

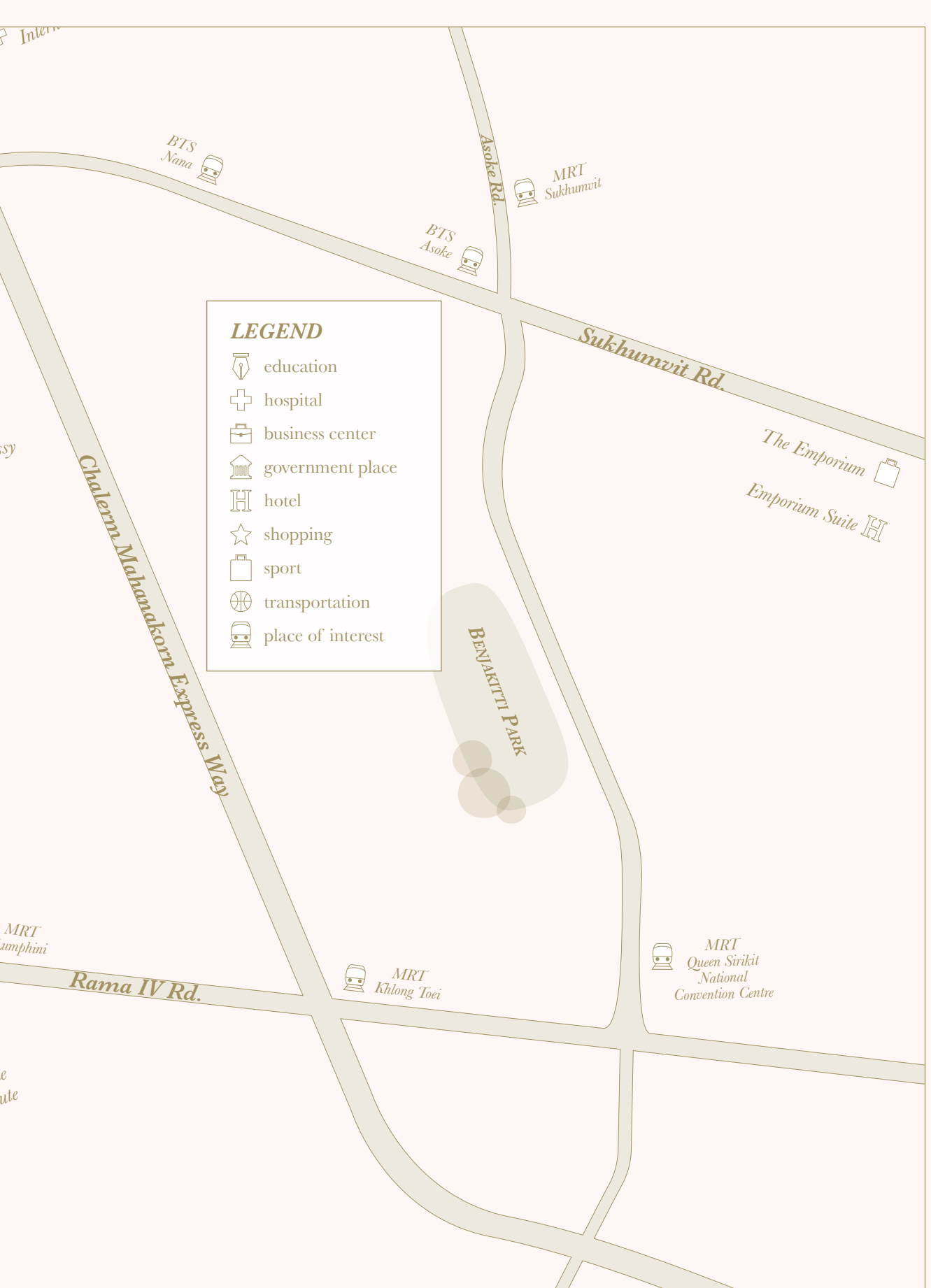
MAGNOLIAS
RATCHADAMRI BOULEVARD



Bangkok, Thailand





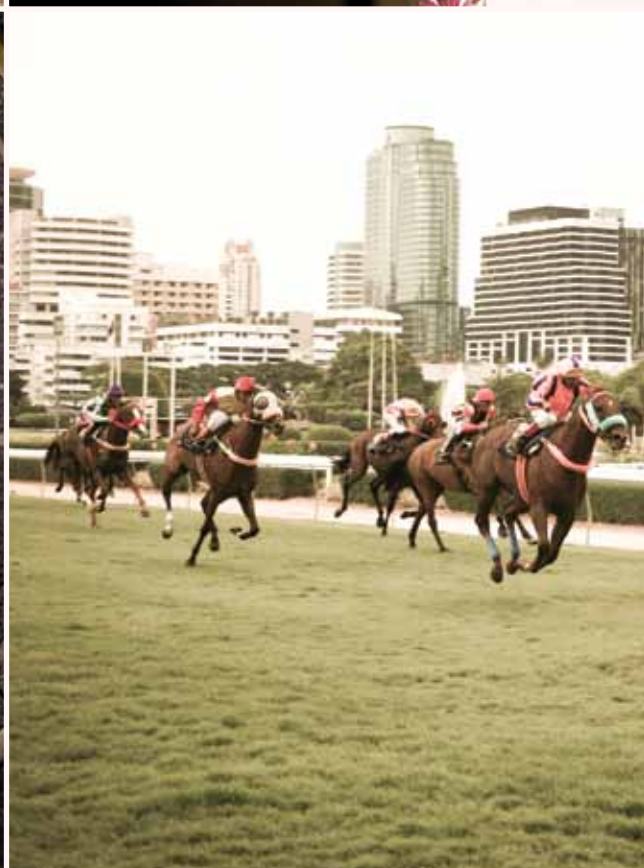




Magnolias Ratchadamri Boulevard

THE FINEST RESIDENCE AT THE HEART OF BANGKOK







Fullfilling the legacy of Ratchadamri

Ratchadamri is the city's vibrant focus, its beating heart, boasting an unrivalled cluster of high-end shopping, luxury hotels, fine dining, high fashion and elite entertainment.

Pictures: (Previous Page) Top Left - Dancers at Erawan Shrine: The Four-faced Brahma Statue, Top Right - Coffee Shop at Grand Hyatt Erawan Bangkok Hotel, Bottom Left - Directory at Ratchadamri, Bottom Right – The Royal Bangkok Sports Club, (Current Page) Ratchadamri Road



Magnolias Ratchadamri Boulevard

‘In the heart of Bangkok’, is a truly remarkable development, combining modernity, luxury, and convenience with traditional values to create a unique living experience. The residences are situated in Bangkok CBD, directly on *Ratchadamri Road* between the luxury 5-star *Grand Hyatt Erawan* and *Four Seasons Hotel*, and across from *the Royal Bangkok Sport Club*.

As a mixed use development, the project also comprises of a luxury hotel, *Waldorf Astoria Bangkok*. This inspired 60-storey development features 316 unique residences, from 1-bedroom residences to the most prestigious penthouses.

A thoughtful and heartfelt development at the heart of Bangkok.

Integrated living design

With its dazzling sculptural appearance, *Magnolias Ratchadamri Boulevard* utilizes intelligent design features that, with its sensual petal-inspired curves and dramatic profile, not only look stunning, but incorporate innovative building technologies that work together to conserve energy, facilitate sustainability, and maximize views for its residents.

The simplicity of the plan, the distinctive architectural elements and sophisticated materials offer a perfect canvas upon which owners can create individual worlds, perfectly reflecting their own tastes.

All apartments features lofty 3 meters full height ceilings, floor to ceiling windows, generous oversized closets and the rich ambiance of wide-planked smoked oak floors.

Intelligence at your doorstep

Beyond the magnificent exterior is active intelligence at work, *Magnolias Ratchadamri Boulevard* is not merely a condominium with hotel services – but a home with complete on-premise amenities, facilities and management.

Green building

The building has been designed to meet the latest in Green considerations and fully complies with both the Thai 2009 Green Building Code and the Leadership in Energy and Environmental Design (LEED) certification of the US Green Building Council.



actual image from sales gallery



actual image from sales gallery



actual image from sales gallery



actual image from sales gallery

Residences

Magnolias Ratchadamri Boulevard contains 316 unique apartments, from one bedroom residences to the most prestige penthouses at the heart of Bangkok.

All apartments feature lofty 3.00 meters full height ceilings, floor to ceiling windows, generous oversized closets and the rich ambiance of wide-planked smoked oak floors.





actual image from sales gallery

Bathroom & Kitchen

The kitchens are spacious and open, and feature extraordinary features many of which are custom designed and manufactured by Bulthaup, some examples being work islands of stone as well as high gloss lacquer German cabinets and pantry units.

The bathrooms stand apart, featuring the warmth of stone walls and floors, as well as deep tubs, monolithic basins.



Residences Services

- Director of Residences - Dedicated for the well-being of the residents
- Common Area Property Management - Provided by *Magnolia Ratchadamri Boulevard* property management under a long term management agreement
- 24-hour welcoming desk/reception/concierge/security
- Direct telephone access from ground lobby to residences

Security

- 24 hours security guards on site
- CCTV
- Mains supply heat & smoke detectors with battery back-up
- Secure fob activated entry gates and main elevators



actual image with stimulated graphics

Facilities

- *The Magnolia Ratchadamri Boulevard Residences Lounge* - an exclusive and private club for the use of residents only
- Exclusive residential lobby and drop off area
- Welcoming desk/receptionist desk/concierge desk
- Garden curve view Library
- Jogging track with slope garden
- Meeting room
- Juristic office
- Mail room and mailbox area
- High speed residential passenger elevators(s)
- High speed service elevator
- Dedicated guest parkings
- Utility meters
- Fitness Center
- Business Center
- Multipurpose room
- Swimming pool with kid's pool
- Steam and sauna room
- Changing and locker room

Fact Sheet

DEVELOPMENT HIGHLIGHTS

<i>Developer</i>	Magnolia Finest Corporation Limited
<i>Registered Capital</i>	500,000,000 Baht
<i>Address</i>	Ratchadamri Rd, Lumpini Sub-District, Pratumwan District, Bangkok, Thailand
<i>Total Land Area</i>	6-2-70 Rais
<i>Tenure</i>	Leasehold 30 years
<i>Construction Starts</i>	Q2 2013
<i>Expected Completion</i>	Q4 2015

DEVELOPMENT

60-storey development comprises of hotel and residences

<i>Hotel</i>	Waldorf Astoria Bangkok	
<i>Residences</i>	316 private residences locating on 17th - 54th floor	
<i>Available Room Type</i>	One bedroom (48-60 sq.m)	88 units
	Two bedrooms (72-106 sq.m)	220 units
	Penthouse (290-300 sq.m)	2 units
	Duplex Penthouse (250-360 sq.m)	6 units

This project is developed by Magnolias Finest Corporation Limited (“Company”). All materials, plans, specification, computer generated images, perspectives in this marketing material are artist’s impression which serves only as guideline for general conceptual idea of the project. Information provided is deemed accurate at the time of publication. The information contained in this marketing material is subject to change as maybe approved by authorities and cannot form part of an offer or contact. The company reserves the right to change and/or correct details without prior notice. While every reasonable care has been taken in providing this information, its owners or agents cannot be held responsible for any inaccuracies.

The Developer

Magnolia Finest Corporation Co., Ltd., a member of DT Group of Companies, established in 2000, operates the Property Development business under the concept of “Think and Create for Human Sustainability”.

With this in mind, we develop projects that best respond to the demands and well-being of our residents. The Company invests and develops real estate projects on an international level to build growth of joint ventures and development of international real estate projects with our domestic and international partners and investors.

Each project is unique with state-of-the-art design incorporating quality materials, energy and environmental technology. We not only build a place for living, we also innovate to achieve the best quality of life.



Sales gallery now open

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