



## New Ultra Luxury Condo by Ananda PLC with Service Residences and Hotel Management on Sukhumvit at Thong Lo - Penthouse Units

### Agent Info

Name:	Patrick Lusted
Company:	Siam Real Estate
Name:	
Country:	Thailand
Experience since:	2003
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Phone:	+66 (76) 383-646
Languages:	English, Thai
Website:	

### Listing details

Property for:	Sale
Price:	THB 241,810,000

### Location

Country:	Thailand
Address:	Thong Lo
Posted:	Nov 24, 2025

Description:  
The Residences 38, Thonglor

Overview: The Residences 38, a luxurious condominium in Bangkok's prime Thonglor district, will be ready for occupancy in December 2024. By Q1 2024, construction is complete, and interior finishing is underway. Located on the main Sukhumvit Road, it is a mere 5-minute walk from Thonglor BTS Skytrain Station. This development is a joint venture between the BTS Group and Ananda Development, a leading listed developer in Bangkok.

Development Details: The Residences 38 features a single 36-floor tower with just 56 FREEHOLD condominium units, spanning over 2 Rai (approximately one acre) of land. The project offers 110 conventional parking spaces, 7 supercar spaces, and 8 EV charging stations.

Location and Amenities: Situated above La Clef Bangkok, The Residences 38 ensures sophisticated luxury living with world-class facilities and services. La Clef, part of The Crest Collection within The Ascott Group's portfolio, offers iconic properties and has grown into a global hospitality company with over 940 properties in more than 220 cities across 40 countries.



**Design and Facilities:** Designed by renowned firms ACPV ARCHITECTS Antonio Citterio Patricia Viel, Quintrix Architects, PIA Interiors, and Shma for landscaping, The Residences 38 occupies levels 24 to 36 and is served by three elevators. Amenities include a residents' lobby, swimming pool, onsen, residents' lounge, co-party room, yoga room, fitness room, 24-hour security, keycard entry, and CCTV.

**Services:** Residents can enjoy services such as housekeeping, laundry, concierge, limousine service, personal food delivery, private dining, meeting facilities, and a self-service mini bar at the social lounge on the 11th floor. The unit types and configurations are as follows:

- \* 1-Bedroom: 55-76 sqm (9 units)
- \* 2-Bedrooms: 91-152 sqm (39 units)
- \* 3-Bedrooms: 172 sqm (3 units)
- \* 4-Bedrooms: 209 sqm (3 units)
- \* Penthouses: 426 sqm (2 units)

All units come fully fitted with luxury kitchens and appliances by Miele and Blanco, fully fitted bathrooms with sanitary ware by Gessi, Axor, and Toto, engineered walnut herringbone wood flooring, and air-conditioners. Additional features include electronic door locks, video entry phones, and floor-to-ceiling insulated glass windows providing ample natural light and unobstructed views.

**Pricing and Reservations:** Prices start at THB 20,400,000 for a 1-Bedroom unit (57 sqm) and go up to THB 243,000,000 for a 426.5 sqm penthouse. Detailed pricing is as follows:

Unit Type	Size (sqm)	Price Range (MB)
1 BEDROOM	57-75.5	20.4-28
2 BEDROOM (L)	124.5-151.5	56.1-68.7
2 BEDROOM (M)	107	50.2-55.5
2 BEDROOM (S)	84.5-97.5	37.4-50.9
3 BEDROOM	171.5	71.4-73.4
4 BEDROOM	210	112.9-115.5
PENTHOUSE	426.5	239.9-243

**Special Promotions:** Exclusive promotions for early buyers through Richmond's include free laundry services (550 pieces/year for 5 years), free housekeeping services (twice per month for 5 years), complimentary stays at La Clef serviced residences Bangkok, and cash discounts up to THB 2,000,000.

**Payment Terms:** Booking fees range from THB 100,000 for 1-Bedroom units to THB 500,000 for penthouses. Further deposits and final payments are required upon ownership transfer at the end of 2024. Contact for detailed payment terms and mortgage availability.

**Management Fees:** The Common Area Management charge is THB 120/sqm/month, and the one-off Sinking Fund payment is THB 1,000/sqm.

**Location and Entertainment:** Thonglor, known for its upscale bars, boutique shops, and restaurants, offers proximity to amenities such as Donki Mall, Gateway Mall, Park Lane community mall, Big C, Healthland



---

Spa, Sukhumvit Hospital, Ekkamai International School, and Major Ekamai cineplex.

Future Infrastructure: The area is set to benefit from the Grey Monorail Line, which will intersect several mass transit lines, enhancing connectivity and expected property value appreciation. The line is anticipated to carry around 140,000 daily commuters upon completion.

#### Highlights:

- \* Prime location near Thonglor BTS Skytrain Station and Ekkamai BTS Skytrain Station.
- \* Professionally managed with extensive amenities and services.
- \* High capital growth and rental yield potential due to new infrastructure developments.
- \* Launch promotions offering significant discounts and complimentary services.

- \* Living Room
- \* Water Heater
- \* Dining Room
- \* Air-conditioners
- \* Study or Office
- \* Garage
- \* Outdoor Bathroom
- \* Bathrooms Ensuite
- \* WC Toilet
- \* Terrace
- \* Sala
- \* Inland
- \* Car Port
- \* Western Kitchen
- \* Walk in wardrobe
- \* Built in wardrobe
- \* Roof terrace
- \* Sauna
- \* In town
- \* Spa
- \* Hot water system
- \* Family room
- \* Balcony
- \* Garden
- \* Gym
- \* Laundry Room
- \* Jacuzzi Internal
- \* Jacuzzi External
- \* Mains Water
- \* Electricity
- \* Internet / TV / Phone
- \* Games Room



- \* Water Filtration
- \* Swimming Pool
- \* Gardener
- \* Contemporary
- \* Storeys
- \* Secure Estate
- \* Wheel Chair
- \* Parking Space
- \* City View
- \* River View
- \* Featured Property
- \* Pool View

Built: 2024

Tenanted: Yes

### Common

Bedrooms: 1  
Bathrooms: 6  
Finished sq. ft.: 464 sq m

### Utility details

Heating: Yes

### Building details

Number of Floors: 36

### Lease terms

Date Available:

### Contact information

IMLIX ID: IX7.939.545

