



DEMI

SATHU 49



**NEW PROJECT**

**DEMI SATHU 49**

REMARK: THE INFORMATION IS SUBJECT TO CHANGE WITHOUT PRIOR NOTICE

## **DEMI by Sansiri**

Combination of the space of SDH + the convenience and modern lifestyle of  
Condo MOOD: Sounds French, modern and sophisticated

**BALANCE IS WHAT YOU CHOOSE  
AND HOW YOU BALANCE THEM**

**DEMI Choose the perfect balance.**



**DEMI SATHU 49  
BALANCE IS ABOUT...SERENITY  
IN URBAN LIFESTYLE**

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# DEMI SATHU 49



## PROJECT INFORMATION

Location:	Sathupradit 49 Road, Yan Nawa District, Bangkok
Project Area:	Approximately 10 Rais
Product Type:	3.5 Storey Deluxe Tonwhome
Number of units:	72 Units
Plot size:	23 – 49 SQ.WA.
House Area:	212 – 300 SQ.M.

# SATHUPRADIT 49

**NEW RESIDENCE  
IN THE HEART OF  
BANGKOK NEAR CBD**

**10 MINS TO**

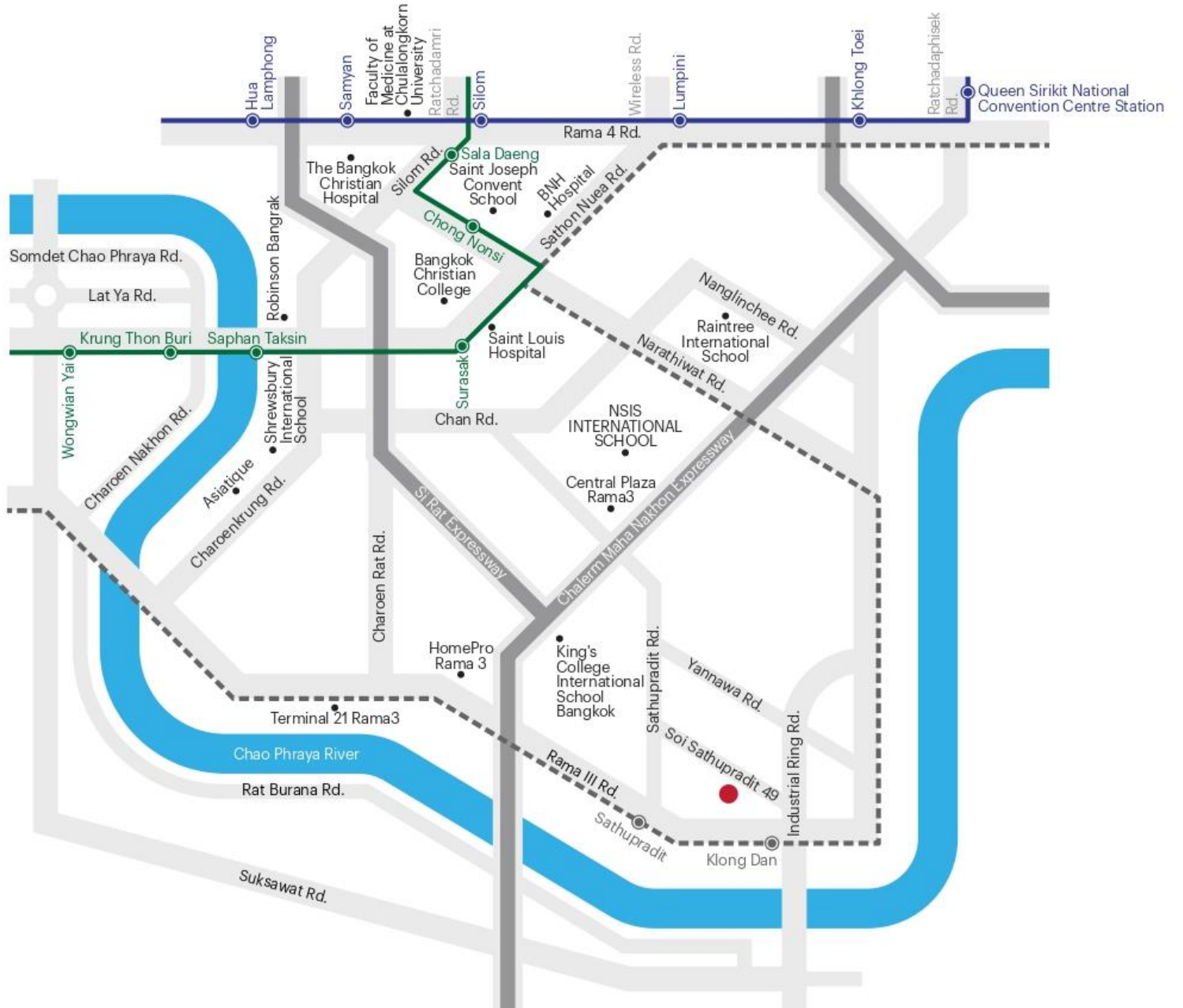
- **Sathorn**
- **Silom**
- **Rama 4**

**15-20 MINS TO**

- **Asoke**
- **Sukhumvit**
- **Thonglor**

**15 MINS TO**

- **Ratchapruerk**



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# DEMI

SATHU 49

**BALANCE IS ABOUT...SERENITY  
IN URBAN LIFESTYLE**



# PROJECT CONCEPT

## “THE URBANIZED LIVING”

**LOCATION**

**DESIGN FOR LIFE**

**NATURE TOUCH**



# DEMI SATHU 49 TO SHOPPING MALL...



**15 MINS  
TO ICON SIAM**



**15-17 MINS  
to EMQUARITER**



**15 MINS  
to CENTRAL EMBASSY**

An abstract graphic design featuring several overlapping, semi-transparent shapes. On the left, a dark blue vertical bar with a rounded top edge overlaps a light pink horizontal bar. To the right, a large orange vertical bar with a rounded top edge overlaps the pink bar. A green horizontal bar is positioned below the pink one, overlapping the blue bar. At the bottom, a dark green horizontal bar overlaps the blue and pink bars. The text 'HOUSE TYPES' is centered in the white space between the pink and orange bars.

**HOUSE TYPES**



# TYPE DEMI 6

**Townhome 3.5 Storey  
with frontage of 6 Meter**

**Usable Areas: 212 -215 SQ.M**

**Land Areas: 23 – 48 SQ.WA**

- 3 Bedrooms 4 Bathrooms 2 Parking Spaces Living Room Dinning Area Kitchen Room Storage Room
- Duplex Master Bedroom floor to ceiling 5.6-meter with Mezzanine Floor
- Private Balcony
- EV Charger Installed in the parking area to support electric vehicles

# TYPE - DEMI 6A



**1<sup>st</sup> FLOOR**



**2<sup>ND</sup> FLOOR**



**MEZZAINE**



**3<sup>RD</sup> FLOOR**

# TYPE - DEMI 6B



**1<sup>st</sup> FLOOR**



**2<sup>ND</sup> FLOOR**



**MEZZAINE**



**3<sup>RD</sup> FLOOR**



# TYPE DEMI 8

**Townhome 3.5 Storey and  
Panoramic Rooftop with frontage of  
8 Meter**

**Usable Areas: 300 SQ.M**

**Land Areas: 31 - 49 SQ. WA**

- 3 Bedrooms 5 Bathrooms 3 Parking Spaces Living Room Dining Area Kitchen Room Storage Room
- Double Volume Living floor to ceiling 5 meter
- Mezzanine Floor
- Penthouse Master Bedroom with walk in closet, Bathrooms are equipped with HIS-HER washbasins, Bathtub and Automatic Toilet.
- Panoramic Rooftop
- Private Lift
- Private Balcony
- EV Charger installed in the parking to support electric vehicles

# TYPE - DEMI 8A



**1<sup>st</sup> FLOOR**



**MEZZAINE**



**2<sup>ND</sup> FLOOR**



**3<sup>RD</sup> FLOOR**



**PANORAMIC  
ROOFTOP**

# TYPE - DEMI 8B



**1<sup>st</sup> FLOOR**



**MEZZAINE**



**2<sup>ND</sup> FLOOR**



**3<sup>RD</sup> FLOOR**



**PANORAMIC  
ROOFTOP**





## FACILITIES MADE FOR EVERYDAY

- Clubhouse
- Lobby Lounge and Co working space
- Swimming pool with Kids Pool
- Fitness with Equipment
- YOGA Room
- Park
- Sansiri Backyard
- Underground Cable: 3 Phase Electricity



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## **SECURITY**

### **MADE FOR YOU**

Security technology for complete peace of mind

Elevate the level of security for 24 hours confidence with LIV24

With the technology that is connected to the security system and the integrated control of the buildings – the first such system in Thailand’s real estate sector.

### **DOUBLE GATE**

Doubling the security at the project entrance to ensure safety for all residents

### **CCTV -VDO ANALYTICS**

Abnormal motion detection system in every situation

### **REAL TIME GUARD TOUR**

Foot patrol to observe the situation at designated spots in real time

### **DIGITAL FENCE**

Detects signals of any breach of Digital Fence around the project

### **RFID SENSOR SYSTEM**

Installed at the front of car for automatic access to the project

### **VISITOR MANAGEMENT SYSTEM FOR ACCESS**

Automatic, fast, and accurate registration of visitors

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