

oka HAUS

oka

HIGHLIGHT

News, Arts, Sports

WYU

WEDNESDAY

Price

1000 LKR

oka HAUS

RETREAT & REBOUND



THE BEST TOP 100

...
...
...

TEA TIME LONDRES

...
...
...

QUÁN DE PINEA

...
...
...



EL PEZ DOCTOR

...
...
...



ทำเลทอง
แสนสิริ
พวงาด!

สุขุมวิท-
พระราม4
5 นาที
จาก
ทองหล่อ



SAMITIVEJ
Children's
HOSPITAL
MEMBER OF S DMS

เด็กกรีด! ว้าวดัง
สนามสนุกกลางกรุง

Coralling Crosses, which offer the children, in addition and small
ability to read family books, learn to use reading's reading and
the past few years. These spaces are only a matter of time to
the first year for all those, which is very quickly readability. Many
the first year, but they also tend to be in a
the readability system's first lessons a be that for some of the
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Small vertical text on the right edge of the page, likely a page number or reference code.



**ไฟโซดอบน
หนาว!**

**ไอโซสาว
พระราม 4
สะท้อนวงการ!!**



สะดวก
แบบไหน

ก็เลือก
แบบนั้น

เลือกได้ที่สบายใจ



A stack of white envelopes is shown against a grey background. The top envelope is slightly offset to the right, revealing the edges of several others underneath. The top envelope has a dark blue horizontal line near the top and another near the bottom. In the center of the top envelope, the words "READY ?" are printed in a bold, dark blue, sans-serif font. On the bottom right corner of the top envelope, there is a small circular logo with the word "BRUNN" inside. The envelopes have a visible flap on the right side.

READY ?



DESIGNER



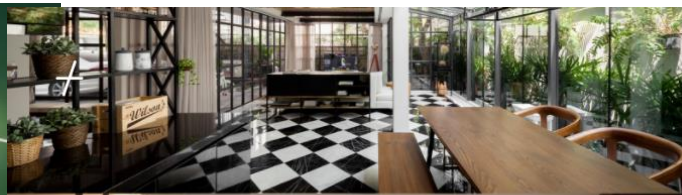
LAS TORTUGAS HUAHIN



SIRI AT SUKHUMWIT



LAS TORTUGAS HUAHIN



ANONYM

Baan Triangle

Baan Kanom Chan

Green 26

Baan Y

Baan Flower Cage

bAAn

Baan DR.

Baan POP

Baan Salaya

Baan Khun T

Baan NP

Taka haus



CONCEPTUAL DESIGN





mori HAUS






Haus for Hi-rise residential



晴れ Hare - Sunny



空 Sora - Sky




雲 Kumo - Cloud



山 Oka - Hill



雨 Ame - Rain



崖 Gake - Cliff



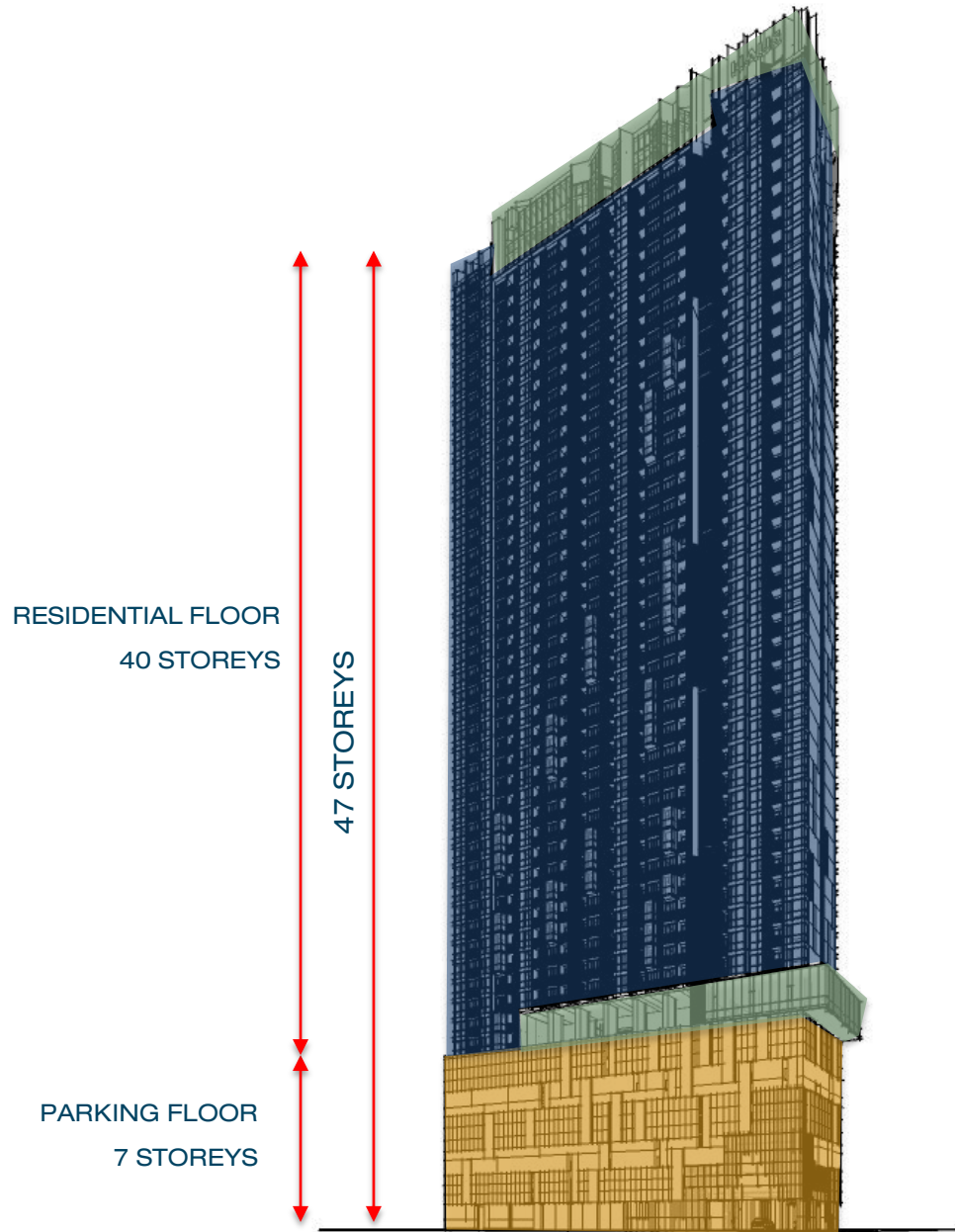
風 Kaze - Wind











Unit type	No. of unit	Remark
1 BR / 1 B (26.50-26.75)	174	14.77%
1 BR / 1 B (33.50-34.75)	820	69.61%
2 BR / 1 B (40.50-41.00)	65	5.52%
2 BR / 2 B (49.25-49.50)	117	9.93%
3BR / 2 B (86.25-86.50)	2	0.17%
Total unit	1,178	100.00%

Combine Unit			
Unit type	No. of unit	Unit size	Remark
1B & 1D	35	68.75	
1B-BW & 1D	10	70.50	
1BM & 1DM	19	68.75	
1BM-BW & 1DM	3	70.50	
Combine Unit 2Bedroom 2Bathroom (68.75-70.50)	67		5.69%

PARKING	Indoor	Outdoor	
Total	539	46	49.66%
	585		

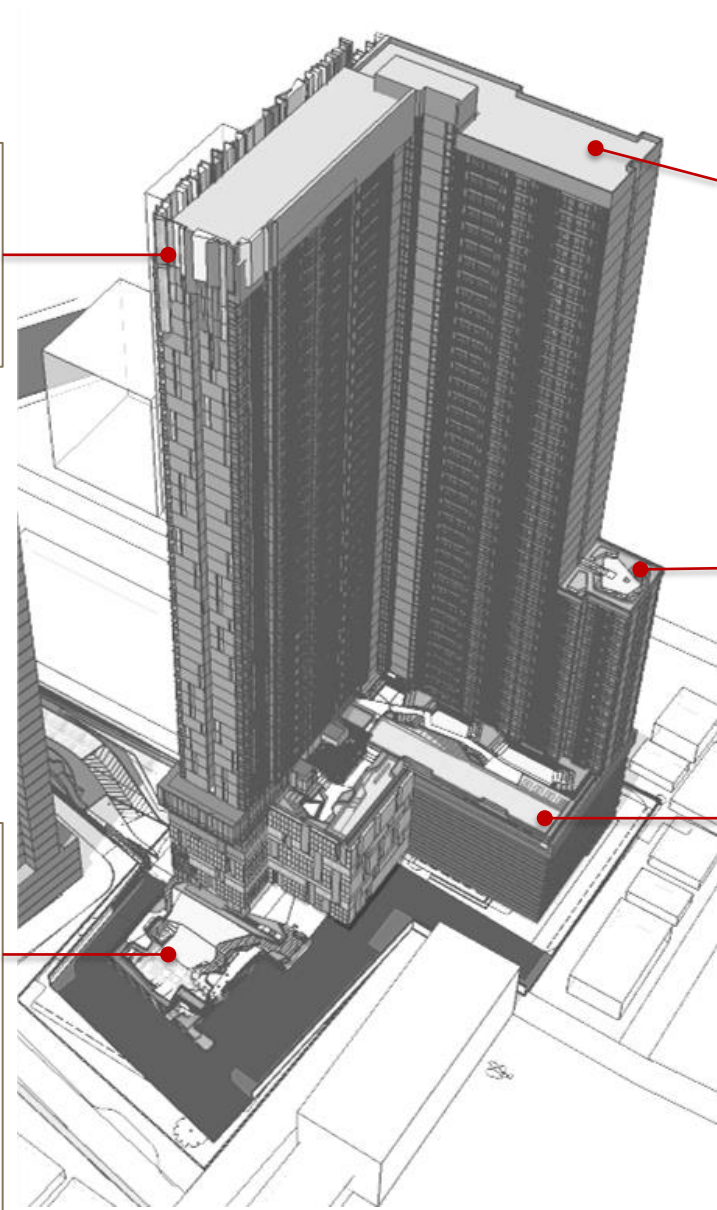
- 47th Floor**
- Sky Lounge
 - Theater & Massage room with OSIM chair
 - Co-working & Co-kitchen

- Roof Top**
- Theater Lawn
 - Edible Garden
 - Sunset Seating

- 22st Floor**
- Garden and outdoor recreation area
 - Meditation Area (Passive)

- Ground Floor**
- Double volume lobby area & Mail Room
 - Education Play Ground
 - Outdoor Co-Working Area
 - Kids Zone & Playground

- 8th Floor**
- Garden and outdoor recreation area
 - Self Laundry
 - Fitness Area
 - Swimming Pool and kid pool
 - Leisure Pool
 - Heated Pool
 - Steam room
 - Kids Area





SITE SURROUNDING



5. อาคารพาณิชย์
สูง 8 เมตร



6. อาคารพาณิชย์
สูง 8 เมตร



7. พื้นที่ว่าง



8. อาคารสำนักงาน (กล้วยน้ำไท
เทรดดิ้ง กรุป จำกัด)
สูง 19 เมตร



9. อาคารพาณิชย์
สูง 16 เมตร



1. อาคาร (ศูนย์บริการ
อะไหล่รถจักรยานยนต์)
สูง 10 เมตร



3. อาคารพิกอาศัย (บีอาร์ไอ)
สูง 100 เมตร

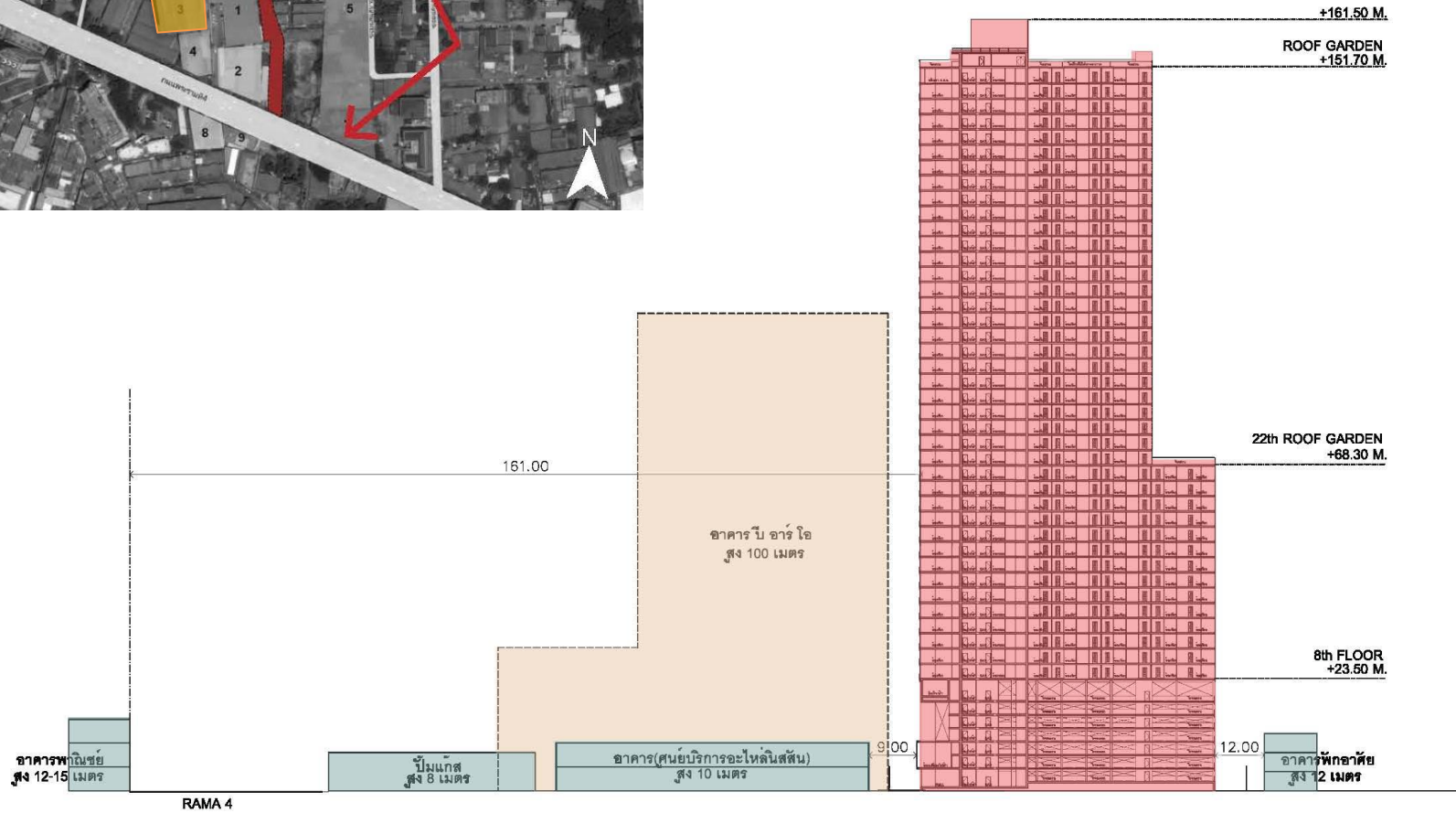


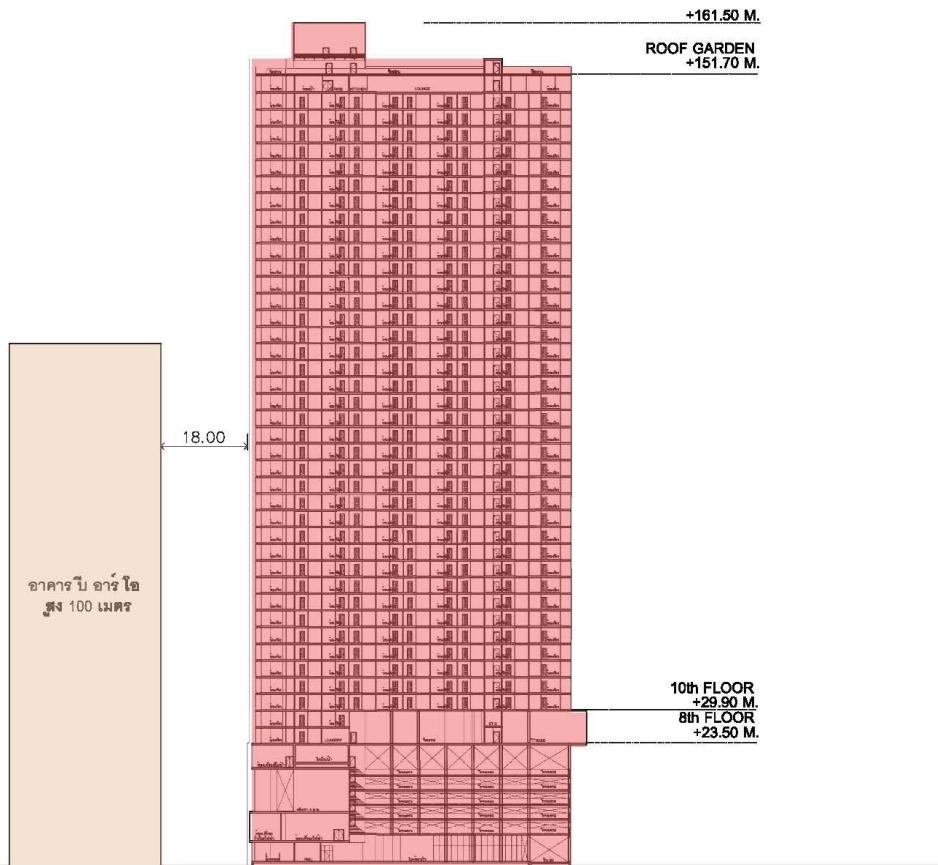
2. บั้มน้ำมันบีโตนาส
สูง 8 เมตร

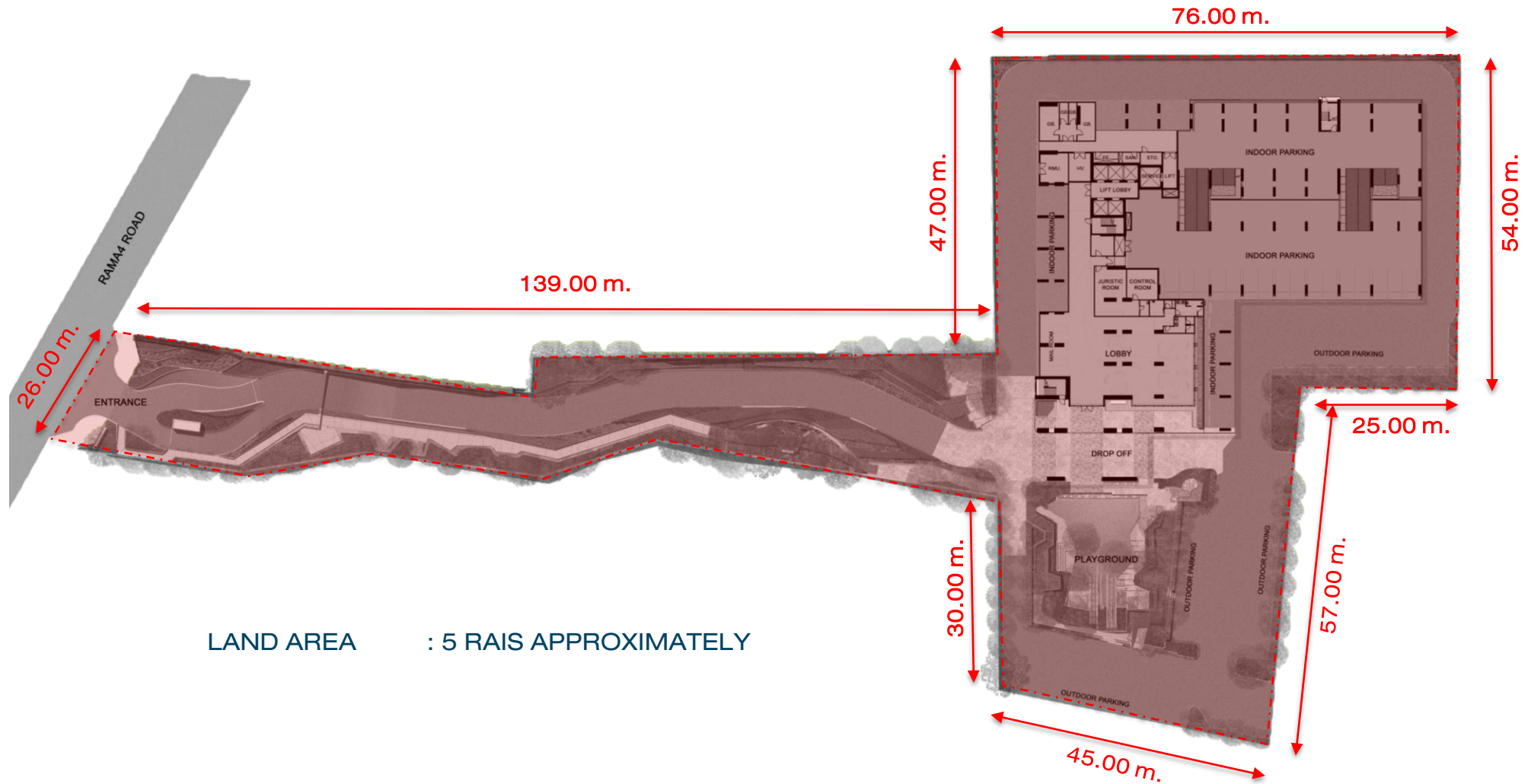


4. อาคารสำนักงาน (บีอาร์ไอ)
สูง 36 เมตร



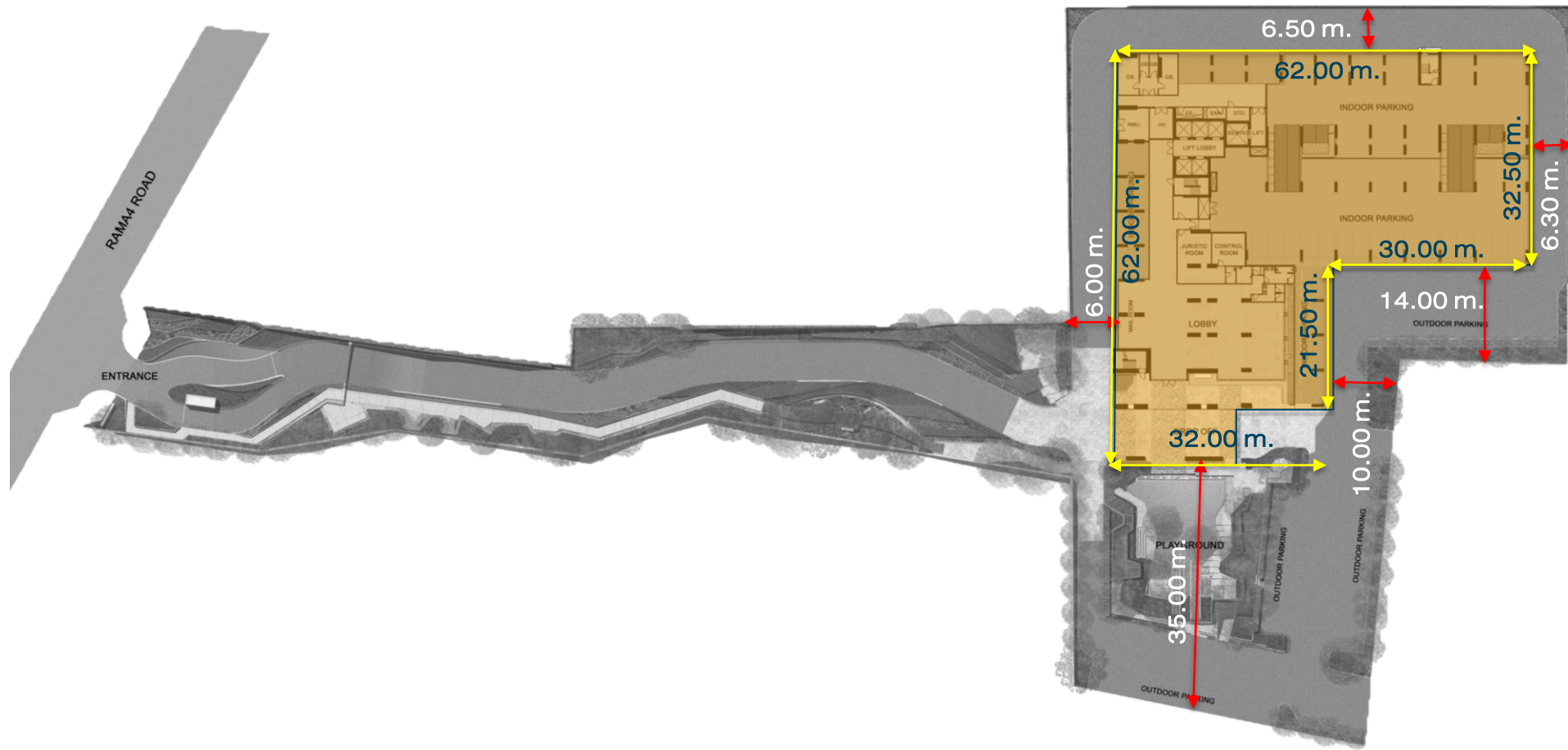






LAND AREA : 5 RAIS APPROXIMATELY





A grayscale landscape photograph of a river valley. The river flows through the center, surrounded by forested hills and mountains. The sky is overcast. A central orange rectangular box contains the text 'oka HAUS' in white and teal. The word 'oka' is in white, and 'HAUS' is in teal. The box has a thin dark border.

oka HAUS







VILLAGE /
FOOTHILL



CREEK /
LOWER STREAM



VALLEY /
UPPER STREAM



WATERFALL /
CAVE



Ground Floor



Pedestrian Gate
With Shelter

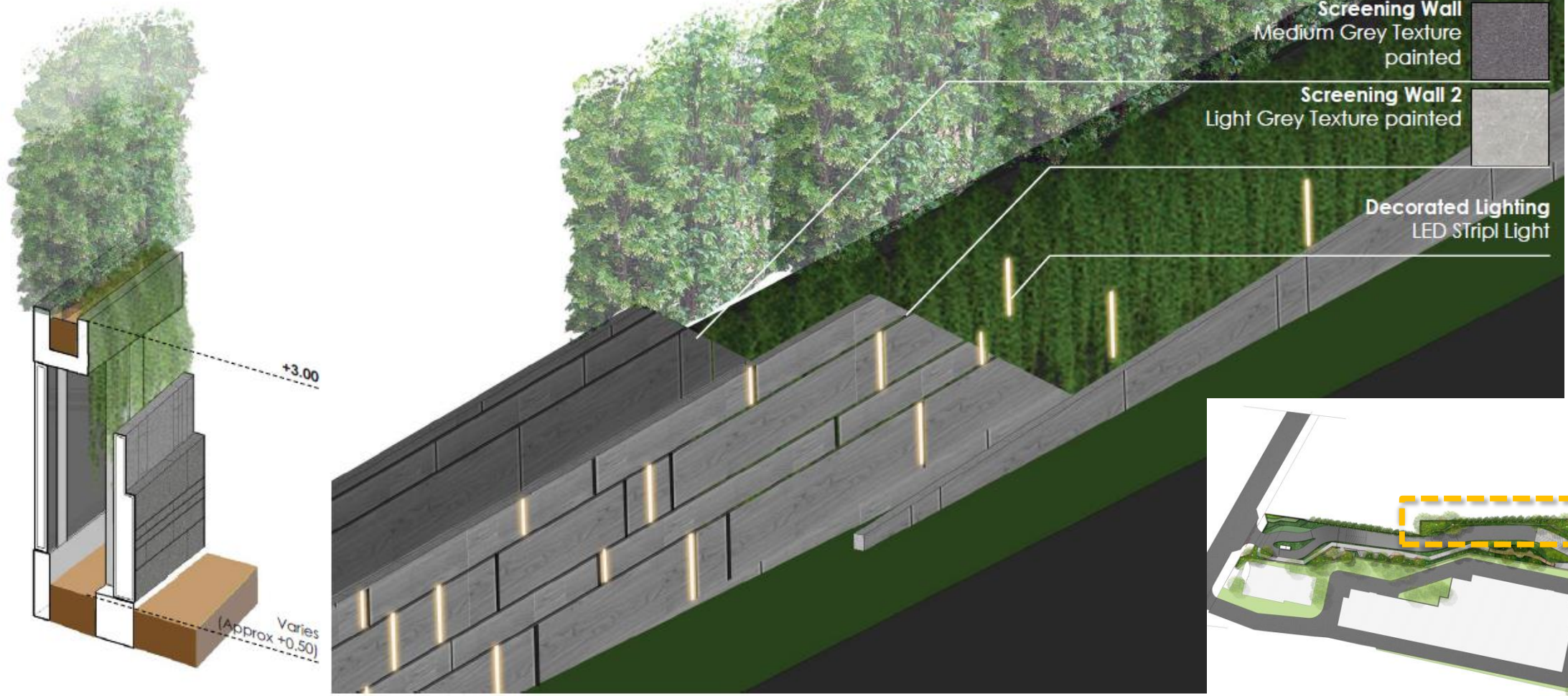
15 Bike Rack

Fence
Brown Texture Painted
Steel Frame

GUTTER DRAIN
Grey/Natural Pebble

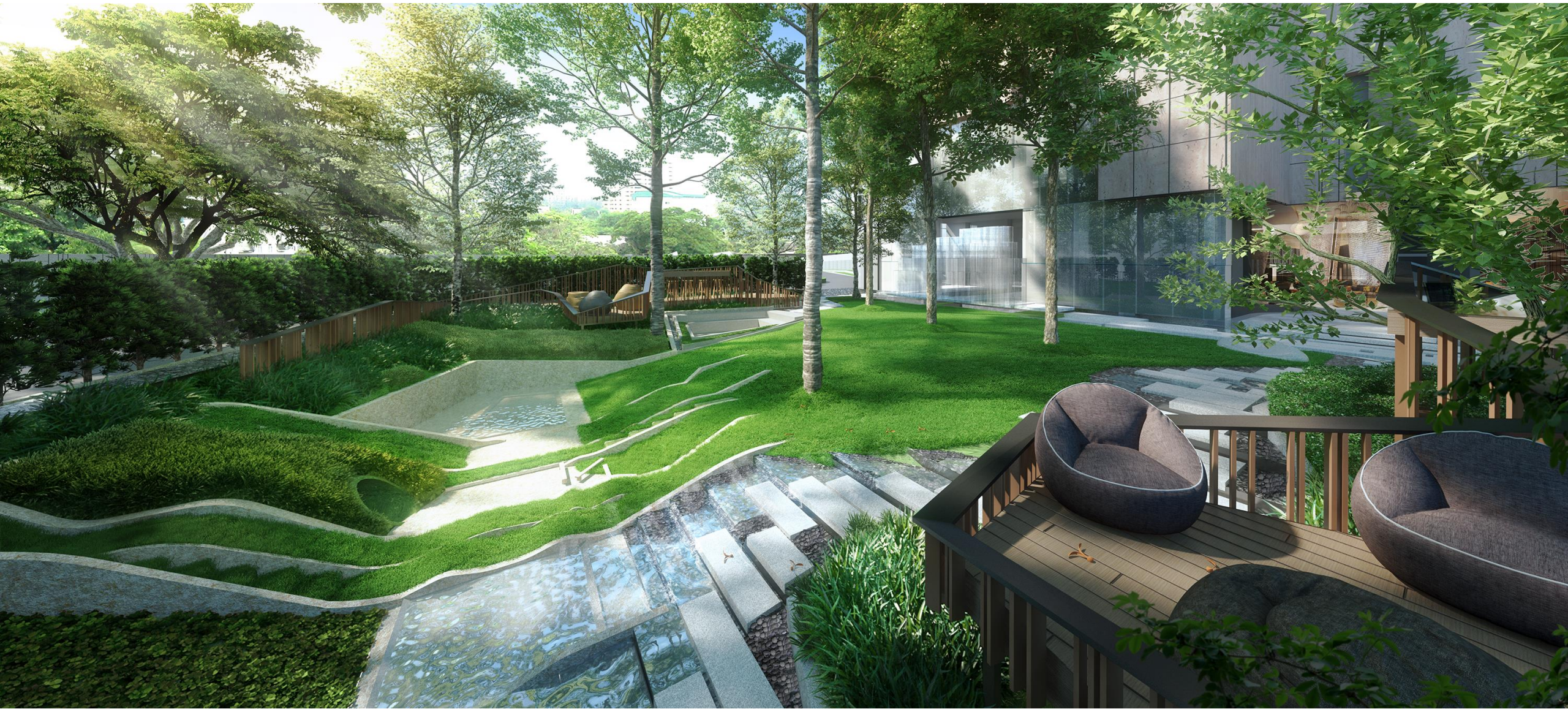
Sand Wash
Light Grey

Security Gate



Security Gate Elevation





EDUCATION PLAYGROUND

LANDSCAPE DESIGN



Time Slow Down Sculpture



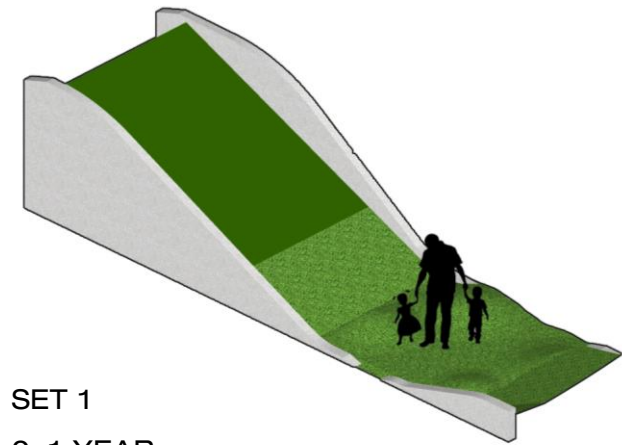
SAMITIVEJ
(children's
HOSPITAL
MEMBER OF  BDMS

EDUCATION PLAYGROUND

LANDSCAPE DESIGN

EDUCATION PLAYGROUND

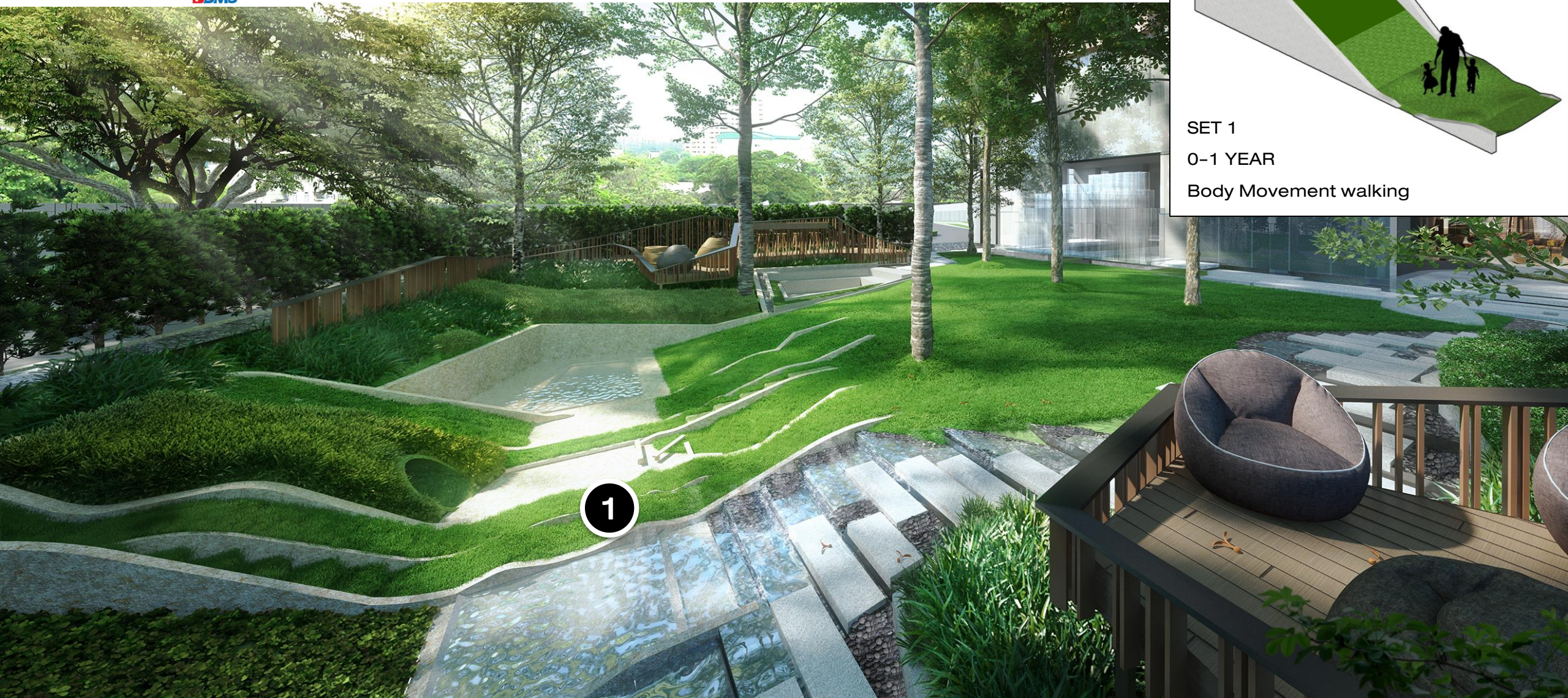
สำหรับเด็กอายุ 0- ปี
(มีผู้ปกครองดูแลอยู่)



SET 1

0-1 YEAR

Body Movement walking

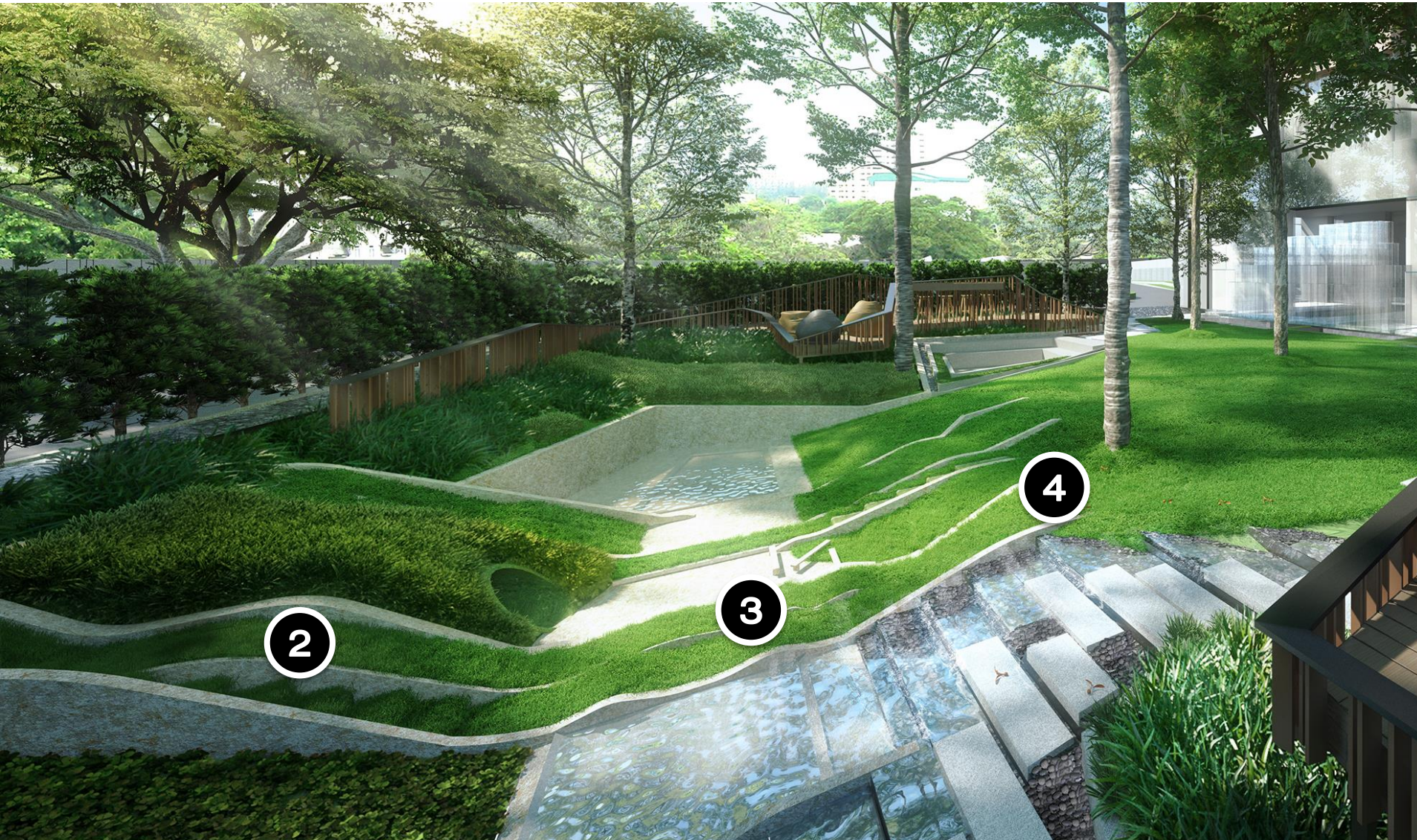




EDUCATION PLAYGROUND

สำหรับเด็กอายุ 2-3 ปี

(เริ่มแข็งแรง ให้เดินขึ้นบันได เดินตามเนิน ปีนป่ายกับพื้น ยังมีผู้ปกครองดูแลอยู่)



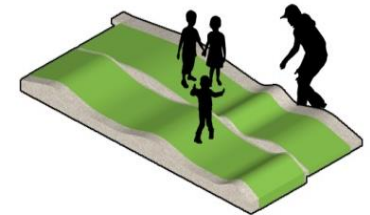
SET 2

บันไดเดินขึ้น (พื้นยาง) +
ทางสไลด์ลง (พื้นหญ้า) ต่อเนื่องกับ SET 3



SET 3

ทางเดินหญ้า มีเนินขึ้นลง สูง 20 ซม. ปาดพื้น
เรียบช่วงพื้นที่ต่อเนื่องกับสไลด์ของ SET 2



SET 4 เนินสนามหญ้าพร้อมอุปกรณ์ช่วยปีน
(คล้ายในรูป แต่ลาดชันน้อยกว่า และฝังอยู่ในดิน)

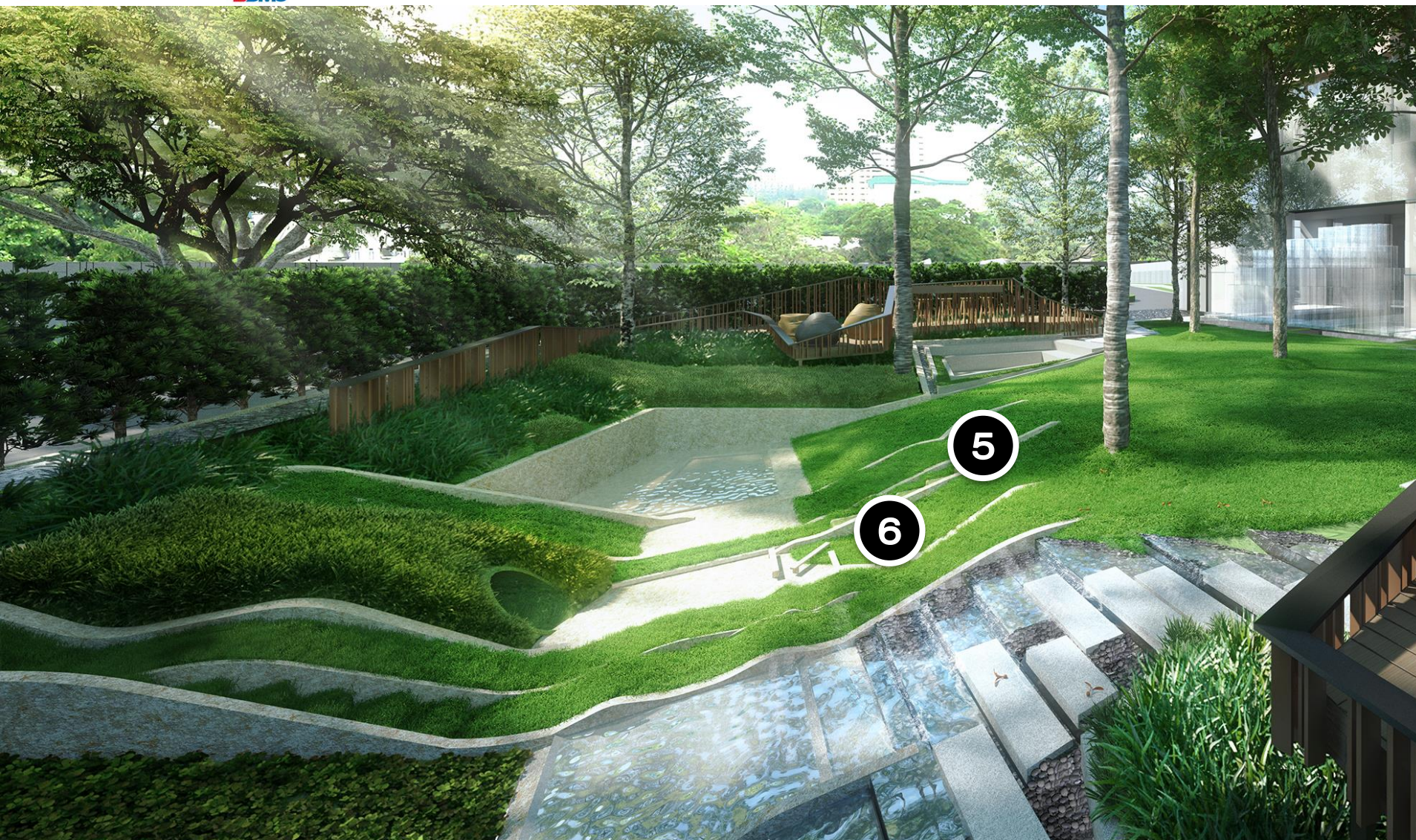




EDUCATION PLAYGROUND

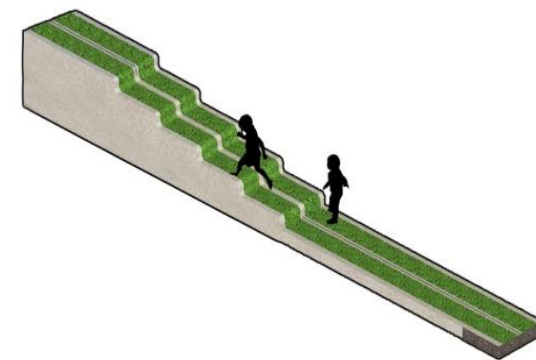
สำหรับเด็กอายุ 4-5 ปี

(ให้มีพื้นที่ที่เสริมปฏิสัมพันธ์กับเด็กคนอื่นได้ ยังมีผู้ปกครองดูแลอยู่)



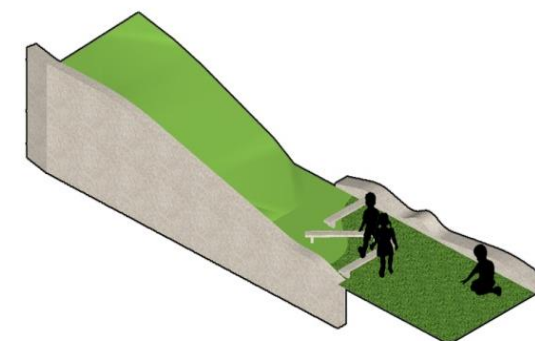
SET 5

บันไดพื้นยาง เพื่อให้เดินขึ้นเนิน SET 5 และตีเส้นคู่เพื่อให้เกิดการเดินที่มีปฏิสัมพันธ์ได้



SET 6

เนินหญ้า + พื้นยาง เพื่อสร้างสัมผัสที่แตกต่างกันด้วย Texture ของหญ้าและพื้นยาง

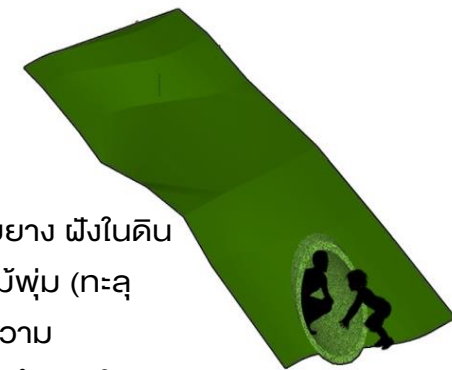
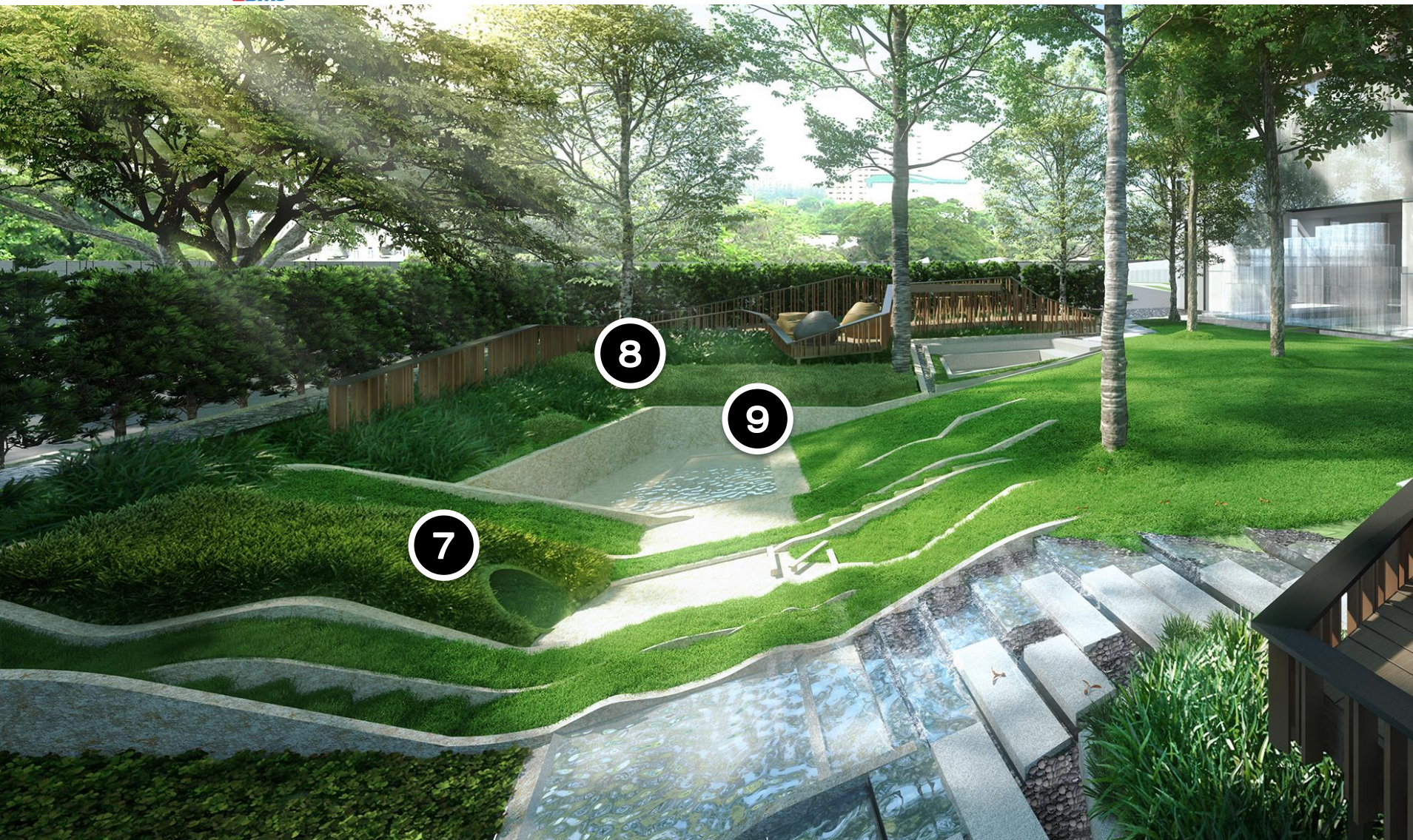




EDUCATION PLAYGROUND

สำหรับเด็กอายุ 6-10 ปีขึ้นไป

(ร่างกายแข็งแรงแล้ว ให้เริ่มการเล่นที่มีกฎเกณฑ์ และเป็นหมู่มากขึ้น)



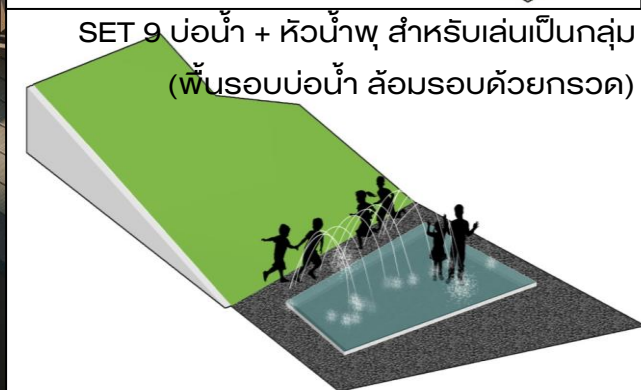
SET 7

หลุมบุด้วยยาง ฟังในดิน ล้อมด้วยไม้พุ่ม (ทะลุไม่ได้เพื่อความปลอดภัย) สำหรับให้เด็กเข้าไปนั่งภายใน และเกิดเสียงสะท้อน



SET 8

แนว Track พื้นหญ้า สำหรับวิ่ง/ปั่นคู่กัน



SET 9 บ่อน้ำ + หัวน้ำพุ สำหรับเล่นเป็นกลุ่ม (พื้นรอบบ่อน้ำ ล้อมรอบด้วยกรวด)



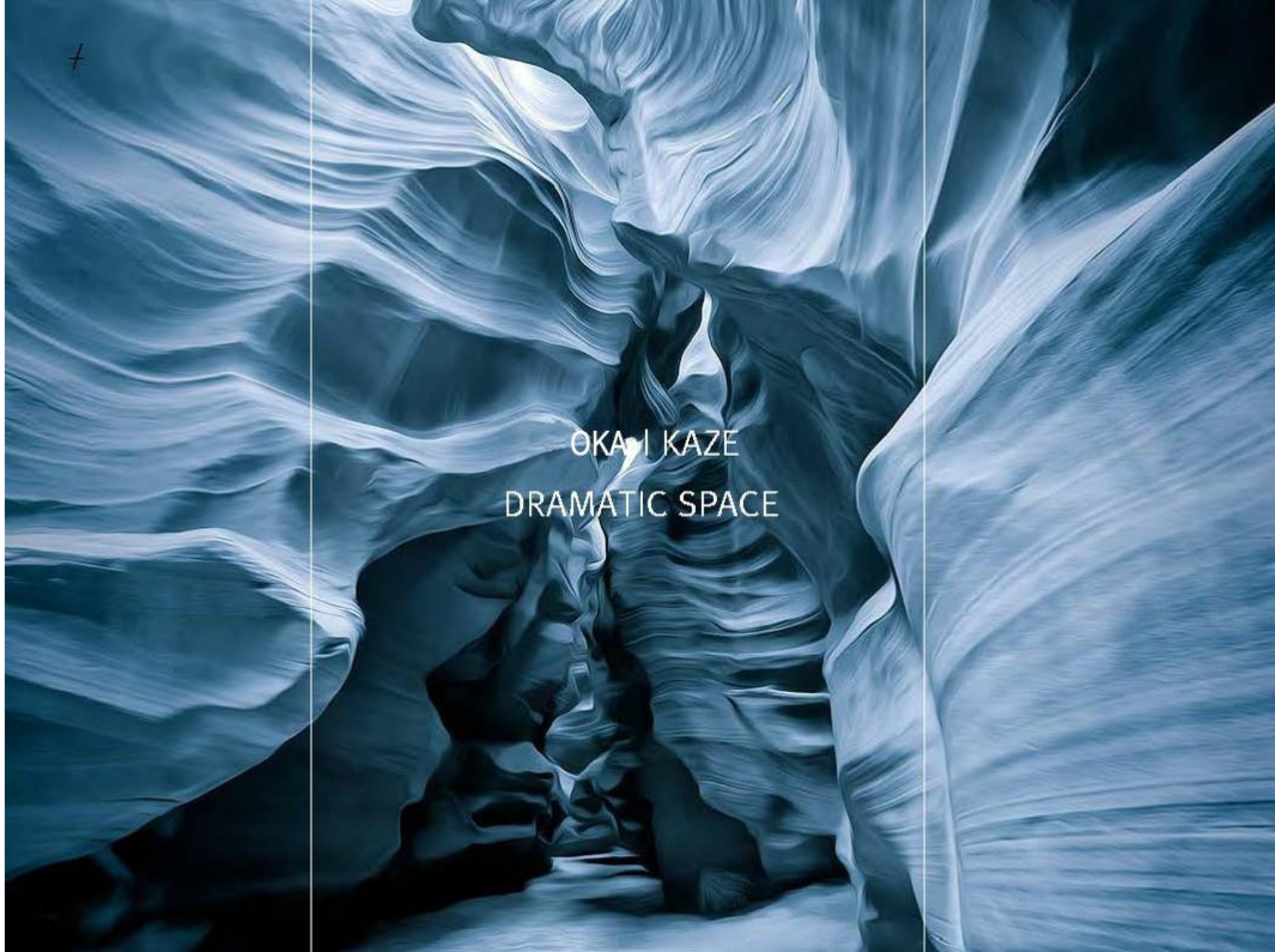
Education Playground & Co-Working space



LOBBY AREA

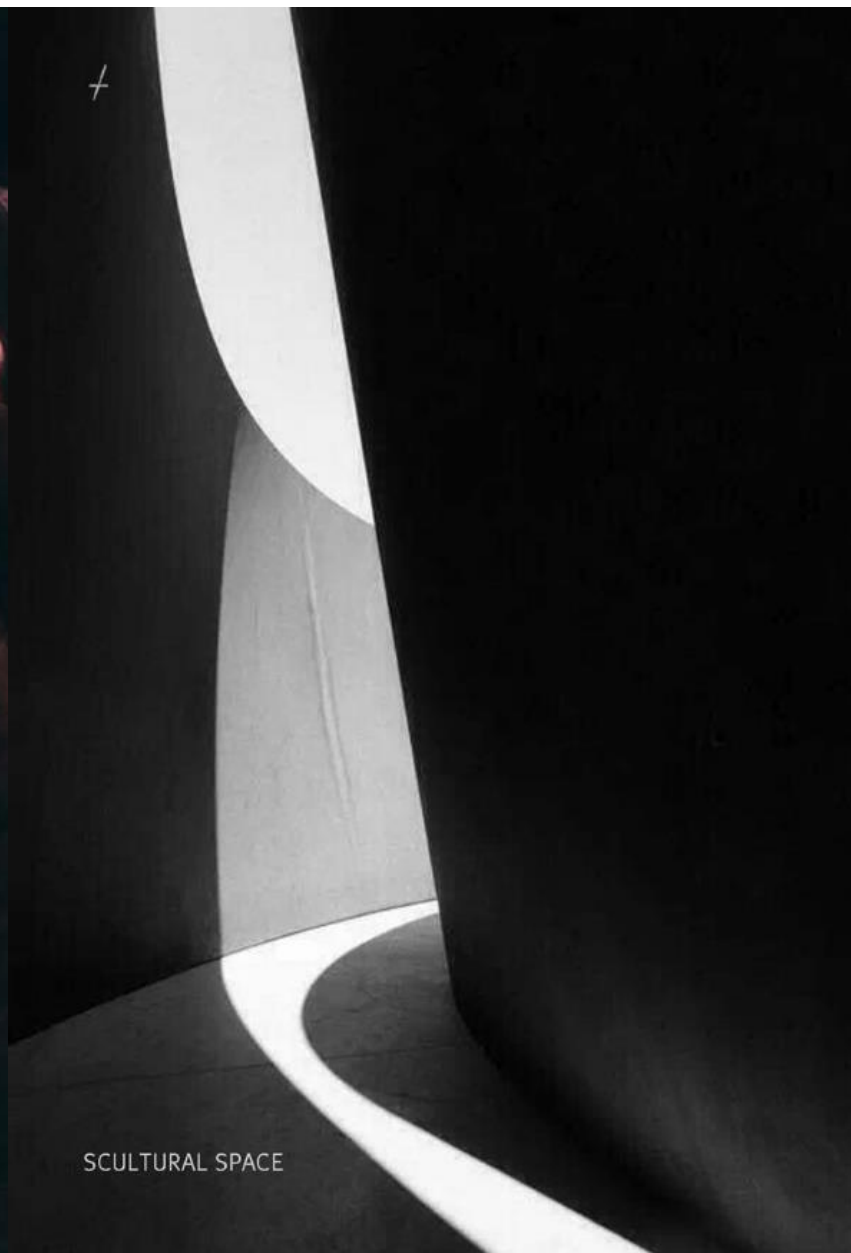
+

OKA I KAZE
DRAMATIC SPACE



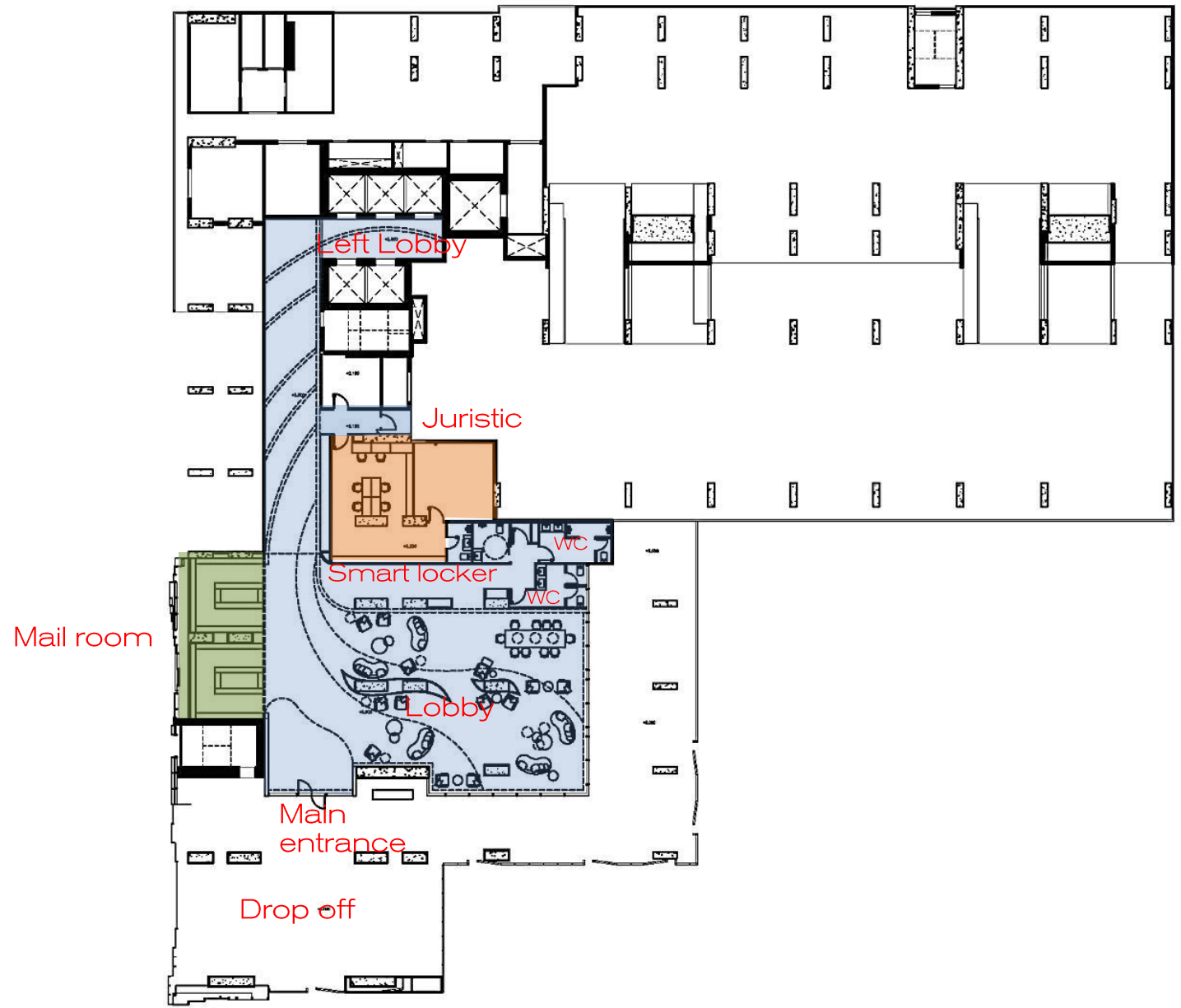


DRAMATIC SPACE



SCULTURAL SPACE





Mail room

Left Lobby

Juristic

Smart locker

WC

WC

Lobby

Main entrance

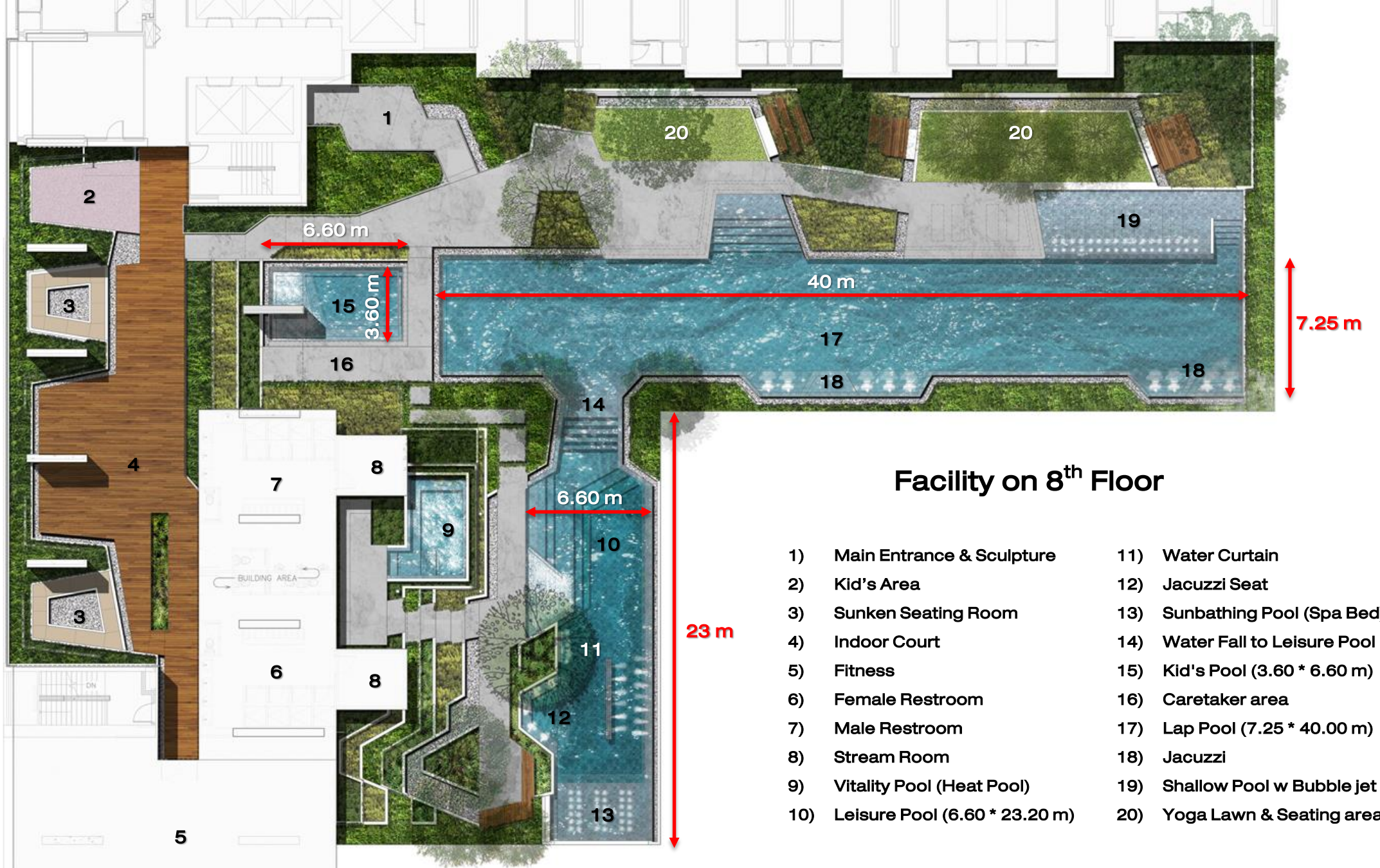
Drop off

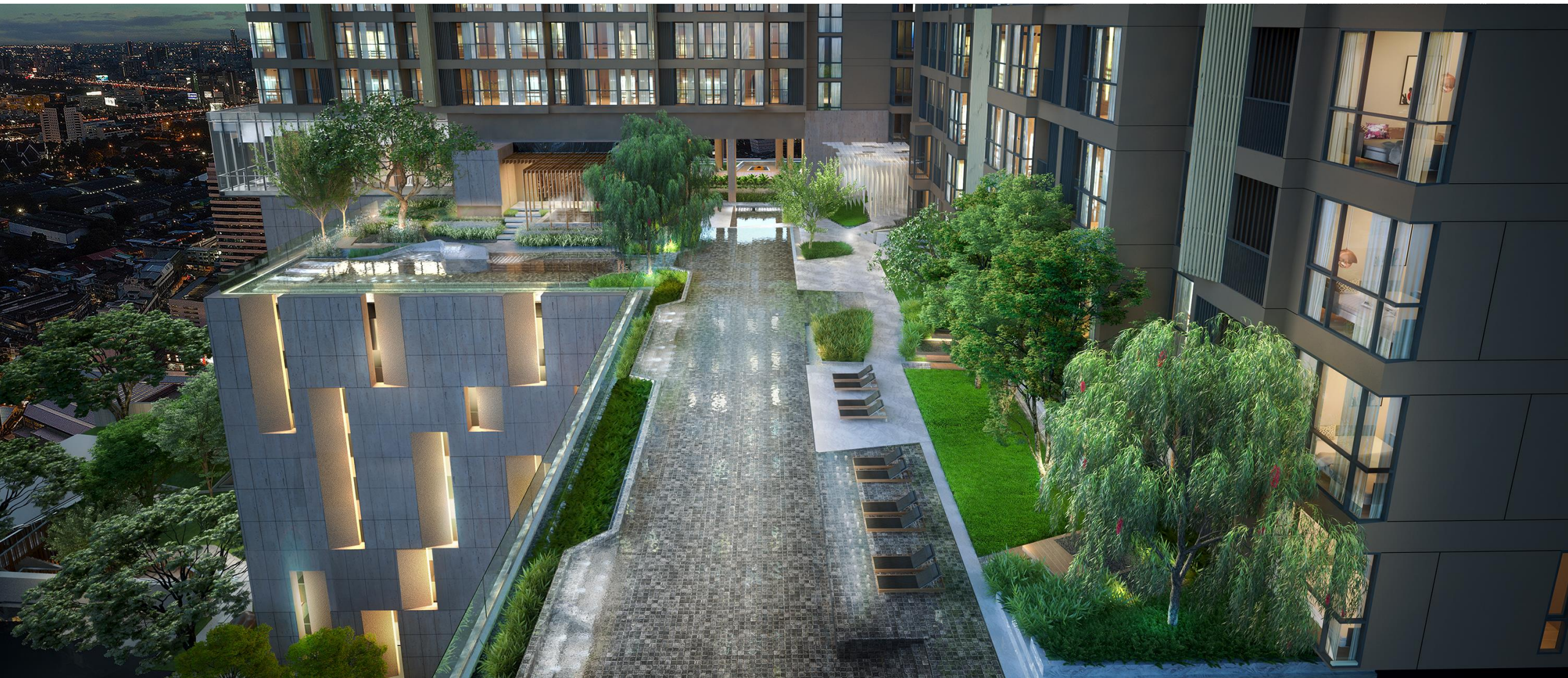
Lobby





8TH FLOOR (FACILITIES)





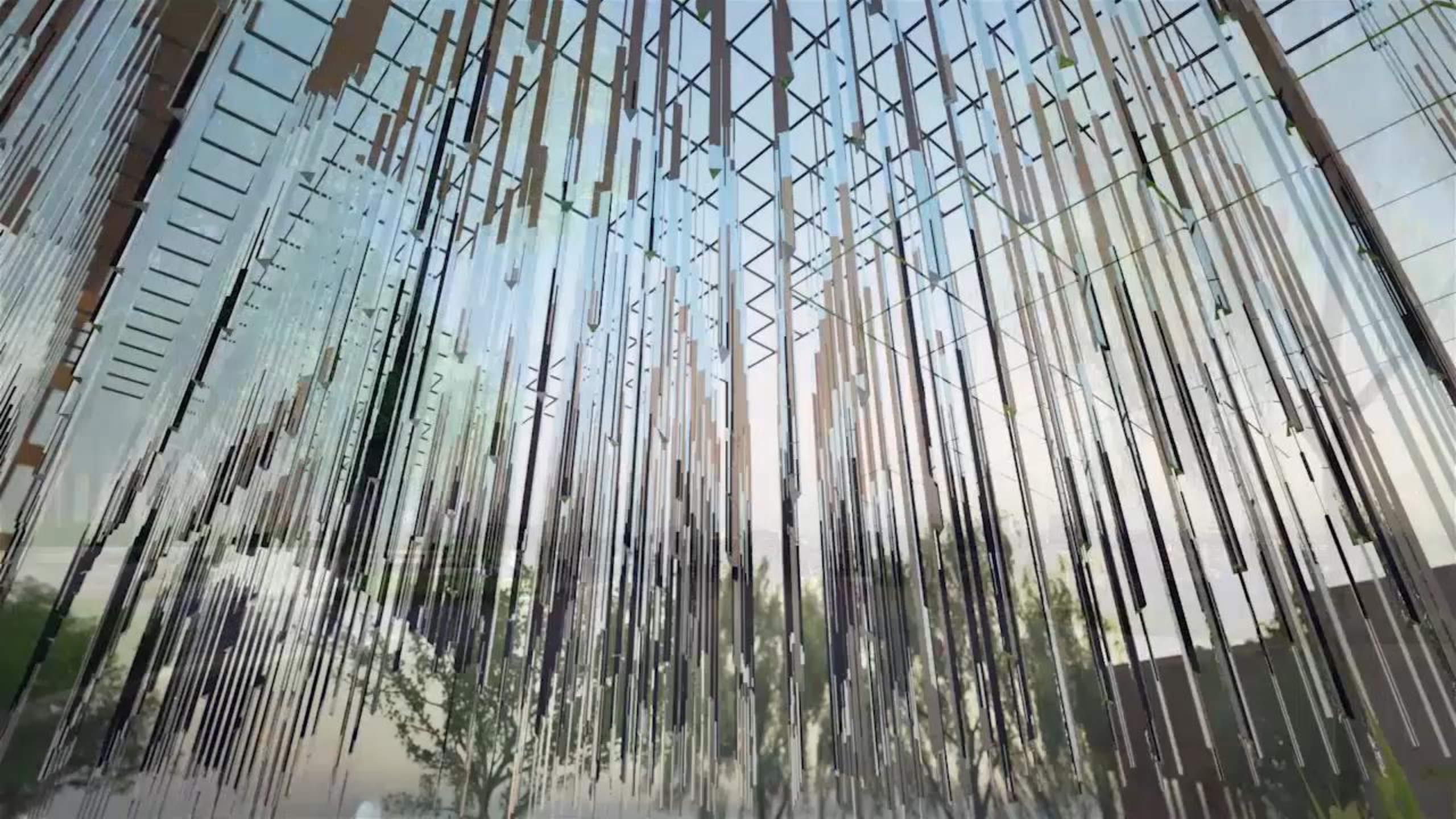
Facility on 8th Floor

LANDSCAPE DESIGN



Facility on 8th Floor

LANDSCAPE DESIGN





LEISURE POOL

LANDSCAPE DESIGN

Water Curtain



Stream Walk



Sunbathing Pool (Spa Bed)



Seating Spa



HYDRO THERAPY TYPE



karibic
 intensive Massage oder
 kompakte Gegenstromanlage
 masaje intensivo o
 contra-corriente compacto
 intensive massage or
 countercurrent jet stream unit



balance pro
 breitflächig - streichelnd für
 Rücken und Nacken
 superficie ancha - suave para
 espalda y nuca
 large and caressing, for back
 and neck wellness



comfort pro
 breitflächig - kräftig für die
 Oberschenkelmuskulatur
 superficie ancha - fuerte para
 la musculatura de los muslos
 large and strong, for revitalising
 of thigh muscles



pulsive pro
 lokal - konzentriert zur
 Lockerung der Muskulatur
 local - concentrado sobre
 relajación de la musculatura
 local and concentrated,
 for muscle relaxation



WATER
 CURTAIN

SPA BED



WALKING
 CORRIDOR

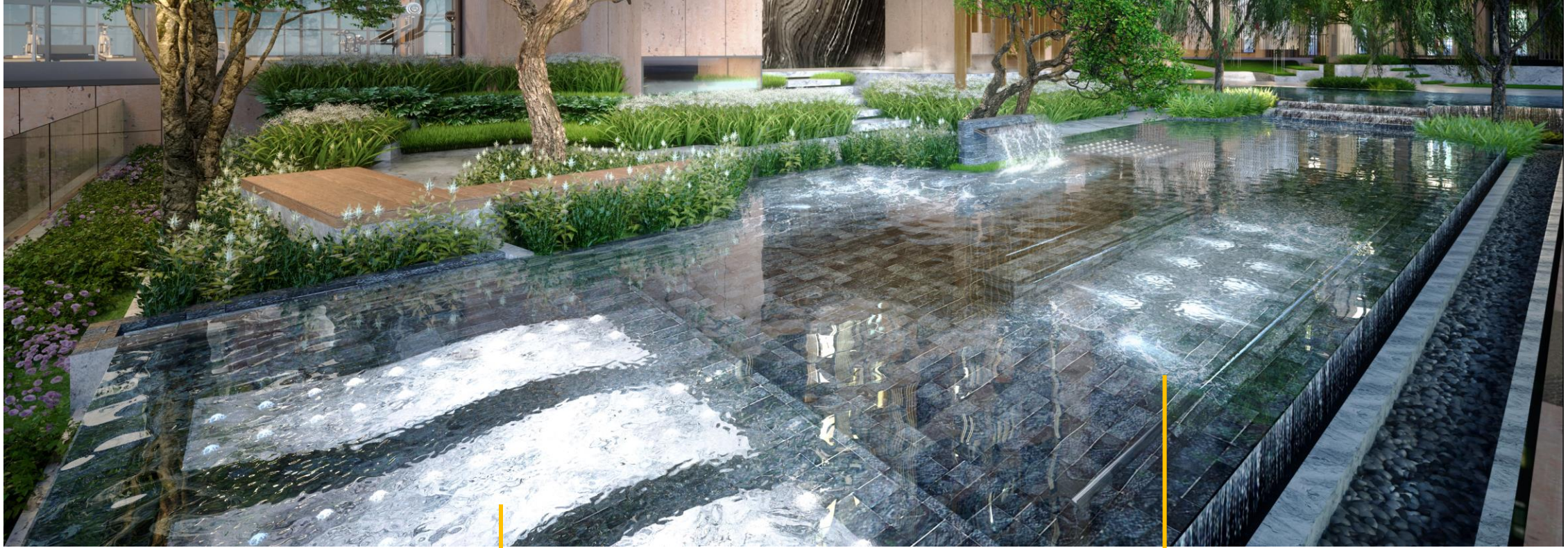


MASSAGE
 SEAT



BUBBLE
 POOL





WALKING CORRIDOR STATION

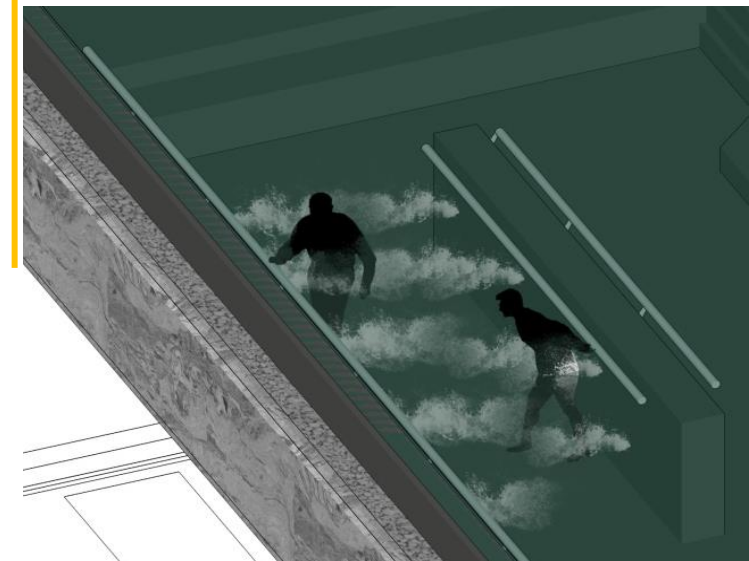
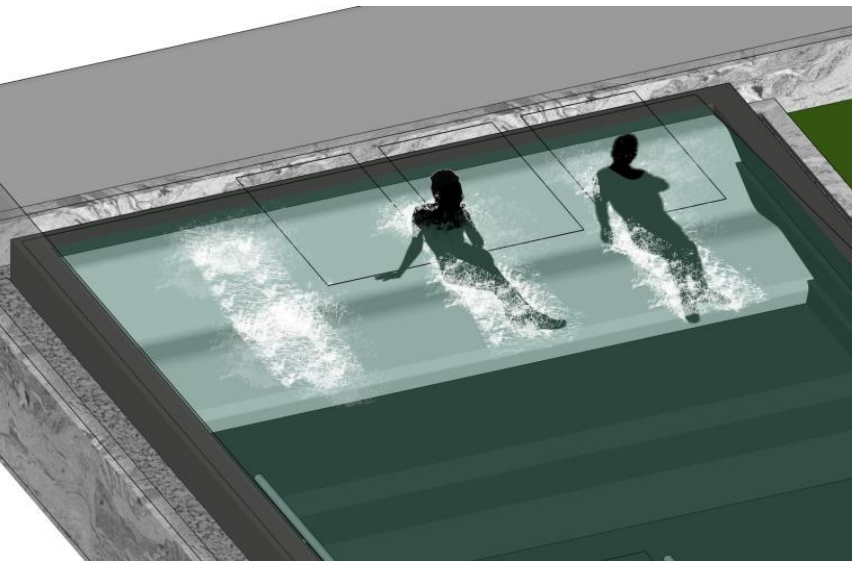
(Width 1.50m with Hand Rail)

- Elderly Underwater Exercise
- Massage Waist/Thigh with Underwater Jet

SPA BED STATION

(Long Bed with 3 Massage Spot)

- Massage Shoulder / Back / Waist
- Resting Point



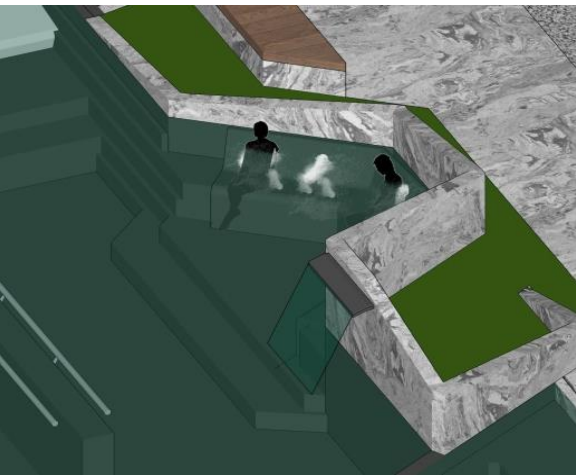


MASSAGE SEAT STATION

(5 Seat)

-Resting Seat

-Massage Back/Thigh



WATER CURTAIN STATION

(1-2 People)

-Massage Shoulder/Back

(With Wall-mounted Jet)

-Refreshment Massage

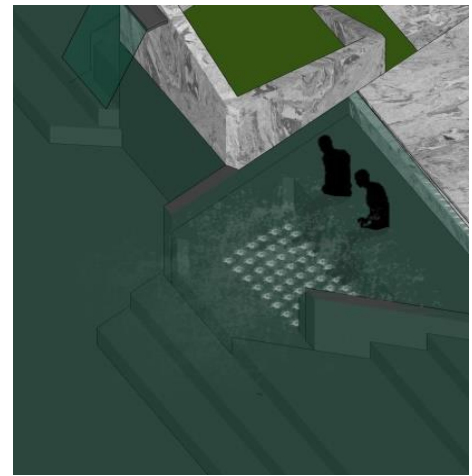


BUBBLE POOL STATION

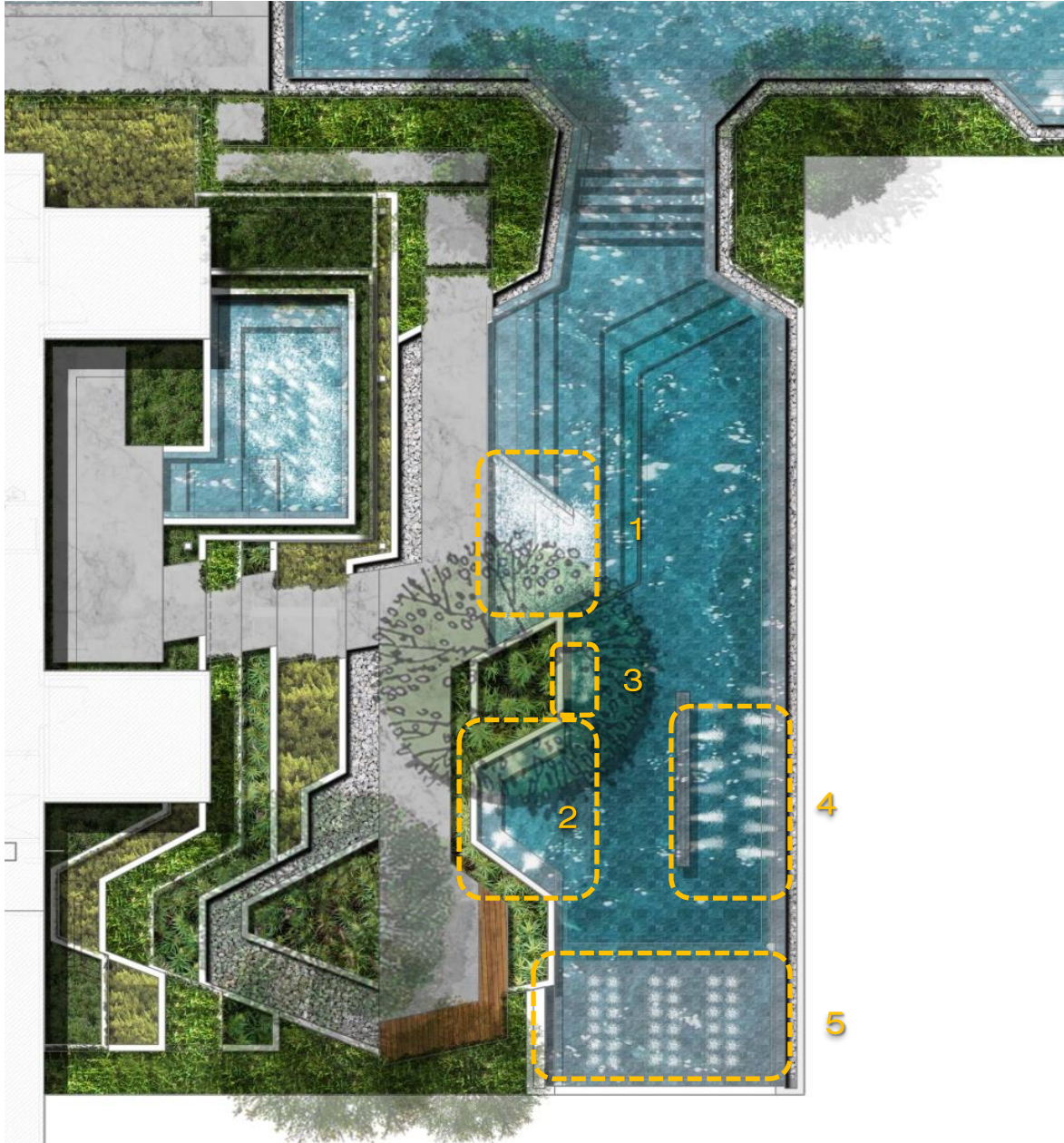
(3-4 People)

-Massage Feet (With Air
Bubble Jet)

-Gathering Area before
Entering Hydrotherapy



HYDRO THERAPY STATION



1 BUBBLE POOL
3-4 Person

2 MASSAGE SEAT
5 Seats

3 WATER CURTAIN
2 Person

4 WALKING CORRIDOR
3 Person (Standing Still)
1 Person (Walking)

5 SPA BED
3 Beds





FITNESS / CHANGING ROOM



WATER FALL



INSPIRATION



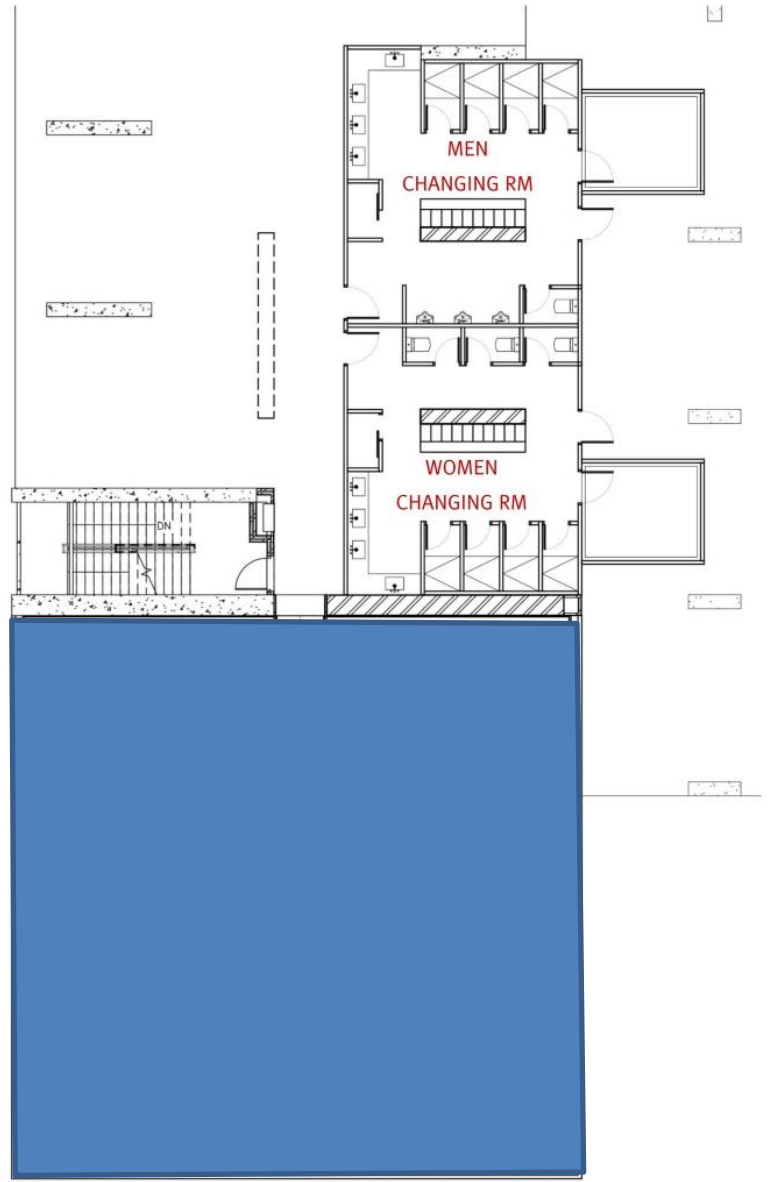
Fitness / Changing room



Fitness / Changing room







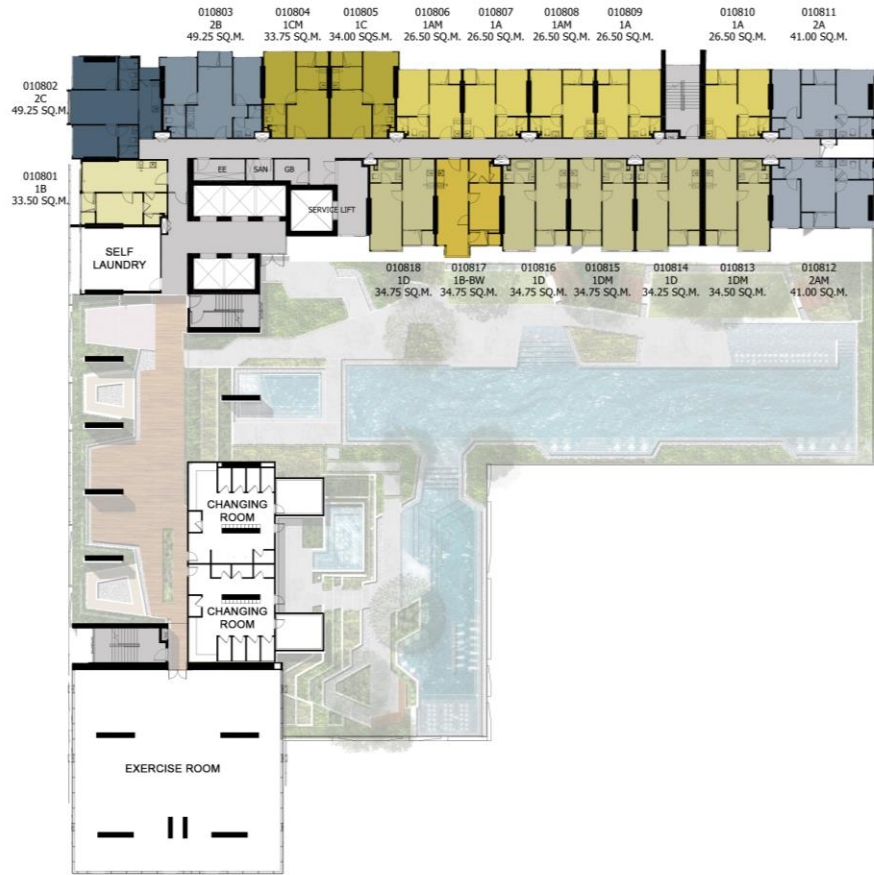
FITNESS LAYOUT



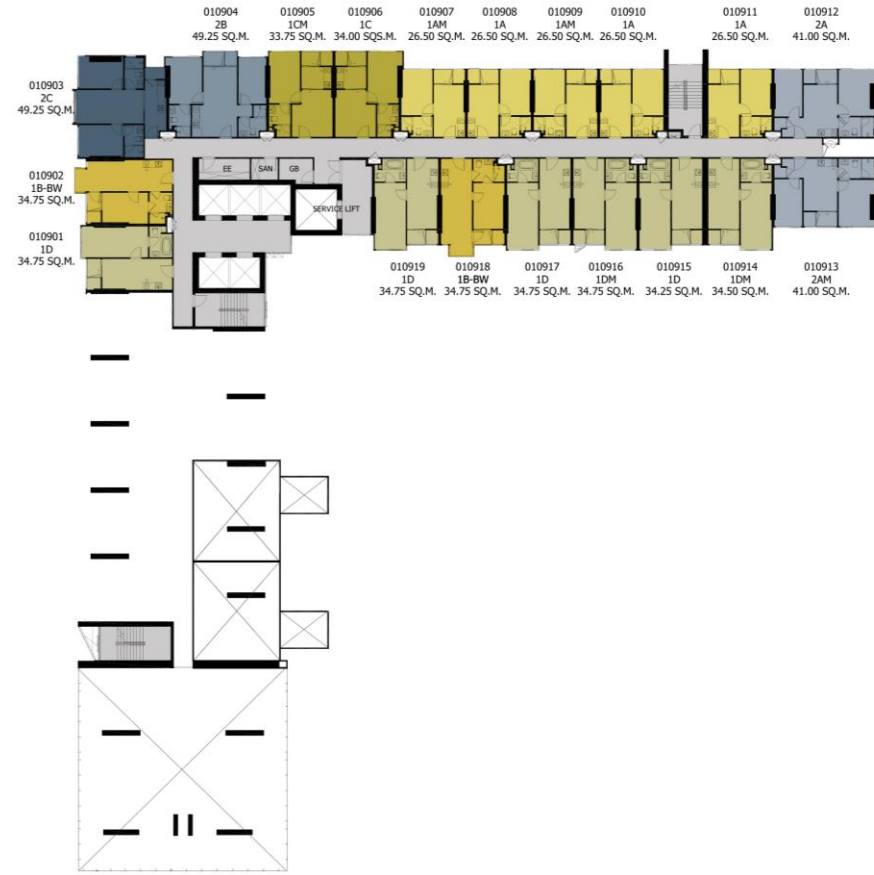
INTERIOR FITNESS



CHANGING ROOM



8TH FLOOR



9TH FLOOR





10TH FLOOR

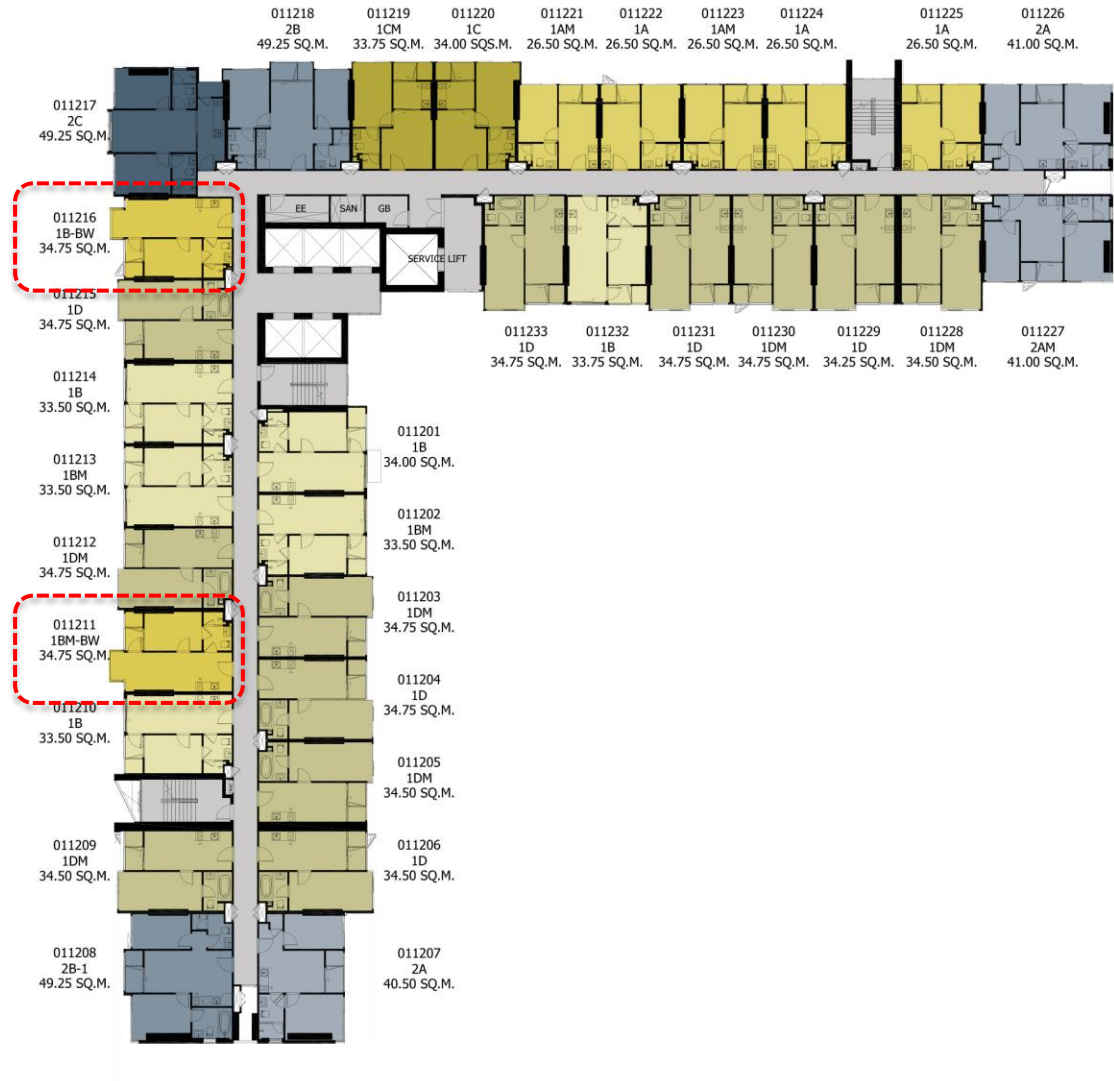


RESIDENTIAL FLOOR



11TH FLOOR





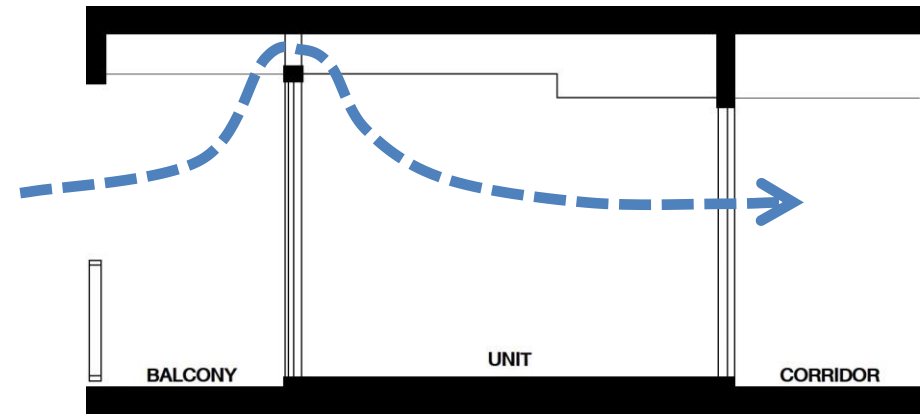
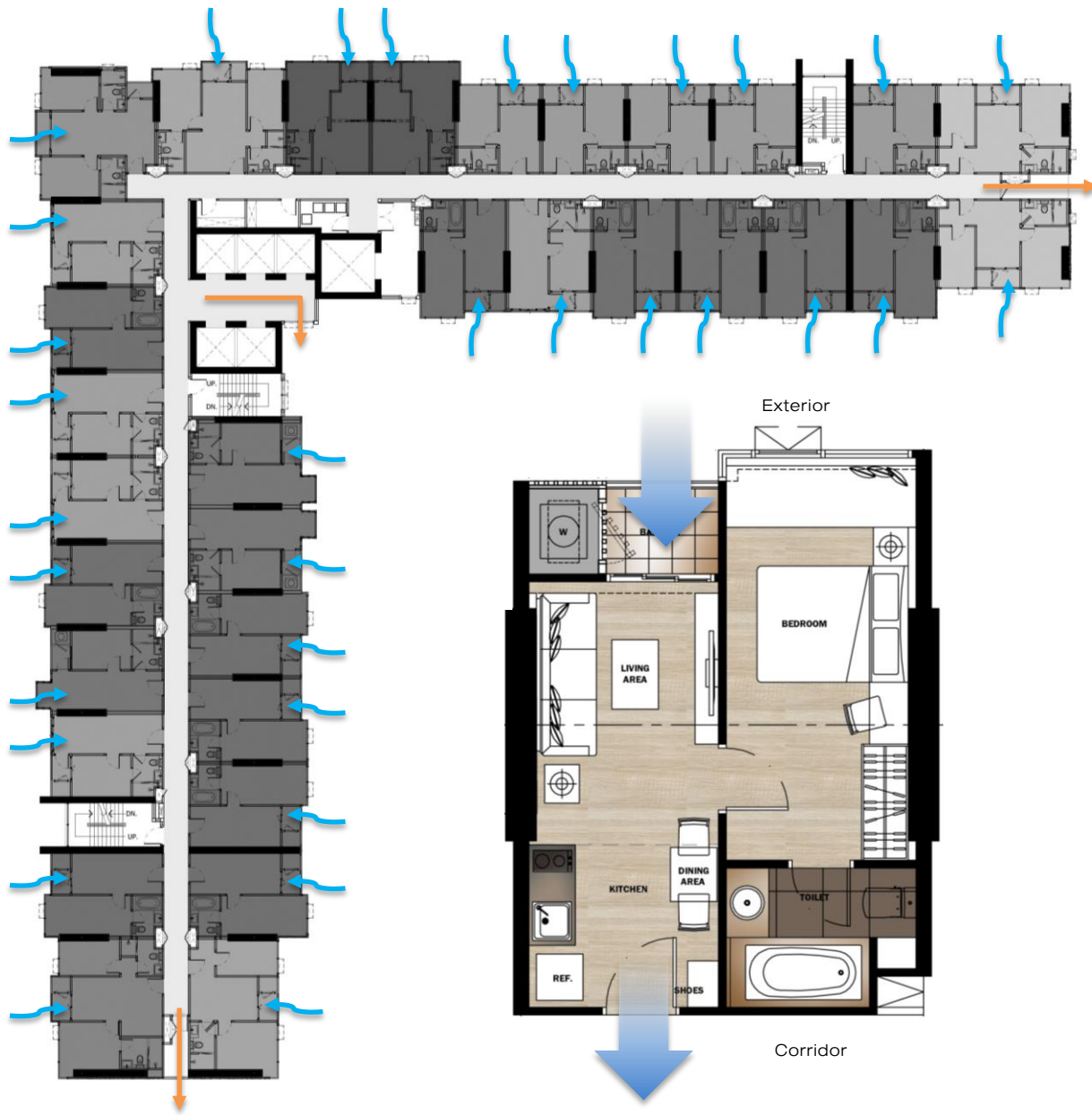
12TH FLOOR





13TH FLOOR

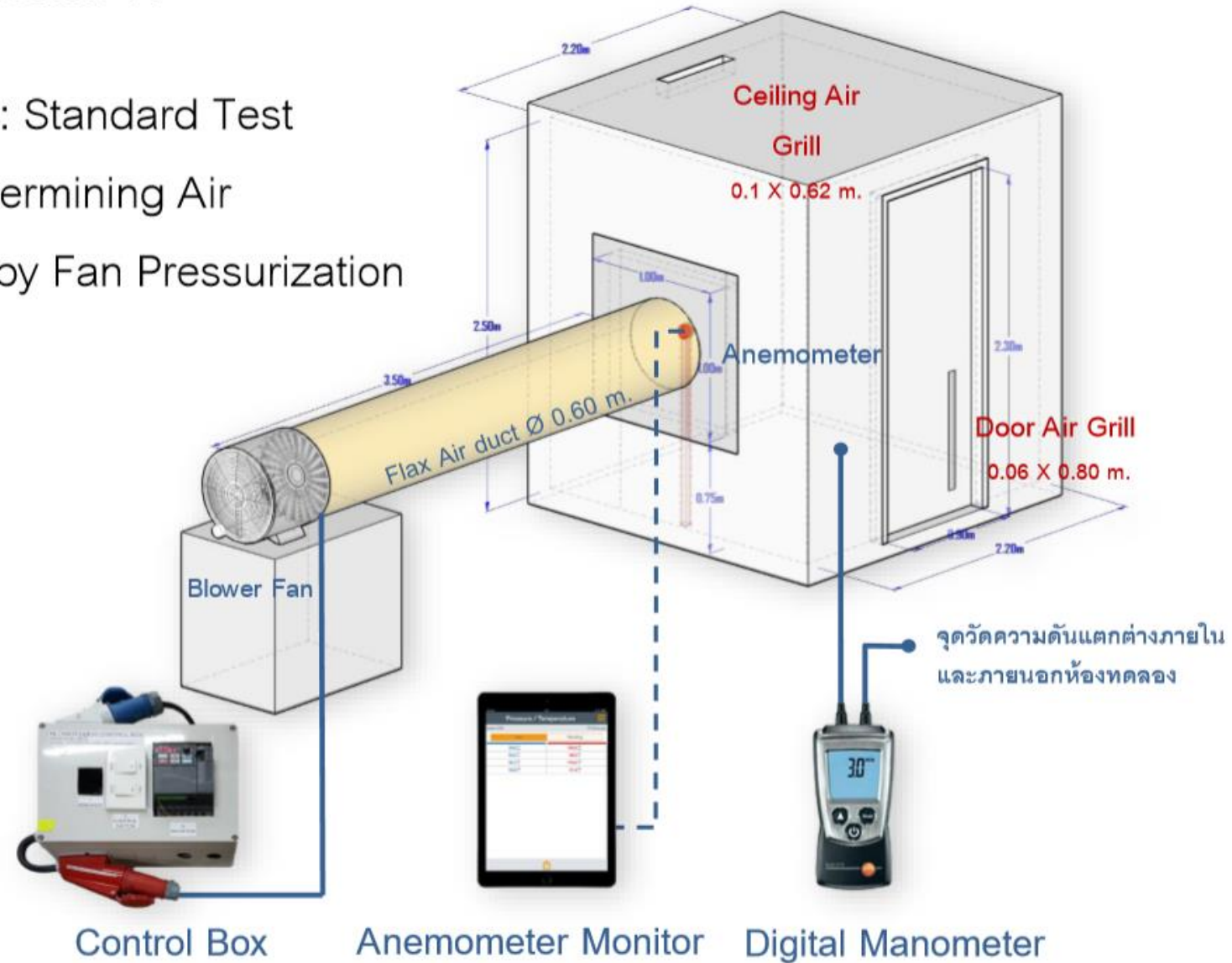




VENTILATION SYSTEM

ขั้นตอนวิธีการศึกษา

ASTM E779-03: Standard Test Method for Determining Air Leakage Rate by Fan Pressurization

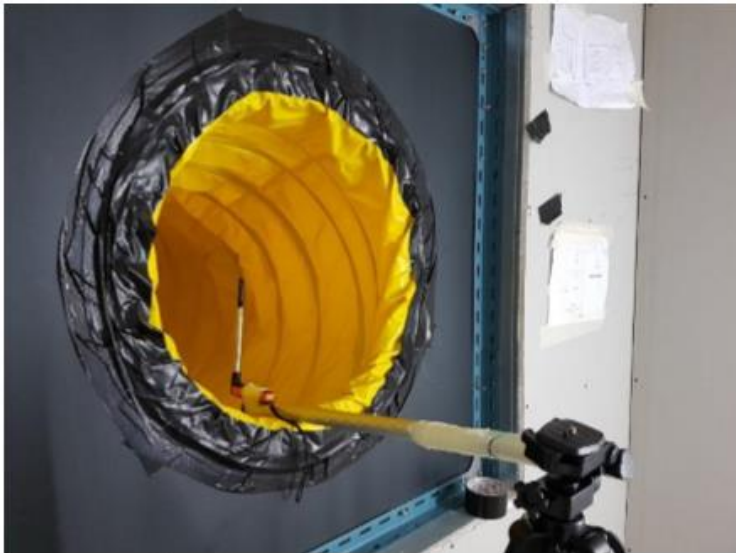




พัดลม Blower ขนาด 6,500 CFM เชื่อมต่อสู่ห้องโดยท่ออลม



การเชื่อมต่อท่อลมเข้ามาที่ห้องทดลอง



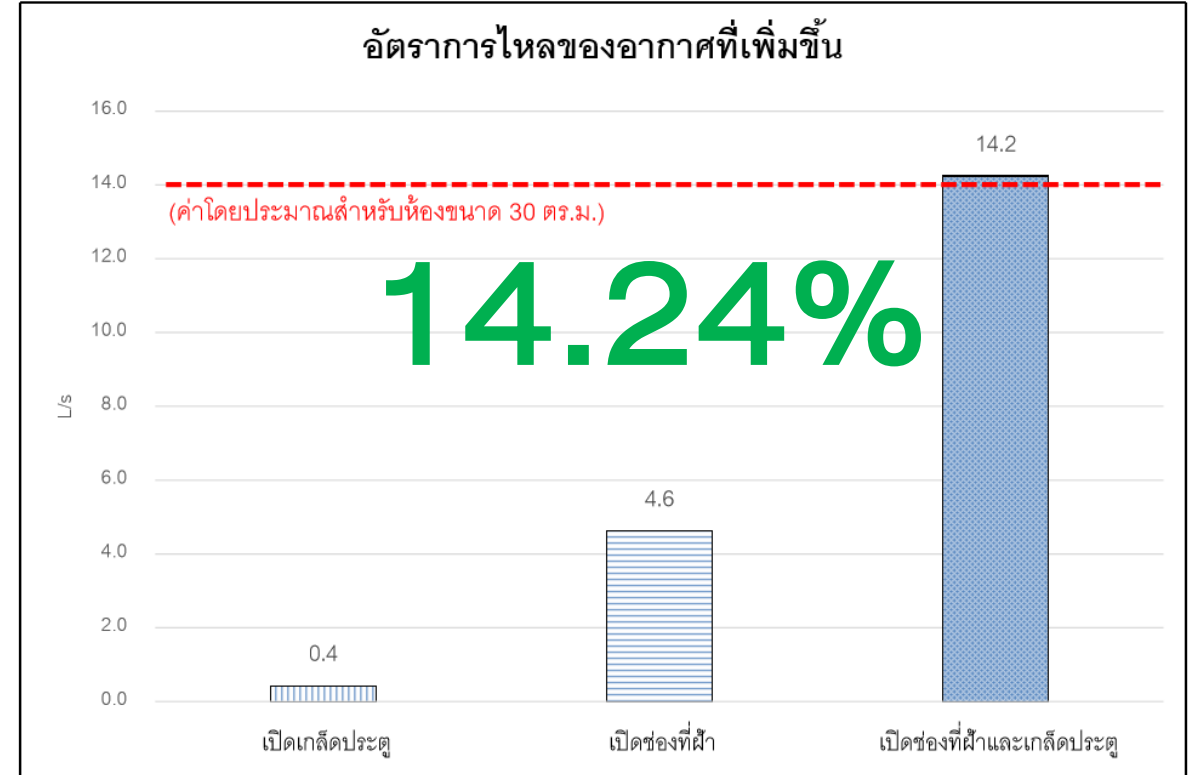
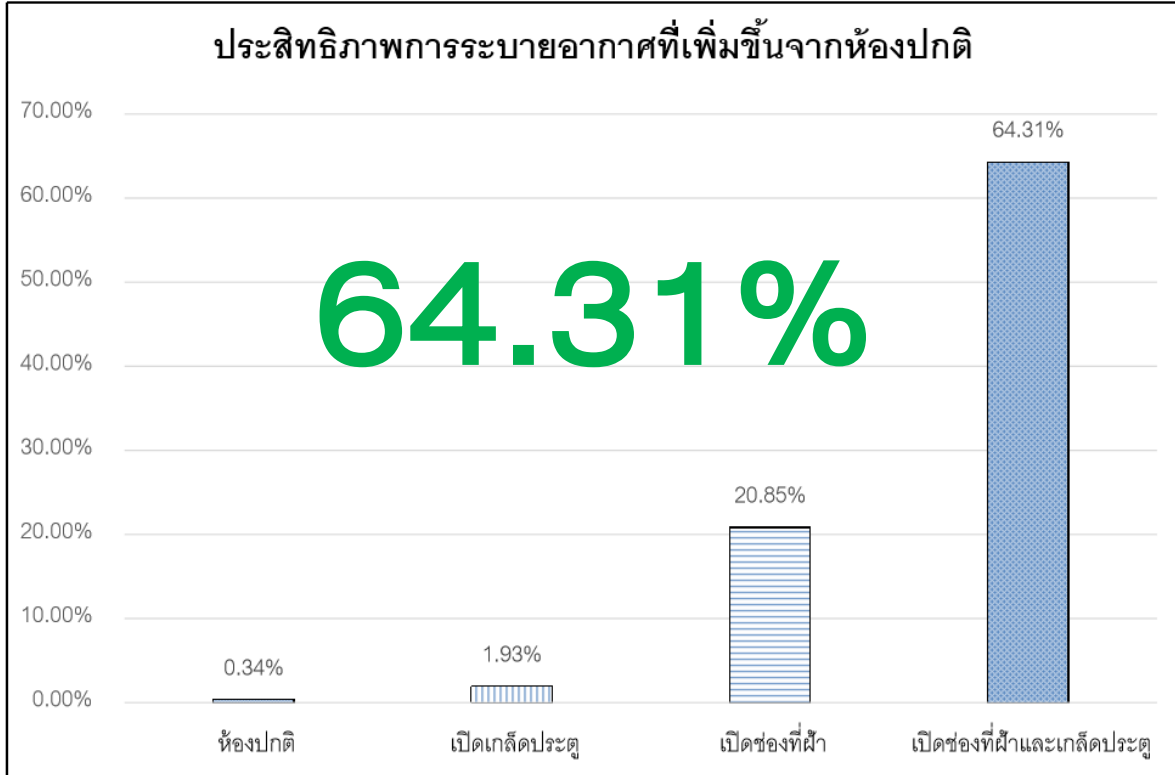
การติดตั้งเครื่องวัดความเร็วลม (Anemometer)

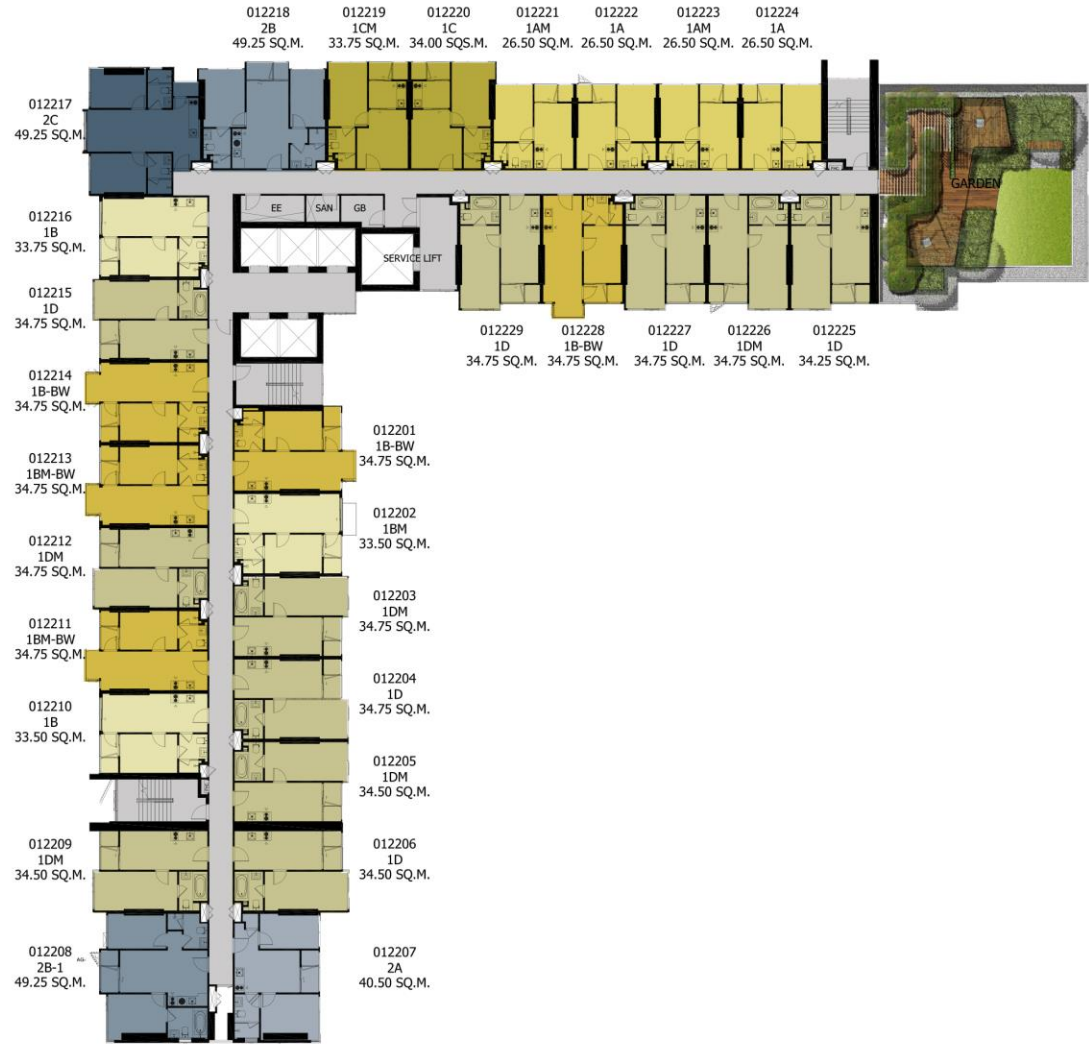


การติดตั้งเครื่องวัดความดันอากาศแตกต่าง (Digital Manometer)

กรณีศึกษา		ACH _{nat}	ประสิทธิภาพการระบายอากาศที่เพิ่มขึ้นจากห้องปกติ
1	ห้องปกติ	6.59	-
2	เปิดช่องระบายอากาศทั้งหมด	6.61	0.34%
3	เปิดเกล็ดประตู	6.71	1.93%
4	เปิดช่องที่ฝ้า	7.96	20.85%
5	เปิดช่องที่ฝ้าและเกล็ดประตู	10.82	64.31%

กรณีศึกษา	อัตราการไหลของอากาศที่เพิ่มขึ้น (L/s)
เปิดเกล็ดประตู	0.43
เปิดช่องที่ฝ้า	4.62
เปิดช่องที่ฝ้าและเกล็ดประตู	14.24

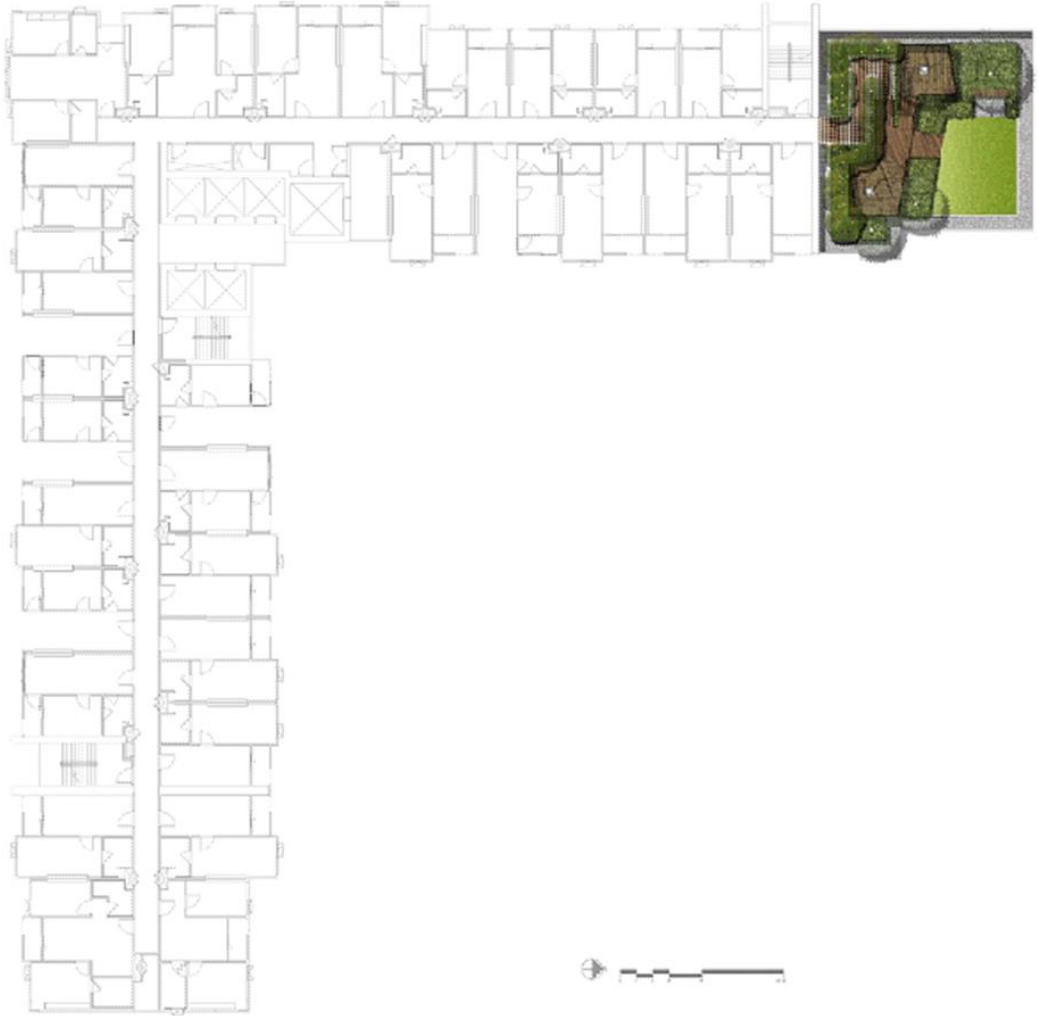




22ND FLOOR



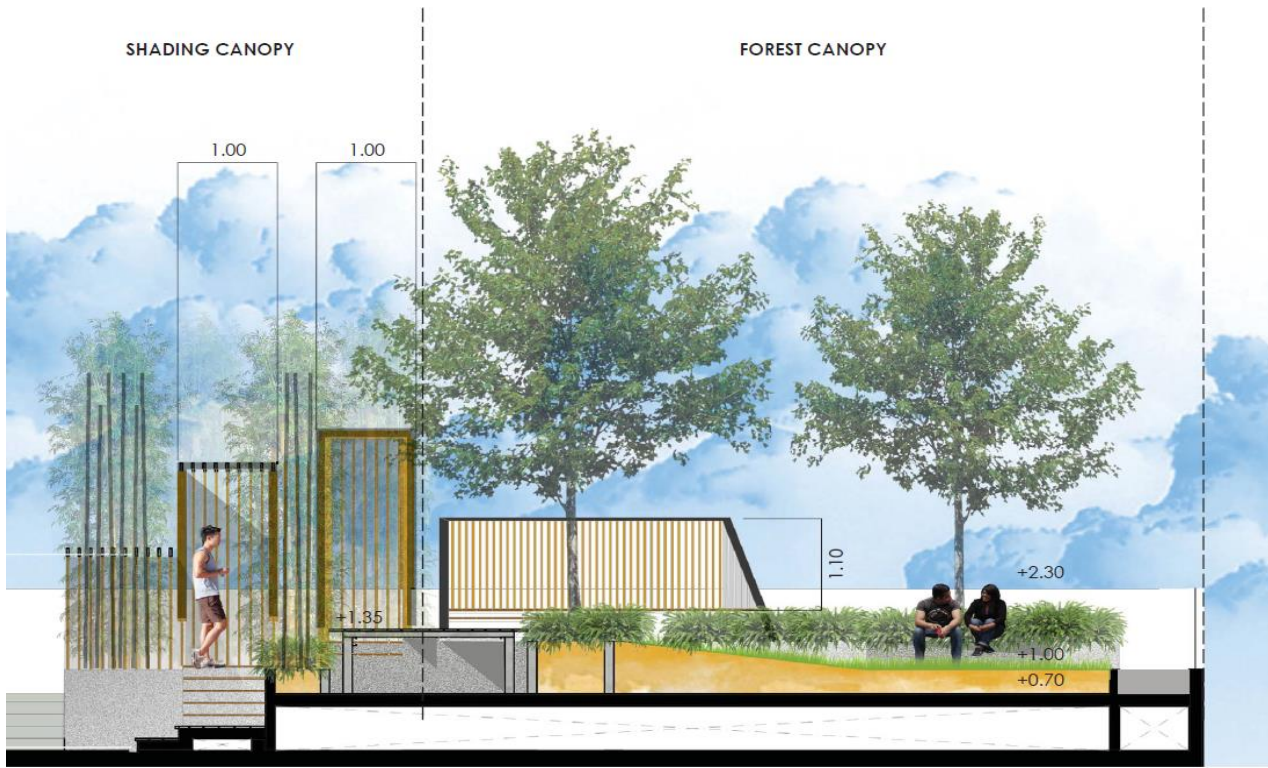
RESIDENTIAL FLOOR

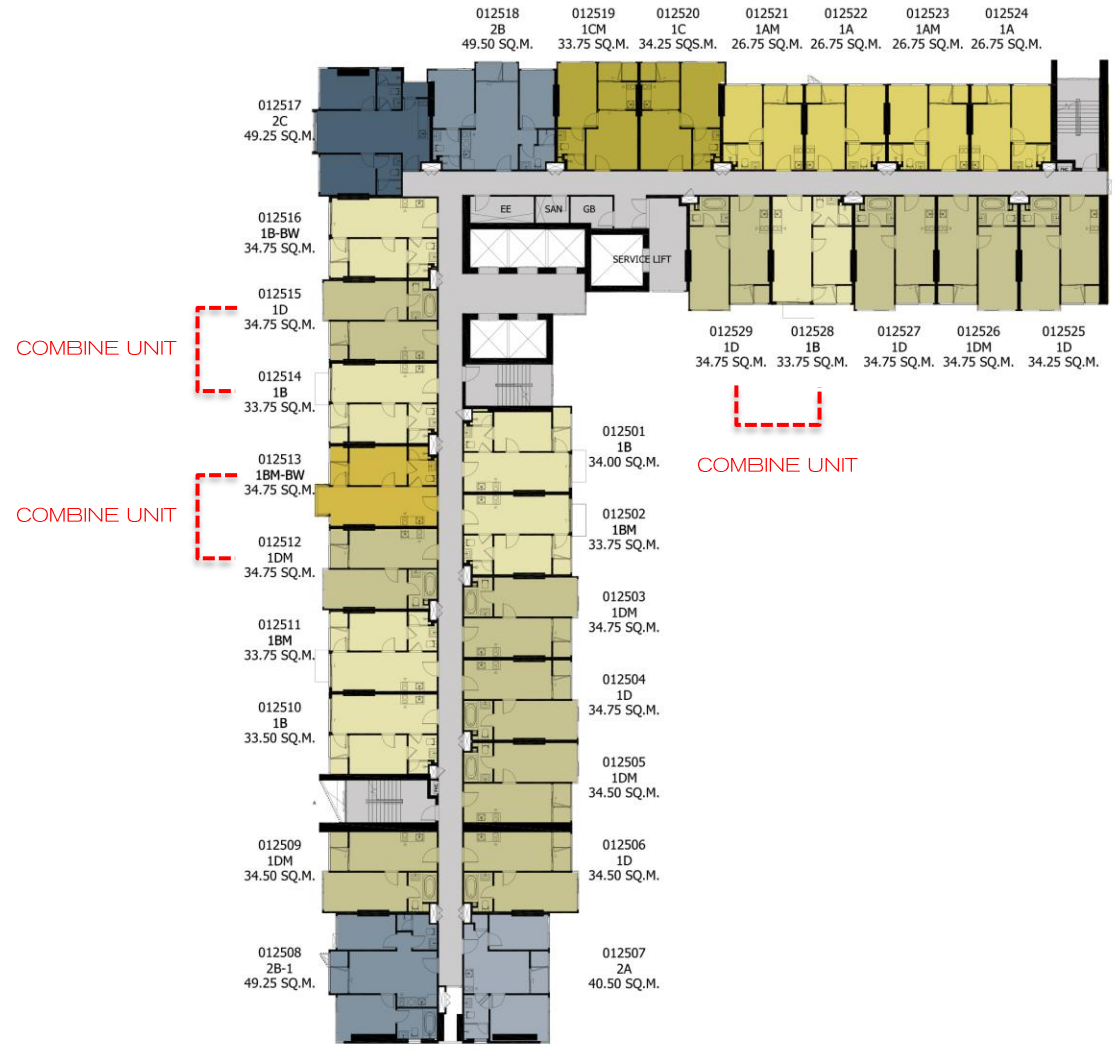


Facility on 22nd Floor

SHADING CANOPY

FOREST CANOPY





25TH FLOOR





47TH FLOOR

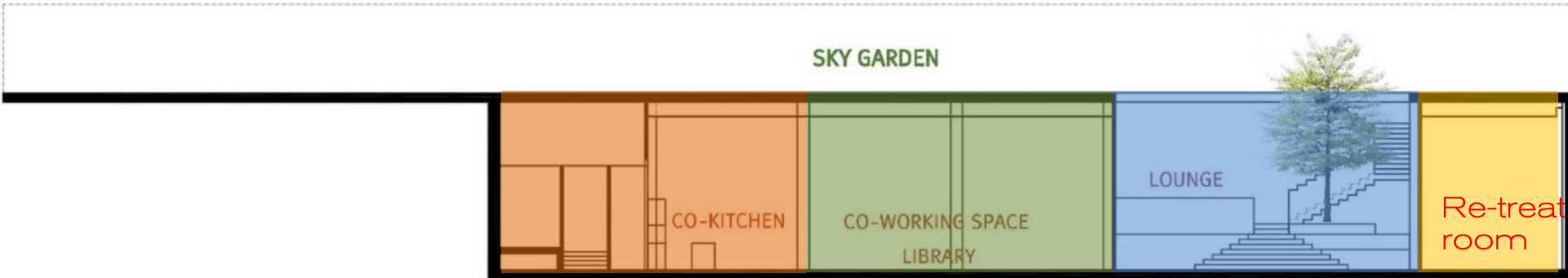




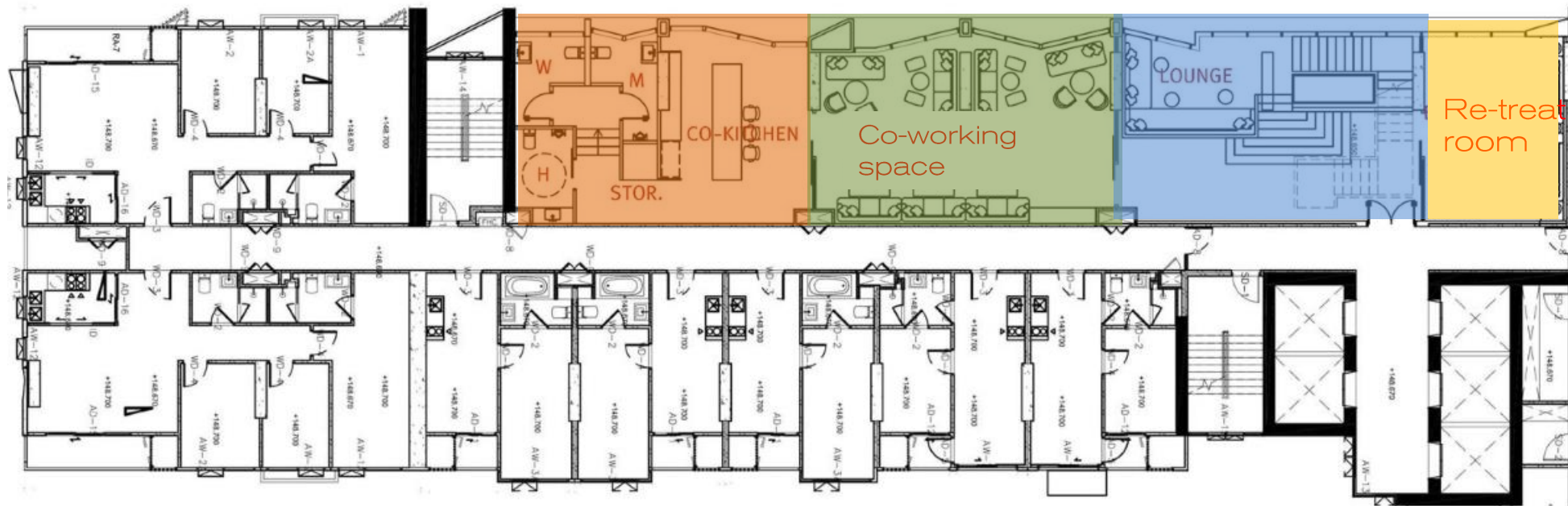
SKY LOUNGE



SKY LOUNGE / Co-Working / Co-Kitchen



Section



SECTION / LAYOUT



SKY LOUNGE



SKY LOUNGE



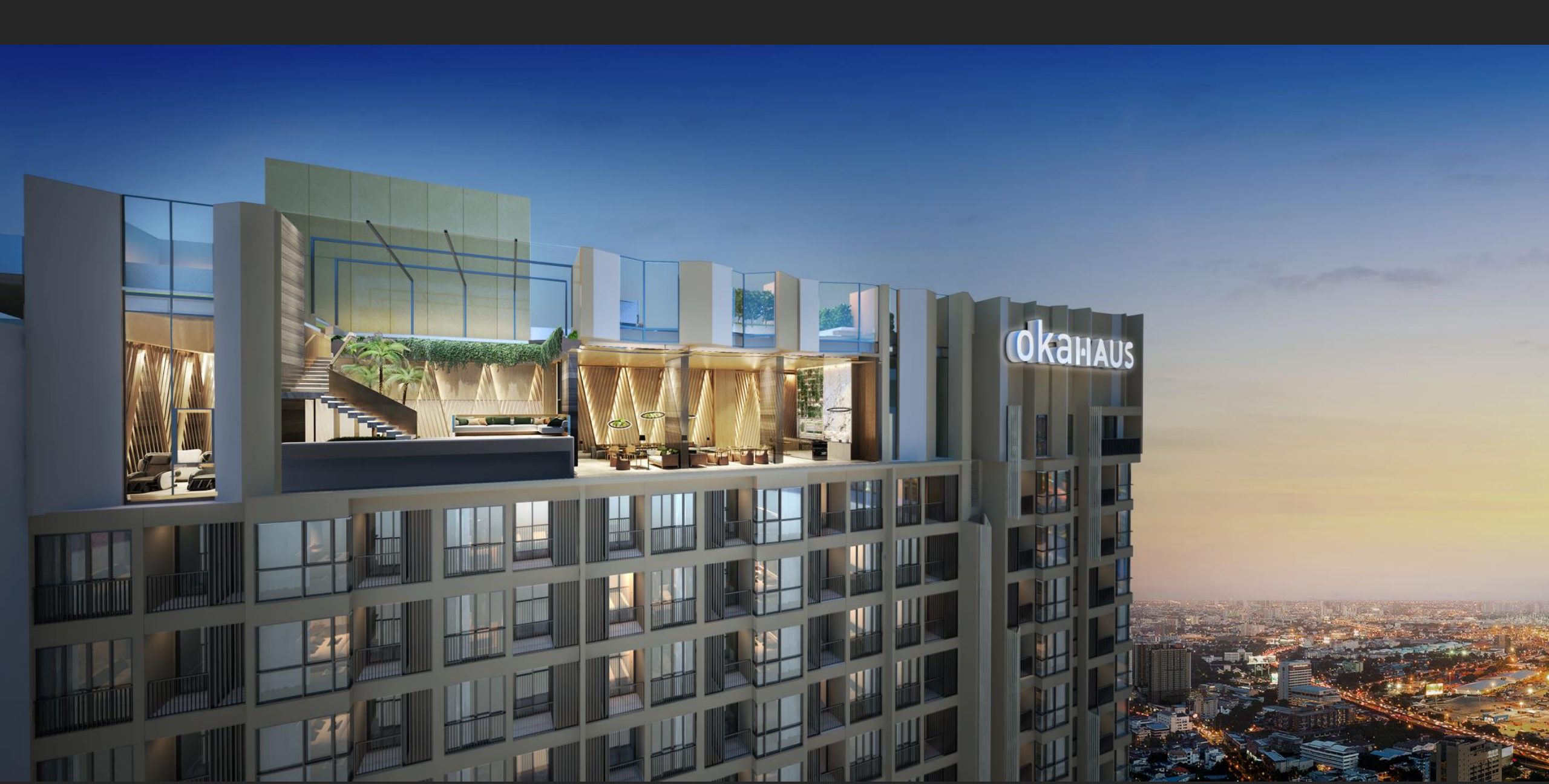
CO-WORKING SPACE



CO-KITCHEN



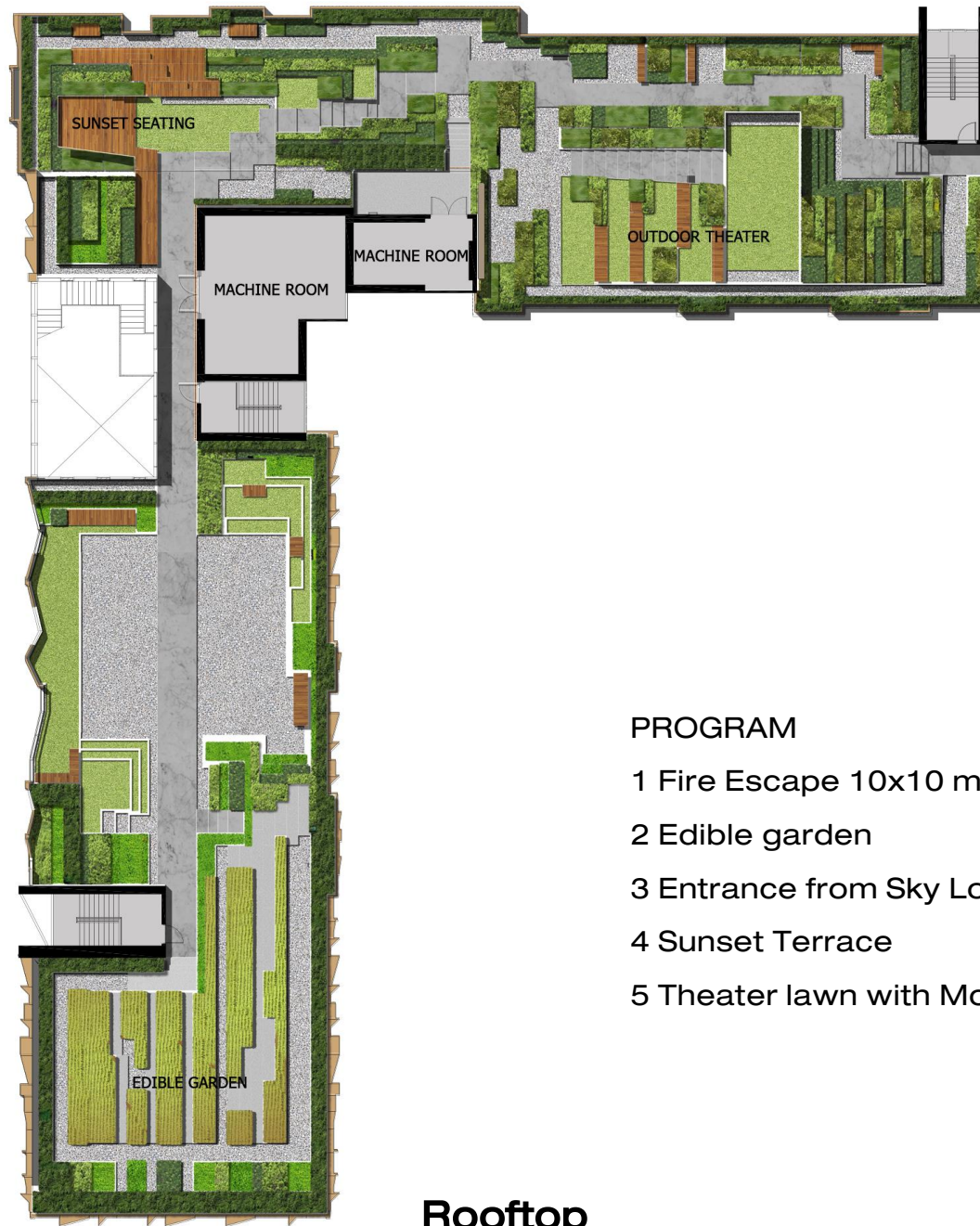
RE-TREAT ROOM



47th FACILITIES AREA



47th FACILITIES AREA



PROGRAM

- 1 Fire Escape 10x10 m
- 2 Edible garden
- 3 Entrance from Sky Lounge
- 4 Sunset Terrace
- 5 Theater lawn with Movie screen

Rooftop







MOOD UNIT

Espresso scheme : urban haus.



Cozy relax but neat.



Latte scheme : urban haus.



Cozy relax but neat.





UNIT LAYOUT

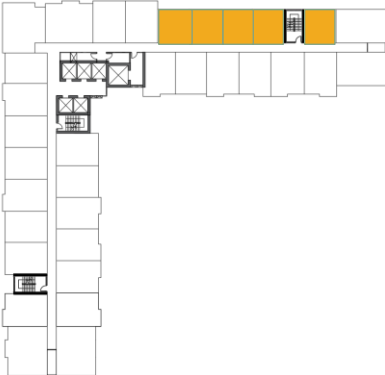
1BED / 1BATH (26.50-26.75)



1A



1AM



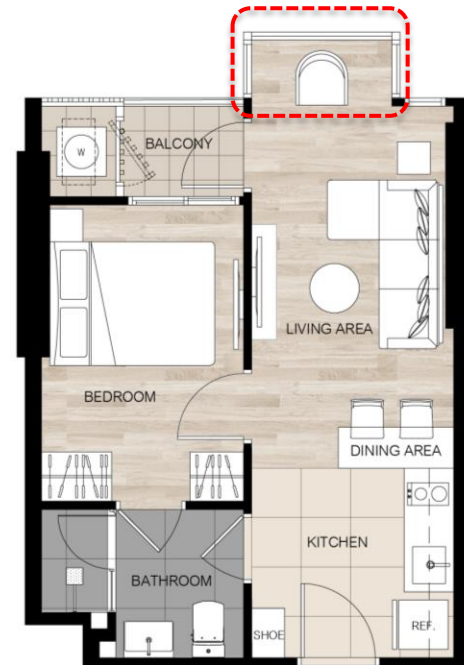
1BED / 1BATH(33.50-34.75)



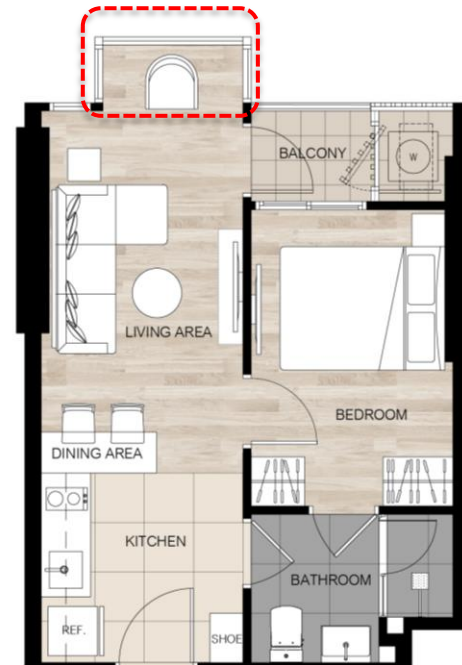
1B



1BM



1B-BW



1BM-BW





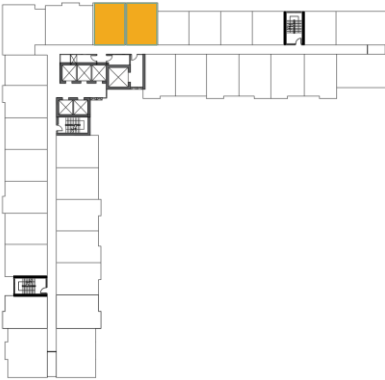
1BED / 1BATH (33.50-34.75)



1C



1CM



1BED / 1BATH (33.50-34.75)



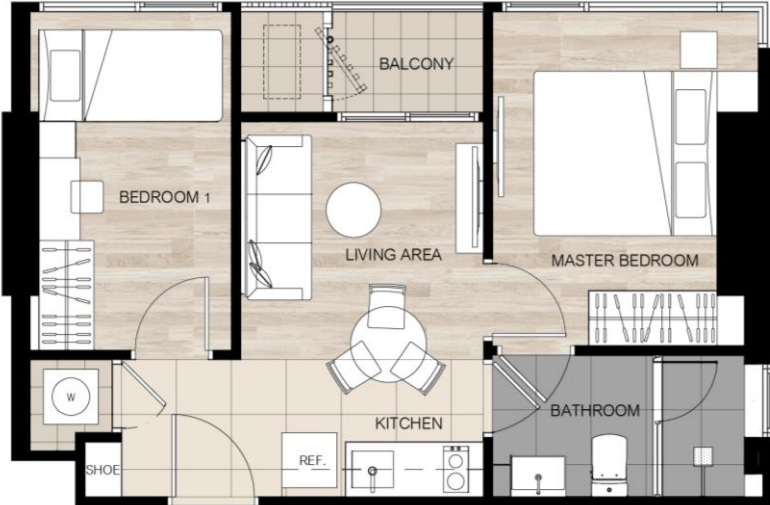
1D



1DM



2BED / 1BATH (40.50-41.00)



2A



2AM



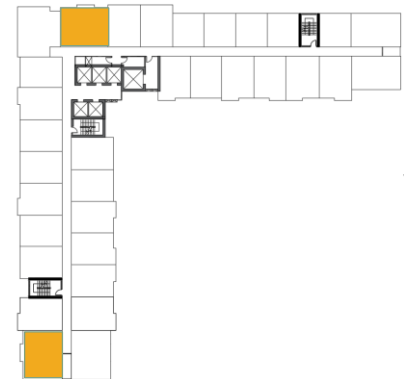
2BED / 2BATH (49.25-49.50)



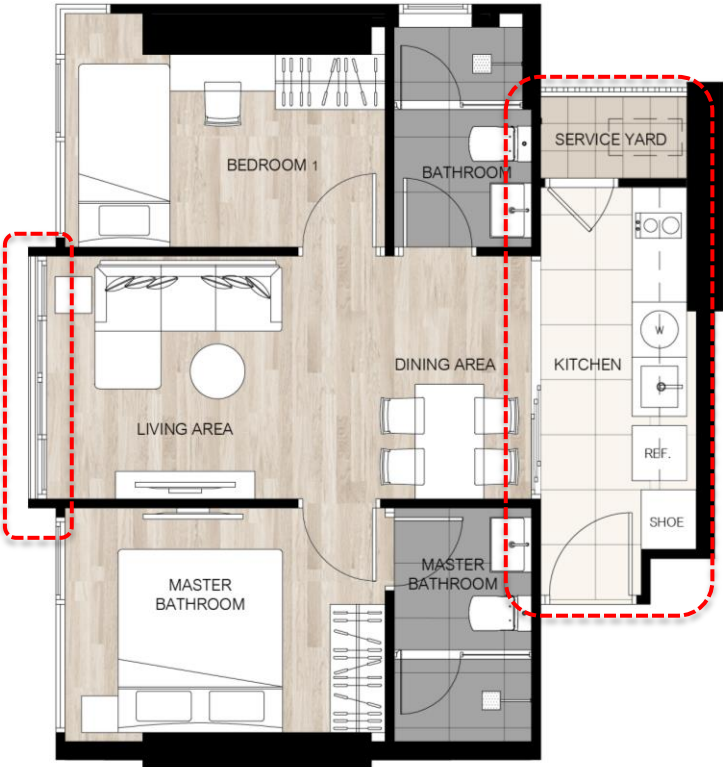
2B



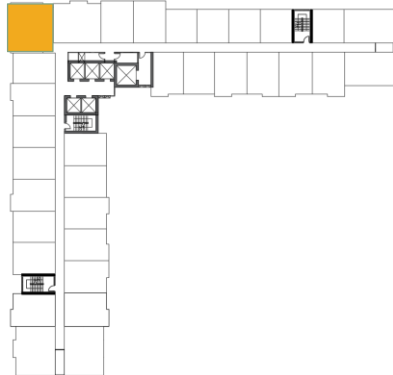
2B-1



2BED / 2BATH (49.25-49.50)



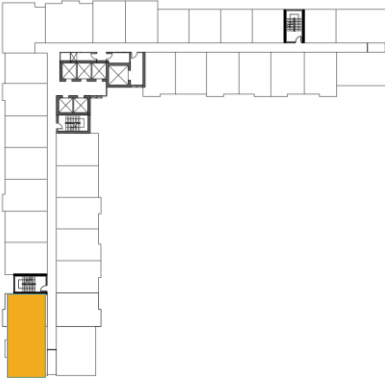
2C



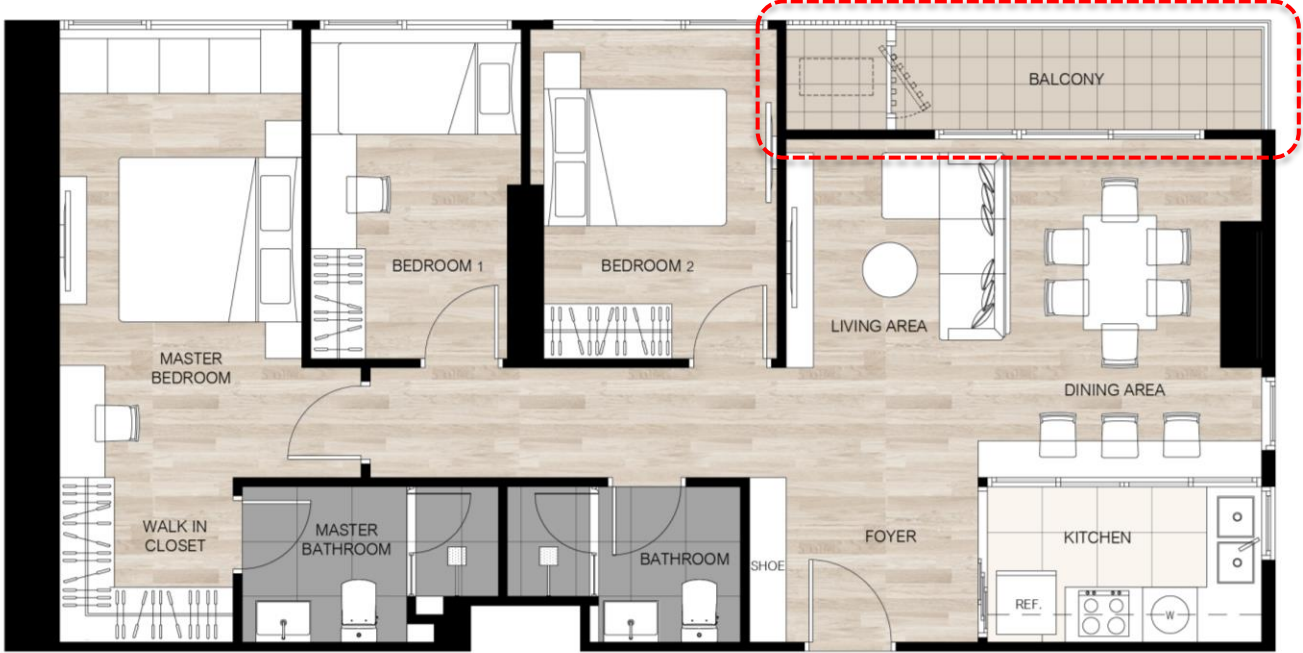
3BED / 2BATH (86.25-86.50)



3A



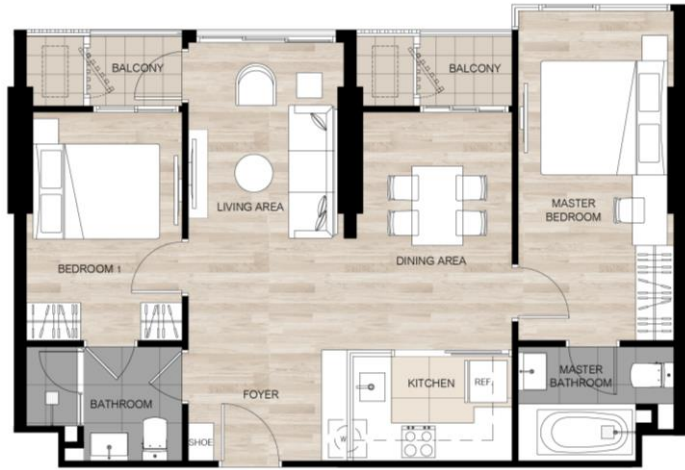
3BED / 2BATH (86.25-86.50)



3AM



COMBINE UNIT- 2BED / 2BATH (68.75-70.50)



1B & 1D



1BM & 1DM



1B-BW & 1D



1BM-BW & 1DM

START FROM LEVEL 25





UNIT SPECIFICATION



Ceiling Height



LIVING & BEDROOM – 2.70M.



KITCHEN – 2.40 M.



BATHROOM – 2.50 M.



1D (SCHEME : LATTE)



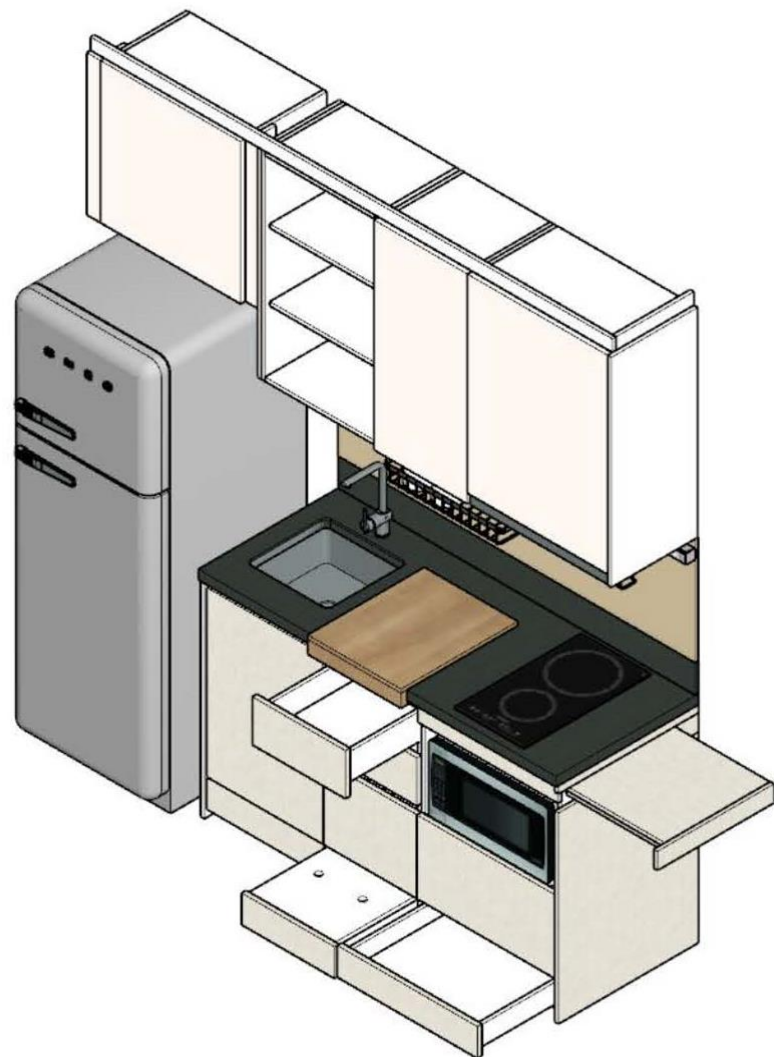
1BM-BW (SCHEME : ESPRESSO)

MATERIAL 1D (scheme : Latte)

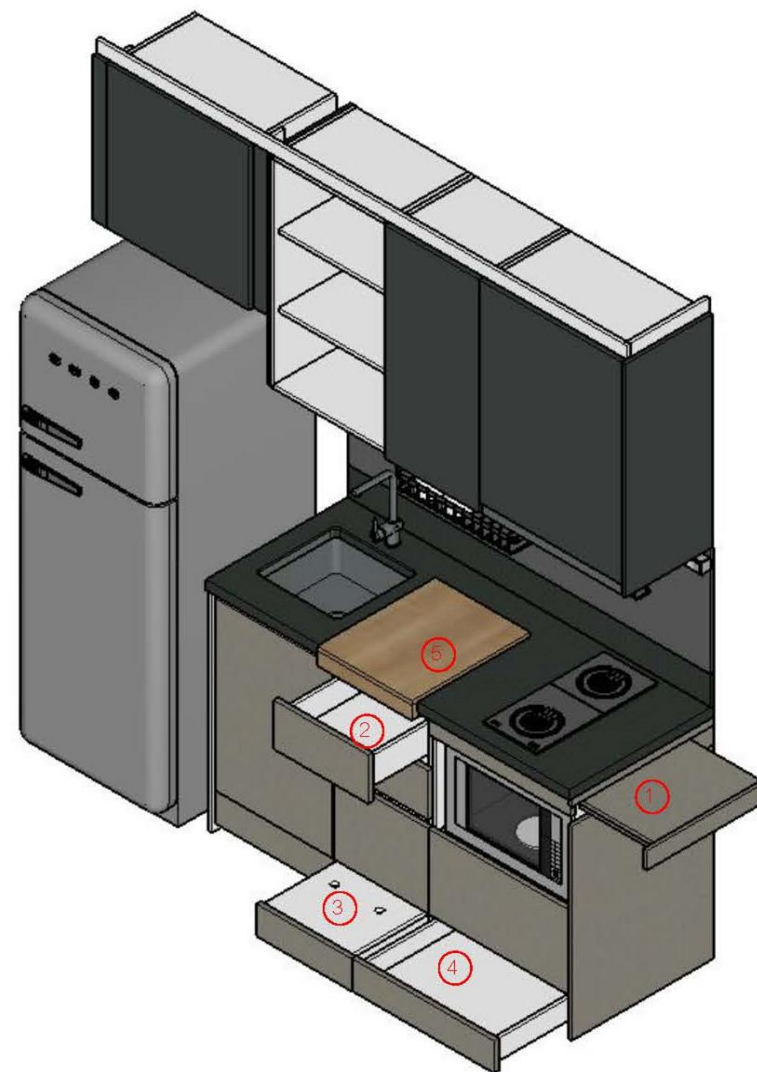
FLOOR	FLOOR	FLOOR	Back Splash Top counter	FLOOR	WALL	WALL	
							
LIVING AND BEDROOM 8 MM. LAMINATED WOODEN FLOOR	BALCONY TILE SIZE 30X30 CM.	Kitchen TILE SIZE 60X60 CM.	Kitchen GLASS COATED	Kitchen. COTTO ITALIA	WC. TILE SIZE 60X60 CM	WC. TILE SIZE 30X60CM.	WC. (feature) TILE SIZE 30X30CM.

MATERIAL 1BM-BW (scheme : Espresso)

FLOOR	FLOOR	FLOOR	Back Splash Top counter	FLOOR	WALL	WALL	
							



(SCHEME : LATTE)



(SCHEME : ESPRESSO)

Format

160 cm

320 cm

Thickness : 8 mm

Performance

Dimensional Stability	High Physical Strength	Low Water Absorption
Resistant to Fire and Heat	Resistant to Frost	Resistant to Acid and Alkal
Resistant to Chemical	Resistant to UV	Resistant to Scratch
Resistant to Stain	Resistant to Impact Force	Hygienic

WATER ABSORPTION
 GRANITE= AVERAGE 0.4 %
 GRANDE= <0.1%

Thickness 12 mm

TEKA



Hood : EL60



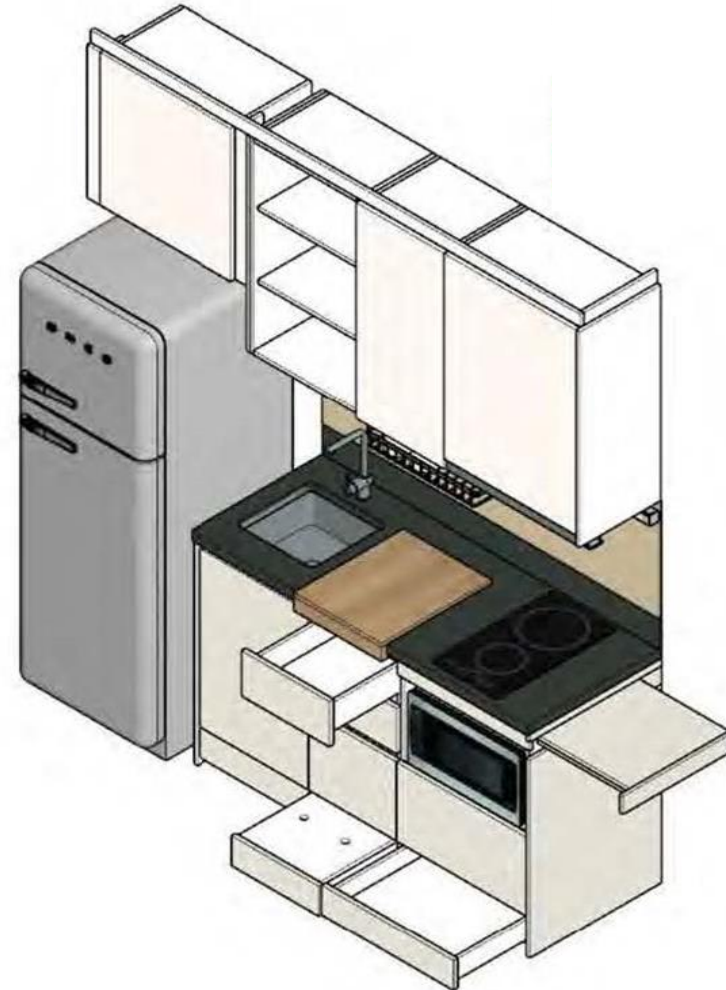
Hob : VE2
2 plate ceramic



Sink : under mount



Tap ; ก๊อกน้ำเข็น



ติดตั้งไฟ Bluetooth
ไว้ด้านบนห้องตู้แขวน

ชั้นวางของด้านในตัว

หน้าบานกระจกเงา ทำช่อง
ให้แสงไฟ สอดผ่าน
เพิ่มดีไซน์ ให้กับตู้กระจก

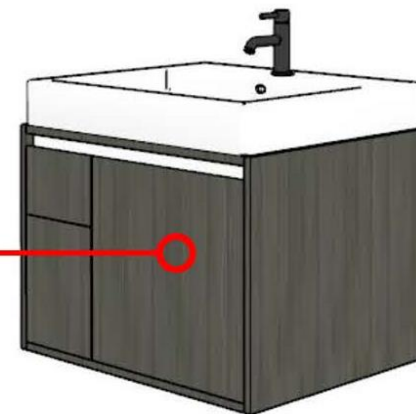
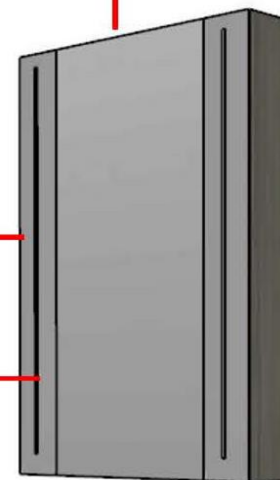


(SCHEME : LATTE)

ติดตั้งไฟ Bluetooth
ไว้ด้านบนห้องตู้แขวน

ชั้นวางของด้านในตัว

หน้าบานกระจกเงา ทำช่อง
ให้แสงไฟ สอดผ่าน
เพิ่มดีไซน์ ให้กับตู้กระจก

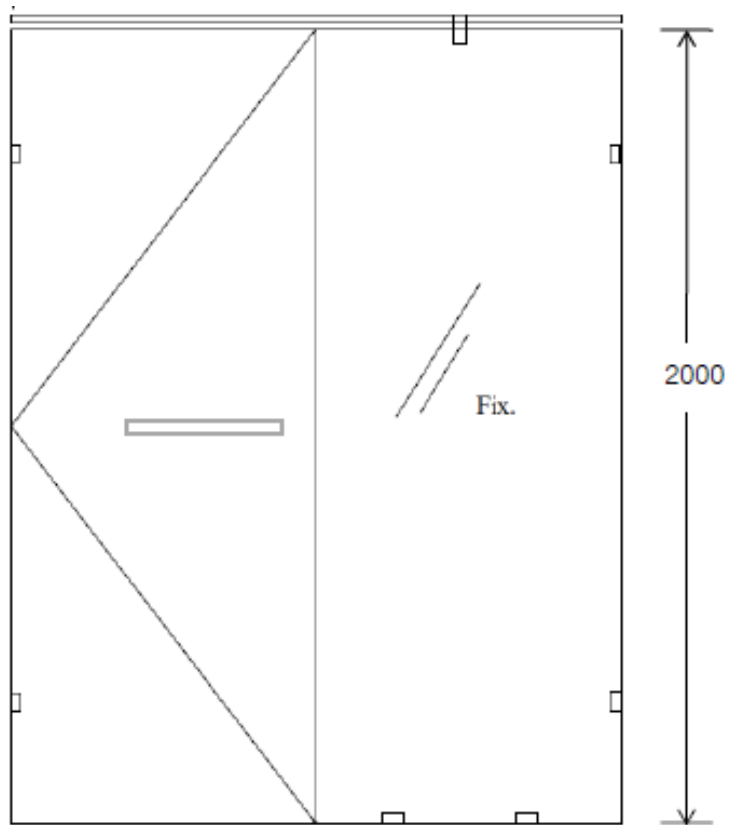


(SCHEME : ESPRESSO)

COTTO[®]



TYPICAL



Crossbar
Material : Stainless grade 304

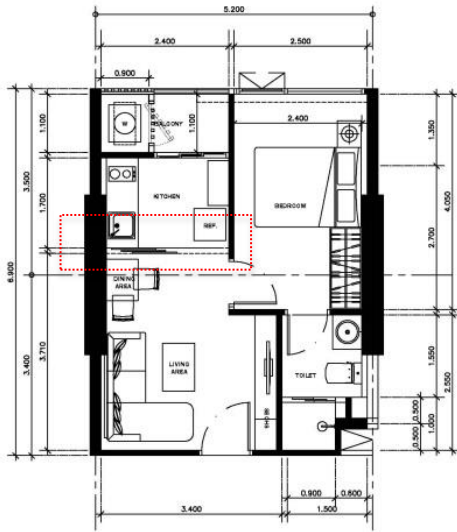
Standard Handle
Size : 30.5 * 45 cm.
Material : Stainless grade 304



จากก้านอามน้ำรุ่น Sphere 2
Fitting : Stainless 304
กระจกนิรภัย (Temper): หนา 10 mm.
รูปแบบประตูอาจมีสลับซ้ายขวา ตามหน้างาน



VENTILATION DOOR



KITCHEN DOOR
 ALUMINIUM POWDER COAT
 CLEAR GLASS
 COLOR - BLACK

DOOR



Lever handle
 Bedroom &
 Bathroom

IMAGE REFERENCE



MAIN DOOR
 with ventilation system

LAMINATE
 SIZE
 0.90X2.30M.



BEDROOM

LAMINATE
 BEDROOM DOOR
 SIZE 0.80X2.00M.,

WC. DOOR

LAMINATE
 WC.DOOR SIZE
 0.75X2.00M

DIGITAL DOOR LOCK





FURNITURE PACKAGE



Kitchen – Wardrobe : scheme LATTE



L-11

L-131

SOFA 3 SEAT & SOFA STOOL



L-31

SIDE TABLE



L-21

COFFEE TABLE



L-62

BAR STOOL x 2 PC.



L-17.1

ARMCHAIR



L-43

SIDE BOARD TV



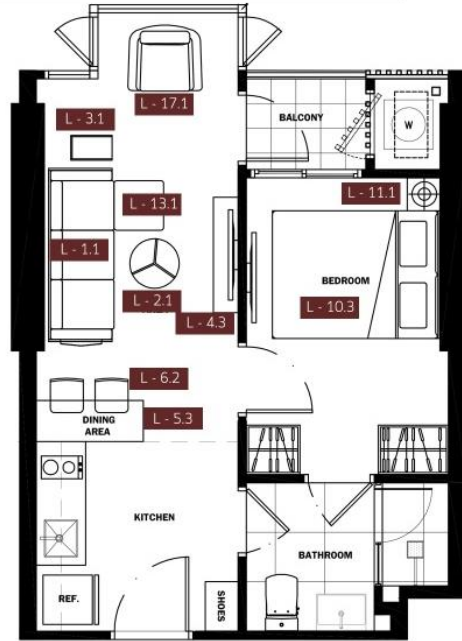
L-11.1

NIGHT TABLE



L-103

BED 5'



TYPE : 1BM-BW (เสีอาน)

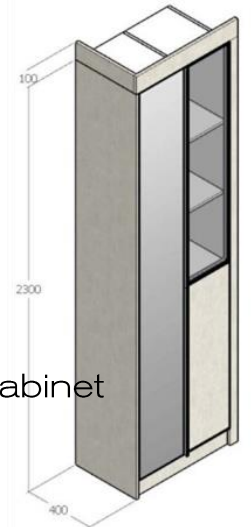


L-5.3

DINING BAR



closet



Shoes cabinet



L-11

L-13.1

SOFA 3 SEAT & SOFA STOOL



L-3.1

SIDE TABLE



L-2.1

COFFEE TABLE



L-4.3

SIDE BOARD TV



L-6.2

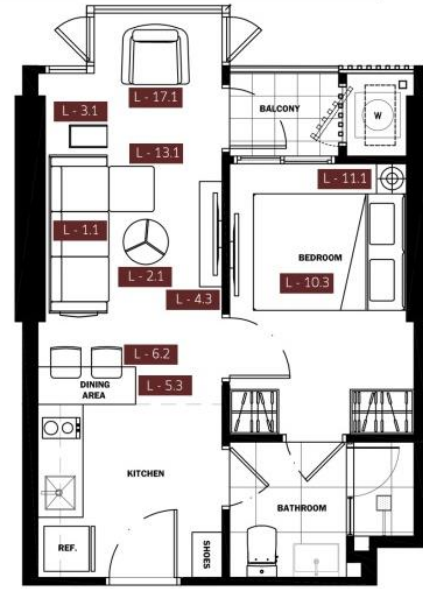
BAR STOOL x 2 PC.



L-17.1

ARMCHAIR

Size : 90 x 80 x 76 CM
Materials : ไม้เนื้อแข็ง Euro Elm OX2 /
เบาะหนังสีเทา V01-32162



TYPE : 1BM-BW (สี่ห้อง)



L-5.3

DINING BAR



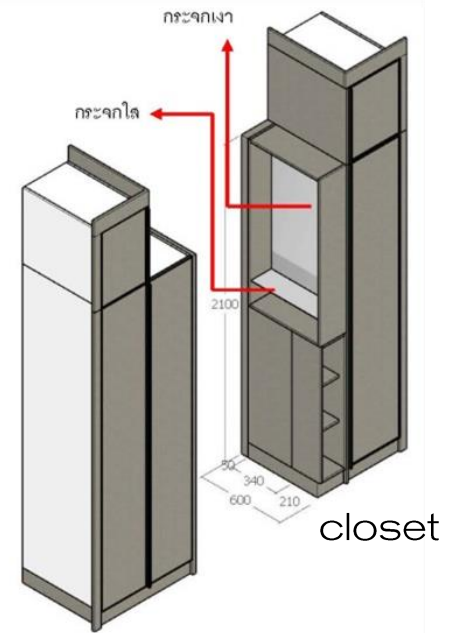
L-11.1

NIGHT TABLE

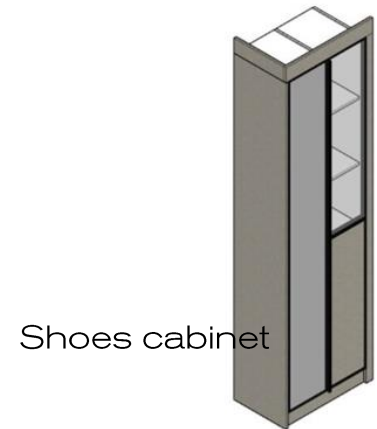


L-10.3

BED 5'



closet



Shoes cabinet



INTERIOR PERSPECTIVE (ESPRESSO)

WIRELESS **CHARGING**





Kitchen – Wardrobe : scheme Espresso



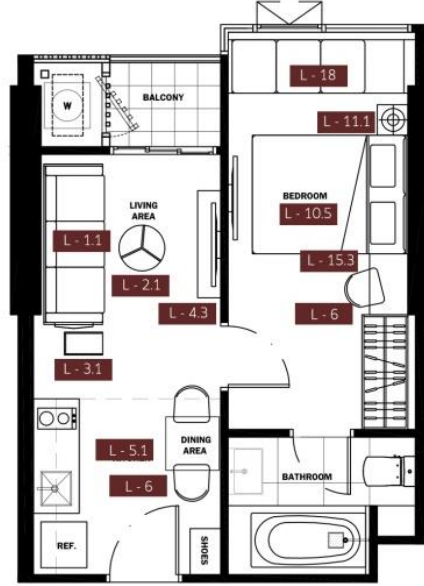
L-1.1
SOFA 3 SEAT



L-3.1
SIDE TABLE



L-5.1
L-6
DINING TABLE & CHAIRS



TYPE : 1 D (ಸೆಟ್)



closet



L-2.1
COFFEE TABLE



L-4.3
SIDE BOARD TV



L-10.5
BED 6'



L-6
L-15.3
WORKING TABLE & CHAIR



L-18
DAY BED



L-11.1
NIGHT TABLE



Shoes cabinet

L-1
SOFA 3 SEAT



L-3
SIDE TABLE



L-5.6
L-6.3
DINING TABLE & CHAIRS

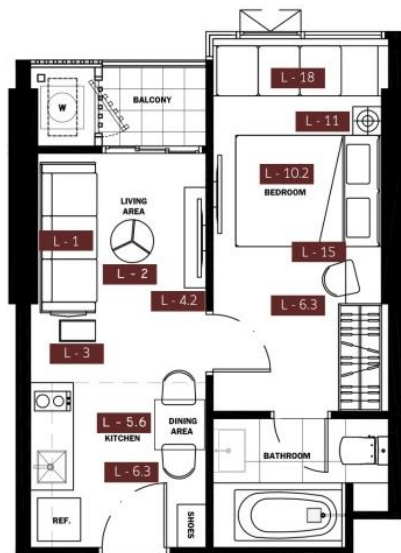
L-2
COFFEE TABLE



Size : ไม้กลางขนาด 60 x 60 x 45 CM
Materials : Top กระจกใส / ขาอะลูมิเนียม



L-4.2
SIDE BOARD TV



TYPE : 1D (ห้อง)

closet



L-11
NIGHT TABLE



L-10.2
BED 5'

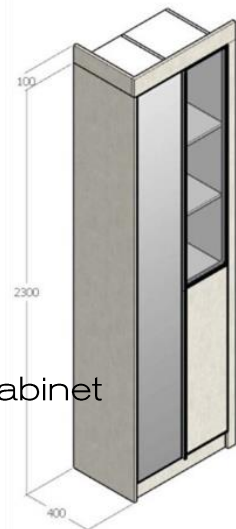


L-6.3
L-15
WORKING TABLE & CHAIR



L-18
DAY BED

Shoes cabinet

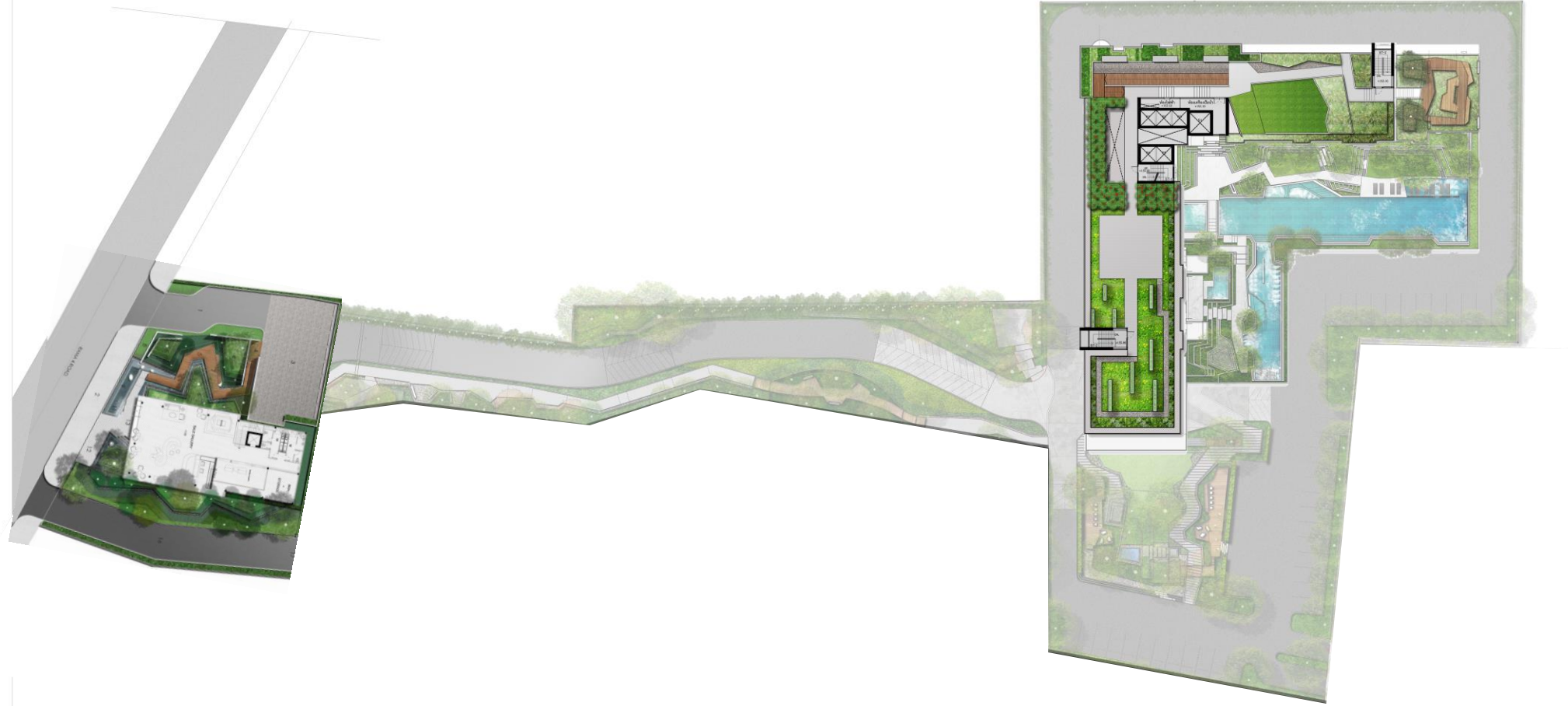




INTERIOR PERSPECTIVE (LATTE)



SALE GALLERY



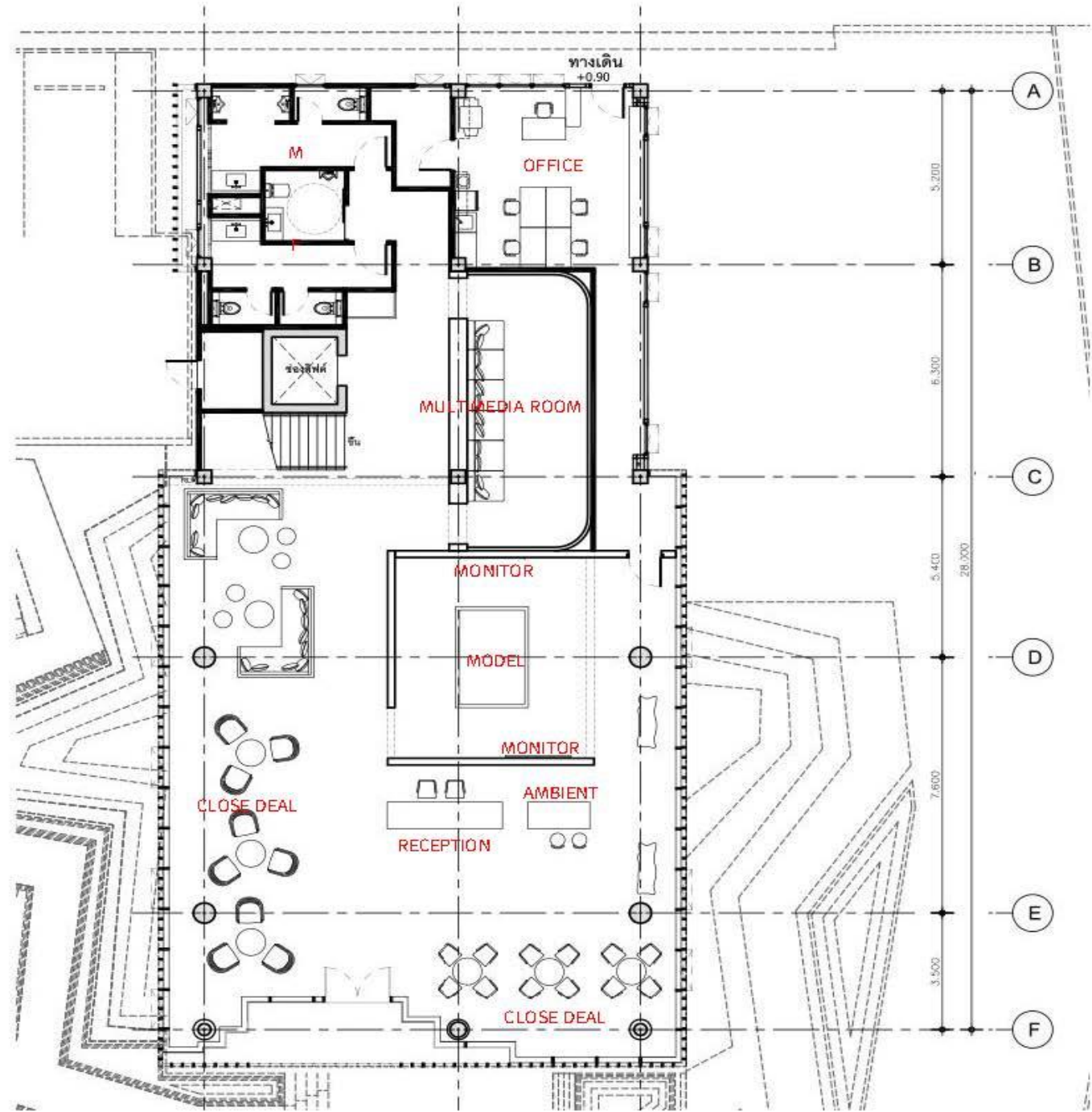


PROGRAM

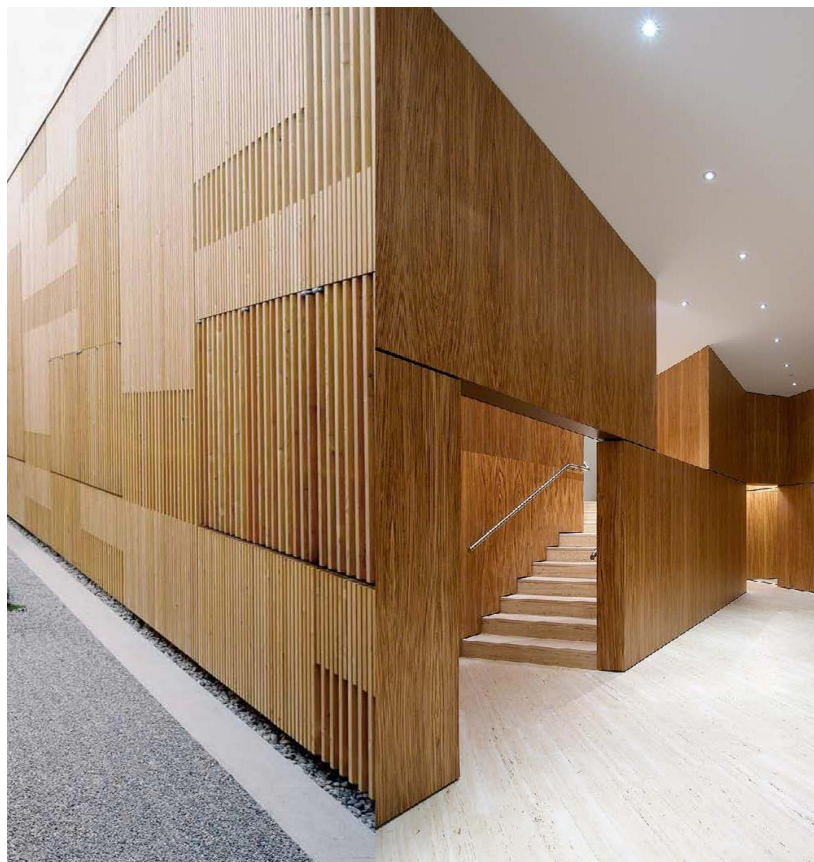
- | | |
|------------------------|---------------------------------|
| 1. MAIN ROAD | 13. SALE GALLERY |
| 2. PUBLIC PATHWAY | 14. CAVE ENTRANCE |
| 3. PARKING | 15. CRUSHED STONE WALKWAY |
| 4. TUNNEL ENTRANCE | 16. PHASE 2 PARKING [EXPANSION] |
| 5. FOREST WALKWAY | 17. PHASE 2 MAIN ROAD |
| 6. BERM | 18. CONSTRUCTION GATE |
| 7. SEATING AREA | 19. PEBBLE WALKWAY |
| 8. SIGNAGE | 20. BENCH |
| 9. CREEK | 21. PLANTER BOX |
| 10. ROCK SCULPTURE | 22. MAIN CIRCULATION |
| 11. STEP WATER FEATURE | |
| 12. PLATFORM | |



7



1ST FLOOR PLAN



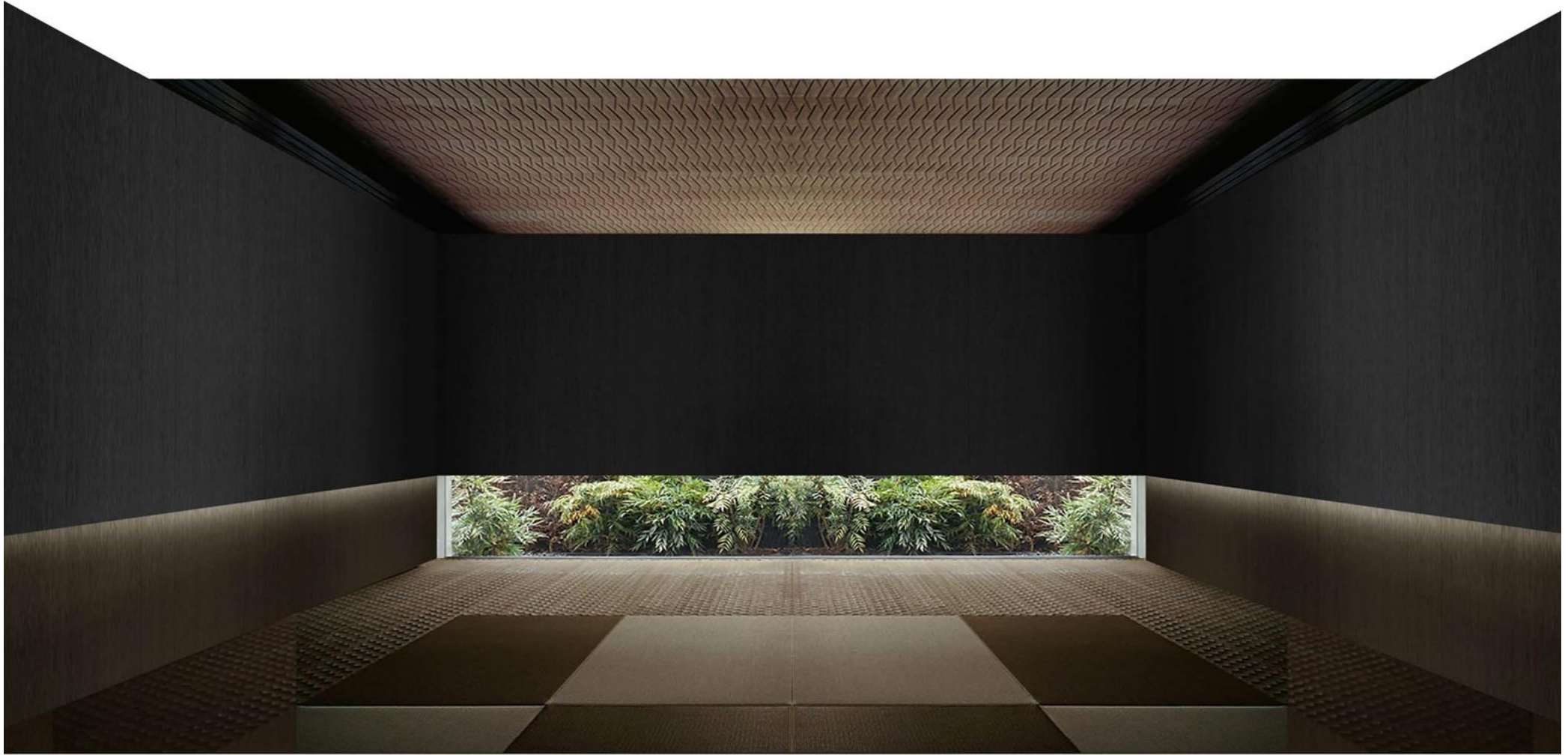
INTERIOR DESIGN CONCEPT

7



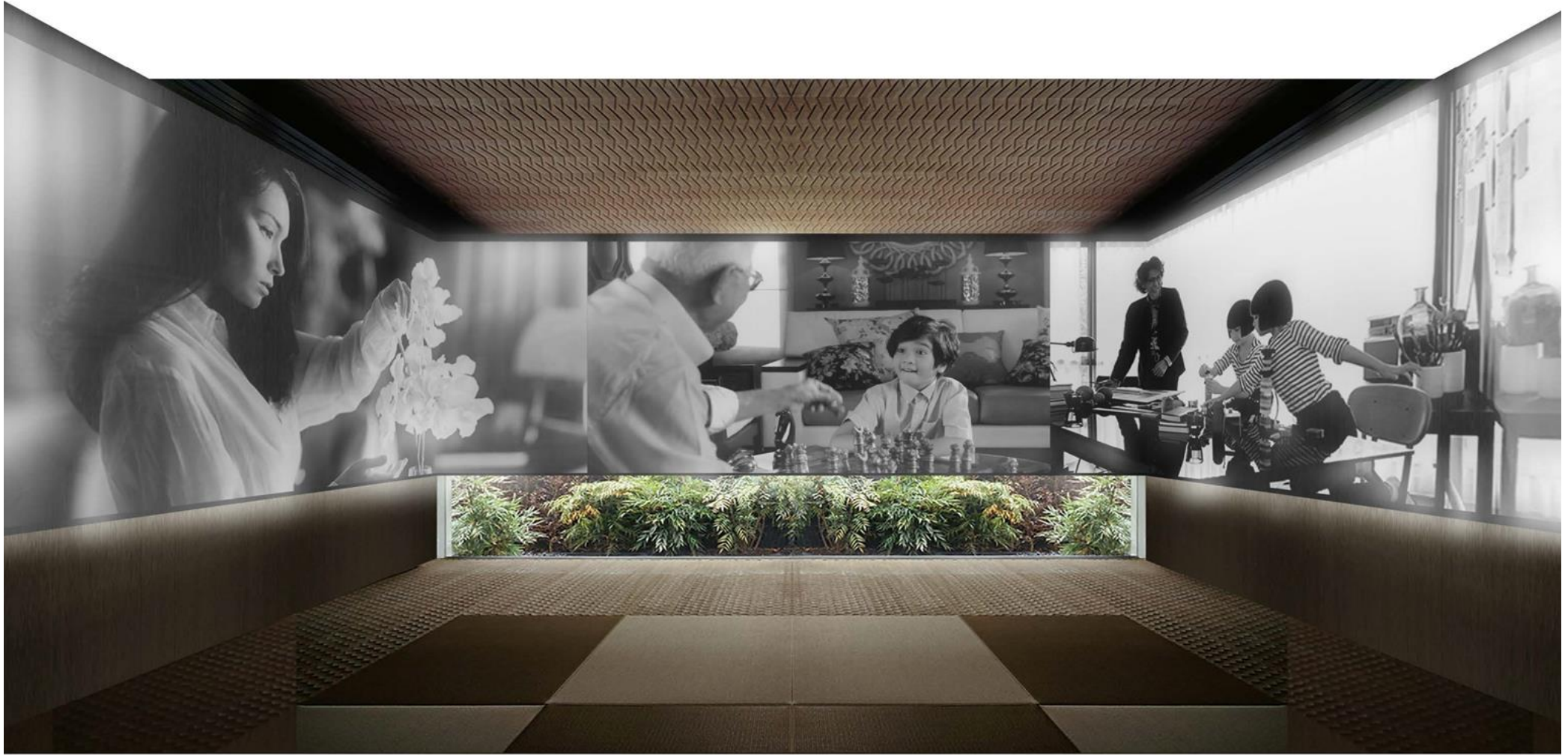
SALES OFFICE LOBBY OPTION B

+



MULTIMEDIA ROOM

+



MULTIMEDIA ROOM



PROGRAM

- 18. TIMBER DECK
- 19. PEBBLE WALKWAY
- 20. TIMBER BENCH
- 21. RELAXING DECK
- 22. EXPANSION
CO-KITCHEN
SPACE



INTERIOR SHOW UNIT



HAUS

oka HAUS

Sukhumvit 36



“WORK”

“CELEBRATE”





“DO A THING YOU LOVE”

“GO EXTREME”



“REST”





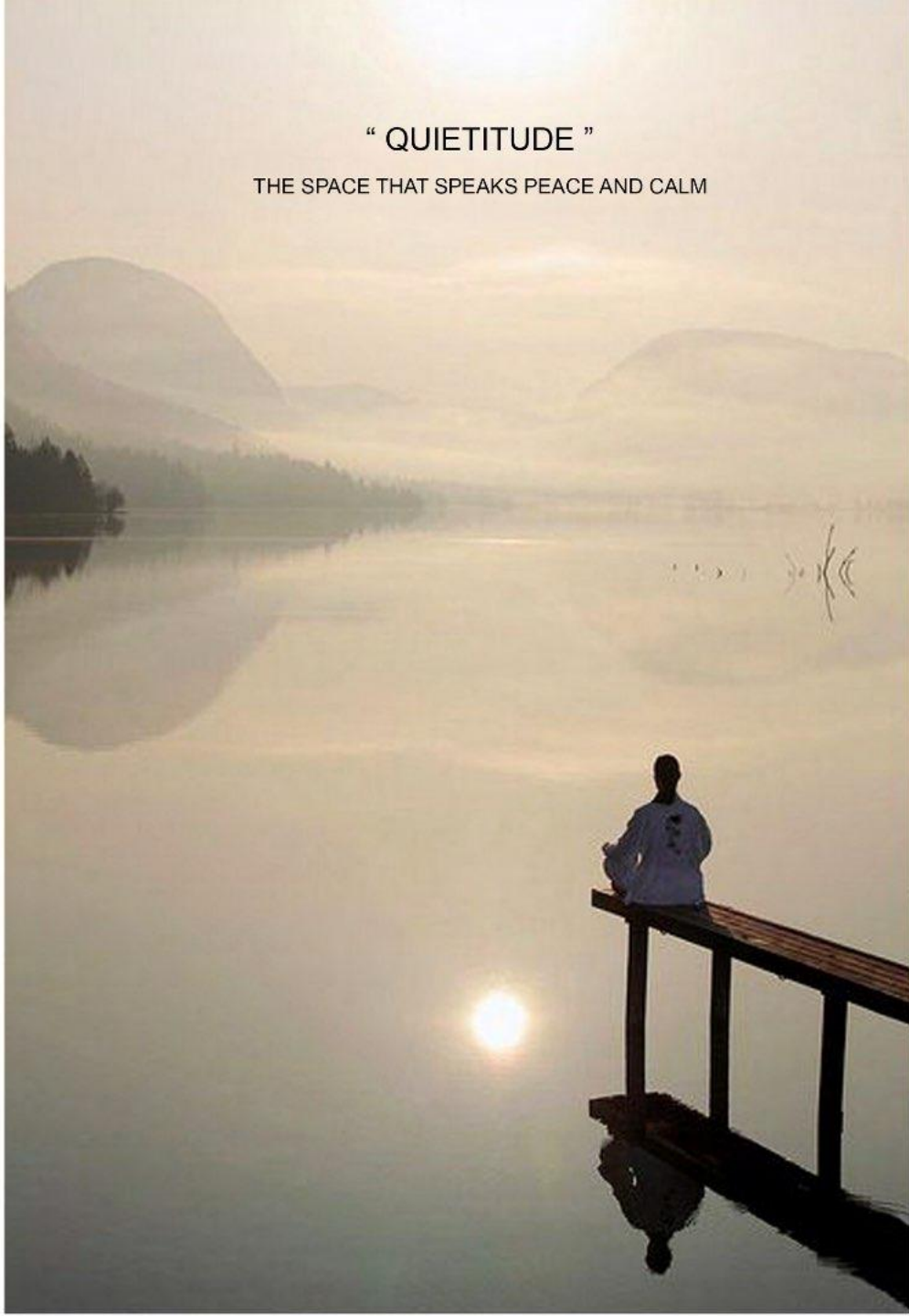
“TRAVELING”

*“SPEND TIME WITH THE
ONE YOU LOVE”*



“ QUIETITUDE ”

THE SPACE THAT SPEAKS PEACE AND CALM



“PEACE THE MIND”



**A PLACE
WHERE YOU
CAN LIVE
TWIST
LIFE STYLE**

THONGLOR



RAMA 4


An aerial night view of a city, likely Bangkok, showing a wide river (Chao Phraya River) and a major highway (Rama 4 Expressway) with traffic. The city lights are visible, and the sky is a deep blue. The text 'RAMA 4' is overlaid in large white letters across the center of the image.

A wide-angle photograph of a city skyline at dusk, with buildings illuminated against a darkening sky. The word "RETREAT" is overlaid in large, white, semi-transparent letters.

RETREAT

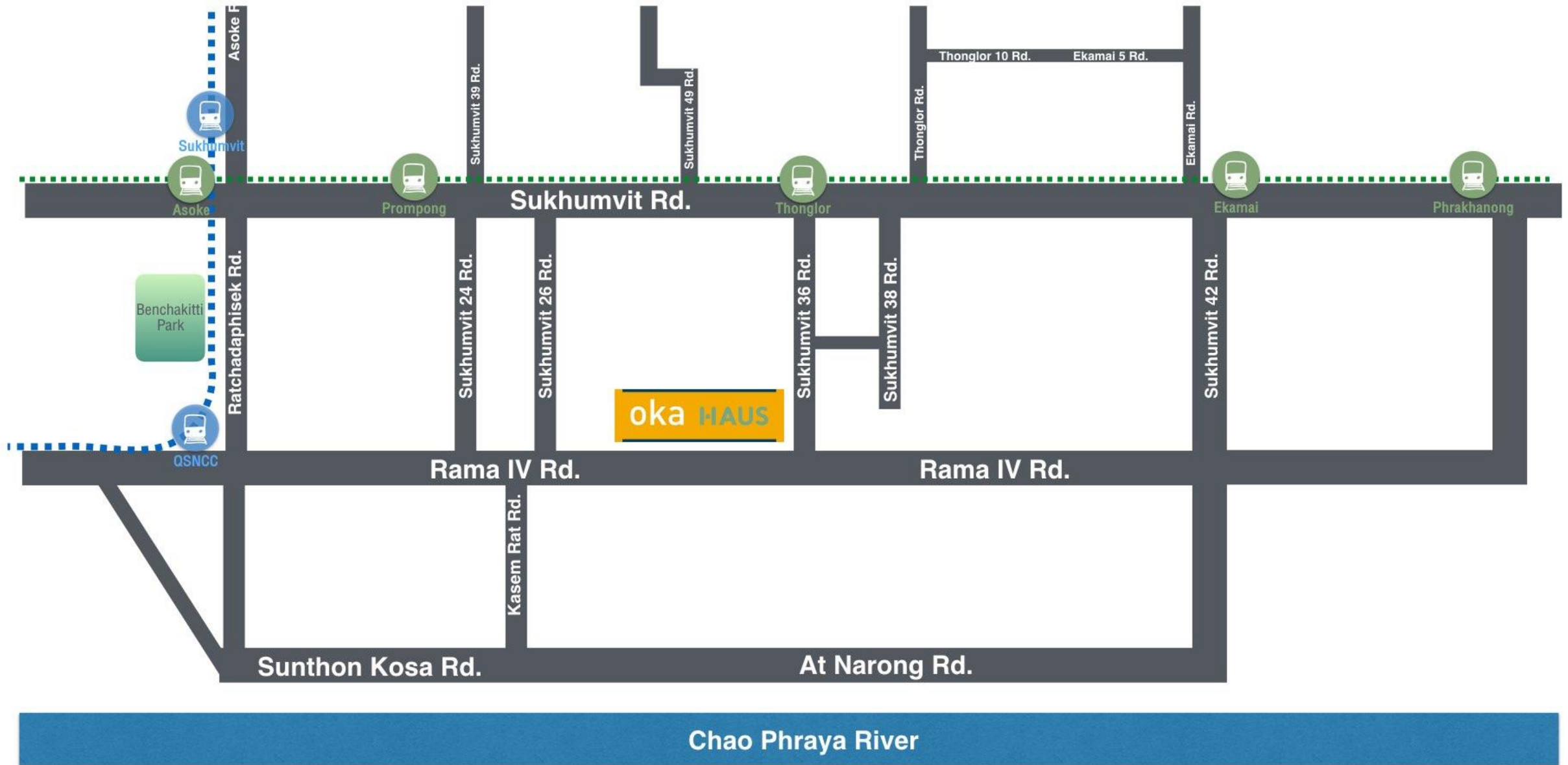
A solid yellow horizontal bar with a thin dark blue line above and below it. The text "oka HAUS" is centered in white and green.

oka HAUS

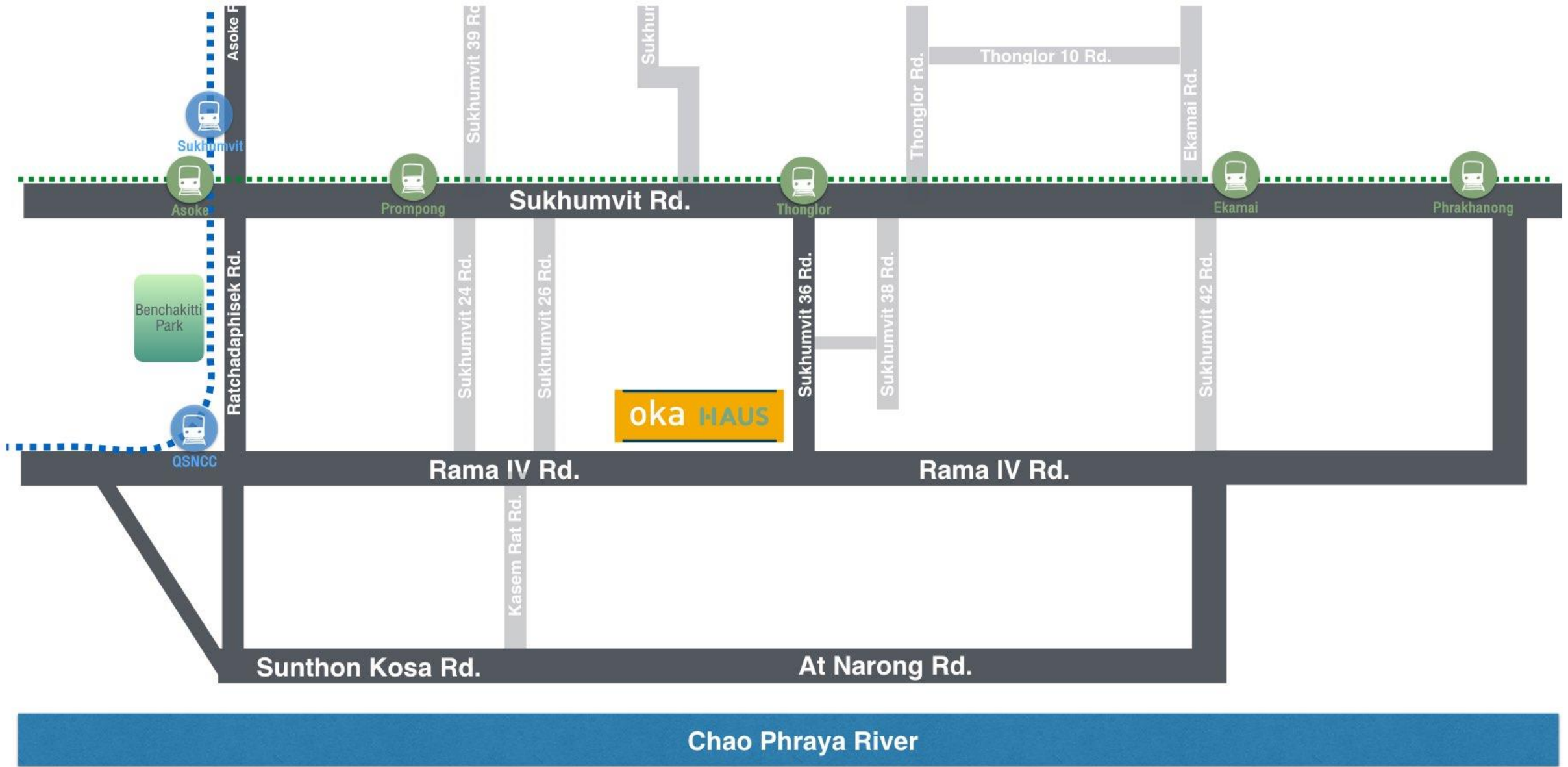
A photograph of a party scene with many people's hands raised in the air, surrounded by falling confetti. The word "REBOUND" is overlaid in large, multi-colored letters.

REBOUND

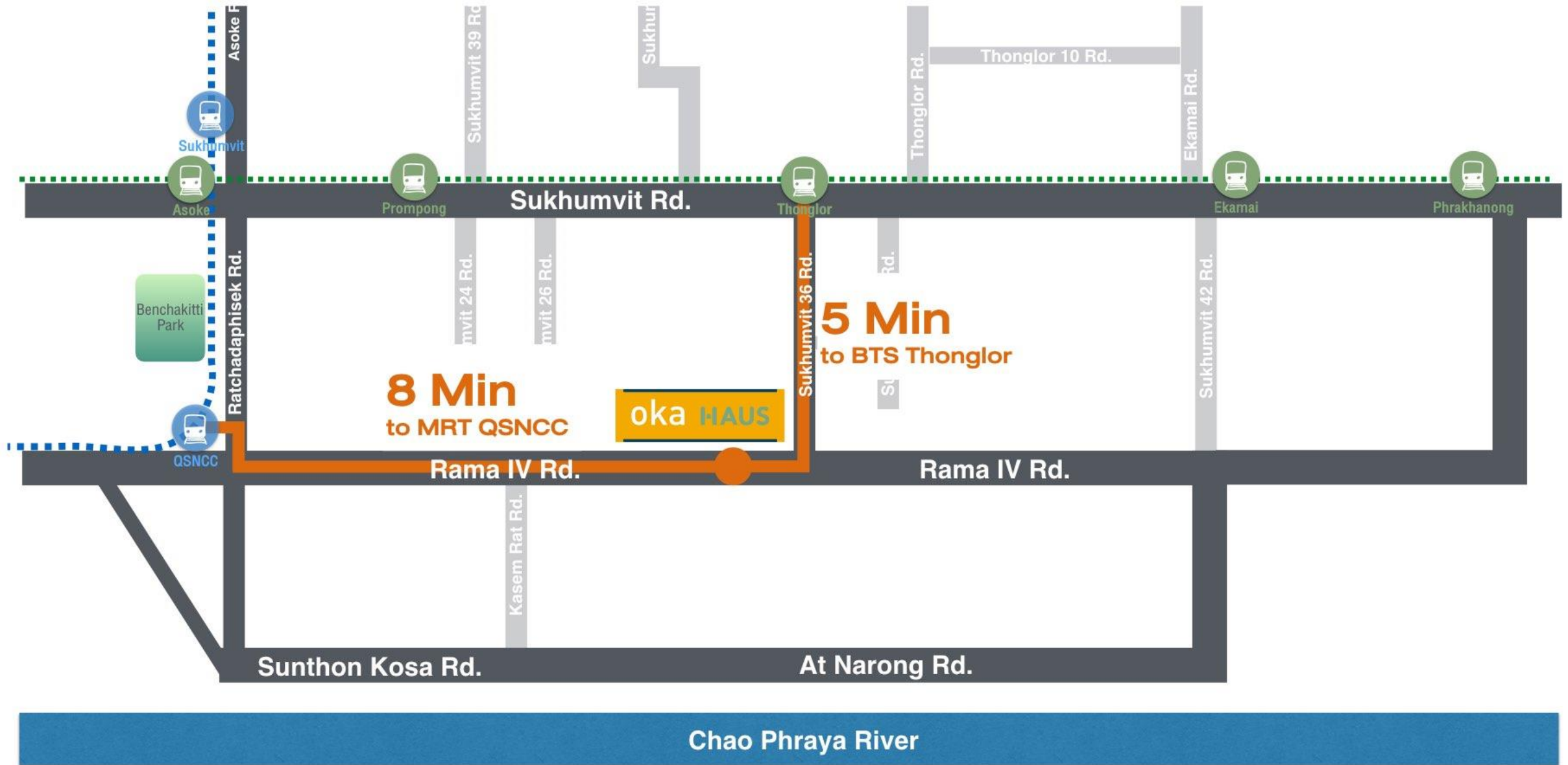
LOCATION



LOCATION

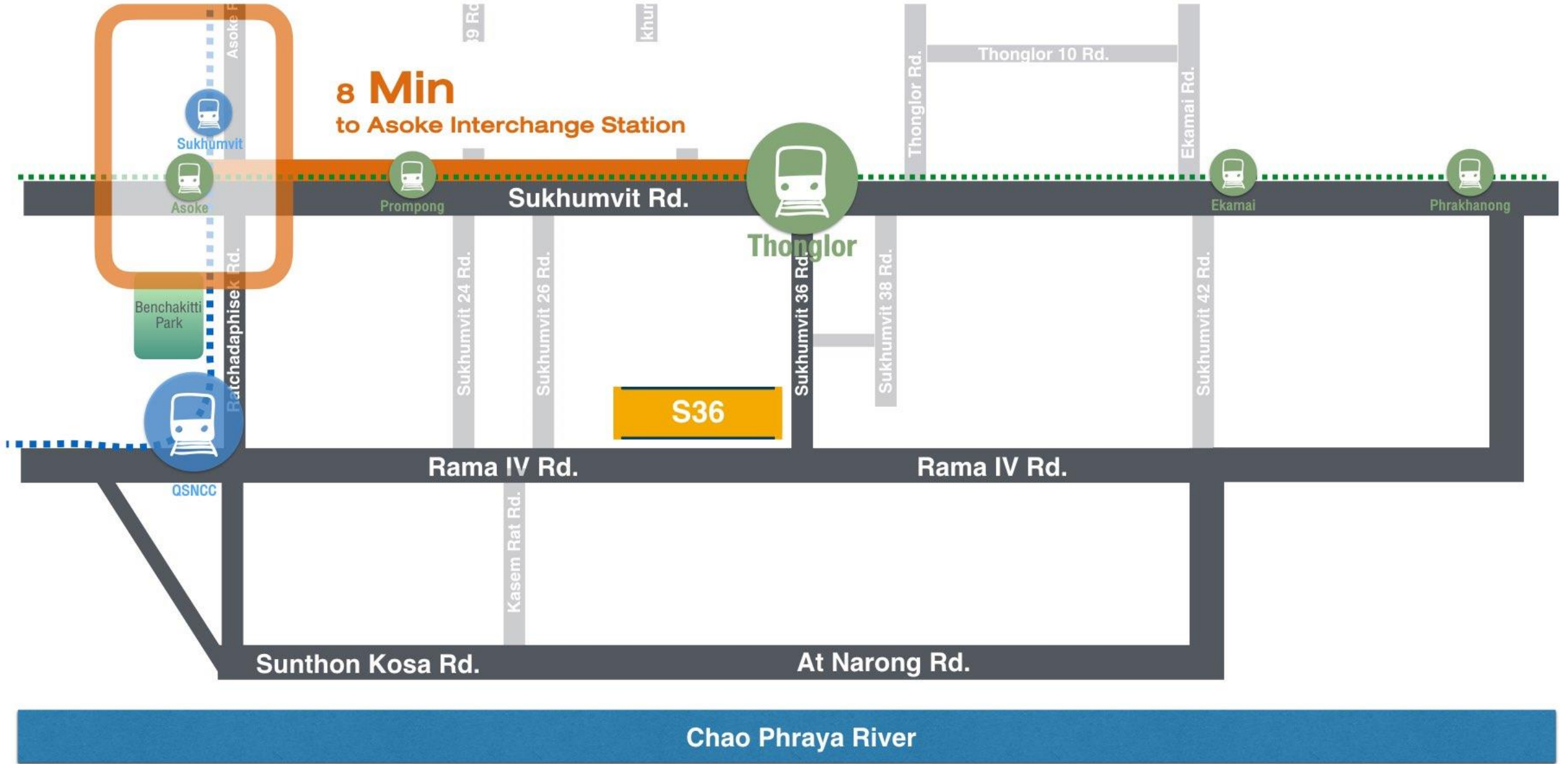


ACCESSIBILITY

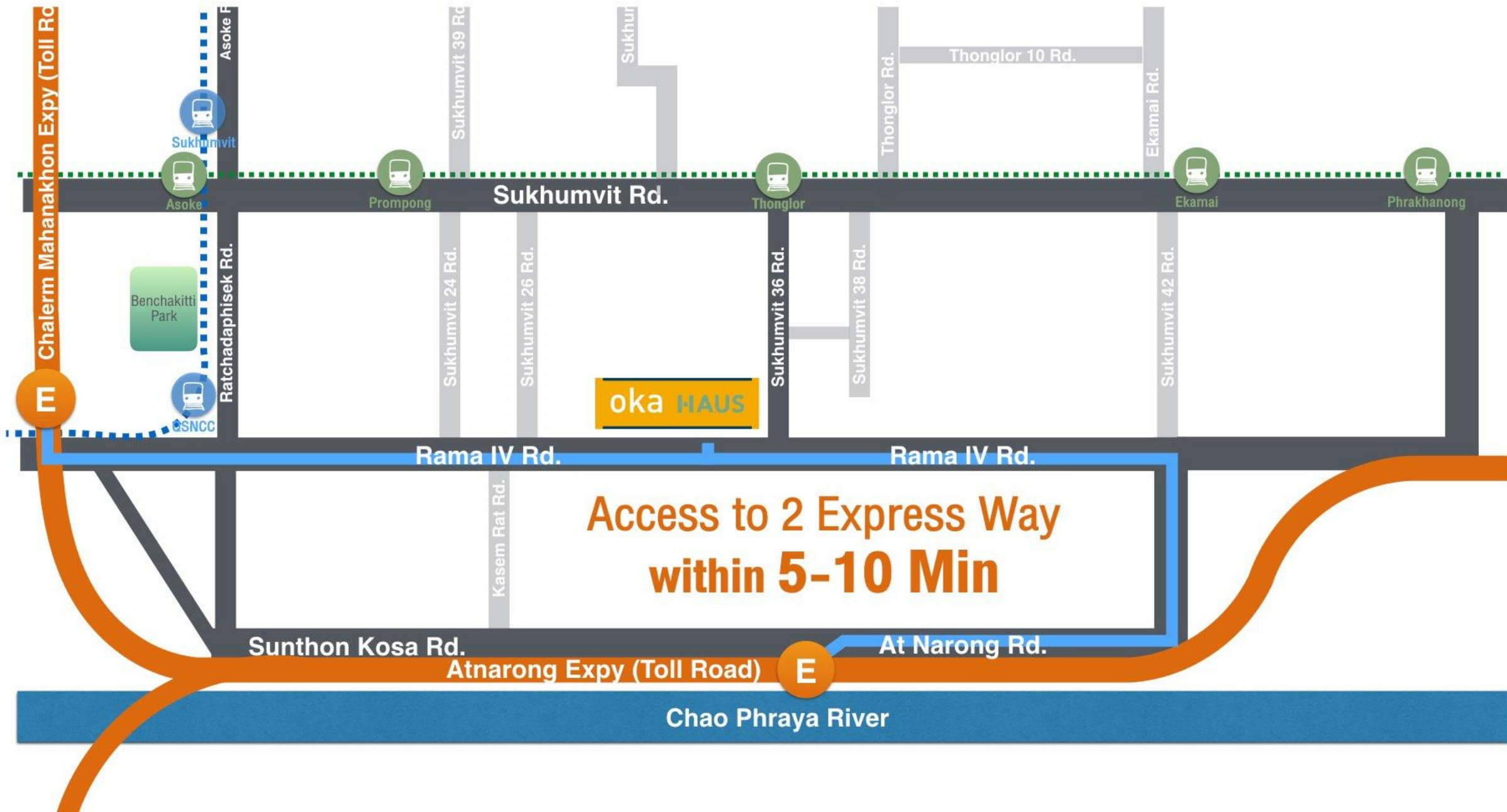


ACCESSIBILITY

8 Min
to Asoke Interchange Station



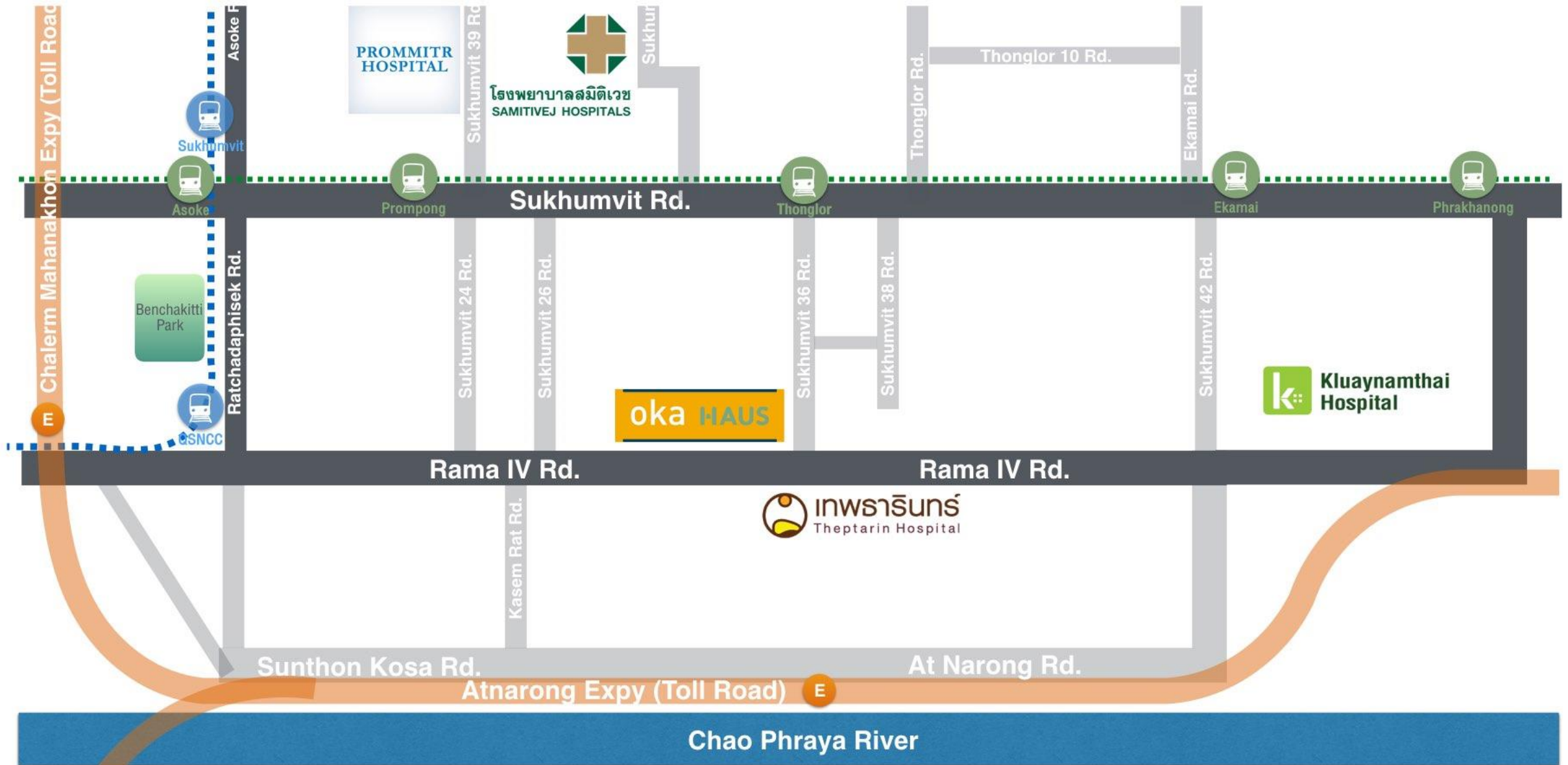
ACCESSIBILITY



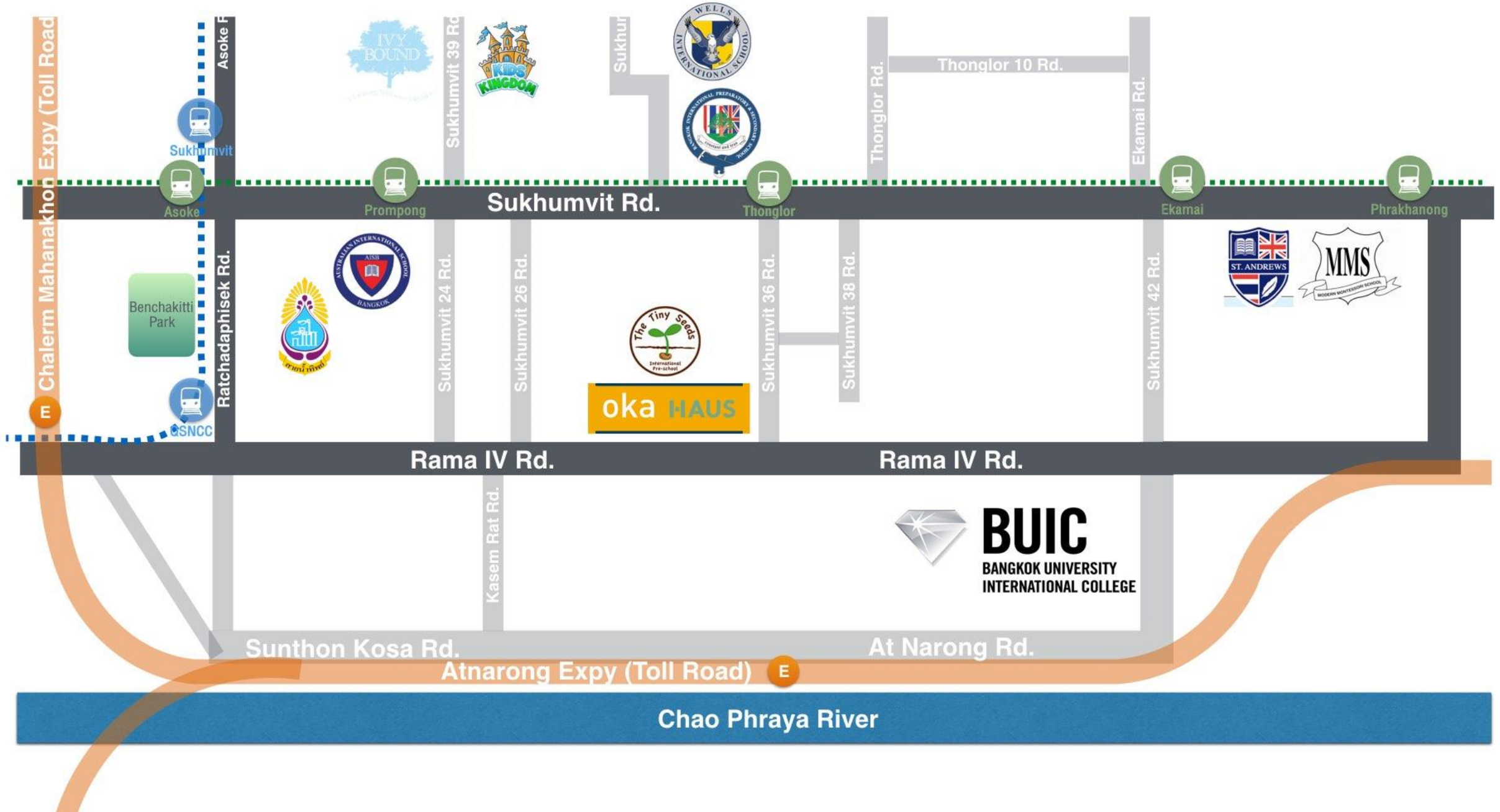
AMENITIES



HOSPITAL



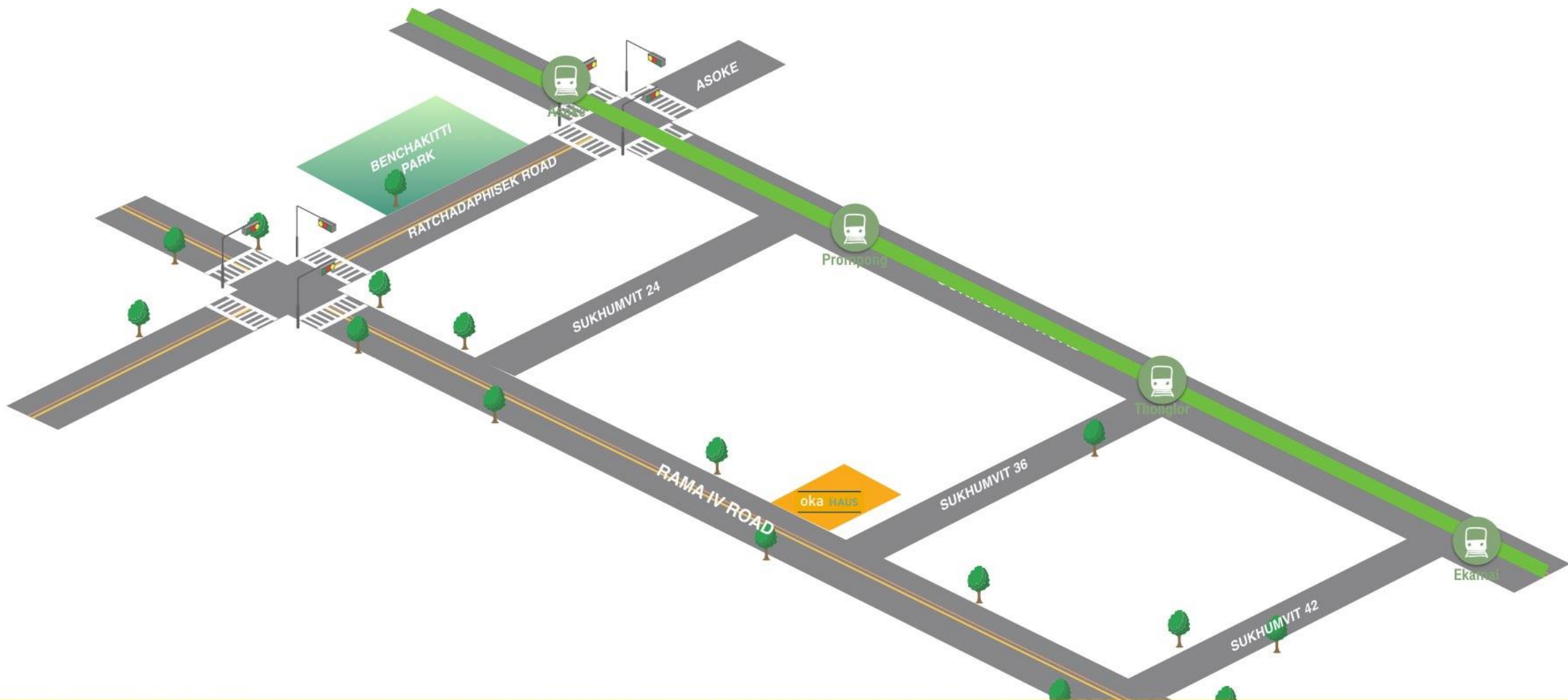
EDUCATION



FUTURE DEVELOPMENT

将来の発展

oka HAUS



FUTURE DEVELOPMENT

将来の発展



FUTURE DEVELOPMENT

将来の発展

FYI CENTER
9,000 Officer

ATTAKAWI
240 Officer

RICHMOND
2,730 Officer

ESTIMATE **26,200** OFFICER
NO NEW SUPPLY ON RAMA4

VIBOONTHANI2
Officer

42 TOWER
1,300 Officer

MANOROM
1,500 Officer

TOWER
1,920 Officer

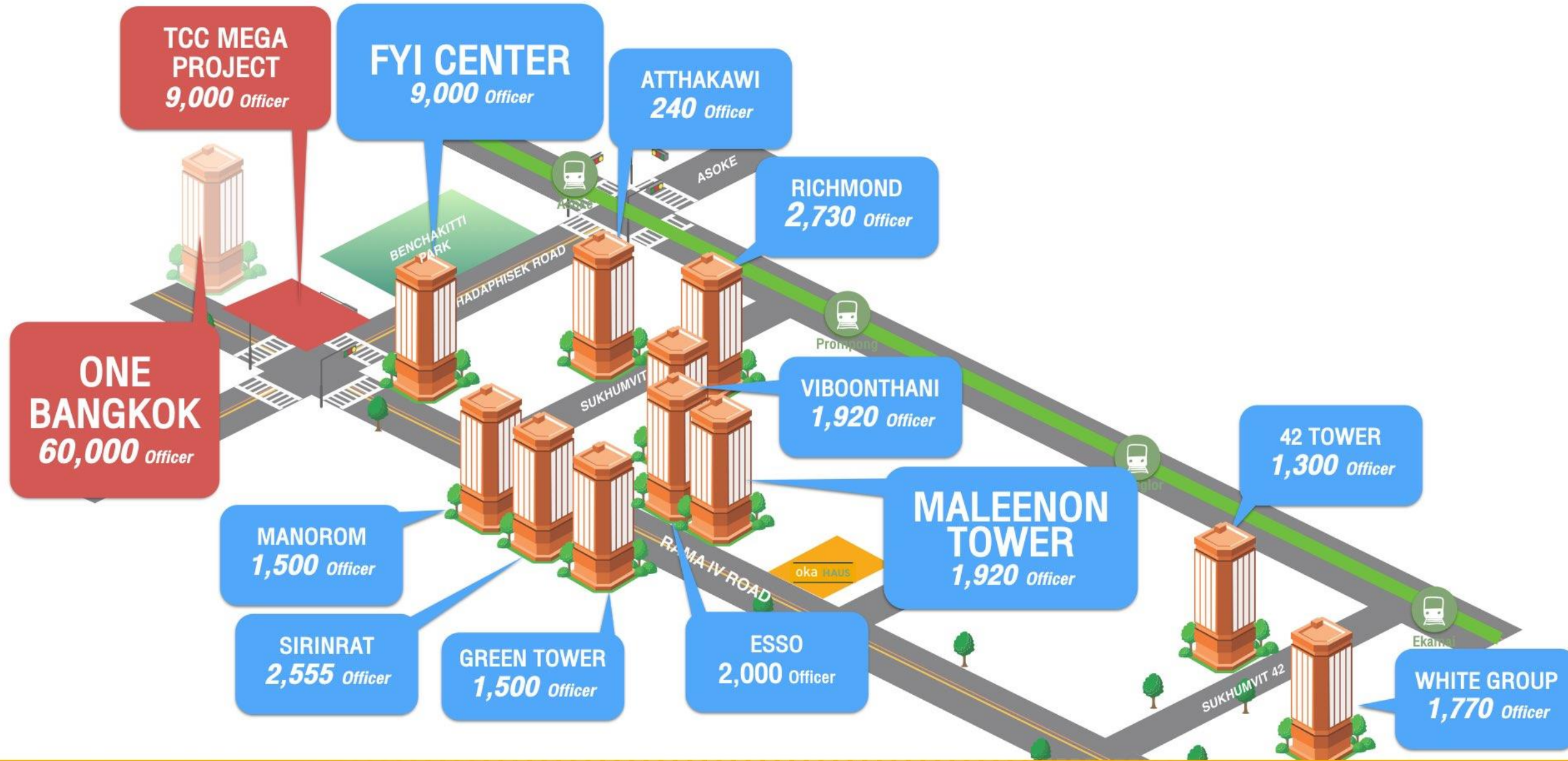
SIRINRAT
2,555 Officer

GREEN TOWER
1,500 Officer

ESSO
2,000 Officer

WHITE GROUP
1,770 Officer





FUTURE DEVELOPMENT

将来の発展



ONE BANGKOK

PROJECT VALUE 12,000 MB

5 GRADE A OFFICE TOWERS

5 LUXURY AND LIFESTYLE HOTELS

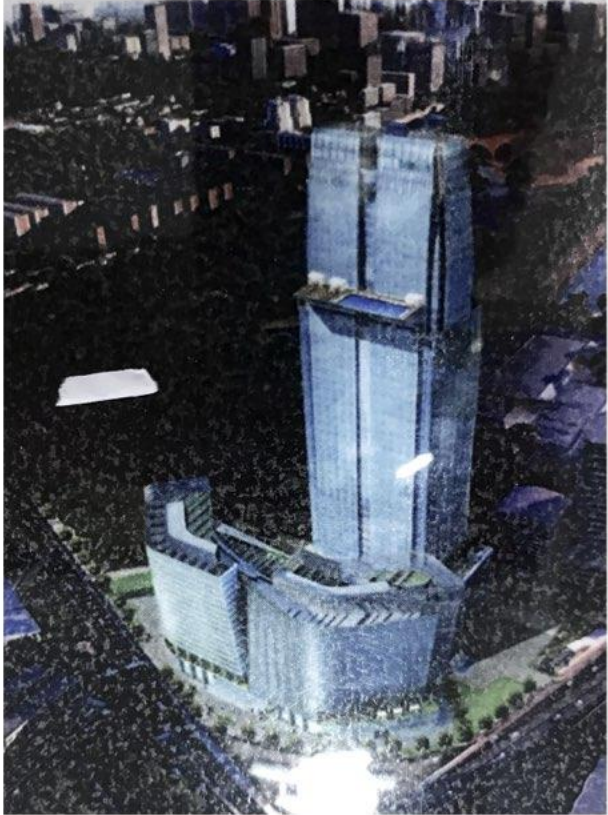
3 ULTRA-LUXURY RESIDENTIAL TOWERS

4 DIFFERENTIATED RETAIL PRECINCTS

FUTURE DEVELOPMENT

将来の発展

TCC ASSET MEGA PROJECT TPP HEALTHCARE INTERNATIONAL PROJECT VALUE 15,000 MB



FUTURE DEVELOPMENT

将来の発展

TCC MEGA PROJECT
9,000 Officer

FYI CENTER
9,000 Officer

ATTHAKAWI
240 Officer

RICHMOND
2,730 Officer

IN 2021

ONE BANGKOK
60,000 Officer

ESTIMATE **95,200** POTENTIAL CLIENTS
ON RAMA4 ROAD

MANOROM
1,500 Officer

SIRINRAT
2,555 Officer

GREEN TOWER
1,500 Officer

ESSO
2,000 Officer

INDENON TOWER
1,920 Officer

1,500 Officer

WHITE GROUP
1,770 Officer



31-45

Age



WHITE COLLAR

Worker on Rama4 and Mid SKV
Household Income below 100K

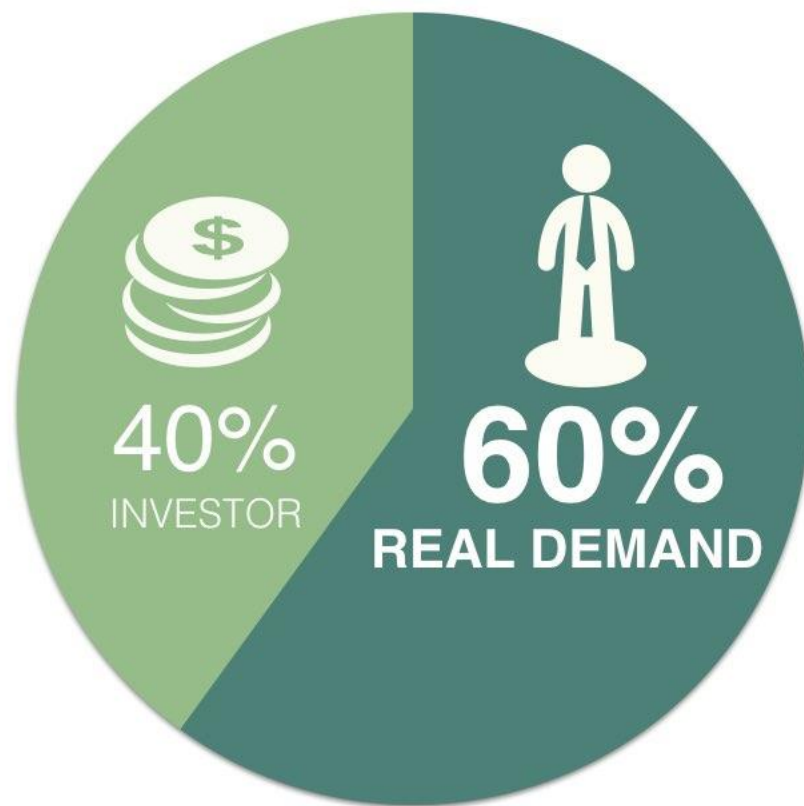


Investor

for Japanese Tenant

CUSTOMER TARGET

ターゲットとなる顧客



CUSTOMER TARGET

ターゲットとなる顧客



CUSTOMER TARGET

ターゲットとなる顧客

KEY SELLING POINTS

セールスポイント

oka HAUS



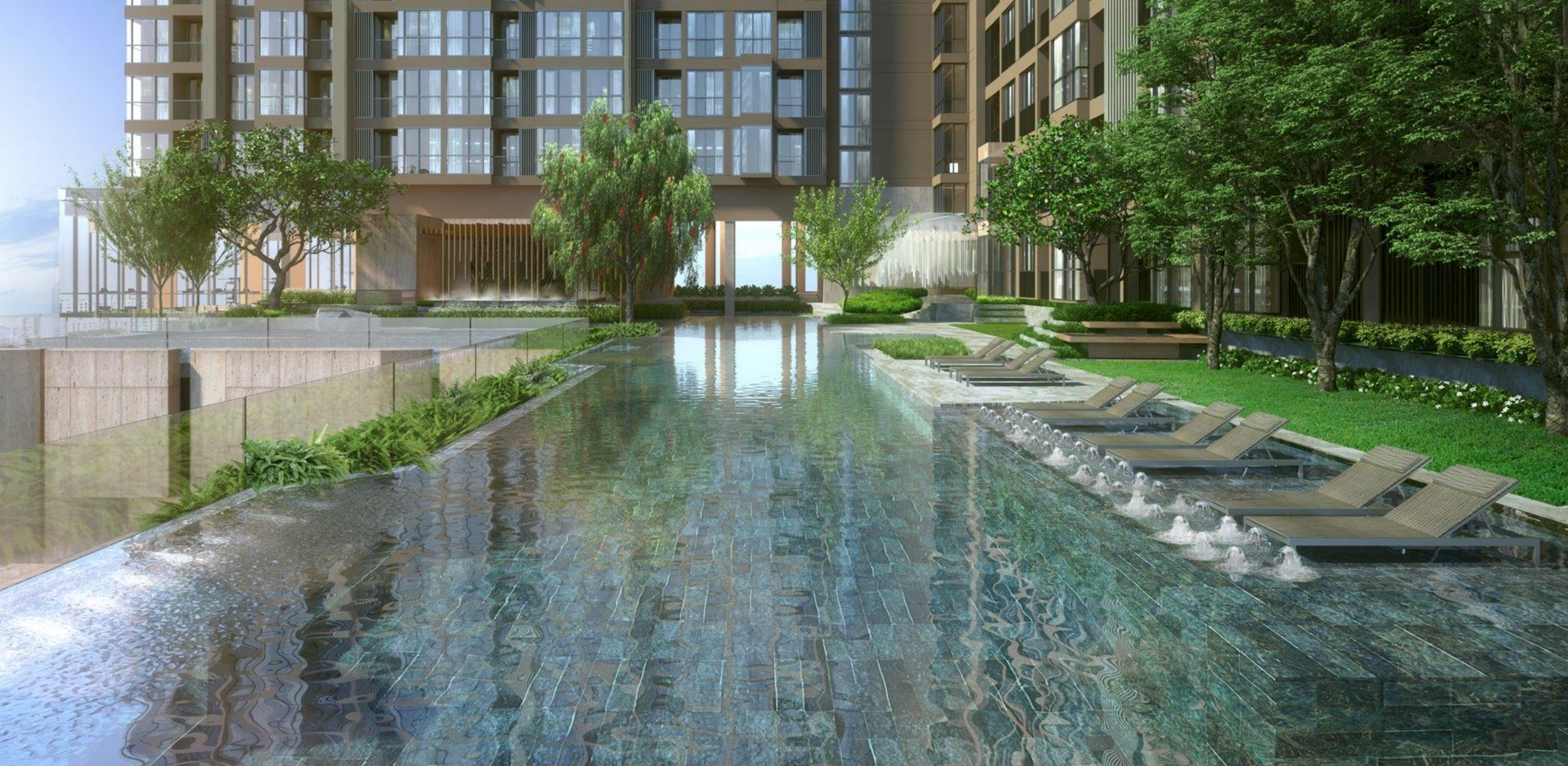
40M LAP POOL
WITH JACUZZI AND SUNBED

2

POOLS



LEISURE POOL
FULLY HYDROTHERAPY



40M LAP POOL
WITH JACUZZI AND SUNBED



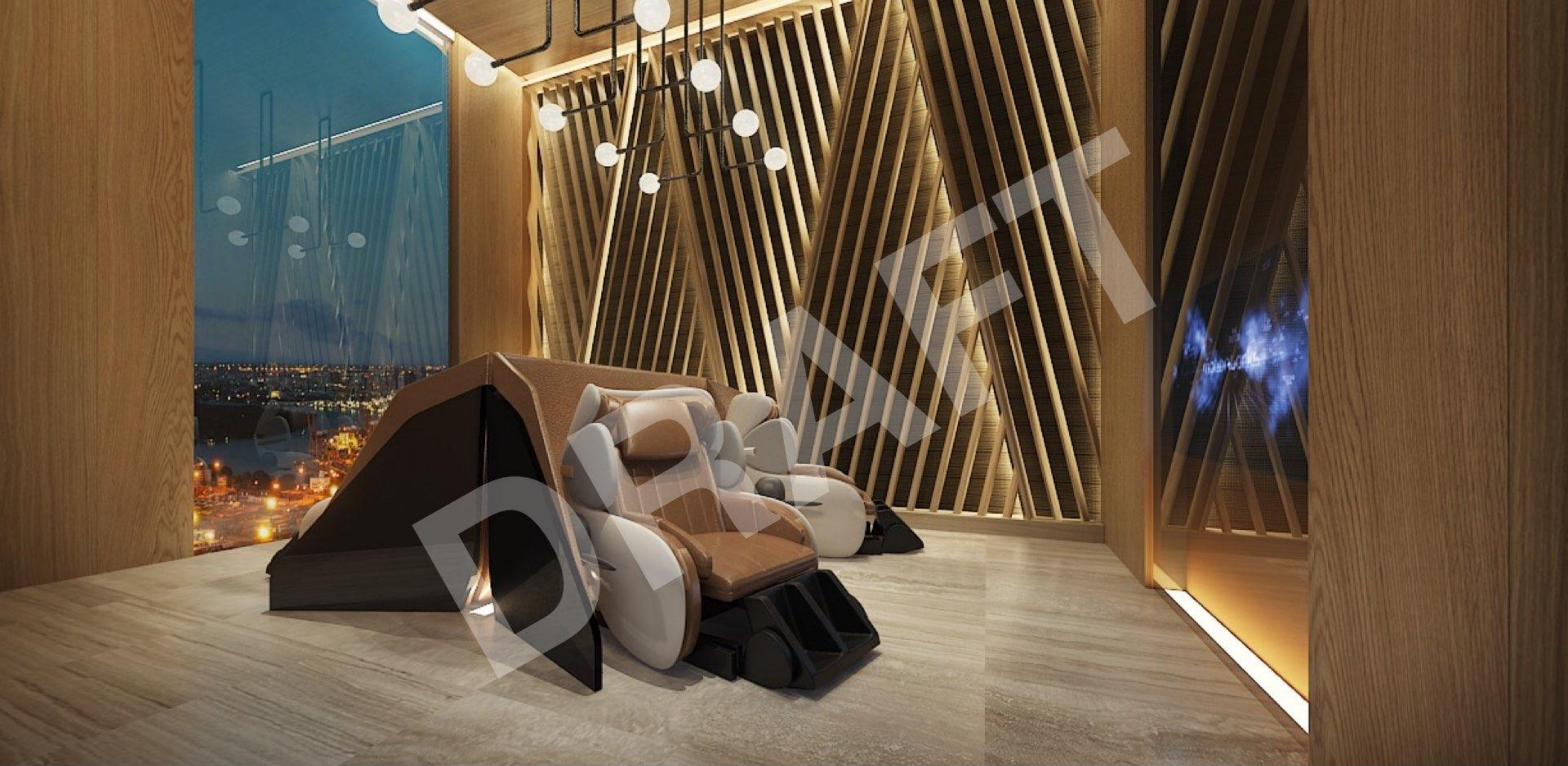
LEISUREPOOL
FULLY HYDROTHERAPY SYSTEM



CO-KITCHEN
THE FIRST FARM SHELF IN THAILAND



CO-WORKING
SMART MIRROR AND WIRELESS CHARGING



RETREAT ROOM

OSIM MASSAGE CHAIR WITH PRIVATE ENTERTAINMENT SYSTEM



FITNESS ROOM

RECOMMENDED TRAINING PROGRAM BY SMART MIRROR TECHNOLOGY

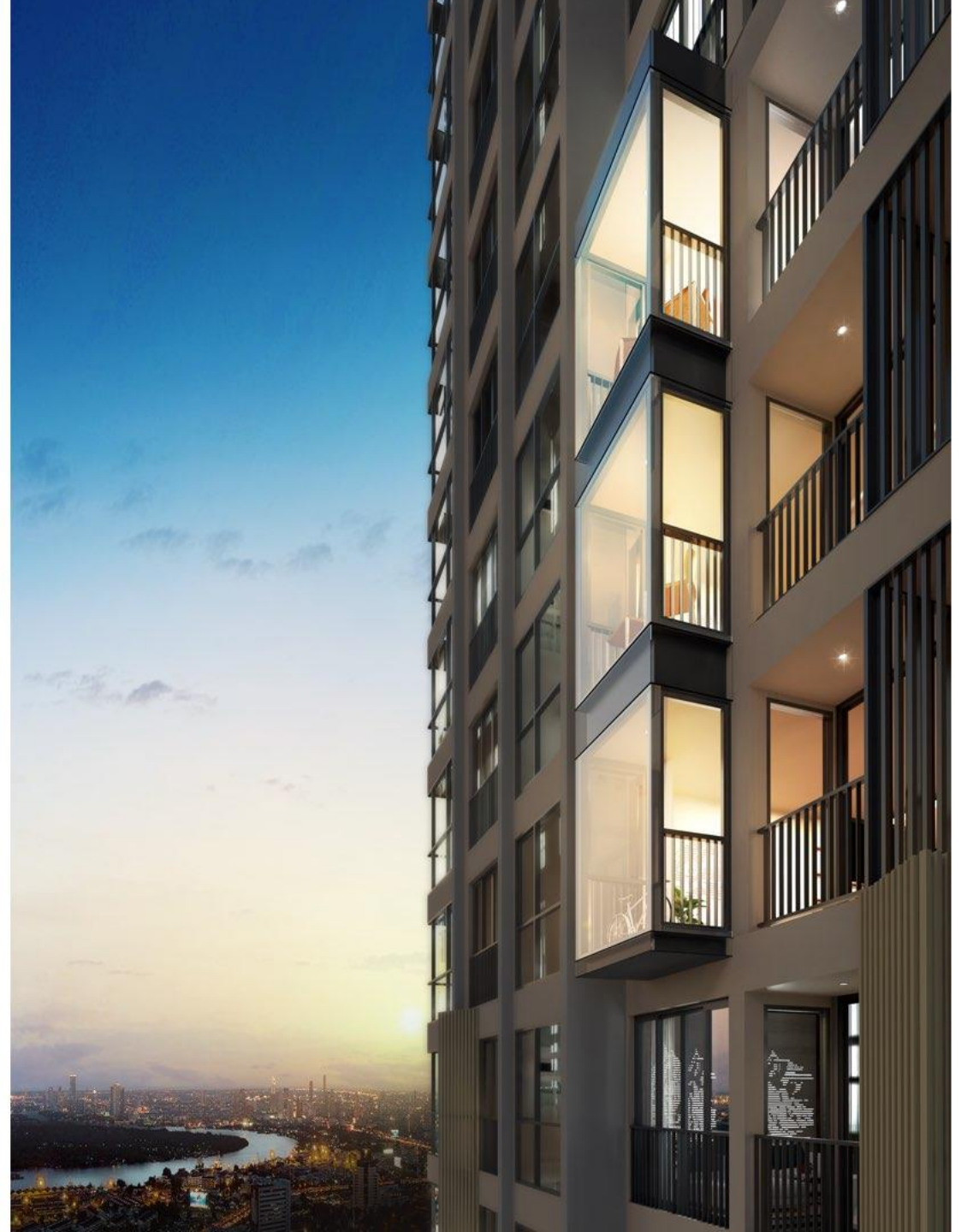


OBSERVATION DECK
BANG KACHAO VIEW



ROOF TOP SKY THEATER
THE FIRST ENTERTAINMENT OUTDOOR EXPERIENCE BY SANSIRI

BAY WINDOW
INROOM BALCONY



VENTILATION SYSTEM

AIR QUALITY



ติดลำโพง Bluetooth
ไว้ด้านบนห้องตู้แขวน

ชั้นวางของด้านในตู้

หน้าบานกระจกเงา ทำช่อง
ให้แสงไฟ LED รอคำน
เพิ่มดีไซน์ ให้กับตู้กระจก



SOUND EXPERIENCE

ENJOY YOUR FAVOURITE MUSIC WHILE TAKING A BATH

THAT'S ALL?

NOT YET!



OKA HAUS
APPLICATION



LIVING INNOVATION

生きるイノベーション

oka HAUS

MAIN GATE



MAIN GATE AUTO ACCESS CONTROL
RFID LONG LENGTH TECHNOLOGY



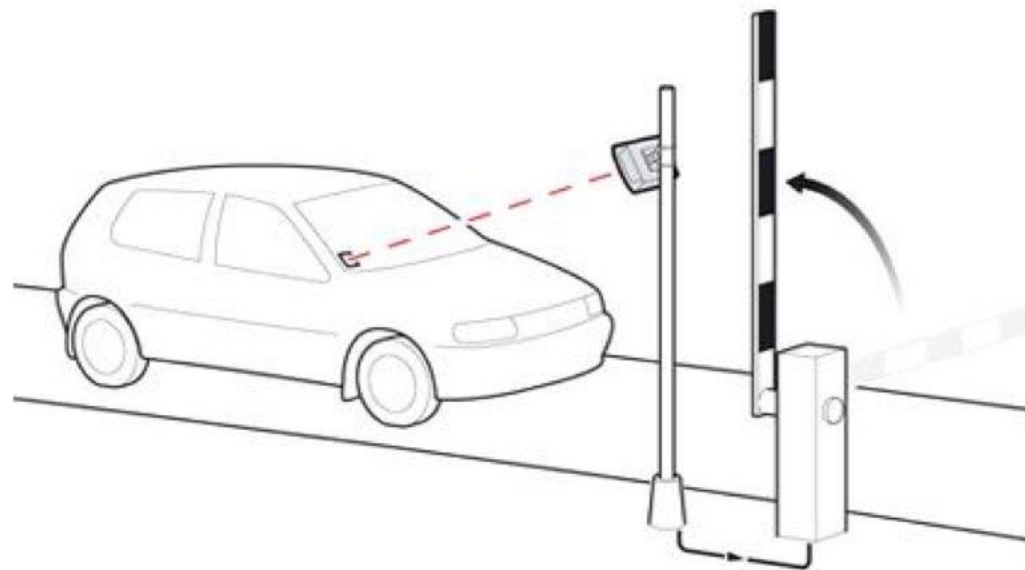
RESIDENT



GUEST



OUTSIDER



LIVING INNOVATION

生きるイノベーション

MAIN GATE



CONVENTIONAL SECURITY PROCESS
EXCHANGE ID CARD



RESIDENT



GUEST



OUTSIDER



LIVING INNOVATION

生きるイノベーション

LIFT LOBBY



LIFT LOBBY AUTO ACCESS

AUTOMATIC UNLOCK WITH BEACON TECHNOLOGY



RESIDENT



GUEST



OUTSIDER



QR CODE



APP



BLUETOOTH



WIFI



PASSCODE



LIVING INNOVATION

生きるイノベーション

LIFT LOBBY



QR CODE ACCESS TO LIFT LOBBY

REQUEST AUTHORIZED BY RESIDENT*



RESIDENT



GUEST



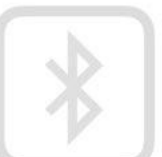
OUTSIDER



QR CODE



APP



BLUETOOTH

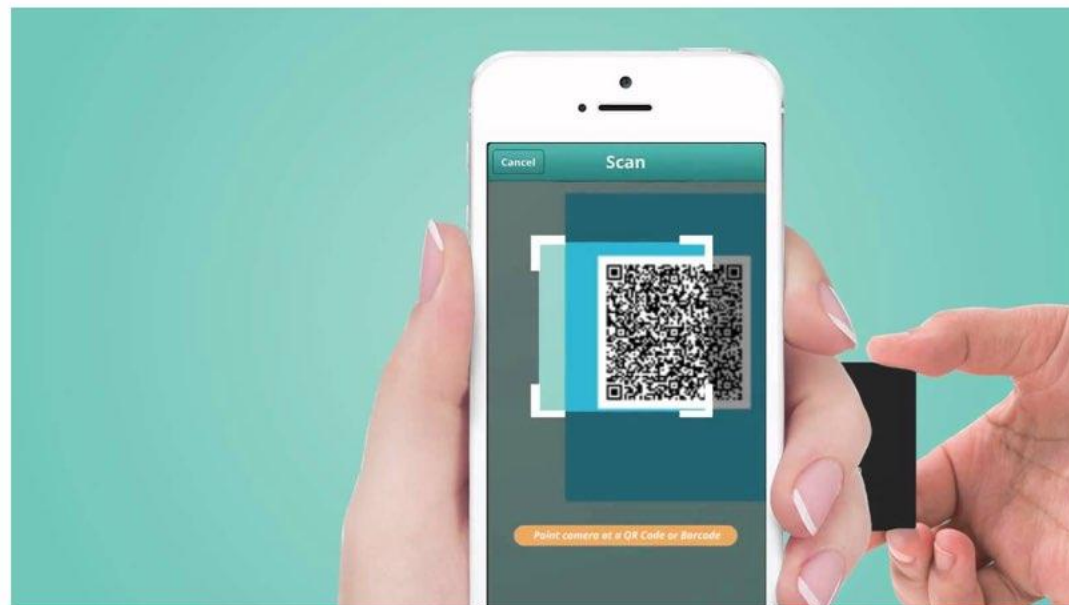


WIFI



PASSCODE

*LIMITATION 1 HOUR PER USE



LIVING INNOVATION

生きるイノベーション

PASSENGER LIFT



PASSENGER LIFT AUTO ACCESS TAP MOBILE AT TOUCH POINT BY BLUETOOTH



RESIDENT



GUEST



OUTSIDER



QR CODE



APP



BLUETOOTH



WIFI



PASSCODE



LIVING INNOVATION

生きるイノベーション

PASSENGER LIFT



QR CODE TO ACCESS RESIDENT FLOOR
REQUEST AUTHORIZED BY RESIDENT*



RESIDENT



GUEST



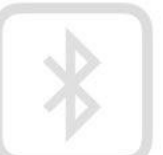
OUTSIDER



QR CODE



APP



BLUETOOTH



WIFI



PASSCODE

*LIMITATION 1 HOUR PER USE



LIVING INNOVATION

生きるイノベーション

DIGITAL DOORLOCK



DIGITAL DOOR LOCK ACCESS UNLOCK THROUGH TAP THE APPLICATION



RESIDENT



GUEST



OUTSIDER



QR CODE



APP



BLUETOOTH



WIFI



PASSCODE

**LIMITATION 1 HOUR PER USE*

- UNLOCK BY APPLICATION/PASSWORD/KEY/CARD
- RECEIVED NOTICE WHEN DOOR IS OPEN
- CREATE TEMPORARY PASSWORD VIA APP
- SMART LINKAGE WITH HOME AUTOMATION
- ALARM AT DOOR IF ABNORMALITY AND SENT NOTIFICATION TO SMART PHONE



LIVING INNOVATION

生きるイノベーション

DIGITAL DOORLOCK



DIGITAL DOOR LOCK ACCESS

PUT PASSCODE TO UNLOCK, GENERATED BY RESIDENT



RESIDENT



GUEST



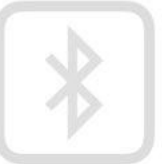
OUTSIDER



QR CODE



APP



BLUETOOTH



WIFI



PASSCODE

**LIMITATION 1 HOUR PER USE*

- UNLOCK BY APPLICATION/PASSWORD/KEY/CARD
- RECEIVED NOTICE WHEN DOOR IS OPEN
- CREATE TEMPORARY PASSWORD VIA APP
- SMART LINKAGE WITH HOME AUTOMATION
- ALARM AT DOOR IF ABNORMALITY AND SENT NOTIFICATION TO SMART PHONE



LIVING INNOVATION

生きるイノベーション

SMART MAIL BOX



SMART MAILBOX CHECKING AND ALERT SCAN QR CODE TO UNLOCK MAILBOX



RESIDENT



GUEST



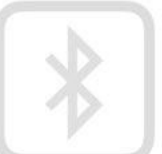
OUTSIDER



QR CODE



APP



BLUETOOTH



WIFI



PASSCODE

**LIMITATION 1 HOUR PER USE*

- RECEIVED NOTICE WHEN MAIL ARRIVED
- NOTICE WATER BILL AND ELECTRICITY BILL THROUGH APP



LIVING INNOVATION

生きるイノベーション

SMART LOCKER



SMART LOCKER CHECKING AND ALERT SCAN QR CODE TO UNLOCK MAILBOX



RESIDENT



GUEST



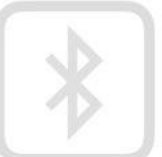
OUTSIDER



QR CODE



APP



BLUETOOTH



WIFI



PASSCODE

**LIMITATION 1 HOUR PER USE*

- RECEIVED NOTICE WHEN SOMEONE DEPOSIT THE STUFF TO YOU



LIVING INNOVATION

生きるイノベーション

FACILITIES BOOKING



FACILITIES BOOKING

BOOKING AND CHECKING STATUS OF FACILITIES THROUGH OKA APPLICATION



RESIDENT



GUEST



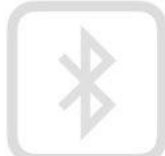
OUTSIDER



QR CODE



APP



BLUETOOTH



WIFI



PASSCODE

**LIMITATION 1 HOUR PER USE*

- RECEIVED NOTICE WHEN YOUR BOOKING START
- CHECK FACILITIES AVAILABLE FOR CO-KITCHEN ROOM AND RETREAT ROOM



LIVING INNOVATION

生きるイノベーション

COMMON AREA



OKA HAUS
APPLICATION



MAIN GATE AUTO ACCESS CONTROL
RFID LONG LENGTH TECHNOLOGY



LIFT LOBBY AUTO ACCESS
AUTOMATIC UNLOCK WITH BEACON TECHNOLOGY



PASSENGER LIFT AUTO ACCESS
TAP MOBILE AT TOUCH POINT BY BLUETOOTH TECHNOLOGY



DIGITAL DOOR LOCK ACCESS
UNLOCK THROUGH TAP THE APPLICATION(BLUETOOTH) / PRESS CODE / FINGER SCAN



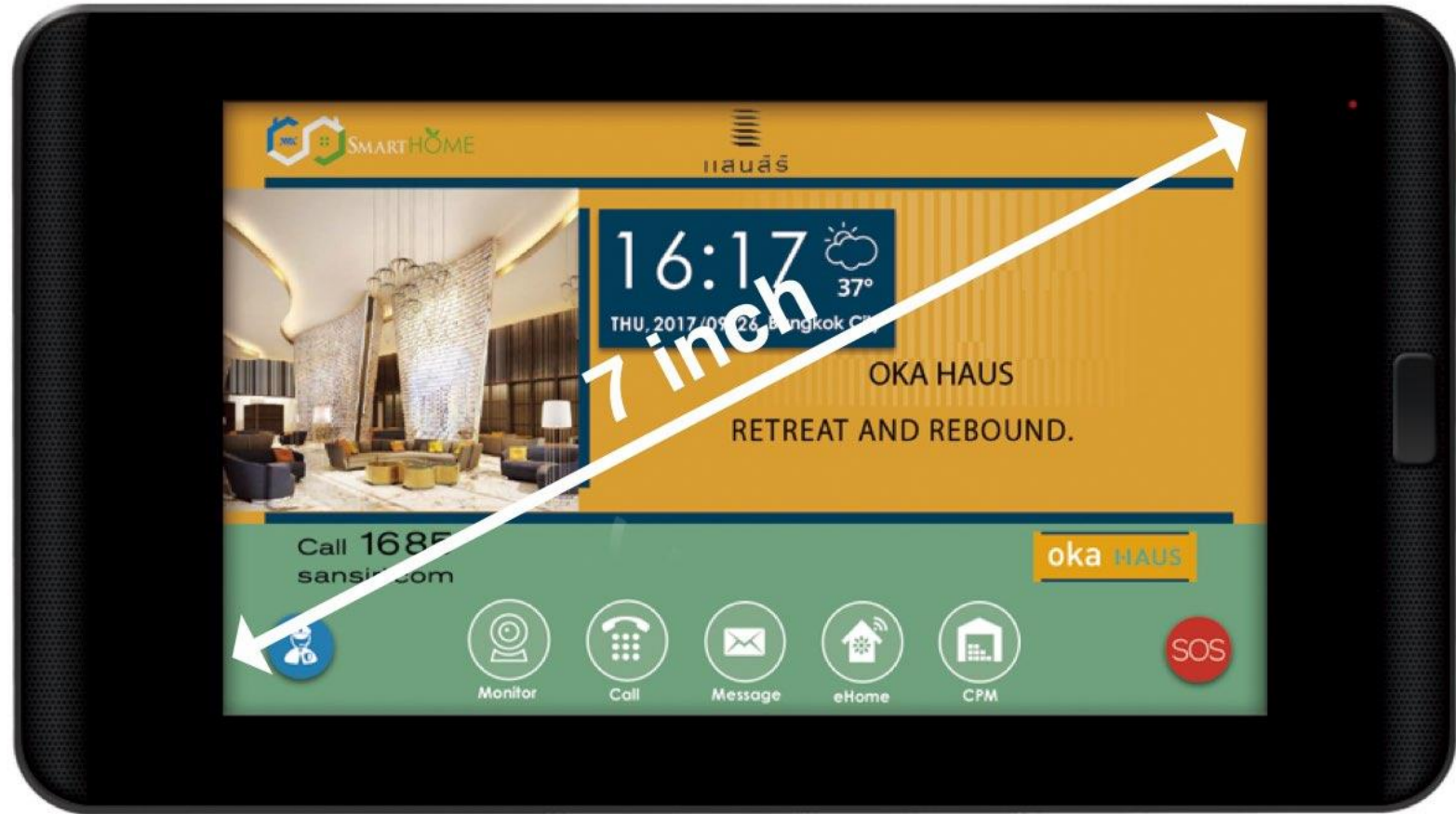
SMART MAILBOX/ SMART LOCKER CHECKING AND ALERT
SCAN QR CODE TO UNLOCK



FACILITIES BOOKING
BOOKING AND CHECKING STATUS OF FACILITIES THROUGH OKA APPLICATION

LIVING INNOVATION

生きるイノベーション



PORTABLE TOUCH PAD 7 INCH

INROOM CONTROLLER



VIDEO INTERCOM

- CAMERA BUILT-IN FOR DOORBELL
- EMERGENCY PHONE TO JURISTIC
- REAL-TIME INTERCOM WITH MOBILE APP



HOME SECURITY

- SECURITY ALERT PUSHED MOBILE APP



HOME AUTOMATION

- LIGHTING CONTROL, AIR-CONDITIONER,
- ELECTRIC RECEPTACLE



JOINED NEIGHBOURHOODS

- BOOKING FACILITIES/ CHECKING AVAILABLE FACILITIES
- INTERNAL VOICE CALL OR VIDEO CALL TO OTHER UNITS
- SMART MAILBOX ALERT/ CHECK MAILBOX STATUS
- SMART LOCKER ALERT/ CHECK LOCKER STATUS

LIVING INNOVATION

生きるイノベーション

ECHO DOT VOICE COMMAND

ALEXA BY AMAZON



LIGHTING
ON/OFF



AIR-CONDITIONER
ON/OFF



NEWS
READ NEWS



TRAFFIC
CHECK REAL-TIME TRAFFIC



PLAY MUSIC
PLAY YOUR MUSIC FAVOURITE



WEATHER
CHECK REAL-TIME WEATHER



COMPETITORS

コンペティター

oka HAUS

SEGMENT A

240K-450K THB.Sq.m.

SEGMENT B+

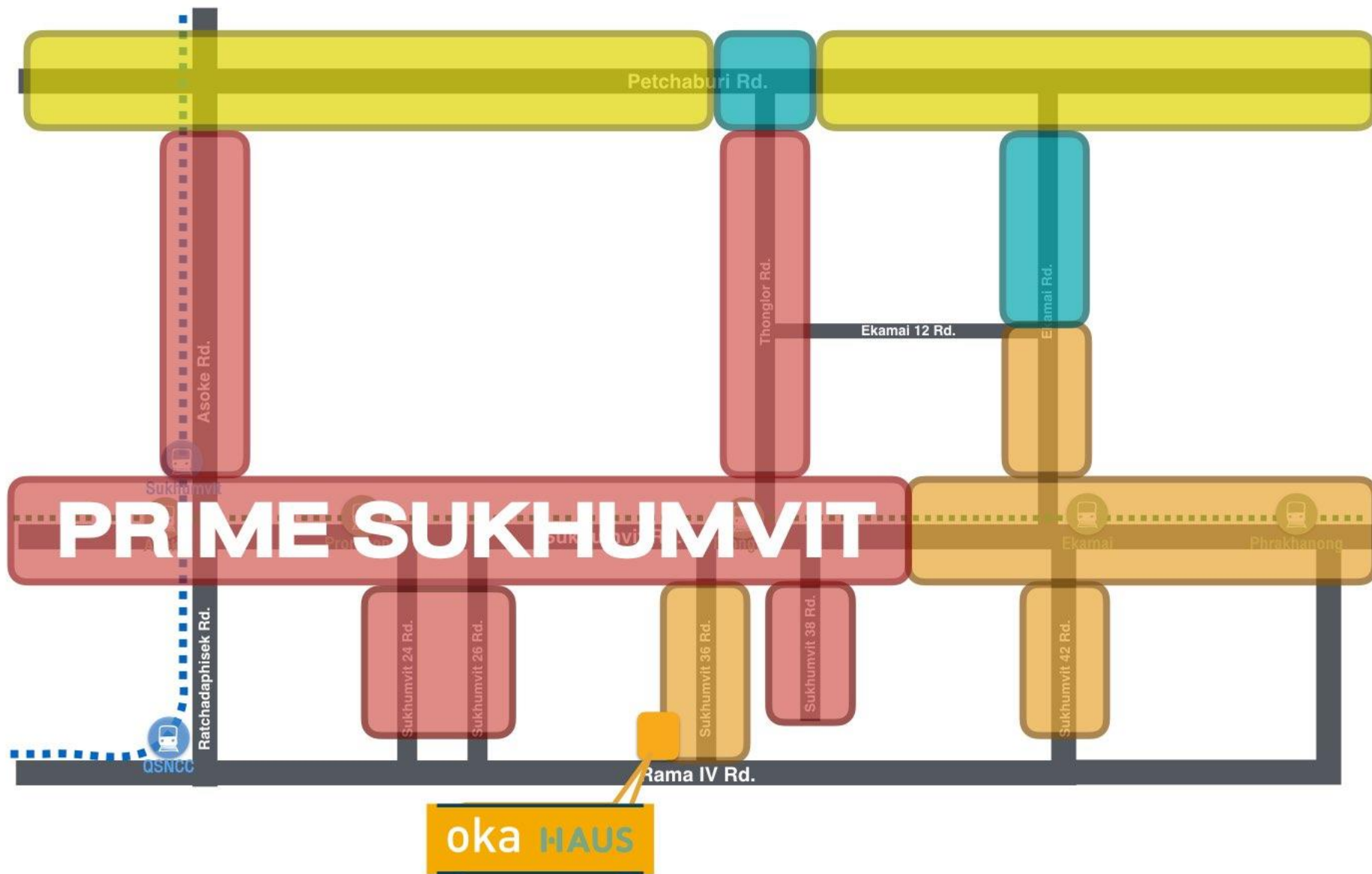
165K-200K THB.Sq.m.

SEGMENT B-

130K-150K THB.Sq.m.

SEGMENT C+

100K-110K THB.Sq.m.



COMPETITORS

コンペティター

SEGMENT A

240K-450K THB.Sq.m.

SEGMENT B+

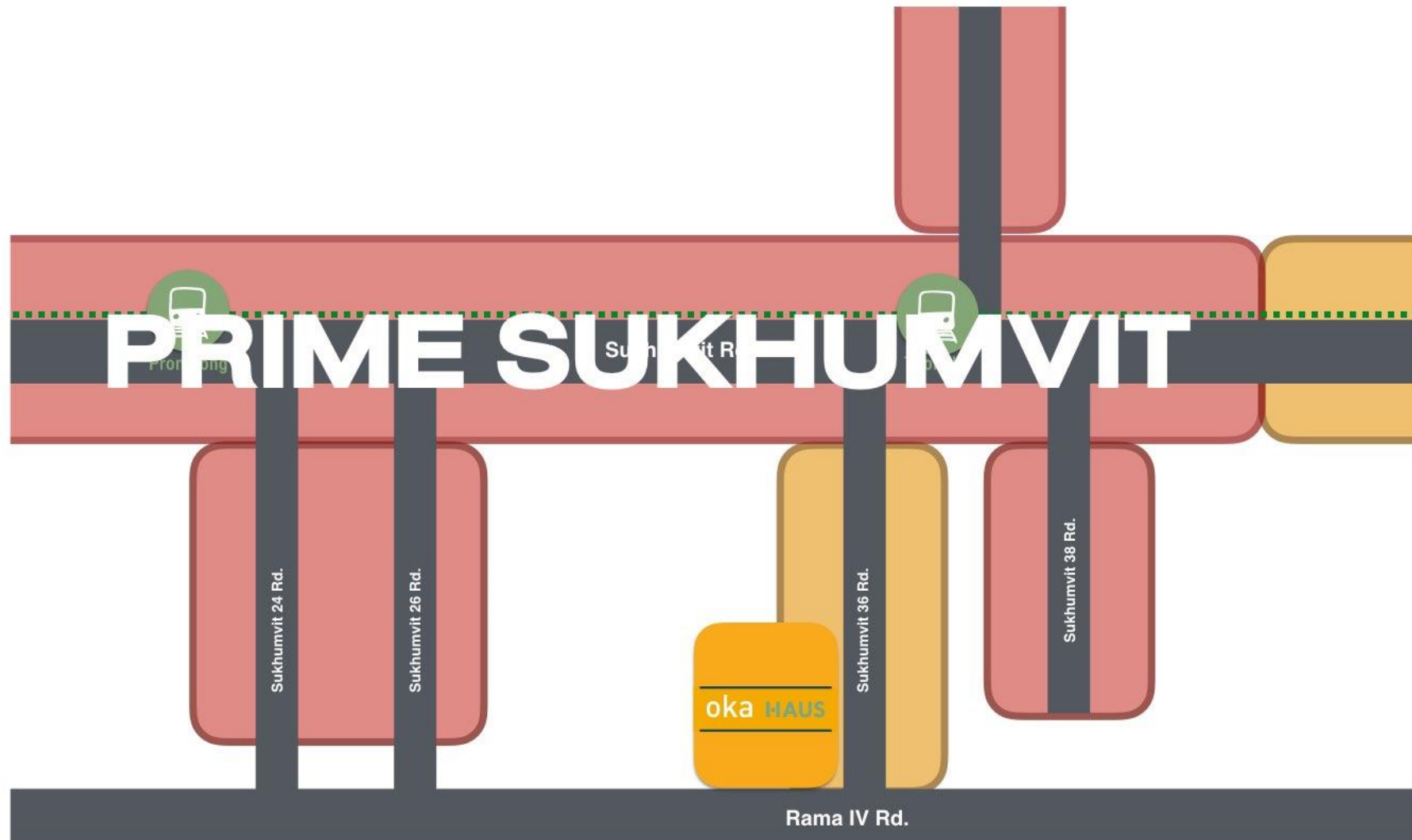
165K-200K THB.Sq.m.

SEGMENT B-

130K-150K THB.Sq.m.

SEGMENT C+

100K-110K THB.Sq.m.



COMPETITORS

コンペティター

SEGMENT A

240K-450K THB.Sq.m.

SEGMENT B+

165K-200K THB.Sq.m.

SEGMENT B-

130K-150K THB.Sq.m.

SEGMENT C+

100K-110K THB.Sq.m.

**OPPORTUNITY FOR
INCOME BELOW 100K**

Sukhumvit 24 Rd.

Sukhumvit 26 Rd.

oka HAUS

Sukhumvit 36 Rd.

Sukhumvit 38 Rd.

Rama IV Rd.

COMPETITORS

コンペティター



THE ESSE

SUKHUMVIT 36

PROJECT VALUE 6,175 MB
STARTING PRICE 310K/SQ.M.
43 Floors
338 Units
Automatic Car Parking

COMPETITORS
コンペティター

IDEO Q36

AVG.PRICE 195K/SQ.M.

PRICE RANGE 6.49 – 13 MB

450 M to BTS Thonglor

Total 449 Units

Parking 60%

Complete Q2 2020

SOLD 50%



COMPETITORS

コンペティター



AVG.PRICE 159K/SQ.M.
PRICE RANGE 4.59 - 11.67 MB
700 M to BTS Thonglor
Total 466 Units
Parking 60%
Complete Q2 2018
SOLD 98%

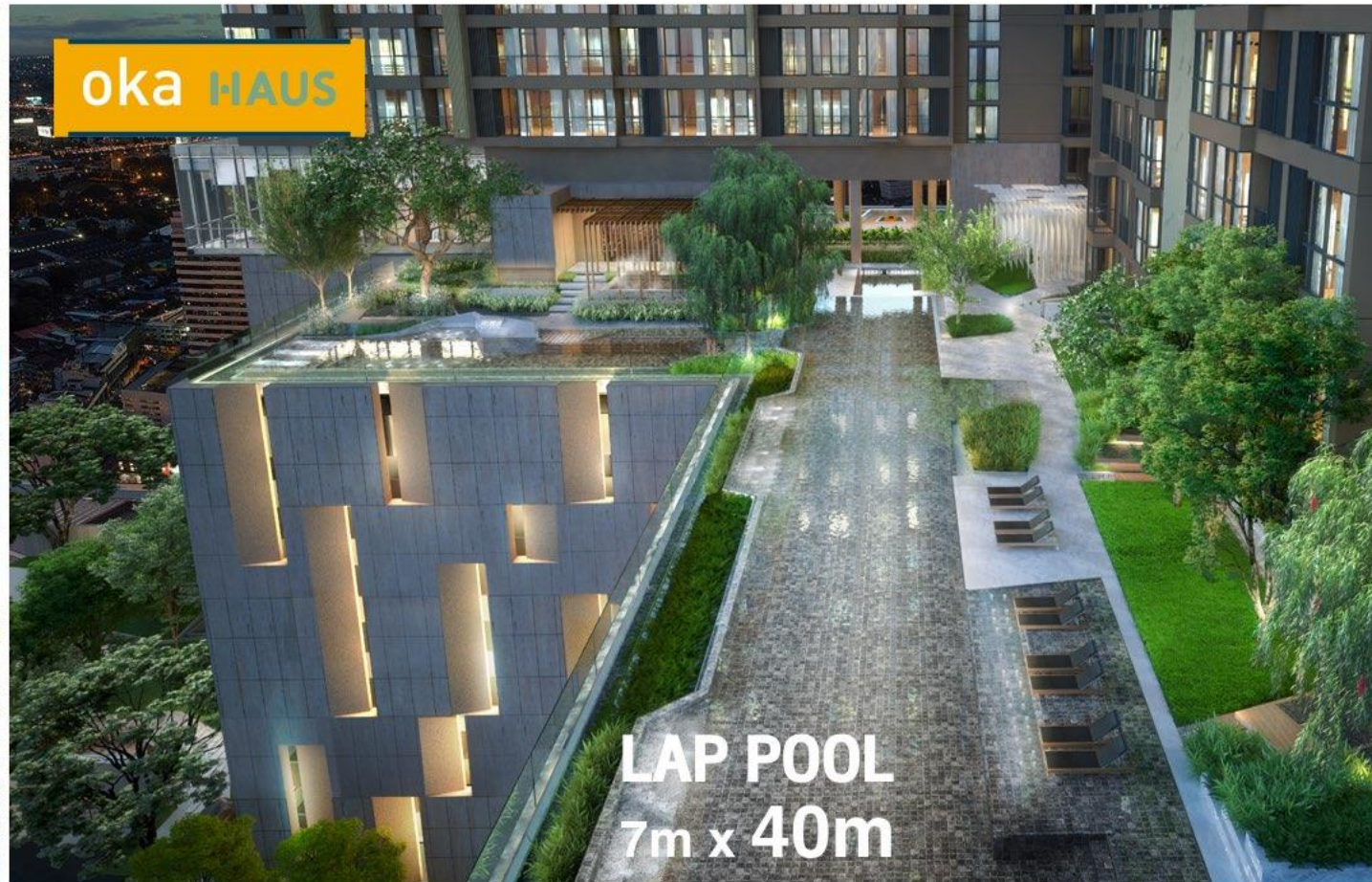


AVG.PRICE 160K/SQ.M.
PRICE RANGE 4.39 - 20.00 MB
900 M to BTS Thonglor
Total 105 Units
Parking 65%
Complete Q4 2019
SOLD 87%

COMPETITORS
コンペティター

FACILITIES COMPARISON

SWIMMING POOL

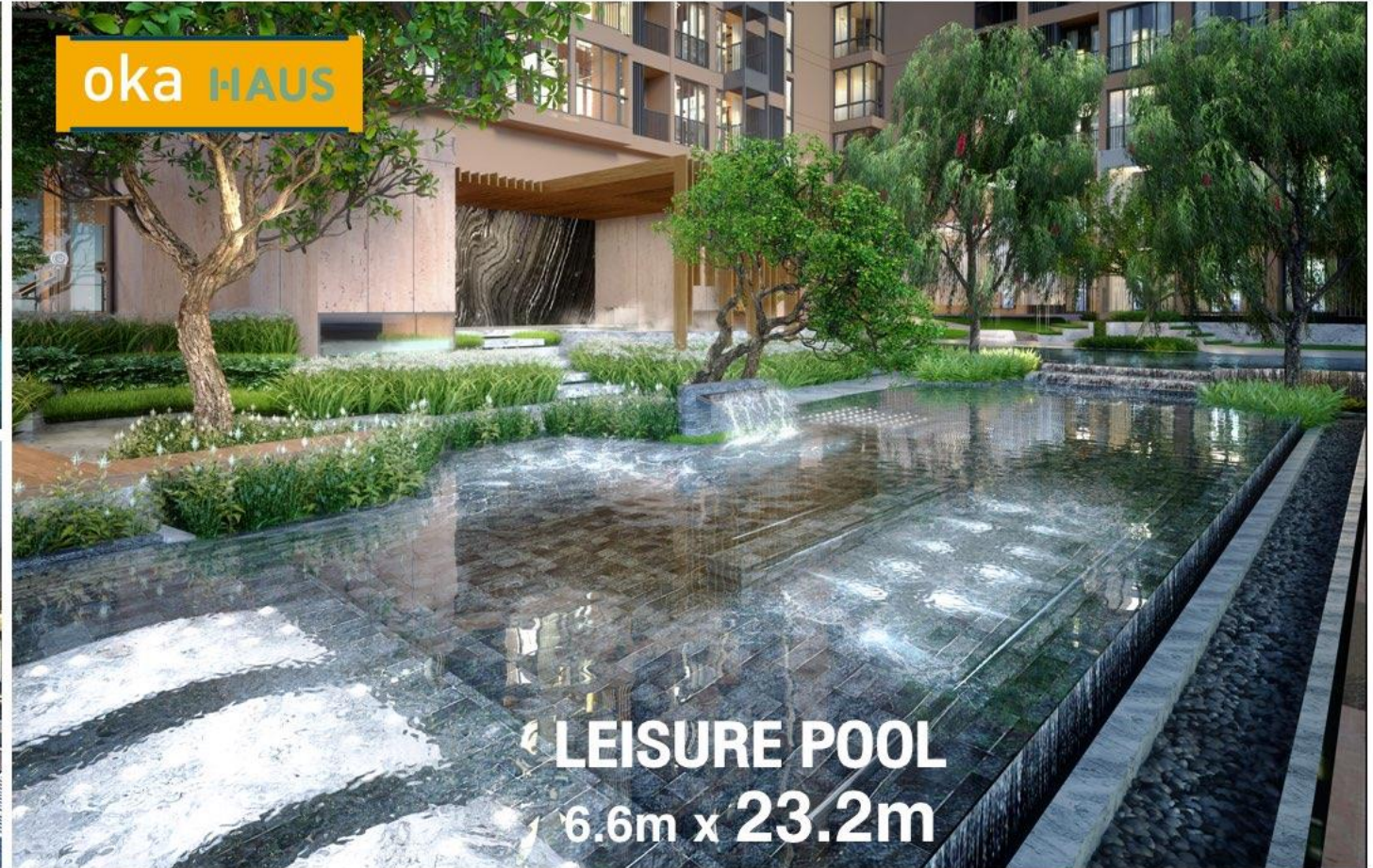


COMPETITORS

コンペティター

FACILITIES COMPARISON

SWIMMING POOL

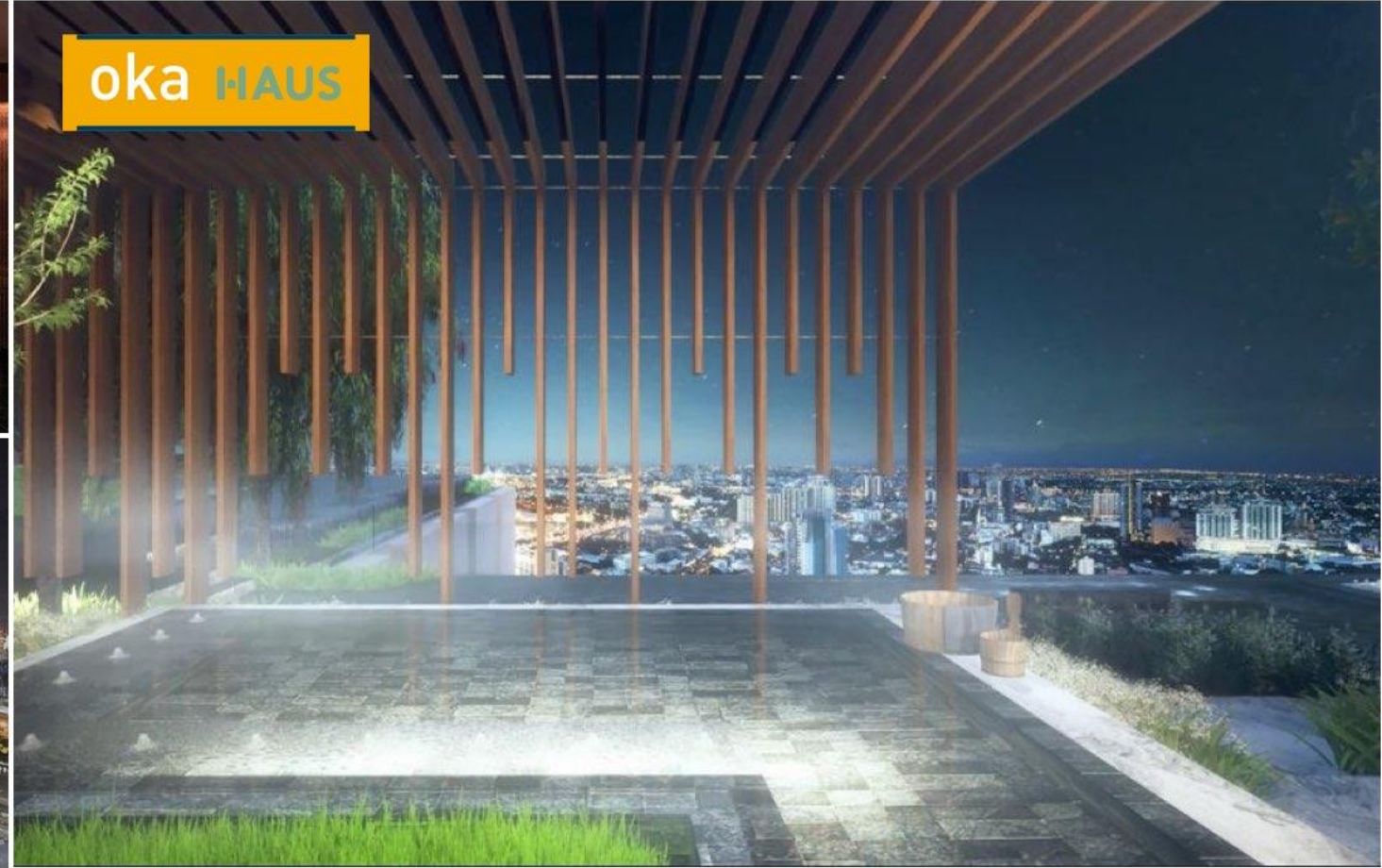


COMPETITORS

コンペティター

FACILITIES COMPARISON

SWIMMING POOL



COMPETITORS

コンペティター

ROOM LAYOUT COMPARISON

ルームレイアウトの比較

oka HAUS

1 BEDROOM (S)

oka HAUS

26.50-26.75 Sq.m.



WIDE PLAN
3.69 MB



27.42-29.12 Sq.m.

ONLY
STUDIO TYPE
NARROW PLAN



4.38 MB

ROOM LAYOUT COMPARISON

ルームレイアウトの比較

1 BEDROOM (M)

oka HAUS

34.25 Sq.m.

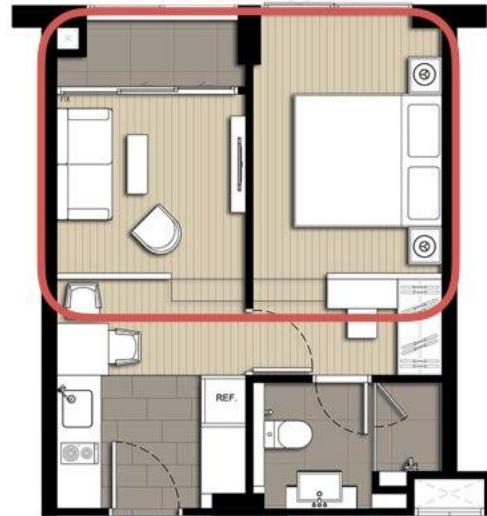


5.75 MB



34 Sq.m.

DOUBLE STEP
CEILING HEIGHT 2.8 M



6.49 MB



35.6-36.4 Sq.m.



5.27 MB



36-37 Sq.m.



5.76 MB

ROOM LAYOUT COMPARISON

ルームレイアウトの比較

1 BEDROOM (M)

oka HAUS

34.75 Sq.m.

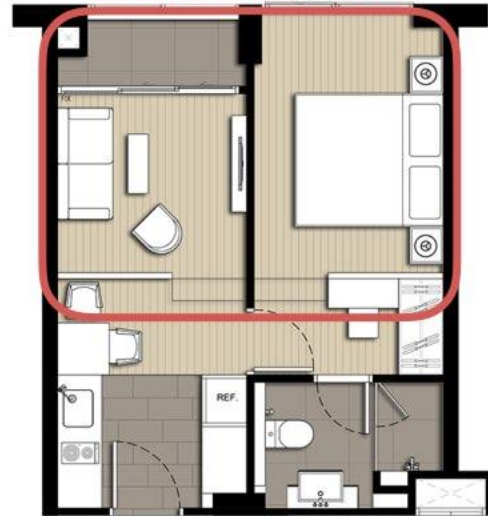


5.84 MB



34 Sq.m.

DOUBLE STEP
CEILING HEIGHT 2.8 M



6.49 MB



35.6-36.4 Sq.m.



5.27 MB



36-37 Sq.m.



5.76 MB

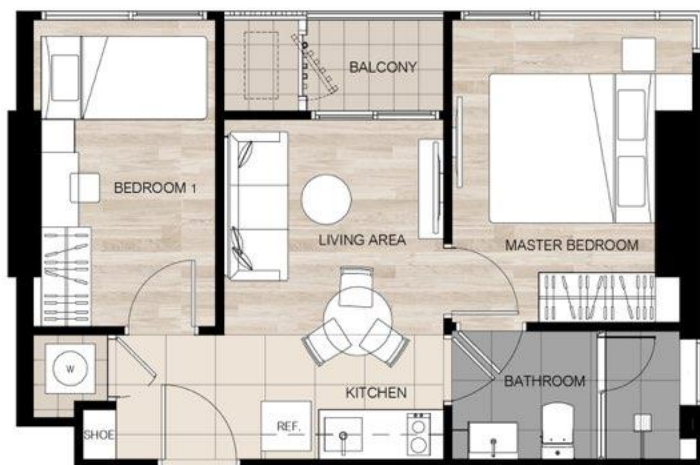
ROOM LAYOUT COMPARISON

ルームレイアウトの比較

2 BEDROOM (S)

oka HAUS

40.5-41 Sq.m.



LOWEST PRICE FOR 2 BR*
6.80 MB



44.5-45 Sq.m.



8.68 MB

ROOM LAYOUT COMPARISON

ルームレイアウトの比較

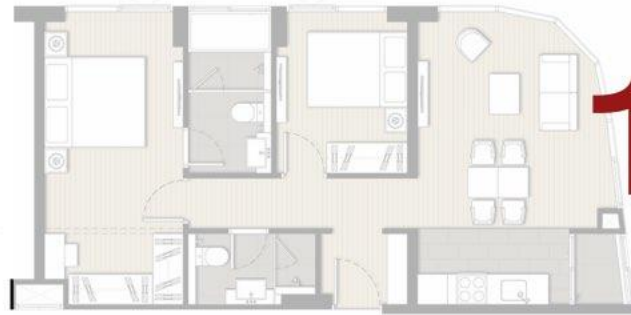
*2 Bedroom in Sukhumvit 36 area with an active project

2 BEDROOM (M)

oka HAUS



63 Sq.m.



12.29 MB



65.36-65.94 Sq.m.



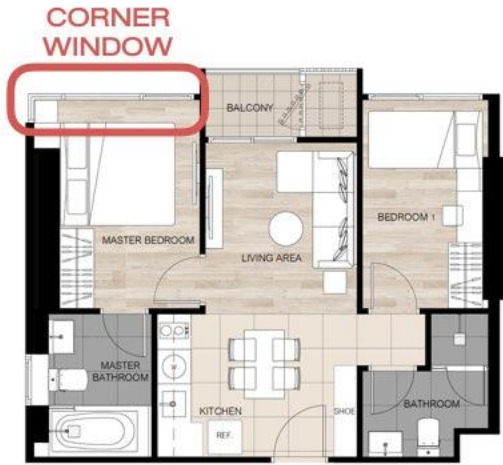
10.39 MB



85-86 Sq.m.



13.60 MB



49.25 Sq.m.

8.27 MB

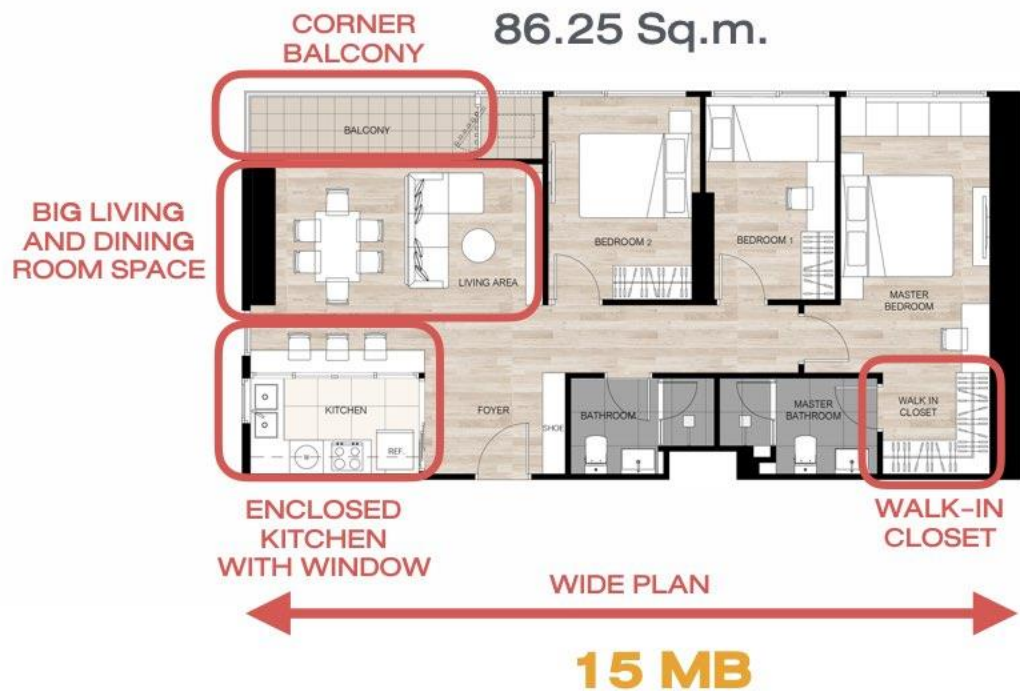
10 MB!

ROOM LAYOUT COMPARISON

ルームレイアウトの比較

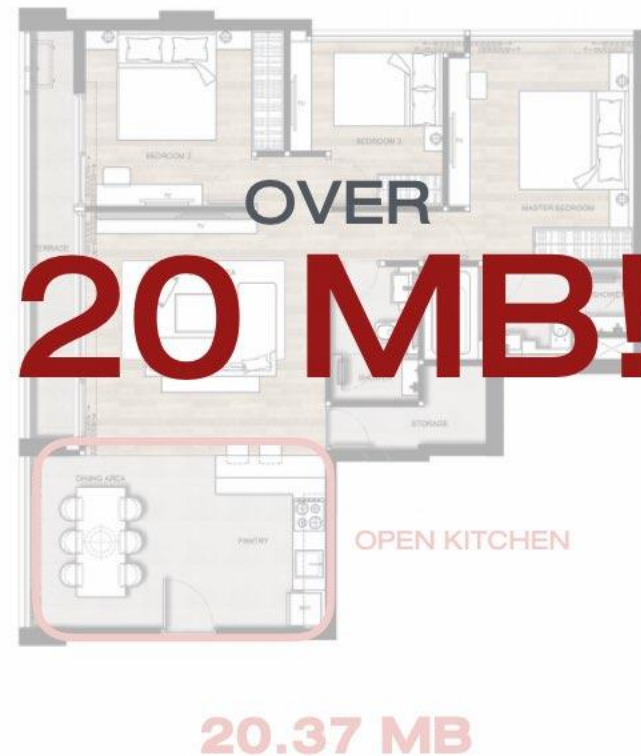
3 BEDROOM (M)

oka HAUS



URBITIA
THONG LO STATION
THE STATE OF URBAN HABITAT

97 Sq.m.



ROOM LAYOUT COMPARISON

ルームレイアウトの比較

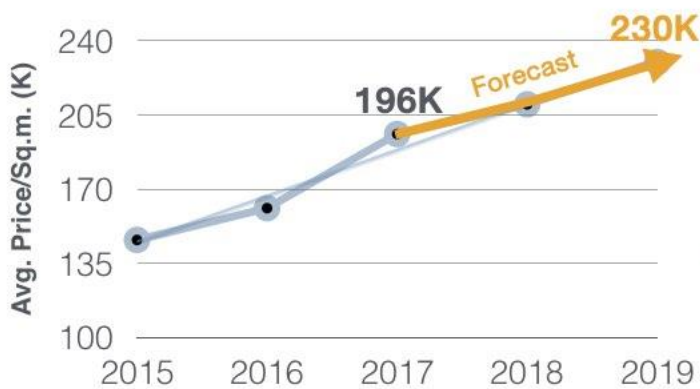
AVERAGE PRICE

196K/Sq.m.

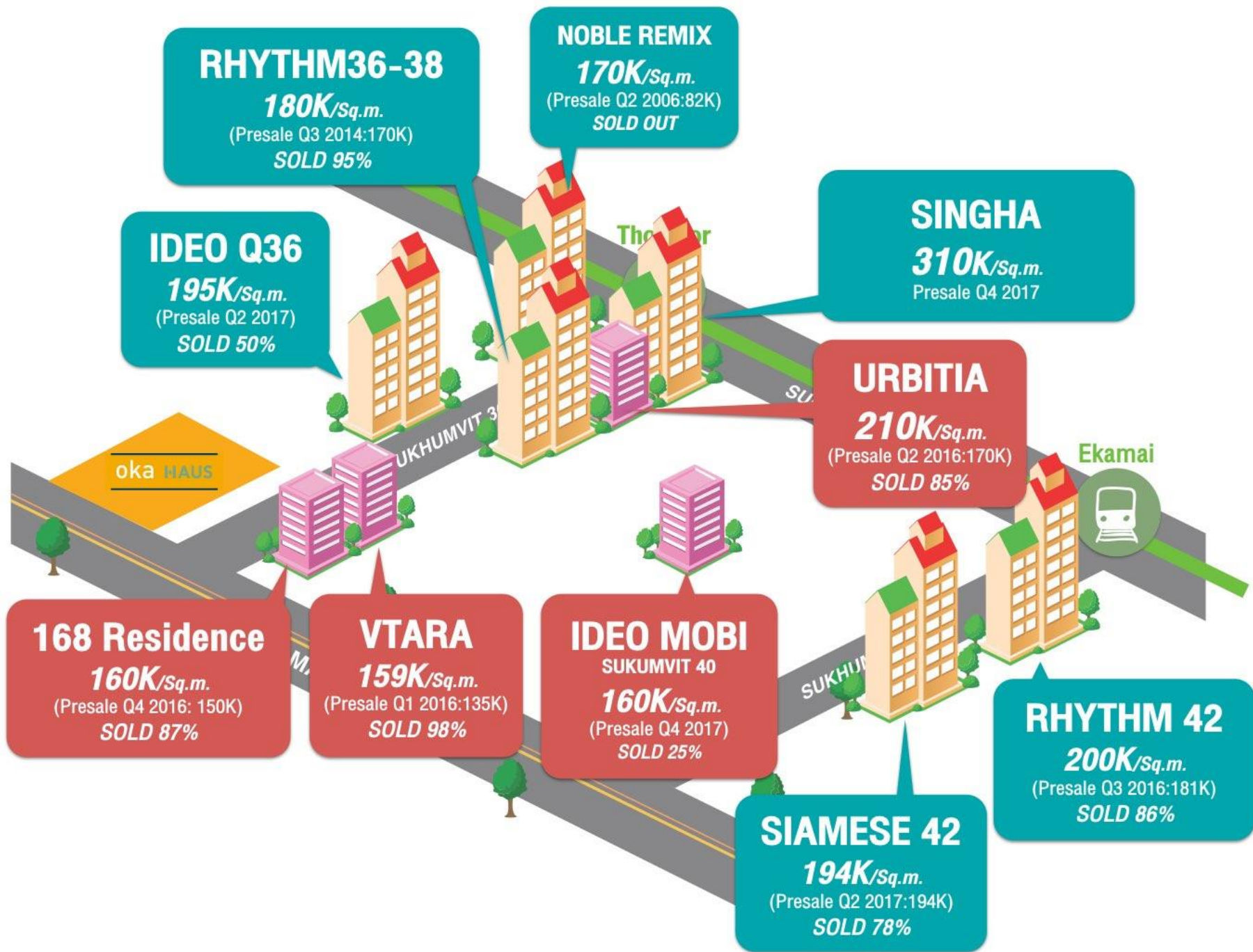
SOLD 82%

GROWTH RATE

13% /Years



Growth Rate Price Condominium in Sukhumvit 36 (2015-2017)

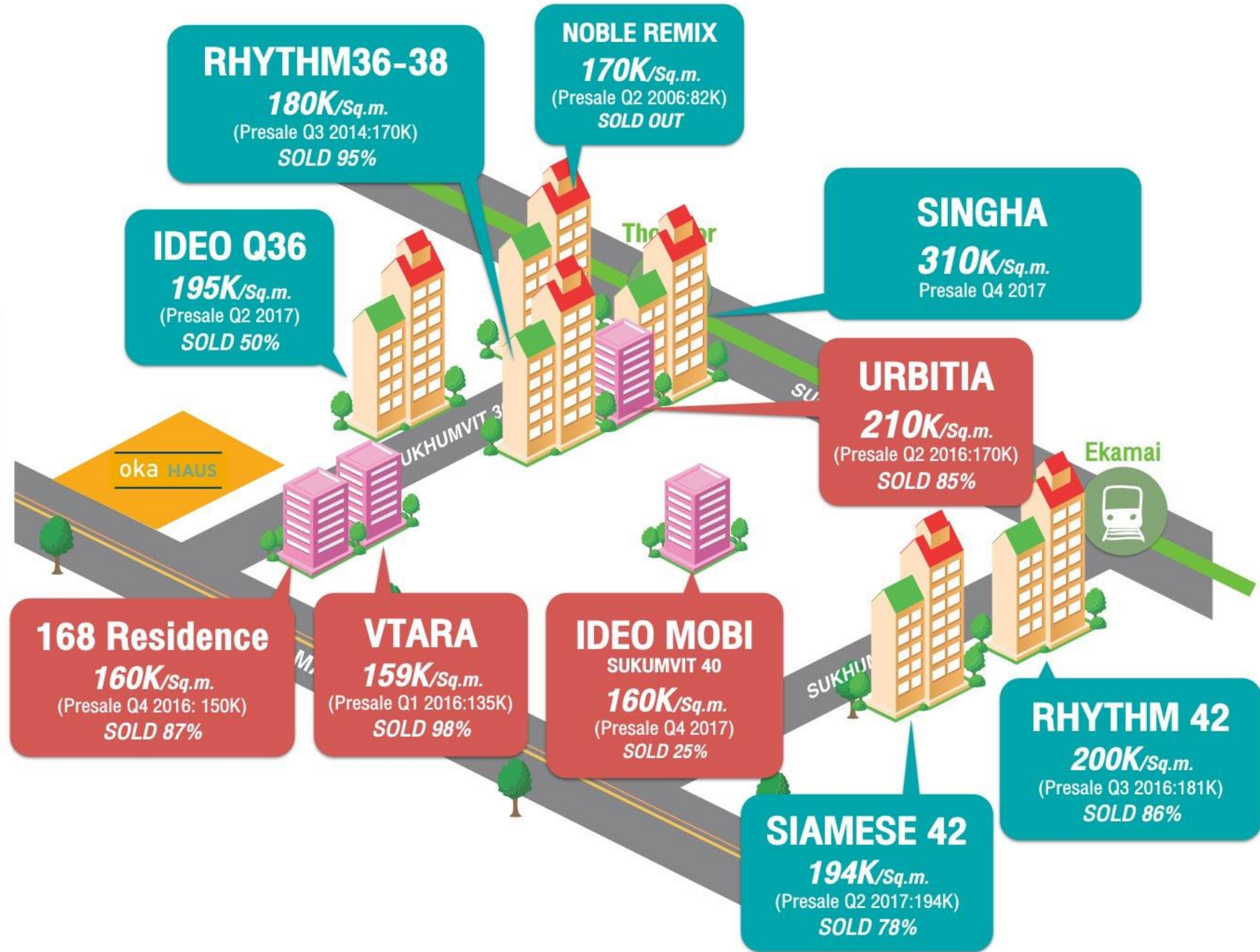


RENTAL RATE

Avg.800 Baht/Sq.m.

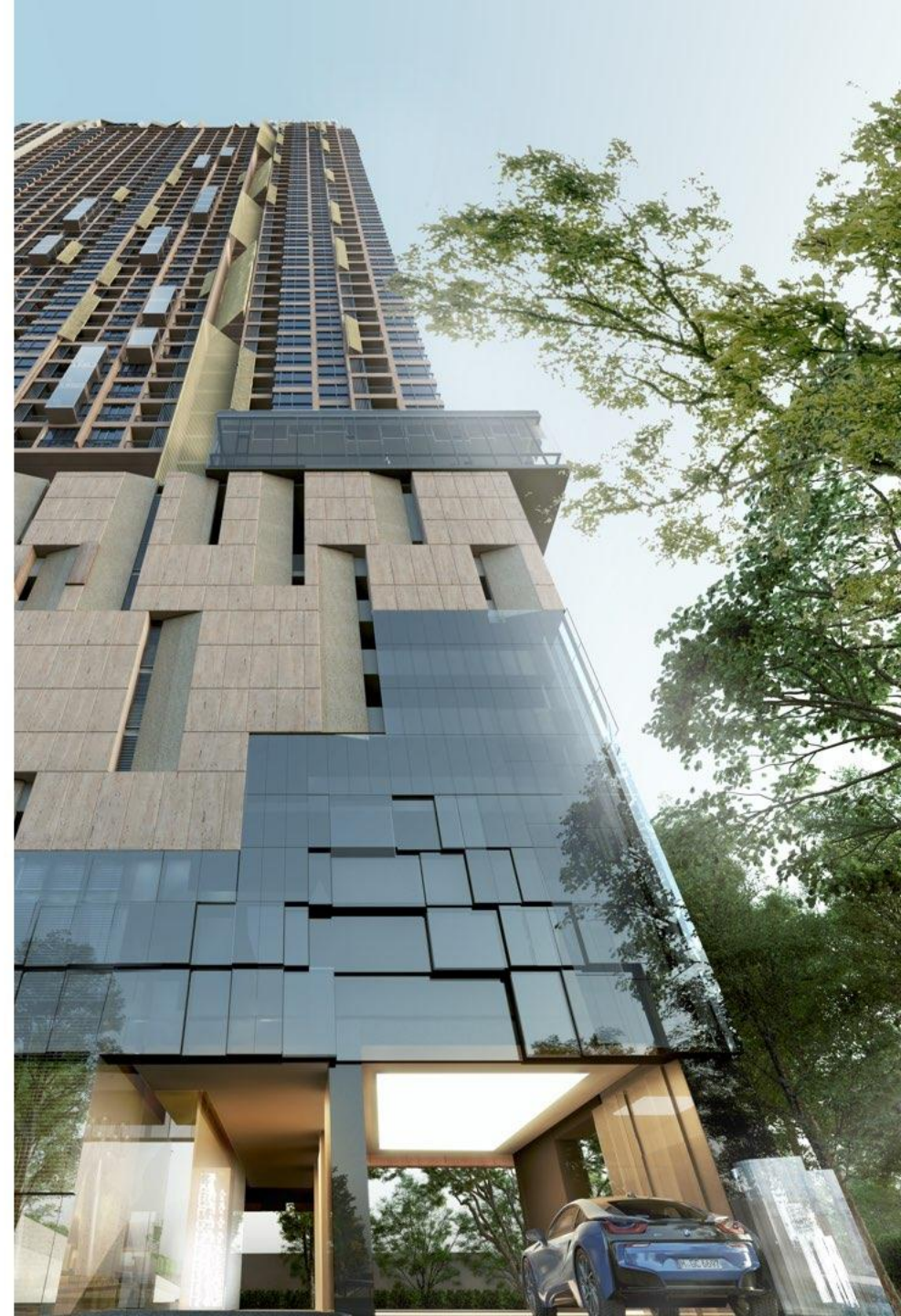
GROSS YIELD RATE

5-6% /Years



COMMON FEE
SINKING FUND

: 65 THB
: 600 THB



oka HAUS

EIA APPROVED	: ON PROCESS
CONSTRUCTION START	: JANUARY 2018
COMPLETION DATE	: MARCH 2021

PROJECT STATUS

プロジェクト状況



SALES GALLERY OPEN : 4 NOV 2017
ONLINE BOOKING : 10-11 NOV 2017
PRESALE (LCH) : 24-26 NOV 2017

SANSIRI

LAUNCHING TIMELINE

タイムライン

BEST FACILITIES
NEWEST INNOVATION
WITH THE AFFORDABLE PRICE







oka HAUS

Sukhumvit 36