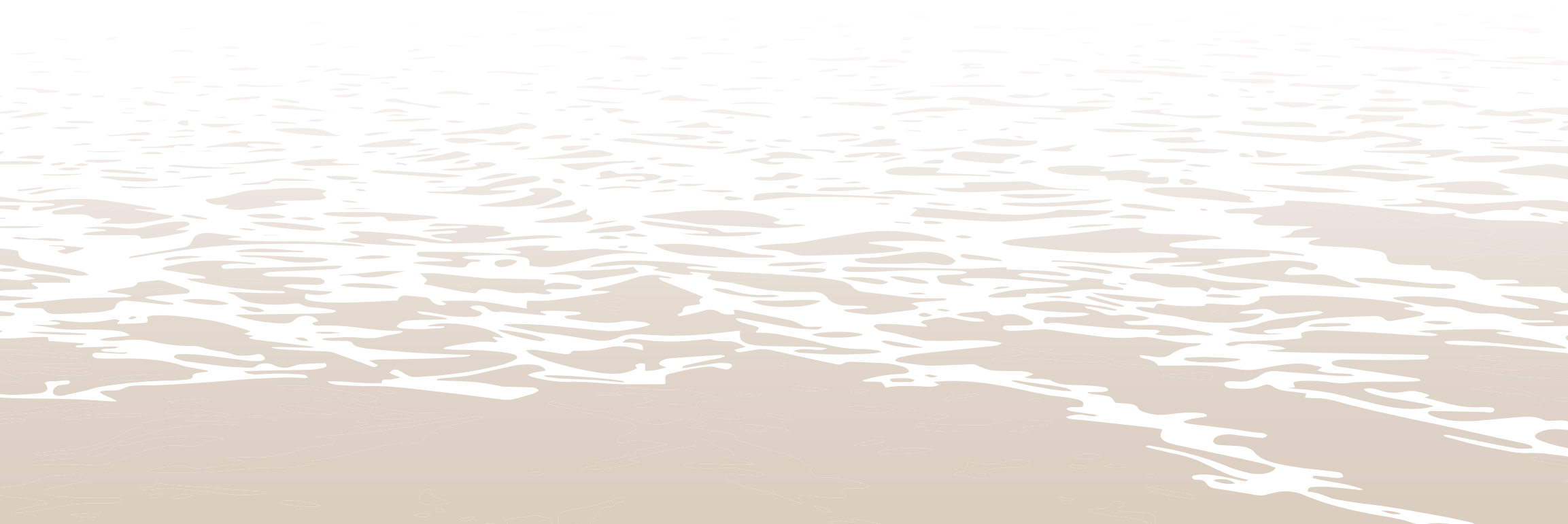


# NANTAWAN

POOL VILLA

Rama 9 New Krungthepkreetha

Live A  
SIMPLE Life





# Luxury Beyond the Ordinary



The height of lavish luxury,  
where every detail is perfected  
to make everyday life extraordinary.  
The one and only, **NANTAWAN**



Photo taken from simulated atmosphere

# A Sanctuary of Refined Living



Immerse in the tranquillity and finesse  
that epitomize the summit of sophisticated lifestyle.

## Mastercrafted Planning

Expansive community grounds and facilities,  
easily accessible from every residence.

## Absolute Privacy

Limited to only 30 residences  
for the ultimate in exclusivity.

## Grand Facilities

Sweeping in size, spanning  
from Grand Avenue to The Crystal Pavilion.

## Ideal Living

Homes bathed in natural light  
from sunrise to sunset, in harmony  
with residents' own circadian rhythms.

## Expansive Grounds

Modern mansions further enhanced  
by spacious landscaping  
and private gardens.

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Exquisite  
by Design

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Photo taken from simulated atmosphere



Photo taken from simulated atmosphere

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## Poolside Perfection

The Exquisite Pool Courtyard, nestled within each Cape Dutch-style house, is a focus of beauty and serenity from every vantage point in the home.

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## Family-Centric Design

Multiple spacious, contemporary living spaces provide not only elevated comfort but also privacy options for every family member.

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## Pool Parlour

The elegant Private Pool Villa effortlessly transforms into an entertainment space or a serene haven, according to your preference.

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## Seamless Living

Streamlined connectivity between living, dining, kitchen and relaxation areas delivers the perfect balance, for individuals to enjoy either solitary time or togetherness as they choose.

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## Harmonised with Nature

The airy, double-volume design of the living room, with its stunning outlook on surrounding the outdoor foliage, refreshes the spirit and soothes the soul.

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## Timeless Comfort

Embodying the principles of Universal Design, each home is thoughtfully crafted to enhance every stage of life, including elevators and ramps for accessibility.

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## A Penthouse Within

The Master Penthouse Suite features a generous living area with breathtaking views of the foliage-filled Exquisite Pool Courtyard.

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## Beyond the Standard

Experience a higher level of luxury living with amenities like a Thai-style kitchen, ample storage spaces and shoe racks, roomy walk-in closet in the Master Penthouse Suite and sumptuous bathrooms designed for modern functionality and safety.



Photo taken from simulated atmosphere



Photo taken from simulated atmosphere

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Iconic  
Cape Dutch

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# Idyllic

Two-Storey Mansion  
with 656 sq.m. of Living Space

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4 Bedrooms | 6 Bathrooms | 2 Living Rooms | 1 Prayer Room | 1 Pool | 2 Maid Rooms | 4-Car Parking



## 1<sup>ST</sup> Floor

The central Exquisite Pool Courtyard is a picturesque focal point visible from every angle in the home.

- **Pool Parlour**  
A special, multipurpose poolside space for guest or resident enjoyment.
- **Family Gathering Area**  
An open design concept connects all activities in the living room, dining room, kitchen and relaxation spaces.
- **Harmonised with Nature**  
Dwell in harmony with nature with garden-facing aspects from every area of the house.
- **Living Area**  
A grand living area with double volume design features tall windows for open airiness and ample daylight.
- **Guest Lounge**  
A separate entrance feature for perfect privacy.
- **Poolside Suite**  
A peaceful sanctuary with beautiful garden and pool views.
- **Paradise Kitchen & Cabinetry**  
A spacious Thai kitchen featuring high functioning, built-in conveniences, custom cabinetry and large glass panel doors.
- **Universal Design**  
A timeless design of accessibility and convenience includes lifts and ramps for every stage in your life cycle.
- **Maid Plaza**  
Two maid rooms with service area for privacy.
- **Laundry Area**  
A laundry area with built-in equipment and storage.
- **Parking Area**  
A shaded area to park up to four cars.



## 2<sup>ND</sup> Floor

Each bedroom is uniquely designed to satisfy individual lifestyles and preferences.

- **Master Penthouse Suite**  
An extravagant refuge including roomy walk-in closet, en-suite bathroom, retreat area and private balcony overlooking the Exquisite Pool Courtyard.
- **Double Bay Suite**  
A grand second bedroom overlooking the Private Courtyard, along with views of the verdant garden surrounds.
- **The Haven Suite**  
The third bedroom feature en-suite bathroom, flooded in natural daylight.
- **Prayer Room**  
A quiet, separate Prayer Room for private devotions.

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# Holistic

Two-Storey Mansion  
with 816 sq.m. of Living Space

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Photo taken from simulated atmosphere

5 Bedrooms | 7 Bathrooms | 2 Living Rooms | 1 Prayer Room | 1 Pool | 2 Maid Rooms | 4-Car Parking



## 1<sup>ST</sup> Floor

The Exquisite Pool Courtyard, ideally positioned in the heart of the living space, is a beautiful centrepiece visible from everywhere in the home.

- **Pool Parlour**  
A special, multipurpose poolside space for guest or resident enjoyment.
- **Family Gathering Area**  
An open design concept connects all activities in the living room, dining room, kitchen and relaxation spaces.
- **Harmonised with Nature**  
Become one with nature with garden-facing aspects from every area of the house.
- **Living Area**  
A grand living area with double volume design features tall windows for open airiness and ample daylight.
- **Guest Lounge**  
A separate entrance feature for perfect privacy.
- **Poolside Suite**  
A serene sanctuary with beautiful garden and pool views.
- **Paradise Kitchen & Cabinetry**  
A spacious Thai kitchen featuring high-functioning, built-in conveniences, custom cabinetry and large glass panel doors.
- **Universal Design**  
A timeless design of accessibility and convenience includes lifts and ramps for every stage in your life cycle.
- **Grand Staircase**  
An impressive spiral staircase lends majestic elegance
- **Maid Plaza**  
Two maid rooms with service area for privacy.
- **Laundry Area**  
A laundry area with built-in equipment and storage.
- **Parking Area**  
A shaded area to park up to four cars.



## 2<sup>ND</sup> Floor

Unique design for each bedroom to meet individual lifestyles and preferences.

- **Master Penthouse Suite**  
An extravagant refuge including spacious walk-in closet, en-suite bathroom, retreat area and private balcony overlooking the Exquisite Pool Courtyard.
- **Double Bay Suite**  
A grand second bedroom overlooking the Private Courtyard, along with views of emerald-green gardens.
- **The Haven Suite**  
The third bedroom with en-suite bathroom, flooded in natural daylight.
- **The Petite Suite**  
The fourth bedroom with high-end finishes, complete with en-suite bathroom.
- **Prayer Room**  
A quiet, separate Prayer Room for private devotions.

# Location for Pinnacle of Living

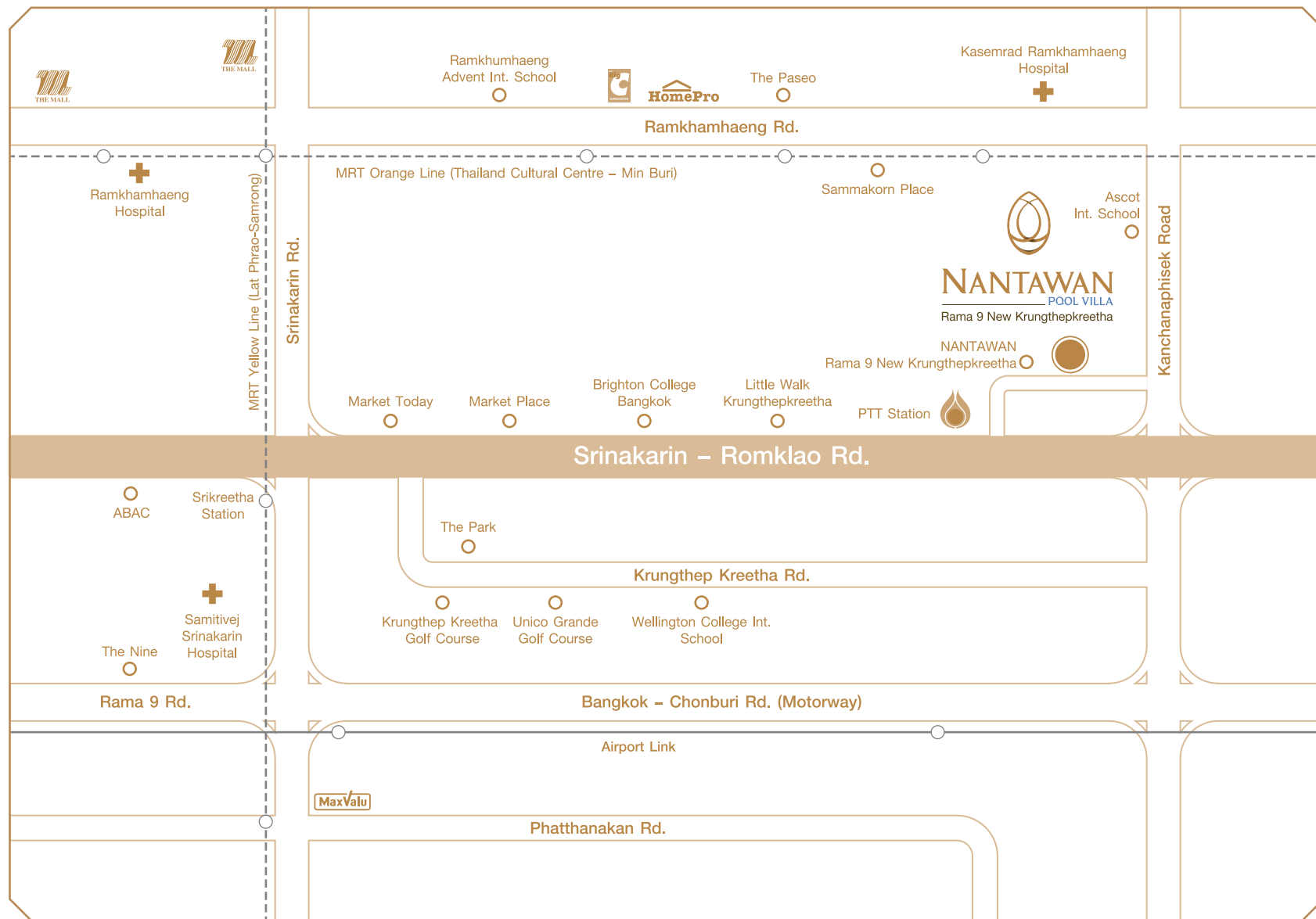


## Prominent Location

Situated in a prime location in East Bangkok on Krungthep Kreetha Road, **NANTAWAN** provides effortless access to the city centre.

The area is surrounded by Thailand's leading international schools, community malls, world-class hospitals and a rapidly growing infrastructure.

# Quality Neighbourhood



## International School

**Ascot International School**  
**Brighton College**  
**Wellington College**  
**Ramkhumhaeng Advent**

3.3 KM  
 3.8 KM  
 6.3 KM  
 6.8 KM

## Hospital

**Samitivej Srinakarin Hospital**  
**Ramkhamhaeng Hospital**  
**Vejthani Hospital**  
**Vibharam Hospital**

7.4 KM  
 8.5 KM  
 9 KM  
 10.7 KM

## Shopping Mall

**Little Walk Krungthep Kreetha**  
**Market Place Krungthep Kreetha**  
**The Paseo Town Ramkhamhaeng**  
**The Nine Rama 9**

1.6 KM  
 3.3 KM  
 5.1 KM  
 9.8 KM

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# A Simple Reflection of Your Distinctive Excellence

 LAND & HOUSES

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The land title holder and operator is Land and Houses Public Company Limited, registration number 0107535000249. Head office is located at 1 Q. House Lumpini Building, South Sathon Road, Thung Mahamek, Sathon, Bangkok 10120. Mr. Naporn Sunthornchitcharoen is Chairman of the Board of Directors and Chairman of the Executive Committee. The registered share capital of the company is 12,031,105,828 Baht with fully paid-up share capital of 11,949,713,176 Baht. The project is located at NANTAWAN POOL VILLA Rama9 New Krungthepkreetha, Saphan Sung Sub-district, Saphan Sung District, Bangkok. Title Deed number is 19864. A total of 1 title deed. The area of the project is approximately 34-2-28 Rai. The area of the park and clubhouse with swimming pool is 1,000 Sq. Wah. The construction begins in October 2023 and is expected to be completed by December 2025. Land development license number 55 / 2567. The land is free from encumbrances and ready for transfer of ownership within 7 days from the date the purchaser completes full payment as specified in the terms of the agreement. Photo taken from simulated atmosphere. Construction details are subject to change without prior notice.