

# THE SATHU RESIDENCES

## Bangkok, Thailand

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RESIDENCES

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The Sathu Residences are a limited set of 22 large contemporary freehold units each designed with a lavish use of space and bespoke finishes in an exclusive development surrounded by private landscaped gardens.

The Sathu Residences are located in the Rama 3 - Sathupradit area which provides easy access to Bangkok's business and shopping districts and its two expressways. Rama 3, exciting and emergent, has been touted as the new residential and commercial hub of Bangkok.

The emphases are on space and privacy, with unit sizes starting from 270 sq.m. There are no more than two residences per floor and each condominium is accessed through its own private lift lobby. Custom oversized windows on three sides give panoramic views across the city and the Bang Kachao nature reserve while exceptionally high ceilings and large open living spaces create an environment of luxury and tranquility.

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For further information  
Please contact :

Jesse Forbes  
M: +66 (0)83 549 7036  
jforbes@savills.co.th

Prapaporn B. (Yui)  
M: +66 (0)84 360 7340  
prapapornb@savills.co.th

Savills (Thailand) Limited  
26/F Abdulrahim Place  
990 Silom, Bangrak  
Bangkok 10500  
T: +66 (0)2 636 0300  
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|                  |   |                                       |
|------------------|---|---------------------------------------|
| Developer        | : | Tonson Property Co., Ltd.             |
| Location         | : | Rama 3 - Sathupradit                  |
| Development Type | : | Mid-rise condominium tower, 15 levels |
| Tenure           | : | Freehold                              |
| Land Area        | : | 918 sq.w. (approximately)             |

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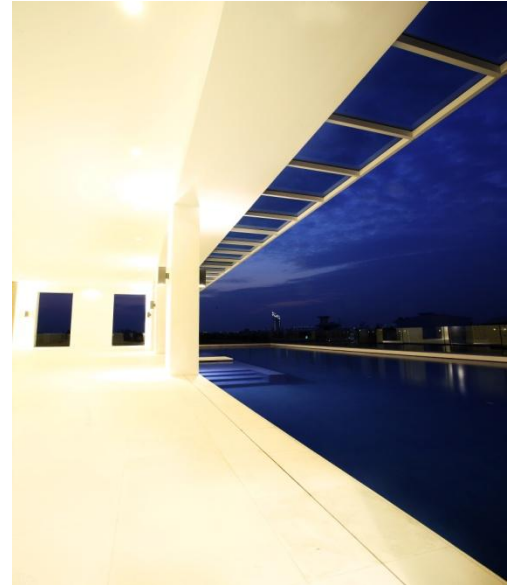
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|                     |   |   |
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| Residence Types     | : | River View and City View Units 270-540 sq.m.  |
| Room Types          | : | 2 bedrooms and 4 bedroom units  |
| Facilities          | : | 25 m. ozone-treated lap pool at podium level, fitness room, conference and meeting rooms, key card access, CCTV |
| Expected Completion | : | Jan 2011  |
| Pricing             | : | Prices start from THB 32.4m   |

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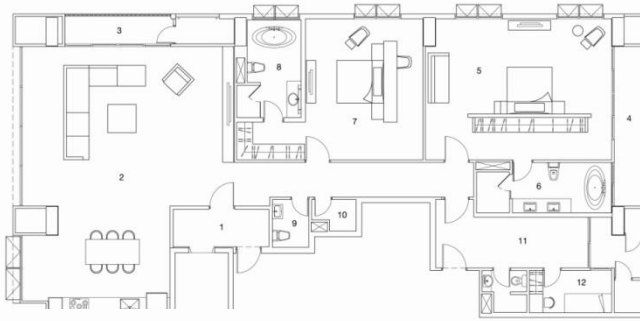
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### RIVER UNIT

TOTAL SALEABLE AREA  
273.52 Sq.m.

|    |                    |             |
|----|--------------------|-------------|
| 01 | Private Lift Lobby | 6.95 Sq.m.  |
| 02 | Living / Dining    | 89.04 Sq.m. |
| 03 | Side Balcony       | 5.34 Sq.m.  |
| 04 | Rear Balcony       | 8.88 Sq.m.  |
| 05 | Master Bedroom     | 46.90 Sq.m. |
| 06 | Master Bathroom    | 11.54 Sq.m. |
| 07 | Junior Bedroom     | 34.57 Sq.m. |
| 08 | Junior Bathroom    | 10.17 Sq.m. |
| 09 | Powder Room        | 3.12 Sq.m.  |
| 10 | Storage Room       | 2.16 Sq.m.  |
| 11 | Utility Yard       | 19.78 Sq.m. |
| 12 | Maid Quarter       | 9.85 Sq.m.  |

### CITY UNIT

TOTAL SALEABLE AREA  
273.52 Sq.m.

|    |                    |             |
|----|--------------------|-------------|
| 01 | Private Lift Lobby | 6.95 Sq.m.  |
| 02 | Living / Dining    | 89.04 Sq.m. |
| 03 | Side Balcony       | 5.34 Sq.m.  |
| 04 | Rear Balcony       | 8.88 Sq.m.  |
| 05 | Master Bedroom     | 46.90 Sq.m. |
| 06 | Master Bathroom    | 11.54 Sq.m. |
| 07 | Junior Bedroom     | 34.57 Sq.m. |
| 08 | Junior Bathroom    | 10.17 Sq.m. |
| 09 | Powder Room        | 3.23 Sq.m.  |
| 10 | Storage Room       | 3.73 Sq.m.  |
| 11 | Utility Yard       | 18.38 Sq.m. |
| 12 | Maid Quarter       | 9.85 Sq.m.  |



**The unit layouts are subject to any measurement as required by the relevant authorities.**

**The unit floor areas and dimensions are subject to final survey.**

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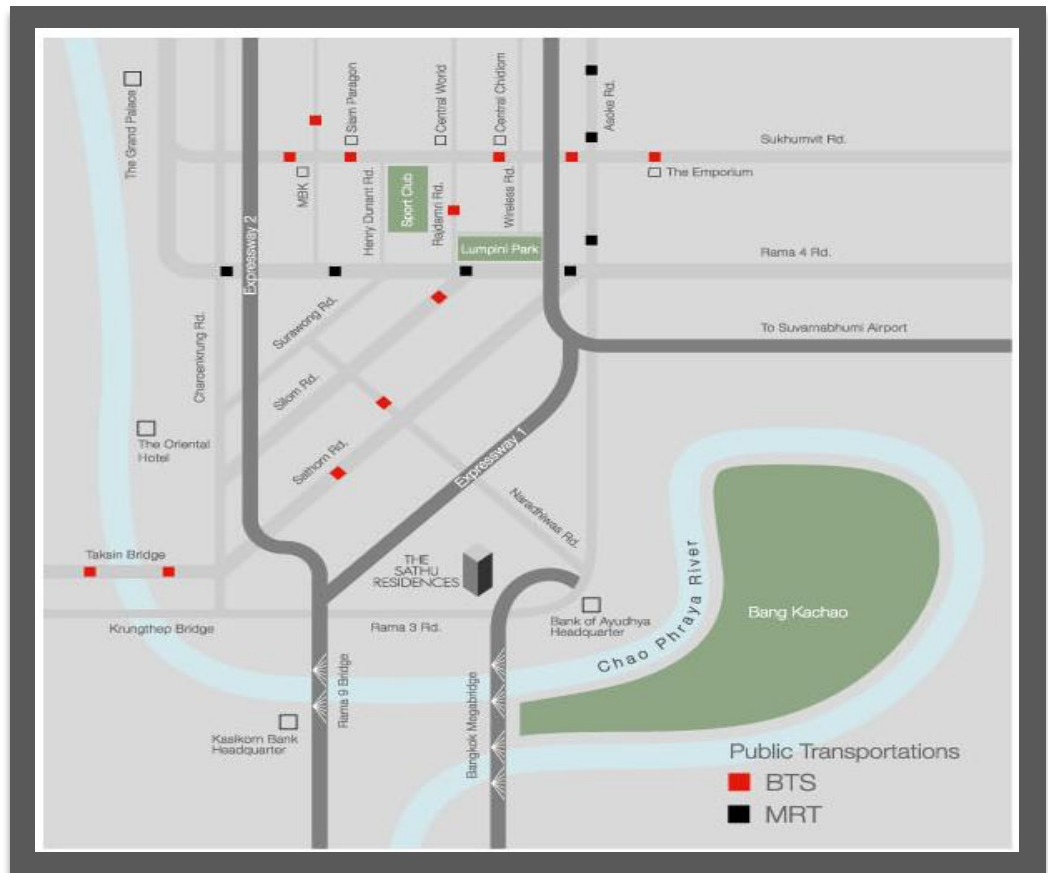
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| Payment Terms:                      | Amount           | Note  |
|-------------------------------------|------------------|---|
| 1. Booking Fee                      | THB<br>300,000.- | Payable within 7 days of executing the reservation form. The reservation fee is non refundable.                 |
| 2. Down Payment (minus booking fee) | 10%              | Payable on the date of signing Sales & Purchase Agreement and within 30 days from signing the reservation form. |
| 3. Deposit                          | 25%              | Payable as monthly installments.  |
| 4. Final Payment                    | 65%              | Upon practical completion and title transfer of the condominium unit to the Purchaser.                          |



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