

CHAMBERS
ON NUT STATION

LOCATION



Connected to 2 Business Districts (CBD SKV & New EBD)

Linked to BTS (Green Line) & MRT (Yellow Line)

Near 3 Express Ways

230 M. close to BTS On Nut Station

LOCATION (CONVENIENT)



Sukhumvit - an important economic location for jobs, education (International Schools), restaurants, shopping malls and community malls.

2

3

0

m.

**To BTS
ON NUT**



**ON NUT
STATION**

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CHAMBERS
ON NUT STATION

2

**Business
Districts**

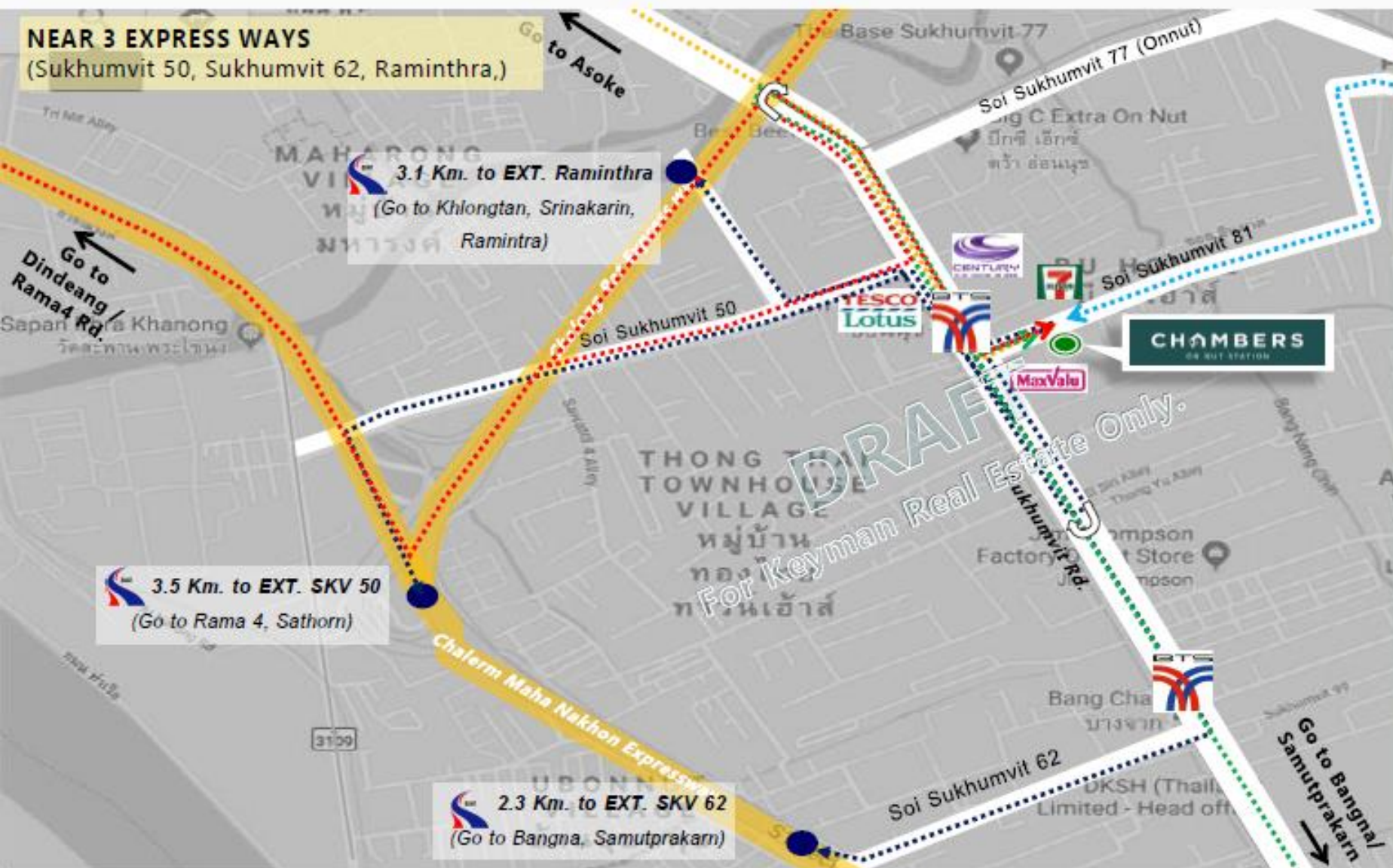
2

BTS lines

3

**Close to
3 expressways**

LOCATION (TRANSPORTATION)



TRANSPORTATION (via car)

- Sukhumvit Rd. : Go straight pass BTS Onnut Station > and then turn left at the Soi Sukhumvit 81 for 200 meters > The project is on the right.
- Bangna Rd.: Go straight pass BTS Onnut Station > and then make a U-turn under Prakanong bridge, and turn left at Soi Sukhumvit 81 for 200 meters .The project is on the right.
- Soi Sukhumvit 50 (From Dindang Expressway, Bangna, and Ramindra.) : Turn left to Sukhumvit Rd. > and then make a U-turn under Prakanong bridge > go straight pass BTS Onnut Station > and then turn left at Soi Sukhumvit 81 for 200 meters. The project is on the right
- Srinakarin Rd. : Go straight on Onnut Rd. > and turn right at soi onnut 10 > go straight for 1 km > The project is on the left.

Only 30 minutes to Suvarnabhumi airport

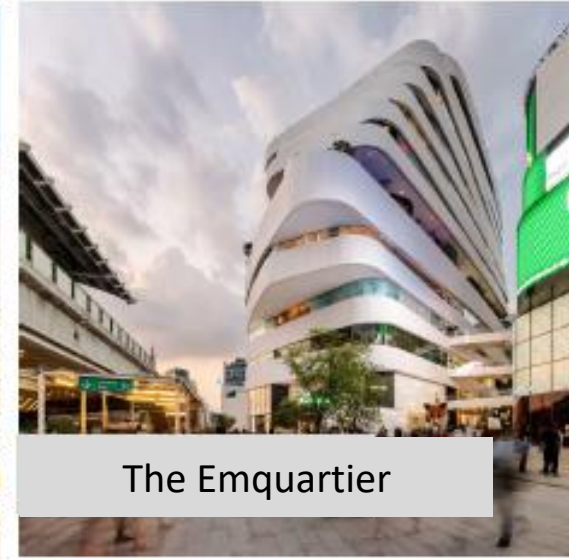
CONVENIENT LIFESTYLE



Century The Movie Plaza



Terminal 21



The Emquartier



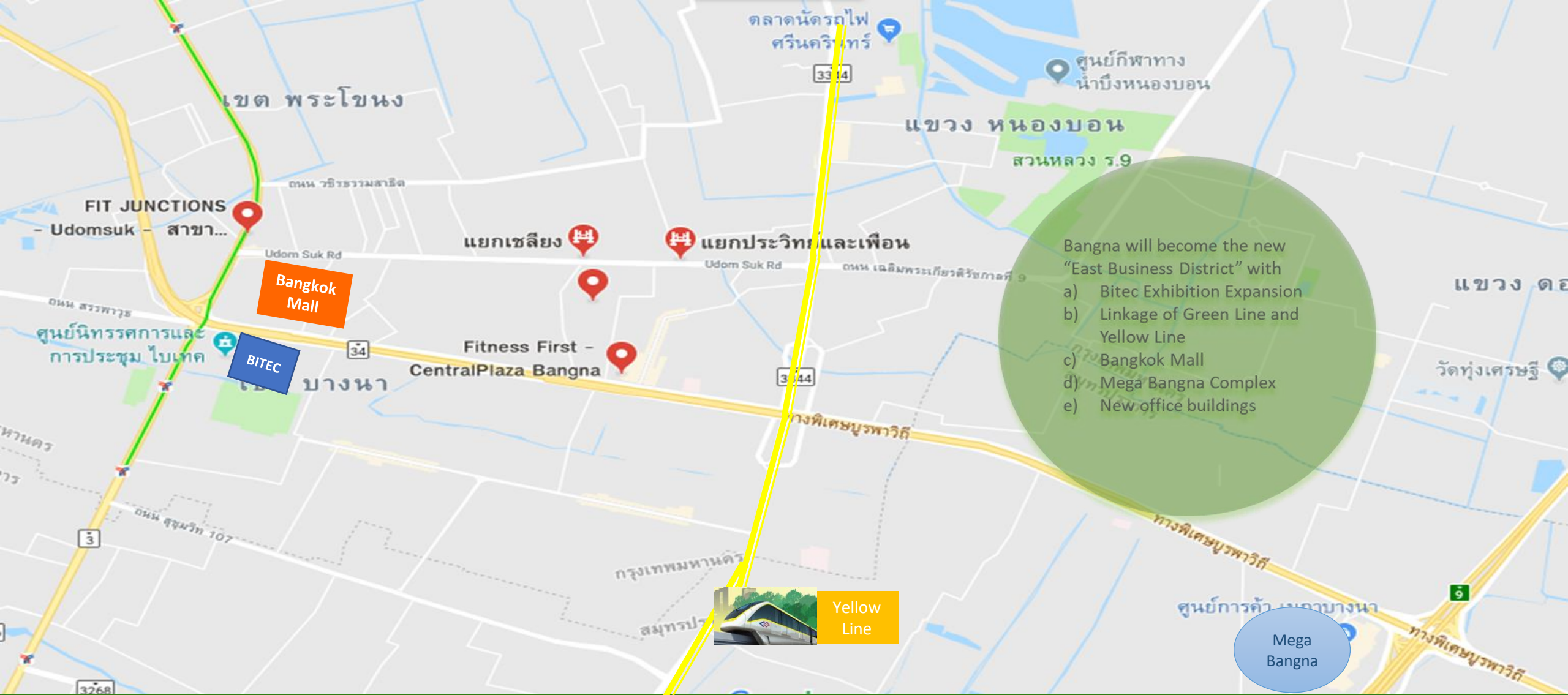
Tesco Lotus On Nut



Ageha Music & Cafe



The Commons Thong Lor



Bangna will become the new “East Business District” with

- Bitec Exhibition Expansion
- Linkage of Green Line and Yellow Line
- Bangkok Mall
- Mega Bangna Complex
- New office buildings



BANGNA

GROWTH & DEVELOPMENT FACTORS



- MEGA PROJECTS**
- BANGKOK MALL BY THE MALL GROUP
 - THE FORESTIAS BY MQDC

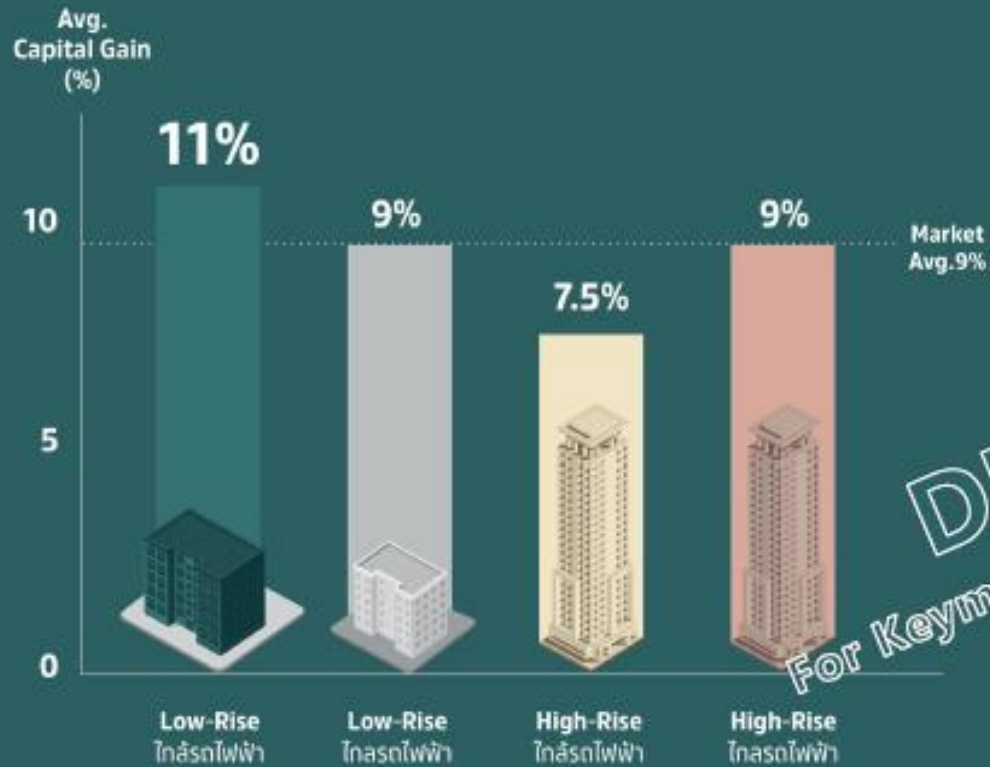


- MASS TRANSIT**
- BTS GREEN LINE EXTENSION



- OTHER FACTORS**
- BITEC BANGNA ALREADY A BUSINESS HOTSPOT
 - ALREADY POPULAR RESIDENTIAL SURBURB
 - AVAILABILITY AND AFFORDABLE PRICE OF DEVELOPABLE LAND PLOTS

Capital Gain



Rental rate



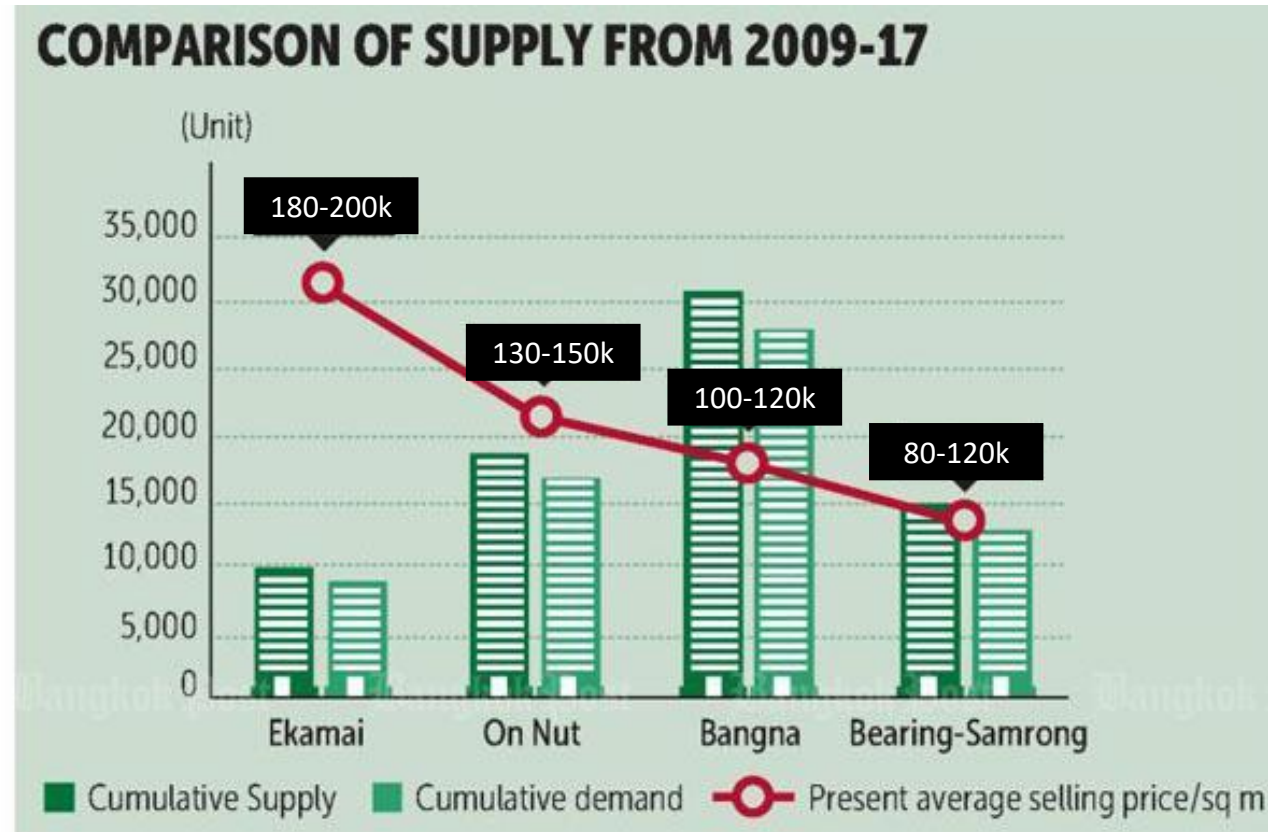
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- Low-Rise condominiums have a greater chance a higher Capital Gain per year than high-rise condominiums at 11%* per year

Remark : AVG. Price from 3 years after building complete.

- Low-Rise condominiums have a greater chance a higher gross yield per year than high-rise condominiums with also less investment in terms of THB/sq.m
- Low-Rise condominiums near the BTS have a chance to obtain the highest gross yield at 6%* per year

PRICE PER SQM. FOR NEW BANGKOK CONDO ZONES



Source: Knight Frank Thailand

BANGKOK POST GRAPHICS

On Nut is an up and coming area with foreseen growth compared to the Ekkamai or Phromphong areas

Plus Property finds spike in foreign demand for Phra Khanong-On Nut

Aug 21, 2017 | Plus News and Update

Share Tweet

Phra Khanong – On Nut

Upcoming Hot Location for Rent Among Expat



High Return for Rental Yield

Rental Rate
500 – 600
THB / month

5 – 7%
Rental Yield

1 Bedroom rental price
14,000 – 18,000
THB / month



2 Bedrooms rental price
25,000 – 36,000
THB / month

Plus Property, the full-service professional property and facility management agency, detects high growth in demand in the Phra Khanong-On Nut area after surveying the residential market for foreigners. Rent has already risen 10% in the first half of the year and the 5-7% rental yield has outperformed the Thong Lo-Ekkamai area. Meanwhile the resale market is also seeing better gains with the one-bedroom type fetching 24% higher price per unit than launch price, just 5 years after launch.

Capital Gain



Current Average Price
122,000
THB / sq.m

Capital Gain
40%
(within 5 years)

Occupancy Rate
83%

Occupancy Rate

 **30%**

 **70%**

Top nationality of tenants

  
Japanese Korean British

Plus Property | plus.co.th

Resale units within the Phra Khanong-On Nut zone are considered attractive. It has been found that since 2012, one-bedroom and two-bedroom units are the most popular for reselling. 1 bedroom units have seen the per unit selling price rise by as much as 40% from launch. Currently, the average resale price stands at 122,000 baht per square meter, whereas the average resale price for the Thong Lo-Ekkamai zone stands at 230,000 baht per square meter. In comparison, the resale price in the Phra Khanong-On Nut zone is 47% lower than that in the Thong Lo-Ekkamai zone while the rooms are also able to generate 9% better profit.

CHAMBERS

ON NUT STATION

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CHAMBERS

ON NUT STATION



Project Information

Low-Rise residential
3 Buildings, 8 Floors

Location
Distance to BTS

Sukhumvit 81, Bangkok
230*m. from BTS Onnut Station

Land Area

3 -2- 43 Rais

No. of unit

487 Units

Building A	204	units
Building B	136	units
Building C	147	units

Parking

174 Lots (35.73%)

Facilities

Lobby, Shop, Smart Locker,
Courtyard, Step Garden, Library,
Swimming Pool, Jacuzzi, Fitness

Common Fee
Sinking Fund

60 THB./Sq.m.
550 THB./Sq.m.

MAIN ENTRANCE



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Main Entrance

SOI SUKHUMVIT 81



หมู่บ้าน
พบปะ พุดคุย
CONNECT DISCONNECT

BUILDING A: LOBBY DOUBLE VOLUME SPACE

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บ้าน
พบปะ พุดคุย
CONNECT DISCONNECT

BUILDING A: LOBBY DOUBLE VOLUME SPACE



BUILDING A: HIDDEN COURTYARD



สวนหน้าบ้าน
ต้อนรับ คู่เคียง
FAMILIAR SURPRISED



BUILDING A: LIBRARY

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SOI SUKHUMVIT 81



สวนหน้าบ้าน
ต้อนรับ คั่นเคย
FAMILIAR SURPRISED



BUILDING B :STEP GARDEN



คอร์ทกลางบ้าน
สงบ ผ่อนคลาย
STATIC DYNAMIC



BUILDING A: LIBRARY

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SOI SUKhumvit 81



ส่วนหน้าบ้าน
ต้อนรับ ค้นเคย
FAMILIAR SURPRISED

BUILDING B :STEP GARDEN

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คอร์ทกลางบ้าน
สงบ ผ่อนคลาย
STATIC DYNAMIC



BUILDING C : SWIMMING POOL



สวนหลังบ้าน
สังสรรค์ แลกเปลี่ยน
SEEN TO BE SEEN



BUILDING C : FITNESS TAKE VIEW SWIMMING POOL

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สวนหลังบ้าน
สังสรรค์ แลกเปลี่ยน
SEEN TO BE SEEN



GROUND FLOOR



3RD FLOOR



TYPICAL FLOOR



ROOFTOP

 BUILDING A

ROOF FLOOR PLAN

CHAMBERS
ON NUT STATION



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1 BEDROOM : 26 SQ.M.



Furniture Package for 1 BEDROOM

26 sq.m. (25.91 - 27.17 sq.m.)

Building A No. 1-12, 14-20, 22-27, 30-31

-
1. TV. Cabinet (1 Piece)
 2. Coffee Table (1 Piece)
 3. Sofa 2 Seats (1 Piece)
 4. Dressing Table (1 Piece)
 5. Chair (1 Piece)
 6. Bed Base (Spring box) (1 Piece)
 7. Side Table (1 Piece)
 8. Wardrobe I-Shape (1 Piece)
 9. Pantry I-Shape (1 Piece)
 10. Shoes Cabinet (1 Piece)



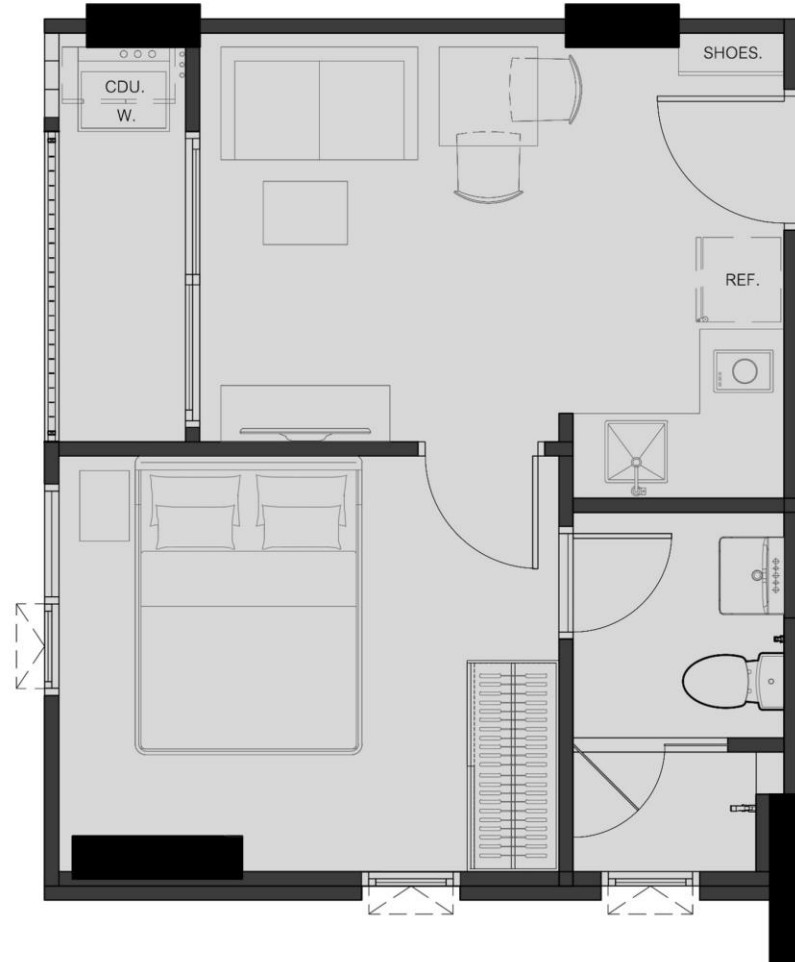
Remark: The furniture shown may be subject to change according to the sustainability of the units. If the company cannot find the furniture shown, it will provide items in the same types with equal quality and value. Electronic devices, mattresses, pillow, bed sheets and decorated items are excluded.

Furniture Package for 1 BEDROOM

29 sq.m. (30.21 sq.m.)

Building A No. 21

-
1. Shoes Cabinet (1 Piece)
 2. Pantry L-Shape (1 Piece)
 3. Dining Table (1 Piece)
 4. Chair (2 Pieces)
 5. Sofa 2 Seats (1 Piece)
 6. Coffee Table (1 Piece)
 7. TV. Cabinet (1 Piece)
 8. Side Table (1 Piece)
 9. Bed Base (Spring box) (1 Piece)
 10. Wardorbe I-Shape (1 Piece)



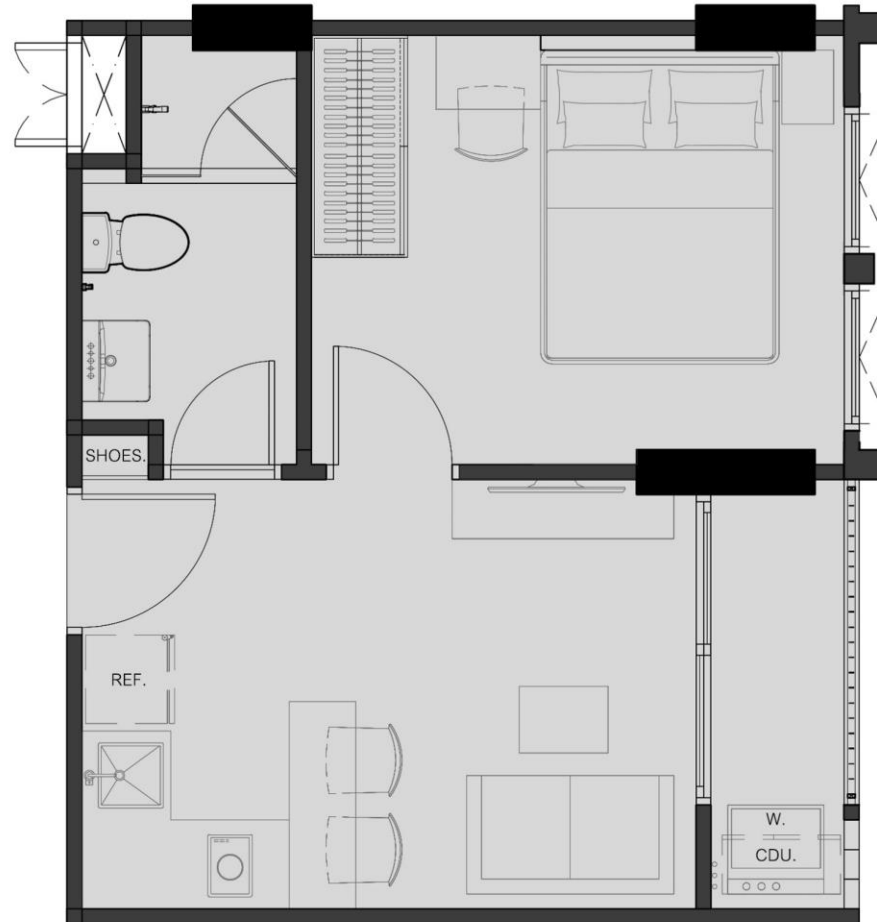
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Furniture Package for 1 BEDROOM

30 sq.m. (30.29 - 31.96sq.m.)

Building A No. 13

1. Pantry L-Shape (1 Piece)
2. Stool Chair (2 Pieces)
3. Shoes Cabinet (1 Piece)
4. Sofa 2 Seats (1 Piece)
5. Coffee Table (1 Piece)
6. TV. Cabinet (1 Piece)
7. Side Table (1 Piece)
8. Bed Base (Spring box) (1 Piece)
9. Dressing Table (1 Piece)
10. Chair (1 Piece)
11. Wardorbe I-Shape (1 Piece)

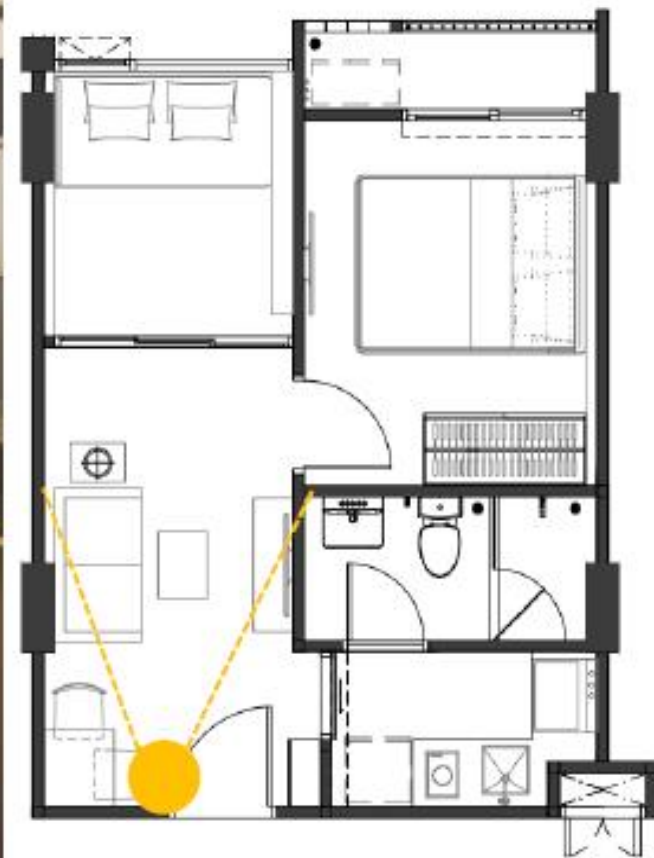


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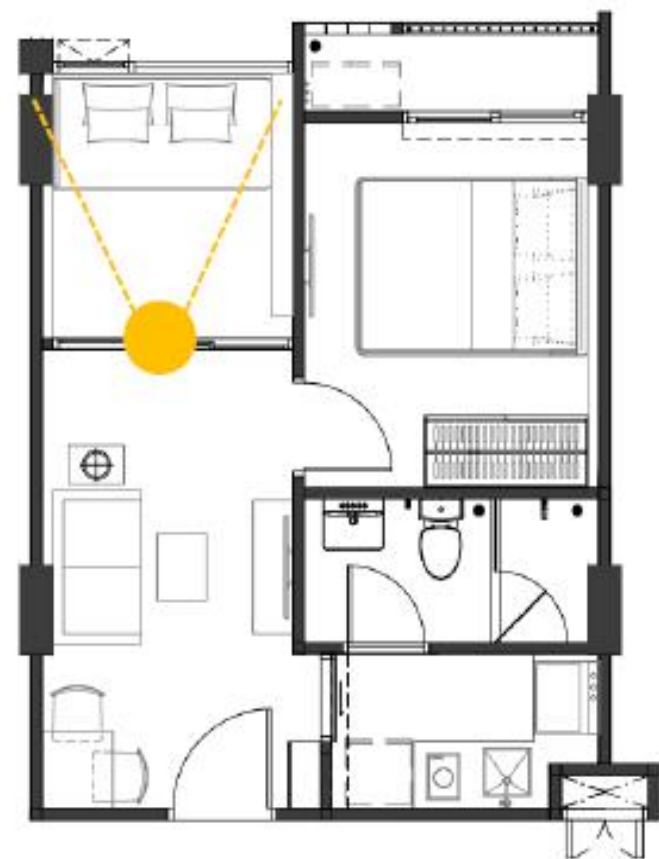


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1 BEDROOM PLUS 35 SQ.M.



1 BEDROOM PLUS 35 SQ.M.



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Furniture Package for 1 BEDROOM PLUS

35 sq.m. (34.80 - 35.71sq.m.)

Building A No. 28-29

-
1. Shoes Cabinet (1 Piece)
 2. Dining Table (1 Piece)
 3. Chair (2 Pieces)
 4. TV. Cabinet (1 Piece)
 5. Coffee Table (1 Piece)
 6. Sofa 2 Seats (1 Piece)
 7. Side Table (1 Piece)
 8. Bed Base (Spring box) (1 Piece)
 9. Wardorbe I-Shape (1 Piece)
 10. Shelf (1 Piece)
 11. Bed Base 3 Feet (1 Piece)
 12. Pantry L-Shape (1 Piece)



Remark: The furniture shown may be subject to change according to the sustainability of the units. If the company cannot find the furniture shown, it will provide items in the same types with equal quality and value. Electronic devices, mattresses, pillow, bed sheets and decorated items are excluded.

CHAMBERS

ON NUT STATION

Condominium Feel Like Home



230 *M.
BTS On Nut



A Cozy place
like "BANN SUKHUMVIT"



Full Facilities



Rue Jai
รัชฎา

Bann Rue Jai



Yield 6%
Capital Gain 11%

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