



## Park 24 | Investment Opportunity - Whole of the 35th Floor - Luxury Condos Located in it's on Park Oasis in the Heart of the City



### Информация об агенте

Название:	Patrick Lusted
Название компании:	Siam Real Estate
Страна:	Тайланд
Experience since:	2003
Тип услуг:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Телефон:	+66 (76) 383-646
Languages:	English, Thai
Веб-сайт:	

### Детали объявления

Недвижимость:	На продажу
Цена:	THB 135,100,000

### Местоположение

Страна:	Тайланд
Область:	Bangkok
Добавлено:	26.07.2023
Описание:	

Park 24 - An Oasis of Nature for Urban Living - Spectacular river, lake, city and park views.

- \* A rare luxury condo development in the heart of Bangkok's Sukhumvit and CBD area
- \* Living at the heart of Sukhumvit's Em-District (Emporium, Emquartier, Emsphere)
- \* Full Facilities including the largest roof top swimming pool in Bangkok
- \* Lush and expansive gardens (16,000 sqm)
- \* Top accommodation location for expats
- \* 500m from the BTS (Phrom Phong station)
- \* Access from two streets - Sukhumvit 24 and Sukhumvit 22
- \* 5 min drive to highway access on Rama 4 provides quick access to both Airports



## Phrom Phong

A superb location with a vibrant and exciting fusion of Asian and Western cultures, where tradition meets modernity, forming a truly outstanding living experience.

- \* Phrom Phong: a well-known upmarket district with strong attracting for expat communities
- \* Extraordinaire retail, business and entertainment meets prime upscale residential district
- \* Surrounded by unique coffee shops, restaurants, lively/rooftop bars, salons and spas
- \* A short walk or drive to supermarkets and gourmet markets (Villa, Gourmet, Big-C, Tesco)
- \* Close to many international schools, daycare centers and hospitals
- \* Highly appealing and convenient lifestyle for local residents (high rental demand)
- \* 1 stop away from BTS station Thonglor, one of Sukhumvit's hippest areas comprising of Michelin Stars restaurants and trendy upmarket shops
- \* 1 stop away from BTS station Asoke, MRT interchange and Terminal 21 Shopping mall
- \* 3-5 stops away from BTS stations Ploenchit, Chit lom and Siam
- \* 5 min walk / 1 min drive to Benchasiri Park, a rare relaxing greenery space in the CBD

## Em-District

A mix of luxury malls, trendy international restaurants, walking streets, traditional night markets and community malls.

Developer Proud Residences Co., Ltd.

Project address 70 Sukhumvit 24, Klongton , Klongtoey, Bangkok 10110, Thailand

Project concept Urban Forest

Area 12 rai (2 rai of building areas and 10 rai of greenery)

Development Phase Phase I: Tower 1,2,3 Phase II: Tower 4,5,6

Total units Tower 1: restaurants

Tower 2: 533 units, 51-storey



Tower 3: 300 units, 28-storey

Tower 4 (serviced apartment): 250 units, 29-storey Tower 5: 496 units, 51-storey

Tower 6: 396 units, 44-storey

Facilities 40-meter swimming pool on the top of each building Extensive outdoor decks

Fitness rooms Yoga studios Boxing rings Playgrounds Gardens Library

Parking 50%

A rare opportunity to secure an entire floor (35th floor)

Tower 5 units 496 units

Tower 5 floors 51

Tower 5 facilities 40-meter swimming pool on 50th floor Fitness center on 49th floor

Garden in front of the building Lobby on 1st floor

Can share facilities with Tower 6

Floor 35

Ceiling height 2.75m

Available units Unit 01-12

Total usable areas 449.98 sqm

Type of units 1. 1 bed room units:

Unit 1 32.83 sqm

Unit 2 40.83 sqm

Unit 12 25.73 sqm

2. 2 bed room units:

Unit 3 67.27 sqm

Unit 10 56.00 sqm



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Unit 11 52.96 sqm

3. Combined units (2 BR or 1 BR + large study):

Unit 4+5 58.61 sqm

Unit 6+7 57.39 sqm

Unit 8+9 58.36 sqm

Furnishing Fully furnished

Beautiful, state of the art facilities, lush gardens, and the largest roof top swimming pool in Bangkok.

Modern designed fitness centers and living rooms.

Asking price

Unit No.

Room No.

Actual Area

(sq.m)

Floor

Description

Selling Price

Price/Sqm Sell

1

53501

32.83

35

1 Bedroom

9,722,400.00



296,143.77

2

53502

40.83

35

1 Bedroom (Corner)

12,048,000.00

295,077.15

3

53503

67.27

35

2 Bedroom (Corner)

20,221,200.00

300,597.59

4+5

53504/53505

58.61

35

2 Bedroom

17,776,800.00

303,306.60



6+7

53506/53507

57.39

35

2 Bedroom

17,358,000.00

302,456.87

8+9

53508/53509

58.36

35

2 Bedroom

17,670,000.00

302,775.87

10

53510

56.00

35

2 Bedroom (Corner)

16,960,800.00

302,871.43

11

53511



52.96

35

2 Bedroom (Corner)

15,710,400.00

296,646.53

12

53512

25.73

35

1 Bedroom

7,680,000.00

298,484.26

Total

449.98

135,147,600.00

Telephone Lines

+ Bedrooms

+ Bathrooms

Western Kitchen

Spa

Sea View

Sauna

River View

Parking Space

Near Shopping

Near Schooling

Near Hospitals

Laundry Room

Internet Connection



Home security system

Gym

Garden

Garage

Fully Furnished

Communal Pool

City View

Cable/satellite (UBC)

Air-conditioners

Phrom Phong

Tenanted:

да

## Общие

Готовые кв.м.:

450 кв м

Площадь участка:

8328 кв м

Floor Number:

35

## Building details

Количество этажей:

51

## Rental details

Furnished:

да

## Lease terms

Date Available:

## Contact information

IMLIX ID:

IX4.702.128

