

# blossom

CONDO  SATHORN-CHAROENRAT



by

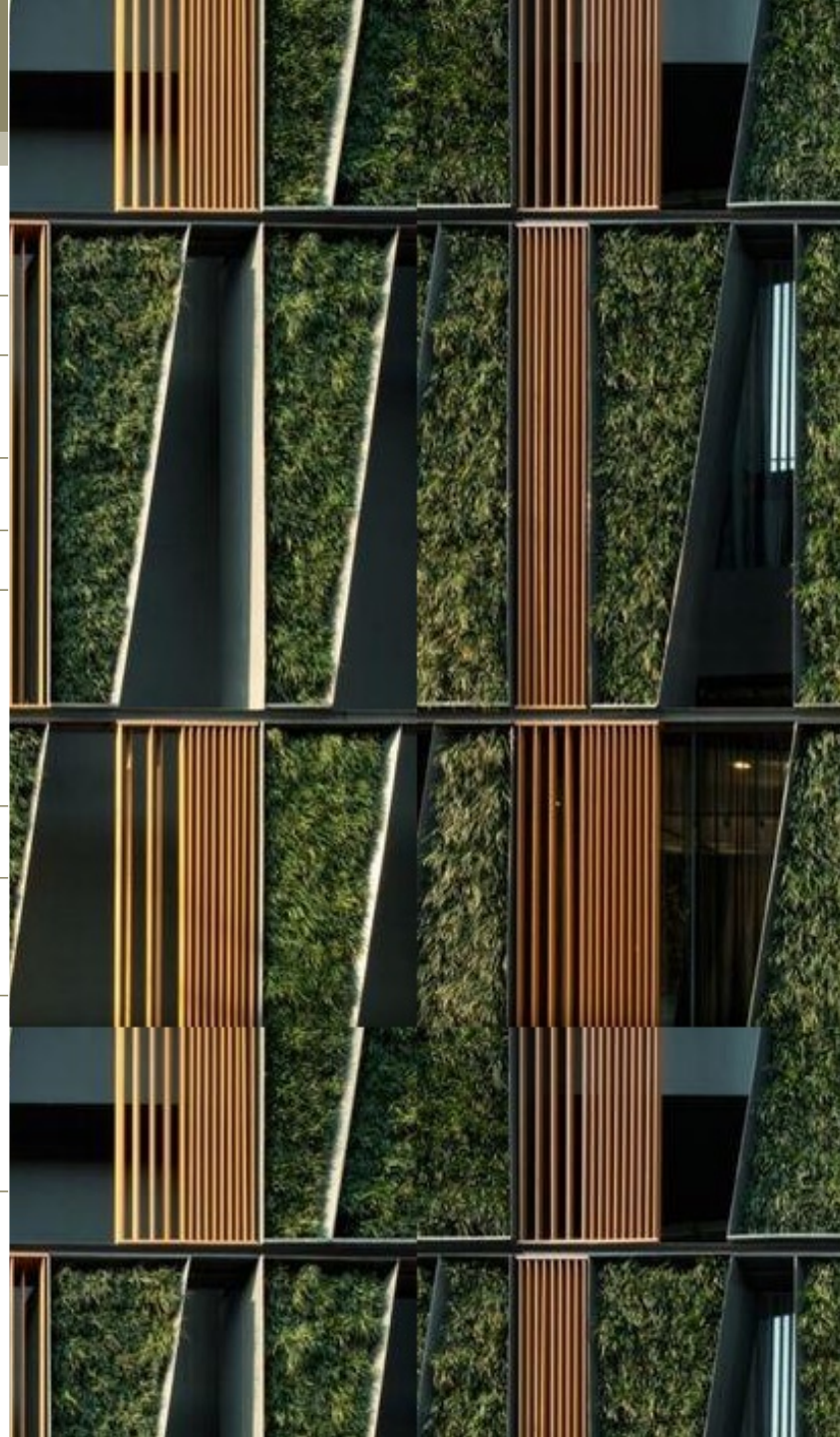


SIMEASE ASSET  
ASSET OF LIFE



# PROJECT DETAILS

<b>Project Name</b>	Blossom Condo at Sathorn-Charoenrat
<b>Project Owner</b>	Siamese Queens Co.Ltd
<b>Location</b>	Charoenrat Road, Thung Wat Don Sub-district, Sathron District, Bangkok
<b>Project Area</b>	7-1-56.5 Rai (11,826 Sq.m)
<b>Project Completed</b>	August 2018
<b>N° of building and units</b>	Building A, E, Condo-Hotel, 8 Storeys Building C, D, Condo, 8 Storeys Building B, Office, 7 Storeys Building F, Facilities, 1 Storey
<b>N°. of Parking</b>	390 Lots
<b>N°. of Units</b>	Residence-Hotel 788: Units Shops: 4 Units
<b>Type of Units</b>	1 Bedroom 29.70 – 31.85 Sq.m 2 Bedrooms 60.15 – 75.84 Sq.m Duplex 41.39 – 48.75 Sq.m
<b>Facilities</b>	Lobby, Fitness room, Swimming pool, Shop, Restaurant, Library,



# CONCEPT

**Blossom Sathorn-Charoenrat** is a premium development located in the heart of **Bangkok Central Business District**. This project comprises six **freehold condominiums buildings**, office building with coworking spaces, hotel and restaurant.

This **low rise residence** offers an easy access to **Surasak BTS station** only 800 meters. No matter where you are in **Blossom**, you will always be connected to nature via garden and large green spaces.

Life's perfect balance in the beauty of nature, for today and tomorrow.

Real **investment opportunity** for buyers, especially those looking for a quality turnkey investment with an affordable price, in a high-end residence with integrated rental management by hospitality industry.



# STRATEGIC LOCATION

## TRIANGULAR HUB

Cultural Tourism Zone

Siam Business District

Financial District  
and embassies

### Promising Location

- 800 m from BTS Surasak
- 5 min from Express Road
- Easy access to Charoen Rat Road

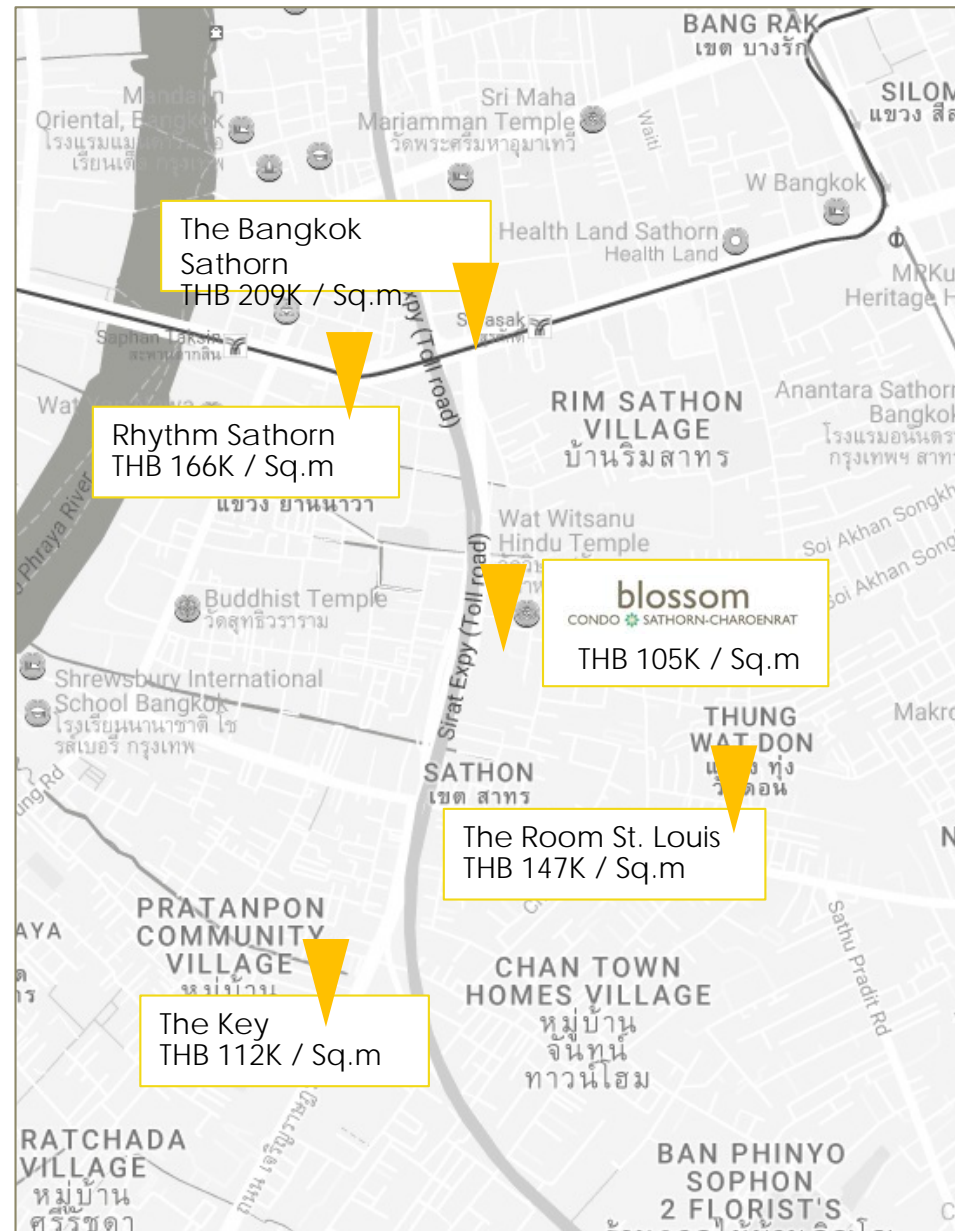
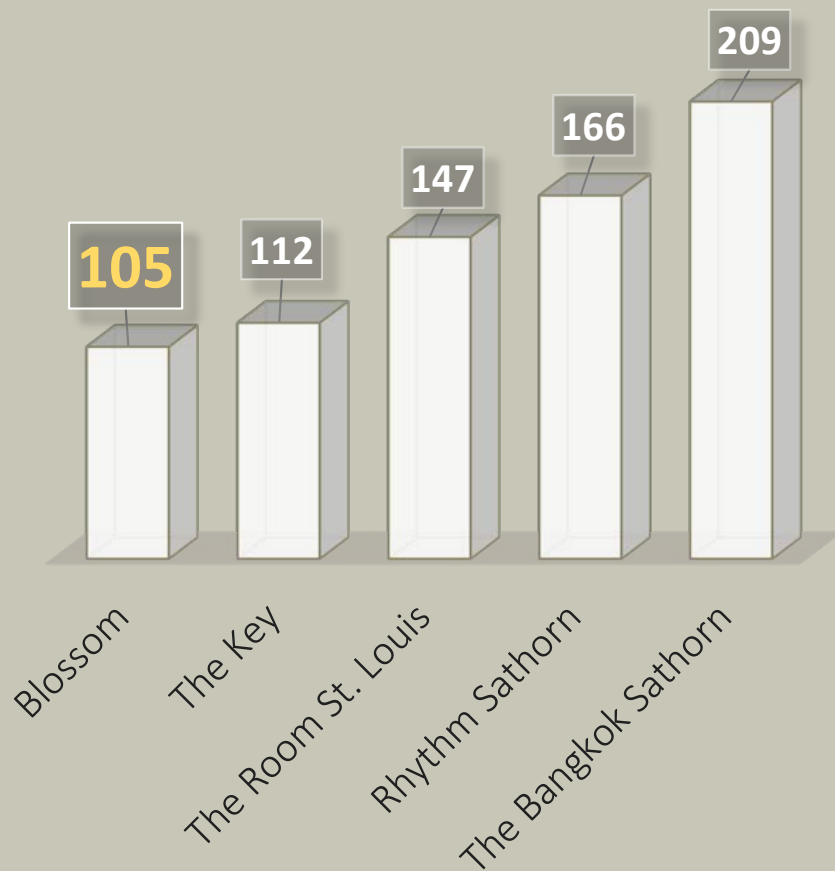


**blossom**  
CONDO SATHORN-CHAROENRAT

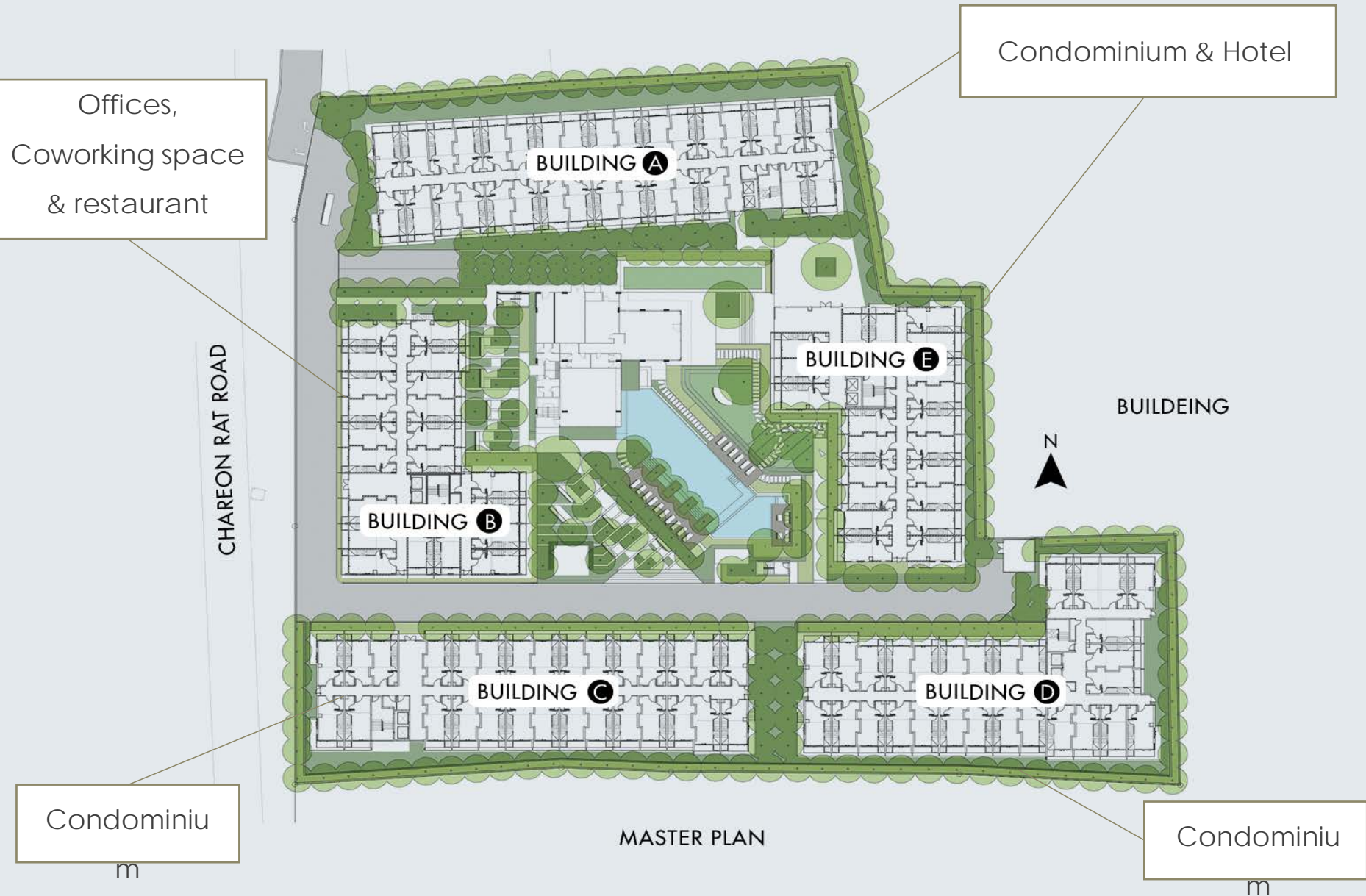


# MARKET ANALYSIS

AVERAGE PRICE K THB / SQ.M



# MASTER PLAN







## OFFICES



Working in Blossom gives a relaxed feeling, especially in an environment with natural lighting and designed furniture.

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Employees can enjoy modern and spacious offices, as well as the lush garden to take a break between working hours.

# CO WORKING SPACE

Blossom Sathorn believes in empowering the creative and entrepreneurial community. By designing beautiful and unique collaborative spaces, Blossom aims to make feel at home and to **connect people into a powerful network.**

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Designers, architects, writers, freelancers, bloggers or entrepreneurs. The large coworking space aims to build a creative and dynamic community.







The Blossom Apartment & Hotel offer rooms for short and long term rent. Situated in the heart of Bangkok's Business and tourist district, Blossom Hotel is well equipped and furnished.

Its central location provides an excellent access accross the city, and Bangkok's tourist attractions.

HOTEL

« Inspired by the simple beauty of nature, and the sophistication of modernity, Blossom is where urban lifestyle meets the earth's natural beauty. »



LOBBY





LOBBY

# RESTAURANT



Wood furniture, comfy chairs, plants, and natural lighting create a **relaxing** atmosphere where residents or workers feel comfortable to enjoy a snack and spend the time needed to relax.

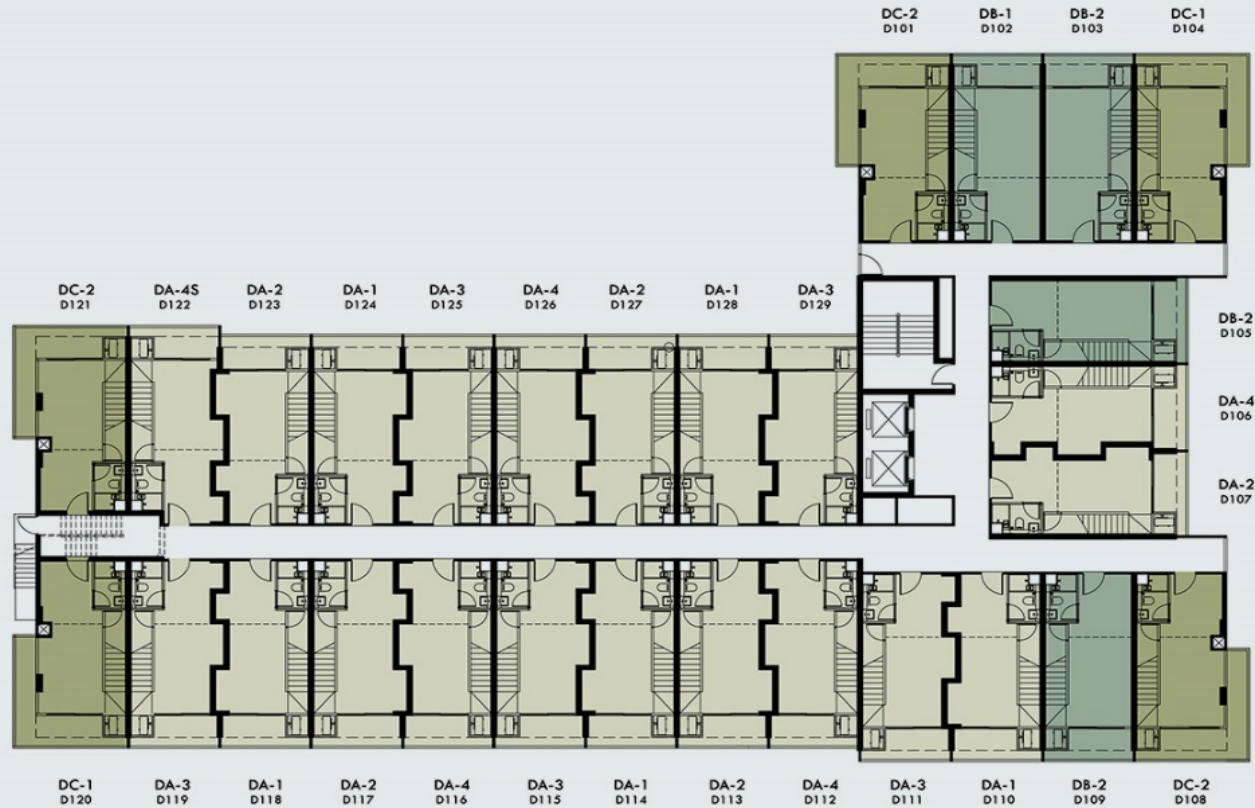






RESTAURANT

# BUILDING D - CONDOMINIUM



**BUILDING D**  
GROUND FLOOR PLAN



CONDO



Modern Freehold Residence



UNDER DEVELOP





FITNESS ROOM



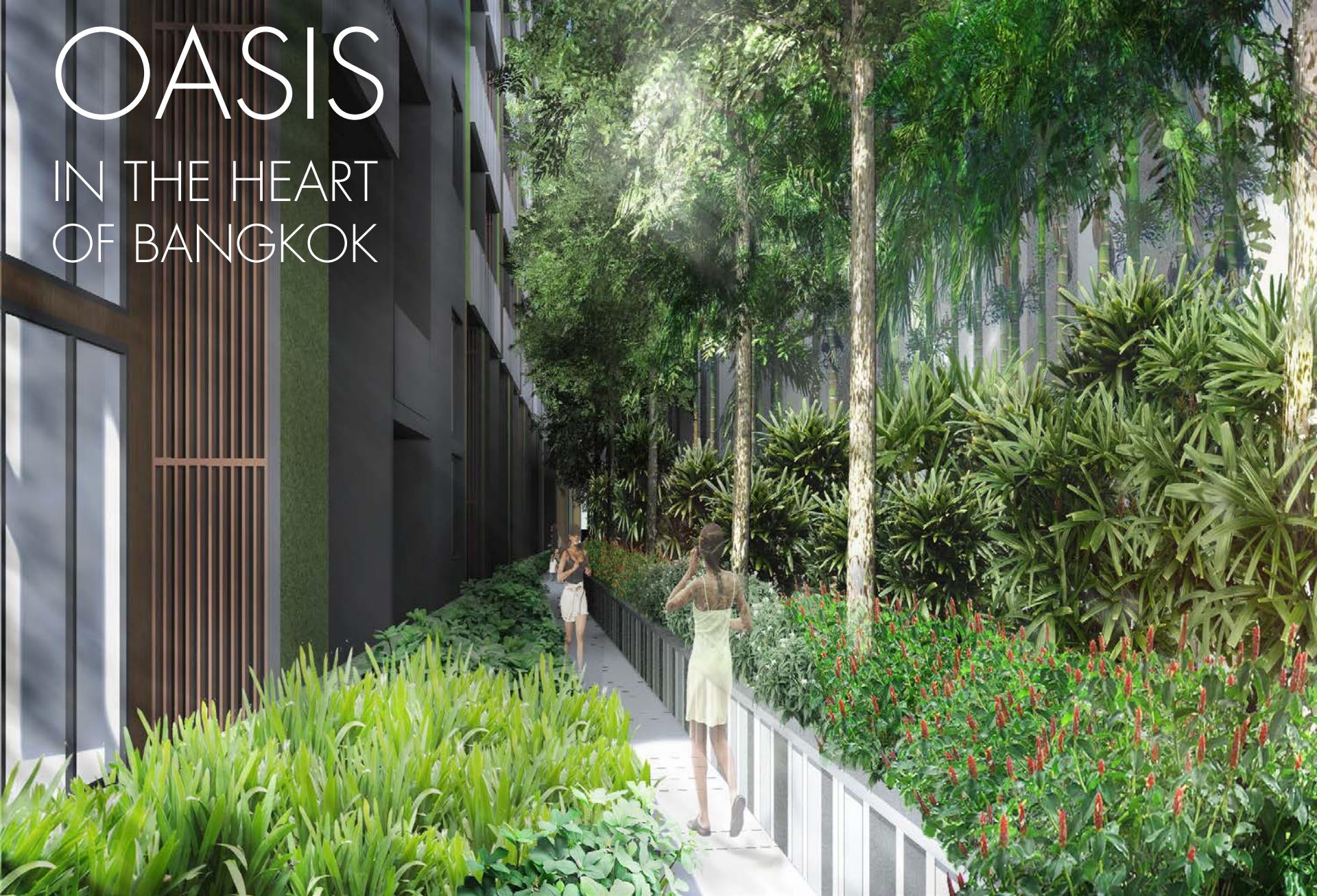


PLAYING AREA & CLUB



# OASIS

IN THE HEART  
OF BANGKOK



## JOGGING TRACK



Smart layouts and modern interiors



1 BEDROOM



1 BEDROOM



# 1 BEDROOM

Size: 30-33m<sup>2</sup>

1 Bed / 1 Bath



## 1 BEDROOM LAYOUT



2 BEDROOMS





2 BEDROOMS

# 2 BEDROOMS

Size: 60-75m<sup>2</sup>

2 Bed / 2 Bath\*



## 2 BEDROOMS LAYOUT





DUPLEX



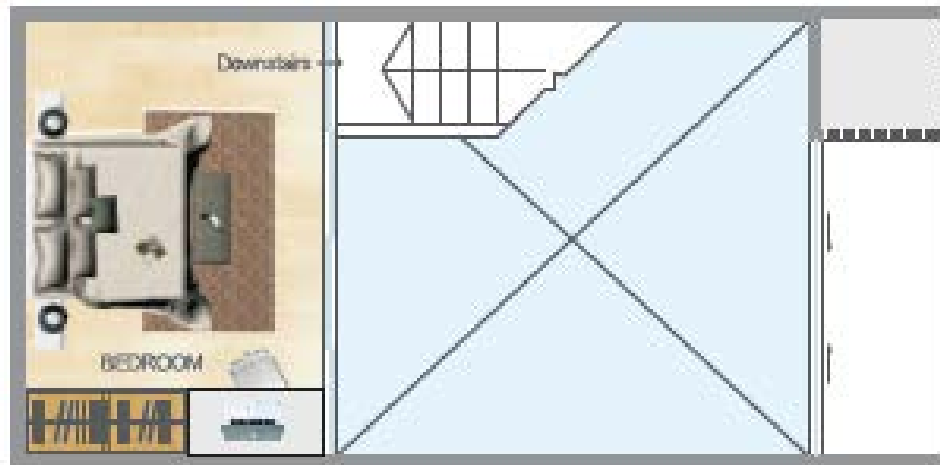
DUPLEX



# 1 BDR DUPLEX

Size: 40-45m<sup>2</sup>

1 Bed / 1 Bath



## DUPLEX LAYOUT

# DEVELOPER PROFILE

## VISION

At Siamese Asset, our goal is to be the most trusted property development company that delivers « Assets of Life » to our customers with cheaper price tag than other property development companies having the same standard; provide sustainable value growth to our shareholders, create challenging and rewarding work for our people in an environment that respects and values their contributions.



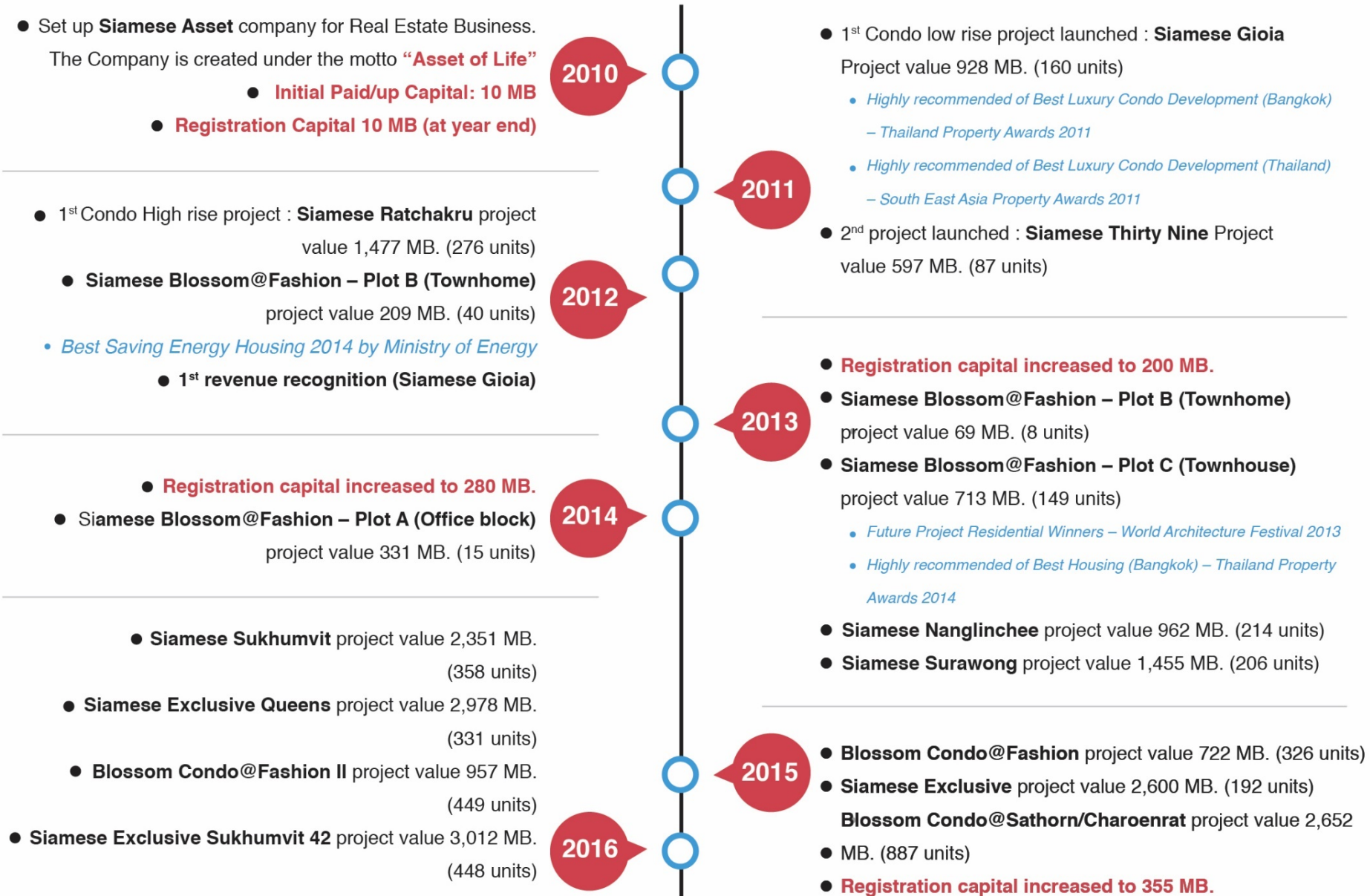
## MISSION

**The project is cheaper than other projects in surrounding area, of approximately 20 - 30%**

The goal of profit before deduct head office expense and tax 10% is lower than other real estate developers. Therefore the company can return the profit to clients about 20 – 40% in term of the lower price. The construction cost is also due to the management team who is professional and expert in construction industry. Moreover, the projects are in prime locations that will give the good return in the future.



# HISTORY





# PAST DEVELOPMENTS





# PAST DEVELOPMENTS



Siamese Thirty - Nine



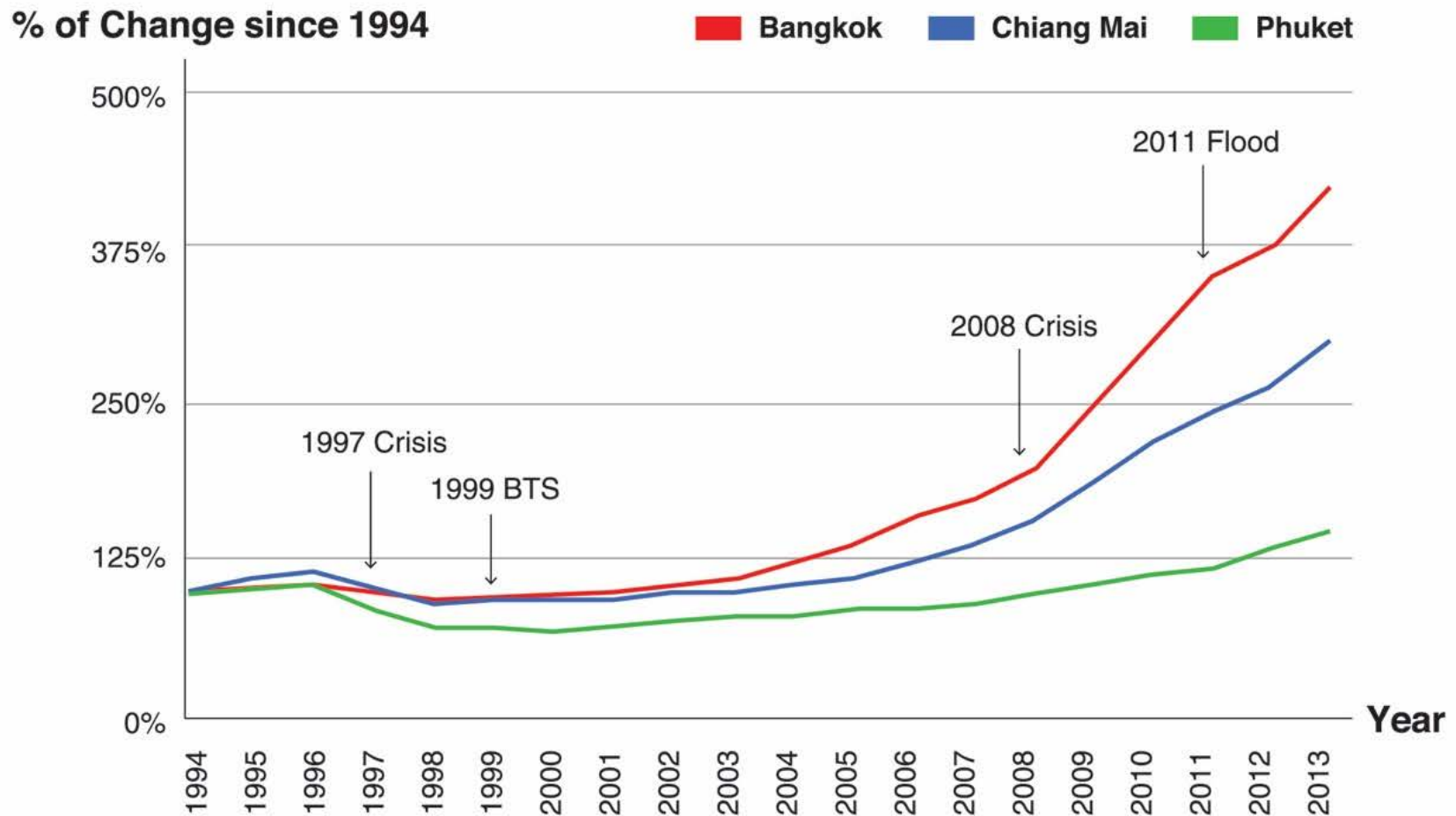
# PAST DEVELOPMENTS



Siamese Surawong

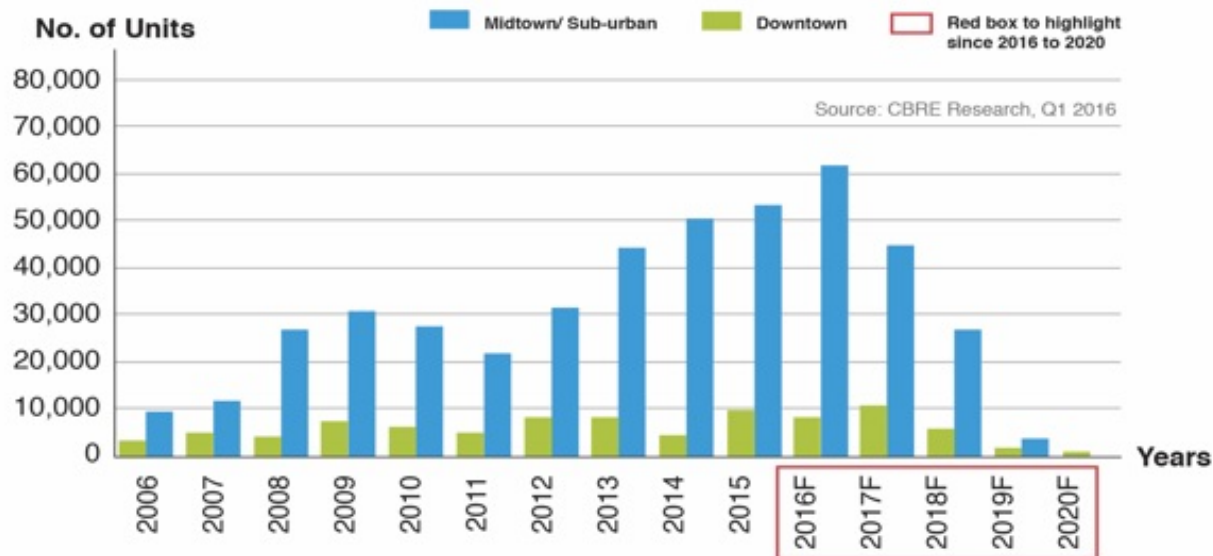


# CHANGES IN LAND PRICE - IN KEY AREA, 1994 - 2013

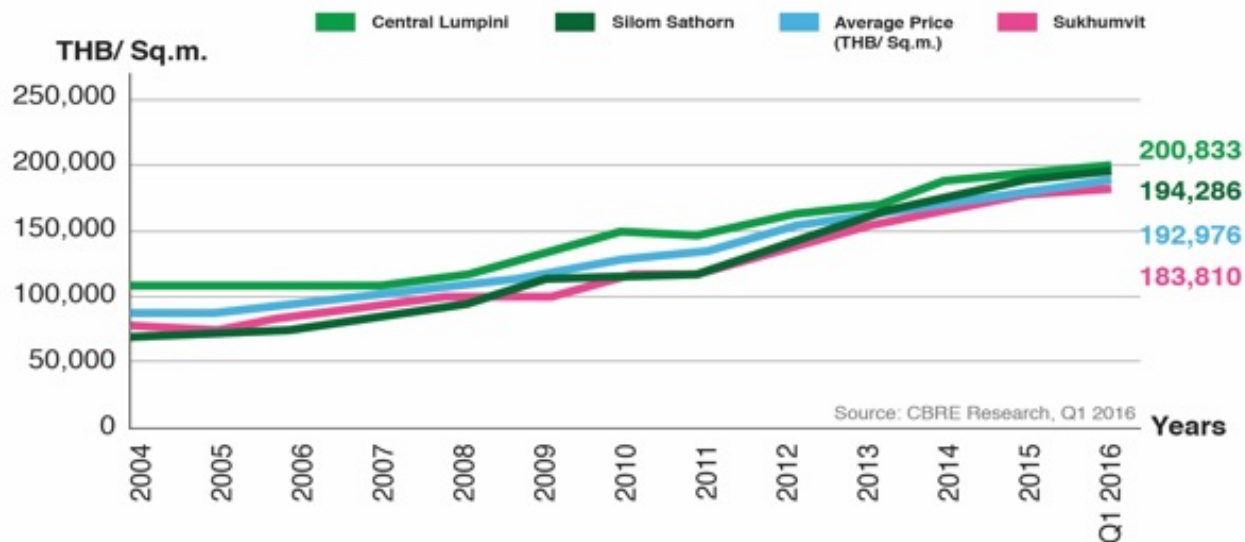


Bangkok Property Prices continued to GROW steadily

# NEWLY COMPLETED BANGKOK CONDOMINIUMS



# AVERAGE RE-SALE PRICES OF DOWNTOWN COMPLETED FREEHOLD UNITS





Last Update: 8<sup>th</sup> January 2020



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Another map showing the Bangkok mass transit master plan is also available at [www.groovymap.com](http://www.groovymap.com) free of charge. These 2 maps are being constantly updated but they will be posted online when a significant amount of changes, improvements, or corrections have been made.



# WHY SATHORN?





## GOOGLE MAP AND NEARBY PLACES



## HOSPITALS

- BHN Hospital
- Bangkok Christian Hospital
- St Louise Hospital
- Juralongorn Hospital

## HOTELS

- Mandarin Oriental
- Shangril La
- Pull Man Bangkok Hotel
- W Hotel
- Furama Silom
- Banyan tree

# MALLS

- Siam Paragon
- MBK
- Thaniya Plaza
- Discovery
- Siam Square

## SCHOOLS

- Bangkok Christian College
- Kwong Chaw School
- St. Louis
- Bangkok Christian

## ATTRACTIONS

- Asiatique
- Wat Arun
- Wat Pho

# BANKS HEAD OFFICES AT SATHORN





# ROYAL EMBASSIES AT SATHORN



Australian Embassy



Embassy of Malaysia  
Zagreb, Republic of Croatia



KINGDOM OF BAHRAIN  
MINISTRY OF FOREIGN AFFAIRS



MINISTRY OF FOREIGN AFFAIRS  
SINGAPORE



EMBASSY OF THE  
United Arab Emirates  
NEW DELHI • INDIA



Royal Embassy of  
SAUDI ARABIA



Liberté • Égalité • Fraternité  
RÉPUBLIQUE FRANÇAISE



Embassy of Canada/ Ambassade du Canada



Taipei Economic  
& Cultural Office



Deutsche Botschaft  
German Embassy

GERMAN EMBASSY



EMBASSY OF  
THE STATE OF KUWAIT  
ITALY - ROME



Embassy  
of  
Denmark

# TOURISM DESTINATION & HOTEL NEAR BY



Grand Palace



Wat Arun



Asiatique





# EXPENSES

● Maintenance Fee Monthly  
**THB 50 / Sq.m**

● Sinking Fund one time  
**THB 500 / Sq.m**

● Utility Installation  
**THB 15,000**

● Taxes and Transfer Fees  
**2,5%**

# SALE PROCEDURE

Pay for reservation fee and submit documents

SPA issue and sign

*7 days*

Pay Downpayment

*1 month before completion*

Pay balance and expense

*August 2018*

Title deed issue and transfer ownership

# blossom

CONDO  SATHORN-CHAROENRAT



VAUBAN

REAL ESTATE

BANGKOK HUA HIN PATTAYA PHUKET SAMUI

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*SoleAgent*