



## Ultra Luxury Futuristic Designed High-Rise Condo with 6 Floors of Facilities in Centre of Thong Lor - 2 Bed Units

### Information de l'agent

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### Détails de l'annonce

Propriété à:	Vendre
Prix:	THB 34,429,000

#### Location

Pays:	Thaïlande
Adresse:	Thong Lo
Soumis:	04/01/2025

#### Description:

Ready for move-in by Q4 2024, this condo is a modern, futuristic development situated on Thonglor Road, one of Bangkok's most desirable residential areas. The project is 1.8 kilometers from the Thonglor BTS Skytrain Station, on Sukhumvit Road, and is located near the upcoming Grey Line station, expected to open by 2030.

40-floor single tower offering 203 freehold condominium units, covering 1-3-88.9 Rai (approximately 2,000 sq.m). Residents benefit from 100% car parking, with both conventional and automated parking options available, allocated on a first-come, first-served basis.

Developed by Real Asset, a well-established company with successful projects across Bangkok, the condo continues their tradition of excellence. The company first ventured into high-rise development with The Stage Taopoon Interchange in 2015, which won the Thailand Property Award for Best Affordable Condo Development in 2016. Real Asset also developed the luxury Laviq Sukhumvit 57 in 2016, located near Thonglor BTS.

This condo has garnered attention from both buyers and investors, drawn by Thonglor's reputation as a preferred area for affluent Thai families and Japanese expatriates.



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## Facilities & Specifications

The condo offers extensive amenities spread over six floors, from the ground floor up to the 31st floor.

Highlights include:

- Ground Floor: Step Garden, Hideaway Pavilion, Grand Welcome Lobby, and Private Lobby.
- 2nd Floor: Main Lobby, Greenery Space, Private Theatre, Golf Simulator, Games Room, and Meeting Room.
- 10th Floor: Serene Garden.
- 30th Floor: Reflection Pool, Upside Down Jacuzzi, Private Onsen, Sauna, and Steam Rooms.
- 31st Floor: Panoramic Gym, Bike Simulator, Skyline Garden, Sky Social Club, and Multipurpose Room.

Additional features include concierge services, valet parking, private lifts serving each unit, 24-hour security, keycard entry, and CCTV. An EV parking station is also available.

## Condominium Options

There are four unit types:

- 1-Bedroom: 33-52 sq.m
- 2-Bedroom: 76-119 sq.m
- 3-Bedroom: 131-158 sq.m
- Penthouses: 292-301 sq.m

All units come fully fitted with luxury kitchens, engineered wood flooring, air conditioning, and video entry systems. High ceilings (3 meters) and floor-to-ceiling windows ensure ample natural light and stunning views. Private elevators serve each unit, with 11 units per floor on lower levels and 9 per floor on higher levels.

## Pricing & Payment

Prices start at 10.9 MB (approx. US\$ 300,578). Monthly common area management fees are THB 130 per sq.m, and a one-time sinking fund payment of THB 1,000 per sq.m is required. Mortgages are available for qualified foreign buyers through UOB.

## Location & Entertainment

Thonglor is one of Bangkok's top entertainment districts, home to upscale bars, boutiques, and restaurants. Aestiq is conveniently located near Donki Mall, Gateway Mall, Park Lane, Sukhumvit Hospital, and Major Ekamai Cineplex. It's one BTS stop away from the shopping hubs of Emquartier and Emporium, and two stops from the MRT interchange at Asoke.

The area is favored by high-income Thais and Japanese expatriates, making this condo a prime



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investment opportunity for rental yields and capital appreciation.

## Future Infrastructure & Development

The planned Grey Line monorail, expected to begin operations by 2030, will further enhance the value of Aestiq. The Grey Line will connect with other mass transit systems, boosting property values in the area.

## Key Highlights

- Location: Close to Thonglor and Ekkamai BTS stations, with easy access to shopping, dining, and entertainment.
- Quality: Modern design, spacious layouts, high ceilings, and comprehensive resident facilities.
- Investment: Expected capital growth and strong rental demand from expatriates, offering 5% rental yields.
- Rarity: This is the only recent freehold high-rise luxury development in this exclusive section of Thonglor.

## PROJECT DETAIL

### Project Description Ultimate Luxury Condominium

Location Sukhumvit 55

Project area 1-3-88.9 rai

Project Description 1 building with 40 floors

Number of units 203 units

Room type 1 bedroom, size 33 - 52 sq.m.,

2 bedrooms, size 76 - 119 sq.m.,

3 bedrooms, size 131 - 158 sq.m.

Penthouse, size 292 - 301 sq.m.

## Facilities

Reflection Pool

Upside Down Jacuzzi

Aquatic Treadmill

Panoramic Gym

Golf Simulator

Private Onsen

Sky Social Club

Private Lifts

Luxury Car Service

## Nearby places

0.65 km. J Avenue

1.1 km. Tops Market Thonglor

1.6 km. Big C Ekkamai



1.9 km. BTS Thonglor Station  
2.2 km. Major Ekkamai  
3 km. Emporium  
3 km. Gateway Ekamai  
2.1 km. Emquartier  
3.9 km. Terminal 21

- \* Living Room
- \* Water Heater
- \* 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 Internal
- \* Jacuzzi External
- \* Mains Water
- \* Electricity
- \* Internet / TV / Phone
- \* Games Room
- \* Water Filtration
- \* Swimming Pool
- \* Contemporary
- \* Storeys
- \* Secure Estate
- \* Wheel Chair



- \* Parking Space
- \* City View
- \* Featured Property
- \* Pool View
- \* Garden View

Tenanted: Oui

## Commun

Chambres: 2  
Salle de bains: 2  
Pied carré fini: 94.91 m<sup>2</sup>  
Dimensions du lot: 3155.6 m<sup>2</sup>

## Utility details

Heating: Oui

## Building details

Nombre de pieds carrés: 40

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.546.867

