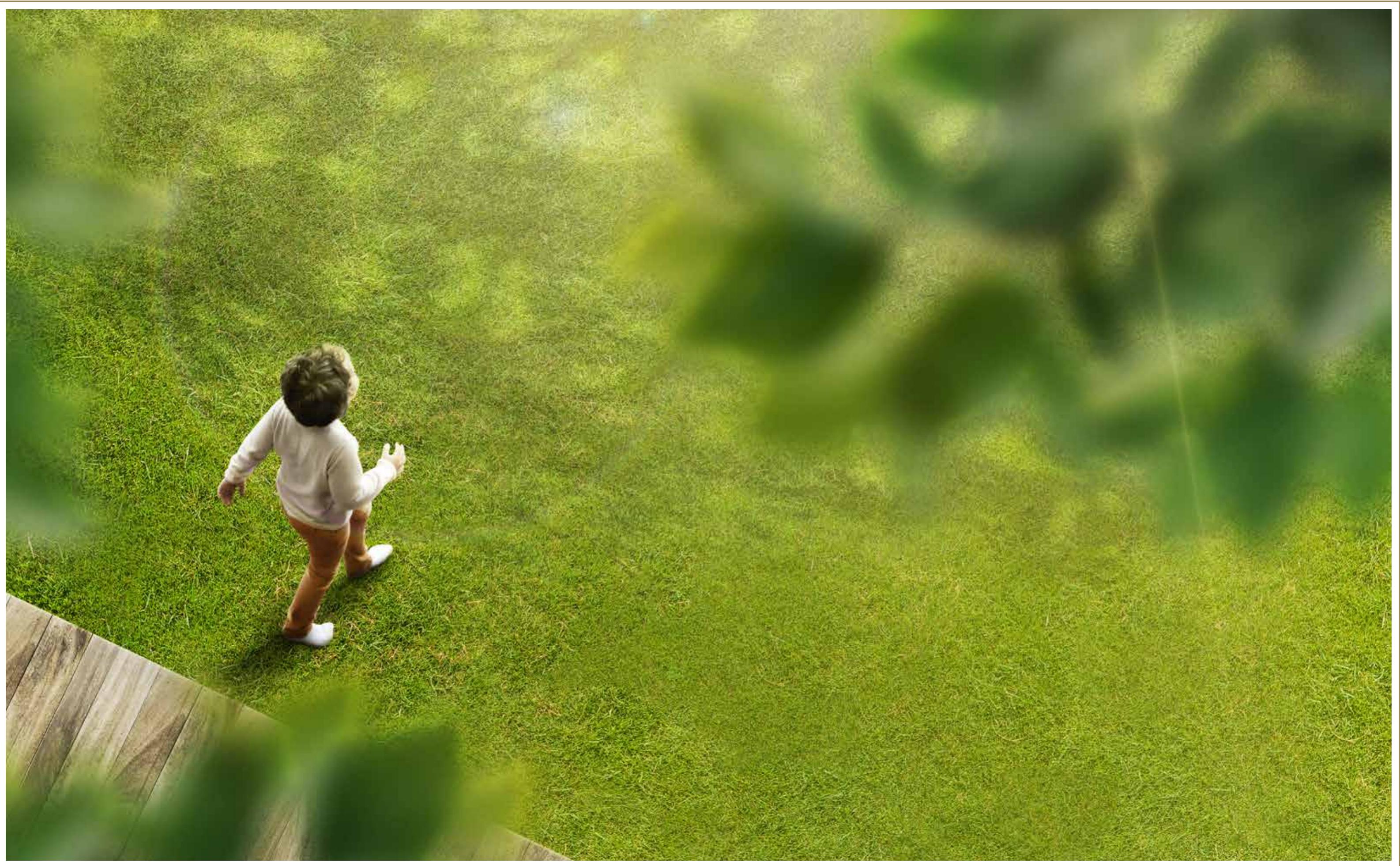






Welcome to BAAN SINDHORN. Our residence offers a new urban living phenomenon that every family is looking for.
This project is situated in a prime location right in heart of Bangkok, with only 32 exquisite units, 2-bedroom or Penthouse, on offer.





Exterior and Facilities

A SENSE OF BELONGING



Sit back and relax. BAAN SINDHORN offers close family bond in an ultimate lifestyle. The luxury makes striking feeling of a sumptuous yet cozy flair every family has always promised themselves.



Residence Lobby

**BOUTIQUE,
YET STYLISH**

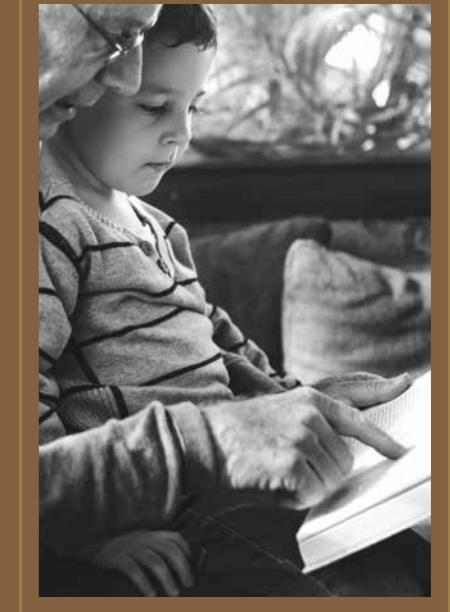
Witness the superior atmosphere as you walk through the extravagant lobby. The fabulous lobby is a welcoming place of architectural genius with uncompromising grandeur.





Residence Lounge

WHERE MAJESTIC BEAUTY
AND FUNCTIONALITY
COME TOGETHER



Imagine indulging in an idyllic weekend
with your family members amid elegant ambience.
The generous proportions of the lounge enable
any dream to become reality.



Indoor Swimming Pool
**WHEN A SUN-KISSED
BEACH COMES TO YOUR
BACKYARD**

Fitness Room

REJUVENATION BEYOND IMAGINATION!

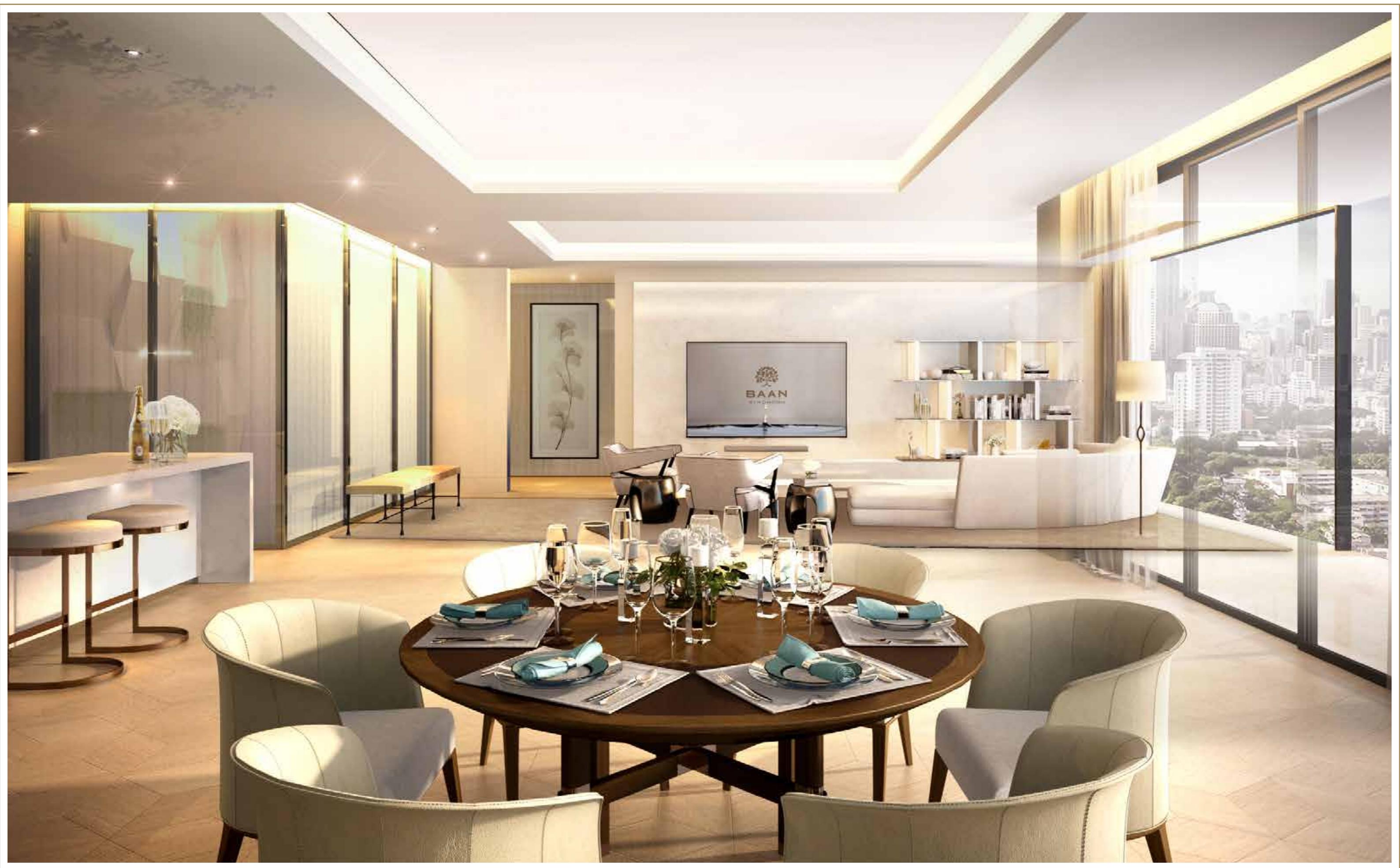
The private residential gym offers state-of-the-art work out equipment including weights and cardio machines, allowing you to work out in style.



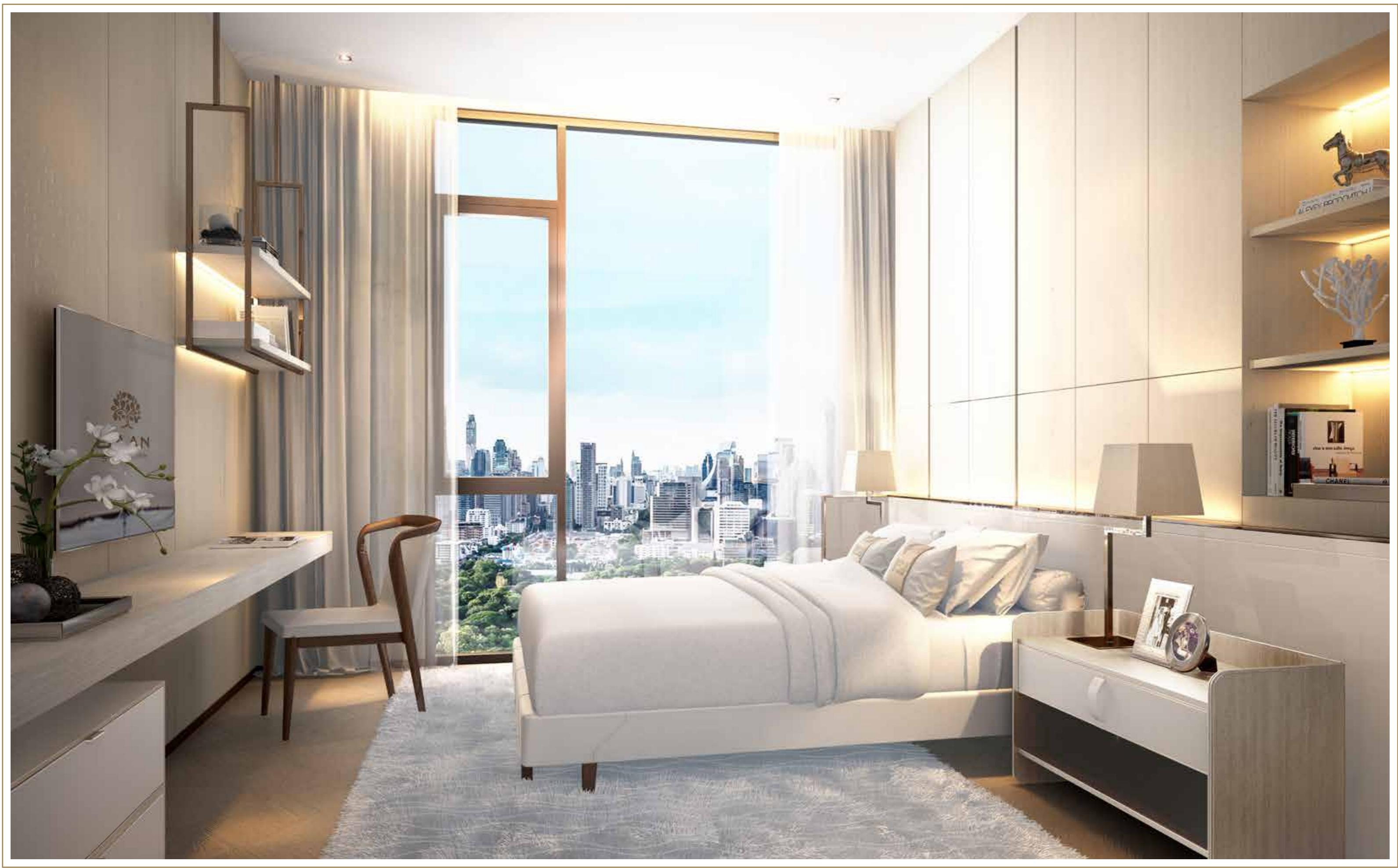


Enchanting Rooms
**REFLECTING
AN APPRECIATION
OF FAMILY BOND**

Simple but elegant, every corner is designed to be both a place for you to relax with family and sophisticated functional part of working life, while also allowing privacy when desired. BAAN SINDHORN represents an eternal family bond as much as it embodies luxury living.









An exceptional moment
that takes center stage.
Experience elegance that offers
the sanctuaries from the concerns
of the outside worlds.
This sensually minimal yet
masterful bathroom epitomises
the new height of
sophisticated luxury.



Leafy Rooftop Garden
**A GREEN LIFE
ON TOP OF
THE WORLD**

Let's make the most hurried day as slow as
a visit to a park. Here, our o2-filled area teams up with
the exotic heaven that is hard to beat.

Unit Matrix

EXCELLENCE IN EVERY PREFERENCE

Floor 8	ROOFTOP GARDEN	801 PH/392.22 sq.m.			802 E/168.47 sq.m.		
Floor 7	701 A/160.88 sq.m.	702 B/157.98 sq.m.	703 C/122.36 sq.m.	704 D/126.16 sq.m.	705 E/168.47 sq.m.		
Floor 6	601 A/160.88 sq.m.	602 B/157.98 sq.m.	603 C/122.36 sq.m.	604 D/126.16 sq.m.	605 E/168.47 sq.m.		
Floor 5	501 A/160.88 sq.m.	502 B/157.98 sq.m.	503 C/122.36 sq.m.	504 D/126.16 sq.m.	505 E/168.47 sq.m.		
Floor 4	401 A/160.88 sq.m.	402 B/157.98 sq.m.	403 C/122.36 sq.m.	404 D/126.16 sq.m.	405 E/168.47 sq.m.		
Floor 3	301 A/160.88 sq.m.	302 B/157.98 sq.m.	303 C/122.36 sq.m.	304 D/126.16 sq.m.	305 E/168.47 sq.m.		
Floor 2	201 A/160.88 sq.m.	202 B/157.98 sq.m.	203 C/122.36 sq.m.	204 D/126.16 sq.m.	205 E/168.47 sq.m.		
Floor G	RESIDENCE LOBBY	RESIDENCE LOUNGE	FITNESS ROOM	INDOOR SWIMMING POOL			
Floor B1	PARKING 11 CARS						
Floor B2	PARKING 27 CARS						
Floor B3	PARKING 24 CARS						



Soi Langsuan 2

Soi Tonson

Langsuan Road



Master Plan

INNOVATIVE AND VERSATILE LAYOUT THAT CAPTIVATES ALL FAMILIES

- 1 — Drop Off
- 2 — Main Entrance
- 3 — Residence Lobby
- 4 — Residence Lounge
- 5 — Multi-Purpose Room
- 6 — Fitness Room
- 7 — "Male" Locker Room
- 8 — "Female" Locker Room
- 9 — Sauna Room
- 10 — Steam Room
- 11 — Indoor Swimming Pool
- 12 — Onsen



2nd - 7th FLOOR PLAN



Room Type A - 160.88 sq.m. (2 Bedroom)
Room Type B - 157.98 sq.m. (2 Bedroom)
Room Type C - 122.36 sq.m. (2 Bedroom)
Room Type D - 126.16 sq.m. (2 Bedroom)
Room Type E - 168.47 sq.m. (2 Bedroom)

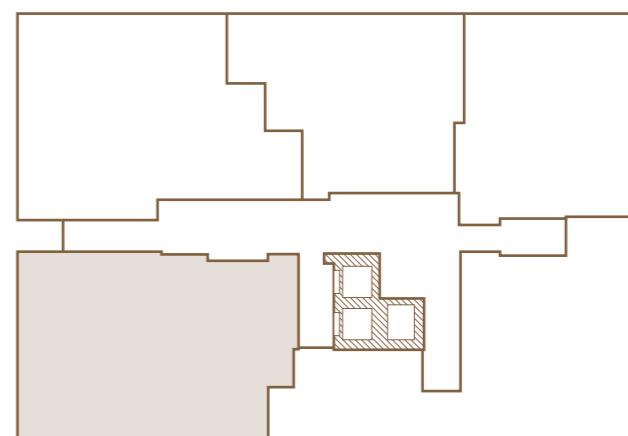
8th FLOOR PLAN



Penthouse - 392.22 sq.m. (3 Bedroom)
Room Type E - 168.47 sq.m. (2 Bedroom)
Rooftop Garden

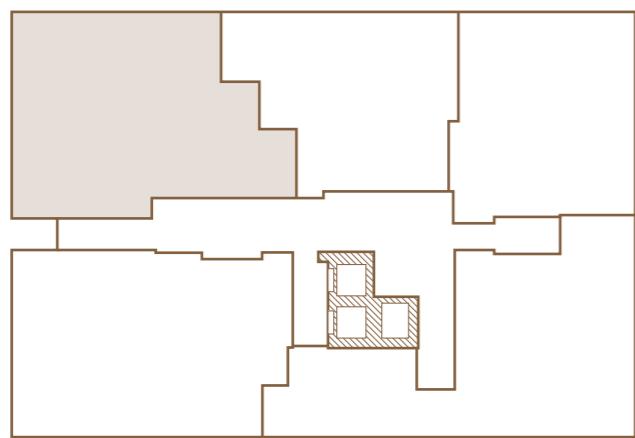
ROOM TYPE A

160.88 sq.m. (2 Bedroom)



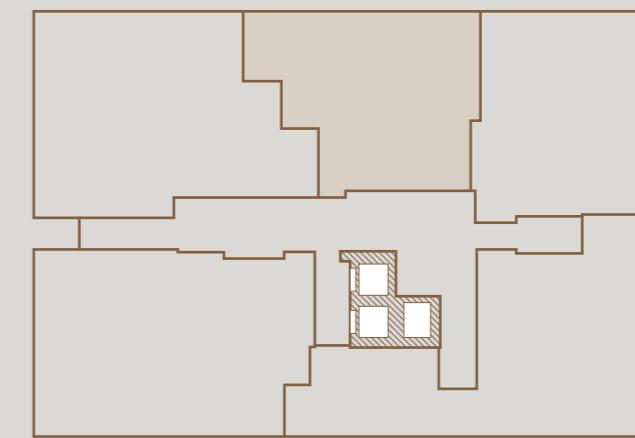
ROOM TYPE B

157.98 sq.m. (2 Bedroom)



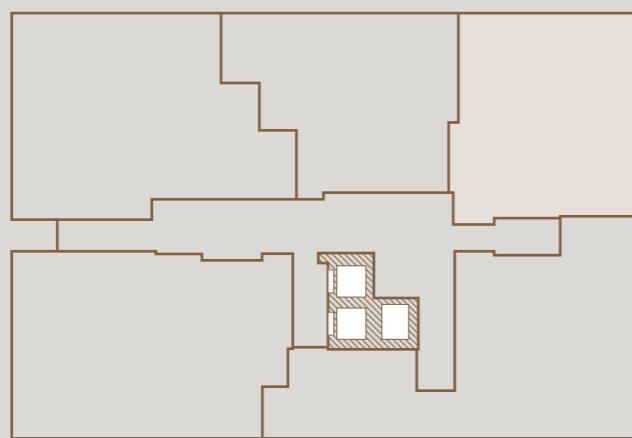
ROOM TYPE C

122.36 sq.m. (2 Bedroom)



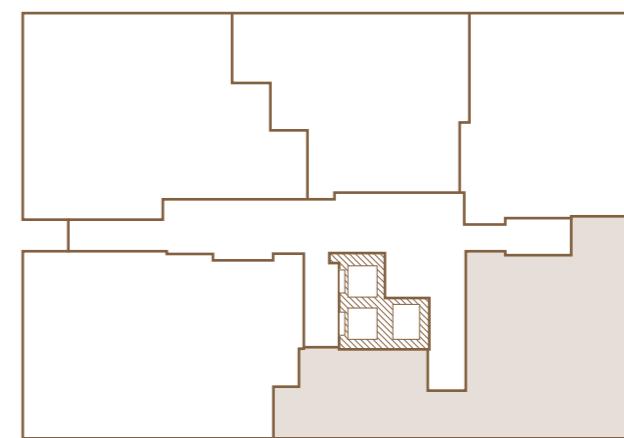
ROOM TYPE D

126.16 sq.m. (2 Bedroom)



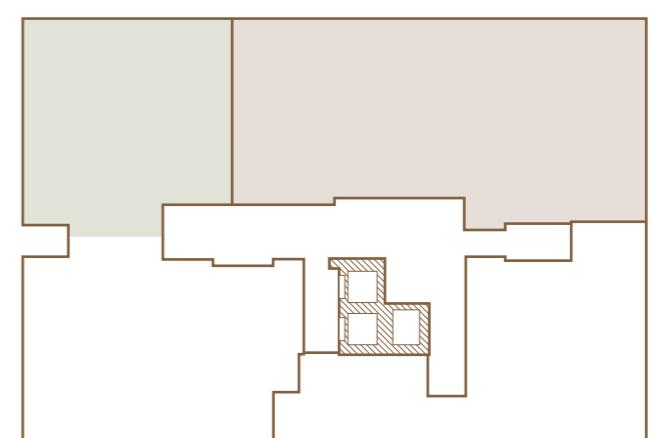
ROOM TYPE E

168.47 sq.m. (2 Bedroom)



PENTHOUSE

392.22 sq.m. (3 Bedroom)



GENERAL SPECIFICATIONS

Structure

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

Residence Unit

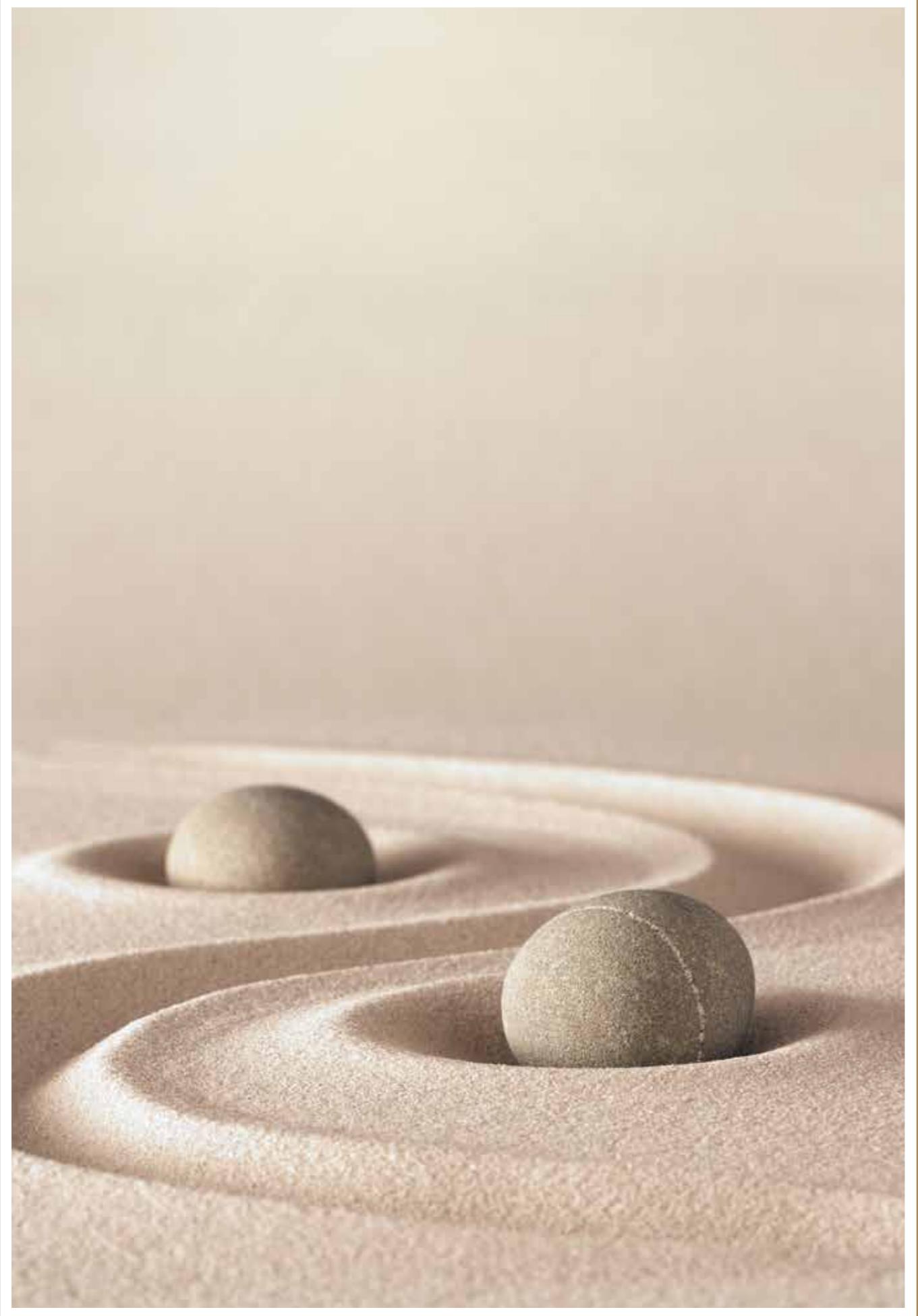
- Floor Finishing
 - Living, Dining and Kitchen: Engineered wood
 - Bedrooms: Engineered wood
 - Bathrooms: Marble
 - Balcony: Homogenous ceramic tiles
- Walls and Doors
 - Unit partition wall: Double layered plastered wall with paint finish (200 mm. nominal thickness)
 - Unit internal wall: Plastered wall with paint finish (100 mm. nominal thickness)
 - Bathrooms: Marble
 - Glass window: Triple layered insulated glass panel with double Low-E coating and solid aluminum frame
 - Balcony door: Triple layered insulated glass panel with double Low-E coating and solid aluminum frame
 - Balustrade: Clear laminated glass
 - Entrance door: Fire resistant door with high-quality veneer finish and HAFELE fittings and digital door lock : KABA,YALE or equivalent
 - Internal doors: Hard-wood door with high-quality laminated finish and HAFELE fittings
- Ceilings
 - Up to 3.0 m. clear height in primary spaces (living/dining/bedrooms)
 - Complete flat fixed gypsum board with paint finish
- Kitchen: each unit will be equipped with high-quality hardware fittings
 - POGGENPOHL, a luxury German kitchen set with laminated finish
 - HANSGROHE, kitchen faucet
 - BLANCO or equivalent, stainless steel sink and faucet
 - KUPPERSBUSCH or equivalent,
 - Built-in microwave;
 - Built-in oven;
 - Built-in refrigerator;
 - Ceramic induction hob;
 - Kitchen hood;
 - Washing machine and drying machine for all units
- Cabinet: Built-in with high-quality hardware and fittings and laminated finish
- Bathrooms
 - HANSGROHE, shower sets
 - HANSGROHE, washbasin faucet and bathtub set
 - TOTO, Neorest auto washlet in master bathroom
 - High-quality sanitary fixtures and fittings
 - Frameless tempered glass shower partition
 - STIEBEL ELTRON, water heater or equivalent

Common Areas

- Main Lobby
 - Marble
 - Modern designed feature wall and/or plastered wall with paint finish
 - Modern designed feature ceiling and/or wood finished ceiling with paint finish
 - Up to 5 m. height of ceiling in the main lobby
 - Digital access control by key card to residence floor in all lifts
 - Fully equipped fitness room in well-designed features with modern high-quality fitness equipments, noise absorbing floor and gypsum ceiling with luminaire stretch ceiling
 - Complete provision of changing rooms, locker rooms, sauna and steam rooms
 - Indoor swimming pool and pool terrace
 - Parking spaces for Sixty-two cars are provided
- Fitness and Recreational Facilities: provided with landscape gardens and terrace
- Parking Spaces: for residents and visitors

Property Services

- Lifts
- Fire Protection
 - Fully equipped with addressable fire alarm systems, fire hose stations, fire extinguishers and emergency lights
 - Fully automated fire prevention and suppression with smoke/heat detectors and sprinkler system throughout the residential building
 - Fire stairs and fireman lift halls with pressurization system
 - Advanced access control with securitized digital key card to main lobby and in all lifts
 - 24-hour on-site security guards, with CCTV monitoring and recording
 - Energy efficient LED down lights in all residential units
 - Separate electrical meter for each residence unit
 - Emergency power supply for all common areas, essential systems and lifts
 - Standby generator with capacity of over 8 hours emergency supply
 - Emergency lighting at room entrance for each residence unit
 - DAIKIN, energy efficient VRV System
 - Concealed installation throughout the internal private and common areas
 - TV outlet provided in living area and bedrooms with provision for future cable connection
 - Telephone outlets provided in living area and in all bedrooms
 - FTTX fiber optic provided in all residential units to enable high-speed internet
- Electrical and Security System
 - Air Conditioning System
 - Television, Telephone and Internet System
- Water System
- Lightning Protection System
 - Public water supply with 2-day reserved water tank held on-site
 - Separate water meter for each residence unit
 - Waste water treatment system
 - Lightning protection system is installed throughout the residential areas in accordance with international standards



PROJECT DETAILS

<i>Project</i>	Bann Sindhorn
<i>Developer</i>	Siam Sindhorn Co., Ltd.
<i>Address</i>	Sarasin Road, Lumpini, Bangkok
<i>Product Type</i>	Leasehold residential condominium
<i>Ownership Structure</i>	30-year leasehold, plus option to renew for another 30 years
<i>Total Land Area</i>	1-1-53 Rai
<i>Tower Height</i>	8 stories
<i>Unit Size</i>	122 sq.m. to 392 sq.m.
<i>Total Number of Units</i>	32 units
<i>Type of Units</i>	2 bedroom and Penthouse
<i>Ceiling Height</i>	Up to 3.0 m. in primary spaces (living/dining/bedrooms)
<i>Parking</i>	62 car parking spaces
<i>Facilities</i>	<ul style="list-style-type: none">• Residence lobby• Residence lounge• Indoor swimming pool with saltwater chlorination system• Fully-equipped fitness room• Changing rooms and locker rooms with sauna and steam rooms• Rooftop garden• 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)
<i>Services</i>	

PROJECT DEVELOPMENT TEAM

<i>Developer</i>	Siam Sindhorn Co., Ltd.
<i>Contractor</i>	Thai Obayashi Corp., Ltd.
<i>Architect</i>	The Office of Bangkok Architects Co., Ltd.
<i>Interior Architect</i>	August Design Consultant Co., Ltd.
<i>Landscape Architect</i>	P Landscape Co., Ltd.
<i>Lighting Designer</i>	APLD Co., Ltd.
<i>Structural Engineer</i>	PSAA Consulting Engineers Co., Ltd.
<i>M&E Engineer</i>	MITR Technical Consultant Co., Ltd.
<i>Facade Design Consultant</i>	Facade Associates Co., Ltd.
<i>LEED Environmental Design Consultant</i>	SCG Green Building Solution

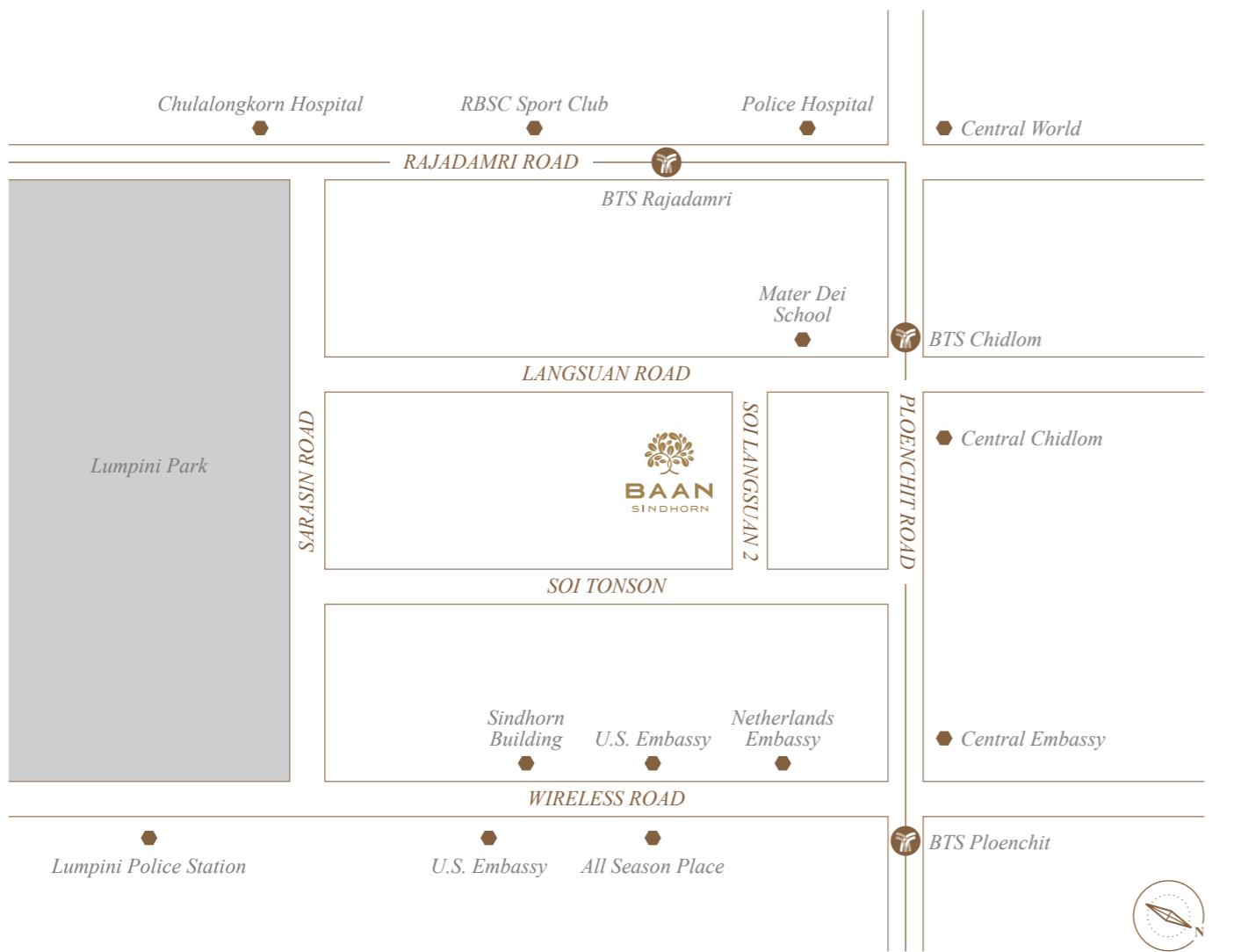




A GREEN SOCIETY IN
THE HEART OF BANGKOK
IS STARTING TO BRANCH OUT,
BEARING THE FRUITS
OF HAPPINESS



BAAN SINDHORN 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.



SIAM SINDHORN

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All information, plans, specifications, images and perspectives contained in this brochure are for general information and illustrative purposes only. Illustrations are artist's impressions and have been enhanced by computer graphics for reference. The exact construction appearance may differ from the specifications, images and perspectives contained in this brochure. The information and/or details contained herein are subject to change without prior notice and cannot form part of an offer, recommendation to purchase or contract. Siam Sindhorn Co., Ltd. reserves the right to make revisions of any features and amenities denoted in this brochure at any time.

Project owner: Siam Sindhorn Co., Ltd. **Registered capital:** THB 15,000,000,000.00 (fifteen billion baht, partly paid). **Registered address:** Sindhorn Building I, 4th Floor, 130 Wireless Road, Pathumwan, Bangkok 10330. **Site location:** Land title deed No. 710, Lumpini Subdistrict, Pathumwan District, Bangkok. Approximately 1 rai 1 ngan 53 square wah of land, leased from the Crown Property Bureau for a period of 90 years. Ownership of the building belongs to the project owner. This project has passed the Environmental Impact Assessment (EIA) by the Office of Natural Resources and Environment as per the letter number Tor Sor 1009.5/11579 dated 12 September 2017, and received the construction permit from the Bangkok Metropolitan Administration. **Construction commencement:** November 2015. **Expected completion:** June 2019. **Project contact number:** Tel. 02-650-9595-6

