





## YOUR VIEW FROM THE TOP

A Perpetual Promise of Unmatched Elegance  
in Picture-Perfect Luxurious Lifestyle.



Exclusive privacy in an incomparable location, surrounded by the finest details for superior living.

- The Central Park Vista
- Superlative Privacy
- First-class Features
- Exceptional Facilities



## THE CENTRAL PARK VISTA

Enjoy magnificent view of the most attractive area  
in Central Bangkok as a reward to your success story.



## SUPERLATIVE PRIVACY

Offering exceptional security and serenity, residents will enjoy the most privacy in any standard.



## FIRST-CLASS FEATURES

Every detail provided in the Design, Materials, and Craftsmanship of these extraordinary units is intended to satisfy the most brilliant lifestyles.



## EXCEPTIONAL FACILITIES

Enjoy a range of smart, luxurious amenities tailored for the utmost comfort and convenience of residents.



Residence Lounge



Fitness Room



Residence Lobby

## MASTER PLAN

- ◆ Entrance on Soi Tonson
- ◆ Drop-off
- ◆ Residence Lobby
- ◆ Mailroom
- ◆ Management Office
- ◆ Visitor Parking

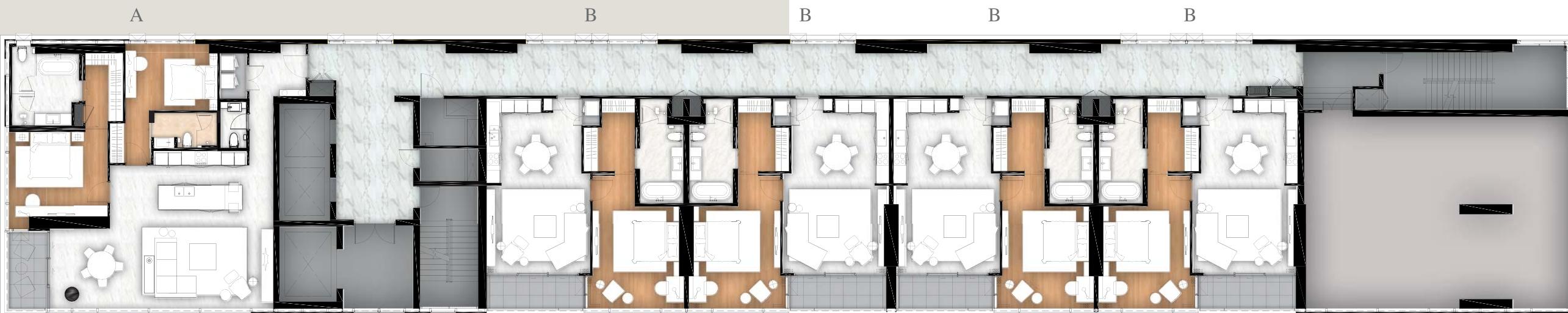


## 2<sup>nd</sup> - 6<sup>th</sup> Floor Plan



♦ Residence Lounge at 6<sup>th</sup> Floor

## 7<sup>th</sup> Floor Plan



♦ Room Type A: 140 sq.m. 2 Bedroom  
♦ Room Type B: 85 sq.m. 1 Bedroom



8<sup>th</sup> - 17<sup>th</sup> Floor Plan



- ♦ Room Type A: 140 sq.m. 2 Bedroom
- ♦ Room Type B: 85 sq.m. 1 Bedroom
- ♦ Room Type C: 105 sq.m. 2 Bedroom

18<sup>th</sup> Floor Plan



- ♦ Fitness Room
- ♦ Locker Room
- ♦ Rooftop Swimming Pool



Floor 18	Rooftop Swimming Pool & Fitness Room										
Floor 17	1701 A/140.88 sq.m.	1702 B1/84.62 sq.m.	1703 B2/85.45 sq.m.	1704 B3/85.46 sq.m.	1705 B4/85.45 sq.m.	1706 C/105.5 sq.m.					
Floor 16	1601 A/140.88 sq.m.	1602 B1/84.62 sq.m.	1603 B2/85.45 sq.m.	1604 B3/85.46 sq.m.	1605 B4/85.45 sq.m.	1606 C/105.5 sq.m.					
Floor 15	1501 A/140.88 sq.m.	1502 B1/84.62 sq.m.	1503 B2/85.45 sq.m.	1504 B3/85.46 sq.m.	1505 B4/85.45 sq.m.	1506 C/105.5 sq.m.					
Floor 14	1401 A/140.88 sq.m.	1402 B1/84.62 sq.m.	1403 B2/85.45 sq.m.	1404 B3/85.46 sq.m.	1405 B4/85.45 sq.m.	1406 C/105.5 sq.m.					
Floor 12	1201 A/140.88 sq.m.	1202 B1/84.62 sq.m.	1203 B2/85.45 sq.m.	1204 B3/85.46 sq.m.	1205 B4/85.45 sq.m.	1206 C/105.5 sq.m.					
Floor 11	1101 A/140.88 sq.m.	1102 B1/84.62 sq.m.	1103 B2/85.45 sq.m.	1104 B3/85.46 sq.m.	1105 B4/85.45 sq.m.	1106 C/105.5 sq.m.					
Floor 10	1001 A/140.88 sq.m.	1002 B1/84.62 sq.m.	1003 B2/85.45 sq.m.	1004 B3/85.46 sq.m.	1005 B4/85.45 sq.m.	1006 C/105.5 sq.m.					
Floor 9	901 A/140.88 sq.m.	902 B1/84.62 sq.m.	903 B2/85.45 sq.m.	904 B3/85.46 sq.m.	905 B4/85.45 sq.m.	906 C/105.5 sq.m.					
Floor 8	801 A/140.88 sq.m.	802 B1/84.62 sq.m.	803 B2/85.45 sq.m.	804 B3/85.46 sq.m.	805 B4/85.45 sq.m.	806 C/105.5 sq.m.					
Floor 7	701 A/140.88 sq.m.	702 B1/84.62 sq.m.	703 B2/85.45 sq.m.	704 B3/85.46 sq.m.	705 B4/85.45 sq.m.	BOH					
Floor 6	Residence Lounge	Parking 8 Cars									
Floor 5	Parking 8 Cars										
Floor 4	Parking 8 Cars										
Floor 3	Parking 8 Cars										
Floor 2	Residence Lobby	Parking 8 Cars									
Floor 1		Parking 30 Cars									
Floor B1	Parking 10 Cars										
Floor B2	Parking 8 Cars										
Floor B3	Parking 8 Cars										

## Unit Matrix





## Room Type A | 140 sq.m.

### Highlights

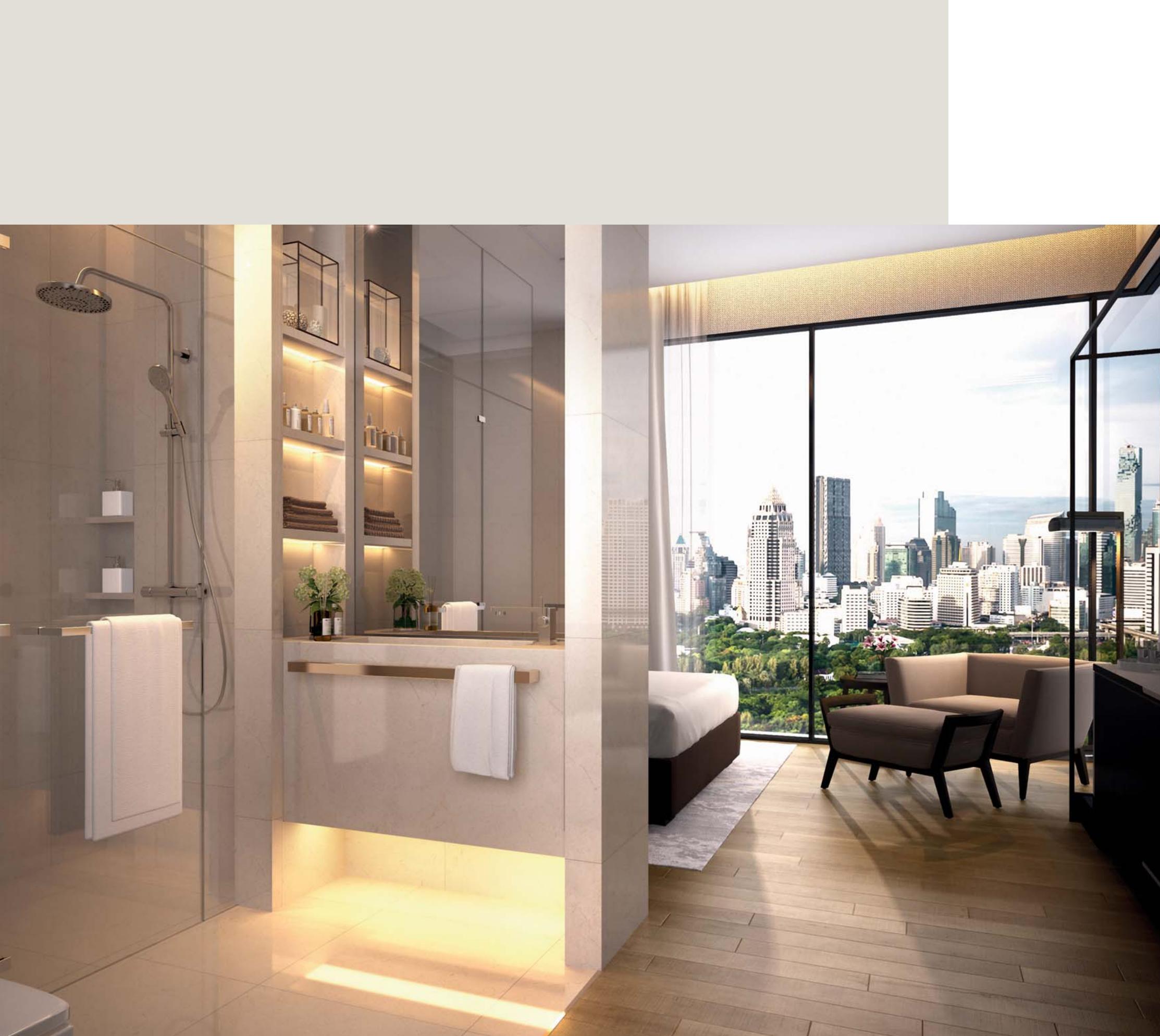
- The room layout is designed for the resident to enjoy the magnificent panoramic views of Lumpini Park. The expansive, 10-meter-wide, floor-to-ceiling glazed opening and the cozy corner outdoor terrace allow for maximum appreciation of one of downtown Bangkok's largest, most luscious and most attractive central park. The combined open-plan living room, dining room, and kitchen that face towards the park will give the homeowner and guests unmatched views of the stunning landscape.



## Room Type B | 85 sq.m.

### Highlights

- The thoughtfully-designed one bedroom unit provides for extraordinary space for luxurious living. All giving fully fitted and related utilities have been designed to be functionally efficient and sensitively located to minimize obstructions to the exquisite views of Lumpini Park.



## Room Type C | 105 sq.m.

### Highlights

- ◆ The two-bedroom unit is designed so both bedrooms can enjoy spectacular views of Lumpini Park. The expansive corner master bedroom also features a spacious walk-in-closet, offering convenient storage for your valuable belongings.

# GENERAL SPECIFICATIONS

## PROJECT DETAILS

- Project:** Sindhorn Tonson  
**Developer:** Siam Sindhorn Co., Ltd.  
**Address:** Sarasin Road, Lumpini, Bangkok  
**Product type:** Leasehold residential condominium  
**Ownership structure:** 30-year leasehold, plus option to renew for another 30 years
- Total land area:** 1-2-54.14 Rai  
**Tower height:** 17 stories with 3-story basement  
**Unit size:** 85 sq.m. to 140 sq.m.  
**Total number of units:** 59 units  
**Types of units:** 1 and 2-bedroom types  
**Ceiling height:** Up to 3.0 m. in primary spaces (living/dining/bedrooms)  
**Parking:** 96 indoor car parking spaces
- Facilities:**
- ◆ Double-volume residence lobby
  - ◆ Residence lounge on 6<sup>th</sup> floor
  - ◆ 22-meter rooftop swimming pool with saltwater chlorination system and covered kids pool
  - ◆ Fully-equipped fitness room
  - ◆ Changing rooms and locker rooms with sauna and steam rooms
  - ◆ Landscape garden
- Services:**
- ◆ Property management provided by Siam Sindhorn Co., Ltd.
  - ◆ Concierge
  - ◆ Doorman
  - ◆ Shuttle service
  - ◆ 24-hour security system with direct security card access control
  - ◆ Room cleaning (upon request with extra charge)
  - ◆ Laundry (upon request with extra charge)

### Structure

- ◆ Reinforced concrete bored piles, columns and shear walls
- ◆ Reinforced concrete flat slabs

### Residential Unit

#### Floors

- ◆ Living, Dining and Kitchen: Marble floor
- ◆ Bedrooms: 6 inch solid teak wood floor
- ◆ Bathrooms: Marble floor
- ◆ Balcony: Homogeneous tiles

#### Walls and Doors

- ◆ Unit partition wall: Double layered plastered wall with paint finish (200 mm. nominal thickness)
- ◆ Internal wall: Plastered wall with paint finish (100 mm. nominal thickness)
- ◆ Bathrooms: Marble wall
- ◆ Aluminum window wall: Triple layered insulated glass unit with double Low-E coating and aluminum frame
- ◆ Balcony door: Triple layered insulated glass unit with double Low-E coating and aluminum frame
- ◆ Balustrade: Clear laminated glass with stainless railing
- ◆ Entrance door: Fire resistant door with high-quality laminated finish and HAFELE hardware
- ◆ Digital door lock (entrance door): KABA, YALE or equivalent
- ◆ Internal doors: Timber door with high-quality laminated finish and HAFELE hardware

#### Ceilings

- ◆ Up to 3.0 m. clear height in primary spaces (living/dining/bedrooms)
- ◆ Gypsum board ceiling with paint finish

#### Kitchen

- ◆ POGGENPOHL, the luxury German kitchen brand with high-quality hardware fitting and laminated finish
- ◆ DORNBRACHT, kitchen faucet
- ◆ BLANCO, high-quality stainless steel sink and tap

#### Kitchen Appliances:

- ◆ GAGGENAU or equivalent,
  - ◆ built-in microwave;
  - ◆ built-in oven;
  - ◆ ceramic induction hob (4-cooking zones);
  - ◆ 90 cm. kitchen hood
- ◆ SIEMENS or equivalent,
  - ◆ built-in refrigerator;
  - ◆ built-in dishwasher (for unit type A);
  - ◆ washing machine and drying machine

#### Built-in Wardrobe, Shoe Cabinet and Utility Cabinet

- ◆ POLIFORM, the luxury Italian wardrobe brand with high-quality hardware fitting and laminated finish
- ◆ Built-in shoe cabinet with high-quality hardware fitting and laminated finish
- ◆ Built-in utility cabinet with high-quality hardware fitting and laminated finish

#### Bathrooms

- ◆ AXOR-HANSGROHE, shower set
- ◆ DORNBRACHT, washbasin faucet and bathtub set
- ◆ TOTO, Neorest auto washlet in all toilets
- ◆ High-quality sanitary fixtures and fittings
- ◆ Frameless tempered glass shower cabinet
- ◆ Water heater, STIEBEL ELTRON or equivalent

### Common Areas

#### Main Lobby, Mailroom and Lobby Restrooms

- ◆ Marble and/or homogeneous tiles
- ◆ Modern designed feature wall and/or plastered wall with paint finish
- ◆ Modern designed feature ceiling and/or gypsum board ceiling with paint finish
- ◆ Up to 6.0 m. high ceiling in main lobby
- ◆ Fully access card control to resident floor via lifts

#### Lift Lobbies and Corridors

- ◆ Marble and/or homogeneous tiles
- ◆ High-quality veneer and/or laminated finish in lift lobbies
- ◆ Plastered wall with paint finish in corridors
- ◆ Gypsum board ceiling with paint finish
- ◆ Up to 2.0 m. wide single loaded corridors

#### Fitness Room, Changing Rooms and Locker Rooms

- ◆ Fully equipped fitness room with featured wall, noise absorbing rubber floor and veneer and/or laminated finish ceiling
- ◆ Changing rooms and locker rooms
- ◆ Sauna and steam rooms, landscape garden and terrace
- ◆ 22-meter rooftop swimming pool with kids pool
- ◆ Comfortable size pool terrace

#### Parking Spaces

- ◆ 96 indoor car parking spaces
- ◆ Comfortable sized parking spaces, up to 2.95 m. x 5.5 m.
- ◆ Automatic card control access gate to car park floors

#### Building Services

##### Lifts

- ◆ 2 high-speed passenger lifts and 1 service/fireman lift, OTIS
- ◆ Security access control in all lifts

##### Fire Protection

- ◆ Fully addressable fire alarm systems, fire hose cabinets, fire extinguishers and emergency lights
- ◆ Fully automated fire prevention and suppression with smoke/heat detectors and sprinkler system throughout the residential buildings
- ◆ Fire stairs and fireman lift lobbies with pressurization system

##### Electrical and Security System

- ◆ Advanced access control with security card access to main lobby and in lifts
- ◆ 24-hour on-site security guards, with CCTV monitoring and recording
- ◆ Energy efficient LED down lights in all residential units
- ◆ Individual electrical meter for all residential units
- ◆ Emergency power supply for common areas, essential systems and all lifts
- ◆ Standby generator with over 8 hours emergency supply capability
- ◆ Battery emergency lighting in each residential unit (room entrance)

##### Air Conditioning System

- ◆ Energy efficient VRV system, DAIKIN
- ◆ Concealed throughout the internal private and common areas

##### Television, Telephone and Internet System

- ◆ TV outlets provided in living area and bedrooms with local channels and provision for future cable connection
- ◆ Telephone outlets provided in living area and all bedrooms
- ◆ FTTX fiber optic to all residential units for high-speed internet

##### Water System

- ◆ Main water supply with 2-day reserved water supply held on-site
- ◆ Individual water meter for all residential units
- ◆ Fully-treated waste water treatment system

##### Lightning Protection System

- ◆ Lightning protection system in accordance with international standards





**SINDHORN**  
VILLAGE

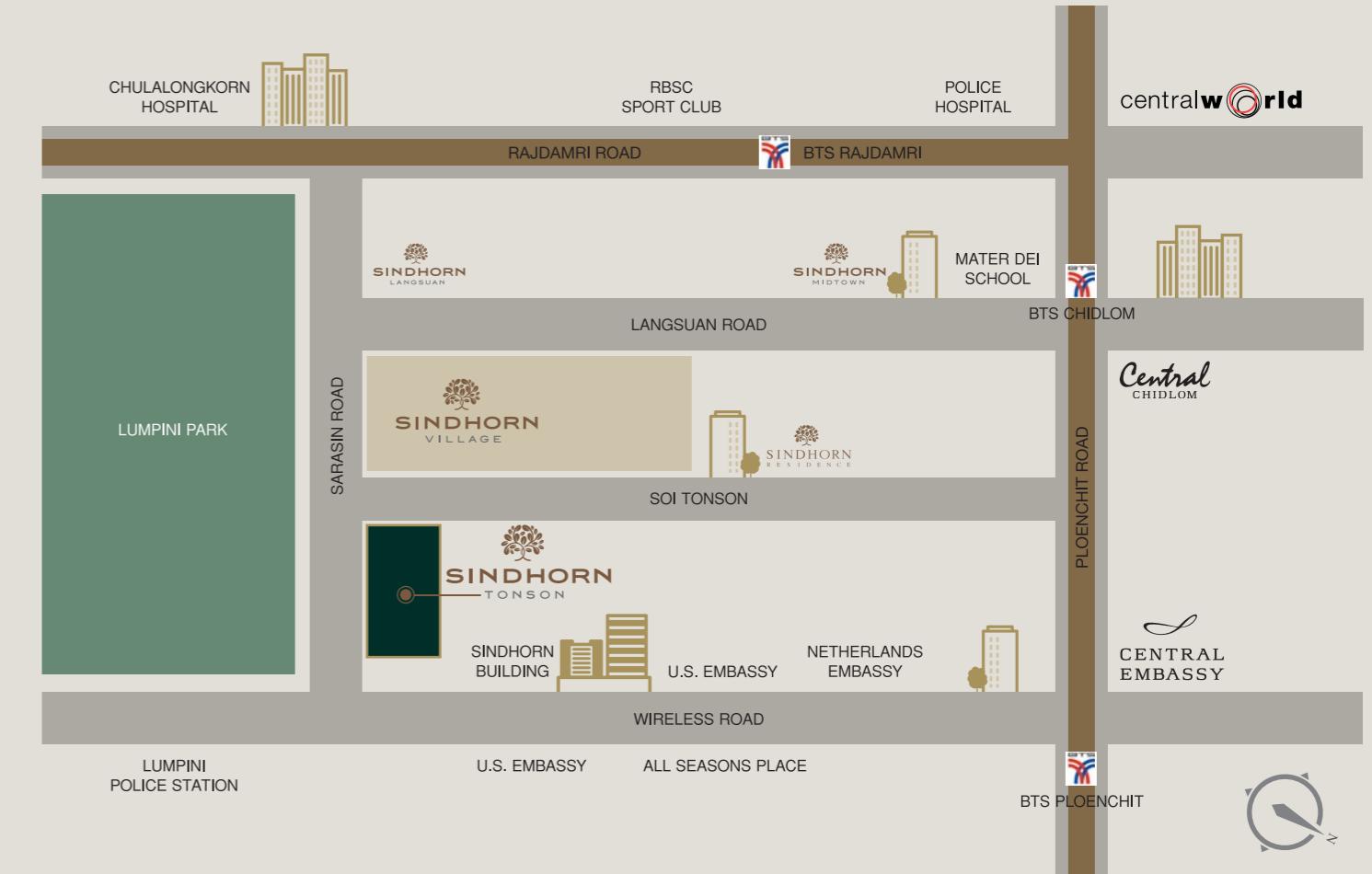
Sindhorn Tonson is an integral part of the ambitious Sindhorn Village development, which aims to set a new standard of excellence for quality living in the heart of Bangkok, along charismatic Langsuan Road. Combining environmentally-friendly, peaceful, and green vicinities with high-quality amenities for unique cosmopolitan living. Sindhorn Village is writing a new chapter in ideal urban living.

# PROJECT DEVELOPMENT TEAM

Developer:	Siam Sindhorn Co., Ltd.
Contractor:	Thai Obayashi Corp., Ltd.
Architect:	East Architects Co., Ltd.
Interior Architect:	August Design Consultant Co., Ltd.
Landscape Architect:	P Landscape Co., Ltd.
Lighting Designer:	APLD Co., Ltd.
Structural Engineer:	PSAA Consulting Engineers Co., Ltd.
M&E Engineer:	MITR Technical Consultant Co., Ltd.
Facade Design Consultant:	Facade Associates Co., Ltd.
Wind and Earthquake Specialist:	Associate Professor Dr. Pennung Wanitchai
LEED Environmental Design Consultant:	SCG Green Building Solution

**SIAM SINDHORN**

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Project owner: Siam Sindhorn Co., Ltd. (the Crown Property Bureau's wholly owned company). Registered capital: THB 15,000,000,000.00 (fifteen billion baht, partly paid). Registered address: Sindhorn Building, Tower 1, 4<sup>th</sup> Floor, 130 – 132 Wireless Road, Pathumwan, Bangkok 10330. Site location: Land title deed No.711, Lumpini Subdistrict, Pathumwan District, Bangkok. Approximately 1 rai 2 ngan 54.14 square wah of land, leased from the Crown Property Bureau. The land is leased to the project owner for a period of 90 years. Ownership of the building will belong to the project owner throughout the lease term, without any other encumbrances. This project has passed the Environmental Impact Assessment (EIA) by the Office of Natural Resources and Environment as per the letter number Tor Sor 1009.5/8184 dated 15 July 2015, and received the construction permit from the Bangkok Metropolitan Administration. Construction commencement: October 2015. Expected completion: February 2018. Project contact number: Tel. 02-650-9596

