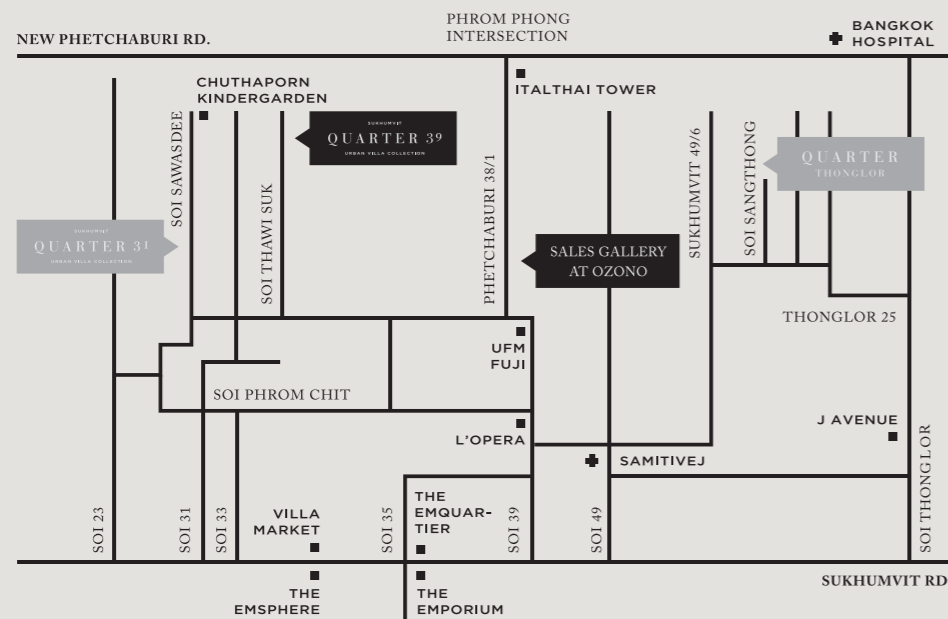


# MASTER PLAN



# LOCATION



**NYE**  
ESTATE

**KOON**  
CAPITAL

SOLE AGENT  
**CBRE**

# SUKHUMVIT QUARTER 39 URBAN VILLA COLLECTION



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# 15 COURTYARD VILLAS IN SUKHUMVIT 39

4 BEDROOMS WITH LIFT | FROM 380 SQ.M.

02 662 2366 | QUARTER39@CBRE.CO.TH | QUARTER-COLLECTION.COM

QUARTER 39 (the Project) a Town Home Project, provides 15 units of 3.5 storeys house with basement. NV Taweek Company Limited (the "Company"), represented by Mrs. Ornrudi 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 40,000,000 Baht (a fully-paid registered capital). The Project is located at Soi Sukhumvit 39, Sukhumvit Road, Wattana Sub-district, Wattana District, Bangkok; Title Deed Number 2542 and 15705, with area of 2-0-33.5 Rai, which is under the ownership of the project owner and has been mortgaged to Kasikorn Bank PLC. A Land Development License is in the progress of consideration. The estimated progress of construction shall commence in August 2015, and shall approximately be finished in early 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.



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**PROJECT CONCEPT**

Residential cluster home

**PROJECT LOCATION**

Sukhumvit 39 - Soi Thawisuk

**EXPECTED COMPLETION DATE**

Q1 2017

**NUMBER OF UNITS**

15 units

**LAND TENURE**

Freehold

**LAND SIZE**

2-0-33 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 UNIT
<b>A</b>	4 Bedrooms 5 Bathrooms 3 Parkings	380 sq.m.	28 - 43 sq.wah	7 m.	7 Units
<b>B</b>	4 Bedrooms 5 Bathrooms 4 Parkings	479 sq.m.	34 - 46 sq.wah	7.4 m.	3 Units
<b>C</b>	4 Bedrooms 5 Bathrooms 4 Parkings	438 sq.m.	33 - 45 sq.wah	8 m.	5 Units

**DESIGNER**

ARCHITECT - Somdoon Architect

LANDSCAPE - Shma Design

INTERIOR - PIA Interior

**UNIT HIGHLIGHTS**

- Double volume living area
- Private lift
- Spacious walk-in closet
- Poggenpohl kitchen (or equivalent)
- Siemens appliances (or equivalent)
- Designed for senior and kids
- Wheelchair friendly

**PROJECT HIGHLIGHTS**

- Underground electrical circuit
- Pet friendly
- 20 meters lap pool
- Approximately 1 rai garden area
- Dedicated visitor parking area
- Gated entrance with 24 hours security and CCTV

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