




SMYTH'S

RAMINTRA



CRAFT YOUR TALE



Achievements recorded, a proud testament. Live as you desire, surrounded by what you love. Embrace moments with those who truly matter. Craft the next chapter, a masterpiece of your own creation.



The
PRIVATE
ESTATE

A harmonious blend of luxury
and exclusivity.

The meticulously curated Private Estate development is thoughtfully designed for a few families, ensuring utmost privacy and an unrivaled living experience.



The project embodies

'METROPOLITAN TROPICAL MODERN'

architecture, seamlessly blending tropical essence with urban sophistication. Every detail is crafted to enhance refined living, rooted in the 'Stealth Wealth' philosophy that values understated elegance.

EXQUISITE CRAFTSMANSHIP *in* EVERY DETAIL

shines through in the architectural vision, merging refined tropical lines with carefully chosen stone textures. This interplay of light and shadow conveys timeless solidity and subtle opulence – a signature of Singha Estate's excellence and uniqueness.





FACTSHEET

ULTIMATE PRIVACY

- 3-Storey single-detached house on Ramintra road
- Total land size is approximately 2 rai
- An exclusive collection of 4 residences
- All residences are corner plots

THE RESIDENCE

- Unique design concept “Metropolitan tropical modern”
- Only 1 residence type
- Usable area 999 sq.m.
- Land plot area 180 - 189 sq.w.

FACILITIES

- 24-hour security system (security guard and CCTV)
- Underground wiring

TECHNOLOGIES

- 5 kW solar cell
- S-AIR system
- Provide electrical junction boxes for 2 EV chargers (max 22 kW)
- Pre-installed elevator



“
WHERE
PRIVACY
MEETS
PRESTIGE
”

The RESIDENCE

Plot size : 180 - 189 sq.w.
Usable area : 999 sq.m.





1ST FLOOR



2ND FLOOR



3RD FLOOR

5 Bedrooms, 8 Bathrooms, 2 Living & Dining areas,
1 Hideaway chamber (mancave), 1 Safe room, 1 Multi-purpose room,
2 Pantries, 1 Thai kitchen, 1 Shoe room, 1 Laundry room,
1 Maid plaza, 2 Maid rooms, 1 Maid bathroom,
6 Parking spaces (including 4 designated area for a car lift, total 10 parking spaces)
3.20 m. ceiling height

SANCTUARY *OF* SECLUSION

Each residence is designed with a beautiful private court visible from all key areas of the home while maintaining complete privacy from neighbors. The double-wall construction reduces external noise, creating a serene living environment and offering a truly unmatched living experience.





*Photography with simulated atmosphere and computer graphic generated.

PANORAMIC LIVING AREA

The expansive living area seamlessly connects to the dining space, creating a bright, open atmosphere enhanced by large floor-to-ceiling windows. These windows provide a panoramic view of the private inner court, which can be tailored into a lush garden or a serene swimming pool. This inviting space is designed for families to gather and enjoy meaningful moments together, while still offering the highest level of privacy for the homeowner.

HIDEAWAY CHAMBER

A bespoke duplex space designed for your unique lifestyle. Whether you envision it as a party haven, a music lounge, or a gaming paradise, this room offers limitless customization possibilities. The "Supercar Salon," conveniently connected to the front garage, allows you to park your collectible car inside, seamlessly blending with your personal retreat. From here, a staircase leads to the upper-level multipurpose room, adding both versatility and a sense of exclusive privacy.





PENTHOUSE SUITE *ON* GROUND

Experience the pinnacle of penthouse, where refined luxury and tranquility unite in a beautifully crafted retreat. This residence features an expansive master bedroom, a gracious living room, and a generous walk-in closet, all designed for comfort and elegance. The floor also includes a discreetly hidden safe room, ensuring both privacy and security.

SURROUNDING AREA

ENTERTAINMENT AND LEISURE

Central Ramintra	~ 750 m
Thahan Bok Golf Driving Range	~ 1 km
Ease Park	~ 3.5 km
The Walk Kaset-Nawamin	~ 8 km
Crystal Design Center (CDC)	~ 10 km
Central Festival Eastville	~ 10.5 km

EDUCATIONAL INSTITUTION

Kasetsart University	~ 6.5 km
Harrow International School	~ 7.5 km
Keerapat International School	~ 8 km
Lertlah School	~ 10 km
Niva American International School	~ 12 km

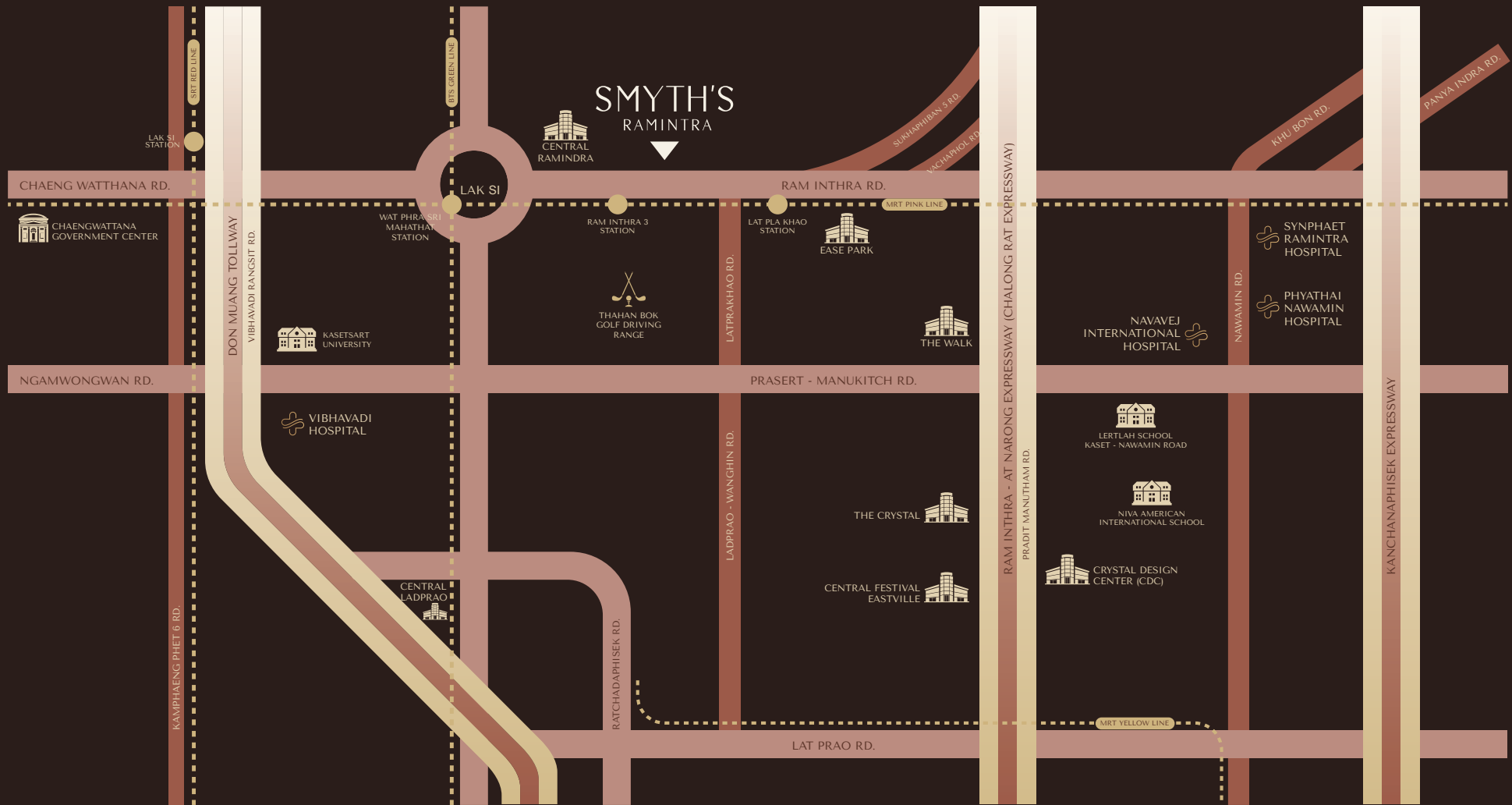
HOSPITAL

Phyathai Nawamin Hospital	~ 8.5 km
Navavej International Hospital	~ 9 km
Vibhavadi Hospital	~ 9 km
Synphaet Ramintra Hospital	~ 11 km

OTHERS

MRT Pink Line, Ramintra 3 Station	~ 650 m
MRT Pink Line, Lat Pla Khao Station	~ 1.5 km
BTS Green Line, Wat Phra Sri Mahathat Station	~ 2.5 km
SRT Red Line, Lak Si Station	~ 6.8 km
Ramintra — at Narong Expressway	~ 3.5 km
Kanchanaphisek Expressway	~ 8.5 km
Don Mueang International Airport	~ 10 km

MAP



 1221



SMYTH'S RAMINTRA. Project owner and developer is Singha estate public company limited, 0107547000443, having registered office at 123 Sun Towers Building B, 40th Floor, Vibhavadi-Rangsit Road, Chom Phon, Chatuchak, Bangkok 10900., with registered capital of Baht 6,853,719,395.00 (fully paid). The authorized directors are Mr.Chayanin Debhakam and Mrs.Thitima Rungkwansiroj, jointly sign with the company's seal affixed. The Project is located Ram Intra Rd, Anusawari, Bang Khen, Bangkok 10220, with 4 allocated land plots, located on the land title deed no. 222370, Anusawari Sub-district, Bang Khen District, Bangkok with the approximate area of 2 Rai. The land is under mortgage with United Overseas Bank (UOB). It is expected to commence the construction in Feb 2024 and that the Project will be completed in Feb 2025. The land will be transferred to customers in accordance with the period specified in the agreement to sell and purchase the land and construction. The company reserved the right to change the terms and conditions without prior notice. For more information, please contact 1221.