

The Sathu Residences – Bangkok



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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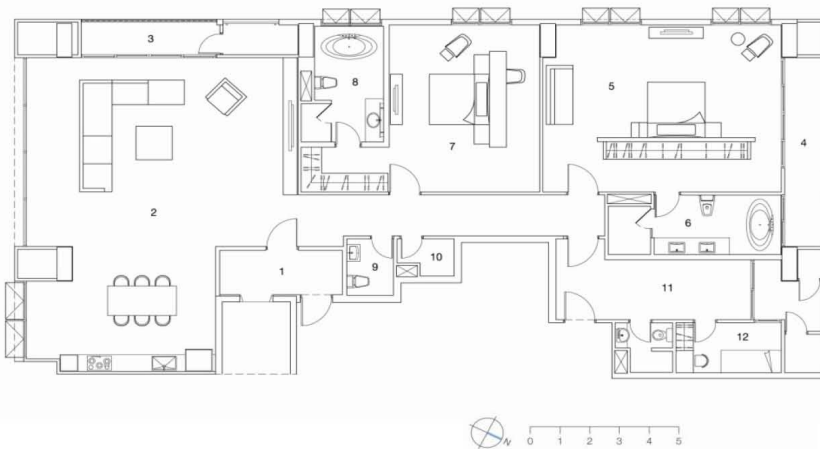
Summary List for The Sathu Residences

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)
Total Number of Units	:	22 units
Residence Types	:	River & city elevations 270 sq.m. (approximately)
Room Types	:	2 bedrooms
Facilities	:	25 m. ozone-treated lap pool at podium level, fitness room, conference and meeting rooms, key card access, CCTV
Expected Completion	:	November 2009
Pricing	:	Prices start from THB 33.4m



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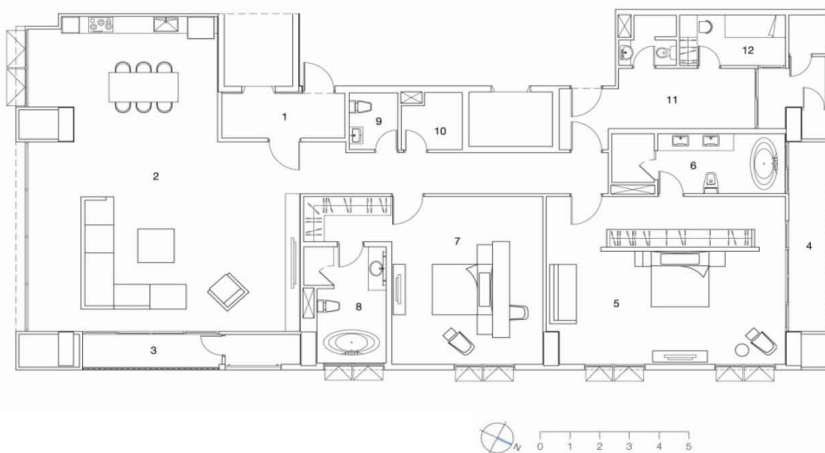
Floor Plan



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.

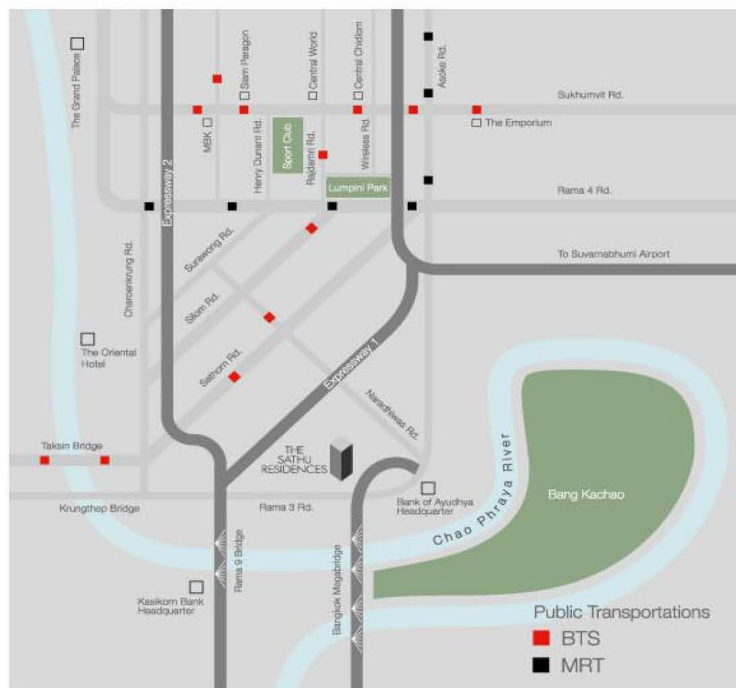
The unit layouts are subject to any measurement as required by the relevant authorities.
The unit floor areas and dimensions are subject to final survey.

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Purchase Procedure

The stage payments are as follow:

	Amount	Note
1. Booking Fee	THB 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.



If you have any further questions, please do not hesitate to contact a member of the Savills Sales Team + 66 2 636 0300

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