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PHROM PHONG



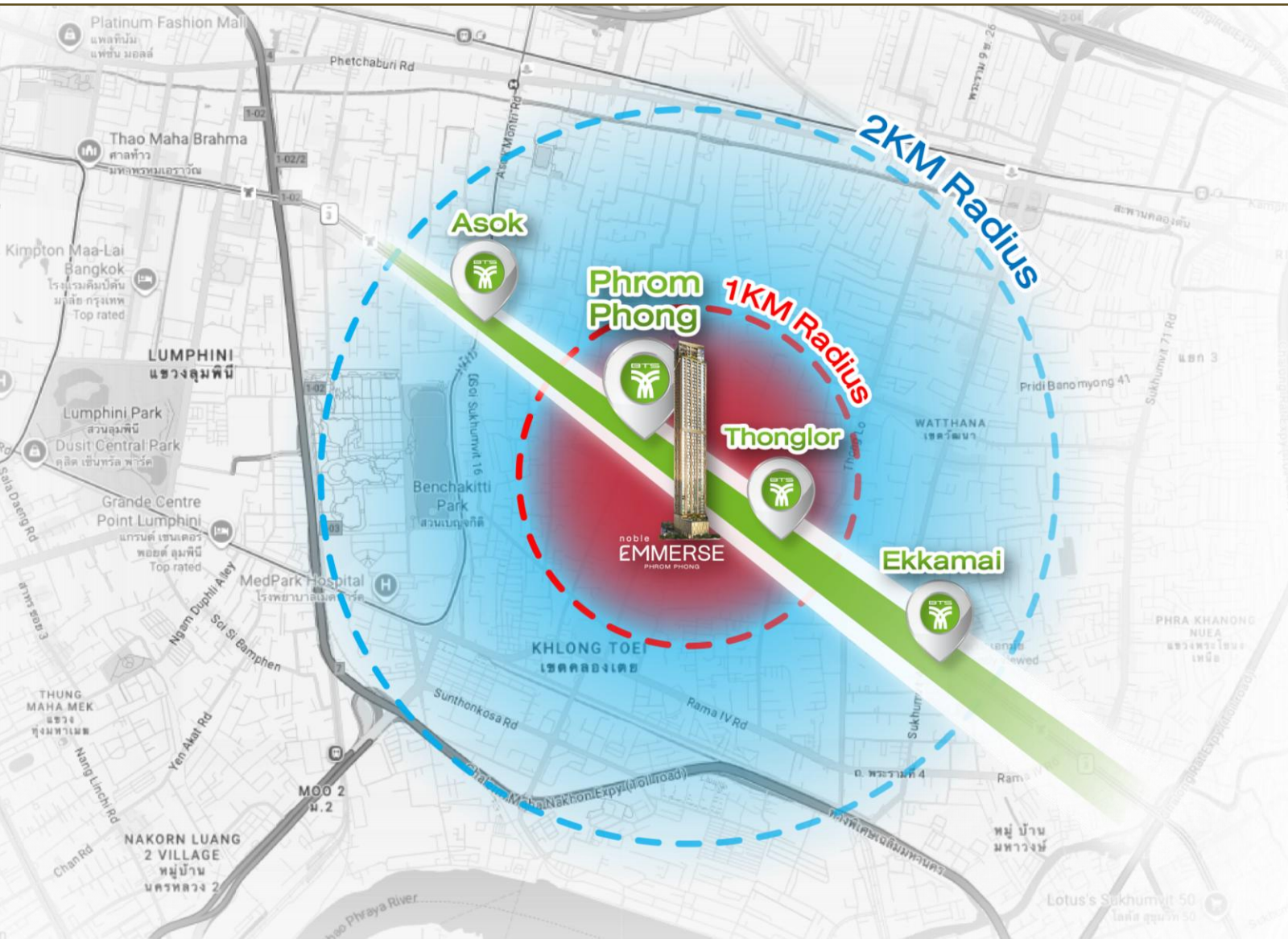
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In Bangkok's True Heart Supreme Over the City

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Bangkok Golden 2KM

The World on Your Doorstep



36
Shopping
Malls



17
Hotels



14
International
Schools



8
Hospitals

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Khajonwittaya
University

Phrom Chit Alley

Phromsi Alley

Samitivej
Sukhumvit
Hospital

Sales Gallery
@Bhiraj Tower

EmQuartier



Phrom Phong

Emsphere

Benjasiri
Park

Emporium

Sukhumvit 24

Sukhumvit 26

Sukhumvit 28

Sukhumvit 39

Sukhumvit 49

Sukhumvit Road

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350m | 5mins

To

BTS Phromphong

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The Epitome of Luxury Living

High-End Residential Area

Traditional high-end residential area & Popular among locals and tourists



Expat Community

Community for Overseas Expats, Professionals & Digital Nomads

Second CBD

Grade-A office spaces and Five-star hotels



EM District

High-end shopping mall

Celeb Worthy Vibes

Bar & Restaurants



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Phrom Phong: Bangkok's "Little Japan"

Largest Japanese Expat Hub in Bangkok – Restaurants, Markets, Schools, Wellness & More



Restaurants & Izakaya

Bankara, Mensho Tokyo, Isao, Hirashima Sakaba

Supermarkets & Groceries

Fuji Super, UFM Fuji Super



Language & International Schools

Thai-Japanese Association School



Massage, Spa & Onsen

Yunomori Onsen & Spa



Other Daily Essentials

Japanese beauty salons, karaoke, clinics, community malls



Phrom Phong: Bangkok's #1 Japanese & Expat Stronghold

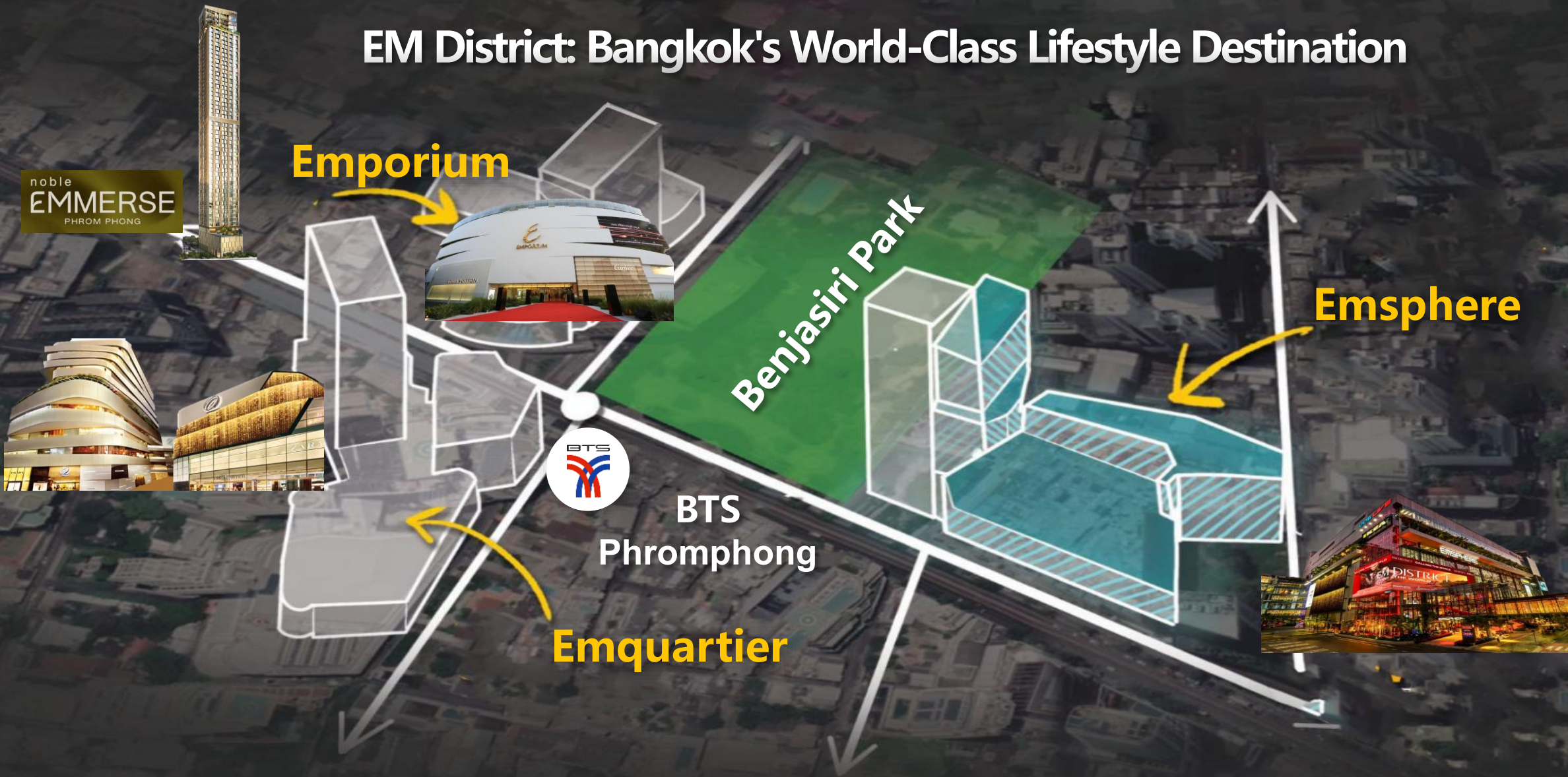


~15,000 Registered Expats
~18% Foreigners
(among Bangkok's highest ratios)



**Japanese & Korean
Dominance**
55% residents aged 25–49

**High Japanese/Expat Density + Young Affluent Residents
= Superior Occupancy (85–90%) & Rental Yields**



~604,000Sq.m. total usable area, rivals or exceeds Siam Paragon

US\$1.3billion Investment

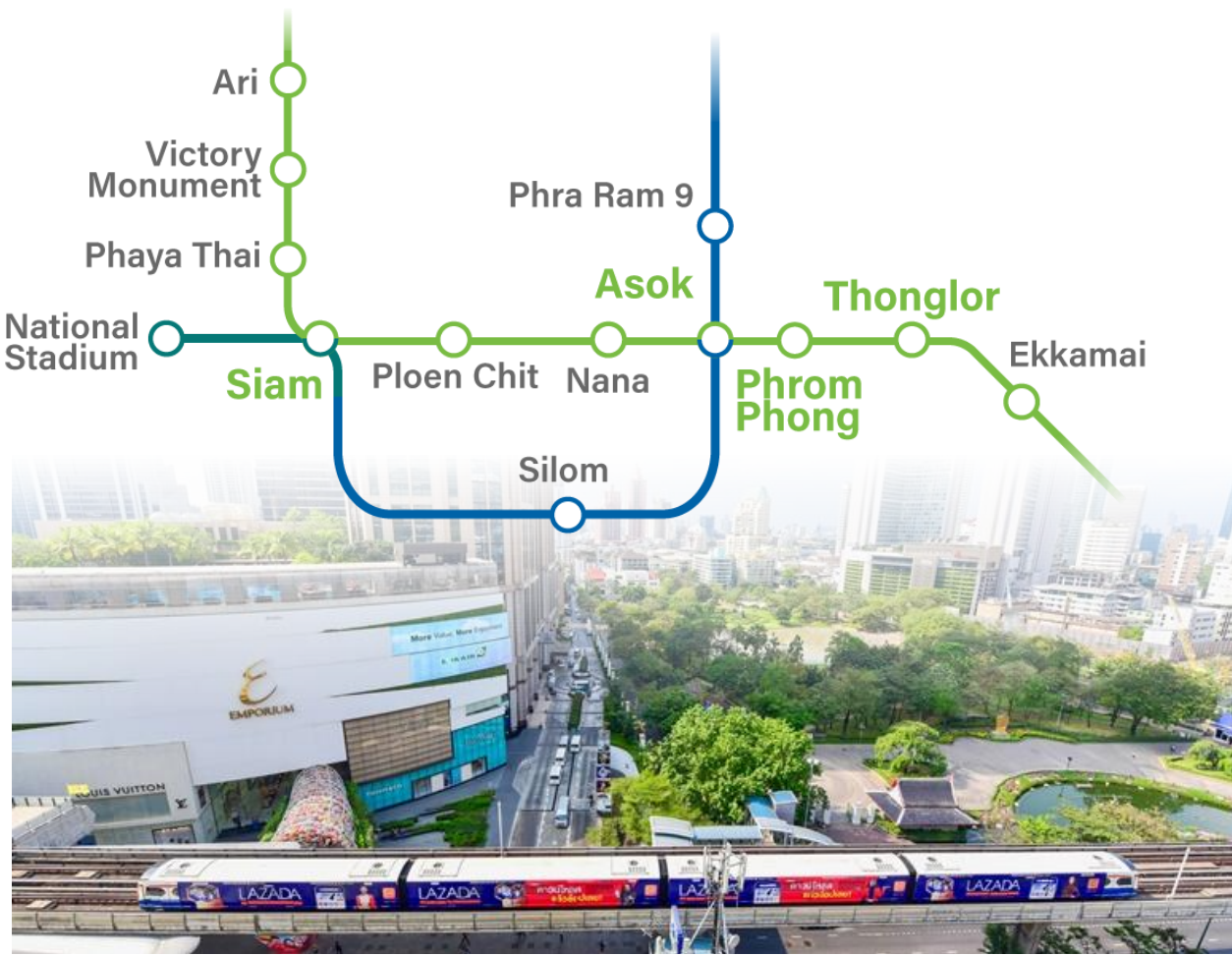
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BTS in Minutes – No Traffic, No Hassle

350m to Phromphong BTS – Bangkok's Fastest Gateway to Everywhere

Sukhumvit Road: Bangkok’s most vibrant business corridor. Fully light-rail accessible, it effortlessly connects the city’s prime commercial anchors from Siam to Thonglor.

Siam	Chit Lom	Phloen Chit
		
Siam Paragon	Central World	Erawan Shrine (Four Face Buddha)
Asok	Phrom Phong	
		
Terminal 21	Emporium	Emquartier
		
	Rain Hill Plaza	Benjasiri park



Michelin Guide Restaurant

Sorn

Michelin  stars



Distance 1.2km, 7 mins by car

R-Haan

Michelin  stars



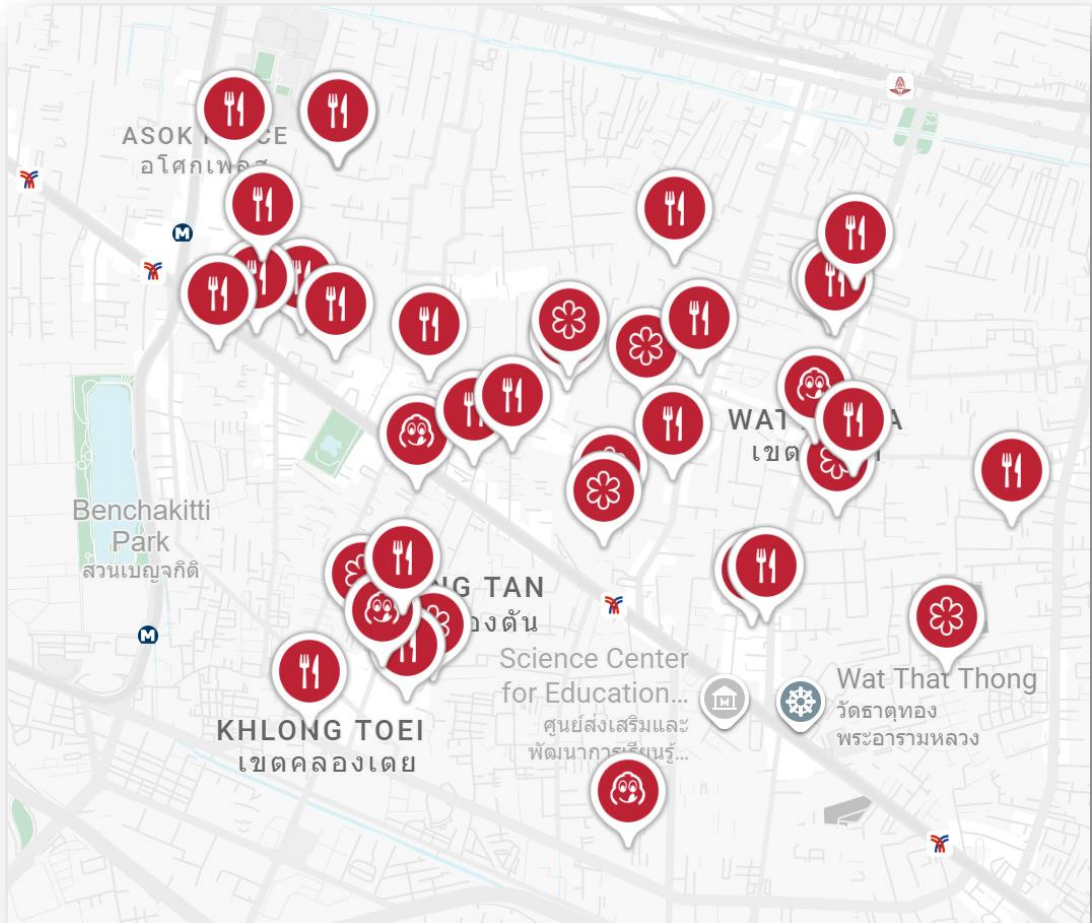
Distance 1.8km, 7 mins by car

Gaa

Michelin  stars



Distance 1.2km, 6 mins by car



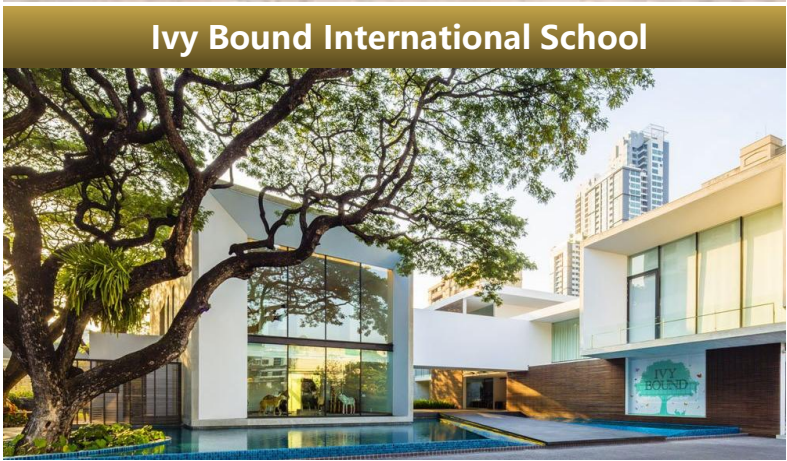
Phrom Phong: Hotel Powerhouse

Strong Demand for Business & Leisure Stays

The Ultimate 4 & 5-Star Hotel Collection



Surrounding Environment – International School



Surrounding Environment – Hospital



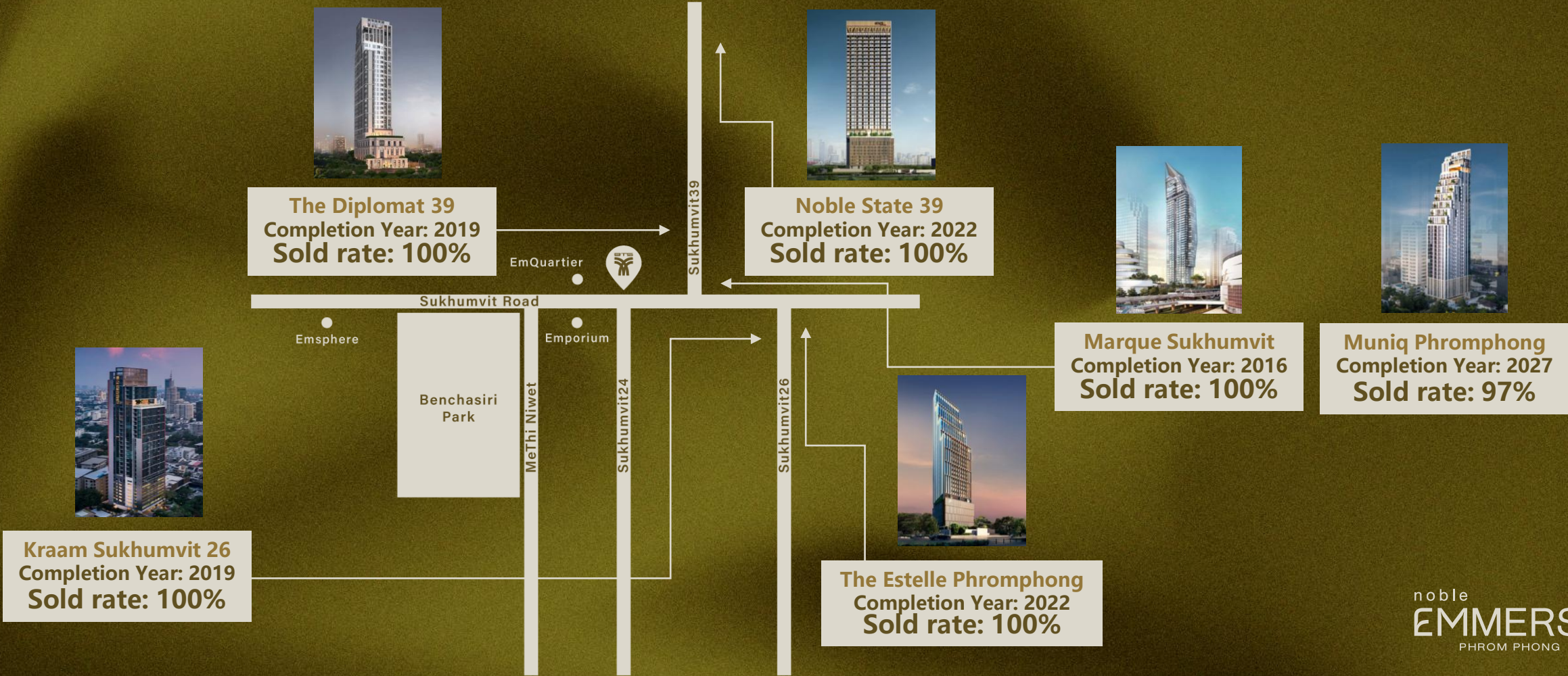
Renowned Corporation in Phromphong



Phromphong Condos Consistently Sold Out

And be more attractive to the foreigner

Over the past decade, all residential projects within a **500-meter radius of BTS Phromphong** have achieved **100% sales** absorption, driven by the precinct's unique status as a world-class shopping and lifestyle destination (The EM District).





Offering an exceptional value at **less than 20% of the average market price** in the Phromphong zone.

Project Comparison

Project	Developer	Completion Year	Total Floors	Total Units	Starting Price	Avg Price/ Sqm (THB)	Percent of Sold	Located	Selling Point
Noble Emmerse Phomphong	Noble	2030	55 storeys	358 units	6,990,000	267,000	Pre-sale	Near BTS Phromphong 350m	• 350m to BTS Phromphong • Low density layout with 7-8 units per floor • Attractive price, lower than average price of area
Kraam Sukhumvit 26	NYE Estate	2019	29 storeys	128 units	16,900,000	295,000	Resale (as of Dec 2019)	Near BTS Phromphong 500m.	• Attractive price • Full-height glass windows extend seamlessly from floor to ceiling on every level
Muniq Promprong	Major Development	2027	34 storeys	106 units	15,900,000	334,000	96% (as of Dec 2024)	Near BTS Phromphong 20m.	• Attractive price • Location : 20 meters from BTS Phromphong , conveniently located EMQUARTIER, EMPORIUM
The Estelle Phromphong	Raimonland	2022	37 storeys	146 units	16,800,000	350,000	Resale (as of Dec 2024)	Near BTS Phromphong 250m.	• Special units with private elevator • Pet Friendly
Intercontinental Residences Asoke	CG Capital	2029	32 storeys	88 units	40,800,000	360,000	85% (as of Nov 2024)	Near BTS Phromphong 2.7km.	• Offers prime city-center living with seamless connectivity
Still Sukhumvit 20	SC Asset	2028	30 storeys	124 units	30,000,000	380,000	Not Pre-sale	Near BTS Phromphong 500m.	• All units have private elevator • Pet Friendly
Mavista phromphong	Major Development	2027	32 storeys	45 units	70,000,000	393,000	45% (as of Mar 2025)	Near BTS Phromphong 200m.	• Location : 200 meters from BTS Phromphong , conveniently located EMQUARTIER, EMPORIUM • All penthouse with Offering spacious living options • 2 units per each floor • All units have private elevator



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6 Unique Project Features



IDEAL LOCATION

Located on Sukhumvit 30, Phrom Phong – only 350 m (5-minute walk) to Phrom Phong BTS Station.



EM DISTRICT LIFESTYLE

Steps from the vibrant EM District, Benchasiri Park, top international schools, hospitals, 5-star hotels, and premium dining.



Urban Wellness Living

Modern luxury residences designed for holistic well-being, where you can recharge physically and mentally with ease.



EXCLUSIVE RESIDENTS' CLUBHOUSE

Private oasis featuring a lush green retreat, serene aqua pool, refined private dining, and dedicated pilates studio.



HIGH PRIVACY DESIGN

Exclusive low-density layout with only 7–8 units per floor, ensuring superior privacy and exclusivity.



DIVERSE UNIT SELECTION

1–4 bedroom apartments (30–131 sqm) plus expansive penthouses (376–521 sqm).

Project information

Project Name

NOBLE EMMERSE PHROM PHONG

Project Developer

Noble Development Company Limited

Project Location

SUKHUMVIT ROAD Soi 30, Phomphong

Tenure

Freehold

Specification

Fully fitted

Management Fee

THB 90/ Sqm./Month
(1-year pay in advance)

Sinking Fee

THB 900/ Sqm.

Parking

325 Lots, approximately 90% of
total unit (Excluded Double Park)
-Conventional Parking
-Automated Parking

Unit Type

1 Bedroom : 30-39 Sq.m.
2 Bedrooms: 61-72 Sq.m.
3 Bedrooms : 99 Sq.m.
4 Bedrooms : 131 Sq.m.
Penthouse : 376-521 Sq.m.

Building

358 Units

Tower A

Residential Building

55-Storey High-Rise with 1 Mezzanne Floor and 2
Basement Levels

Tower B

Automated Parking Building

9 Above-Ground Levels And 4 Basement Levels

Project Area

3-0-31.1 Rai

Security System

- CCTV
- Access Control Key Card and/or Face Scan
- 24-Hour Security Guard

Facilities

Ground Floor

The Emmerse Grounding

- The Greenery Retreat
- Exotique Lobby
- Waiting Lounge
- Smart Locker
- Grab & Go Station

4th Floor

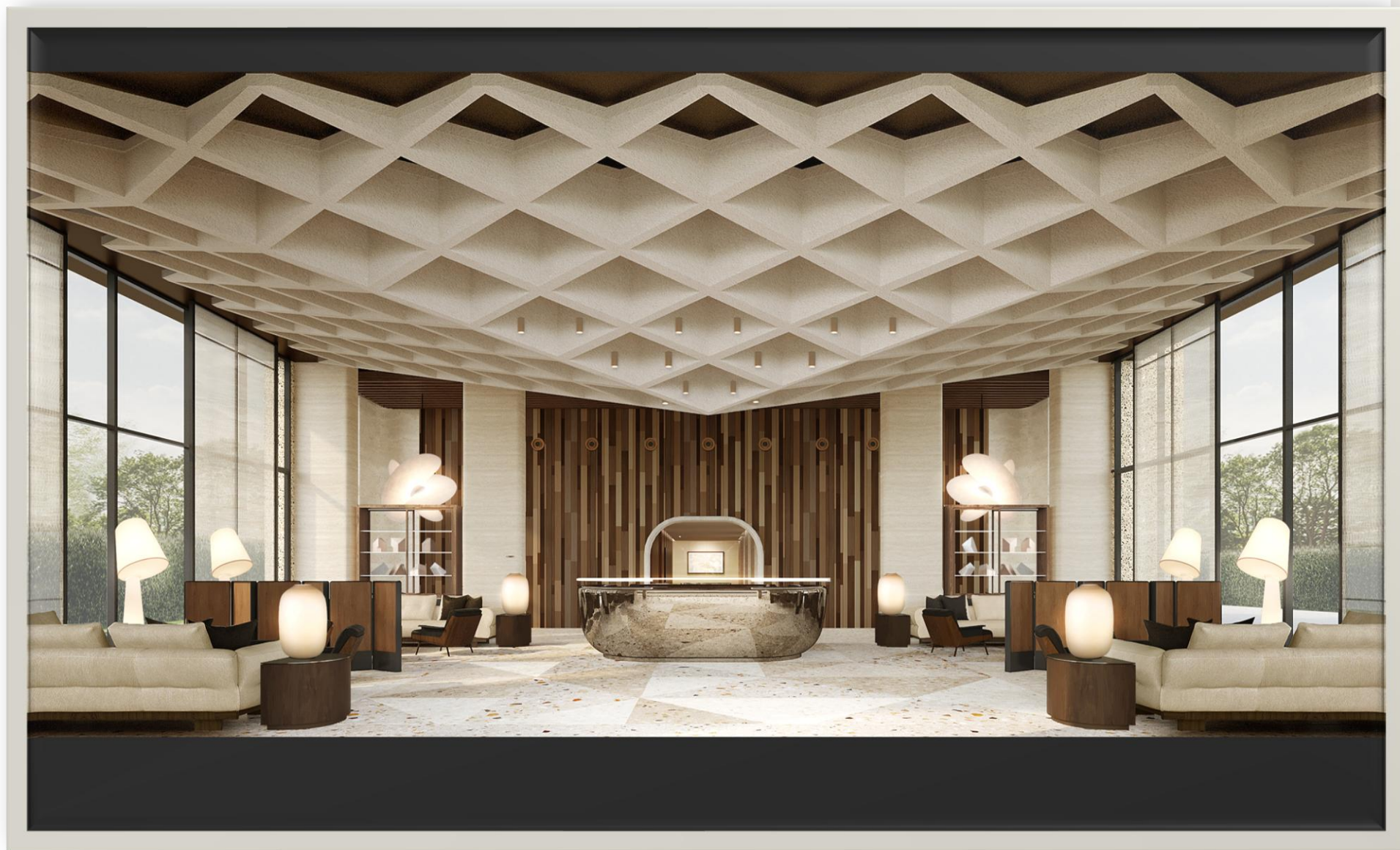
The Holistique Sphere

- Aqua Sere Ne Pool & Kids Pool
- Emmerse Cocoon Spa
- Pool Terrace
- Playscape
- Emmerse Gym
- Private Mind Studio
- Pilates Studio
- Cycling Station
- Cinema Lounge
- Meeting Forum
- Working Pod

51st Floor

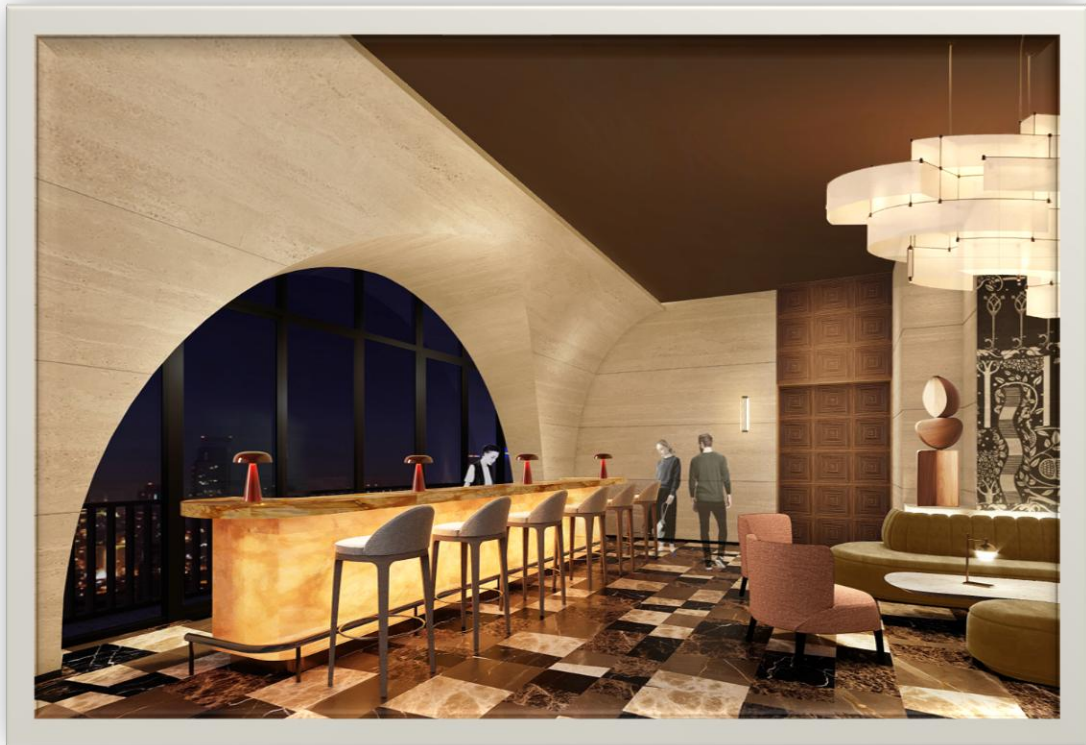
The Emmerse Sky Retreat

- The Urban Sky Lawn
- Mystique Social Club
- Sky Lounge
- Private Dining
- The Chef Reserve
- Co-living Space
- Sky Scenic Lounge

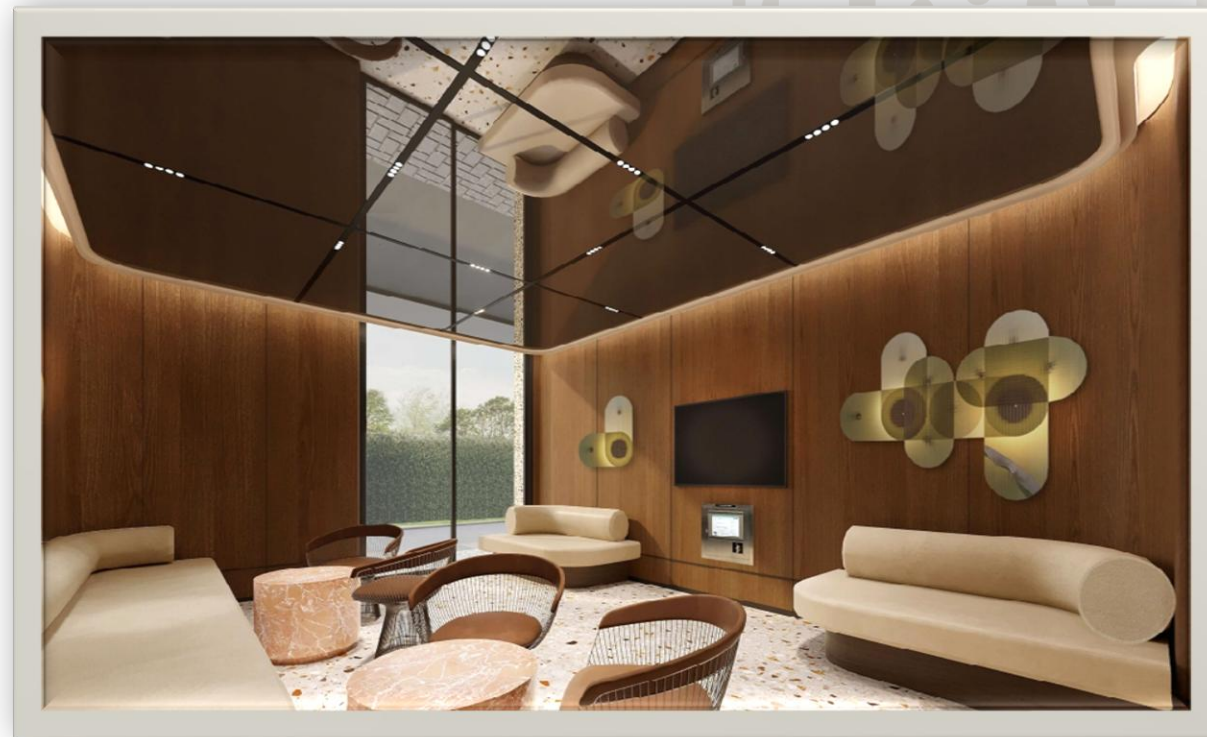


Exotique Lobby

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Sky Lounge



Waiting Lounge

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Floor Plan

Master Plan



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4th Floor



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5th – 36th Floor

SUKHUMVIT ROAD



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37th – 50th Floor

SUKHUMVIT ROAD

E7
131.94 m²C6
99.04 m²B8
72.35 m²B1
72.96 m²A2
39.94 m²B3
71.03 m²B9
61.62 m²

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51st Floor



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52nd – 54th Floor

SUKHUMVIT ROAD



P1
376.34 m²



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55th Floor

SUKHUMVIT ROAD



P2
521.06 m²



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55th Mezzanine Floor

SUKHUMVIT ROAD



P2
521.06 m²

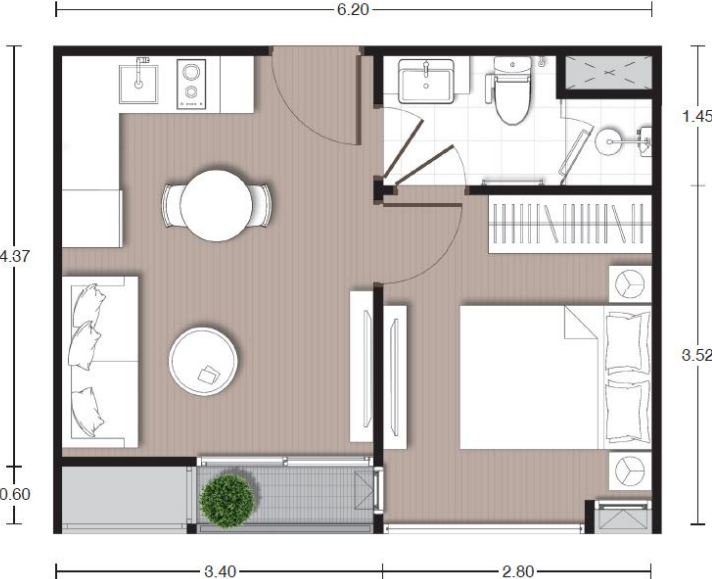
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Unit Plan

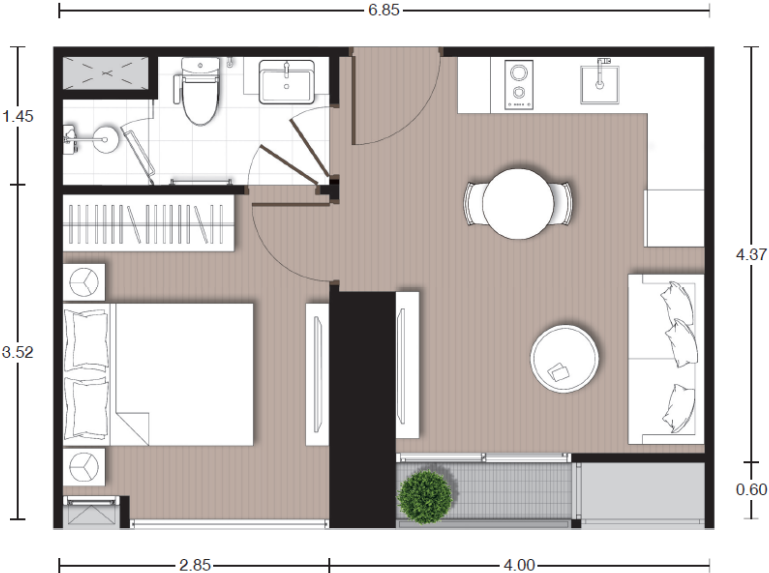
Unit Plan | 1 Bedroom



A2: 39.94 Sq.m



A4: 30.17 Sq.m

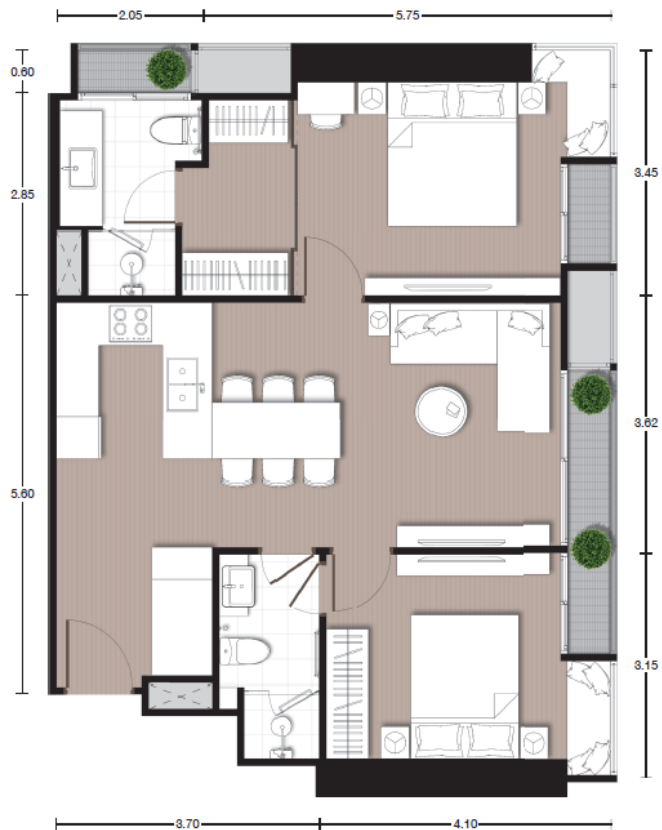


A5: 31.44 Sq.m

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Unit Plan | 2 Bedrooms



B1: 72.96 Sq.m

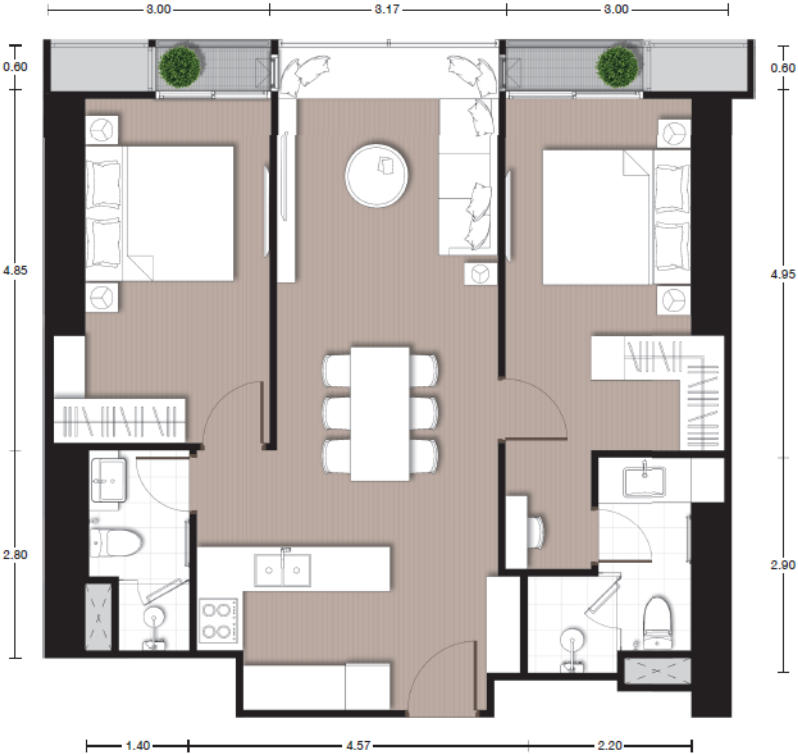


B3: 71.03 Sq.m

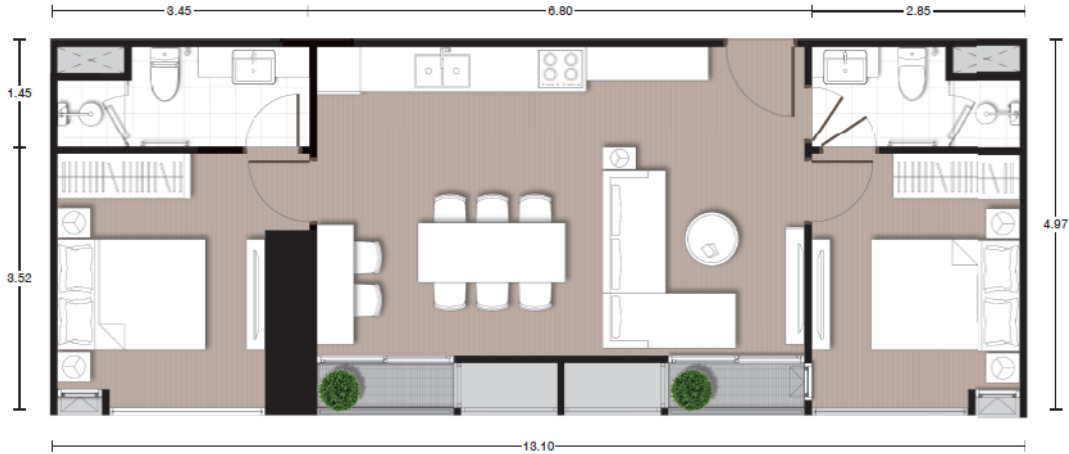
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Unit Plan | 2 Bedrooms



B8: 72.35 Sq.m



B9: 61.62 Sq.m

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Unit Plan | 3 Bedrooms

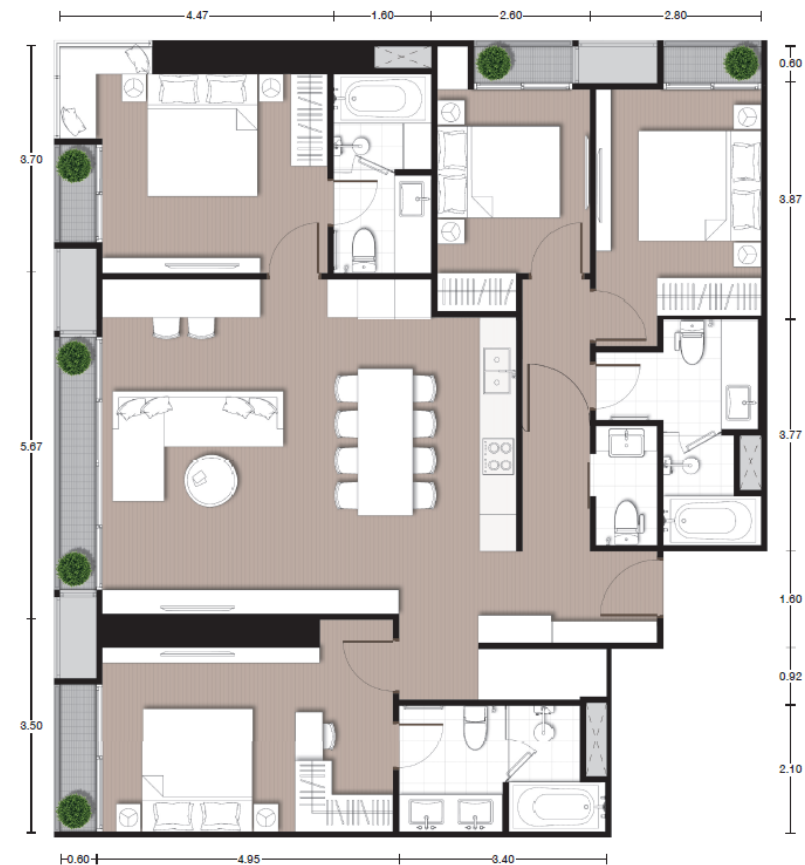


C6: 99.04 Sq.m

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Unit Plan | 4 Bedrooms



E7: 131.94 Sq.m

* NOTE. THE DEVELOPER RESERVES THE RIGHT TO CHANGE ANY INFORMATION IN THIS DOCUMENT WITHOUT PRIOR NOTICE.



Unit Plan | Penthouse



P1: 376.34 Sq.m

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Unit Plan | Penthouse

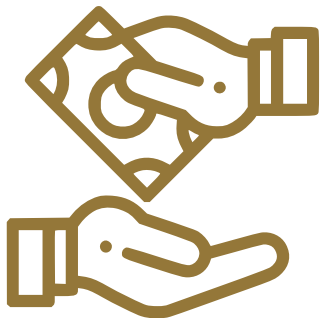


P2: 521.06 Sq.m



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Purchase Procedure



Pay deposit of THB 100,000 and complete the purchase form to reserve the premises



Confirm the premises and pay 15% within 15 days after the deposit is made and sign the sales agreement



Pay another 15% within 45 days after the deposit is made



Final payment upon completion: 70% payment upon the completion of the project. The project is expected to be completed in Q3 2030

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THANK YOU.

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