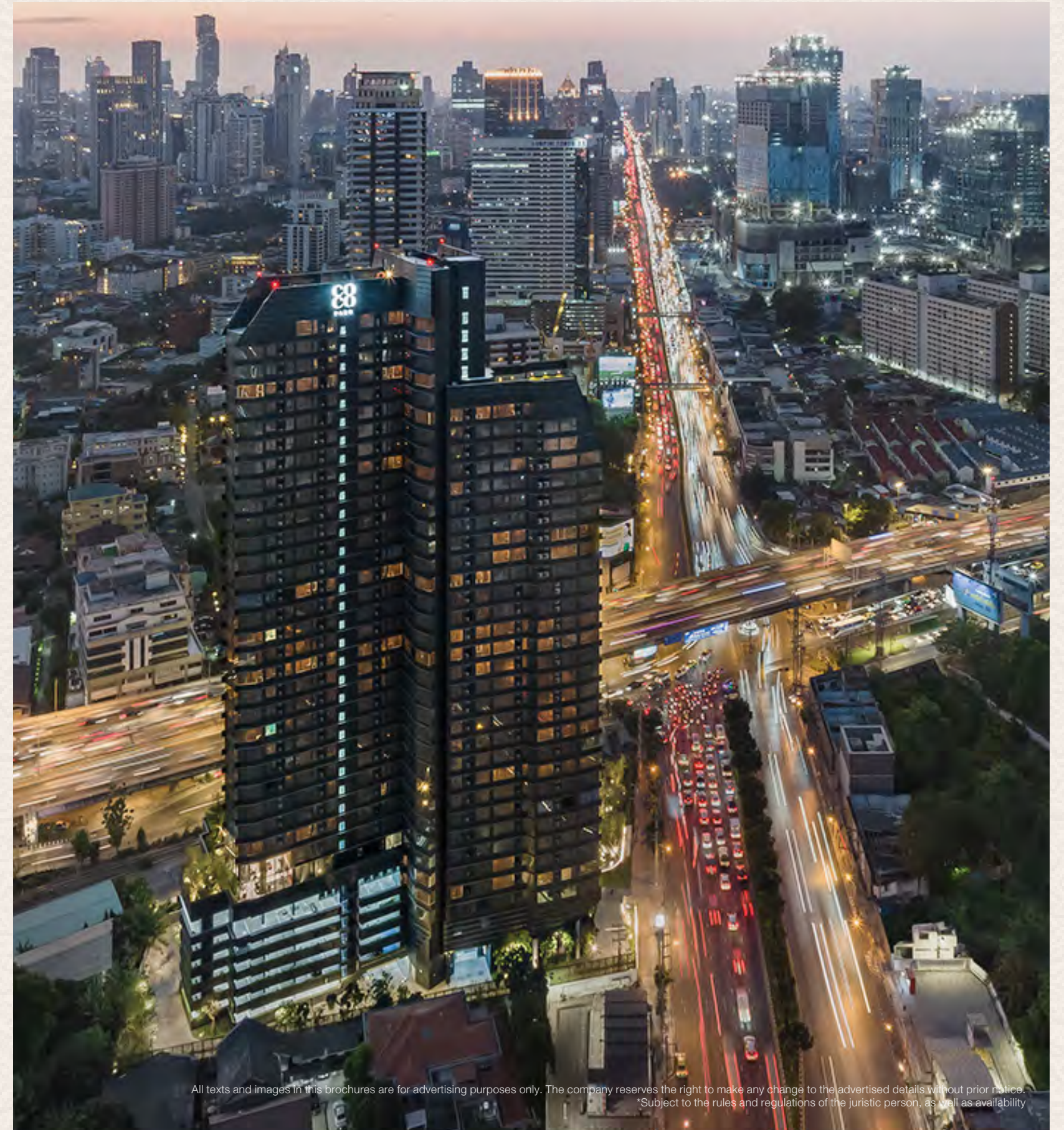
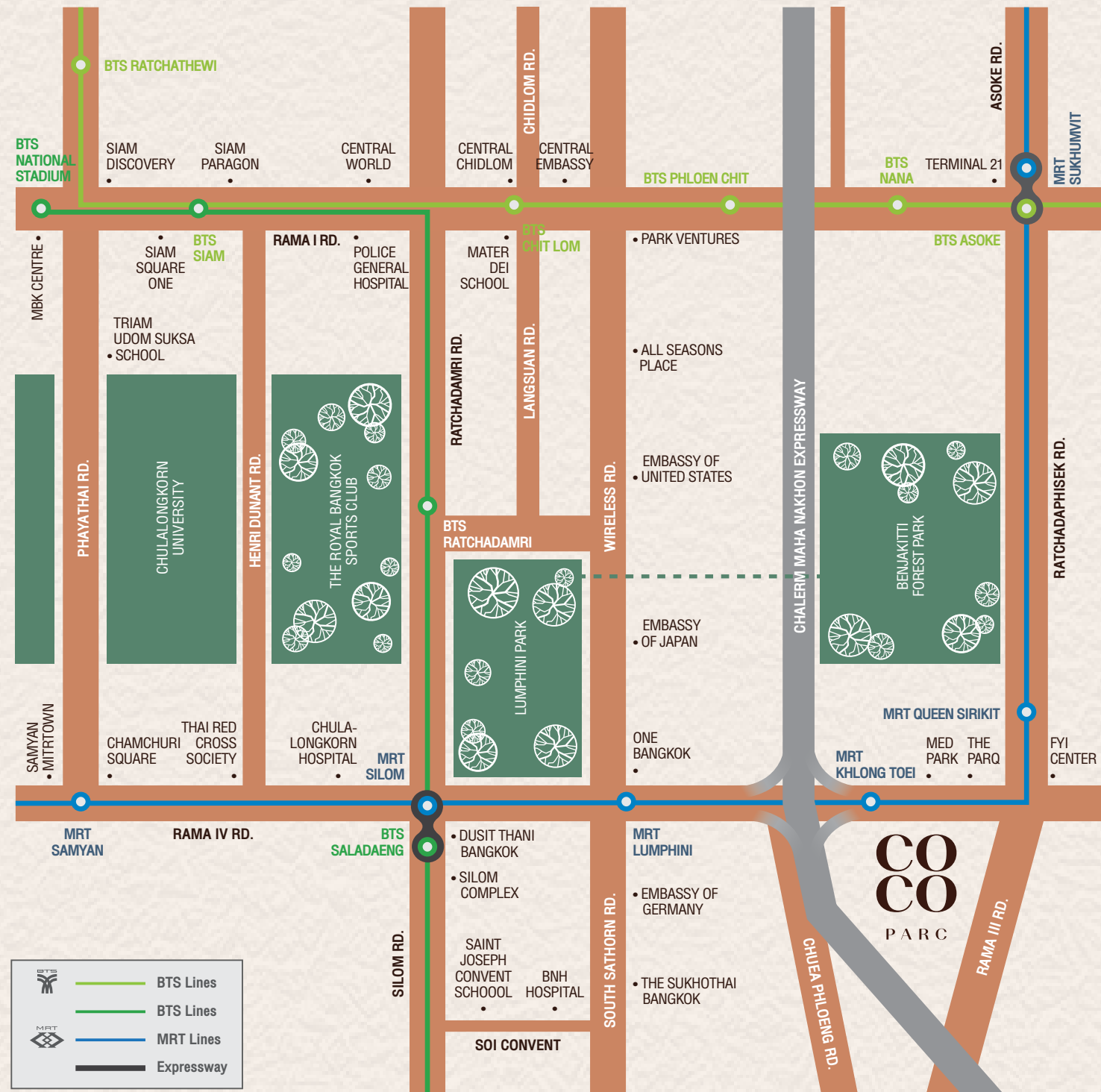




**CO
CO**
PARC

A L U X U R I O U S
S E R V I C E & S T Y L I S H R E S I D E N C E

MAP

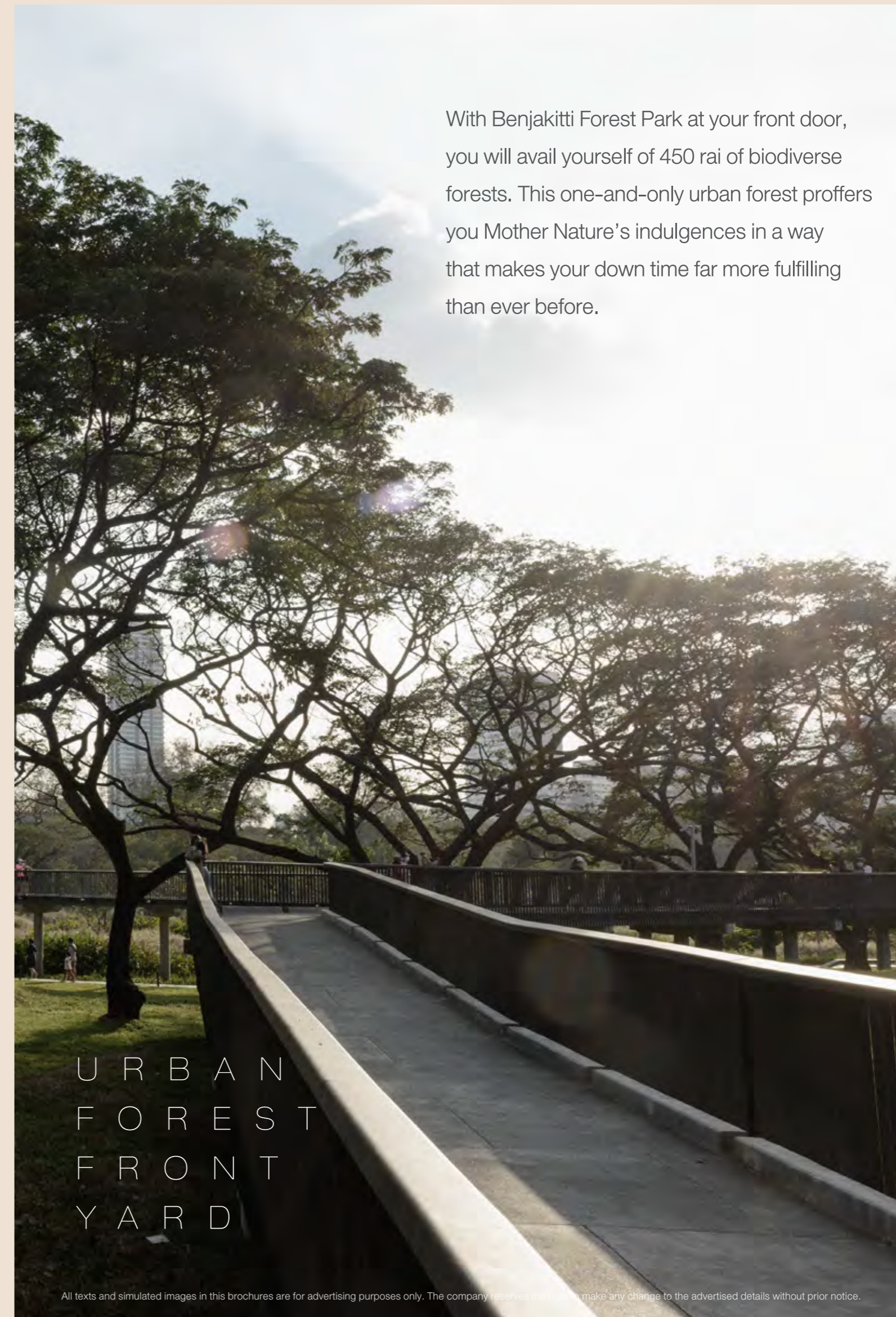


A L U X U R I O U S
S E R V I C E & S T Y L I S H
R E S I D E N C E



THE
FIRST OF
ITS KIND
URBAN PARK

Lumphini Park, with its 360 rai of lush foliage in the heart of Bangkok's central business district, has served as the lung of the Thai capital city for more than a century. It is frequented by both locals and foreign visitors seeking recreational opportunities.

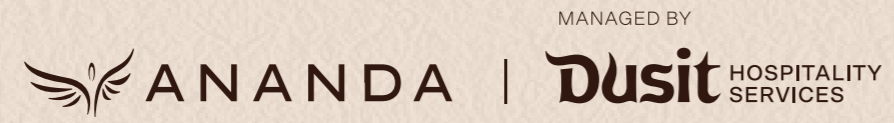


With Benjakitti Forest Park at your front door, you will avail yourself of 450 rai of biodiverse forests. This one-and-only urban forest proffers you Mother Nature's indulgences in a way that makes your down time far more fulfilling than ever before.

URBAN
FOREST
FRONT
YARD

All texts and simulated images in this brochures are for advertising purposes only. The company reserves the right to make any change to the advertised details without prior notice.

FIRST
BRANDED RESIDENCE
BY



BE PREPARE
TO BE PAMPERED

For the past 70 years, Dusit Hospitality Services has been at the forefront of the hotel industry.
Thai attentiveness permeates its internationally acclaimed services.

Together Ananda Development and Dusit Hospitality Services will offer a luxurious 5-star hotel experience in your own home. Dusit will manage the property and onsite amenities, such as cleaning and security, concierge, in-room housekeeping, bed linen laundry, in-room dining, chef on demand, floral arrangement, event or private party catering, baby-sitting limousine and delivery service.



LOCATION

THE NEW LANDMARK OF RAMA 4

Rama 4, your future neighbourhood, is culturally, ethnically, and professionally diverse. At this confluence civilisation, our residences enable you to live your life to the fullest.

0 m.*
from Khlong Toei
MRT station



30 m.
from Chaloem Mahanakhon
Expressway



*Measured from the bottom of the MRT Khlong Toei station's stairs to the closest part of the property line.
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CBD location with direct access to Silom, Sathon and Asok



Surrounded by national landmarks and megaprojects, including SAMYAN MITRTOWN, THE PARQ and ONE BANGKOK



Access to the arteries of Bangkok, such as Sukhumvit, Sathon, Silom, Surawong, Phloen Chit and Chittom



Proximity to Sirikit National Convention Centre, Thailand's MICE hub



Proximity to medical hubs, including MedPark and Chulalongkorn hospitals



H O M I E
S T A R T S A T
T H E L O B B Y

Every time you come home, you will be greeted by welcoming receptionists in the heart-warming atmosphere of the lobby, which is been uniquely designed and boasts sophisticated modernist clean lines.



C R A F T I N G
Q U A L I T Y O F L I F E

Every element on this property has been crafted to offer a sustainably superior quality of life. You will redefine urban living and discover fulfilments alongside your loved ones.

T H E
A I R - F I N I T Y
S P A C E

A breath of fresh air awaits at the semi-outdoor seating area.
Its universal design allows differently abled residents to
sit back, relax and enjoy the freely flowing breeze.





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NEW
NORMAL
TRANQUILITY

Wash away your fatigue in the lap pool, whose saltwater system keeps pathogens at bay without irritating your skin. The outdoor, semi-outdoor and Jacuzzi zones answer to your varying moods for relaxation.

CARDIOSPHERE

Return balance to your life with our wide variety of workout-oriented facilities throughout the property. Whether you're hitting the gym hard or taking it easy on your active rest day by jogging in the park, our property can offer just what you need.



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*Subject to the rules and regulations of the juristic person, as well as availability



A D A P T I V E E X E R C I S E

Keep your body in tip-top form by working out in the onsite fitness studio that accommodates a wide variety of physical activities, catering to the constant flow of life in the city





YOUR PRIVATE PARLOR

Whenever you need your skin pampered, your muscular knots untied, or your hair and nails done, you can get your favourite therapist or stylist to service you right on site. This is the new normal you've been waiting for.



REDEFINED LIVING

A good quality of life is paramount. That's why our property surpasses other condominiums. Here, you will redefine living by having all your new normal needs met in every way.

UNEXPECTED
FUNCTIONS



SKY - HIGH INDULGE

At a glance, you will be able to take in the sweeping views of the Chao Phraya River, the garden, and the cityscape as you indulge in the three rooftop facilities. At the Sky Lounge, you will have Panoramic views of the Thai metropole. At the Sky Bar, you'll indulge in the lights of the city day and night. If privacy is what you seek, head to the Private Pods.



Residences must suit urbanites' present needs. Superfluous beauty has been traded in for inner aesthetics and quality. Niche functions have been replaced by universal design.



All texts and simulated images in this brochures are for marketing purposes only. The company reserves the right to make any change to the advertised details without prior notice.

FLOOR PLAN

FLOOR
PLAN



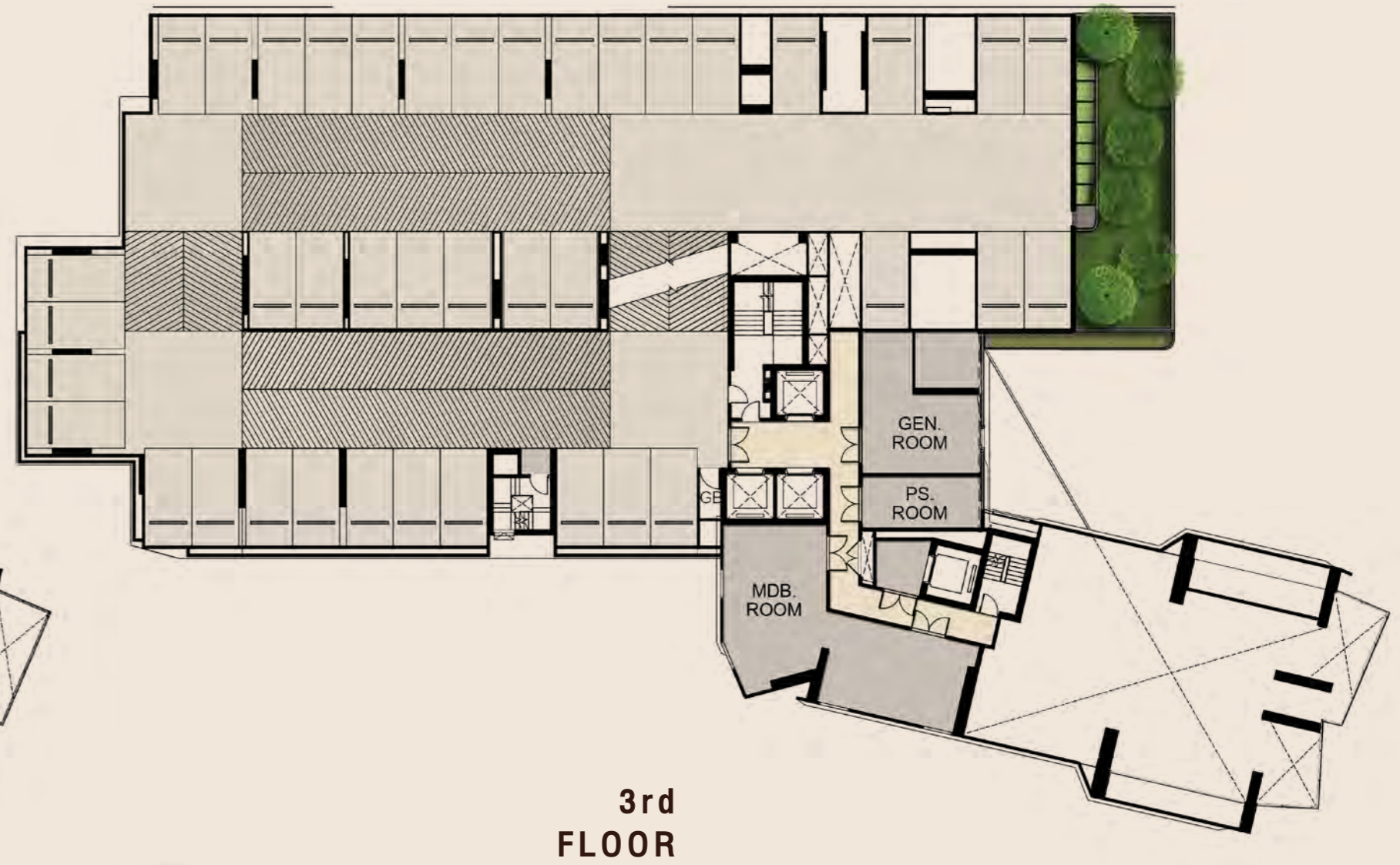
**Besement
FLOOR**



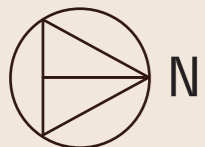
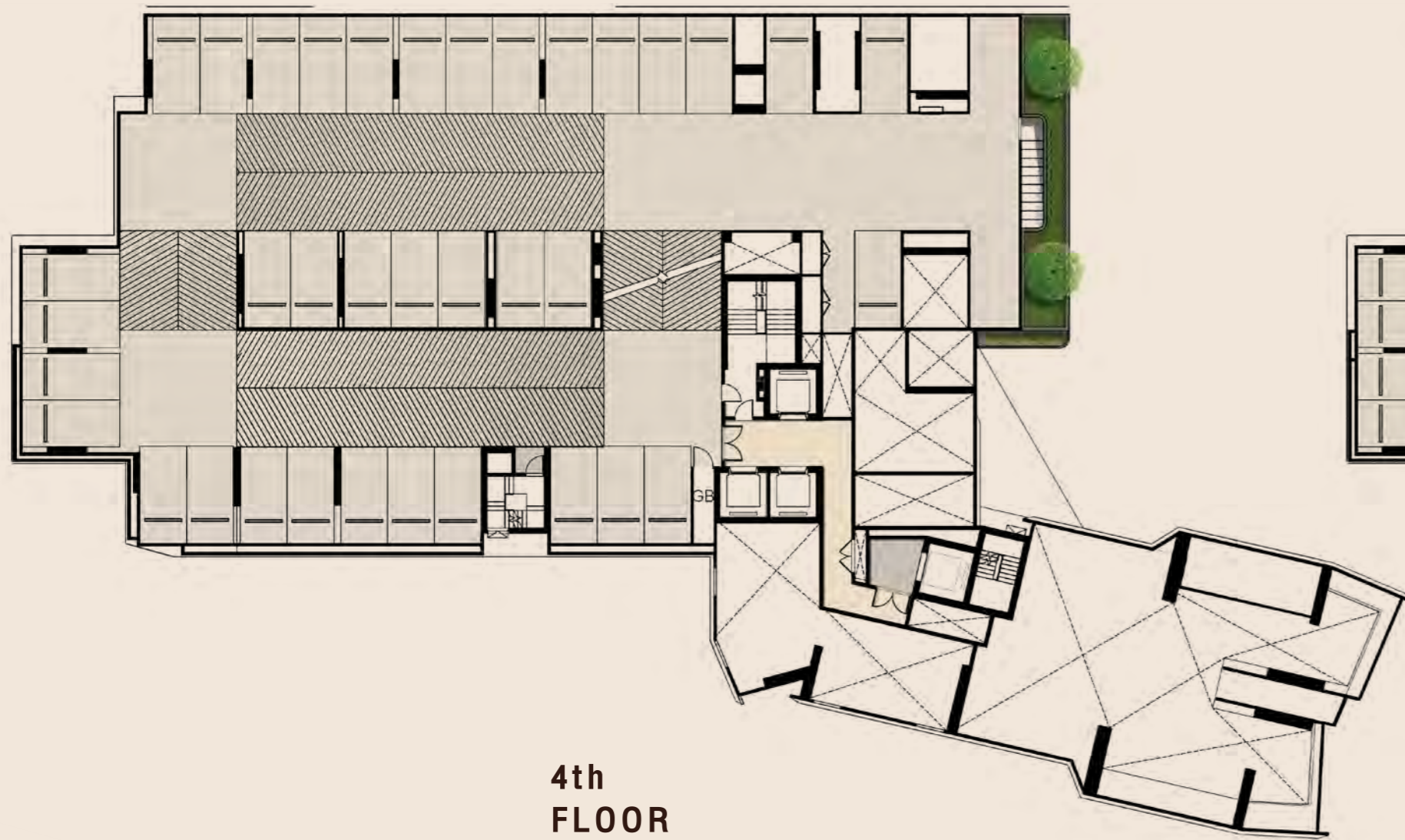
**1st
FLOOR**



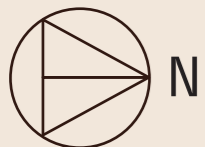
FLOOR
PLAN



FLOOR
PLAN

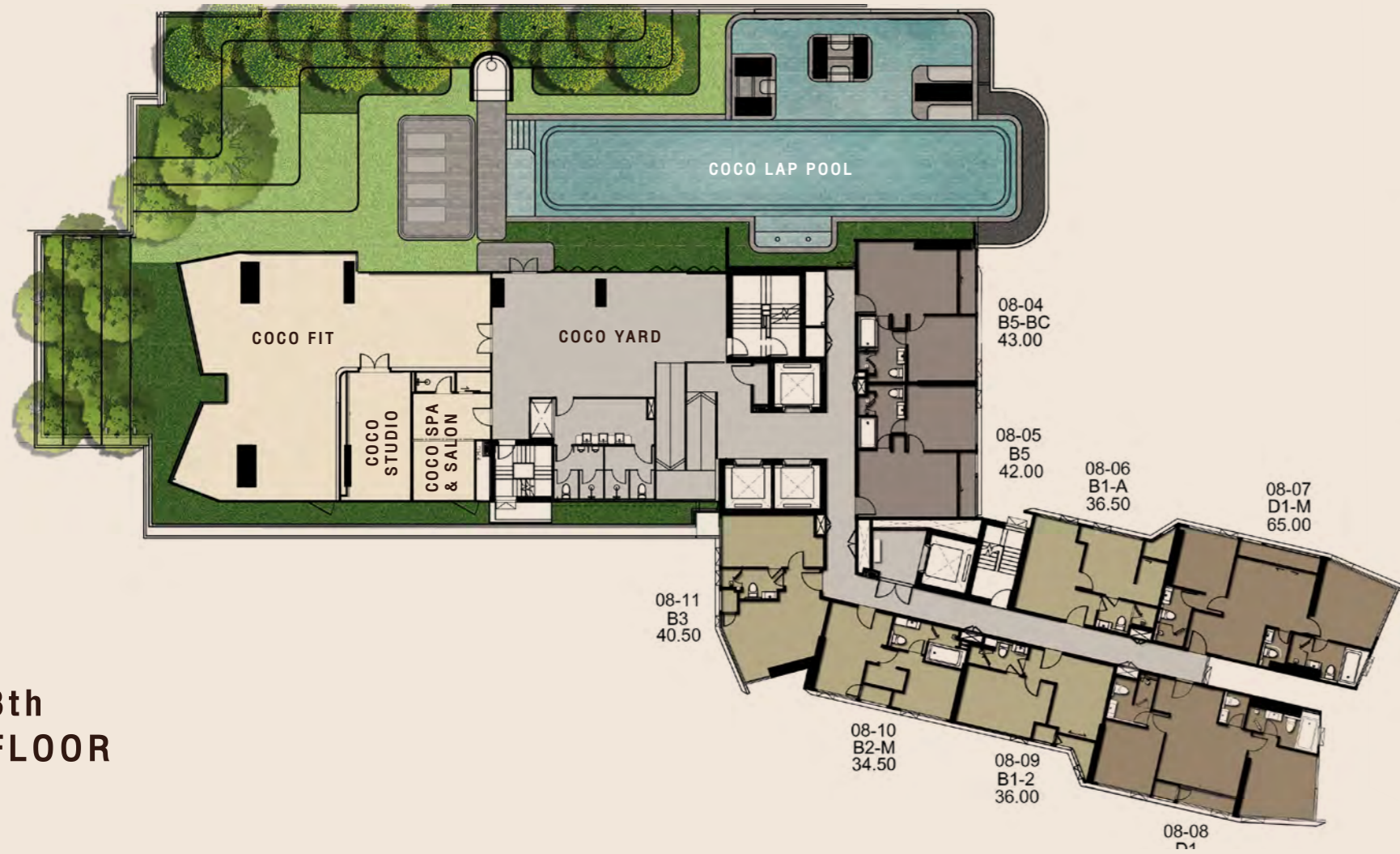


FLOOR
PLAN



* Passenger elevators, hallways, and green areas at 33, 37 th Floor are common property to which have been accessible for all co-owners.
*The Company reserves the right to change the details mentioned in this document without prior notice. The area sizes identified are approximations only.
The text and simulated images in this document are for advertising purposes only. The shown layouts of the furniture and divisions including details only serve to demonstrate living space functions.

FLOOR
PLAN



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FLOOR
PLAN



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FLOOR
PLAN



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FLOOR
PLAN



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 *The Company reserves the right to change the details mentioned in this document without prior notice. The area sizes identified are approximations only.
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FLOOR
PLAN

34th
FLOOR

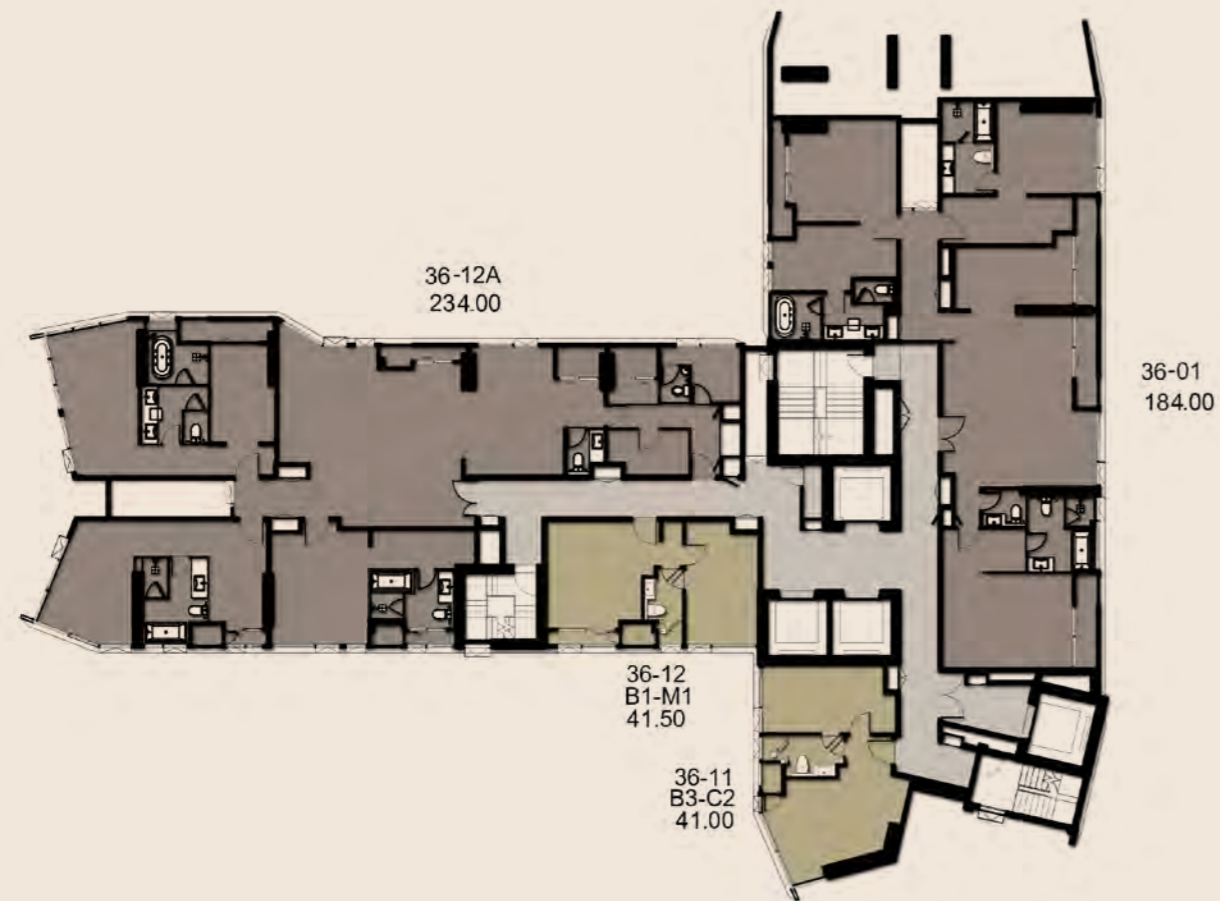


35th
FLOOR



FLOOR
PLAN

36th
FLOOR

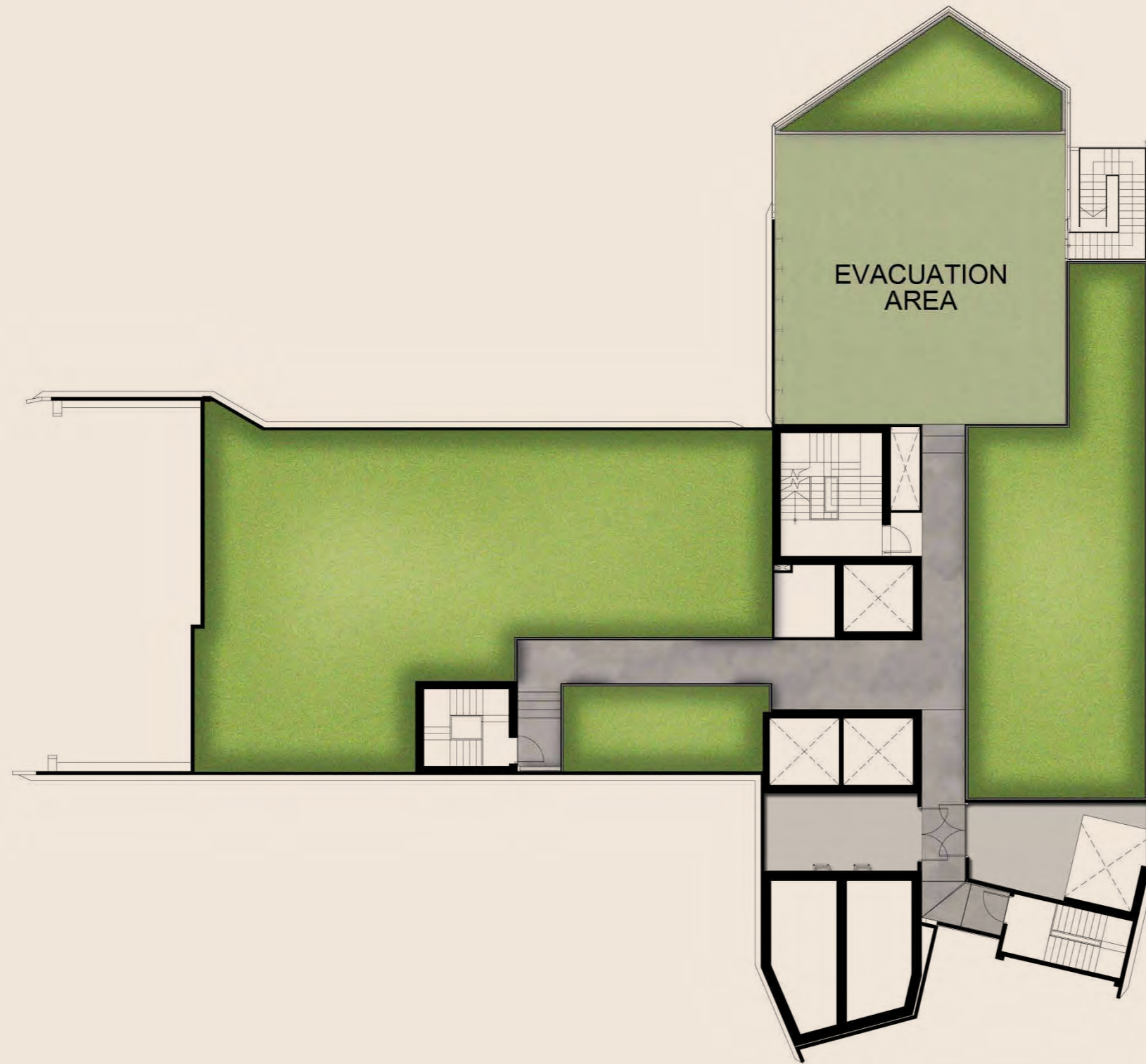


37th
FLOOR



* Passenger elevators, hallways, and green areas at 33, 37 th Floor are common property to which have been accessible for all co-owners.
*The Company reserves the right to change the details mentioned in this document without prior notice. The area sizes identified are approximations only.
The text and simulated images in this document are for advertising purposes only. The shown layouts of the furniture and divisions including details only serve to demonstrate living space functions.

FLOOR
PLAN



Roof FLOOR





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UNIT PLAN

UNIT
PLAN

STUDIO

A1-1

25.00 sq.m. | FL.10-31
Room No. 01



1 BEDROOM

B1-2

36.00 sq.m. | FL.05-22, 30-31
Room No. 09



STUDIO

A1-2

26.50 sq.m. | FL.09-31
Room No. 17



1 BEDROOM

B1-A

36.50 sq.m. | FL.05-22, 30-32
Room No. 06



STUDIO

A1-M

26.00 sq.m. | FL.09-31
Room No. 18



1 BEDROOM

B1-B

36.00 sq.m. | FL.32
Room No. 09



UNIT
PLAN

1 BEDROOM

B1-C1

41.50 sq.m. | FL.35

Room No. 01

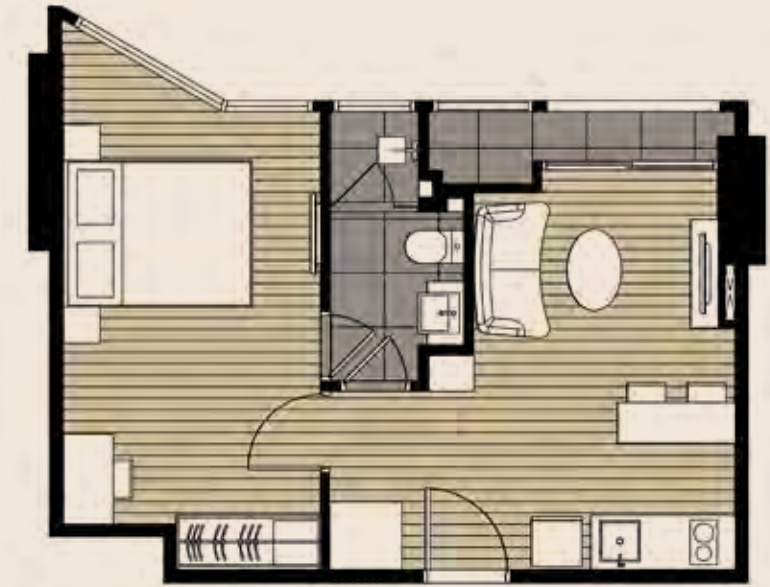


1 BEDROOM

B1-M2

38.50 sq.m. | FL.10-31

Room No. 16



1 BEDROOM

B1-C2

37.00 sq.m. | FL.09

Room No. 12A



1 BEDROOM

B1-MC

39.00 sq.m. | FL.09

Room No. 16



1 BEDROOM

B1-M1

41.50 sq.m. | FL.09-37

Room No. 12



1 BEDROOM

B1

36.50 sq.m. | FL.10-31

Room No. 12A



UNIT
PLAN

1 BEDROOM

B2-M

34.50 sq.m. | FL.05-32

Room No. 10

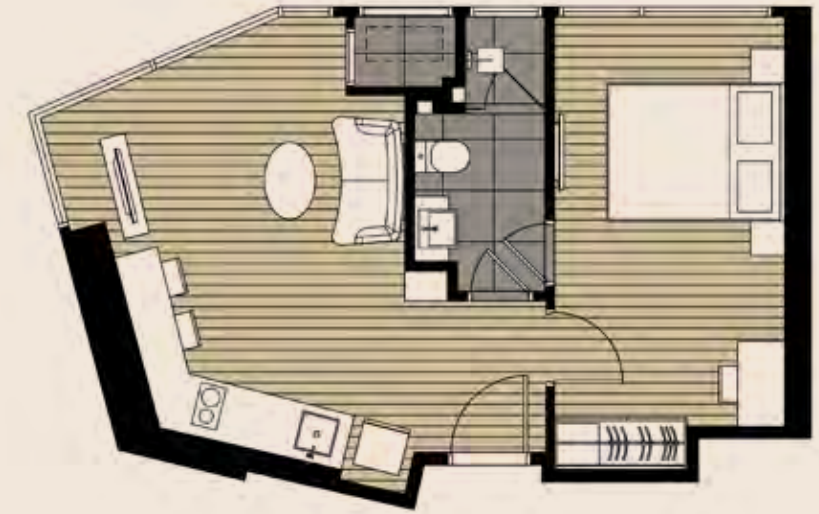


1 BEDROOM

B3

40.50 sq.m. | FL.08-32

Room No. 11

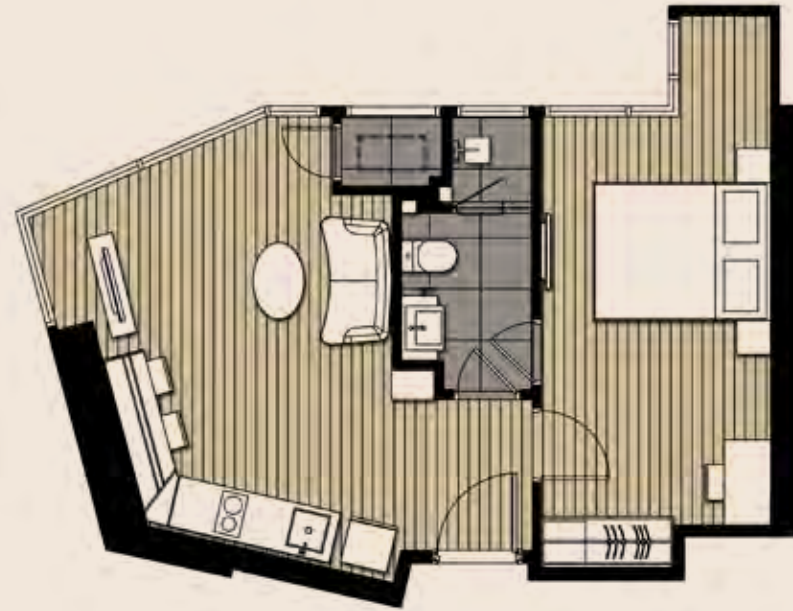


1 BEDROOM

B3-A

41.50 sq.m. | FL.05-07

Room No. 11



1 BEDROOM

B4-M

39.00 sq.m. | FL.10-31

Room No. 14

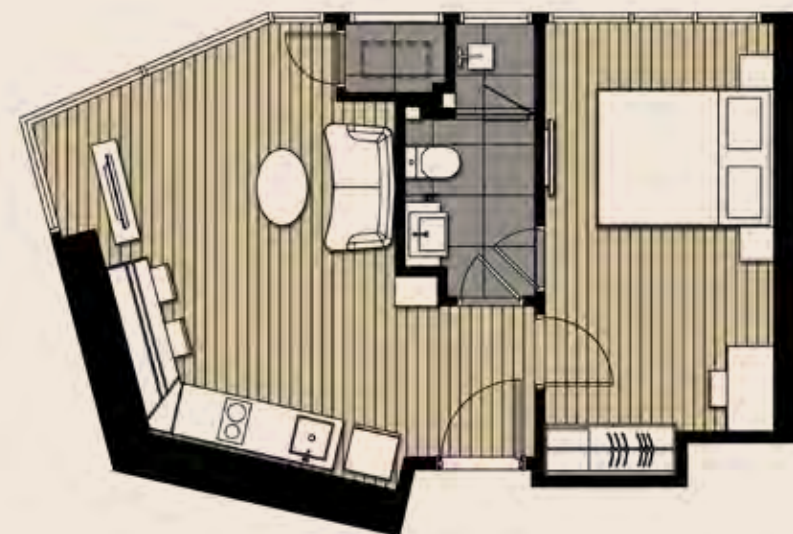


1 BEDROOM

B3-C2

41.00 sq.m. | FL.33-37

Room No. 11



1 BEDROOM

B4

36.00 sq.m. | FL.10-31

Room No. 02



UNIT
PLAN

1 BEDROOM

B5-A

42.50 sq.m. | FL.05-07

Room No. 05



1 BEDROOM

B5-BC

43.00 sq.m. | FL.08-09

Room No. 04



1 BEDROOM

B5-B1

42.50 sq.m. | FL.10-22

Room No. 04



1 BEDROOM

B5-BM

45.00 sq.m. | FL.30-32

Room No. 07



1 BEDROOM

B5-B2

46.50 sq.m. | FL.30-31

Room No. 08



1 BEDROOM

B5

42.00 sq.m. | FL.08-31

Room No. 05

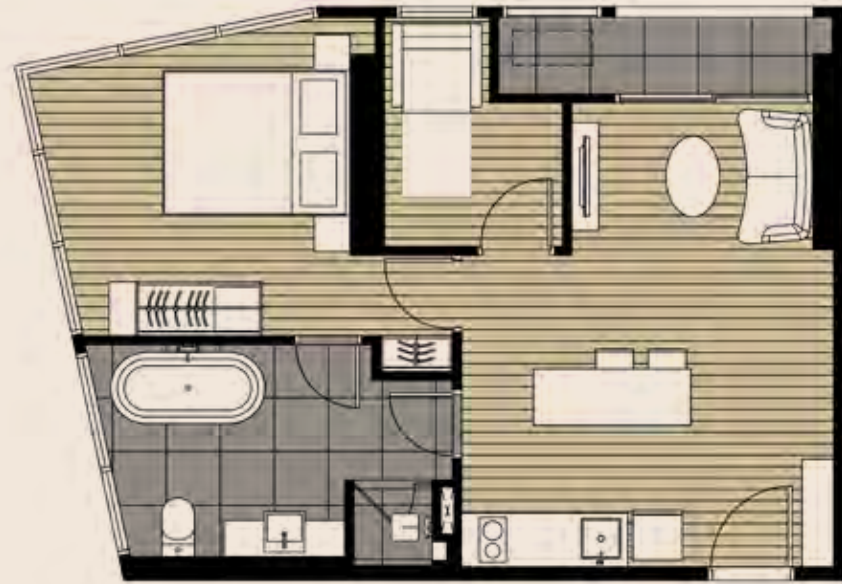


UNIT
PLAN

1 BEDROOM PLUS

C1

49.00 sq.m. | FL.10-34
Room No. 15



2 BEDROOM

D1

65.00 sq.m. | FL.05-22
Room No. 08



2 BEDROOM

D1-M

65.00 sq.m. | FL.05-22
Room No. 07



2 BEDROOM

D2

66.50 sq.m. | FL.10-22
Room No. 03



UNIT
PLAN

3 BEDROOM

E1

109.00 sq.m. | FL.23-31

Room No. 03



3 BEDROOM

E2-M

101.50 sq.m. | FL.23-29

Room No. 06



UNIT
PLAN

3 BEDROOM

E2

101.50 sq.m. | FL.23-29

Room No. 08



3 BEDROOM

E3

111.00 sq.m. | FL.37

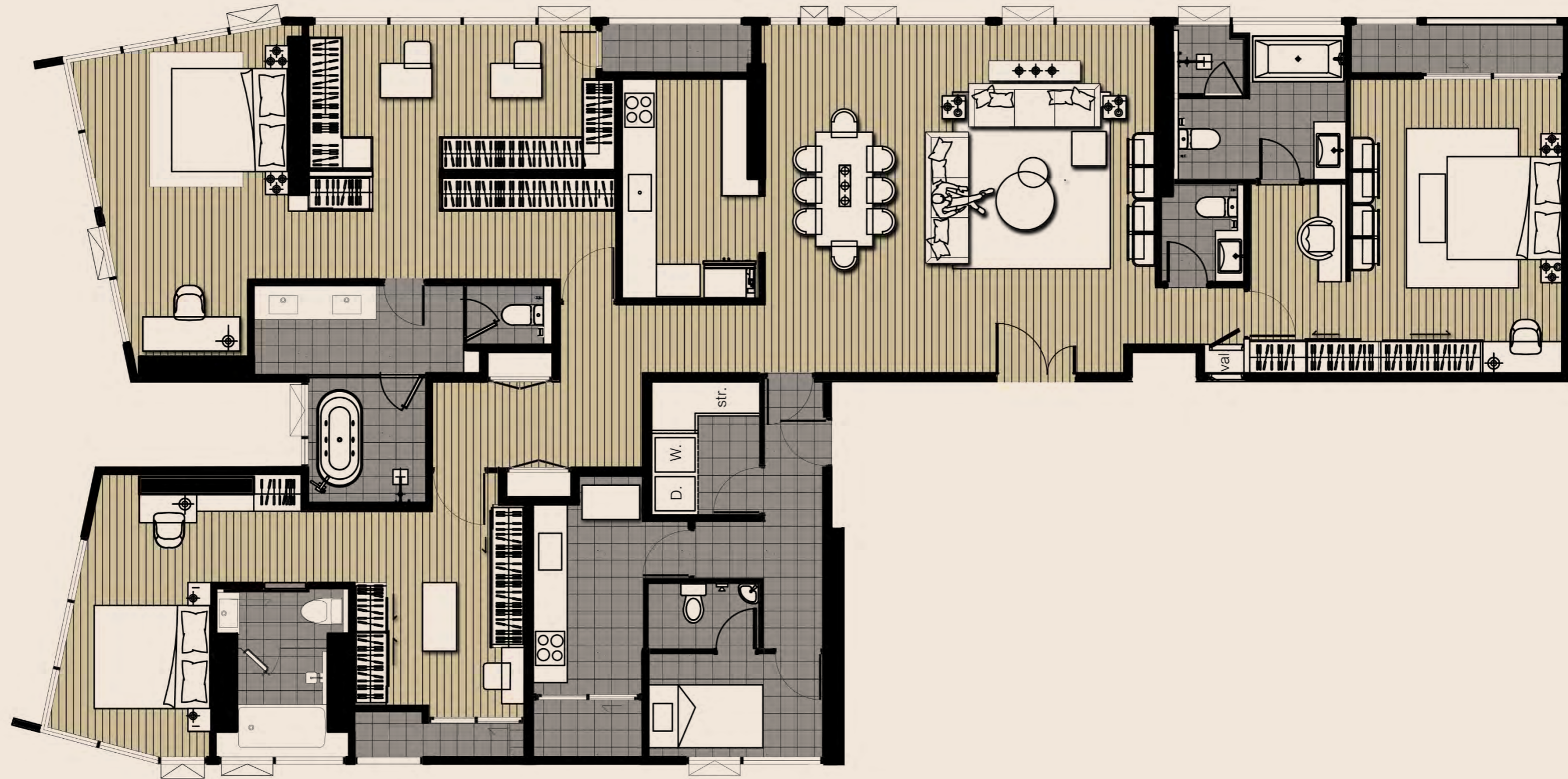
Room No. 04





PENTHOUSE

PENTHOUSE
UNIT
PLAN



32-01 | 230.00 sq.m. | FL.32

PENTHOUSE
UNIT
PLAN



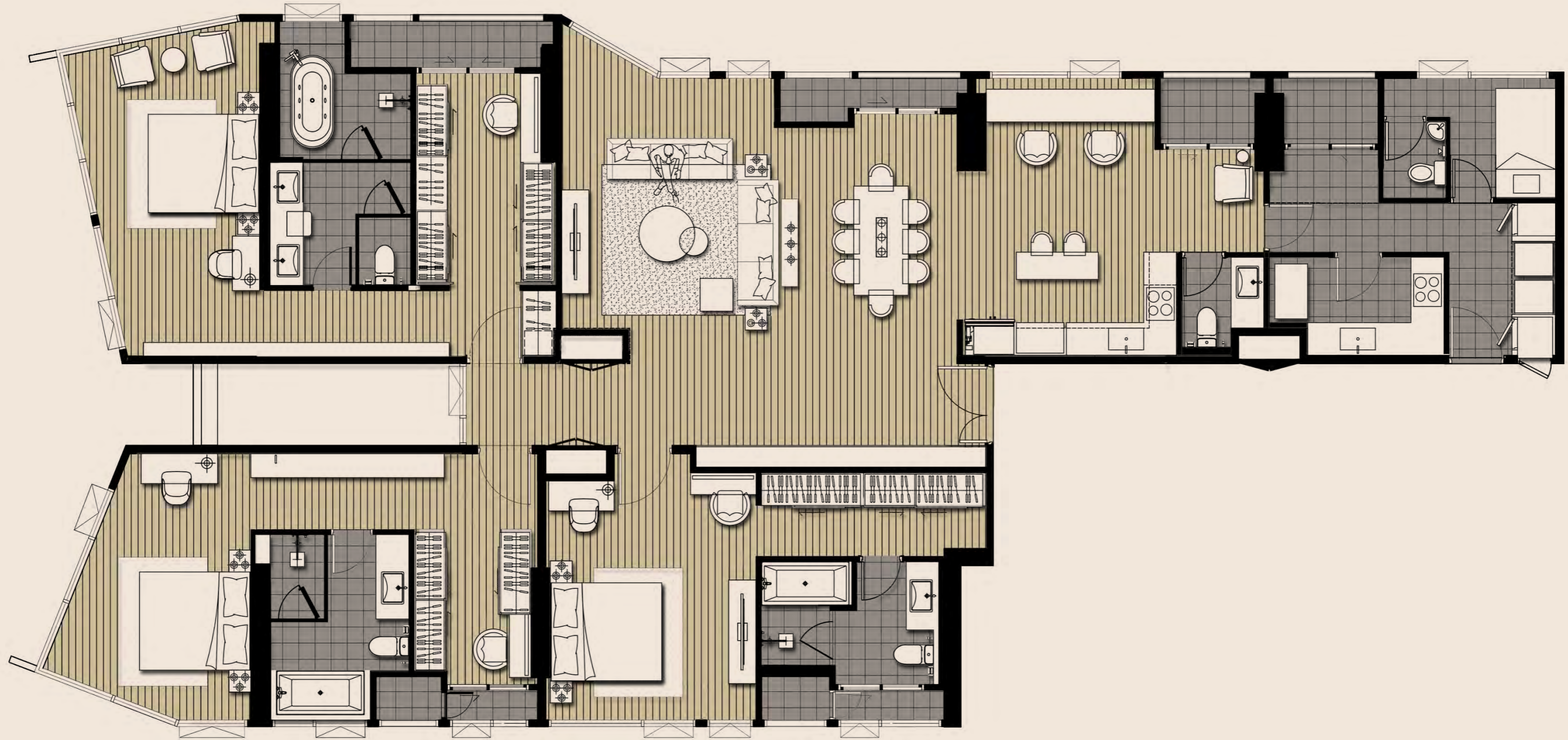
32-12A | 234.00 sq.m. | FL.32

PENTHOUSE
UNIT
PLAN



33-01 | 230.00 sq.m. | FL.33

PENTHOUSE
UNIT
PLAN



33-12A | 234.00 sq.m. | FL.33

PENTHOUSE
UNIT
PLAN



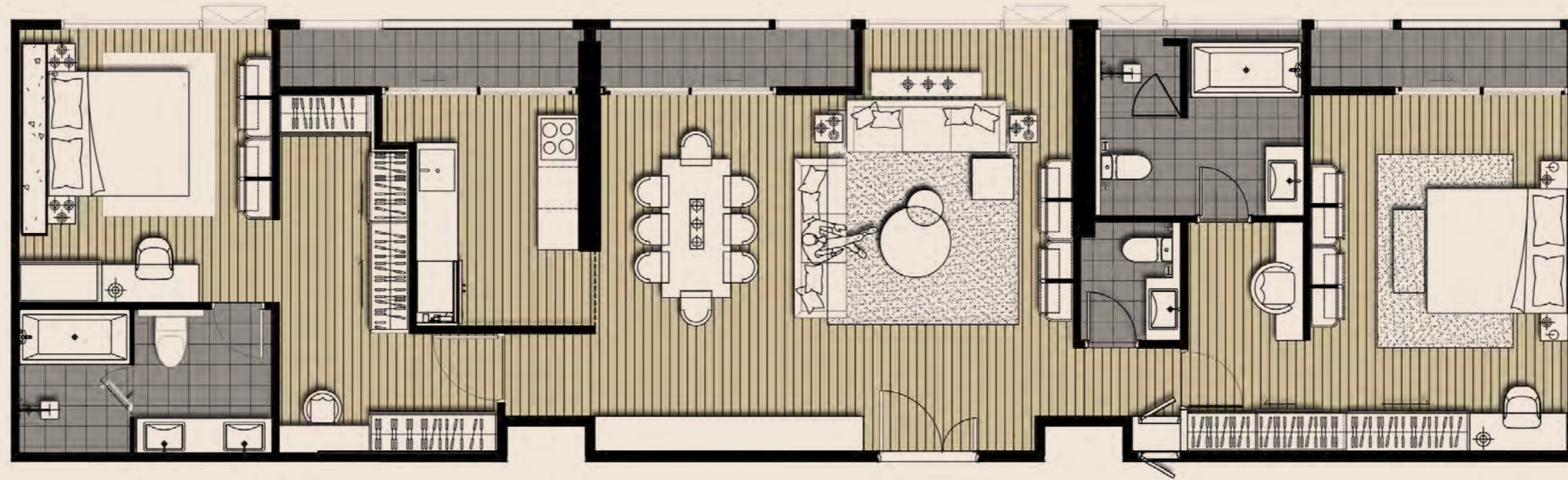
34-01 | 230.00 sq.m. | FL.34

PENTHOUSE
UNIT
PLAN



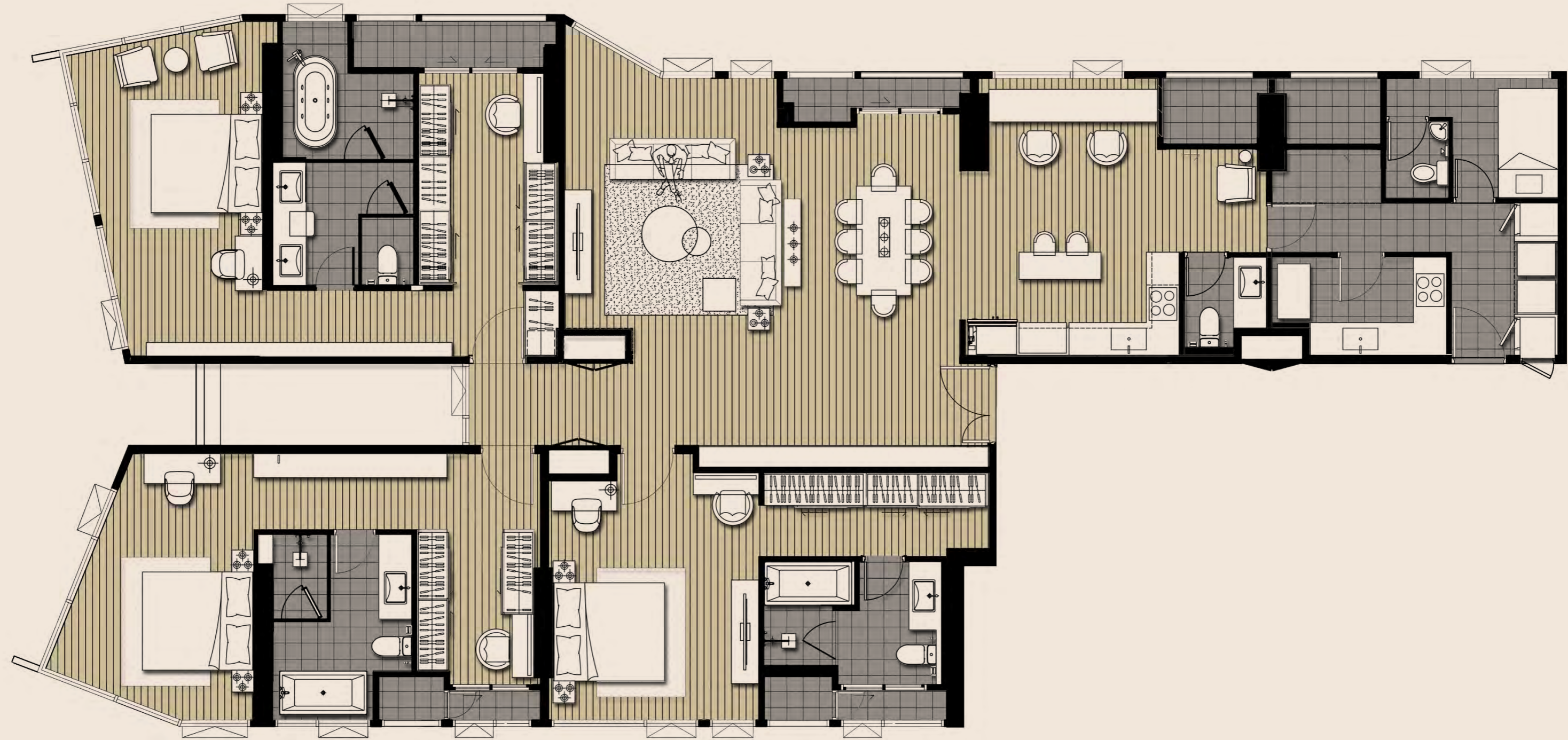
34-12A | 234.00 sq.m. | FL.34

PENTHOUSE
UNIT
PLAN



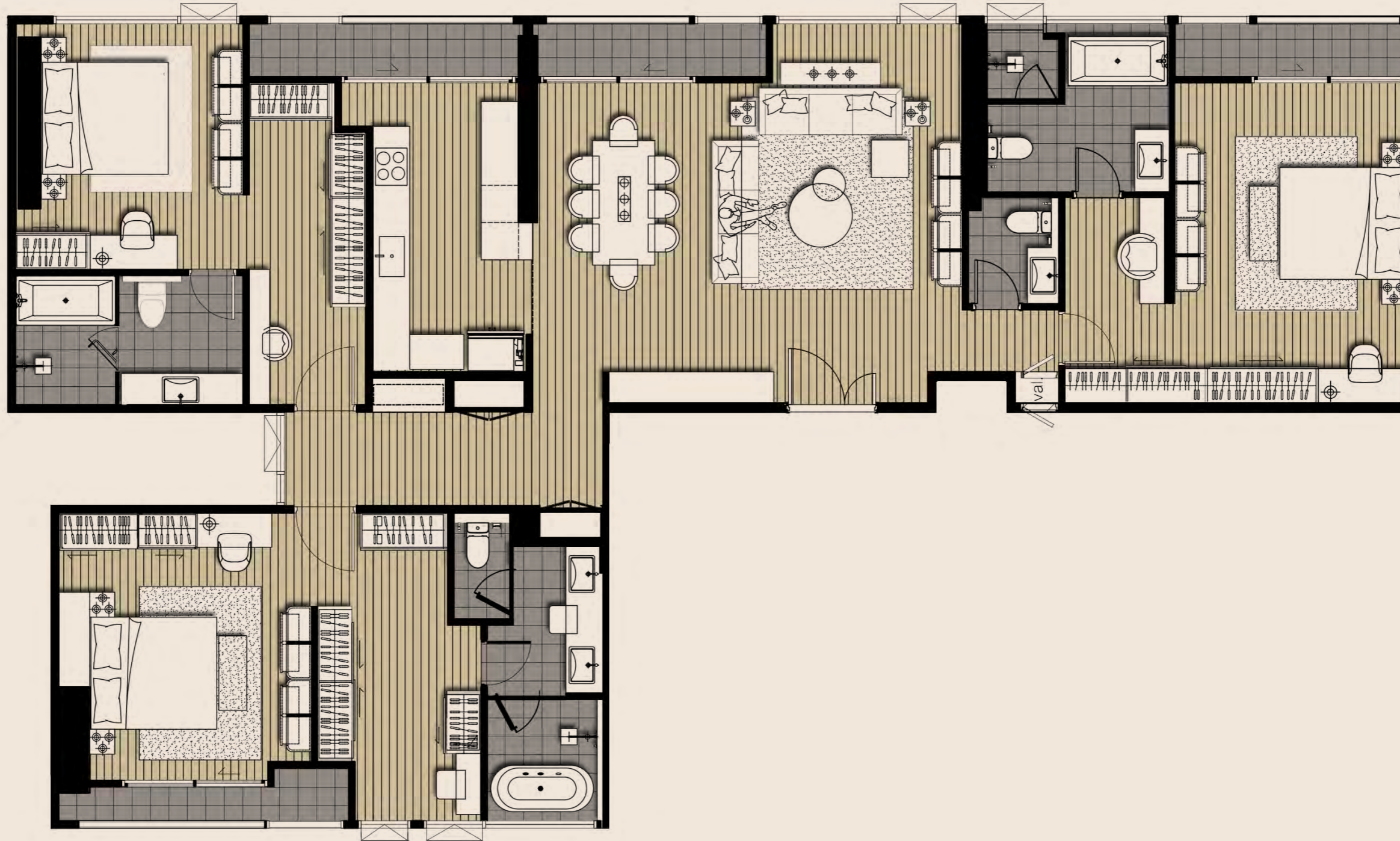
35-03 | 134.00 sq.m. | FL.35

PENTHOUSE
UNIT
PLAN



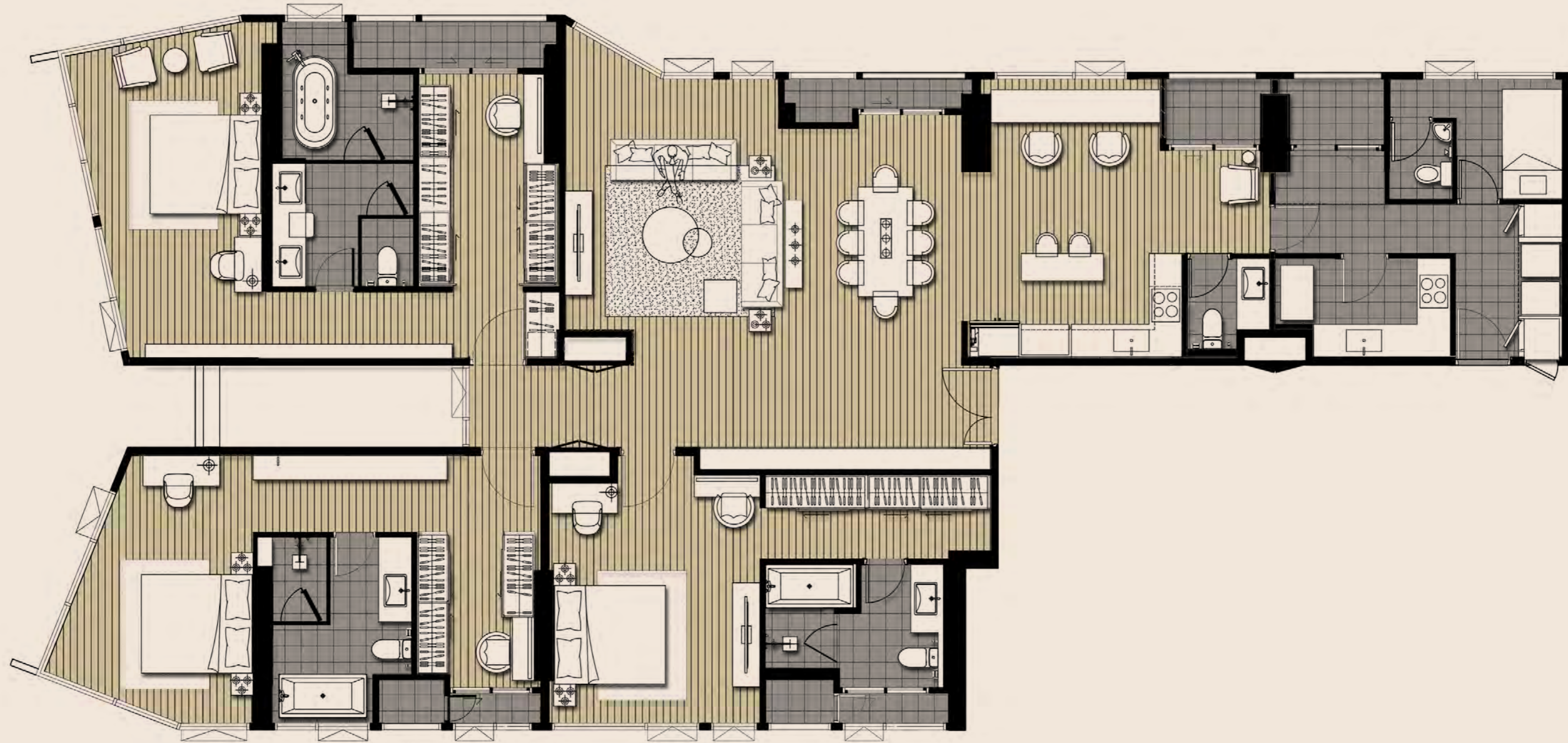
35-12A | 234.00 sq.m. | FL.35

PENTHOUSE
UNIT
PLAN



36-01 | 184.00 sq.m. | FL.36

PENTHOUSE
UNIT
PLAN



36-12A | 234.00 sq.m. | FL.36

PENTHOUSE
UNIT
PLAN

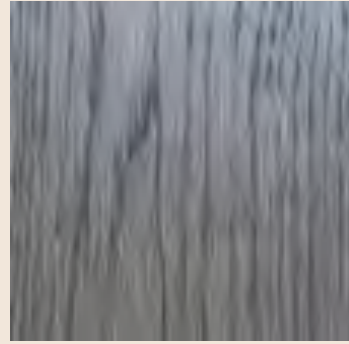


37-12A | 137.00 sq.m. | FL.37

S P E C I F I C A T I O N :

S T U D I O - 3 B E D R O O M

SPECIFICATION:
STUDIO - 3 BEDROOM



Engineering Wood*
(Living Area, Pantry, Bedroom)
**Depend on each room type*



Galacatta Porcelain Tile
(Bathroom)



Porcelain Tile
(Pantry Area)



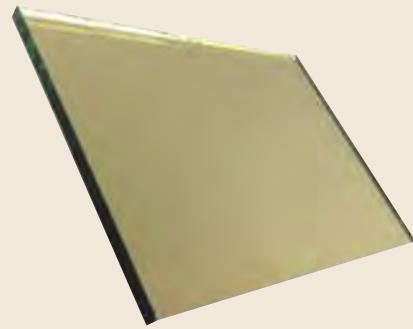
Hood: Teka



Hob: Kuppersbusch



Quartz
(Pantry Top)



Gold Tinted Mirror
(Pantry Wall)



Sink: Teka



Faucet: Teka



Build-in Refrigerator: Teka
(Only 3 Bed)



Oven: Teka
(Only 3 Bed)



Wine Cooler: Teka
(Only 3 Bed)

SPECIFICATION :
STUDIO - 3 BEDROOM

Door Access



Digital Door Lock: Samsung

Air-Conditioning Type



Concealed Type: Mitsubishi
(Living Area)



Wall Type: Mitsubishi
(Bed Room)

Sanitary Ware



Stand Alone Toto Bathtub
(1 Bed Plus)



Toto Bathtub
(1 Bed, 2 Bed, 3 Bed)



Toto Hand Air Shower



Toto Wash Basin
(Studio, 1 Bed, 3 Bed)



Toto Wash Basin
(2 Bed, 3 Bed)



Toto Faucet



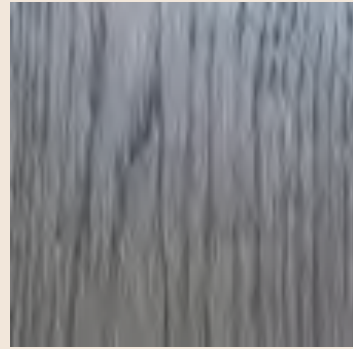
Toto Toilet



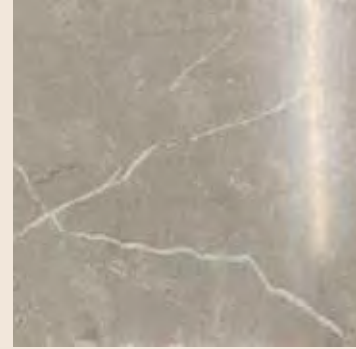
Toto Washlet
(Master Bathroom)

S P E C I F I C A T I O N :
P E N T H O U S E

SPECIFICATION:
PENTHOUSE



Engineering Wood*
(Living Area, Pantry, Bedroom)
**Depend on each room type*



Porcelain Tile
(Pantry Area)



Galacatta Porcelain Tile
(Bathroom)



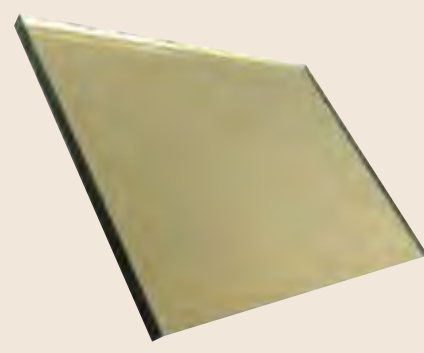
Hood (Thai Kitchen): Teka



Hood (Western Kitchen): Kuppersbusch



Quartz
(Pantry Top)



Gold Tinted Mirror
(Pantry Wall)



Oven: Kuppersbusch



Hob: Kuppersbusch



Microwave: Kuppersbusch



Sink: Teka



Faucet: Teka



**BUILD-IN REFRIGERATOR:
Kuppersbusch**



Wine Cooler: Kuppersbusch

SPECIFICATION:
PENTHOUSE

Door Access



Digital Door Lock: Samsung

Sanitary Ware



Stand Alone Toto Bathtub



Toto Bathtub



Toto Hand Air Shower

Air-Conditioning Type



Concealed Type: Mitsubishi
(Living Area)



Toto Wash Basin



Toto Wash Basin



Toto Faucet



Wall Type: Mitsubishi
(Bed Room)



Toto Washlet
(Master Bathroom)

FACTSHEET

FACT SHEET

Name	COCO PARC
Location	Rama IV Road, Khlong Toei, Khlong Toei, Bangkok
Land Area	Approx. 2 rai, 3 ngan and 60.7 square wa
Type	One 37-storey high-rise condominium
Total Number of Units	444 units
Parking	269 cars
Passenger Lift	3 lifts
Freight Lift	1 lift
Maintenance Fee	130 Baht/Sq.m./Month (Payable 1 year in advance)
Sinking Fund	1,000 Baht/Sq.m. (One time payment)

SIZES

Studios	25.50 – 27.00 square metres
1- Bedroom	34.50 – 48.00 square metres
1- Bedroom+	49.50 square metres
2 - Bedroom	64.50 – 66.50 square metres
3 - Bedroom	101.5 – 113.5 square metres
Penthouse	134-234 square metres

RESIDENTIAL BUILDING

BASEMENT*	Parking
Floor 1*	COCO LOBBY, Mailboxes, Juristic Office, Mail Drop, Toilets, Parking, Garden*
Floor 2 – 4*	Parking
Floor 5 - 6*	Parking, Residential Units
Floor 7	Residential units
Floor 8*	COCO FIT, COCO LAP POOL, COCO STUDIO, COCO YARD, COCO SPA & SALON, Toilets, Garden, Residential Units*
Floor 9-29	Residential units
Floor 30*	Garden, Residential Units
Floor 31	Residential units
Floor 32*	Garden, Residential Units
Floor 33*	COCO PLANT, Residential Units
Floor 34	Residential units
Floor 35*	Garden, Residential Units
Floor 36*	Residential Units
Floor 37*	COCO LOUNGE, Residential Units

*Passenger elevators, hallways, and green areas at Basement, 1-6, 8, 30, 32-33, 35,37 and Rooftop are common property to which have been accessible for all co-owners.

**To go up to the rooftop floor must go through the hallway of the 37 Floor and fire escape staircases/ladders

CO
CO
PARC

MANAGED BY
ANANDA | Dusit HOSPITALITY SERVICES