

SMYTH'S
RAMINTRA

PRIVATE ESTATE

Step into the world of Singha's Private Estate,
a harmonious blend of luxury and exclusivity.

The meticulously curated Private Estate developments
are thoughtfully designed for a select few families,
ensuring the utmost privacy and an unrivaled living experience.

Embrace a truly exceptional way of life that celebrates the art of refined living.

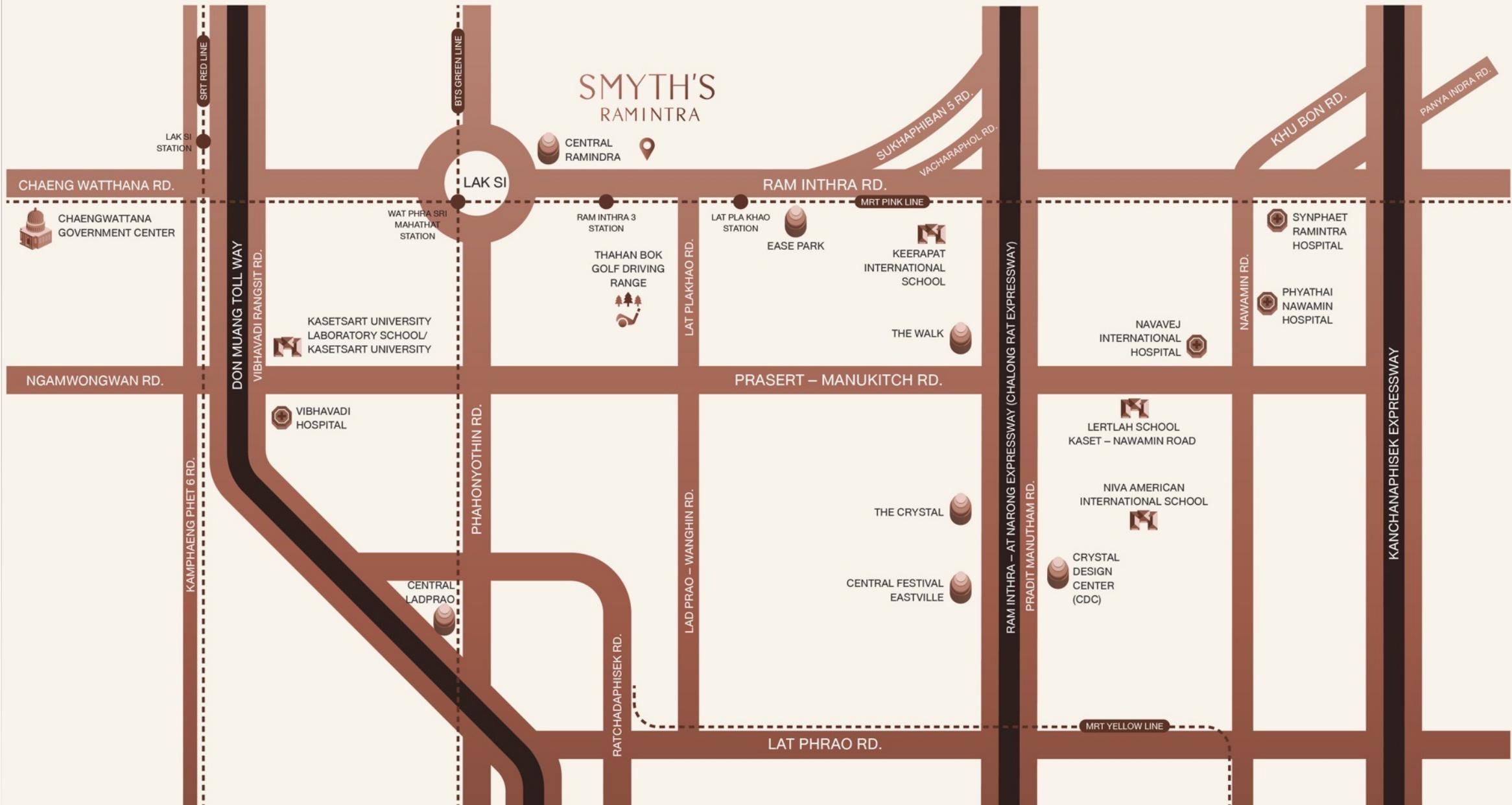
CRAFT YOUR TALE

Achievements recorded, a proud testament.

Live as you wish, surrounded by what you love.

Embrace moments with those who truly matter.

Craft the next chapter, a masterpiece of your own creation.



SHOPPING MALL

GOLF DRIVING RANGE

INTERNATIONAL SCHOOL

MEDICAL CENTER

GOVERNMENT CENTER

Entertainment and Leisure

Central ramintra – 750 m
Thahan bok golf driving range – 1 km
Ease park – 3.5 km
The Walk kaset-nawamin – 8 km
Crystal design center (CDC) – 10 km
Central festival eastville – 10.5 km

Educational Institution

Kasetsart university – 6.5 km
Harrow international school – 7.5 km
Keerapat international school – 8 km
Lertlah school – 10 km
NIVA american international school – 12 km

Hospital

Phyathai nawamin – 8.5 km
Navavej international hospital – 9 km
Vibhavadi hospital – 9 km
Synphaet ramintra hospital – 11 km

Other

MRT pink line, ramintra 3 station – 650 m
MRT pink line, lat pla khao station – 1.5 km
BTS green line, wat phra sri mahathat station – 2.5 km
SRT red line, lak si station – 6.8 km
Ramintra – at narong expressway – 3.5 km
Kanchanaphisek expressway – 8.5 km
Don mueang international airport – 10 km



PROJECT EXCLUSIVITIES

Ultimate Privacy

- 3-Storey single-detached house on Ramintra road
- Total land size is approximately 2 rai
- An exclusive collection of 4 residences
- All residences are corner plots

The Residence

- Unique design concept "Metropolitan tropical modern"
- Only 1 residence type
- Usable area 999 sq.m.
- Land plot area 180 - 189 sq.w.

Facilities

- 24 Hrs. Security system (security guard, CCTV)
- Underground wiring

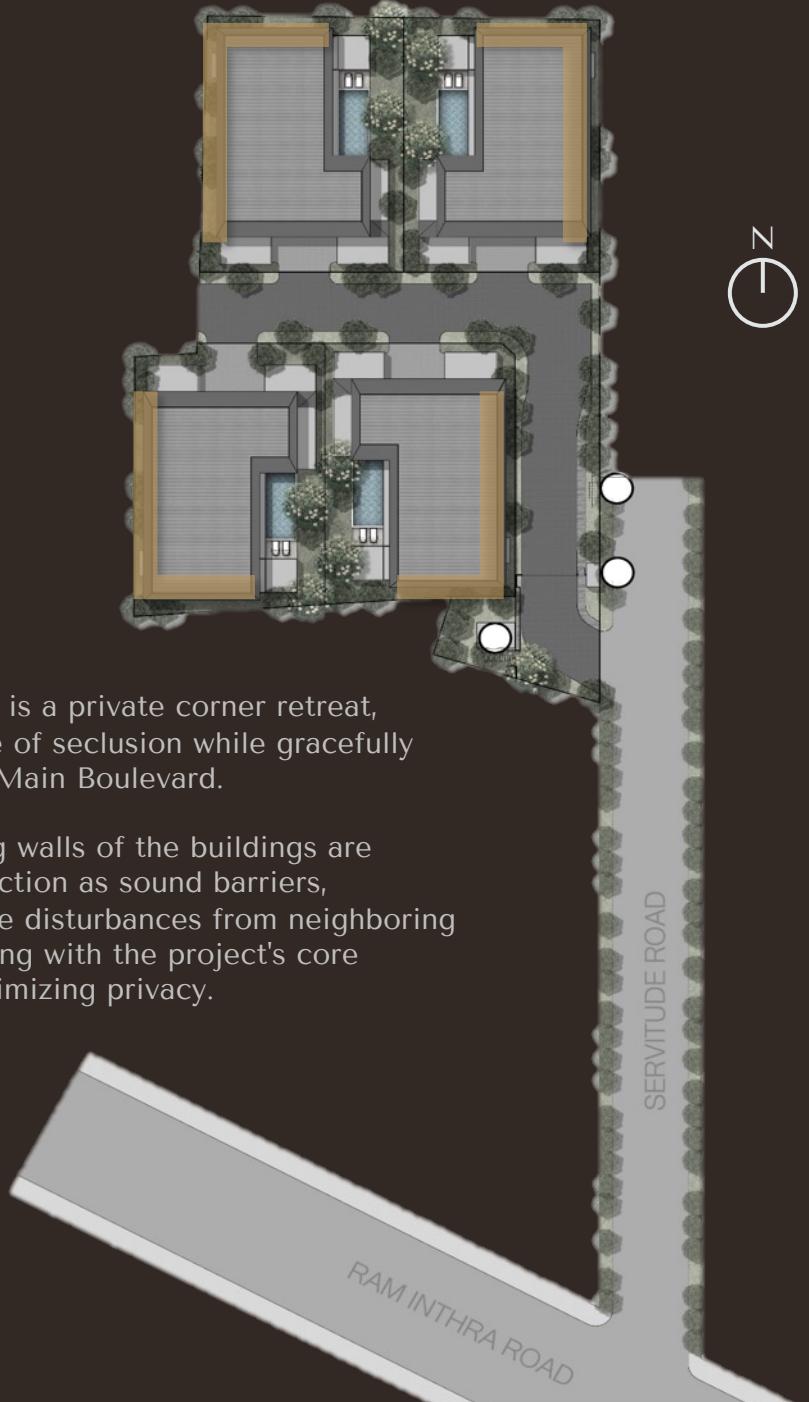
Technologies

- 5 kW Solar Cell
- S-AIR system
- Provide electrical junction boxes for 2 EV chargers (max 22 kW)
- Elevator

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WHERE PRIVACY
MEETS PRESTIGE
IN PERFECT HARMONY
”

Every residence is a private corner retreat, offering a sense of seclusion while gracefully opening to the Main Boulevard.

The surrounding walls of the buildings are designed to function as sound barriers, minimizing noise disturbances from neighboring areas and aligning with the project's core concept of maximizing privacy.



Sanctuary of Seclusion

The home layout artfully positions private courtyards for adjacent homes in close proximity, while cleverly extending the distance between living areas for both residences.



LUSHED TROPICAL LANDSCAPE



SMYTH'S
RAMINTRA

*Photography with simulated atmosphere and computer graphic generated.



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THE RESIDENCE

EXQUISITE CRAFTSMANSHIP IN EVERY DETAIL

The architectural vision emerges from the striking, refined lines of tropical design, gracefully blending with meticulously selected stone patterns to create a captivating interplay of light and shadow. This combination conveys a sense of timeless solidity while adding a subtle layer of opulence to the building's façade. This design is the signature of Singha Estate, a distinctive hallmark of excellence and uniqueness.



QUALITY OVER QUANTITY

Although the residence offers 999 sq.m. of living space — enough to accommodate 7-8 bedrooms, we believe that quality surpasses mere numbers. At SMYTH'S, the focus goes beyond quantity, which is why our design includes only 5-6 bedrooms. This deliberate choice ensures that each room is optimized for maximum functionality and comfort, making the most of the generous space.



THE RESIDENCE

Plot size : 180 - 189 Sq.w. Usable Area : 999 Sq.m.

3.20 m. Ceiling Height



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Plot size : 180 - 189 Sq.w.

Usable Area : 999 Sq.m.

5 Bedrooms, 8 Bathrooms, 2 Living & Dining Areas, 1 Hideaway Chamber(Mancave), 1 Safe Room, 1 Multi-Purpose Room, 2 Pantries, 1 Thai Kitchen, 1 Shoe Room, 1 Laundry Room, 1 Maid Plaza, 2 Maid Rooms, 1 Maid Bathroom, 6 Parking (including 4 designated area for a car lift, total 10 Parking)

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PANORAMIC LIVING AREA

The expansive living area seamlessly connects to the dining space, creating a bright, open atmosphere enhanced by large floor-to-ceiling windows. These windows provide a panoramic view of the private inner court, which can be tailored into a lush garden or a serene swimming pool. This inviting space is designed for families to gather and enjoy meaningful moments together, while still offering the highest level of privacy for the homeowner.



HIDEAWAY CHAMBER

A bespoke duplex space designed for your unique lifestyle. Whether you envision it as a party haven, a music lounge, or a gaming paradise, this room offers limitless customization possibilities. The "Supercar Salon," conveniently connected to the front garage, allows you to park your collectible car inside, seamlessly blending with your personal retreat. From here, a staircase leads to the upper-level multipurpose room, adding both versatility and a sense of exclusive privacy.



Hideaway chamber

*Photography with simulated atmosphere and computer graphic generated.



Cigar Room(Multi-purpose Room)

*Photography with simulated atmosphere and computer graphic generated.

PENTHOUSE SUITE ON GROUND

Experience the pinnacle of penthouse, where refined luxury and tranquility unite in a beautifully crafted retreat. This residence features an expansive master bedroom, a gracious living room, and a generous walk-in closet, all designed for comfort and elegance.

The floor also includes a discreetly hidden safe room, ensuring both privacy and security.



PRIVATE RETREAT

At SMYTH'S, no detail is overlooked, especially in the most intimate of spaces—the bathroom. Each one is thoughtfully designed with a spacious layout, ensuring both practicality and functionality. Every bathroom is equipped with a bathtub, allowing everyone in the home to enjoy a relaxing bathing experience. This is a private space that offers calm and comfort, tailored to provide serenity for every resident.





SINGHA ESTATE