



SIAM SINDHORN



STAY  
CLASSY



*What is classy?*





1

*Classy* is told by the way you live  
without having to speak



2

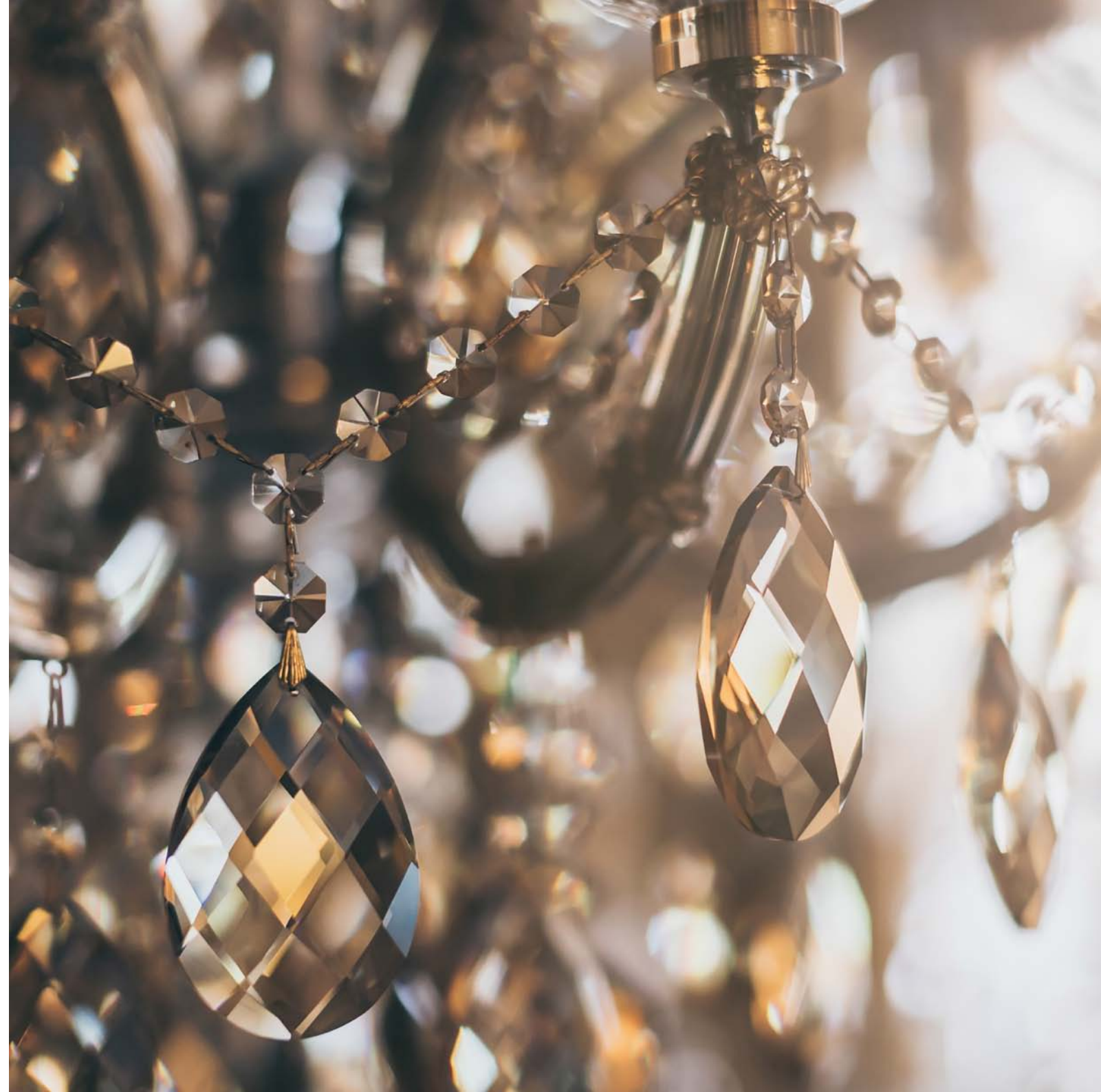
*Classy* reflects status





3

*Classy* is luxurious but humble





4

It's not about owning the most expensive things  
or rarer than rare items,  
it's simply knowing what you deserve



5

*Classy* is not to be chosen by things  
but it's in everything you choose





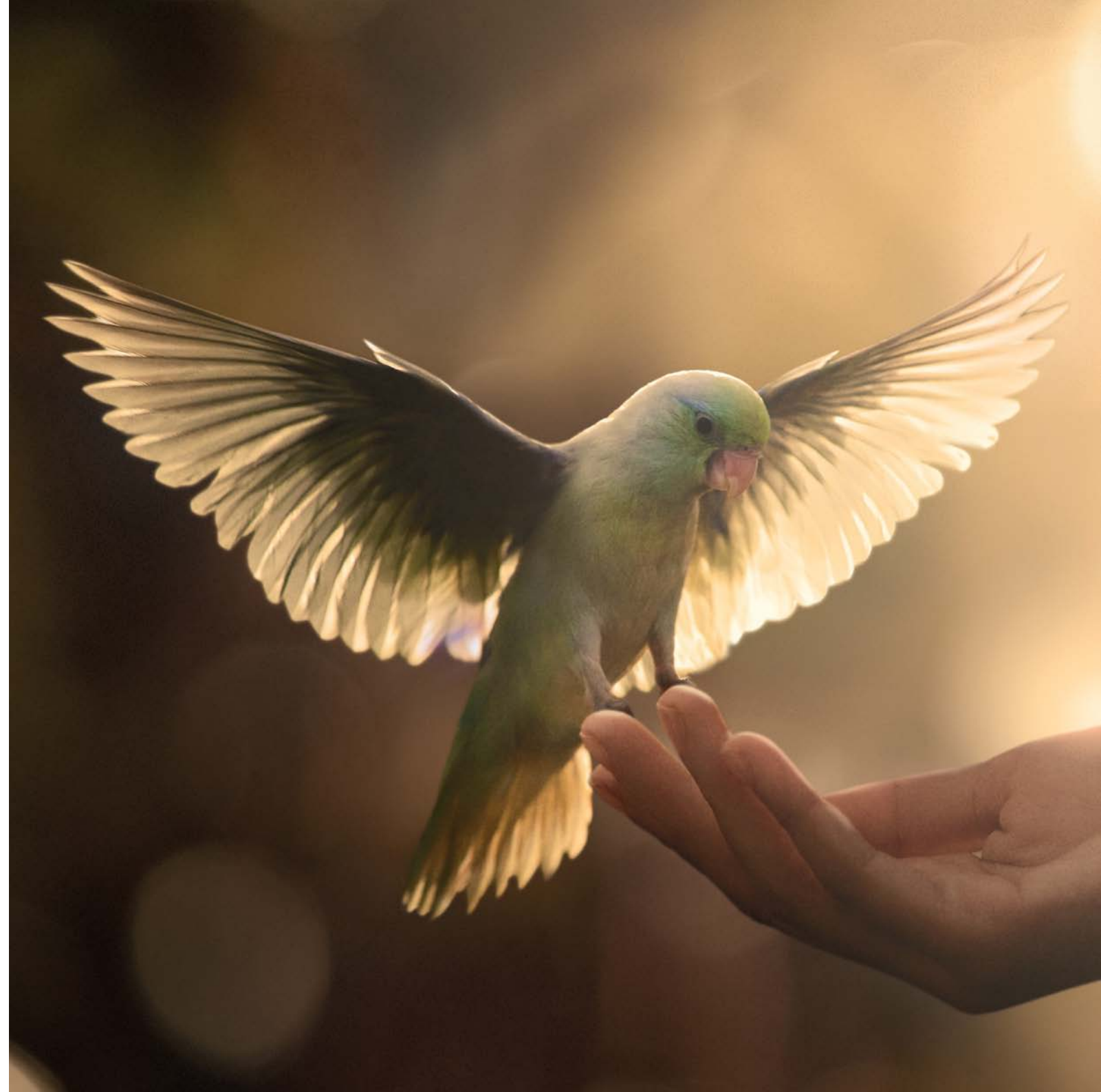
6

*Classy* must be felt in every moment of life



7

One who has a sight to see the true beauty



8

One who falls in love with things by their stories





9

One who lives one's life like a melody



10

The *classy* life is simply irresistible







## THE RESIDENCES AT SINDHORN KEMPINSKI HOTEL BANGKOK

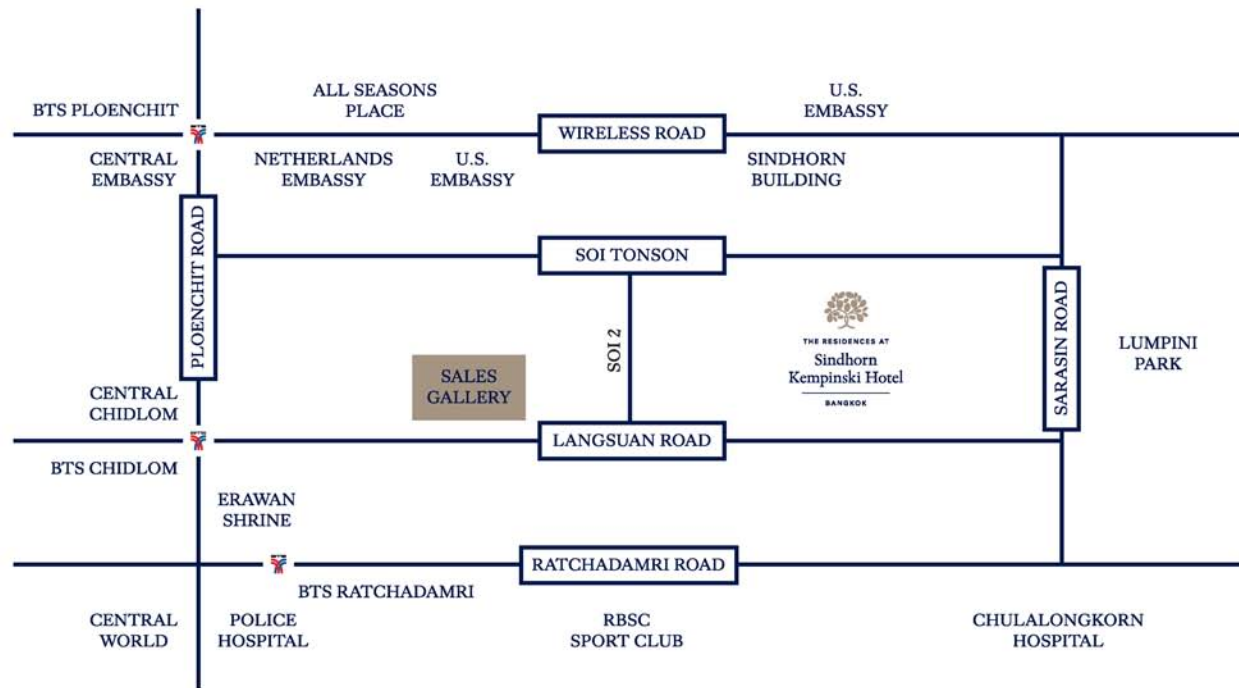
The Residences at Sindhorn Kempinski Hotel Bangkok is an integral part of the inspired Sindhorn Village development, creates a new benchmark for unique cosmopolitan living in the heart of Bangkok. Situated on charismatic Langsuan Road, it harmonizes environmental-friendliness, peacefulness and verdant green surroundings with exceptional amenities.

The Super Luxury residences serviced by Sindhorn Kempinski Hotel Bangkok with provision of basic and a-la-carte services, to provide finest details of classy living. *“Classy”* can be felt in every moment of life without having to speak...

*- Stay Classy*







Sales Gallery | 02-650-9899

[theresidencesatsindhornkempinski.com](http://theresidencesatsindhornkempinski.com)

The Residences at Sindhorn Kempinski Hotel Bangkok is developed, marketed and leased by Siam Sindhorn Co., Ltd., a company independent from the Kempinski group, and the "Kempinski" name is used by the developer under a license from Kempinski Hotels SA. The role of the Kempinski group is limited to supervising the management of the tourism facility. All information, plans, specifications, images and perspectives contained in this brochure are for general information and illustrative purposes only. Illustrations are artist's impressions and have been enhanced by computer graphics for reference. The exact construction appearance may differ from the specifications, images and perspectives contained in this brochure. The information and/or details contained herein are subject to change without prior notice and cannot form part of an offer, recommendation to purchase or contract. Siam Sindhorn Co., Ltd. reserves the right to make revisions of any features and amenities denoted in this brochure at any time.

PROJECT OWNER: Siam Sindhorn Co., Ltd. REGISTERED CAPITAL: THB 15,000,000,000.00 (fifteen billion baht, partly paid). REGISTERED ADDRESS: Sindhorn Building I, 4th Floor, 130 Wireless Road, Pathumwan, Bangkok 10330. SITE LOCATION: Land title deed No. 710, Lumpini Subdistrict, Pathumwan District, Bangkok. Approximately 3 rai 3 ngan 57 square wah of land, leased from the Crown Property Bureau for a period of 90 years. Ownership of the building belongs to the project owner. This project has passed the Environmental Impact Assessment (EIA) by the Office of Natural Resources and Environment as per the letter number Tor Sor 1009.5/11579 dated 12 September 2017, and received the construction permit from the Bangkok Metropolitan Administration. CONSTRUCTION COMMENCEMENT: November 2015. EXPECTED COMPLETION: October 2019.



Floor 34						3401 PH (Penthouse) / 510 sq.m.		3402 PH (Penthouse) / 487 sq.m.		
Floor 33						3301 3C / 339 sq.m.		3302 3B / 243 sq.m.		3303 3C / 339 sq.m.
Floor 32						3201 3C / 339 sq.m.		3202 3B / 243 sq.m.		3203 3C / 339 sq.m.
Floor 31						3101 3C / 339 sq.m.		3102 3B / 243 sq.m.		3103 3C / 339 sq.m.
Floor 30		SWIMMING POOL				FITNESS ROOM & RESIDENCE LOUNGE				
Floor 29						2901 4A / 356 sq.m.		2902 4A / 356 sq.m.		
Floor 28		2801 4A / 356 sq.m.		2802 4A / 356 sq.m.		2803 4A / 356 sq.m.		2804 4A / 356 sq.m.		
Floor 27		2701 4A / 356 sq.m.		2702 4A / 356 sq.m.		2703 4A / 356 sq.m.		2704 4A / 356 sq.m.		
Floor 26		2601 3A / 215 sq.m.	2602 2C / 139 sq.m.	2603 2C / 139 sq.m.	2604 3A / 215 sq.m.	2605 3A / 215 sq.m.	2606 2C / 139 sq.m.	2607 2C / 139 sq.m.	2608 3A / 215 sq.m.	
Floor 25		2501 3A / 215 sq.m.	2502 2C / 139 sq.m.	2503 2C / 139 sq.m.	2504 3A / 215 sq.m.	2505 3A / 215 sq.m.	2506 2C / 139 sq.m.	2507 2C / 139 sq.m.	2508 3A / 215 sq.m.	
Floor 24		2401 3A / 215 sq.m.	2402 2C / 139 sq.m.	2403 2C / 139 sq.m.	2404 3A / 215 sq.m.	2405 3A / 215 sq.m.	2406 2C / 139 sq.m.	2407 2C / 139 sq.m.	2408 3A / 215 sq.m.	
Floor 23		2301 3A / 215 sq.m.	2302 2C / 139 sq.m.	2303 2C / 139 sq.m.	2304 3A / 215 sq.m.	2305 3A / 215 sq.m.	2306 2C / 139 sq.m.	2307 2C / 139 sq.m.	2308 3A / 215 sq.m.	
Floor 22		2201 3A / 215 sq.m.	2202 2C / 139 sq.m.	2203 2C / 139 sq.m.	2204 3A / 215 sq.m.	2205 3A / 215 sq.m.	2206 2C / 139 sq.m.	2207 2C / 139 sq.m.	2208 3A / 215 sq.m.	
Floor 21		2101 3A / 215 sq.m.	2102 2C / 139 sq.m.	2103 2C / 139 sq.m.	2104 3A / 215 sq.m.	2105 3A / 215 sq.m.	2106 2C / 139 sq.m.	2107 2C / 139 sq.m.	2108 3A / 215 sq.m.	
Floor 20		2001 3A / 215 sq.m.	2002 2C / 139 sq.m.	2003 2C / 139 sq.m.	2004 3A / 215 sq.m.	2005 3A / 215 sq.m.	2006 2C / 139 sq.m.	2007 2C / 139 sq.m.	2008 3A / 215 sq.m.	
Floor 19		1901 3A / 215 sq.m.	1902 2C / 139 sq.m.	1903 2C / 139 sq.m.	1904 3A / 215 sq.m.	1905 3A / 215 sq.m.	1906 2C / 139 sq.m.	1907 2C / 139 sq.m.	1908 3A / 215 sq.m.	
Floor 18		1801 3A / 215 sq.m.	1802 2C / 139 sq.m.	1803 2C / 139 sq.m.	1804 3A / 215 sq.m.	1805 3A / 215 sq.m.	1806 2C / 139 sq.m.	1807 2C / 139 sq.m.	1808 3A / 215 sq.m.	
Floor 17		1701 3A / 215 sq.m.	1702 2C / 139 sq.m.	1703 2C / 139 sq.m.	1704 3A / 215 sq.m.	1705 3A / 215 sq.m.	1706 2C / 139 sq.m.	1707 2C / 139 sq.m.	1708 3A / 215 sq.m.	
Floor 16		1601 3A / 215 sq.m.	1602 2C / 139 sq.m.	1603 2C / 139 sq.m.	1604 3A / 215 sq.m.	1605 3A / 215 sq.m.	1606 2C / 139 sq.m.	1607 2C / 139 sq.m.	1608 3A / 215 sq.m.	
Floor 15		1501 3A / 215 sq.m.	1502 2C / 139 sq.m.	1503 2C / 139 sq.m.	1504 3A / 215 sq.m.	1505 3A / 215 sq.m.	1506 2C / 139 sq.m.	1507 2C / 139 sq.m.	1508 3A / 215 sq.m.	
Floor 14		1401 3A / 215 sq.m.	1402 2C / 139 sq.m.	1403 2C / 139 sq.m.	1404 3A / 215 sq.m.	1405 3A / 215 sq.m.	1406 2C / 139 sq.m.	1407 2C / 139 sq.m.	1408 3A / 215 sq.m.	
Floor 12		1201 2A / 143 sq.m.	1202 2B / 158 sq.m.	1203 1+1A / 98 sq.m.	1204 2B / 158 sq.m.	1205 2A / 143 sq.m.	1206 2A / 143 sq.m.	1207 2B / 158 sq.m.	1208 1+1A / 98 sq.m.	1210 2A / 143 sq.m.
Floor 11		1101 2A / 143 sq.m.	1102 2B / 158 sq.m.	1103 1+1A / 98 sq.m.	1104 2B / 158 sq.m.	1105 2A / 143 sq.m.	1106 2A / 143 sq.m.	1107 2B / 158 sq.m.	1108 1+1A / 98 sq.m.	1110 2A / 143 sq.m.
Floor 10		1001 2A / 143 sq.m.	1002 2B / 158 sq.m.	1003 1+1A / 98 sq.m.	1004 2B / 158 sq.m.	1005 2A / 143 sq.m.	1006 2A / 143 sq.m.	1007 2B / 158 sq.m.	1008 1+1A / 98 sq.m.	1010 2A / 143 sq.m.
Floor 9		901 2A / 143 sq.m.	902 2B / 158 sq.m.	903 1+1A / 98 sq.m.	904 2B / 158 sq.m.	905 2A / 143 sq.m.	906 2A / 143 sq.m.	907 2B / 158 sq.m.	908 1+1A / 98 sq.m.	910 2A / 143 sq.m.
Floor 8		801 2A / 143 sq.m.	802 2B / 158 sq.m.	803 1+1A / 98 sq.m.	804 2B / 158 sq.m.	805 2A / 143 sq.m.	806 2A / 143 sq.m.	807 2B / 158 sq.m.	808 1+1A / 98 sq.m.	810 2A / 143 sq.m.
Floor 7		701 2A / 143 sq.m.	702 2B / 158 sq.m.							



# MASTER PLAN

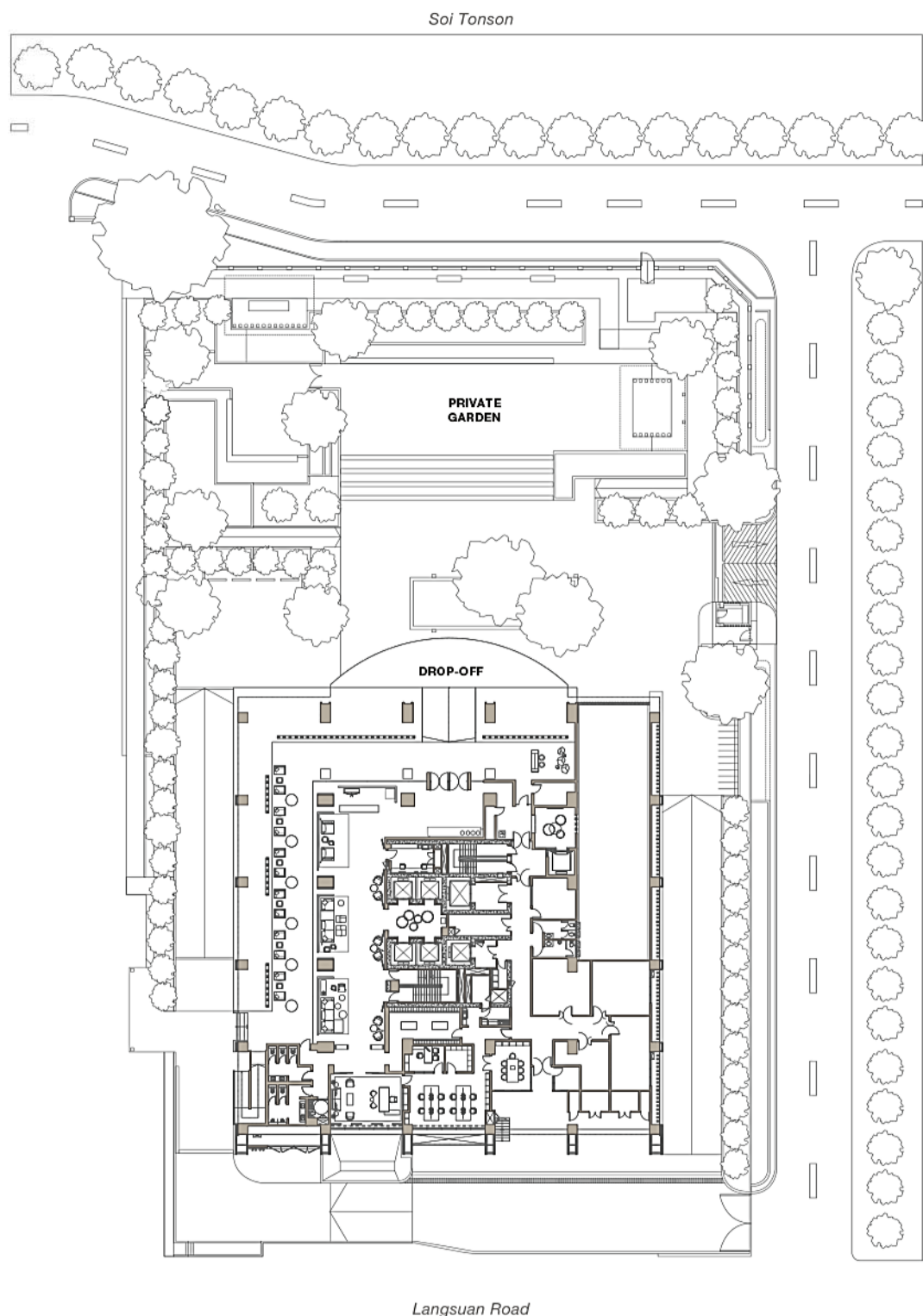
Ground Floor



THE RESIDENCES AT

Sindhorn  
Kempinski Hotel

BANGKOK



Master plan is subject to any amendments as required by the relevant authorities.  
The unit floor area(s) and dimensions are subject to final survey.

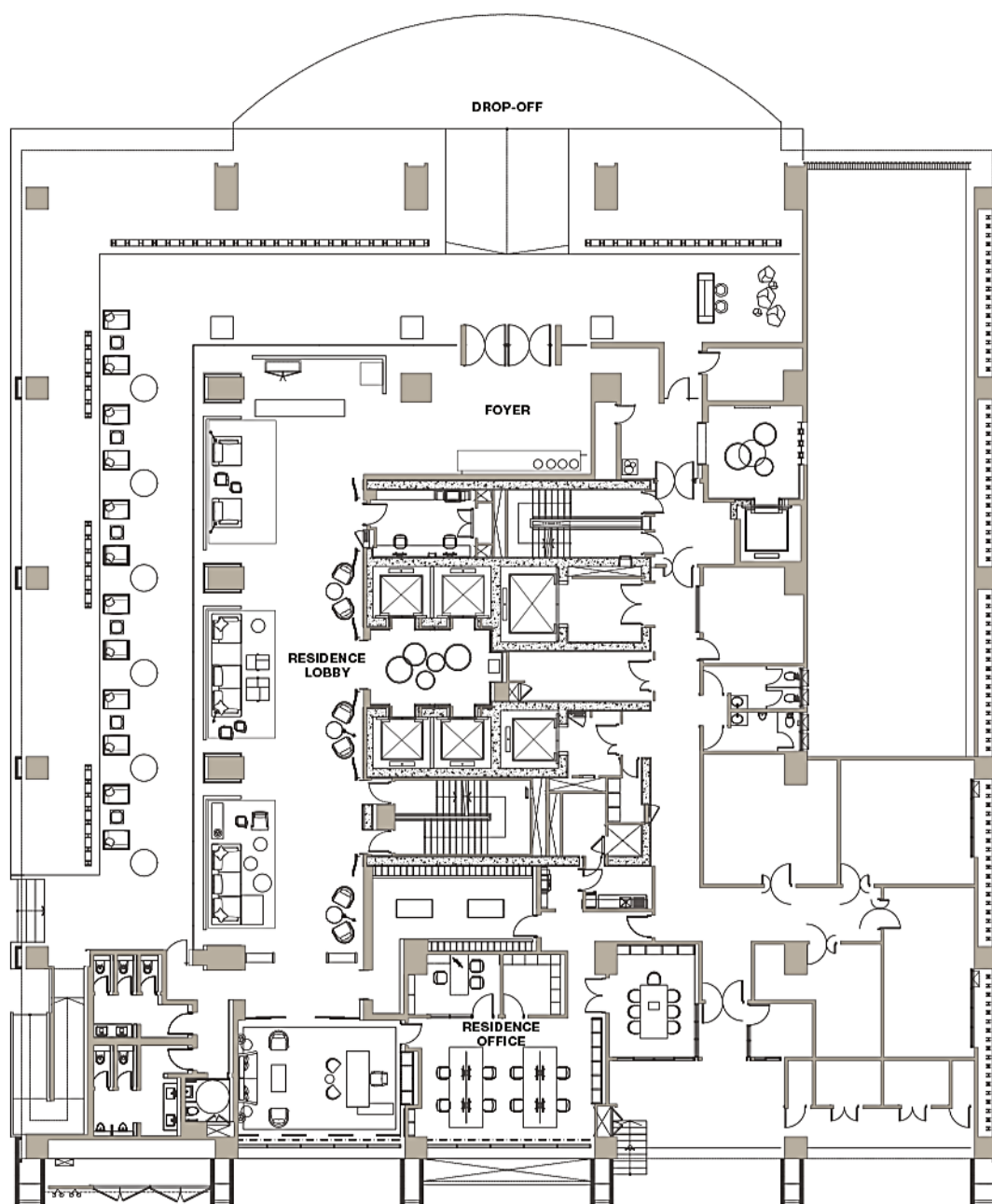
# MASTER PLAN

Ground Floor



THE RESIDENCES AT  
**Sindhorn  
Kempinski Hotel**  
BANGKOK

Soi Tonson



Langsuan Road



Master plan is subject to any amendments as required by the relevant authorities.  
The unit floor area(s) and dimensions are subject to final survey.



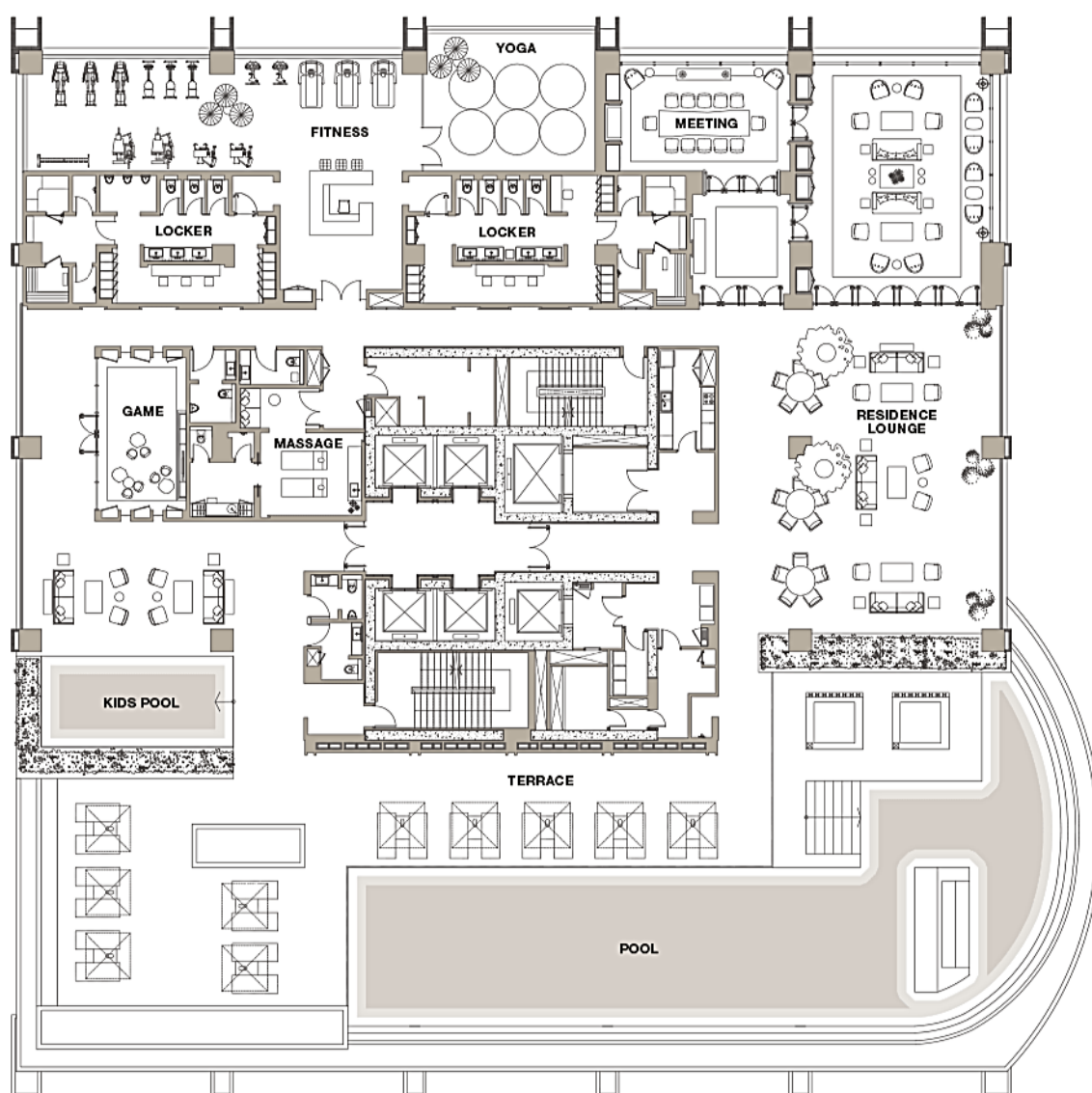


THE RESIDENCES AT  
**Sindhorn  
Kempinski Hotel**  
BANGKOK

# MASTER PLAN

30<sup>th</sup> Floor - Facilities Floor

Soi Tonson



Langsuan Road



Master plan is subject to any amendments as required by the relevant authorities.  
The unit floor area(s) and dimensions are subject to final survey.

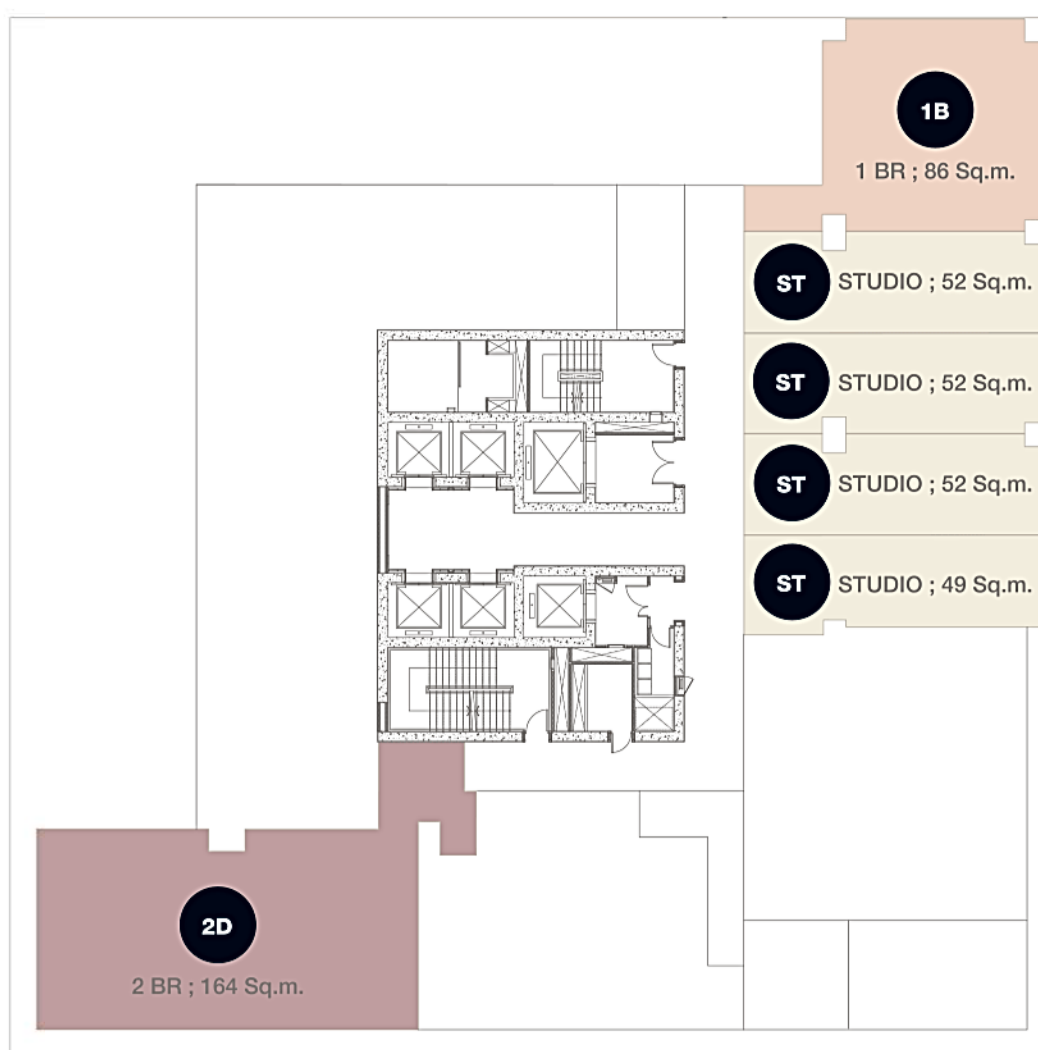
# FLOOR PLAN

2<sup>nd</sup> Floor



THE RESIDENCES AT  
**Sindhorn  
Kempinski Hotel**  
BANGKOK

Soi Tonson



Langsuan Road



Unit layouts are subject to any amendments as required by the relevant authorities.  
The unit floor area(s) and dimensions are subject to final survey.



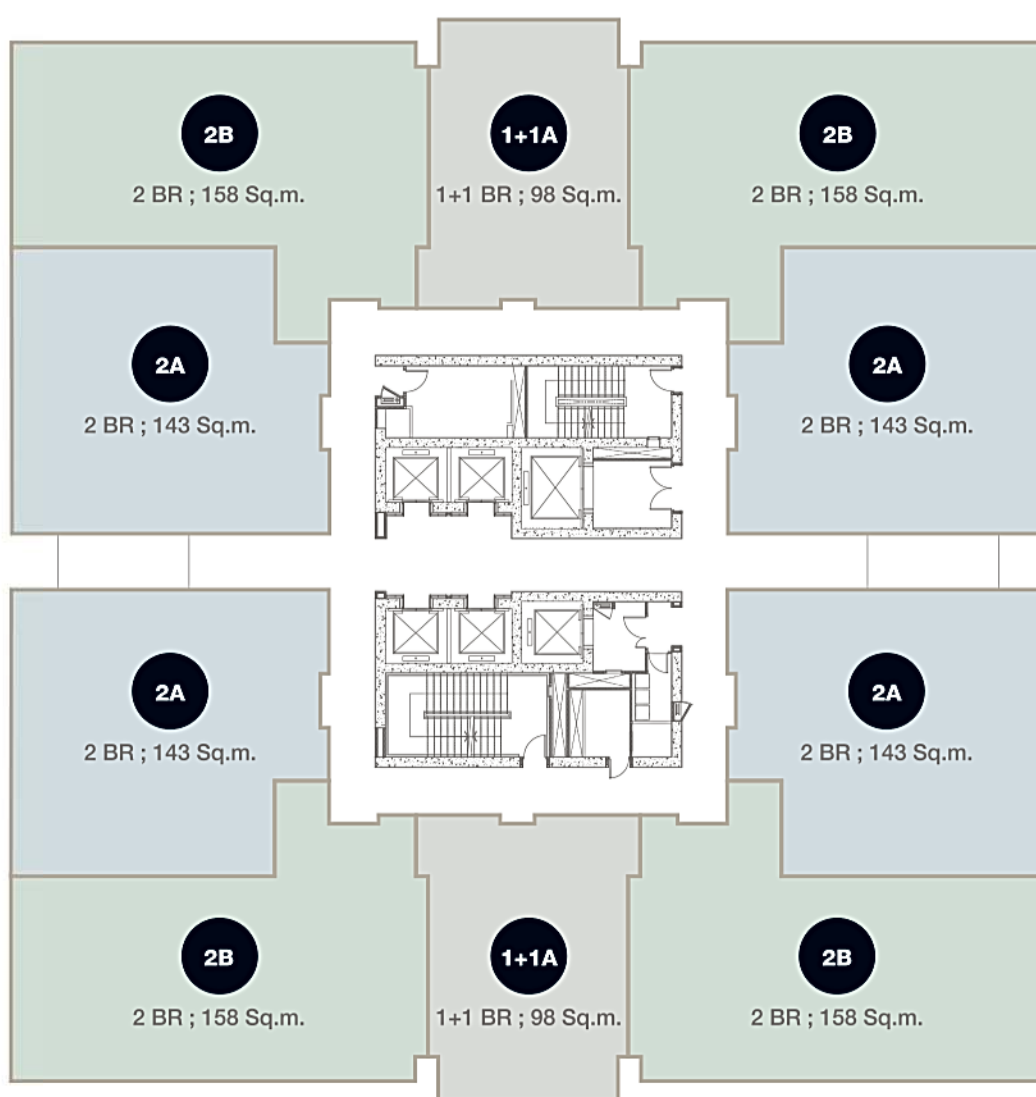
# FLOOR PLAN

3<sup>rd</sup> - 12<sup>th</sup> Floor



THE RESIDENCES AT  
**Sindhorn  
Kempinski Hotel**  
BANGKOK

Soi Tonson



Langsuan Road



Unit layouts are subject to any amendments as required by the relevant authorities.  
The unit floor area(s) and dimensions are subject to final survey.

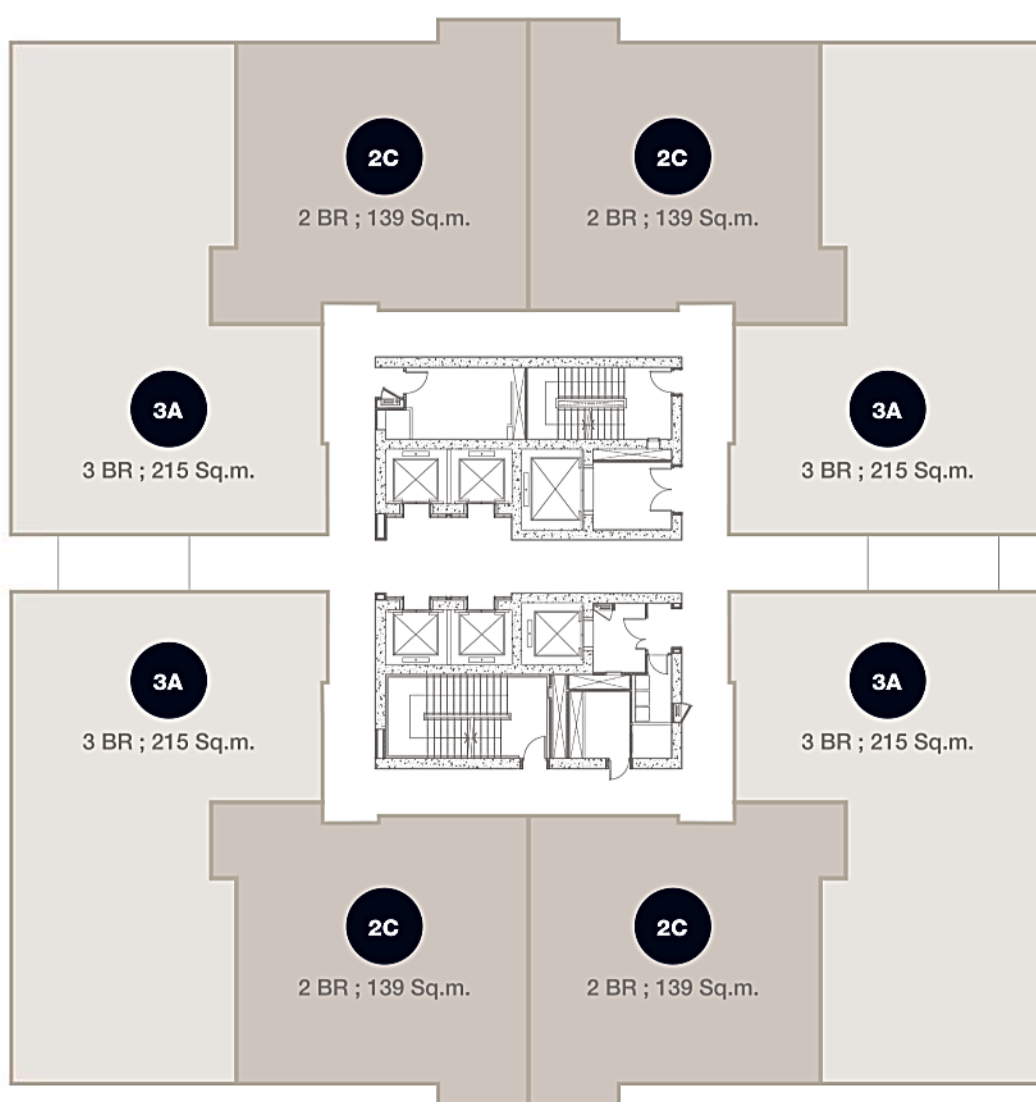
# FLOOR PLAN

14<sup>th</sup> - 26<sup>th</sup> Floor



THE RESIDENCES AT  
**Sindhorn  
Kempinski Hotel**  
BANGKOK

Soi Tonson



Langsuan Road



Unit layouts are subject to any amendments as required by the relevant authorities.  
The unit floor area(s) and dimensions are subject to final survey.



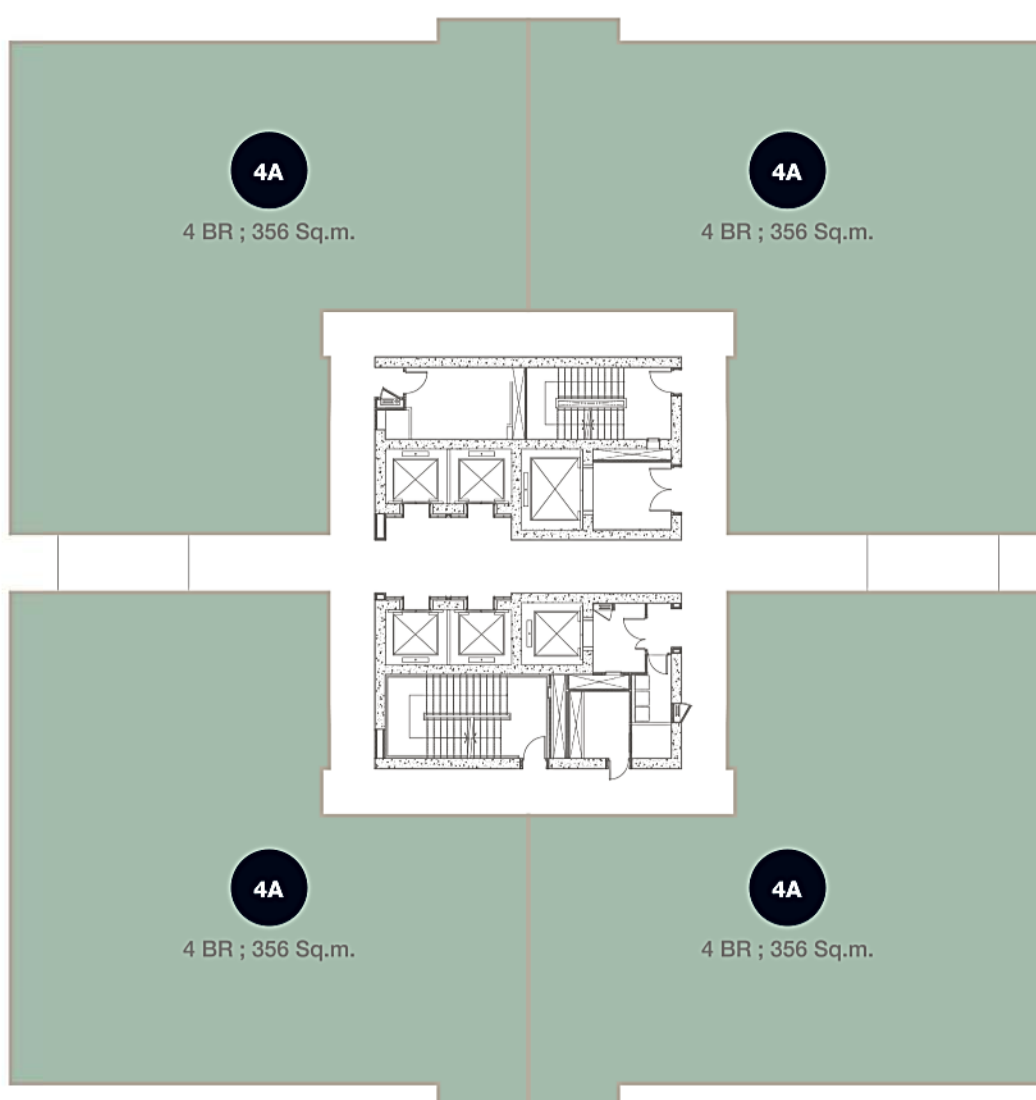
# FLOOR PLAN

27<sup>th</sup> - 28<sup>th</sup> Floor



THE RESIDENCES AT  
**Sindhorn  
Kempinski Hotel**  
BANGKOK

Soi Tonson



Langsuan Road



Unit layouts are subject to any amendments as required by the relevant authorities.  
The unit floor area(s) and dimensions are subject to final survey.

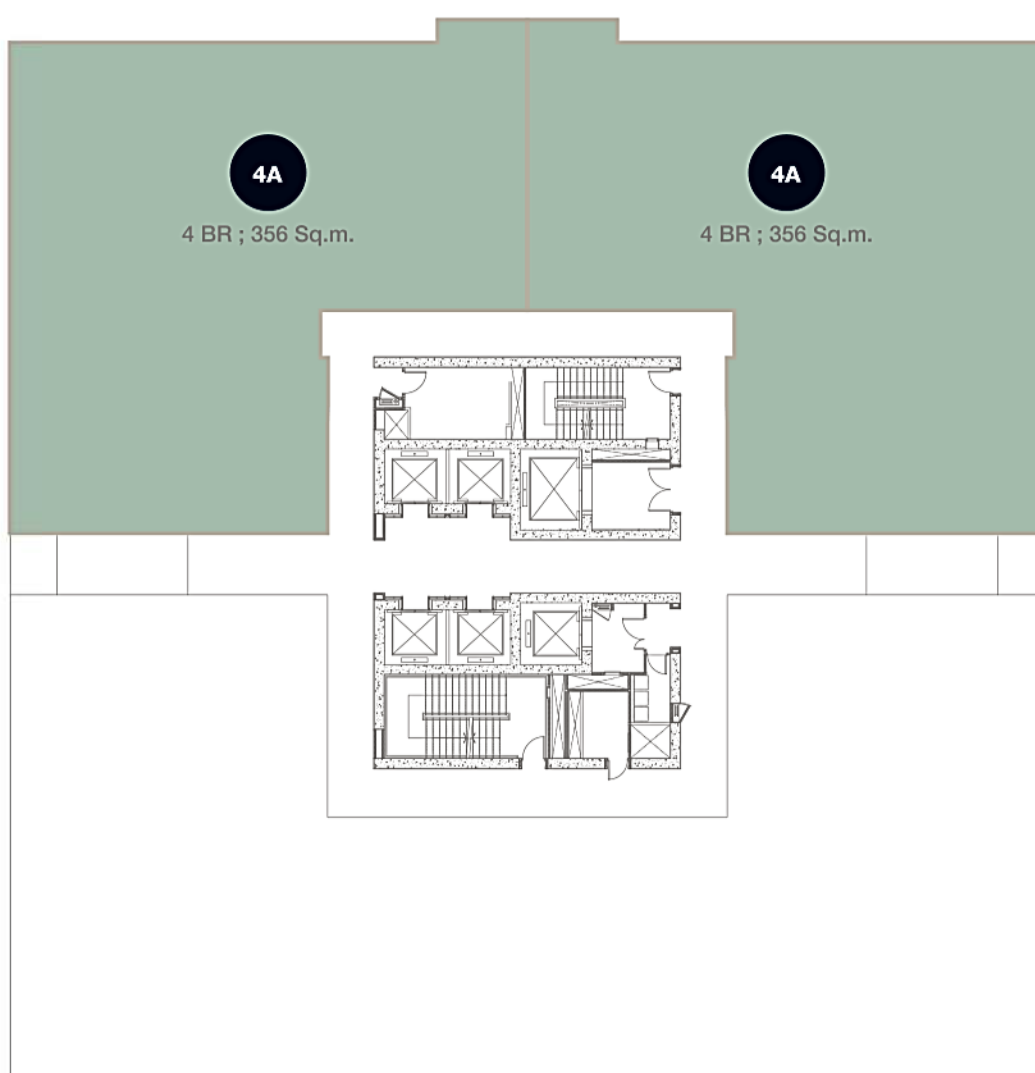
# FLOOR PLAN

29<sup>th</sup> Floor



THE RESIDENCES AT  
**Sindhorn  
Kempinski Hotel**  
BANGKOK

*Soi Tonson*



*Langsuan Road*



Unit layouts are subject to any amendments as required by the relevant authorities.  
The unit floor area(s) and dimensions are subject to final survey.



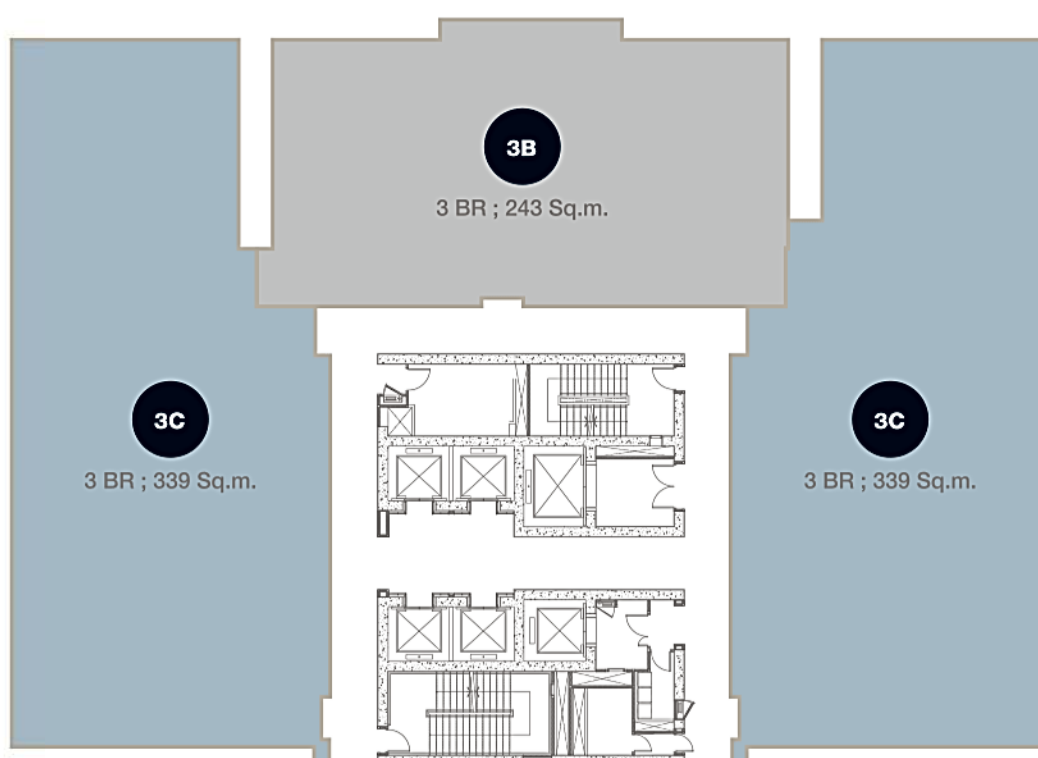
# FLOOR PLAN

31<sup>st</sup> - 33<sup>rd</sup> Floor



THE RESIDENCES AT  
**Sindhorn  
Kempinski Hotel**  
BANGKOK

*Soi Tonson*



*Langsuan Road*



Unit layouts are subject to any amendments as required by the relevant authorities.  
The unit floor area(s) and dimensions are subject to final survey.

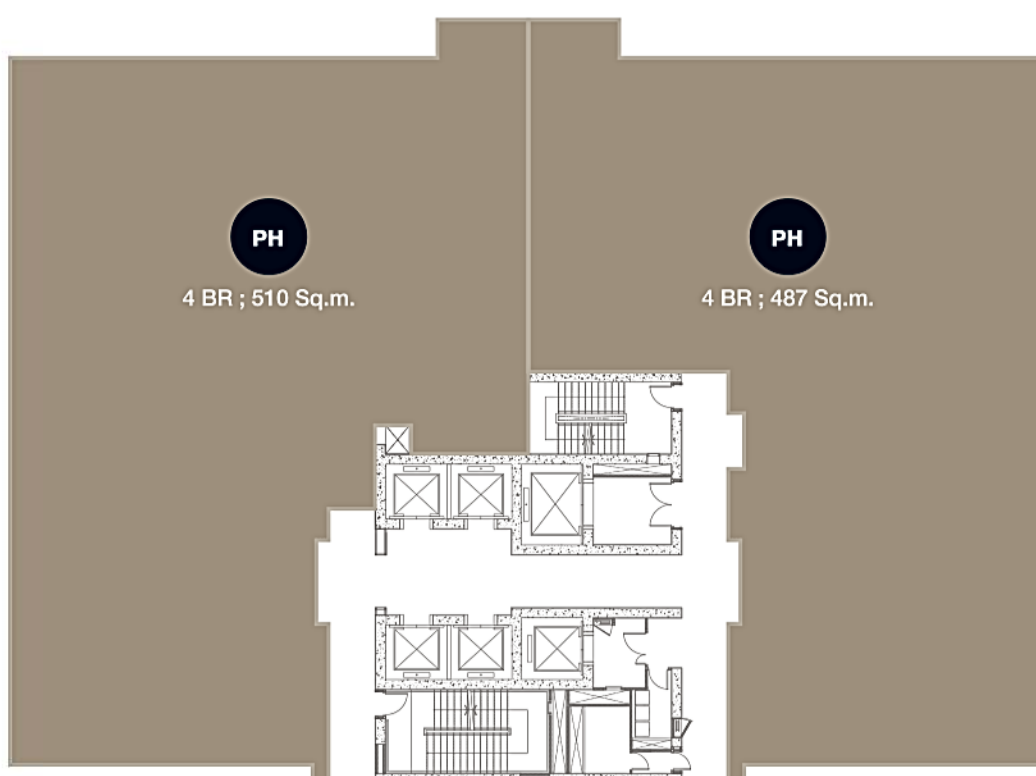
# FLOOR PLAN

34<sup>th</sup> Floor



THE RESIDENCES AT  
**Sindhorn  
Kempinski Hotel**  
BANGKOK

*Soi Tonson*



*Langsuan Road*



Unit layouts are subject to any amendments as required by the relevant authorities.  
The unit floor area(s) and dimensions are subject to final survey.

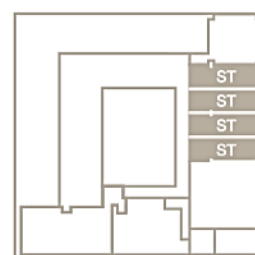
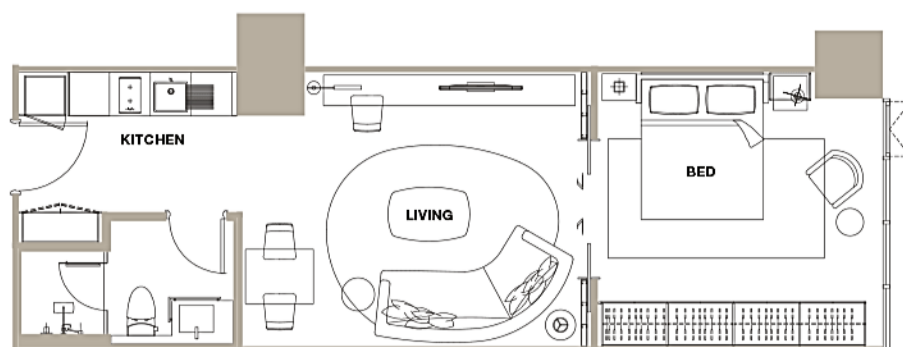


# UNIT TYPE STUDIO

52 sq.m.



THE RESIDENCES AT  
**Sindhorn  
Kempinski Hotel**  
BANGKOK



2<sup>nd</sup> FLOOR

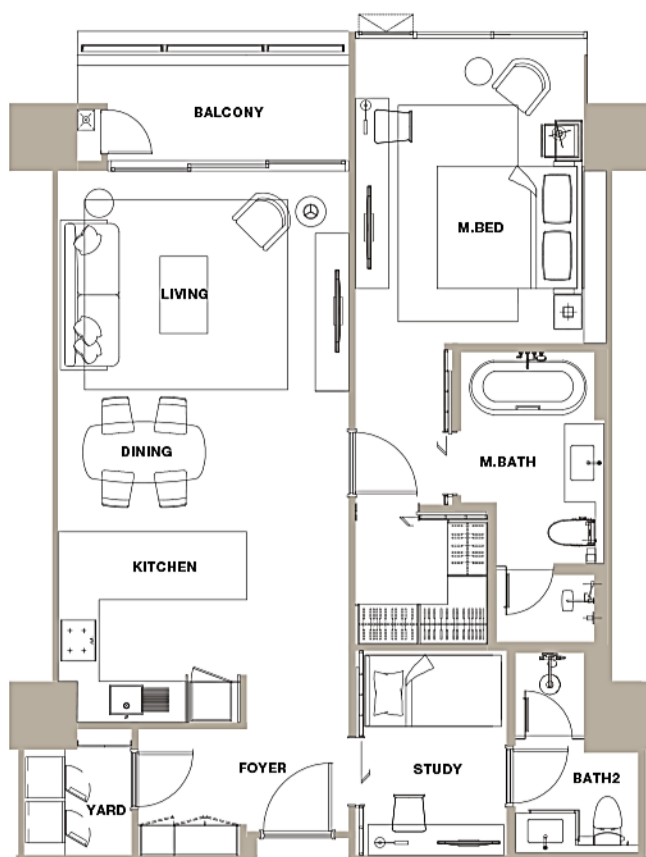
Unit layouts are subject to any amendments as required by the relevant authorities.  
The unit floor area(s) and dimensions are subject to final survey.

# UNIT TYPE 1+1A

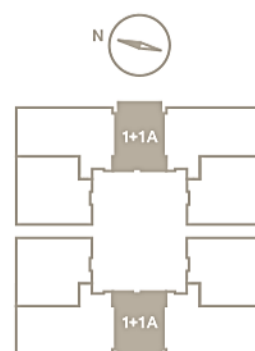
98 sq.m.



THE RESIDENCES AT  
**Sindhorn  
Kempinski Hotel**  
BANGKOK



Unit layouts are subject to any amendments as required by the relevant authorities.  
The unit floor area(s) and dimensions are subject to final survey.



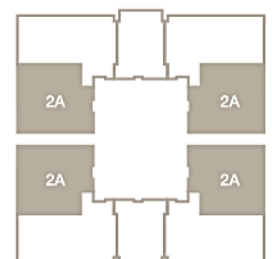
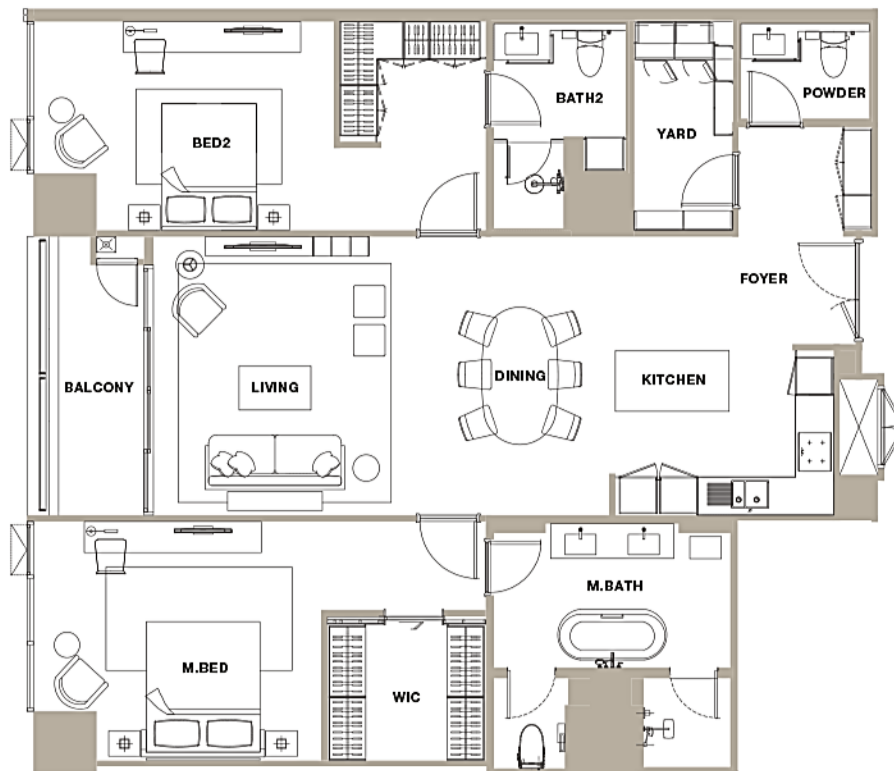
3<sup>rd</sup> - 12<sup>th</sup> FLOOR



THE RESIDENCES AT  
**Sindhorn  
Kempinski Hotel**  
BANGKOK

# UNIT TYPE 2A

143 sq.m.



Unit layouts are subject to any amendments as required by the relevant authorities.  
The unit floor area(s) and dimensions are subject to final survey.

3<sup>rd</sup> - 12<sup>th</sup> FLOOR

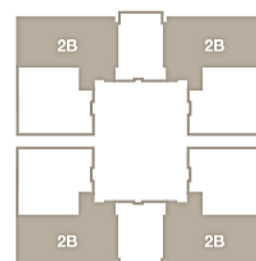
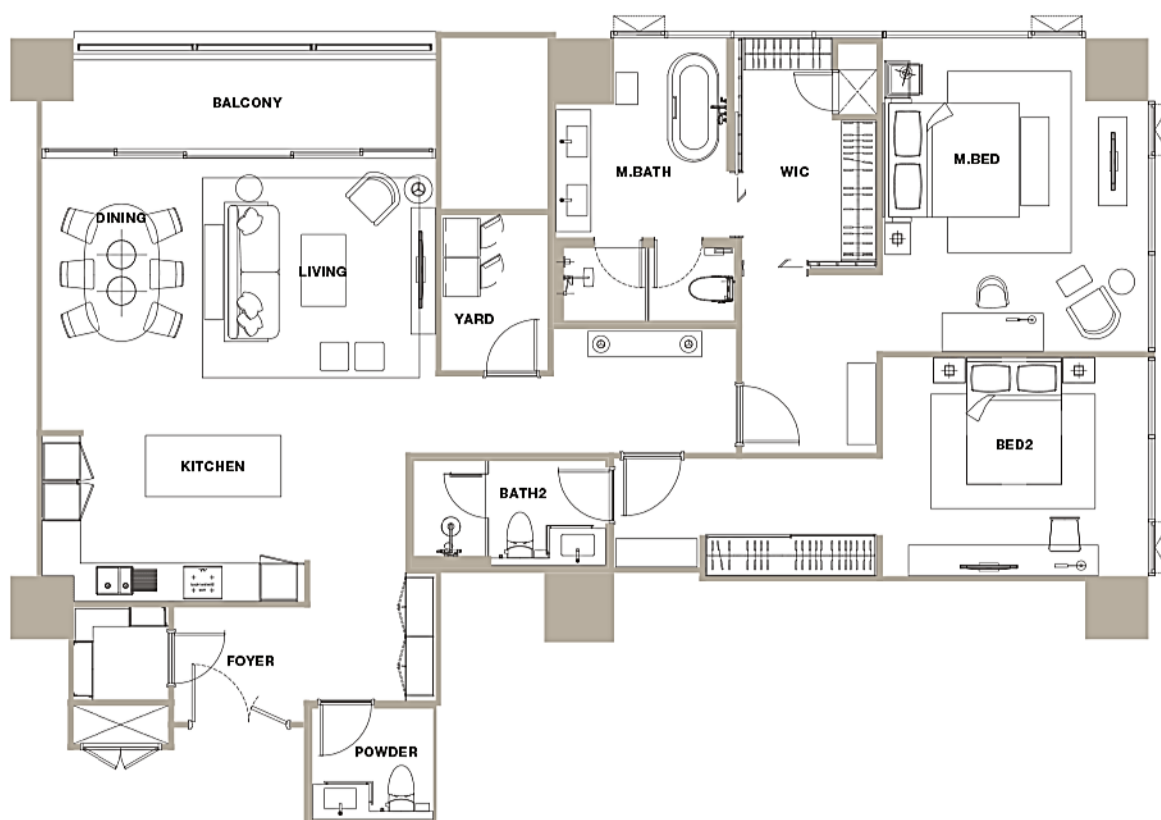


# UNIT TYPE 2B

158 sq.m.



THE RESIDENCES AT  
**Sindhorn  
Kempinski Hotel**  
BANGKOK



Unit layouts are subject to any amendments as required by the relevant authorities.  
The unit floor area(s) and dimensions are subject to final survey.

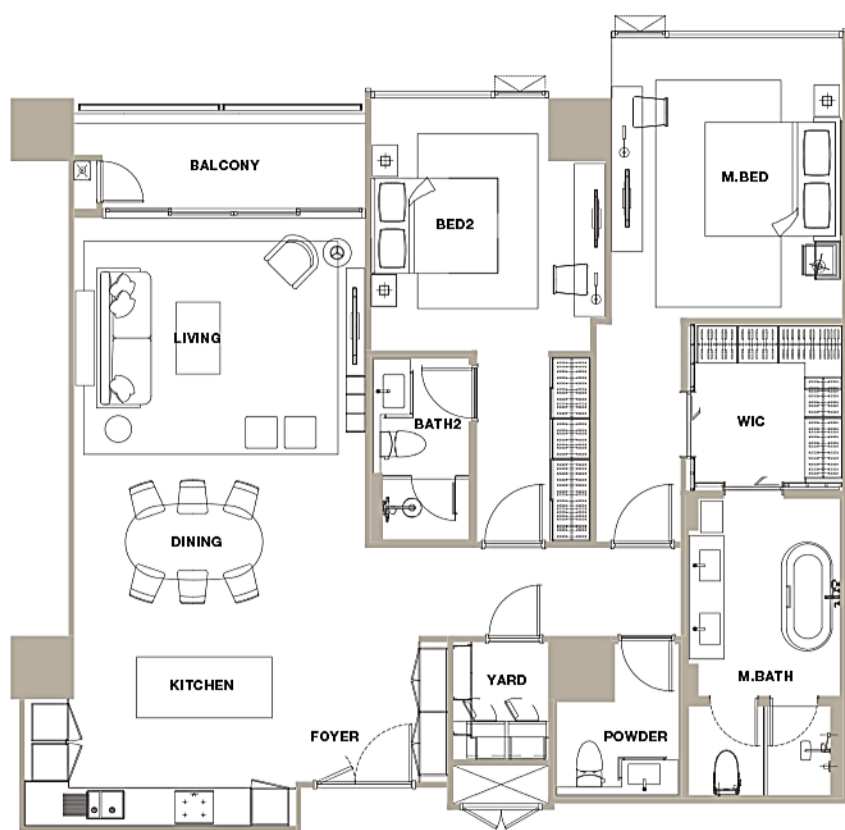
3<sup>rd</sup> - 12<sup>th</sup> FLOOR

# UNIT TYPE 2C

139 sq.m.



THE RESIDENCES AT  
**Sindhorn  
Kempinski Hotel**  
BANGKOK



14<sup>th</sup> - 26<sup>th</sup> FLOOR

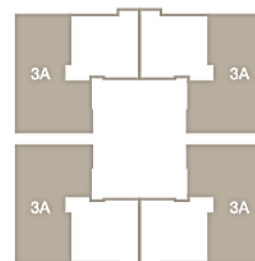
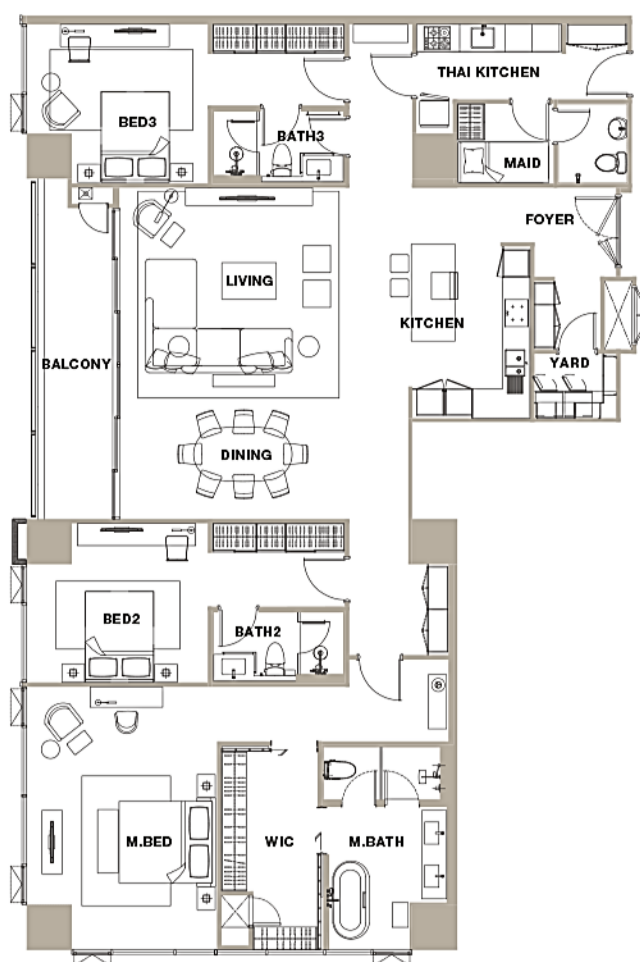
Unit layouts are subject to any amendments as required by the relevant authorities.  
The unit floor area(s) and dimensions are subject to final survey.

# UNIT TYPE 3A

215 sq.m.



THE RESIDENCES AT  
**Sindhorn  
Kempinski Hotel**  
BANGKOK



14<sup>th</sup> - 26<sup>th</sup> FLOOR

Unit layouts are subject to any amendments as required by the relevant authorities.  
The unit floor area(s) and dimensions are subject to final survey.

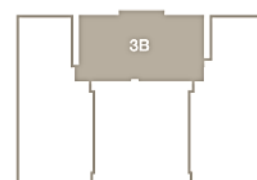
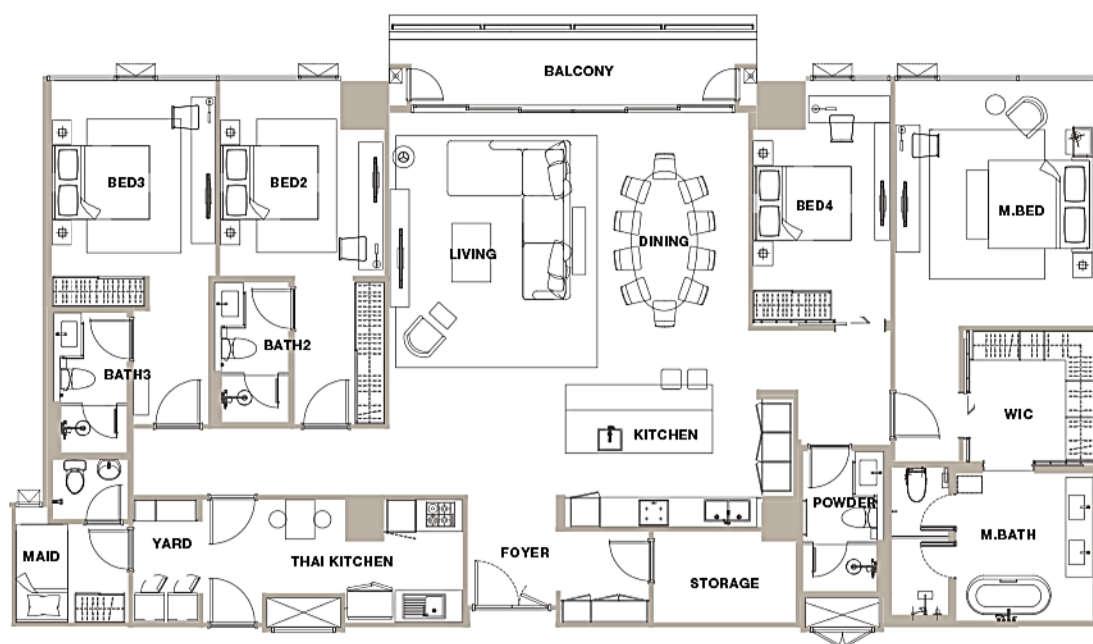




THE RESIDENCES AT  
**Sindhorn**  
Kempinski Hotel  
BANGKOK

# UNIT TYPE 3B

243 sq.m.



31<sup>st</sup> - 33<sup>rd</sup> FLOOR

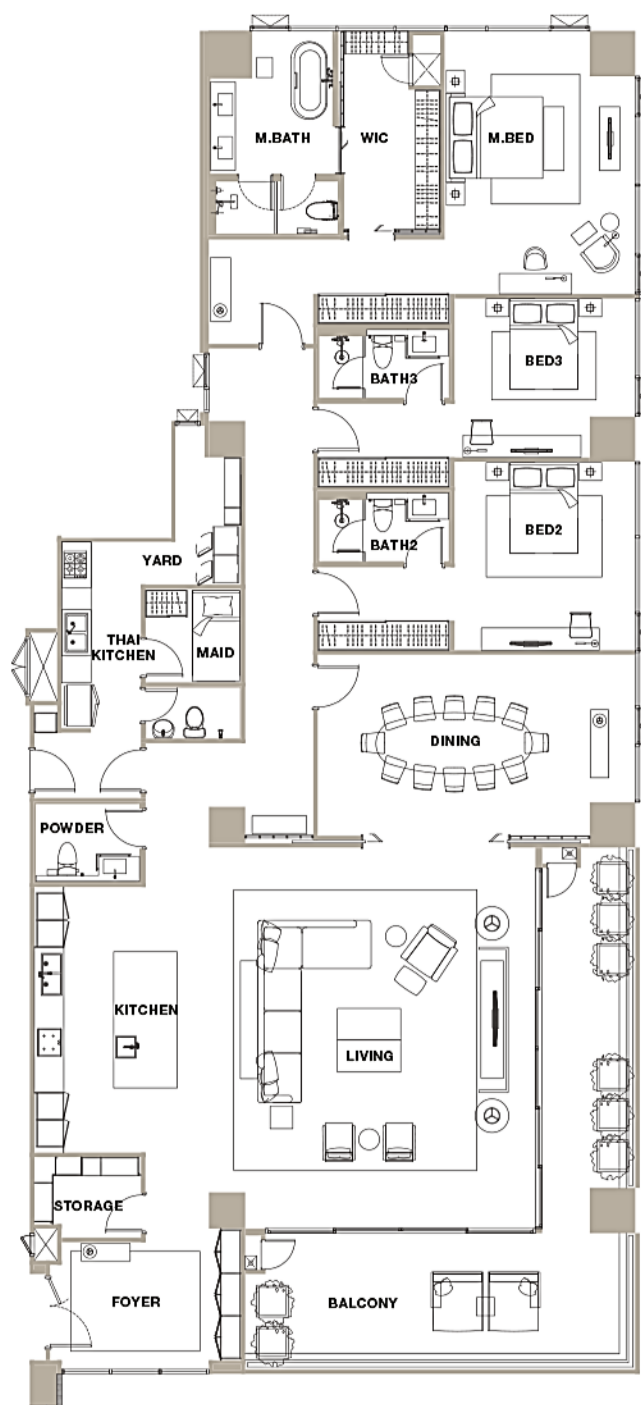
Unit layouts are subject to any amendments as required by the relevant authorities.  
The unit floor area(s) and dimensions are subject to final survey.

# UNIT TYPE 3C

339 sq.m.



THE RESIDENCES AT  
**Sindhorn  
Kempinski Hotel**  
BANGKOK



Unit layouts are subject to any amendments as required by the relevant authorities.  
The unit floor area(s) and dimensions are subject to final survey.

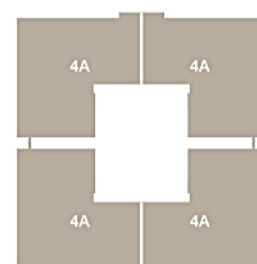
31<sup>st</sup> - 33<sup>rd</sup> FLOOR

# UNIT TYPE 4A

356 sq.m.



THE RESIDENCES AT  
**Sindhorn  
Kempinski Hotel**  
BANGKOK



Unit layouts are subject to any amendments as required by the relevant authorities.  
The unit floor area(s) and dimensions are subject to final survey.

27<sup>th</sup> - 29<sup>th</sup> FLOOR





THE RESIDENCES AT

Sindhorn  
Kempinski Hotel

BANGKOK

# UNIT TYPE PENTHOUSE

510 sq.m.



34<sup>th</sup> FLOOR

Unit layouts are subject to any amendments as required by the relevant authorities.  
The unit floor area(s) and dimensions are subject to final survey.



THE RESIDENCES AT  
**Sindhorn  
Kempinski Hotel**  
BANGKOK

# PROJECT INFORMATION

## Project Details and Development Team

### PROJECT DETAILS

<b>PROJECT :</b>	The Residences at Sindhorn Kempinski Hotel Bangkok
<b>DEVELOPER :</b>	Siam Sindhorn Co., Ltd.
<b>ADDRESS :</b>	Sarasin Road, Lumpini, Bangkok
<b>PRODUCT TYPE :</b>	Leasehold residential condominium
<b>OWNERSHIP STRUCTURE :</b>	30-year leasehold, plus option to renew for another 30 years
<b>TOTAL LAND AREA :</b>	3-3-57 Rai
<b>TOWER HEIGHT :</b>	33 stories
<b>UNIT SIZE :</b>	50 sq.m. to 500 sq.m.
<b>TOTAL NUMBER OF UNITS :</b>	231 units
<b>TYPE OF UNITS :</b>	Studio, 1-4 bedrooms and Penthouse
<b>CEILING HEIGHT :</b>	Up to 3.0 m. in primary spaces (living/dining/bedrooms)
<b>PARKING :</b>	495 car parking spaces
<b>FACILITIES :</b>	<ul style="list-style-type: none"><li>• Double-volume residence lobby</li><li>• 30th Floor residence lounge</li><li>• 30th Floor swimming pool with saltwater chlorination system</li><li>• Fully-equipped fitness room</li><li>• Changing rooms and locker rooms with sauna and steam rooms</li><li>• Landscaped garden</li><li>• Property management provided by Kempinski</li><li>• 24-hour Concierge / Reception</li><li>• Doormen</li><li>• Shuttle services</li><li>• Security guards / 24-hour centralised TV surveillance systems</li><li>• Fitness Trainer / Masseuse</li><li>• Trolley cart services</li><li>• Local &amp; International postage and shipping services</li><li>• Tenancy services</li><li>• Homecare program and maintenance services</li><li>• Resident assistance services</li><li>• Laundry (upon request with extra charge)</li><li>• Housekeeping (upon request with extra charge)</li><li>• Exclusive hotel services (upon request with extra charge)</li></ul>
<b>SERVICES :</b>	

### PROJECT DEVELOPMENT TEAM

<b>DEVELOPER :</b>	Siam Sindhorn Co., Ltd.
<b>CONTRACTOR :</b>	Thai Obayashi Corp., Ltd.
<b>ARCHITECT :</b>	Architects and Associates Co., Ltd.
<b>INTERIOR ARCHITECT :</b>	August Design Consultant Co., Ltd.
<b>LANDSCAPE ARCHITECT :</b>	P Landscape Co., Ltd.
<b>LIGHTING DESIGNER :</b>	PLD Co., Ltd.
<b>STRUCTURAL ENGINEER :</b>	Metric Consulting Engineers and Architects Co., Ltd.
<b>M&amp;E ENGINEER :</b>	MITR Technical Consultant Co., Ltd.
<b>FACADE DESIGN CONSULTANT :</b>	Facade Associates Co., Ltd.
<b>WIND AND EARTHQUAKE SPECIALIST :</b>	Professor Dr. Pennung Warnitchai
<b>LEED ENVIRONMENTAL DESIGN CONSULTANT :</b>	SCG Green Building Solution



THE RESIDENCES AT  
**Sindhorn  
Kempinski Hotel**  
BANGKOK

# GENERAL SPECIFICATIONS

## Structure and Residence Unit

<b>STRUCTURE</b>	<ul style="list-style-type: none"><li>• Reinforced concrete bored piles, columns and shear walls</li><li>• Reinforced concrete flat slabs</li></ul>
<b>RESIDENCE UNIT FLOOR FINISHING :</b>	<ul style="list-style-type: none"><li>• Living, Dining and Kitchen: Marble</li><li>• Bedrooms: Engineered wood</li><li>• Bathrooms: Marble</li><li>• Balcony: Homogenous ceramic tiles</li></ul>
<b>WALLS AND DOORS :</b>	<ul style="list-style-type: none"><li>• Unit partition wall: Double layered plastered wall with paint finish (200 mm. nominal thickness)</li><li>• Unit Internal wall: Plastered wall with paint finish (100 mm. nominal thickness)</li><li>• Bathrooms: Marble</li><li>• Glass window: Triple layered insulated glass panel with double Low-E coating and solid aluminum frame</li><li>• Balcony door: Triple layered insulated glass panel with double Low-E coating and solid aluminum frame</li><li>• Balustrade: Clear laminated glass with aluminum railing</li><li>• Entrance door: Fire resistant door with high-quality laminated finish and HAFELE fittings and digital door lock : KABA or equivalent</li><li>• Internal doors: Hard-wood door with high-quality laminated finish and HAFELE fittings</li></ul>
<b>CEILINGS :</b>	<ul style="list-style-type: none"><li>• Up to 3.0 m. clear height in primary spaces (living/dining/bedrooms)</li><li>• Complete flat fixed gypsum board with paint finish</li></ul>
<b>KITCHEN: EACH UNIT WILL BE EQUIPPED WITH HIGH-QUALITY HARDWARE FITTINGS</b>	<ul style="list-style-type: none"><li>• POGGENPOHL, a luxury German kitchen set with laminated finish</li><li>• HANSGROHE, kitchen faucet</li><li>• BLANCO or equivalent, stainless steel sink</li></ul>
<b>KITCHEN APPLIANCES :</b>	<ul style="list-style-type: none"><li>• BOSCH, LIEBHERR or equivalent,<ul style="list-style-type: none"><li>• built-in microwave;</li><li>• built-in oven;</li><li>• built-in refrigerator;</li><li>• ceramic induction hob;</li><li>• Kitchen hood;</li><li>• Washing machine and drying machine for all units</li></ul></li></ul>
<b>CABINET: BUILT-IN WITH HIGH-QUALITY HARDWARE AND FITTINGS AND LAMINATED FINISH</b>	<ul style="list-style-type: none"><li>• POLIFORM, a luxury Italian wardrobe brand</li><li>• Shoes and Utility cabinets are provided with the similar built-in quality fittings and finishing</li></ul>
<b>BATHROOMS :</b>	<ul style="list-style-type: none"><li>• AXOR-HANSGROHE, shower sets</li><li>• HANSGROHE, washbasin faucet and bathtub set</li><li>• TOTO Neorest auto washlet in master bathroom</li><li>• DURAVIT Durastyle one piece toilet</li><li>• High-quality sanitary fixtures and fittings</li><li>• Frameless tempered glass shower partition</li><li>• STIEBEL ELTRON, water heater or equivalent</li></ul>



# GENERAL SPECIFICATIONS

## Common Areas and Property Services



THE RESIDENCES AT  
**Sindhorn  
Kempinski Hotel**  
BANGKOK

### COMMON AREAS

#### MAIN LOBBY :

- Marble
- Modern designed feature wall and/or plastered wall with paint finish
- Modern designed feature ceiling and/or wood finished ceiling with paint finish
- Up to 7.5 m. height of ceiling in the main lobby
- Digital access control by key card to residence floor in all lifts

#### FITNESS AND

#### RECREATIONAL

#### FACILITIES : PROVIDED WITH LANDSCAPE GARDENS AND TERRACE

- Fully equipped fitness room in well-designed features with modern high-quality fitness equipments, noise absorbing floor and gypsum ceiling with luminaire stretch ceiling
- Complete provision of changing rooms, locker rooms, sauna and steam rooms
- Swimming pool and pool terrace

#### PARKING SPACES :

#### FOR RESIDENTS AND VISITORS

- Parking spaces for four hundred and ninety-five cars are provided

### PROPERTY SERVICES

#### LIFTS :

- Four passenger lifts and two service/fireman lift ; OTIS
- Security access control in all lifts

#### FIRE PROTECTION :

- Fully equipped with addressable fire alarm systems, fire hose stations, fire extinguishers and emergency lights
- Fully automated fire prevention and suppression with smoke/heat detectors and sprinkler system throughout the residential building
- Fire stairs and fireman lift halls with pressurization system

#### ELECTRICAL AND

#### SECURITY SYSTEM :

- Advanced access control with securitized digital key card to main lobby and in all lifts
- 24-hour on-site security guards, with CCTV monitoring and recording
- Energy efficient LED down lights in all residential units
- Separate electrical meter for each residence unit
- Emergency power supply for all common areas, essential systems and lifts
- Standby generator with capacity of over 8 hours emergency supply
- Emergency lighting at room entrance for each residence unit

#### AIR CONDITIONING SYSTEM :

- DAIKIN, energy efficient VRV System
- Concealed installation throughout the internal private and common areas

#### TELEVISION, TELEPHONE AND

#### INTERNET SYSTEM :

- TV outlet provided in living area and bedrooms with provision for future cable connection
- Telephone outlets provided in living area and in all bedrooms
- FTTX fiber optic provided in all residential units to enable high-speed internet

#### WATER SYSTEM :

- Public water supply with 2-day reserved water tank held on-site
- Separate water meter for each residence unit
- Waste water treatment system

#### LIGHTNING PROTECTION SYSTEM :

- Lightning protection system is installed throughout the residential areas in accordance with international standards