

LIVE  
AS  
ART

# MUNIQ

SUKHUMVIT 23



MAJOR  
RESIDENCES



MAJOR  
DEVELOPMENT



LOCATION



MAJOR  
RESIDENCES



MAJOR  
DEVELOPMENT



# MUNIQ

SUKHUMVIT 23

# LOCATION

QUEEN SIRIKIT CONVENTION CENTER

INTERCHANGE

TERMINAL 21

BTS ASOK

SUKHUMVIT 23

MRT SUKHUMVIT

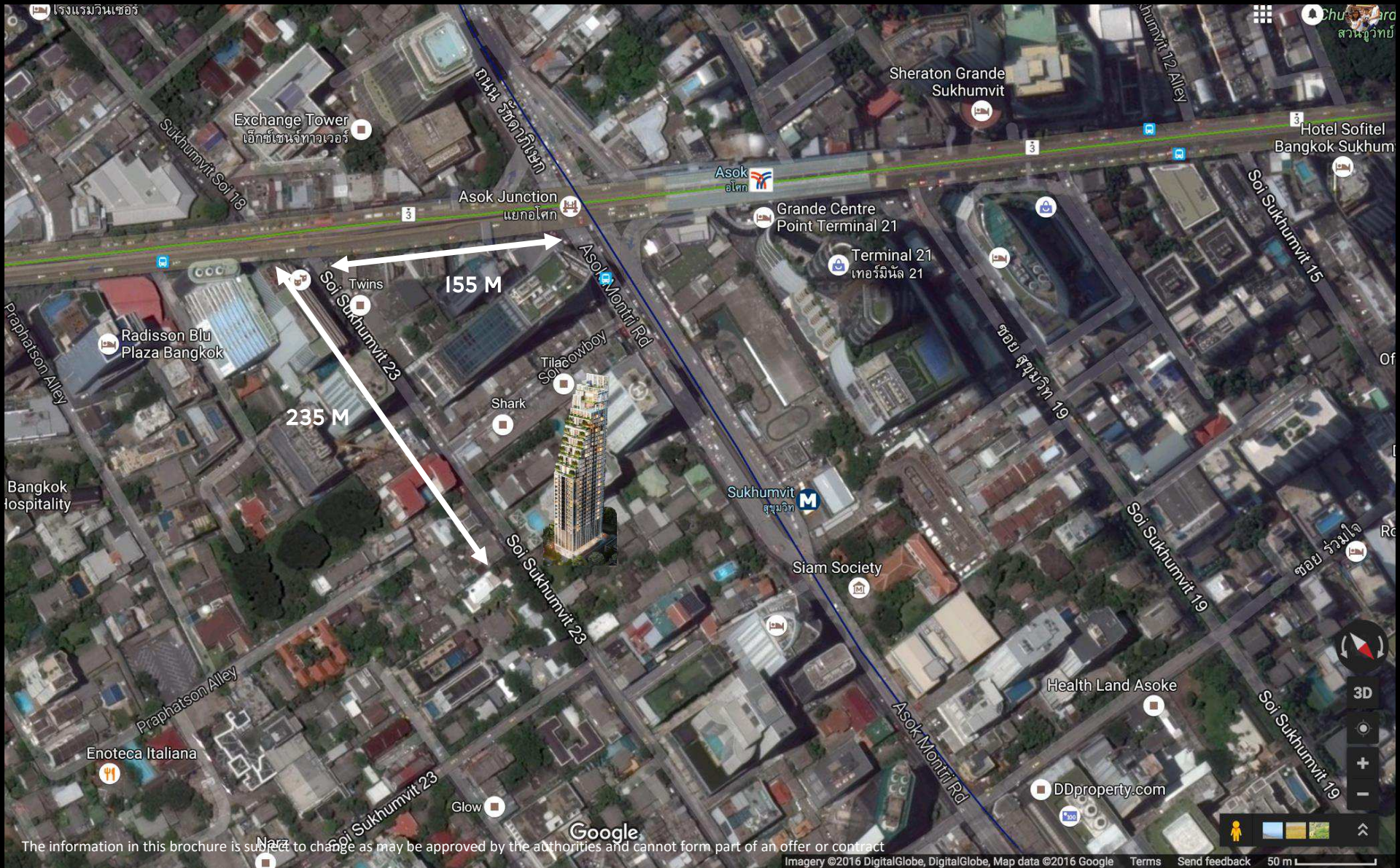
ASOK ROAD



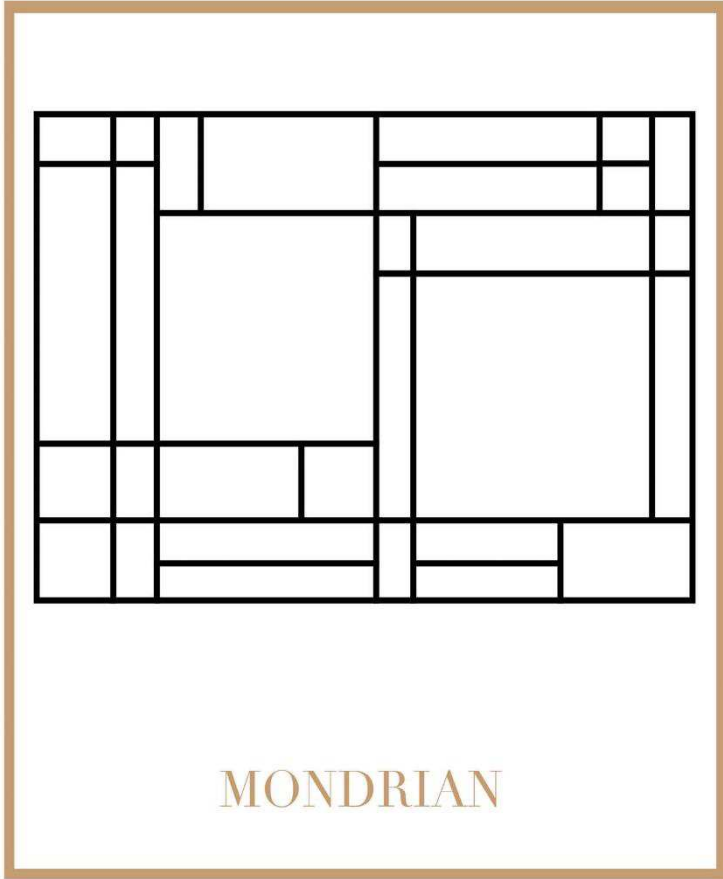
# MUNIQ

SUKHUMVIT 23

# LOCATION







**DESIGN  
INSPIRATION**



**MAJOR  
RESIDENCES**



**MAJOR  
DEVELOPMENT**

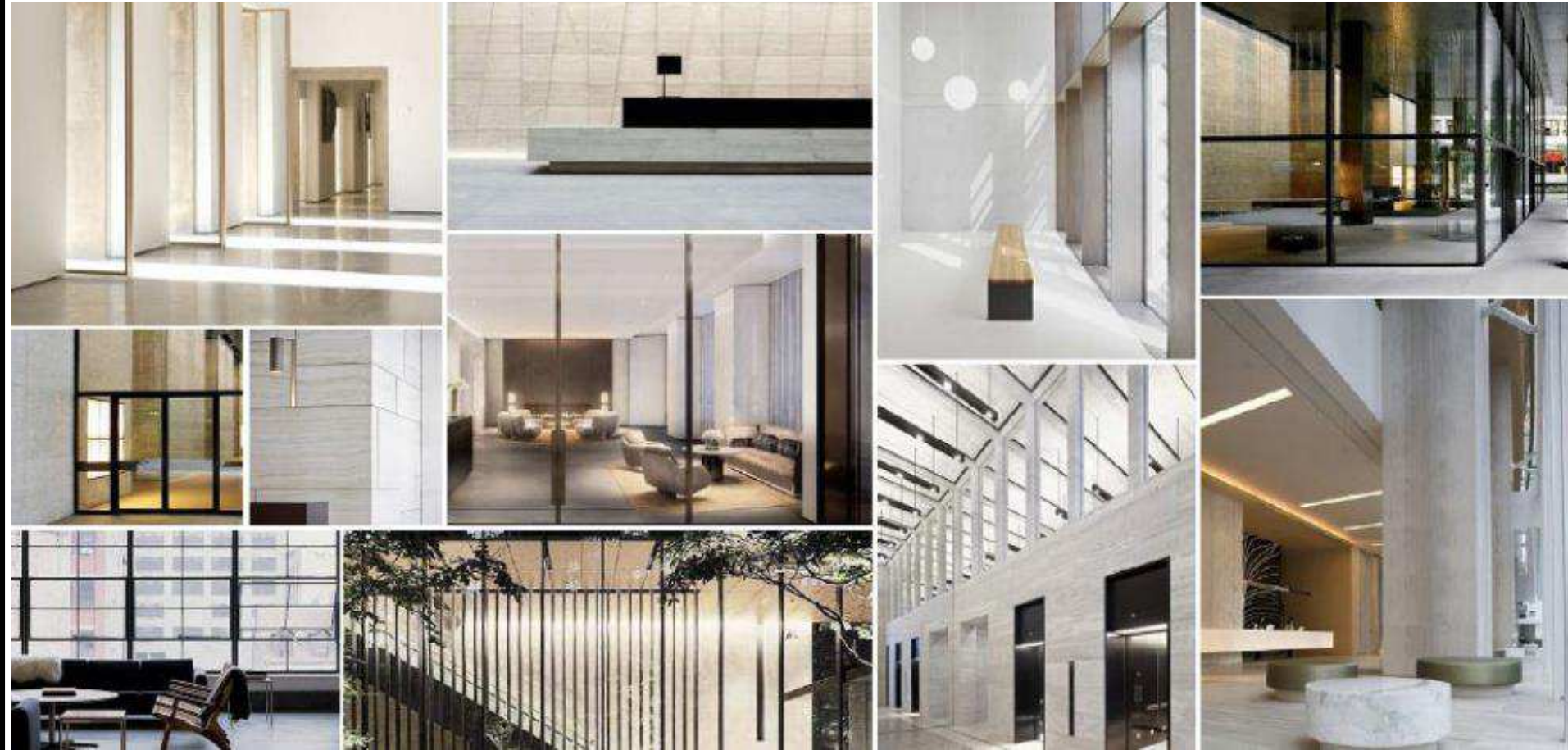














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SUKHUMVIT 23

DESIGN CONCEPT



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LOCATION



MAJOR  
RESIDENCES



MAJOR  
DEVELOPMENT



<b>DEVELOPER :</b>	<b>MAJOR RESIDENCES CO. , LTD (A SUBSIDIARY OF MAJOR DEVELOPMENT PCL.)</b>
<b>LOCATION :</b>	<b>SUKHUMVIT SOI 23</b>
<b>PROPERTY TYPE :</b>	<b>FREEHOLD SENSIBLE LUXURY CONDOMINIUM</b>
<b>LAND AREA :</b>	<b>I-I-35 RAI (2,140 SQ.M.)</b>
<b>BUILDING :</b>	<b>36 STOREYS (201 UNITS)</b>
<b>UNIT TYPE :</b>	<b>1 BEDROOM (35 - 42.5 SQ.M.) 2 BEDROOM (57 -98 SQ.M.)</b>
<b>THE COLLECTION :</b>	<b>SIMPLEX, DUPLEX, AND TRIPLEX 2+1 BEDROOM ( 88.50 – 187 SQ.M.)</b>
<b>START CONSTRUCTION :</b>	<b>Q3 2017</b>
<b>EXPECTED COMPLETION :</b>	<b>Q4 2019</b>
<b>PARKING :</b>	<b>82% (166 LOTS) AUTOMATIC 132 CARS (80%) CONVENTIONAL 34 CARS (20%)</b>
<b>TOTAL NSA :</b>	<b>11,832.5 SQ.M.</b>

**PRIVATE LIVING**

- **ONLY 201 EXCLUSIVE UNITS**
- **MAXIMUM 10 UNITS PER FLOOR**
- **FULL HEIGHT WINDOW IN SELECTED UNIT**

**VERDANT SERENITY**

- **THE TERRACE GARDEN, SECRET GARDEN, AND ROOFTOP PANORAMA LOUNGE PROVIDE A REJUVENATING PRESENCE OF NATURE AT YOUR FRONT DOOR**

**BESPOKE FINISHING**

- **FINEST QUALITY, LUXURY MATERIALS AND FIXTURES**
- **THE ENGINEERING WOOD FLOOR, SOLID SURFACE AND BRANDED SANITARY, ALL IS BEST IN ITS CLASS**





FACILITY



MAJOR  
RESIDENCES



MAJOR  
DEVELOPMENT

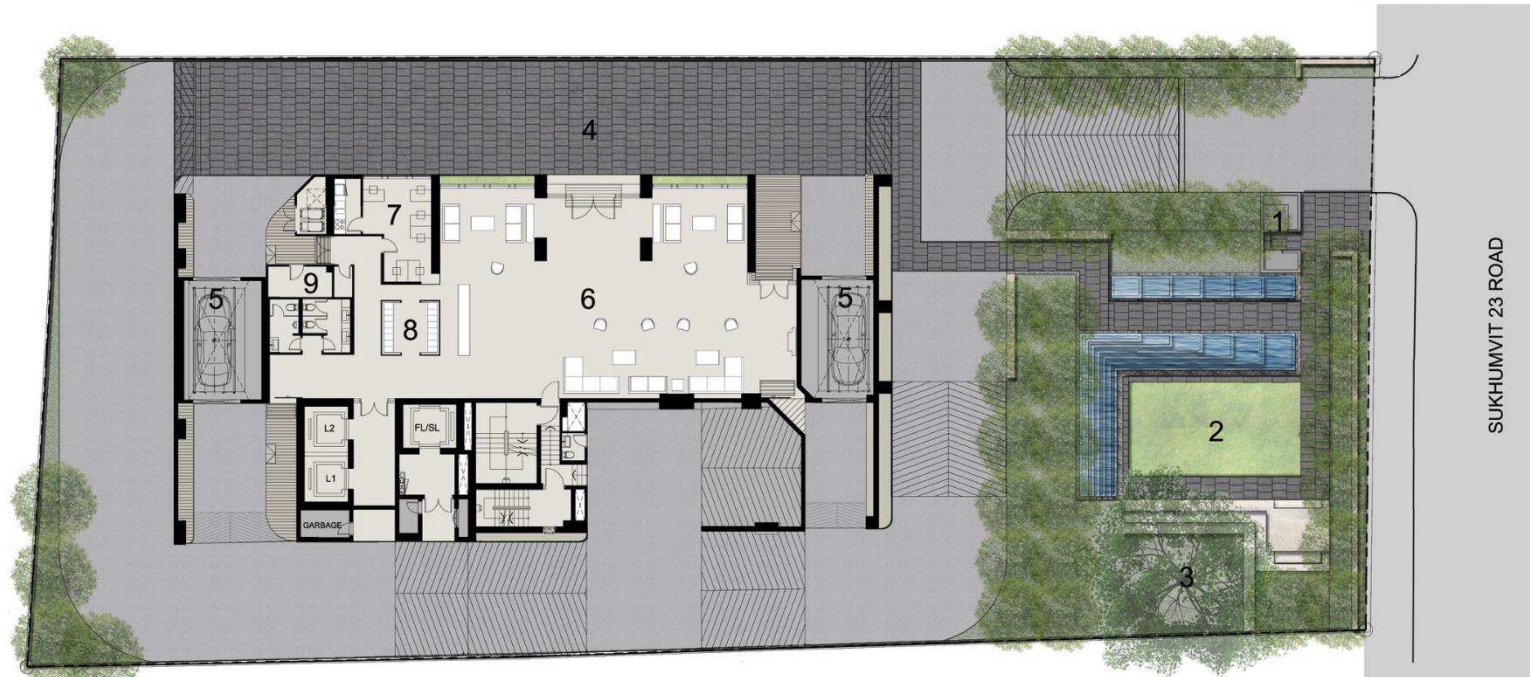


SUKHUMVIT 23 ROAD

**LEGEND**

- 1. EV CHARGER





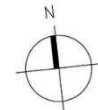
### LEGEND

- |                  |                      |            |
|------------------|----------------------|------------|
| 1. GUARD HOUSE   | 4. DROP - OFF        | 7. OFFICE  |
| 2. SECRET GARDEN | 5. AUTOMATIC PARKING | 8. MAILBOX |
| 3. EXISTING TREE | 6. LOBBY             | 9. DRIVER  |

หมายเหตุ : ตำแหน่งและขนาดห้องจุด ที่ระบุในเอกสารนี้ อาจปรับเปลี่ยนได้ตามความเหมาะสม โดยไม่กระทบต่อสาระสำคัญของการใช้งานและพักอาศัย

Remark: The Layout and Area of the Unit may be changed as deemed appropriate, but will not impact upon the use and dwelling.

GROUND  
FLOOR PLAN





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SUKHUMVIT 23

GROUND FLOOR  
DROP OFF



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- LEGEND**
- 1. LOBBY
  - 2. RECEPTION COUNTER
  - 3. MAILBOX
  - 4. OFFICE
  - 5. DRIVER REST AREA
  - 6. WC
  - 7. GARBAGE

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SUKHUMVIT 23

GROUND FLOOR  
LOBBY



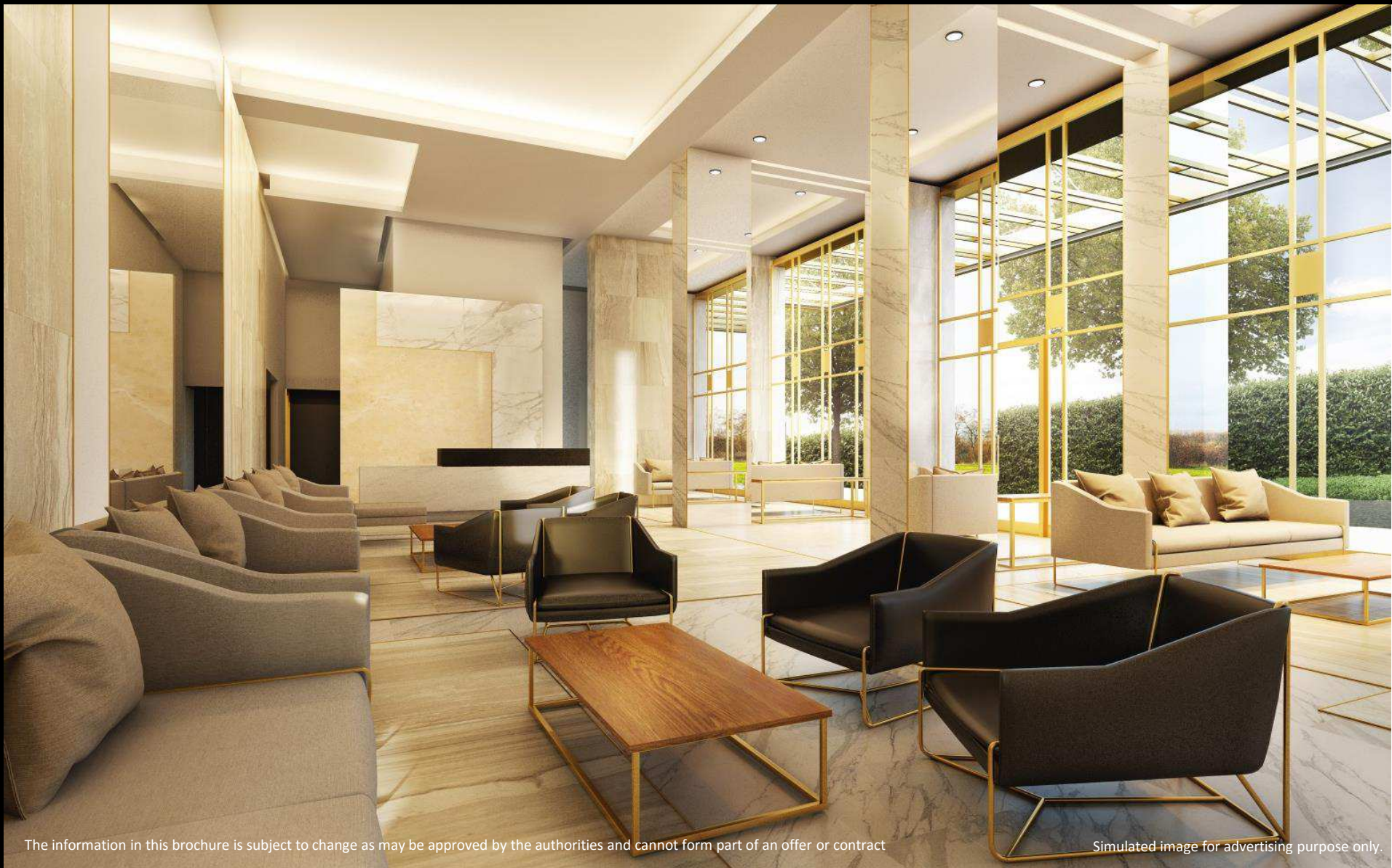
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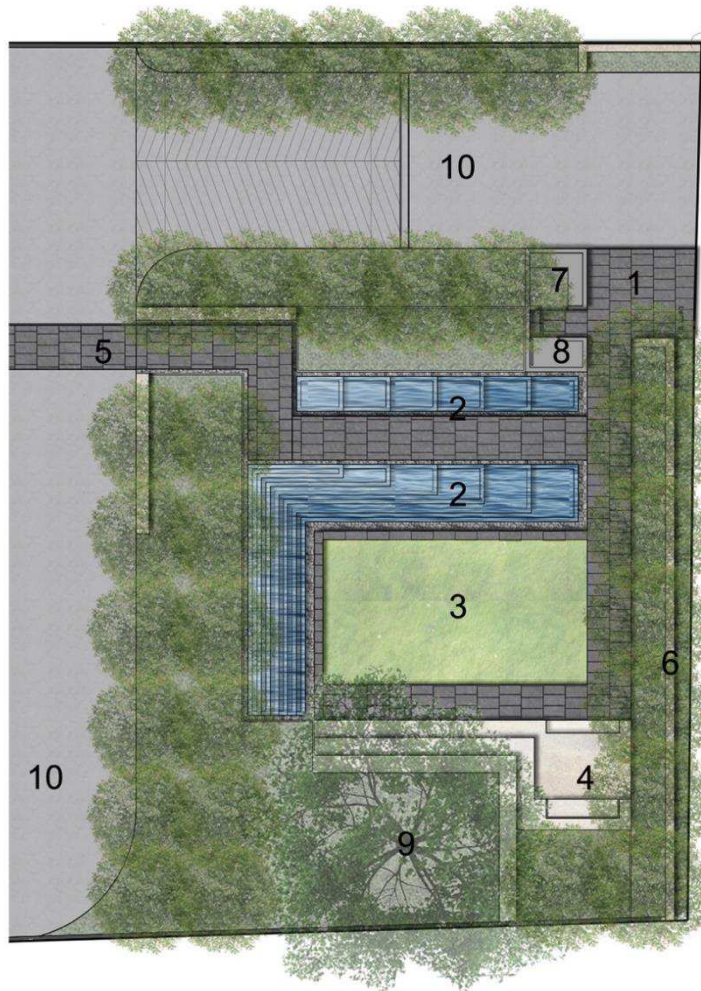
GROUND FLOOR  
LOBBY



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## SECRET GARDEN

### LEGEND

1. ENTRANCE PORCH
2. WATER STEP
3. SUNKEN COURT
4. STEPPED SEAT
5. GARDEN ENTRANCE
6. FEATURE WALL
7. GUARD HOUSE
8. TOILET
9. EXISTING TREE
10. DRIVE WAY



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SUKHUMVIT 23

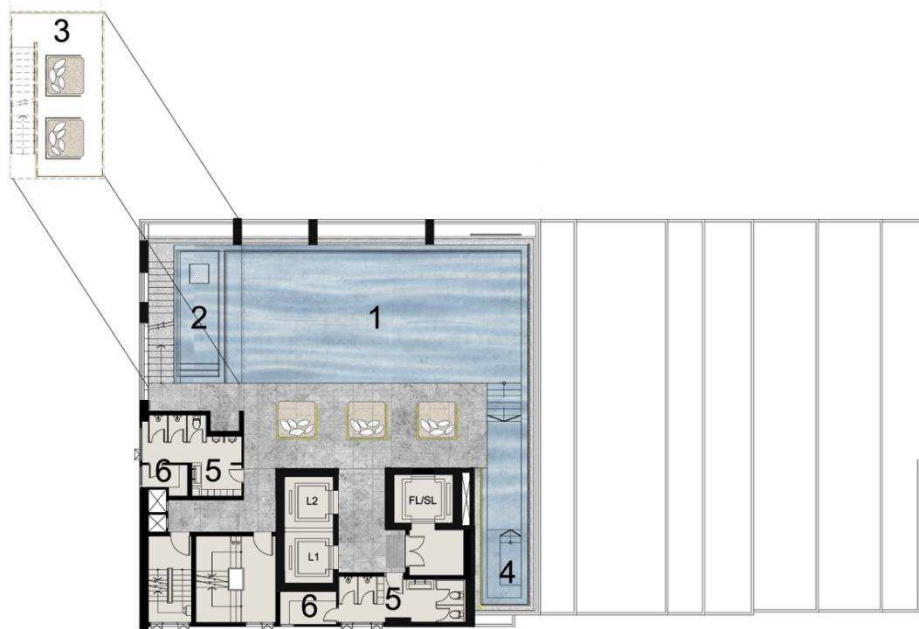
GROUND FLOOR  
SECRET GARDEN



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**LEGEND**

- 1. SKY POOL
- 2. KIDS POOL
- 3. SKY TERRACE
- 4. JACUZZI
- 5. LOCKER
- 6. SAUNA

SUKHUMVIT 23 ROAD



**MUNIQ**  
SUKHUMVIT 23

**35<sup>TH</sup> FLOOR**  
**SWIMMING POOL, JACUZZI, SKY SAUNA**





**MUNIQ**  
SUKHUMVIT 23

**35<sup>TH</sup> FLOOR**  
**SWIMMING POOL, JACUZZI, SKY SAUNA**



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**LEGEND**

- 1. FITNESS
- 2. SOCIAL LOUNGE
- 3. TERRACE GARDEN

SUKHUMVIT 23 ROAD

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SUKHUMVIT 23

36<sup>TH</sup> FLOOR  
FITNESS



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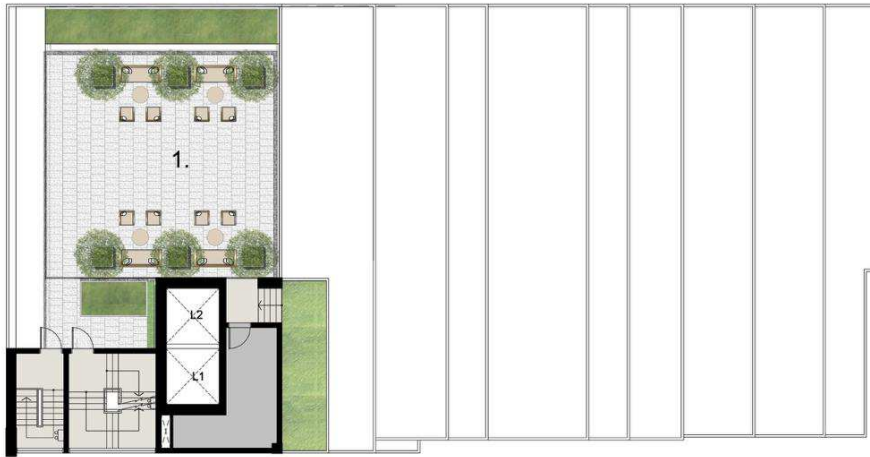
MUNIQ  
SUKHUMVIT 23

36<sup>TH</sup> FLOOR  
SOCIAL LOUNGE



LEGEND

- 1. ROOF TOP PANORAMA LOUNGE



SUKHUMVIT 23 ROAD



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SUKHUMVIT 23

ROOFTOP  
SECRET PANORAMA LOUNGE

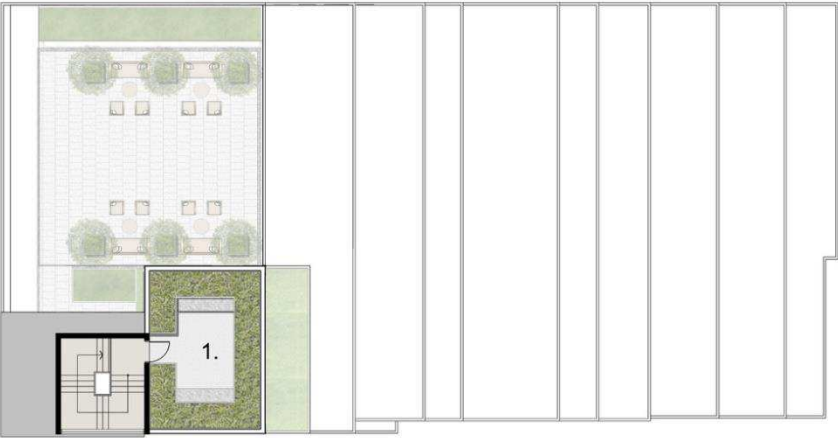


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LEGEND

- 1. SECRET TERRACE



SUKHUMVIT 23 ROAD





INTERIOR





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SUKHUMVIT 23

ROOM INTERIOR



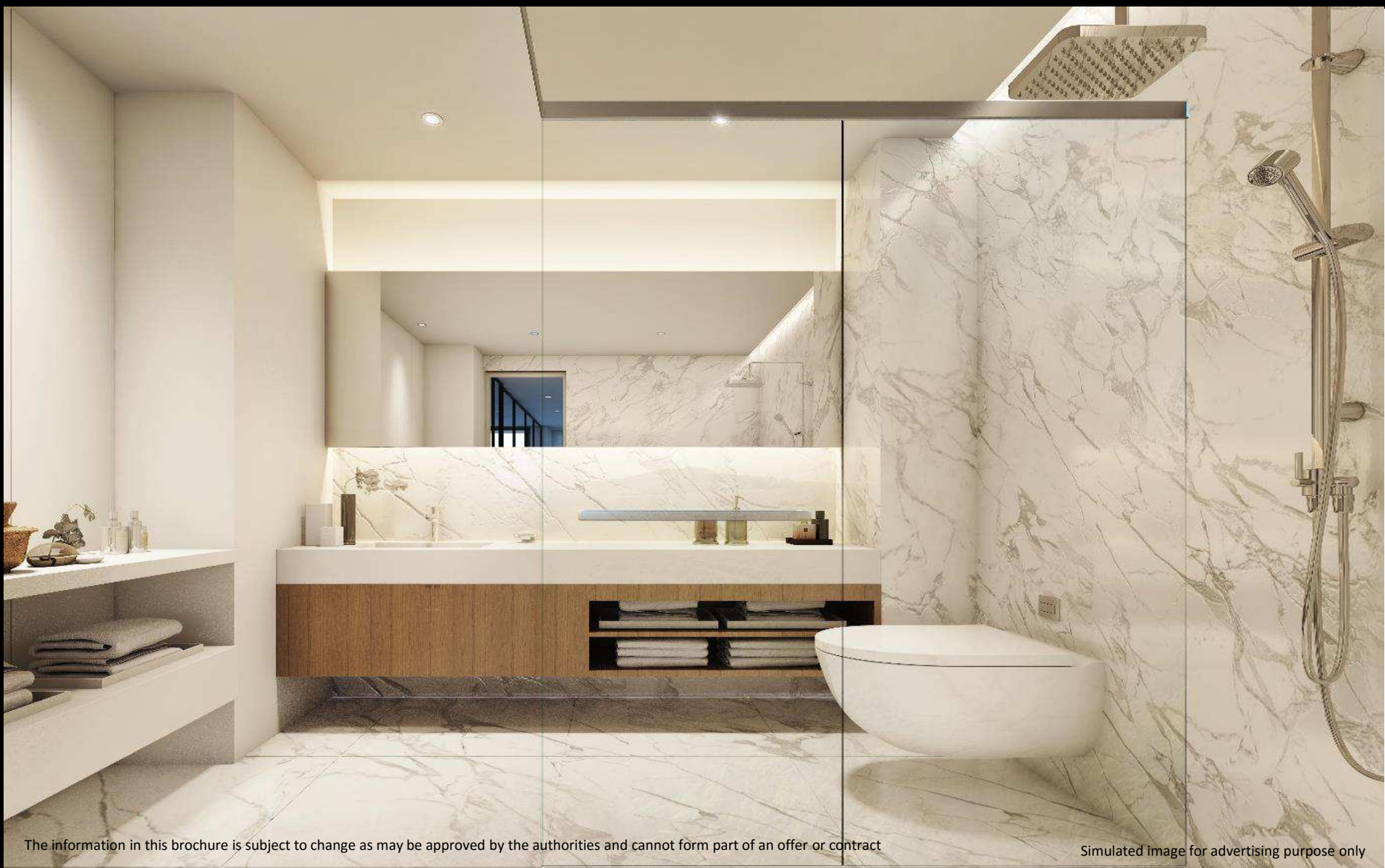
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SUKHUMVIT 23

ROOM INTERIOR



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The background of the slide is a white marble with grey and black veins. The text is centered in the middle of the slide.

# **FLOOR PLAN ZONING AND MATRIX**

**RESIDENTIAL  
ZONE**

THE COLLECTION ZONE  
L28 - 34

TERRACE GARDEN ZONE  
L22 - 27

RESIDENTIAL ZONE  
L8 - 21



**FLOOR PLAN  
ZONING AND METRIC**

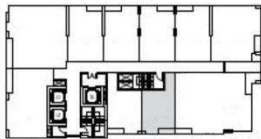
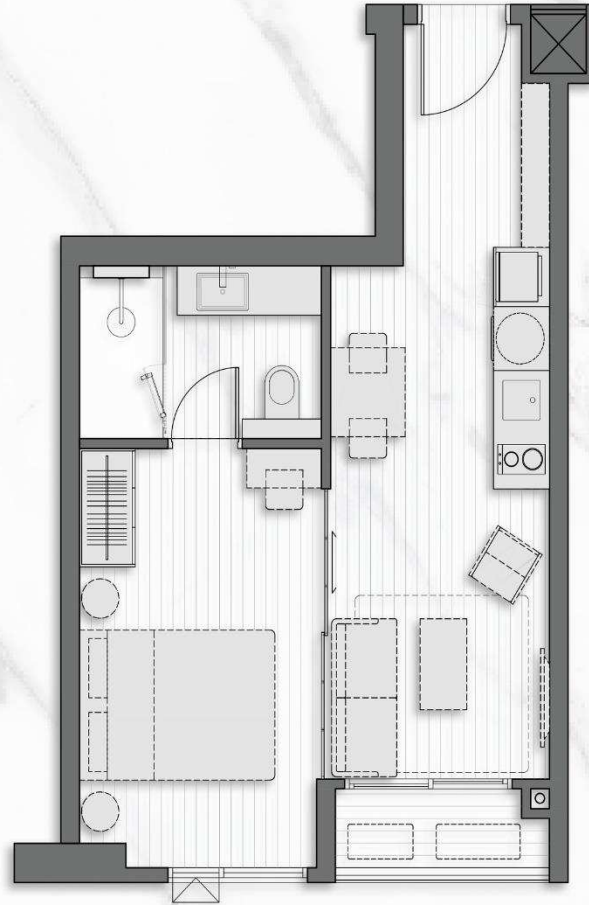






Remark: The Layout and Area of the Unit may be changed as deemed appropriate, but will not impact upon the use and dwelling.

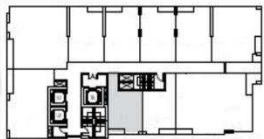
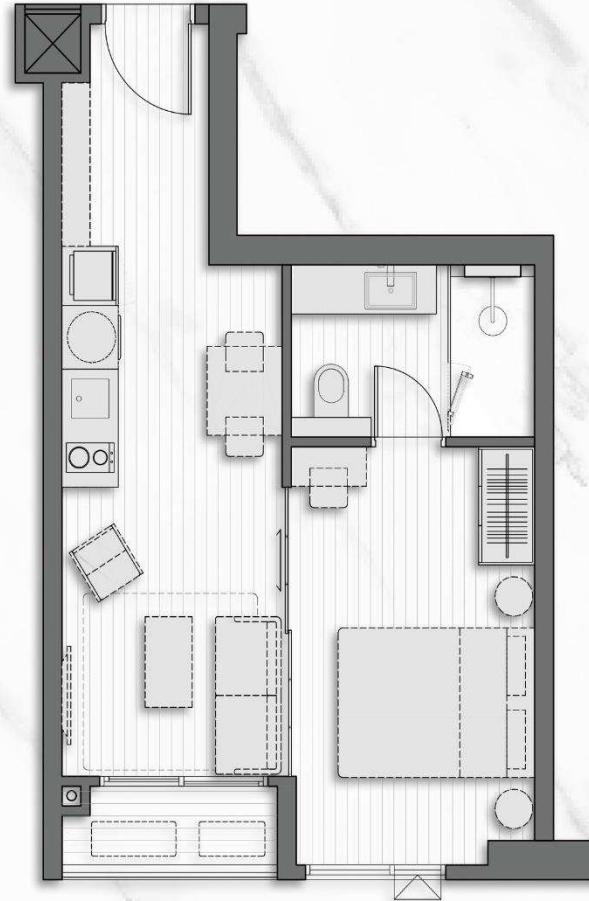




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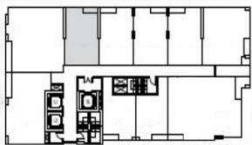
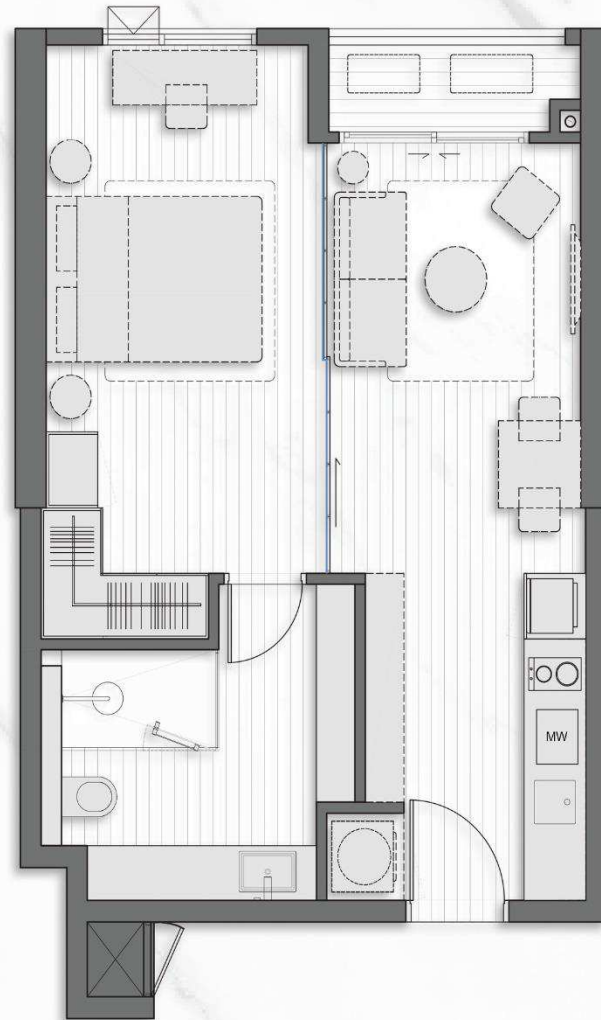






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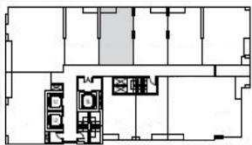
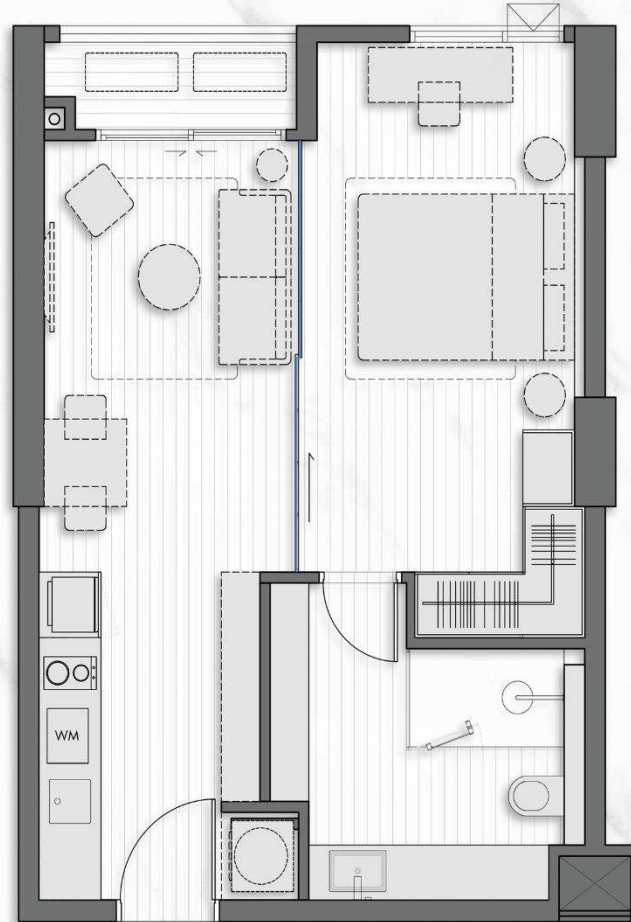




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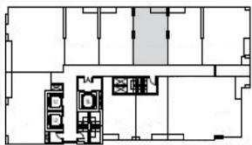
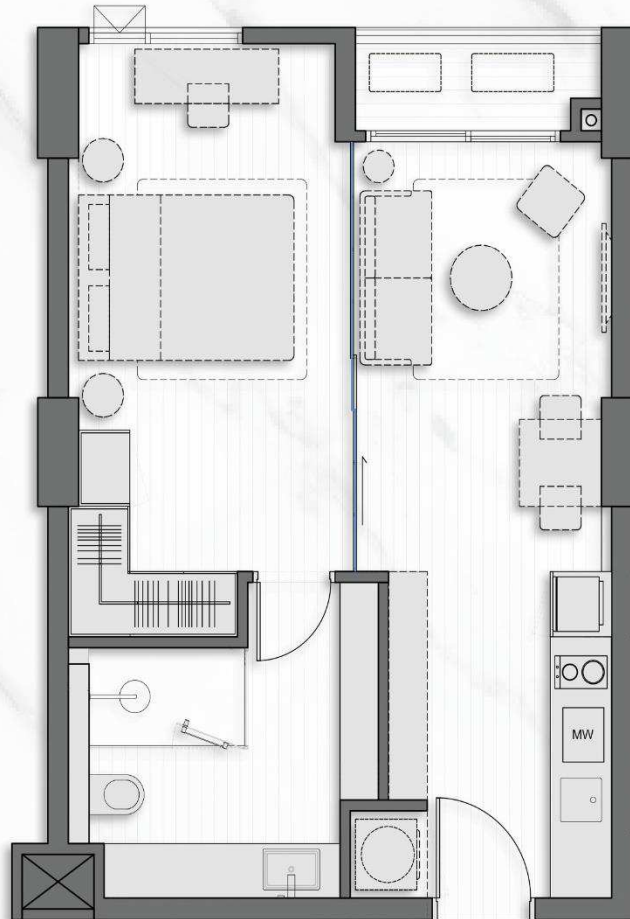






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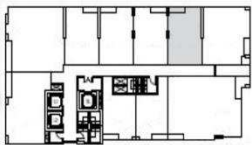




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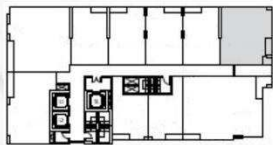
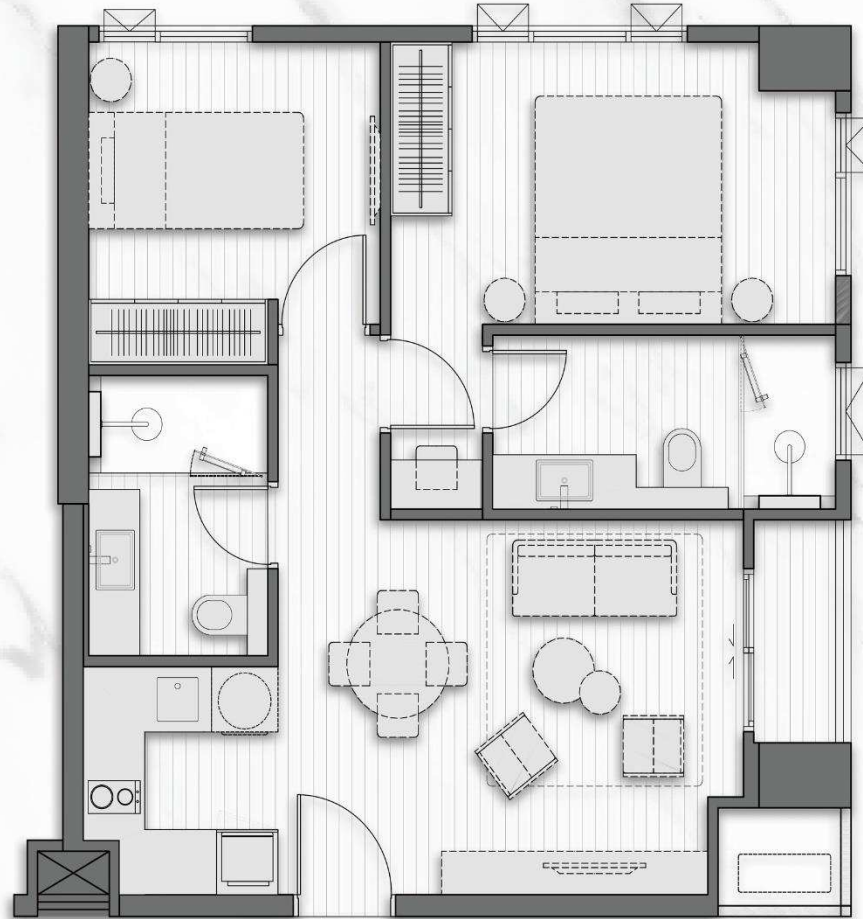






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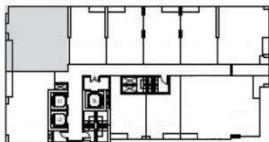
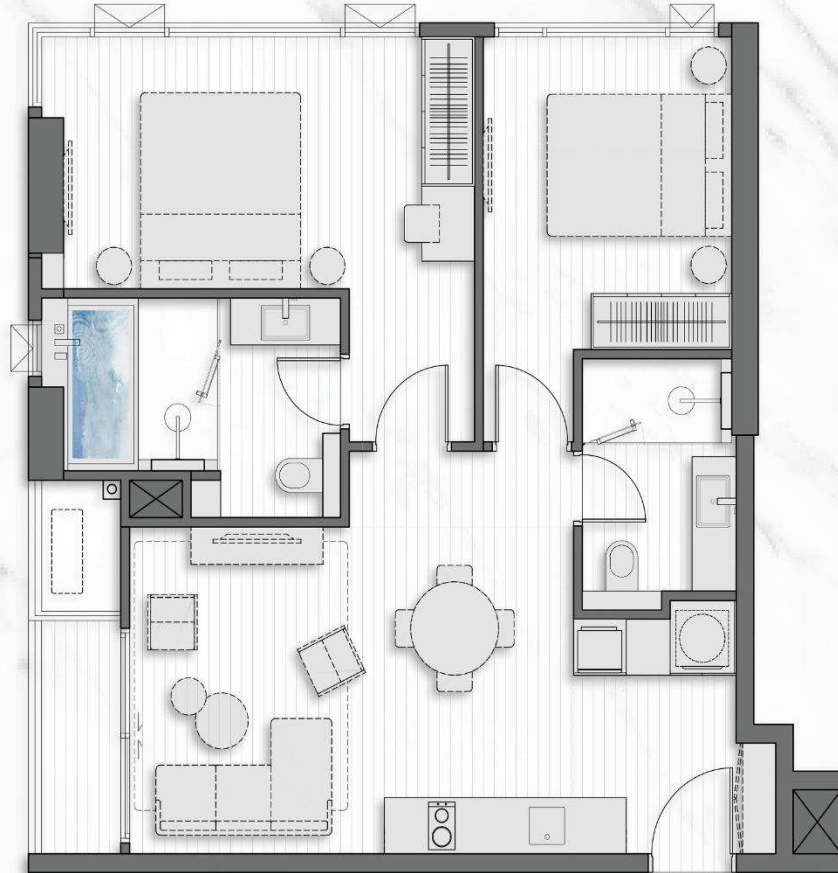




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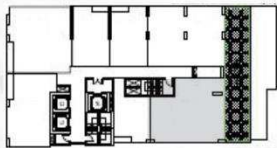




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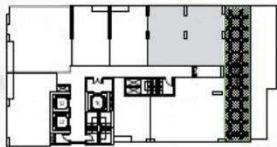






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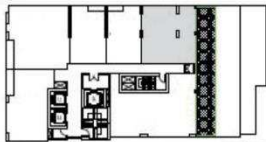




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	<b>IBR</b>	<b>2BR +</b>
<b>RESERVATION</b>	<b>50,000</b>	<b>150,000</b>
<b>CONTRACT SIGNING (LESS RESERVATION)</b>	<b>3%</b>	<b>3%</b>
<b>DOWN INSTALLMENT (WITH BALLOON)</b>	<b>15%</b>	<b>15%</b>
<b>INSTALLMENT PERIOD</b>	<b>37 MONTHS</b>	<b>37 MONTHS</b>
<b>BALLOON INSTALLMENT (3 TIMES)</b>	<b>100,000</b>	<b>200,000</b>