

Noble Management



Noble Management



Company Profile



"WE DO NOT BUILD HOUSES. WE CREATE HOMES"

OVER THE PAST TWO DECADES, WE HAVE BEEN WORKING FROM THIS PHILOSOPHY TO DESIGN & CREATE EXCEPTIONAL HOMES FOR PEOPLE, OUR WORK GOES BEYOND JUST BUILDING A SPACE TO LIVE, IT'S ABOUT DESIGNING A LIFESTYLE THAT CONTINUALLY IMPROVES THE QUALITY OF LIVING.

WE CONSISTENTLY STRIVE TO PUSH THE BOUNDARIES OF DESIGN AND INNOVATION TO CREATE MODERN, ELEGANT AND TIMELESS LIVING SOLUTIONS. THROUGH THE COLLECTION OF WORK PRESENTED IN THIS BOOK, WE ARE PROUD TO SHOWCASE OUR CONTINUAL COMMITMENT TO OUR PHILOSOPHY AND TO CREATING HOMES FOR EXTRAORDINARY LIVING. OUR IDENTITY IS, AS IT HAS ALWAYS BEEN, TO 'BE DIFFERENT, BE NOBLE'.

Noble Development Public Company Limited
is a publicly listed property development
company incorporated in Bangkok, Thailand.
The company listed its shares on the stock
exchange of Thailand in June 1997

Noble Group of Companies

SHAREHOLDER STRUCTURE

Chart Indicating Shareholding Structure of Noble Development Public Company Limited in subsidiaries and associated companies at 31 December 2017

Noble Development Public Co., Ltd.

Paid-up Capital THB 1,369.41 M.

Type of Business : Property Development and

Housing Construction

100.00%

Ban Suk Sabai Co., Ltd.

Paid-up Capital THB 2 M.

Type of Business : Property Development and

Housing Construction

100.00%

S&P Property Management Co., Ltd.

Paid-up Capital THB 2 M.

Type of Business : Housing Construction and

Property Management

100.00%

Continental City Co., Ltd.

Paid-up Capital THB 3,000 M.

Type of Business: Property Development

50.00%

N.K. Energy Conservation Co., Ltd.

Paid-up Capital THB 6.5 M.

Type of Business: Light Weight Wall Panel

Noble's Growth



Noble's Growth



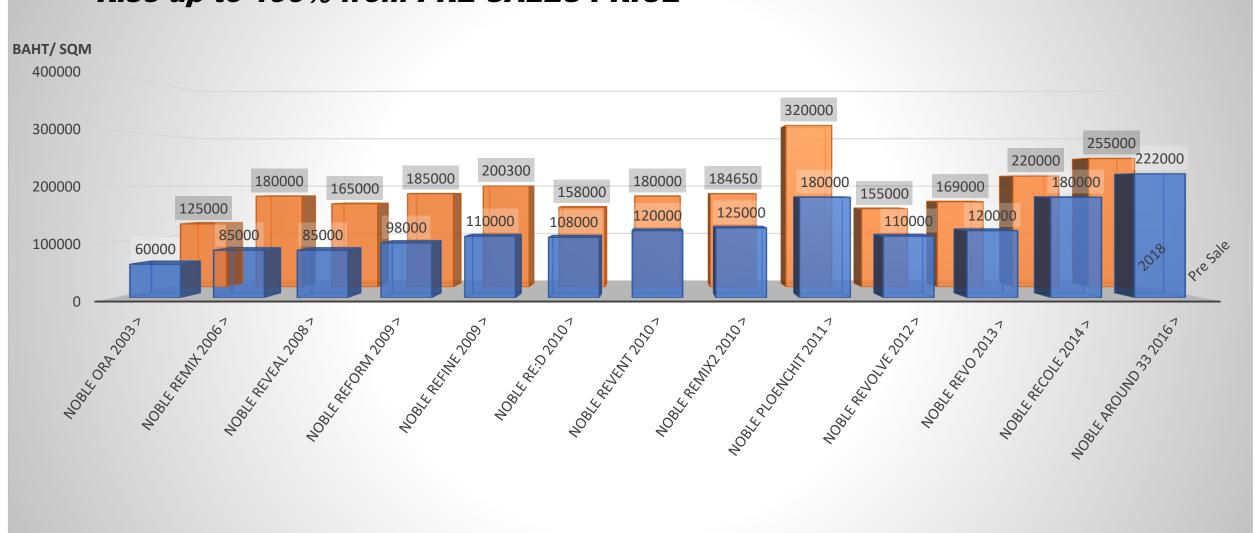
Noble's Strategy





Noble's Strength



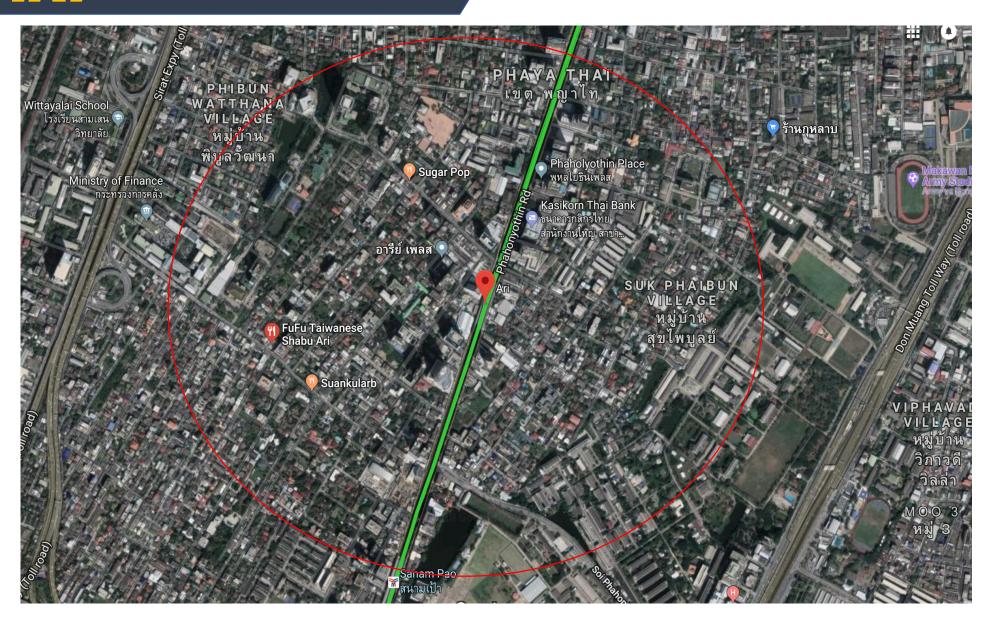


■ Pre Sale ■ 2018

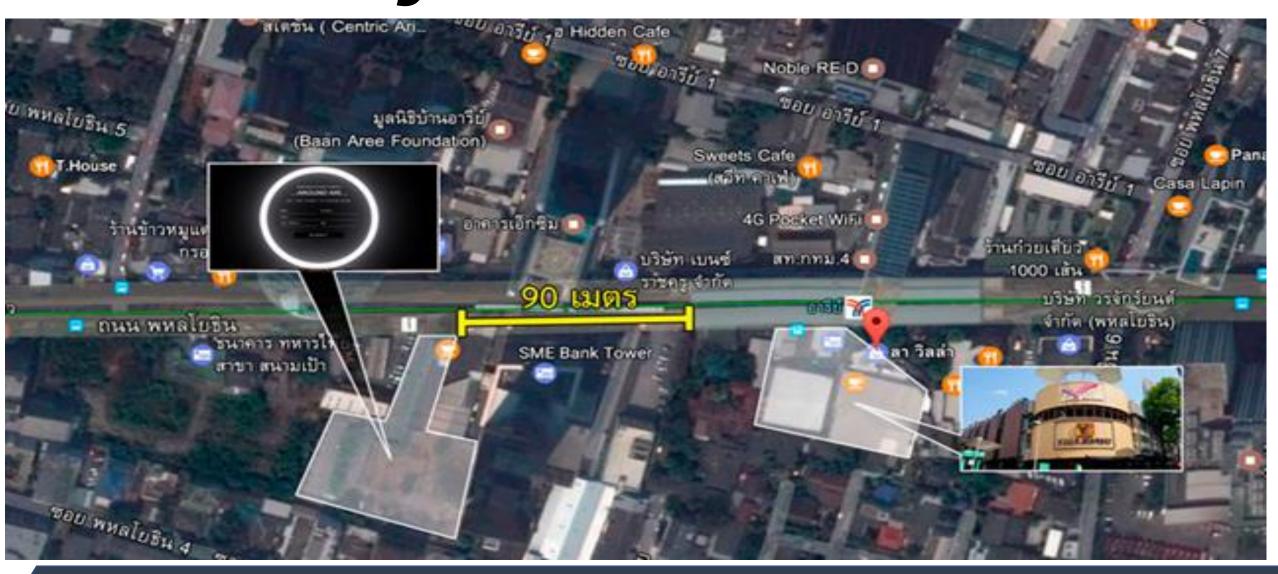


Where is ARI

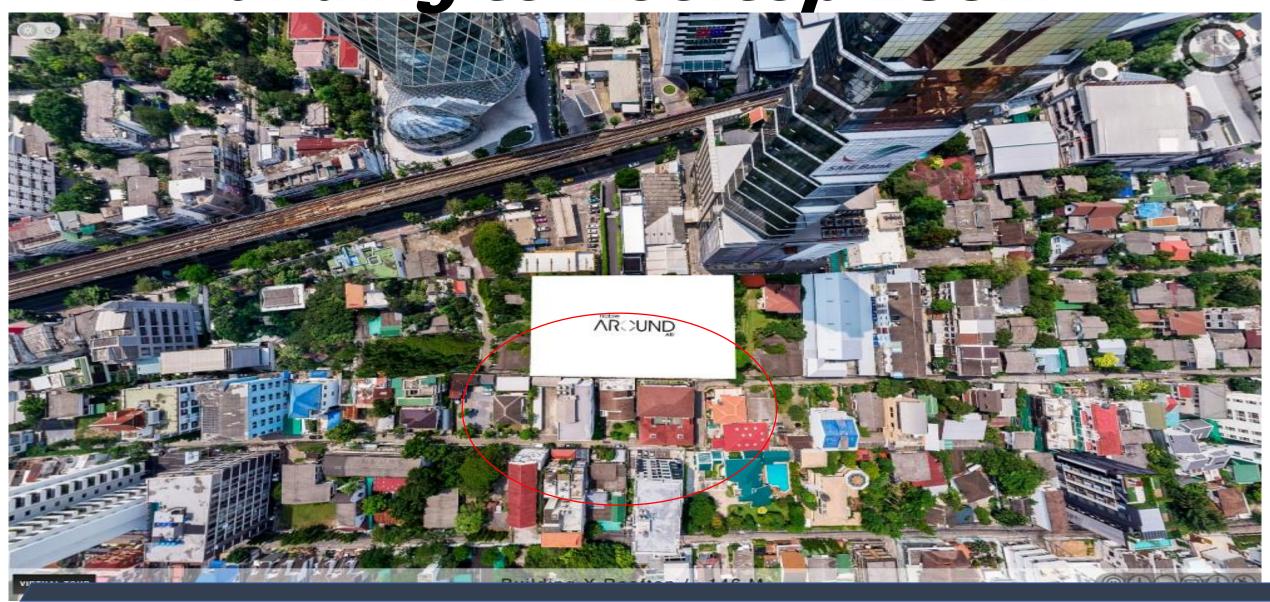
- ARI, located in Phayathai District.
- South to BTS SanamPao, North to BTSSaphan Kwai.
- 5 stations to BTS Siam Station. Central District of Bangkok. One of the hottest Tourist District, 5 Star Hotels



ARI Site Surrounding Only 90m to BTS Ari



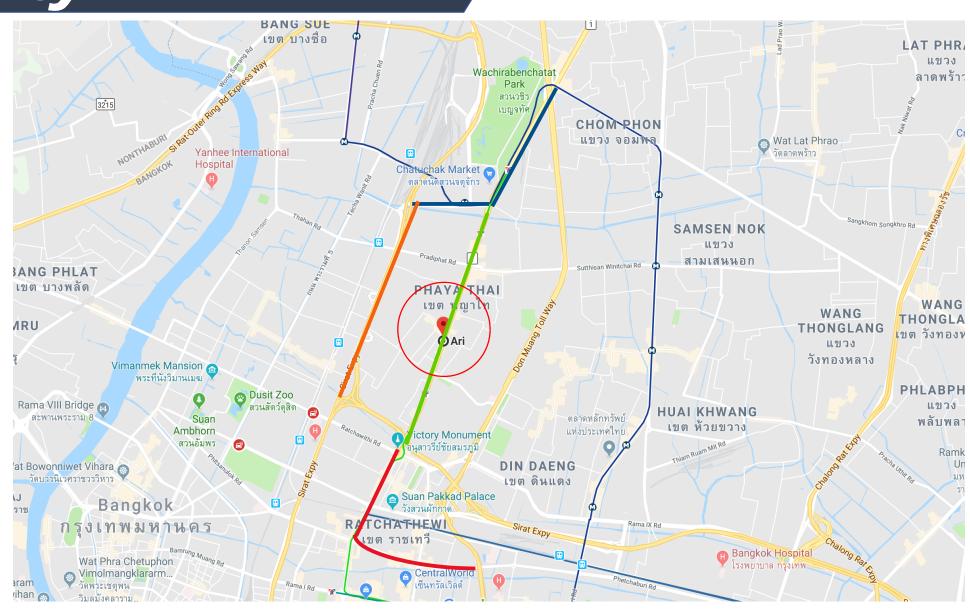
ARI Site Surrounding Building to Rooftop 230m



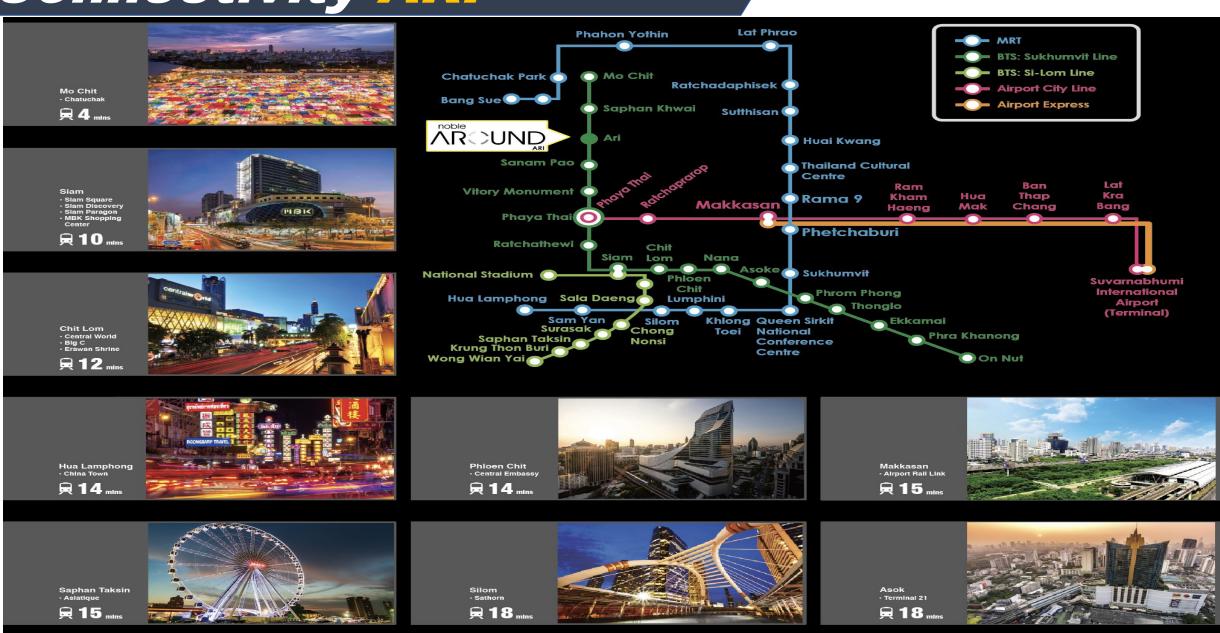
Connectivity ARI

- Connected by Phaholyothin Road, with Access to BTS Siam and connected to BTS Sukhumvit Line.
- South, leads to Victory Monument, which leads to the Pathumwan District where there is major Tourism Activity.
- North, leads to Mochit/
 Ladphrao zone, access to
 Mochit Bus Terminal Zone.
- Parallel is the expressway which leads to Vibhavadi, one of the major expressway to the North.

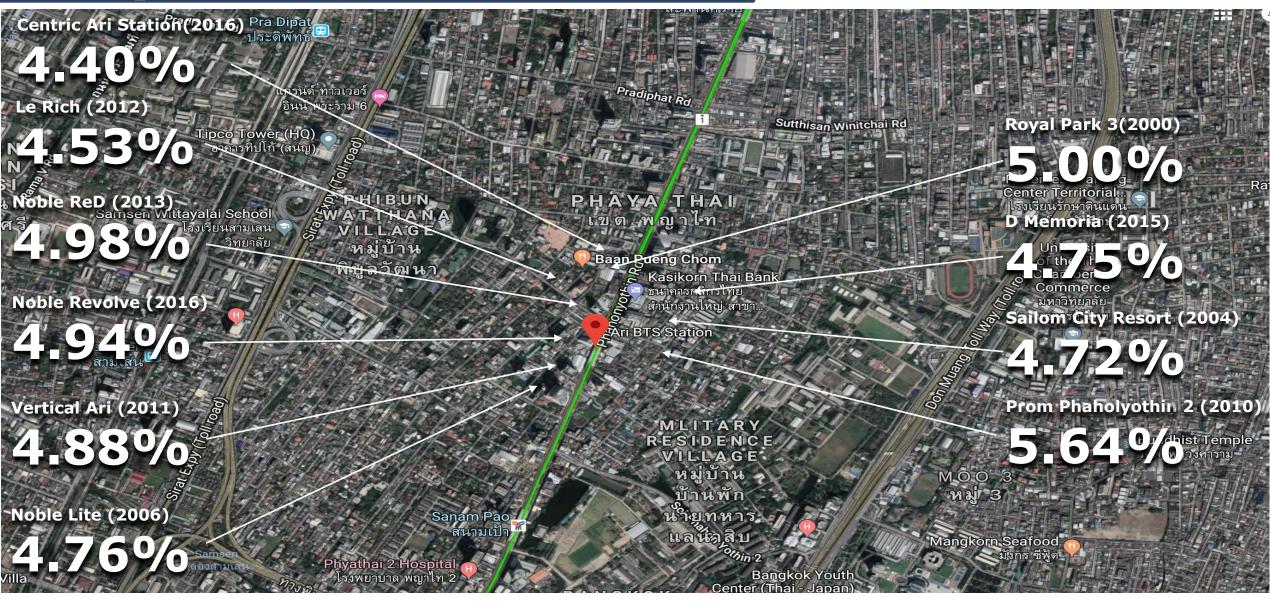
ARI, most DENSELY
POPULATED AREA on the
Phaholyothin Road, which
is 4 of the longest roads in
whole of Thailand.



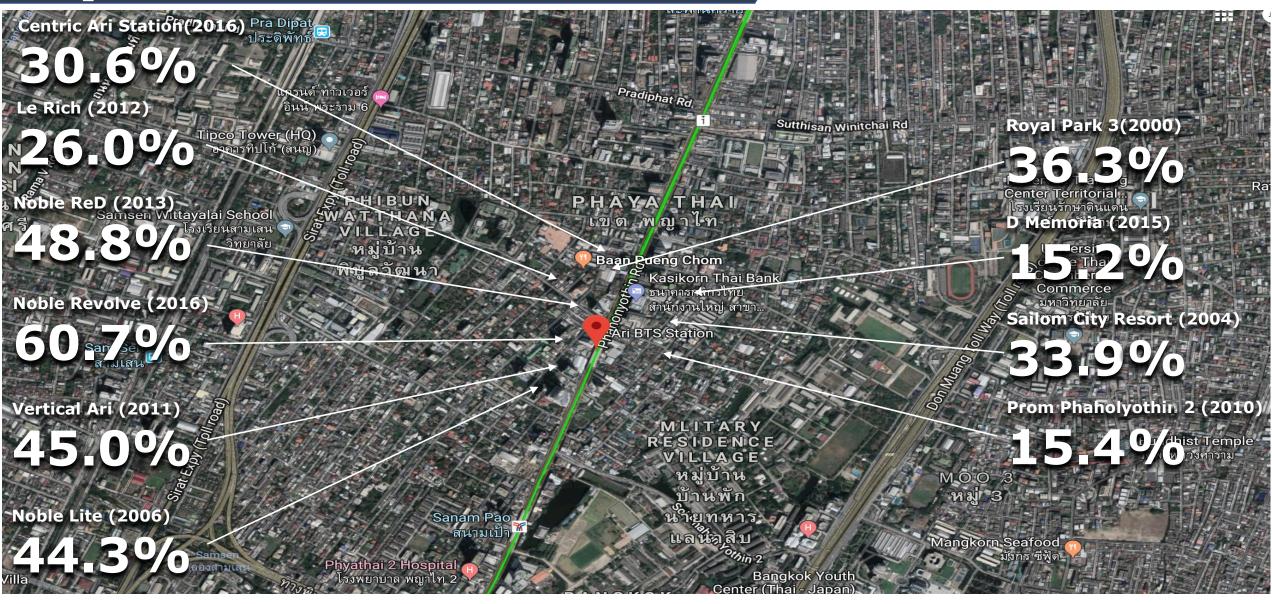
Connectivity ARI



Comparative Rental ARI



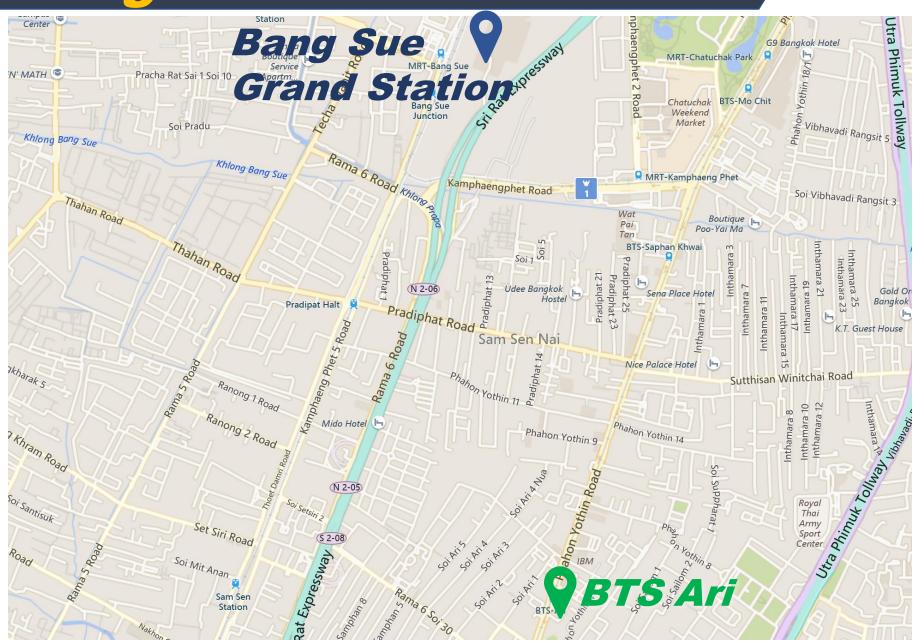
Capital Gain ARI



Bang Sue Grand Station



Bang Sue Grand Station



4

Stations

10

Minutes

Bang Sue Grand Station

4 Stations to BANG
SUE Grand
Station.

ASEAN Commercial Business Hub

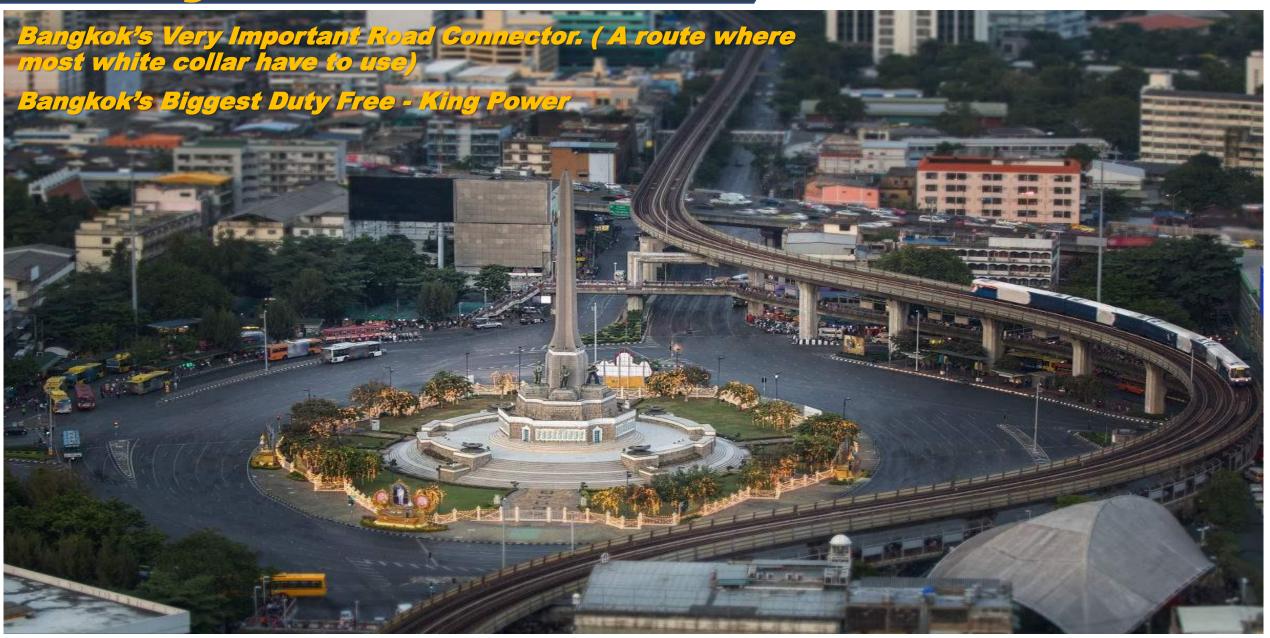
World Renowned Garden & Interchange Plaza

Smart Business Complex



Source: Propholic

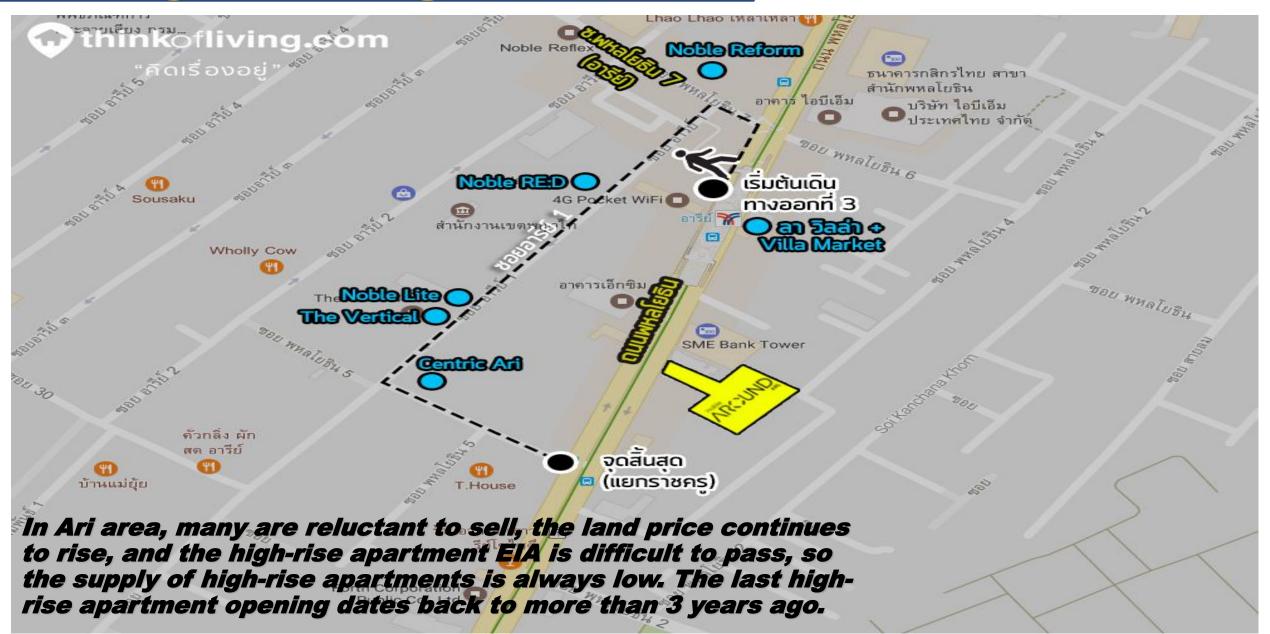
Victory Monument



High End Landed Zone



Supply Shortage

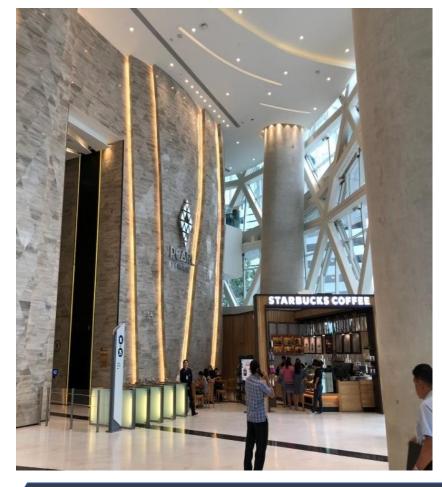


Starbucks Index

According to Starbucks internal location studies, if there are 1.5 Starbucks stores in an area, that means is a good area worth investing in.

At ARI itself, Starbucks has three stores!









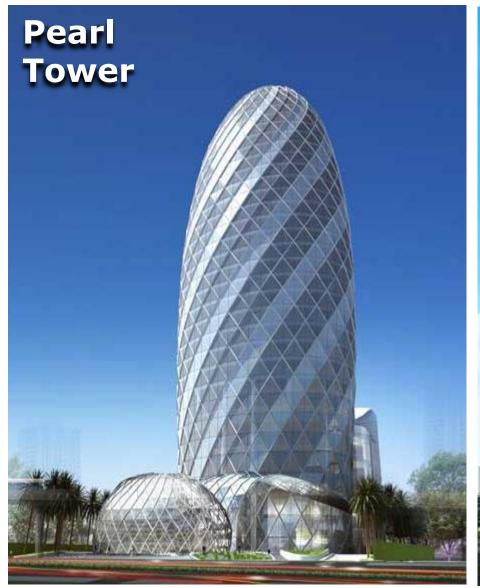
ARI's Office Zone

London has Gherkin Building, Bangkok has

PEARL TOWER.

42,000sqm of office space,

- Tokyo has Roppongi Hills, Omotesando Hills, Bangkok has **ARI HILLS.** 12,000sqm of office space, semi outdoor retail, 180 rooms Hotel.





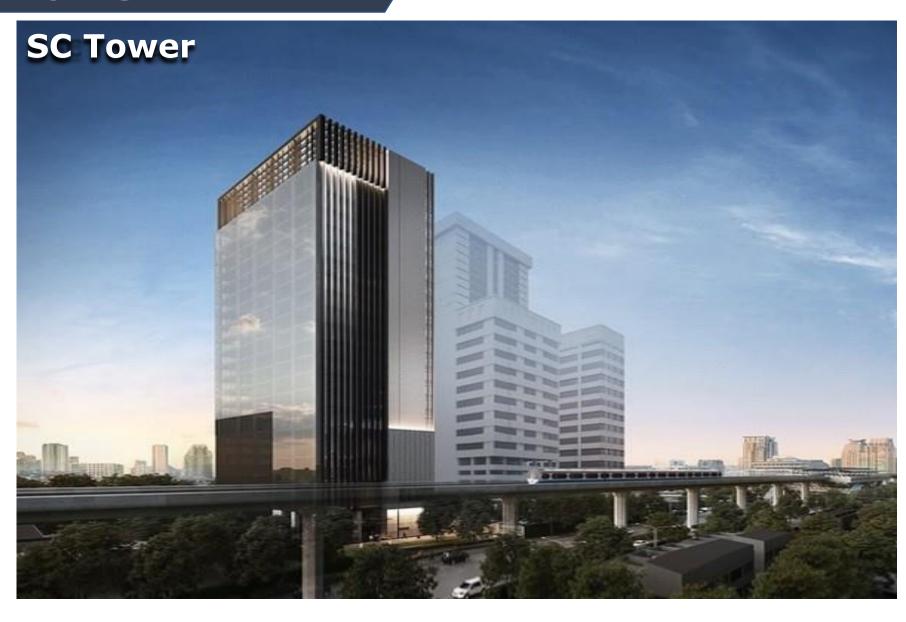
ARI's Office Zone

- New SC TOWER.

24 Stories of Office Space,

with **100%**

Occupancy



ARI's Office Zone

SME BANK
PEARL BANGKOK
IBM TOWER
PHAHOLYOTHIN PLACE
KBANK PHAHOLYOTHIN
AIS TOWER 1
SC TOWER
ARI HILLS
AIS TOWER 2
ESV TOWER
EXIM BANK
PIYAVAN TOWER



- Phayathai Police Headquarters, Ministry Of Finance, Ministry of Natural Resources and Environment
- Banks of Thailand, EXIM (Export Import Bank of Thailand)
- PTT Office HQ
- AIS Office HQ















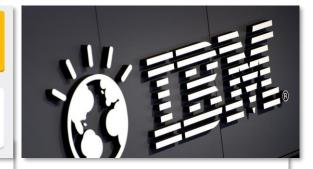




🕨 ออมสิน













- **LA VILLA,** Community Mall.

- **VILLA market,**Supermarket

By SF Development









Medical in ARI

Top Private Hospitals such as

PAOLO HOSPITAL, PHYATHAI 2 HOSPITAL



VICHAIYUT MEDICAL CENTRE,

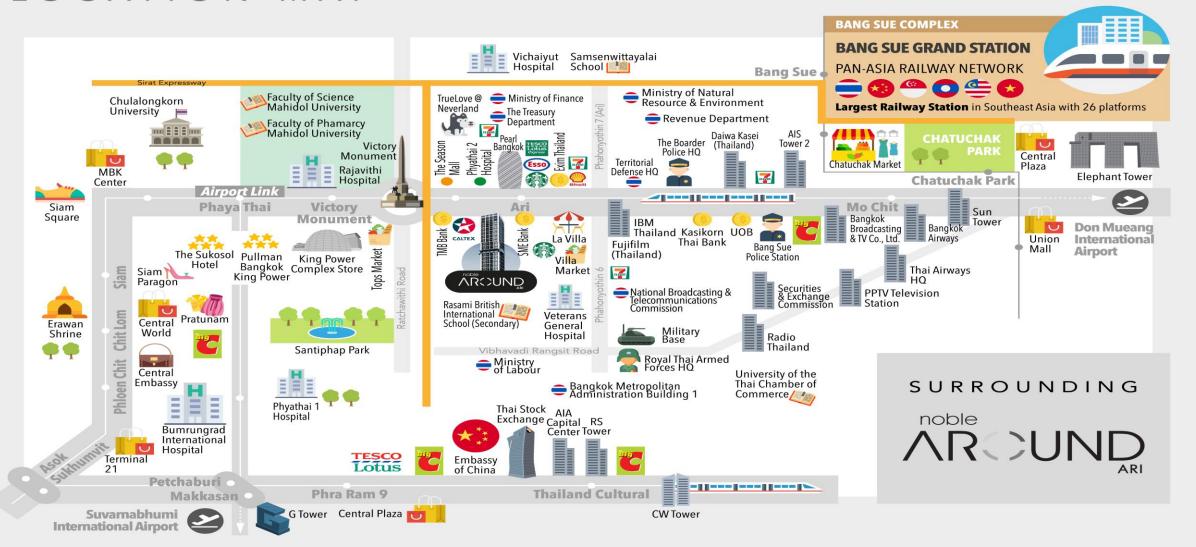
frequented by the Thai King's family members







LOCATION MAP



TRANSPORTATION

- Ari BTS Station
- Chalerm Mahanakorn Expressway
- Srirat Express (Sanam Pao)

HOTELS

- The Sukosol Hotel
- Pullman Bangkok King Power Hotel
- Elizabeth Hotel
- Mido hotel
- Embassy Hotel

DEPARTMENT STORES & ENTERTAINMENTS

- Villa Market
- La Villa
- Big C Super Center
- Tops Supermarket
- Makro Supermarket
- The Season Mall
- · King Power Complex Store

OTHER

- · Victory Monument
- Bang Sue Police Station
- The Boarder Police Headquarter
- · Territorial Defense Headquarter
- · Government Saving Bank
- Kasikorn Asset Management Co., Ltd
- · IBM Thailand Co.
- Phaya Thai Pirom Garden
- Exim Thailand
- Sam San Nai Philatelic Museum

SCHOOLS AND UNIVERSITIES

- Samsenwittayalai School
- · Bangkok School for the Blind
- · Vajiravudh College
- Suan Dusit University
- Suan Sunandha Rajabhat University
- · Royal Thai Army Nursing College
- Boromrajonani College of Nursing Bangkok
- Faculty of Science Mahidol University
- Faculty of Phamarcy Mahidol University

HOSPITALS

- Veterans General Hospital
- Paolo Memorial Hospital
- Phayathai 2 hospital
- Rajavithi hospital
- Pramongkutklao Hospital
- Queen Sirikit National Institute of Child Health
- Tropmed Hospital for tropical Diseases
- Prasat Neurological Hospital and Institute
- Ramathibodi Hospital
- Priset Hospital
- Vichaiyut Hospital
- Nawuti Somdetya hospital
- Prasarnmitr Hospital

F&B in ARI





F&B in ARI





F&B in ARI

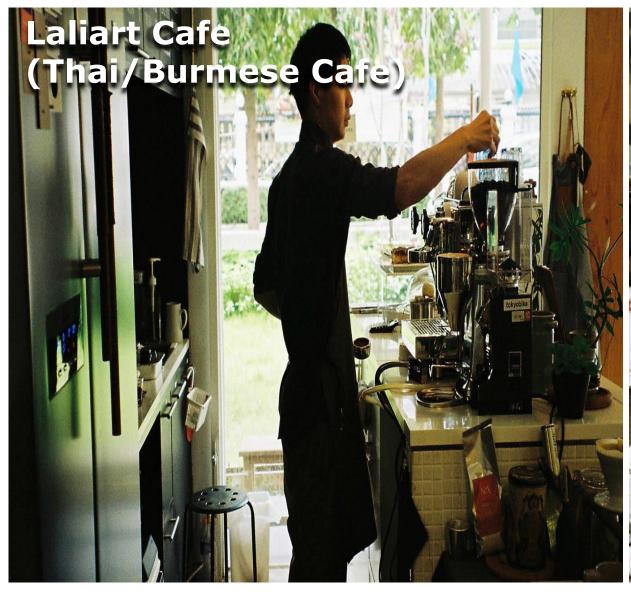




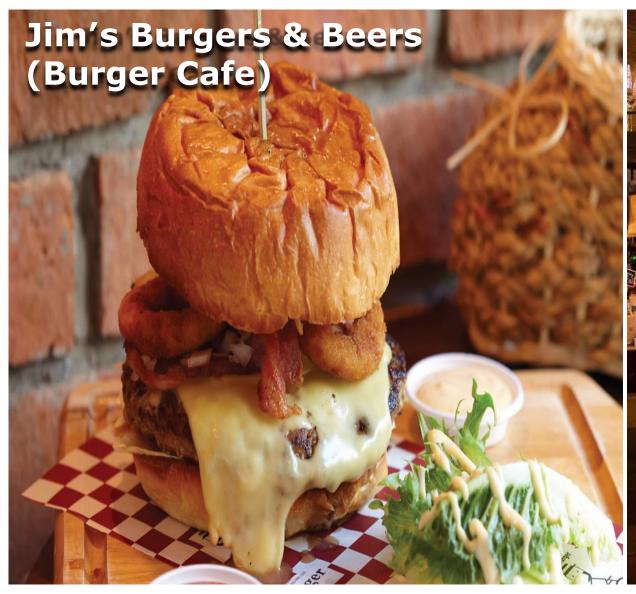








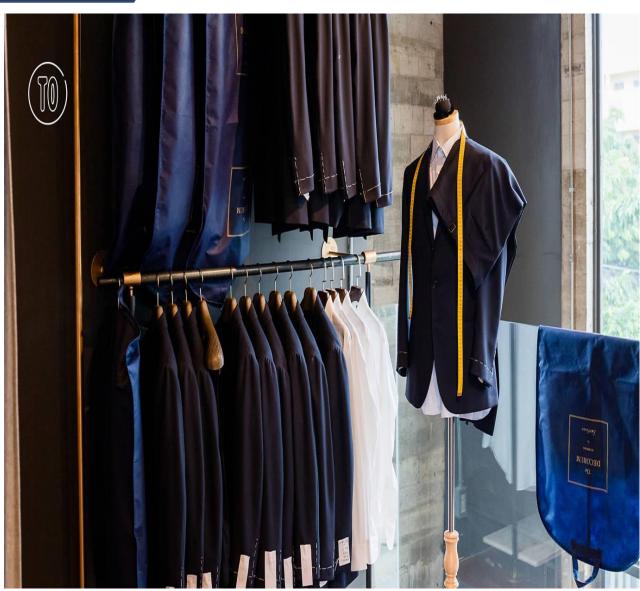






Fashion in ARI





Lifestyle in ARI

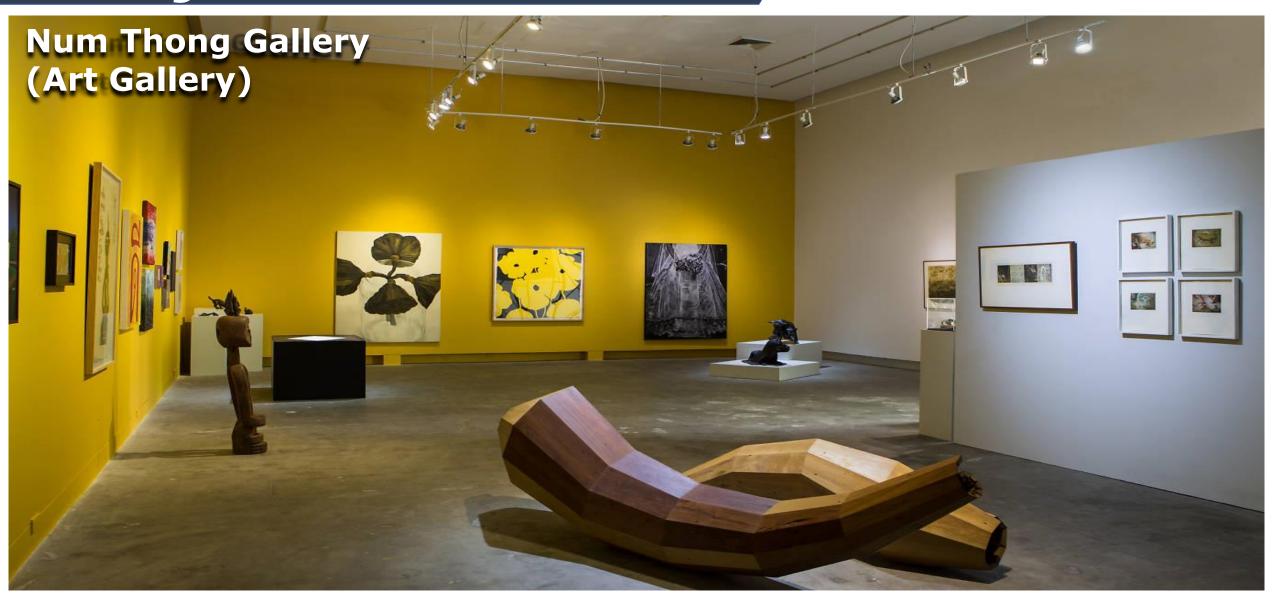




Lifestyle in ARI



Lifestyle in ARI



noble ARCOUND ARI

A brand new project is now unveiled

BETHE FIRST TO KNOW

Project Concept

Project concept: Land scape



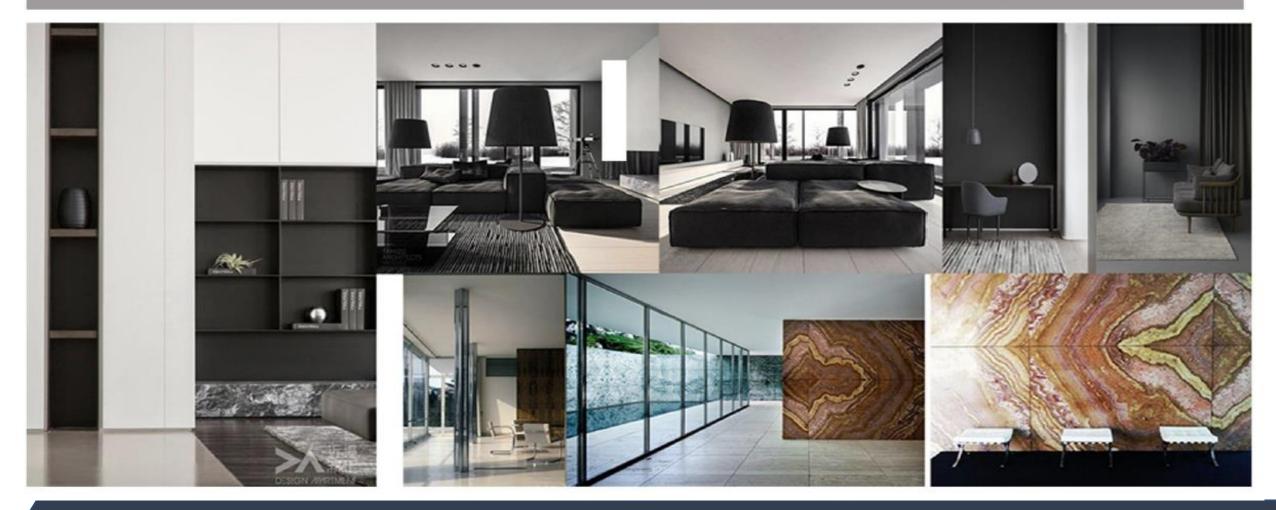




Project Concept

Project concept: Interior

"REAL MODERN 40-50S"



Fast Facts

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Project Area
                                    3-0-23 Rais (4,892 SQ.M)
                           #
                                    Phahonyothin Road between Soi 4 and Soi 6
Location
                           #
Tenure of Land
                                    FREEHOLD
                                    611 Units (2 Building)
                                    Residential Building: Building X - 39 Storey (533 units)
                                     Residential Building : Building Y - 7 Storey (78 units)
                                     Retail Shop : Building X - (1 unit)
                                     1 Bedroom (26.40 – 34.90 sq.m.)
                           -
                                     1 Bedroom Plus (41.60 – 44.70 sq.m.)
                                    Living, Dining, Bedroom 2.85m
                                     Bathroom 2.4m
                                    Q4 2022
                                    286 cars lots (approx. 47% of total condo units)
                                     THB 850 baht per sqm (1 time)
                                     THB 85 baht per sqm (Per month x 24month advance)
```

Fast Facts

<u>Wall</u>

General wall : Painted plastered wall.

Bathroom wall : Granito tiles or equivalent.

Floor

General floor finished : Laminate flooring or equivalent.

Bathroom floor finished : Granito tiles or equivalent.

Balcony floor finished : Granito tiles or equivalent.

Sanitary Wares

Water closet with wash let : Kohler or equivalent.

Washbasin : Kohler or equivalent on built-in

Counter with solid surface finished.

<u>Faucet</u>

Basin mixer tap : Kohler or equivalent Shower mixer with rain shower : Kohler or equivalent

Shower screen : Tempered glass or equivalent.

Bathroom cabinet : Mirror with storage cabinet & Open shelf cabinet.

Unit Door lock : Male or equivalent

Lighting : Recessed ceiling lights.

Ground Floor/ Master Plan

Jatujak

View



Victory monument view

Botanical path: Escape the city's buzz and step into your home, a sanctuary of tranquility immersed in the parade of lush greenery and soothing ambience. Beautifully shaded by tall trees, the entrance adds a unique touch that truly reflects distinct architectural features.



Ground Floor/ Master Plan

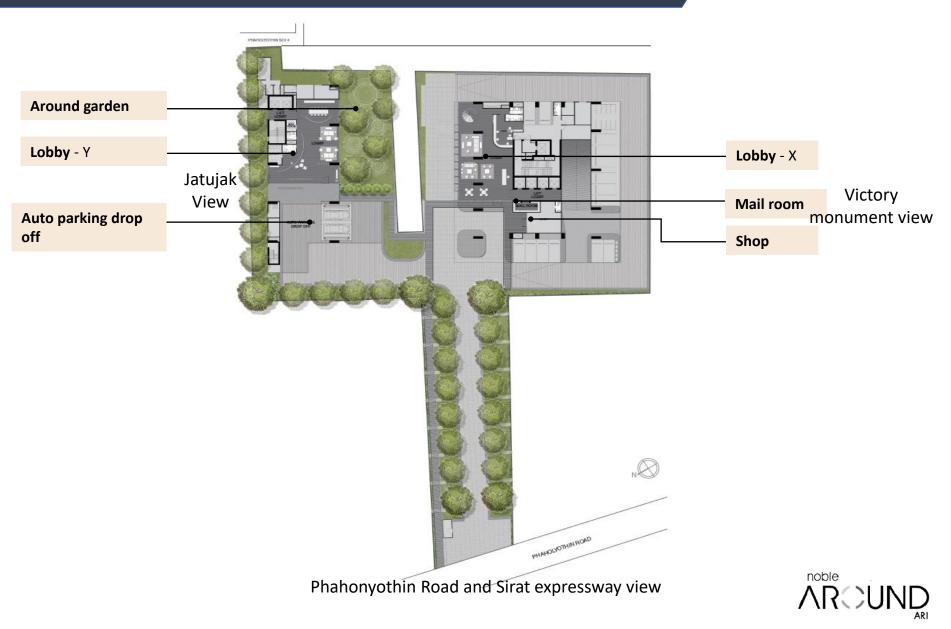


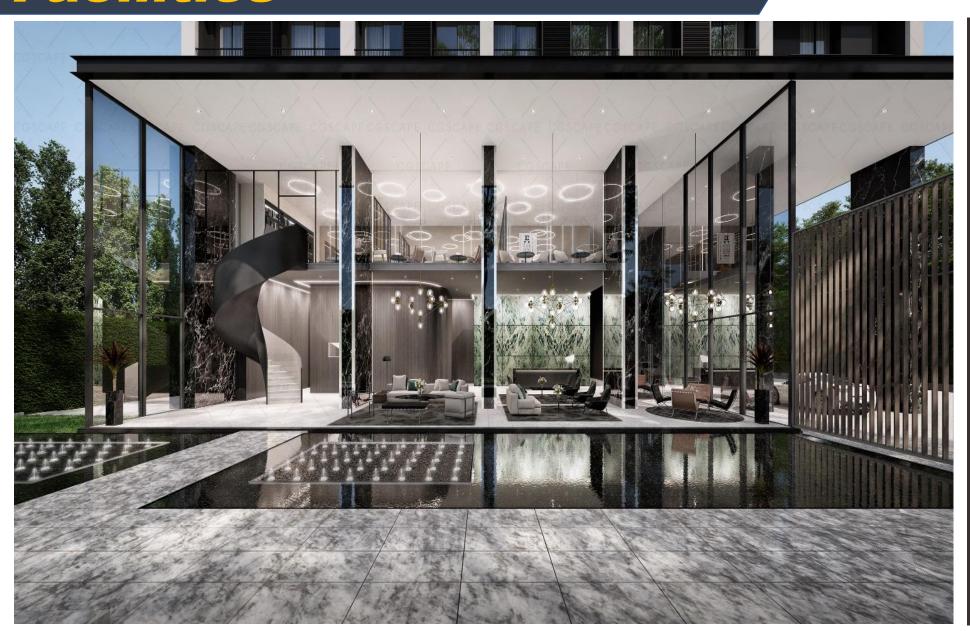


BOTANICAL PATH
50 meter entrance with the
parade of tall trees from
Phahonyothin road.



Ground Floor/ Master Plan



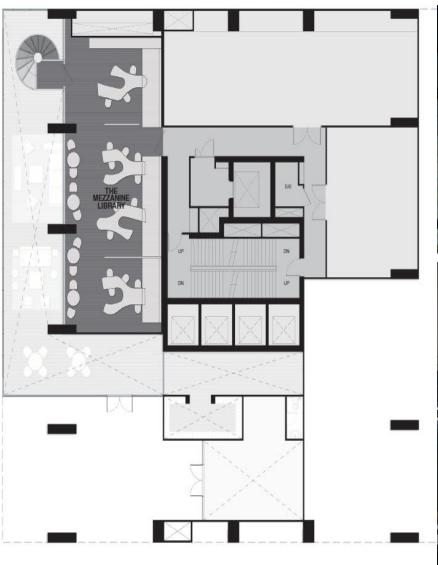


Lobby-X Ground fl.

7-meter-high Lobby with comfy sofa.

Direct access to The Mezzanine library by Spiral Staircase.

Juristic office locates in looby-X area easy to contact.







THE MEZZANINE LIBRARY 2ND fl.



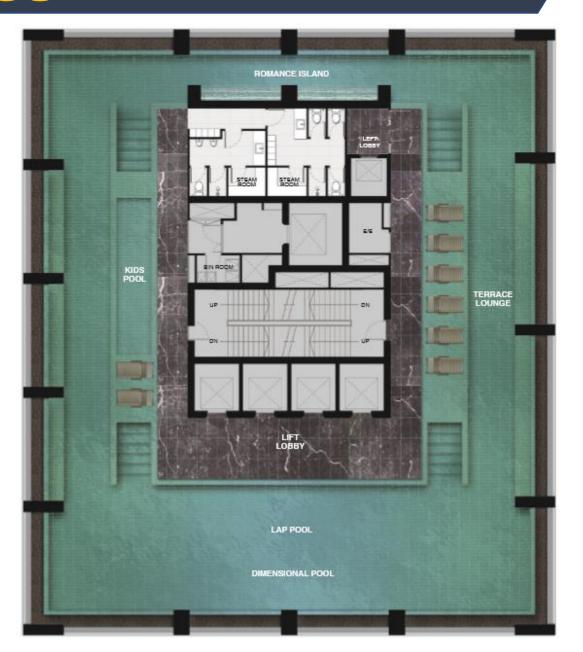
Uptown Sky Lounge 23th fl.

Nestled away on the 23rd floor, the stylish and sophisticated lounge boasts outdoor seating area paired with breathtaking views of Bangkok's skyline. Experience an atmosphere full of excitement and vitality with tea room, co-kitchen counter and game zone.





Uptown Sky Lounge 23th fl.



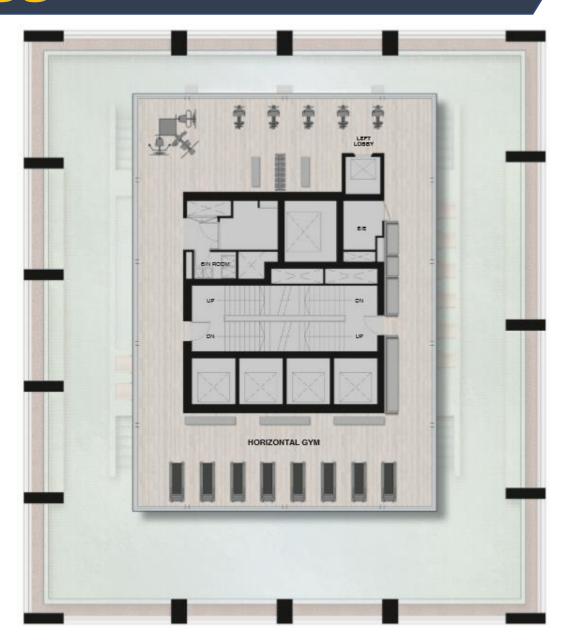
Dimensional Pool 39th fl.

Float in a dimensional pool with a 360-degree panoramic vista of the cityscape.
Sitting atop the 39th floor, the stylish pool, terrace lounge





Dimensional Pool 39th fl.



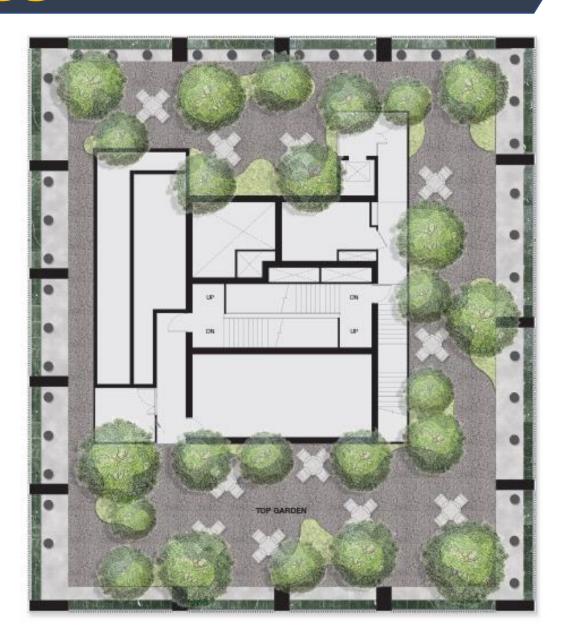
Horizontal Gym 39th m fl.

Keep fit at the striking architectural designed gym with a 360-degree panoramic vista of the cityscape. The well-equipped gym offer an unparalleled living experience in the heart of Ari.





Horizontal Gym 39th m fl.



ARI CLOUD FOREST Roof top fl.

A luscious rooftop hideaway set amidst lush greenery overlooking cityscape. Soak up the tranquility and admire the scenery or enjoy a casual get-together with friends and family over a barbeque party.





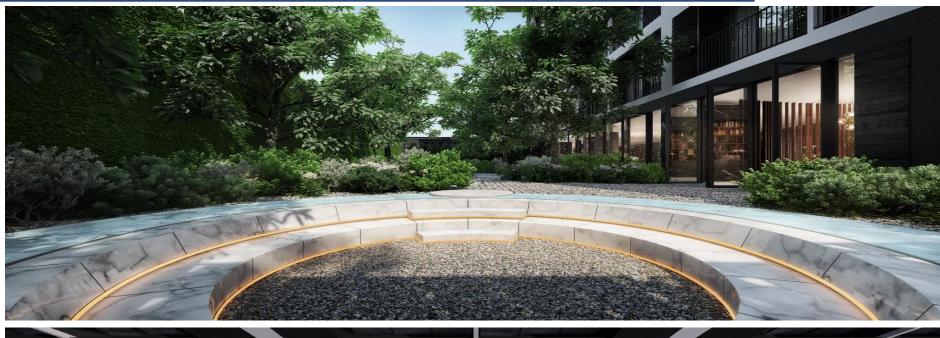
ARI CLOUD FOREST Roof top fl.

PHAHOLYOTHIN SOI 4



AROUND GARDEN Ground fl.

An ultimate urban retreat in a harmonious blend of architecture and green nature.
Unwind in a sunken seating area surrounded by water and absorb the beauty of the greenery in a unique setting





AROUND GARDEN Ground fl.



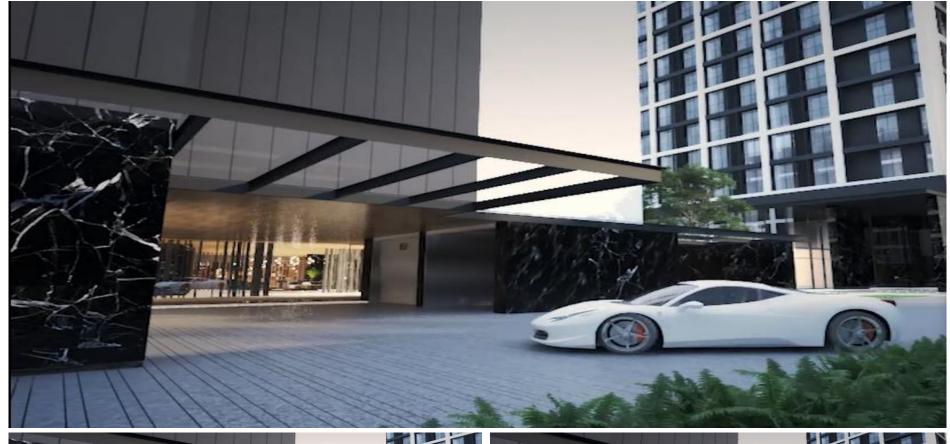
Lobby - Y Ground fl.

3 meter height lobby with convenience living zone with Around Garden view ,Co-Creative Space Services zone such laundry and mail room.





Lobby - Y Ground fl.



Lobby - Y
Auto parking Drop off
Ground fl.





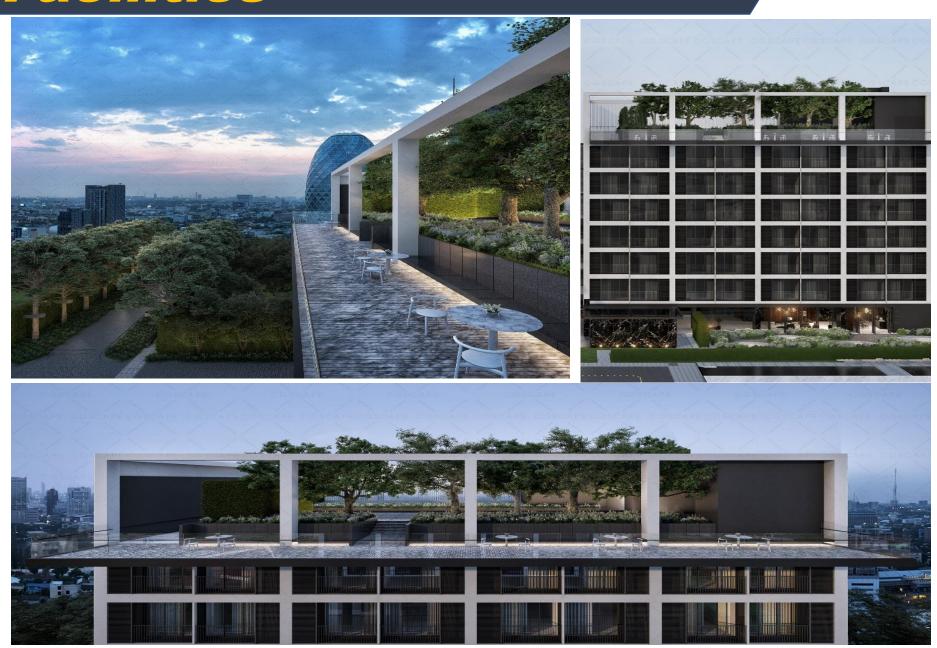
Auto parking drop off approaching.



Sky pier garden

Roof top floor
Perched on the
rooftop, Sky Pier
boasts refined
atmosphere with
stunning views of
Bangkok's skyline.
This hidden oasis is
truly an ideal place
to wind down and
enjoy the friendly
and relaxing
ambience.





Sky pier garden

Interiors

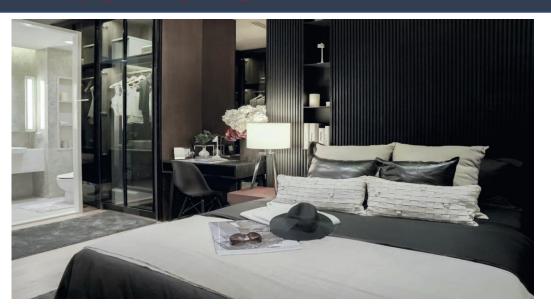








Interiors









Floor Plan



® **№**

 $3^{rd} - 22^{th}$ floor / $24^{th} - 38^{th}$ floor



$3^{rd} - 22^{th}/24^{th} - 38^{th}$ floor

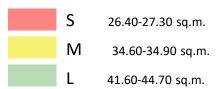
S 26.40-27.30 sq.m.

M 34.60-34.90 sq.m.

L 41.60-44.70 sq.m.



23th floor









B01 (3^{rd} - 38^{th}) – 44.70 Sq.m. / Building X



23th floor





B02 $(3^{rd} - 38^{th}) - 42.00 \text{ Sq.m.}$ / Building X



23th floor





B03 $(3^{rd} - 38^{th}) - 41.60 \text{ Sq.m.}$ / Building X



23th floor





A04 $(3^{rd} - 38^{th}) - 34.60 \text{ Sq.m.}$ / Building X



23th floor

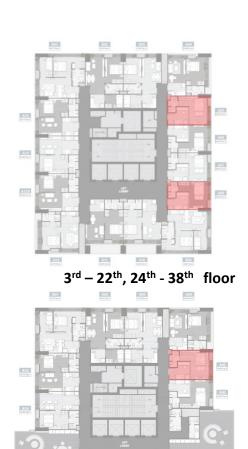




A05 $(3^{rd} - 38^{th}) - 26.40 \text{ Sq.m.}$ / Building X

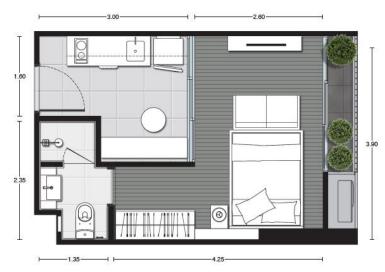


A08 (3^{rd} -22th, 24th -38th) – 34.60 Sq.m. / Building X



23th floor

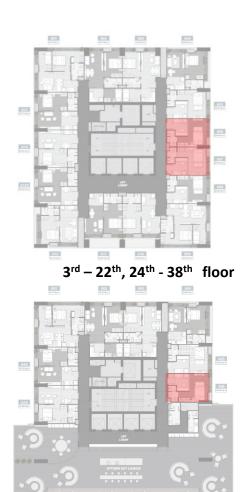




A06 $(3^{rd} - 38^{th}) - 26.40 \text{ Sq.m.}$ / Building X



A07 (3^{rd} -22th, 24th -38th) – 26.40 Sq.m. / Building X



23th floor





B09 (3^{rd} - 22^{th} , 24^{th} - 38^{th}) – 34.60 Sq.m. / Building X

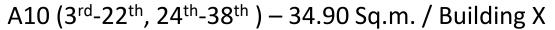


23th floor





3rd – 22th, 24th - 38th floor 23th floor







A11 (3^{rd} - 22^{th} , 24^{th} - 38^{th}) – 34.60 Sq.m. / Building X

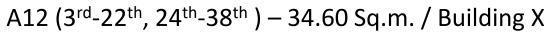


23th floor





3rd - 22th, 24th - 38th floor 23th floor



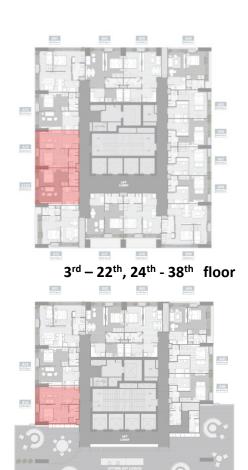




A12X (3^{rd} -22th, 24^{th} -38th) – 34.80 Sq.m. / Building X



A14 $(3^{rd} - 38^{th}) - 34.80 \text{ Sq.m.}$ / Building X



23th floor





A15 $(3^{rd}-38^{th})$ – 34.70 Sq.m. / Building X



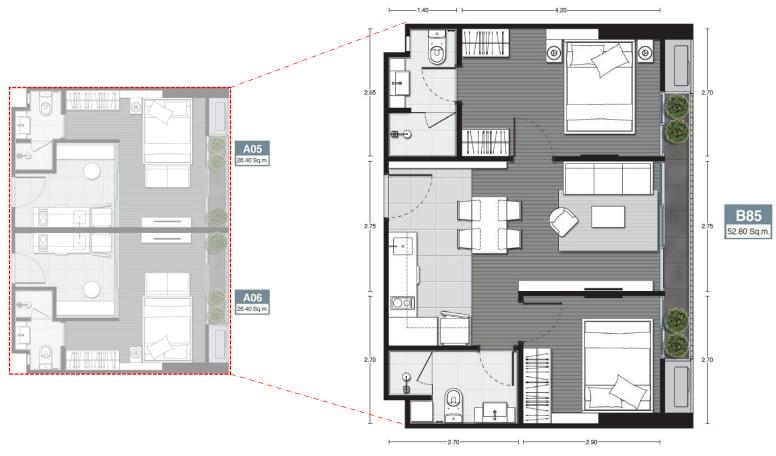


B85 52.80 Sq.m.

3rd-22th floor, 24th-38th floor







For Those interested in bigger units.

Noble Around Ari offers combined
units into 2 Bedroom and 2 Bathroom



Floor Plan : Building X – PHAHOLYOTHIN & SIRAT EXPRESS WAY VIEW



Unit no. B09, A10, A11,
A12
Looking towards to this
view

(please be noted that the picture was taken from roof top level)



Vibhavadi Rangsit Road View

Victory monument view

Phahonyothin Road and Sirat expressway view



VIEW FROM ROOF TOP

Floor Plan : Building X - VICTORY MONUMENT VIEW



Unit no. A04, A05, A06,A07,
A08, B09
Looking towards to this view
(pleas be noted that the picture was taken from roof top level)





VIEW FROM ROOF TOP



Floor Plan : Building X - VIBHAVADI RANGSIT VIEW

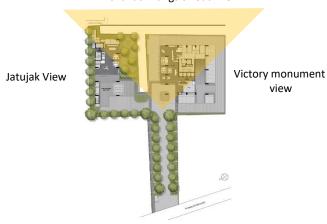


Unit no. B01, B02, B03,
A04
Looking towards to this
view
(pleas be noted that the picture was taken

from roof top level)



Vibhavadi Rangsit Road View



Phahonyothin Road and Sirat expressway view



Floor Plan : Building X – JATUJAK VIEW



Unit no. B01, A12, A12X, A14,
A15
Looking towards to this view
(pleas be noted that the picture was taken from roof top level)



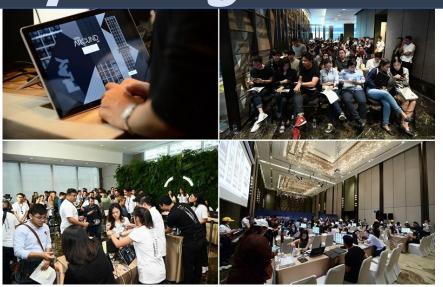
Jatujak View
Victory monument view

Vibhavadi Rangsit Road View

VIEW FROM ROOF TOP



Grand Opening









1、Ari, 2nd Thonglor, with lots of high end landed

3、Ari, 2nd Ekkamai, with lots of eateries and vibrant culture

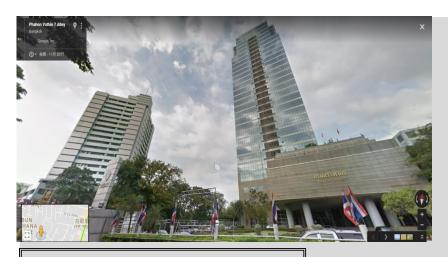


20 Selling Points

2. Ari, 2nd Sathorn, with financial business district

4. Lots of government offices, good security







- **5**. Bangkok's Good Fengshui Area
- **7. Great Connectivity and Ease**

20 Selling Points

- 6. Not much tourists, attracting the affluent rich to reside
- 8. Shortage of housing supply, pent up demand











9. Noble is deeply rooted in Ari, quality assured to buyers and favourite among locals

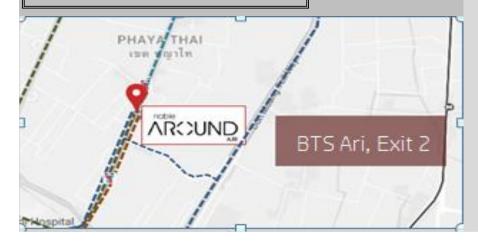
90m

20 Selling Points

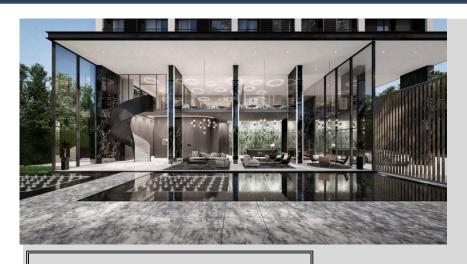
10. Unique Architecture with height boasting unblock views

11. Distance to BTS Ari only

12. Rare Greenery Grand Entrance in Bangkok **Developments**









13. 7m height of Grand Lobby, Exude Luxury

15. Complete full facilities which includes Dimensional pool, sky garden and lounge. Not forgetting full view Gym.

20 Selling Points

14. 5 Lifts 15 Units, ensuring lift to unit ratio is well balanced

16, Smart Home Automation.











17. Fully Fitted, With Quality Closet and Granito Flooring

20 Selling Points

18. 24Hour Hot Water Supply

19. Automated Parking System

20. Hassle Free Property Management by DWG



