

# SETTHASIRI

KRUNGTHEP - PATHUMTHANI





## VISION BEYOND COMPARE

The perfect life with the golf course view

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**A personal empire ever ready to perfectly complement your life and that of your family.**

A house that reflects every success in life through the “Modern Classic” style that is simplistic yet elegant, and paying attention to every minute detail to arrive at the unique identity of being contemporary and timeless.

## PROJECT FACTS

<b>Project name:</b>	Setthasiri Krungthep-Pathumthani
<b>Project location:</b>	Krungthep-Pathumthani Road, Bangkoowat Sub-District, Muang Pathumthani District, Pathumthani Province
<b>Project type:</b>	2-story single detached houses
<b>Project land area:</b>	28-1-30.38 rai
<b>Number of sub-divided plots:</b>	83 units
<b>No. of house types:</b>	5 types
<b>House usage area:</b>	200, 252, 285, 324, 361 sq.m.
<b>Sizes of land plots:</b>	52-141 sq.wah
<b>Project owner:</b>	Sansiri Public Company Limited



# THE BEST IN LIFE'S CONVENIENCE ON THE KRUNGTHEP-PATHUMTHANI LOCATION

The best potential possible for convenient travels. Surrounded by many facilities and amenities. **Only 10 minutes\*\* to Srisaman Expressway toll plaza**, connecting to Don Mueang International Airport.



## Transportation

Utararattaya Muangthong Expressway	10.5 kms.
Red Line Commuter Train, Donmueang Station	16.4 kms.
Donmueang International Airport	17.4 kms.



## Lifestyle

The Tree Community Centre	1.7 kms.
BigC Pathumthani	7.3 kms.
Lotus' Pathumthani	8.8 kms.
The Crystal PTT	13.6 kms.
Central Chaengwattana	16.5 kms.



## Hospitals

Pakkred Hospital	9.5 kms.
Krung Siam Saint Carlos Hospital	12.0 kms.
Pathumvej Hospital	14.5 kms.
World Medical Center	14.5 kms.

## Education Institutions

Sathit Pathumthani	4.4 kms.
Denla British school	14.2 kms.
Harrow International school	15.8 kms.
Saint Francis Xavier School	13.5 kms.

## HOUSE CONCEPT DESIGN

The designs have been inspired by the “Modern Classic” style that is quietly luxurious and classy with modern materials and tones blending harmoniously to create the distinctively unique designs culminating in the dignified, elegant and timeless buildings.



# GLORY

Usable area: 200 sq.m.

Bright success in life



4 Bedrooms



4 Bathrooms



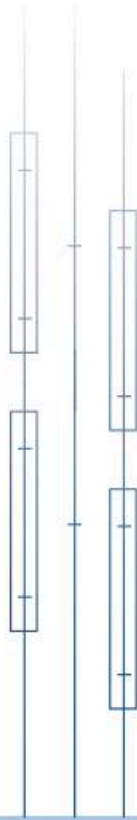
1 Dining Area



1 Thai Kitchen



Parking for 2 Cars



**GLORY** 200 sq.m



**1<sup>st</sup> Floor**



**2<sup>nd</sup> Floor**

# VICTORY

Usable area: 252 sq.m.

Victory in life



4 Bedrooms



4 Bathrooms



1 Living Room



1 Dining Area



1 Thai Kitchen



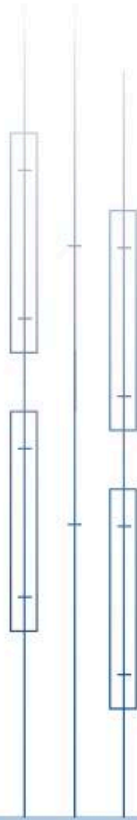
1 Pantry



P Parking for 2 Cars



1 Maid's Room



# VICTORY 252 sq.m



1<sup>st</sup> Floor



2<sup>nd</sup> Floor

# MASTERY

Usable area: 285 sq.m.

The power to choose the best for your life



4 Bedrooms



4 Bathrooms



1 Living Room



1 Lounge



1 Thai Kitchen



1 Dining Area



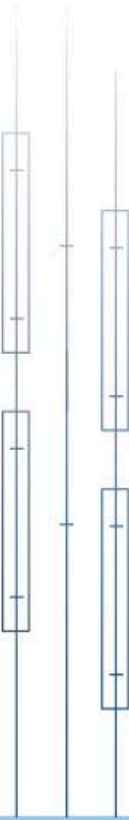
1 Pantry



Parking for 2 Cars



1 Maid's Room



# MASTERY 285 sq.m



1<sup>st</sup> Floor



2<sup>nd</sup> Floor

# MAJESTY

Usable area: 324 sq.m.

The power to define what's important for your life



4 Bedrooms



5 Bathrooms



1 Living Room



1 Lounge



1 Thai Kitchen



1 Dining Area



1 Pantry



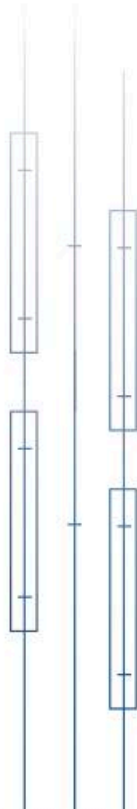
1 Parlour Room



Parking for 2 Cars



1 Maid's Room



# MAJESTY 324 sq.m



1<sup>st</sup> Floor



2<sup>nd</sup> Floor

# PRIME

Usable area: 361 sq.m.

Selecting the very best for your



4 Bedrooms



5 Bathrooms



1 Living Room



1 Lounge



1 Thai Kitchen



1 Dining Area



1 Pantry



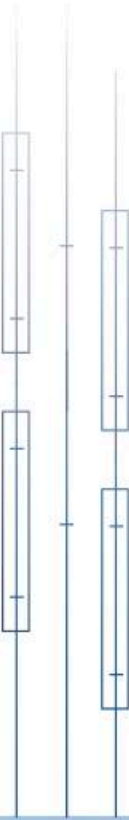
1 Parlour Room



Parking for 2 Cars



1 Maid's Room



**PRIME** 361 sq.m



### 1<sup>st</sup> Floor



### 2<sup>nd</sup> Floor



## CLUBHOUSE AND FACILITIES

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**MADE FOR  
EVERYDAY**

Life beyond expectations,  
on the fully-accessorised common area



**Large Central  
Garden**



**Salt-water  
Swimming Pool**



**Jogging Lane**



**Playground**



**Backyard**



**Relaxation Area**



**Steam Room**



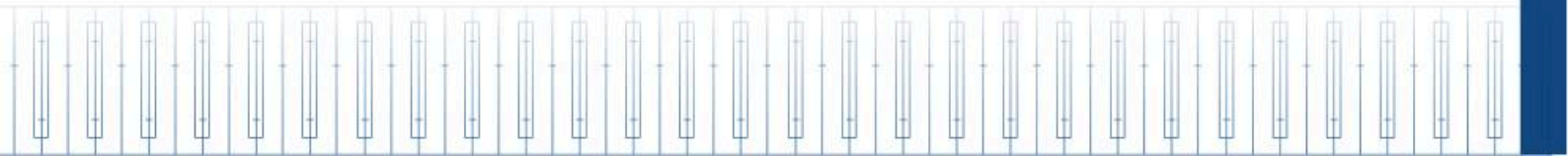
**Fitness Room**



**Meeting Room**



**Co-Working Space**





## MADE FOR EVERYDAY

The ultimate innovation for life,  
Combing function and design for that perfect life



**1. ABSORPTION FLOOR**  
to absorb impact.



**2. HOME SECURITY**  
Security system inside the house connected to smartphones.



**3. LOW-E GLASS**  
Reducing heat by about 30-40% more than glare-reduction green glass.



**4. BREEZE PANEL**  
Panels at doors and windows to induce air circulation to refresh the air inside the house.



**5. UV SHIELD**  
Special paint helps reflect sunlight and reduce heat accumulation during the daytime.



**6. EV CHARGER**  
Power point to support a charger for electric vehicle.

# MADE FOR YOU

Security technology for complete peace of mind

Elevate the level of security for 24-hour confidence with **LIV<sup>24</sup>**

With the technology that is connected to the security system and the integrated control of the buildings – the first such system in Thailand's real estate sector.



#### **CCTV - VIDEO ANALYTICS**

Abnormal motion detection system in every situation



#### **REAL-TIME GUARD TOUR**

Foot patrol to observe the situation at designated spots in real time



#### **DIGITAL FENCE**

Detects signals of any breach of Digital Fence around the project



#### **RFID SENSOR SYSTEM**

Installed at the front of the car for automatic access to the project



#### **VMS SYSTEM FOR ACCESS**

Automatic, fast and accurate registration of visitors

## PLEASE CONTACT THE PROJECT SALES OFFICE:

 [Sales\\_SKP@SANSIRI.COM](mailto:Sales_SKP@SANSIRI.COM)

 **02-077-8844**