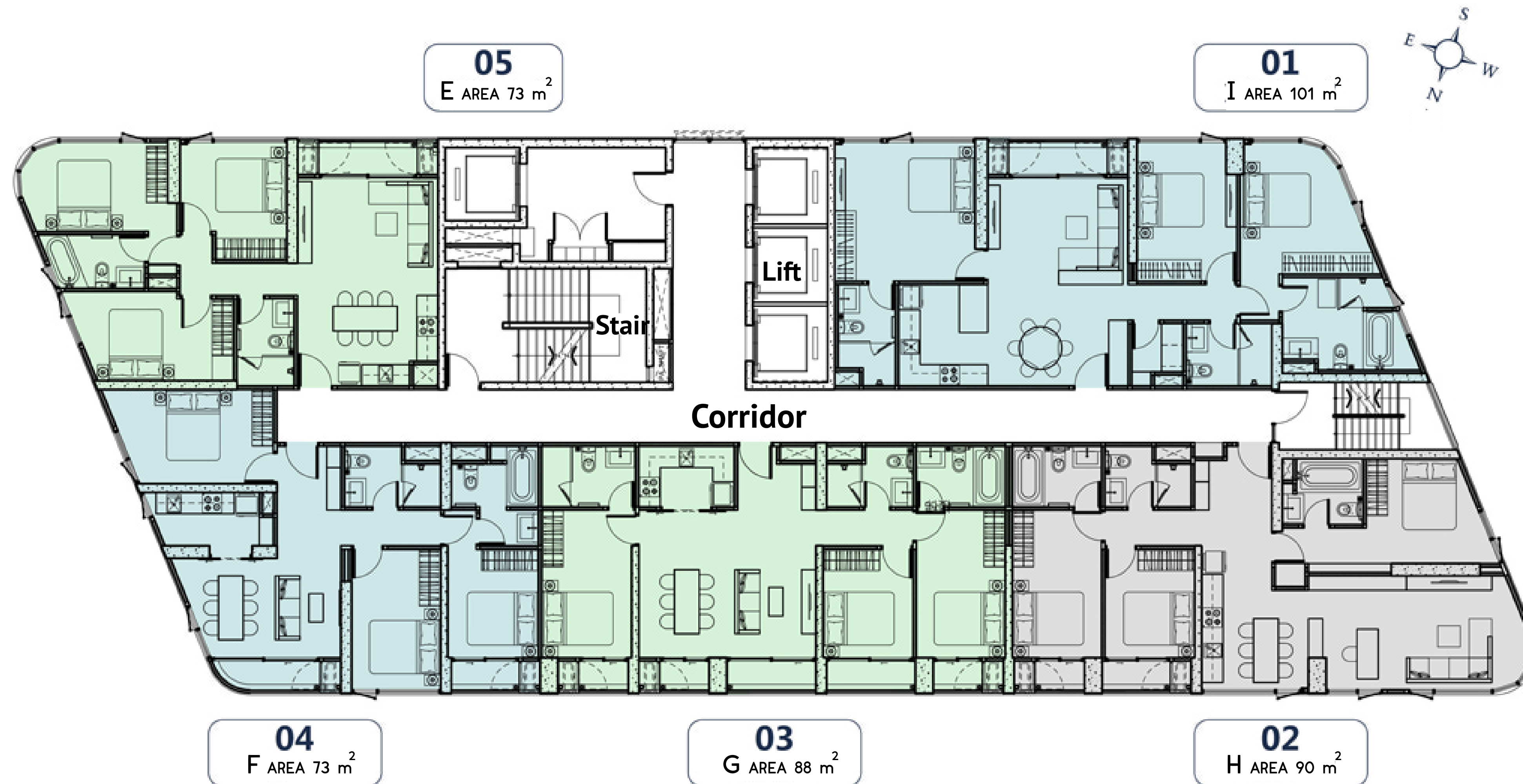
TOWER F FLOOR 44th-46th



TOWER G FLOOR 3rd-46th



TOWER G FLOOR 47th-49th



UNIT PLAN

TYPE A
28 Sq.m.
(1 BEDROOM, 1 BATHROOM)

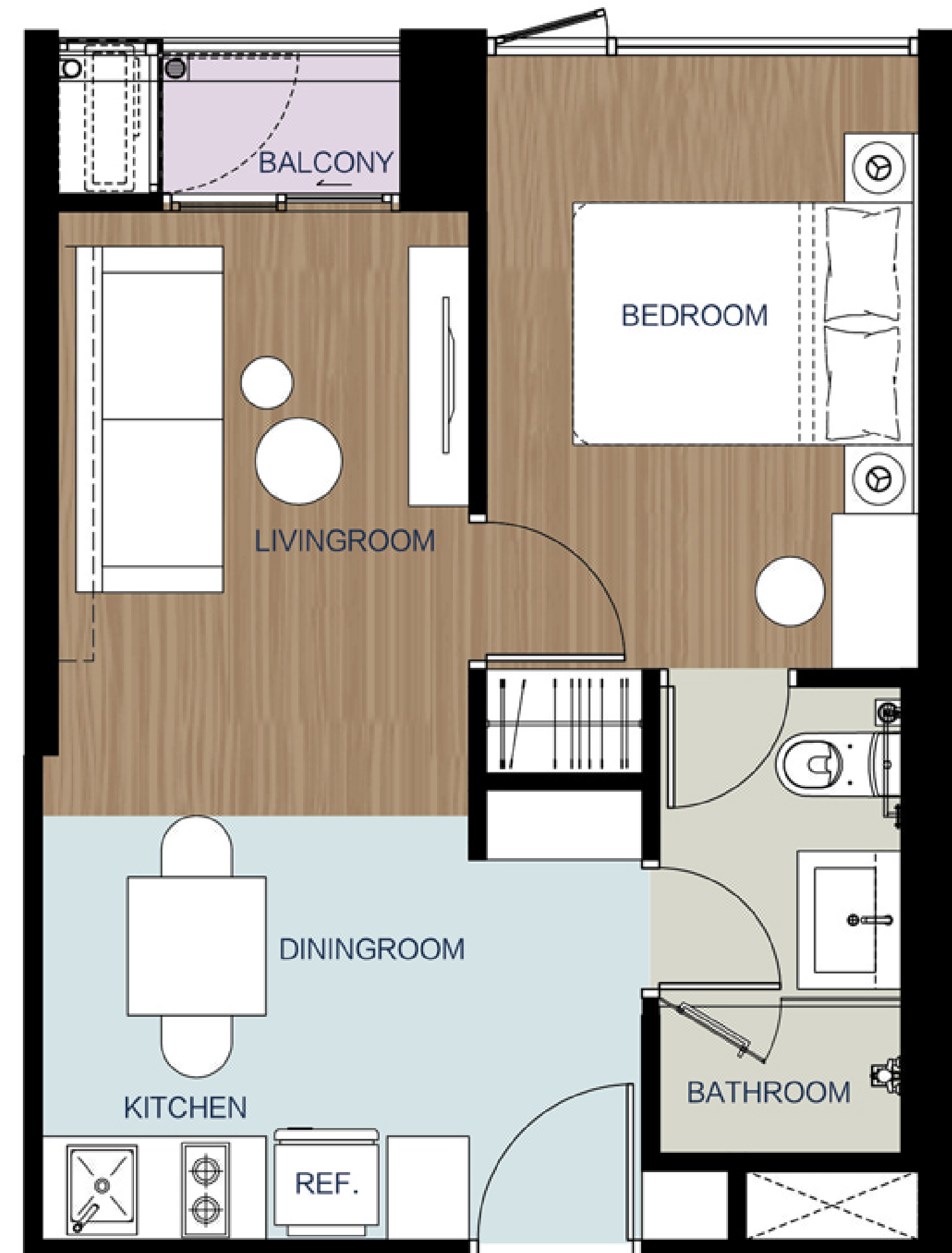




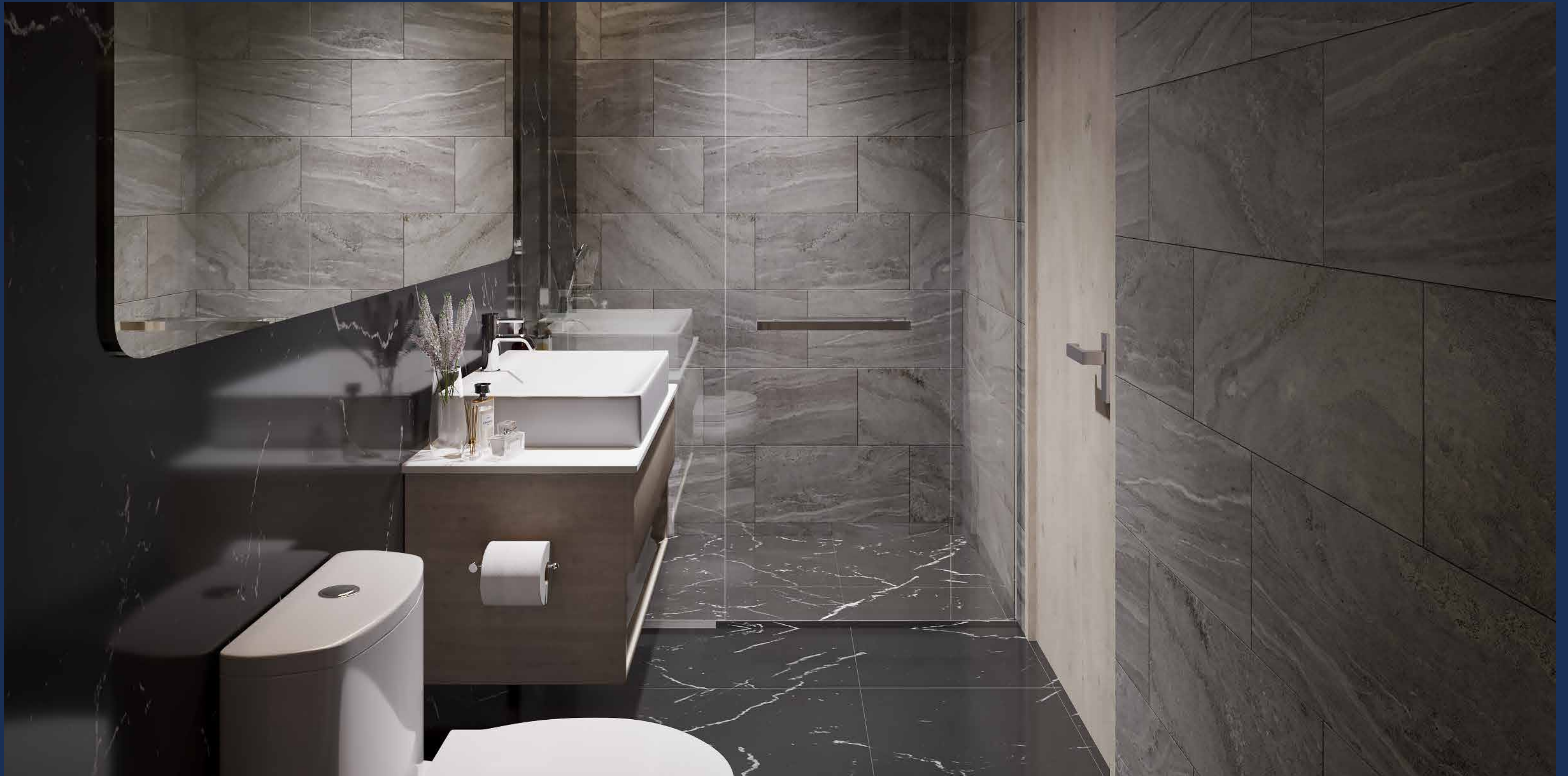


UNIT PLAN

TYPE B
35 Sq.m.
(1 BEDROOM, 1 BATHROOM)







UNIT PLAN

TYPE C1

45 Sq.m.

(2 BEDROOMS, 1 BATHROOM)



UNIT PLAN

TYPE C2

45 Sq.m.

(2 BEDROOMS, 1 BATHROOM)



UNIT PLAN

TYPE D1
55 Sq.m.
(2 BEDROOMS, 2 BATHROOM)

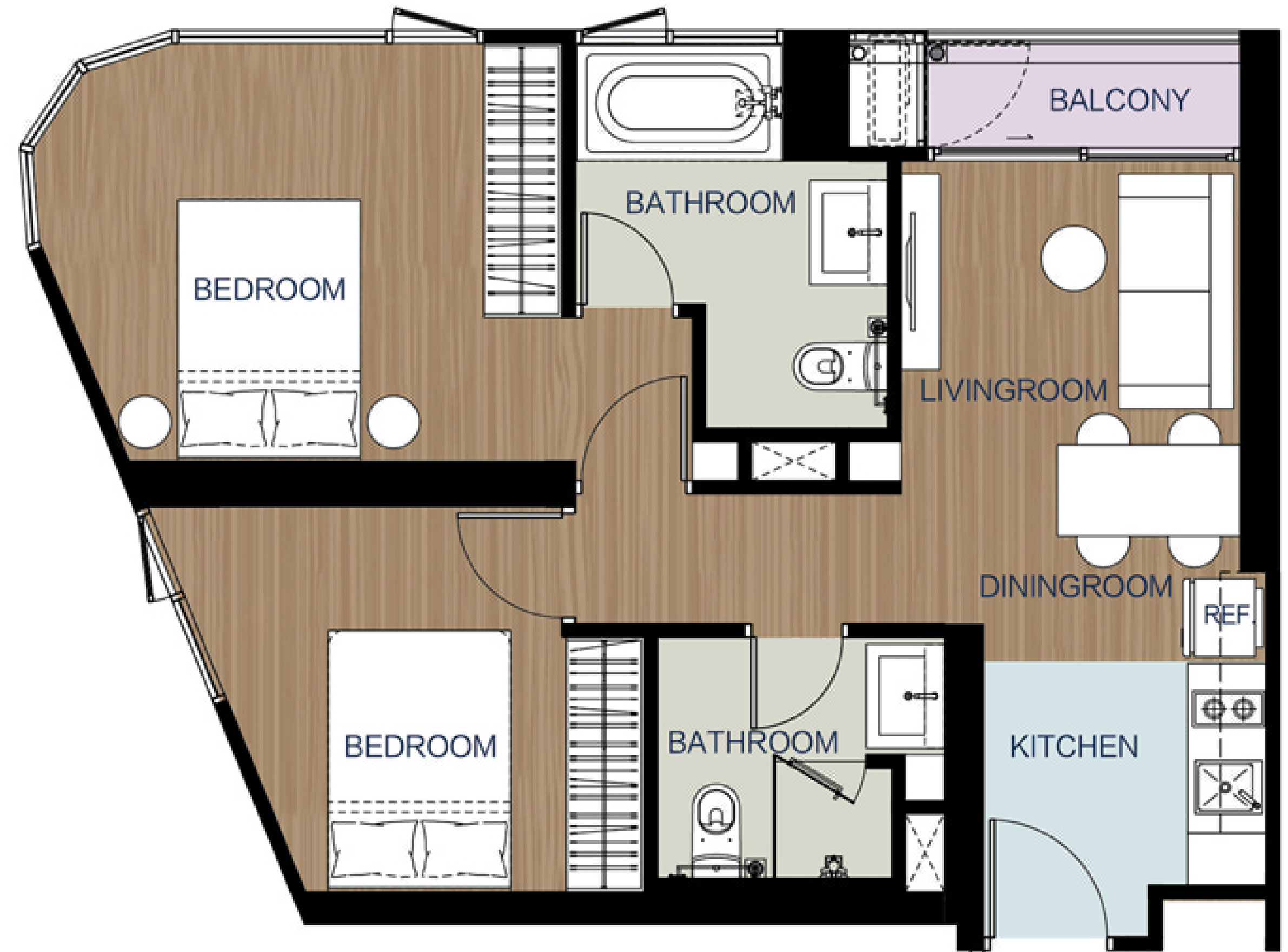


UNIT PLAN

TYPE D2

55 Sq.m.

(2 BEDROOMS, 2 BATHROOM)







UNIT PLAN

TYPE E

73 Sq.m.

(3 BEDROOMS, 2 BATHROOM)



UNIT PLAN

TYPE F

73 Sq.m.

(3 BEDROOMS, 2 BATHROOM)



UNIT PLAN

TYPE G

87 Sq.m.

(3 BEDROOMS, 3 BATHROOM)



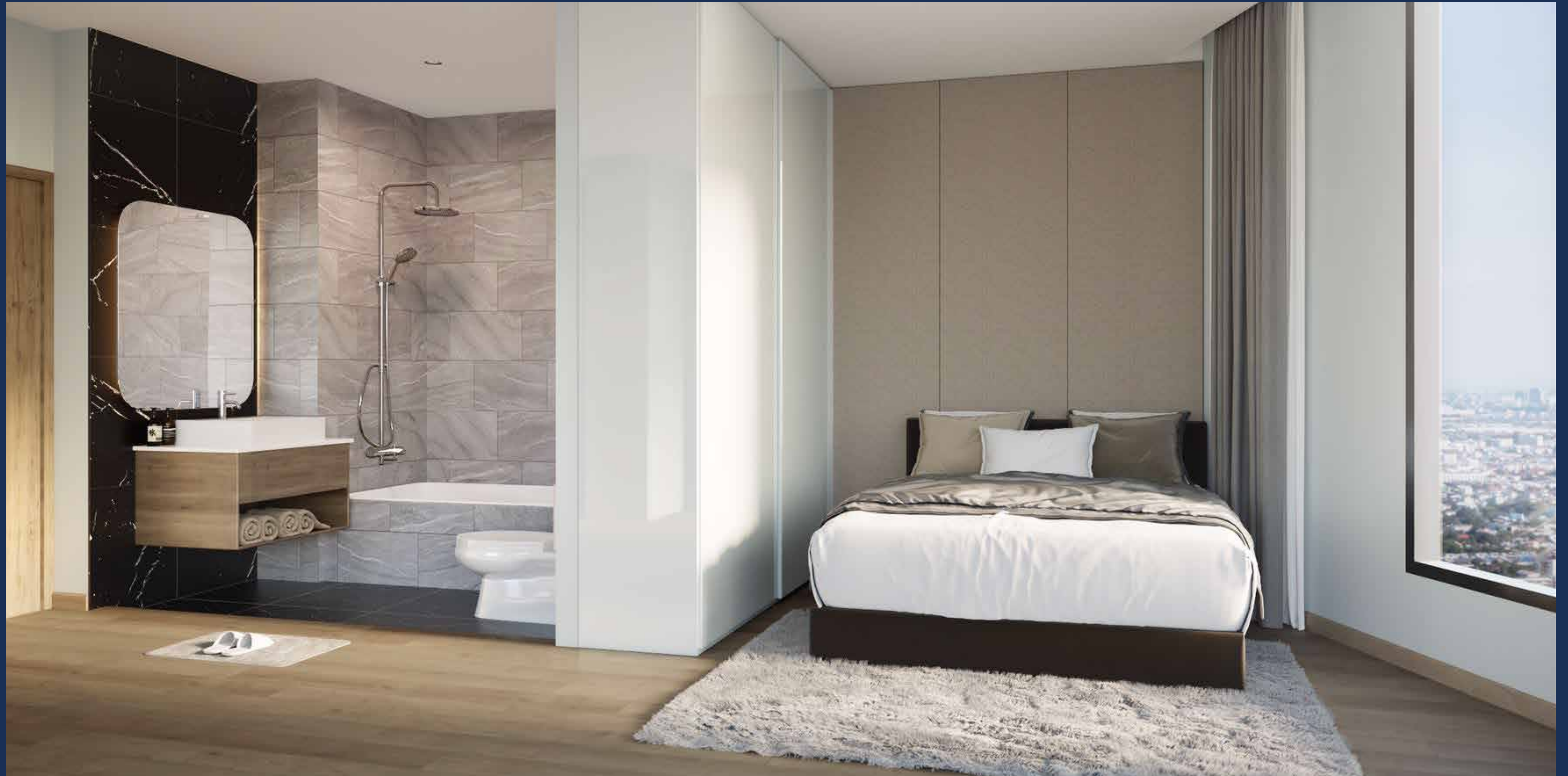
UNIT PLAN

TYPE H

90 Sq.m.

(3 BEDROOMS, 3 BATHROOM)





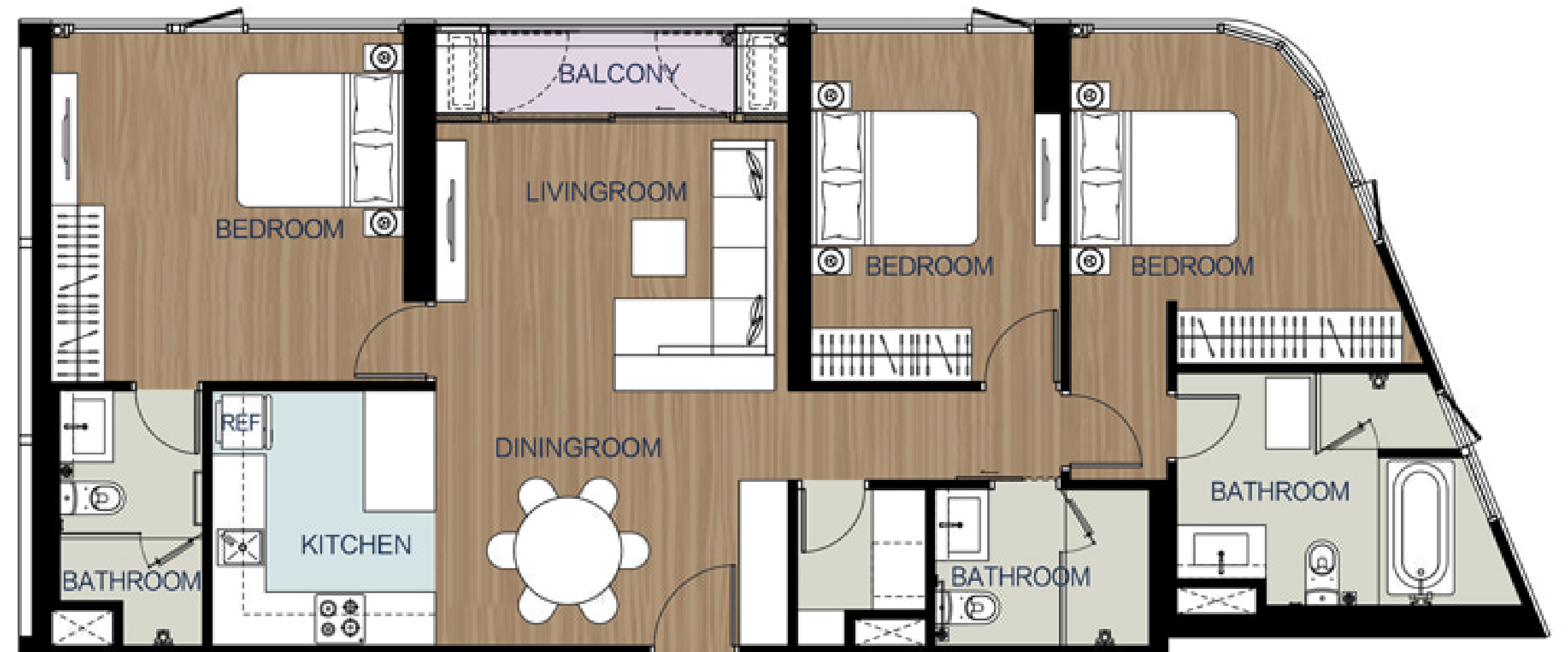


UNIT PLAN

TYPE I

101 Sq.m.

(3 BEDROOMS, 3 BATHROOM)





Premium Standard Materials



Samsung Digital Doorlock



Password + Keycard + Physical key ;
3 methods to unlock



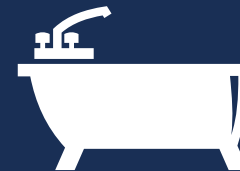
Automatically lock,
low battery alarm



TEKA Kitchenware Products



Built-in kitchen appliances,
make good use of kitchen space



Kohler + TOTO + BRAVAT Bathroom Products



German and Japanese sanitary wares brand



Have a hotel-style bathroom experience at home

**KOHLER**®**Schneider**
Electric**SAMSUNG****teka**



THANK YOU