

THAILAND LOCAL NEWS

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MahaNakhon

Project Overview

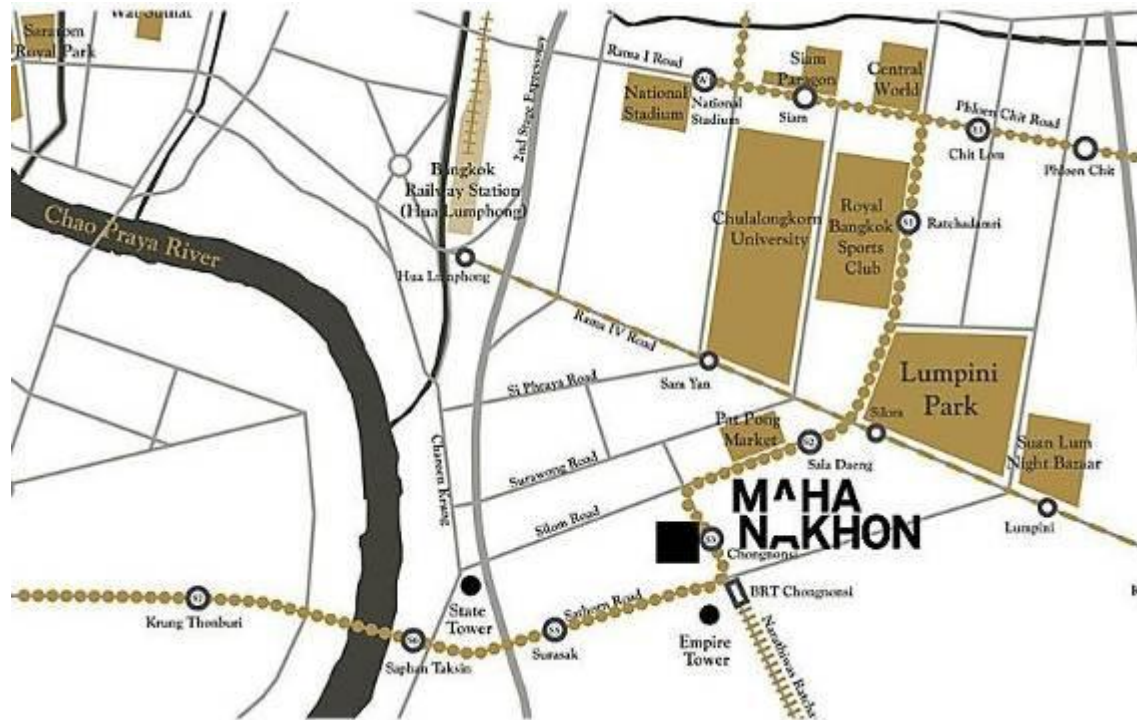
When completed, MahaNakhon (which means “metropolis”) with its dazzling, “pixilated” design is destined to be an architectural landmark, and at 314 meters, also Bangkok’s tallest building. The mixed-use development will comprise 194 Ritz-Carlton branded luxury residences, a 150-room Edition boutique hotel operated by The Ritz-Carlton, and about 10,000 square meters of retail space.

The iconic skyscraper was designed by Ole Scheeren from the Office for Metropolitan Architecture (OMA). He is project leader of the recently completed Beijing’s CCTV Tower, considered among the world’s most imaginative contemporary architectural feats.

Project Details

1. **Type of Business:** *Mixed-use development including residences, hotel and retail*
2. **Construction start:** *June 2011*
3. **Construction finish:** *2012 (retail center) and 2014 (residences and hotel)*
4. **Location:** *Chong Nongsi, Bangkok*
5. **Target:** *High net-worth individuals.*
6. **Project Area:** *Approx. 14,950 sqm*
7. **Total Project GFA:** *Approx. 135,000 sqm*
8. **Residential Saleable Area:** *Approx. 60% of total project GFA (with 20% for hotel and 20% for retail center)*
9. **Total Project Investment:** *14 billion baht (approx. US\$ 462 million)*
10. **Developer:** *Joint venture between PACE Development (Thailand) and IBS (Israel); www.pacedev.com*
11. **Architect:** *Ole Scheeren, OMA; www.oma.eu*
12. **Interior Designer (Show Units):** *Simon Rawlings, creative director of David Collins Studio; www.davidcollins.com*
13. **Website:** *www.maha-nakhon.com*

Location Map



MahaNakhon complex is located on a 3.6 acre site in the heart of Bangkok's central business district with a direct link to the Chong Nonsi BTS Skytrain station between Silom and Sathorn Roads.



With its distinctive sculptural appearance, MahaNakhon has been carefully carved to introduce a three-dimensional ribbon of architectural 'pixels' that circle the tower's full height, as if excavating portions of the elegant glass curtain wall to reveal the inner life of the building.



Night view of the spectacular MahaNakhon building.



The pixelation gives MahaNakhon an arresting profile on the skyline.







MahaNakhon Square, located in front of the tower, is intimately connected to the space between The Hill and Cube. This public plaza is intended as a meeting place and as a spot for cultural events for the city's inhabitants.



The Ritz-Carlton Residences Bangkok, located on floors 23-72, will range in size from 120-850 sqm. The 195 residences include a combination of 2 to 5-bedroom residences.





The residences will have ceilings up to 3.5 meters high and floor-to-ceiling glass windows to provide expansive panoramic views.



Simon Rawlings, creative director of David Collins Studio (www.davidcollins.com) was responsible for designing the two show units. He created a bespoke interior layout for the Simplex apartment (430 sqm) which will feature skyboxes and terraces.



Many of the pieces of furniture have been designed by David Collins Studio exclusively for MahaNakhon, and form the basis of the limited edition range of art pieces.









Centerpiece of the bathroom is an enormous circular bathtub.



Master bedroom. The cabinet against the wall hides a television set which can be remotely operated to slide upwards out of the cabinet.



Second bedroom.



Outdoor terrace.

Asiatique the Riverfront

Project Overview

During the reign of King Rama V (1868-1910), the port of “East Asiatic” was established by an alliance between Siam and Denmark and became the gateway for the country’s international trade.

Developer TCC Land announced last month that they are restoring this old port situated in Charoenkrung, the old Chinese commercial district of Bangkok, and building a large waterfront retail and entertainment venue called “Asiatique the Riverfront”. Visitors will be able to enjoy the bygone days of this historic district through the restored architectural settings of more than 1,500 stores, theaters and panoramic restaurants.

The venue is part of a mega-project to develop 11.2 hectares on Charoenkrung Road as a multifunctional project. Asiantique will use only 4.5 hectares; the other 6.7 hectares may be developed into hotel, residential or shopping areas in the next 5-10 years.

Project Details

1. **Type of Business:** Lifestyle shopping development
2. **Scheduled Open Date:** December 2011 (phase I) and March 2012 (phase II)
3. **Location:** Charoenkrung Road, Bangkok
4. **Target:** Young working people aged 25 years or more with a middle-income and tourists and expatriates living in Thailand looking for souvenirs and entertainment.
5. **Concept:** Retail and entertainment venue set in replica historic buildings
6. **Land Area:** 4.5 hectares (approximately 45,000 sqm)
7. **Retail Rental Price:** 1,000 – 2,000 baht per sqm (US\$ 34-68). Up to date 90% of the total retail space has been booked.
8. **Expected Rental Income:** 300-400 million baht per year (US\$ 10-13.2 million).
9. **Development & Investment Cost:** Approximately US\$ 50-66 million, i.e. breakeven after 5 years.
10. **Developer:** TCC Land Co., Ltd; www.tccland.com
11. **Website & see clip:** www.thaiasiatique.com

Location Map



Asiatique is in the historic Charoenkrung district, close to the Chao Phraya River and about 5 minutes by car from the Krung Thon skytrain station.





An old, historic port will be renovated to house the new shopping and entertainment venue.





The Waterfront District will offer visitors panoramic views of the Chao Praya River.



The venue will have the longest public boardwalk in Thailand.



Town Square District.



Visitors will be able to re-live and enjoy the bygone days of Charoenkrug road, the first road in Thailand, through the restored architectural settings of more than 1,000 souvenir and home decoration retail shops.



The Factory District will have trendy hangouts, shopping and dining spots that reflect the way of life during the old Siam era. It includes a HIP Zone and Fashion Zone.

Conrad Koh Samui

Project Overview

Conrad Koh Samui is the Conrad's latest 5-star resort hotel. Amid 25 acres of lush coconut plantation, the hotel features 80 freestanding pool villas of one and two bedrooms, complete with spa-style bathrooms, infinity pools and private balconies, on a dramatic hillside with spectacular views over the 'Five Islands' and 'Angthong National Park'.

The interior of the villas has been designed using locally quarried stone, fine timber of Thailand and exotic Thai silks.

Project Details

1. **Type of Business:** 5-star resort
2. **Open Date:** October 2011
3. **Location:** Aow Thai Beach, Koh Samui island
4. **Target:** Holiday travelers
5. **Number of Rooms:** 80 villas – 65 Oceanview King Villas, 14 two-bedroom Ocean Villas and 1 Presidential Villa.
6. **Room Rate:** Starting at approximately 18,000 baht per night (US\$ 600)
7. **Hotel Group:** Hilton Hotels; www.hilton.com
8. **Architect:** Singapore-based architects Eco.ID; www.ecoid.com
9. **Interior Designer:** Wilson Associates; www.wilsonassociates.com
10. **Construction:** Australian builders Leighton Construction
11. **Developer:** Hillcrest Residences (Samui) Co. Ltd. And a joint venture which includes Hong Kong based Hillcrest Capital Ltd.
12. **Website:**
<http://conradhotels1.hilton.com/en/ch/hotels/index.do?ctyhocn=USMKSC/>

Location Map



Thailand's third largest island is an hour's flight from Bangkok with direct domestic connections to Phuket and Pattaya, and daily international direct flights to Hong Kong and Singapore. Conrad Koh Samui is located on Aow Thai Beach, the secluded southwest tip of the island. It's a 40-minute drive from the airport to the resort.

Resort Layout

1. Panoramic Welcome Area and Lounge
2. Specialty Restaurant
3. Rock Lounge and Bar
4. Library and Lounge
5. Retail Shop
6. Main Lobby
7. All Day Dining
8. Meeting Center and Outdoor Deck
9. Retail Shop
10. Pool Bar and Restaurant
11. Retail Shop
12. Kid's Club
13. Pool
14. Health Club and Outdoor Yoga Deck
15. Sandy Beach
16. Outdoor Dining Deck
17. Pier
18. Rejuvenation Spa





Villas are all ocean-facing to enjoy the panoramic views of the ocean.





The reception area features designer-selected materials including locally quarried stone, fine timber from Thailand and exotic Thai silks.



The fine dining restaurant provides a selection of exotic Asian and international dishes.



Each villa features a private, 10-meter infinity pool and a sundeck.





The interior of the Oceanview Pool villas has been designed using locally quarried stone, fine timber of Thailand and exotic Thai silks.





Bathrooms feature an oversized soak tub and multi-nozzle rain shower.