



KNIGHTSBRIDGE
CENTRAL

Exclusivity, Privacy & Comfort on Pratumnak Hill
Pratumnak Soi 1 – Pattaya – Thailand

CONCEPT

With only 8 storeys and 79 luxury apartments, Knightsbridge Central provides a private, tranquil haven for residents whilst offering a unique value proposition for investors, with apartments ranging in size from 22 to 54 square meters.

Positioned as Pattaya's foremost "intelligent" condominium, Knightsbridge Central offers a multitude of smart home features which open a new world of convenience and connectivity for apartment owners.



DETAILS

- **Project name:** Knightsbridge Central
 - **Project developer:** Bullion Capital Co., Ltd.
 - **Project key features:**
 - Prime location
 - Smart home features
 - Bold architectural design
 - **Project location:** Pratumnak Soi 1, Pattaya, Thailand
 - **Land area:** 212 Talang Wah / 848 Square Meters
 - **Number of floors:** 8 floors
 - **Total number of apartments:** 79
 - **Unit mix:** 13 x Studio apartments, 59 x One-bedroom apartments, 7 x Two-bedroom apartments
 - **Unit size:** Studios 22 & 23.5 SQM, 1-Bedrooms 26.5 & 32.5 SQM, 2-Bedrooms 53 & 54.5 SQM
 - **Expected completion:** Q3 2021
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PATTAYA BEACH

Koh Larn



LOCATION

Knightsbridge Central is an executive residential condominium offering exclusivity, privacy and comfort on Pratumnak Soi 1, South Pattaya, Thailand. Pratumnak Soi 1 is unique to the area by being the only residential street in Pratumnak located within 500 meters of Walking Street and 2 kilometers of Central Festival shopping center.

Knightsbridge Central sits within walking distance of downtown Pattaya and all major attractions and amenities that the city has to offer, yet well within the serene confines of Pratumnak Hill – termed *'The Beverly Hills'* of Thailand's Eastern Seaboard.

Knightsbridge Central combines panoramic views over the entire crescent of Pattaya Bay with easy access to downtown Pattaya.



Additional state-of-the-art features include:

- Smart-lighting in communal areas with energy-efficient motion detection systems
- Extensive tropical landscaping with ambient night lighting
- Keycard-controlled security access systems
- Secure ground floor covered parking
- Comprehensive high-definition CCTV system with night-time vision
- Welcoming reception area
- High-speed elevator system
- Fully-equipped 8th floor fitness suite
- Eco-friendly waste management and recycling systems on all floors

FACILITIES

With its state-of-the-art waved façade and ocean-facing infinity pool with panoramic views overlooking Pattaya Bay, Knightsbridge Central is set to be a landmark on Pratumnak Hill. Our design team has put a particular emphasis on developing an eco-friendly and energy-efficient building to help to reduce the environmental footprint of all owners and residents.



First-class interior fixtures and fittings include:

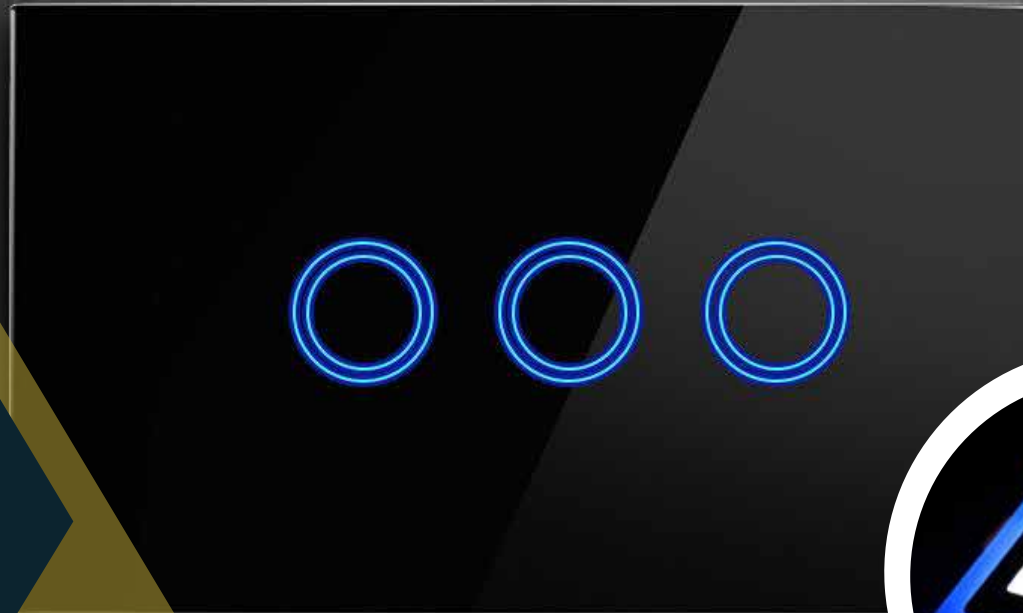
- Fingerprint, numerical code and keycard unit entry systems granting access to up to 40 guests at pre-determined times as desired, with download logs of all apartment access available directly on your smartphone
- Dimmable room lighting operated via remote control – adjust the atmosphere from the comfort of your own bed
- Electrical outlets with USB ports for convenience and practicality – improve your home aesthetic by doing away with bulky chargers and adapters

AMENITIES

Positioned as Pattaya's first "intelligent" condominium, Knightsbridge Central offers a unique array of Smart home features unparalleled in Pattaya real estate. Units are super-practical in design, bringing you the epitome of functionality.



- Colour LED lights in bathrooms for ambience.
- Latest inverter air-conditioning units for better cooling, reduced noise and massively improved energy-efficiency
- Glass coated, 'power button' style light switches appropriate for the digital age
- Premium high-gloss kitchens with soft close drawers & cabinets and quality built-in appliances
- Decadent marble-styled bathrooms
- Powder-coated aluminum window frames and balcony sliding doors with tempered glazing offering superb noise and temperature insulation – your home is an oasis amidst the city





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PLANS



1 BEDROOM A-C

AREA 32.50 SQM.
View: City / Bay / Hill



2nd-7th Floor Plan



8th Floor Plan



1 BEDROOM D-E

AREA 26.50 SQM.
View: City / Bay / Hill



2nd-7th Floor Plan



8th Floor Plan



2 BEDROOMS F

AREA 53.00 SQM.
View: Bay

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2nd-7th Floor Plan



STUDIO G

AREA 22.00 SQM.
View: Hill



2nd-7th Floor Plan



8th Floor Plan



STUDIO H

AREA 23.50 SQM.
View: Bay

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2nd-7th Floor Plan



2 BEDROOMS |

AREA 53.00 SQM.

View: Bay

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8th Floor Plan



Pattaya as part of Thailand's Eastern Economic Corridor (EEC) has greatly benefited from these government initiatives, which include:

- Expansion of U-Tapao Rayong-Pattaya International Airport, which has become the local base for flagship carriers such as AirAsia and Qatar Airways.
- Expansions of Laem Chabang Deep Sea Port, already Thailand's largest port and one of the busiest in the world.
- Developing Pattaya City into a leading tourist destination city, conference center and international medical hub to support EEC development.

As a result of these and other government enterprises, Pattaya has enjoyed outstanding growth – in the decade from 2008 – 2018, tourism increased from 4M visitors to over 18M visitors, or approximately 350%.

With its strategic location as the nearest beachside resort to Bangkok as well as the primary city within Thailand's EEC, Pattaya City is well-positioned to continue to attract tourists, residents and investors in both the near and short term.

WHY INVEST IN PATTAYA & THAILAND

Thailand is the logistical center for the ASEAN community, strategically situated as a hub between East & West. The Thai government has taken active steps over the years to develop infrastructure projects, commercial zones, as well as traditional service and hospitality industries to take full advantage of its competitive advantage.





BULLION CAPITAL

'Bringing the Gold Standard'

PROFILE

The development team at Bullion Capital Company Limited brings to the table 40 years' combined experience in senior leadership roles within the Pattaya real estate market.

Our management group boasts expertise in all aspects of project design and construction, offering exceptional value through a combination of prime locations, sophisticated designs and cutting-edge specifications as standard for all of our clients.

From impeccable customer care through to meticulous condominium management, the Bullion Capital team is dedicated to providing first-in-class service to a global client base, creating a distinctive brand that represents dedication to detail and excellence in delivery.

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