

KRAM

SUKHUMVIT 26

THE ESTABLISHMENT OF LEGACY



THE ESTABLISHMENT OF LEGACY

WITHIN THE SHADE  
& SERENITY  
OF A 100 YEAR OLD  
FLAME TREE  
THERE IS A COURTYARD

THE ESTABLISHMENT OF LEGACY

A PLACE TO REFLECT  
EMBRACED BY  
VERDANT FOLIAGE  
A PLACE WHERE YOU CAN  
BREATHE

KRYAM  
TUKOHOMPT 35



THE ESTABLISHMENT OF LEGACY

BEYOND THE WALLS  
A WORLD  
THAT IS VIBRANT,  
ELECTRIC, INSPIRING  
AND ALIVE

— THE ESTABLISHMENT OF LEGACY —

WITHIN THE WALLS  
A PLACE OF NURTURE  
A PLACE OF COMFORT  
A PLACE OF FAMILY  
A PLACE LIKE HOME





THE  
DEVELOPER

# DEVELOPER PROFILE: NYE ESTATE

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## OUR BRAND VISION IS TO BE A LEADING PROPERTY DEVELOPER IN THAILAND

### NYE ESTATE

At Nye Estate, we believe homes should be built for happy, practical living. A place for careers to flourish, where families can be nurtured, and grow.

By building in a way that is sensitive and sensible, we help you set down strong roots.

We are dedicated to creating mid- to high-end residential developments that challenge the status quo by reimagining the smallest details through innovative design, state-of-the-art materials, absolute functionality and consideration for the natural environment.

Throughout our acclaimed portfolio of cluster homes, town houses, and condominiums, we are driven to create smart alternatives which bring more freedom, light and space.

Driven to bring you comfort and style without compromising on quality. Driven to breaking new ground in central Bangkok to create serene and thoughtful living spaces.



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### PARCPRIVA

A new standard in urban living; rooted in a balance between the natural world and the soaring skyscrapers of Bangkok.

Inspired by contemporary Japanese architecture, a design philosophy that represents the best use of space.

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### QUARTER COLLECTION

An exclusive community of luxury single homes and villas in mid Sukhumvit and Thonglor. An ideal place for urban families seeking the best of both worlds, a central location with boundless living space.



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### PARCPRIVA

COLLECTION

### QUARTER

RESIDENCES IN SUKHUMVIT





PROJECT  
CONSULTANTS

# PROJECT CONSULTANTS

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EVERY BUILDING WE DESIGN  
HAS ITS OWN DISTINCTIVE  
INDIVIDUALITY



## ARCHITECTS 49

A49 is one of the most recognised architectural design firms in Thailand. Having won multiple awards for both local and international projects, A49's philosophy is to design buildings with their own unique personality.

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OUR COMMITMENT IS TO  
ACHIEVE PERFECTION AND  
SATISFACTION FOR ALL  
CLIENTS



## PIA INTERIOR

PIA Interior is Thailand's leading interior design firm with over 25 years of diverse experience in the design and execution of private residences, hotels and resorts, corporate offices, retail spaces and public buildings.

With a successful track record of both local and international projects, PIA stands at the forefront of Thai interior design, garnering recognition on the international stage.

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WE SPECIALIZE IN HIGH-  
END RESORT, HOTEL, AND  
RESIDENTIAL PROJECTS




## P LANDSCAPE

PLA started as a boutique landscape studio in 1997, and has since blossomed into an association of over 90 creative and talented individuals.

PLA specialises in high-end resort, hotel, and residential projects, both in the Southeast Asian region and internationally, with projects in China, India, the Middle East, Maldives, and the Fiji Islands.

A black and white photograph of a long, straight road lined with trees. The road has a double white line in the center and single white lines on the sides. The trees are tall and leafy, creating a canopy over the road. The lighting is soft, suggesting a late afternoon or early morning setting. In the center of the image, there is a dark rectangular overlay with the text "WELCOME TO KRAAM" in a white, serif font.

WELCOME  
TO KRAAM



START TOMORROW'S  
PROSPERITY NOW  
& NURTURE YOUR  
FUTURE HERE IN  
SUKHUMVIT 26

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ENTRANCE  
GARDEN AREA



Computer generated image

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DROP OFF



Computer generated image



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## SKY SWIMMING POOL



Computer generated image







A UNIQUE CONCEPT  
AND PROPOSITION

# PROJECT CONCEPT

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## A SUPER LUXURY CONDOMINIUM IN THE HEART OF SUKHUMVIT

### A “HOME-LIKE” CONDOMINIUM

KRAAM is more than a condominium. Designed with the functionality and efficiency of a house, it brings out the essence of household living in a neighborhood held in high esteem for decades.

KRAAM offers a complete living experience, curated for family life and providing future generations with a place to call home.

### STORY

As a super luxury establishment in Sukhumvit 26, KRAAM presents a sense of prestige, of serenity and familial comfort. An oasis of tranquility and nurture surrounded by the energy and activity of modern Bangkok.

The synergy of these unique characteristics have universal appeal, providing an attractive solution to those looking to plant foundations for their families.

If your family is your highest priority, then KRAAM is unconditionally the place for you.



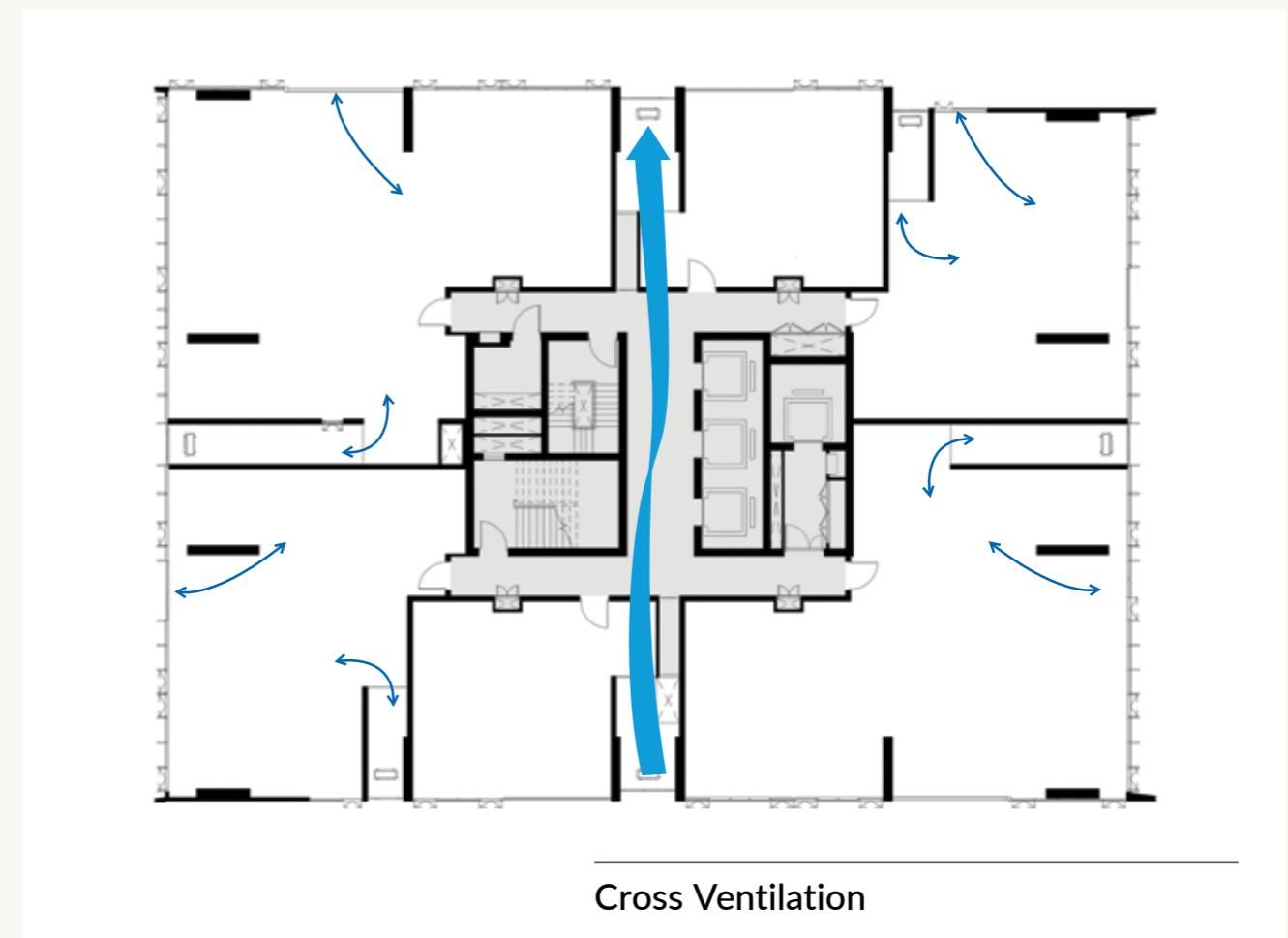
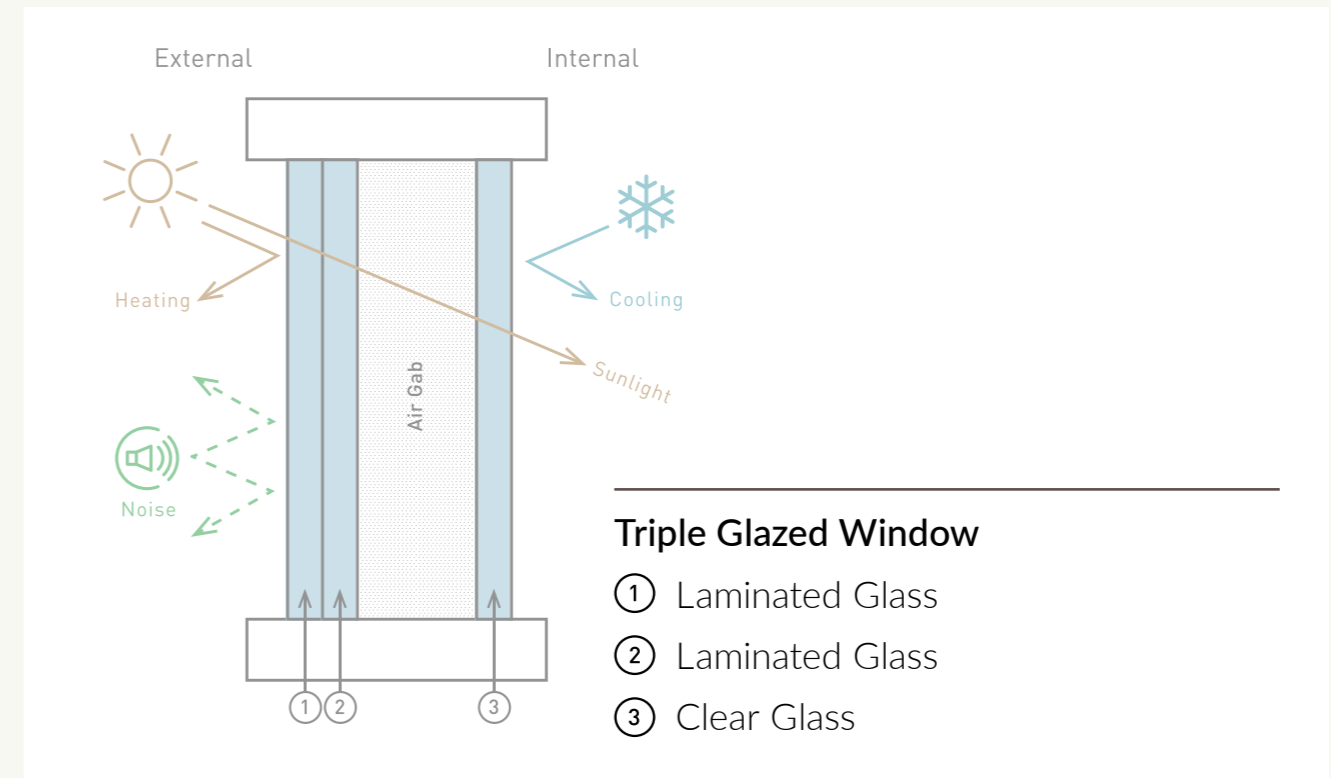
# A UNIQUE PROPOSITION

## SUPERB LOCATION

- The development is located in an outstanding neighborhood and surrounded by trees in Sukhumvit 26
- With easy access to lifestyle shopping areas such as The Em District, K-Village and A-Square.
- Phromphong BTS station, Sukhumvit MRT station and the expressway are all within reach, offering utmost convenience and connectivity.

## GREEN LIVING

- A 100 year old flame tree is preserved in the courtyard of the property, providing shade and tranquility for residents. The development has been expertly designed with the utmost consideration for preserving these impressive, perennial trees.
- The property has been designed with a focus on providing the best environment for family living; for example:
  - o Triple glazed windows offer high acoustic absorption and heat protection, thereby keeping the interior private and peaceful while being efficient in energy conservation.
  - o Full height windows fill the rooms with natural light.
  - o Vertical Façade Fin add shading to protect from solar heat.
  - o All units have cross ventilation, improving comfort and relief from the tropical climate.
- Adjacent units do not share common walls, ensuring privacy and natural ventilation.
- Efficient architectural design minimizes wasted space.
- KRAAM will apply for Gold TREE rating (Thailand's Rating of Energy and Environmental sustainability).



# A UNIQUE PROPOSITION

## A "HOME-LIKE" CONDOMINIUM

- Functionality was the main focus of the layout and interior design at every touchpoint. Ample storage and spacious rooms ensure the living experience is remarkably like that of a house.
- Low numbers of units (only 128 units in total / with 6-8 units per floor) ensures tranquility, privacy and exclusivity.
- Each unit is outfitted with a yard area providing private laundry and storage space. These yard areas help to improve ventilation by providing an extra passage of air through units.
- KRAAM install only the most luxurious quality materials and appliances that are built to last; for example, kitchens are fitted with Gaggenau appliances and bathrooms come with imported TOTO sanitary ware and thermal control shower mixing valve.
- The kitchen is designed with a built-in refrigerator and high quality customized cabinets provide plenty of storage space.
- Common facilities within the condominium include a fitness and yoga room with world-class equipment, swimming pool, children's pool, steam room, library and garden courtyard under the shade of the flame tree.
- KRAAM provides car parking space which is 140% of total units. Each unit is provided with storage at parking area for keeping easily accessible items such as golf bags.
- Concierge, laundry, doorman, room maintenance and shuttle services to nearby amenities are also provided.



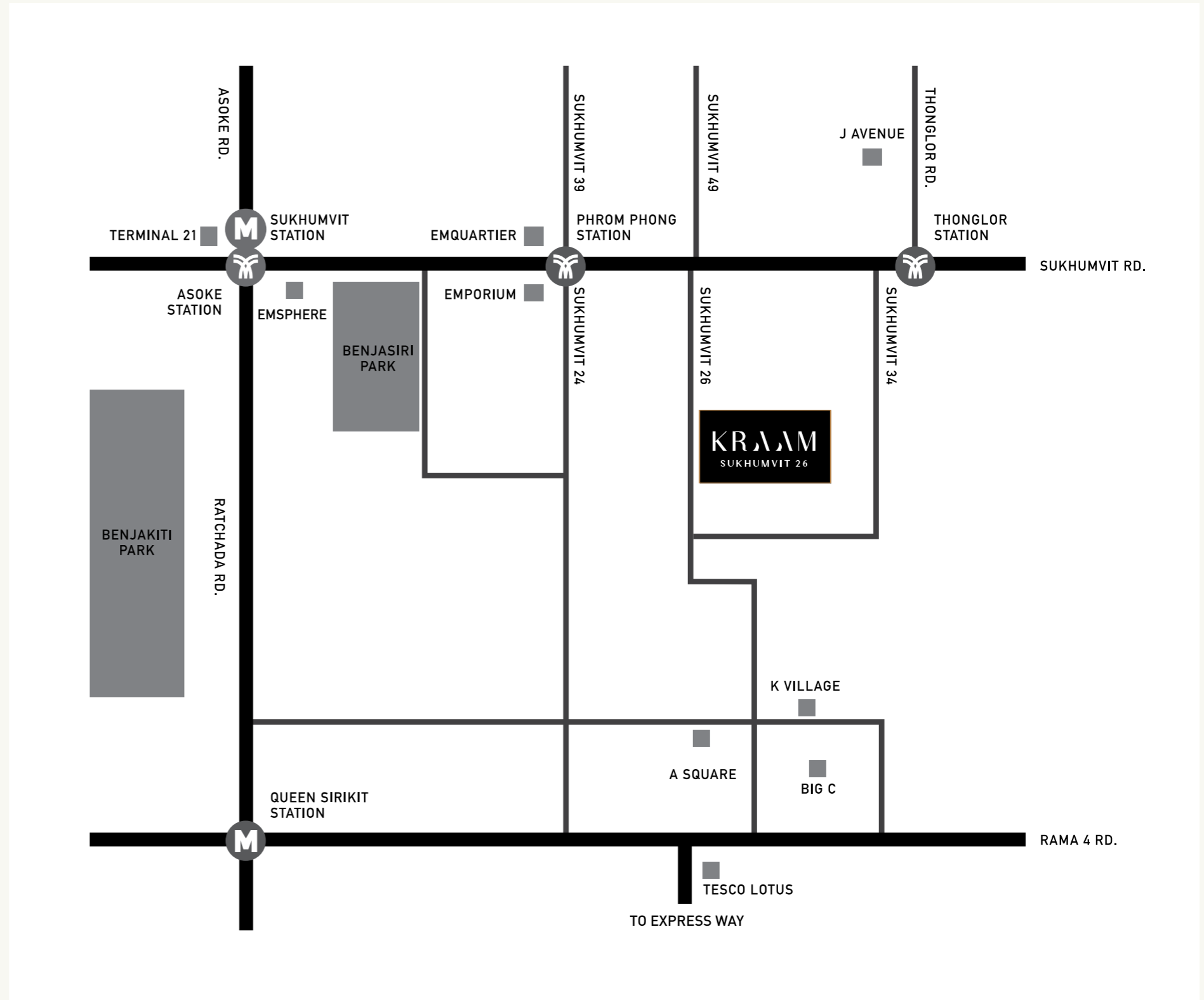


THE LOCATION &  
NEIGHBOURHOOD

# THE LOCATION

**KRAAM IS LOCATED IN A PRESTIGIOUS, WELL-ESTABLISHED AND PLEASANT NEIGHBOURHOOD, RENOWNED FOR ITS SERENE TREE-LINED STREET AND RELAXED ATMOSPHERE.**

Close at hand are the Phromphong BTS station, The Em District, K-Village, A-Square and many restaurants, accommodating all your shopping, entertainment and transportation needs.



# THE NEIGHBOURHOOD

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## IN THE HEART OF IT ALL

- 500m. from Em District shopping mall and Benjasiri Park
- K-Village is within walking distance and only 600m. from the condominium
- Promphong BTS station is a short walk away at 500m., and Sukhumvit MRT station is only a 1.7km walk away
- The expressway is easily accessible by car at a distance of 2.5km







PROJECT DETAILS

# PROJECT DETAILS

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THE TRUE SECRET OF  
HAPPINESS LIES IN TAKING A  
GENUINE INTEREST IN ALL THE  
DETAILS OF DAILY LIFE

## PROJECT NAME

KRAAM SUKHUMVIT 26

## LAND SIZE

1-3-91 RAI

## ROOM TYPE

1 BEDROOM 61 SQ.M.

2 BEDROOMS 102-128.5 SQ.M.

3 BEDROOMS 185-188 SQ.M.

4 BEDROOMS 228.5 SQ.M.

## COMPLETION DATE

SEPTEMBER  
2019

## LOCATION

SUKHUMVIT 26, KLONGTON,  
KLONGTOEY, BANGKOK

## TOTAL UNIT

128 UNITS  
29 STOREYS

**NYE**  
ESTATE



DESIGNER  
INSPIRATION

# DESIGNER INSPIRATION

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## A MODERN ARCHITECTURAL DESIGN AESTHETIC WITH LOCAL SENSIBILITIES

### ARCHITECTURAL DESIGN INSPIRATION

KRAAM has been designed with modern architectural aesthetics that respectfully capture local sensibilities and needs.

Embracing the greenery and road-side trees of Soi Sukhumvit 26, a lush front garden connects the renowned tree tunnel with KRAAM's magnificent flame tree, which can be enjoyed by residents from the lobby.

Full height glazing and balconies allow outstanding views of the Bangkok metropolitan and Sukhumvit areas

- Vertical Facade Fin add shading to protect from solar heat
- Cross ventilation for all units provides comfort in our tropical climate
- No common walls ensure privacy and a reduction in noise between homes
- Yard area and storage space to fit the Thai family life style



Computer generated image

# DESIGNER INSPIRATION

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## REPRESENTATIVE OF A CENTURY OF HISTORIC AND NATURAL CHARM

### INTERIOR DESIGN INSPIRATION

The KRAAM residences are conveniently located within the verdant neighbourhood of Soi 26, where the beauty of a single flame tree, set within a landscaped courtyard is representative of a century of historic and natural charm.

New chapters are beginning here, where contemporary Architectural forms and Interior identity are engrained in the traditional values of the Thai family lifestyle. Along with an organic sense of nature prevalent throughout, generous yards and storage spaces appeal highly to the needs of the modern urban family.

Large areas of glazing provide a heightened sense of light, space and natural ventilation as well as a constant visual reminder of one of the few remaining truly green neighbourhoods in the centre of Bangkok.



# DESIGNER INSPIRATION

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## A 100-YEAR FLAME TREE IS PRESERVED ON THE SITE

### LANDSCAPE DESIGN INSPIRATION

The 100-year old flame tree is the centerpiece that provides inspiration for KRAAM's identity and design.

The concept of a "home-like" condominium is brought to life by directly associating living with the natural world. The spacious lawn and pavilion area are perfect for family and community activities as if one were living in a house

The Nautilus symbol represents continuous growth and expansion. Sheltered beneath the flame tree, the nautilus sculpture provides functional space for outdoor activity.

KRAAM captures the warmth and serenity of the natural surroundings and does not sacrifice function in doing so. The result is a place which balances the beauty of the landscape with the practicalities of modern, family living.





GROUND  
MASTER PLAN

KRAM  
SUKHUMVIT 26

# GROUND MASTER PLAN







FACILITIES  
FLOOR PLAN

# FACILITIES FLOOR PLAN





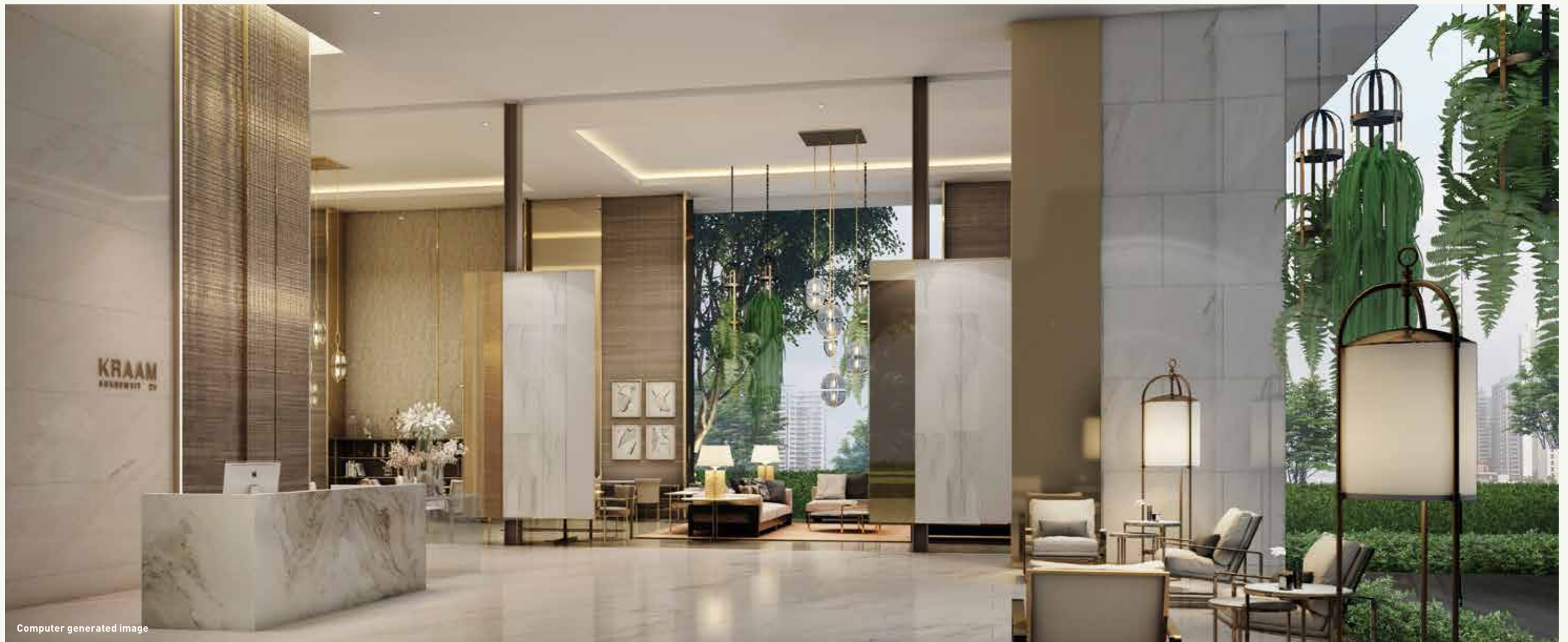
FACILITIES  
PERSPECTIVES

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## LOBBY

The luxurious lobby is well designed and gives a warm welcoming impression.

Views of the 100-year old flame tree can be enjoyed through a large and seamless glass wall. A multiple-purpose room at the lobby area is provided for your business or leisure use.



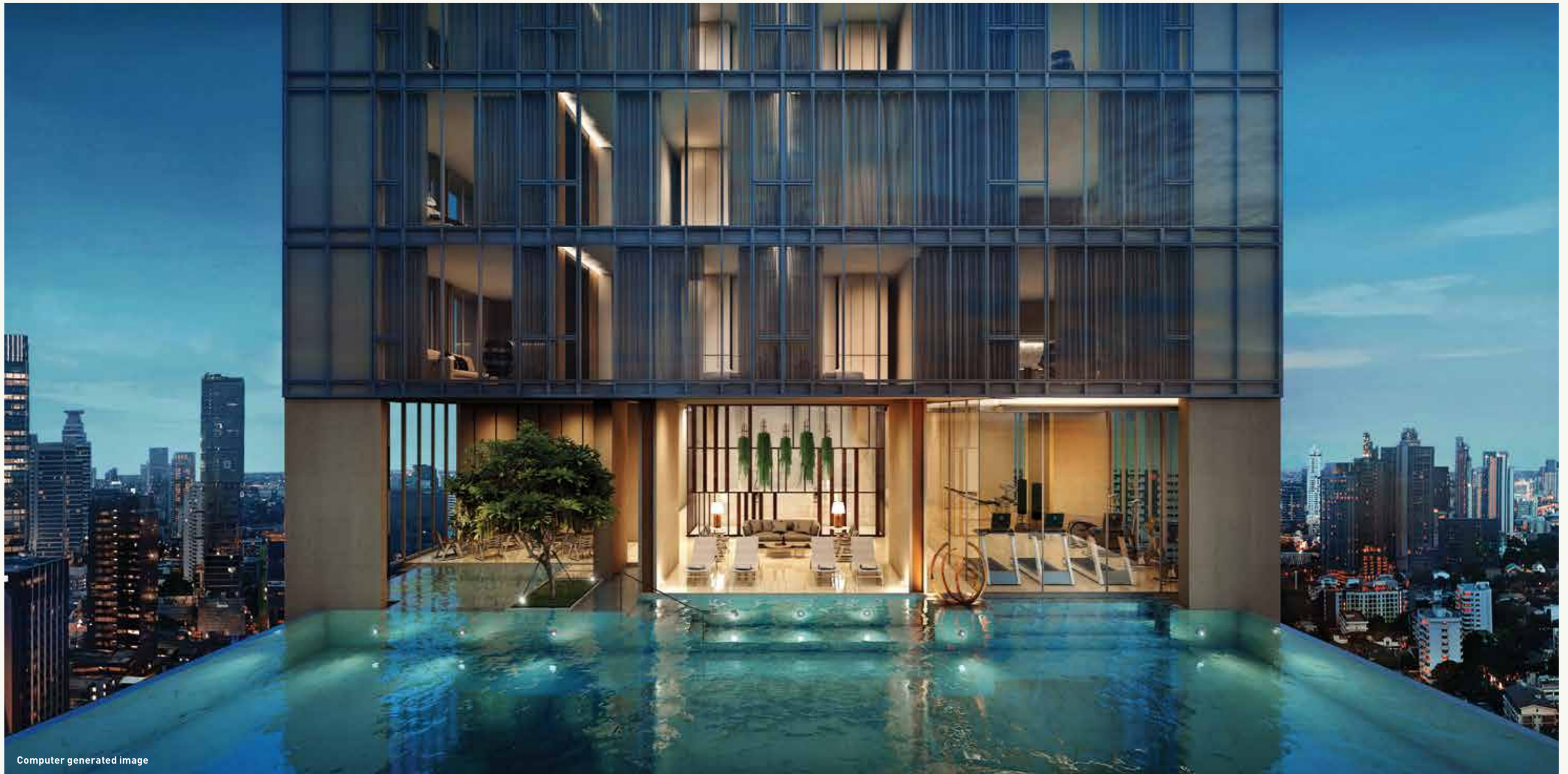
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## SKY FITNESS

Common facilities at 26th Floor include a fitness and yoga room with world class equipment, a half length Olympic swimming pool, children's pool and steam room.



Computer generated image

A black and white photograph of a seashell, showing its intricate, spiral structure. The shell is positioned in the upper right quadrant of the frame. A dark, semi-transparent rectangular box is overlaid on the left side of the shell, containing the text "INTERIOR PERSPECTIVES" in a white, serif font. The background is a dark, textured surface, possibly a piece of fabric or paper, with a subtle gradient from dark brown to a lighter, textured grey.

INTERIOR  
PERSPECTIVES

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1 BEDROOM



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LIVING ROOM







BATHROOM

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2 BEDROOMS



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LIVING ROOM







MASTER BEDROOM



MASTER BATHROOM



TYPICAL BEDROOM



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3 BEDROOMS



Computer generated image

LIVING ROOM



MASTER BEDROOM



MASTER BATHROOM



TYPICAL BEDROOM

A black and white photograph of a grid of lines receding into the distance, creating a strong sense of perspective. The lines are dark and set against a lighter, cloudy sky. In the center of the image, there is a dark rectangular box containing the text "UNIT MATRIX" in a white, serif font.

# UNIT MATRIX

# UNIT MATRIX

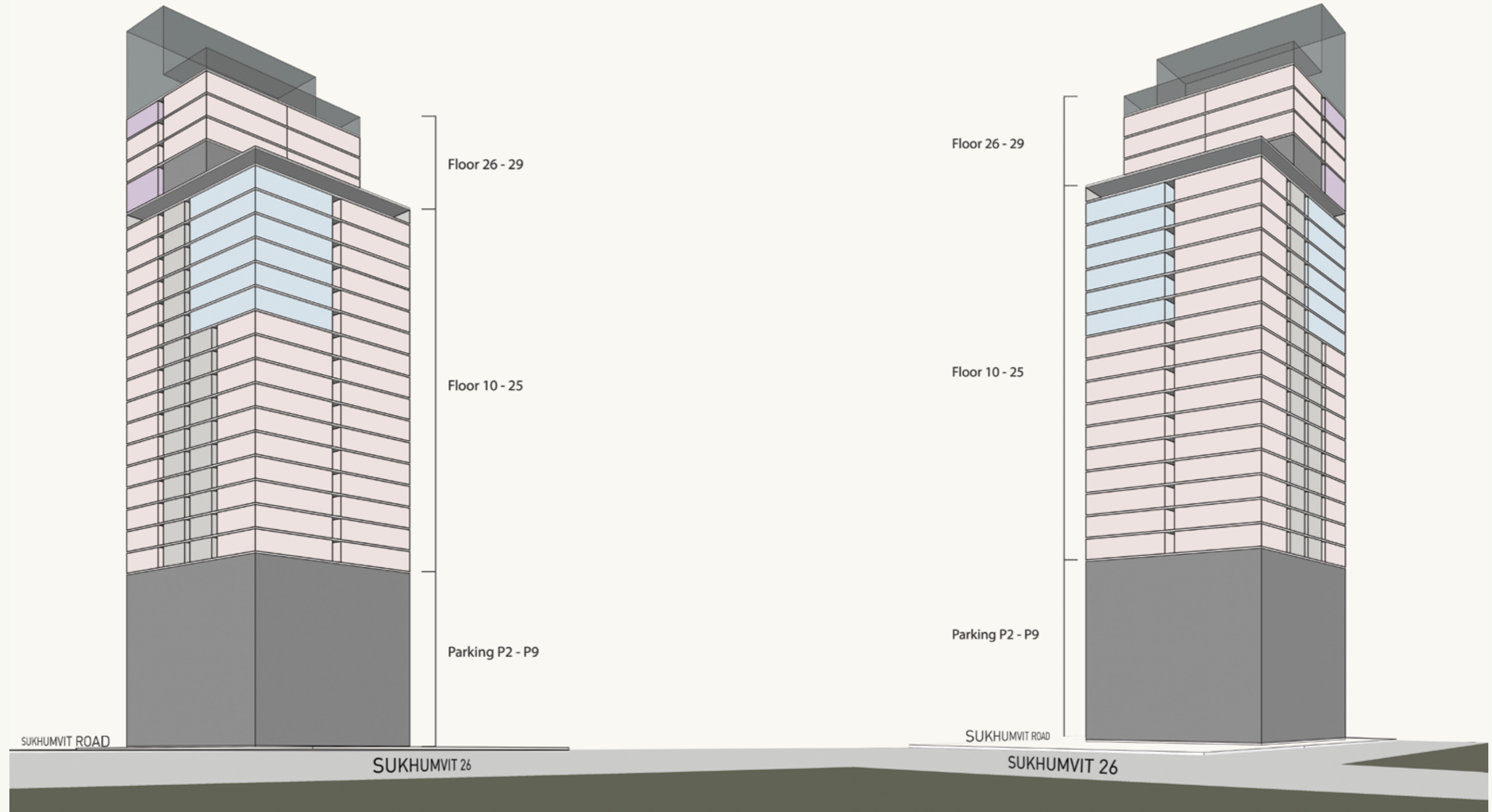
	WEST	NORTH		EAST		SOUTH		WEST
No.	1	2	3	4	5	6	7	8
29			2F	PENTHOUSE		2F		
28			2F	2C	2E	2F		
27			2F	2C	2E	2F		
26	FACILITY			PENTHOUSE		FACILITY		
25	3A		1B	2C	3B		1B	2B
24	3A		1B	2C	3B		1B	2B
23	3A		1B	2C	3B		1B	2B
22	3A		1B	2C	3B		1B	2B
21	3A		1B	2C	3B		1B	2B
20	3A		1B	2C	3B		1B	2B
19	2A	1A	1B	2C	2D	1A	1B	2B
18	2A	1A	1B	2C	2D	1A	1B	2B
17	2A	1A	1B	2C	2D	1A	1B	2B
16	2A	1A	1B	2C	2D	1A	1B	2B
15	2A	1A	1B	2C	2D	1A	1B	2B
14	2A	1A	1B	2C	2D	1A	1B	2B
13	2A	1A	1B	2C	2D	1A	1B	2B
12	2A	1A	1B	2C	2D	1A	1B	2B
11	2A	1A	1B	2C	2D	1A	1B	2B
10	2A	1A	1B	2C	2D	1A	1B	2B
9	PARKING							
8								
7								
6								
5								
4								
3								
2								
1	FACILITY							
B1	PARKING							
B2								



UNIT MIX

# UNIT MIX

- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- 4 Penthouse



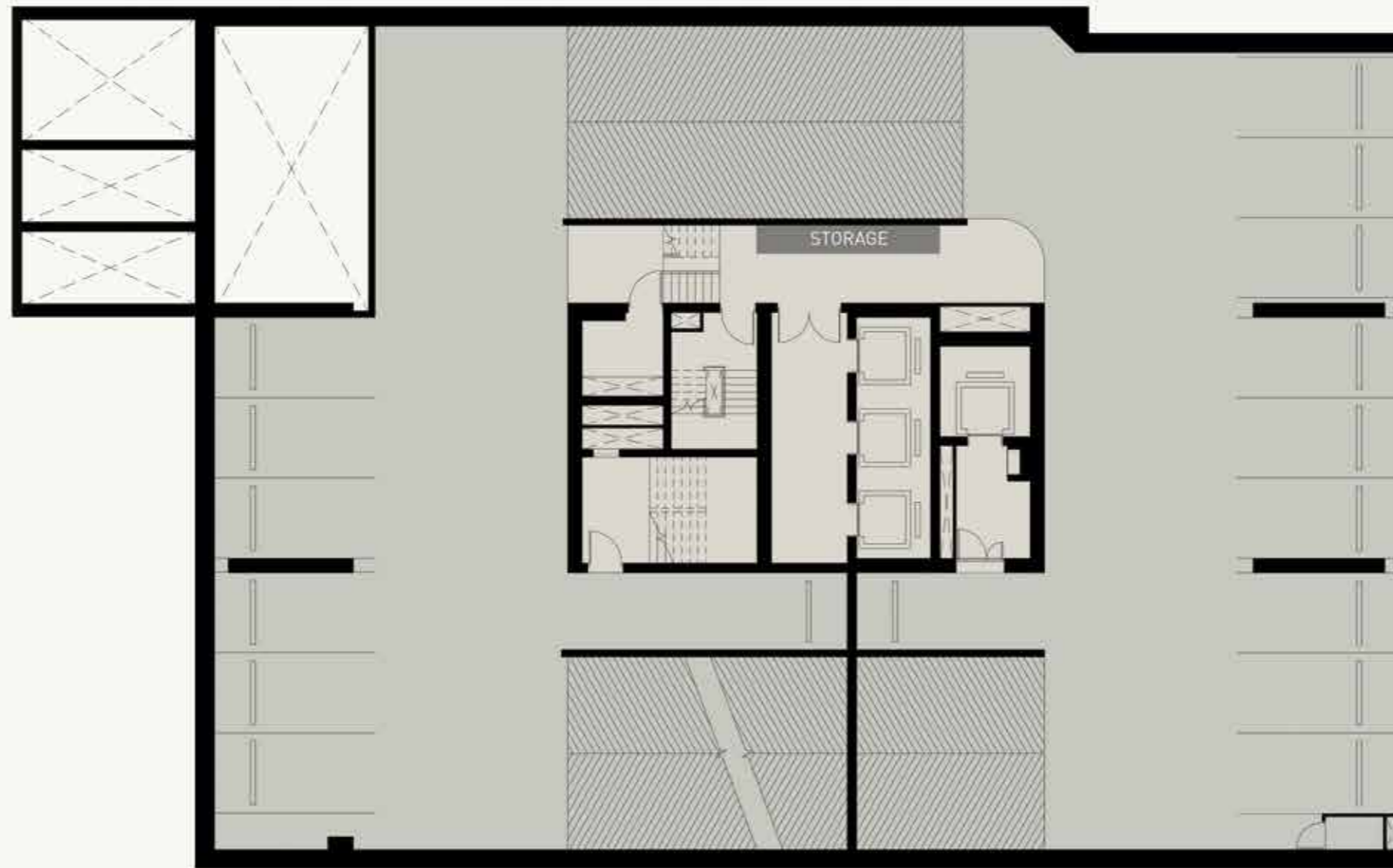




# FLOOR PLAN

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FLOOR PLAN  
BASEMENT 1



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FLOOR PLAN  
BASEMENT 2



# FLOOR PLAN GROUND FLOOR



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FLOOR PLAN  
PARKING OVERVIEW  
LEVEL 2-9



# FLOOR PLAN LEVEL 10-19

2 Bedroom  
Type A  
111 sq.m.

1 Bedroom  
Type A  
61 sq.m.

1 Bedroom  
Type B  
61 sq.m.

2 Bedroom  
Type C  
102 sq.m.



2 Bedroom  
Type B  
111 sq.m.

1 Bedroom  
Type B  
61 sq.m.

1 Bedroom  
Type A  
61 sq.m.

2 Bedroom  
Type D  
108 sq.m.

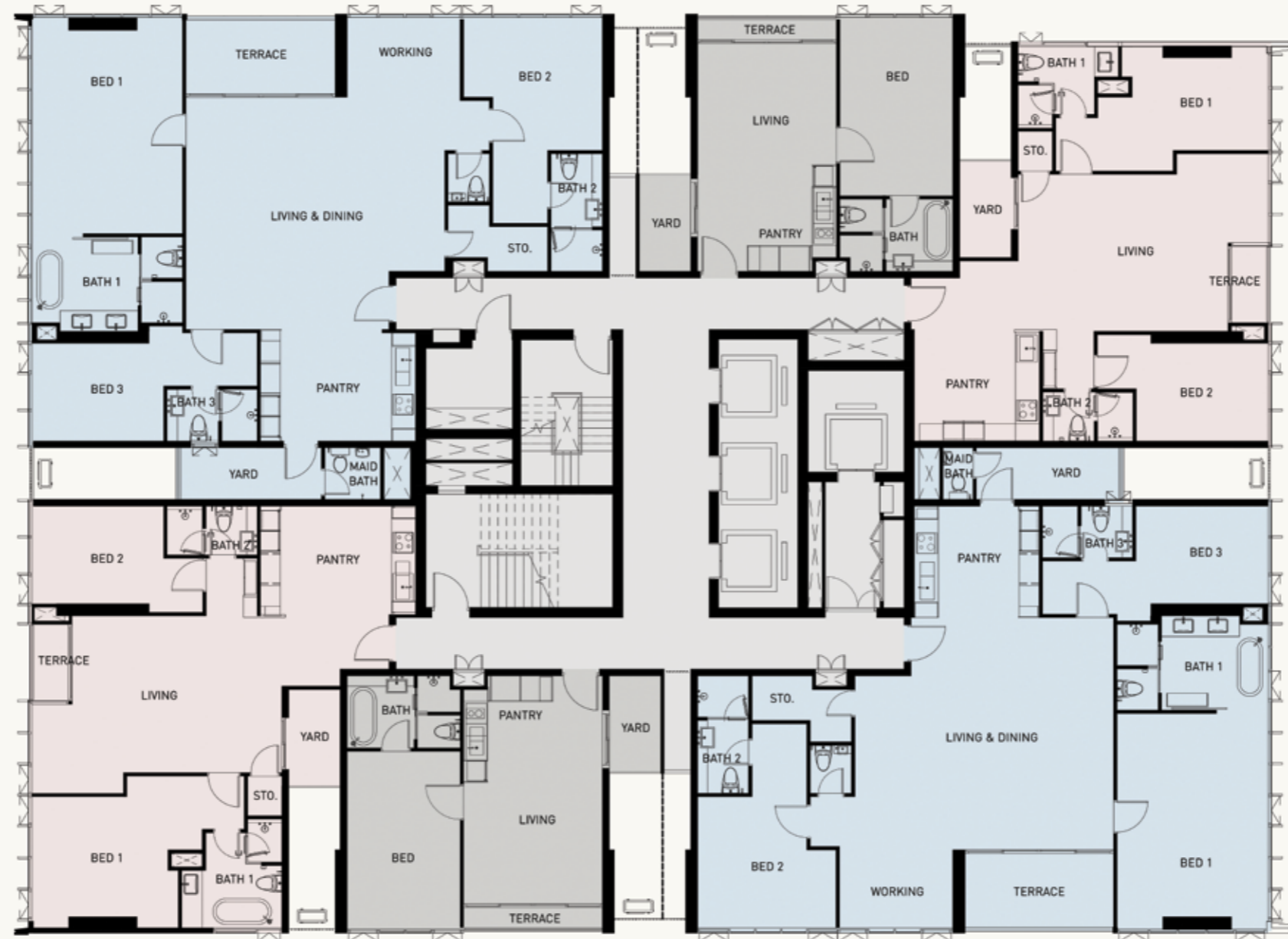


# FLOOR PLAN LEVEL 20-25

3 Bedroom  
Type A  
188 sq.m.

1 Bedroom  
Type B  
61 sq.m.

2 Bedroom  
Type C  
102 sq.m.



2 Bedroom  
Type B  
111 sq.m.

1 Bedroom  
Type B  
61 sq.m.

3 Bedroom  
Type B  
185 sq.m.



FLOOR PLAN  
LEVEL 26

Penthouse  
Type A  
228.5 sq.m.

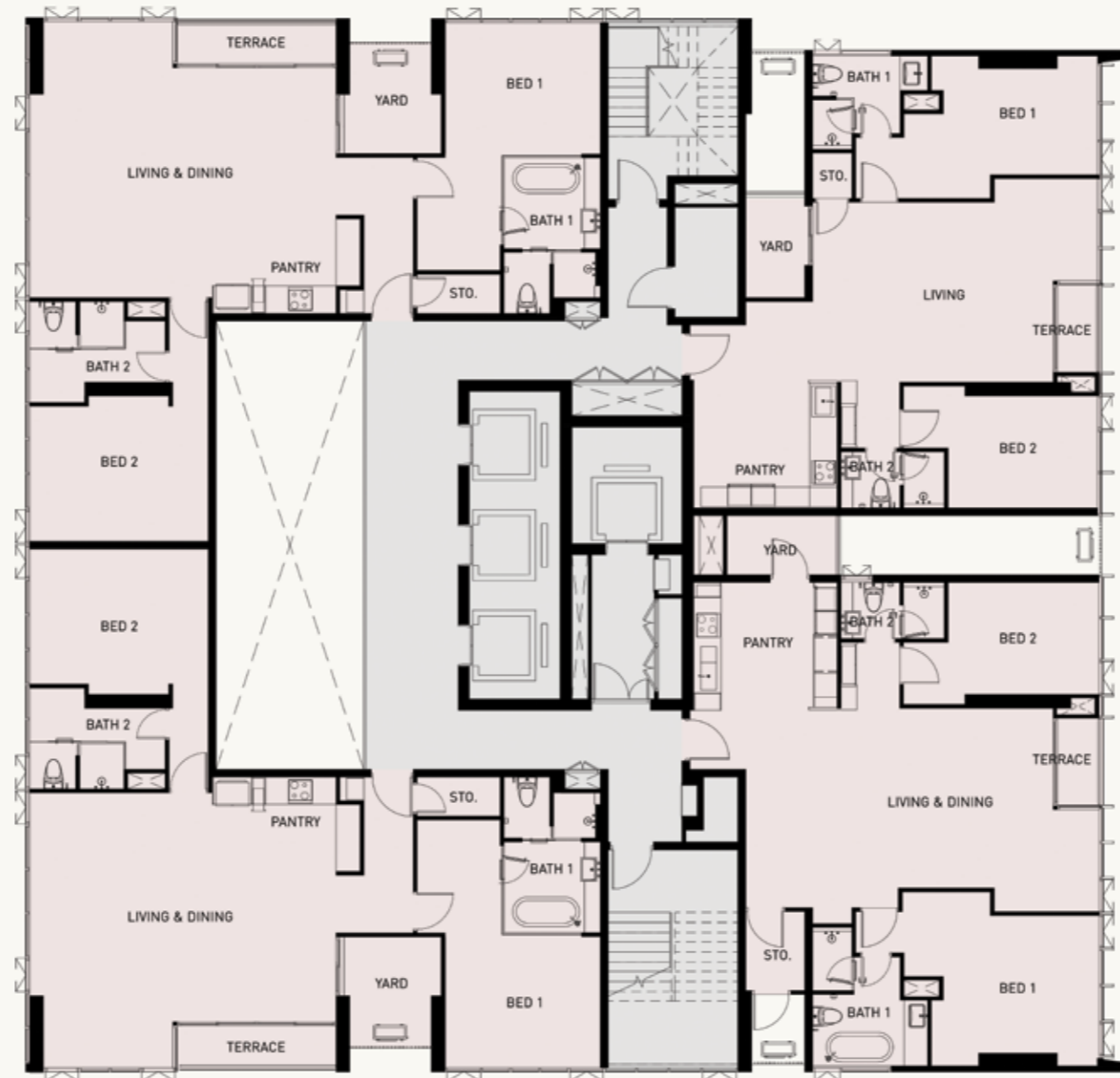




# FLOOR PLAN LEVEL 27-28

2 Bedroom  
Type F  
128.5 sq.m.

2 Bedroom  
Type C  
102 sq.m.



2 Bedroom  
Type F  
128.5 sq.m.

2 Bedroom  
Type E  
128.5 sq.m.



# FLOOR PLAN LEVEL 29

2 Bedroom  
Type F  
128.5 sq.m.

Penthouse  
Type A  
228.5 sq.m.



2 Bedroom  
Type F  
128.5 sq.m.





UNIT LAYOUT

# 1 BEDROOM TYPE A: 61 SQ.M.

## DIMENSIONS

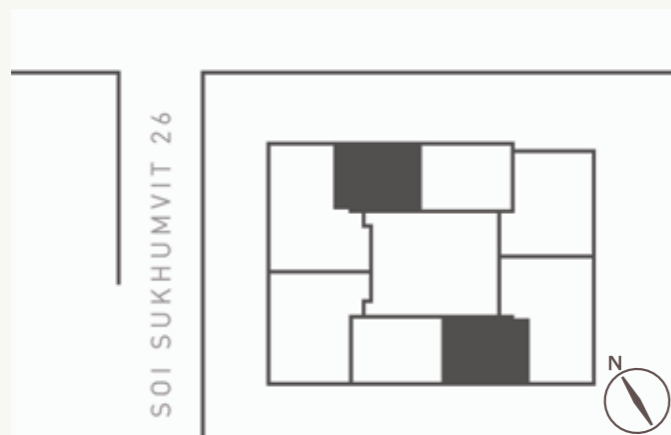
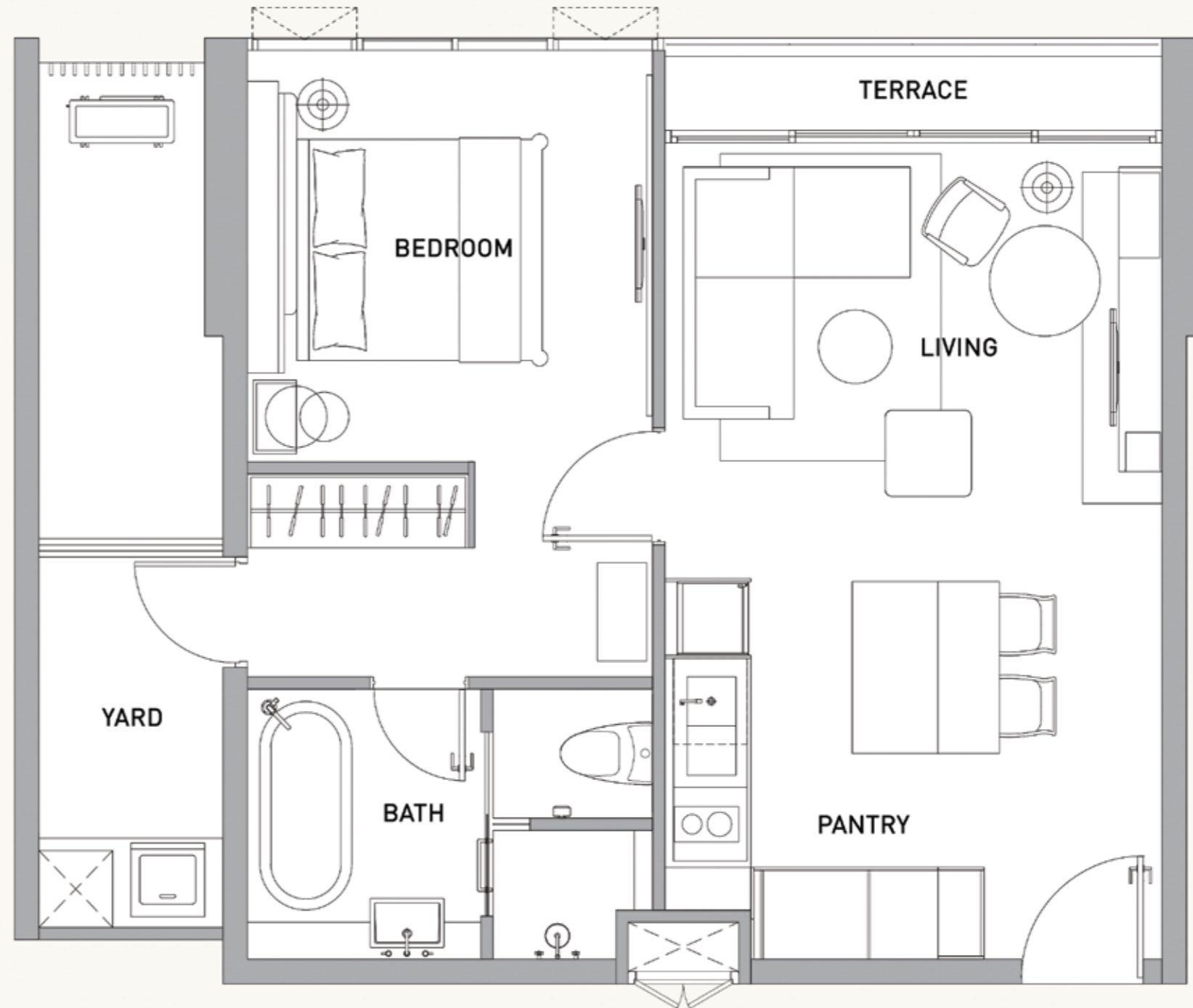
Bedroom: 3.3m x 5.1m

Living room/ pantry: 4.0m x 6.6m

Bathroom: 3.3m x 2.2m

Terrace: 4.0m x 0.6m

Yard: 3.0m x 1.5m



# 1 BEDROOM TYPE B: 61 SQ.M.

## DIMENSIONS

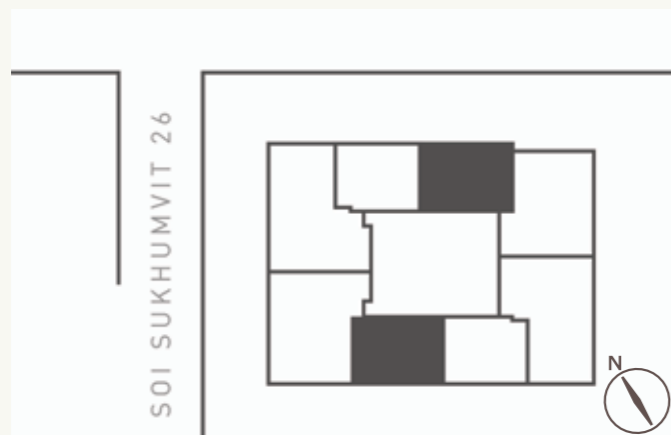
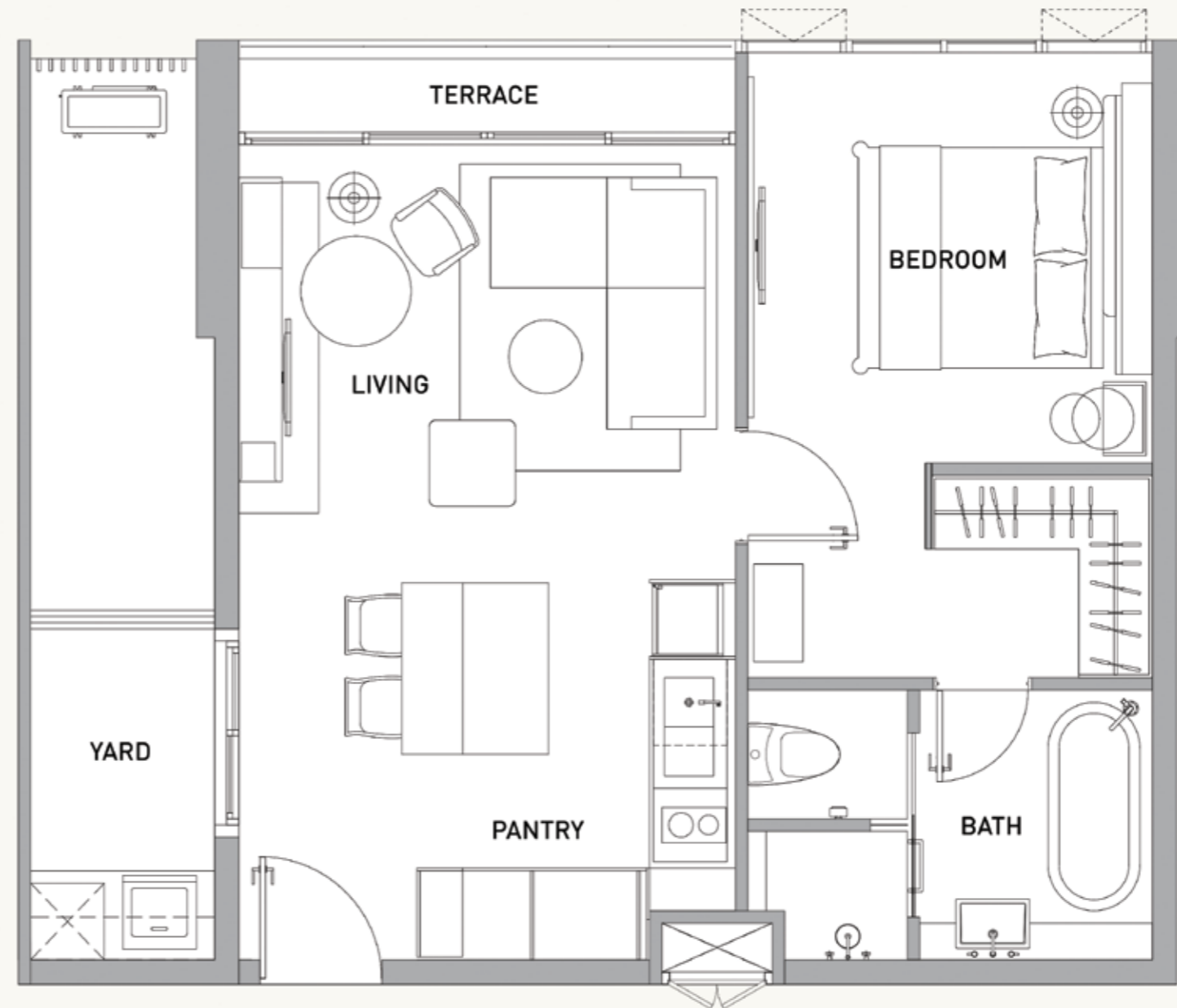
Bedroom: 3.3m x 5.1m

Living room/ pantry: 4.0m x 6.6m

Bathroom: 3.2m x 2.3m

Terrace: 4.0m x 0.6m

Yard: 2.7m x 1.5m



# 1 BEDROOM



## 2 BEDROOMS TYPE A: 111 SQ.M.

### DIMENSIONS

Master Bedroom: 4.2m x 3.8m

Master Bathroom: 3.2m x 2.9m

Bedroom 2: 3.9m x 2.8m

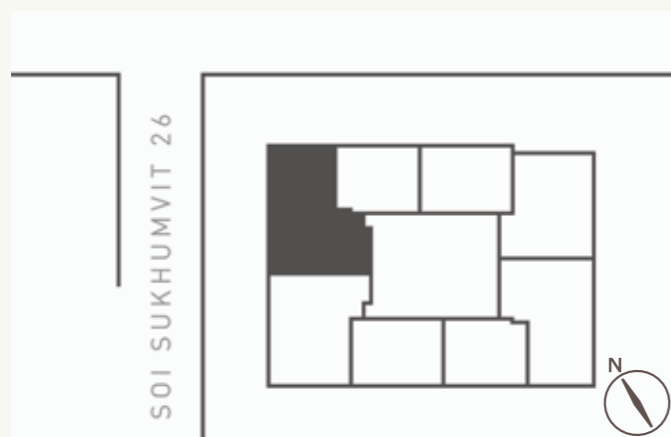
Bathroom 2: 2.6m x 1.4m

Living room: 4.5m x 7.3m Pantry:

4.3m x 3.1m Terrace: 2.2m x 1.1m

Yard: 2.7m x 1.5m

Storage: 1.2m x 1.0m



## 2 BEDROOMS TYPE B: 111 SQ.M.

### DIMENSIONS

Master Bedroom: 4.2m x 3.8m

Master Bathroom: 2.9m x 2.7m

Bedroom 2: 3.9m x 2.8m

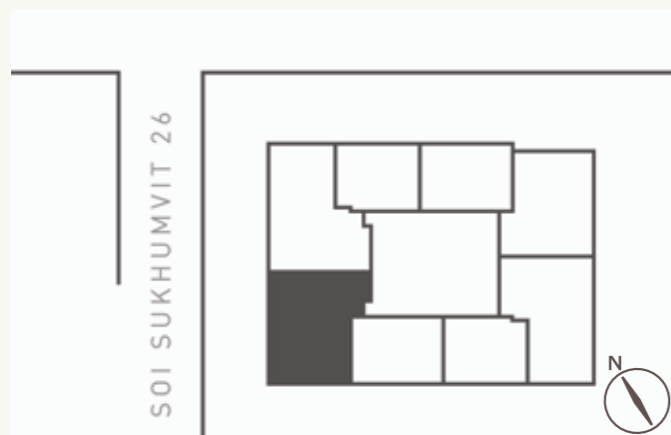
Bathroom 2: 2.6m x 1.4m

Living room: 4.5m x 7.3m Pantry:

4.3m x 3.1m Terrace: 2.2m x 1.1m

Yard: 2.8m x 1.5m

Storage: 1.2m x 1.0m





## 2 BEDROOMS TYPE C: 102 SQ.M.

### DIMENSIONS

Master Bedroom: 4.9m x 3.0m

Master Bathroom: 2.9m x 1.9m

Bedroom 2: 4.9m x 2.8m

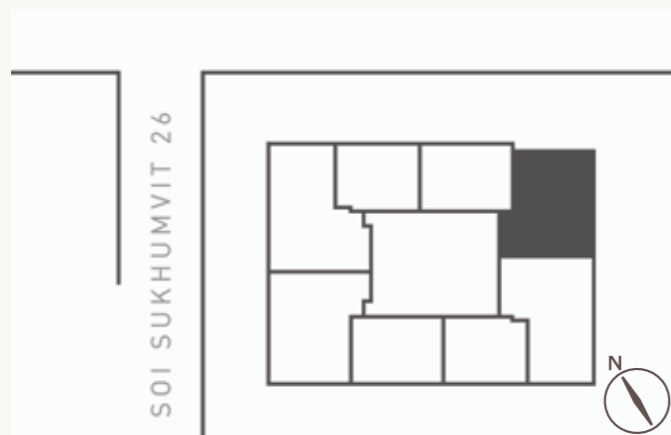
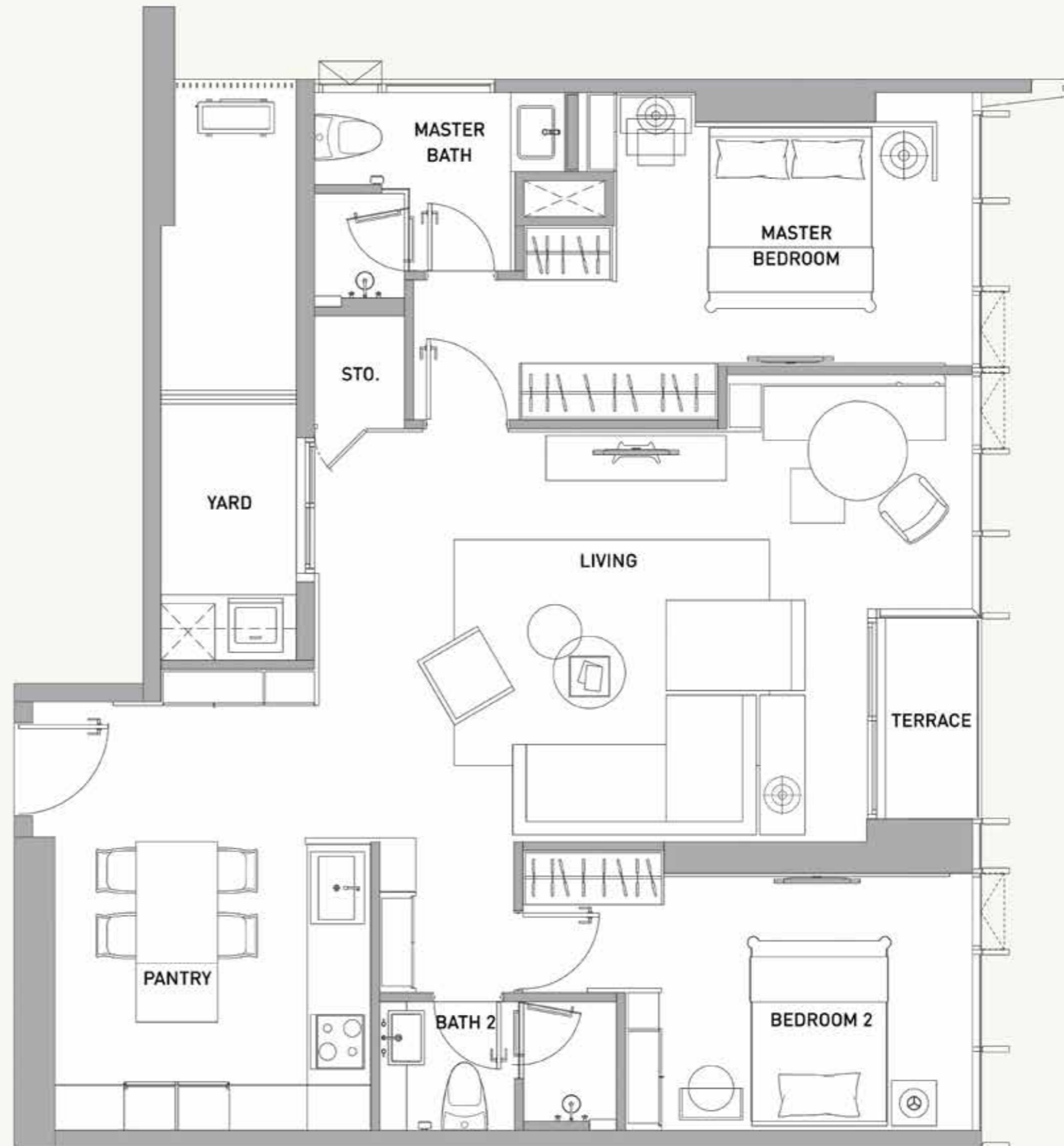
Bathroom 2: 2.6m x 1.4m

Living room: 6.1m x 4.5m Pantry:

3.5m x 3.1m Terrace: 2.2m x 1.0m

Yard: 2.8m x 1.5m

Storage: 1.2m x 1.0m



## 2 BEDROOMS TYPE D: 108 SQ.M.

### DIMENSIONS

Master Bedroom: 3.8m x 4.2m

Master Bathroom: 2.9m x 2.7m

Bedroom 2: 2.8m x 3.9m

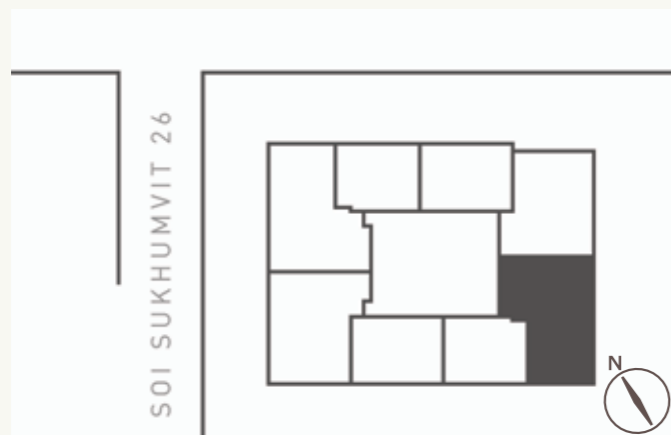
Bathroom 2: 2.6m x 1.4m

Living room: 4.5m x 7.3m Pantry:

3.4m x 3.2m Terrace: 2.2m x 1.1m

Yard: 2.7m x 1.5m

Storage: 1.2m x 1.0m



## 2 BEDROOMS TYPE E: 128.5 SQ.M.

### DIMENSIONS

Master Bedroom: 4.3m x 3.8m

Master Bathroom: 2.9m x 2.5m

Bedroom 2: 3.9m x 2.8m

Bathroom 2: 2.6m x 1.4m

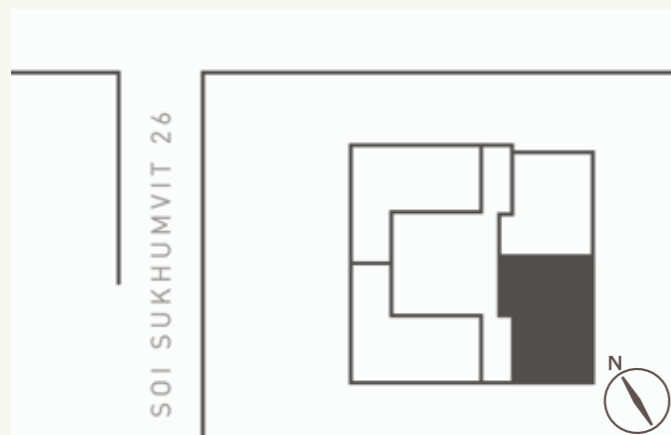
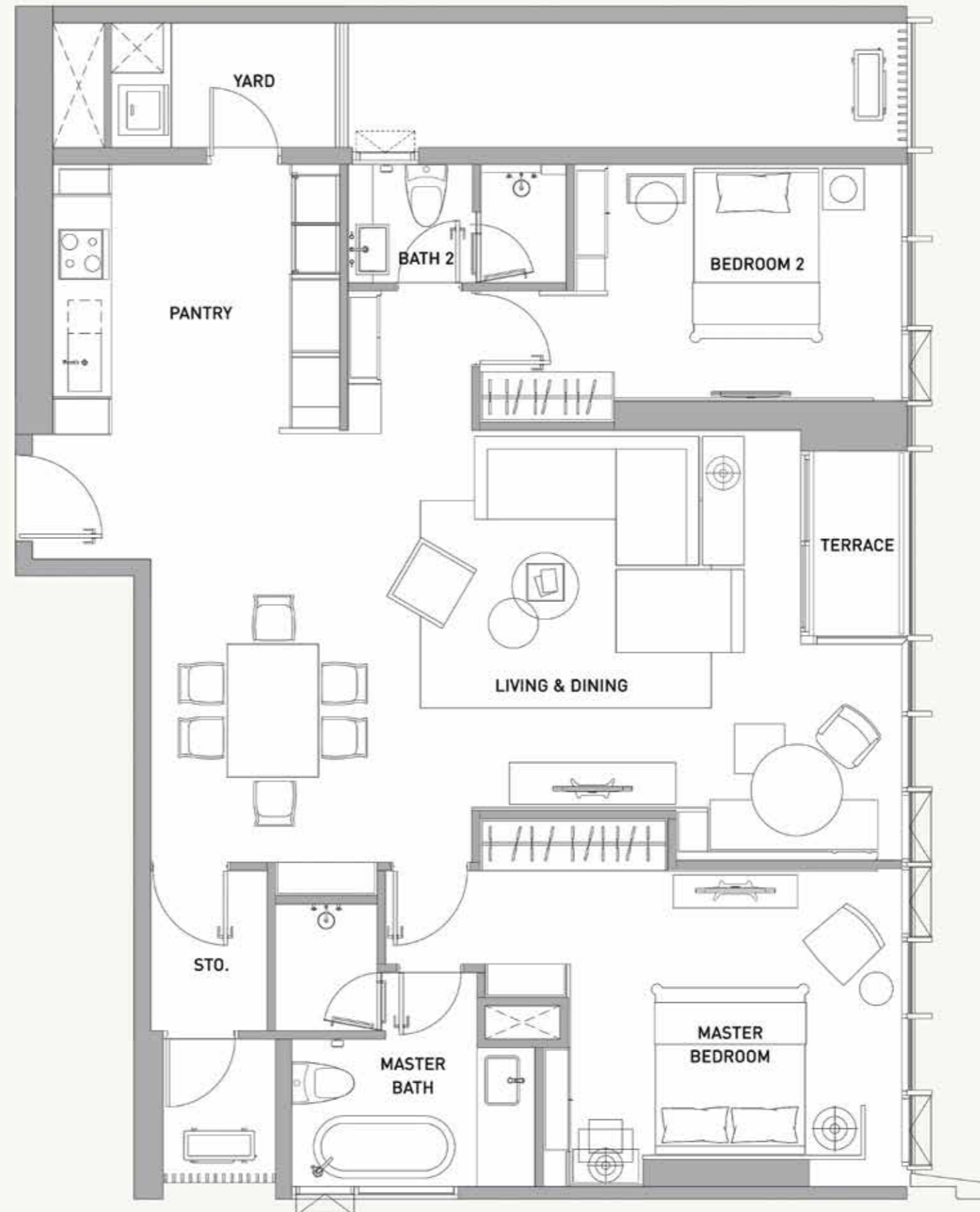
Living room: 9.0m x 4.5m

Pantry: 3.4m x 3.2m

Terrace: 2.2m x 1.0m

Yard: 2.7m x 1.5m

Storage: 1.4m x 1.9m



## 2 BEDROOMS TYPE F: 128.5 SQ.M.

### DIMENSIONS

Master Bedroom: 3.9m x 3.3m

Master Bathroom: 3.9m x 2.4m

Bedroom 2: 4.5m x 3.4m

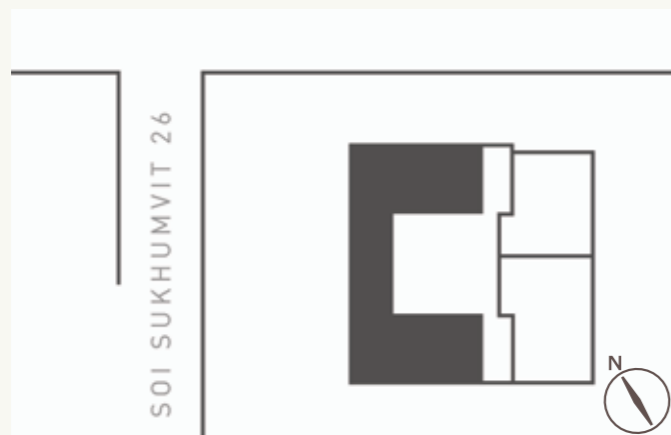
Bathroom 2: 3.4m x 2.0m

Living room/pantry: 7.8m x 6.2m

Terrace: 4.0m x 1.0m

Yard: 2.5m x 1.5m

Storage: 1.0m x 2.1m



## 2 BEDROOMS



## 3 BEDROOMS TYPE A: 188 SQ.M.

### DIMENSIONS

Master Bedroom: 4.4m x 3.8m

Master Bedroom closet area: 4.4m x 2.3m

Master Bathroom: 4.4m x 2.7m

Bedroom 2: 4.0m x 3.8m

Bathroom 2: 3.4m x 1.5m

Bedroom 3: 3.8m x 2.8m

Bathroom 3: 2.6m x 1.5m

Living room: 7.5m x 6.7m

Working area: 3.3m x 2.3m

Pantry: 3.2m x 4.3m

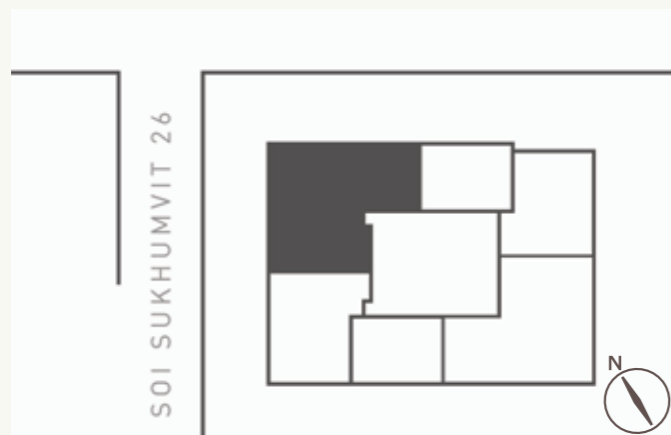
Powder room: 1.2m x 1.5m

Day maid bathroom: 1.5m x 1.5m

Terrace: 4.3m x 2.1m

Yard: 4.2m x 1.5m

Storage: 3.0m x 1.3m

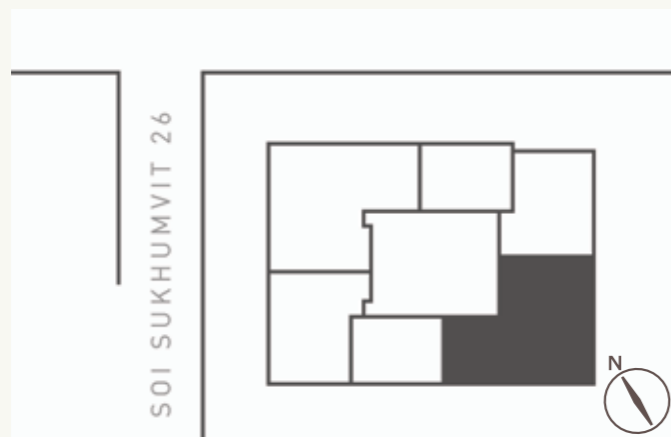


# 3 BEDROOMS

## TYPE B: 185 SQ.M.

### DIMENSIONS

- Master Bedroom: 4.4m x 3.8m
- Master Bedroom closet area: 4.4m x 2.3m
- Master Bathroom: 4.4m x 2.7m
- Bedroom 2: 4.0m x 3.8m
- Bathroom 2: 3.4m x 1.5m
- Bedroom 3: 3.8m x 2.8m
- Bathroom 3: 3.4m x 1.5m
- Living room: 7.5m x 6.7m
- Working area: 3.3m x 2.3m
- Pantry: 3.5m x 3.2m
- Powder room: 1.2m x 1.4m
- Day maid bathroom: 0.8m x 1.5m
- Terrace: 4.3m x 2.1m
- Yard: 4.2m x 1.5m
- Storage: 2.9m x 1.3m



### 3 BEDROOMS



Computer generated image



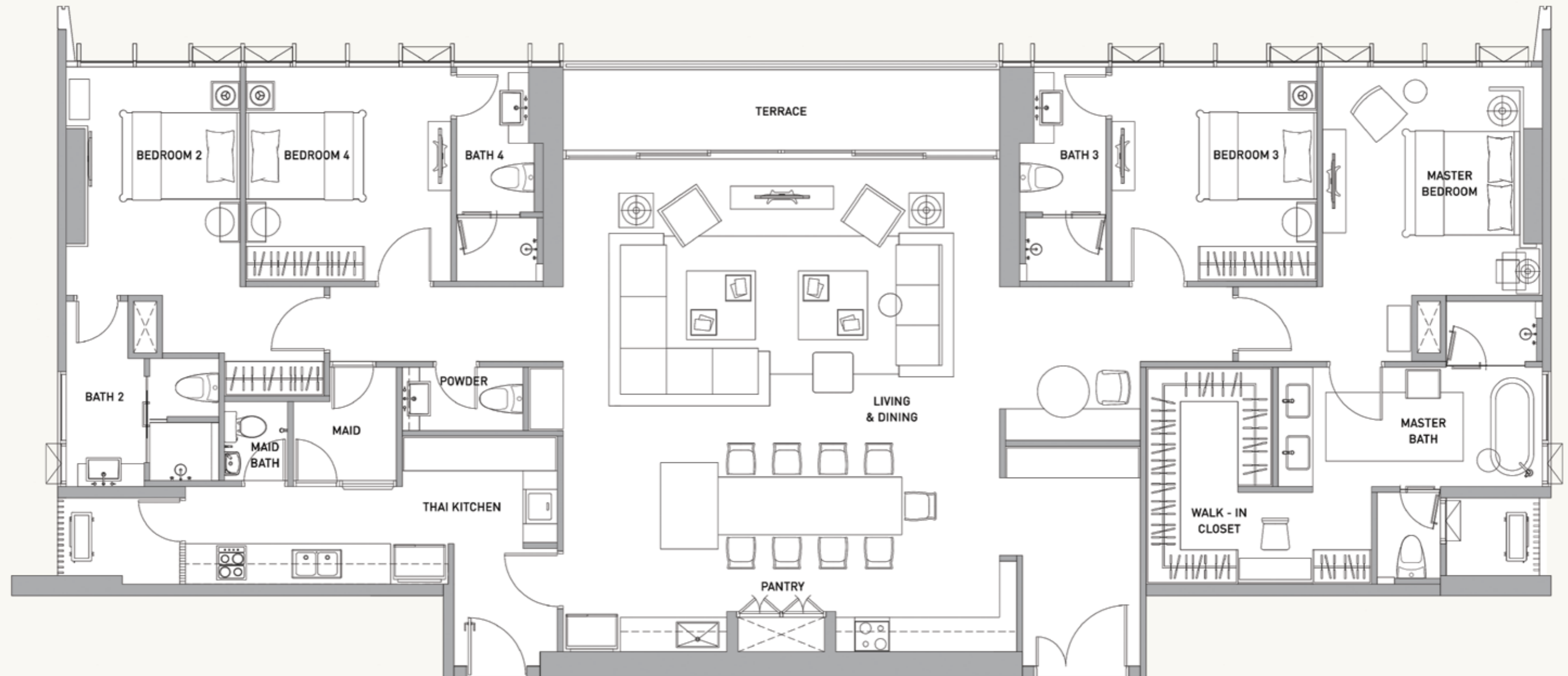
Computer generated image



Computer generated image



# PENTHOUSE



## DIMENSIONS

Master Bedroom: 3.5m x 3.9m

Master Bedroom closet area: 3.9m x 3.7m

Master Bathroom: 4.6m x 3.6m

Bedroom 2: 3.9m x 2.7m

Bathroom 2: 2.6m x 2.1m

Bedroom 3: 3.5m x 3.7m

Bathroom 3: 3.7m x 1.5m

Bedroom 3: 3.5m x 3.7m

Bathroom 3: 3.7m x 1.5m

Living & Dining: 7.8m x 7.6m

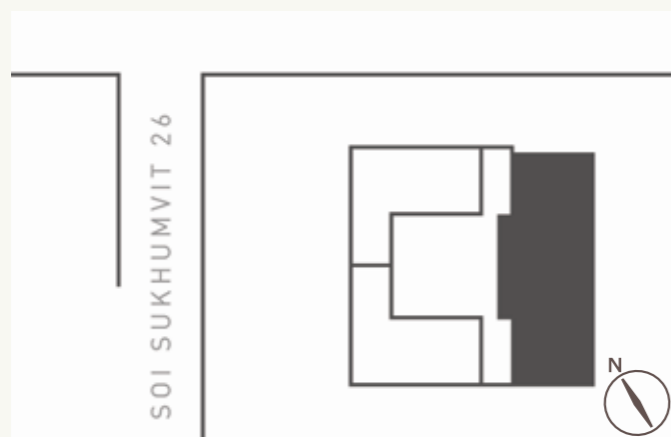
Pantry: 7.6m x 1.6m

Powder room: 2.1m x 1.1m

Maid room: 2.8m x 1.9m

Thai Kitchen: 4.6m x 1.7m

Terrace: 7.6m x 1.4m



A black and white photograph of a modern building at night. The building features a grid-like facade of windows and balconies. In the foreground, a rooftop pool is visible, reflecting the city lights. The background shows a dense urban skyline with numerous lit-up buildings under a dark sky. A semi-transparent dark rectangle is overlaid in the center of the image, containing the text 'VIEWS FROM KRAAM' in white, serif, all-caps font.

VIEWS  
FROM KRAAM

# PANORAMIC VIEWS FROM KRAAM



SOUTH

WEST

NORTH

EAST

---

THE VIEW FROM 113 M  
(LEVEL 29)



SOUTH

WEST

NORTH

EAST

---

THE VIEW FROM 68 M  
(LEVEL 20)



SOUTH

WEST

NORTH

EAST

---

THE VIEW FROM 35 M  
(LEVEL 10)



PRODUCT  
SPECIFICATIONS

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## UNIT DETAIL

### FLOOR, WALL & CEILING

Living/Dining Room	Timber Veneer Flooring / Painted Wall / Painted Ceiling
Pantry	Imported Porcelain Marble Tile / Painted Wall / Painted Ceiling
Bedroom	Timber Veneer Flooring / Painted Wall / Painted Ceiling
Bathroom	Imported Porcelain Marble Tile / Painted Wall / Painted Ceiling
Balcony	Porcelain Tile / Painted Wall / Painted Ceiling
Yard	Porcelain Tile / Painted Wall / Painted Ceiling
Floor to ceiling Height	3.0 m. for Living / Bedroom 2.7 m. for Pantry / Bathroom

### DOOR & WINDOW

Façade	Triple Glazing Glass and Aluminium System
Entrance Door	Digital Door Lock Hafele or equivalent

### KITCHEN

Hob	Gaggenau
Microwave & oven	Gaggenau
Sink & Faucet	Franke or equivalent
Hood	Siemens or equivalent
Built-in Fridge	Siemens or equivalent

### SANITARY WARE

Water Closet	Toto or equivalent
Bathtub	Toto or equivalent
Shower	Toto or equivalent
Faucet	Toto or equivalent
Washbasin	Toto or equivalent
Shower Screen	Frameless Glass
Water Heater	Centralized Boiler for every units

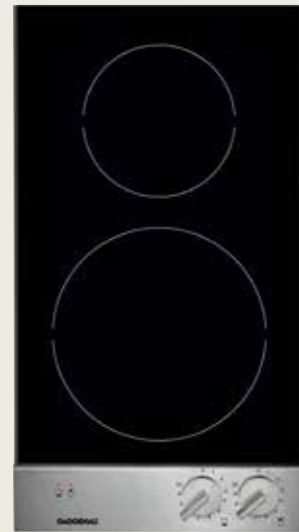
### AIR CONDITIONING & ELEVATOR

Air Conditioning	Daikin or equivalent (Concealed Type)
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**KITCHEN  
1 BEDROOM**

**GAGGENAU**



**Induction Hob**

**GAGGENAU**



**Built-in Microwave**

**SIEMENS**



**Built-in Hood with exhaust pipe**

**SIEMENS**



**Built-in Refrigerator**

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# KITCHEN

## 2 BEDROOMS & 3 BEDROOMS

GAGGENAU



Induction Hob

GAGGENAU



Combi microwave oven

SIEMENS



Hood

SIEMENS



Built-in Refrigerator

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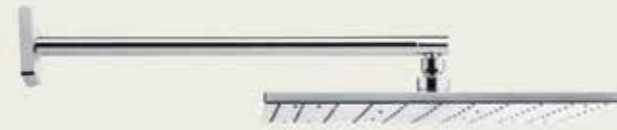
# SANITARY WARE

**TOTO.**



Hand Shower

**TOTO.**



Rain Shower

**TOTO.**



Shower Mixer

**TOTO.**



Lavatory Faucet

**TOTO.**



Water Closet

**TOTO.**



Bathtub

**TOTO.**



Floor Standing Bath & Shower

**STIEBEL ELTRON**



Water Heater





PAYMENT TERMS

# PAYMENT TERMS

	1 BEDROOM	2 BEDROOMS	3 BEDROOMS	PENTHOUSE
Reservation	฿ 100,000	฿ 200,000	฿ 300,000	฿ 300,000
S.P.A. (14 days after reservation)	5%	5%	5%	5%
Down payment	20%	20%	20%	20%
On Transfer	75%	75%	75%	75%

Common area fee: THB 100 /sq.m.  
Sinking fund: THB 1,200 / sq.m.

KRANAM

SUKHUMVIT 26

THE ESTABLISHMENT OF LEGACY

NYE

ESTATE