



ORIGIN RESIDENCES
SUKHUMVIT

ENHANCED BY



INTERCONTINENTAL
BANGKOK SUKHUMVIT

Remarks: - In the process of negotiation with hotel operator, subject to change without prior consent.



STRICTLY CONFIDENTIAL



LOCATION

A HEART OF CONNECTIVITY



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LOCATION : SUKHUMVIT LINE



EM DISTRICT

EMPORIUM EM QUARTIER EMSPHERE

“ THE WORLD-CLASS MEGA MULTIFACTED DEVELOPMENT ”



EMsphere

จิกซอว์ตัวสุดท้ายกว่า 200,000 ตร.ม.

ศูนย์รวมไลฟ์สไตล์
แฟชั่น นวัตกรรม
ความบันเทิง

IKEA CITY STORE
แห่งแรก
ของไทยและอาเซียน

World Class
Arena
6,000 ที่นั่ง



REALIST

The EM District

Transforming the world class shopping mall



REALIST



SUKHUMVIT COMMUNITY LIFESTYLE



W DISTRICT

350 m.(1 mins)



Thonglor - Ekkamai Nightlife
~2 km.(4 mins)



marché
thonglor

2.8 km.(10 mins)



3.6 km.(15 mins)



3.7 km.(15 mins)



GATEWAY

1.3 km.(4 mins)



2.8 km.(10 mins)



72 Courtyard
3.6 km.(13 mins)



953 Community mall
3.4 km.(10 mins)



Park Lane Ekkamai
~2 km.(7 mins)



J Avenue
3.8 km.(20 mins)



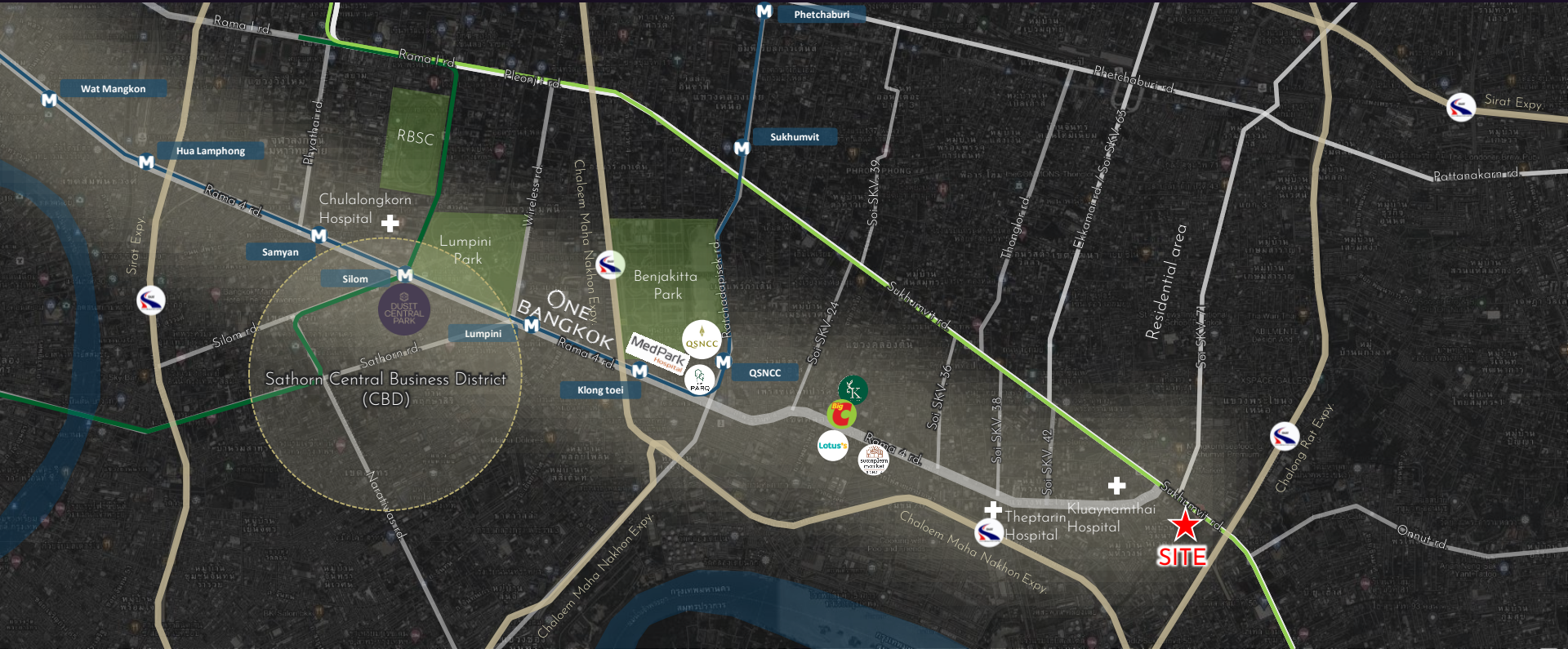
BUSINESS AREA

More than 800,000 sq.m. along Sukhumvit road.





LOCATION : RAMA 4 LINE





ONE BANGKOK

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ONE BANGKOK



TCC ASSETS



Owner : TCC Asset, Frasers Property

Project details: Mixed-use development

Location: Rama4 Road, Bangkok

Area: 140 RAIS

Building Propose : Mixed-use office,
Retail, Hotels, Residential, Public realm,
Facilities management

Completion : Phase 1, Q4 2024
Phase 2, 2028



DUSIT CENTRAL PARK

**CENTRAL
PATTANA**

Dusit Thani
BANGKOK

Owner : DUSIT THANI , CENTRAL PATTANA

Project details: Mixed-use development

Location: Rama4 Road, Bangkok

Area: Approx. 23 RAIS

Building Propose :

Mixed-use office 90,000 Sq.m.

Retail 80,000 Sq.m.

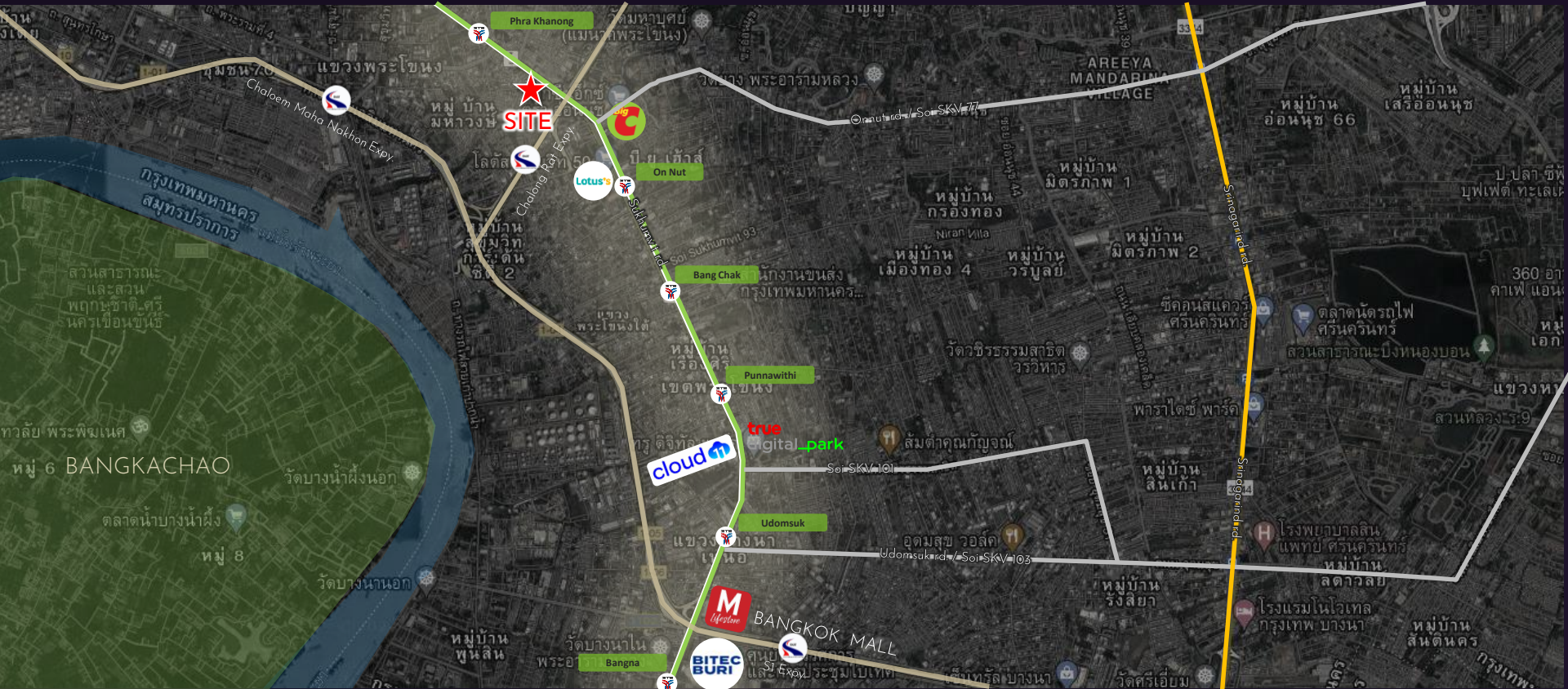
Hotels 250-259 Keys

Residential 406 Units

Completion : Q4 2024



LOCATION : LATE SUKUMVIT LINE





CLOUD 11

SOUTH SUKHUMVIT INNOVATION DISTRICT
SOUTH SUKHUMVIT INNOVATION DISTRICT

" TO BECOME A LEADING CREATOR ECONOMY HUB AND ELEVATE THE ENTERTAINMENT INDUSTRY THROUGH TECHNOLOGY. "

Owner : Magnolia Quality Development Corporation Limited.

Project details: Mixed-use property, with LEED & WELL Standard Building.

Location: 888, Sukhumvit Road, Bang Chak.
Next to Punnawithi BTS Station

Area: 27 RAIS

Building Propose : Mixed-use office, Retail, Hotels, Education, Theatre, Public Space Garden

Completion : Tentative Q4 2024





BANGKOK MALL

THE GRAND METROPOLIS , WORLD CLASS RETAIL & ENTERTAINMENT

Owner : The Mall Group

Project details: Mixed-use development

Location: Sukhumvit Road, Bang na. Udomsuk BTS Station

Area: 100 RAIS (800,000 Sq.m.)

Building Propose : Mixed-use office(160,000 Sq.m.),
Retail, Hotels, Concert hall, Cinema, Residence, Water park

Completion : Tentative 2028





A HEART OF CONNECTIVITY

Accessible to all amenities with in 20 Minutes.



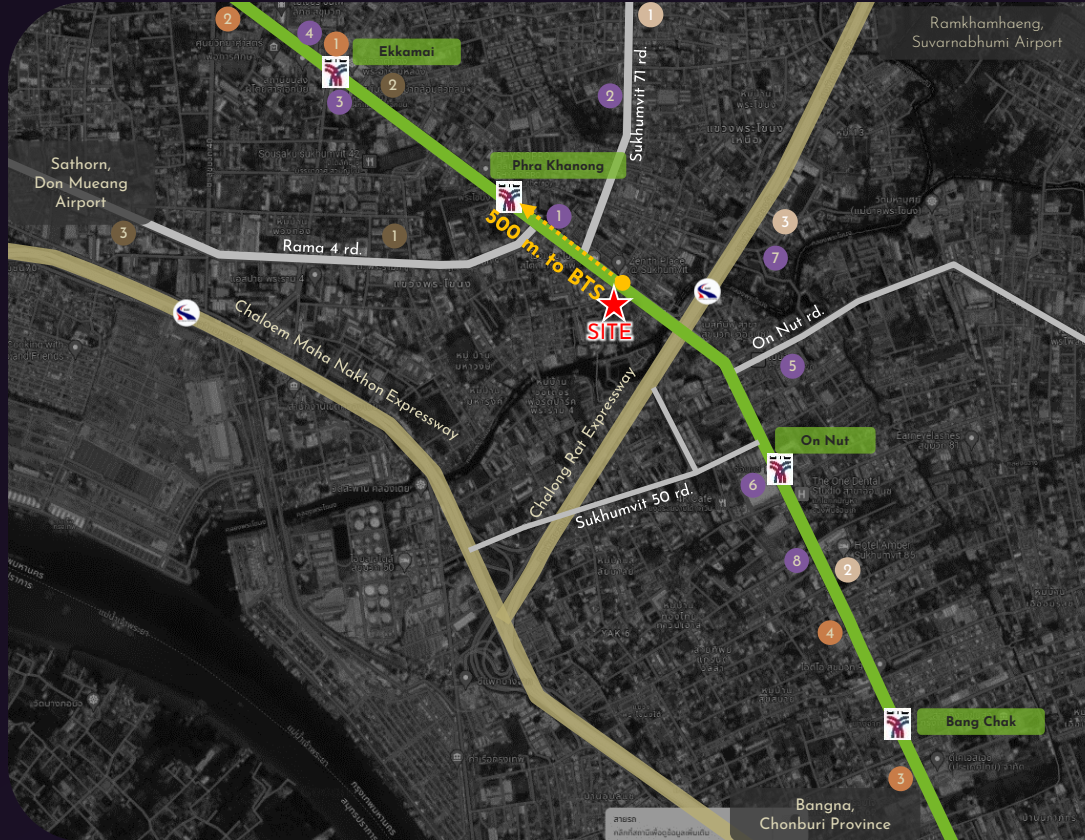
BANGKOK MALL

ONE BANGKOK





LOCATION



TRANSPORTATION

500 m. to Phra Khanong BTS station
2.1 km. to Chalong Rat Expressway
2.3 km. to Chaloem Maha Nakhon Exwy.

MALLS & ENTERTAINMENT

- 1 0.4 km. to W District
- 2 0.9 km. to Makro
- 3 1.3 km. to Gateway Ekkamai
- 4 1.7 km. to Major Ekkamai
- 5 2.6 km. to Big C, On Nut
- 6 2.6 km. to Century Movie Plaza & Lotus's
- 7 2.9 km. to HABITO Mall
- 8 3.5 km. to The Phyll Skv. 54

INTERNATIONAL SCHOOLS

- 1 1.1 km. to St. Andrews International School
- 2 3.0 km. to Wells International School
- 3 3.2 km. to Bangkok Prep School

OFFICE BUILDINGS

- 1 1.6 km. to APAC Tower
- 2 2.0 km. to T-ONE Building
- 3 4.4 km. to Sukhumvit Hills
- 4 4.6 km. to M Tower

HOSPITALS

- 1 1.1 km. to Kluaynamthai Hospital
- 2 1.9 km. to Sukhumvit Hospital
- 3 2.2 km. to Theptarin Hospital



SITE LOCATION

Sukhumvit 48, Phra Khanong, Bangkok





ORIGIN RESIDENCES
SUKHUMVIT

YOUR TIME, REIMAGINED...

YOUR LIFE, PERFECTED



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ORIGIN RESIDENCES
SUKHUMVIT





ORIGIN RESIDENCES
SUKHUMVIT



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ORIGIN RESIDENCES

SUKHUMVIT

PROJECT NAME	:	ORIGIN RESIDENCES SUKHUMVIT
LOCATION	:	SUKHUMVIT 48, BANGKOK
LAND AREA	:	APPROX. 2 RAI
PROJECT TYPE	:	HIGH-RISE CONDOMINIUM
TOTAL BUILDING	:	1 BUILDING 31 STOREYS + ROOFTOP
TOTAL UNITS	:	470 UNITS + 3 SHOPS
ROOM TYPE	:	1 BEDROOM 30 SQ.M. 1 BEDROOM PLUS 37-43 SQ.M. 2 BEDROOM 46-50 SQ.M. PENTHOUSE 60-62 SQ.M.
TOTAL PARKING	:	235 LOTS
FACILITIES	:	Lobby lounge, Concierge counter, Pet lounge, Pet yard, Champagne pool, Gym, Steam & Sauna, Sky lounge, Sky bar,
CONSTRUCTION START	:	Q2/26
CONSTRUCTION COMPLETE	:	Q2/28



ORIGIN RESIDENCES
SUKHUMVIT

ROOFTOP FLOOR

Sky bar
Retreat garden
Lounge garden

FACILITIES 31st

The club (Sky lounge)
Play room
Business lounge

FACILITIES 11th

Champagne pool
Gym
Steam & Sauna
Relax garden

GROUND FLOOR

Welcome drop-off
Lobby lounge
Concierge counter
Pet lounge
Juristic
Grab & Go
Shops
Garden
Pet Yard

PENTHOUSE UNIT

25th - 31st
66 UNITS

RESIDENTIAL UNIT

2nd - 24th
404 UNITS

PARKING AREA

2nd - 10th (& GROUND)
235 LOTS



MAIN ENTRANCE & DROP-OFF | YOUR JOURNEY AN EXCLUSIVE EXPERIENCE BEGINS HERE



LOBBY ARRIVAL | YOUR JOURNEY AN EXCLUSIVE EXPERIENCE BEGINS HERE

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SWIMMING POOL | YOUR EXCLUSIVE LEISURE EXPERIENCE WITH LUXURY CHAMPAGNE POOL & CITY VIEW

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SWIMMING POOL | YOUR EXCLUSIVE LEISURE EXPERIENCE WITH LUXURY CHAMPAGNE POOL & CITY VIEW

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SKY LOUNGE | FULFILL YOUR LIFESTYLE WITH THE PERFECT TIMEPIECE

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RESIDENTIAL UNITS



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FQ ROOM TYPES

ROOMTYPE	SIZE(Sq.m.)	NO. OF UNIT	%
1 Bedroom open plan	30	11	5.6%
1 Bedroom	30	88	45%
1 Bedroom plus	44	18	9%
2 Bedroom	46-48	50	26%
Penthouse	60	27	14%
TOTAL		194	100%



30 SQ.M | LIVING & BEDROOM

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30 SQ.M | LIVING AREA & BEDROOM

ORIGIN RESIDENCES
Emaar



48 SQ.M | LIVING ROOM

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48 SQ.M | MASTER BEDROOM



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“ Complete your missing moments with a luxurious life
at InterContinental Bangkok Sukhumvit ”

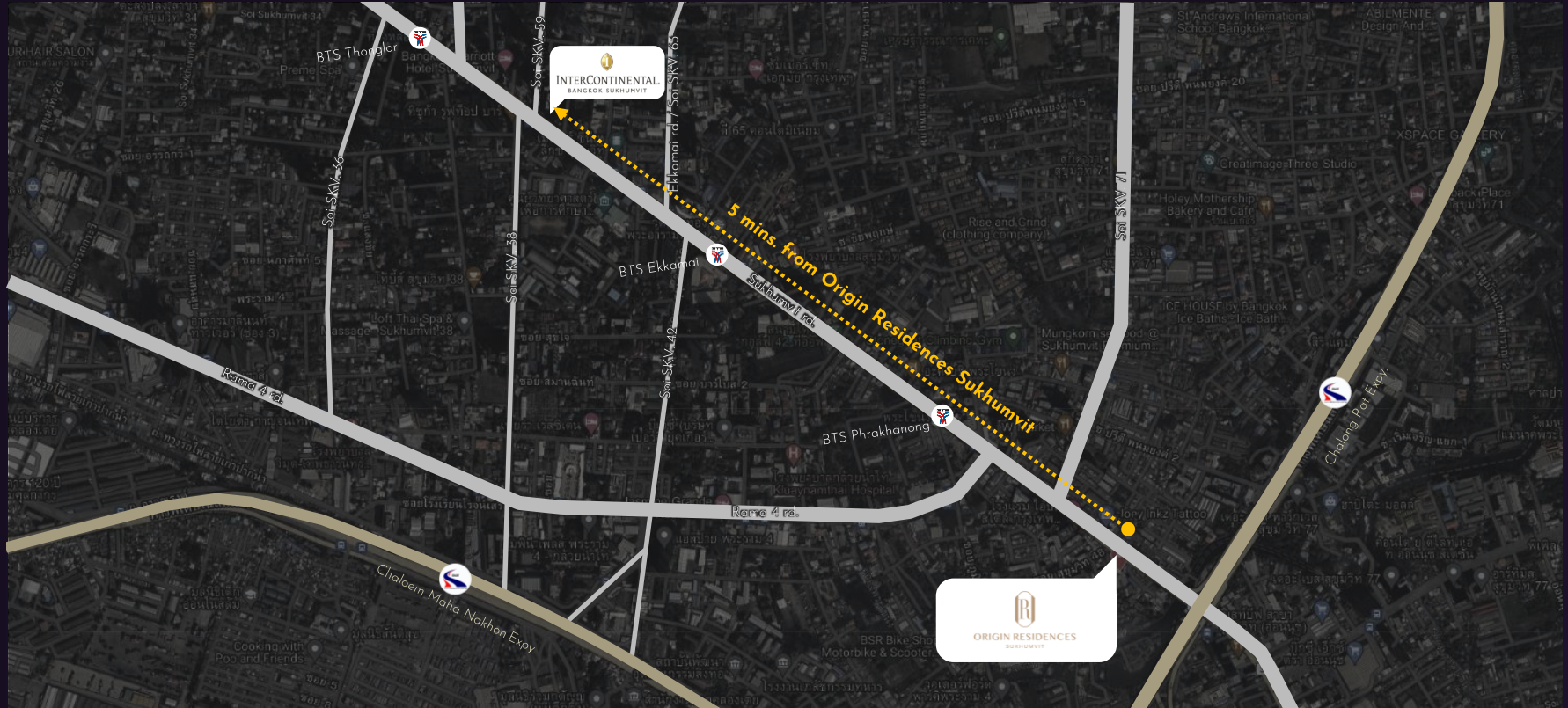
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INTERCONTINENTAL BANGKOK SUKHUMVIT



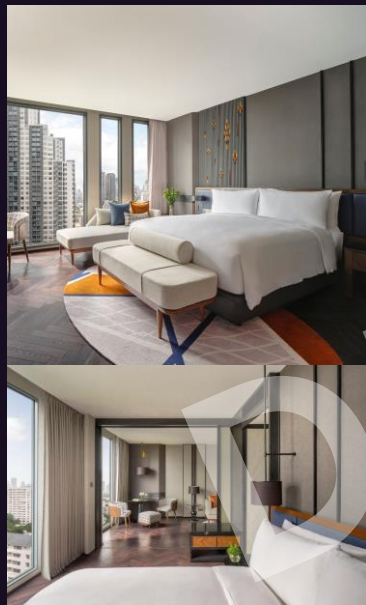
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3 YEARS PACKAGE

ANNUAL BENEFITS



AVA Brasserie | All day dining restaurant
The Lobby | Lobby lounge
Rogues Bar | Versatile speakeasy bar
Club Intercontinental
Guest Room
Spa, Pool & Fitness



- One-night complimentary stay at Junior suite with daily breakfast for 2 guests, access to Club InterContinental during stay period, complimentary minibar set upon arrival (exclude alcohol) and the hotel credit THB 10,000.



- Five (5) THB 2,000.- Hotel cash vouchers totalling THB 10,000.- 20% discount at AVA Brasseries, The Lobby bar and Rogues bar.

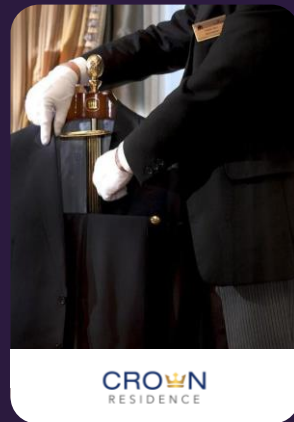


- 20% discount at AVA Brasseries, The Lobby bar and Rogues bar.
- 15% discount at The Spa by Harnn

Remarks: - Three-years package, guest will receive benefits that can be used all within the first year.
- In the process of negotiation with hotel operator, subject to change without prior consent.



PROJECT HIGHLIGHT



A HEART OF CONNECTIVITY

Located in strategic location at Sukhumvit area

- 3.5 km. to The EM district
- 3.7 km. to Cloud 11
- 5.0 km. to Bangkok mall
- 6.2 km. to One Bangkok
- 8.0 km. to Sathorn
- 8.3 km. to Siam

Urban linkage with transportation hub

- 500 m. from BTS Phra Khanong
- 2.5 km. to expressway

PRIVILEGE LIFESTYLE

Origin Residences enhanced by Intercontinental Sukhumvit 59

- Priority access to facilities
- AVA Brasserie
- The Lobby
- Rogues Bar
- Club Intercontinental
- Guest Room
- Spa, Pool & Fitness

LEISURE LIVING SERVICES

Relaxation with all support Facilities

- Concierge service
- Butler at sky facilities
- Shuttle service

PET FAMILY

a welcoming space for every generation

- Pet lounge
- Pet yard



TYPE OF STOCK

STOCK	FLOOR
FQ	31
	30
	29
	28
	27
FQ PET	26
	25
FQ	24
	23
FQ PET	22
TQ	21
	20
	19
	18
	17
TQ PET	16
	15
	14
FQ IP	13
	12
	11
FQ	10
	9
TQ IP	8
	7
	6
	5
	4
TQ	3
	2
	1

TOTAL UNITS = 470 UNITS

FQ (194 Units)

IP : FL. 10 - 12

RESIDENT(PET) : FL. 22, 25 - 26

RESIDENT : FL. 8 - 9, 23 - 24, 27 - 31



TERM PAYMENT (FOREIGN QUOTA)

ROOM TYPE	SIZE(Sq.m.)	BOOKING	CONTRACT	DOWN PAYMENT
1 Bedroom	30	100,000	15% of net price **14 Days from booking date	15% of net price **30 Days from Contract date
1 Bedroom plus	37-44			
2 Bedroom	46-48			
Penthouse	61 - 62			

Start Construction : Q2 2026

Transfer : Q2 2028

Update : 12 Nov 2024



INVESTMENT PROPERTY PROGRAM (IP)





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CONDO



PROGRAM



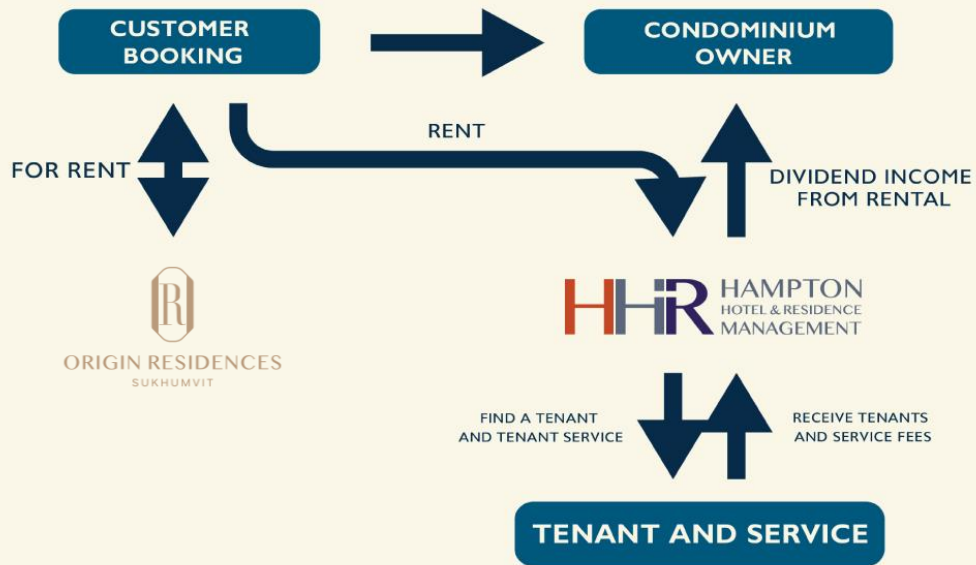
FIND TENANTS + TAKE CARE OF PROPERTY + GENERATE INCOME AS SHARE





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SUKHUMVIT

INVESTMENT PROGRAM (IP)

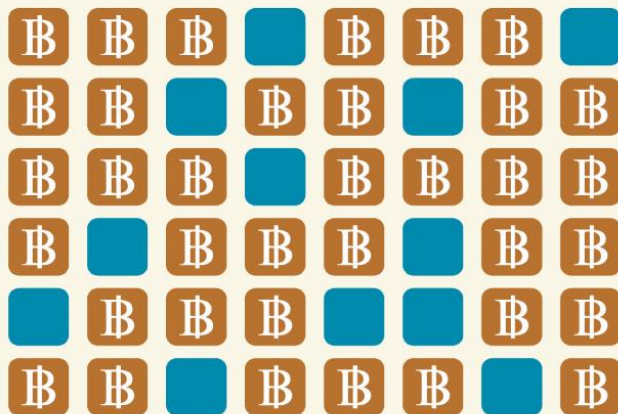




ORIGIN RESIDENCES
SUKHUMVIT

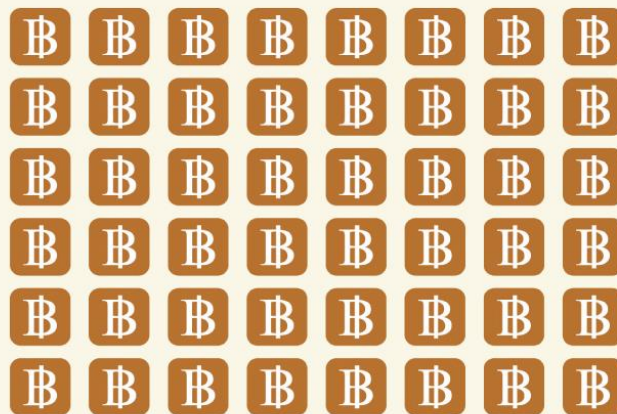
POOL RENTAL PROGRAM

RENT



RECEIVE RENT ON CERTAIN UNITS
THAT ARE RENTED.

YIELD



PAY AVERAGE RETURNS
FOR EVERY UNIT.



ORIGIN RESIDENCES
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NORMAL RENTAL

HAVE A TENANT

12 MONTHS

CHANGE A TENANT

4 MONTHS



3 TERM : 4 YEARS

HAVE A TENANT

CHANGE A TENANT

HAVE A TENANT

CHANGE A TENANT

HAVE A TENANT

CHANGE A TENANT



POOL RENTAL PROGRAM



AVERAGING ALL PERIODS



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ANOTHER OPTION FOR INVESTING IN REAL ESTATE, **INVESTMENT PROPERTY OR IP INVESTMENT**

STRENGTH

INVESTMENT IN
REAL ESTATE



+



STRENGTH

INVESTING IN REAL ESTATE
MUTUAL FUNDS OR REIT



=



GET
OWNERSHIP



NO NEED TO
MANAGE
BY YOURSELF



GET RETURNS
ACCORDING
TO INVESTMENT
UNITS

GET OWNERSHIP

NO NEED TO MANAGE
BY YOURSELF

GET RETURNS ACCORDING
TO INVESTMENT UNITS

INVESTMENT PROPERTY



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INVESTMENT PROGRAM (IP)

INVESTMENT PROGRAM "GENERATING REGULAR INCOME" WITH SPECIAL CHARACTERISTICS AS FOLLOWS

- HOLD TITLE DEEDS, NOT SHAREHOLDINGS.
- DO NOT INVEST IN DEPRECIATING ASSETS.

RECEIVED 2 REWARDS

1. **MUTUAL BENEFIT (POOL DIVIDEND)** RENTAL DIVIDENDS ON A REGULAR BASIS.
2. REAL ESTATE VALUE RETURNS ON LAND IN THE HEART OF THE CITY THAT WILL INCREASE IN THE FUTURE



PROMOTION





SPECIAL PROMOTION FQ



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IP PROGRAM

Guarantee yield **5%** of Net price
for **2 years**

Only all unit booking from 20 Nov 2024 - 31 Dec 2024



SPECIAL PROMOTION FQ

Register discount promotion up to

- discount -

800,000 THB

Discount following by discount rate below

Register discount rate

1 Bedroom	:	300,000 THB.
1 Bedroom Plus	:	500,000 THB.
2 Bedrooms	:	500,000 THB.
Penthouse	:	800,000 THB.

Only all unit booking from 20 Nov 2024 - 31 Dec 2024



SPECIAL PROMOTION FQ

“The more you buy, the greater discount”

(Bulk Buy discount promotion when booking at least 3 Units)

- discount -

100,000 THB./UNIT

Only all unit booking from 20 Nov 2024 - 31 Dec 2024



SPECIAL PROMOTION FQ

“The Repeat Buyer”

will get

MOREEEEEEEEE

- discount -

100,000

THB./unit

Only all unit booking from 20 Nov 2024 - 31 Dec 2024



READY FOR RENT PACKAGE (R4R)

(Package for foreign quota only)





Ready for Rent package will be an add-on promotion for foreign clients

List of Items

- Sofa
- Dining table + Chairs
- TV Cabinet
- Bed Base
- Bedding set
- Mattress
- Curtains
- Electrical Appliances*

*Electrical Appliances

- Refrigerator
- TV
- Washing machine
- Water heater

FOREIGN QUOTA R4R SUMMARY

Total 150 units(Only FQ Resident)**

1 Bedroom	30 Sq.m.	:	66	units
1 Bedroom Plus	43. Sq.m.	:	16	units
2 Bedrooms	46-50 Sq.m.	:	41	units
Penthouse	62 Sq.m.	:	27	units



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1 BEDROOM | 30 SQ.M.

Total : 66 Units

List of items	No. of Items
Sofa	1
Dining table + Chair	1
TV Cabinet	1
Bed Base	1
Bedding set	1
Mattress	1
Curtains	2

Electrical Appliances	No. of Items
TV	1
Refrigerator	1
Washing machine	1
Water heater	1





1 BEDROOM PLUS | 43 SQ.M.

Total : 16 Units

List of items	No. of Items
Sofa	1
Dining table + Chair	1
TV Cabinet	1
Bed Base	1
Bedding set	1
Mattress	1
Curtains	3

Electrical Appliances	No. of Items
TV	1
Refrigerator	1
Washing machine	1
Water heater	1





2 BEDROOMS | 46-50 SQ.M.

Total : 41 Units

List of items	No. of Items
Sofa	1
Dining table + Chair	1
TV Cabinet	1
Bed Base	2
Bedding set	2
Mattress	2
Curtains	3

Electrical Appliances	No. of Items
TV	1
Refrigerator	1
Washing machine	1
Water heater	2



46 Sq.m.



48 Sq.m.



48 Sq.m.



50 Sq.m.



ORIGIN RESIDENCES
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PENTHOUSE | 60 - 62 SQ.M.

Total : 27 Units

List of items	No. of Items
Sofa	1
Dining table + Chair	1
TV Cabinet	1
Bed Base	2
Bedding set	2
Mattress	2
Curtains	4

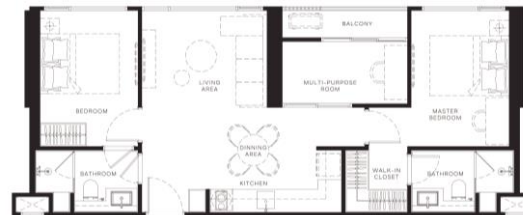
Electrical Appliances	No. of Items
TV	1
Refrigerator	1
Washing machine	1
Water heater	2



60 Sq.m.



61 Sq.m.



62 Sq.m.



COMMON FEE

Residential unit : 90 Baht/sq.m./Month

Sinking Fund : 900 Baht/sq.m. (One time payment)

**Pet family unit extra maintenance fee : 500 Baht/No. of Pet/month

**Limit size of Pet : Weight 15 Kg. / Height 45 cm.

**Numbers of Pet allow by unit type :

- 1 Bedroom limit only 1 pet

- 1 Bedroom plus, 2 Bedrooms, Penthouse limit 2 pets maximum

Remarks : Common fee in accordance with the rate modified by the juristic person committee's resolution.



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GROUND FLOOR PLAN

SCALE

1:350



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2nd FLOOR PLAN

SCALE

1:250



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3rd-9th FLOOR PLAN

SCALE

1:250



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10th FLOOR PLAN

SCALE

1:250



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11 FLOOR PLAN

SCALE

1:250



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12th FLOOR PLAN

SCALE

1:250





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12Ath FLOOR PLAN

SCALE

1:250



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14th-20th FLOOR PLAN

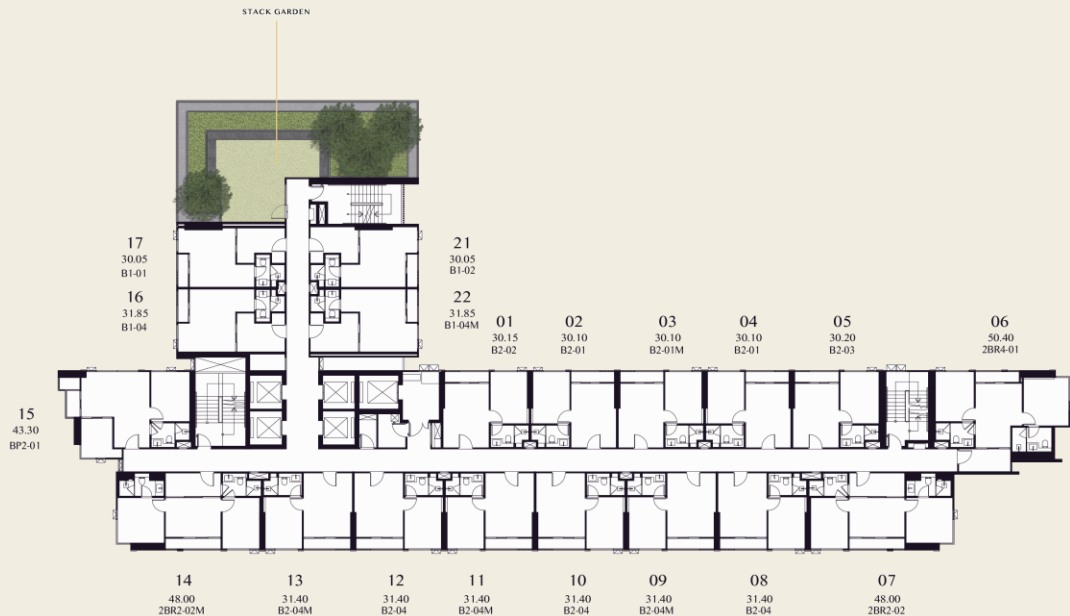
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21st FLOOR PLAN

SCALE

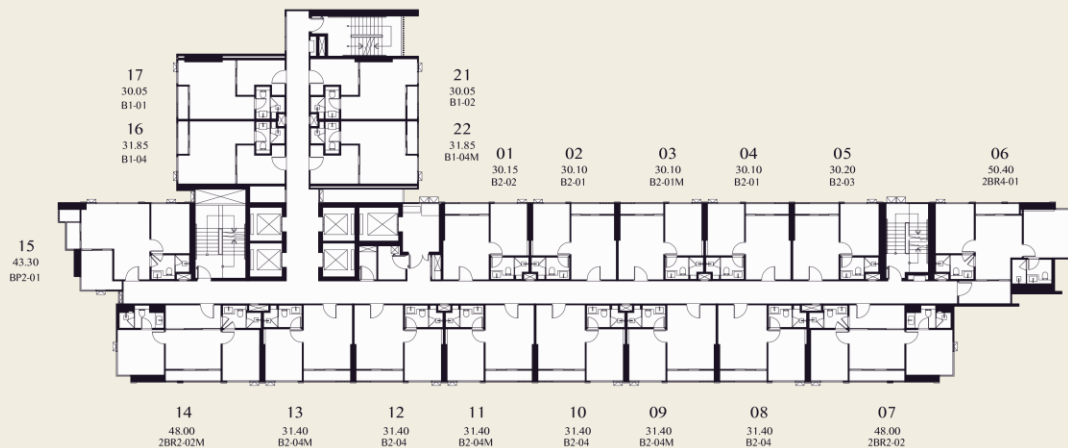
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22nd-23rd FLOOR PLAN

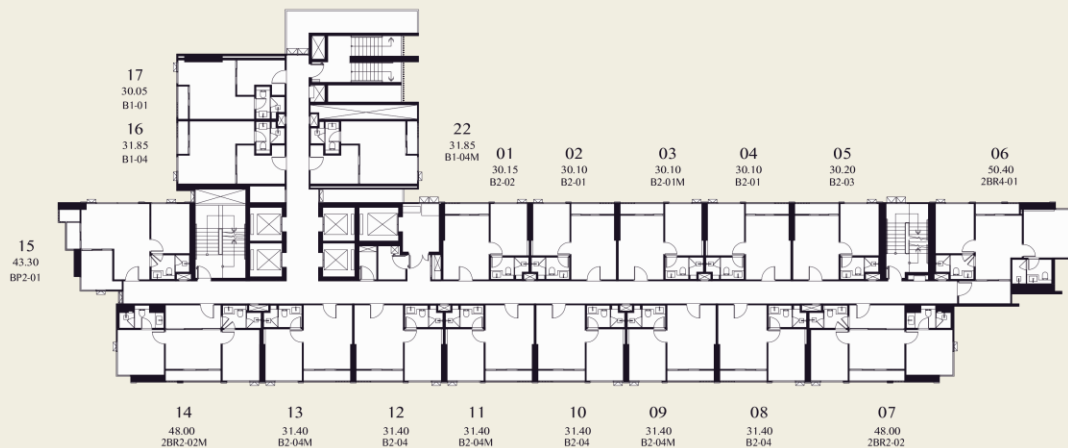
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24th FLOOR PLAN

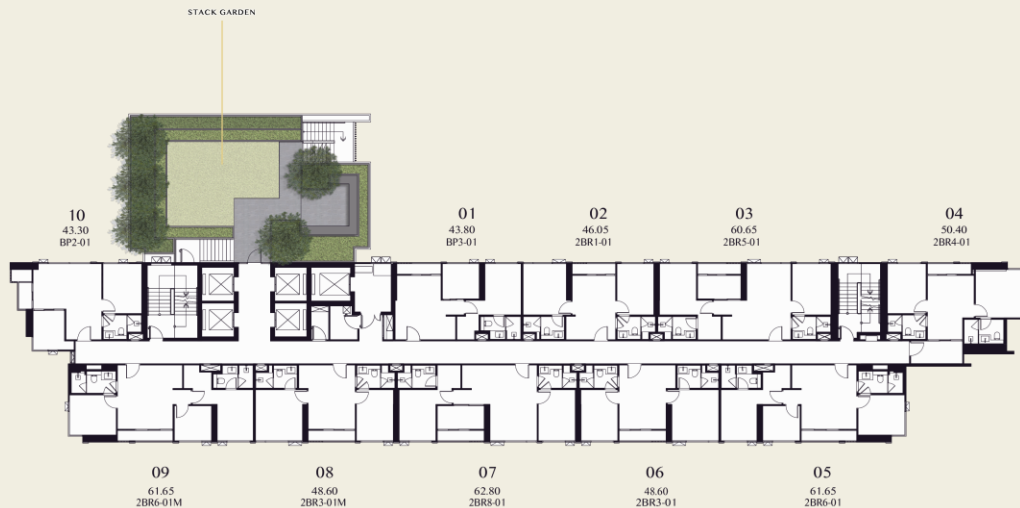
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25th FLOOR PLAN

SCALE

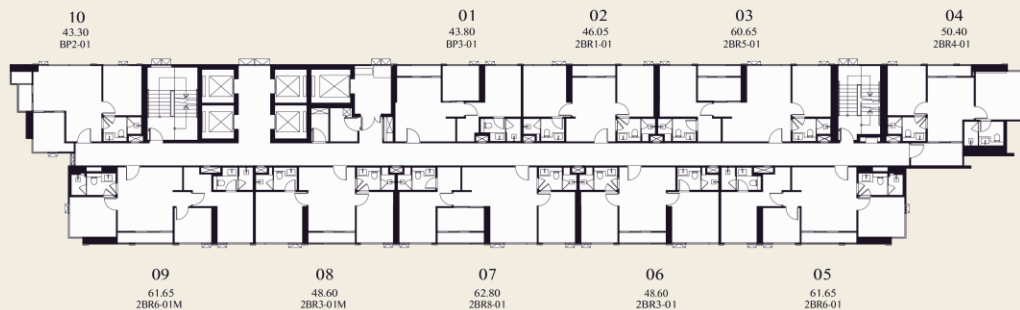
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26th-30th FLOOR PLAN

SCALE

1:250



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ORIGIN RESIDENCES
SUKHUMVIT



31st FLOOR PLAN

SCALE

1:250



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ROOF PLAN

SCALE

1:250



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ROOM TYPES



30 sq.m.
1 bedroom open plan



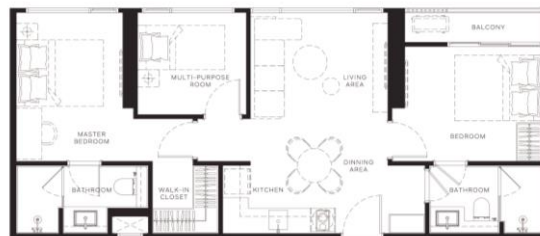
30 sq.m.
1 bedroom



48 sq.m.
2 bedroom



43.30 sq.m.
1 bedroom plus



62 sq.m.
Penthouse



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