



+66(0)2 201 3999
sansiri.com

Pradipat

THE
LINE
PHAHON-PRADIPAT

POSITIVITY IS EVERYTHING
LOCATION IS EVERYTHING

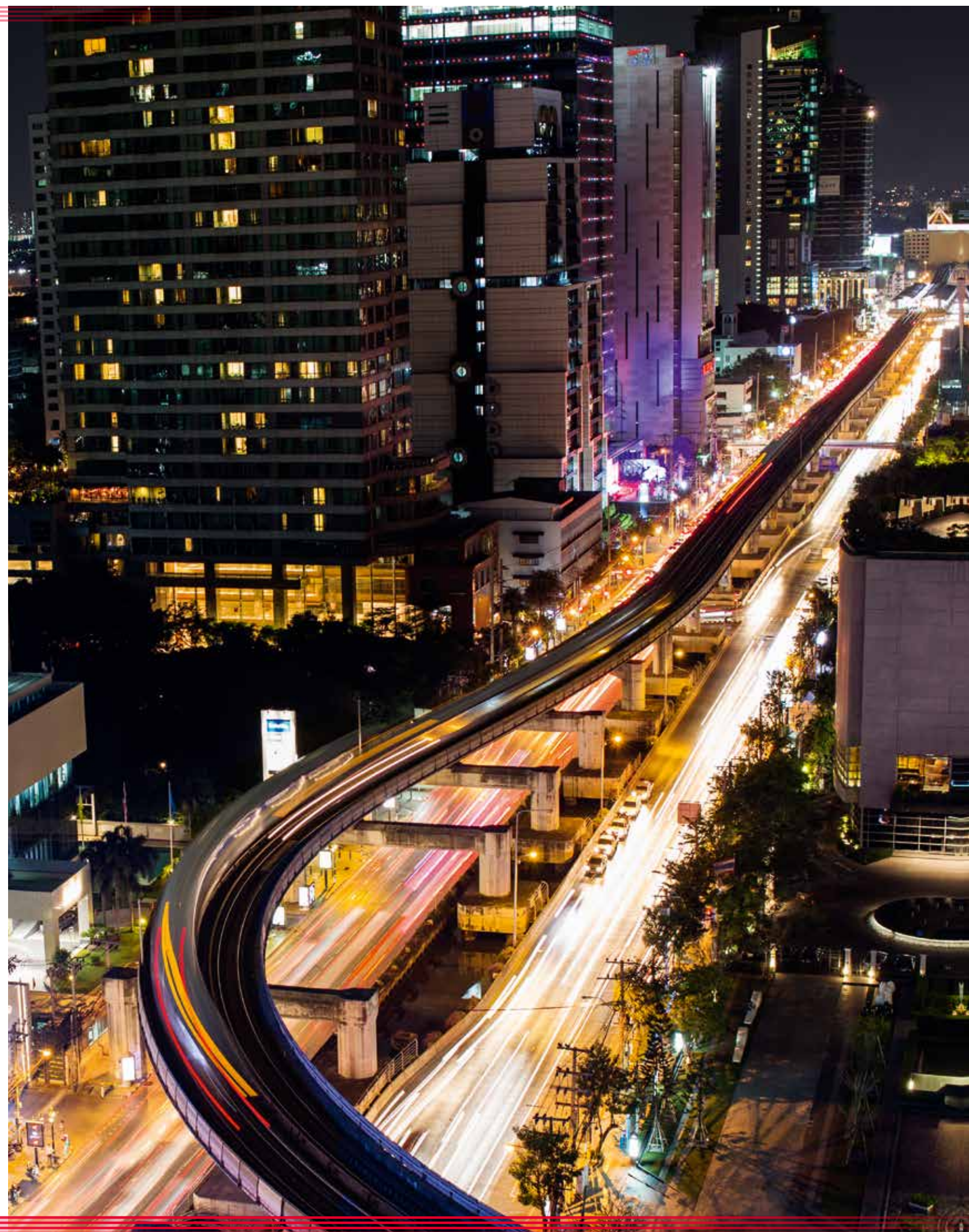
THE
LINE
PHAHON-PRADIPAT

Project Owner : BTS Sansiri Holding Twelve Limited Company's registered no. 0105558193424, Head office : 475, Siripinyo Building, 8th floor, Sri Ayudthaya Road, Thanon Phayathai, Rajthwi, Bangkok, 10400. Registered capital(THB) : 100,000,000.00, Paid up capital(THB) : 100,000,000.00 (as of date 20 Apr 2016). The President : Mr. Uthai Uthaisangsuk. The Project : THE LINE Phahon - Pradipat, Land title deed no. 6921, 6108, 771-779, approximately area 5 Rai. Located at Sam Sen Nai (Bang Sue Fang Tai), Phaya Thai (Bang Sue) Phaya Thai, Bangkok Province, as a Condominium of 46 storey(ies), 1 building(s) and 2 storey(ies), 1 building(s), total of 982 unit(s), (for residential: 981 units, and for commercial: 1 units). The Land and building have been mortgaged with Siam Commercial Bank PLC., in the process to submit the building permission. Construction will be started in Jan 2017 and expected to be completed in Nov 2019 which will later be registered as the condominium. The unit owner shall pay sinking fund, common fee, tax and other fees as prescribed by the Project Owner or the Condominium Juristic Person subjected to the Condominium law. *Terms and conditions apply. / Featured images consist of photography on location, photography on location with simulated atmosphere and surroundings, and computer generated images. For any questions regarding the images, please contact our customer service staff or visit the project site. Tel +66(0)2 201 3999.



BTS & SANSIRI JOINT VENTURE

Sansiri and BTS join hands in offering promising locations to bring you closer to a joyful life by connecting you with comfort and convenience



POSITIVITY IS EVERYTHING

OPEN UP THE PERSPECTIVES OF YOUR LIFE

So you can start each day with everything that makes it greater

Greater convenience in getting around

Greater freshness with the most nature everyday

Greater closeness and warmth with your friends and family

Greater space for happiness and comfort

Greater vibrant fun in your lifestyle

Greater... to answer the needs of modern life

On the high potential location of Phahon-Pradipat
Where you have Greater choice of how to travel,
only 550 metres to Saphan Kwai BTS Station

At the intersection that gives you access to Chatuchak
MRT Station and an entrée directly into the city centre
so quickly

Close proximity to the Expressway exit/entrance is
also ready to convey you to any destination

Ensuring comprehensive travel with ease to any
important place

Start your life with a greater perspective today
at The Line Phahon-Pradipat





GAIN GREATER NATURE IN YOUR LIFE THROUGH DESIGN

With a concept inspired to blend in harmony and complement nature throughout the architecture and interior environment of the project.

The lights, colours and contours engender a distinctive sensation in living with a warm vibrancy that still retains the ultimate in comfort at the same time

By adjusting the angles of the walls to create a new perspective and enhancing the atmosphere of light and shadows that change over the course of a day,

As well as the gradation of earth tones of the façade to create a sense of harmony with natural light that shines onto the building.

The interior design is exceptionally warm with the incorporation of natural wood in conjunction with natural materials such as stone, wood and fabric in matching tones, whilst the layout of furniture is reminiscent of a large house so you experience relaxation and feel truly at one with nature.

The landscape architecture looks like that of a "second home" to create warmth and closeness with nature, in an atmosphere of novel surroundings in the style of a "HOME GARDEN", providing the comforts you would associate with living in your own house. The landscape architecture of the garden is comfortable and unpretentious with a layout combining free lines, grids and skewed angles that come perfectly together to give you the relaxation you would feel in a back garden.



CO – LIVING SPACE

The new way of living together.
Sharing space and facilities
that offer you the utmost ease
and convenience, so even the
most demanding lifestyle is
thoroughly fulfilled.



**GREATER FRESHNESS
WITH THE MOST NATURE
EVERYDAY**

The expansive garden is interspersed by a network of paths

Connecting each room so you can get around with the utmost convenience.

Amidst the freshness of verdant greenery,

The colourful flowers and fauna will fill your life with a breath of fresh air.





CO – LIFESTYLE

A multipurpose relaxation area where you can choose to live according to your lifestyle.

THE SECRET GARDEN

The beautifully designed garden provides you with the most relaxing peace and serenity

With a concept that ensures your life will have the ultimate closeness with nature

Secluded from distracting annoyances you can relax with your favourite book,

Sip a refreshing cup of tea in a seat especially designed to complement the stunning garden

Or relax to the soothing sounds of the waterfall without the noise of traffic and other distractions disturbing your personal oasis.

Bask in the magnificence of the oversized trees and admire the vivacious flowers that change hue along with the seasons, and add a burst of colour and recreation to your life every day.

CO - KITCHEN

Make your private parties even more fun when entertaining close friends with a large BBQ Party area that opens up to the natural air, fully equipped with all the equipment you would need to throw a fantastic bash.



LOBBY

The Central Lobby is ready to receive your guests in a relaxing environment designed to blend perfectly with nature, surrounded by trees that bring an inimitable freshness with every glance.



GREATER SPACE FOR WARMTH

Let your beloved child play and develop to the fullest, whilst enjoying the ultimate joy with family and friends.



KID'S YARD

The Kids' Yard has been designed especially for children, with a mound to play on and numerous playthings to keep them occupied. Safety has been at the top of mind with tiling laid out to cushion the blow of falls, interspersed with colourful rectangular seating for children to rest amidst the brilliance of nature.





SKY LOUNGE

The special relaxation room on the 46th Floor opens up to a 360 degree vista of the city and offers the perfect vantage point from which you can relax and read a book, listen to your favourite tunes or chill out and chat with your friends and family in a comfortable, easy going atmosphere. Here is your chance to take in the magnificent colours of the morning and night sky.

CO – WORKING

THE LINE Phahon-Pradipat intends that its Co-Living Space will truly be a space of happiness for everyone and we have carefully selected the best to answer the needs of our residents' lifestyles.

The communal seating area is extensive, convenient and can be utilized at your leisure to relax, work or have meetings provided with an extensive array of facilities, yet still connected to the great outdoors. You will feel the atmosphere of resting at home and looking out on your own view. There is even a meeting space where you and your team can brainstorm ideas in a comfortable atmosphere and highlight new concepts in the Presentation Room, which can be easily converted into a Home Theatre where you can enjoy the ultimate after work entertainment.



CO – RECREATION

An area for the active lifestyle where you can relax and exercise in the middle of nature.

SWIMMING POOL

The swimming pool area on the 9th floor is designed to seamlessly come together underneath the foliage of the garden.

With a LAP POOL, LEISURE POOL, JACUZZI and KID'S POOL, you can sit back and relax along the edges to view the spectacular evening sunset over Pradipat Road that is simply beautiful every day.

There is a fitness centre available, where you can burn your calories in a laid-back way, whether it's a touch of light kickboxing or a spot of yoga, with the stunning view of the city as a backdrop to your activity.



GREATER CHOICE FOR EVERY LIFESTYLE

Fulfill your happiness in an area with everything you desire in a location at the heart of everything, close to every destination, leading restaurants, hangout spots, department stores, community malls and convenience stores.

Ride your bike or take a stroll to Chatuchak Park and view the beautiful trees at Sirikit Park. Shop at Central Ladprao, enjoy a cup of tea at a cool chillout spot and find the most delicious food on the street or at one of the many restaurants that have been around for generations. Take your family out on the town in Ari, take a walk in Siam with your loved one or pop into a congee restaurant after work. The ultimate effortlessness and convenience is waiting for every lifestyle.



**GREATER CONVENIENCE
IN GETTING AROUND**

Located in the center of the city
at Phahon-Pradipat Road

Adjacent to the BTS and MRT, you have the
ultimate choice in how to travel

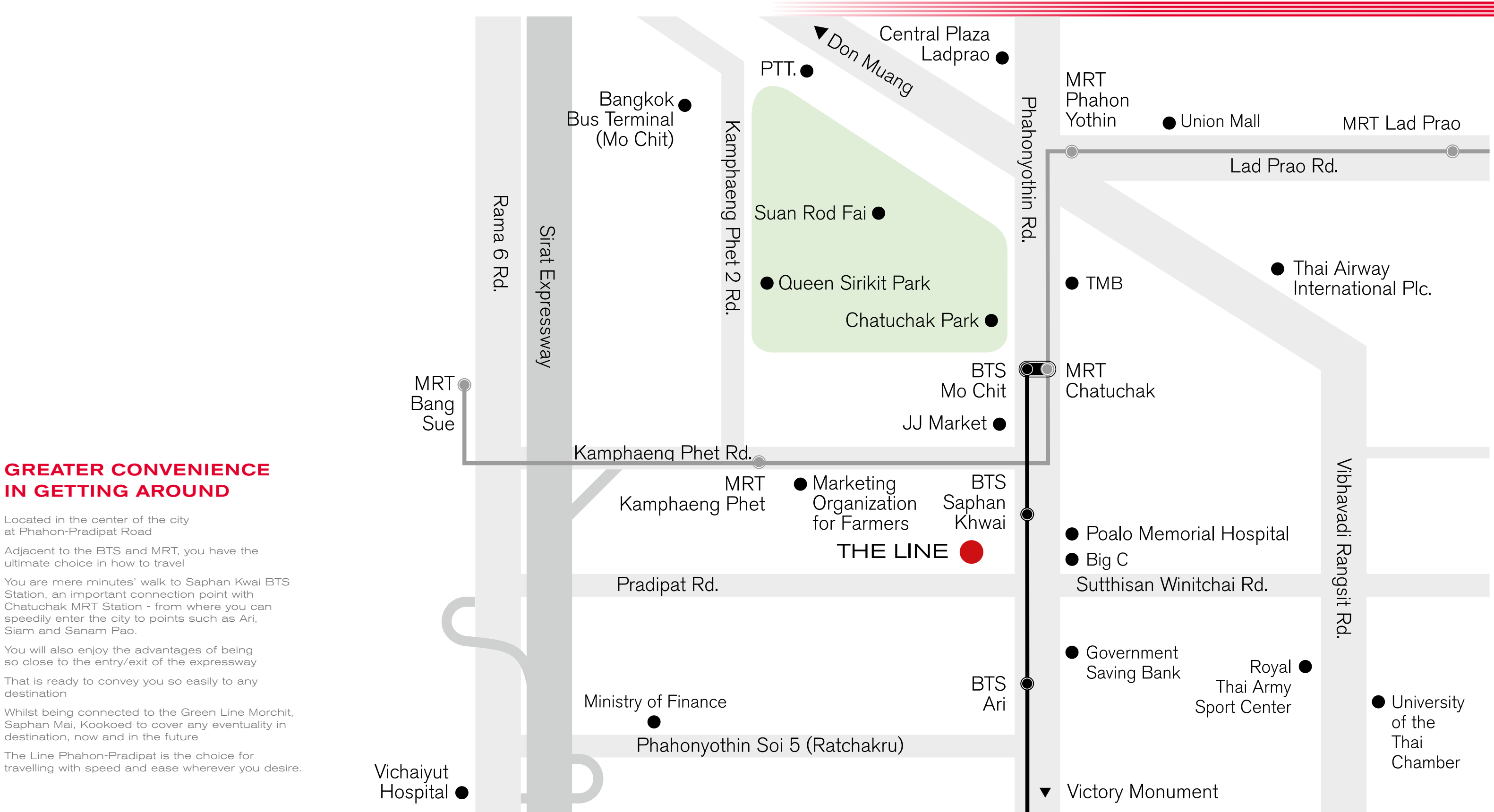
You are mere minutes' walk to Saphan Kwai BTS
Station, an important connection point with
Chatuchak MRT Station - from where you can
speedily enter the city to points such as Ari,
Siam and Sanam Pao.

You will also enjoy the advantages of being
so close to the entry/exit of the expressway

That is ready to convey you so easily to any
destination

Whilst being connected to the Green Line Morchit,
Saphan Mai, Kookoed to cover any eventuality in
destination, now and in the future

The Line Phahon-Pradipat is the choice for
travelling with speed and ease wherever you desire.

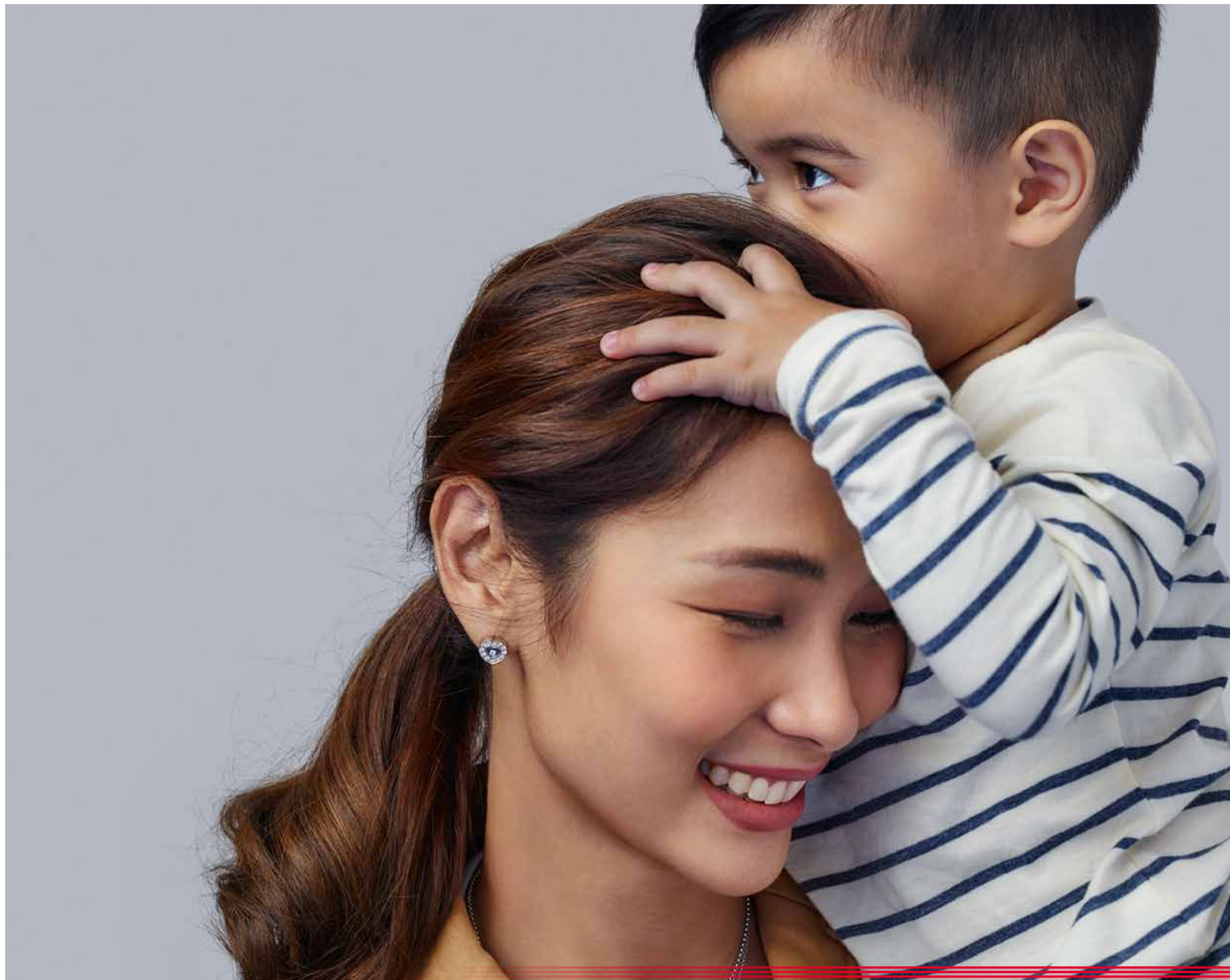


GREATER SPACE FOR WARMTH

Because love gives meaning to life

Living close to your old home is the answer to increasing the love and warmth in your life.

Even if your family grows, you can still maintain that feeling of love living near the home you grew up in, so you can easily visit your loved ones and their presence may so easily be in your life.



**HAPPINESS
IN YOUR LIFE**

Begins with greater perspective
Greater freshness through nature
Greater happiness and peace
of mind
Greater ease and convenience
Greater attention to detail
Greater choices that stand out
Greater space to spread out
Today The Line Phahon-Pradipat
by Sansiri
Gives you a greater meaning to life
And the start of a life you
truly desire
With endless joy everyday

THE LINE PHAHON - PRADIPAT
Positivity is Everything

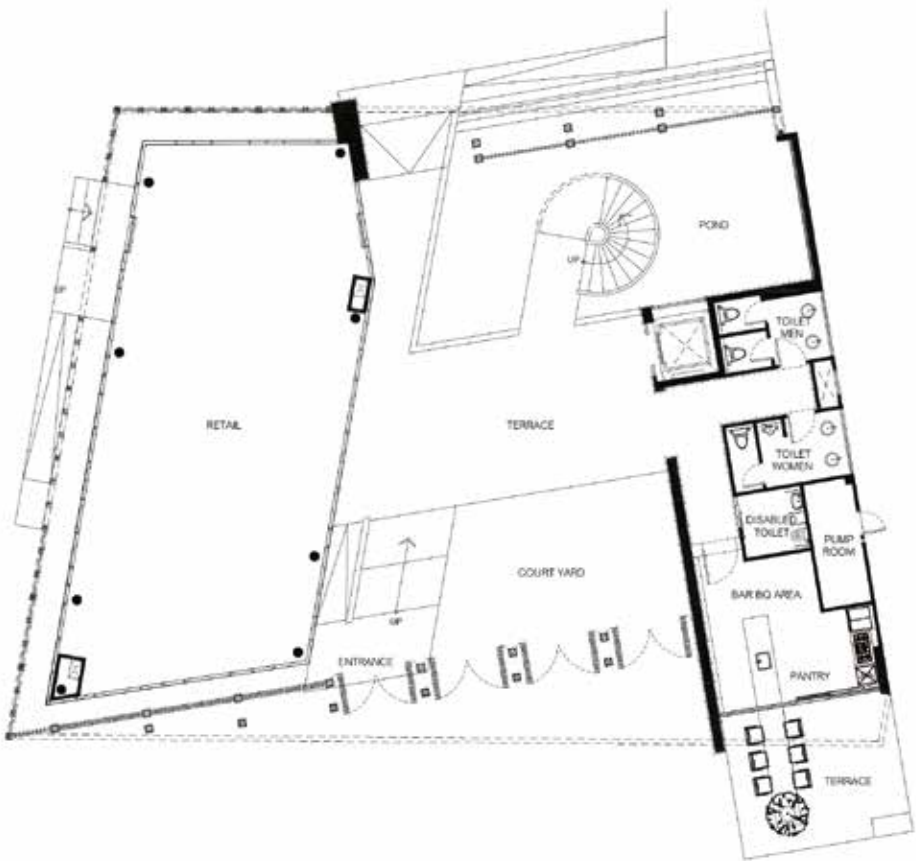




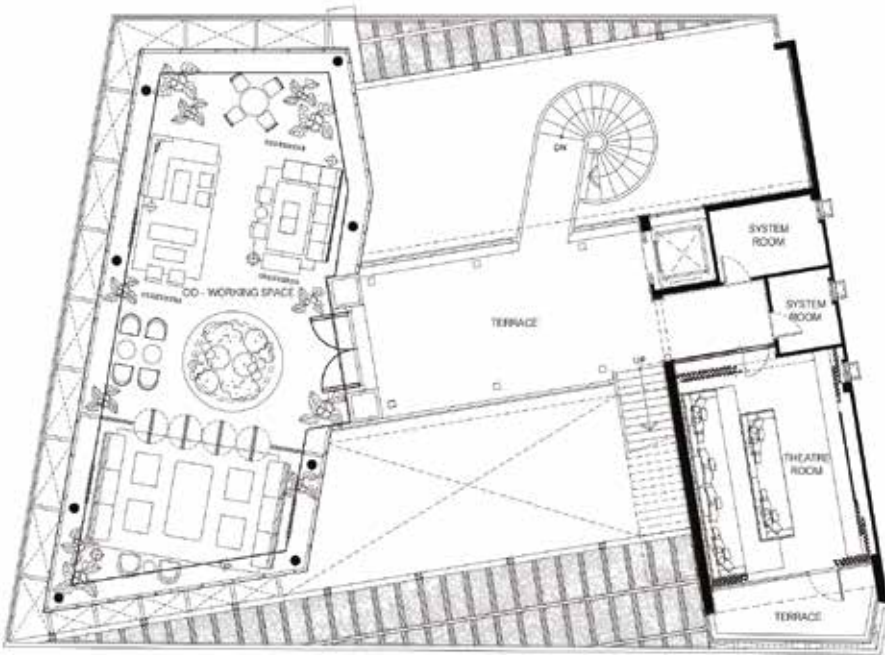
REMARK

The layout and size of the common areas identified herein and in other sales related documents may vary as deemed appropriate, without compromising the overall function and use.

CO-LIVING SPACE FLOOR PLAN



1st



2nd

REMARK

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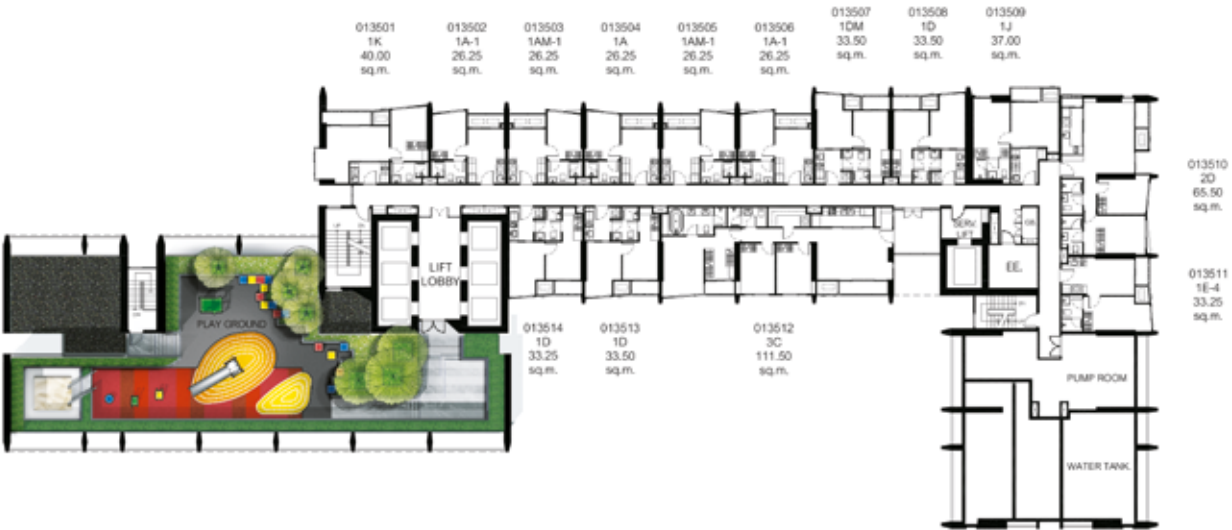
ROOF PLAN




9th

REMARK

The layout and size of the common areas identified herein and in other sales related documents may vary as deemed appropriate, without compromising the overall function and use.



35th 



46th 

REMARK

The layout and size of the common areas identified herein and in other sales related documents may vary as deemed appropriate, without compromising the overall function and use.



At Sansiri, we believe the word home represents much more than one's address. Home is a sanctuary where individuals and families can enjoy their time in a positive environment, surrounded by the comforts and conveniences that allow for a genuinely happy life. We are dedicated to providing residential properties and services that best respond to our customers' deeper needs. This is our promise to those who have put their trust in us and become an important part of our Sansiri Family.

THE LINE PHAHON – PRADIPAT

Location	: Pradipat Road, Phayathai District, Bangkok
Land Area	: Approximately 5 Rai
Project Type	: 1 Residential Building (46-Storey), 1 Clubhouse (2-Storey)
Total Residential Unit	: 981 Units

UNIT TYPE UNIT AREA (SQ.M)

1 Bedroom 1 Bathroom	26.25 – 28.50
1 Bedroom 1 Bathroom	30.50 – 40.75
2 Bedrooms 1 Bathroom	51.50 – 51.75
2 Bedrooms 2 Bathrooms	54.00 – 67.00
3 Bedrooms 2 Bathrooms	79.00 – 111.50

FACILITIES

- Lobby lounge
- Garden with outdoor recreation area and clubhouse
- Swimming pool with Jacuzzi and kid's pool
- Exercise room with equipment
- Library
- Laundry
- 35th floor Playground
- 46th floor Lounge
- Wireless internet available at lobby, facilities area and clubhouse
- Electric vehicle charging station

OTHERS

- 24-hour security by guard service
- 24-hour CCTV
- Parking spaces

Remark : The condition is subject to change without prior notice.

SERVICE

- **HOME CARE** Take care of every aspect of your home and enjoy the peace of mind afforded by our 24-hour online emergency notification service.
- **INSTALMENT SERVICE** You can easily check your instalment payment status or print out a payment card through Sansiri's new Online Payment Card system.
- **SANSIRI HOME SERVICE APPLICATION** A must have mobile application that serves as your very own personal assistant to facilitate today's urban living. Conveniently follow news and get real-time notifications from juristic person plus other features such as repairing report and status. Available for download at App Store and Play Store.
- **CONDO CONSTRUCTION PROGRESS** Receive regular project progress updates via our e-newsletter each month. You can check the progress of our other projects at www.sansiri.com/condoprogress

PRIVILEGE

- **EXCLUSIVITY** Add colour to those precious family moments with a host of special privileges and fun-filled activities, available exclusively to Sansiri Family members.
- **SANSIRI LOUNGE** Located on the 3rd Floor of Siam Paragon, Sansiri Lounge provides a comprehensive lifestyle experience. Simply register with your phone number to enjoy convenient services, including instalment payment service for your property and Free Wi-Fi.
- **SCB SANSIRI PLATINUM CARD** The only card you need for your home and lifestyle. Enjoy the simplicity of a credit card that answers the diverse needs of homeowners, and live life to the fullest with the added advantage of Platinum Privileges.

PROPERTY MANAGEMENT

- **PLUS PROPERTY** Accommodating all of your real-estate needs, our experienced team at Plus Property is ready to provide 360-degree services (Resale, Leasing and Property management) to expand your investment opportunities.

Share your experiences and stay updated with the latest happenings through the following communication channels. Tel +66(0)2 201 3999

