

THE
MONUMENT
SATHON

A person wearing a white raincoat with a gold-colored inner lining stands in the rain with their arms outstretched and head tilted back, looking up at the sky. The background is a soft-focus view of green foliage.

18人 × 18个区域，解密 The Monument

Sathon

18 Experts × 18 Locations

— Unlocking The Monument Sathon

Give 3 reasons to Potential customers

1. Location: 80%

Prime Location In The Heart Of Sathon – Seamless Access And Effortless Connectivity

位于沙吞中心地段的黄金位置——交通便利，四通八达，

2. Sansiri + Monument [尚思瑞 + Monument 成熟的高端品牌] : 72%

3. Scarcity [稀缺性] : 60%

Freehold land, ultra-luxury, pet-friendly.

4. Price advantage [价格优势] : 80%

The current pricing is misaligned with the actual land price and project grade, and it is unlikely that such a product will appear in the same area within the next 10 years.

目前的定价与土地价格的实际价格及项目等级有错位，未来的10年之内都不可能在同区域有这样的产品出现。

5. Social circles and atmosphere [生活圈层及氛围] : 50%

Surrounded by 18 embassies and consulates and 5 major mega-projects, it attracts a large number of high-net-worth individuals.

18家使领馆、5大超级项目环绕，众多高净值人群汇聚。



BRAND SEGMENTATION

	High Rise	Low Rise
Segment S		
Segment A	 	
Segment B	  	
Segment C	 	
Segment D		 
Segment D-		

THE EVOLUTION OF THE MONUMENT



2015

The Monument Sanampao

“A Monument to Generations”

จุดเริ่มต้นของแบรนด์และเป็นการนิยามแนวคิดของ Modern Heritage ในรูปแบบร่วมสมัย



2016

The Monument Thong Lo

“Luxury is Space ”

ลักซ์วรีคอนโดที่โดดเด่นที่สุดของยุคที่ให้ความสำคัญกับพื้นที่ใช้ชีวิตอย่างแท้จริง

2026

THE
MONUMENT
SATHON



THE FIRST STRATEGIC PARTNERSHIP

FOR BANGKOK'S NEXT LEGACY LANDMARK

The Monument Sathon

Location

Sathon 10

Prime Location In The Heart Of
Sathon – Seamless Access And
Effortless Connectivity





**A-GRADE OFFICE
SPACES**



**BANGKOK'S
TOP-TIER SCHOOL**



**WORLD-CLASS
HOSPITAL**

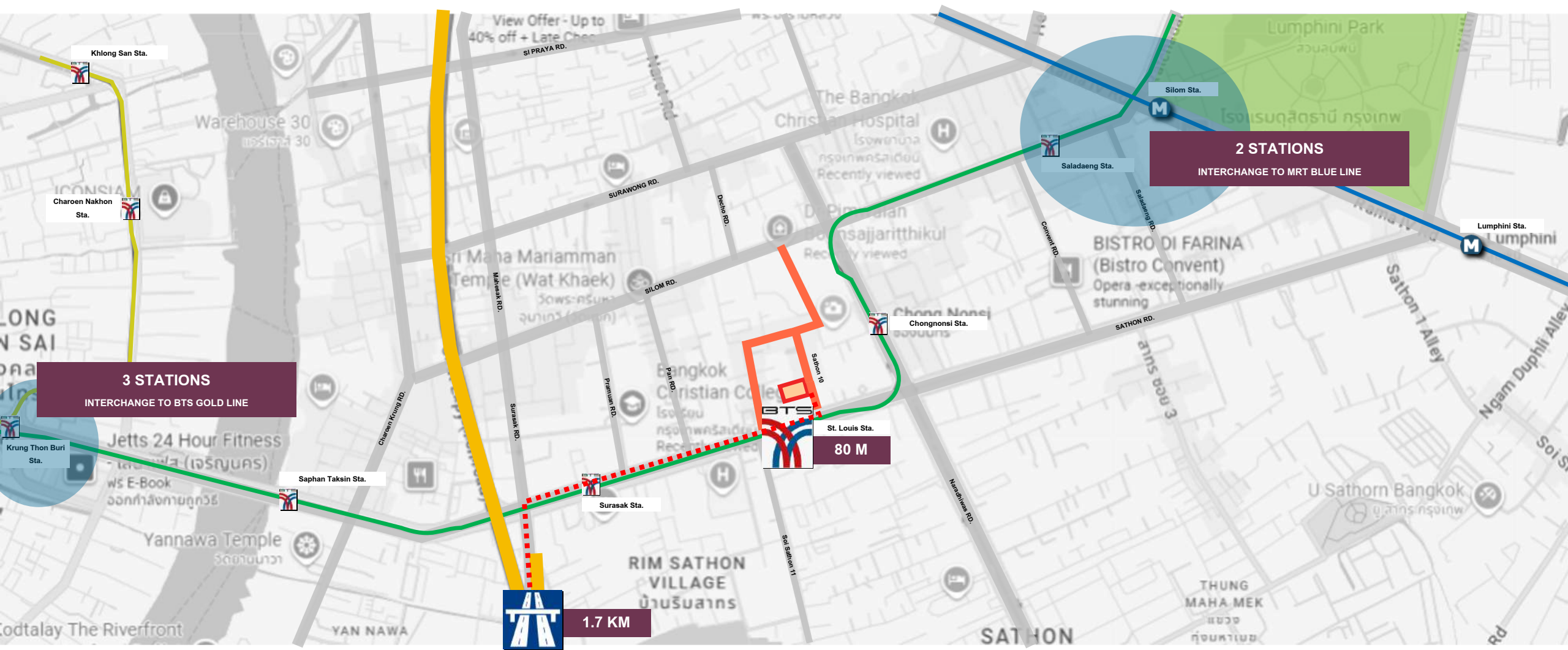


**GLOBAL LIFESTYLE
DESTINATION**

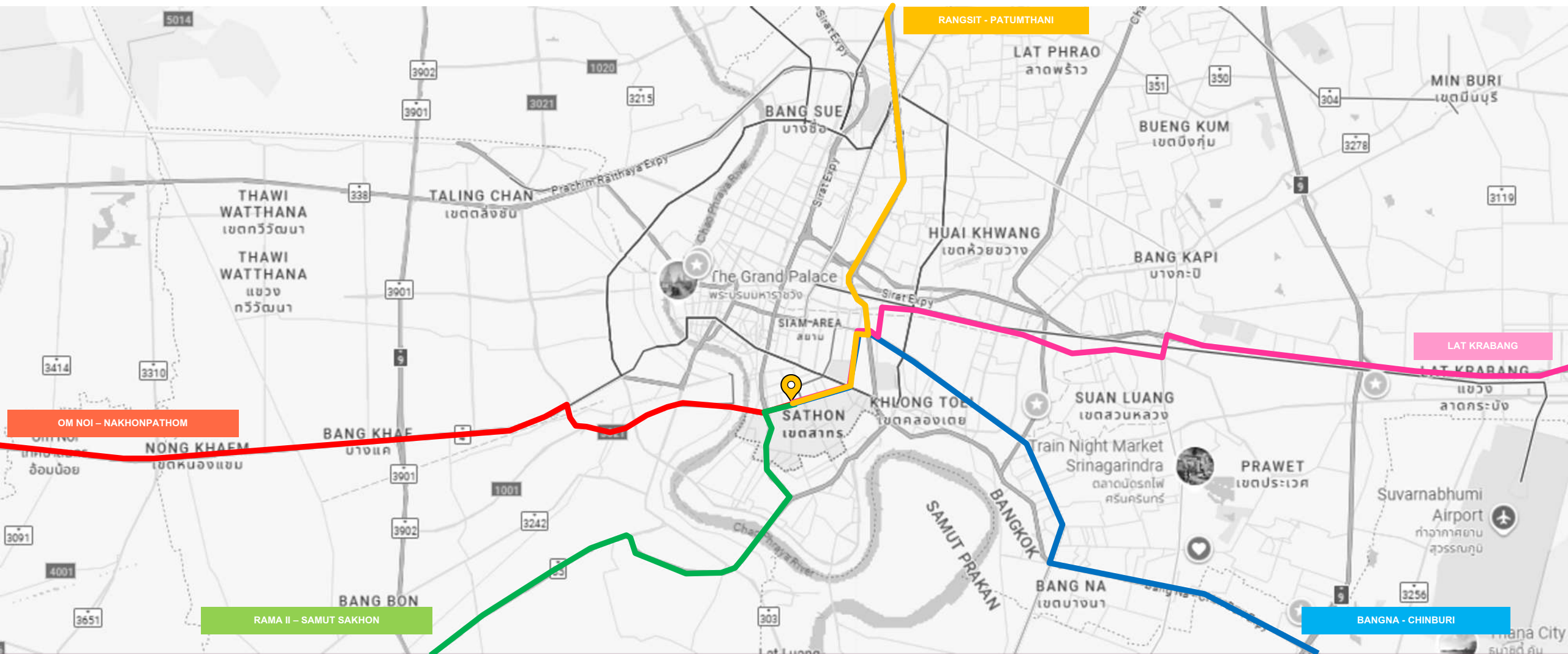


**MICHELIN-STAR
RESTAURANTS**

LAND LOCATION



LAND LOCATION



OFFICE SPACES

GRADE A	RENTAL RATE (B/SQM/M)		
	AVG	MIN - MAX	
Central Park Offices	1,400	1,200	- 1,600
Kronos Sathon	1,050	900	- 1,200
Park Silom	1,200	1,000	- 1,400
Silom Edge	1,300	1,100	- 1,500
Sathon Square	1,125	950	- 1,300
AIA Tower	1,150	1,000	- 1,300
Empire Tower	1,050	900	- 1,200
AVG RENTAL RATE	1,102	900	- 1,600

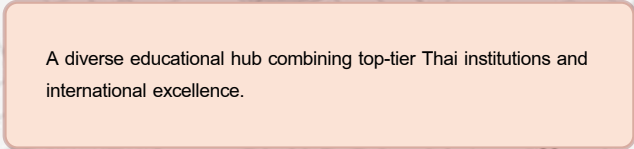
GRADE B	RENTAL RATE (B/SQM/M)		
	AVG	MIN - MAX	
Sathon City Tower	775	650	- 900
Bangkok City Tower	775	650	- 900
Liberty Square	775	600	- 950
CP Tower	825	700	- 950
ITF Tower	725	600	- 850
United Center	775	650	- 900
Carabao Group	750	600	- 900
Sathon Nakorn Tower	825	700	- 950
AVG RENTAL RATE	761	600	- 950



AVG Occupancy Rate in
Silom – Sathon Zone

79%

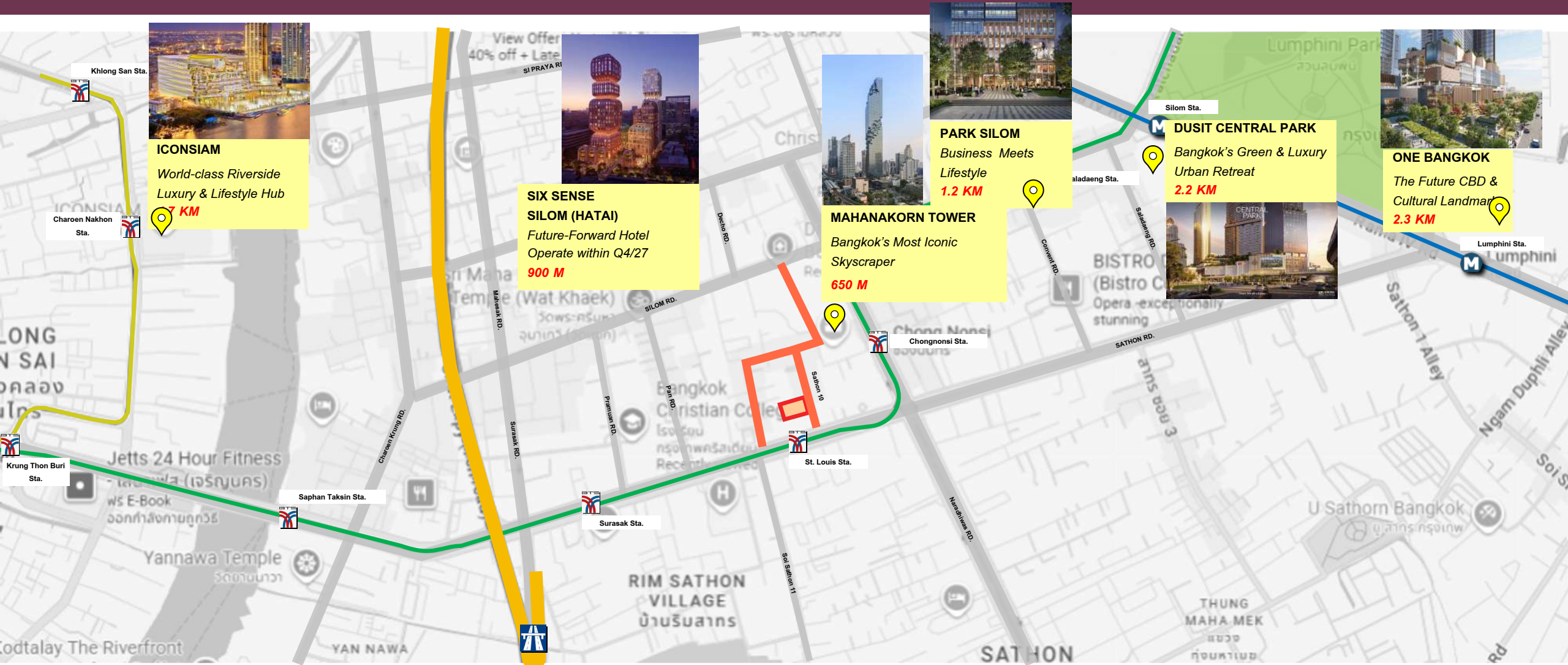




MEDICAL & WELLNESS HUB



MAGNETIC IN SATHON



THE MONUMENT

SATHON

650M
Mahanakhon

80M
BTS Saint louis



Land Mark

Mahanakhon Building	650 M
Six Senses Silom	900 M
Park Silom	1.5 KM
One Bangkok	2.2 KM
Dusit Central Park	2.3 KM
Icon Siam	4.7KM

Transport

BTS Saint Louis	80M
BTS Saphan Taksin	2 Station
MRT Silom	2 Station
BTS Siam	4 Station

Embassy

Myanmar Embassy	300 M
British Embassy	400 M
Malaysia Embassy	800 M
Singapore Embassy	900 M
Austria Embassy	1 KM
Germany Embassy	1.1 KM
Morocco Embassy	1.1 KM
Russia Embassy	1.1 KM
Canada Embassy	1.8 KM

Office Building

UOB Sathon	200 M
AIA Sathon Tower	300 M
Sathon Square	450 M
Bangkok City Tower	500 M
Empire Tower	500 M
Sathon Nakorn Tower	500 M
Sathon City Tower	600 M
Thai CC Tower	950 M

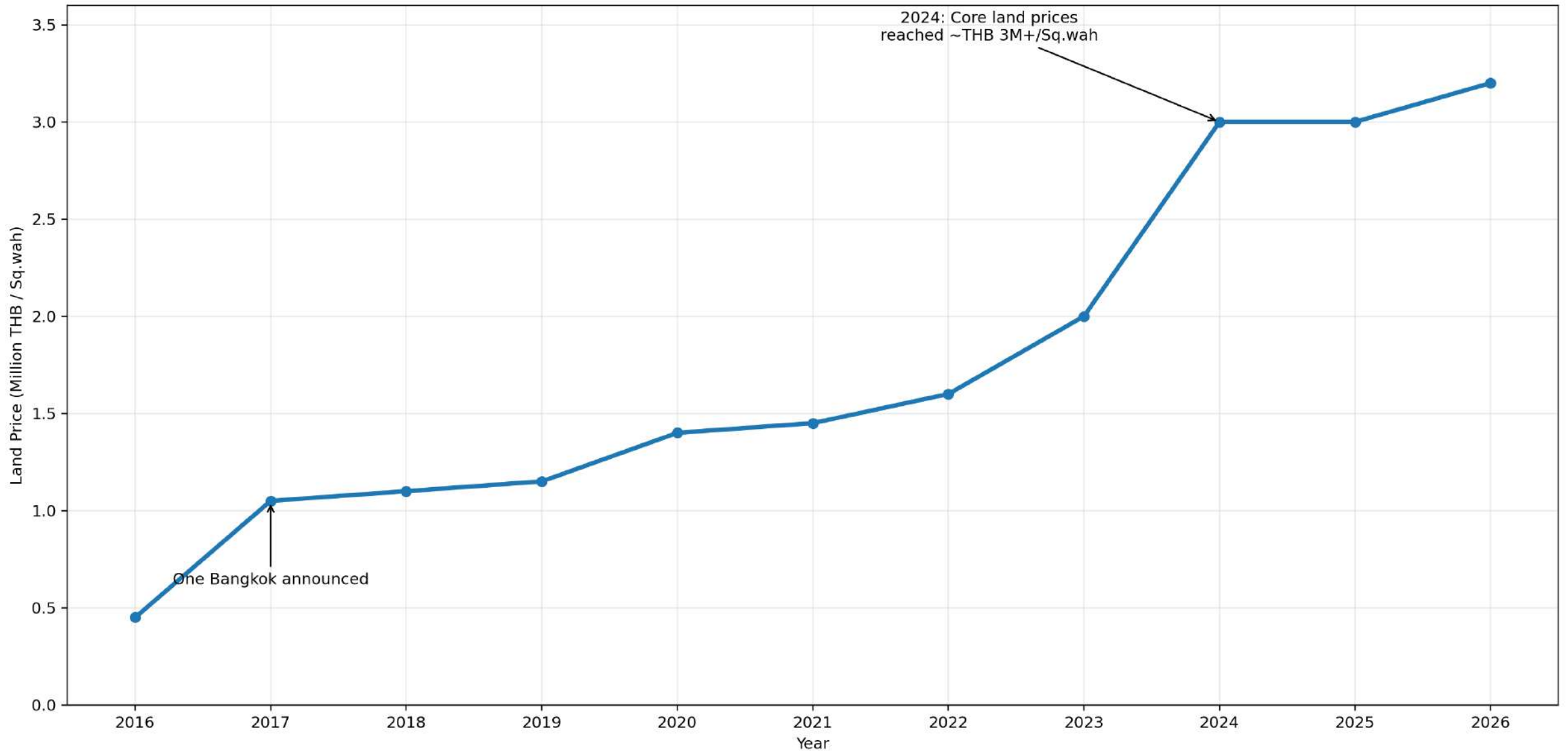
School

Kwong Chow School	270 M
Saing Louis Suksa School	650 M
Bangkok Christian College	900 M
Assumption Convent Silom	950 M
St. Andrews Sathon INT	1.2 KM
Shrewsbury INT	2.8 KM
King's College INT	4.4 KM

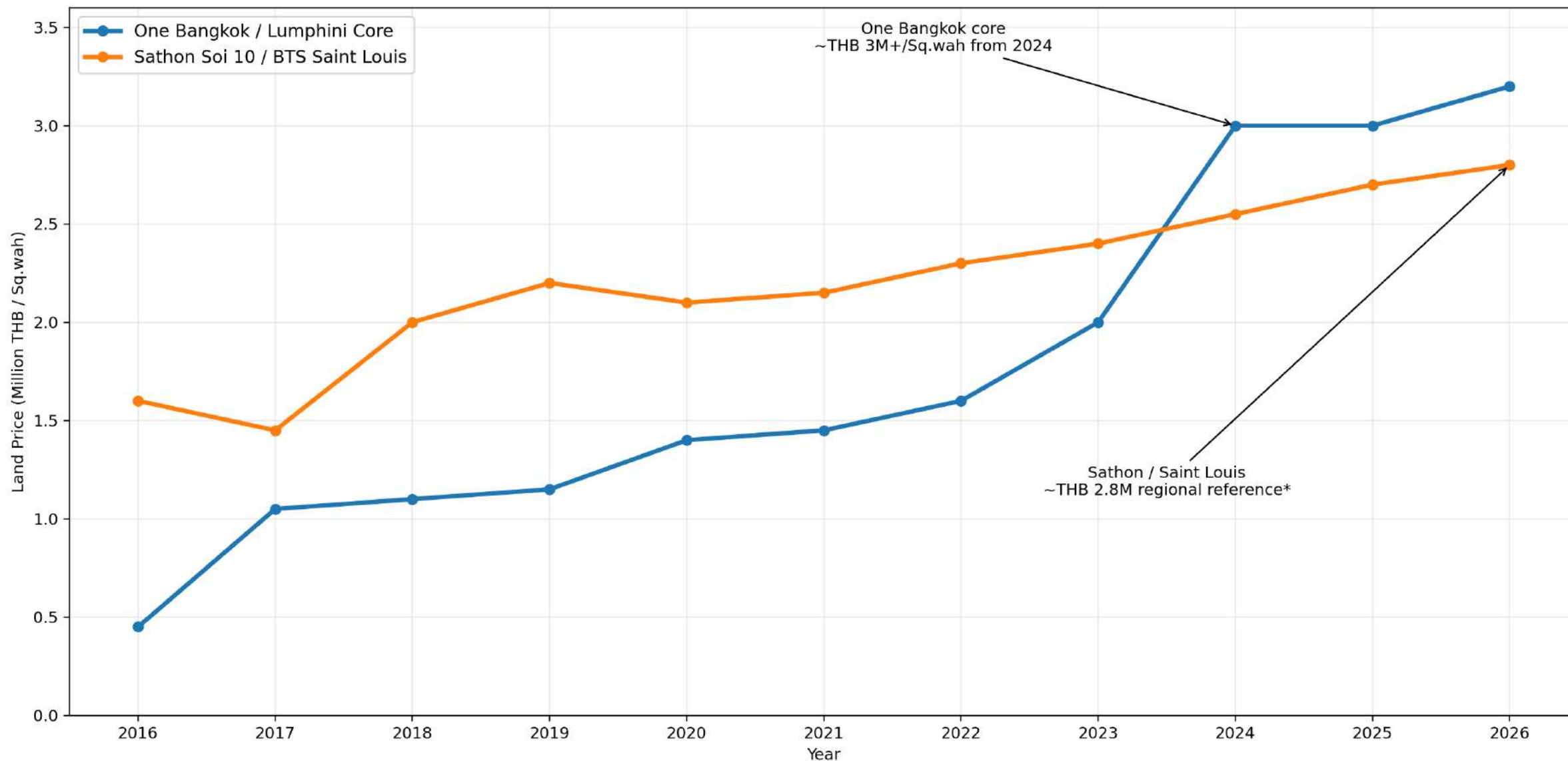
Hospital

St. Louis Hospital	450 M
BNH Hospital	1 KM
Lerdsin Hospital	1.4 KM
Chulalongkorn Hospital	1.8 KM

One Bangkok Land Price Trend | 2016-2026

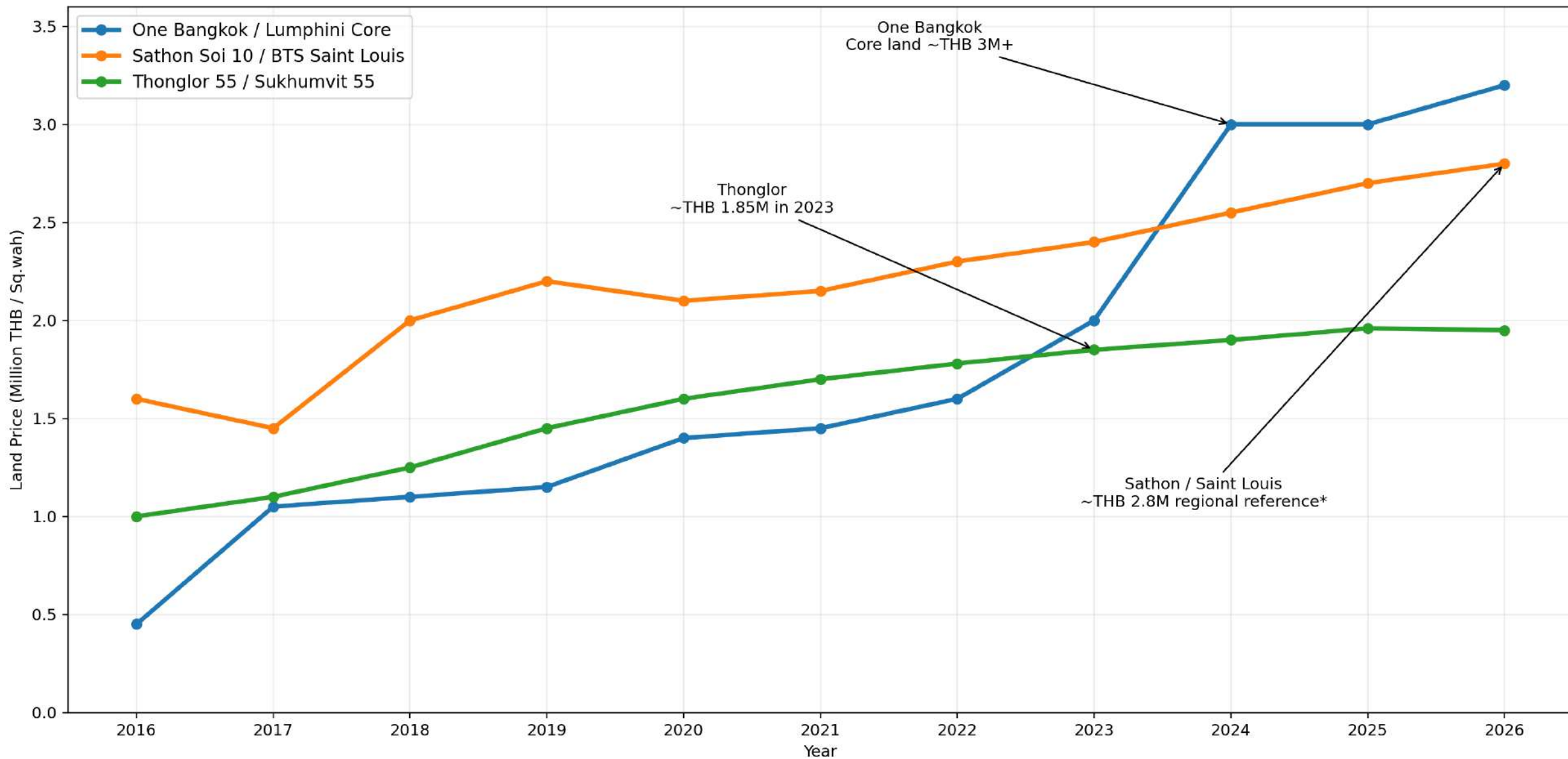


One Bangkok vs Sathon Land Price Trend | 2016-2026



* Regional trend comparison, not a year-by-year transaction database. Sathon values are estimated from Sathon-Silom market data and nearby comparable sites.

Bangkok Luxury Residential Areas: Land Price Comparison | 2016-2026



View & Surrounding

搜索 Google 地图



餐厅

酒店

推荐活动

博物馆

公共交通

药店

自动取款机

王权大京都大厦

ตึกคิงเพาเวอร์มหานคร

Chong Nonsi

ชองนงศรี

沙吞那空大厦

อาคารนคร ทาวเวอร์

เก็บเป็น สลาก

ร้านอาหารญี่ปุ่น เอ็นเต...

4.8★ (4073) · Izakaya

Sathorn - TEPPEN Sathorn

Giglio Trattoria

Fiorentina

4.5★ (796) · Giglio

Trattoria Fiorentina

(Not Just) Another Cup

最近看过

SOI Bangkok Restaurant

4.7★ (663) · Must Visit

in Sathorn, Bangkok

Luka Cafe

ลูก้า คาเฟ่

Saint Louis

เซนต์หลุยส์

沙吞城市大厦

อาคารสาร

ซีทีทาวเวอร์

帝国大厦

The Empire

实时路况

快速

慢速

探索

SURROUNDING



THE
MONUMENT
SATHON

.....N..........E.....



The Canopy

21st FLOOR

15th FLOOR

09th FLOOR



SURROUNDING



THE
MONUMENT
SATHON

... E ...  ... S ...



The Canopy

21st FLOOR

15th FLOOR

09th FLOOR



CONCEPTUAL DESIGN

SATHON





PROJECT INFORMATION

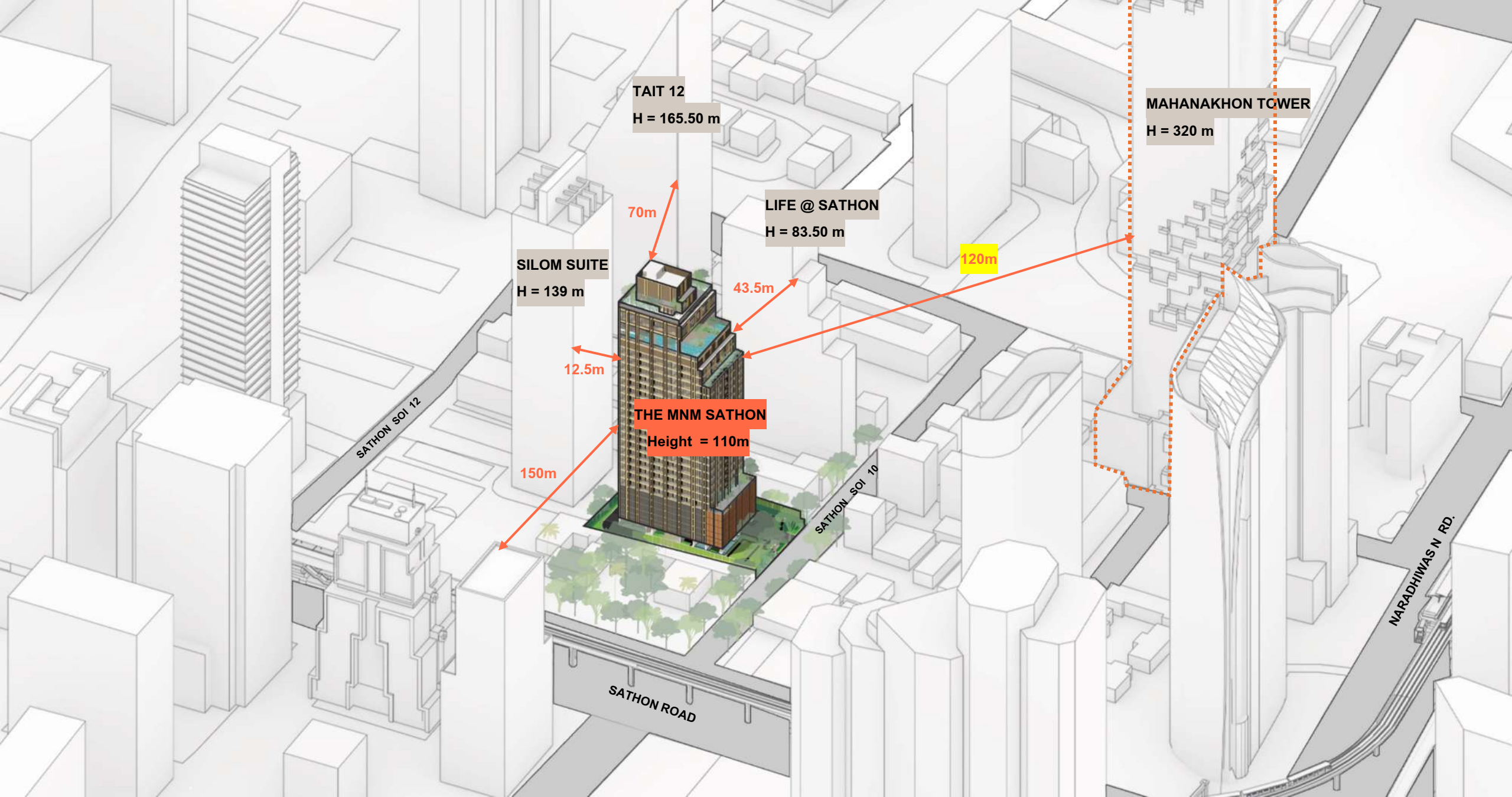
LAND AREA	Approximately 2,800 sqm (1 Rai)
BUILDING TYPE	Residential building 29 Storeys with 3 Basements
TOTAL UNIT	185 Units
PARKING LOTS	Parking 189 lots 102% (Conventional Parking)

TYPE	SIZE	UNIT	%
1BR (1B/1B)	39.00 – 69.25	102	55.14 %
1BR (1B/1B / 1 POWDER)	61.25	1	0.54 %
1BR (1B/1B / 1 MULTI-PURPOSE)	74.50	1	0.54 %
2BR (2B/2B)	94.00	3	1.62 %
2BR (2B/2B / 1 POWDER)	80.25 – 108.75	60	32.43 %
3BR (3B/3B / 1 POWDER)	130.75 – 201.75	16	8.65 %
PENTHOUSE (3B/3B / 1 POWDER / 1MAID)	240.00 – 303.00	2	1.08 %

“PETS WELCOME CONDO”



SITE SURROUNDING







L7-L27,L28 : RESIDENTIAL

L2-L5,B1-B3 : PARKING 102%

L29 : PRIVATE DINING AREA / THE CANOPY

L27 : EXERCISE ROOM / STUDY & DRAWING ROOM
L26 : SWIMMING POOL & WELLNESS CENTER
L25 : CHILDREN PLAYGROUND

L7 : PAW & CO.

L6 : STORAGE

L1 : THE MONUMENT HALL



A photograph of two young women in a garden. The woman in the foreground is looking down at a butterfly on her finger. The woman behind her is also looking at the butterfly. The background is filled with green plants and flowers. The image has a soft, warm color palette.

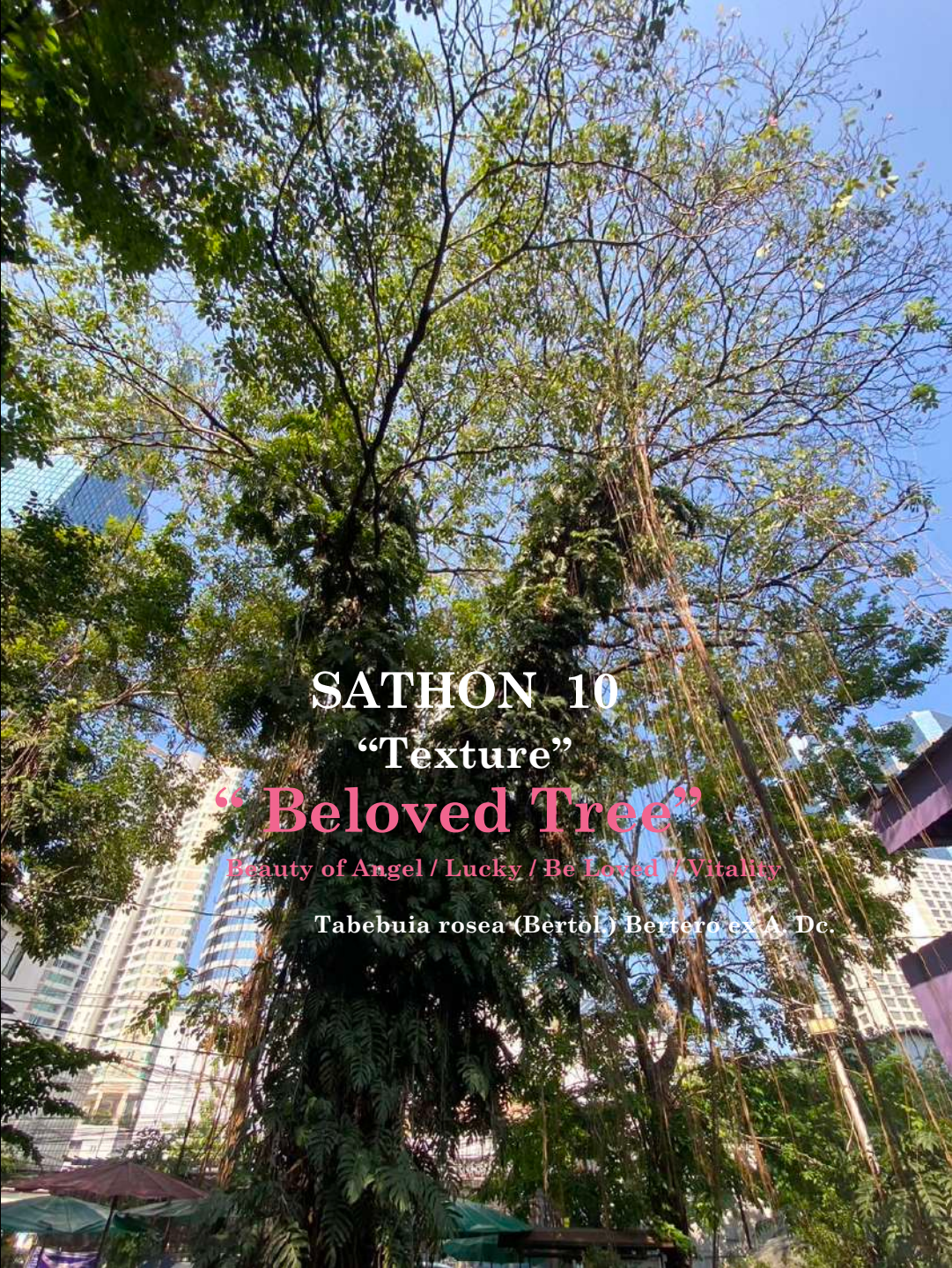
THE
MONUMENT
SATHON

MONUMENT OF NATURE AND HERITAGE

SENSE OF SATHON 10
GREEN IS THE TIMELESS LUXURY



MIFFY CAT



SATHON 10

“Texture”

“Beloved Tree”

Beauty of Angel / Lucky / Be Loved / Vitality

Tabebuia rosea (Bertol.) Bertero ex A. Dc.





MAIN ENTRANCE



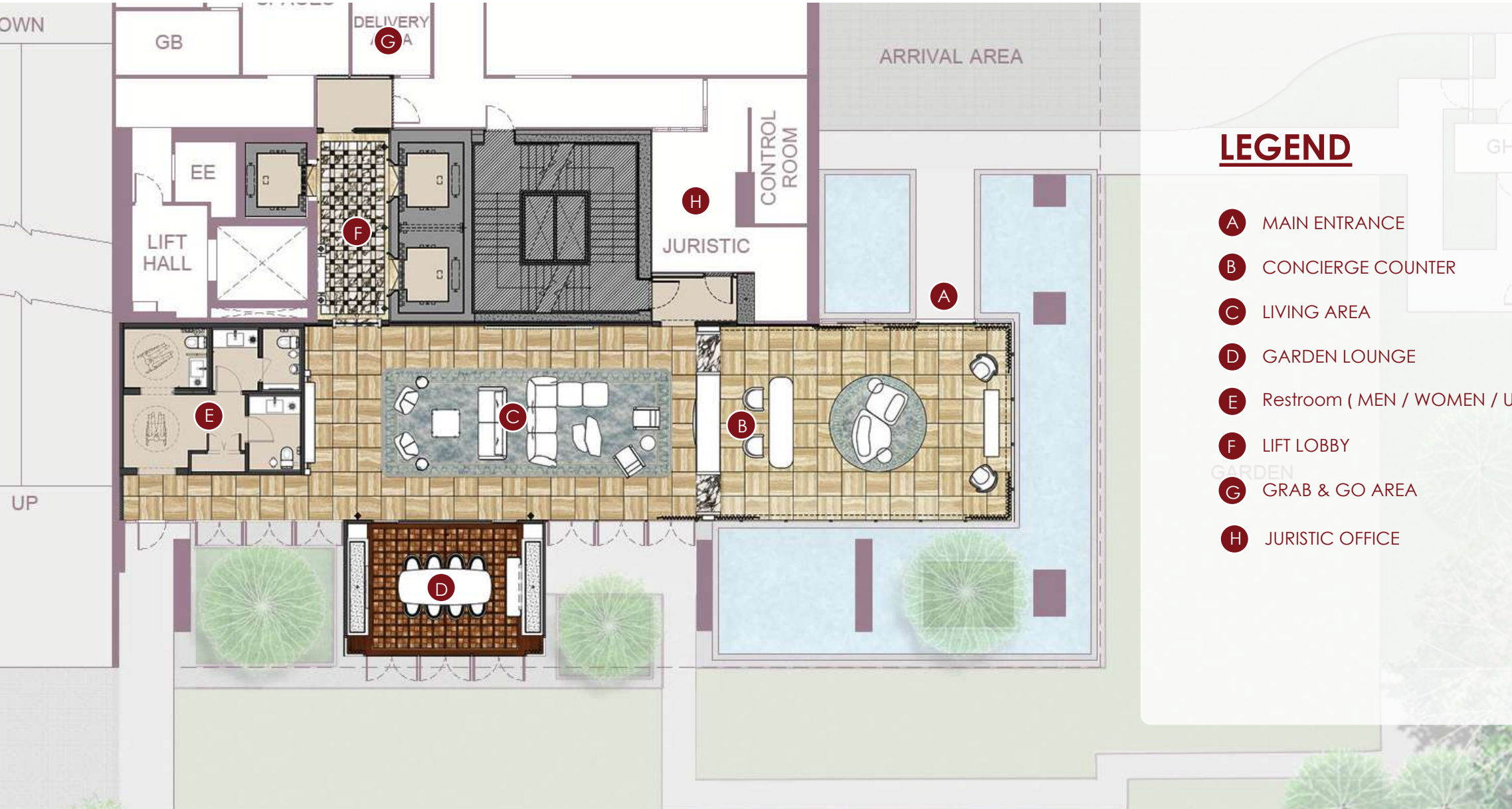
VERDE ALPI

MAIN ENTRANCE





1st FLOOR INTERIOR FACILITIES





THE MONUMENT HALL : Grand Foyer



THE MONUMENT HALL : Living Area



Cassina



Mon Cloud Sofa

by Patricia Urquiola

Artifort



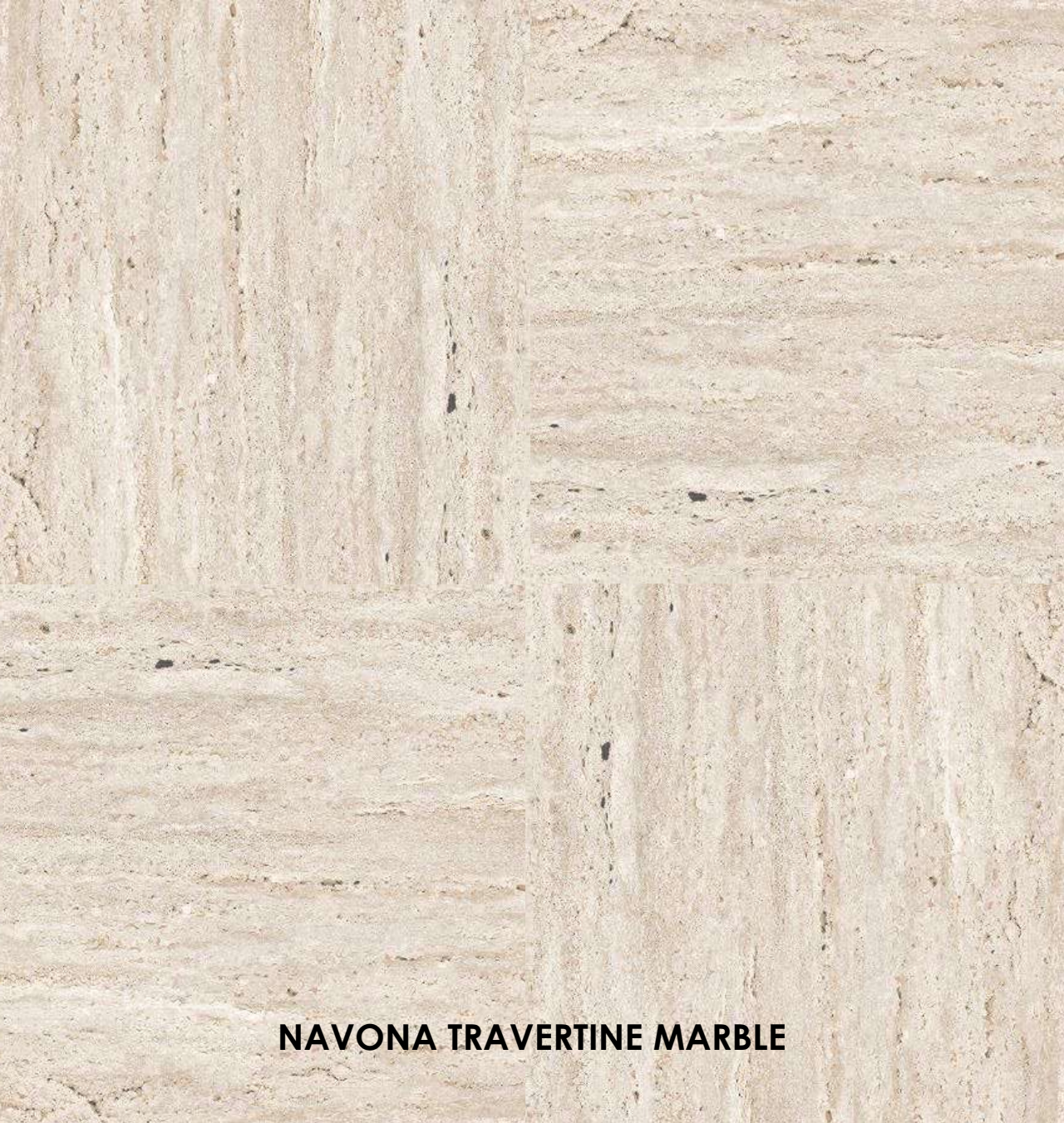
Ribbon Chair

1966 by Pierre Paulin





ARABESCATO MARBLE



NAVONA TRAVERTINE MARBLE



The Colosseum



Fontana de Travi



St. Peter Basilica



Palais du Luxembourg



Chateau de Versailles



Khun by Yoo

1ST SANSIRI PAW & CO.

Shared Living, for Pets and People



7th FLOOR INTERIOR FACILITIES



PET GROOMING

THE
MONUMENT
SATHON







MATERAILS FINISHING

Environmental Health

THE
MONUMENT
SATHON



Maintenance-free





MATERAILS FINISHING

Environmental Health

THE
MONUMENT
SATHON

PET SPA TUB



MASSAGE BATH



MASSAGE SHOWER



MINI BUBBLE



WHIRLPOOL SYSTEM



HOT & COLD FAUCET



LED LIGHTING SYSTEM

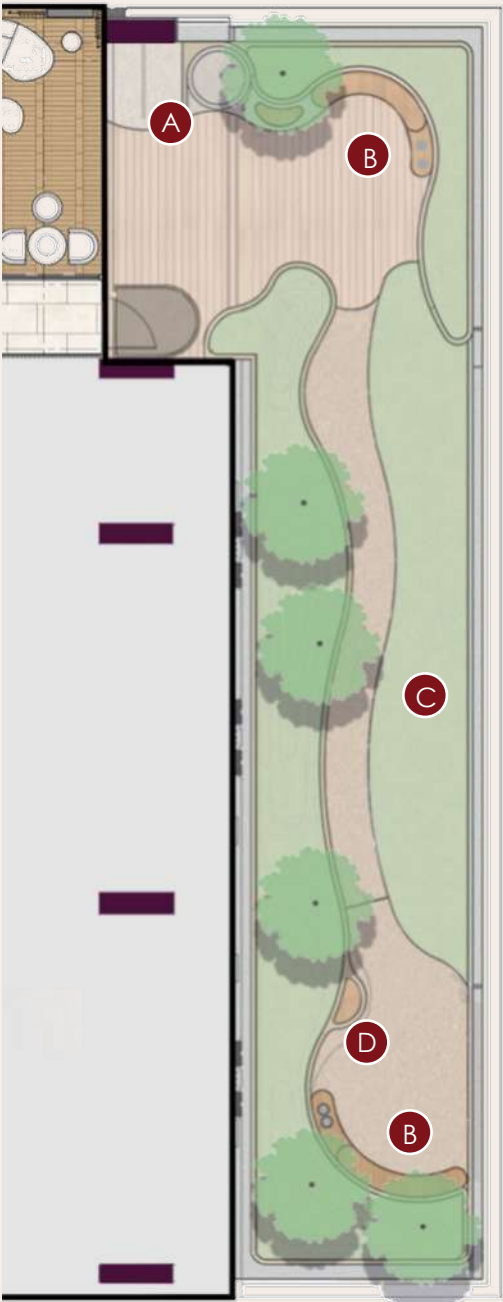


OZONE SYSTEM



DIGITAL CONTROL PANEL

PET SKY PARK



LEGEND

- A PET STOLLER CORNER
- B SEATING AREA
- C PET PLAYGROUND
- D WASHING STATION



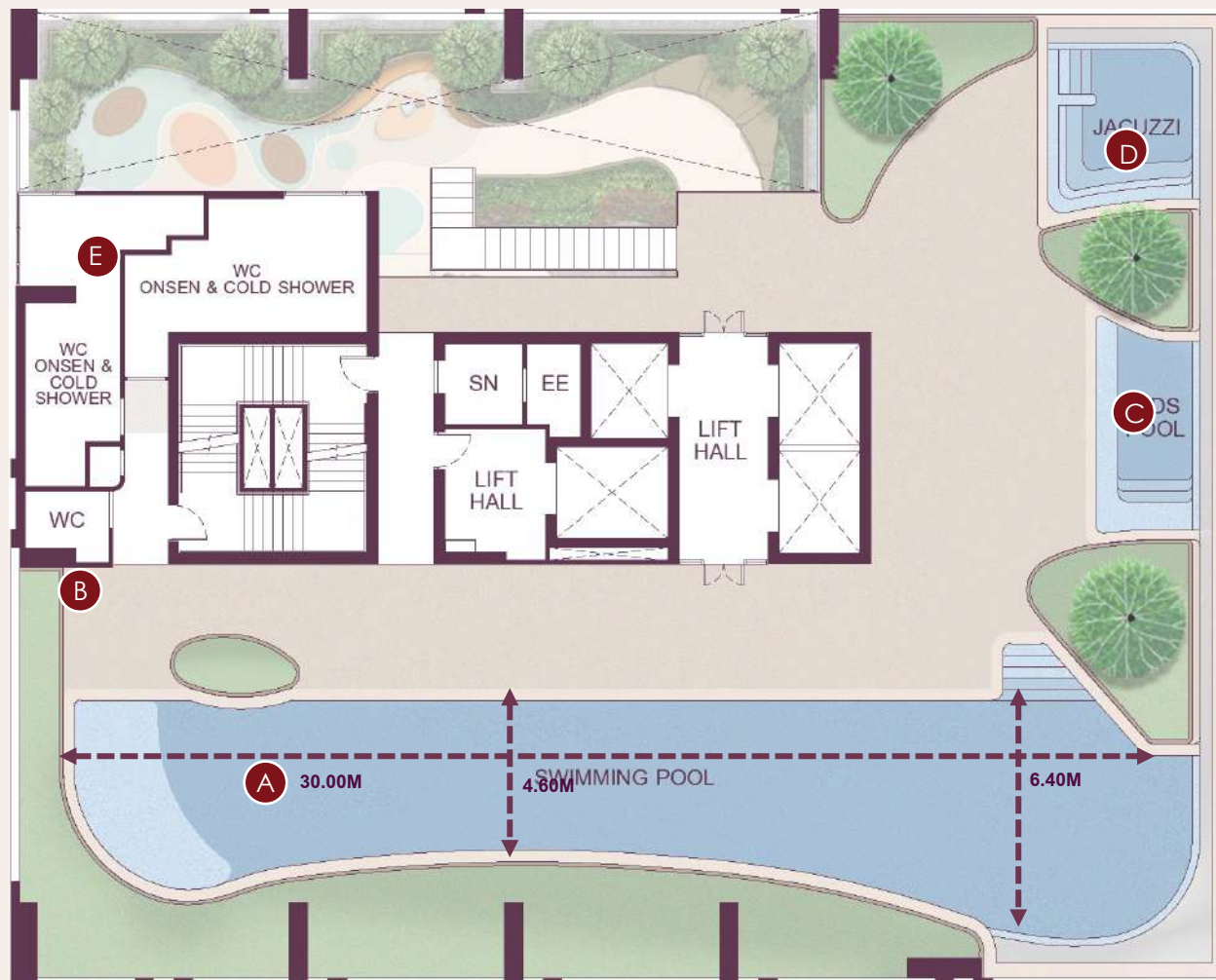


7th FLOOR : PET SKY PARK





25th FLOOR : CHILDREN PLAYGROUND



LEGEND

- A LAB POOL
- B OUTDOOR SHOWER
- C KID'S POOL
- D JACUZZI
- E WELLNESS CENTER

26th FLOOR INTERIOR FACILITIES

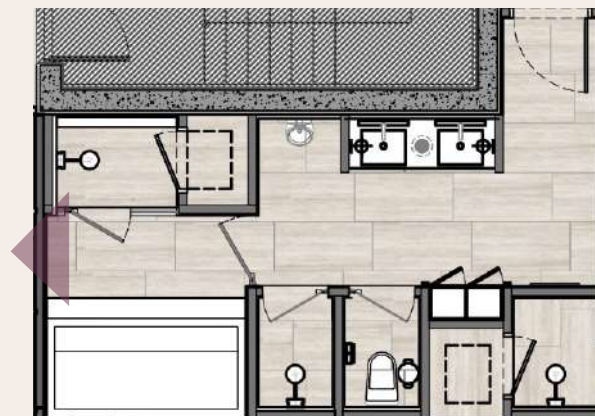


LEGEND

- A WC. (UNIVERSAL)
- B WOMEN CHANGING ROOM
- C WOMEN HOT ONSEN
- D WOMEN COOL SHOWER
- E MEN CHANGING ROOM
- F MEN HOT ONSEN
- G MEN COOL SHOWER

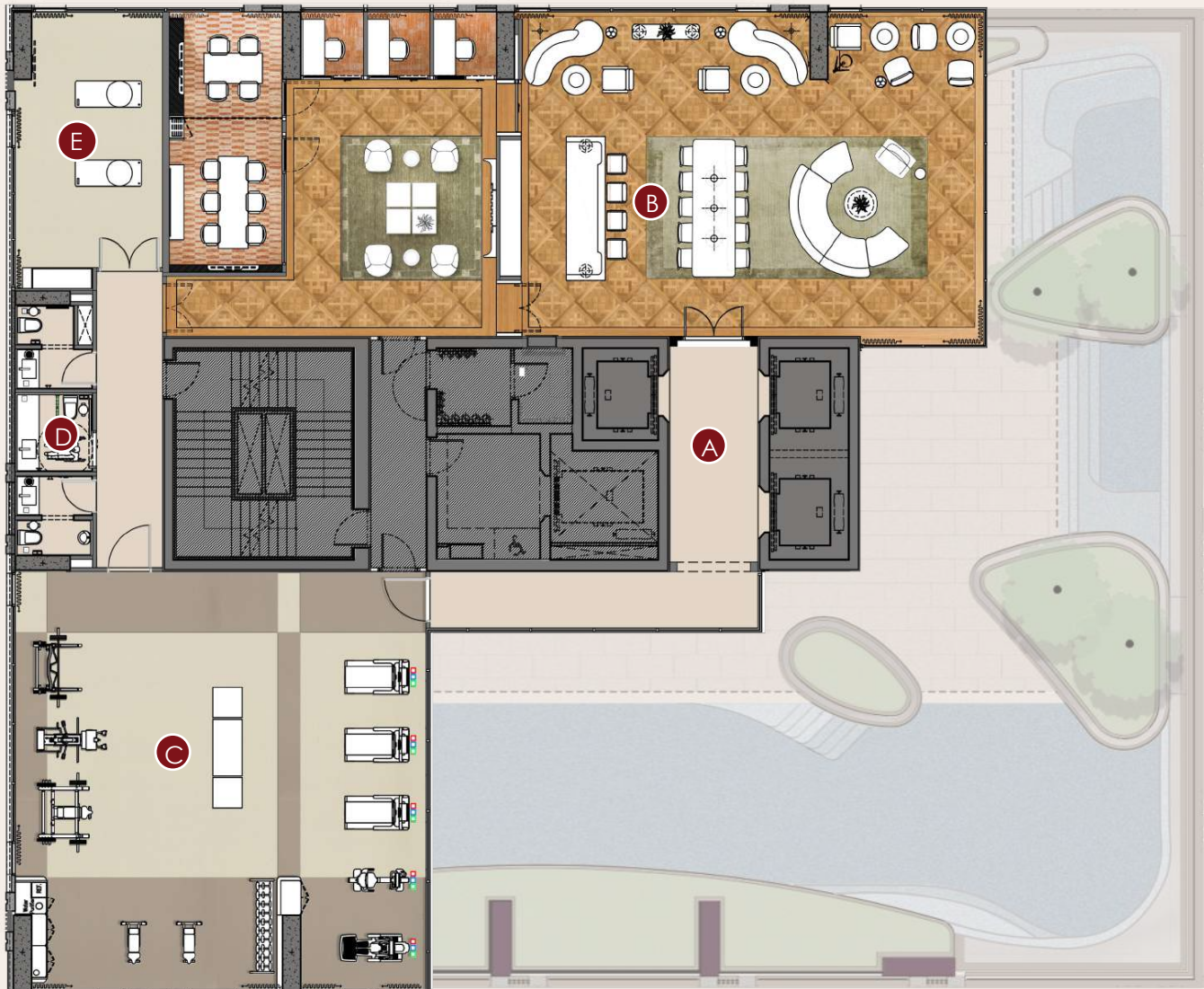


HOT ONSEN & COLD SHOWER



Computer generated

27th FLOOR INTERIOR FACILITIES



LEGEND

- A LIFT LOBBY
- B STUDY & DRAWING ROOM
- C EXERCISE ROOM
- D WC. (MEN / WOMEN / UNIVERSAL)
- E PILATES ROOM





STUDY & DRAWING ROOM

REFRESHMENT BAR



LIEBHERR





EXERCISE ROOM



EXCITE RUN DIAMOND BLACK



EXCITE VARIO DIAMOND BLACK



EXCITE RECLINE DIAMOND BLACK



UNICA BLACK-BLACK



PERSONAL RACK PERSONAL + KIT
115 KG ALUMINIUM



BENCHES&RACKS MULTIPOWER
BLACK



FREE WEIGHTS, 2 TIER DUMBBELL
RACK (10 PAIR), BLACK

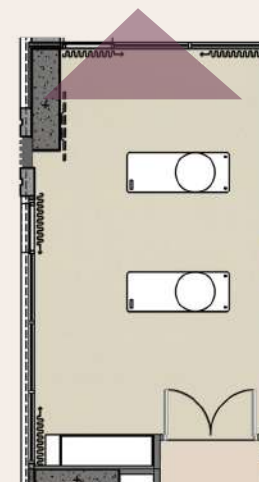


BENCHES&RACKS ADJUSTABLE
BENCH ANTH), BLACK



PERSONAL BENCH PERSONAL
ALUMINUM

PILATES ROOM



PRIVATE DINING AREA

LEGEND

- A** LIFT HALL
- B** RELAXING LOUNGE
- C** SKY PANTRY
- D** SKY DINING
- E** PREP ROOM
- F** WC. (WOMEN / UNIVERSAL)



THE CANOPY

LEGEND

- G** TERRACE
- H** SUNKEN OUTDOOR
- I** EDIBLE GARDEN
- J** LAWN AREA





SKY DINING LOUNGE





RESIDENTIAL FLOOR PLAN



SATHON ROAD



ST. LOUIS STA.

-  
- The Canopy
- 21st FLOOR
- 15th FLOOR
- 09th FLOOR



MAHANAKHON



The Canopy

21st FLOOR

15th FLOOR

09th FLOOR



THE
MONUMENT
SATHON

W N



TAIT 12

LIFE @SATHON

MAHANAKHON

☀️ 🌙

The Canopy

21st FLOOR

15th FLOOR

09th FLOOR



AIA SATHON

SILOM SUITE

TAIT 12



The Canopy

21st FLOOR

15th FLOOR

09th FLOOR

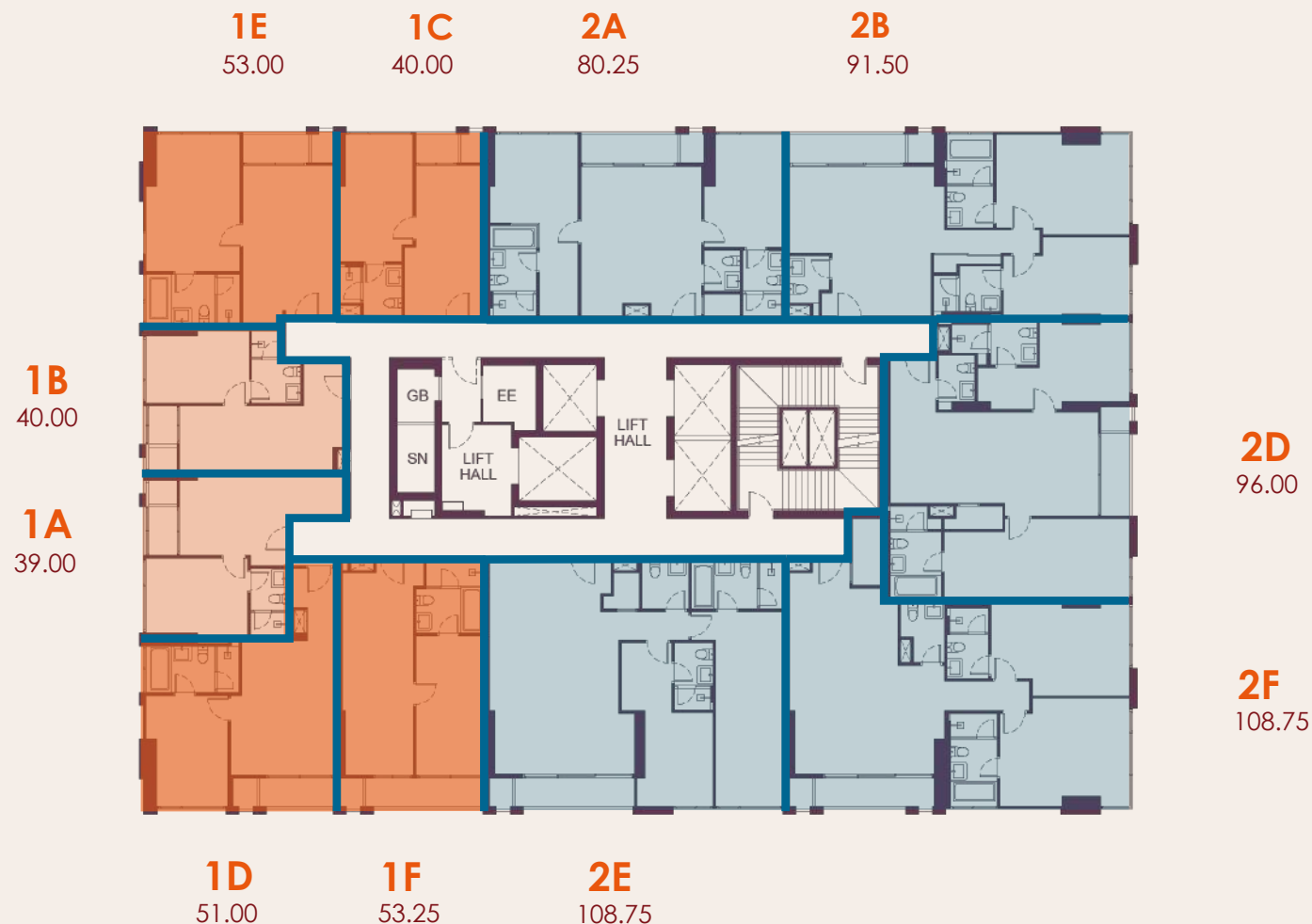
7th FLOOR PLAN



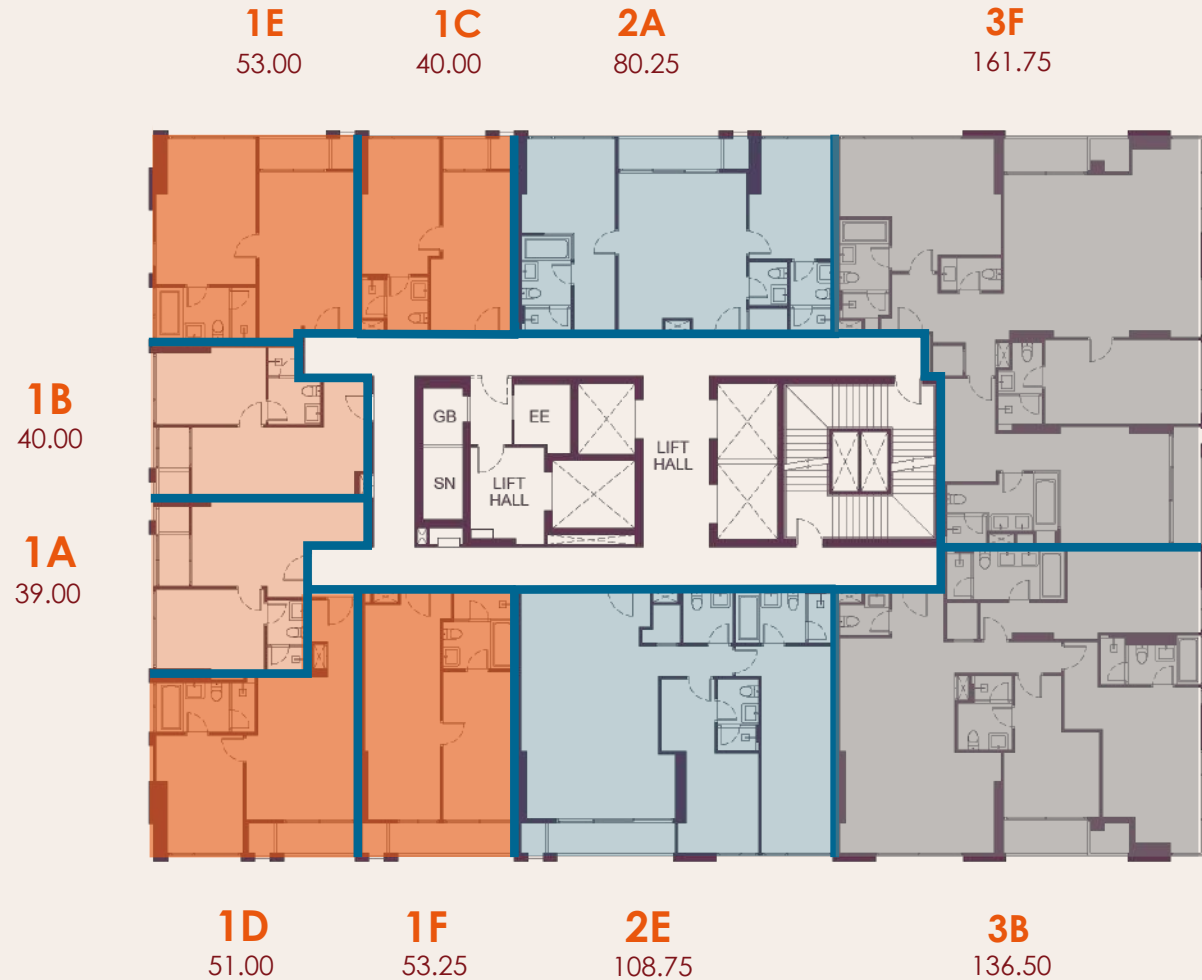
8th - 11th FLOOR PLAN



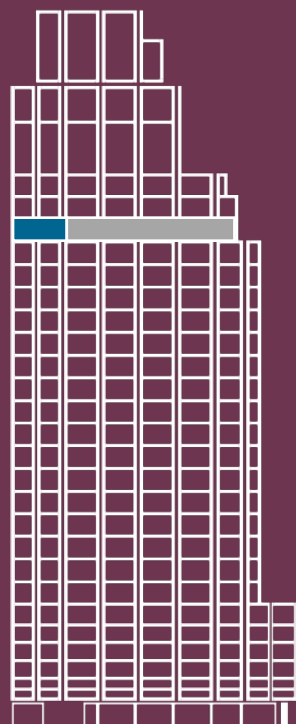
12th - 19th FLOOR PLAN



20th – 21st FLOOR PLAN



23rd FLOOR PLAN



3A
130.75

3I
197.25

2C
94.00

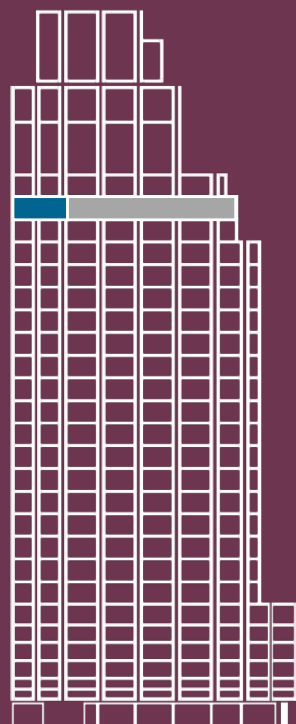


3D
153.25

3G
191.00



24th FLOOR PLAN



2C
94.00

3A
130.75

3C
151.75

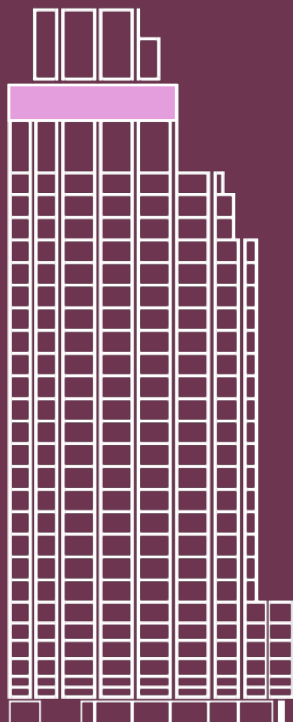


3D
153.25

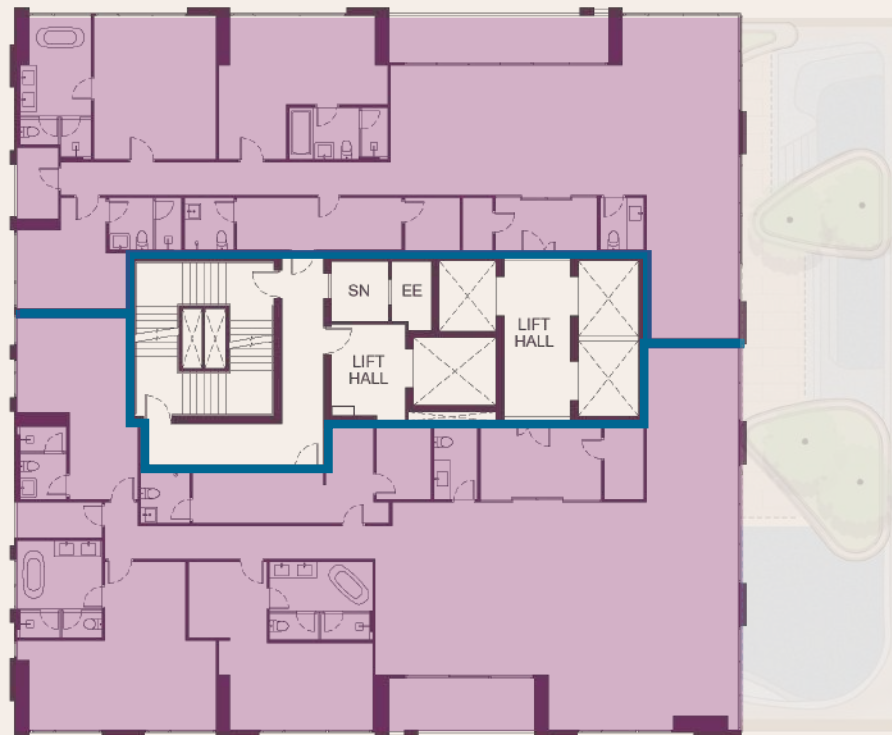
3E
155.75



28th FLOOR PLAN



PH1
240.00



PH2
303.00



UNIT LAY-OUT

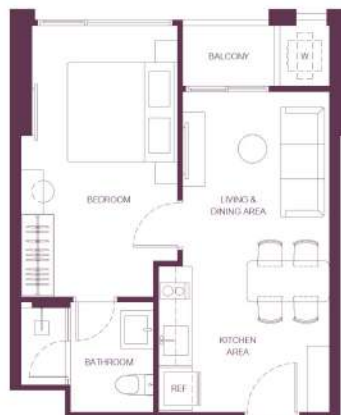
1-BEDROOM



1A
39.00 sq.m



1B
40.00 sq.m



1C
40.00 sq.m



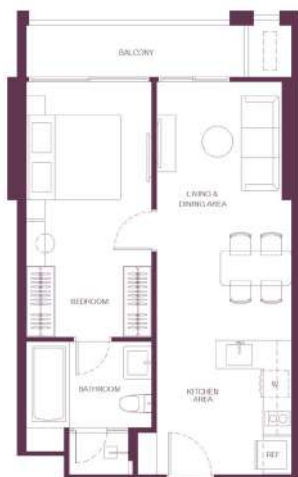
1D
51.00 sq.m



1E
53.00 sq.m



1F
53.25 sq.m



1F-1
54.00 sq.m



1G
53.25 sq.m



1G-1
53.50 sq.m



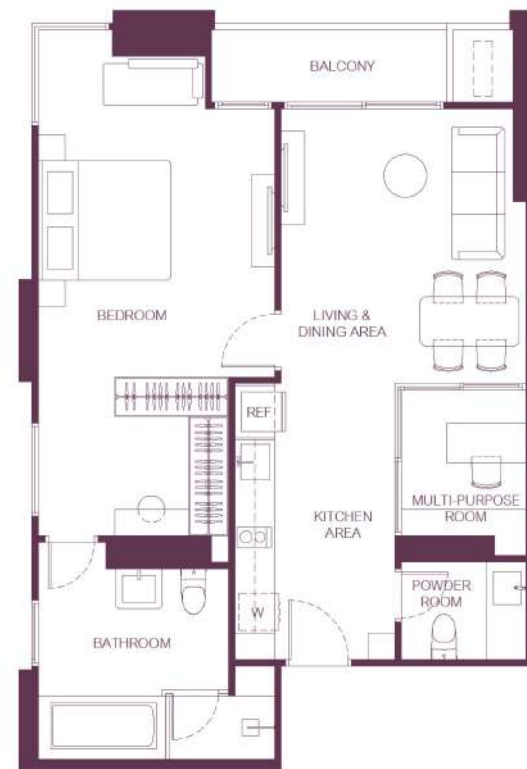
1H
58.75 sq.m



1I
58.75 sq.m



1J
69.25 sq.m



1K
74.50 sq.m

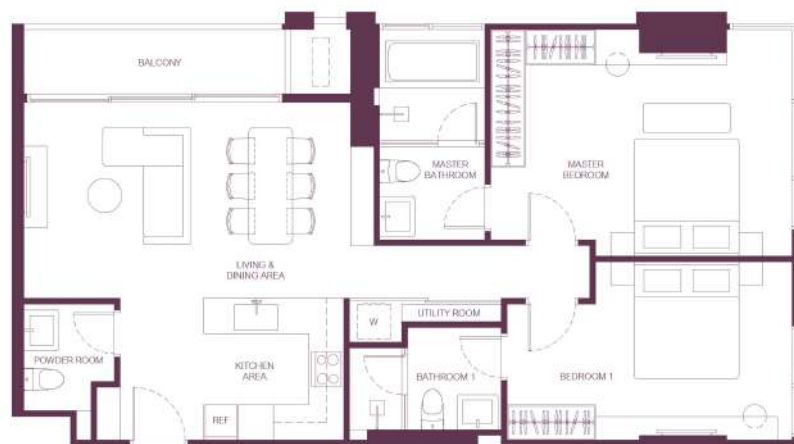
2-BEDROOM







2A
74.50 sq.m



2B
91.50 sq.m



2C
94.00 sq.m



2D
96.00 sq.m



2E
108.75 sq.m



2F
108.75 sq.m

3-BEDROOM

Wide-fronted lay out plan



Wide panoramic corner view

3A
103.75 sq.m

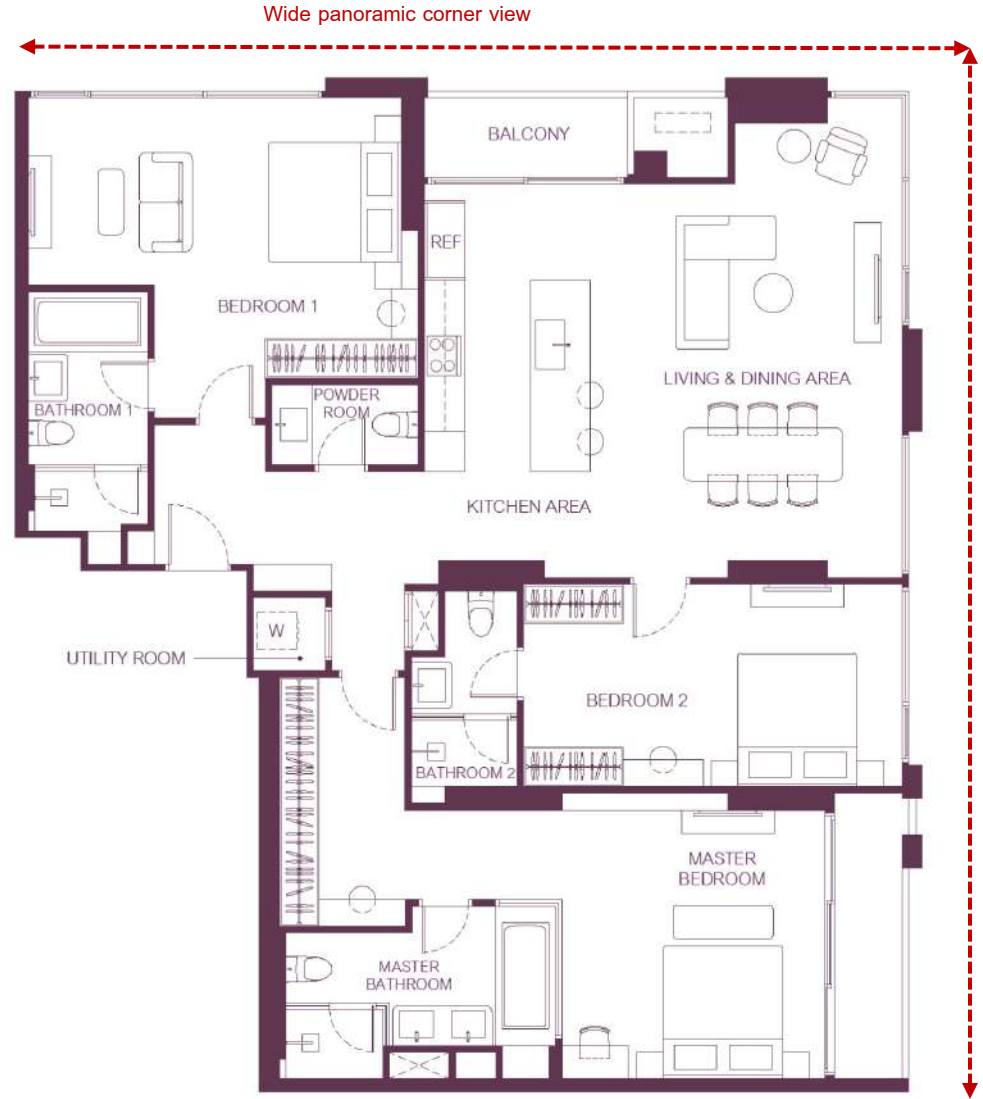
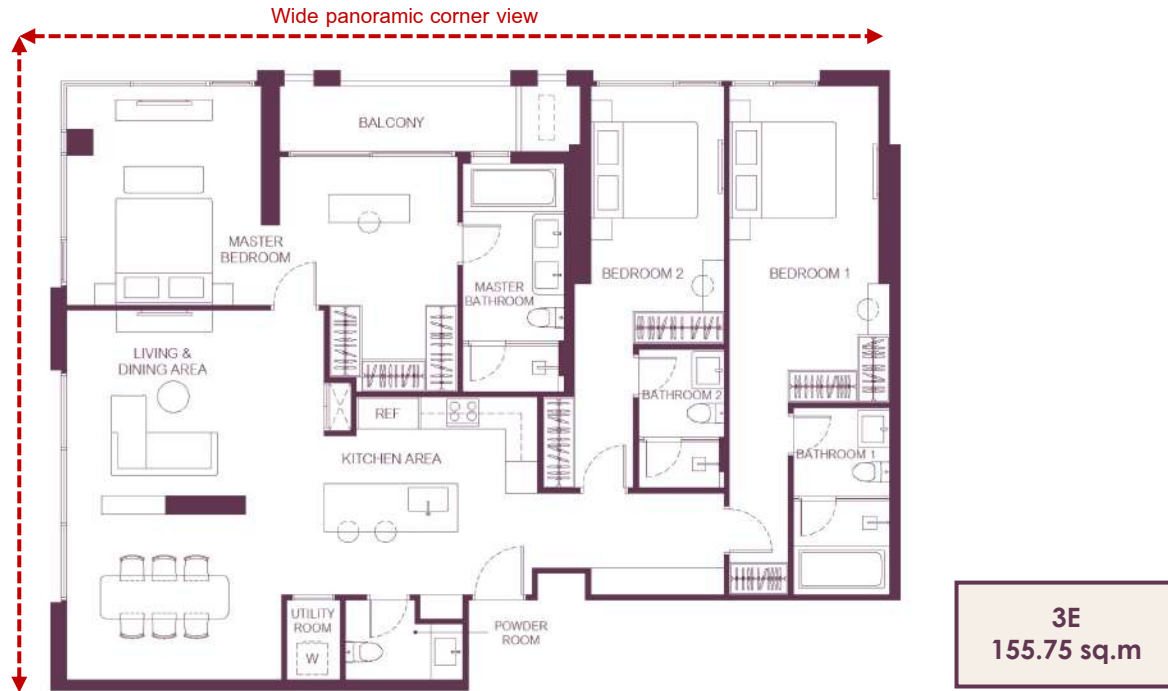


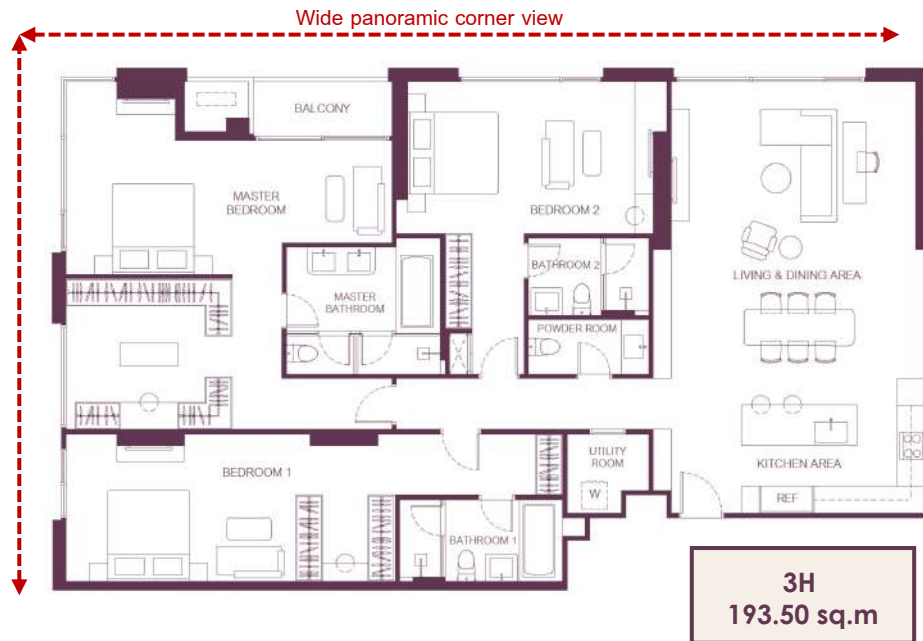
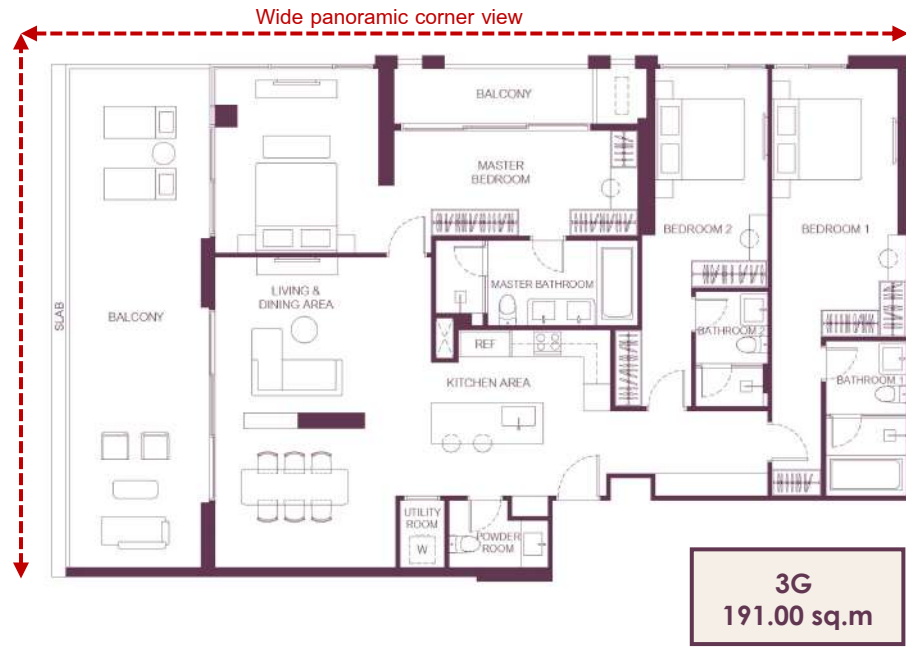
3B
103.75 sq.m

Wide panoramic corner view



3C
151.75 sq.m





PENTHOUSE

UNIT LAY-OUT : PENTHOUSE



PH1
240.00 sq.m



28th FLOOR PLAN

KEYPLAN
Date : 31-03-2026

UNIT LAY-OUT : PENTHOUSE



28th FLOOR PLAN

KEYPLAN



STANDARD UNIT

SPECIFICATION

UNIT | STANDARD SPECIFICATION

Digital door lock & Internal door

THE
MONUMENT
SATHON



KUDOS | IGLOOHOME
AUTHORISED
RESELLER



MAIN ENTRANCE
90 x 240 cm.



BEDROOM
80 x 240 cm.



BATHROOM
70 x 240 cm.

UNIT STANDARD SPECIFICATION

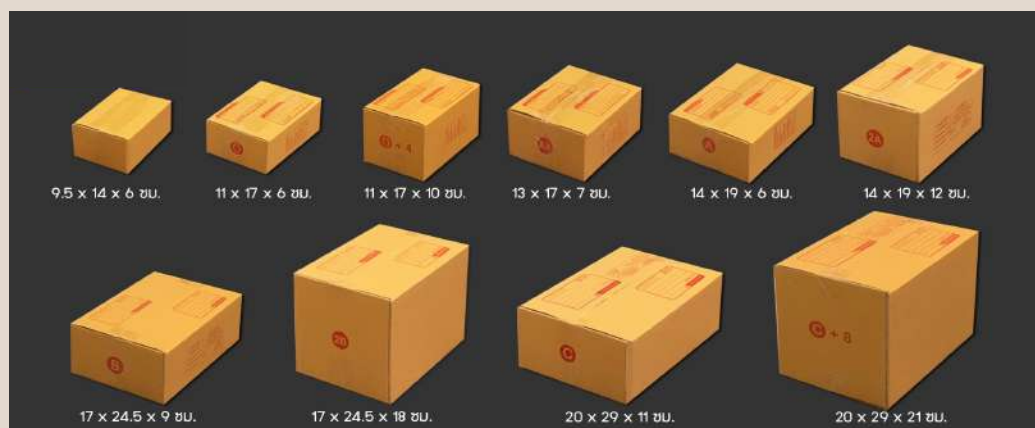
Mailbox & Shoe cabinet



external



internal



UNIT STANDARD SPECIFICATION

Floor Finished



General floor
Ultra engineered floor



Bathroom & Utility room floor
Porcelain tile 60 X 60 cm.



Terrace floor
Ceramic tile 30 X 60 cm.

ยกระดับของงานพื้นไม้
กับปัญหาเรื่องน้ำ เรื่องรอย

FEATURES พื้นไม้อัลตรา เอ็นจิเนียร์



Maintenance-free



The New
**ULTRA
ENGINEERED**
เหนือที่สุดของนวัตกรรมพื้นไม้

กันน้ำ | กันรอย | กันปลวก



STANDARD UNIT

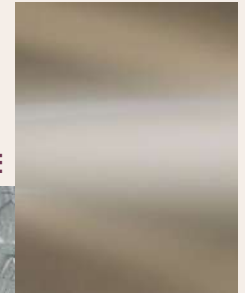
KITCHEN & APPLIANCES

UNIT | **STANDARD SPECIFICATION**
3-BEDROOM : KITCHEN & APPLIANCES

THE
MONUMENT
SATHON



CHAMPAGNE BRUSHED



VERDE CLASSIC MARBLE



LIGHT TAUPE MEMBRANE



STANDARD UNIT

KITCHEN APPLIANCES

1-BEDROOM

Küppersbusch



2-ZONE INDUCTION HOB



STAINLESS BUILT-IN HOOD



BUILT-IN MICROWAVE

BLANCO



3 WAYS FAUCET



STAINLESS UNDERMOUNTED SINK
50 series

Küppersbusch



STAINLESS BUILT-IN
HOOD



BUILT-IN
MICROWAVE



4-ZONE
INDUCTION HOB



BUILT-IN
OVEN



BUILT-IN
REFRIDGERATOR

BLANCO



3 WAYS FAUCET



STAINLESS UNDERMOUNTED SINK
70 series

Küppersbusch



STAINLESS BUILT-IN
HOOD



BUILT-IN
MICROWAVE



4-ZONE
INDUCTION HOB



BUILT-IN
OWEN



BUILT-IN
REFRIDGERATOR **X2**

BLANCO



3 WAYS FAUCET



STAINLESS UNDERMOUNTED SINK
70 series

STANDARD UNIT

BATHROOM & SANITARIES



SUBWAY TILE

**BRECCIA AURORA
MARBLE**

**WALL & FLOOR
CERAMIC TILE**
60 x 60 cm.

TOTO



KOHLER

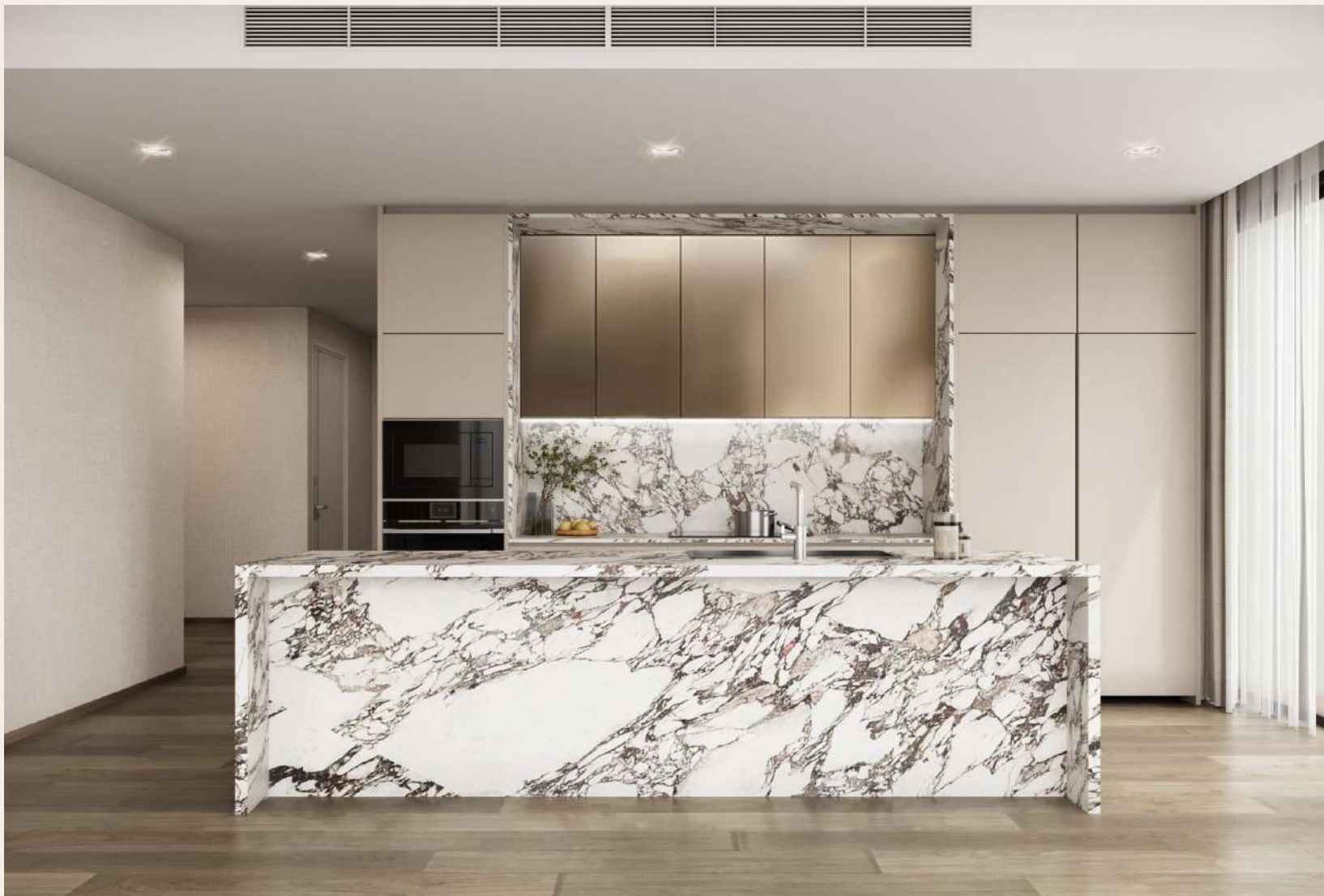


PENTHOUSE

SPECIFICATION

PENTHOUSE

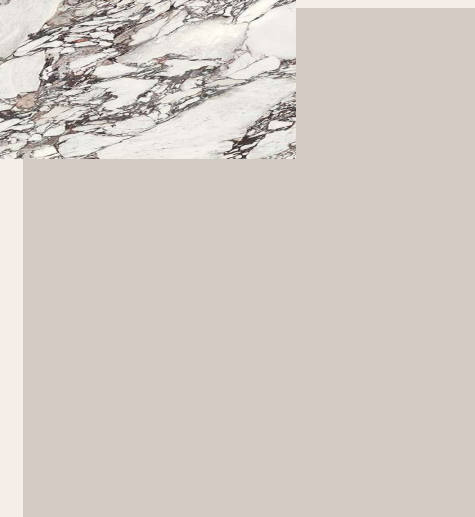
KITCHEN & APPLIANCES



CHAMPAGNE BRUSHED



ARABESCATO



LIGHT TAUPE MEMBRANE

Küppersbusch

BUILT-IN
REFRIDGERATOR

BLANCO



3 WAYS FAUCET



STAINLESS UNDERMOUNTED SINK

GAGGENAU



HOOD IN HOB



BUILT-IN MICROWAVE



WINE CELLAR



BUILT-IN OVEN

PENTHOUSE

BATHROOM & SANITARIES

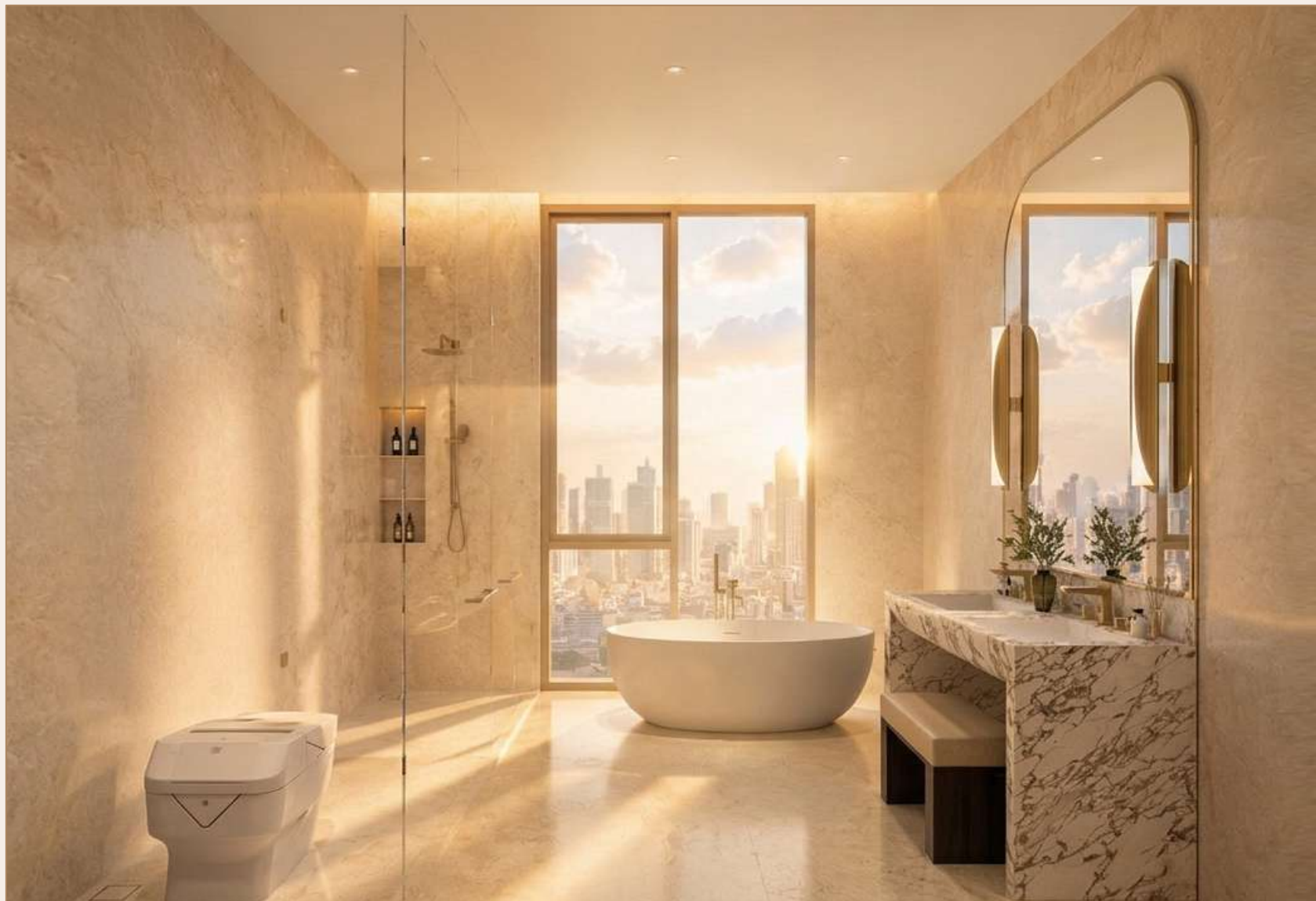


VERDE CLASSIC MARBLE



FABUS CREAM MARBLE





ARABESCATO MARBLE



FABUS CREAM MARBLE



GESSI

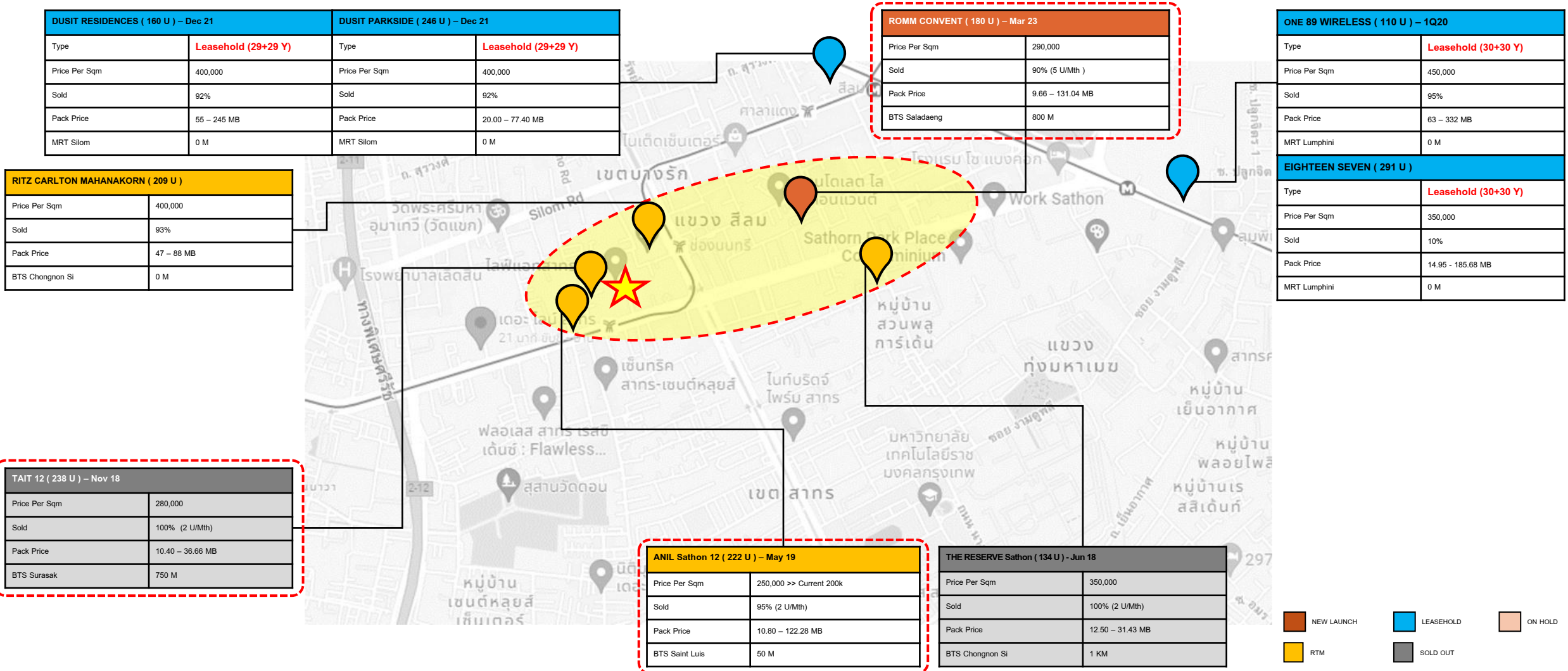


KÄSCH



Market Survey

MARKET ANALYSIS



RENTAL YIELD



Data from CBRE

Super-luxury condominium and branded residences market
in downtown Bangkok, as of H1 2024



Super-luxury
condominiums in
Central Lumpini see
monthly rents of up to

2,000

THB / sq. m.*



Super-luxury branded
residences see an
average sales volume of

90%*



Super-luxury branded
residences see a yield
of up to

7.9%

Per year*

*The data above is referenced from CBRE Research and Residential Sales - Project transactions as of H1 2024.

Monthly rents up to
1,500
b/sq.m

(AVG. 1,250 b/sqm)

Yield up to
7%
Per year

(AVG. 5.6%)

Common Fee & Sinking Fund

COMMON FEE

YEAR 1 – 2	95 THB
YEAR 3 ONWARDS	110 THB

SINKING FUND

800 THB / SQM

Pet Guidelines

PET GUIDELINES

SIZE

- Height $\leq$ 30 Cm
- Weight $\leq$ 15 Kg

PET OWNERSHIP LIMIT

- Area $\leq$ 80 Sq.M. : 1 Pet Allowed
- Area $>$ 80 Sq.M. : Up To 2 Pets Allowed

REGISTRATION FEE : 20,000 THB

ANNUAL FEE : 10,000 THB

***Registered pets are required, along with **AN ANNUAL HEALTH CERTIFICATE** issued by a licensed veterinary hospital.

PET-ACCESSIBLE AREAS

FULL ACCESS

Pet Park

Pet Lounge

Grooming Room

LIMITED ACCESS

Lobby

Lift

***Pets are permitted only when properly
secured in a carrier or pet stroller.

Concierge Service

CONCIERGE SERVICE

- Daily Doorstep Mailbox & Small Parcel Delivery
- Large Parcel Receiving & Concierge Pick-up Coordination
- In-Unit Contractor Coordination for Repairs Behalf of Owners
- Coordination with Property Management and Technicians
- Facility Reservation Coordination
- Cleaning Service Coordination
- Air-Conditioning Cleaning Service Coordination
- Moving Service Booking Coordination
- Sansiri Life Curator À La Carte Service Coordination
e.g., Pet Grooming, Pilates Instructor, Chef Table, etc.



Price & Promotion

Start at 9.90 mb

(Range 9.90 – 150 MB)

STANDARD PROMOTION

On Top Discount

Long Stay Visa

Property Care Package

Double DISCOUNT

PERIOD BETWEEN
Before 14th Sep 2026

TYPE		EARLY BIRD DISCOUNT	EXCLUSIVE DISCOUNT	TOTAL (Maximum Value)
1 Bed	1A, 1B, 1C	400,000	400,000	800K
	1D, 1E, 1F, 1G, 1H, 1I, 1J, 1K	700,000	700,000	1.40 MB
2 Bed		1,200,000	1,200,000	2.40 MB
3 Bed		2,500,000	2,500,000	5.00 MB
Penthouse 1		4,000,000	4,000,000	8.00 MB
Penthouse 2		5,000,000	5,000,000	10.00 MB

PAYMENT TERM



UNIT TYPE	BOOKING	CONTRACT	TRANSFER PAYMENT
1BED	200,000	30%	70%
2BED	300,000		
3BED	500,000		
PENTHOUSE	1,000,000		