

SMYTH'S
KASET-NAWAMIN

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.

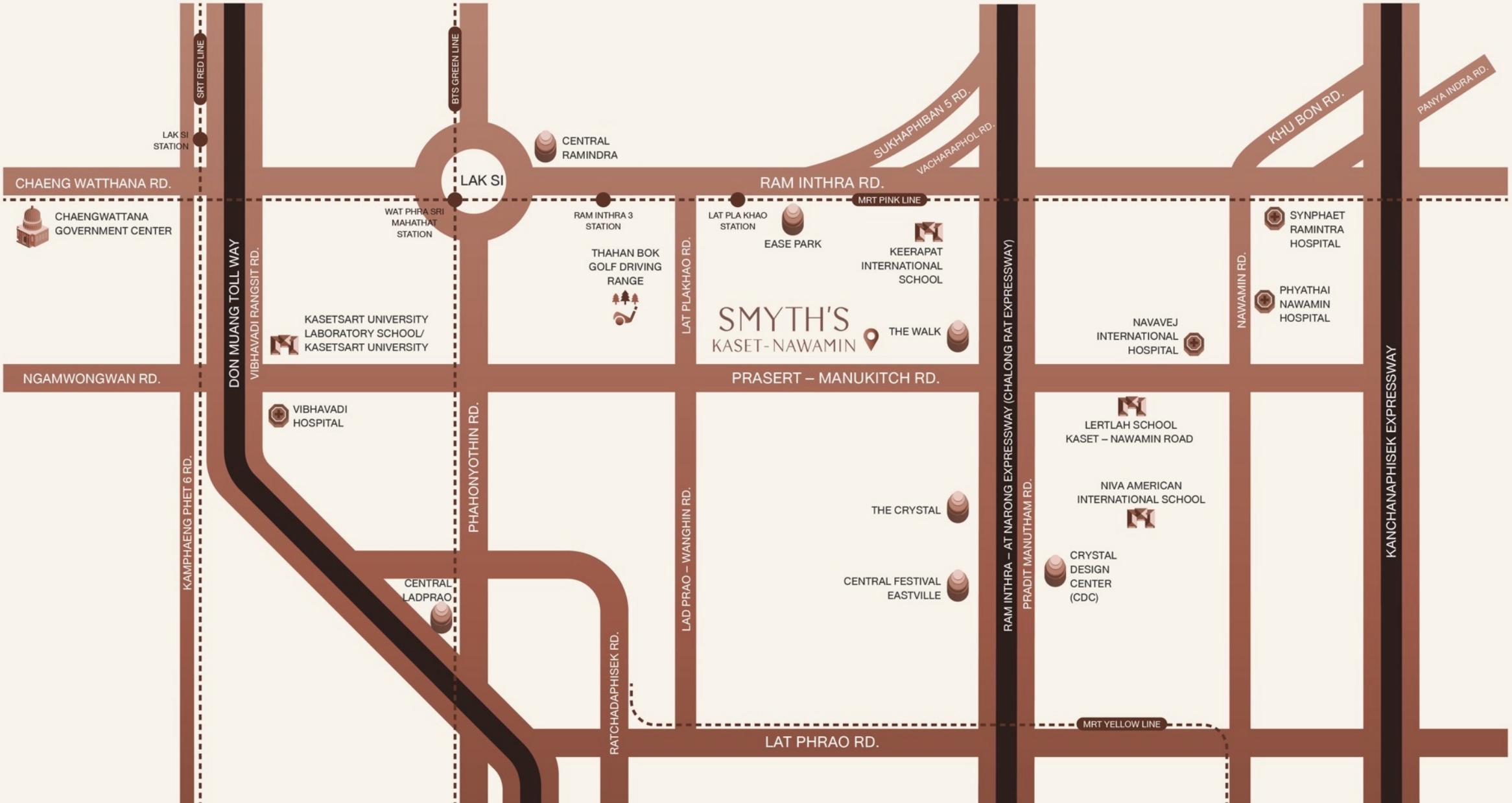
CRAFT YOUR TALE

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

Shopping Mall

The walk – 750 m
Nawamin city avenue – 1 km
Crystal design center (CDC) - 3.5 km
The crystal – 4 km
Central festival eastville – 4.5 km

Educational Institution

Lertlah school kaset – nawamin road – 3 km
Keerapat international school – 3.5 km
NIVA american international school - 5.5 km
Regent's international school – 9 km
Singapore international school – 9 km

Hospital

Navavej international hospital – 5 km
Phyathai wawamin – 5.5 km
Vibhavadi hospital – 7 km
Synphaet ramintra hospital – 8.5 km
Bangkok hospital – 12 km

Other

Chalong rat expressway (yothin phathana tollgate) - 2 km
BTS green line, kasetsart university station – 8 km
Don mueang International airport – 13.5 km
The brown and grey line MRT(soon)



PROJECT EXCLUSIVITIES

Ultimate Privacy

- 3-Storey single-detached house on Prasert Manukit road (Kaset-Nawamin)
- Total land size is approximately 5 rai
- An exclusive collection of 10 residences
- All residences are corner plots

The Residence

- Unique design concept "URBAN TWIST"
- 2 Residence types
- Usable area 806 - 816 sq.m.
- Land plot area 102 - 133 sq.w.
- Swimming pool on the second floor

Facilities

- 24 Hrs. security system (security guard, CCTV)
- Communal park
- 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
”



The positioning and dimensions of the common areas are subject to adjustments as necessary, ensuring no impact on primary functionality.

At SMYTH'S,
every home is a private
corner retreat, offering
a sense of seclusion
while gracefully opening
to the main boulevard

URBAN TWIST

SMYTH's redefines the Modern Federal style, blending the classical symmetry and elegance of 18th-century architecture with contemporary design. This twist on tradition creates homes that are timeless yet perfectly suited for modern living, where every detail speaks to both luxury and functionality.



The ARCHITECTURE

Inspired by the grandeur of Federal architecture, SMYTH's reimagine classic elements—like columns, cornices, and balustrades—through a modern lens. The use of juxtaposition allows old-world charm to meet cutting-edge design, resulting in a home that's both striking and deeply personal. With the Golden Ratio guiding the facade, and warm tones of beige, brick, and mocha enveloping the exterior, each residence exudes a refined sense of elegance and comfort. The Life-Time Rust Proof Aluminum Facade ensures that this beauty will endure for generations.

KEY DESIGN FEATURES

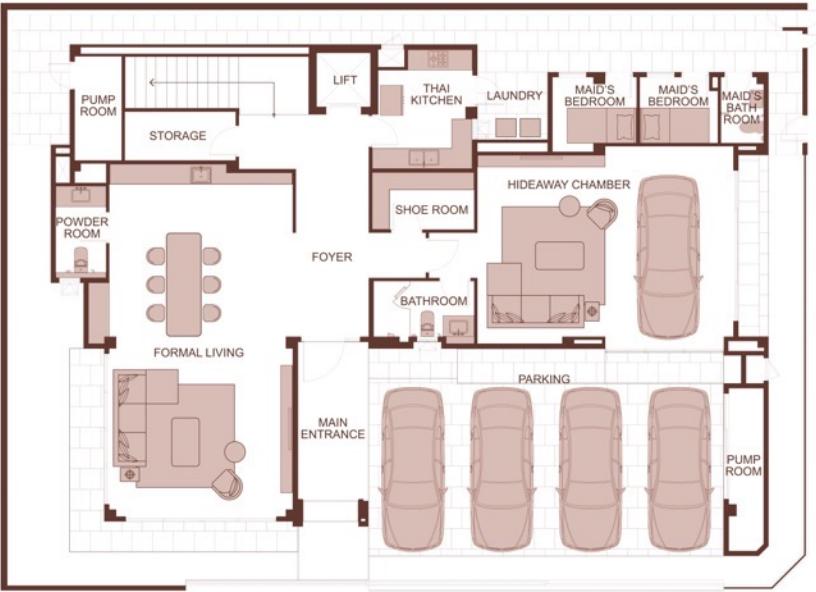
Life-Time Rust Proof Aluminum Façade





RESIDENCE I

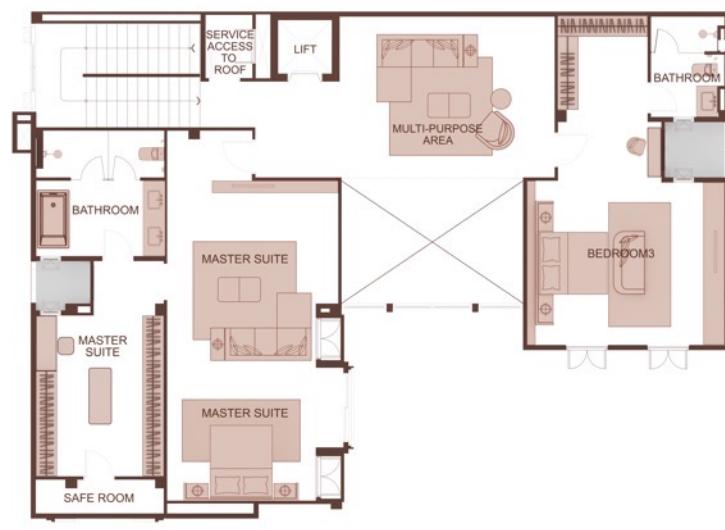




1st FLOOR PLAN



2nd FLOOR PLAN



3rd FLOOR PLAN

RESIDENCE I

Plot size : 111 - 133 Sq.w. Usable Area : 816 Sq.m.

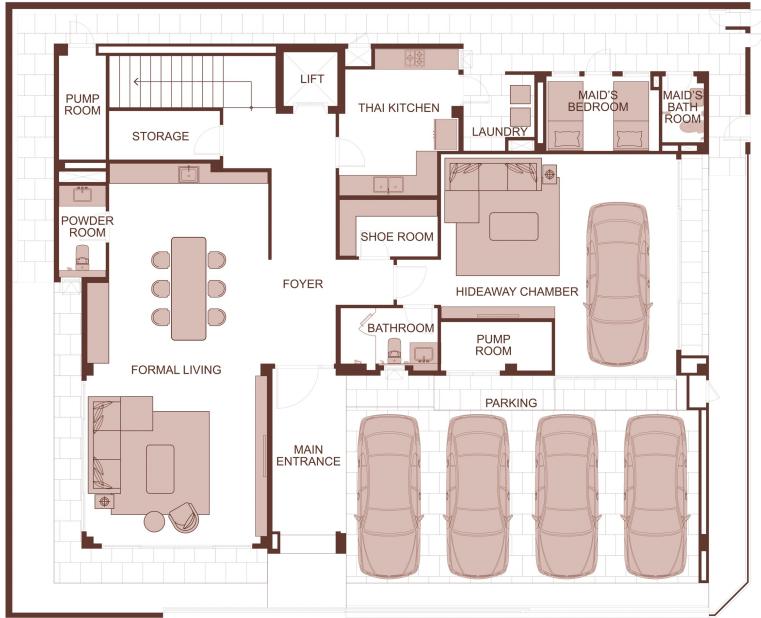
4 Bedrooms, 7 Bathrooms, 2 Living & Dining Areas, 1 Hideaway Chamber(Mancave),
 1 Safe Room, 1 Multi-Purpose Area, 2 Pantries, 1 Thai Kitchen, 1 Shoe Room, 2 Maid Rooms, 1 Maid Bathroom,
 5 Parking (including one designated area for a car lift, total 6 Parking)

3.70 x 8.00 m. Swimming Pool + 1.80 x 1.90 Jacuzzi with Pool Terrace

3.20 m. Ceiling Height

RESIDENCE II

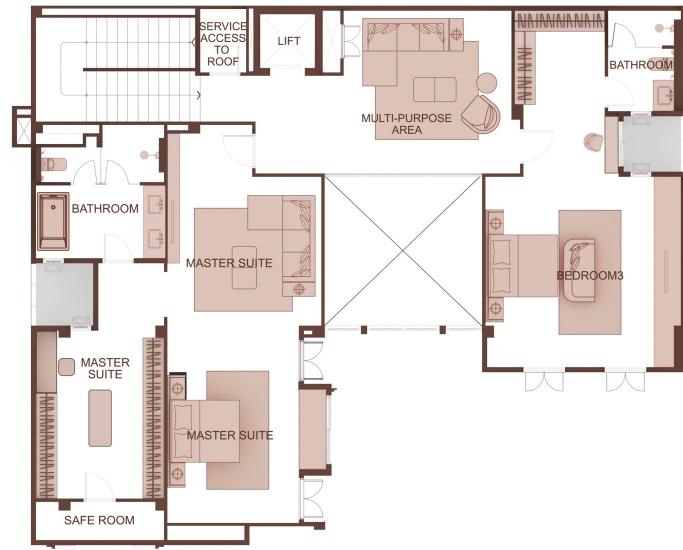




1st FLOOR PLAN



2nd FLOOR PLAN



3rd FLOOR PLAN

RESIDENCE II

Plot size : 102 - 106 Sq.w. Usable Area : 806 Sq.m.

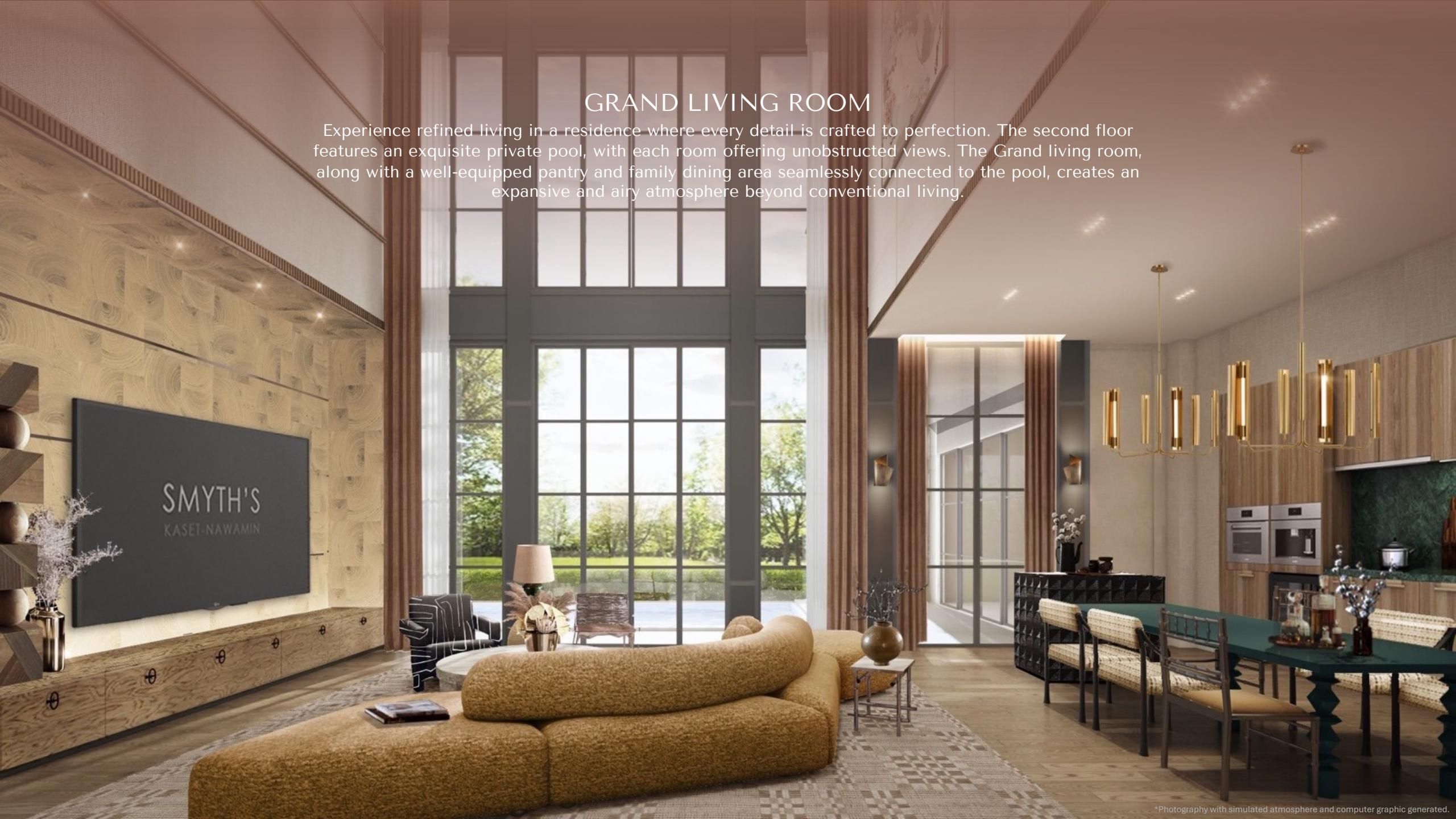
4 Bedrooms, 7 Bathrooms, 2 Living & Dining Areas, 1 Hideaway Chamber(Mancave),
 1 Safe Room, 1 Multi-Purpose Area, 2 Pantries, 1 Thai Kitchen, 1 Shoe Room, 1 Maid Room, 1 Maid Bathroom,
 5 Parking (including one designated area for a car lift, total 6 Parking)

3.70 x 7.20 m. Swimming Pool + 1.60 x 1.90 Jacuzzi with Pool Terrace

3.20 m. Ceiling Height

GRAND LIVING ROOM

Experience refined living in a residence where every detail is crafted to perfection. The second floor features an exquisite private pool, with each room offering unobstructed views. The Grand living room, along with a well-equipped pantry and family dining area seamlessly connected to the pool, creates an expansive and airy atmosphere beyond conventional living.



HIDEAWAY CHAMBER

A bespoke 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, blending seamlessly with your personal retreat.



GUEST LOUNGE

The residence is meticulously designed with the utmost focus on privacy for its residents. Its spacious layout allows for a clear and distinct separation between private living areas and spaces for welcoming visitors. The first floor is perfectly suited for hosting guests, offering a distinguished setting to greet and entertain special visitors with pride.



PENTHOUSESUIT ON GROUND

Experience the pinnacle of penthouse living on the third floor, 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.





SINGHA ESTATE