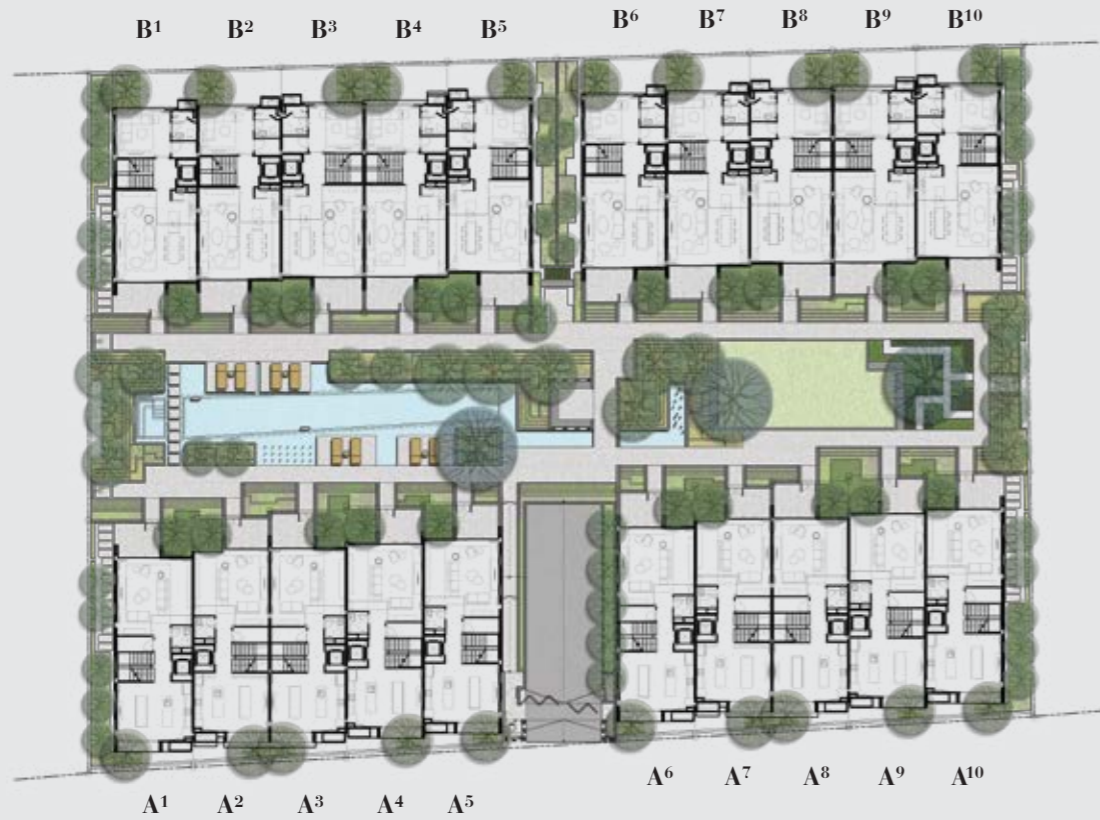
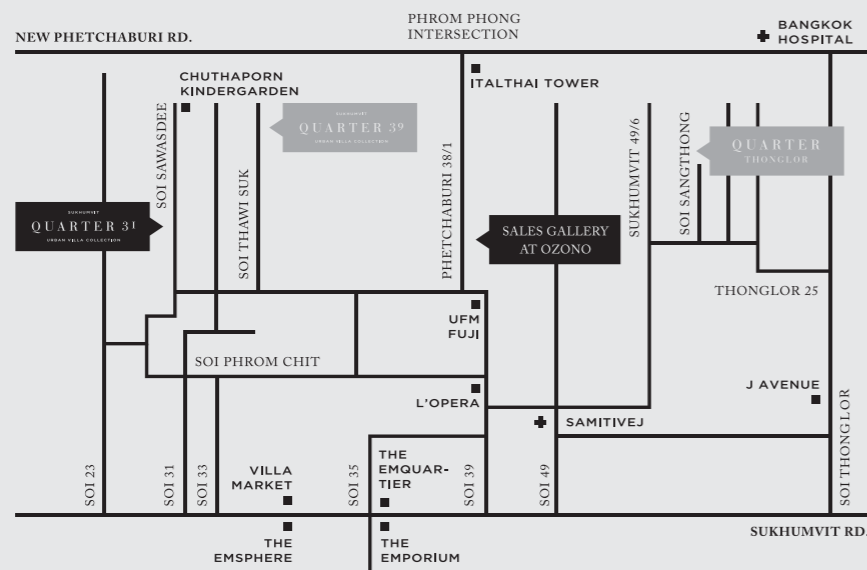


MASTER PLAN



LOCATION



PLEASE VISIT US AT SALES GALLERY AT OZONO



02 662 2366 | QUARTER31@CBRE.CO.TH | QUARTER-COLLECTION.COM

QUARTER 31 (the "Project"), a Town Home Project, provides 20 units of 3.5 storeys house with basement. NV Sawasdee Company Limited, represented by Mrs. Ornruedi Na Ranong, the managing director, with its registered office at 9/280 Moo 7, Phibulsongkharm Road, Tambon Suan Yai, Amphur Muang, Nonthaburi 11000, is a project owner. The registered capital is 1,000,000 Baht (a fully-paid registered capital). The Project is located at Soi Sukhumvit 31, Sukhumvit Road, Wattana Sub-district, Wattana District, Bangkok; Title Deed Number 4838, 58268, and 116764 with area of 2-2-32 Rai, which is under the ownership of the project owner and presently without any obligations. A Land Development License is in the progress of consideration. The estimated progress of construction shall commence in October 2015, and shall approximately be finished in October 2017. The transfer of ownership shall proceed within 30 days after the Buyer has completely paid the sale and purchase price in full. The Project hereby reserves the right to change or modify the terms and conditions at any time without prior notice. All images are artist's impressions, which serve only as a guideline for general conceptual idea.

SUKHUMVIT

QUARTER 31

URBAN VILLA COLLECTION



Computer generated

20 PRESTIGIOUS VILLAS IN SUKHUMVIT 31

4 & 5 BEDROOMS WITH LIFT | FROM 425 SQ.M.



Computer generated



Computer generated

PROJECT CONCEPT

Residential cluster home

PROJECT LOCATION

Sukhumvit 31 - Soi Sawasdee

EXPECTED COMPLETION DATE

October 2017

NUMBER OF UNITS

20 units

LAND TENURE

Freehold

LAND SIZE

2-2-32 Rai

COMMON AREA FEE

15,000 THB/unit/month

SINKING FUND

10,000 THB/sq.wah

SALES GALLERY

OZONO community mall

DEVELOPER

NYE Estate & KOON Capital

SOLE AGENT

CBRE (Thailand)

UNIT MIX AND DETAIL

HOUSE TYPE	FUNCTION	USABLE AREA	LAND AREA	FRONTAGE	NO. OF UNITS
A	4 Bedrooms 5 Bathrooms 4 Parking spaces	425 sq.m.	30 - 42 sq.wah	6.1 m.	10 Units
B	5 Bedrooms 5 Bathrooms 4 Parking spaces	431 sq.m.	33 - 42 sq.wah	6.6 m.	10 Units

DESIGNER

ARCHITECT - makeAscene Architect

LANDSCAPE - Shma Design

INTERIOR - PIA Interior

UNIT HIGHLIGHTS

- 3.5 Storeys with basement
- Double volume living area
- Private lift
- Poggenpohl kitchen (or equivalent)
- Siemens appliances (or equivalent)

PROJECT HIGHLIGHTS

- Underground electrical circuit
- Pet friendly
- 25 meters pool
- Approximately 1 rai common area
- Gated entrance with 24 hours security and CCTV
- Wheelchair friendly



Computer generated