



DISCOVER

**Golden
Opportunities**

Wait no more!
Take this opportunity
to maximize your
overseas property's profile!



THAILAND

“the land of smiles”



The Regional Economic Centre

Strategically located at the heart of Asia, Thailand aptly serves investors as a dynamic gateway to a fast growing economic market. Their growing economy, world-class infrastructure, competitive human capital and strong government support, are responsible for their key position as one of the most attractive investment destinations for foreign investors.



Attractive Host Country

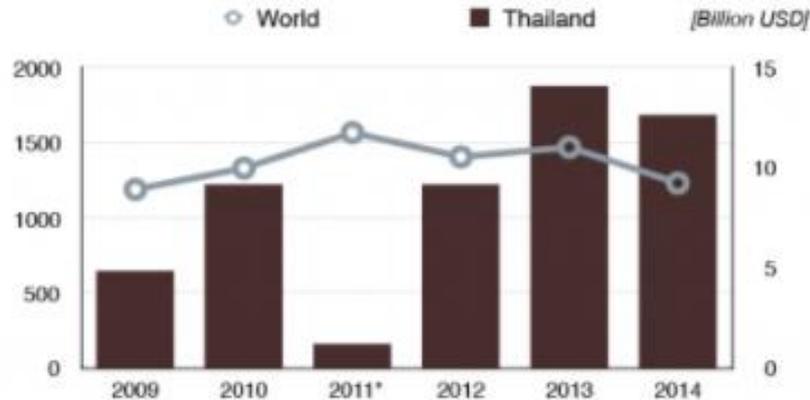
Thailand has demonstrated remarkable economic progress experiencing foreign direct investment (FDI) inflows' **growth of 21%** over the past 6 years, compared to the global percentage of 0.7%. Occupying the 4th rank in Asia's top prospective host economies, Thailand has gained a solid reputation as a second home for various global multinational enterprises (MNEs).

4th Asia's Top Prospective Host Economies, 2013 - 2015¹

THE SECOND HOME FOR GLOBAL MNEs

Example of MNEs in Thailand

FDI Inflows²



Source: ¹UNCTAD, ²World Investment Report 2015, UNCTAD.
 Note: *Thailand has experienced a major flood during 2011. Nonetheless, the economy has been recovered quickly afterward.

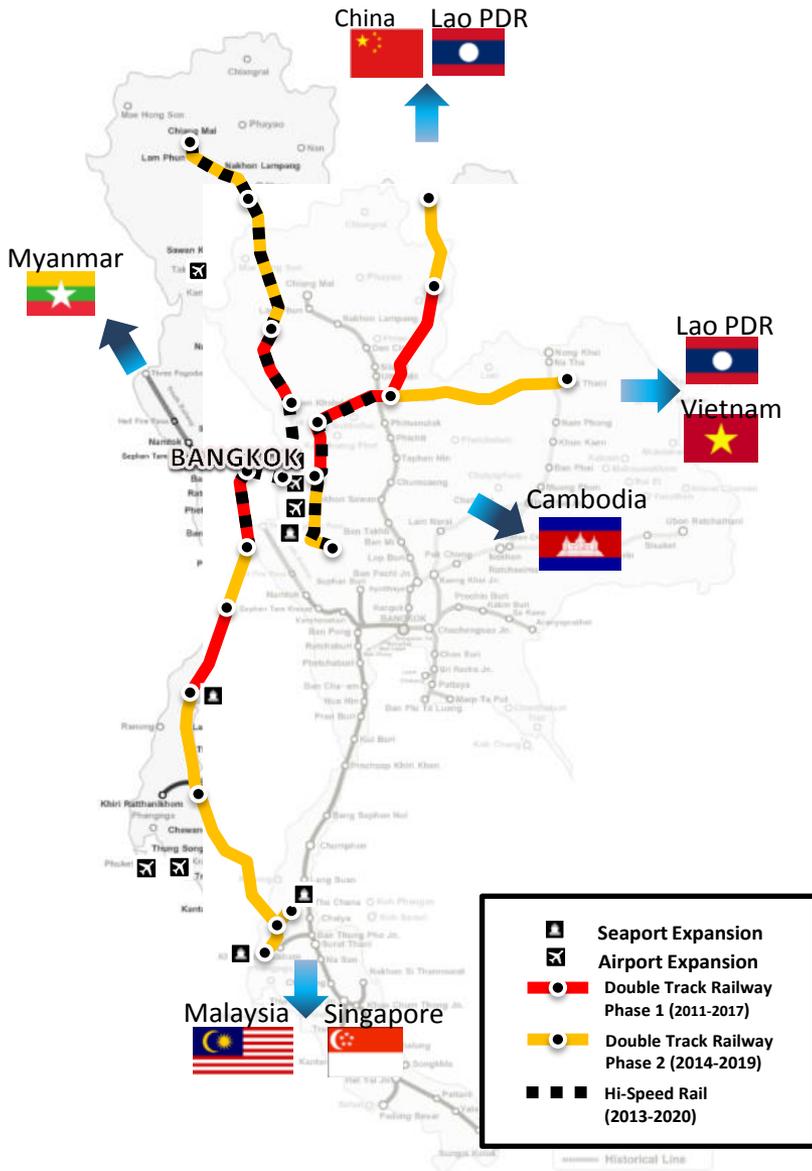
Source: ¹World Bank.

Thailand has signed free trade agreements (FTA) with numerous trading partners worldwide, to reinforce its commitment to free and fair global trade, while conducting ongoing negotiations for new FTAs.



Hub of Regional Road Connectivity Thailand has more than 465,000 kilometres of roads and a vast highway network connecting each region nationwide. We are also continuously upgrading and constructing new international road networks. Our goal is to increase regional cooperation with numerous fast-growing countries such as China, India, Viet Nam, Malaysia and Singapore and become a major hub of regional road connectivity.





Mega Infrastructure Projects : 1.7 Trillion Baht

Dual Track Railway	Budget <u>297 Billion Baht</u>	18%
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 HI-speed Train	Budget <u>866 Billion Baht</u>	51%
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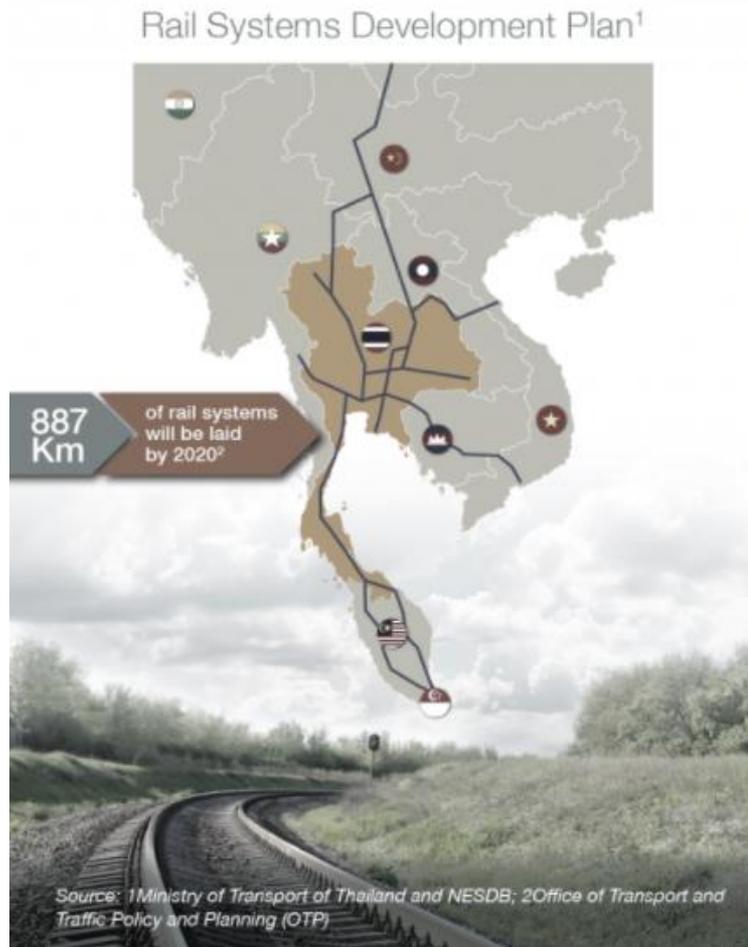
 Bangkok Mass Transit	Budget <u>363 Billion Baht</u>	22%
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Road , Motorway 	Budget <u>160 Billion Baht</u>	9%
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Airport Suvannabumi airport phase 2	Budget <u>700 Million Baht</u>	0.0004%
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Source : Ministry of Finance and TMB Bank

Rail Systems and Mass Transit More than 4,000 kilometres of railway lines connect the various regions of Thailand. Plans are in the works to build both double-track railways and high speed trains, enabling a better connection with neighbouring countries. A new mass transit system in Bangkok is also under construction. A total of more than 175 new stops are expected in the Bangkok Metropolitan Mass Transit system as well as in the rail connection between the Suvarnabhumi and Don Mueang airports.



The System Map of Bangkok Rail Transit Network

Last Update 9th January 2025



Disclaimer: Whilst every effort has been made to ensure the accuracy of the information supplied, by viewing this map the user agrees that neither www.bangkok.com nor the producer of this map shall be held responsible for any loss or damage caused by or arising out of the use of the information found in this map. This is NOT, in any way, an official document issued by the companies or authorities that are currently or have been involved in these infrastructure projects. Under no circumstances may an individual or organization modify, reproduce or commercially use this map without prior written permission from the map producer, Chulachalongkorn. Details shown on this map include existing infrastructures as well as those under construction or in the stages of planning, and therefore are subject to change. Your feedback and suggestions are welcome at info@bkkmetro.com.

Another map showing the Bangkok mass transit master plan is also available at www.bangkok.com free of charge. These 2 maps are being constantly updated but they will be posted online when a significant amount of changes, improvements or corrections have been made.

BANGKOK

KOH SAMUI

PATTAYA

HUA HIN

CHIANGMAI

PHUKET

KRABI



WHY INVEST IN BANGKOK?



Stakes raised on Chinese buyers

The popularity of Thailand to tourists from China is spilling over into investment in real estate

17



Like

Tweet

17 Jul 2017 at 04:30 2,252 viewed 0 comments

NEWSPAPER SECTION: BUSINESS | WRITER: KANANA KATHARANGSIPORN

Chinese buyers' growing interest in Thai real estate is attracting the attention of local developers feeling the impact of the stagnant property market in Thailand.



Huang Xiaodan, founder and chief executive of Chinese real estate website Uoolu.com, says Thailand has become more popular among the Chinese, whose appetite for overseas properties has been growing, especially since late last year.

In 2016, Thailand ranked top 10 destinations among Chinese property buyers after the US, Britain, Australia, Japan and other developed countries. It also ranked the top three in Asia in the second quarter of this year while the other two were Japan and Singapore.

"Thai property is cheaper, with prices about a third of China's," says Mr Huang.

"Thailand's visa on arrival policy for the Chinese is also making it very convenient to have holidays here."

Top destinations are Bangkok, Pattaya, Phuket and Chiang Mai. Bangkok and Pattaya are centres of economy, culture and entertainment while Phuket is the best place for holiday, he says.

"Chiang Mai is the best for retirement, and more elderly Chinese are choosing to spend the rest of their lives in the province," Mr Huang adds. In Bangkok, the top five locations for the Chinese are Siam Square, Asok, Thong Lor, Ekkamai and Phrom Phong.



BREAKING NEWS

Bangkok's property market expected to grow by 12%

February 24, 2017 17:00

By The Nation



Bangkok's property market is projected a 12 per cent growth in the supply side with about 108,000 units will be launched for selling this year.

The finished property projects being registered are expected to reach 124,000 units totally this year, up 0.50 per cent over last year, according to Real Estate Information Centre research.

In the demand side, the number of property units is expected to increase by 3 per cent this year to about 180,000. The transfer value is expected to reach about Bt466 billion, up 5 per cent over last year.

Bangkok land, condo prices poised for record highs this year

By Al Gerard de la Cruz on February 22, 2017



Chao Phraya River viewed from Taksin Bridge at night. ongcivil/Shutterstock

The prospect of acquiring land in the heart of Bangkok has turned more competitive than ever, among other takeaways from new research by CBRE Thailand.

Bangkok plots are projected to become more highly coveted than ever, with major central business districts (CBD) in the Thai capital breaking land value records.

Meanwhile, the metropolis is steeling for an uptick in foreign investment this year, even as local developers increase marketing campaigns in search of overseas demand.

Source: <http://www.property-report.com/bangkok-land-condo-prices-poised-for-record-highs-this-year/>

HOT NEWS

Bangkok Condominium Prices Risen 60% Since 2009

By Nora Chapman on May 09, 2016 in Property News, Residential



According to Thailand's Central Bank Thailand and Bangkok condominium prices have risen by 60% since 2009. Despite all of the political uncertainty Thailand remains a good place to invest.

Sansiri Plc is Thailand's second-largest property developer by sales and is now planning to attract Japanese investors to its Bangkok condominium projects . Japanese investors are looking for higher-yielding assets. Demand for condominiums in Bangkok and the rest of Thailand remain strong despite external factors such as slowing growth in China, according to Uthai Uthaisangasuk, senior executive vice president of Bangkok-based Sansiri.

Japanese investors are looking abroad as yields on the majority of government bonds are below zero due to the central bank's

Last Updated: May 01, 2015

Bangkok's condo index up 14%, despite the politics

Tweet G+ 3 Like 48



No oversupply in Bangkok

By Andrew Batt - November 24, 2015

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One of the most topic residential property market situation exists. Dr. Sophon Pornchokch Association for Real Estate in his answer. No oversupply in property market.

Dr. Sophon considered sales properties on the open market in the Bangkok Metropolitan Region as many as 1,634 projects offering housing units for sales, and that Jakarta (350 projects), Manila (200 projects), Ho Chi Minh City (15 AREA discovered there were 178,641 units being offered for sale. A significant number however it is still one that can be managed.

Strong demand for prime projects

By Andrew Batt - November 20, 2015

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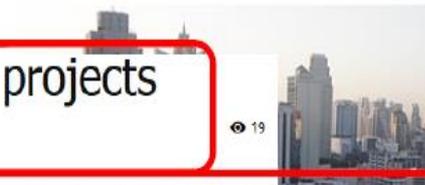
Demand for prime projects is expected to firm JLL in its JLL said that complete with business are percent of these units overall unsold

digits throughout the next 12 months. With a small amount of new apartment supply in the pipeline, the condominium rental market and traditional sectors expects rents in all sectors to grow very slowly, with yields coming

Bangkok CBD prices up 27%

By Andrew Batt - November 2, 2015

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Bangkok: Still very affordable

By Andrew Batt - October 26, 2015

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Hong Kong has retained its place as the most expensive residential living location in the world with an average price of US\$ 1,416 per sq ft being paid. This accolade comes from CBRE's Global City by City Guide, which lists London second and third position, with an average of US\$ 1,025 per sq ft and New York City respectively.

Dr. Henry Chin, Head of Research for CBRE in Asia-Pacific, said, "While Hong Kong has retained its position as the world's most expensive location according to average price per sq. ft., we have seen a number of cities across the region with a strong bounce-back in the residential sector following the global financial crisis.

Prices grow in

By Andrew Batt - November 16, 2015

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Hong Kong and Chinese buyers interest in Thai properties

Peggy Sita peggy.sita@camp.com

Average unit price in business districts the year end research.



The luxury Four Seasons project by the Chao Phraya River. Photo: SCMP Photo

Hong Kong and mainland Chinese buyers have shown renewed interest in properties in Bangkok, spurred by a weakening Thai currency and more stable political outlook, according to property consultants. Rising prices in Hong Kong have also prompted local investors to look for opportunities overseas. With the baht at a six-year low, there is an opportunity to buy Thai property.

Bangkok Mass Transit Network Completed in 2017

81 Stations in 2017

2020 (2563)

2020 (2563)

6 Aug 2016

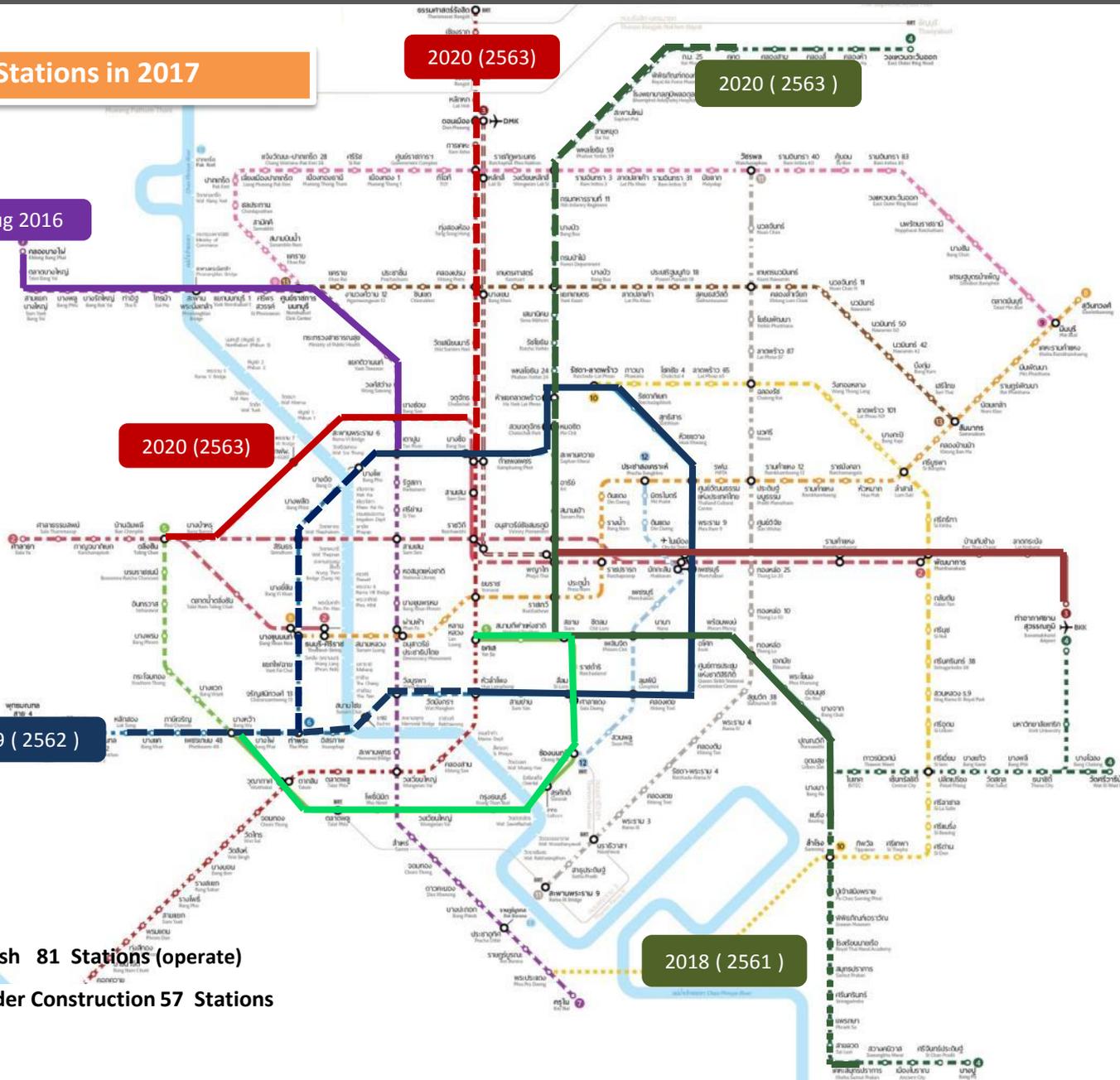
2020 (2563)

2019 (2562)

2018 (2561)

Finish 81 Stations (operate)

Under Construction 57 Stations



An aerial photograph of the Chaengwattana district in Bangkok, Thailand. The image shows a dense urban landscape with several prominent high-rise buildings. In the center, a tall, modern skyscraper with a glass facade is the focal point. To its left, another tall building is visible. In the foreground, a multi-lane highway is filled with traffic. The sky is clear and blue, suggesting a bright day. The overall scene depicts a modern, developed urban area.

Chaengwattana



Chaengwattana Thai Municipal Center Area | important pivot construction bring out new economic development

With a number of government agencies, every few steps will see the Government's institutions, and the Thai government has also planned this municipal centre to be very complete.



Administrative Courts Central Administrative Court
Office of Administrative Courts
Supreme Administrative Court
Courts of justice Central Bankruptcy Court
Central Intellectual Property and International Trade
Court
Supreme Court of Justice
Ministry of Justice
Department of Probation
Department of Rights and Liberties Protection
Department of Youth Observation and Protection
Permanent Secretariat for Justice
Office of the Attorney General

IMPACT MUANG THONG THANI

IMPACT Muang Thong Thani / IMPACT Exhibition / IMPACT Challenger / IMPACT Arena





IMPACT Exhibition Center

IMPACT Exhibition and Convention Center boasts spacious exhibition halls totaling over 140,000 sq meters as well as 55 varied meeting rooms and consisting of IMPACT Exhibition Center Hall 1-8 with Hall 1-4 each offering 5,000 sq meters of usable space, while Hall 5-8 giving more space of nearly 7,000 sq meters/hall.



The IMPACT Challenger is also home to the Royal Jubilee ballroom, Thailand's largest and most elegant column free ballroom complemented by 16 equally and elegantly decorated smaller function rooms with a maximum capacity of 3,500 seats.



Exhibition & Event

This booklet serves as a comprehensive tool to help minimize the complexity of hosting your event and maximize outstanding outcomes to your business, creating high-profile global events, leaving lingering impressions.



Bang Sue Grand Station

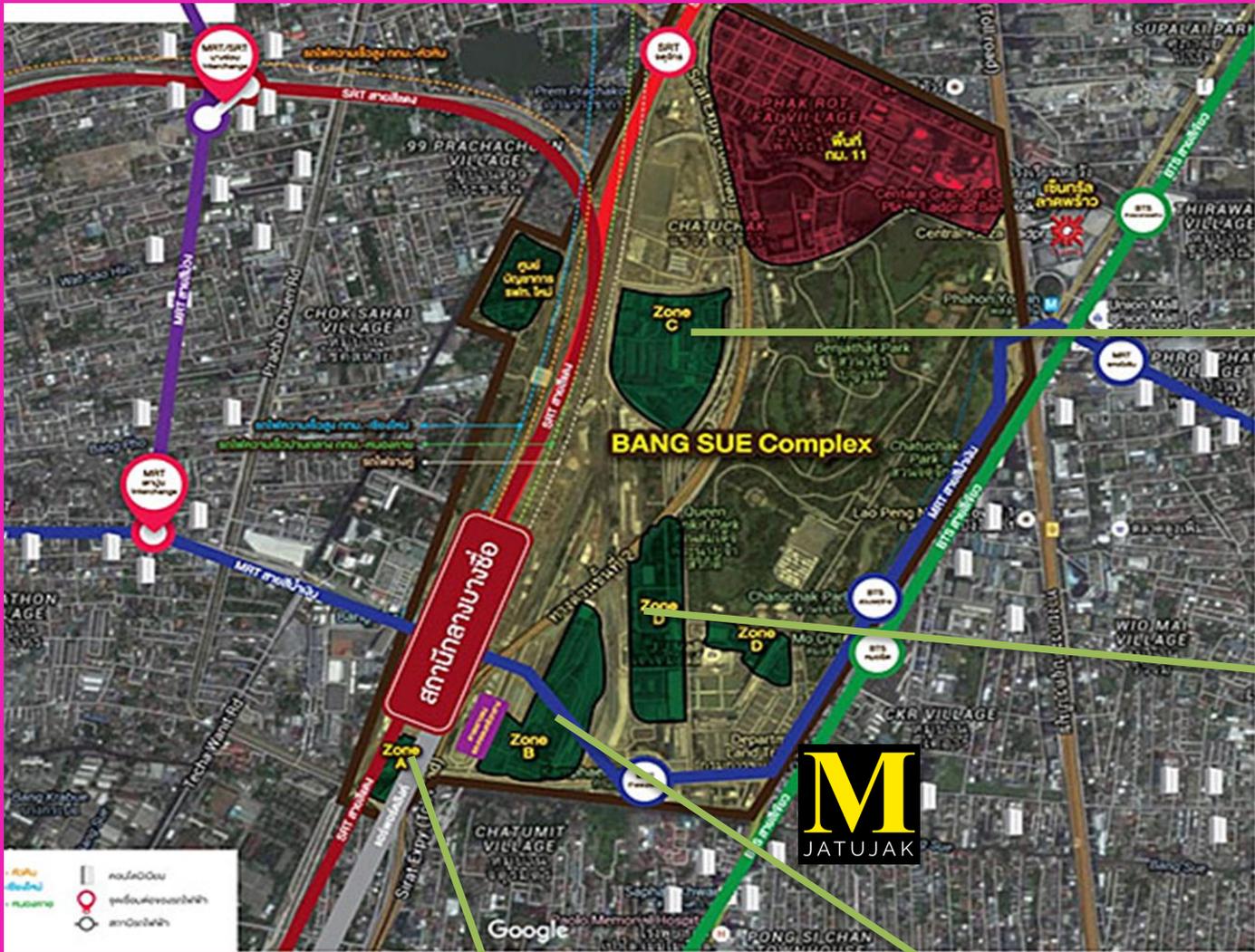


Bang Sue Grand Station

Bang Sue Grand Station (AN ASEAN LINKAGE & BUSINESS HUB)

THE MEGA-INVESTMENT project for the development of the commercial area in and around Bang Sue Grand Station is beginning to gear up, with construction expected to commence in 2018 as scheduled.





Vibrant Town
(Green Area)

Interchange Plaza

Commercial & Business Hub

Business & Hospitality Complex



Design and Construction
will start in **2018.**



Chulabhorn Hospital



At the junction of Chaengwattana and Vibhavadee, there is an international Standard General Hospital operated by the Princess of Thailand. This international standard hospital sets radiotherapy and radiotherapy, radiation swelling, tumor nuclear, medicine, Diagnostic radiology, combined radiotherapy, radiation swelling, nuclear medicine, heart and vascular centers, orthopaedic Centers, ophthalmic clinics, heart and vascular centers, orthopaedic centers, breast centers, etc. are an international hospital that can provide human health care.

From NOBLE NUE is about 15 minutes away from the United States of Bangkok International School (International School of Bangkok), a real American school.



World famous Group Department store

About 3 minutes from NUE NOBLE 1.8 km Drive
such as CentralWorld, Embassy, Centralplaza series



I K E A

KEA Ikea-renowned Swedish furniture brand, the world's largest furniture retail company, will open a second stronghold in Thailand, located 15 minutes away from the car



MOCA Museum of Contemporary Art

**Bangkok Museum of Contemporary Art, 8 km from NUE NOBLE,
about 15 minutes by car**



Sukhothai Thammathirat Open University

Sukhothai National University, 2.5 km from NUE NOBLE



International School of Bangkok

Bangkok International School (USA) 6.5 km from NUE NOBLE



Harrow International School Bangkok

- Harrow Bangkok International School distance from NUE NOBLE 7.7 km drive about 19 minutes
- In 1998, the British Traditional University established the University of Bangkok, the British HARROW to provide the top education content, overseas branches include Hong Kong, Shanghai, Beijing and other countries.



35 billion baht to expand Bangkok Longman International Airport

Thai Airport management Company's board of Governors 27th approved the expansion of the Bangkok Corridor Mann International Airport, will

In the next few years a total investment of 35 billion baht upgraded the airport.

With the development of economy and the increasing number of international tourists, the existing facilities of these 3 airports are increasingly unable to meet the demand and need to be upgraded.



• • •
N O B L E
D E V E L O P M E N T

N ^{•••} O B L E

DEVELOPMENT

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 1996. The core businesses of the company are residential project development. Noble was founded in 1991 by a visionary group of Thai businessmen led by Mr. Kitti Thanakitamnuay.

Noble is renowned in Thailand as a premier company for modern and unique residences.



“We do not build houses, we create homes.” We provide stylish living environments for our clients, with leading edge technology housing design and services that set us apart from the rest of the industry.

Therefore, we are the pioneer who never intends to follow others, and our journey will never be completed as long as there is imagination left in this world.

SURASAK

NOBLE
REVO

ARI

NOBLE
REFLEX

noble reflex

NOBLE
REFORM

NOBLE
RE:O

PHAYATHAI

NOBLE
REVENT

SARASIN

NOBLE
AMBIENCE
SARASIN

PLOEN CHIT

NOBLE
PLOENCHIT

NOBLE
PLOENCHIT

PROMPONG

NOBLE
REFINE

Noble
BEE3
SARUMMIT

THONG LOR

NOBLE
ORA

NOBLE
SOLA

noble
REMIX

noble
REMIX2

EKAMAI

NOBLE
REVEAL

ASOKE

NOBLE
RECOE

NOBLE
BE19
SUKHUMVIT

RATCHADA

noble
REVOLVE
RATCHADA

noble
REVOLVE
RATCHADA 2

SINGLE HOUSE

เพ็ญใจ

NOBLE
AMWANA
SUKHUMVIT

NOBLE
AMWANA
SUKHUMVIT

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SUKHUMVIT

TOWN HOUSE

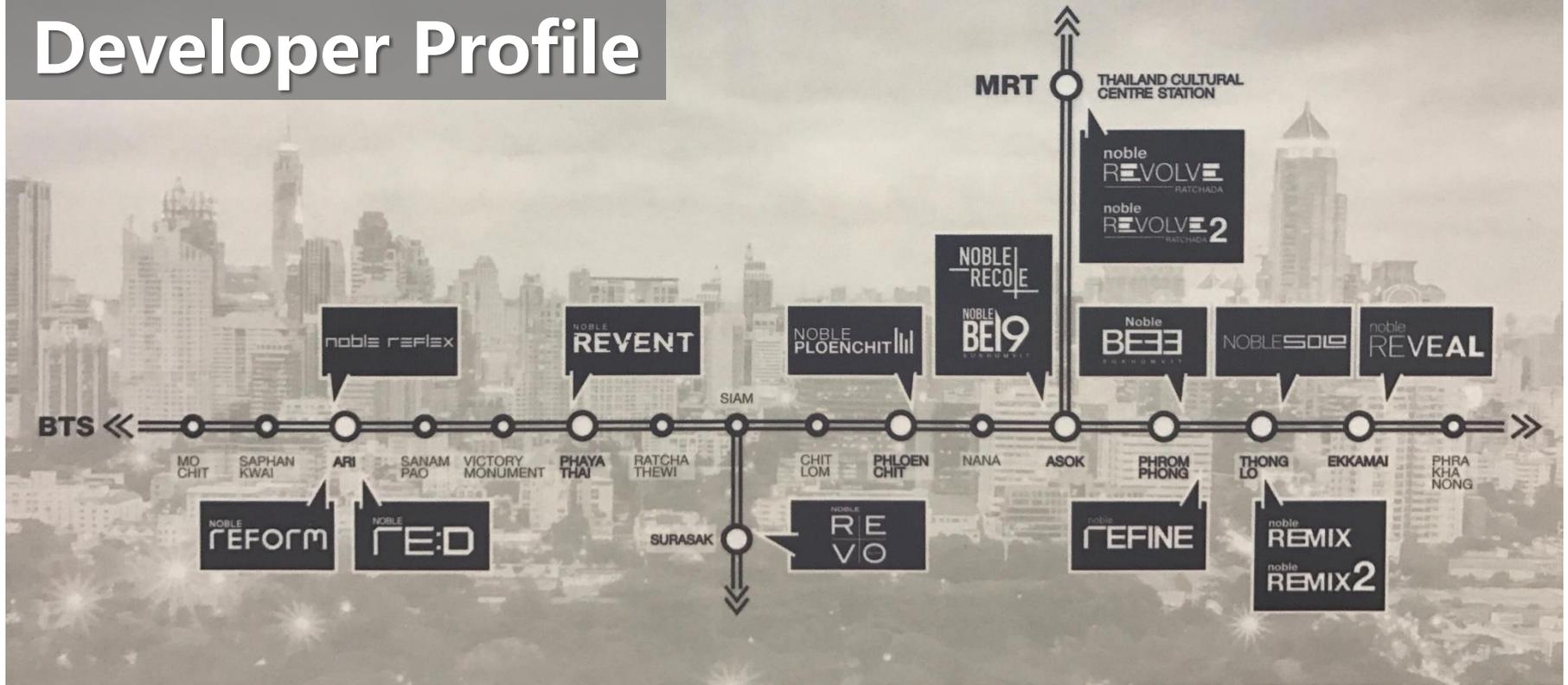
NOBLE
CUBE

LAND

NOBLE
RESIDENCE
PATTAYA BEACH

NOBLE PROJECTS ON BTS & MRT ROUTES

Developer Profile



nue

NOBLE | CHAENGWATTANA

nUE

NOBLE | CHAENGWATTANA

LOCATION

nUE

NOBLE | CHAENGWATTANA



NUE NOBLE Chaengwattana is located on Chaengwattana Road. The overall location of Chaengwattana is considered one of the key areas of the fast growing economy.

Landmark on Chaengwattana Road, The center of life of the people here will be major government centers Chaengwattana, Muang Thong Thani Trade Center and concert venue. Central Chaengwattana. Large shopping mall Big C, Lotus, The Avenue, Makro and IT Square are also nearby. There are also many government offices, such as the Department of Special Investigation, the Department of Consular Affairs and the Administrative Courts.



Central Plaza Chaengwattana



The Mall Ngamwongwan



Sport Outlets.



The Avenue Chaengwattana



MINOR OUTLET Muangthong Thani



Super Store



TRANSPORTATION

- MRT Sirat Station
- Mueang Thong Thani station
- Chaeng Watthana 14 station
- Lak Si station
- Don Mueang International Airport
- Sri Rat Expressway
- Udon Rattaya Expressway (Bangpa-in-Pakkret)
- Uttaraphimuk Elevated Tollway

DEPARTMENT STORES & ENTERTAINMENTS

- Central Chaengwattana
- Makro Chaengwattana
- Tesco Lotus
- Big C Supercenter
- The Avenue Chaengwattana
- Major Cineplex
- HomePro
- BEEHIVE Lifestyle Mall, Muang Thong Thani
- Impact Muang Thong Thani

SCHOOLS AND UNIVERSITIES

- Dhurakij Pundit University
- Sukhothai Thammathirat Open University
- Panyapiwat Institute of Management
- Suankularb Wittayalai Nonthaburi School
- International School Bangkok
- The Tiny Seeds International Pre-School Bangkok
- St.Francis Xavier School
- Klongklua School

OTHER

- Department of Consular Affairs
- Government Complex
- Royal Thai Armed Forces Headquarters
- Ministry of Justice
- Department of Special Investigation
- Thailand Post Co., Ltd [Head Office]
- TOT Corporation Public Company Limited
- CAT Telecom Public Company Limited

HOTELS

- Novotel Bangkok IMPACT
- Miracle Grand Convention Hotel
- Centra by Centara Government Complex Hotel & Convention Centre Chaeng Watthana
- Mida Airport Hotel Bangkok

HOSPITALS

- Mongkutwattana General Hospital
- The World Medical Center
- Nonthavej Hospital

Project Name: **NUE NOBLE CHAENGWATTANA**

Location: Chaengwattana Road

Developer: Continental City Co., Ltd.

Project Type: Free Hold Residential Condominium

Floor: 31 Floors with 2 Basements

Total Units: 813 Units

Land Area: 3-3-38 Rai (6,152 sq.m.)

ROOM TYPE

1 BED ROOM

- 1 BED 28 (28.0 - 28.5 sq.m.)
- 1 BED 30 (30.0 – 31.0 sq.m.)

2 BED ROOM

- 2 BED (45.0 – 46.5 sq.m.)

2 BED ROOM PLUS

- 2 BED PLUS (57.0 sq.m.)

- Monthly Maintenance fee: 45 Baht per sq.m. per month (paying 2 years in advance on the unit ownership transfer date)
- Sinking fund: 600 Baht per sq.m. (One-time payment upon unit ownership transfer)

nUE

NOBLE | CHAENGWATTANA

FACILITIES

nUE

NOBLE | CHAENGWATTANA

FACILITIES

- 4 Passengers elevators and 1 service elevator
- Total up to 2,230 sq.m of gardens
- Garden @ Ground floor, 4th, 31st, 32nd floor
- 30 meters length infinity edge pool @ 4th floor
- Gym room @ 4th floor
- Lobby @ Ground floor
- Mail room @ Ground floor
- Juristic person office and etc.

PARKING

- Approximately 50% car park space (including double parking) on Ground floor, P2, P3 floor and basement B1, B2 floor

SECURITY SYSTEM

- CCTV 24 hours
- Security System with access control by key card
- Security officer 24 hours



STIMULATED IMAGE



Scenic exteriors in front of the project and surrounding areas at night.



Scenery within the project at the drop off point in front of the Lobby entrance.



Lobby area



Central area of the project at the Lobby Hall



LIBRARY HALL on the 4th floor



GYM



30 meter long swimming pool with Jacuzzi



BREEZE GARDEN

FLOOR PLAN

nUE

NOBLE | CHAENGWATTANA



Ground Floor

Reserve the right to change all information without prior notice, simulated images for commercial only.





4th Floor

Reserve the right to change all information without prior notice, simulated images for commercial only.

- 1 BEDROOM
- 2 BEDROOM
- 2 BEDROOM PLUS

- 1 BEDROOM
- 2 BEDROOM
- 2 BEDROOM PLUS





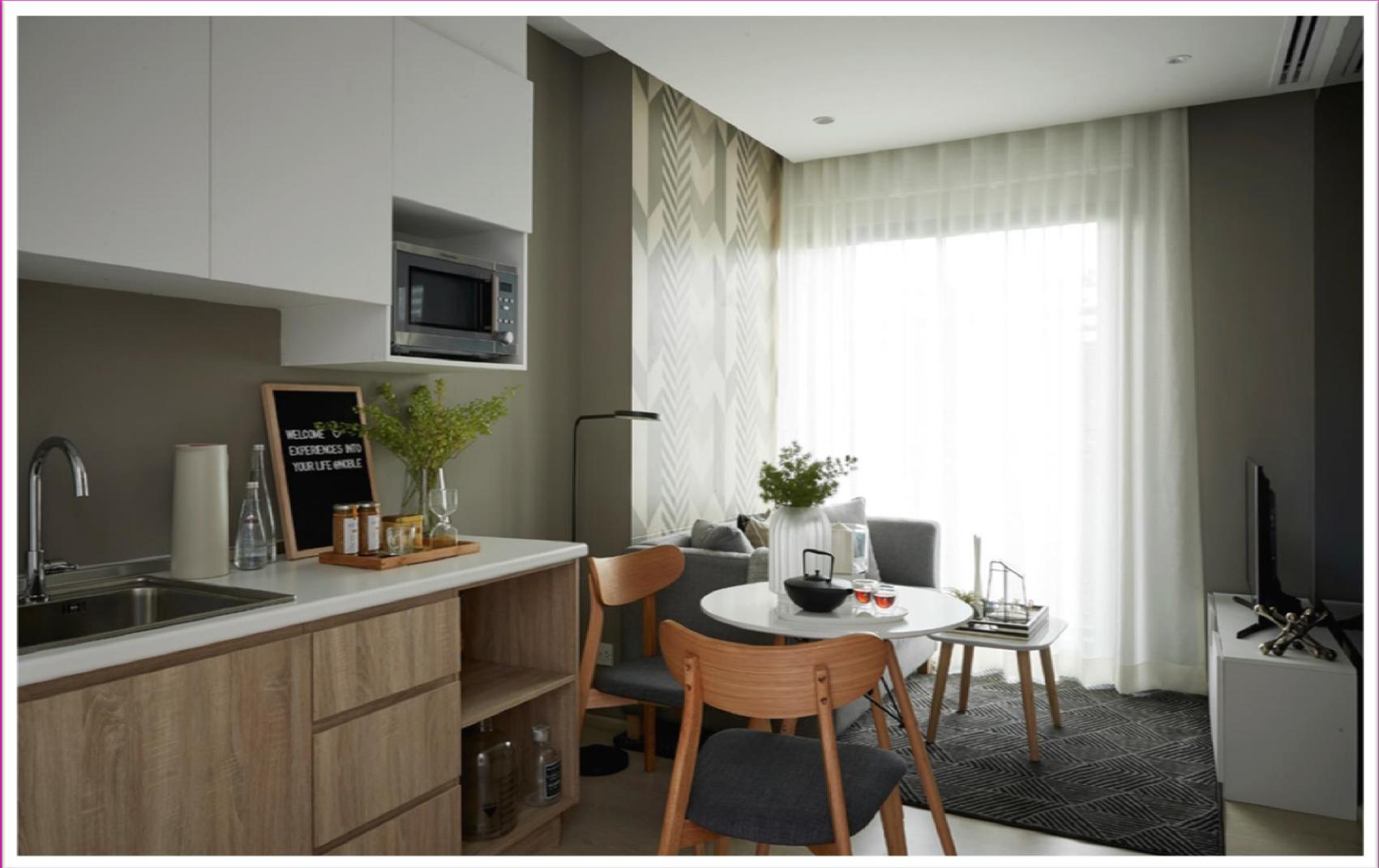
31st Floor



Reserve the right to change all information without prior notice, simulated images for commercial only.

- 1 BEDROOM
- 2 BEDROOM
- 2 BEDROOM PLUS

UNIT PLAN 1 BEDROOM



28.5 Sqm



28.5 Sqm



28.5 Sqm

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Unit Plan • A1 : 31.00 m² (5th- 30th Floor)



Unit Plan • A2 : 31.00 m² (5th - 31st Floor)

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— Unit Plan • A3, A5 : 30.00 m² (5th- 31st Floor)



— Unit Plan • A4 : 30.00 m² (5th - 31st Floor)

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— Unit Plan • A6 : 31.00 m² (4th- 31st Floor)



Unit Plan • A9, A11 : 28.50 m² (4th- 31st Floor) A12X, A15 : 28.50 m² (5th- 31st Floor)

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— Unit Plan • A10 : 28.50 m² (4th- 31st Floor) A12, A14 : 28.50 m² (5th- 31st Floor)



Unit Plan • A17 : 28.50 m² (5th- 31st Floor)

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Unit Plan • A18 : 28.50 m² (4th- 30th Floor)



Unit Plan • A19 : 28.00 m² (4th - 30th Floor)

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Unit Plan • A20 : 28.00 m² (4th- 30th Floor)



Unit Plan • A21 : 28.50 m² (4th - 30th Floor)



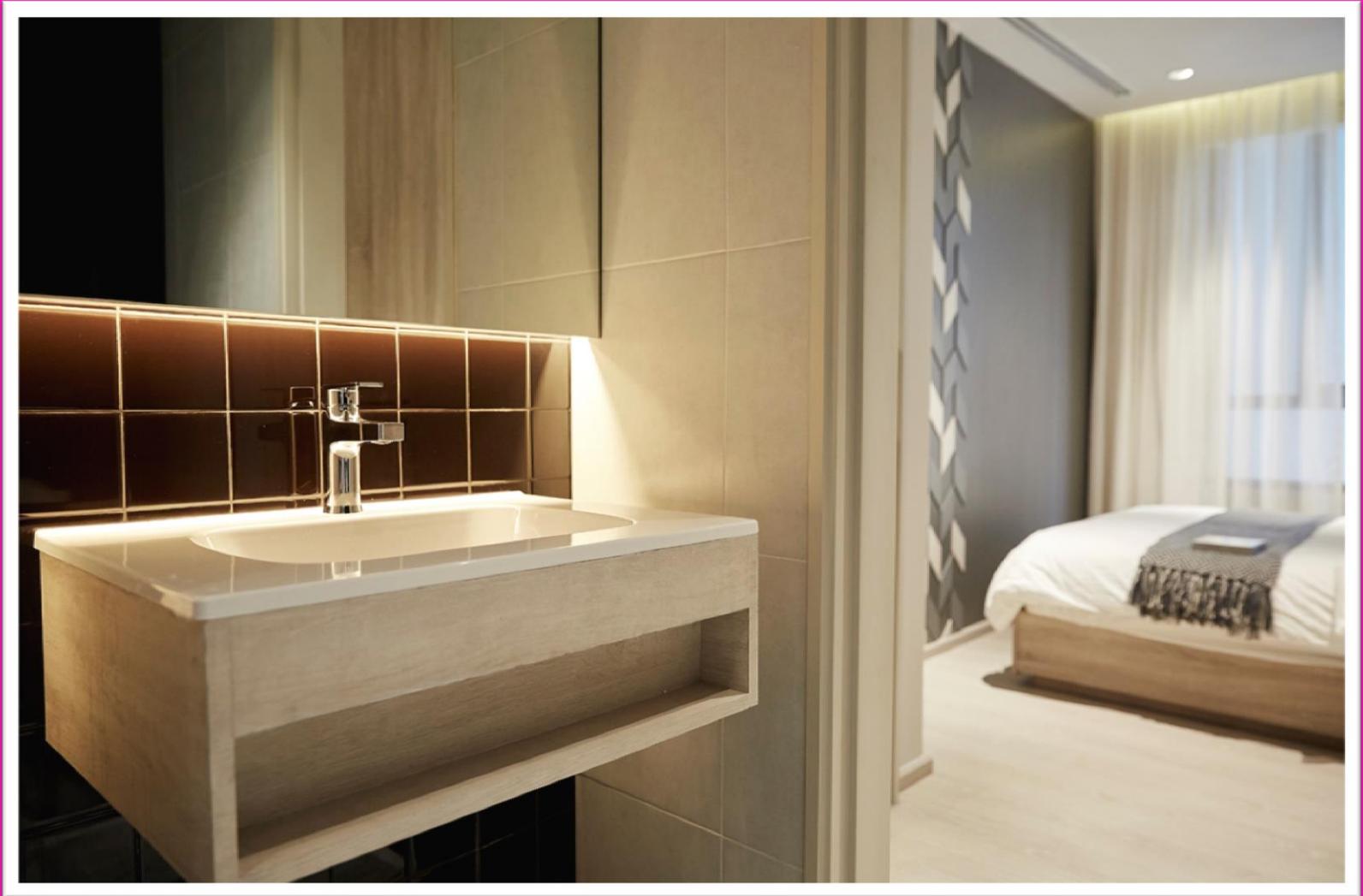
30.5 Sqm



30.5 Sqm



30.5 Sqm



30.5 Sqm

nUE

NOBLE | CHAENGWATTANA



Unit Plan • A24 : 30.50 m² (4th- 30th Floor)



— Unit Plan • A25, A27 : 30.50 m² (4th- 30th Floor) A29 : 30.50 m² (5th- 30th Floor)

nUE

NOBLE | CHAENGWATTANA



Unit Plan • A26, A28 : 30.50 m² (4th- 30th Floor)

UNIT PLAN 2 BEDROOM



— Unit Plan • B8 : 45.00 m² (4th- 31st Floor)



Unit Plan • B16 : 46.50 m² (5th- 31st Floor)



Unit Plan • B22 : 46.50 m² (4th- 30th Floor)



— Unit Plan • B30 : 46.50 m² (5th- 30th Floor)

UNIT PLAN

2 BEDROOM PLUS



— Unit Plan • C7 : 57.00 m² (4th- 31st Floor)

nUE

NOBLE | CHAENGWATTANA



— Unit Plan • C23 : 57.00 m² (4th- 30th Floor)

nUE

NOBLE | CHAENGWATTANA

VIEW

nUE

NOBLE | CHAENGWATTANA



BEE HIVE

IMPACT

ST.FRANCIS
XAVIER SCHOOL

31st Floor

18th Floor

6th Floor

NORTH VIEW



31st Floor

18th Floor

6th Floor

SOUTH VIEW



TESCO LOTUS

THE AVENUE

MONGKUTWATTANA
GENERAL HOSPITAL

GOVERNMENT
COMPLEX

PRACHA CHUEN
ROAD

31st Floor

18th Floor

6th Floor

EAST VIEW



INTERNATIONAL
SCHOOL BANGKOK

WORLD MEDICAL
HOSPITAL

CENTRAL
CHAENGWATTANA

SOFTWARE PARK

SIRAT
EXPRESSWAY

31st Floor

18th Floor

6th Floor

WEST VIEW

**VVIP PREVIEW
THAILAND**



GOOD VENUE AT A GREAT VALUE

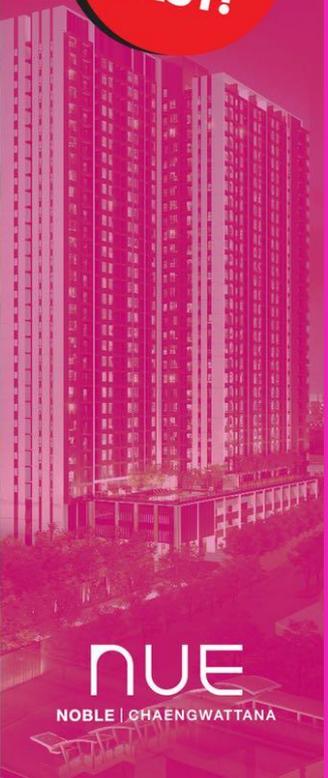


FULLY-FURNISHED CONDO



20 STEPS FROM MRT PINK LINE

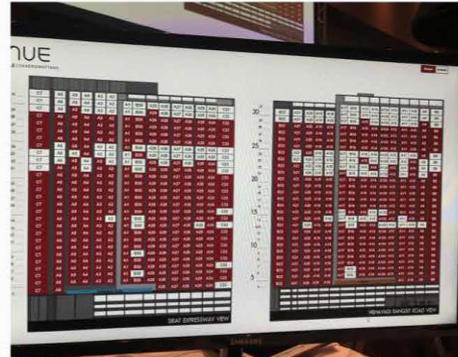
**SELLING
FAST!**

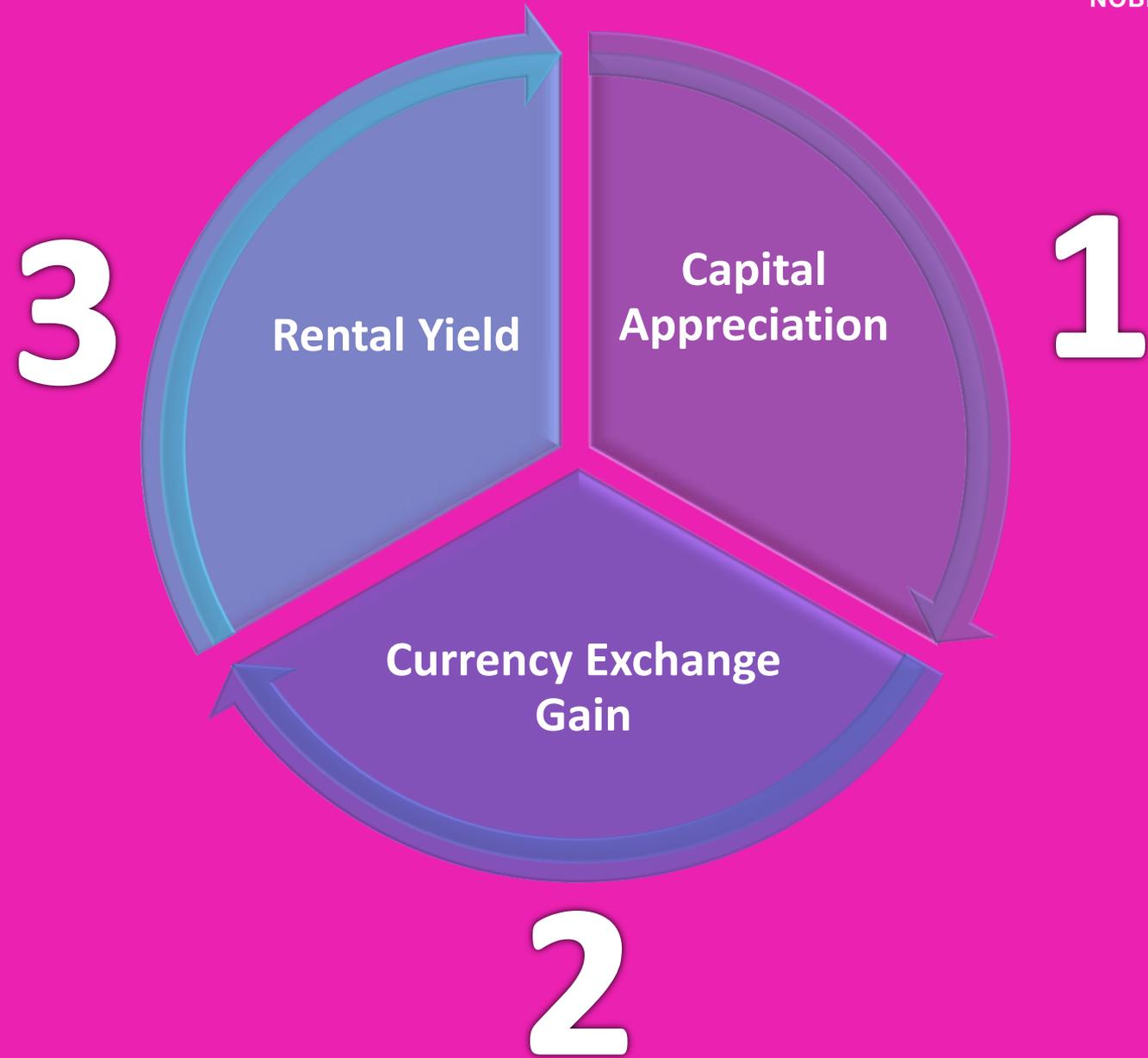


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NOBLE | CHAENGWATTANA







Question & Answer

Thank you

nue

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