



BE THE MAKER OF YOUR LIFE

# ARTISAN

RATCHADA



# Developer

BGY & TFD Properties Co., Ltd. is a joint venture company, between one of the Asian's top enterprise RISELAND Group that established in Hong Kong, together with Thailand's leading industry developer that has over 40 years' experience in land development, and also listed in the Stock Exchange of Thailand in 1991.

Aiming to build first-rate communities, introduce new trends to the market and redefine urban living standards.



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## RATCHADA

Freehold Residences

Mixed-use development with 3-story retail space

Near the New CBD of Bangkok

First seen smart technology in Thailand

World-class Construction Management



# Project Details

Developer: BGY & TFD Properties Company Limited

Project Area: Approx. 8.2 rai (13,100 sq.m.)  
GFA Approx. 121,000 sq.m

Concept: Mixed-use development

Floors: Total 4 towers with 34 levels each

Residences: Total 1,337 units

Retail: 3-story retail space (Approx. 6,000 sq.m.)

Parking: 823 units (62%)

Tenure: Freehold

Schedule: Construction commencement Q4 2017  
Sales Gallery opening Q1 2018  
Estimated construction complete Q2 2020

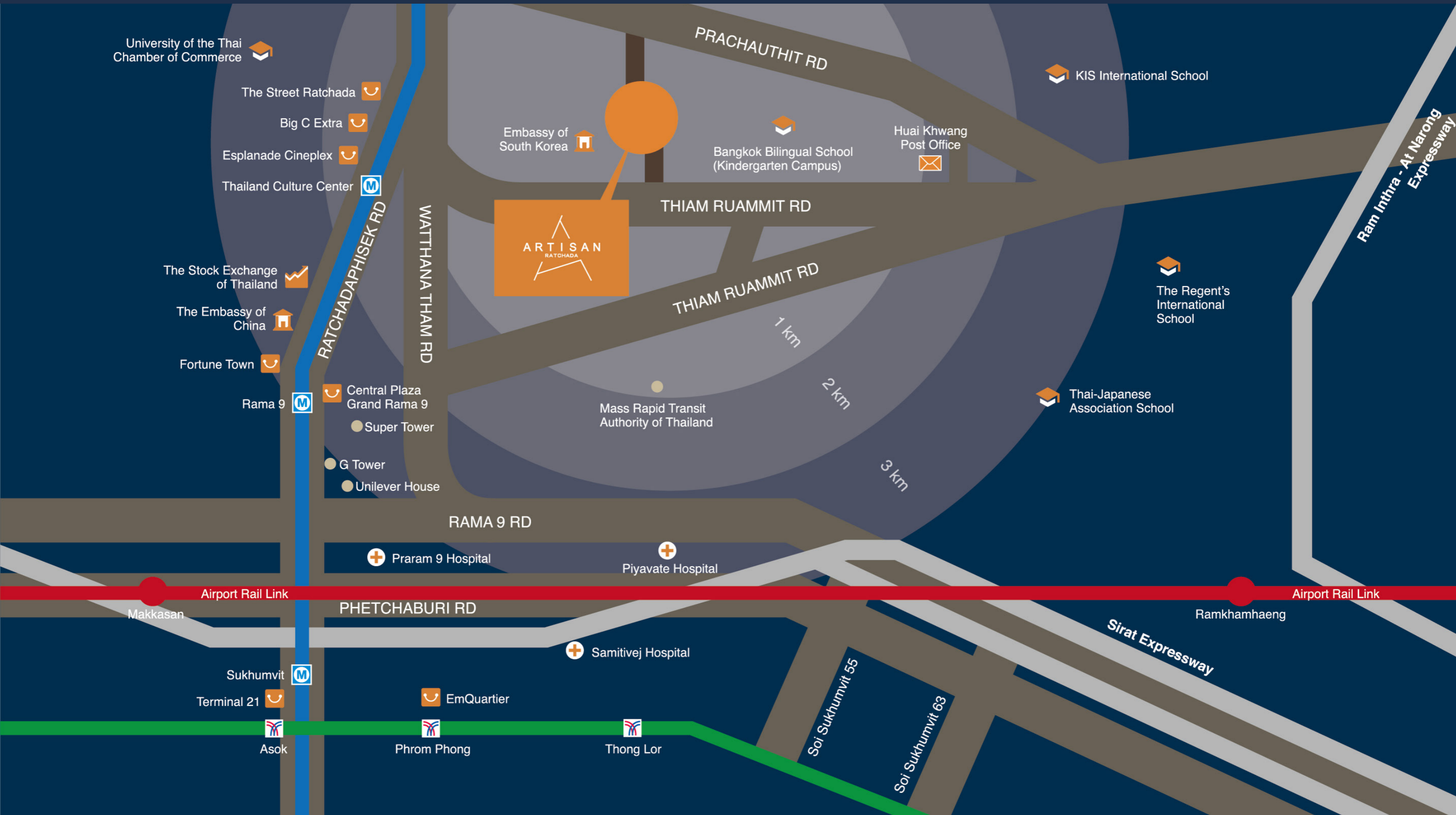


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# Location



4 mins to MRT Thailand Culture Center Station

6 mins to MRT Huai Khwang Station

7 mins to Central Rama 9

# Neighbourhood

A future hub of business and transportation, with impressive projects rising around the neighborhood, including G Tower; AIA Capital Center and upcoming Super Tower, forming the new CBD of Bangkok.

## ENTERTAINMENT

- The Street Ratchada
- Central Plaza Rama 9
- Big C Extra
- Fortune Town
- Esplanade
- Night Train Market

## GRADE A OFFICE BUILDINGS

- Cyber World Tower
- AIA Capital Center
- The Stock Exchange of Thailand
- G Land Tower
- Super Tower
- Unilever House

## HOSPITALS

- Praram 9 Hospital
- Piyavate Hospital
- Bangkok Hospital

## SCHOOLS

- KIS International School
- The Regent's International School
- Thai-Japanese Association School
- Bangkok Bilingual School





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# Commercial Center

Within the mixed-use development, a 3-story retail center with over 6,000 sq.m. space encompasses variety of stores including restaurants, shops, supermarket, convenience stores and many other services that the residents can easily access to and enjoy.

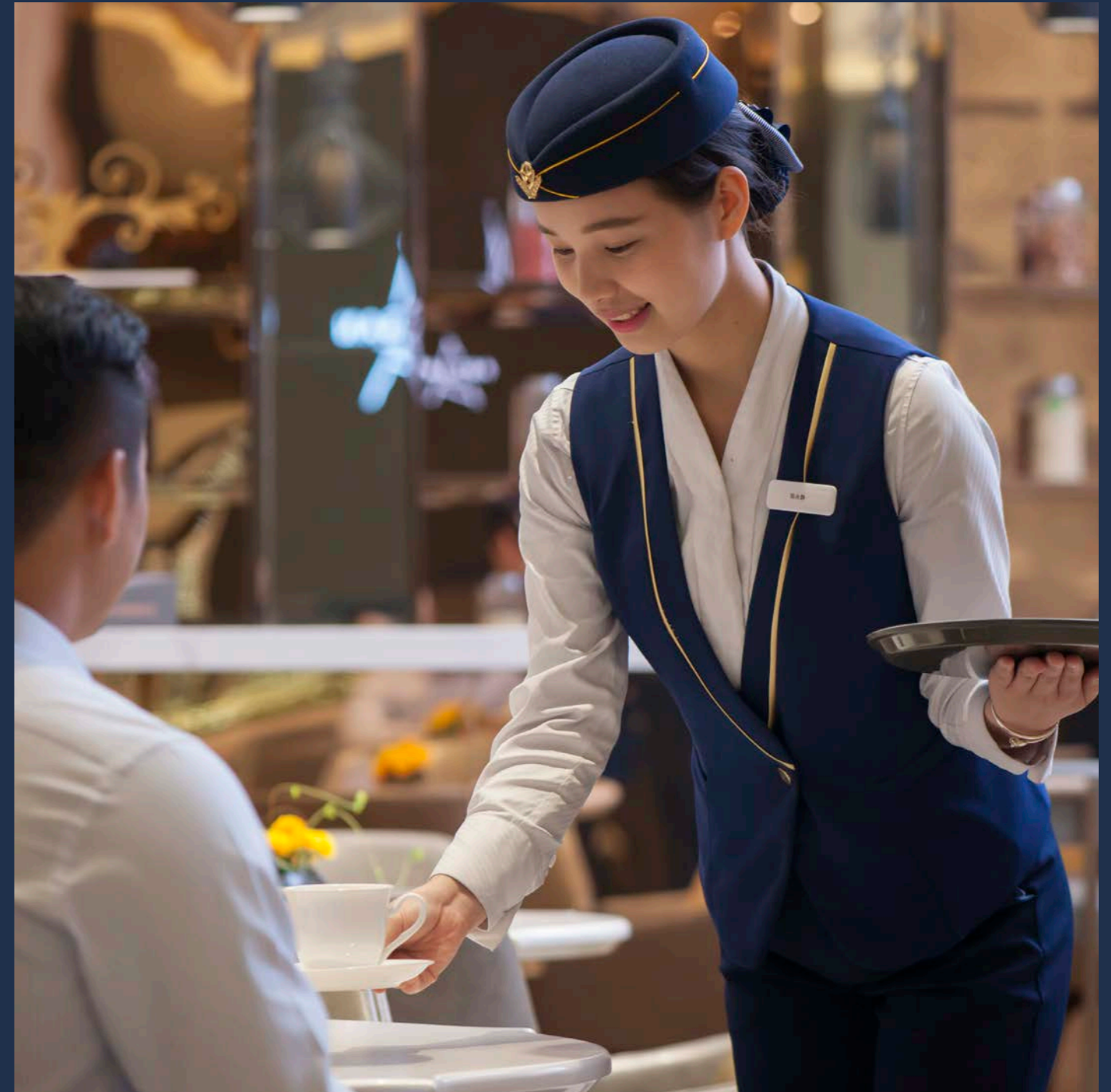


# Legendary Services

With 26-years' experience in classic property management, our property management company will providing our residents with 24-hours exclusive services and security.

General & Additional Services on Demand:

- Concierge
- 24h Security
- Repairs & maintenance
- Delivery collecting
- Valet Parking & Taxi Calling
- Ticket & Dinner Booking
- Community Activities
- Laundry
- Food Delivery
- Party Hosting
- Business Center
- Event & Party Planning
- Housekeeping
- Rent & Sale Solutions
- Shuttle Bus to MRT



# Smart Innovation

High technology application integrated into the project, with some first seen technology in Thailand, making a difference in the way people lives, bringing safety and convenience into your daily life.

License Plate Recognition

Release the gate and give access to authorized vehicle only

Intelligent access control system

Access the lobby entrance via your mobile app

Visual Intercom System

Welcome and grant lobby access to your guest without the need to step out of your door

Smart Digital Lock

Fingerprint, Password, Card & Keys

Common Area Surveillance System

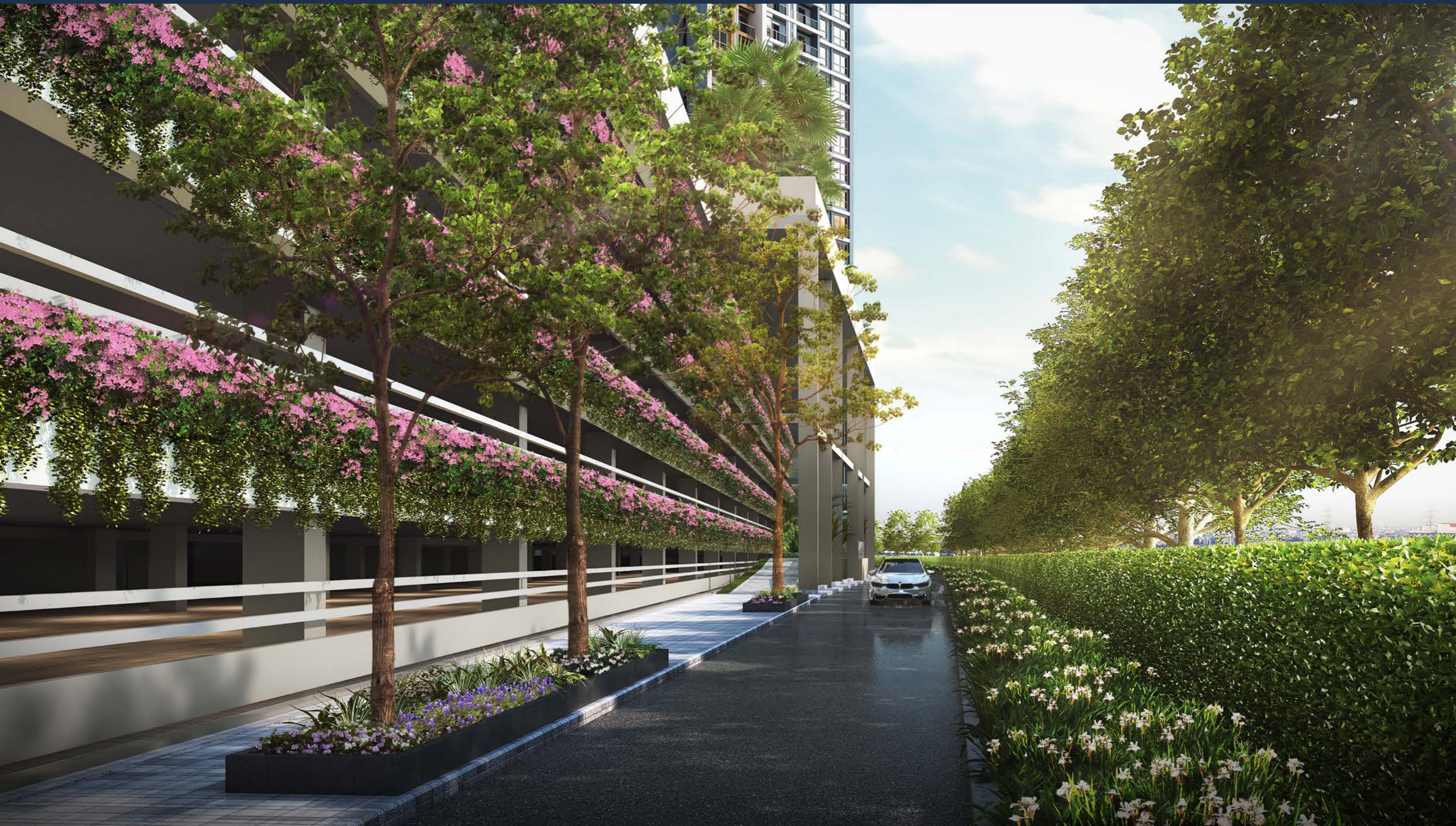
Monitoring the condition in the common area via mobile



image for reference only

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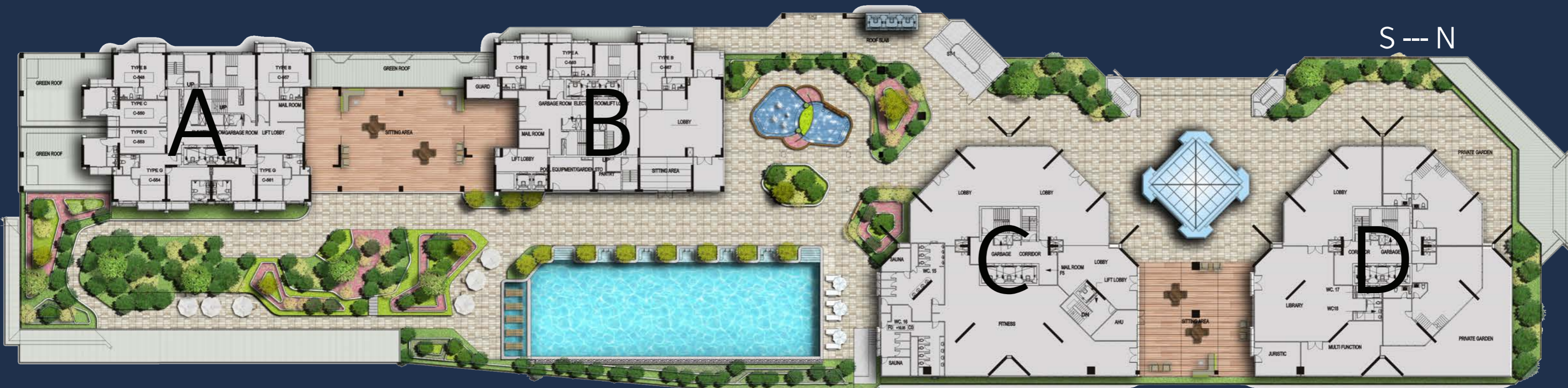
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# Amenities Floor - 4<sup>th</sup> Floor

- Outdoor Swimming Pool
- Kids Swimming Pool
- Sundeck & Cabana Area
- Fitness Center
- Yoga Room
- Sauna Room
- Indoor Kids' Club
- Outdoor Playground
- Storage Room
- Library
- Function Room
- Meeting Room
- 24-hours Security
- Full WIFI Coverage
- Landscape Garden



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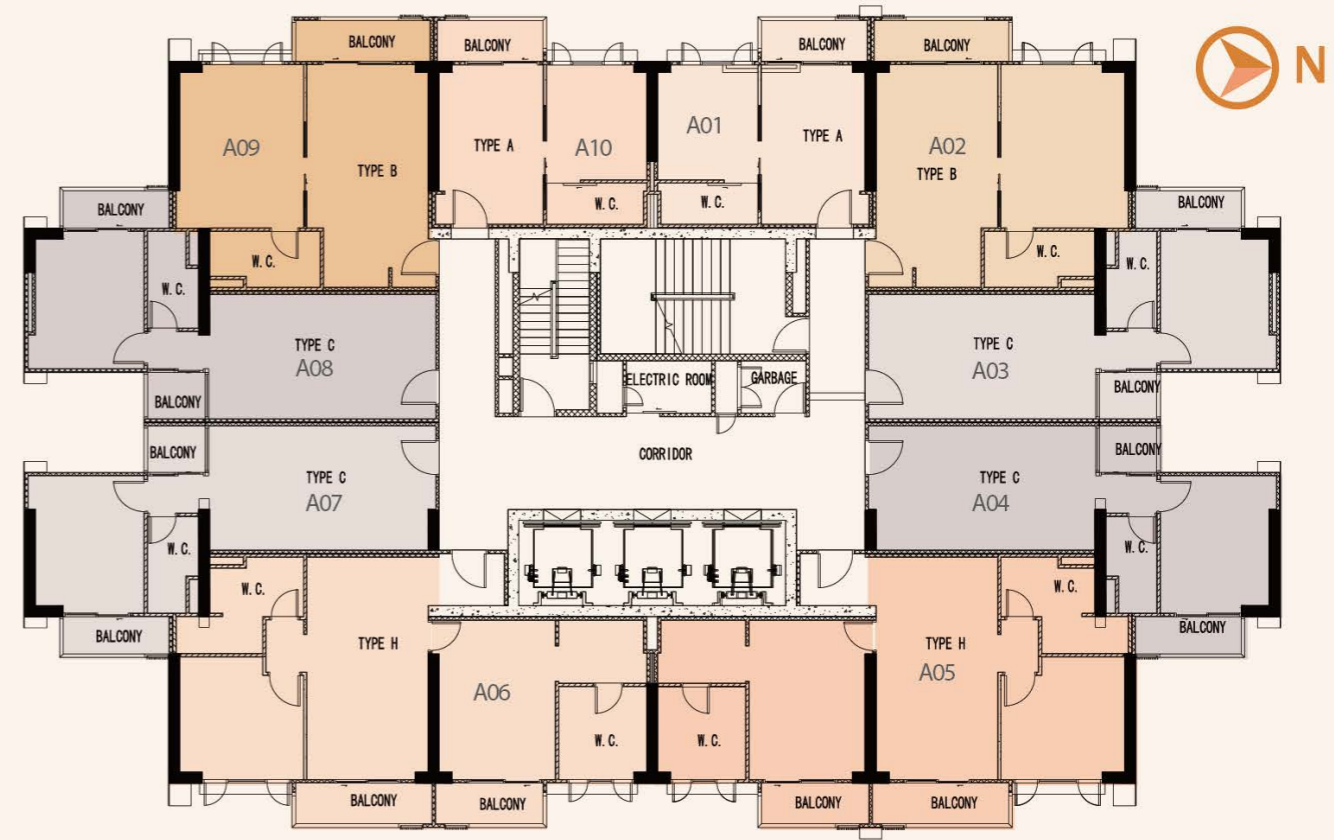
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# Tower A Floor Plan Non-Standard



**Tower A**  
4th Floor



**Tower A**  
5th Floor

# Tower A Floor Plan Non-Standard

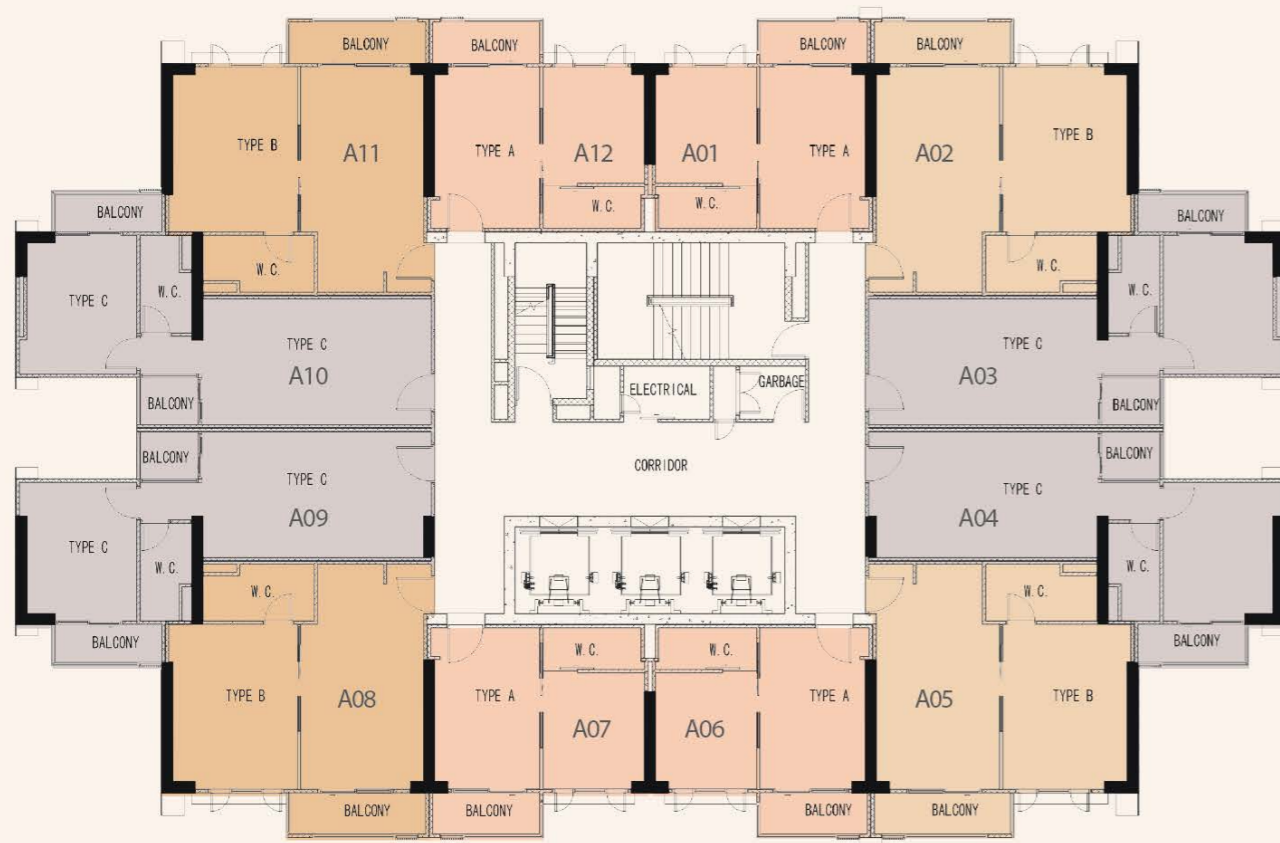


**Tower A**  
6th Floor



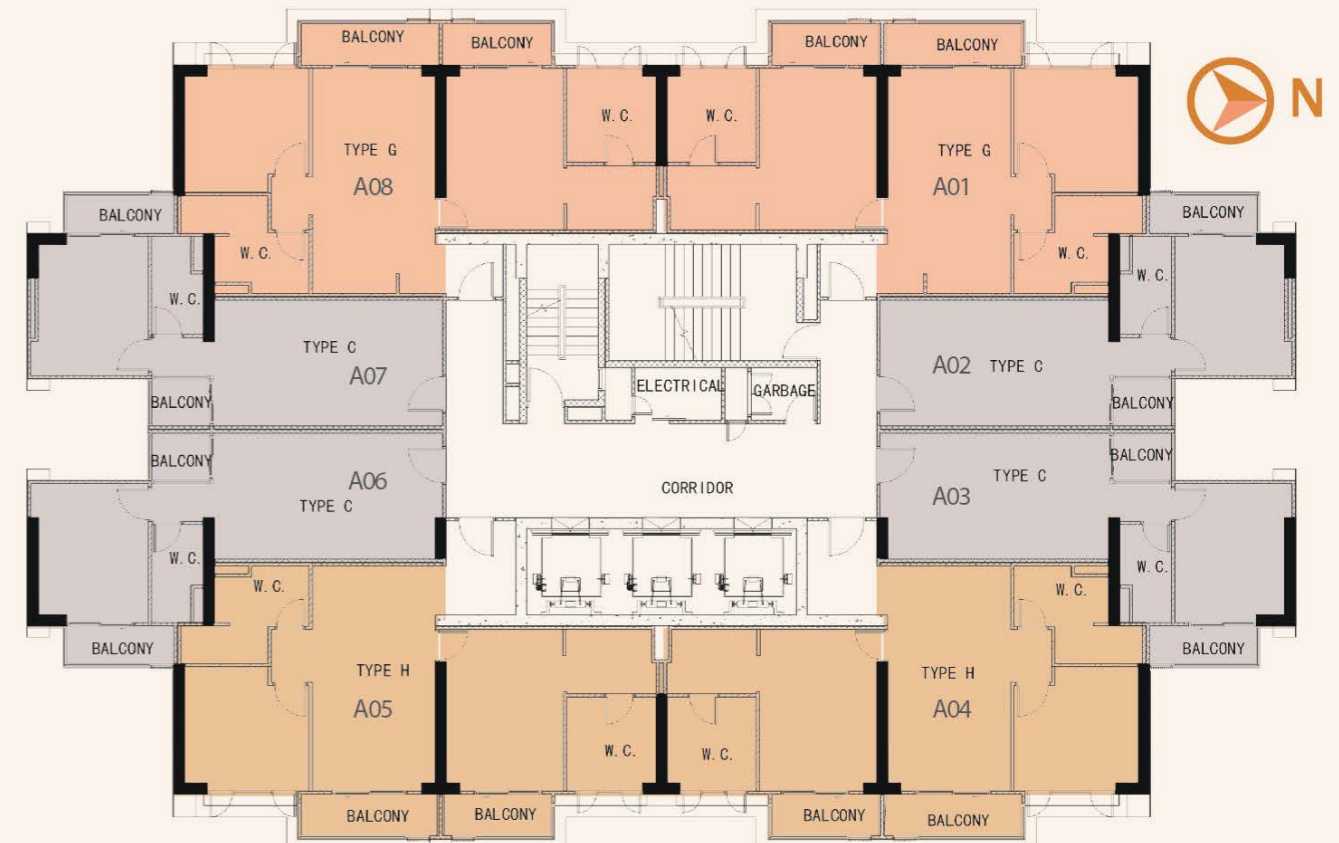
**Tower A**  
24th Floor

# Tower A Floor Plan Standard



## Tower A

Standard Floor Plan  
7th - 23rd Floor



## Tower A

Standard Floor Plan  
25th - 34th Floor



# Tower B Floor Plan Non-Standard



**Tower B**  
4th Floor



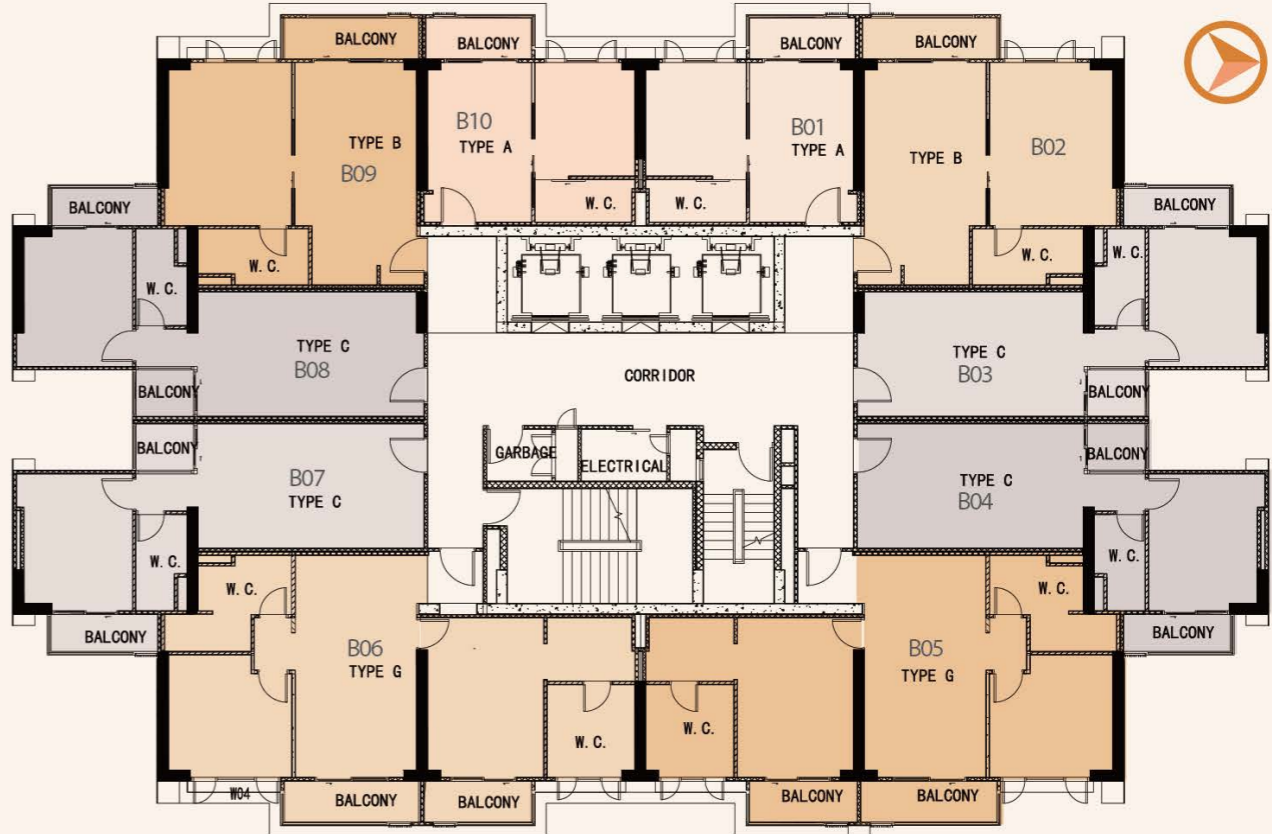
**Tower B**  
5th Floor

Name of Condominium: Artisan Ratchada Condominium ("Project"); Developer: BGY & TFD Properties Company Limited; Managing Director: Mr. Zhang Jiefeng; Registered Capital: 1,000,000,000 Baht with 500,000,000 Baht paid-up capital; Registered Address: No. 9, G Tower Grand Rama 9, 24th Floor, Rama 9 Road, Huai Khwang District, Bangkok, 10310; The Construction (Alteration) Permit no. Tor. 53/2559 has been transferred to BGY & TFD Properties Co., Ltd. on the date of 27 November 2017 Site Location: Thiam Ruam Mit Road, Ratchadapisek, Huai Khwang District, Bangkok; located on title deed numbered 5880; Project Area (approx.): 8-1-27.4 Rai; Artisan Ratchada project contains Condominium consists of 4 towers with 34 floors each, total 1370 units which shall be used for residential purposes, 2 units for commercial purposes, 54 units for office purposes; Construction is expected to be started in Q4 2017 and to be completed in Q1 2020; The registration of Condominium will be proceeded once the construction is completed; Currently, the Project does not have any financial support; Common expenses and taxes shall be paid by unit owners under the condominium law and under the Agreement for Sale and Purchase of Condominium; the advertisement pictures are simulated. Images and specifications may be subject to change To the maximum extent permitted by laws, and the Developer reserves the right to make adjustments as a result of changes to regulations or laws at time of construction and/or, inconsistencies arising from illustrations or artist impressions which shall serve only as indications for general concepts of the project.

# Tower B Floor Plan Non-Standard



**Tower B**  
6th Floor



**Tower B**  
24th Floor

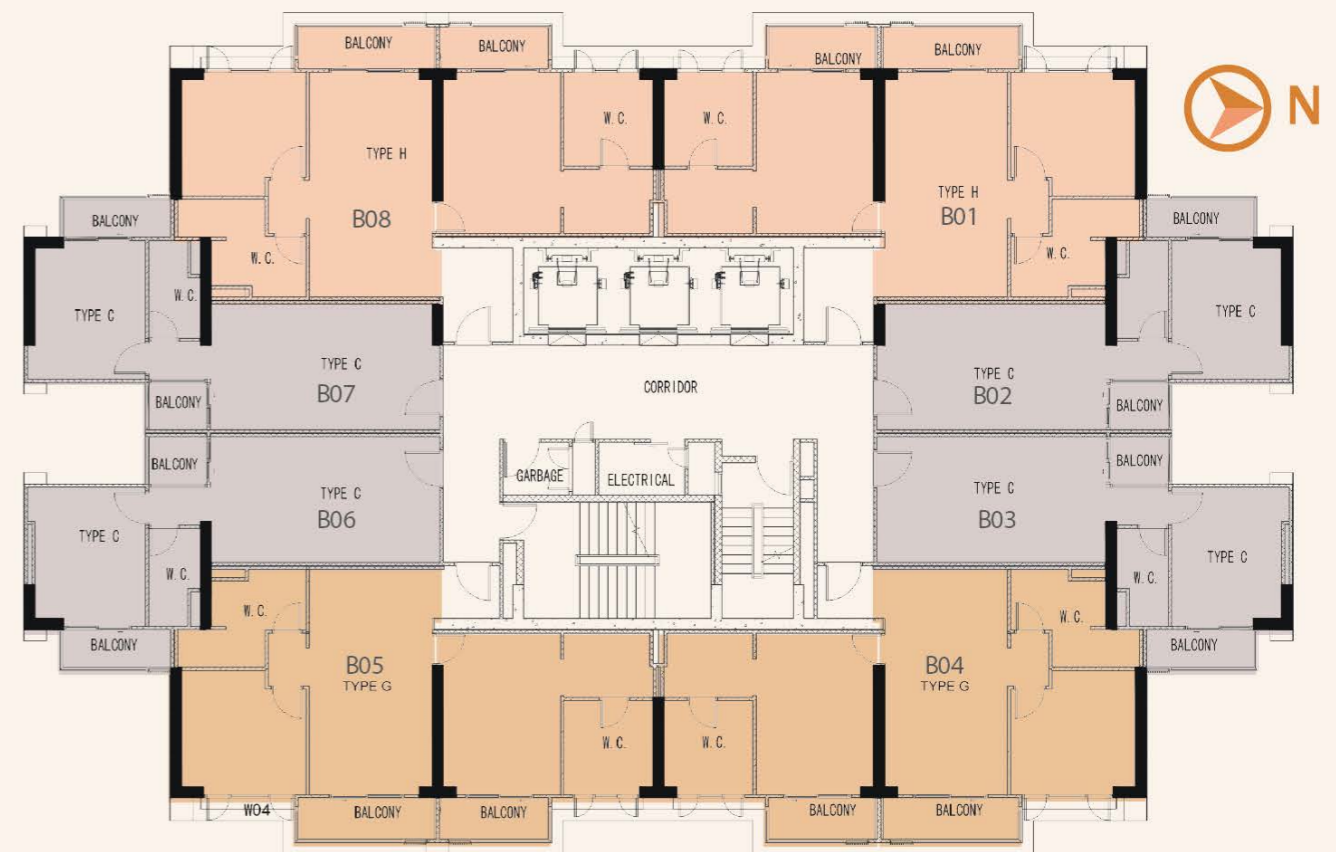
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# Tower B Floor Plan Standard



## Tower B

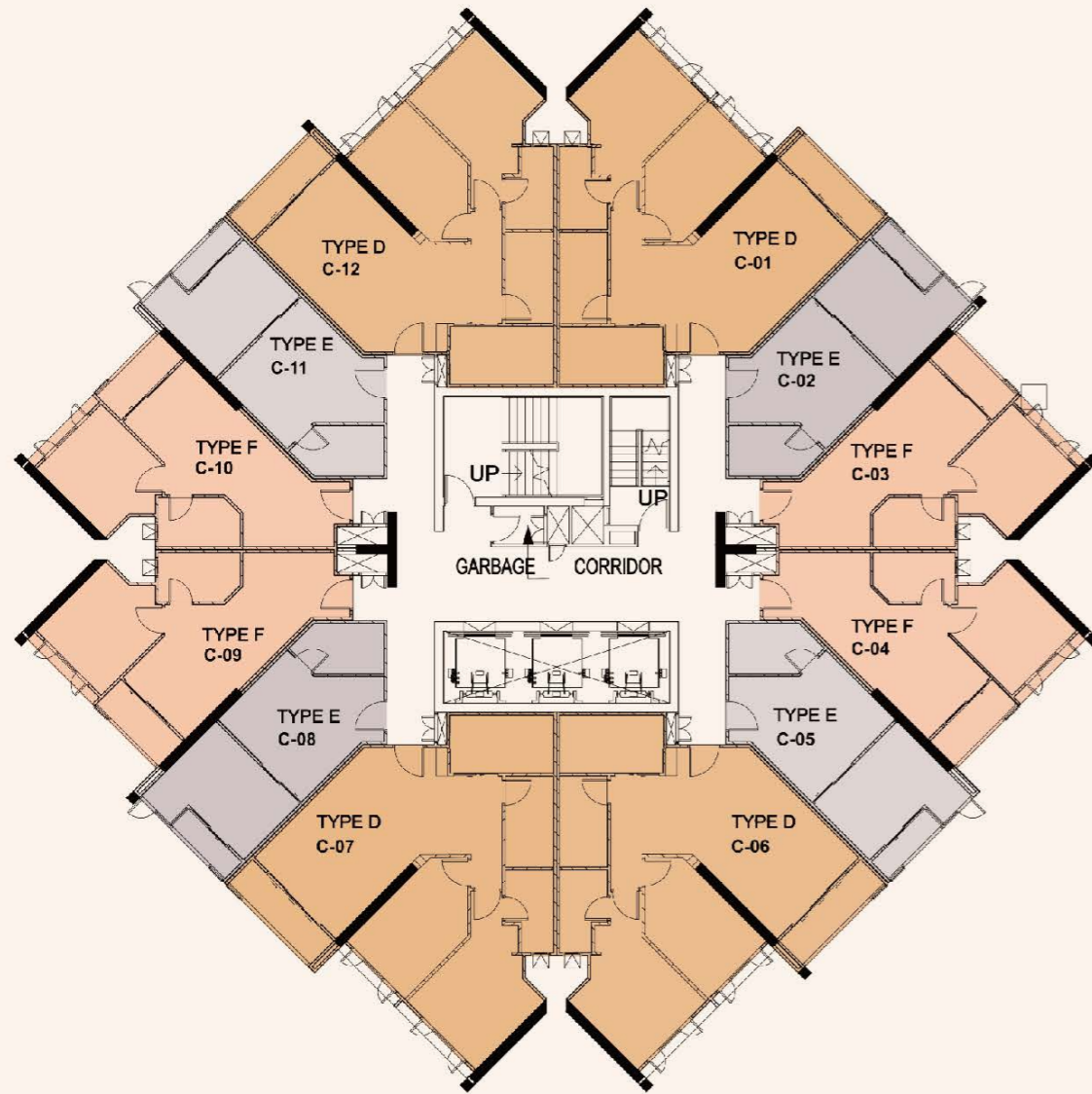
Standard Floor Plan  
7th - 23rd Floor



## Tower B

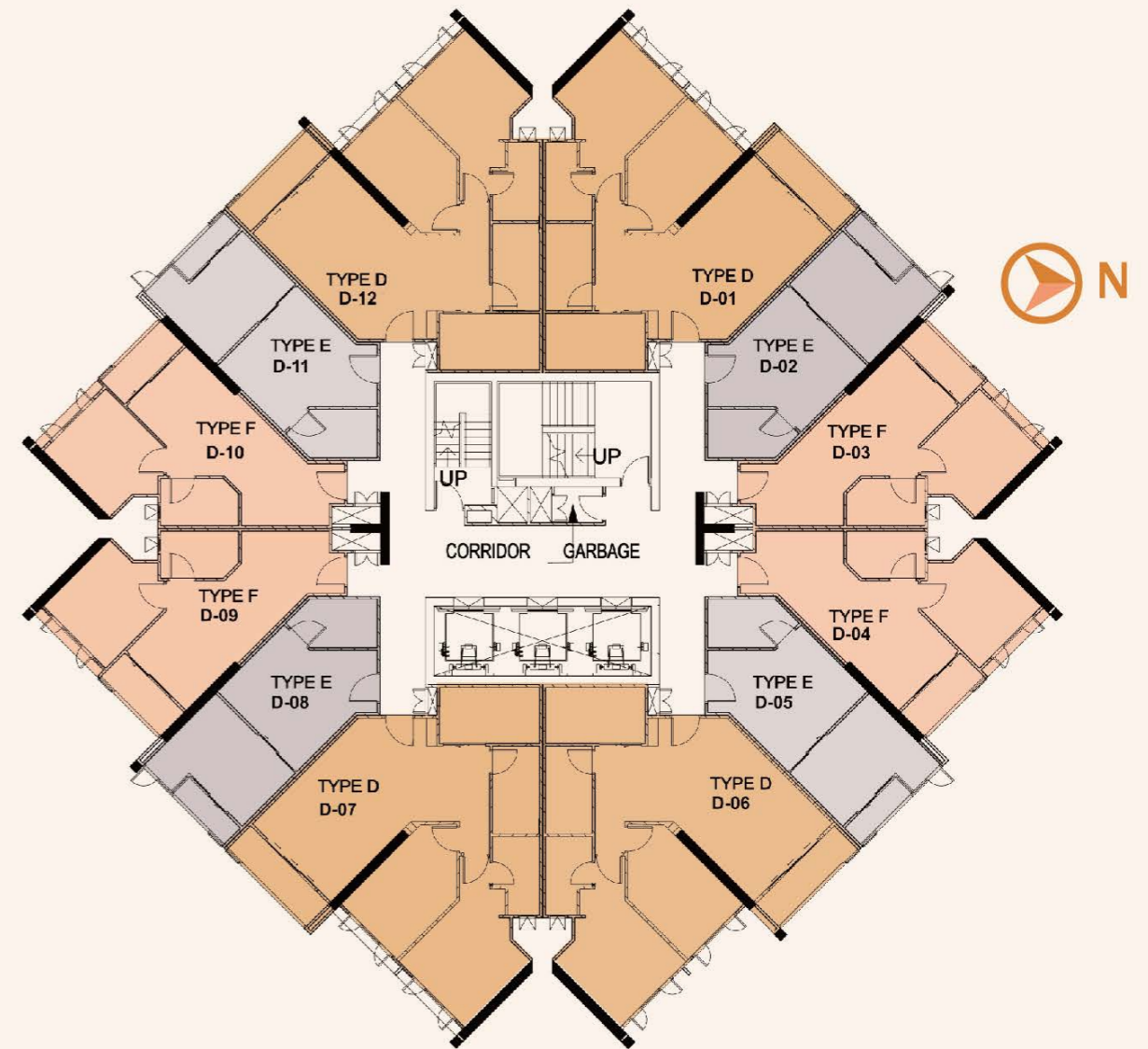
Standard Floor Plan  
25th - 34th Floor

# Tower C&D Floor Plan Standard



**Tower C**

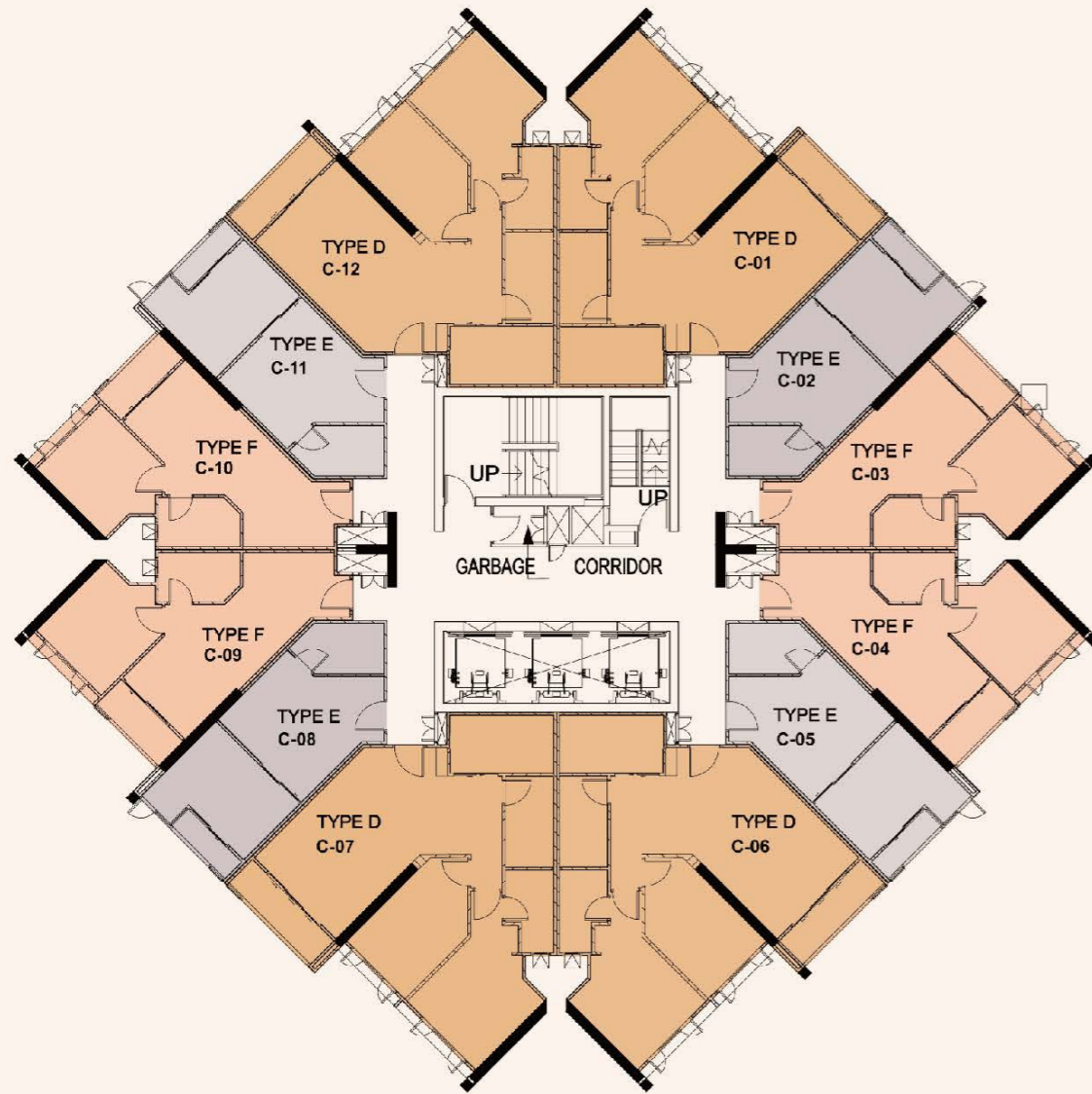
Standard Floor Plan



**Tower D**

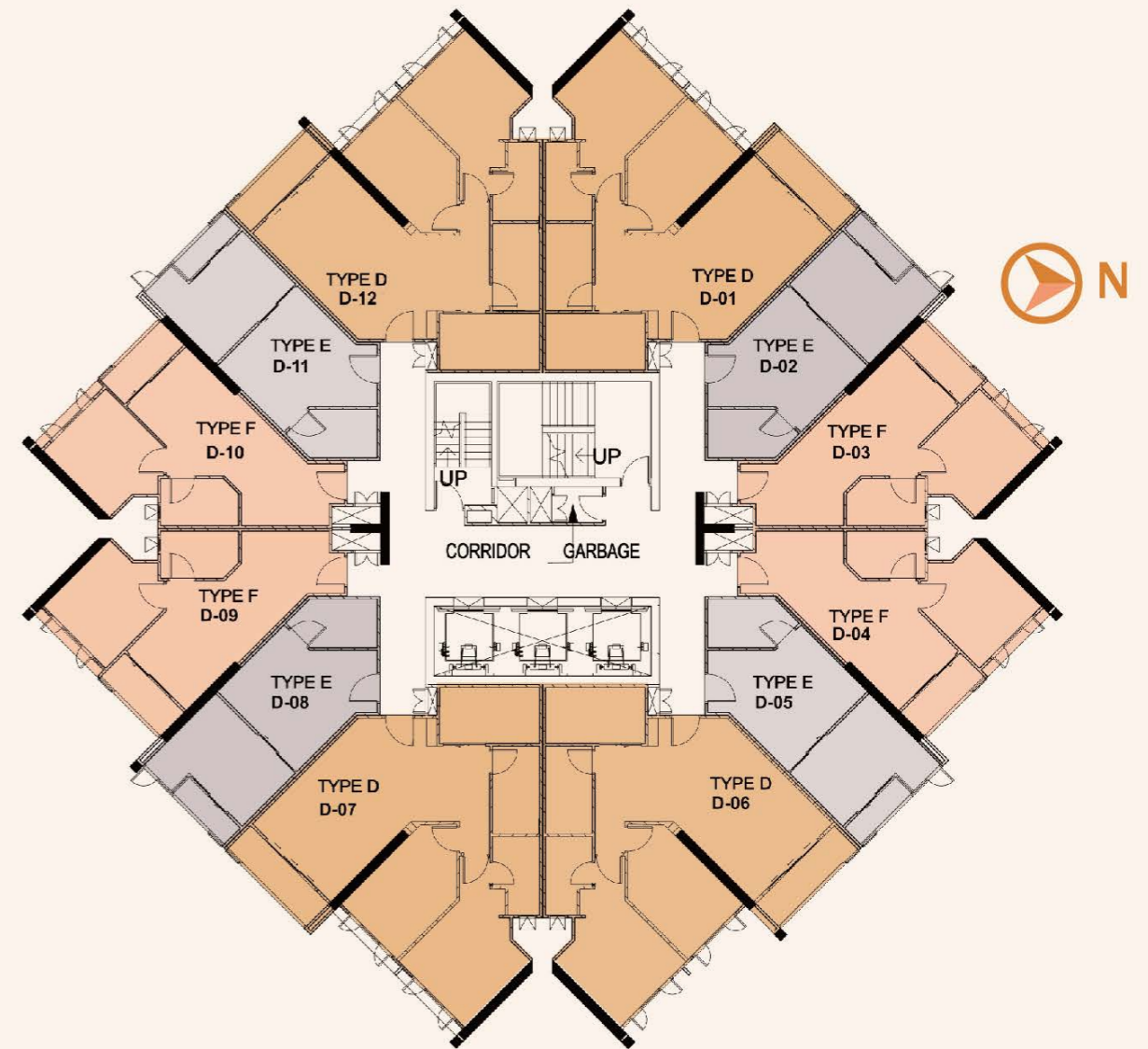
Standard Floor Plan

# Tower C&D Floor Plan Standard



**Tower C**

Standard Floor Plan



**Tower D**

Standard Floor Plan

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100m View - South



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## RATCHADA

100m View - South



# ARTISAN

## RATCHADA

100m View - West





# ARTISAN

## RATCHADA

100m View - West



# ARTISAN

## RATCHADA

100m View - North



# ARTISAN

## RATCHADA

100m View - North



# ARTISAN

## RATCHADA

100m View - East



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100m View - East



# Unit Layout - Type A



## TYPE A

1 Bedroom

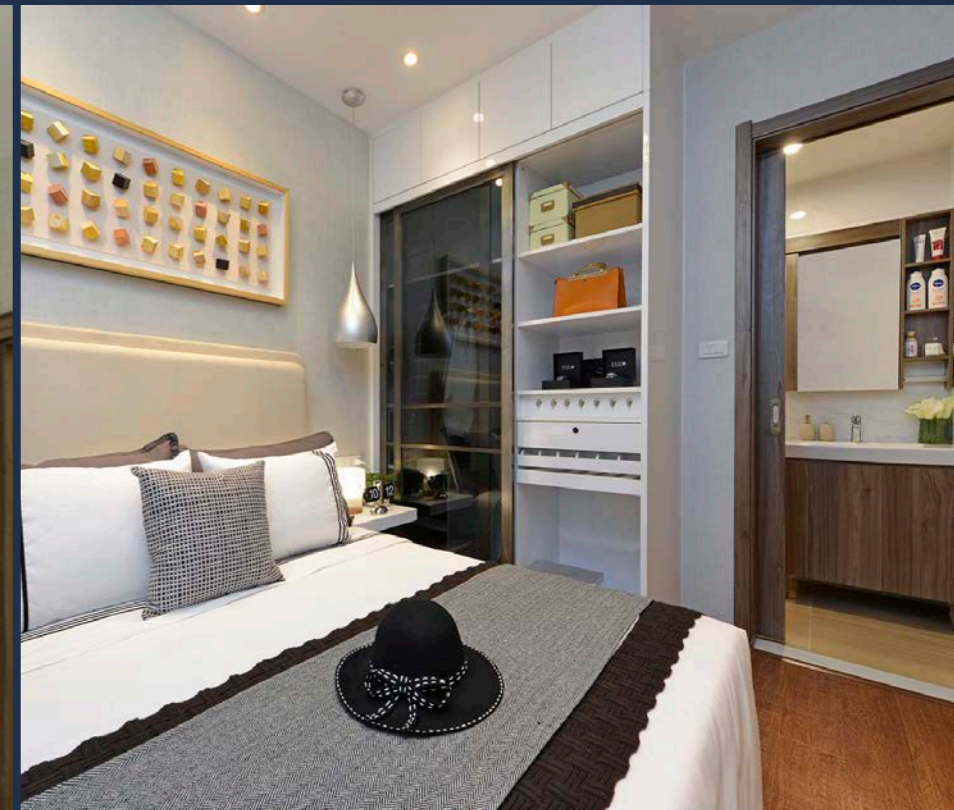
1 Bathroom

Area 28 sq.m.



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# Unit Layout - Type B

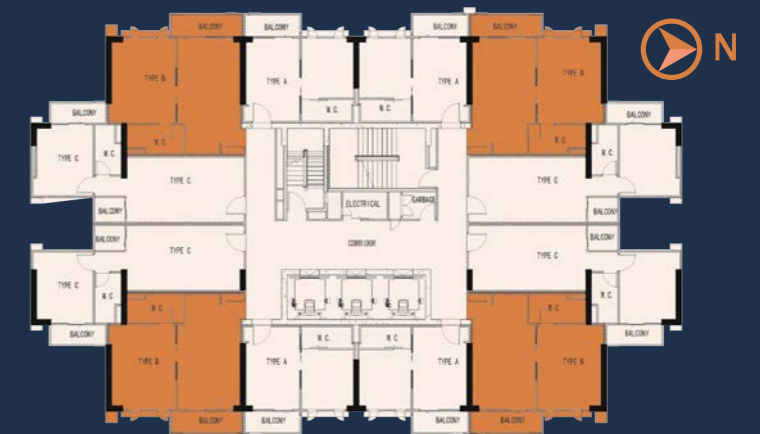


## TYPE B

1 Bedroom

1 Bathroom

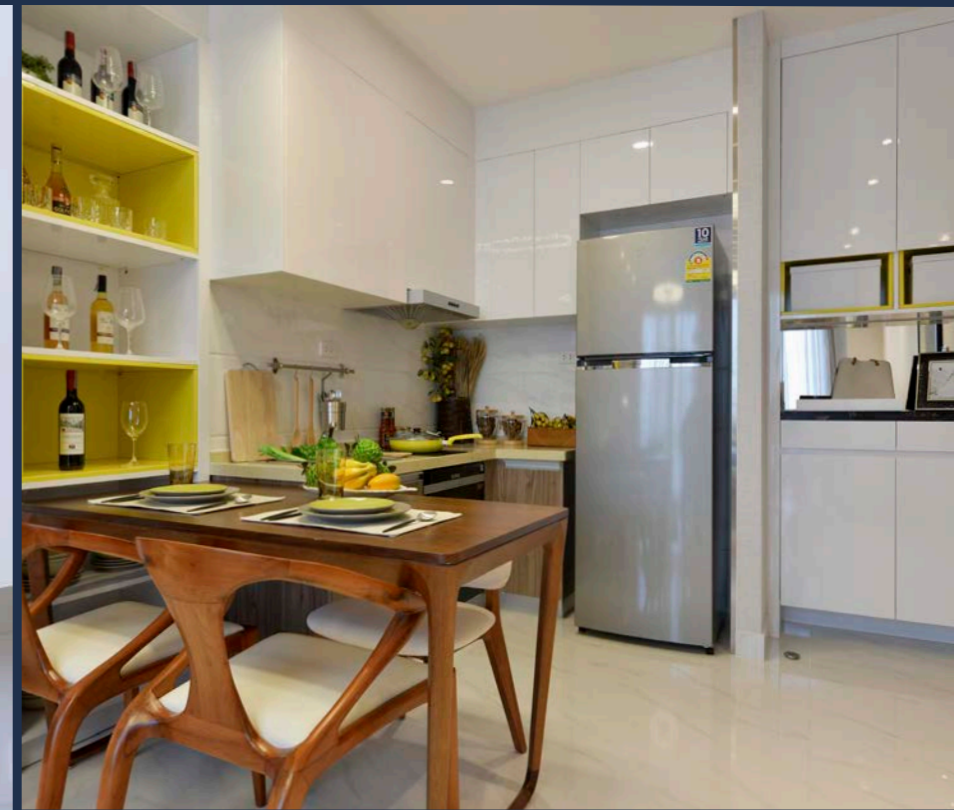
Area 44 sq.m.





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# Unit Layout - Type C



TYPE C

1 Bedroom

1 Bathroom

Area 44 sq.m.



# Unit Layout - Type G



TYPE G

2 Bedroom

2 Bathroom

Area 75 sq.m.



# Unit Layout - Type H



TYPE H

2 Bedroom

2 Bathroom

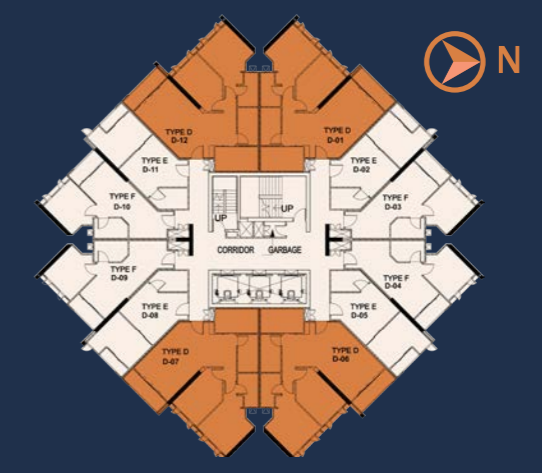
Area 77 sq.m.



# Unit Layout - Type D



TYPE D  
2 Bedroom  
2 Bathroom  
Area 72 sq.m.



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# Unit Layout - Type E



TYPE E

1 Bedroom

1 Bathroom

Area 33 sq.m.



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# Unit Layout - Type F



TYPE F  
1 Bedroom  
1 Bathroom  
Area 38 sq.m.



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