

Thailand News

September 2026

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- Project 1: Cloud 11 (Mixed-use development, Bangkok, Thailand)

1. CLOUD 11

Project Overview

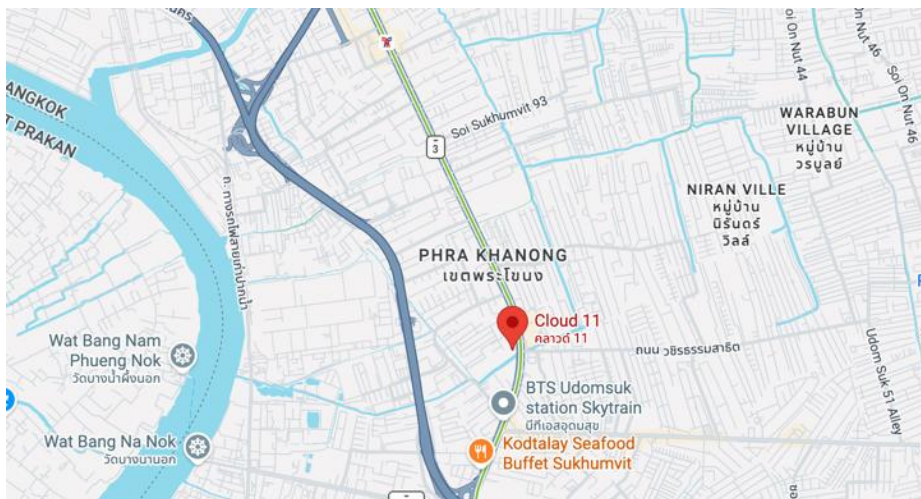
Cloud 11 is a large-scale mixed-use development in Bangkok designed as a campus for the creative and media industries. Located on Sukhumvit Road with direct access to public transport, the project brings together production studios, offices, retail and public spaces across a multi-building complex. Its campus-style design features interconnected buildings and open spaces that integrate workspaces with cultural and social functions, including event and exhibition spaces and landscaped areas.

The project aims to support Thailand's growing film, digital content and creative sectors by providing purpose-built infrastructure for local and international users. It is opening in phases, with The Commons Cloud 11, the central community hub spanning the fourth and fifth floors, now fully operational. It includes The Market, a food hall with more than 40 independent food and beverage outlets. Some creator-focused facilities, recording spaces and tenant offices are also operational, while other areas are scheduled to open in later phases.

Project Details

1. **Type of Business:** Mixed-use development
2. **Open Date:** 03/2026 (in stages)
3. **Location:** South Sukhumvit area, near BTS Udom Suk and BTS Punnawithi, Bangkok
4. **Site area:** Approximately 42,900 sqm
5. **Gross floor area:** 254,000 sqm
6. **Architect & Interior Designer:** Snøhetta (Norway); www.snohetta.com
7. **Local Architect:** A49 (Thailand); www.a49.com
8. **Landscape Architect:** Shma Designs (Thailand); <https://shmadesigns.com/>
9. **Developer:** Magnolia Quality Development Corporation (MQDC); <https://mqdc.com/>
10. **Investment:** Over 20 billion baht (approximately \$610 million USD)
11. **Website:** <https://cloud11bangkok.com/>

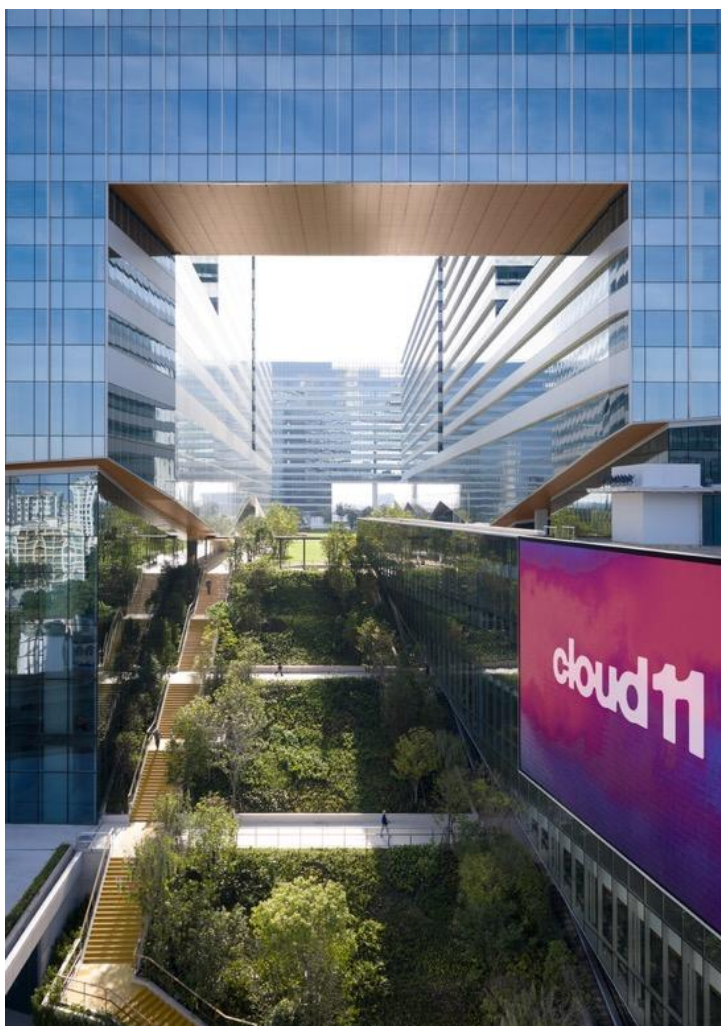
Location map





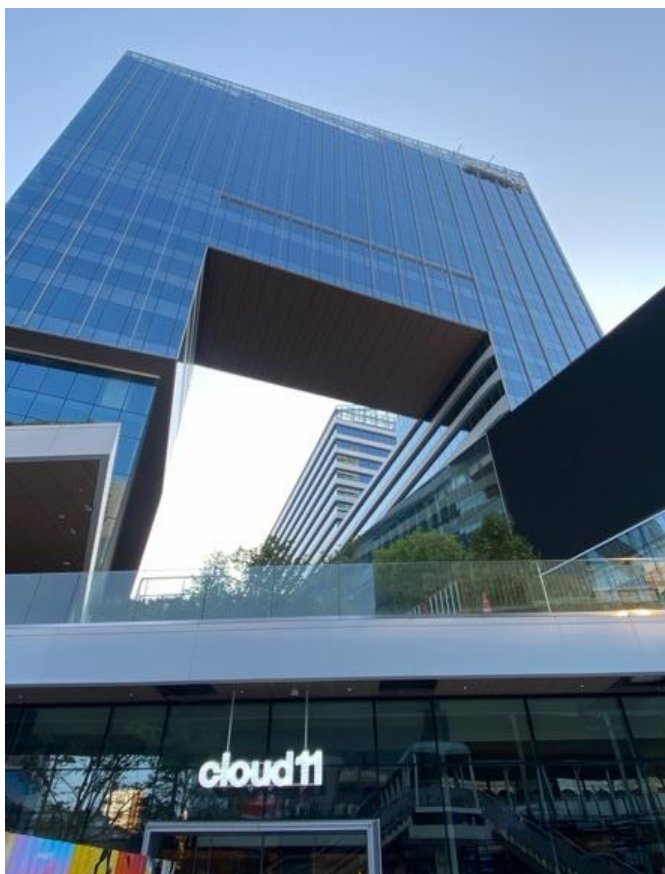
Located along Sukhumvit Road with direct access to public transport, Cloud 11 comprises five buildings housing production studios, office spaces, retail, and public areas.



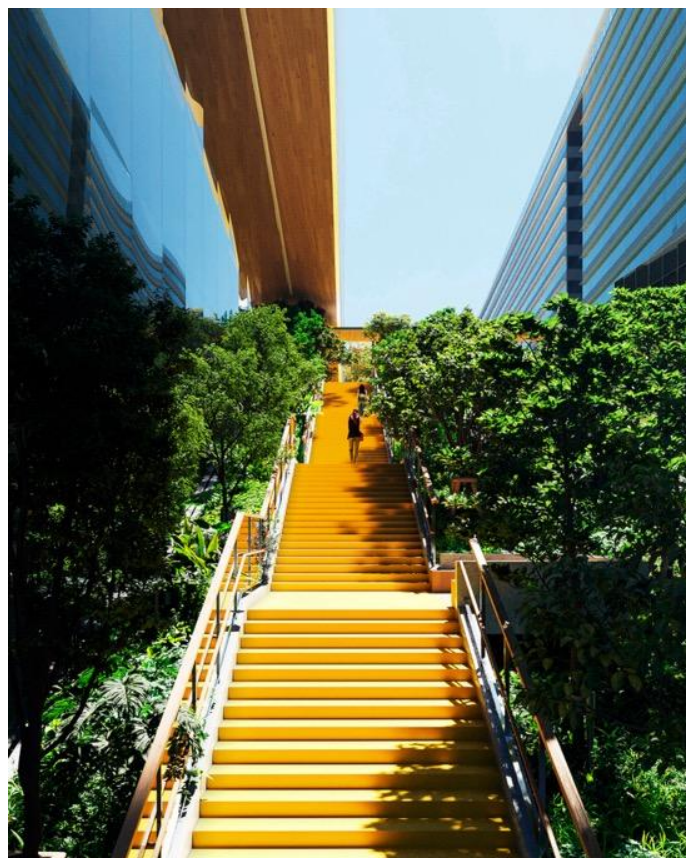
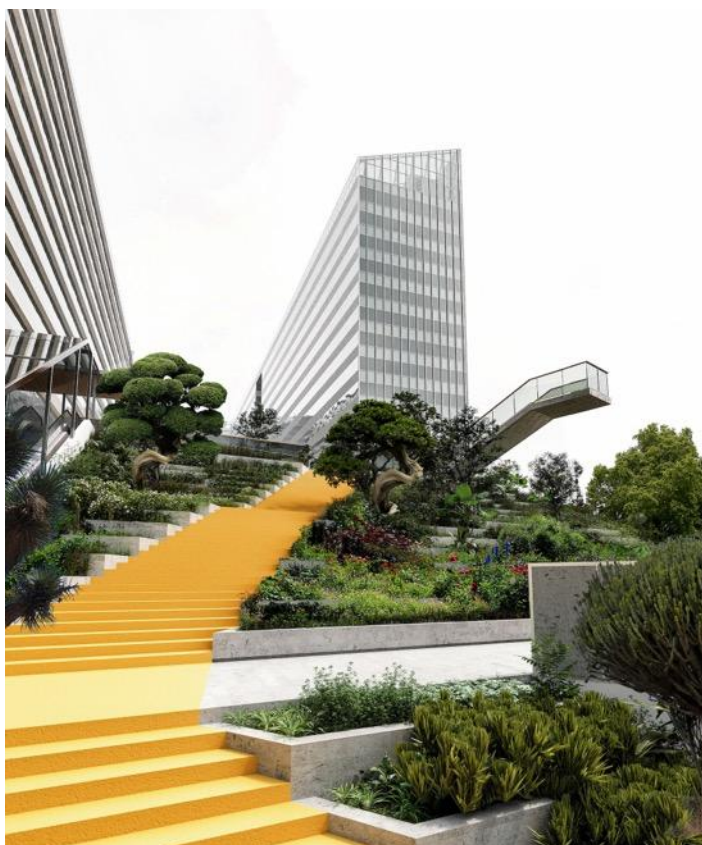


Large openings between the buildings help connect Cloud 11's public areas while allowing air to circulate through the landscaped spaces.



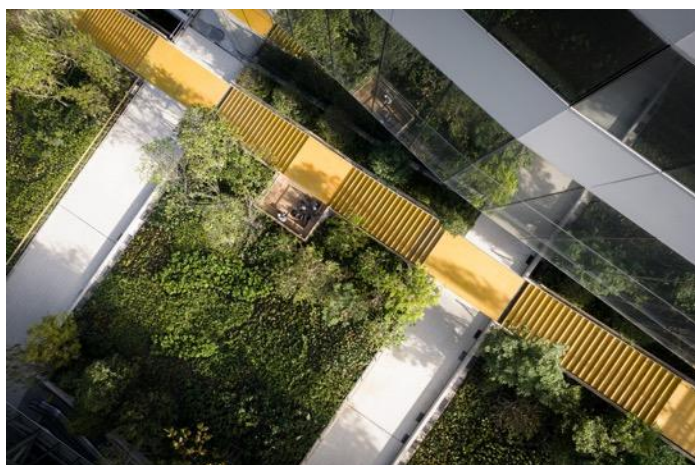


Cloud 11's design follows a campus-style approach, with interconnected buildings, open spaces and pathways encouraging movement and interaction.



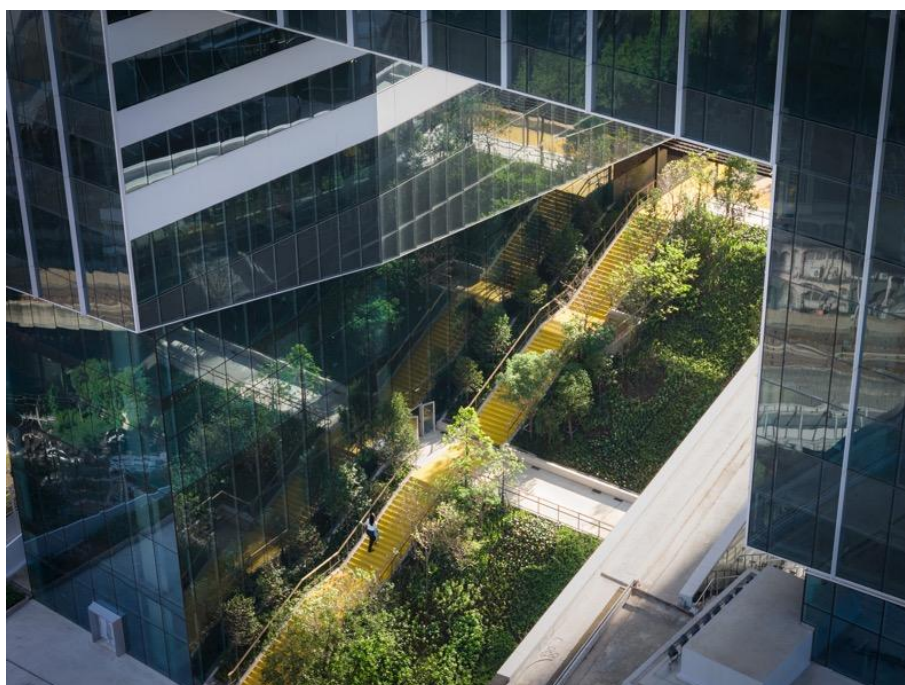
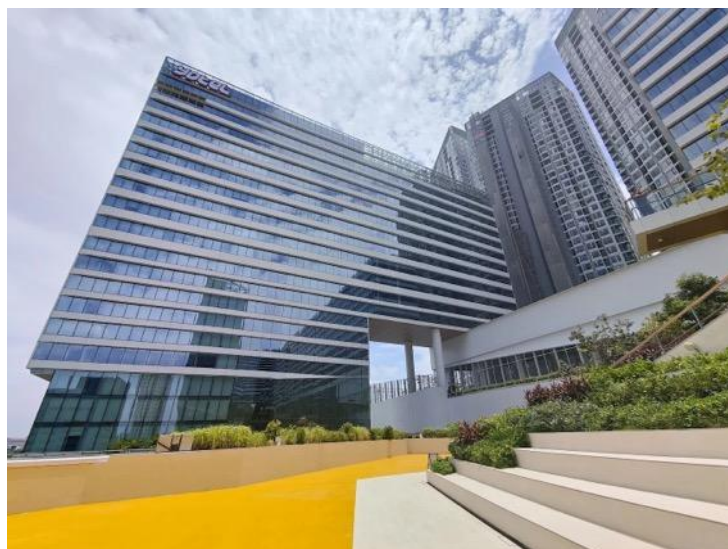


The central green space is designed as a community hub, with areas for relaxation, events and cultural activities.



Cloud 11 Park, a 16,000-square-meter open-air rooftop sky garden, featuring a bright yellow, brick road-style running track designed for morning and evening jogs.



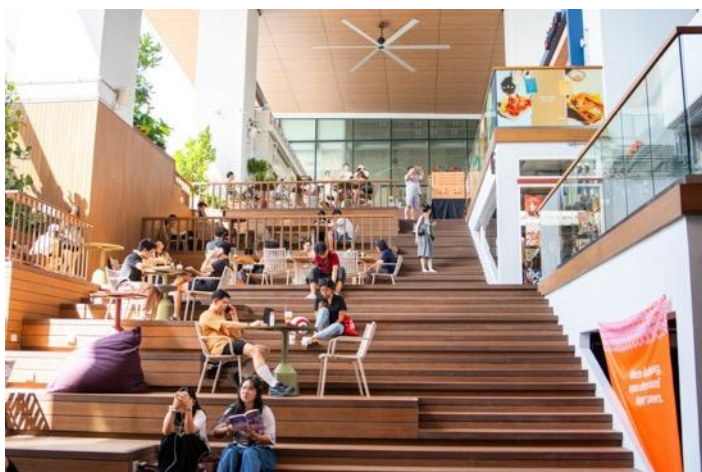


The project's elevated gardens form one of Bangkok's largest rooftop green spaces.





The project brings together creative studios, offices, retail, cultural venues and public spaces within a campus-style development.



The Commons Cloud 11, the central community hub spanning the fourth and fifth floors, is fully open and includes The Market, a food hall with more than 40 independent food and drink outlets.



The Market includes Japanese-style hangout and drinks spot Bubblism Tokyo by 1923.