

URBAN CONDOMINIUM

อาคารชุดพักอาศัยในเมือง

SITE

ทางพิเศษเฉลิมมหานคร

BRT อนุราม 3

ถนนพระราม 3

แนว BRT

แนว BRT

ถนนวงแหวนอุตสาหกรรม

ถนนยานนาวา

SITE AREA = 10,690 sq.m.

FAR 7:1 = 74,830 sq.m.
OPEN SPACE 30% = 3,207 sq.m.

CANAL SET BACK 6 M.
SETBACK 6 M.

พื้นที่สีเขียว 1 ตารางเมตร/คน
อาคารพักอาศัย unit ขนาดมากกว่า 35 ตร.ม.
คิด 5 คน/ห้อง
= 2,500 ตารางเมตร
50% ของพื้นที่สีเขียวต้องอยู่ที่ Ground Floor
= 1,250 ตารางเมตร
50% เป็นต้นไม้ยั่งยืน
= 625 ตารางเมตร



PROGRAM

PUBLIC



COMMERCIAL

FARM +
GARDEN

ร้านอาหารและร้านค้า

Supermarket/farmer market
450 ตารางเมตร

พื้นที่เกษตรกรรมและสวน

PRIVATE



LOBBY

RESIDENTIAL
UNITS

FACILITIES

ส่วนต้อนรับ

400 ตารางเมตร

ห้องพัก 400 ห้อง

42,550 ตารางเมตร

พื้นที่ส่วนกลาง

2,000 ตารางเมตร

SERVICE



PARKING

OFFICE +
SERVICE

ที่จอดรถ 570 คัน

400 คัน สำหรับผู้พักอาศัย
170 คัน สำหรับคิมนอก

ส่วนสนับสนุน

530 ตารางเมตร

CONDOMINIUM UNITS



60 sq.m.



100 sq.m.

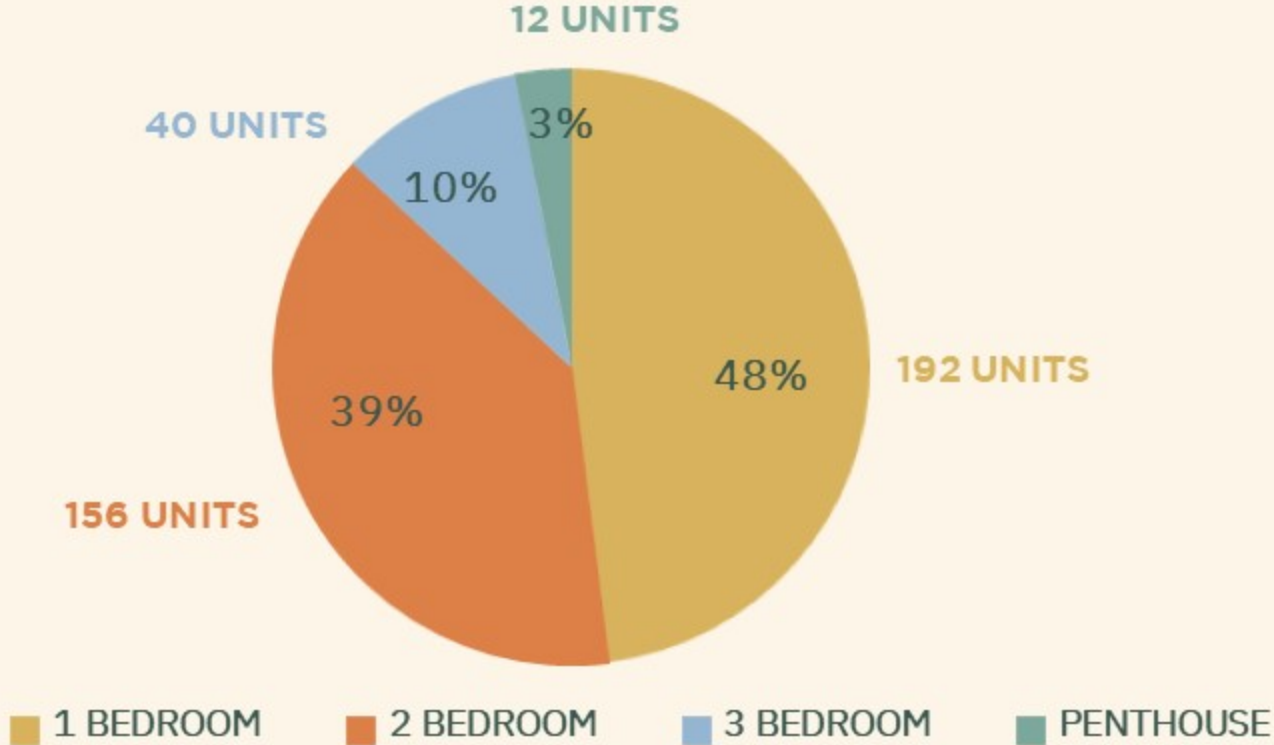


160 sq.m.



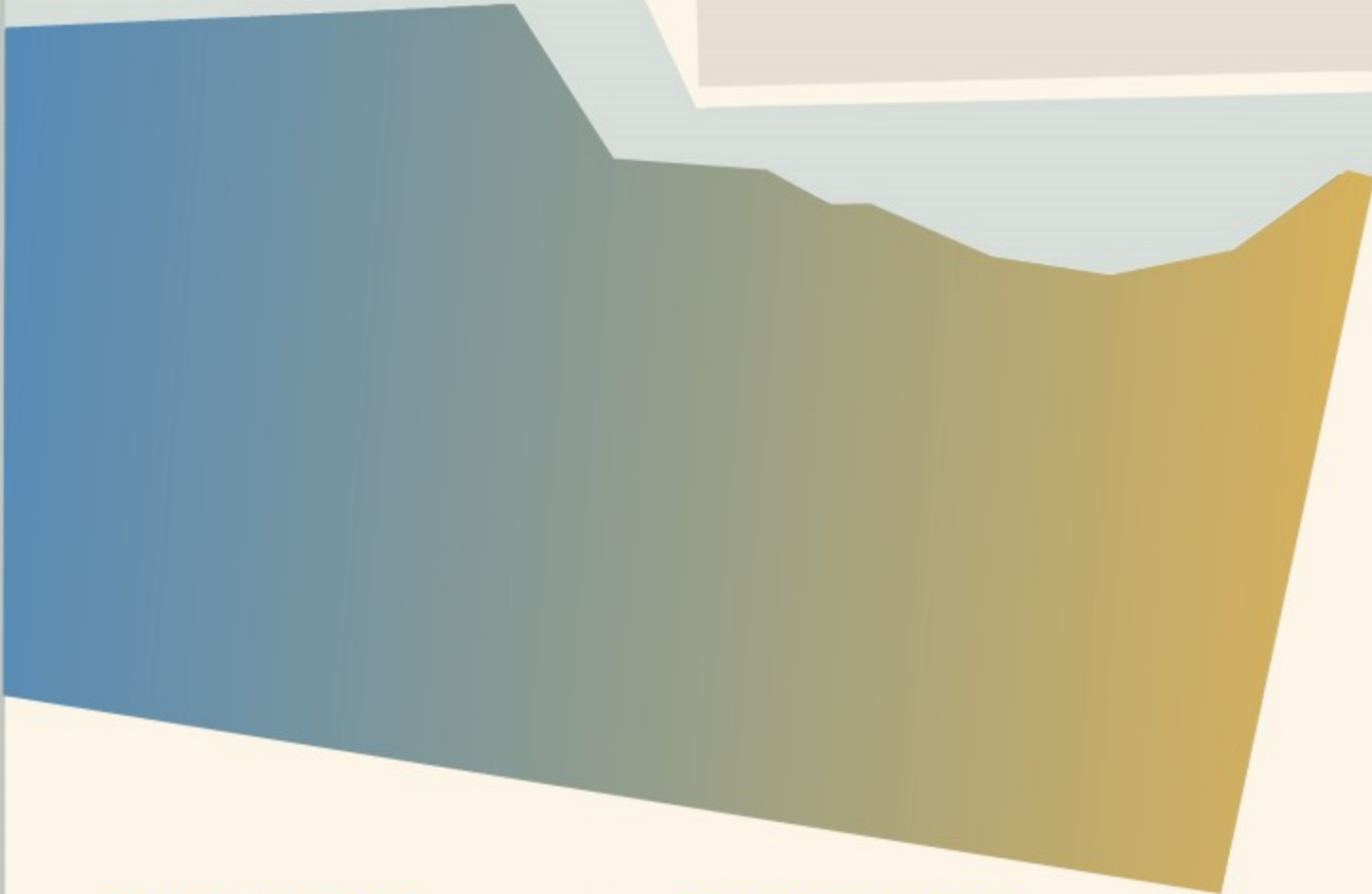
300 sq.m.

400 UNITS



DESIGN PROCESS

ZONING



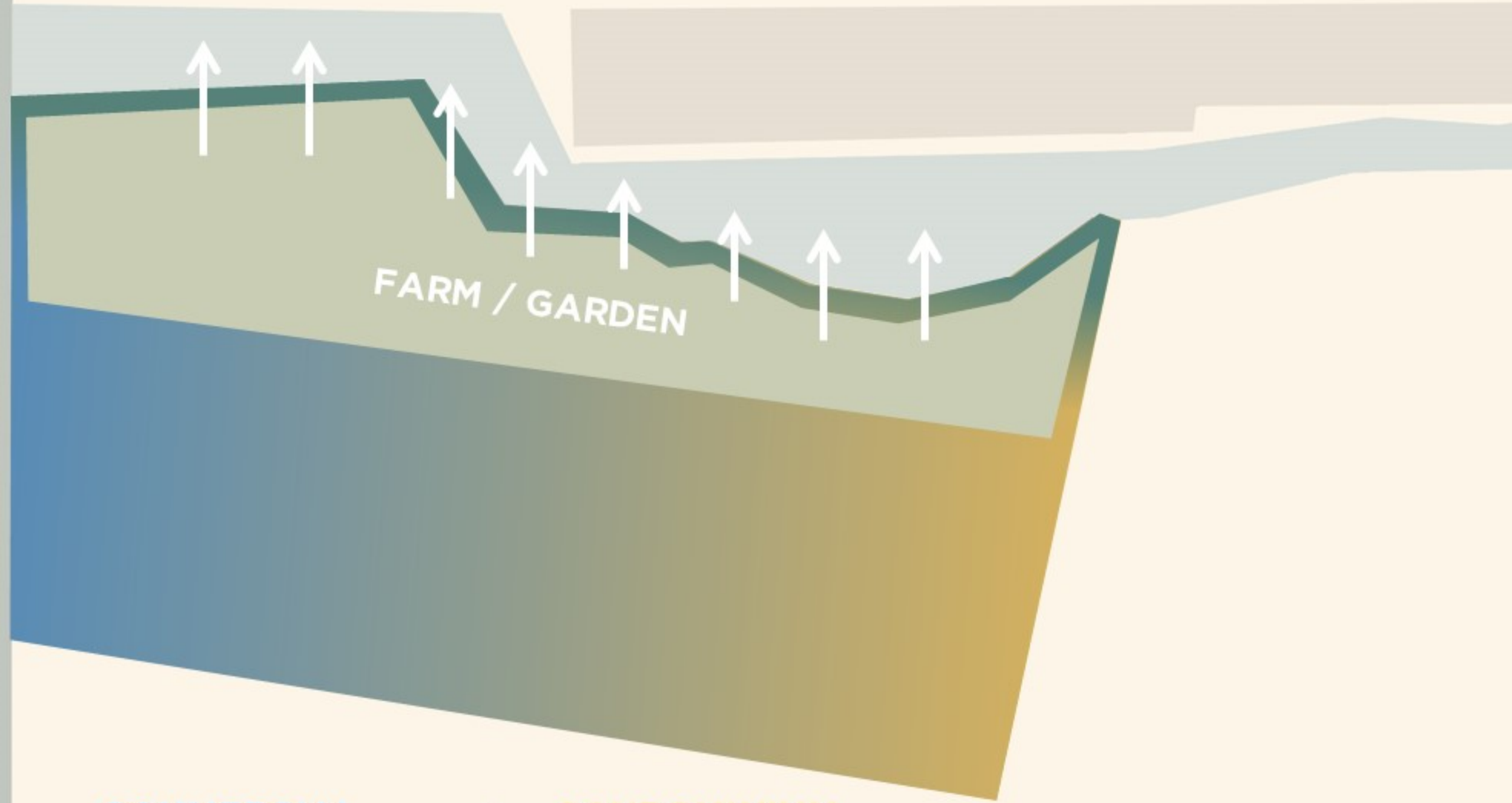
COMMERCIAL
(PUBLIC)



CONDOMINIUM
(PRIVATE)



ZONING



COMMERCIAL
(PUBLIC)



CONDOMINIUM
(PRIVATE)



TOWER STUDY

TOWER STUDY

**Total 400 units area
37,120 sq.m.**

= 619 1BR unit

6 units/floor → 103 floors

8 units/floor → 78 floors

10 units/floor → 62 floors

12 units/floor → 52 floors

14 units/floor → 44 floors

16 units/floor → 39 floors

18 units/floor → 35 floors

20 units/floor → 31 floors

22 units/floor → 28 floors

TOWER STUDY

Total 400 units area
37,120 sq.m.

= 619 1BR unit

6 units/floor → 103 floors

8 units/floor → 78 floors

10 units/floor → 62 floors

12 units/floor → 52 floors

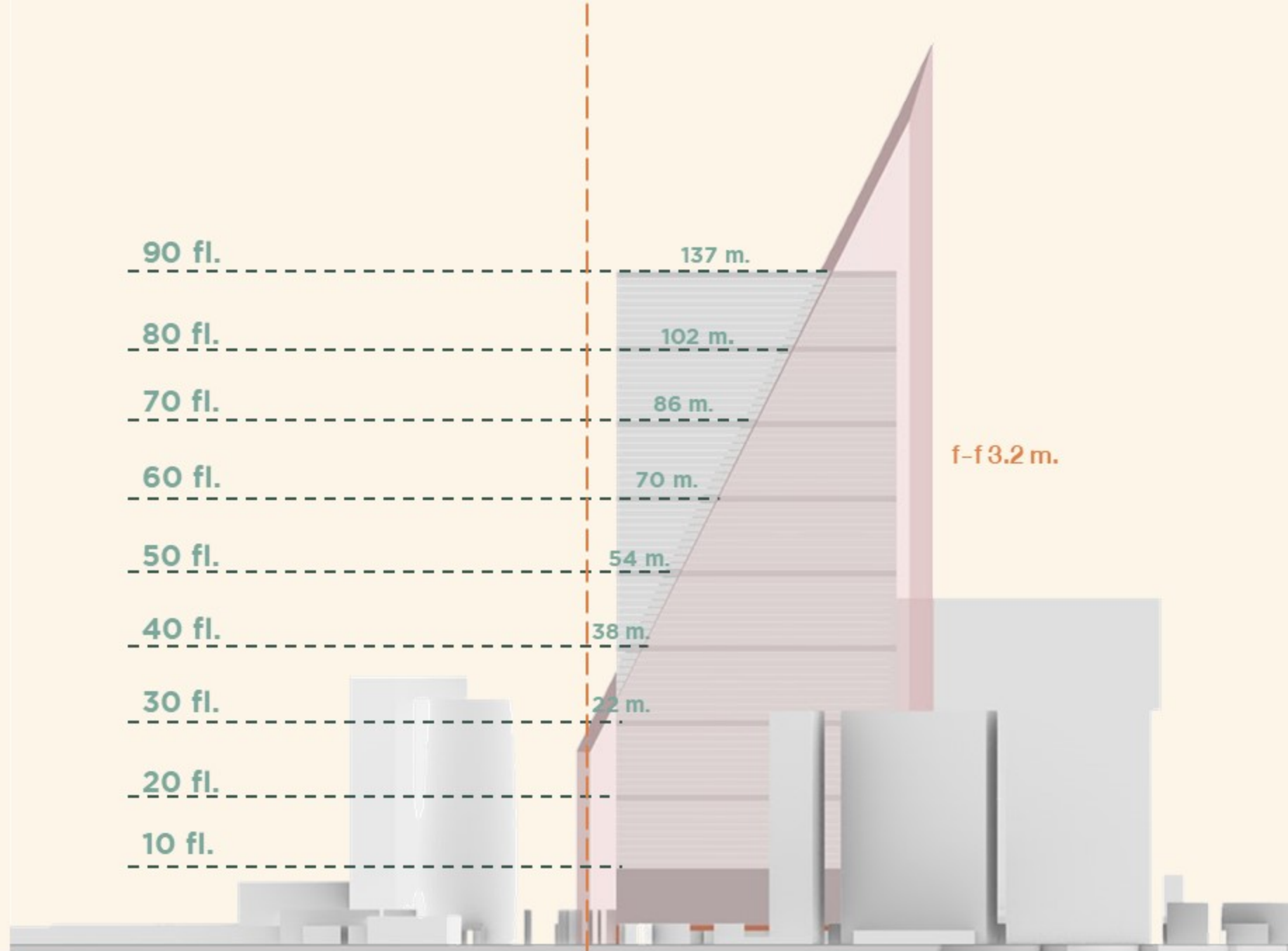
14 units/floor → 44 floors

16 units/floor → 39 floors

18 units/floor → 35 floors

20 units/floor → 31 floors

22 units/floor → 28 floors



Average surrounding
condominium/high rise
building height

90 fl.

137 m.

80 fl.

102 m.

70 fl.

86 m.

60 fl.

70 m.

50 fl.

54 m.

40 fl.

38 m.

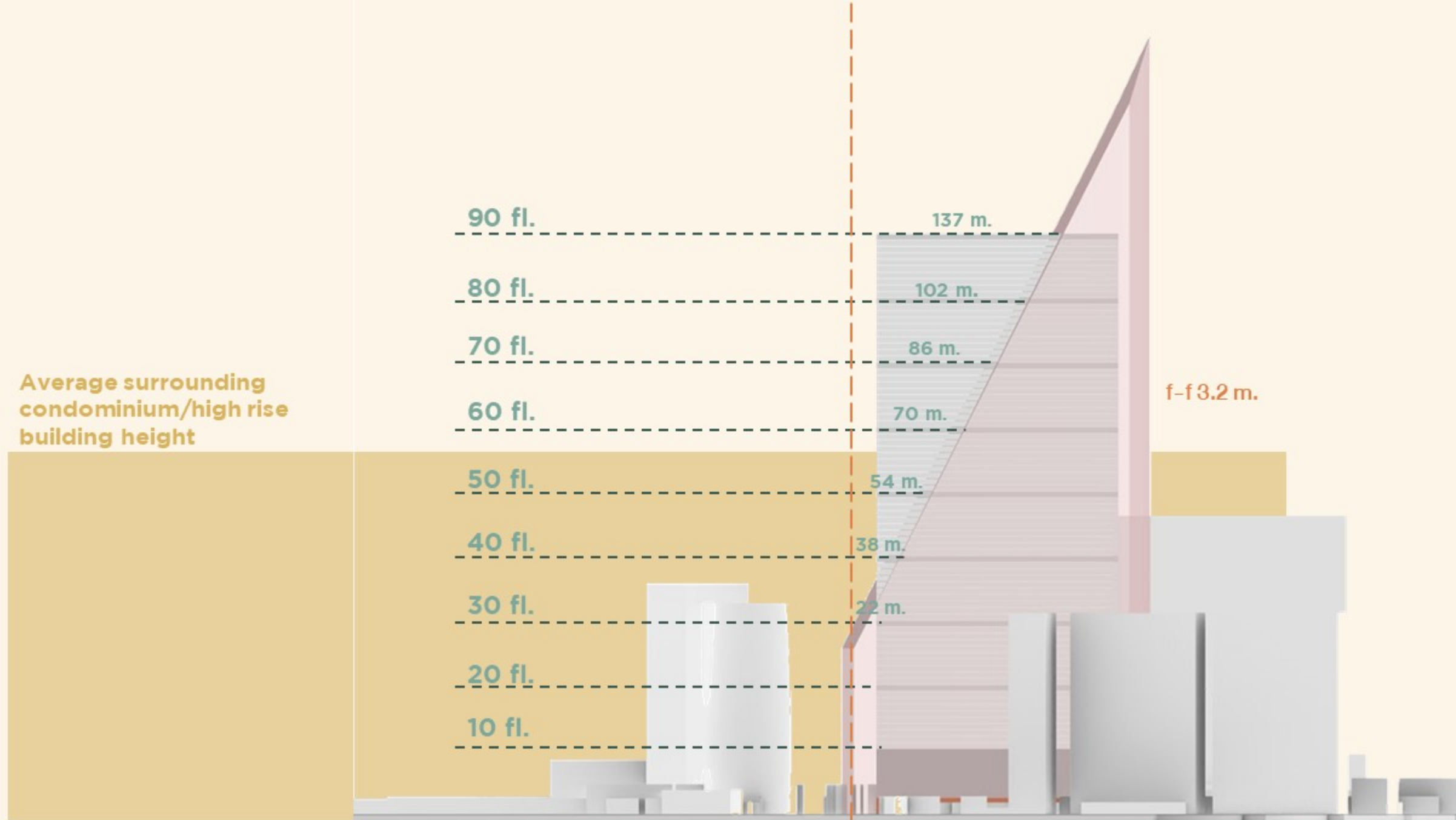
30 fl.

22 m.

20 fl.

10 fl.

f-f 3.2 m.



Average surrounding
condominium/high rise
building height

16 units/floor

90 fl.

137 m.

80 fl.

102 m.

70 fl.

86 m.

60 fl.

70 m.

50 fl.

54 m.

40 fl.

38 m.

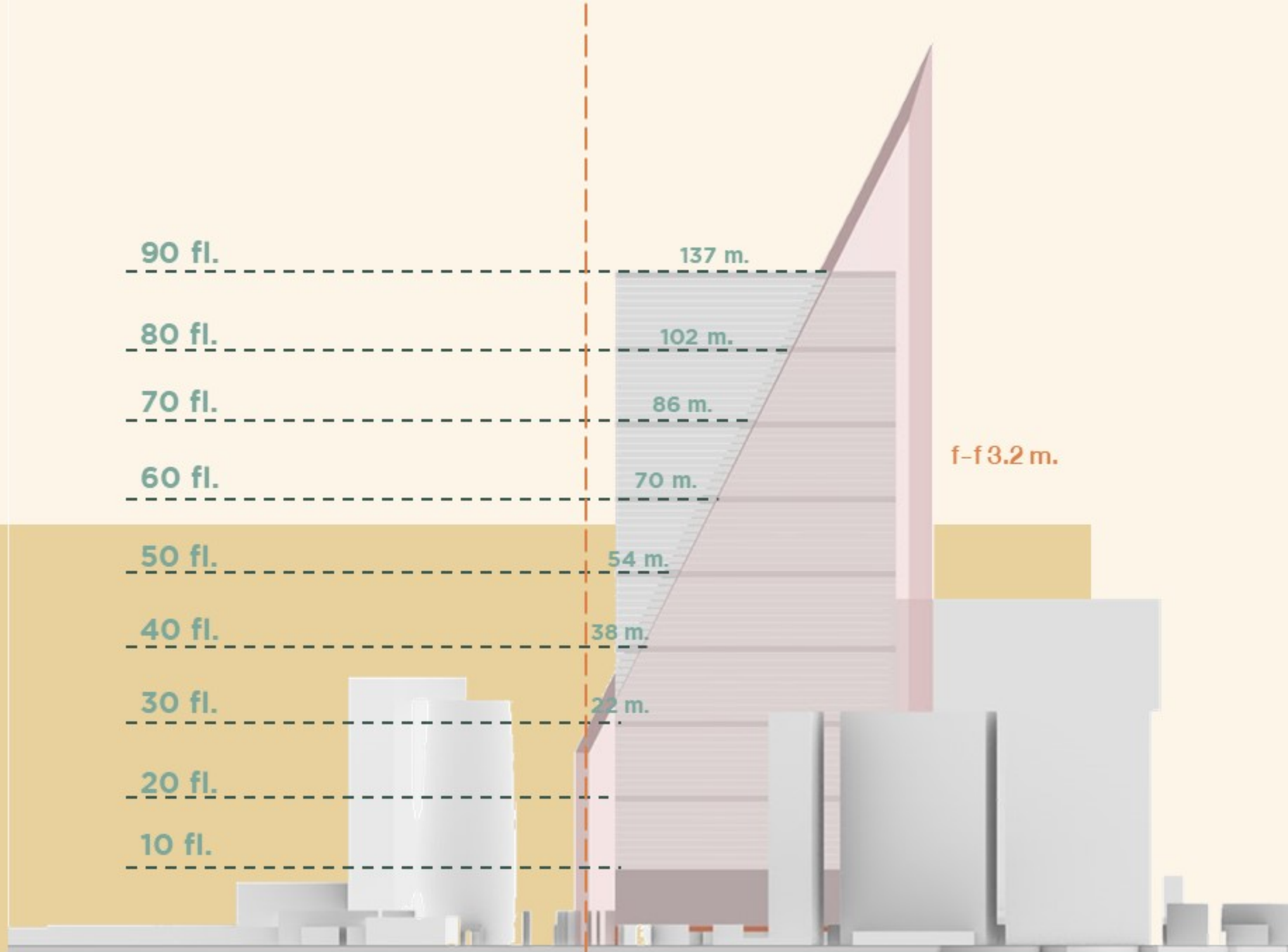
30 fl.

22 m.

20 fl.

10 fl.

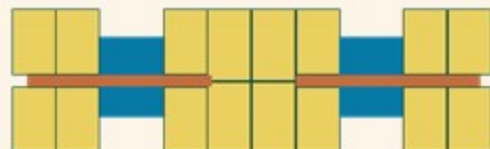
f-f 3.2 m.



1 tower



floor area 1,225 sq.m.
circulation 14.7%
efficiency 70%

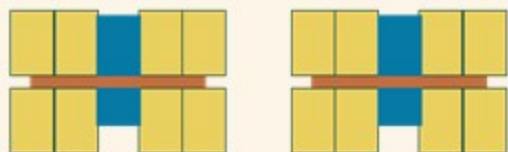


floor area 1,133.45 sq.m.
circulation 9.4%
efficiency 77.4%

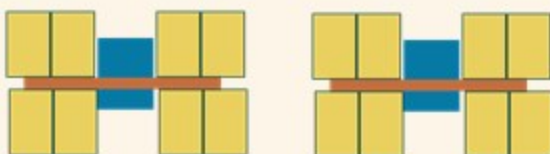


floor area 1,190 sq.m.
circulation 14.9%
efficiency 72%

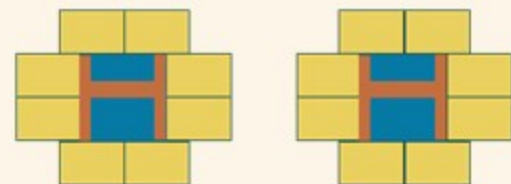
2 towers



floor area 1,102 sq.m.
circulation 10.3%
efficiency 78%

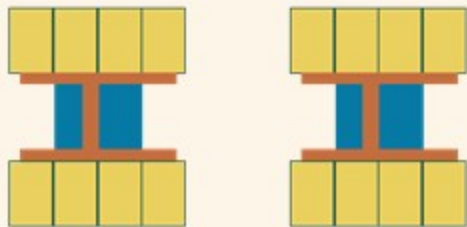


floor area 1,135 sq.m.
circulation 7.3%
efficiency 78%

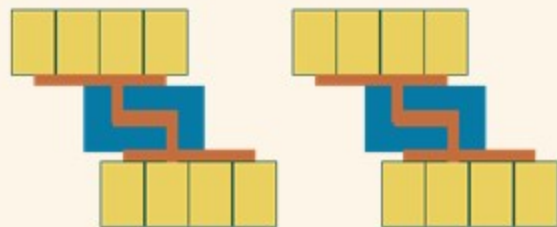


floor area 1,152 sq.m.
circulation 9.4%
efficiency 75%

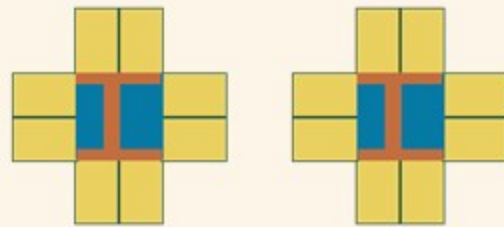
2 towers



floor area 1,213 sq.m.
circulation 12.8%
efficiency 71.2%

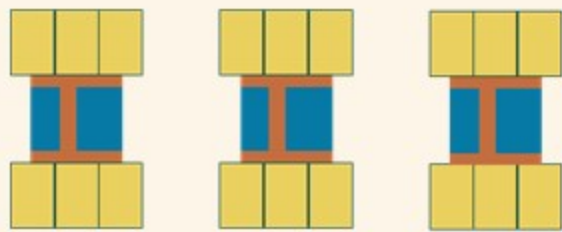


floor area 1,270 sq.m.
circulation 13.6%
efficiency 68.1%

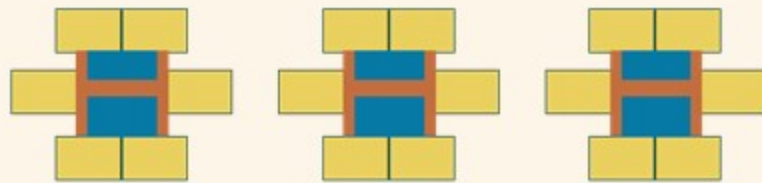


floor area 1,152 sq.m.
circulation 9.4%
efficiency 75%

3 towers



floor area 1,422.8 sq.m.
circulation 11.7%
efficiency 68.3%



floor area 1,377 sq.m.
circulation 12.2%
efficiency 70.6%

16 units/floor options total 400 units

CORE

6 elevators (70-80 units/elevator)

+1-2 service elevators

	SINGLE LOADED CORRIDOR	DOUBLE LOADED CORRIDOR	POINT ACCESS (โถงลิฟต์เป็นแกนกลาง)	
1 TOWER	1 core 6 elevators 16 units/floor/tower	1 core 6 elevators 16 units/floor/tower	-	ทางเดินยาวเกินไป ทำให้ไม่ luxury
2 TOWER	2 cores 6 elevators (3 elevators each) 8 units/floor/tower	2 cores 6 elevators (3 elevators each) 8 units/floor/tower	2 cores 6 elevators (3 elevators each) 8 units/floor/tower	
3 TOWER	3 cores 6 elevators (2 elevators each) 6 units/floor/tower max	3 cores 6 elevators (2 elevators each) 6 units/floor/tower max	3 cores 6 elevators (2 elevators each) 6 units/floor/tower max	
4 TOWER	4 cores 8 elevators (2 elevators each) 4 units/floor/tower max	4 cores 8 elevators (2 elevators each) 4 units/floor/tower max	4 cores 8 elevators (2 elevators each) 4 units/floor/tower max	ลิฟต์มากกว่าแบบอื่นๆ ค่าก่อสร้างแพงกว่า

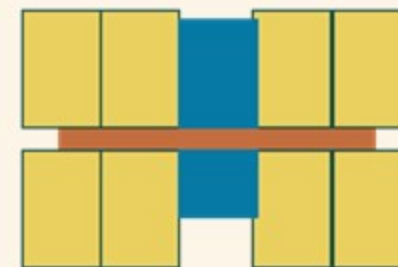
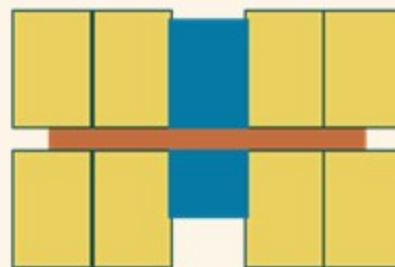
16 units/floor options total 400 units

CORE

6 elevators (70-80 units/elevator)

+1-2 service elevators

floor area 1,135 sq.m.
circulation 7.3%
efficiency 78%

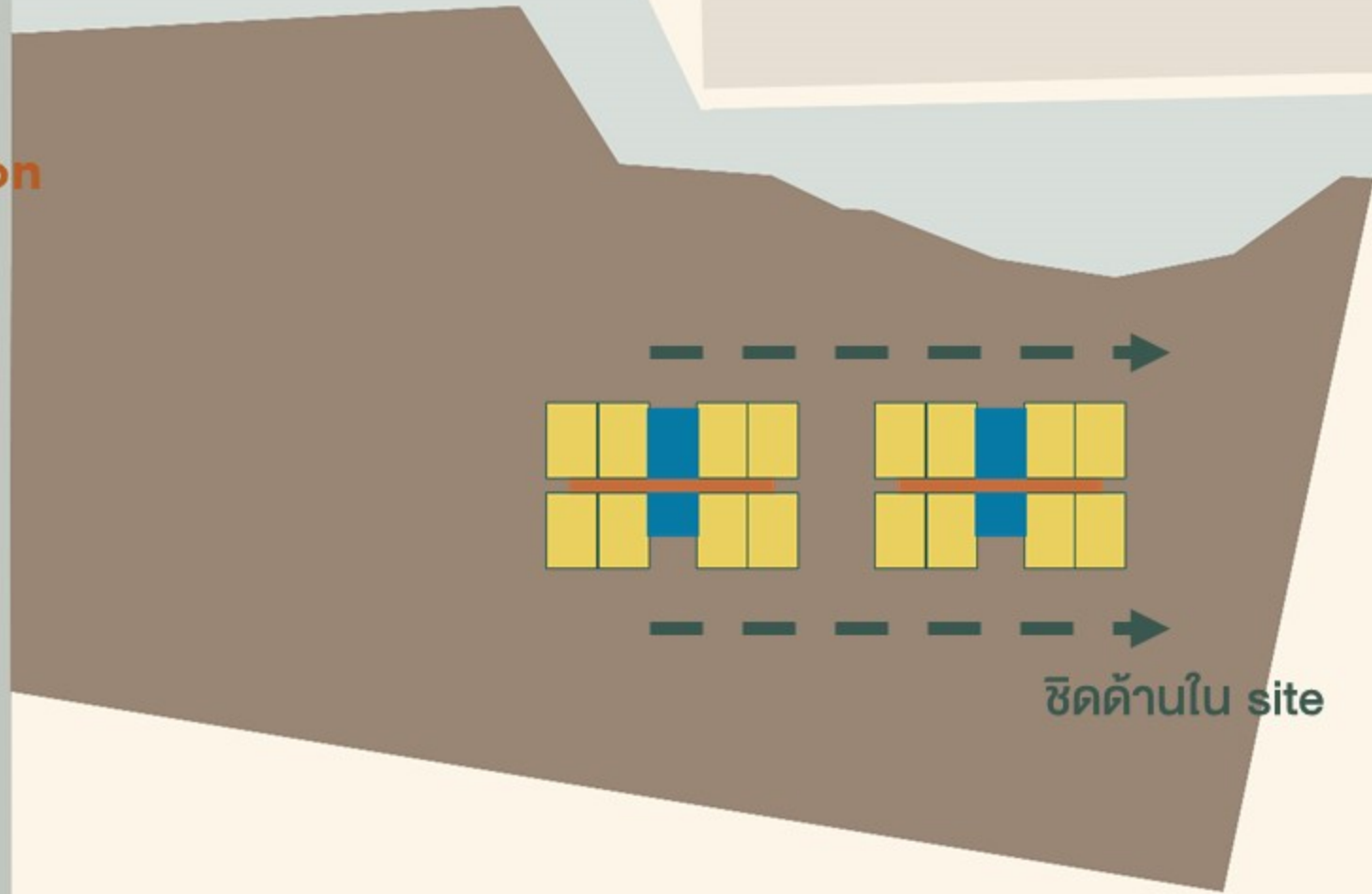


	SINGLE LOADED CORRIDOR	DOUBLE LOADED CORRIDOR	POINT ACCESS (โถงลิฟต์เป็นแกนกลาง)	
1 TOWER	1 core 6 elevators 16 units/floor/tower	1 core 6 elevators 16 units/floor/tower	-	ทางเดินยาวเกินไป ทำให้ไม่ luxury+ไม่ private
2 TOWER	2 cores 6 elevators (3 elevators each) 8 units/floor/tower	2 cores 6 elevators (3 elevators each) 8 units/floor/tower	2 cores 6 elevators (3 elevators each) 8 units/floor/tower	
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4 TOWER	4 cores 8 elevators (2 elevators each) 4 units/floor/tower max	4 cores 8 elevators (2 elevators each) 4 units/floor/tower max	4 cores 8 elevators (2 elevators each) 4 units/floor/tower max	ลิฟต์มากกว่าแบบอื่นๆ ค่าก่อสร้างแพงกว่า

TOWER STUDY ON SITE

Criteria

- Natural ventilation
- View
- Surrounding

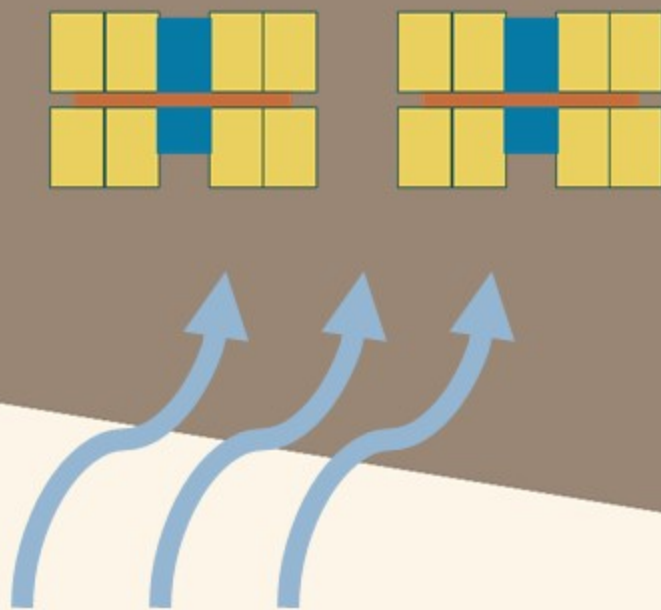


TOWER STUDY ON SITE

Criteria

- **Natural ventilation**
- View
- Surrounding

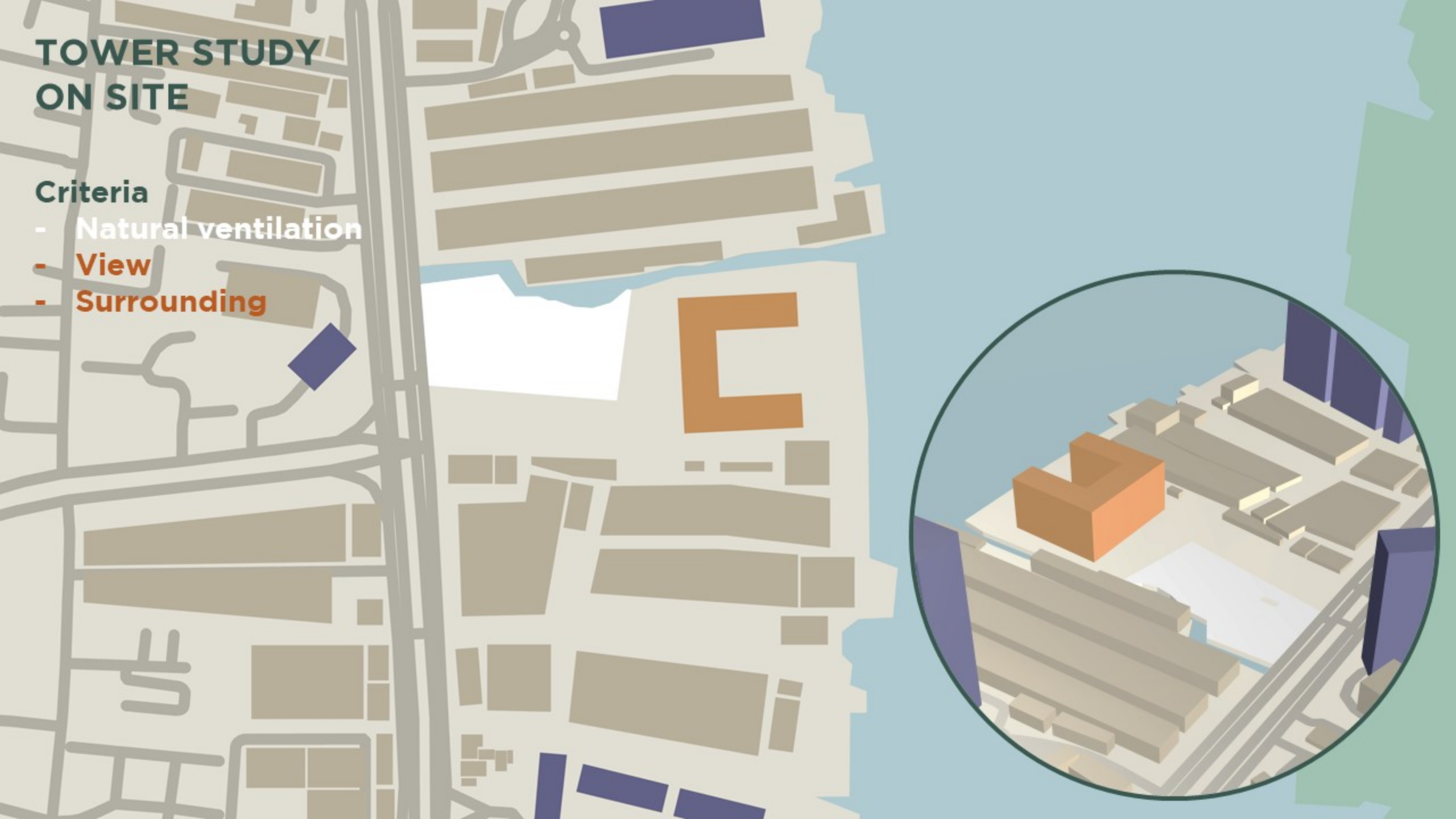
วางอาคารตามตะวัน



TOWER STUDY ON SITE

Criteria

- Natural ventilation
- **View**
- **Surrounding**



TOWER STUDY ON SITE

Criteria

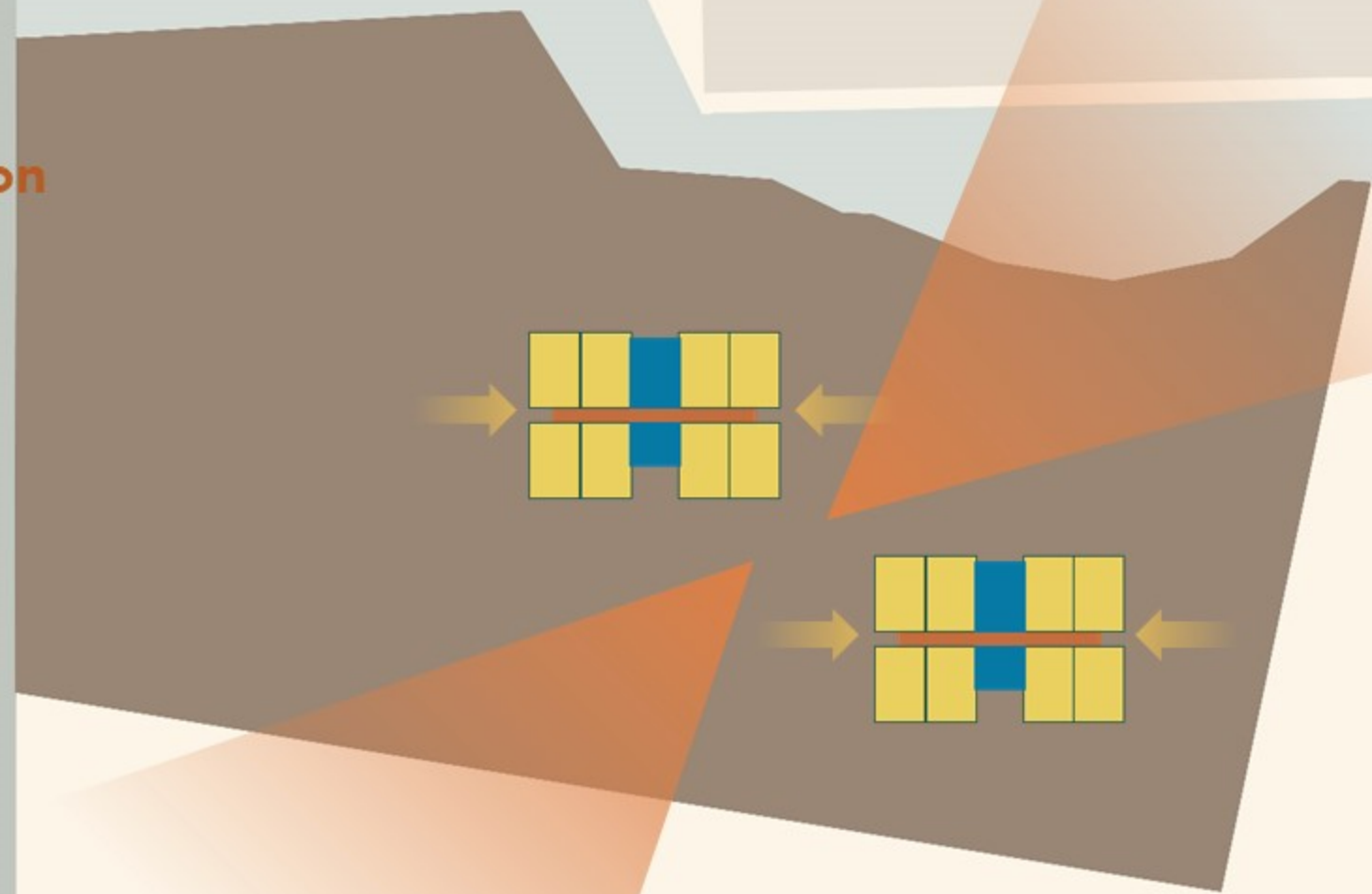
- Natural ventilation
- **View**
- **Surrounding**



TOWER STUDY ON SITE

Criteria

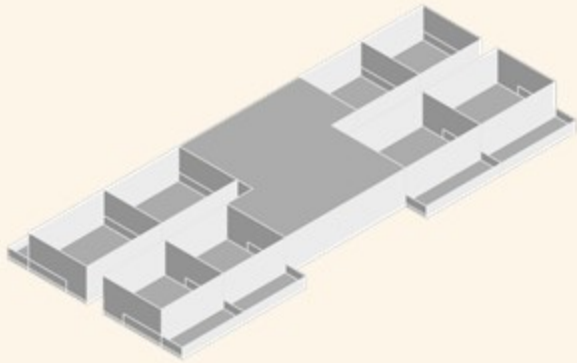
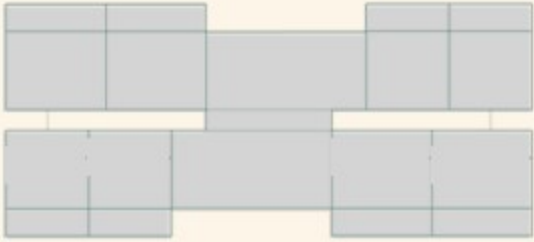
- Natural ventilation
- View
- Surrounding



UNIT STUDY

Criteria

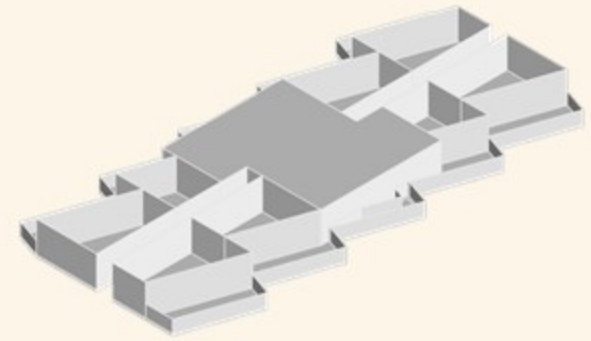
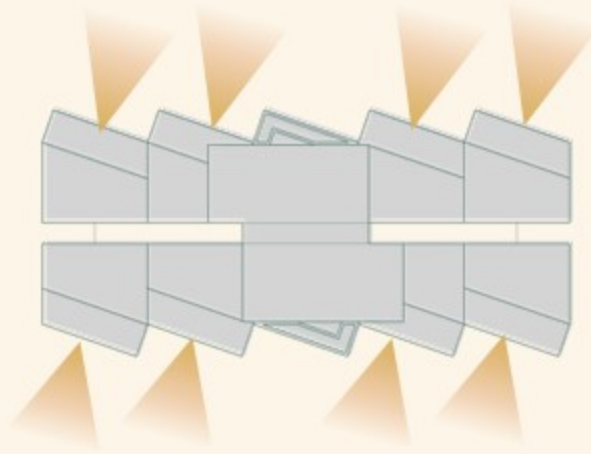
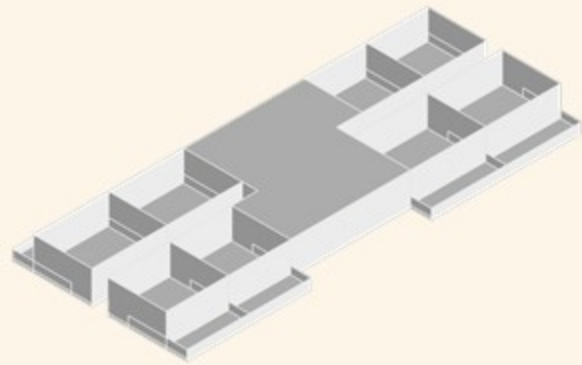
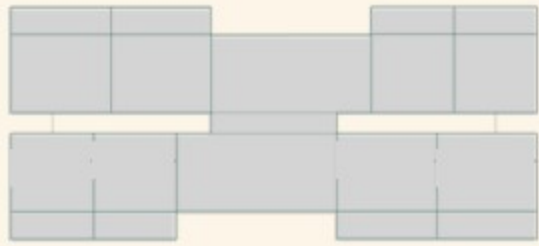
- **View**
- **Balcony space**



UNIT STUDY

Criteria

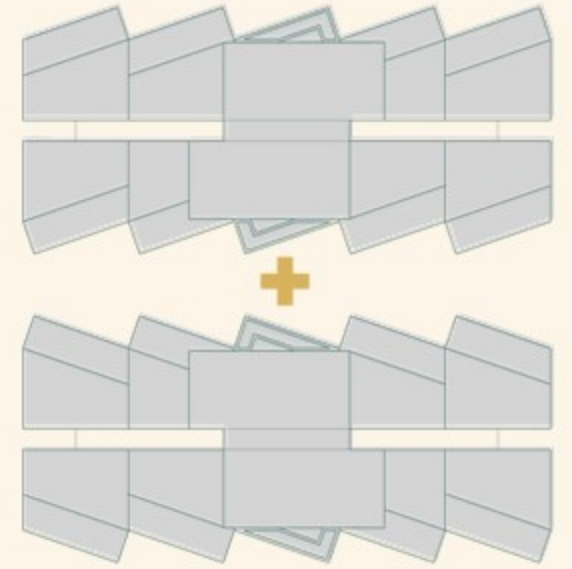
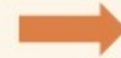
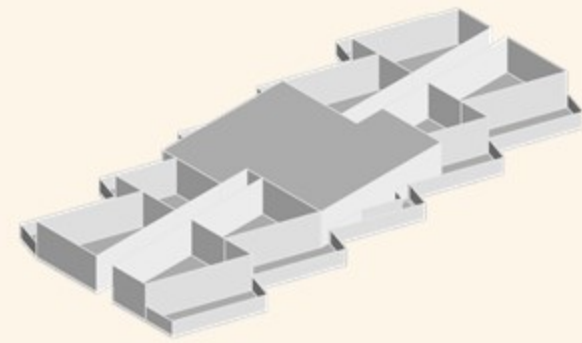
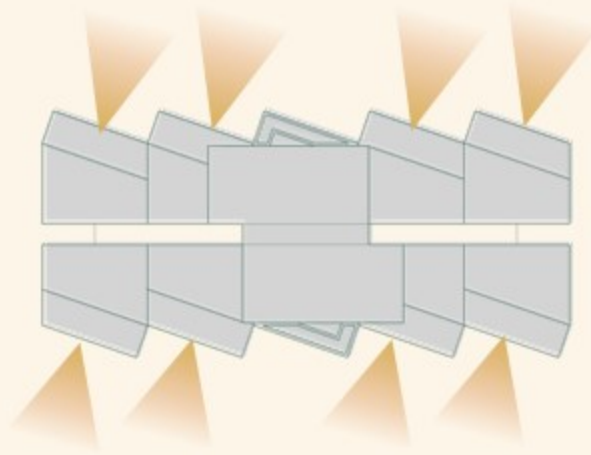
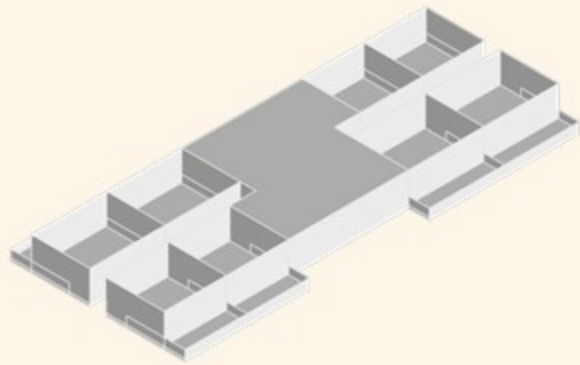
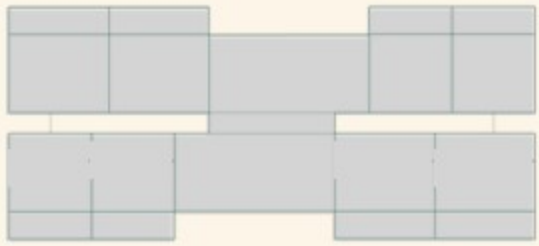
- **View**
- **Balcony space**



UNIT STUDY

Criteria

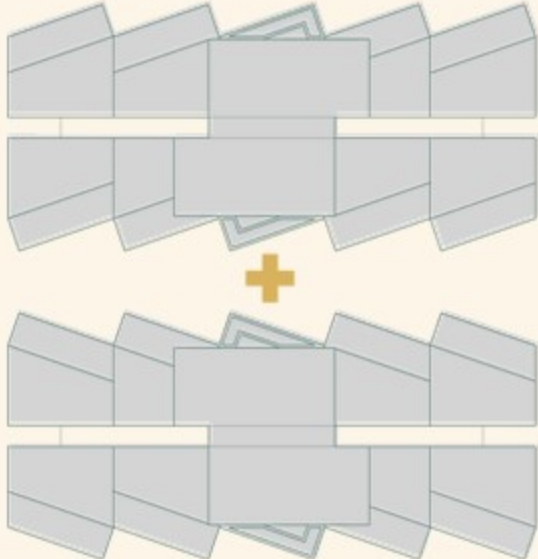
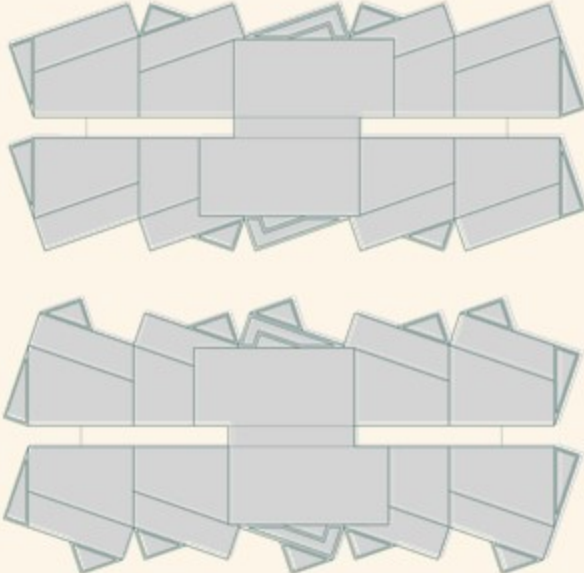
- **View**
- **Balcony space**



UNIT STUDY

Criteria

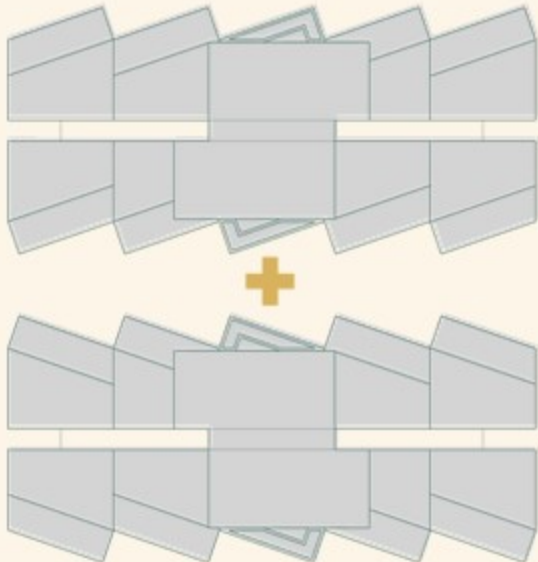
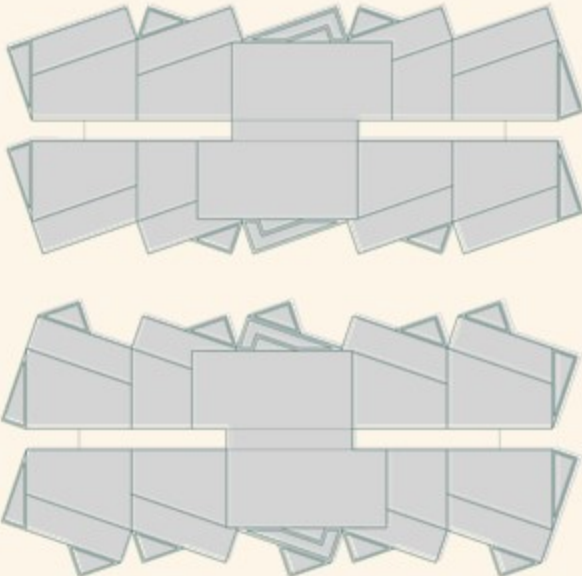
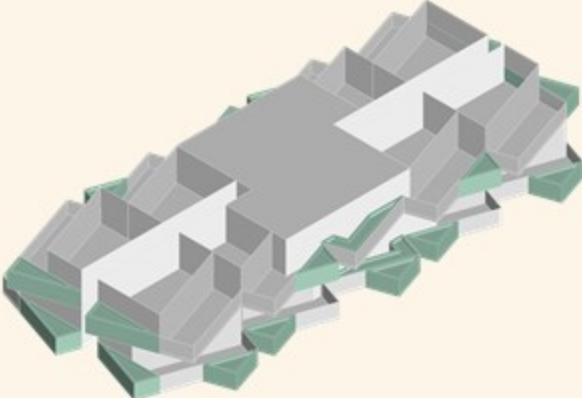
- View
- Balcony space



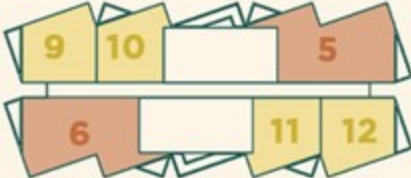
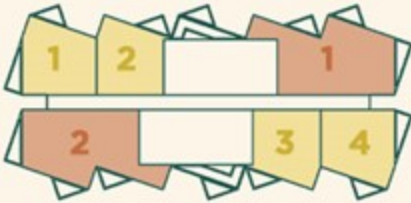
UNIT STUDY

Criteria

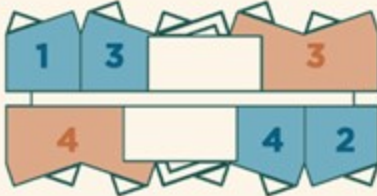
- View
- Balcony space



UNITS ARRANGEMENT



1 bedroom
2 bedroom

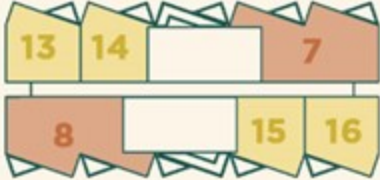
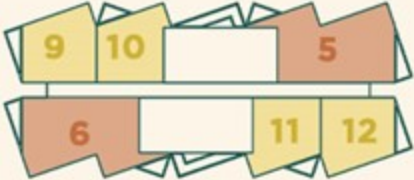
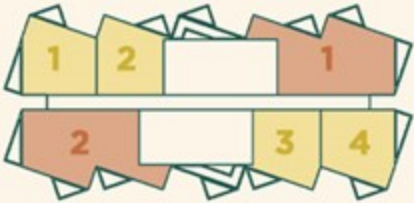


2 bedroom
3 bedroom



penthouse

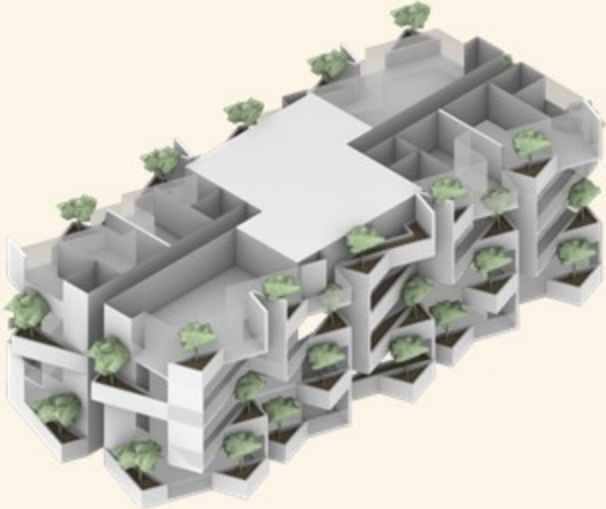
UNITS ARRANGEMENT



1 bedroom
2 bedroom

12th floor - 32nd floor

set
16 1 bedrooms
8 2 bedrooms
each tower

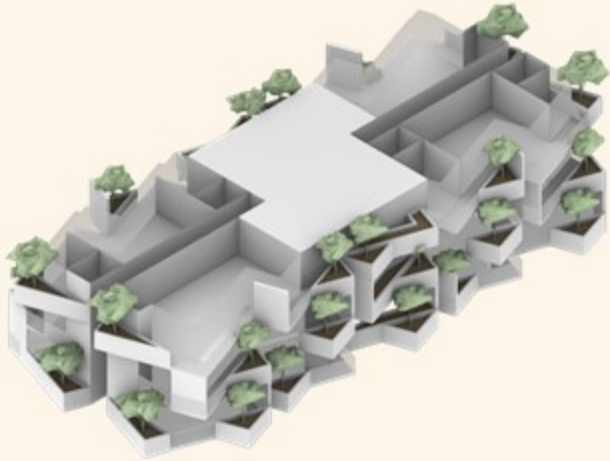
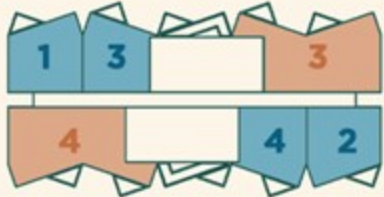


UNITS ARRANGEMENT



34th floor - 48th floor

set
6 2 bedrooms
4 3 bedrooms
each tower

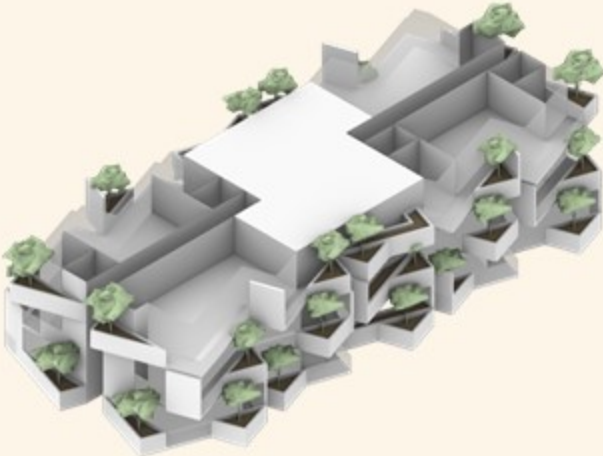


2 bedroom
3 bedroom

UNITS ARRANGEMENT

49th floor - 51st floor

set
4 penthouse
each tower



penthouse

PUBLIC ZONE DESIGN



Condominium
towers



+ parking

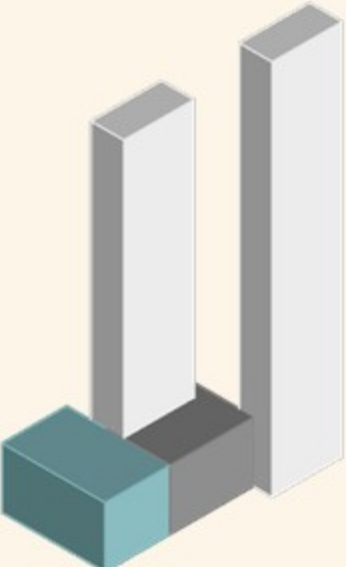
PUBLIC ZONE DESIGN



Condominium
towers



+ parking



+ Commercial

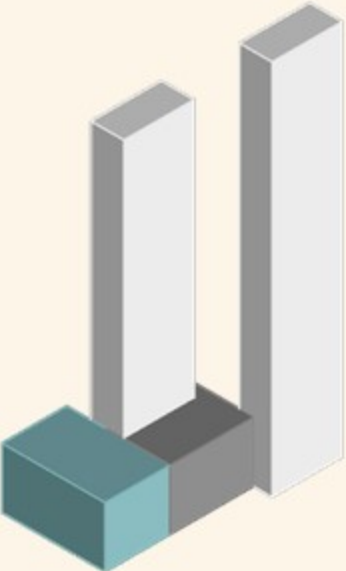
PUBLIC ZONE DESIGN



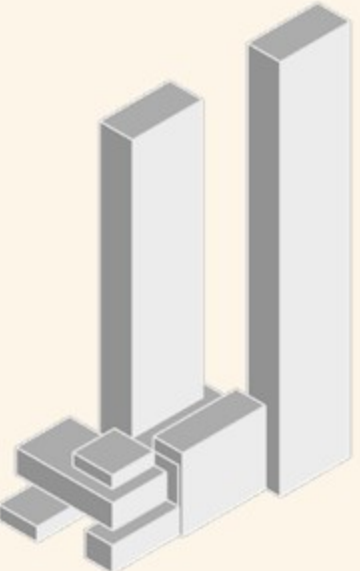
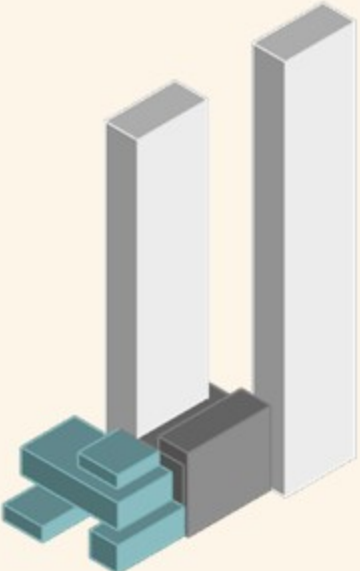
Condominium towers



+ parking



+ Commercial



Overall mass

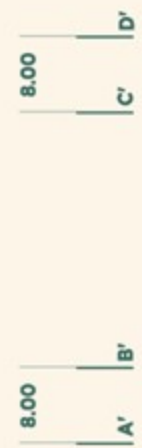
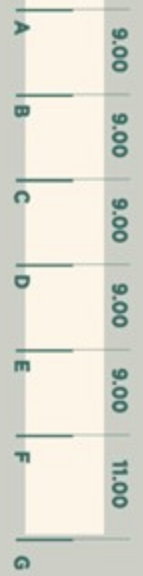
PUBLIC ZONE DESIGN



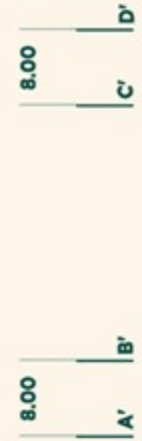
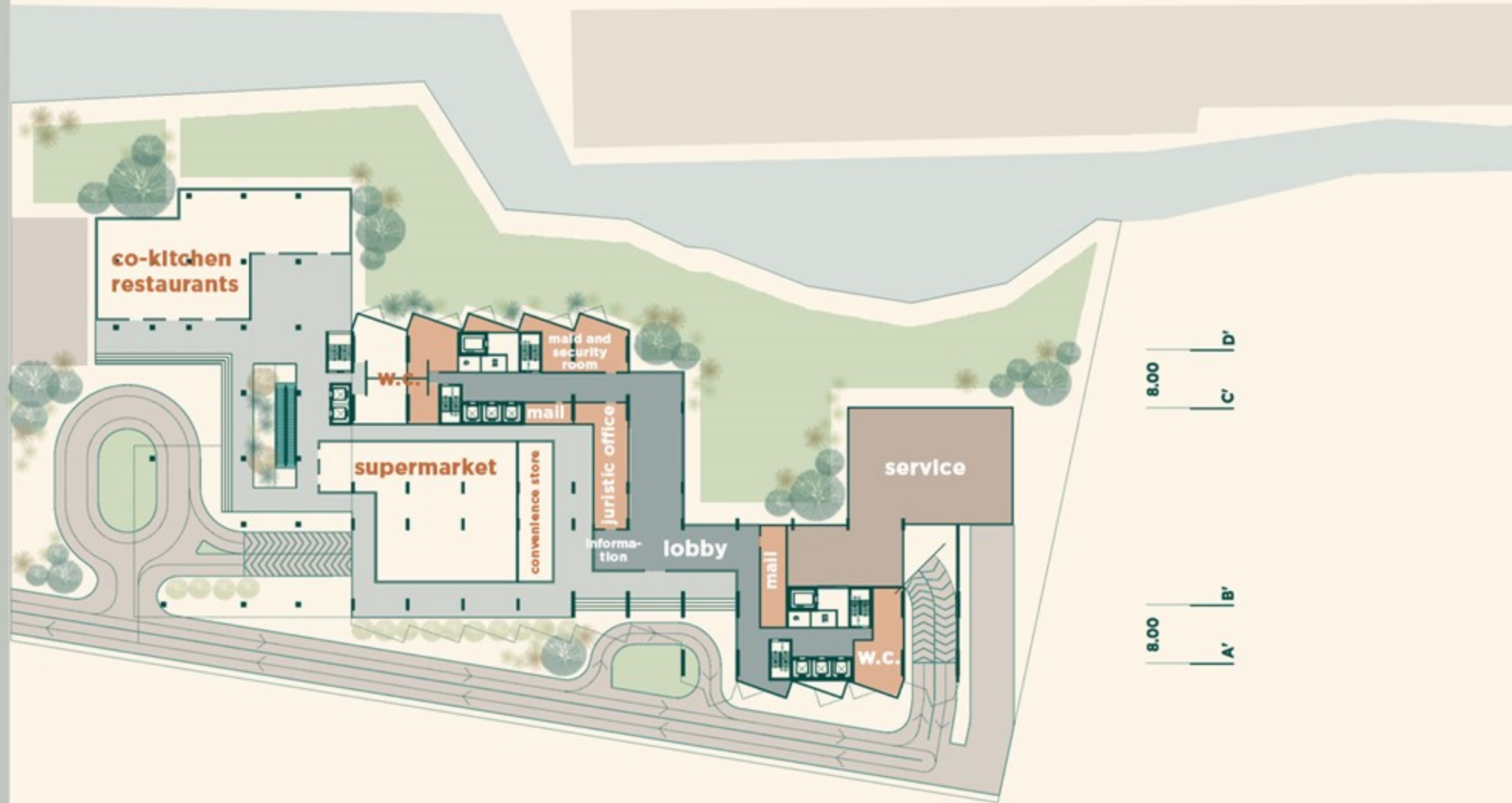
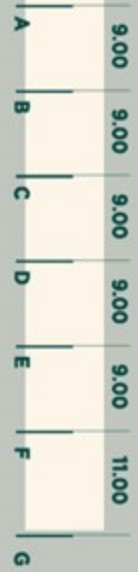


PLAN

1ST FLOOR PLAN



1ST FLOOR PLAN



1ST FLOOR PLAN

VISITORS CIRCULATION

A 9.00
 B 9.00
 C 9.00
 D 9.00
 E 9.00
 F 11.00
 G



8.00 D'
 C'
 8.00 B'
 A'

5.00 5.00 7.50 7.50 7.50 7.50 7.55 7.55 7.55 7.50 7.50 7.50 7.50 7.50 7.50 7.50 7.50

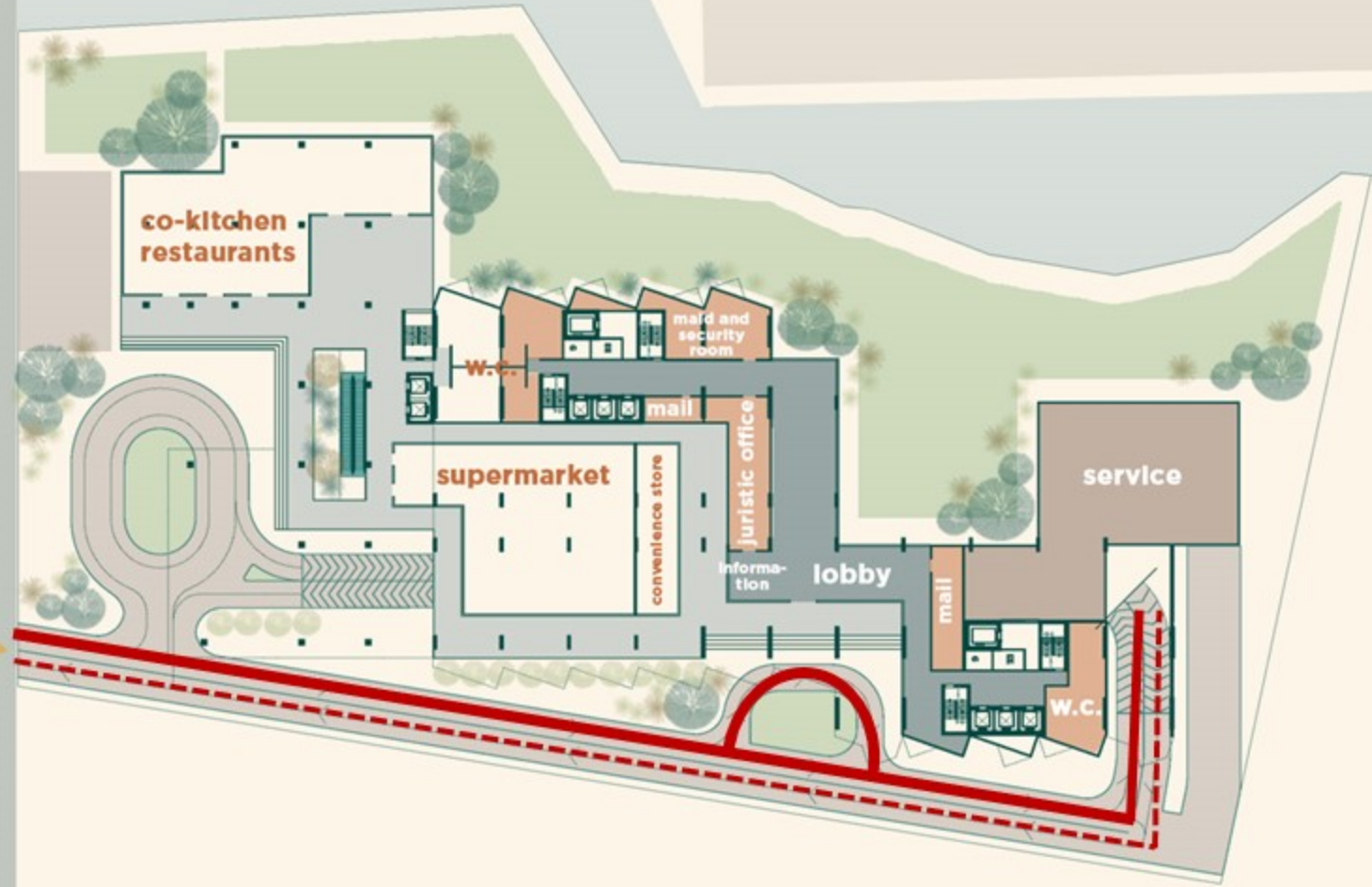
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18



1ST FLOOR PLAN

RESIDENTS CIRCULATION

A 9.00
B 9.00
C 9.00
D 9.00
E 9.00
F 11.00
G



8.00 D'
C'
8.00 B'
A'

5.00 5.00 7.50 7.50 7.50 7.50 7.55 7.55 7.55 7.50 7.50 7.50 7.50 7.50 7.50 7.50

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18



1ST FLOOR PLAN

SERVICE CIRCULATION

A 9.00
 B 9.00
 C 9.00
 D 9.00
 E 9.00
 F 11.00
 G



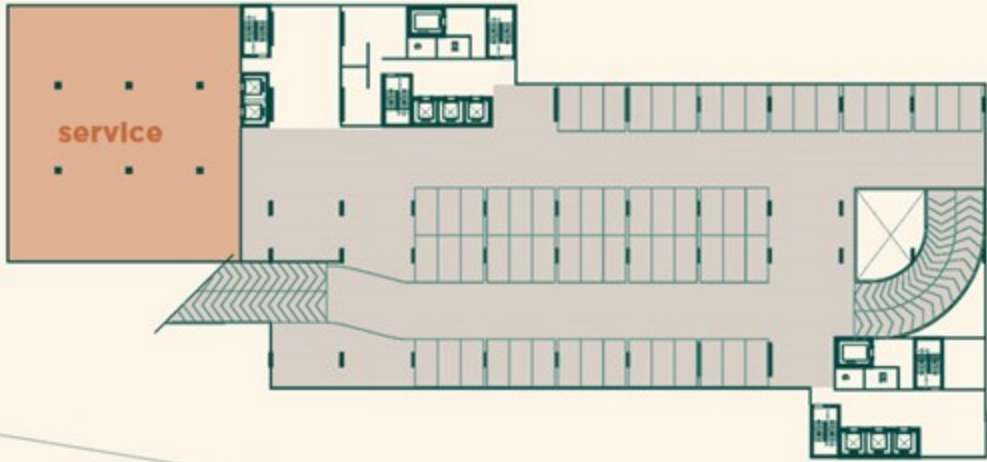
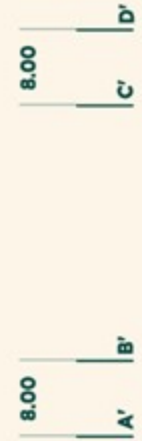
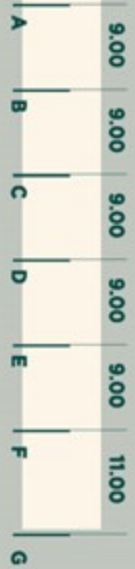
8.00 D'
 C'
 8.00 B'
 A'

5.00 5.00 7.50 7.50 7.50 7.50 7.55 7.55 7.55 7.50 7.50 7.50 7.50 7.50 7.50 7.50 7.50

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18



B1 FLOOR PLAN



2ND FLOOR PLAN

A 9.00
 B 9.00
 C 9.00
 D 9.00
 E 9.00
 F 11.00
 G



8.00 | D'
 | C'
 8.00 | B'
 | A'

5.00 5.00 7.50 7.50 7.50 7.50 7.55 7.55 7.55 7.50 7.50 7.50 7.50 7.50 7.50 7.50

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18



3RD/4TH FLOOR PLAN

A 9.00
 B 9.00
 C 9.00
 D 9.00
 E 9.00
 F 9.00
 G 11.00

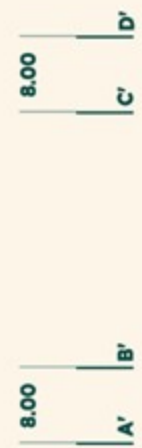
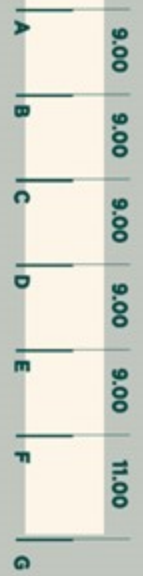


8.00 | C' | D'
 8.00 | A' | B'

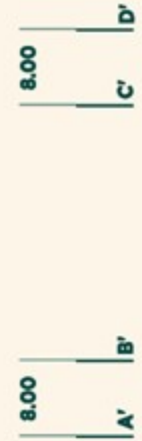
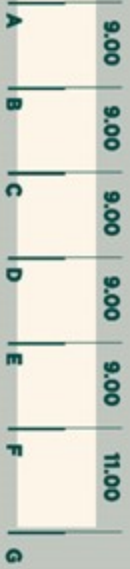
5.00 0.50 7.50 7.50 7.50 7.50 7.55 7.55 7.55 7.50 7.50 7.50 7.50 7.50 7.50 7.50 7.50 7.50 7.50 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18



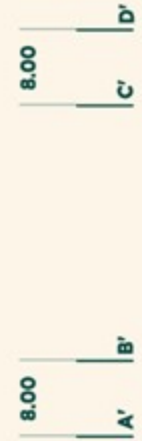
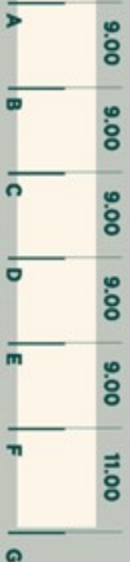
5TH FLOOR PLAN



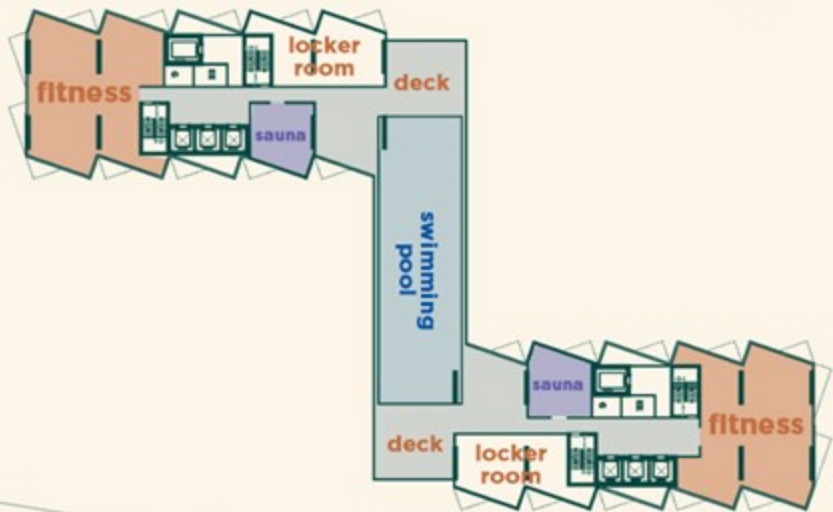
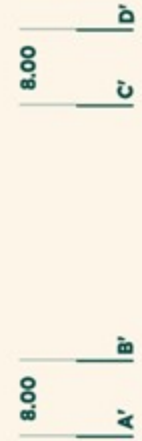
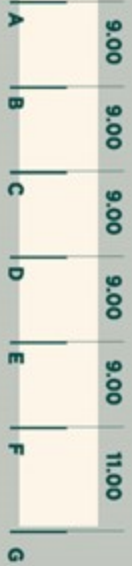
11TH FLOOR PLAN



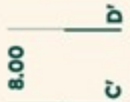
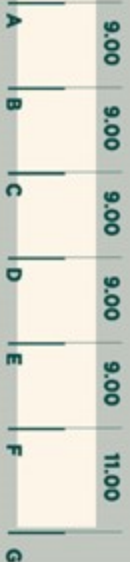
12th FLOOR PLAN



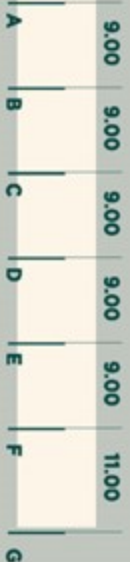
33RD FLOOR PLAN



34th FLOOR PLAN



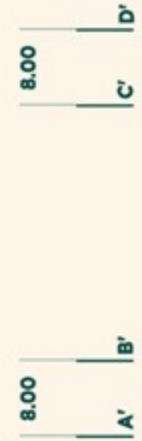
49th FLOOR PLAN



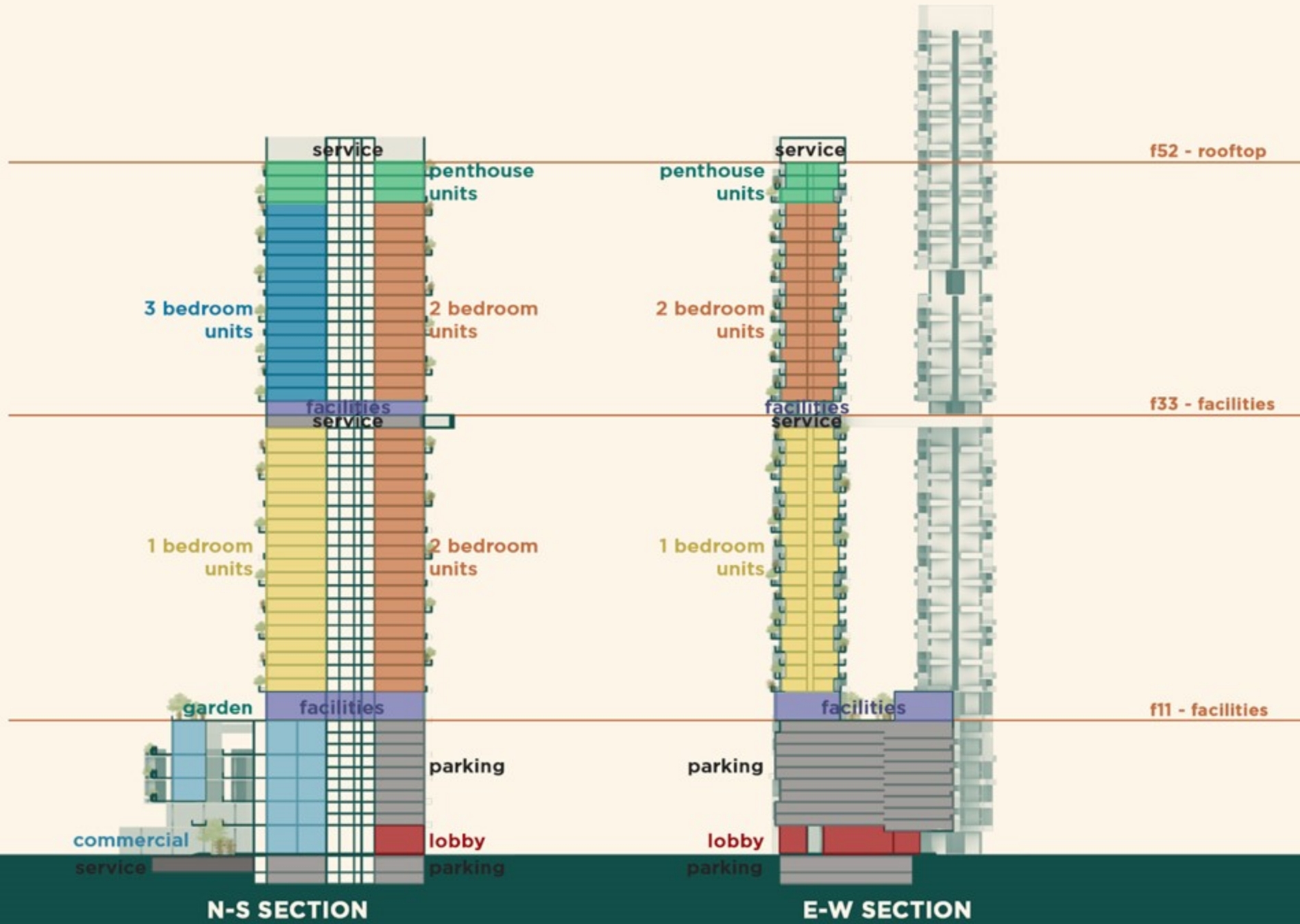
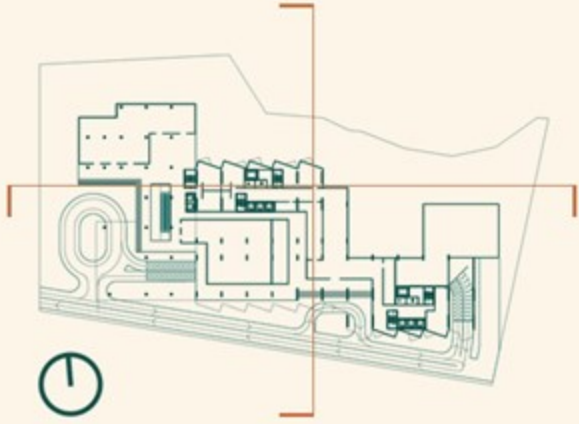
penthouse



penthouse



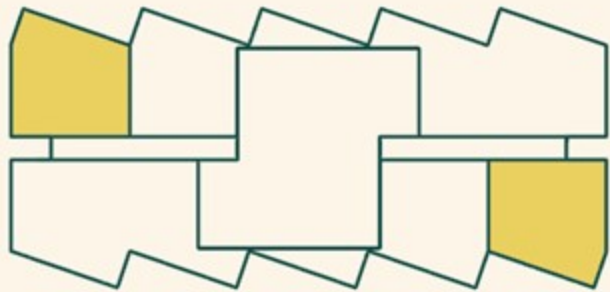
SECTION



1 bedroom type

ENLARGED ROOM DETAILS

53 sq.m.



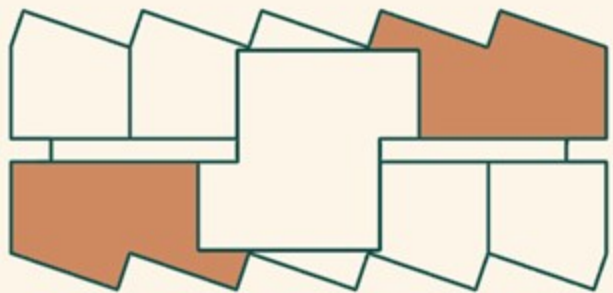
key plan



2 bedroom type

ENLARGED ROOM DETAILS

88 sq.m.



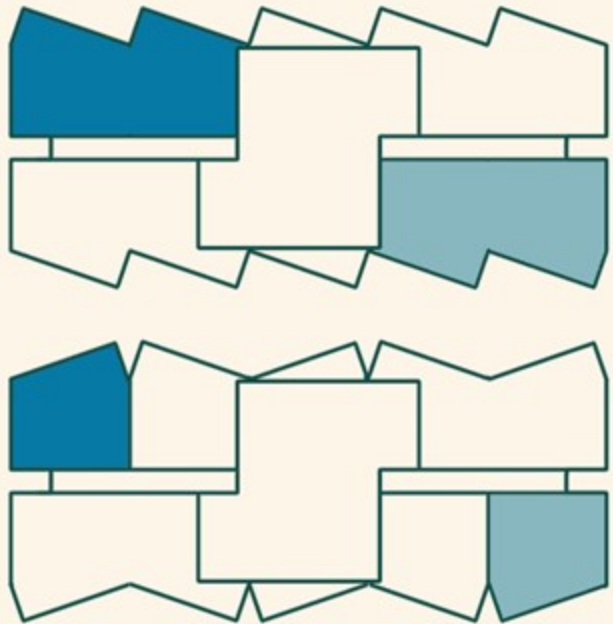
key plan



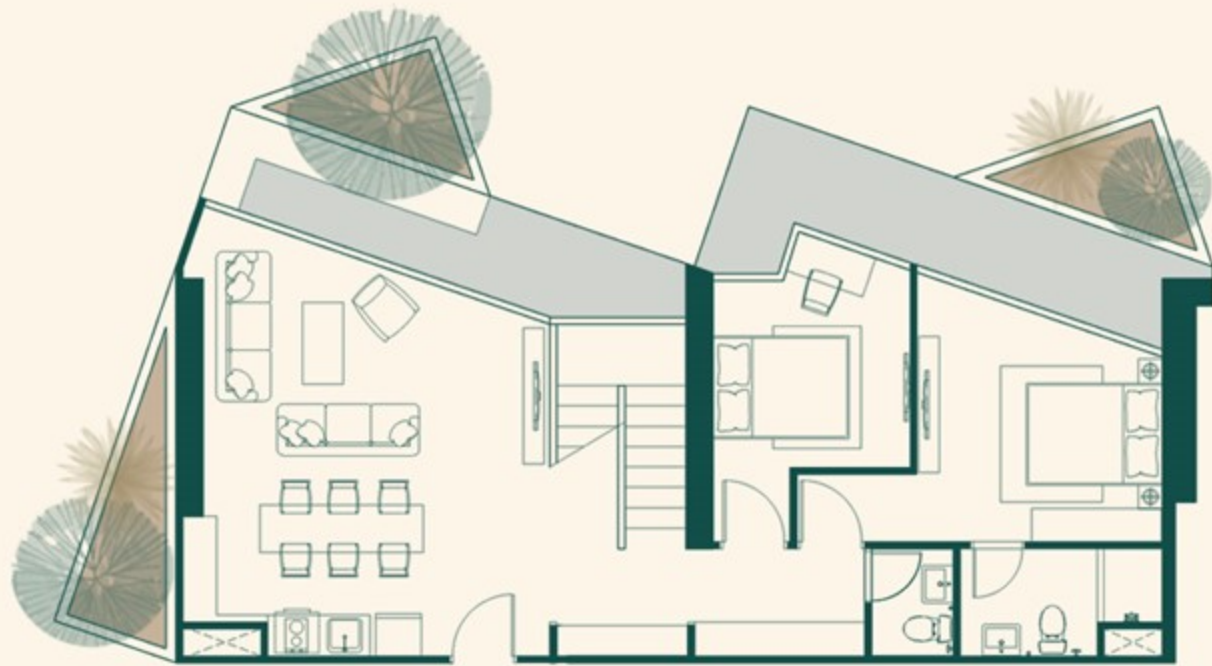
3 bedroom type

ENLARGED ROOM DETAILS

155 sq.m.



key plan



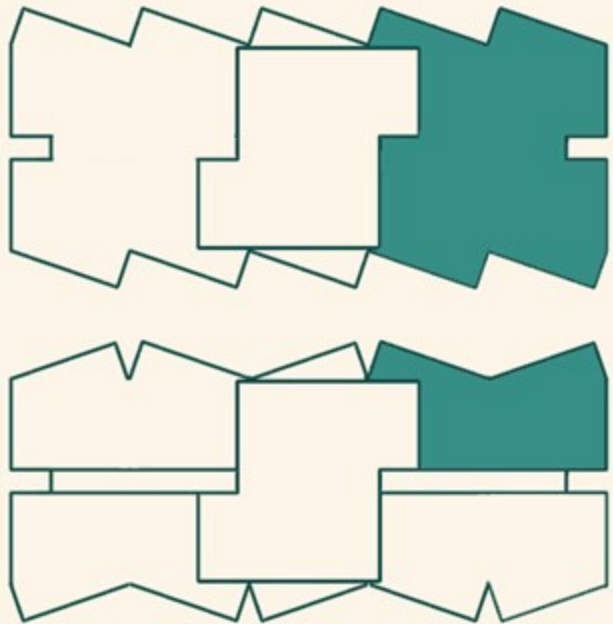
0 1 2



penthouse type

ENLARGED ROOM DETAILS

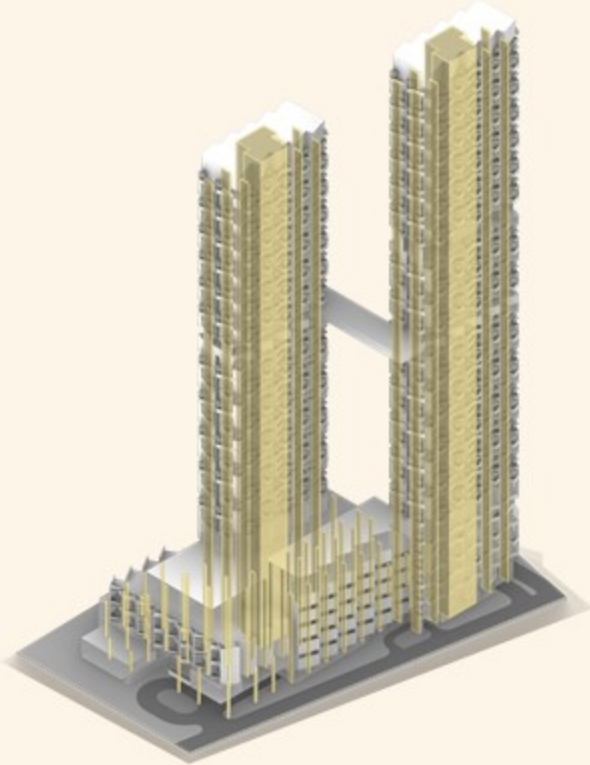
292 sq.m.



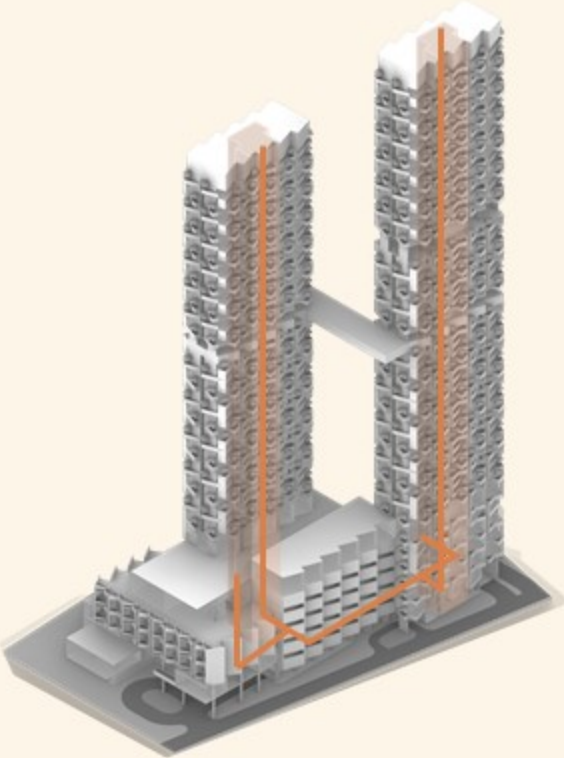
key plan



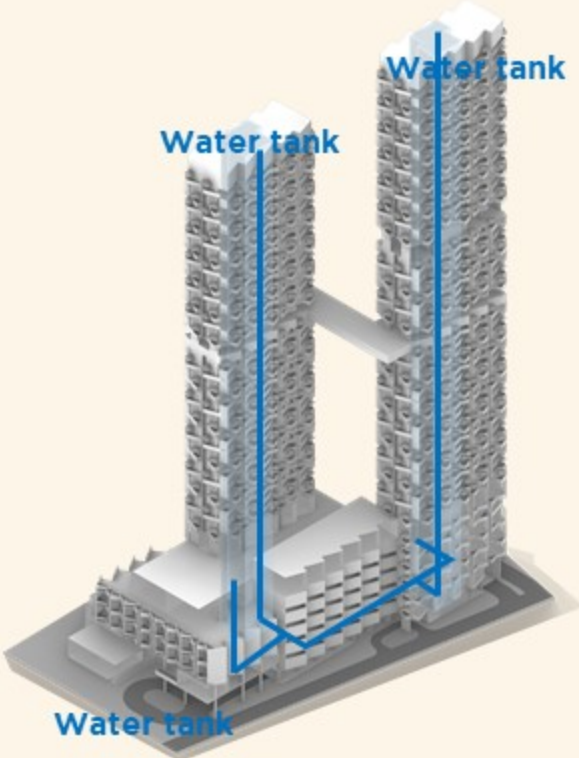
ENGINEERING CONCEPT



vertical circulation



electrical system



water system

FEASIBILITY STUDY

cost



ราคา/ตารางเมตร



ราคาขาย/ตารางเมตร

109,000 THB/sq.m.

LAND COST				
รายการ	จำนวน	หน่วย	บาท/หน่วย	ราคา (บาท)
ค่าที่ดิน	2,672.69	ตารางวา	200,000.00	534,538,000.00
รวมค่า LAND COST				534,538,000.00

HARD COST				
รายการ	จำนวน	หน่วย	บาท/หน่วย	ราคา (บาท)
CONSTRUCTION COST				
Salable Area (ห้องพัก)	34,800.00	ตารางเมตร	25,000.00	870,000,000.00
Service + Circulation	7,866.70	ตารางเมตร	20,000.00	157,334,000.00
พื้นที่ส่วนกลาง	8,703.50	ตารางเมตร	25,000.00	217,587,500.00
ที่จอดรถ	16,416.00	ตารางเมตร	10,000.00	164,160,000.00
รวมค่าก่อสร้าง				1,409,081,500.00
BUILDING SYSTEM COST (คิดจาก % ของค่าก่อสร้าง)				
งานระบบสุขาภิบาล	5	%		70,454,075.00
งานระบบไฟฟ้า	5	%		70,454,075.00
งานระบบปรับอากาศ	10	%		140,908,150.00
งานระบบบำบัดน้ำเสีย	5	%		70,454,075.00
งานระบบดับเพลิง	3	%		42,272,445.00
ลิฟท์	8	ตัว	1,000,000.00	8,000,000.00
DECORATION COST (คิดจาก % ของค่าก่อสร้าง)				
Landscape	5750.0	ตารางเมตร	4,000.00	23,000,000.00
รวมค่า HARD COST				1,834,624,320.00









