



A BIRD'S EYE VIEW of the mega site that covers 56 rai on Soi Lang Suan near Lumpini Park.

CROWN PROPERTY PROJECT

LANGSUAN VILLAGE USHERS IN A NEW ERA

56-rai site breathes new life into a quaint quarter in the CBD

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The Nation*

Sindhon Residence is a 200-unit leasehold apartment that is part of the massive inner city Langsuan Village project that spans 56 rai.

It is the largest luxury class site of its kind in the central business district (CBD).

The overall Langsuan Village project, which is set for completion in 2019, will have a total of 9 structures. They include residential apartments, hotels, commercial and retail spaces as well as a museum.

The cost of construction alone is about Bt26 billion.

"If you include the price of land it would easily more than double that amount," says Chalaluck Bunnag, director and managing director of Siam Sindhon Company Ltd, a subsidiary of the Crown Property Bureau that owns the estate.

"What makes Langsuan Village unique is buyers can rest assured

that the properties are of top quality and built to last for a very long time," he explains.

"We have spared nothing to make sure that the infrastructure will last. So even if the lease is for 25 years with options for two renewals, buyers should be confident the buildings will be there beyond 100 years," he says. "Just like many of the classic buildings you see in New York City."

This is one reason why he believes leasehold properties like Sindhon have a distinct advantage over freehold ones that are built for a much shorter lifespan.

Apart from its durability, the mechanical engineering aspects, so often overlooked by non-professional builders, make the property a highly protected structure.

Langsuan Village can withstand serious floods as well as earth tremors, he says.

"All the buildings in the Village will be green buildings with LEEDS certification," he adds.

"This ensures residents enjoy a healthy, safe and energy-conserving environment."

In short, the property can be seen as possessing modern technological systems, says Siam Sindhon executive director Pramote Techasupatkul.

"As an investment, it should retain value. Over time it should



CHULALUCK BUNNAG ensures a lasting residence at Langsuan Village.

prove rewarding and profitable," Chalaluck adds.

Another director Kajohnet Sangsuban says the Village is destined to become one of the city's most integrated and valuable high-end quarters.

It provides much needed spaces that Bangkok needs to grow and prosper as a financial centre.

As a mixed-use project, it will



PRAMOTE TECHASUPATKUL makes sure that the project is first class.



KAJOHNDET SANGSUBAN says the structures are green and safe.

also provide large green and open areas to form an oasis in the heart of town.

Being close to Lumpini Park, the Village is also connected to one of the capital's vital green lungs.

Sindhon will be the first of the nine structures to be completed.

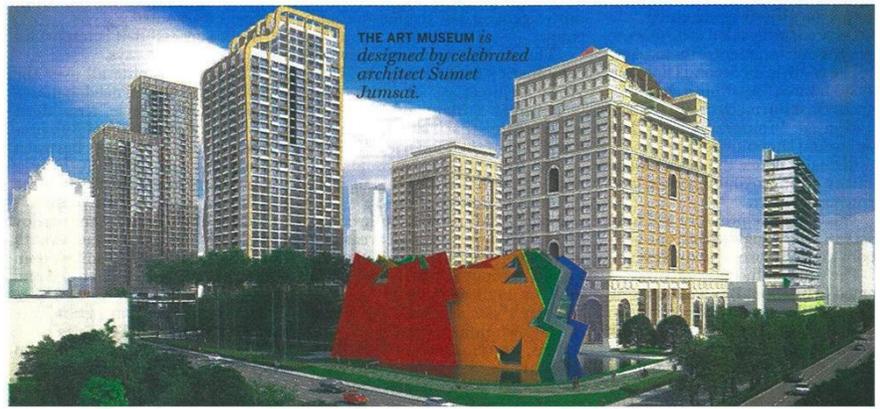
That date is scheduled for the end of 2016.

It will have two towers, one rising 10 floors and the other 36 floors.

This April, the developer plans to launch its second leasehold tower behind Mater Dei School, called Sindhon Mid Town with 475 units.

Two other apartment sites called Parkview Langsuan and Park View Ton Son are also set to follow.

It will offer a serviced apartment project with three towers under its master-plan.



The environmentally responsible functions of these buildings will help save energy consumption with efficient and sound mechanised applications,.

At the same time, they offer a cleaner living experience for dwellers and workers in the surrounding areas.

For example, Chulaluck says, the ventilation systems in Sindhon will

be individually controlled by each unit.

"This helps to provide fresh air using an efficient "heat exchange" system.

The expulsion of stale air and

injection of fresh air from the outside will be such that it does not cause excessively stress on energy component of the unit.

Sindhon Residences also has a three-panel window glazing system

that reduces power consumption while retain coolness in the rooms.

To keep out sound, the walls have air pockets to combat noise.

"This will provide greater privacy and comfort," he says.

In paying meticulous attention to all details, Chulaluck says buyers can expect to obtain high standards when they make their purchase.

A showroom with mocked-up units is being completed at the site.

Sindhon Residence

Developer: Siam Sindhon Co Ltd

Location: Soi Lang Suan

Total area of estate: 56 rai

Number of units: 200

Number of towers: 2

Number of floors: 36 and 10

Size of units:

35 to 345 square metres

Ceiling Height: 3 metres

Average price:

Bt220,000 per square metre

Contact number: (02) 650 9595



PLENTY OF TREES, GARDENS AND OPEN SPACES *make up the Walking Street grounds at Langsuan Village.*