RISLAND

“

EXISTS TO **CREATE BETTER LIVING** FOR ALL.

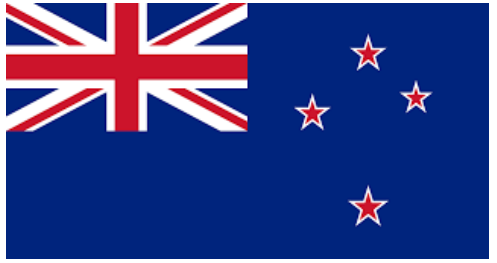
”

Vision and Mission

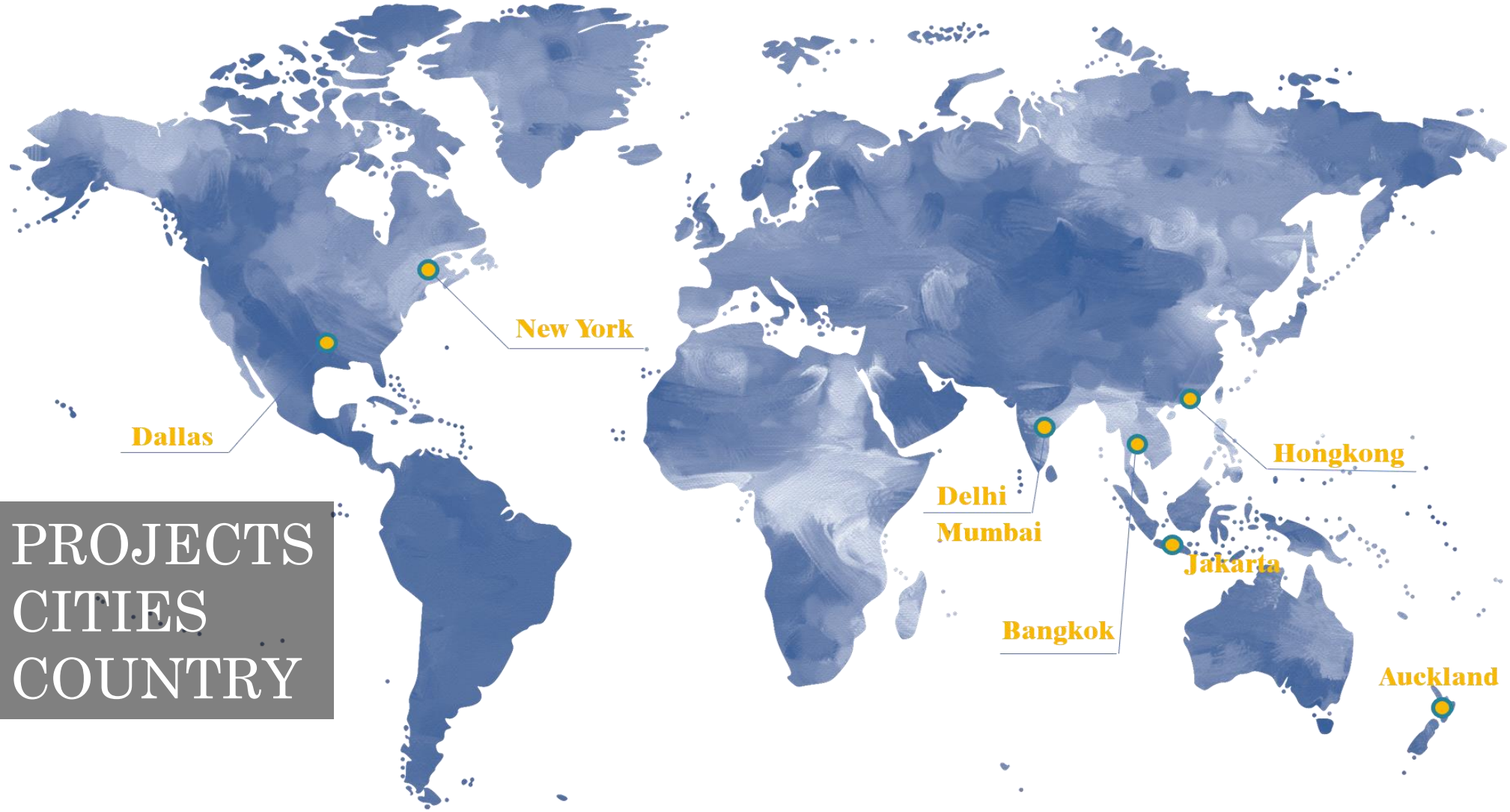
Risland is a large real estate group enterprise established in Hong Kong, aiming for the global real estate development. Our business includes residential real estate development, commercial real estate operation, community management, and a full range of products and services that support an entire urban environment.

EXECUTIVE SUMMARY

In2018, Risland developed projects globally in countries such as USA, India New Zealand, and Thailand,. We contribute directly to cities by bringing forth our innovative construction practices and provide direct value-added to community development projects, in the process establishing ourselves as a true partner in urban growth around the world.



RISLAND GLOBAL EXPANSION



11 PROJECTS
8 CITIES
5 COUNTRY

Fitch Ratings

AA

SKY LINE NEW YORK

NYC 2018 BUILDING OF THE YEAR

SKY HOUSE BSD+

THE BEST APARTMENT IN SOUTH TANGERANG

THE ICON MUMBAI

ICONIC INTERNATIONAL PROJECT OF MUMBAI

CLOUD THONGLOR -PHETCHABURI

Best High End Condo Development Bangkok

ENTERING THE CITY

RISLAND Enter Thai Market

Bangkok City

5
Projects

Phuket City

1
Project

BANGKOK PROJECTS

ARTISAN
RATCHADA

MIXE - USED CONDOMINIUM

LAKE SERENE
RAMA II

LUXURY VILLA PROJECT

PHASE 1 SOLD OUT

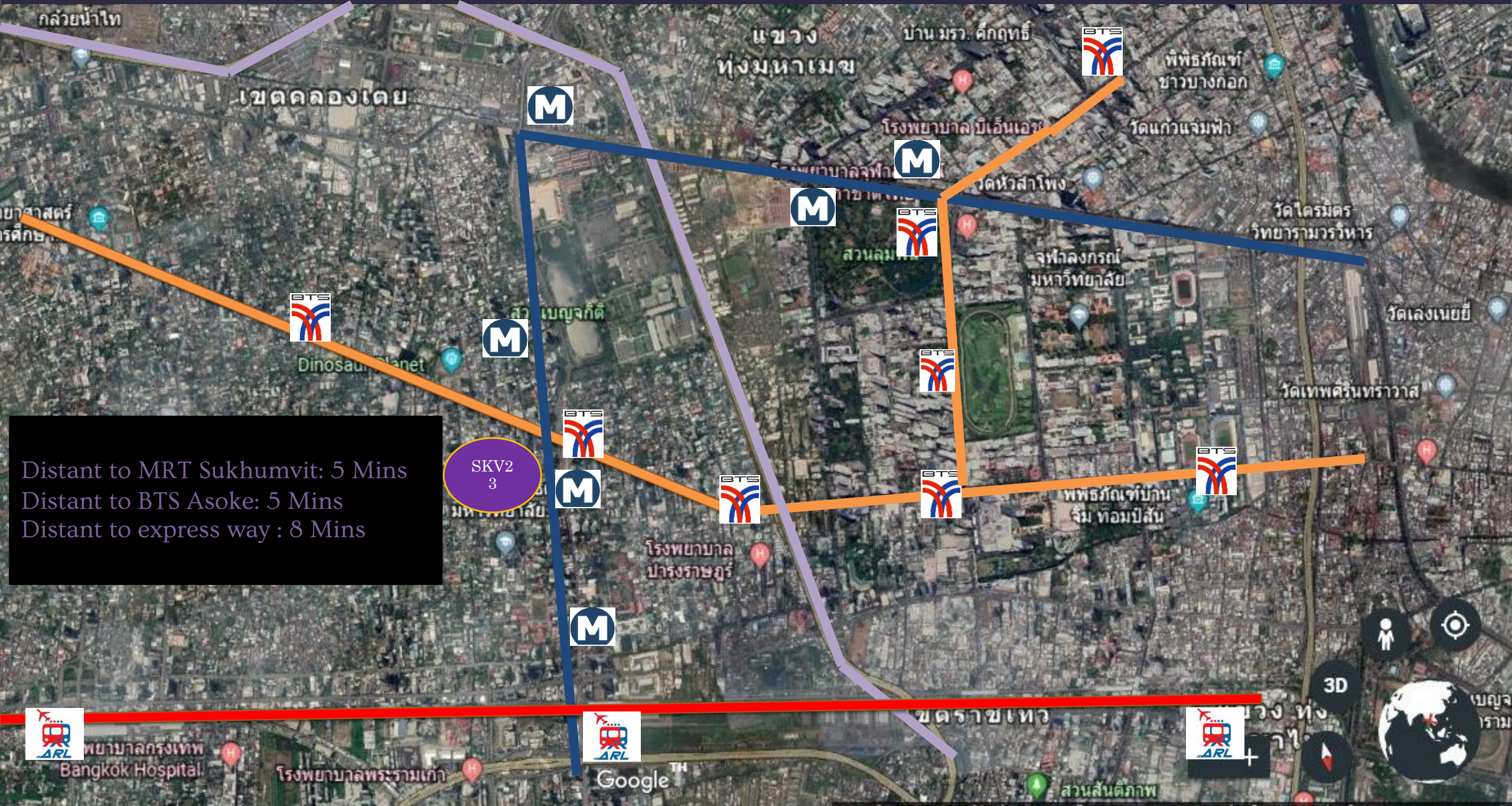
CLOUD

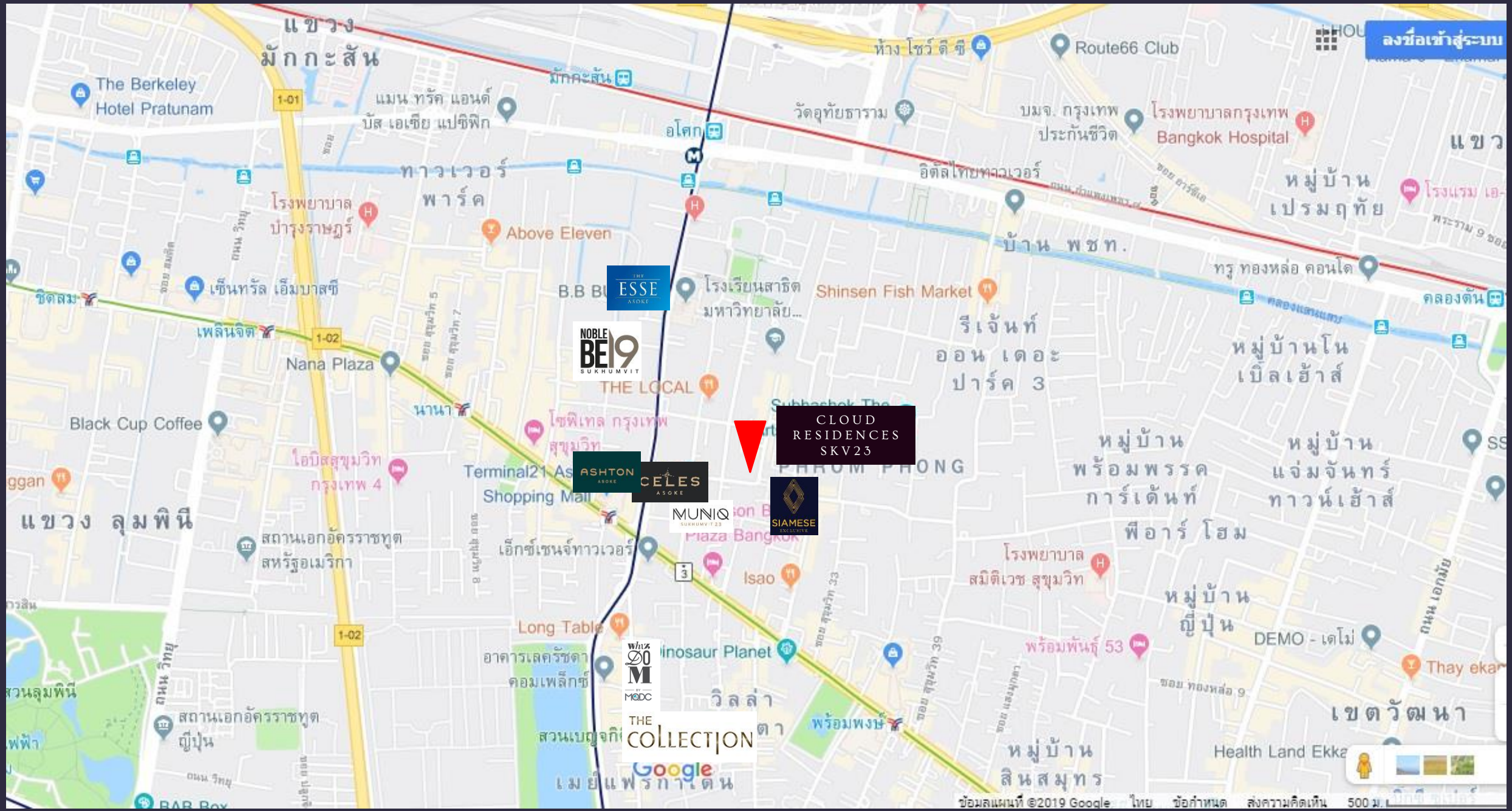
THONGLOR-PHETCHABURI

40% SOLD

TEPMINAL21

CLOUD RESIDENCES
SKV 23


Distant to MRT Sukhumvit: 5 Mins
Distant to BTS Asoke: 5 Mins
Distant to express way : 8 Mins
SKV2
3
เขตคลองเตย
แขวง
ทุ่งมหาเมฆ
กล้วยน้ำไท
บ้าน มรว. คึกฤทธิ์
พิพิธภัณฑ์
ชาวบางกอก
วัดแก้วแจ่มฟ้า
วัดหัวลำโพง
วัดโสมนัส
วิทยารามวรวิหาร
จุฬาลงกรณ์
มหาวิทยาลัย
วัดเลิงเนยยี่
วัดเทพศิรินทราวาส
พิพิธภัณฑ์บ้าน
จิม ทอมป์สัน
โรงพยาบาล
ปารุงราษฎร์
Bangkok Hospital
โรงพยาบาลพระรามเก้า
สวนสันติภาพ
Google
3D


ลงชื่อเข้าสู่ระบบ
แขวง มักกะสัน
The Berkeley Hotel Pratunam
แมน ทรัค แอนด์ บัส เอเชีย แปซิฟิก
มักกะสัน
อโศก
ห้าง โชว์ ดี ซี
Route66 Club
วัดอุทัยธาราม
บมจ. กรุงเทพ ประกันชีวิต
โรงพยาบาลกรุงเทพ Bangkok Hospital
ทาวเวอร์ พาร์ค
โรงพยาบาล บำรุงราษฎร์
Above Eleven
อิตัลไทยทาวเวอร์
หมู่บ้าน เปรมฤทัย
บ้าน พชท.
ทรู ทองหล่อ คอนโด
คลองตัน
ชิดลม
เซ็นทรัล เอ็มบาสซี
เพลินจิต
Nana Plaza
B.B BU
THE ESSE ASOKE
โรงเรียนสาธิต มหาวิทยาลัย...
Shinsen Fish Market
รีเจ้นท์ ออน เดอะ ปาร์ค 3
หมู่บ้านโน เบิ้ลเฮ้าส์
NOBLE BE19 SUKHUMVIT
THE LOCAL
นานา
Black Cup Coffee
โซฟิเทล กรุงเทพ สุขุมวิท
CLOUD RESIDENCES SKV23
PHROM PHONG
ไอบิสสุขุมวิท กรุงเทพ 4
Terminal21 Asoke Shopping Mall
ASHTON ASOKE
CELES ASOKE
MUNIQ SUKHUMVIT 23
SIAMESE EXCLUSIVE
หมู่บ้าน พร้อมพรรค การ์เด้นท์ พีอาร์ โฮม
หมู่บ้าน แจ่มจันทร์ ทาวน์เฮ้าส์
แขวง ลุมพินี
สถานเอกอัครราชทูต สหรัฐอเมริกา
เอ็กซ์เชนจ์ทาวเวอร์
Plaza Bangkok
Isao
โรงพยาบาล สมิติเวช สุขุมวิท
หมู่บ้าน ญี่ปุ่น
Long Table
อาคารเลครัชดา คอมเพล็กซ์
Dinosaur Planet
พร้อมพันธุ์ 53
DEMO - เดโม่
Thay ekar
สวนลุมพินี
สถานเอกอัครราชทูต ญี่ปุ่น
วิลล่า
พร้อมพงษ์
เขตวัฒนา
Health Land Ekka
หมู่บ้าน สินสมุทร
THE COLLECTION
Google
ข้อมูลแผนที่ ©2019 Google ไทย ข้อกำหนด ส่งความคิดเห็น 500 ม.

THE LOCAL
Oasis Spa (Bangkok, Sukhumvit 31)
Sino-Thai Tower
Bodega Bangkok
WIND
Pullman Bangkok Grande Sukhumvit
It's "Happened to be" a Closet ./23
ร้านอาหารอิตาเลียน
CIRCLE 31
WALDEN
THE CREST
SIAMESE
N
W
E
S
Google

PROJECT LOCATION

NEARBY LANDMARK

BTS Asoke

MRT Sukhumvit

Terminal 21

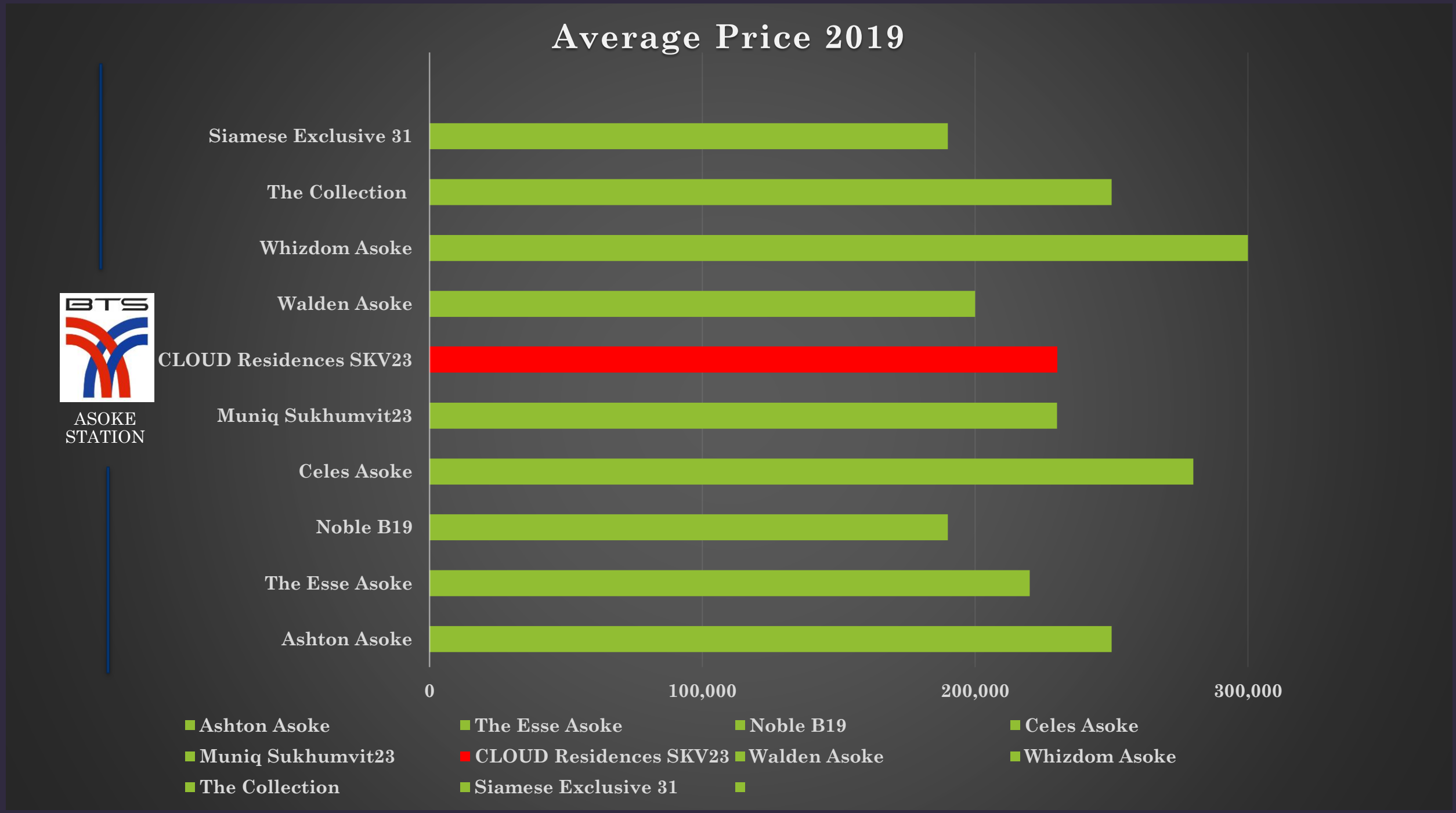
EmQuartier

Interchange

Exchange Tower

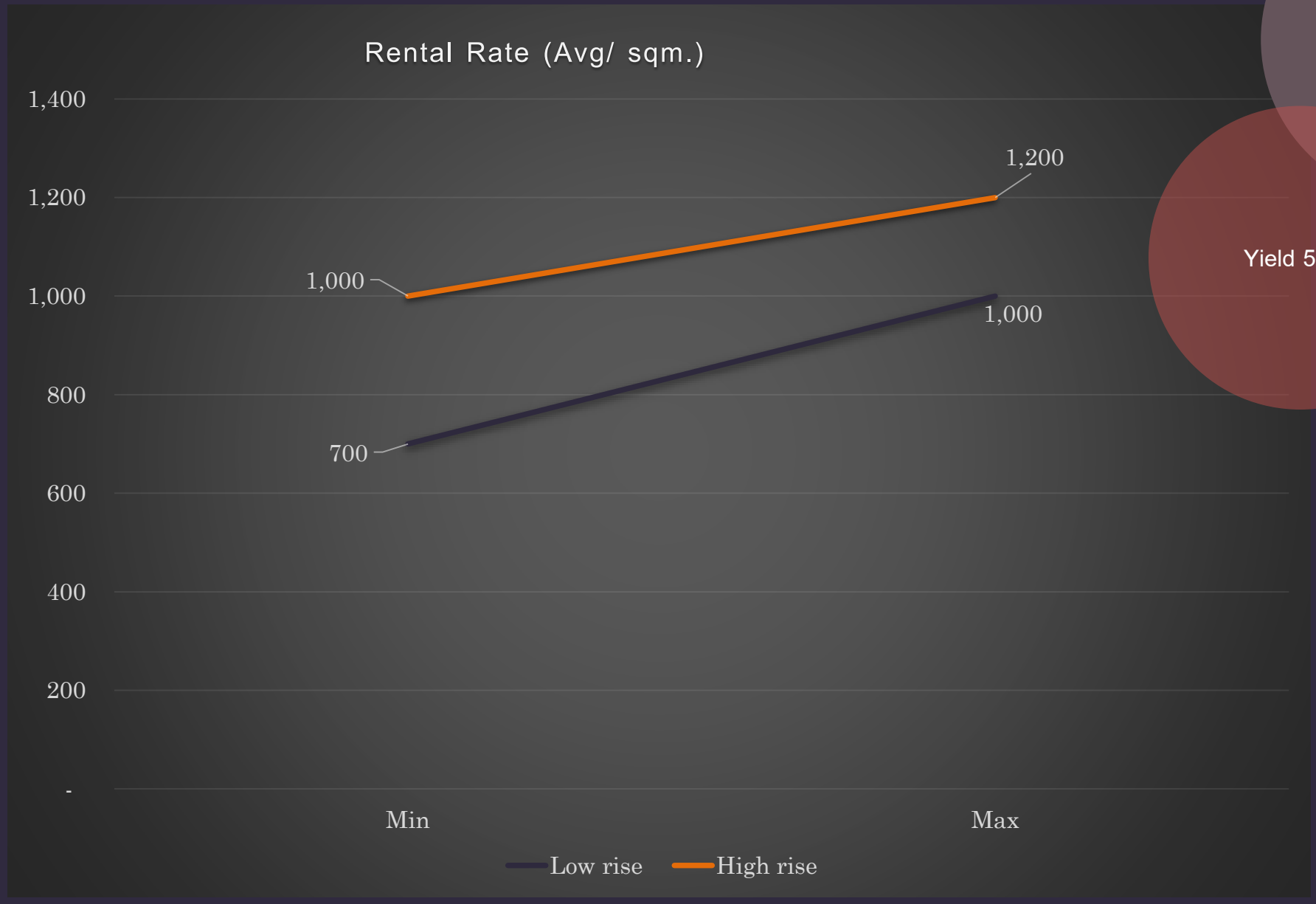
Pullman Bangkok

Srinakharinwirot University


Average Price 2019
Siamese Exclusive 31
The Collection
Whizdom Asoke
Walden Asoke
CLOUD Residences SKV23
Muniq Sukhumvit23
Celes Asoke
Noble B19
The Esse Asoke
Ashton Asoke
0
100,000
200,000
300,000
ASOKE STATION
Ashton Asoke
The Esse Asoke
Noble B19
Celes Asoke
Muniq Sukhumvit23
CLOUD Residences SKV23
Walden Asoke
Whizdom Asoke
The Collection
Siamese Exclusive 31

1 bed Unit Price Range
Celes
The Whizdom asoke
The collection
Noble recole
Noble be 19
Esse asoke
Ashton asoke
Muniq
Cloud residences
0
2
4
6
8
10
12
14
16
18

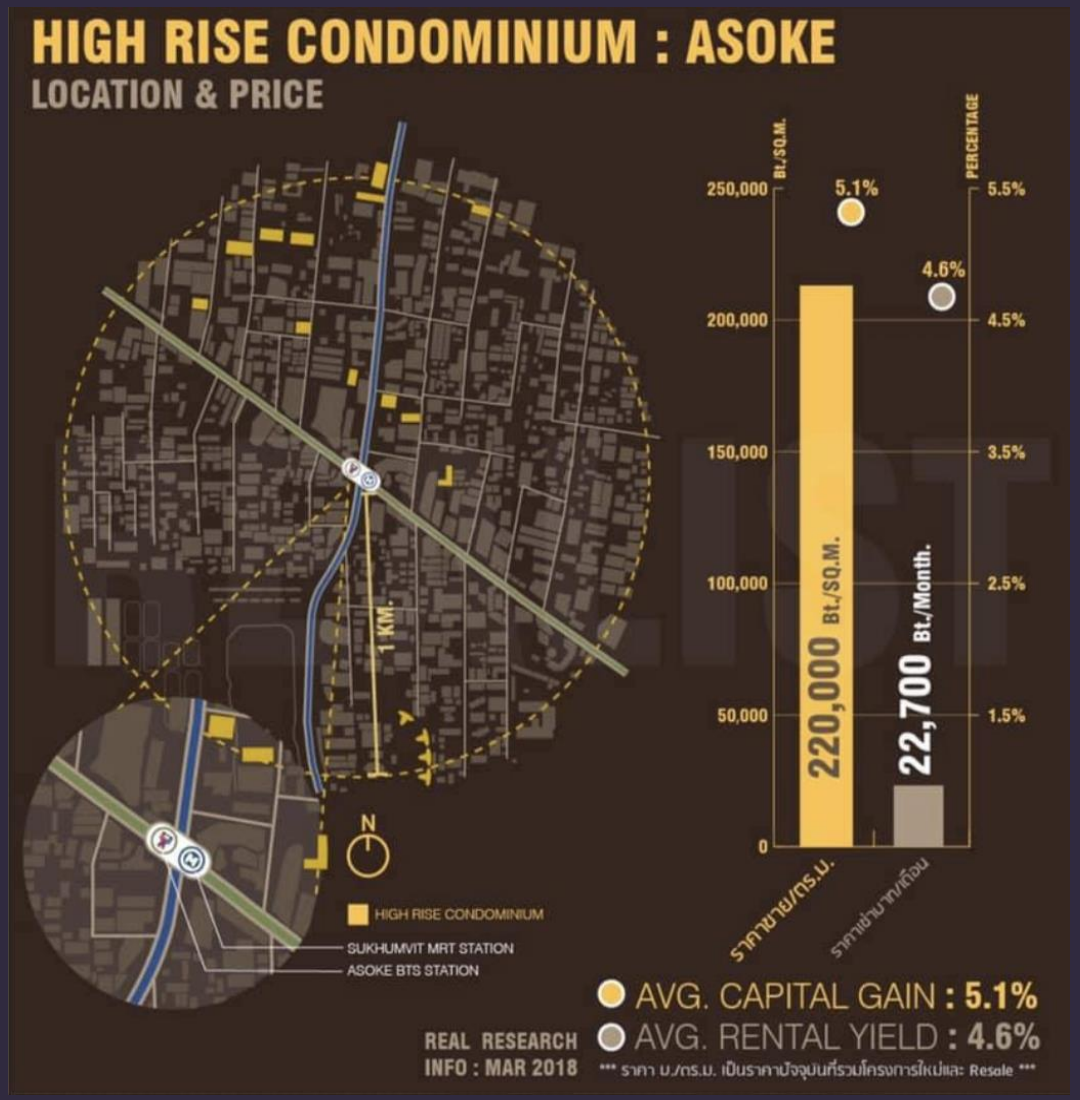
PAYMENT INSTRUCTION

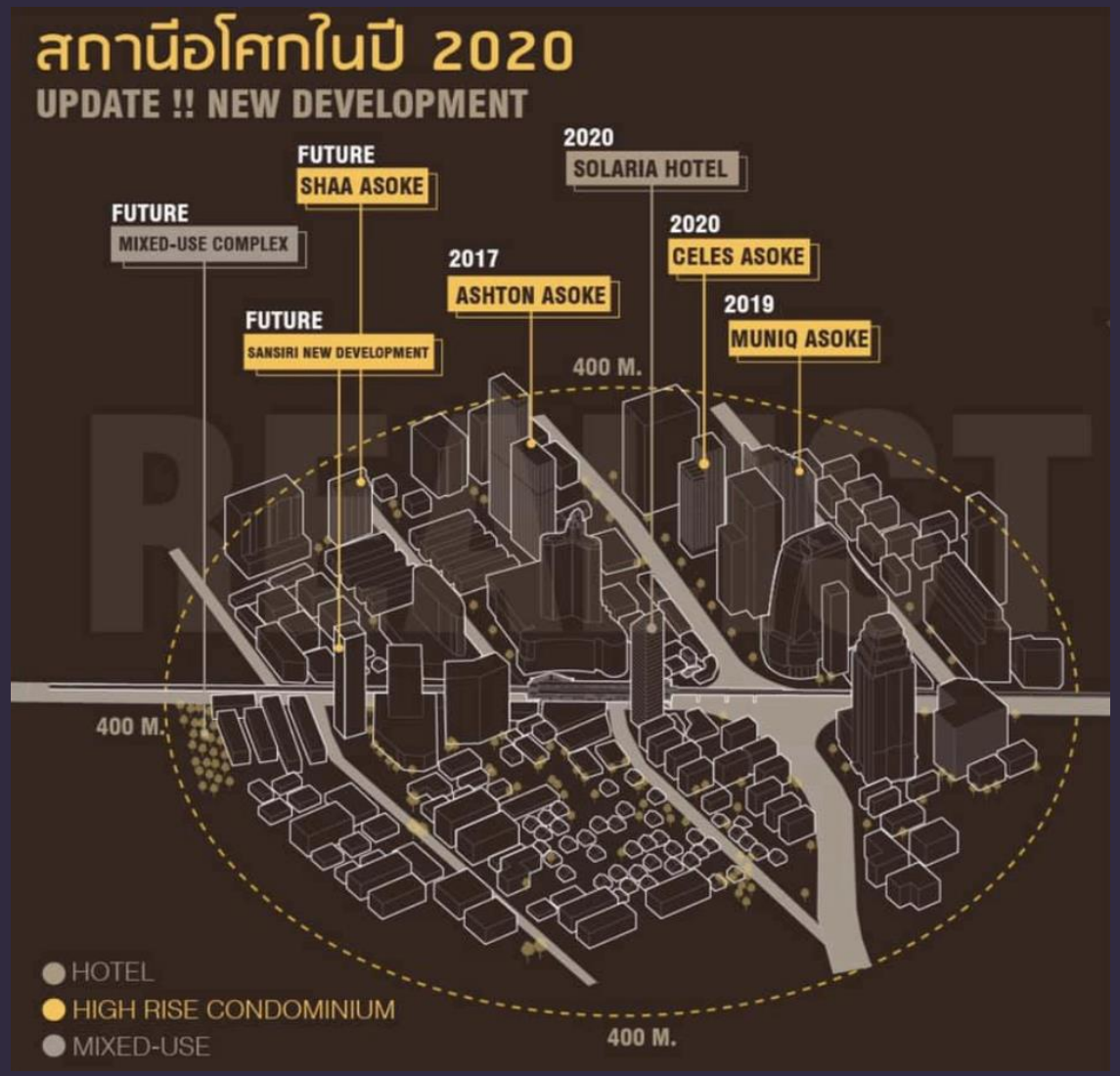


Capital Gain

5-6% YoY

Yield 5-7%





FUTURE VALUE

NEARBY LANDMARKS:

SHOPPING MALLS

TERMINAL 21

KOREAN TOWN

EMQUARTIER

EMPORIUM

NEARBY LANDMARKS:

LANDMARK OFFICES

INTERCHANGE

EXCHANGE TOWER

GMM GRAMMY

SINO-THAI

SERMMITR TOWER

NEARBY LANDMARKS:

INTERNATIONAL SCHOOLS

SRINAKHARINWIROT UNIVERSITY

NIST International School

WATTANA WITTAYA ACADEMY

BANGKOK PREP SCHOOL

NEARBY LANDMARKS:

QUALITY HOSPITALS

SAMITIVEJ SUKHUMVIT

BUMRUNGRAD HOSPITAL

RUTNIN EYE HOSPITAL

NEARBY LANDMARKS:

WELL-KNOWN HOTELS

PULLMAN BANGKOK

SHERATON GRANDE SUKHUMVIT

RADISSON BLU BANGKOK

THE CONTINENT BANGKOK

NEARBY LANDMARKS:

PLEASURE PARKS

BENCHASIRI PARK

BENJAKITTI PARK

PROJECT DETAILS

DEVELOPMENT NAME	CLOUD Residences – SKV 23
DEVELOPER	SKV 23 Co., Ltd., affiliated company of Risland (Thailand) Co., Ltd.
PROJECT CONSULTANTS	
Architect:	Tandem Architects (2001) Co., Ltd
Designer:	Leo Design Co., Ltd.
Landscape:	1819 Studio Co., Ltd.
LOCATION	Asoke – Sukhumvit 23
TOTAL LAND AREA	1-3-27.6 Rai
STOREYS	43
BUILDINGS / UNITS	372 units
PARKING	67%

Project Detail

UNIT PLAN

Units	Number		Percentage
1 Bedroom (29-30 SQ.M.)	169		45.43
1 Bedroom Plus (41 – 43 SQ.M.)	84		22.58%
2 Bedroom (57 – 60 SQ.M.)	44		11.82%
Double Space L1	1	68	18.27%
Double Space L2 Double Space L3 Double Space L4 Double Space L5	10 10 10 9		
Double Space A (30 – 34 SQ.M.)	16		
Double Space B (42 SQ.M.)	8		
Double Space C (60 SQ.M.)	4		
Penthouse PH1 (78.90 SQ.M.)	3	7	1.88%
Penthouse PH2 (98.00 SQ.M.)	4		

CLOUD RESIDENCES
SKV 23

Landscape
Conceptual Design
by **1819 Studio Co., Ltd.**

The Nature of Art

Building Façade: Vertical Line reflect “Modernize” / Blue Synonym Glass Colour reflect “Elegant” and Grey Alu Cladding reflect “Luxury” / Full Height Glass with Big One Piece Glass Room / Façade Precast & Paint Fin (Carparking Podium)

by Tandem Architects Co., Ltd.

AMENITIES

Ground Floor: Glamorous Garden / The Lobby

28th Floor: Infinite-Edge Lap Pool / Kid's Aqua Corner / Pleasant Jacuzzi / Blue Recreational Zone / Green Leisure Zone

29th Floor: 270°Experience Fitness Club / Serenity Yoga Studio / Sauna & Steam Room / Elite Sky Working Lounge

30th Floor: The Roof Bar & Dinning / Open-Air BBQ Area / Sky Common Pavilion / The Sunset Deck

3 Passenger Elevators and 1 Service Elevator

MASTER PLAN

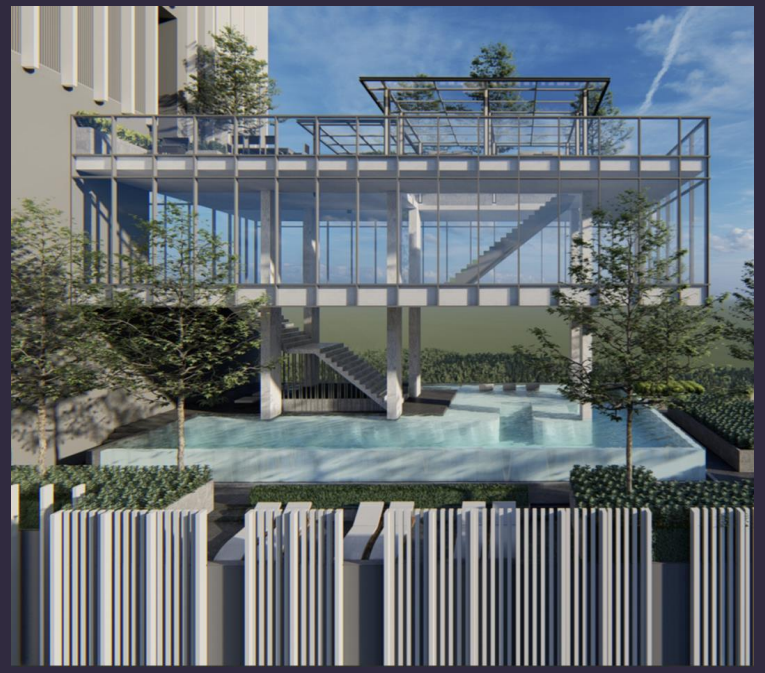
Maximum Green Area on GF (814m2)
Front garden (648 m2)
AUTO PARK QUEUE
AUTO PARK QUEUE
AUTO PARK QUEUE
PUMP
LOBBY
DROP-OFF
GEN
DROP-OFF
MDB+TRANSFORMER
WAITING LOUNGE
MAIL
GB
GB
GB
GB
LIFT HALL
OUT
IN
GROUND FLOOR
N
SUKHUMVIT 23

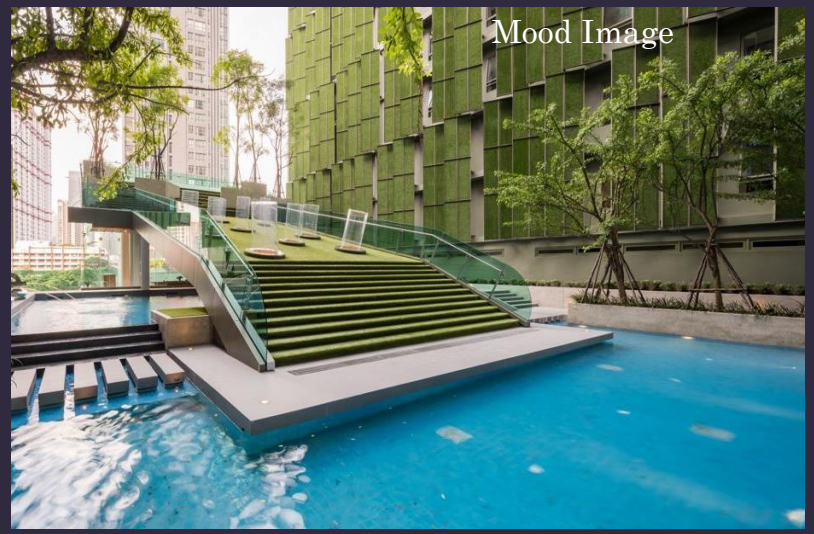
Floating Bar Facilities

Floating Bar (Fitness) with Amphitheater surrounded by the pool 270 deg view at 120m height

Sky Amphitheater Surrounded Pool

3 Floors connected Facility (Green deck + Fitness + Pool





Floating Bar Facilities

Land Scape & Roof Deck
Lobby
Roof Bar
Dinning & BBQ Area
Private Sky lounge
Co-working & Business center & Club Lounge

Pool & Jacuzzies & Water retreatment as 5 Starts hotel
(Nature Salt Chlorinator)

Kid's Club
Premium Fitness center
Sky Yoga Studio
Private Sauna

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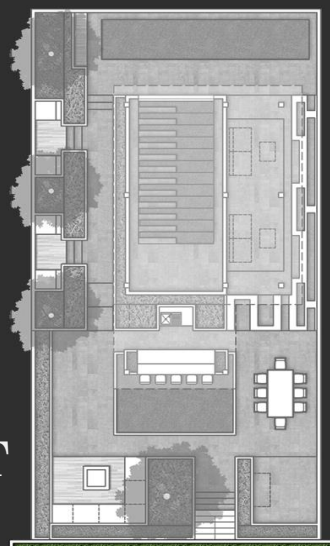
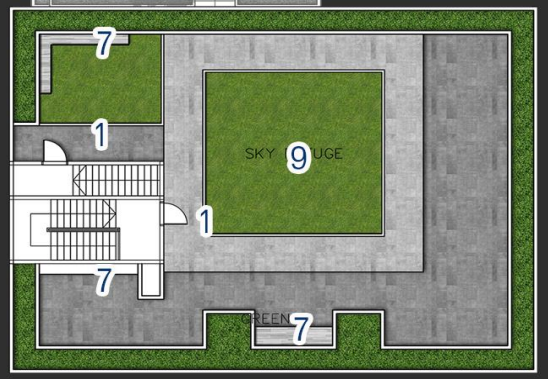
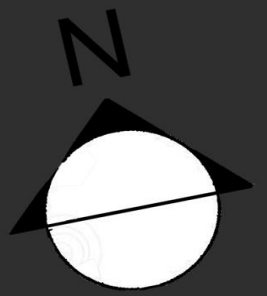




LEGEND

1. ENTRANCE
2. ROOF BAR
3. DINNIG AREA
4. BBQ AREA
5. SKY LOUNGE
6. PAVILION
7. SEATING AREA
8. LAWN SPACE
9. SKY REFUGE



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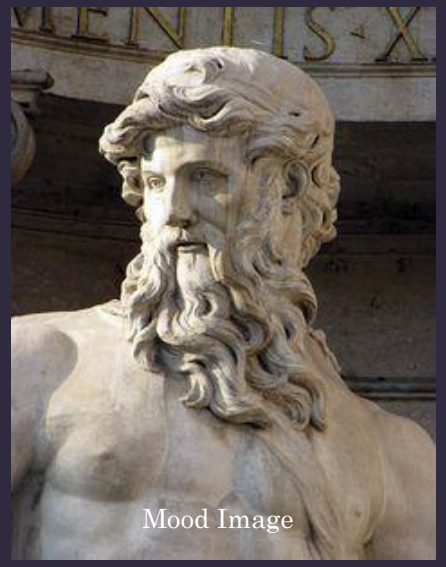
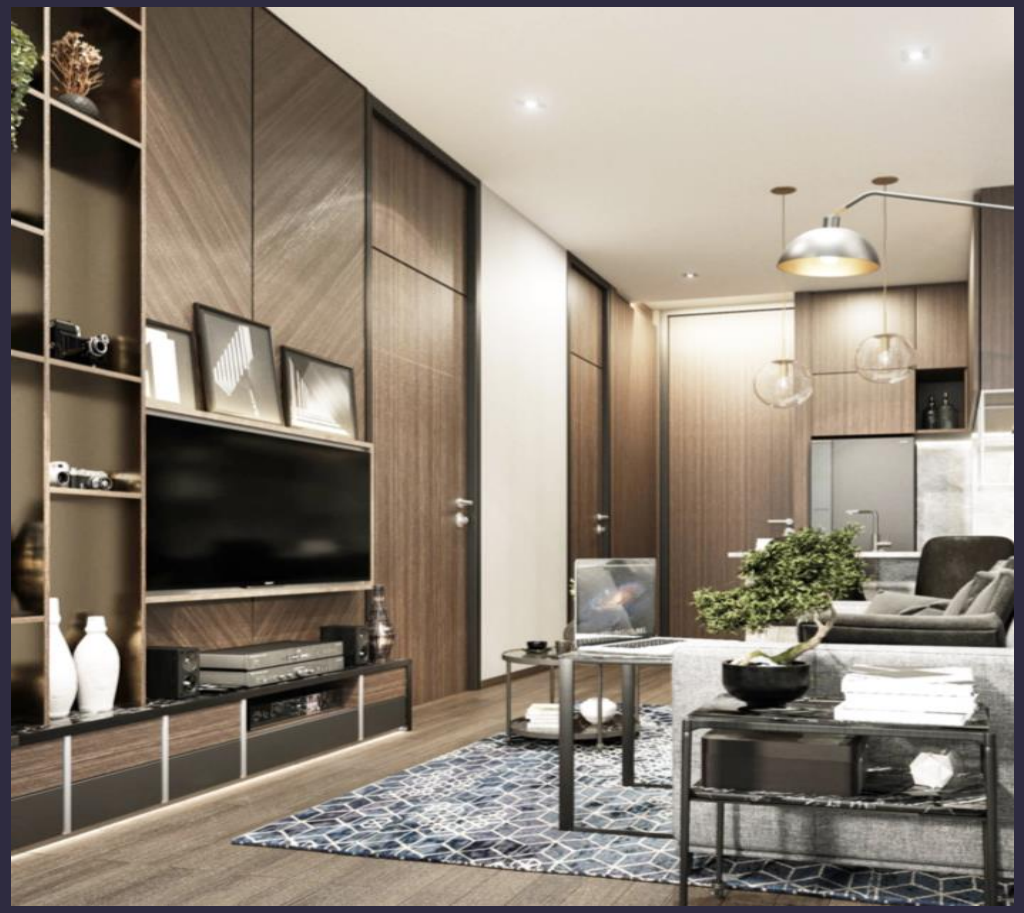


Cloud Lobby : Haven of

Uranus(God of Sky), Modern luxury colonial Black and White marble hints of wood and gleaming gold / Double Ceiling and full Glass with natural light



Interior Design : COZY GLAMOUR

- Neatly trimmed Detailing
- Natural Tone Material
- Modest But Tasteful Loose & Lamp
- Soft Finished Loose Furniture

PROJECT SPECIFICATION

FLOOR TO CEILING	2.8 M.
FLOOR FINISH	ENGINEERING WOOD 15 mm
KITCHEN APPLIANCE & BUIT IN FREZER	GORENJE
WASHING MACHINE	BOSCH
SANITARY & SINK	TOTO & TOTO WASHLET
WATER HEATER	STIEBEL ELTRON
AIR CONDITIONER	DAIKIN CEILING TYPE
DIGITAL DOOR LOCK	YALE BIOMETRIC FINGERPRINT
WALL	PAINTED
BUILT IN FURNITURE	WARDROBE & SHOE CABINET

gorenje

Life Simplified

DAIKIN

BOSCH

STIEBEL ELTRON

Yale®

Door Locks from **USA**

TOTO

Selling points

- Privacy Living : Low density 4 – 14 units per floors
- Single loaded corridor
- The first real Duo space at Asoke
- Ultimate view with FULL HEIGHT WINDOWS
- Conner class units
- Floating Bar Facility with Tipple Floors Facility
- Private land scape area with nature into Art
- Automatic intelligent parking system

360 View

100 M.

150 M.

360 View

200 M.

FLOOR PLAN – 5th Floor

TYPE C2
61.20

TYPE A4
34.00

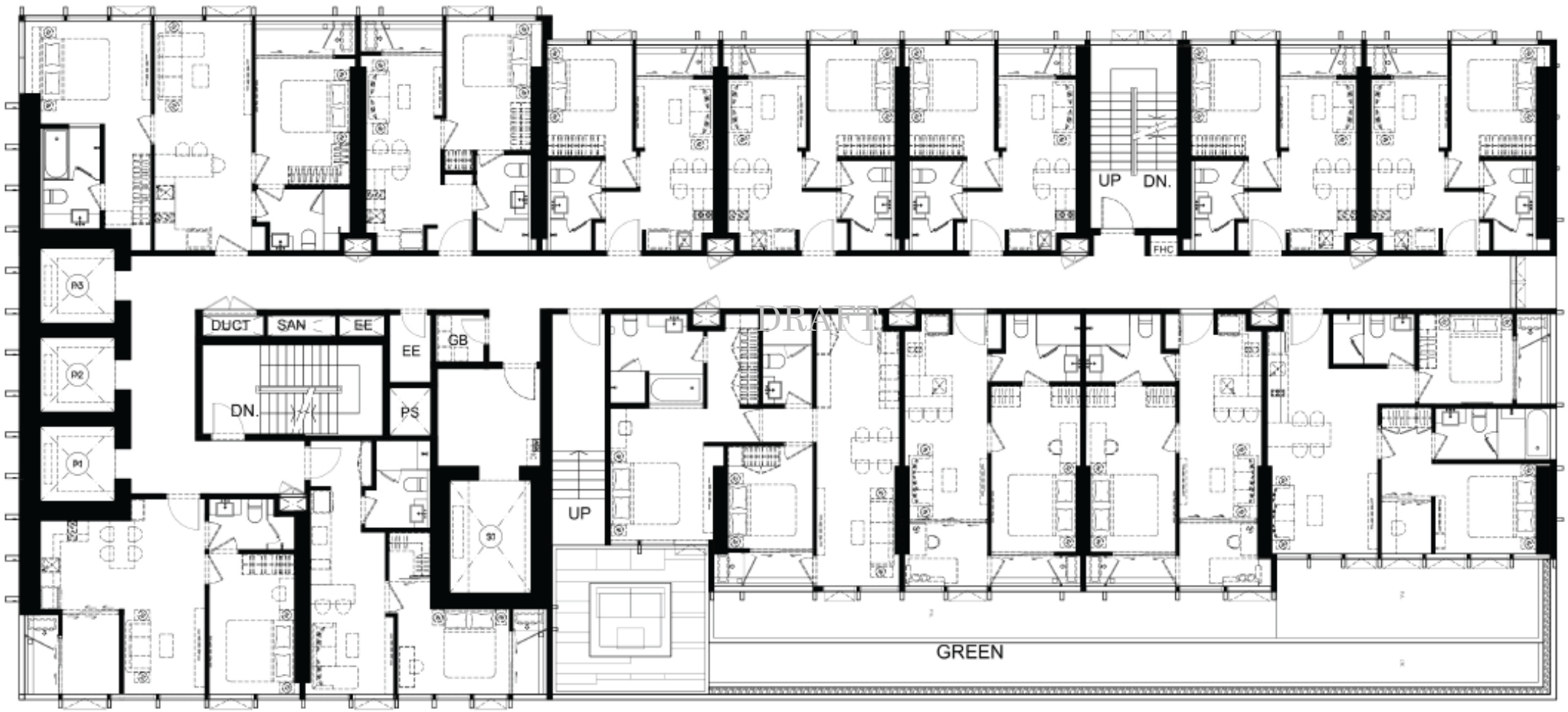
TYPE A1_5
30.10

TYPE A1_4
30.30

TYPE A1_3
30.00

TYPE A1-2
29.90

TYPE A1-1
30.00



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TYPE B2
42.40

TYPE A2
34.30

TYPE C3
63.10

TYPE B1_1
41.60

TYPE B1_2
41.80

TYPE C1
57.40

N

FLOOR PLAN – 6th to 25th Floor

TYPE C2
61.20

TYPE A4
34.00

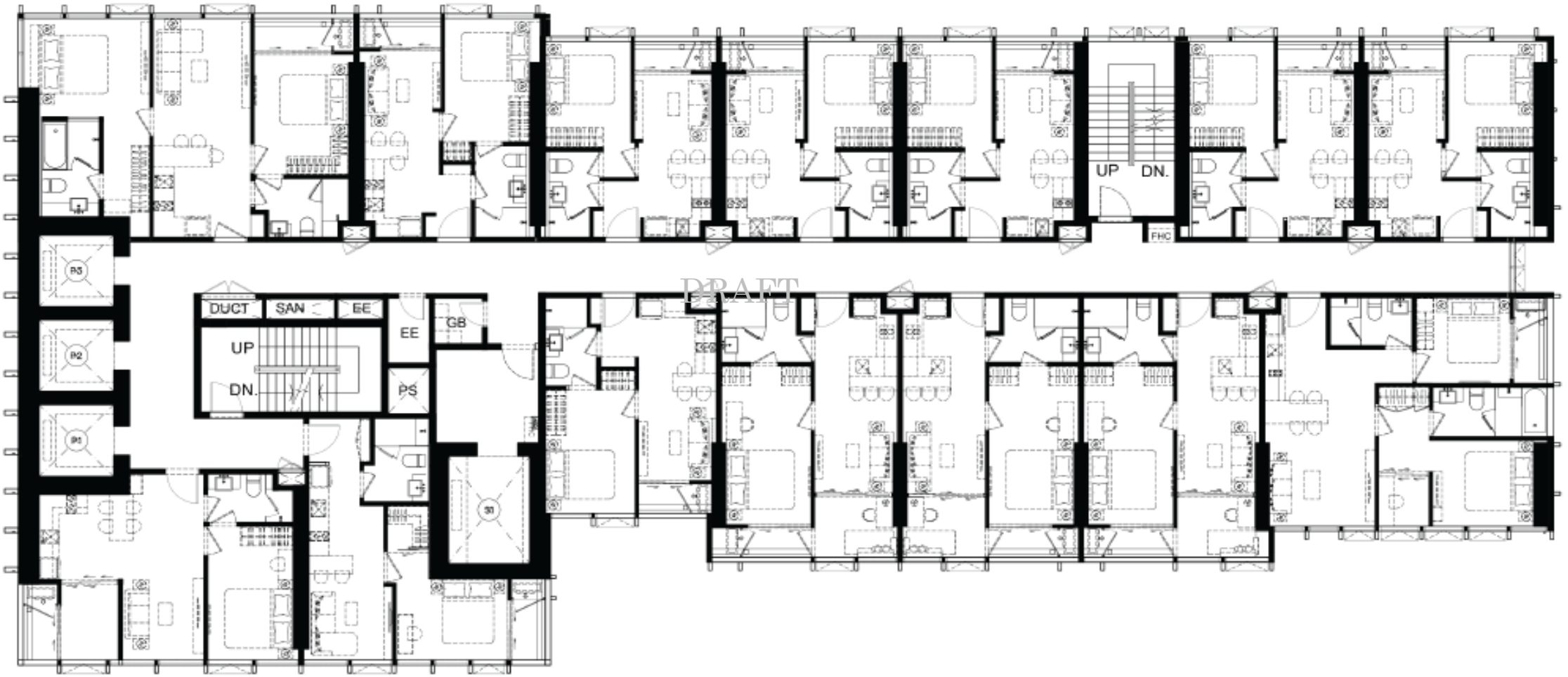
TYPE A1_5
30.10

TYPE A1_4
30.30

TYPE A1_3
30.00

TYPE A1-2
29.90

TYPE A1-1
30.00



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TYPE B2
42.40

TYPE A2
34.30

TYPE A3
33.80

TYPE B1_2
41.80

TYPE B1_1
41.60

TYPE B1_2
41.80

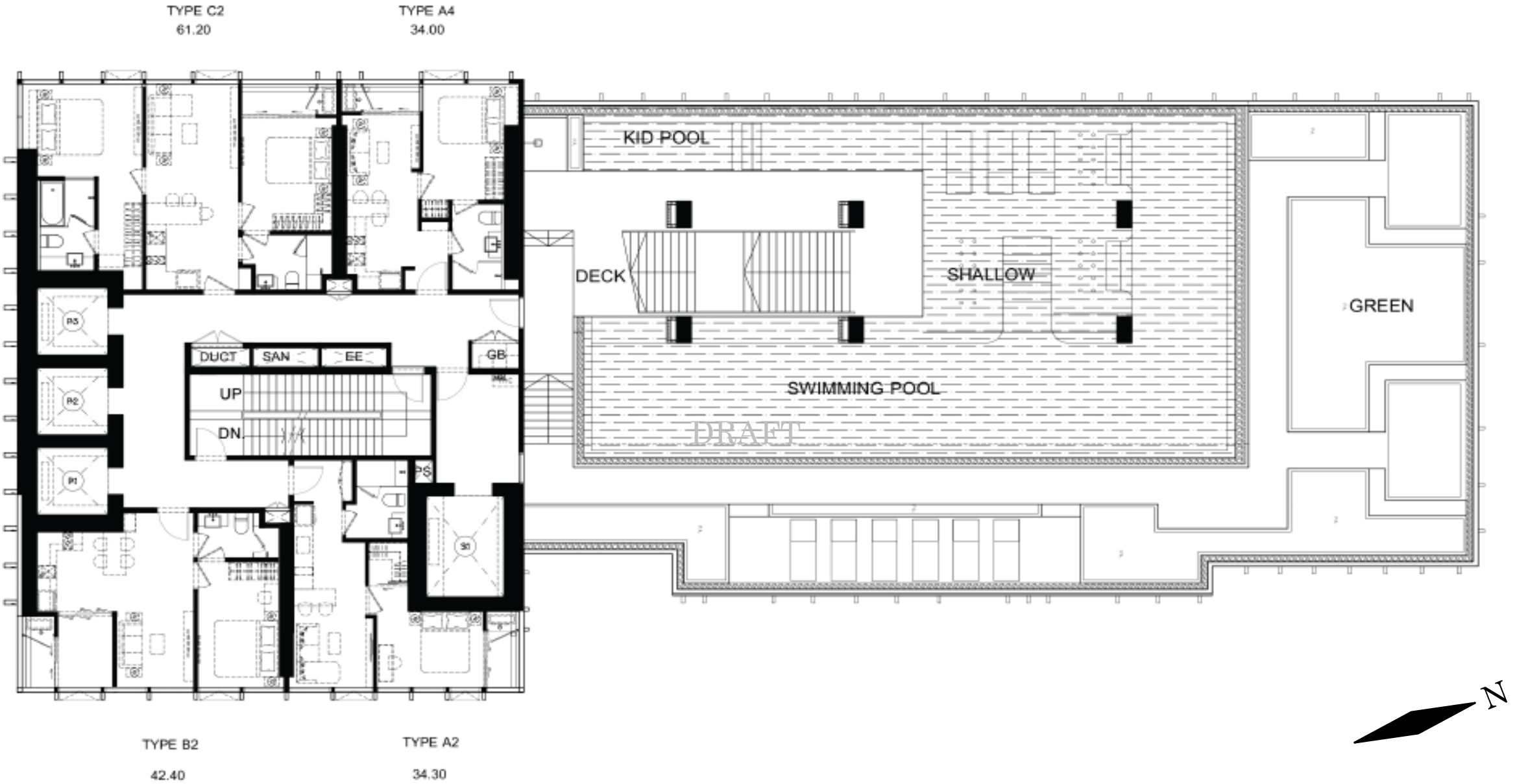
TYPE C1
57.40

N

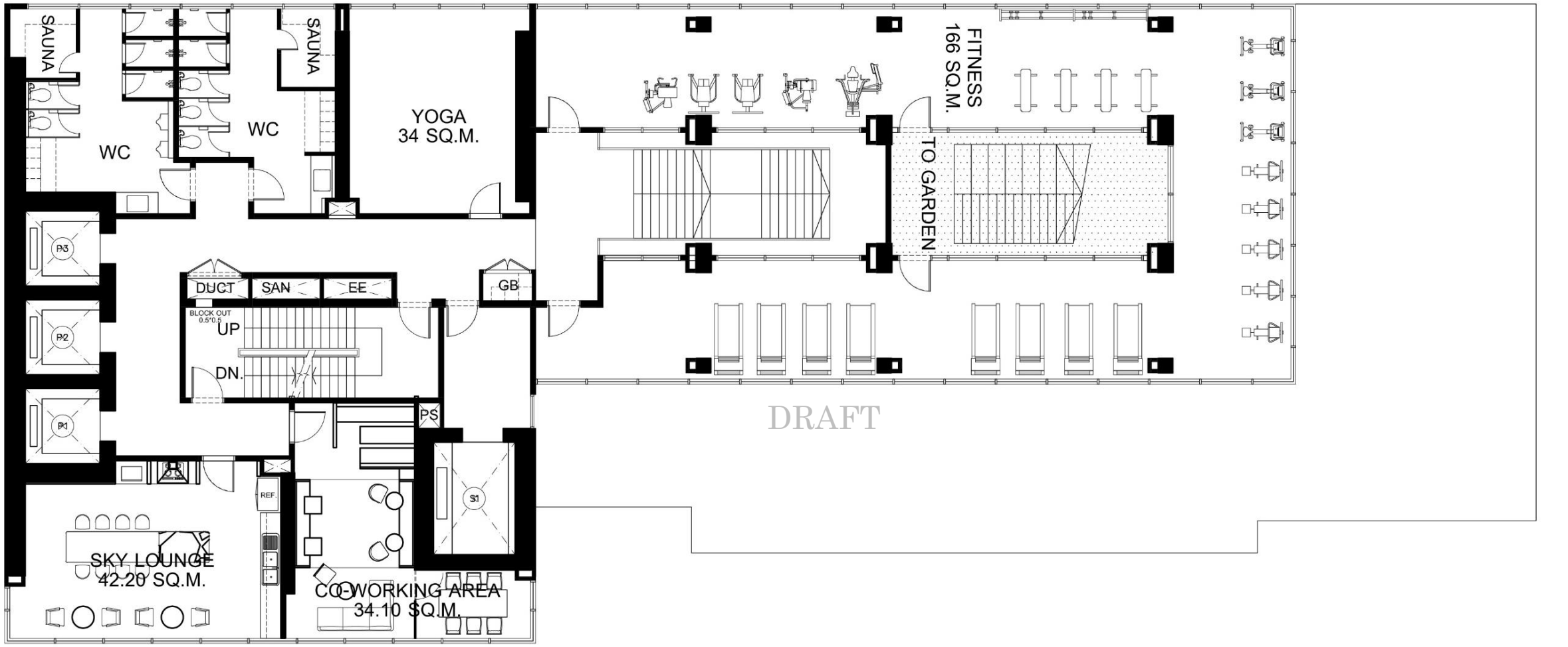
FLOOR PLAN 26th to 27th Floor LOWER FLOOR

FLOOR PLAN 26th to 27th Floor UPPER FLOOR

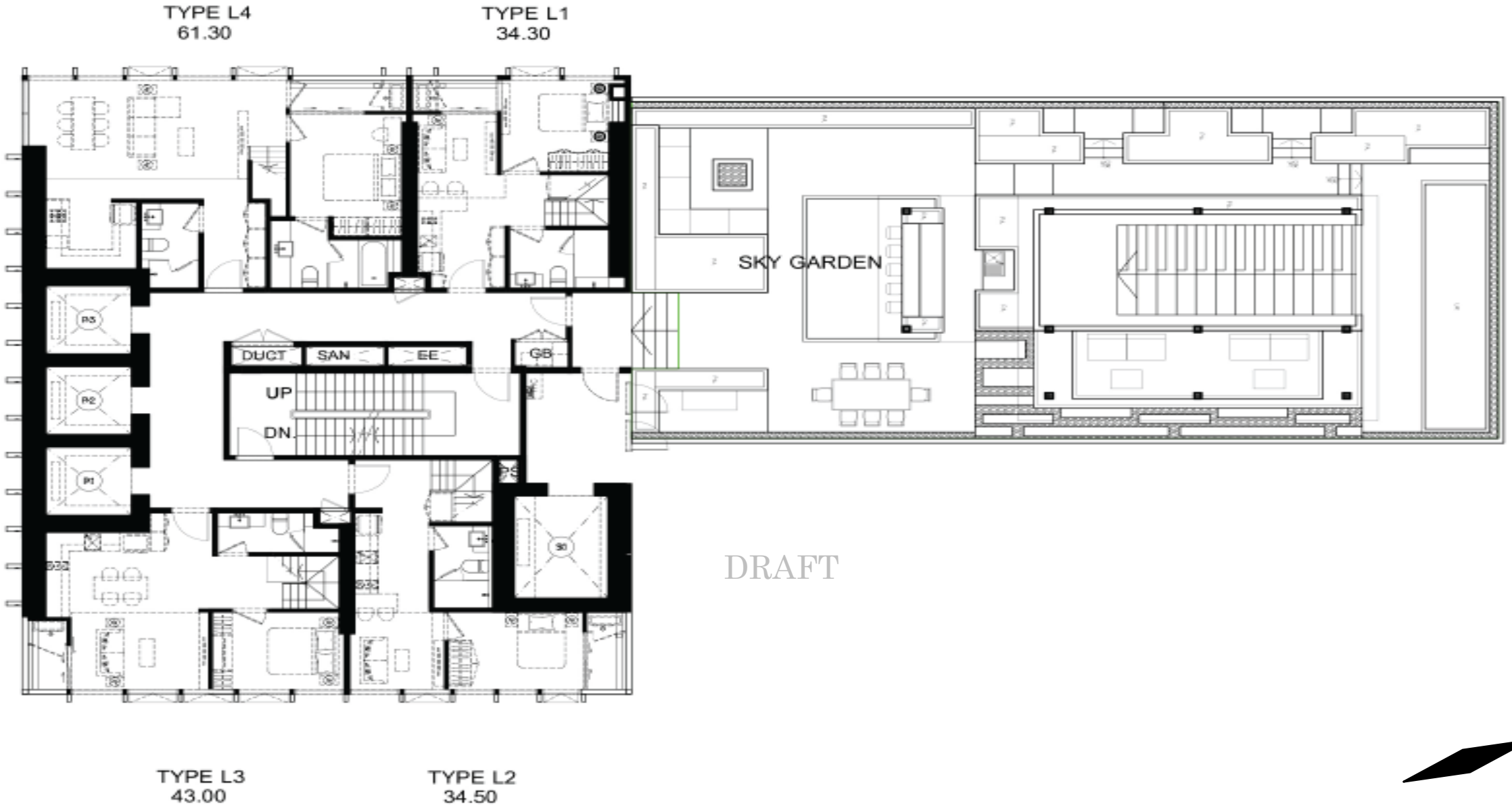
FLOOR PLAN – 28th Floor



FLOOR PLAN – 29th Floor



FLOOR PLAN – 30th Floor LOWER FLOOR



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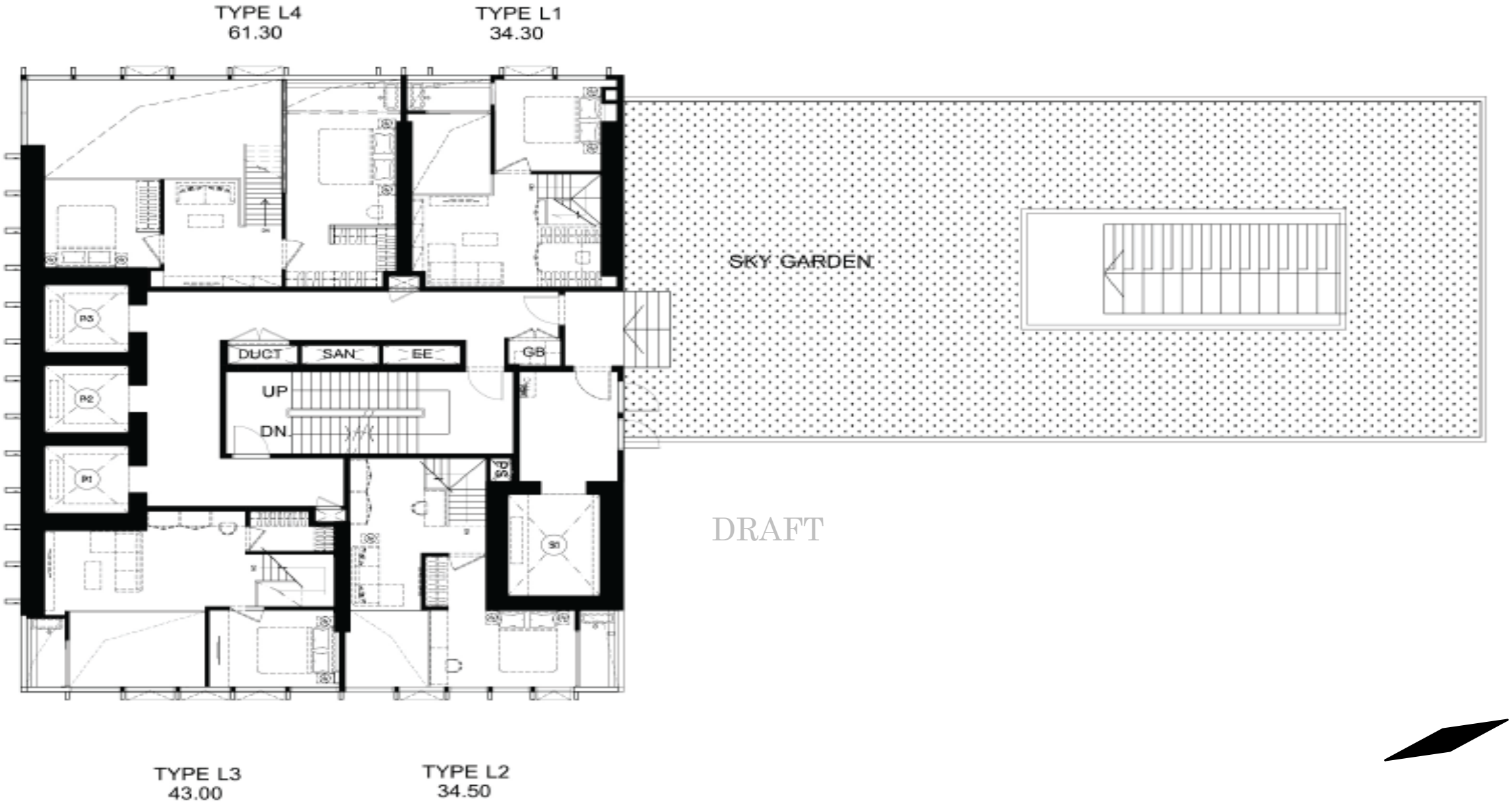
FLOOR PLAN – 30th Floor UPPER FLOOR



DRAFT

N

FLOOR PLAN – 31st to 39th Floor

LOWER FLOOR

UPPER FLOOR

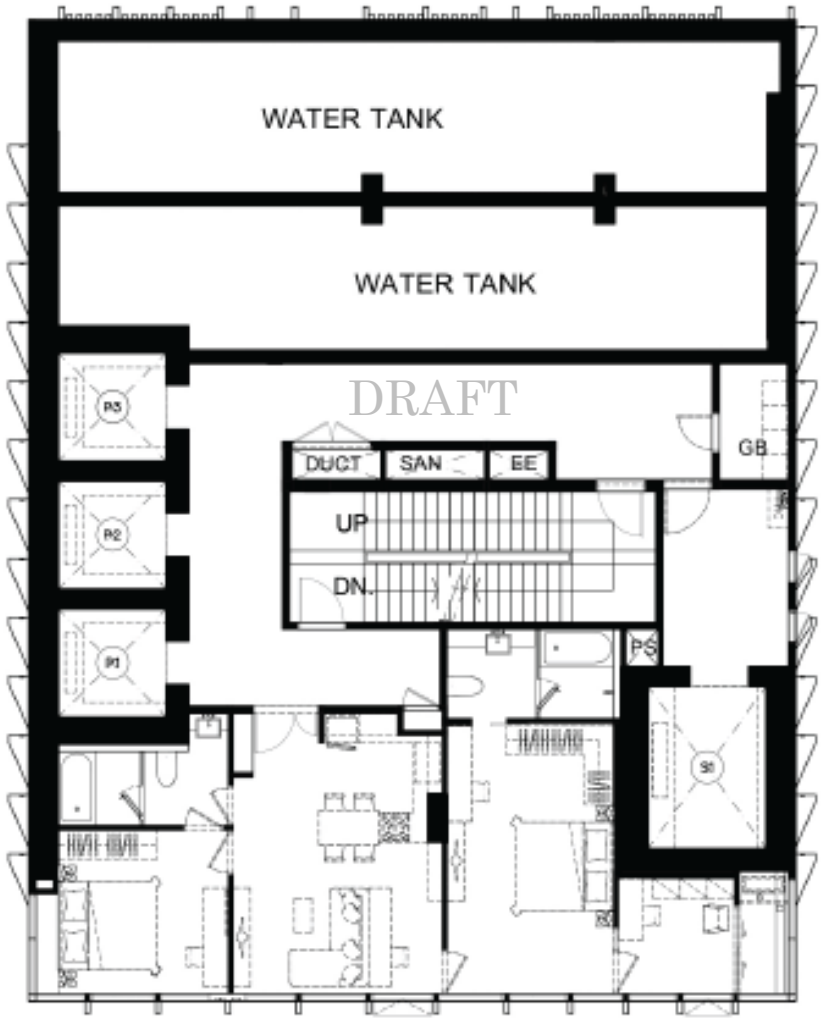
FLOOR PLAN – 40th to 42nd Floor PENTHOUSE

PENTHOUSE 2
98.00

PENTHOUSE 1
78.90

N

FLOOR PLAN – 43rd Floor



PENTHOUSE LOFT
98.00

N

RISLAND

Cloud Residences Sukhumvit 23

CLOUD RESIDENCES

Units Type	Sizing (sq.m)	Price (MB)	Discount (Baht)	Early Bird Price(MB)	Booking	contract fee
1 Bedroom	29 - 34			5.8 - 7.7	50,000	5%
1 + 1 Bedroom	41 - 43			8.4 - 9.5	50,000	5%
2 Bedroom	57 - 60			12.1 - 13.3	50,000	5%
Loft A	30 - 34			8.5 - 9.5	50,000	5%
Loft B	42			12.1	50,000	5%
Loft C	60			16.7	50,000	5%
Loft L1, L2, L5	34.3 - 36.40			10.3 - 11.4	50,000	5%
Loft L3	43			14.1	50,000	5%
Loft L4	61.3			19.5	50,000	5%
Penthouse	78 - 98			N/A	100,000	N/A

Payment Instruction

Special Terms of Payment

Pre-Sales Date (1 day Event)	Booking	Sign Contract	Installment	Transfer Ownership
Thai Quota	50,000	5%	5%	90%
Foreigner Quota	50,000	20%	-	80%

PAYMENT INSTRUCTION

Account Transfer :

ไทยพาณิชย์ SCB

Name of the bank : Siam Commercial Bank Public Company Limited

Name of the account holder : SKV 23 Company Limited

Account No. : 414-018823-3 (Saving Account)

SWIFT CODE : SICOTHBK

Event (OPENHOUSE Date)

CLOUD RESIDENCES

SKV 23