



## New Condo Launch with Spectacular Views of the Chaopraya River and the City's Skyline



### Information de l'agent

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### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 3,915,100

### Location

Pays:	Thaïlande
Adresse:	Charoen Krung
Soumis:	30/06/2024

### Description:

Life Charoennakhon-Sathorn: Riverside Living in Bangkok

Life Charoennakhon-Sathorn is a newly launched residential condominium in Bangkok's sought-after Riverside District. Most units offer breathtaking views of the Chao Phraya River and the city's skyline. The project's theme, 'Riverview Living - Crafted for Today and Tomorrow,' epitomizes modern luxury. Developed by AP, a mid-end luxury brand, Life Charoennakhon-Sathorn is ideal for both end-users and rental investment buyers.

### Completion and Investment Opportunity

Scheduled for completion in Q4 2026, early buyers can benefit from capital growth during the construction period. AP's previous riverside project, Rhythm Charoennakhon Iconic, launched at the end of 2023, was a sell-out success, and Life Charoennakhon-Sathorn is expected to be equally popular. Early reservation is highly recommended.

### Project Details

Life Charoennakhon-Sathorn features 580 freehold condominium units within a 28-story building,



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covering an area of over 3 Rai (approximately 4,800 sq.m). Residents enjoy extensive facilities and 243 car parking spaces. Prices start at THB 3,970,000 (US\$ 108,095 / HK\$ 843,819 / SG\$ 146,409 / CNY 784,944 / EUR 101,020) for a 1-bedroom unit.

## Developer and Joint Venture

The project is a joint venture between AP, one of Thailand's largest publicly-listed developers, and Mitsubishi Estate Group from Japan.

## Facilities and Amenities

Life Charoennakhon-Sathorn offers a wealth of facilities:

### - Ground Floor:

The Social Dockyard, The Parlour Port, The Floating Bar, Exclusive Entrance Hall, Co-Exclusive Hall, The Authentic Meeting, The Therapist Room, Ripple Amphitheatre, Harmonic Ripple Pavilion.

### -7th Floor:

Private Ripple Pavilion.

### - 27th Floor:

Sky Fitness Studio, River Runway Pool, River Jacuzzi, Relaxing Terrace, The Tidal Garden, Sky Amphitheatre, Sky Pavilion, River Pavilion.

- 28th Floor: Exclusive Artful Lounge, Panoramic Amphitheatre, Sky Private Seat, Sky Auditorium Terrace.

Security is ensured with 24-hour surveillance, CCTV, and an access control system.

## Unit Types and Configurations

Life Charoennakhon-Sathorn offers a variety of unit types:

### - Simplex Units:

1-Bedroom (29.5-35 sq.m), 1-Bedroom PLUS (35 sq.m), 2-Bedrooms, 1-Bathroom (42 sq.m), 2-Bedrooms, 2-Bathrooms (57 sq.m).

### -High-Ceiling Simplex Units:

1-Bedroom (29.5-35 sq.m), 1-Bedroom PLUS (35 sq.m), 2-Bedrooms, 1-Bathroom (42 sq.m), 2-Bedrooms, 2-Bathrooms (57 sq.m).



Simplex units are located on floors 7 to 24, while high-ceiling simplex units are on floors 25 and 26. All units come fully fitted with kitchens (including hob and extractor), bathrooms, wardrobes, laminated flooring, and air-conditioners. A full furniture package is also available.

## Pricing and Payment Terms

Prices start at THB 3,970,000. Payment terms are straightforward:

- Booking fee: THB 40,000 - THB 100,000 (depending on unit size).
- Deposit: 12% within 30 days, followed by the Sales & Purchase Agreement (SPA).
- Final payment: 88% upon transfer of ownership in late 2026.

Common Area Management charge is THB 62/m<sup>2</sup>/month, and the one-off Sinking Fund payment is THB 550/m<sup>2</sup>. For a 1-Bedroom 35 sq.m unit, the average monthly management fee is THB 2,170.

## Location and Accessibility

Located on Charoen Nakhon Road, Life Charoennakhon-Sathorn offers clear views of the Chao Phraya River and Bangkok's CBD. Situated in Thonburi, a historically significant area now popular for residential living, it is accessible via Saphan Taksin bridge and is only three BTS skytrain stops away from the CBD (Krung Thonburi BTS Station to St Louis BTS Station). The Krung Thonburi BTS Station is a 10-minute walk (600 meters) from the development. Nearby landmarks include Sena Fest (400 meters) and Icon Siam (1.2 km).

## Nearby places

### travel

- \* BTS Krung Thonburi(650 meters)
- \* Sathorn Pier(1.2 kilometers)

## Lifestyle

- \* Gump s Cross(100 meters)
- \* Sena Fest(400 meters)
- \* Icon Siam(1.2 kilometers)
- \* Robinson Bangrak(1.5 kilometers)
- \* Riverside Plaza(2.4 kilometers)

## hospital

- \* Taksin Hospital(1.6 kilometers)

## Educational institution / office building



- \* Saint Louis School(2.5 kilometers)
- \* Sathorn Square Building(3.1 kilometers)

- Living Room
- Water Heater
- Sea View
- Dining Room
- Air-conditioners
- Study or Office
- Garage
- Outdoor Bathroom
- Bathrooms Ensuite
- WC Toilet
- Terrace
- Sala
- Inland
- Car Port
- Western Kitchen
- Walk in wardrobe
- Built in wardrobe
- Roof terrace
- Sauna
- In town
- Spa
- Hot water system
- Family room
- Balcony
- Garden
- Gym
- Laundry Room
- Jacuzzi External
- Mains Water
- Electricity
- Internet / TV / Phone
- Games Room
- Water Filtration
- Swimming Pool
- Gardener
- Contemporary
- Storeys
- Secure Estate
- Wheel Chair
- Parking Space
- City View



- River View
- Featured Property
- Pool View
- Garden View

Tenanted: Oui

## Commun

Chambres: 1  
Salle de bains: 1  
Pied carré fini: 29.5 m<sup>2</sup>  
Dimensions du lot: 4800 m<sup>2</sup>

## Utility details

Heating: Oui

## Building details

Nombre de pieds carrés: 28

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX5.870.466

