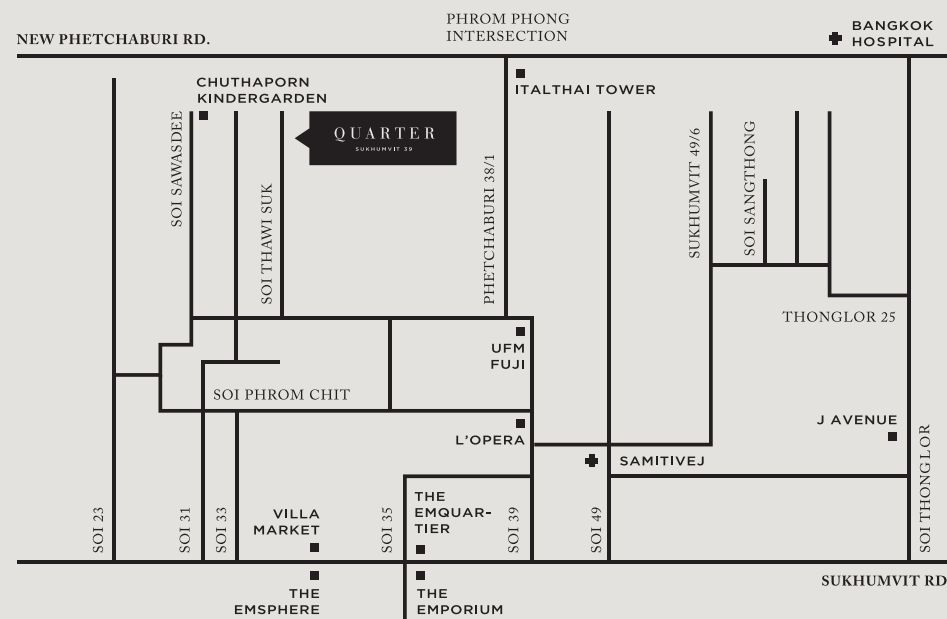


MASTER PLAN



LOCATION



☎ 064 971 0995 | NyeEstate.com

QUARTER39 (the Project) provides 15 units of 4-story town home. The Project is developed and owned by NV Taweesuk Company Limited, with registered office at 7th FL., Thai Wah Tower 21/14 & 21/16, South Sathorn Rd., Tung Mahamek, Sathorn, Bangkok 10120, and on whose behalf Ms. Pachara Nithivasin, Ms. Orrruedi Na Ranong, and Ms. Wanaporn Kanathanavanich are corporate directors authorized to act. The company has a registered and fully paid up capital of 40,000,000 Baht. The Project is located in Soi Sukhumvit 31, Sukhumvit Road, Wattana Sub-district, Wattana District, Bangkok; Title Deed Number 2542, Volume 424, Page 42, Land Number 104, Survey Page 14 and Title Deed Number 15705, Volume 156, Page 5, Land Number 105, Survey Page 2710 with total project area of 2-0-33.5 Rai, which is currently mortgaged to Kasikorn Bank PLC. A Land Development License is in the progress of consideration. Construction commencement in July 2015, and the Project completion in March 2018. The transfer of ownership shall proceed within 30 days from the full payment of the unit sale and purchase price by the Buyer. The Project and the company hereby reserve the right to change or modify the terms and conditions at any time without prior notice. All images are duplicates and are used for advertising purpose only.

SUKHUMVIT

QUARTER 39

URBAN VILLA COLLECTION



EXPERIENCE THE LUXURY URBAN RESIDENCES IN THE HEART OF SUKHUMVIT 39

4 BEDROOMS WITH PRIVATE LIFT | FROM 380-438 SQ.M.



PROJECT CONCEPT
Residential cluster home
PROJECT LOCATION
Sukhumvit 39 - Soi Thawisuk
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
DEVELOPER
NYE Estate

UNIT MIX AND DETAIL

HOUSE TYPE	FUNCTION	USABLE AREA	LAND AREA	FRONTAGE	NO. OF UNIT
A	4 Bedrooms 5 Bathrooms 3 Parkings	380 sq.m.	28 - 43 sq.wah	7 m.	7 Units
B	4 Bedrooms 5 Bathrooms 4 Parkings	479 sq.m.	34 - 46 sq.wah	7.4 m.	3 Units
C	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
- Siemens appliances
- Designed for senior and kids

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