



**CO**  
**CO**  
PARC

A LUXURIOUS SERVICE & STYLISH  
RESIDENCE

A LUXURIOUS  
SERVICE & STYLISH  
RESIDENCE

MANAGED BY

 ANANDA |  DUSIT HOSPITALITY SERVICES

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CENTRAL PARK  
OF  
THE EAST

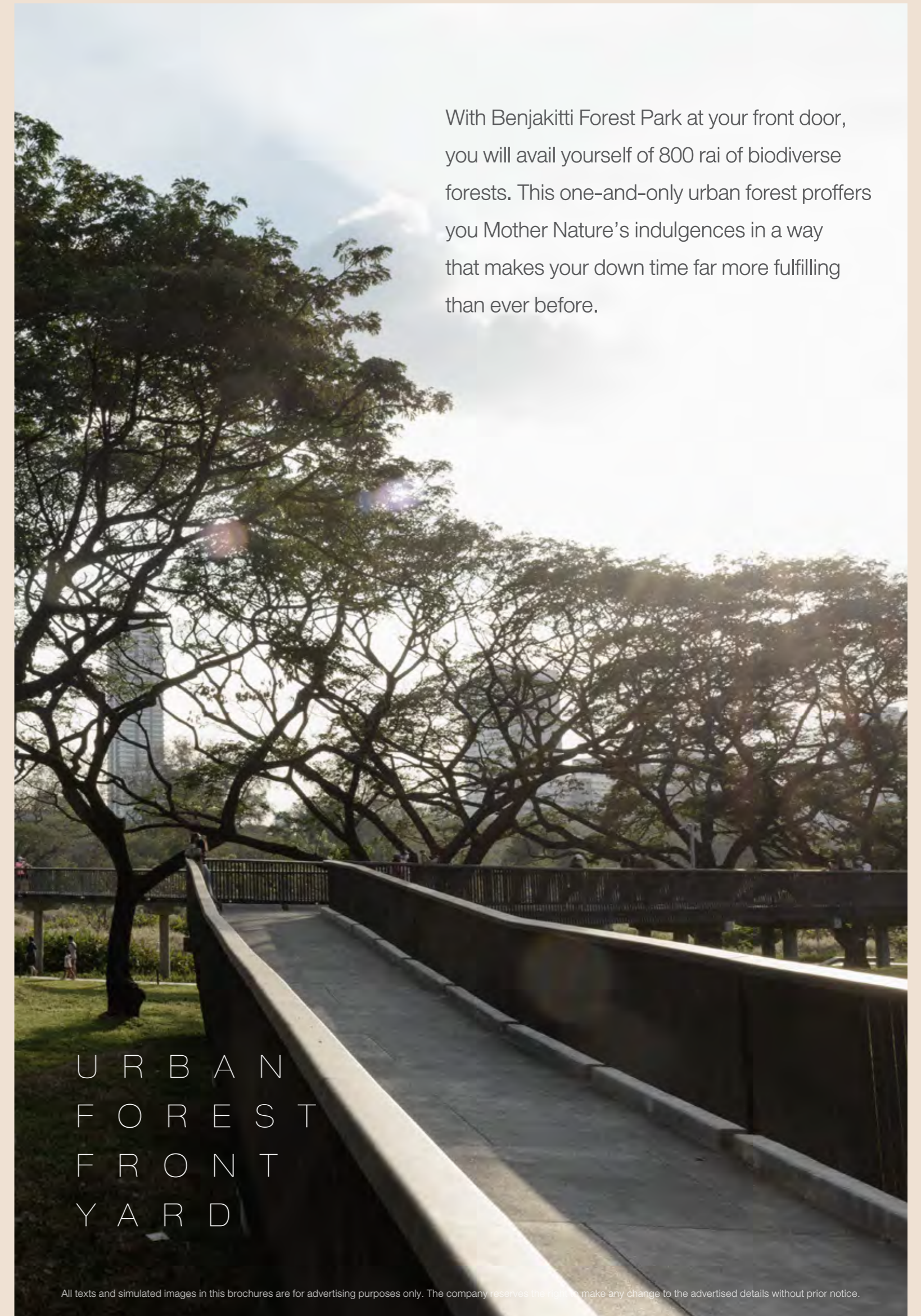
As a COCO PARC resident, you will avail yourself of the views of the vast 810-rai expanse of biodiverse luxuriance named Benjakitti Forest Park — often dubbed “Central Park of the East” — as well as the adjacent Lumpini Park.

Not only will you be admired for your prestigious address, but you will also reap the rewards of an ever-growing property value.



THE  
FIRST OF  
ITS KIND  
URBAN PARK

**Lumphini Park**, with its 360 rai of lush foliage in the heart of Bangkok's central business district, has served as the lung of the Thai capital city for more than a century. It is frequented by both locals and foreign visitors seeking recreational opportunities.



With Benjakitti Forest Park at your front door, you will avail yourself of 800 rai of biodiverse forests. This one-and-only urban forest proffers you Mother Nature's indulgences in a way that makes your down time far more fulfilling than ever before.

URBAN  
FOREST  
FRONT  
YARD

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FIRST  
BRANDED RESIDENCE  
BY



BE PREPARE  
TO BE PAMPERED

For the past 70 years, Dusit Hospitality Services has been at the forefront of the hotel industry.  
Thai attentiveness permeates its internationally acclaimed services.

Together Ananda Development and Dusit Hospitality Services will offer a luxurious 5-star hotel experience in your own home. Dusit will manage the property and onsite amenities, such as cleaning and security, concierge, in-room housekeeping, bed linen laundry, in-room dining, chef on demand, floral arrangement, event or private party catering, baby-sitting, limousine and delivery service.



# TOP-NOTCH CO-DESIGN

Timelessness and splendour are embodied internally and externally at COCO PARC. A relaxing yet opulent touch is evident in every square inch.

COCO PARC is the culmination of the collaboration between three internationally acclaimed design firms:



LANDSCAPE  
COLLABORATION

ARCHITECTS49 | Architecture



DWP | Interior Design



LANDSCAPE COLLABORATION | Landscape Design



# LOCATION

## THE NEW LANDMARK OF RAMA 4

Rama 4, your future neighbourhood, is culturally, ethnically, and professionally diverse. At this confluence civilisation, our residences enable you to live your life to the fullest.

0 m.\*  
from Khlong Toei  
MRT station



30 m.  
from Chaloem Mahanakhon  
Expressway



\*Measured from the bottom of the MRT Khlong Toei station's stairs to the closest part of the property line.  
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CBD location with direct access to Silom, Sathon and Asok



Surrounded by national landmarks and megaprojects, including SAMYAN MITRTOWN, THE PARQ and ONE BANGKOK



Access to the arteries of Bangkok, such as Sukhumvit, Sathon, Silom, Surawong, Phloen Chit, and Chitlom



Proximity to Sirikit National Convention Centre, Thailand's MICE hub



Proximity to medical hubs, including MedPark and Chulalongkorn hospitals





H O M I E  
S T A R T S A T  
T H E L O B B Y

Every time you come home, you will be greeted by welcoming receptionists in the heart-warming atmosphere of the lobby, which is been uniquely designed and boasts sophisticated modernist clean lines.

C R A F T I N G  
Q U A L I T Y O F L I F E

Every element on this property has been crafted to offer a sustainably superior quality of life. You will redefine urban living and discover fulfilments alongside your loved ones.



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\*Subject to the rules and regulations of the juristic person, as well as availability

T H E  
A I R - F I N I T Y  
S P A C E

A breath of fresh air awaits at the semi-outdoor seating area.  
Its universal design allows differently abled residents to  
sit back, relax and enjoy the freely flowing breeze.





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NEW  
NORMAL  
TRANQUILITY

Wash away your fatigue in the lap pool, whose saltwater system keeps pathogens at bay without irritating your skin. The outdoor, semi-outdoor and Jacuzzi zones answer to your varying moods for relaxation.

## CARDIOSPHERE

Return balance to your life with our wide variety of workout-oriented facilities throughout the property. Whether you're hitting the gym hard or taking it easy on your active rest day by jogging in the park, our property can offer just what you need.



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## ADAPTIVE EXERCISE

Keep your body in tip-top form by working out in the onsite fitness studio that accommodates a wide variety of physical activities, catering to the constant flow of life in the city





## YOUR PRIVATE PARLOR

Whenever you need your skin pampered, your muscular knots untied, or your hair and nails done, you can get your favourite therapist or stylist to service you right on site. This is the new normal you've been waiting for.



## REDEFINED LIVING

A good quality of life is paramount. That's why our property surpasses other condominiums. Here, you will redefine living by having all your new normal needs met in every way.

# UNEXPECTED FUNCTIONS



# SKY-HIGH INDULGE

At a glance, you will be able to take in the sweeping views of the Chao Phraya River, the garden, and the cityscape as you indulge in the three rooftop facilities. At the Sky Lounge, you will have Panoramic views of the Thai metropole. At the Sky Bar, you'll indulge in the lights of the city day and night. If privacy is what you seek, head to the Private Pods.



Residences must suit urbanites' present needs. Superfluous beauty has been traded in for inner aesthetics and quality. Niche functions have been replaced by universal design.



## FLOOR PLAN



FLOOR  
PLAN

1st  
FLOOR

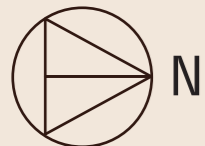


8th  
FLOOR



\* Passenger elevators, hallways, and green areas at 33, 37 th Floor are common property to which have been accessible for all co-owners.  
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FLOOR  
PLAN



FLOOR  
PLAN

33rd  
FLOOR



37th  
FLOOR



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## UNIT PLAN

UNIT  
PLAN

**STUDIO**

**A1-1**

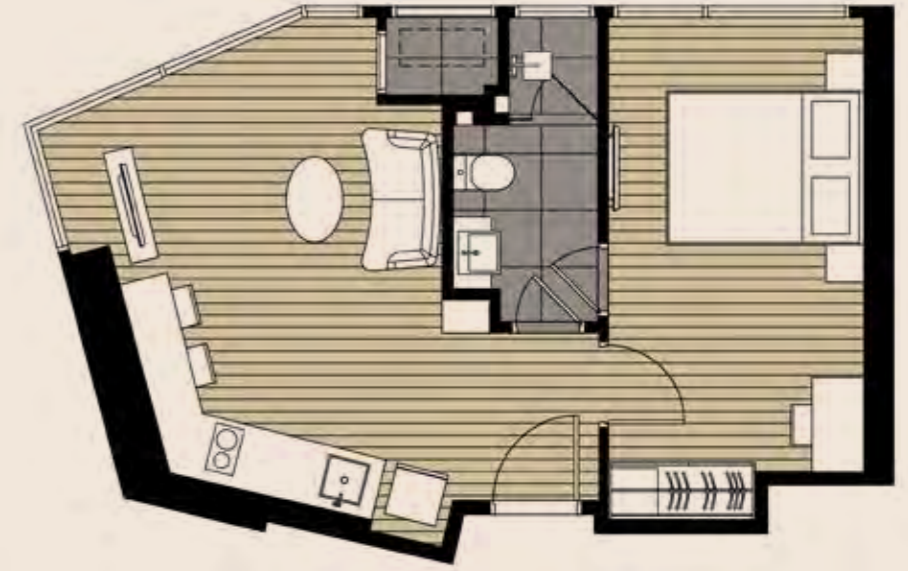
25.00 sq.m. | FL.10-34



**1 BEDROOM**

**B3**

40.50 sq.m. | FL.08-32



**1 BEDROOM**

**B1-2**

36.00 sq.m. | FL.05-22, 30-31



**1 BEDROOM**

**B4**

36.00 sq.m. | FL.10-34



**1 BEDROOM**

**B2-M**

34.50 sq.m. | FL.05-32



**1 BEDROOM**

**B5**

42.00 sq.m. | FL.08-34

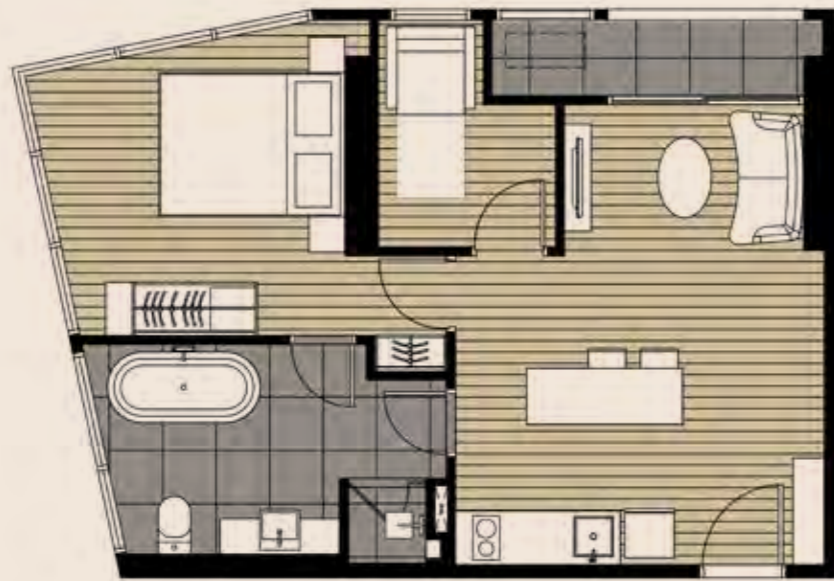


UNIT  
PLAN

1 BEDROOM PLUS

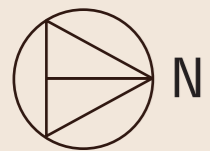
C1

49.00 sq.m. | FL.10-34



2 BEDROOM

D1 | 65.00 sq.m. | FL.05-22



UNIT  
PLAN



**3 BEDROOM**

**E1** | 109.00 sq.m. | FL.23-34

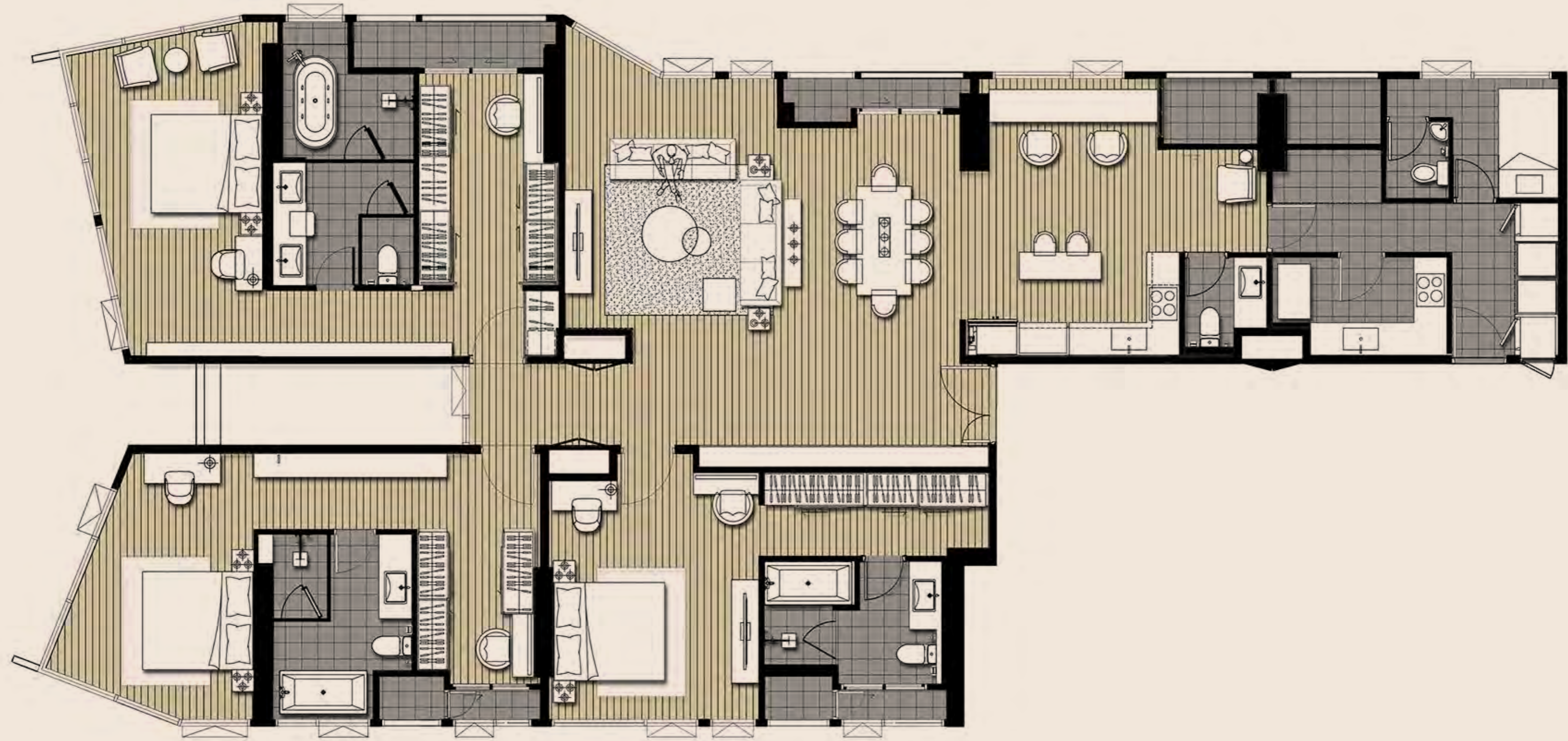




PENTHOUSE



PENTHOUSE  
UNIT  
PLAN

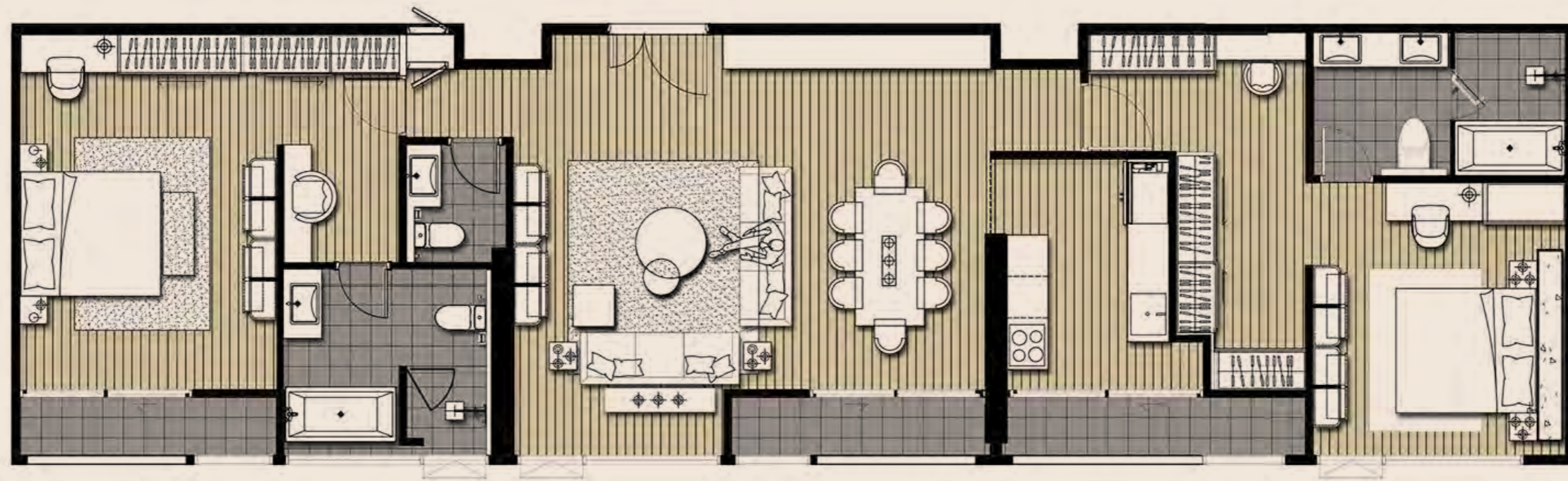


35-PH1 | 230.00 sq.m. | FL.35



\*Unit layouts and pillar positions are subject to the location of each unit within the building.  
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PENTHOUSE  
UNIT  
PLAN



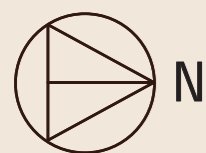
**35-PH2** | 133.50 sq.m. | FL.35



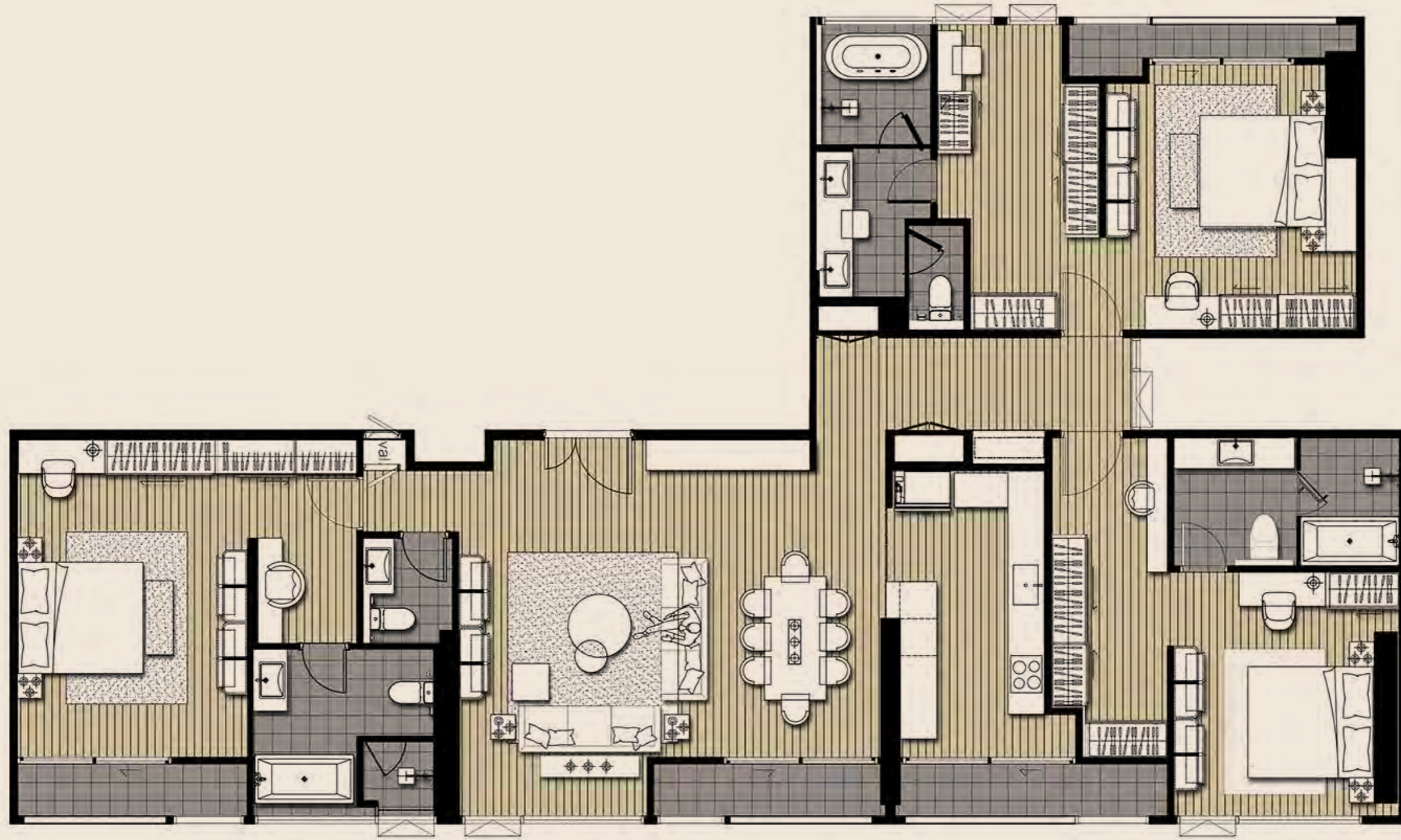
PENTHOUSE  
UNIT  
PLAN



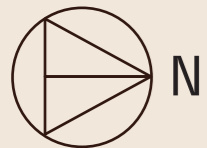
36-PH1 | 230.00 sq.m. | FL.36



PENTHOUSE  
UNIT  
PLAN



36-PH2 | 183.00 sq.m. | FL.36



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PENTHOUSE  
UNIT  
PLAN



37-PH1 | 138.50 sq.m. | FL.37



# FACTSHEET

## FACT SHEET

Name	COCO PARC
Location	Rama IV Road, Khlong Toei, Khlong Toei, Bangkok
Land Area	Approx. 2 rai, 3 ngan and 60.7 square wa
Type	One 37-storey high-rise condominium
Total Number of Units	468 units
Parking	269 cars
Passenger Lift	3 lifts
Freight Lift	1 lift
Construction Begins	November 2019
Expected Completion	December 2022

## SIZES

Studios	25.50 – 27.00 square metres
1- Bedroom	34.50 – 48.00 square metres
1- Bedroom+	49.50 square metres
2 - Bedroom	64.50 – 66.50 square metres
3 - Bedroom	101.5 – 113.5 square metres
Penthouse	133.5 – 230.0 square metres

## RESIDENTIAL BUILDING

BASEMENT*	Parking
Floor 1*	COCO LOBBY, Mailboxes, Juristic Office, Mail Drop, Toilets, Parking, Garden*
Floor 2 – 4*	Parking
Floor 5 – 6*	Parking, Residential Units
Floor 7	Residential units
Floor 8*	COCO FIT, COCO LAP POOL, COCO STUDIO, COCO YARD, COCO SPA & SALON, Toilets, Garden, Residential Units*
Floor 9–29	Residential units
Floor 30*	Garden, Residential Units
Floor 31	Residential units
Floor 32*	Garden, Residential Units
Floor 33*	COCO PLANT, Residential Units
Floor 34	Residential units
Floor 35*	Garden, Residential Units
Floor 36*	Residential Units
Floor 37*	COCO LOUNGE, Residential Units

\*Passenger elevators, hallways, and green areas at Basement, 1-6, 8, 30, 32-33, 35,37 and Rooftop are common property to which have been accessible for all co-owners.

\*\*To go up to the rooftop floor must go through the hallway of the 37 Floor and fire escape staircases/ladders

CO  
CO  
PARC

MANAGED BY  
ANANDA | Dusit HOSPITALITY SERVICES