

culture chula



<5 Mins. Walk to 1 BTS & 2 MRT Stations



EDUCATION



Chulalongkorn University – 5 Mins. Walk



Chula
Chulalongkorn University

No.1 in Thailand for 14th Consecutive Year*



*By QS World University Rankings 2023



Famous Students from Chula University



*On the Auspicious Birthday Anniversary of
Her Royal Highness Princess
Maha Chakri Sirindhorn*

on 2nd April 2022

*We Wish Her Highness Happiness and Good Health
Long Live Her Royal Highness the Princess*



Prince Mahidol of Songkla
on his way to Gloucester, August 26, 1916
Courtesy of Chicago Museum.



His Majesty King Bhumibol Adulyadej
December 5, 1927 - October 13, 2016
"His Majesty is always in our hearts forever"



SHOPPING



Shopping Malls along Sukhumvit Road



Siam Paragon – 5 Mins. Drive / 2 BTS Stns.



Siam Discovery – 5 Mins. Drive



MBK Center – 5 Mins. Drive



CentralWorld – 8 Mins. Drive



BUSINESS



Sathorn CBD – 1 BTS Stn. / 5 Mins. Drive



Sathorn CBD – 1 BTS Stn. / 5 Mins. Drive



Sathorn CBD ~ 700,000 Workers



One Bangkok – 5 Mins. Drive



One Bangkok, Completion 2027 – 5 Mins. Drive



One Bangkok: Fully Integrated District

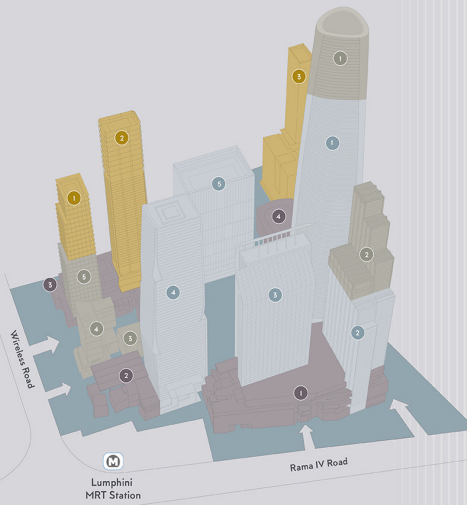
- พื้นที่สำนักงาน**
พื้นที่เช่าสุทธิรวมกันกว่า
500,000 ตารางเมตร
- พื้นที่ค้าปลีก**
ครอบคลุมพื้นที่กว่า
180,000 ตารางเมตร
- อาคารที่พักอาศัย**
ระดับลักซ์ชูว์
ทั้งหมด 3 อาคาร
- โรงแรม**
โรงแรมที่ครบทุกความต้องการ
และไลฟ์สไตล์ของผู้เข้าพัก
อย่างรอบคอบกว่า 1,100 ห้อง

- 1 Signature Tower
- 2 Tower 2
- 3 Tower 3
- 4 Tower 4
- 5 Tower 5

- 1 Lifestyle Mall
- 2 Multi-Concept Square
- 3 Luxury Retail Street
- 4 Culture & Retail

- 1 Residential Tower 1
- 2 Residential Tower 2
- 3 Residential Tower 3

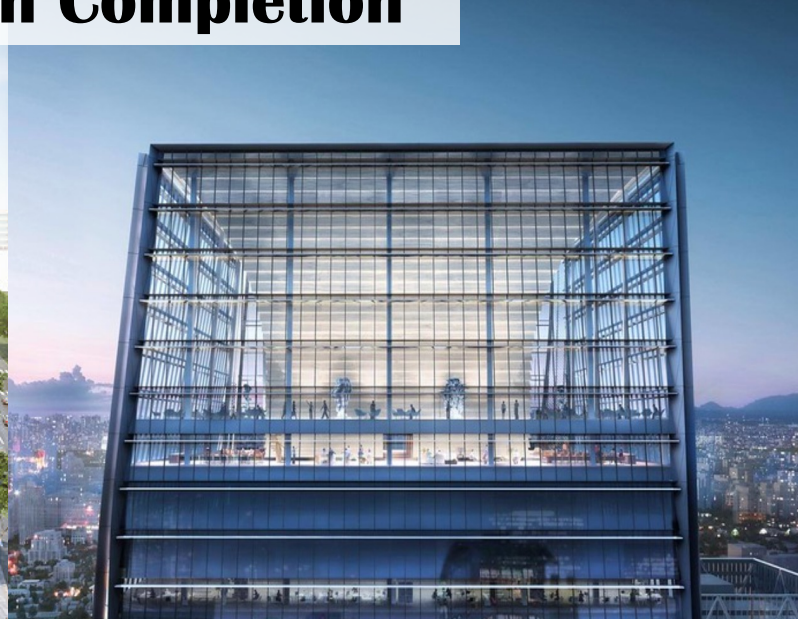
- 1 Super Luxury Hotel
- 2 Business Hotel
- 3 Boutique Hotel
- 4 Andaz One Bangkok
- 5 The Ritz-Carlton, Bangkok



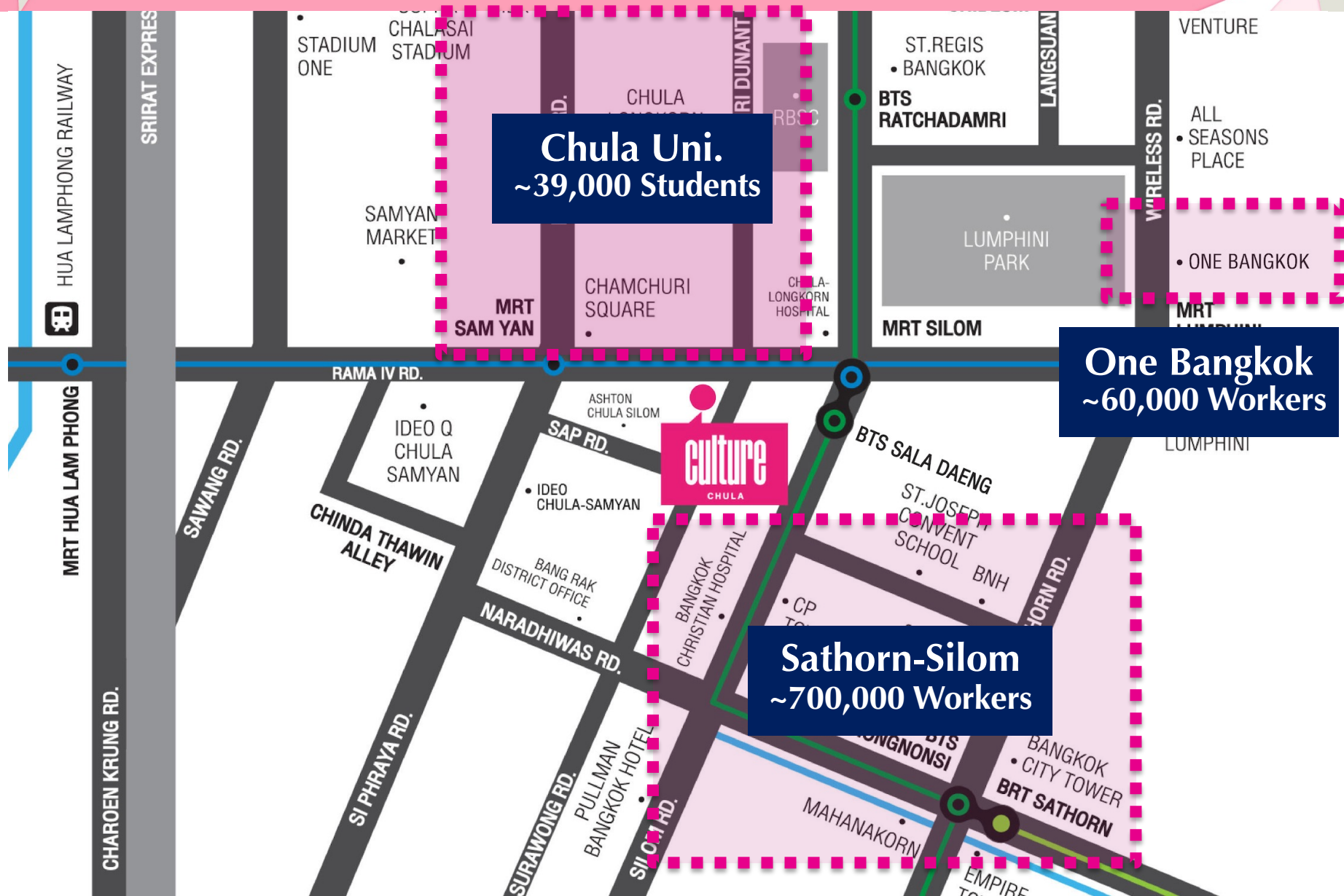
One Bangkok, Completion 2027 – 5 Mins. Drive



~60,000 Workers Upon Completion

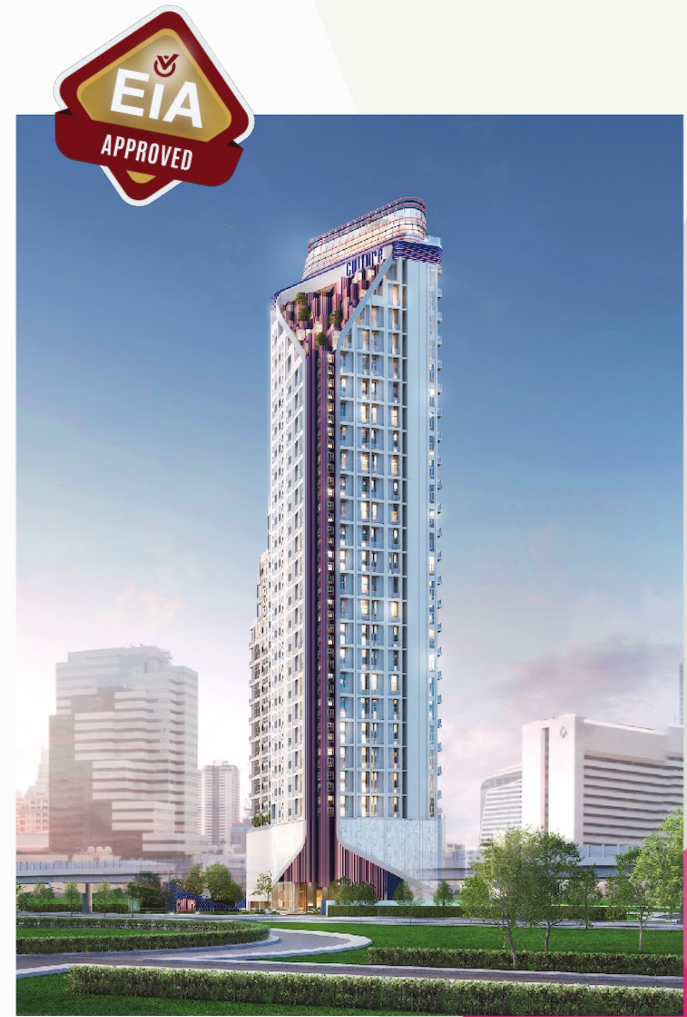


>1mil. Tenants Close By – Huge Tenant Pool



Culture Chula – Near Siam Paragon

<i>Project Name</i>	Culture Chula
<i>Developer</i>	Ananda Development PCL
<i>Location</i>	Sala Daeng, Bangkok (Close to Siam Paragon & Chulalongkorn University)
<i>Tenure</i>	Freehold for Foreigners
<i>Building</i>	612 Units, 32 - Storey
<i>Unit Types</i>	Loft (4.3m Ceiling) 1 - Bed, 2 - Bed & 3 - Bed
<i>Completion</i>	Est. Nov 2025
<i>Rental Yield</i>	Est. Gross Yield up to 6% p.a.¹
<i>Price</i>	From ~THB8,580,000 / THB240,000 psm.
<i>Handover</i>	Fully Finished & Furnished



¹Rental yield is projected & not guaranteed.







Ground Floor Lobby



24-Hour Co-Working Space on Mezzanine Floor



24-Hour Private Meeting Rooms



Draft

Culture Chula – 24 Hour Facilities

Except Concierge & Swimming Pool

WORK ANYWHERE

24 hr CO-WORKING SPACE
ZOOM BOOTH
LIVE STUDIO (ONLINE, YOUTUBER)
WELLNESS POOL







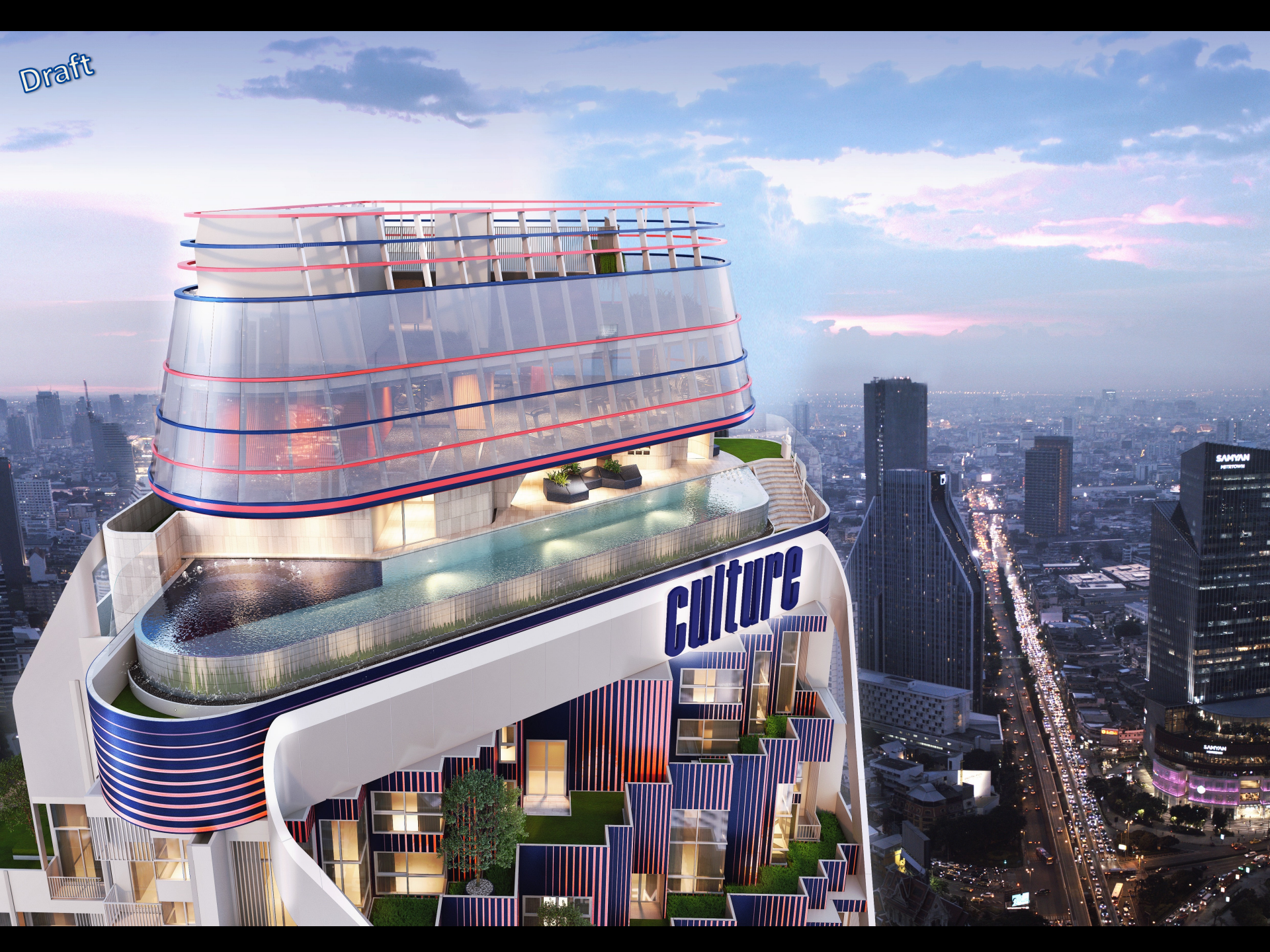
30th Facility Floor – 24-Hour Co-Working Space

Draft



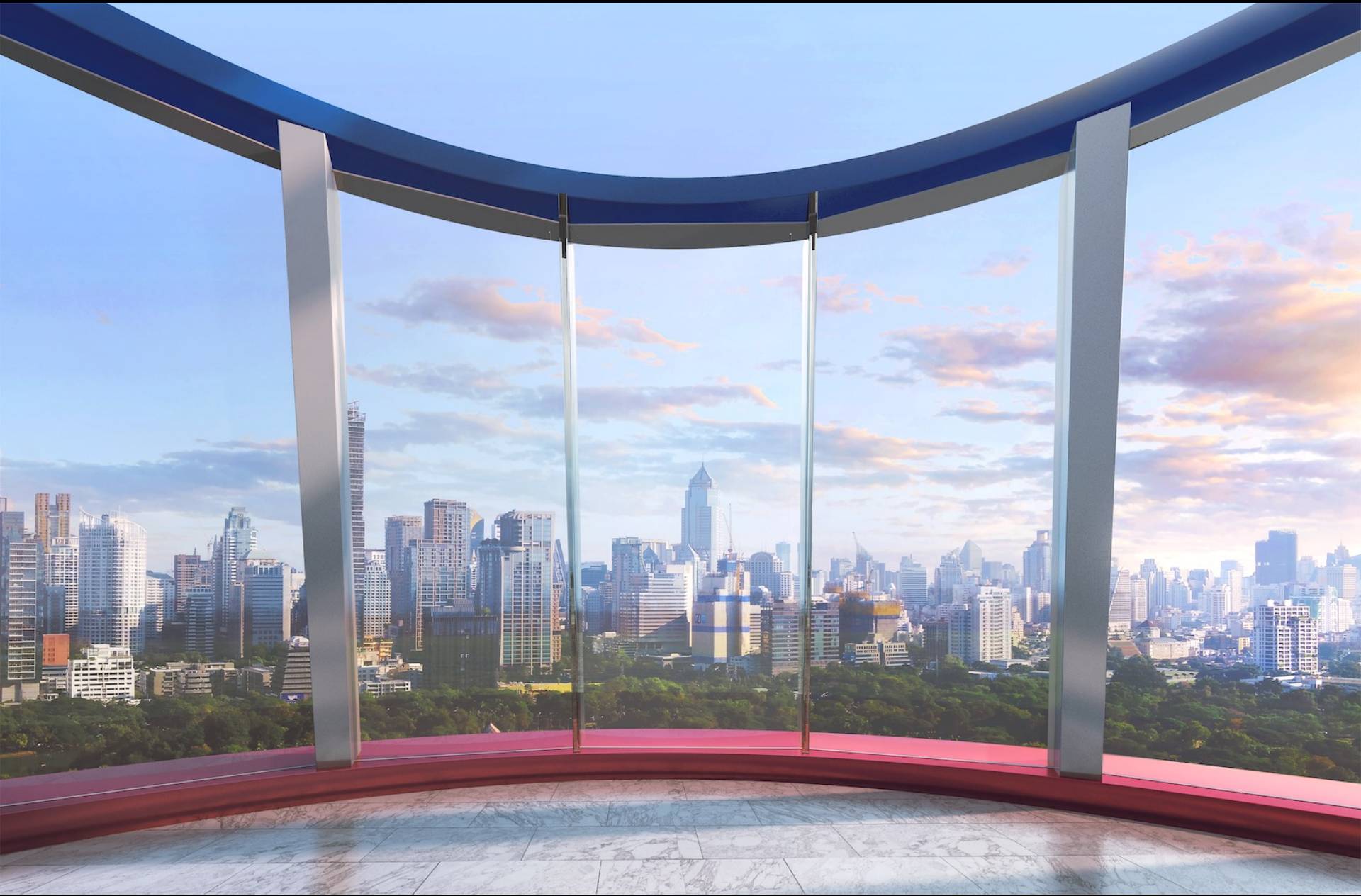
30th Floor Co-Kitchen

Draft









Rooftop Sky Terrace





SHOW UNIT

2-BEDROOM TYPE B2



**NFA 32.5 sqm. (Lower) +
24.5 sqm. (Upper)**

Total 57 sqm. / ~620 sq.ft.













Loft Area Not Included in SPA

CEILING HEIGHT

Loft Units

4.30m

2.2m Lower,
2.1m Upper

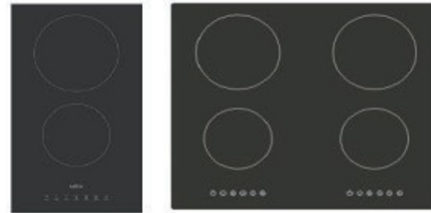


Fully Finished Condition



Air Conditioners

MEX



Kitchen Hob
(either 2 or 4 zones
depending on unit types)

MEX



Kitchen Hood

MEX



Faucet

SAMSUNG



Digital Door Lock

SAMSUNG



Microwave

*Image above is provided for illustration only.
Developer has the right to change the brand of the appliances to an equivalent one without prior notice.*

Car Park – Free for Residents

Total 251 Car Park Lots



There are a total of 251 car park lots, equivalent to ~41% of total residential units.

Car parks are not for sale but allocated for residents to use for free.

Auto parking 213 lots, conventional parking 38 lots & 2 EV parking lots.

Professionally Managed by Ascott



A Member of CapitalLand

**ASCOTT INTERNATIONAL
MANAGEMENT (THAILAND) LTD.**

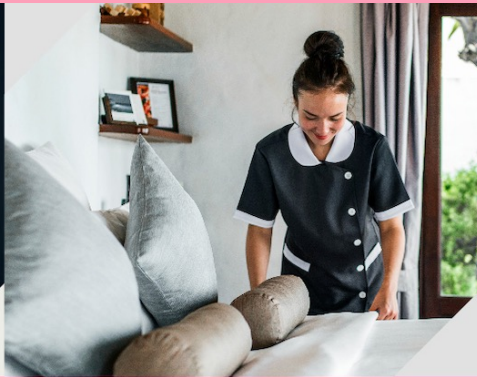
Professionally Managed by Ascott



PROPERTY MANAGEMENT



- ◆ Hotel Standard & Service Mind
- ◆ 24hr Human Contact Channel



SERVICES



- ◆ On Demand Service
 - Cleaning
 - Laundry
 - Maintenance Services



COMMUNITY



- ◆ Attract Like-minded People
- ◆ Strong Community
- ◆ Community Activities
- ◆ On Demand Activities
 - Fitness/ Wellness
 - Workshops
 - Social Events



DIGITAL FIRST



- ◆ Service Bookings
- ◆ Activity Bookings
- ◆ Resident Community (Chat, Marketplace)
- ◆ Boh System Integrati

Ascott A-La-Carte Services



Concierge



Laundry



Handymen



House Keeping



Event Organising



24h Security

Culture Series – “Blending into the Culture”



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for 14th Consecutive Year*



*By QS World University Rankings 2023



CHULA UNIVERSITY
COLOR BRANDING



24-HOUR FACILITIES
TARGETING CHULA UNI.
STUDENTS LIFESTYLE

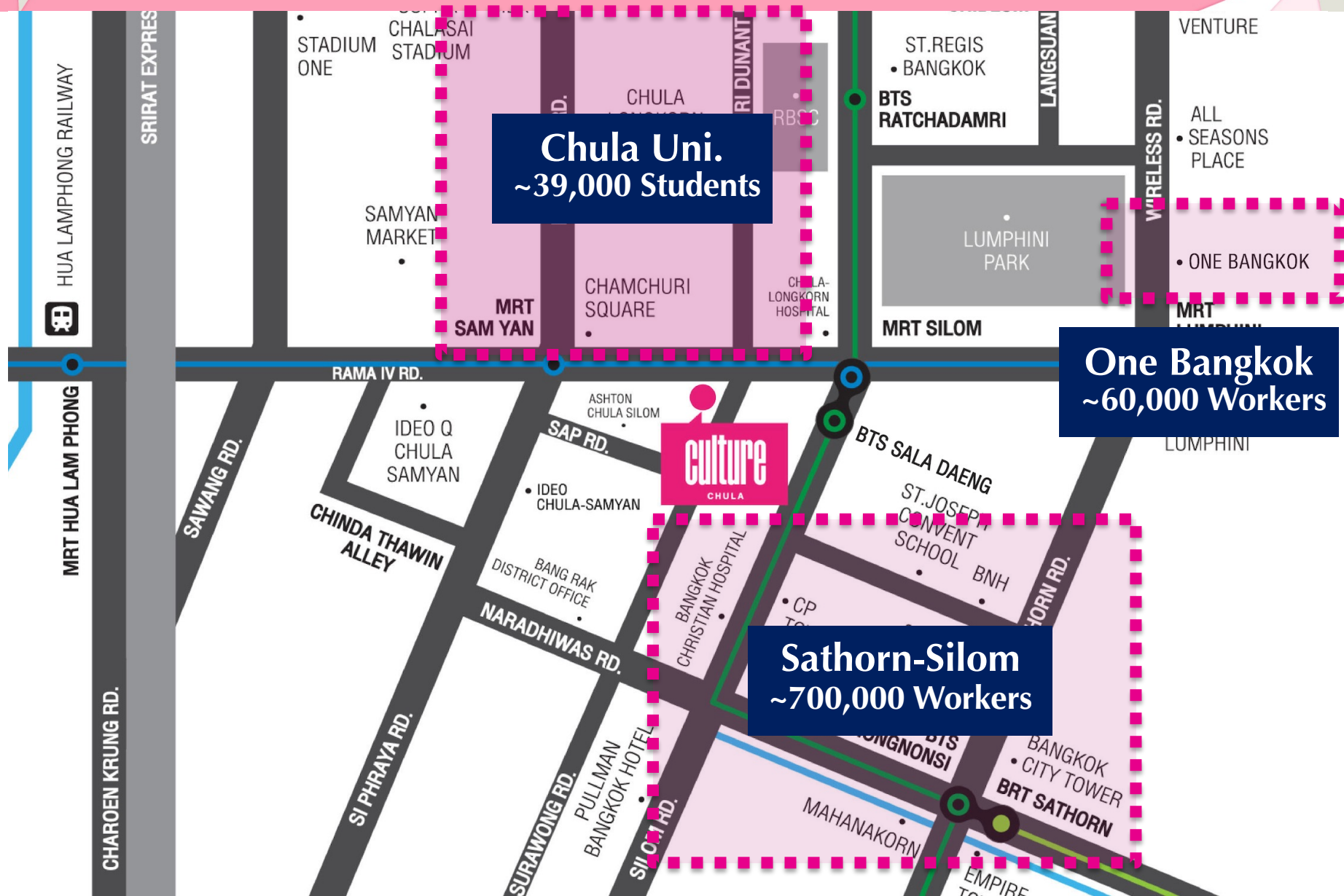
Rental Yield

6.0% p.a.¹

¹Rental yield is projected
& not guaranteed



>1mil. Tenants Close By – Huge Tenant Pool



Unit Mix & Pricing

TYPE	NFA SQ.M.	PRICE IN THB	REF PRICE USD ¹
1-Bed Loft	24.50 – 35.50 (Upper 10.50 – 24.50)	<i>From</i> ฿ 8,579,704	~USD241,000
2-Bed Loft	32.50 – 51.50 (Upper 18.50 – 26.50)	<i>From</i> ฿ 13,722,352	~USD386,000
3-Bed Loft	71.00 (Upper 37.00)	<i>From</i> ฿ 27,140,316	~USD763,000

¹Prices are indicative and subject to change without prior notice.
USD prices are provided for reference only and subject to currency fluctuation.

Culture Chula from THB8,580,000



CU
จุฬาลงกรณ์
มหาวิทยาลัย
CHULALONGKORN UNIVERSITY

