

≡ SANSIRI



valles HAUS

NOT JUST HAVING MORE  
BUT LIVING MORE

## **NOT JUST HAVING MORE BUT LIVING MORE**

Delight in the gentle rhythm of life as your resort-style condominium,  
Makes every day feel truly extraordinary.

In a world where nature,  
And every amenity you desire come together  
All your lifestyle needs are fulfilled.

At valles HAUS,  
Life is more than just about having more.  
It is about living more.



## FROM THE VALLEY TO THE EVERYDAY

Inspired by the peaceful beauty of the valley, every dimension of the design has been reimagined, as architecture, exterior and interior all take their cues from the unmistakable lines and textures of nature.

As the form of each building, resting in quiet rhythm with its surroundings, merges with interiors that feel soft, flowing and warm, every detail conjures calm, comfort and vitality through natural materials and earth-toned shades.

More than simply a place of beauty, discover a space where design and senses come alive together in the everyday.





 BTS Green line

## The Ultimate Location in T77 Community

In a location connecting every aspect of living, the longing for genuine relaxation is answered. Here, residents enjoy the perfect harmony of idyllic nature and city living advantages, with leading schools, hospitals and lifestyle destinations always within easy reach.

Beyond this, enjoy seamless connectivity to Ekkamai-Thonglor and on to Bangkok's vibrant commercial district.

Whatever your lifestyle, T77 is where your happiness begins, creating the starting point of every special moment to come.



## PROJECT INFORMATION

**Location:** Phra Khanong Nuea Subdistrict, Watthana District, Bangkok 10110

**Project Area:** Approximately 6 Rai

**Project Type:** Three 7-Storey Residential Buildings

**Number of Units:** 408 Units

Unit Types:	Area (sq.m.)
1 Bedroom, 1 Bathroom	33.75 - 35.25
1 Bedroom, 1 Multi purpose Room, 1 Bathroom	47.75 - 48.25
2 Bedrooms, 2 Bathrooms	61.25 - 62.50
3 Bedrooms, 2 Bathrooms	90.25

### Project Facilities

- Welcome Lobby
- Fully-Equipped Fitness Centre
- Pilates Room
- Swimming Pool with Hydrotherapy
- Communal Garden with Relaxation Areas
- Organic Vegetable Farm
- Co-Working Space
- Meeting Room
- Sauna
- Experience Shower
- Pet Park

### Additional Services

- 24-Hour Security Staff
- 24-Hour CCTV
- EV Charging Station
- LIV-24 24-Hour Real-Time Centralised Security Monitoring

# FACILITIES





## CLUBHOUSE

Relax at the Clubhouse each day

In dedicated spaces set away from residential buildings

So true privacy and freedom can be yours to enjoy

As you make the most of shared moments or time alone

Where every restful moment feels complete in a setting designed especially for you.



## WELCOME LOUNGE

The lounge is a place of everlasting calm, where warm brown tones create the feeling of a quiet valley escape, and the massage chair stands ready to offer comfort after a long demanding day.



## CO - WORKING RETREAT

Refocus and recharge surrounded by sweeping natural views, alongside an expansive terrace ready to refresh with open air, so each workday becomes a source of inspiration.



## FITNESS CENTRE

Stay fit, firm and fully active with a complete range of equipment for both cardio and weight training, introducing the latest innovation from Echelon combining a variety of workouts in one place to power your dynamic daily lifestyle.



## PILATES ROOM

Discover a new dimension of movement and the freedom to flow with the advantage of a fully equipped Pilates Room, featuring Reformer and Chair Reformer machines of the highest standards. Train in your own style and shape your best self through workouts that build greater strength and flexibility.



## SWIMMING POOL

Swim with nature in a peaceful, leafy setting, with a dedicated children's pool where little ones can splash and play safely while you sit back, relax, and watch the day go by from your favourite corner, whether in contemplative solitude, reading a book, or just scrolling your socials. The swimming pool is your effortless escape from the bustle of everyday life, and an invitation to experience calm at the heart of natural splendour.





## HYDROTHERAPY

Additionally, the swimming pool incorporates a dedicated hydrotherapy zone, with gently heated saltwater to restore the body and relieve fatigue, restoring body, mind and soul as you emerge feeling fully refreshed and renewed.





## PAW PARK

A special space for your beloved companions, where pets can run, roam, and exercise freely with their owners and newly made friends. Here, pet-friendly plants and materials ensure every enjoyable moment is always safe, joyful, and worry-free.

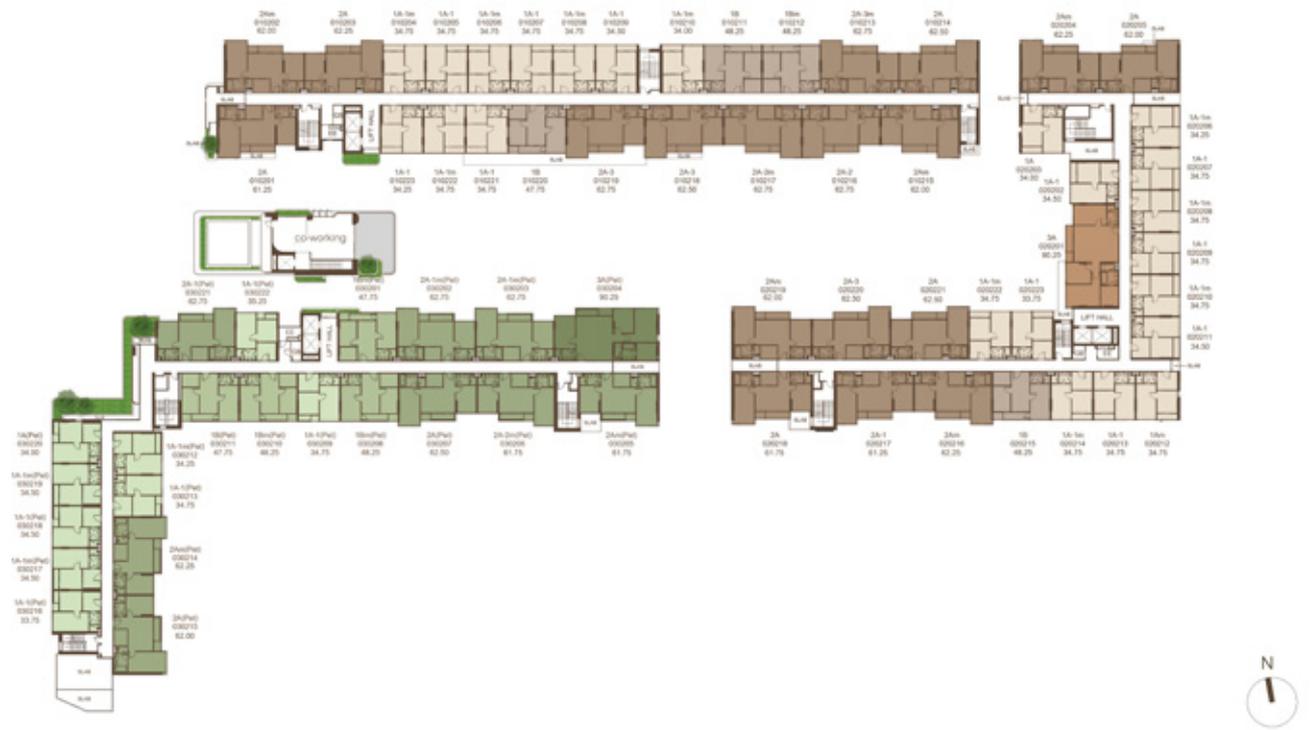
# FLOOR PLAN



# MASTER PLAN



# MASTER PLAN

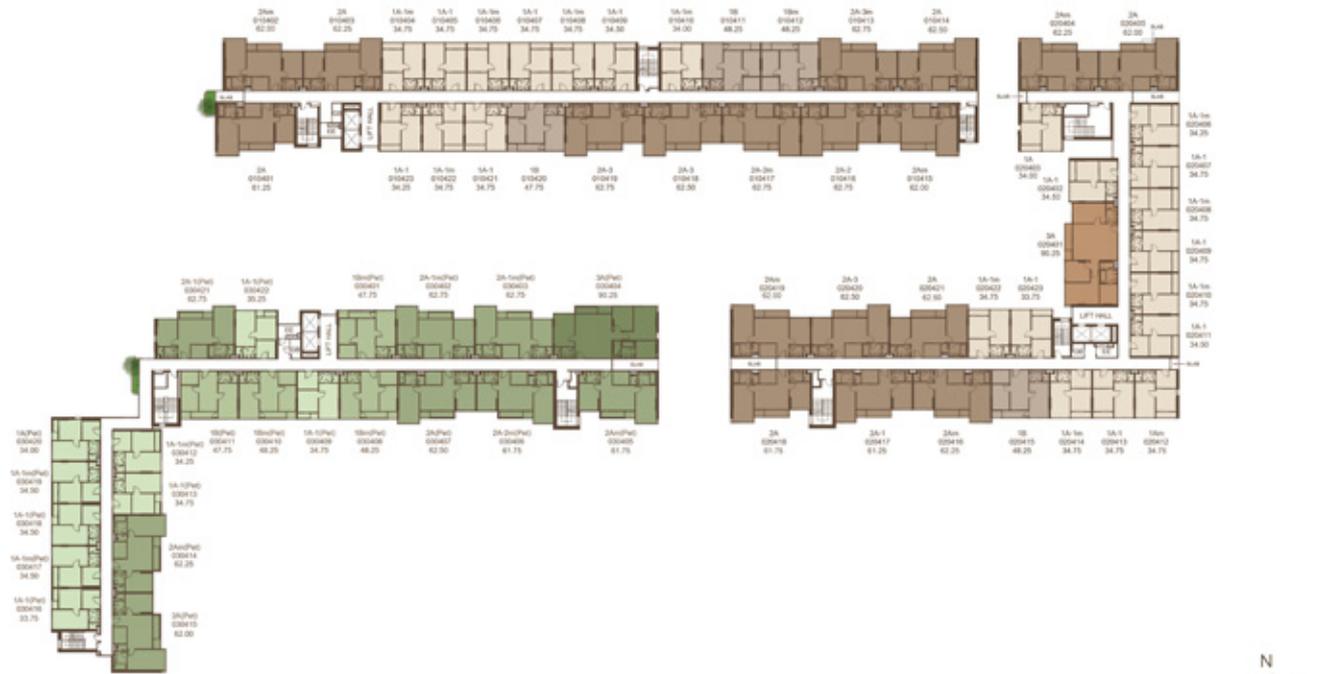


2<sup>nd</sup> FLOOR PLAN

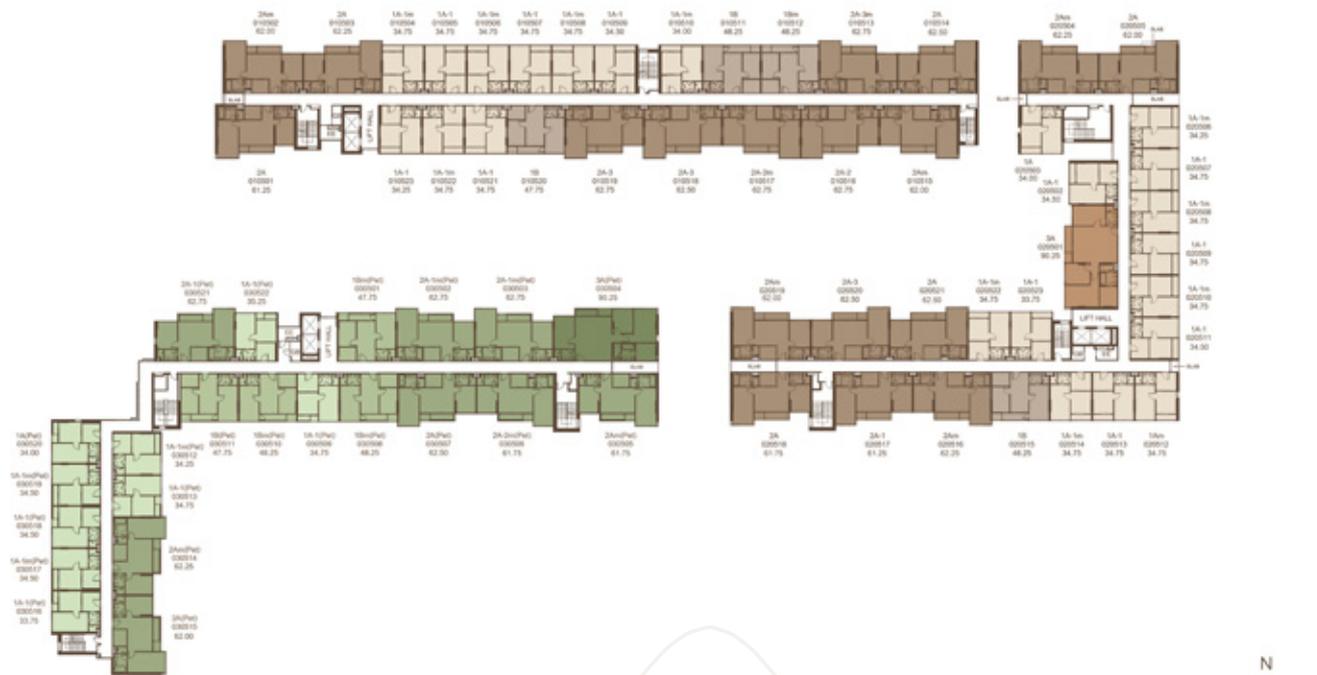


3<sup>rd</sup> FLOOR PLAN

# MASTER PLAN



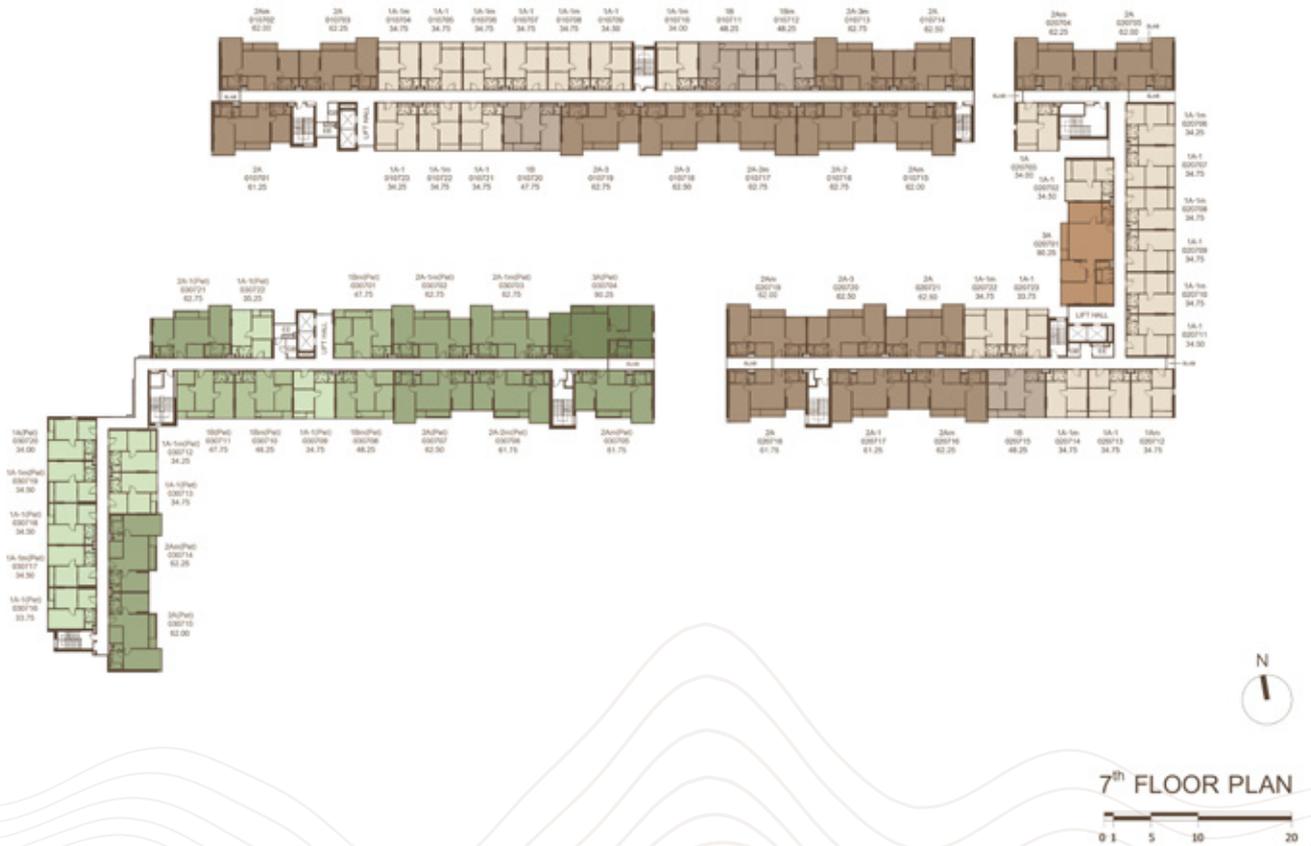
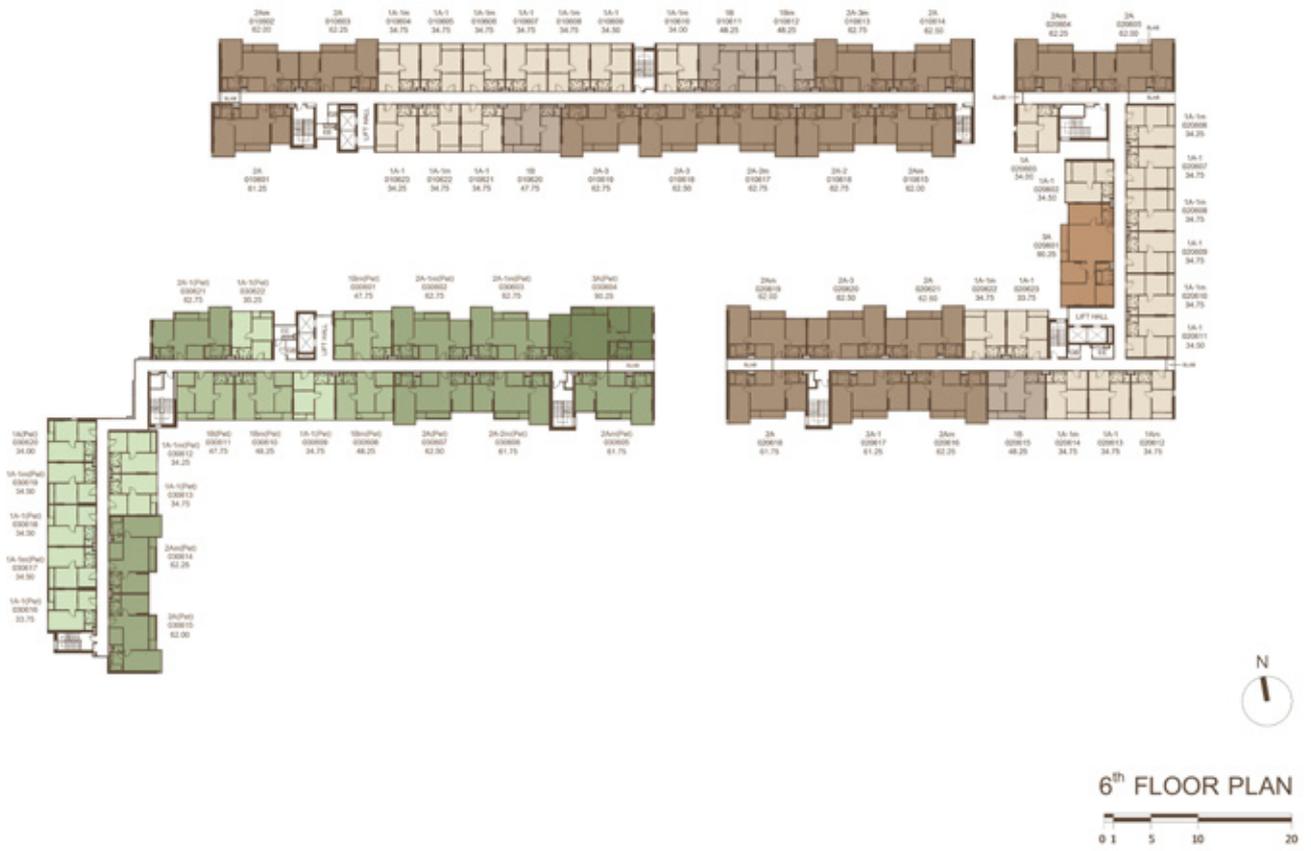
4<sup>th</sup> FLOOR PLAN



5<sup>th</sup> FLOOR PLAN

หมายเหตุ: ตำแหน่งและขนาดทรัพย์สินในเอกสารนี้ และเอกสารการขายอื่นที่เกี่ยวข้อง อาจปรับเปลี่ยนได้ตามความเหมาะสมโดยไม่กระทบต่อสาระสำคัญของการใช้งาน \*ภาพและบรรทัดคำอ้างอิง  
 Remark: Layout and area of the properties which identified here in maybe changed as deemed appropriate, but will not impact upon the use. \*This is computer graphic generated.

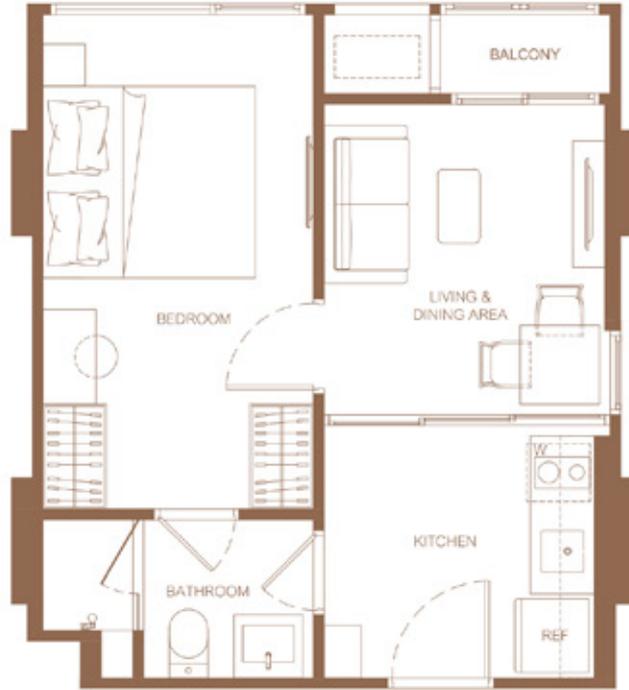
# MASTER PLAN



# UNIT LAYOUT



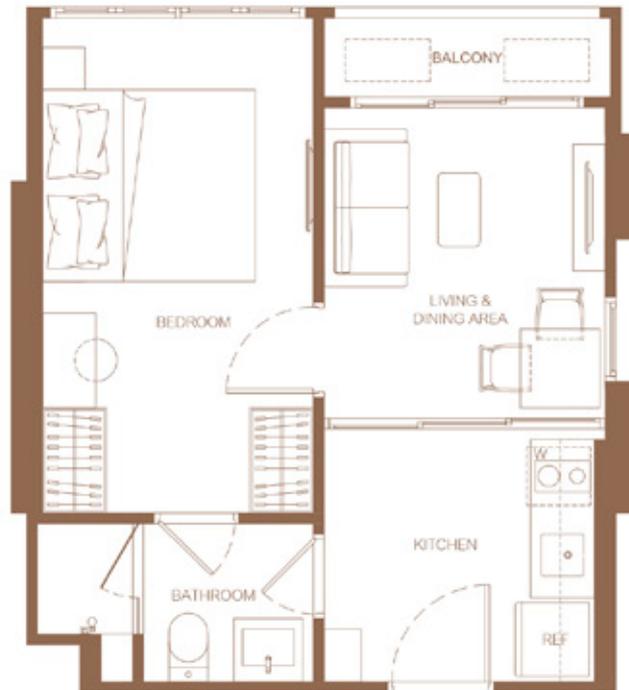
# UNIT LAYOUT



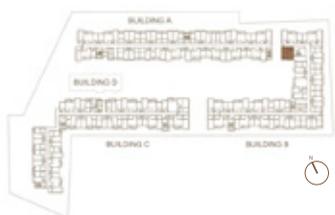
**1A (Pet)**  
34.00 sq.m.



2<sup>nd</sup> - 7<sup>th</sup> FLOOR PLAN

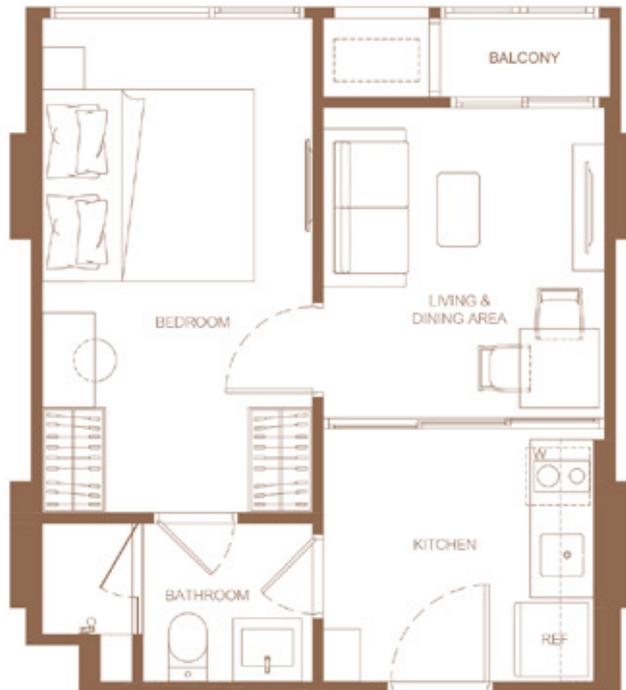


**1A**  
34.00 sq.m.

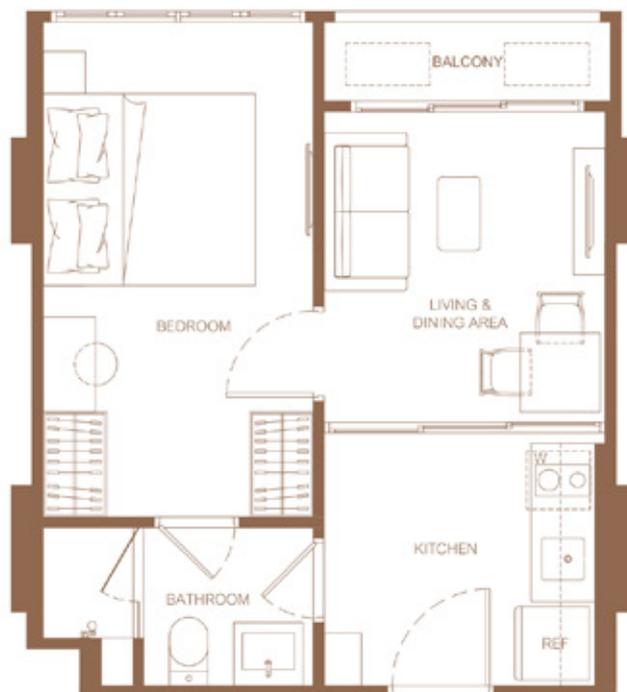
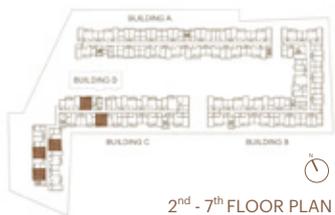


2<sup>nd</sup> - 7<sup>th</sup> FLOOR PLAN

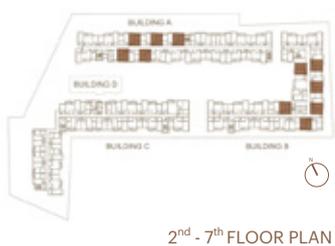
# UNIT LAYOUT



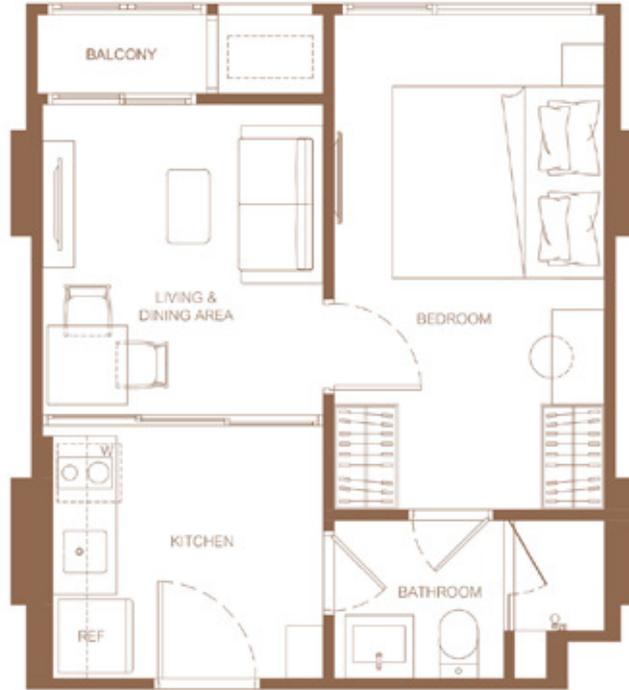
**1A - 1 (Pet)**  
33.75 - 35.25 sq.m.



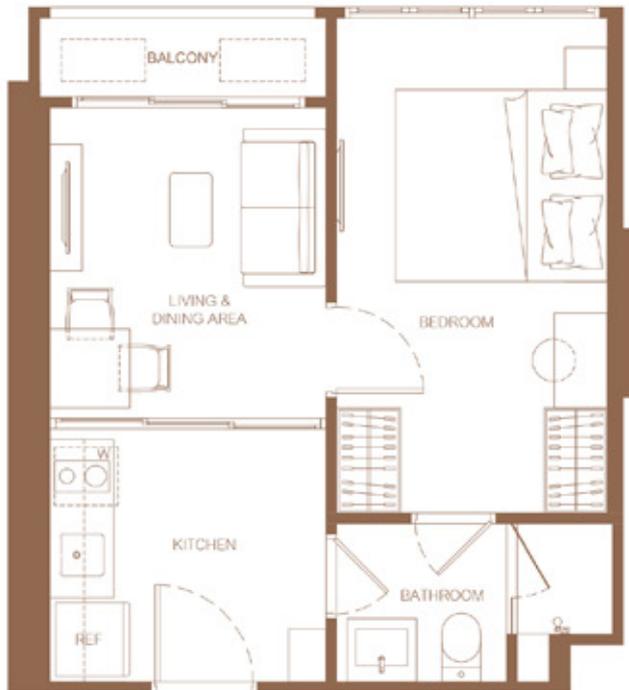
**1A - 1**  
33.75 - 34.75 sq.m.



# UNIT LAYOUT



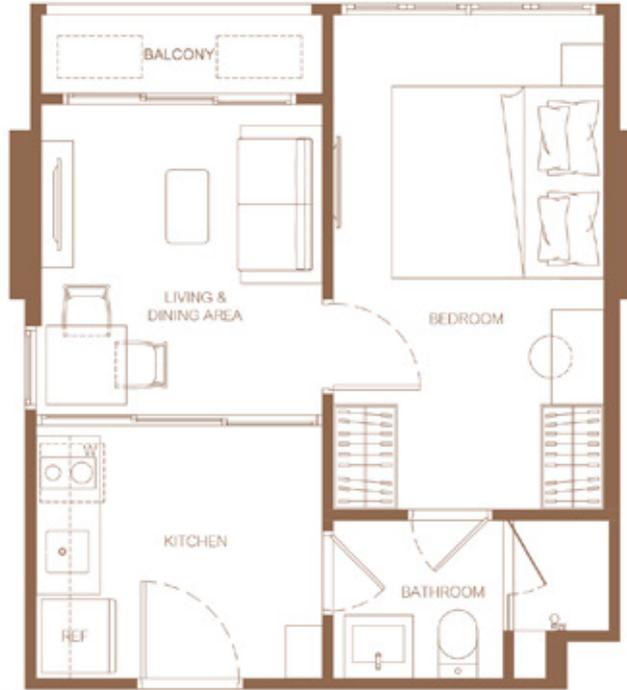
**1A - 1m (Pet)**  
34.25 - 34.50 sq.m.



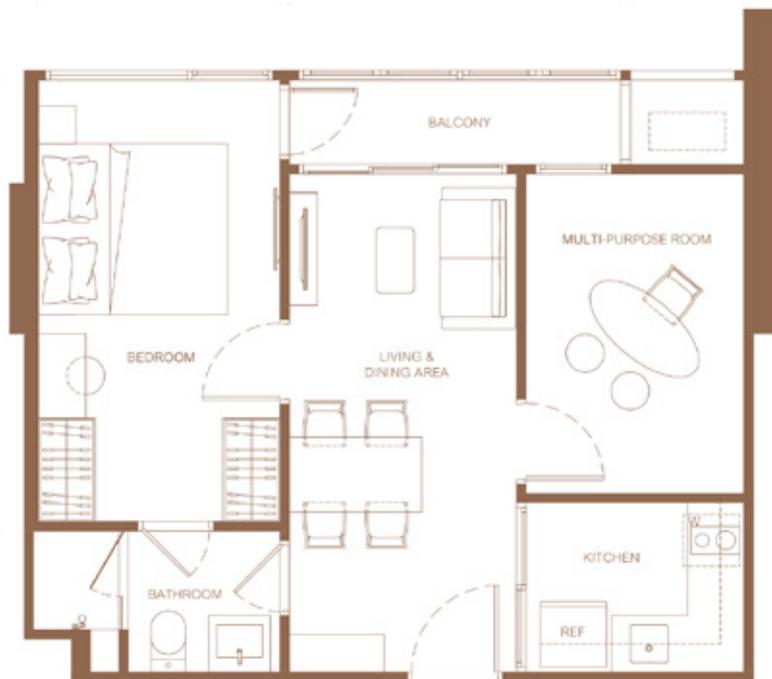
**1A - 1m**  
34.00 - 34.75 sq.m.



# UNIT LAYOUT



**1Am**  
34.75 sq.m.



**1B (Pet)**  
47.75 sq.m.

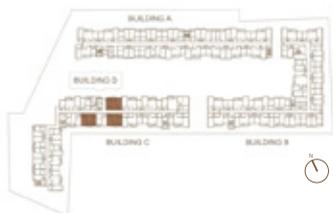
# UNIT LAYOUT



2<sup>nd</sup> - 7<sup>th</sup> FLOOR PLAN

**1B**

47.75 - 48.25 sq.m.



2<sup>nd</sup> - 7<sup>th</sup> FLOOR PLAN

**1Bm (Pet)**

47.75 - 48.25 sq.m.

# UNIT LAYOUT



**1Bm**  
48.25 sq.m.



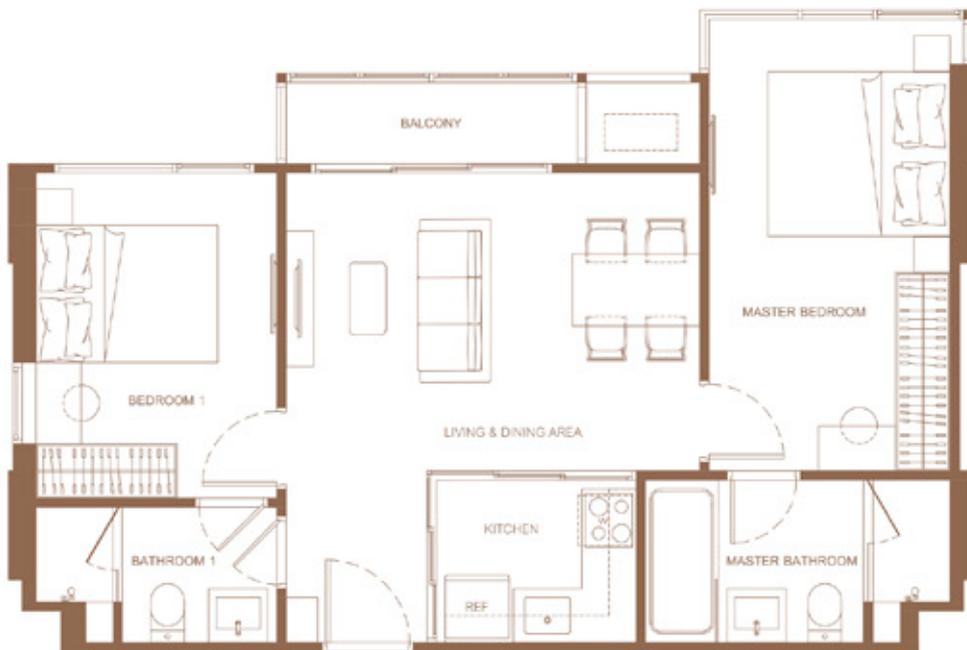
**2A (Pet)**  
62.00 - 62.50 sq.m.

# UNIT LAYOUT



**2A**

61.25 - 62.50 sq.m.



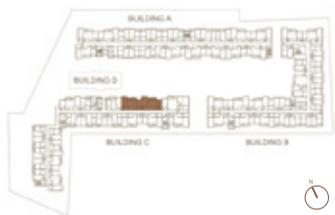
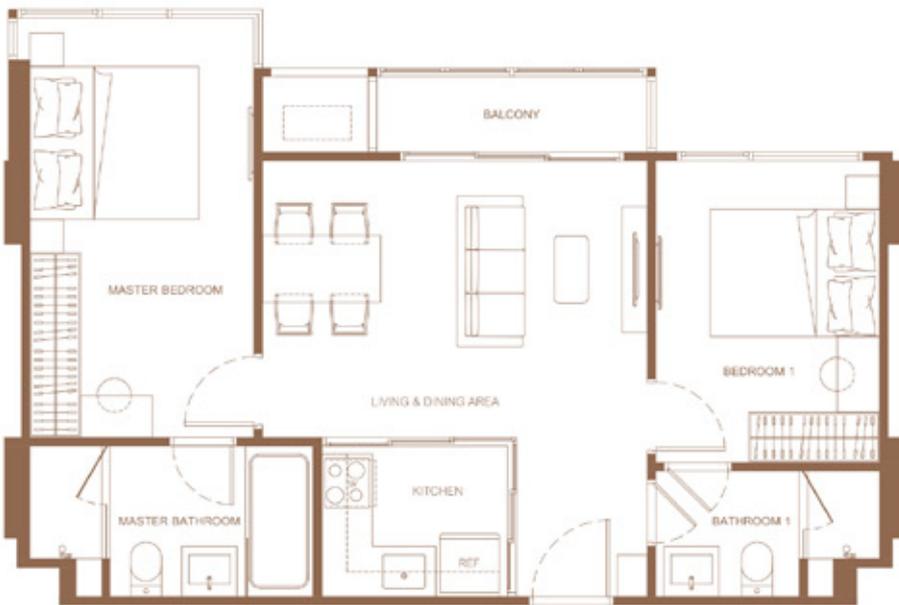
**2A - 1 (Pet)**  
62.75 sq.m.

# UNIT LAYOUT



2<sup>nd</sup> - 7<sup>th</sup> FLOOR PLAN

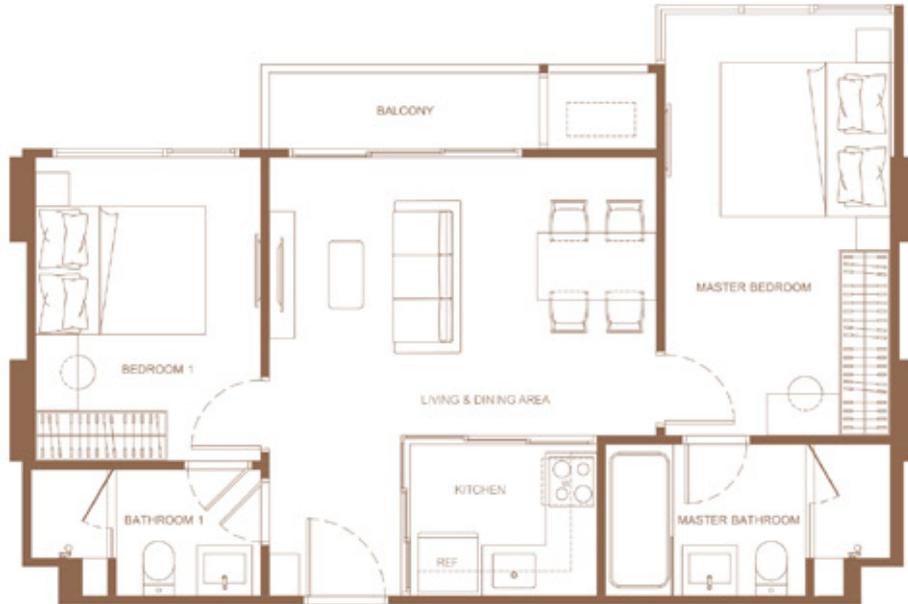
**2A - 1**  
61.25 sq.m.



2<sup>nd</sup> - 7<sup>th</sup> FLOOR PLAN

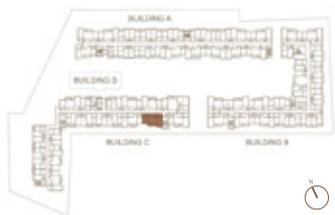
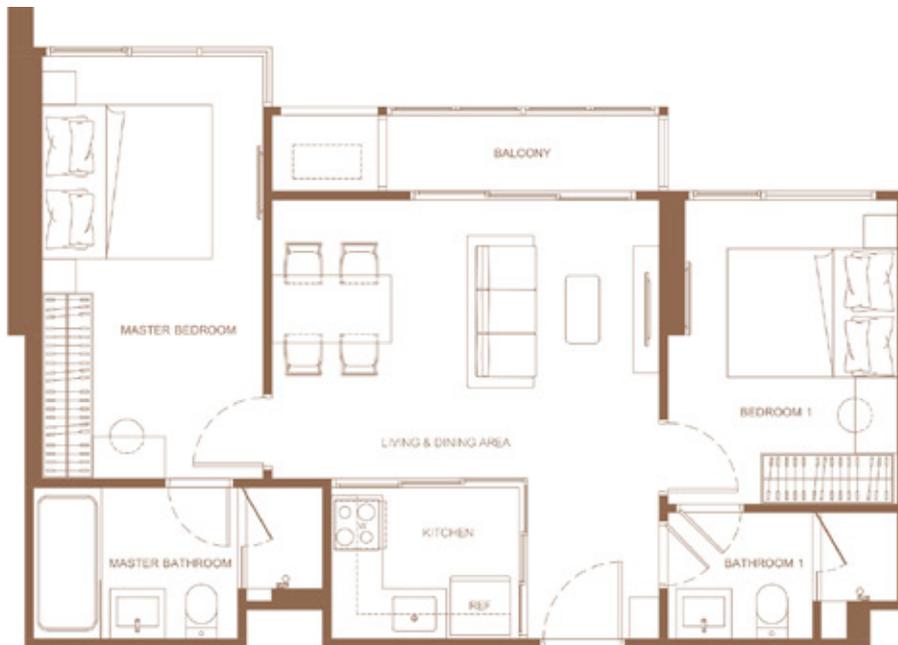
**2A - 1m (Pet)**  
62.75 sq.m.

# UNIT LAYOUT



2<sup>nd</sup> - 7<sup>th</sup> FLOOR PLAN

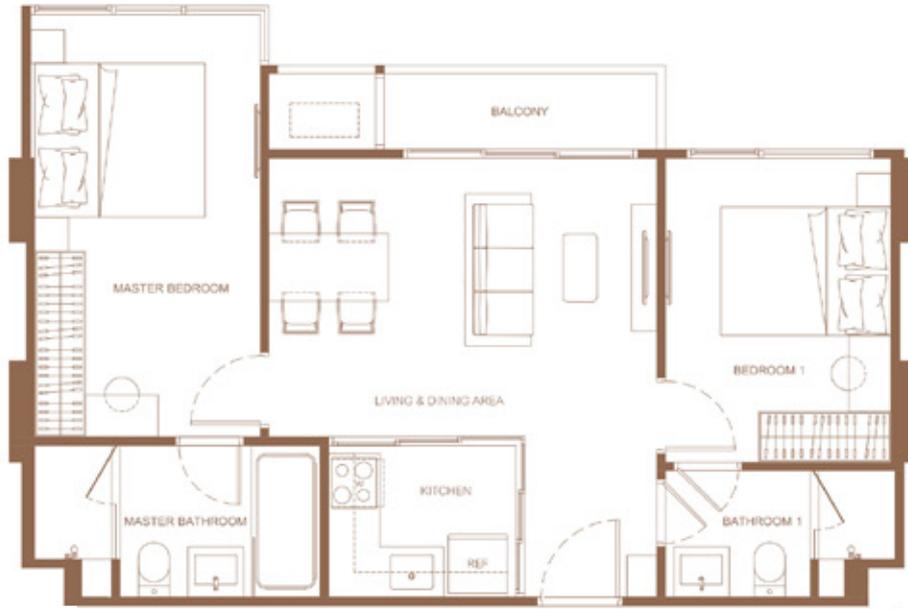
**2A - 2**  
62.75 sq.m.



2<sup>nd</sup> - 7<sup>th</sup> FLOOR PLAN

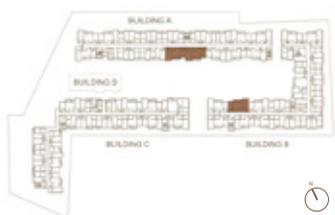
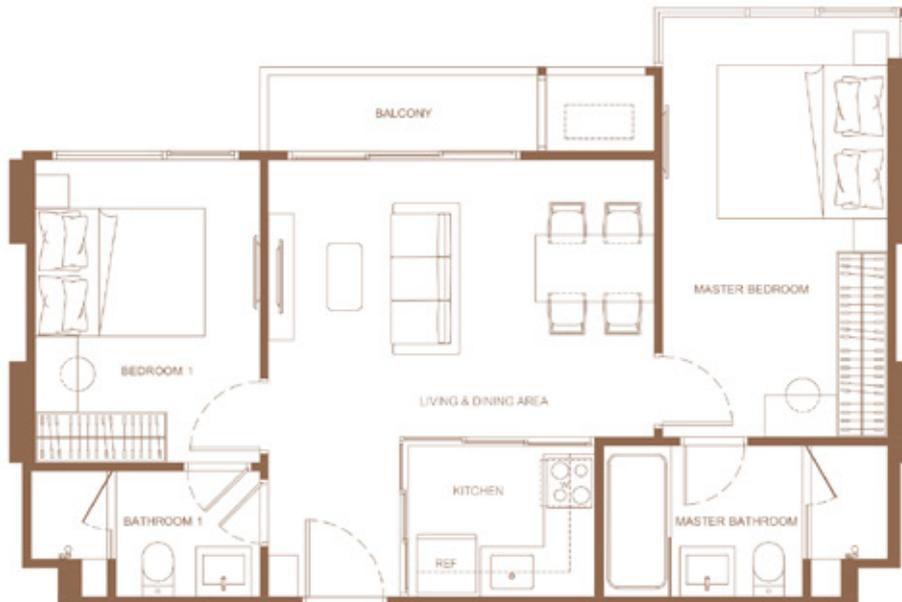
**2A - 2m (Pet)**  
61.75 sq.m.

# UNIT LAYOUT



2<sup>nd</sup> - 7<sup>th</sup> FLOOR PLAN

**2A - 2m**  
62.75 sq.m.



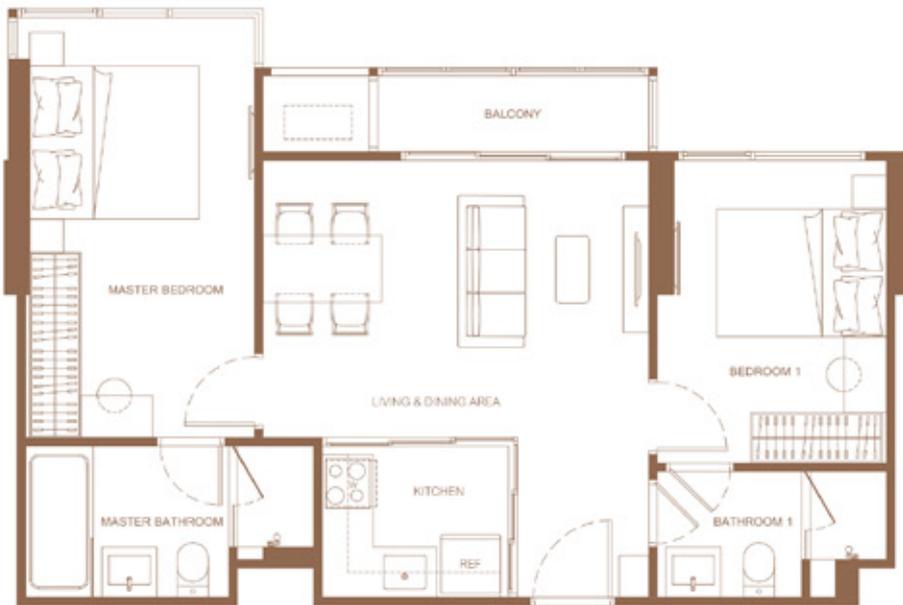
2<sup>nd</sup> - 7<sup>th</sup> FLOOR PLAN

**2A - 3**  
62.50 - 62.75 sq.m.

# UNIT LAYOUT

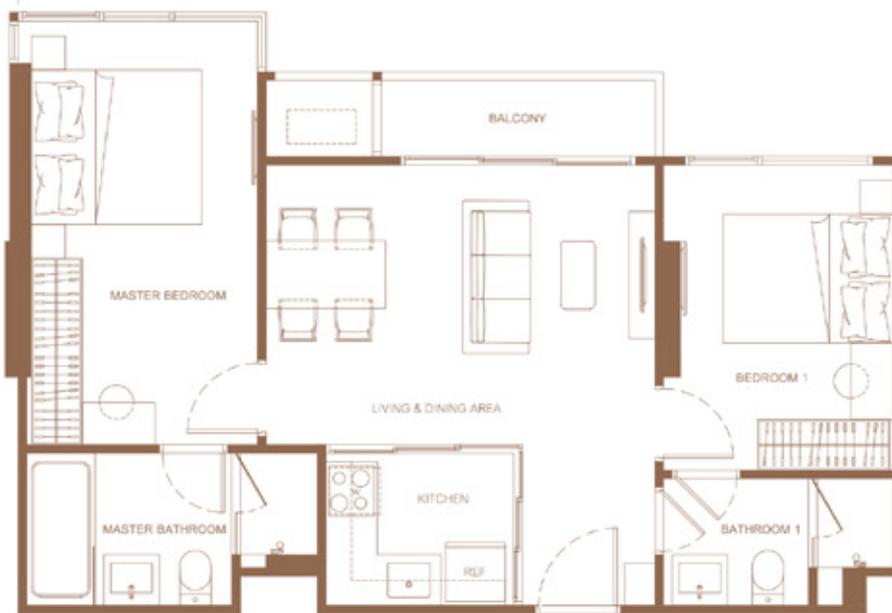


**2A - 3m**  
62.75 sq.m.



**2Am (Pet)**  
61.75 - 62.25 sq.m.

# UNIT LAYOUT

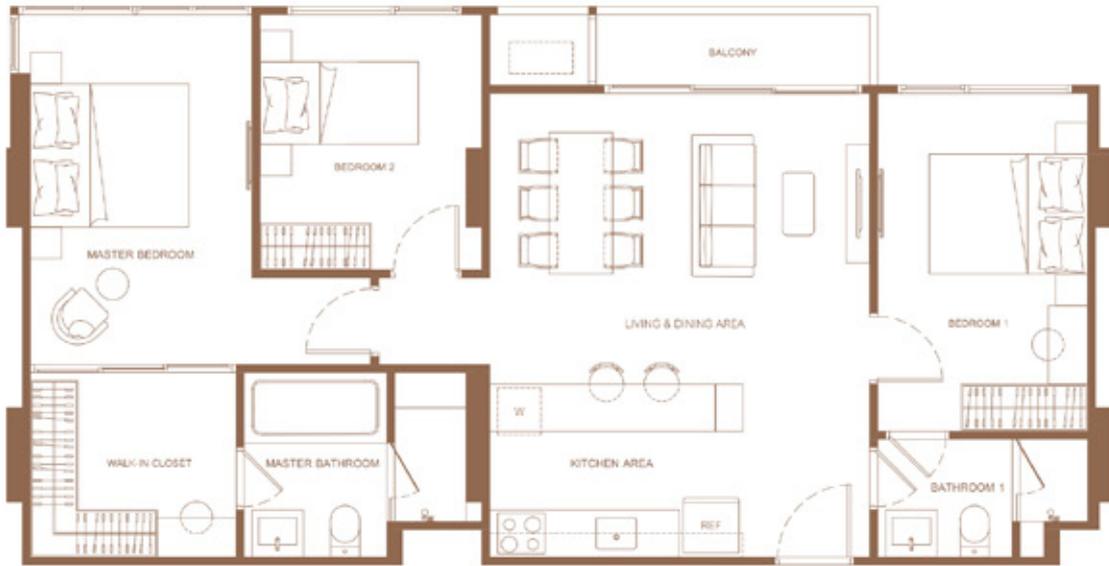


**2Am**  
62.00 - 62.50 sq.m.



**3A (Pet)**  
90.25 sq.m.

# UNIT LAYOUT



2<sup>nd</sup> - 7<sup>th</sup> FLOOR PLAN

**3A**  
90.25 sq.m.

valles HAUS

 SANSIRI

[sansiri.com](https://www.sansiri.com)

Project Owner : Siri Smart Five Co.,Ltd Company's registered no. 0105562003995 Head office : 59 Soi Rim Khlong Phra Khanong, Phra Khanong Nuea, Vadhana, Bangkok 10110 Registered capital(THB) : 50,000,000.00 Paid up capital(THB) : 50,000,000.00 (as of date 7 May 2025). The President : Mr. Uthai Uthaisangsuk. The Project : valles HAUS, land title deed no. 6187, 6191 , land no. 8845, 8849 , survey no. 2456, 2460, approximately area 6-4-11.5 Rai, Located at Soi Rim Khlong Phra Khanong, Phra Kha Nong Nuea, Vadhana, Bangkok (as a Condominium of 7 stories), 3 building(s), total of 408 unit(s), (for residential: 408 units, and for commercial: 0 units). The land and building have been mortgaged with Kasikorn Bank PLC. Obtained EIA approval and construction permit. Construction will be started in September 2025 and expected to be completed in January 2027 which will later be registered as the condominium. The unit owner shall pay sinking fund, common fee, tax and other fees as prescribed by the Project Owner or the Condominium Juristic Person subjected to the Condominium law.