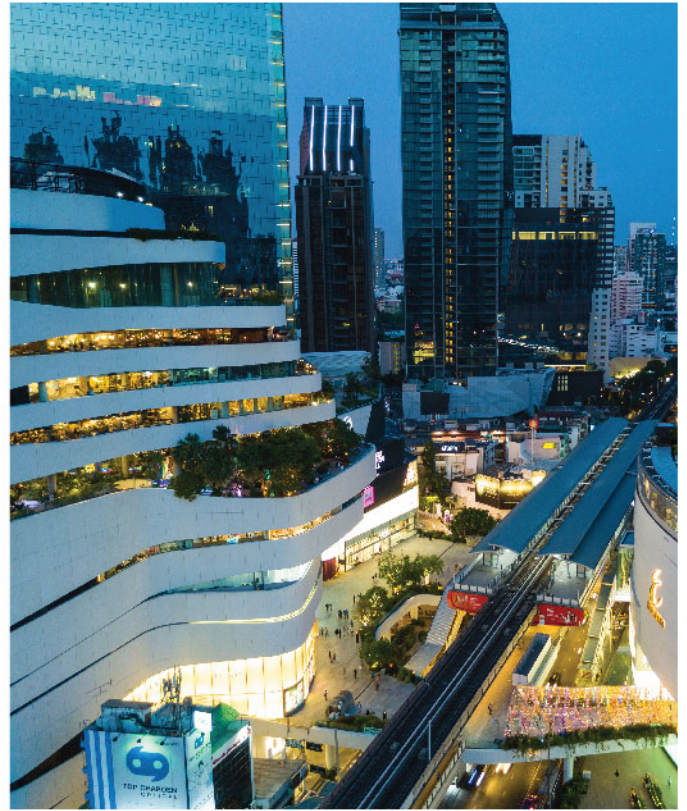




PARK () RIGIN
PHROM PHONG



BANGKOK

PRIME AREA

“THE EM DISTRICT”

THE WORLD CLASS RETAIL COMPLEX

Next door to the world-class shopping malls “The EM District”, which provides 3 shopping malls including The Emporium, The Emquartier and The Emsphere.

The EM District on Bangkok’s Sukhumvit Road (BTS – Phrom Phong station) is an ambitious multi-billion THB retail project comprising three different luxury shopping malls, and enjoy over 1,000 of the world-class Thai and international brands, shops, luxury fashion labels, technology, lifestyle, living and dining facilities.

EMPORIUM

The Emporium Shopping Mall is an upmarket department store and shopping complex in Bangkok’s CBD, offers a large array of shopping options, set in a luxurious shopping complex which will elevate Sukhumvit to a powerful district and attract shoppers and tourists from around the world.

Opening Hours: 10:00am-22:00pm. Daily
Location: 622 Sukhumvit Road, Bangkok

EMQUARTIER

The Emquartier Shopping Mall is one of the newest luxury shopping malls in Bangkok surrounded by Benjasiri Park and stands on the opposite side of The Emporium. EmQuartier is unique for its futuristic architecture, its wide selection of high-end luxury retail items and designer brands, and its incorporation of green space and water to create a back to nature feel in the midst of the urban metropolis of Bangkok.

Opening Hours: 10:00am-22:00pm. Daily
Location: 637 Sukhumvit Road, Bangkok

EMSPHERE

The Emsphere Shopping Mall will be the third ultra-luxury shopping mall to join the EM District alongside Emporium and Emquartier. Now, Emsphere are developing “Em Live” that covering a prime 16-rai plot of land under the theme ‘The Iconic New Retail’. Em Live will be built to accommodate 6,000 people and is scheduled to be opened in 2021.



VANILLA SKY ROOFTOP BAR

Bangkok's latest rooftop bar takes over the top of the new Compass Skyview Hotel 36th-storey with amazing 360-degree panoramic view over the city. Vanilla Sky Bangkok has a choice of classic cocktails, several interesting gin and tonic concoctions.

Opening Hours: 05:00 pm - 02:00 am. Daily

Location: 12, Compass SkyView Hotel, Bangkok

ABAR ROOFTOP

For a taste of Bangkok nightlife at its most engrossing, look no further than the ABar Rooftop on the 37th floor of Marriott Marquis Queen's Park Hotel which can be enjoyed in the ultimate intimate setting while gazing out over the illuminated Bangkok cityscape.

Opening Hours: 05:00 pm - 01:00 am. Daily

Location: 199, Marriott Marquis Queen's Park Hotel, Bangkok

ODTOMATO

Pub & Restaurant in Sukhumvit24 in front of Park Origin Phrom Phong with offering hearty modern Australian dishes made with top-quality ingredients. The menu reveals creative Mod-Oz creations and a great selection of wine.

Opening Hours: 06:00 pm - 12:00 am. Daily

Location: 68/2, Sukhumvit 24, Park 24 Building, Bangkok

NIGHTLIFE @ PHROM PHONG

A PLACE TO EAT, DRINK AND RELAX

FAMILY-FRIENDLY DESTINATION



3 BIG FAMOUS LOCAL PARK IN THE CENTER OF BANGKOK

PARK ORIGIN PHROMPHONG is the huge project that located near 3 big famous local parks include Benjasiri park, Benjakiti park and Lumpini park in the center of Bangkok.

BENJASIRI PARK

Relaxing and easily accessed green space located between Sukhumvit Soi 22 and 24, next door to Emporium and BTS-Phrom Phong station. At Benjasiri Park, you can take a walk or jog around the lake or watch the kids playing around the playground or watch a group of young guys playing with the skateboard.

Opening Hours: 05:00am-21:00pm. Daily

BENJAKITI PARK

Benjakiti Park is one of Bangkok's most popular parks, near to Queen Sirikit National Convention Center, which offers a haven for joggers, cyclists and anyone in need of a quick escape from the big city. The park is dominated by a sizeable lake, and the two separate lanes around the perimeter have been designed specifically for segregated cycling and jogging.

Opening Hours: 05:00am-21:00pm. Daily

LUMPINI PARK

More than half a million square meters big 'Green Lung' of Bangkok, Lumpini Park is the perfect place to relax, enjoy a picnic and exercise. You can take a break from the city's bustle and relax for a few minutes or enjoy a whole day amid greenery.

Opening Hours: 04:30am-21:00pm. Daily

Location: Rama IV Road, Lumpini, Pathumwan, Bangkok



SELECTION OF LOCAL EXPERIENCES

KHLONG TOEI MARKET

THE BIGGEST FRESH MARKET IN BANGKOK

Khlong Toei is a small village deep in the heart of Bangkok, located at Rama IV Road, just a few minutes away from Queen Sirikit National Convention Center MRT Stations, and only 15 minutes' drive from Park Origin Phrom Phong.

Life at Khlong Toei Market begins at 6am in the morning, and ends around 2am in the evening which offering low prices on raw meat, vegetable, seafood, farm product and a few other items such as clothing, kitchenware, etc.

Opening Hours: 06:00am.-02:00am. daily

Location: 1, Khlong Toei, Klong Toey, Bangkok

RECOMMENDATION FOR STREET FOOD LOVER

SEAFOOD MARKET

Excellent ambience and great food with excellent service with its famous slogan “If it swims we have it”, is a well-known seafood restaurant on Sukhumvit Soi 24, in front of Park Origin Phrom Phong. Recommended menu such as Stir-Fried Crab with Curry Powder, Grilled Red Snapper, Spicy Soup with Shrimps, Torpedo Rock Lobster, etc.

Opening Hours: 11:30am-11:30pm. Daily

Location: 89, Sukhumvit 24, Klongtoey, Bangkok

RUNG RUEANG NOODLE

Rung Rueang noodle house is a family-run business that is at least 30 years old, only 10 minutes' walk from BTS - Phrom Phong station and The Emporium Shopping Mall which is famous amongst Bangkokians for its Tom Yum noodles; pork noodle soup with pork pieces, minced pork, liver and intestines, fish balls, bean sprouts and the owner other secret ingredients.

Opening Hours: Mon-Fri 8:30am-4:30pm.

Location: 10/3 Sukhumvit 26, Khlong Toei, Bangkok

MOO TOD JEH JONG

The list of Thai dishes ‘Khao Moo Tod’, slices of pork marinated in soy sauce, garlic, and pepper, then deep fried until it's an irresistible golden color. Moo Tod Jeh Jong is using good quality pork and accompanied with Isan-style hot and spicy dipping sauce. Now, Moo Tod Jeh Jong has around 10 branches selling good quality fried pork, and at super cheap prices that attract everyone from the poor to the rich.

Opening Hours: Mon-Sat 09:00am-03:00pm.

Location: 348, behind Tesco Lotus Rama 4, Bangkok



PARK ORIGIN

PHROM PHONG

Park Origin Phrom Phong, a Luxury condominium with 10 Rais private garden oasis – Highest pool in Heart of Phrom Phong. Sense the precious living in The Selected Area “Phrom Phong” Park Origin Phrom Phong Condominium.



LUXURY CONDUMINIUM SUKHUMVIT 24

“EXCEPTIONALLY DESIGNED UNDER THE CONCEPT OF ‘URBAN FOREST’, PARK 24 IS A PERFECT MIX OF SERENE NATURE AND MODERN LIFESTYLE.”



PARK ORIGIN PHROM PHONG

Only 500 meters from BTS – Phrom Phong station;

Connect Between Sukhumvit 24 & Sukhumvit 22 / Sukhumvit & Rama4 Road;

In Front of “ONE24” private with convenience to hotel;

Nearby hospital, school, community mall, BTS Skytrain, and express way.



FACILITIES

OPEN SPACE “FEEL LIKE HOME”

Luxury condominium with 10 Rais private garden oasis – Highest pool in Heart of Phrom Phong.

GARDEN

Exceptionally design under the concept of ‘Urban Forest’, Park Origin Phrom Phong is a perfect mix of serene nature and modern lifestyle.

FITNESS GYM

Beat down the stress on ACTIVE FLOOR
800 square meters of premium fitness gym

CLOUD POOL

Swim towards the sky with 40 meters size swimming pool on 50th floor

ROOM TYPE



28 SQ.M
STUDIO



40 SQ.M
1 BEDROOM



54 SQ.M
2 BEDROOM

SUKHUMVIT 24

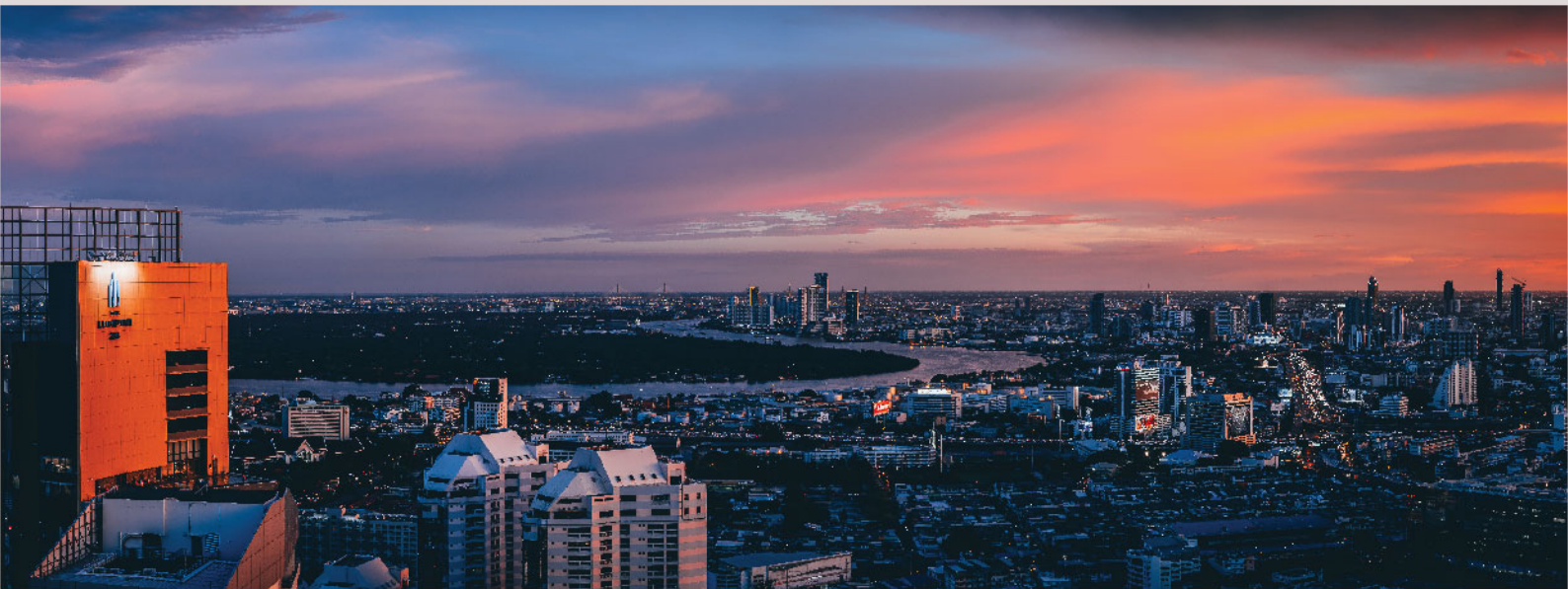
THE NEXT BIG INVESTMENT OPPORTUNITY

PHROM PHONG IS STRATEGIC HUB OF MIDDLE SUKHUMVIT

The reasons that make Phrom Phong become lifestyle hub are its strategic location, easy access to Rama IV, Ratchadapisek and Asoke-Sukhumvit Road and the mixing cultures as an international residences area plus with the BTS Phromphong station as a key shopping destination under the Em District. The Em District is consist of the Emporium, the Emquartier and the Emsphere with total value of 50,000 million THB. It will provide the Super brand and brand name over 400 brands. There are Office Grade A spaces, 5-star hotel, International schools, International hospital and Benjasiri park nearby. Of course, in this area there are also many high end condominiums to accommodate the high net worth customers.

Undeniably that Phrom Phong is the most prime area in Bangkok and good for luxury lifestyle and investment opportunity.





INCREASING OF LAND PRICE IN SUKHUMVIT AREA

With the increasing land price in Phrom Phong and Thonglor area, it is because of easy transportation, conveniences and scarcity of land affects to land price. Research in the past 5 years show the price per square meter in this area has surprisingly increased 40% from 183,000THB per square meter in 2013 to 253,000THB per square meter in 2017. If you are interested to invest in Bangkok, Phrom Phong and Thonglor would be one of the best location to consider.

HIGH GROWTH FOR RESALE AND RENTAL YIELD

The higher growth rate in 5 consecutive years turns this area into high growth rental yield and good long term investment. From the research for this area has shown top form with 66% growth rate compared to the other zones.

CAPITAL GAIN AND RENTAL YIELD

Phrom Phong is high density population area about 80-90% of total area and it is one of the most desirable location for rental market in Bangkok. The growth rate of capital gain from research by Realist show growth reaches 123% in one decade (from 2005-2015). The average capital gain at present is expected to reach 7.20% per year so it is attractive return for long term investment.

The rental yield in this area is approximately 4-5% per year due to the fact that many supplies launched every year. The new launch condominium is increasing every year and it is expected to over 300,000 THB per square meter soon.

Hence, it is the time to decide to invest now in Phrom Phong area with Park Origin Phrom Phong.

