

 SANSIRI

SETTHASIRI

PHAHOL - WATCHARAPOL

CRAFTED EASTERN LIVING



Project Information

- Location** : Sukhaphiban 5 Soi 16, Tha Raeng, Bang Khen, Bangkok 10220
- Project land area** : Approximately 95 rai
- Residential type** : Two-storey houses – five designs
- Number of units** : 169 units
- Usable area** : Approximately 189 to 437 square metres
- Size of land plot** : Approximately 66-170 sq.wah
- Facilities** : Clubhouse, swimming pool with salt-water system, fitness center, steam room, library & co-working space, 2 large gardens and educational playground
- Security System** : LIV 24 Innovation, full CCTV coverage within the project, 24-hour security system, Home Security System.

CRAFTED EASTERN LIVING

This is a house that is not meant to be just a place to live in, but rather a warm and loving home that we have passionately created in every detail to fulfill a balanced life reflecting the pride in the Eastern ways and to enhance the lifestyle on a leader in an area that connects you to perfection.

CRAFTED EASTERN DESIGN

CRAFTED EASTERN
SPACE

CRAFTED EASTERN
ELEMENTS

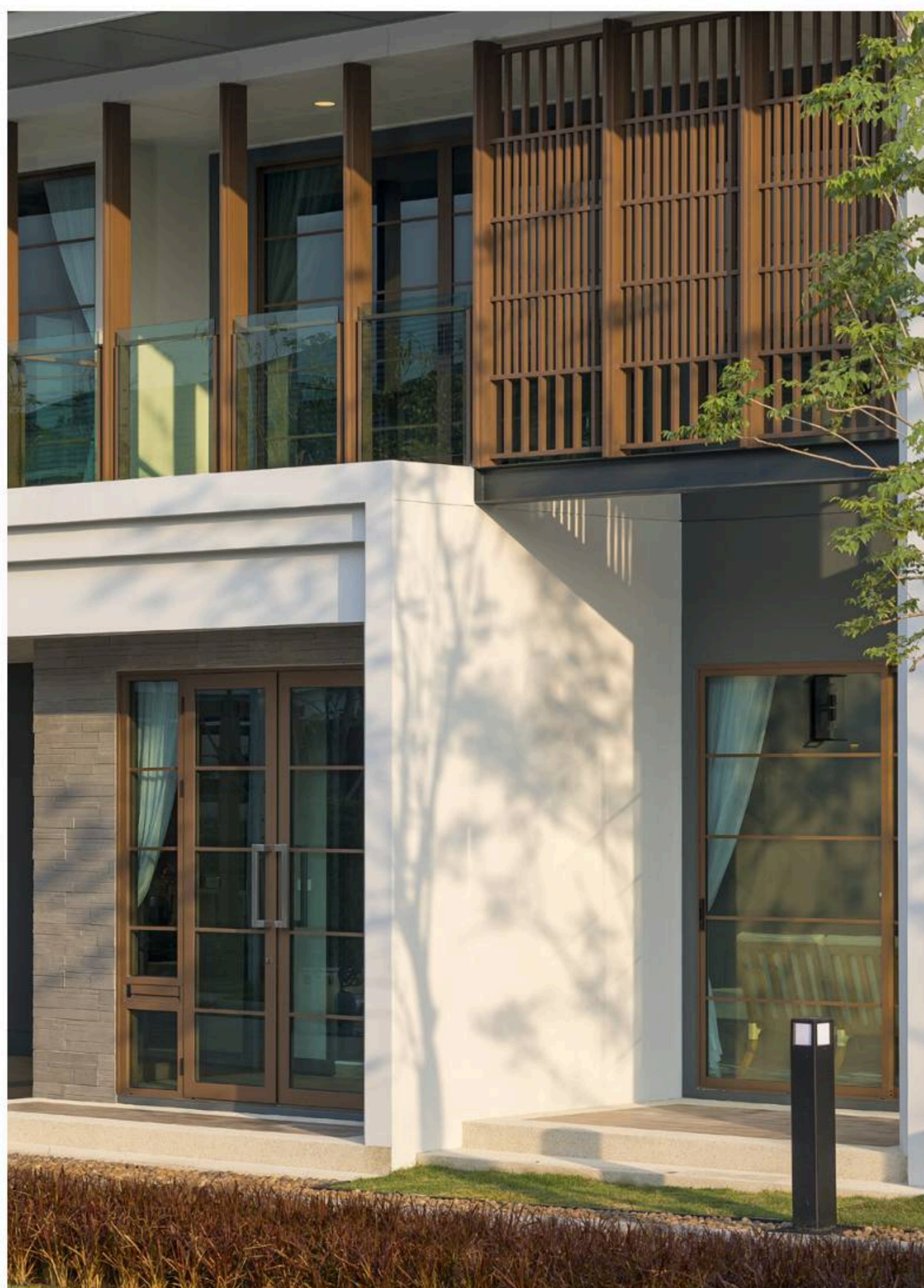
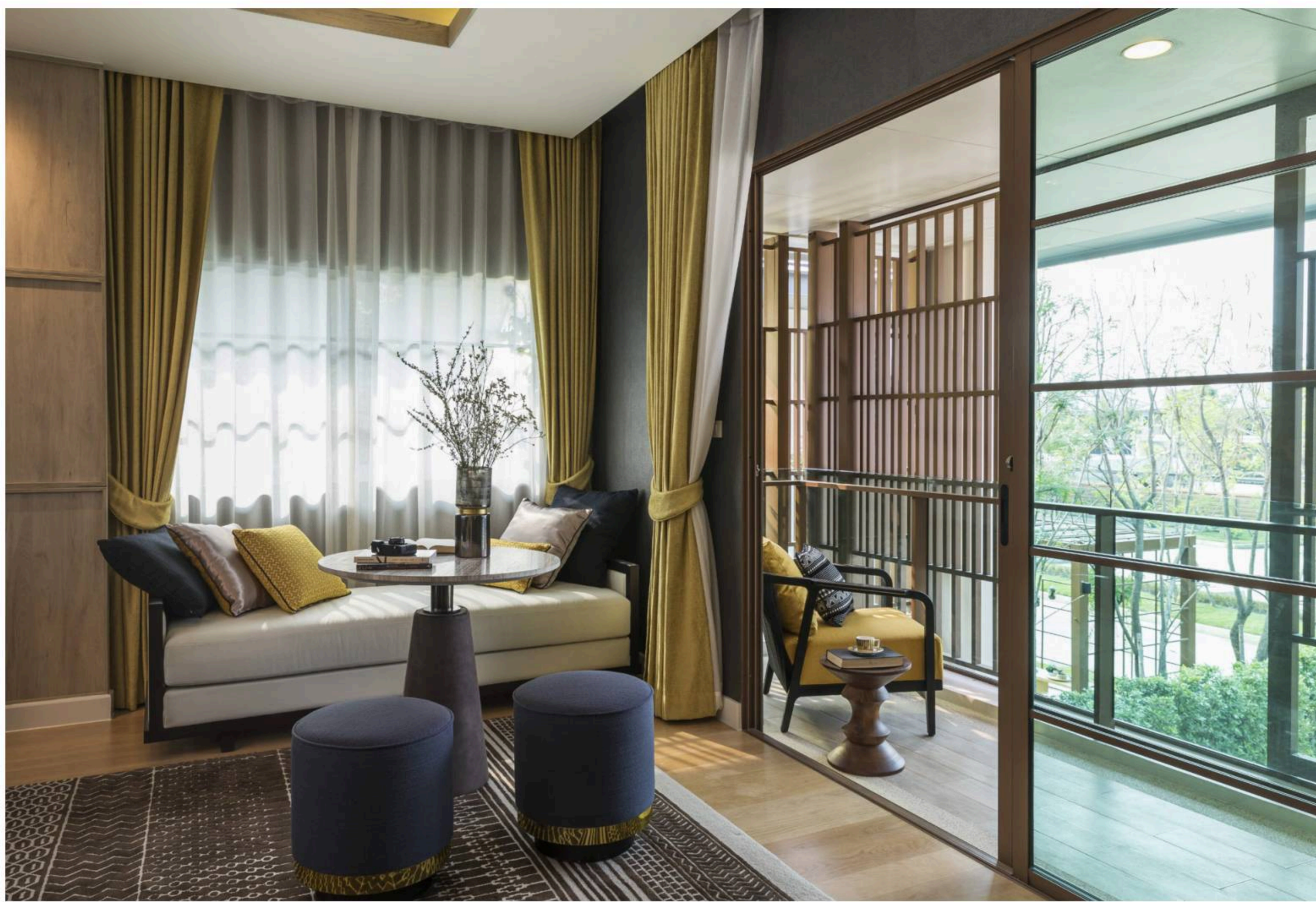
CRAFTED EASTERN
MATERIAL

CRAFTED EASTERN
SHADE



CRAFTED EASTERN SPACE

The design of the functional spaces follows the Eastern concept that focuses on the harmonious blend of nature and home life. Starting from the foyer at the house entrance (**TRANSITION SPACE**) that serves as a subtle passage from the chaotic life on the outside to the relaxation amidst nature with the balcony and the "**BALANCING SPACE**" concept designed to connect the garden around the house with the interior of the house into one contiguous space.



CRAFTED EASTERN ELEMENTS

Every precious moment creates beauty within the house, grids and lines are therefore applied to design the balanced **"RHYTHM IN SPACE"** to achieve the beautifully orchestrated harmony of lights and shadows, and the positioning of the battens in front of the house, along the walls, windows and doors.

CRAFTED EASTERN MATERIAL

To morph nature into an integral part of the house, all materials have been especially chosen for their ability to blend in and become close to nature, such as the shape of bamboo tree used as the battens in front of the house, and the stone-textured tiles.

CRAFTED EASTERN SHADE

The warmth that blends seamlessly with nature through the selection of unique colour tones reminiscent of the East.

HOUSE TYPE

The individuality of design that emphasizes the aesthetics of living through the creation of every detail with an Eastern twist.

House Type : CHERISH

CHERISH (N)

Usable area : 189 square metres

Single Detached House with 3 bedrooms upstairs, 1 bedroom downstairs, 1 living room, 4 bathrooms, 1 pantry area, 1 Thai kitchen, parking for 2 cars



1st Floor



2nd Floor

House Type : JOVIAL

JOVIAL

Usable area : 260 square metres

Single Detached House with 3 bedrooms upstairs, 1 bedroom downstairs, 1 living room, 1 upstairs family room, 4 bathrooms, 1 pantry area, 1 Thai kitchen, 1 maid's room, parking for 2 cars



1st Floor



2nd Floor

House Type : GRACIOUS

GRACIOUS

Usable area : 317 square metres

Single Detached House with 3 bedrooms upstairs, 1 bedroom downstairs, 1 living room, 1 upstairs family room, 5 bathrooms, 1 pantry area, 1 Thai kitchen, 1 maid's room, parking for 3 cars



1st Floor



2nd Floor

House Type : AMPLE

AMPLE

Usable area : 345 square metres

Single Detached House with 3 bedrooms upstairs, 2 bedrooms downstairs, 1 living room, 1 upstairs family room, 1 multi-purpose room, 5 bathrooms, 1 pantry area, 1 Thai kitchen, 1 maid's room, parking for 3 cars



1st Floor



2nd Floor

House Type : PEERLESS

PEERLESS

Usable area : 437 square metres

Single Detached House with 3 bedrooms upstairs, 2 bedrooms downstairs, 1 living room, 1 upstairs family room, 1 multi-purpose room, 5 bathrooms, 1 pantry area, 1 Thai kitchen, 1 maid's room, parking for 4 cars



1st Floor



2nd Floor

INNOVATION

Perfect living in every detail
with the home energy-saving innovation
“Cooliving Designed Home”,
and the **“Elder Care Solution”**
which is a latest innovation to support the elderly,
as well as the convenient amenity of
an **“EV Charger”** for electric cars.

COOLIVING DESIGNED HOME



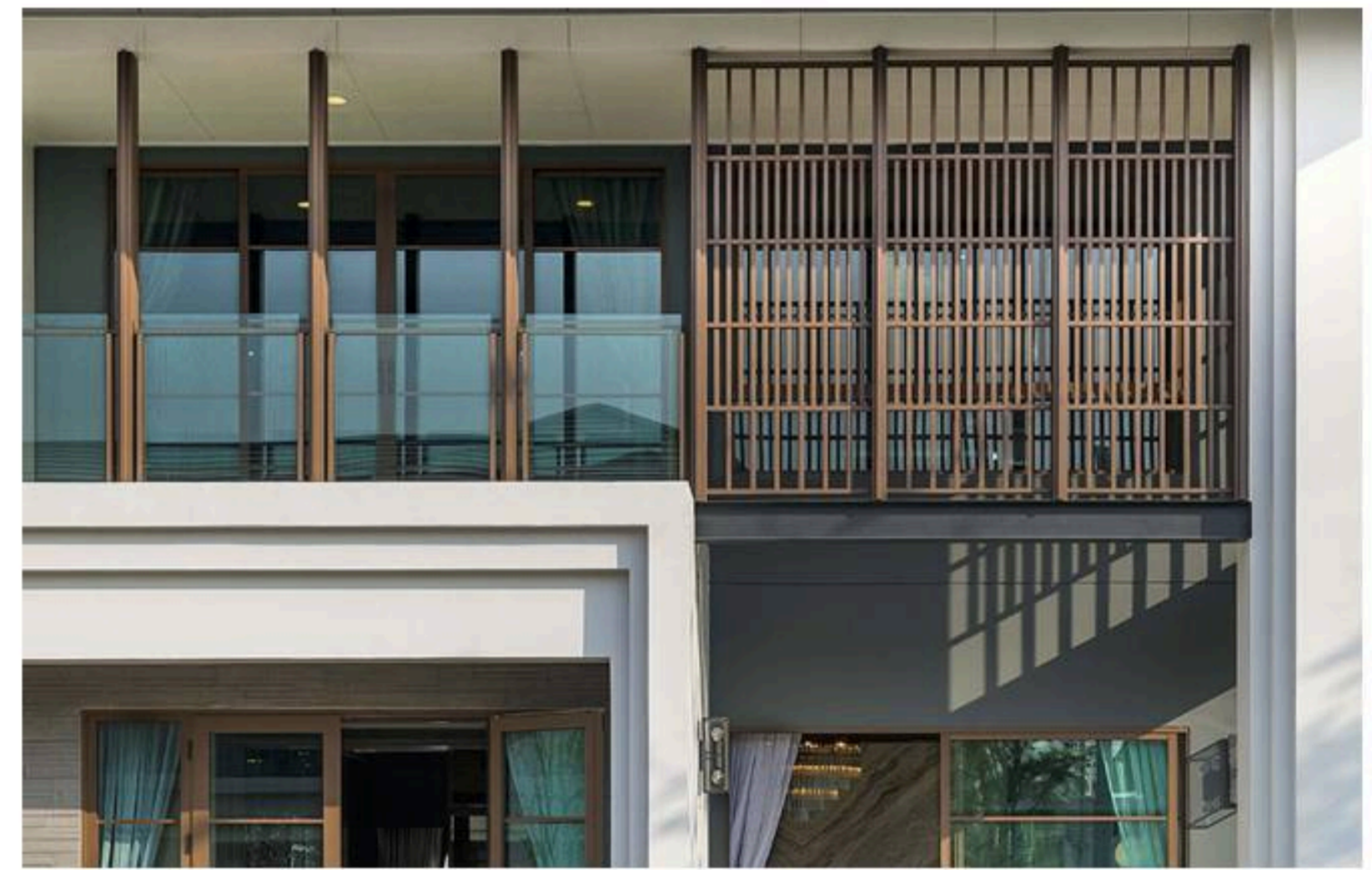
BREEZE PANEL

Air intake panels in doors and windows help to ventilate the house to refresh the air.



SHADING SCREEN

Battens help block sunlight into the house.



UV SHIELD

Exterior paint incorporates materials that help to reflect heat from the sunshine.



ELDER CARE SOLUTION

Ground floor bedroom laid with impact-absorbing flooring, and with seamless flat floor between the bedroom and the bathroom.



EV CHARGER

EV Charger to support electric vehicles.

CLUBHOUSE

THE GRAND

The elegance as inspired by the Eastern art of Origami is cleverly adapted in the sleek building design that takes into consideration the wind direction flowing through, the creation of shady areas dictated by the shape of the building creating a variety of functional dimensions for the perfect relaxation and well-rounded fitness area including the swimming pool, as well as the co-working space.

Clubhouse





PROJECT FACILITIES



Clubhouse



Swimming Pool

25-metre-long salt water swimming pool, children's pool, jacuzzi, with handrails for the elderly to exercise in the pool



Fitness Room

with view of the garden and pool



Steam Room



Library & Co-Working Space



2 Large Gardens



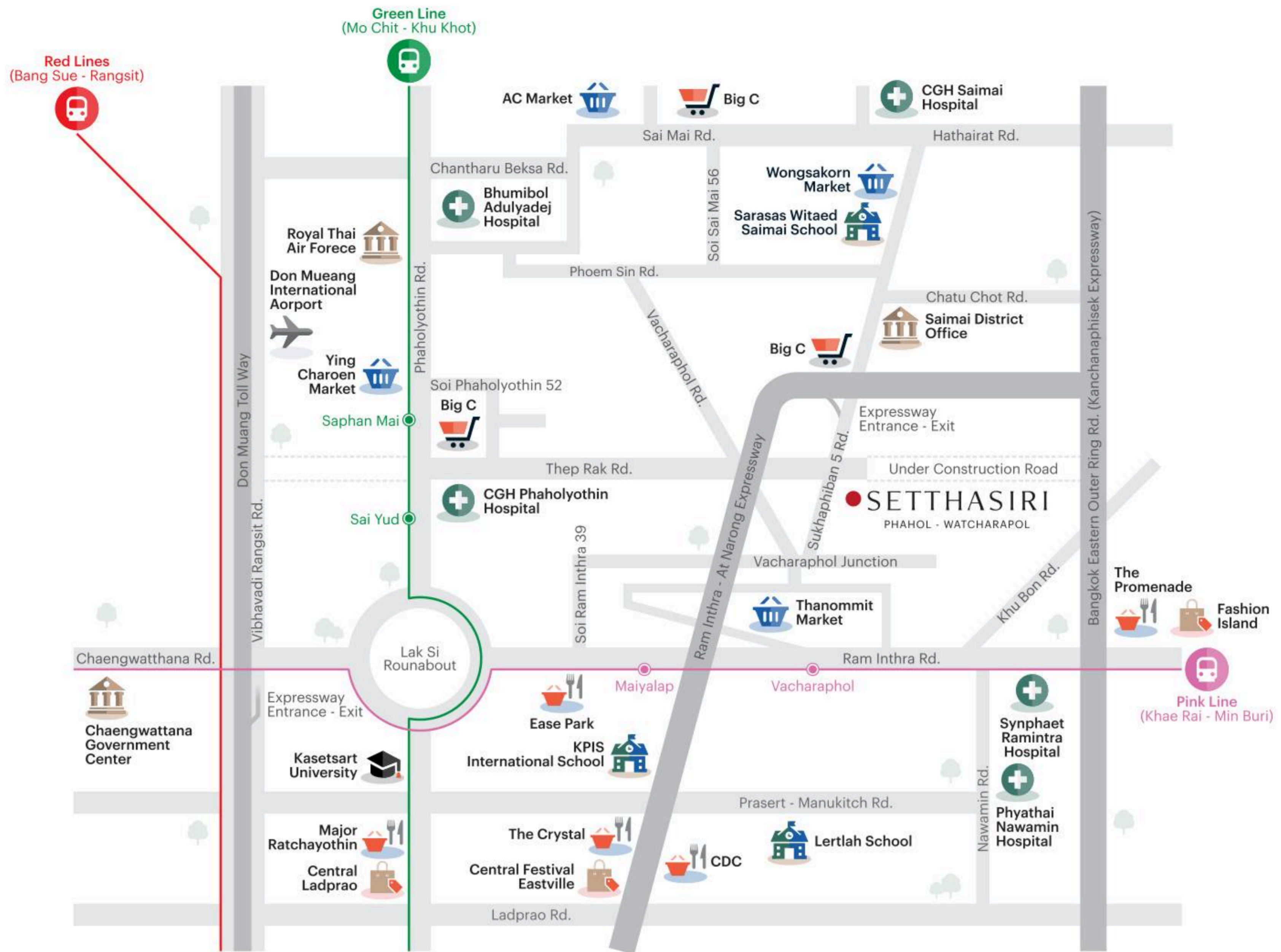
Educational Playground

LOCATION

Thep Rak Road – the center of convenience linking Phaholyothin, Watcharapol and Ramindra areas.

- 3.9 kilometres from the entry/exit of the Ram Inthra - At Narong Expressway (Sukhaphiban 5 Toll Gate).
- 5.5 kilometres to the Sai Yud Station of the Mo Chit – Khu Khot Green Line mass transit.
- 4 kilometres to the Vacharapol Station of the Khae Rai - Min Buri Pink Line mass transit. (Opening in October 2022)

Location



Google Map Click

FACILITIES AROUND THE PROJECT



Transportation

- Ram Inthra – At Narong Expressway 3.9 km.
- BTS Green Line, Sai Yud Station 5.5 km.
- MRT Pink Line, Vacharapol Station 4 km.
(Opening in October 2022)
- Monorail Grey Line (On Process) (In the future)
- Chaengwattana Government Center 11.7 km.
- Don Mueang International Airport 17.3 km.



Health Care

- CGH Phaholyothin Hospital 5.6 km.
- Synphaet Ramintra Hospital 6.7 km.
- Phyathai Nawamin Hospital 7 km.
- Bhumibol Adulyadej Hospital 7.9 km.



Department Store, Community Mall

- CDC 9.7 km.
- Central Festival Eastville 10 km.
- The Crystal 11.4 km.
- Central Ladprao 15.9 km.



Education Institution

- KPIS International School 5.9 km.
- Lertlah School 9.3 km.
- NIVA International School 11.1 km.
- Kasetsart University Laboratory School 13 km.
- Harrow International School 14.4 km.
- Satitpattana School 15 km.
- Kasetsart University 13 km.

**Please contact to visit the show units
at the sales office.
Open daily 09:00 - 18:00**

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SETTHASIRI
PHAHOL - WATCHARAPOL

Project Owner : Sansiri Plc Company's registered no. 0107538000665. Head office: 475 Sri Ayudthaya Road, Thanon Phayathai, Rajthawi, Bangkok, 10400. Registered capital(THB) : 16,224,125,722.40, Paid up capital(THB) : 15,903,125,722.40 (as of date 20 Aug 2018). The President : Mr. Srettha Thavisin. The Project : Setthasiri Pahol - Watcharapol, The Allocation permission no. 14/2561 land title deed no. 224026, approximately area 95 Rai, located at Sukhaphiban 5, Soi 16 Road, Tha Raeng, Bang Khen, Bangkok, the facility area will be 5% of saleable area. The land has been mortgaged with CIMB Thai Bank PLC., It is promptly to be transferred within 30 days upon the purchaser has paid in full and the house construction has been completed. The construction will be started in 1 Jan 2017 and facility area expected to be completed in 1 Jan 2019. Conditions are as stipulated by the Company. Pictures appearing in this document are photographs taken at actual locations, actual photographs with simulated atmosphere, and simulated illustrations.