Experience Beyond Ultra Living in the Heart of Bangkok



## **ISSARA RESIDENCE RAMA 9**

#### DEVELOPER: CHARN ISSARA DEVELOPMENT PCL.

Land Area: 9 - 2 - 35 Rai (Freehold)

No. of Units: Single House 20 Plots

Features:

- + Located in the new hot spot of Bangkok, with easy access to various transportation facilities – just 5 minutes from two expressways, 10 minutes from the MRT Thailand Cultural Center Station and 2 minutes from the future MRT Orange Line
- + 3-storey single detached houses with 4 5 bedrooms and 4 8 parking spaces with lift and private swimming pool on selected plots
- + Four house types with usable areas of 721 1,200 sq.m. and land areas of 113 - 209 sq.wah

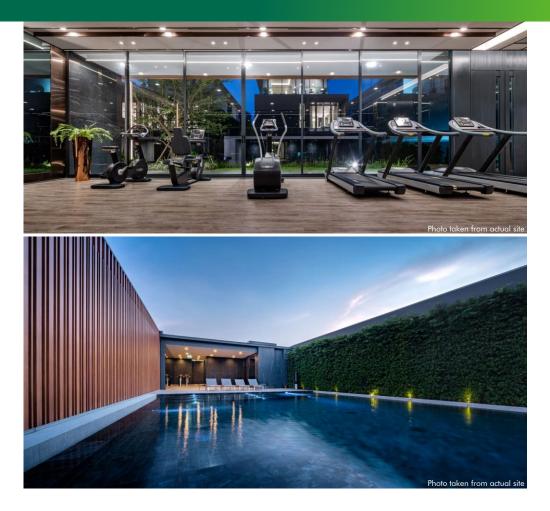
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+ Highly functional interior design with top quality branded specification



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## FACILITIES

- + Clubhouse
- + Fitness
- + Swimming Pool
- + Steam Room
- + Meeting Room
- + Private Linear Garden
- + Access Control
- + 24 Hours Security



### LIFESTYLE CONCIERGE SERVICES

- + Homecare
- + Healthcare
- + Activities
- + Personal Assistant Service



### **EXPECTED COMPLETION**

+ Q1, 2022 (Whole project)



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### **UNIT MIXES**

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Туре	Usable Area (sq.m.)	Land Area (sq.wah)	No. of Units
ASHER	853 and 1,200	113 - 209	20
BRAYDEN	808		
CEDRIC I & II	721 and 723		

### **COMMON EXPENSES**

SINKING FUND - Fully paid on date of transfer (Baht/sq.wah)	3,000
COMMON FEE – Paid 24 months in advance (Baht/sq.wah/month)	190



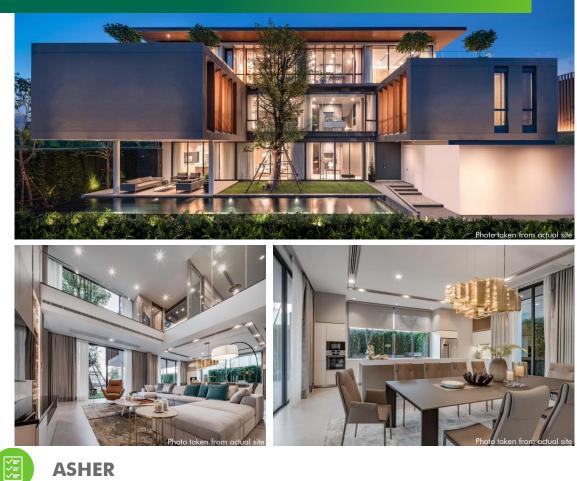
Sales Representative +66 95 207 9277-9 issararama9@cbre.co.th

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**ASHER** 

Usable Area:	853 and 1,200 sq.m.	Туре:	5 Bedrooms
Land Area:	125 - 209 sq.wah	Parking:	5 and 8 Parking



## **CONTACT US**

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#### **ASHER**

#### **FLOOR LAYOUT**

- 1. Living area
- 2. Dining area
- 3. Kitchen
- 4. Balcony
- 5. Pool
- 6. Lift
- 7. Powder room
- 8. Thai Kitchen
- 9. Maid room
- 10. Bathroom
- 11. Storage
- 12. Washing machine
- 13. Parking
- 14. Garbage
- 15. Garden

#### 1. Master bedroom (1)

- 2. Bedroom (2)
- 3. Bedroom (3)
- 4. Walk-in closet
- 5. Bathroom (2,3)
  6. Lift
- Family room
  Pantry
- 9. Storage
- 10. CDU area
- 11. Master Bathroom (1)

#### 1. Junior Master (4)

- 2. Bedroom (5)
- 3. Walk-in closet
- 4. Bathroom (5)
- 5. Powder room
- 6. Lift
- 7. Living area
- 8. Dining area
- 9. Pantry
- 10. Prayer room
- 11. Balcony
- 12. Junior Bathroom (4)









#### 3<sup>rd</sup> FLOOR

2<sup>nd</sup> FLOOR

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BRAYDEN

808 sq.m.

Land Area:

Usable Area:

126 - 130 sq.wah

Parking:

Type:

5 Bedrooms

5 Parking



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#### BRAYDEN

#### **FLOOR LAYOUT**

- 1. Living area
- 2. Dining area
- Kitchen
  Balcony
- 5. Pool
- 6. Lift
- 7. Powder room
- 8. Thai Kitchen
- 9. Maid room
- 10. Bathroom
- 11. Storage
- 12. Boiler&Pump
- 13. Parking
- 14. Garbage
- 15. Garden
- 16. Shoes room

#### 1. Bedroom (3)

- 2. Bedroom (4)
- 3. Walk-in closet
- 4. Bathroom (3,4)
- 5. Family room
- 6. Lift
- 7. Pantry
- 8. Storage
  9. CDU area
- 10. Powder room
- 11. Balcony
- 1. Master Bedroom (1)
- 2. Junior Master (2)
- 3. Bedroom (5)
- 4. Walk-in closet
- 5. Bathroom (5)
- 6. Lift
- 7. Prayer room
- 8. Balcony
- 9. Master Bathroom (1)
- 10. Junior Bathroom (2)



1<sup>st</sup> FLOOR





2<sup>nd</sup> FLOOR

3<sup>rd</sup> FLOOR

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### **CEDRIC I**



Land Area:

723 sq.m.

. 113 sq.wah

- Type: Parking:
  - 4 Bedrooms

4 Parking



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### **CEDRICI**

#### **FLOOR LAYOUT**

- 1. Living area
- 2. Dining area 3. Kitchen
- 4. Balcony
- 5. Garden
- 6. Lift
- 7. Powder room
- 8. Thai Kitchen
- 9. Maid room
- 10. Bathroom
- 11. Storage
- 12. Washing machine
- 13. Parking
- 14. Garbage

#### 1. Master Bedroom (1)

- 2. Bedroom (2)
- 3. Walk-in closet
- 4. Bathroom (2)
- 5. Family room
- 6. Lift
- 7. Pantry 8. Storage
- 9. CDU area
- 10. Master Bathroom (1)

- 1. Junior Master (3) 2. Bedroom (4)
- 3. Walk-in closet
- 4. Bathroom (4)
- 5. Powder room
- 6. Lift
- 7. Living area
- 8. Dining area
- 9. Pantry
- 10. Prayer room 11. Balcony
- 12. Junior Bathroom (3)



1<sup>st</sup> FLOOR

#### 2<sup>nd</sup> FLOOR

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### **CEDRIC II**

Usable Area:

721 sq.m.

Land Area:

115 sq.wah

Type:4 BedroomsParking:4 Parking



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#### **CEDRIC II**

#### **FLOOR LAYOUT**

- 1. Living area
- 2. Dining area
- 3. Kitchen
- 4. Balcony
- 5. Garden
- 6. Lift
- 7. Powder room
- 8. Thai Kitchen
- 9. Maid room
- 10. Bathroom
- 11. Storage
- 12. Washing machine
- 13. Parking
- 14. Garbage

#### 1. Master Bedroom (1)

- 2. Bedroom (2)
- 3. Walk-in closet
- 4. Bathroom (2)
- 5. Family room
- 6. Lift
  7. Pantry
- 8. Storage
  9. CDU area
- 9. CDU area
- 10. Master Bathroom (1)

1. Junior Master (3)

- 2. Bedroom (4)
- 3. Walk-in closet
- 4. Bathroom (4)
- 5. Powder room
- 6. Lift
- 7. Living area
- 8. Dining area
- 9. Pantry
- 10. Prayer room
- 11. Balcony
- 12. Junior Bathroom (3)



#### 1<sup>st</sup> FLOOR

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