



**METROLUXE**  
RATCHADA

## PROJECT HIGHLIGHTS

Bangkok Skyline Luxury Condominium near BTS & MRT, for Foreign Buyer



READY TO MOVE IN

Location : Sukhumvit 103/4  
Close to BTS Udomsuk  
& Bangkok Mall

SEE DETAIL



READY TO MOVE IN

Location : Prachachuen 22  
Close to MRT Blue line

SEE DETAIL



Location : Sukhumvit 11  
Close to BTS Nana  
& MRT Sukhumvit

SEE DETAIL



NEW

COMPLETED LIVING  
ON THE EDGE OF SKYLINE

Location : Charan 13  
Close to MRT  
Charansanitwong 13



NEW

LIVE UP TO THE TOP  
OF METRO LIFE

Location : Wutthakat  
Close to BTS  
Wutthakat



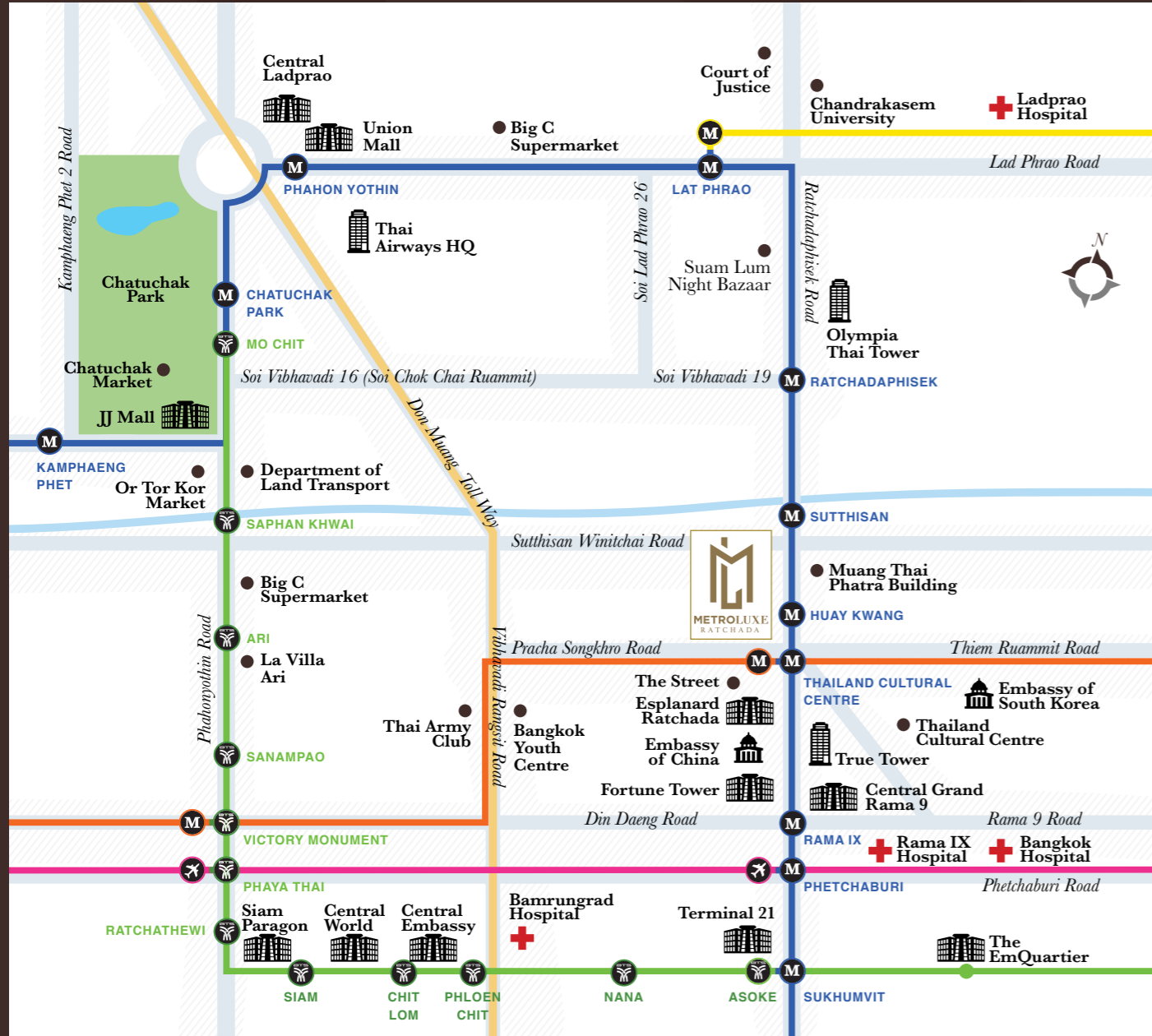
# 30 YEARS IN THE MAKING

### **Property Perfect Public Co. Ltd.**

was established in 1985. A prominent property developer, who plays a vital role in enhancing the quality of life by managing one simple concept called

**“Happy Living”.**

This concept is to ensure the quality of homes built for the residents are with meticulous designs, quality materials and strictest quality control together with pre-sales and after-sales services all the way to ensure happy living. For more than 30 years in property development, Property Perfect takes pride in building a solid foundation for a quality community. It is their mission to continue improving the quality of life for all customers.



### Central Grand Rama IX



Ratchadaphisek Road is set to become a major new financial CBD of Bangkok and performed as fastest growing district with one of the highest capital appreciation and occupancy rate in the city.

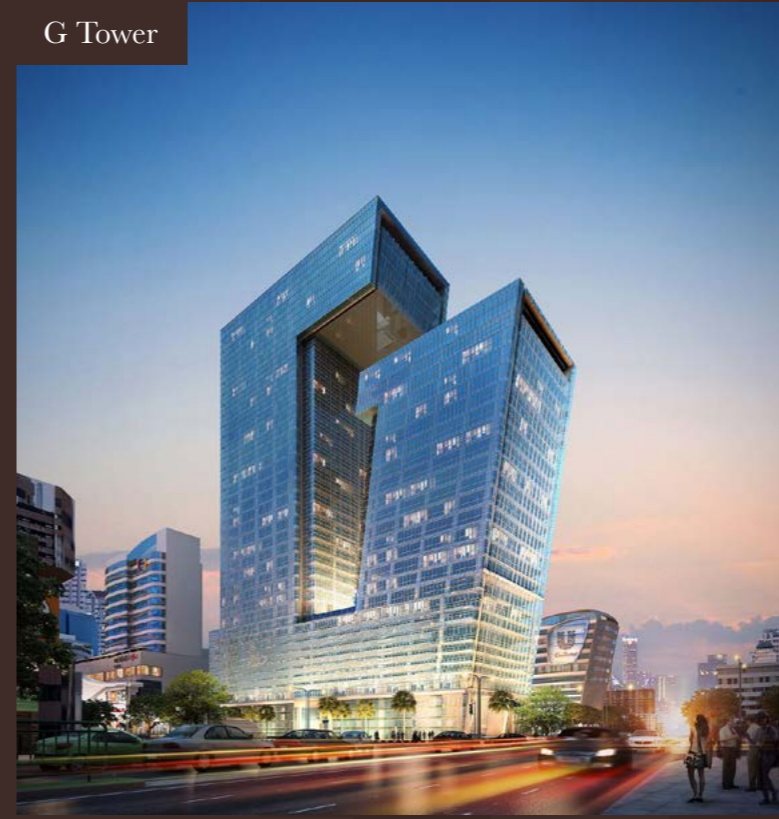
“Ratchada” means “money, silver and wellness” in old traditional Thai language, that’s why Stock Exchange of Thailand is located just at your backyard.

Rama IX Super Tower



Super Tower area will be surrounded by A class modern office space, 6 star hotel, world class conference room, restaurants, and etc. This is going to be 100 billion THB development and it will become comparable to Twin Tower in Kuala Lumpur, International Financial Centre in Hong Kong, Taipei 101 in Taiwan. Super Tower will definitely become most iconic landmark in Thailand and property land prices will increased dramatically in that Ratchada-Rama IX area.

G Tower



AIA Capital Center



Rama IX Super Tower



Super Tower is going to be tallest building in ASEAN country and top 10 tallest building in the world. This 615m height building is going to be completed in 2020. This will make Bangkok to become new economic hub in ASEAN. Also, it will make Rama IX to become the famous CBD in the world.

By that time, Rama IX will be more foreign investment and more job opportunity. On the other hand, the building of Thailand Stock Exchange is also in the same area that rapidly transform Ratchada -Rama IX area as new Financial District in Bangkok. Hence, Ratchada-Rama IX is definitely a promising investment location with attractive capital appreciation.

The Stock Exchange of Thailand



Esplanade Ratchada



The Street Ratchada

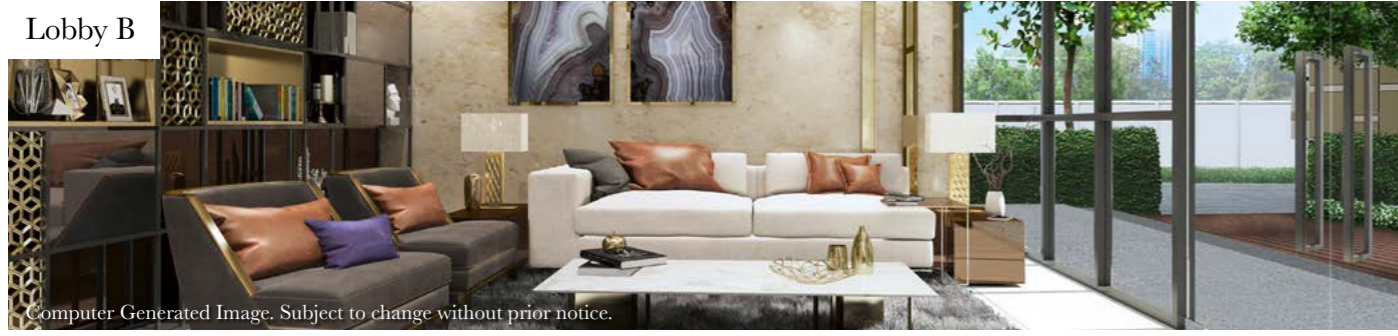


Lobby A



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Lobby B



Computer Generated Image. Subject to change without prior notice.

Lobby C



Computer Generated Image. Subject to change without prior notice.

Lobby D

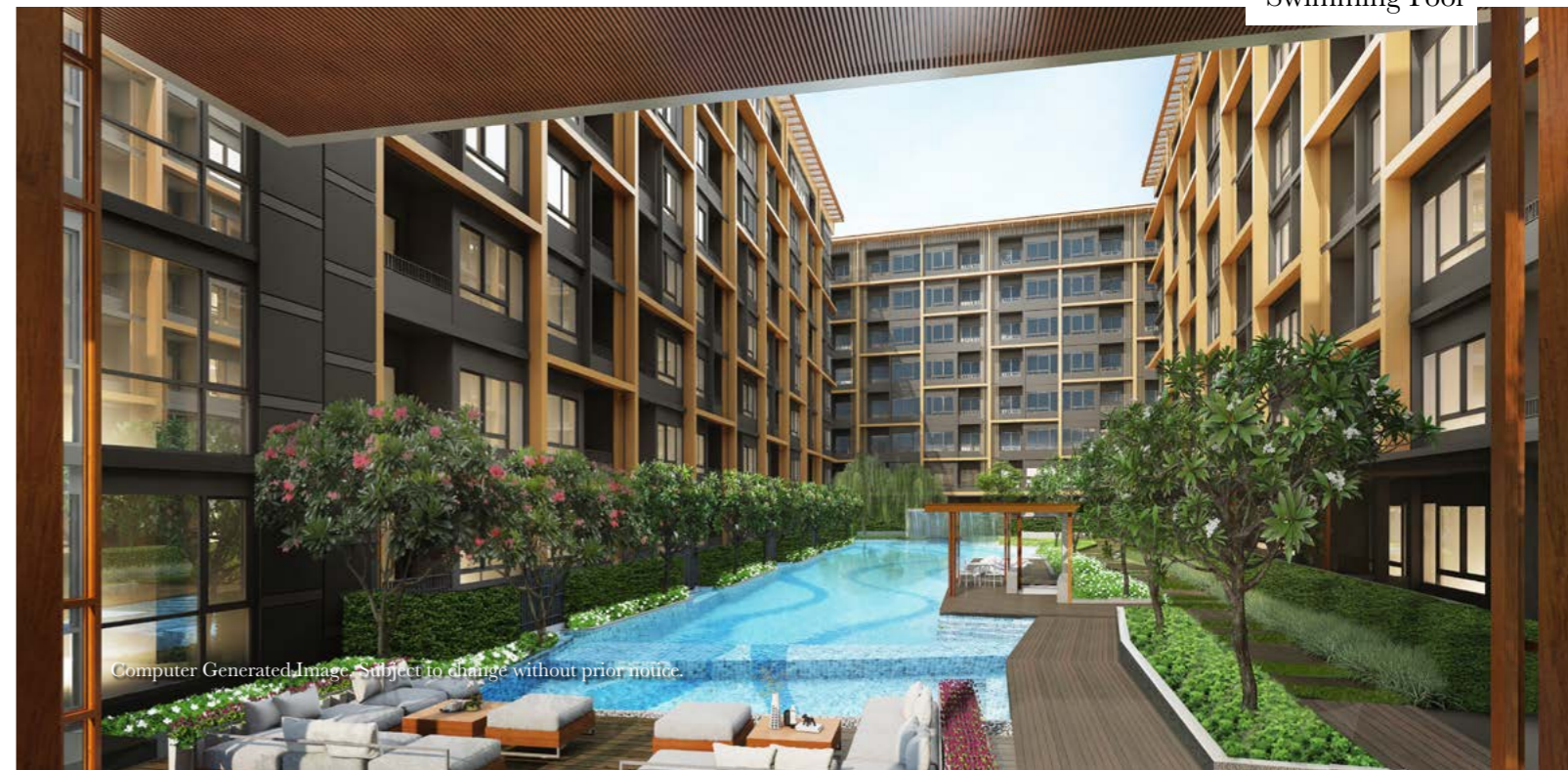


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Swimming Pool



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# FACILITIES



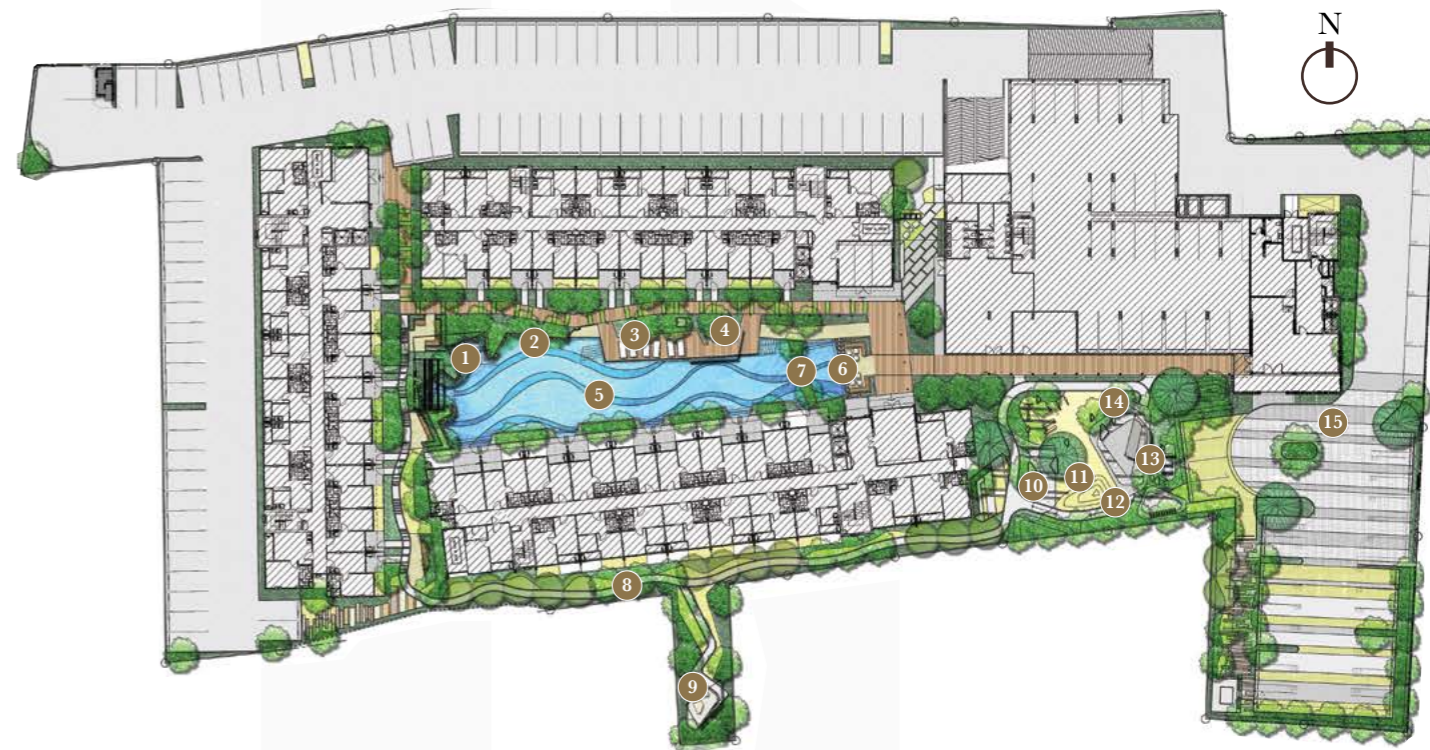


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## PROJECT DETAILS

Project Name	Metro Luxe Ratchada
Developer Name	Property Perfect Public Company Limited
Project Area	6-2-16.9 rais
Tenure	Freehold
Completion Date	Q4 2017
Product Type	Freehold Condominium
	4 Buildings, 8 Storey
Location	Indramara 47, Ratchadapisek Rd.
Total Residential Units	535 units
Type of Units	1 Bedroom   27.9 - 48.9 sq.m. 2 Bedrooms   42.6 - 52.9 sq.m.
Car Park	185 Cars   35%
Facilities	Fitness                      Health Garden Sauna                         Jogging tTrack Multi-Purpose Room      Swimming Pool Lobby
Maintenance Fee	Estimated 45 baht / sq.m / month
Sinking Fund	Estimated 500 baht / sq.m

## MASTER PLAN



- |                   |                       |                      |
|-------------------|-----------------------|----------------------|
| 1. Jacuzzi        | 6. Colonnate Pavilion | 11. O2 Park          |
| 2. Shallow Pool   | 7. Kid's Pool         | 12. Bicycle Parking  |
| 3. Sun Deck       | 8. Jogging Track      | 13. Exercise Station |
| 4. Outdoor Shower | 9. Seat Garden        | 14. Plaza/ Play Wall |
| 5. Lap Pool       | 10. Health Garden     | 15. Green Drop Off   |



# 1 BEDROOM



**TYPE 1B-1**  
27.9 - 29.5 sq.m.



**TYPE 1B-2**  
34.6 - 34.8 sq.m.



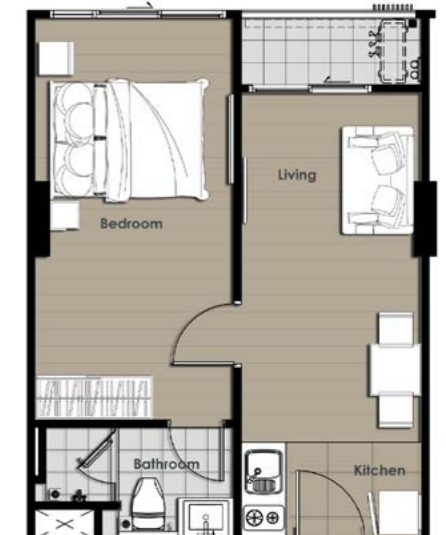
**TYPE 1B-3**  
35.5 - 36.9 sq.m.



**TYPE 1B-4**  
35.4 - 35.9 sq.m.



**TYPE 1B-5**  
35.5 sq.m.



**TYPE 1B-6**  
36.0 - 37.0 sq.m.

## 2 BEDROOM



**TYPE 2B-1**  
42.6 - 43.5 sq.m.



**TYPE 2B-2**  
43.0 - 43.5 sq.m.



METROLUXE  
RATCHADA



ANGEL REAL ESTATE

[www.angelrealestate.co.th](http://www.angelrealestate.co.th)