



#### DEVELOPER'S PROFILE

### EXPERTISE FOR EXCELLENCE : A SYNERGISTIC JOINT VENTURE IN PREMIUM PROPERTY DEVELOPMENT



#### THE NEST PROPERTY

THE NEST PROPERTY specializes in developing high-end projects featuring modern amenities and facilities within bangkok's commercial business districts. The company targets new-generation home buyers seeking stylish and spacious residential units with all the conveniences of prime locations for both high-rise and single detached housing. Aligning with its mission to be the leading provider of classy yet affordable urban homes, the company has expanded its land bank by acquiring several strategically located parcels throughout the city. it is poised for ambitious growth, with numerous new projects planned for the coming years.



#### KANDEN REALTY & DEVELOPMENT CO., LTD. (KRD)

A subsidiary and the real estate arm of one of Japan's largest energy companies, KANSAI ELECTRIC POWER CO., INC. With expertise in the development, management, and investment of residential and commercial real estate businesses in Kansai, Tokyo, Sendai and the international market.

### LOCATION

#### AERIE SRINAKARIN - SUANLUANG



#### PARK&RECREATION

<ul> <li>Nong Bon Lake Park</li> </ul>	300 m.
• Suan Luang Rama 9 Park	450 m.



#### LIFESTYLE

Paradise Park	1.3 km.
<ul> <li>Seacon Square Srinakarin</li> </ul>	1.8 km.
• Central Bangna	5 km.
• London Street	7.4 km
<ul> <li>Bangkok Mall</li> </ul>	7.5 km
Bitec Bangna	8.8 km.
• Mega Bangna	9 km.



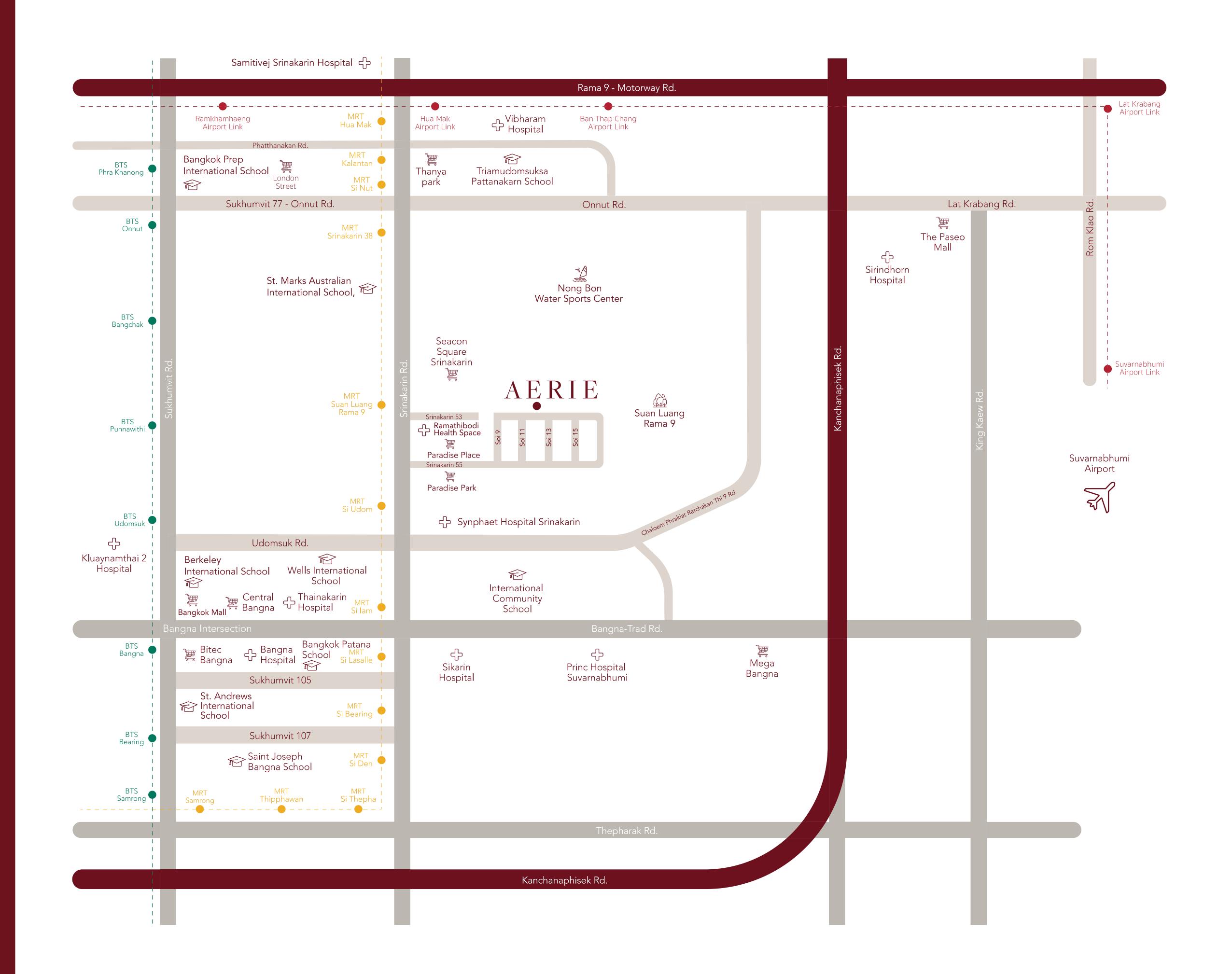
#### THOSPITAL

<ul> <li>Ramathibodi Health Space</li> </ul>	1.3 km.
<ul> <li>Synphaet Hospital Srinakarin</li> </ul>	2.5 km.
• Thainakarin Hospital	4.6 km.
• Sikarin Hospital	5.5 km.
• Samitivej Srinakarin Hospital	10 km.



#### SCHOOL

•	St. Marks Australian International School	4 km.
•	International Community School	4.7 km.
•	Wells International School	5 km.
•	Berkeley International School	6.6 km.
•	Bangkok Patana School	7.1 km.
•	St. Andrews International School	10 km.
•	Bangkok Prep International School	10 km.



#### NEIGHBORHOOD | HEALTH & WELLNESS





#### BANGKOK'S LARGEST GREEN SPACE RAMAIX PARK

- Suan Luang Rama 9 park (500 Rai)
- The Garden (21 Rai)
- The Botanic Garden (150 Rai)
- The Resovoir (40 Rai)
- Romanee Garden (50 Rai)
- The Water Garden (40 Rai)
- The Sanam Rasdara (70 Rai)
- 25 M Swimming pool
- 6 Tennis Courts
- 2 Petanque Courts

Just a minute drive from our serene aerie neighborhood, Suan Luang Rama 9 park boasts the largest green space in Bangkok. Enveloped by stunning botanical gardens and an expansive lake, the park offers a tranquil retreat from the city's hustle and bustle.

This urban oasis features a state of the art sports center, complete with a 25 meter swimming pool and six tennis courts, catering to both fitness enthusiasts and leisure seekers.

# TRANQUIL LAKE NONGBON LAKE PARK

- Nong Bon Lake Park 5.6 km
- 644 rai
- Nong Bon Water Sports
- Pet Friendly

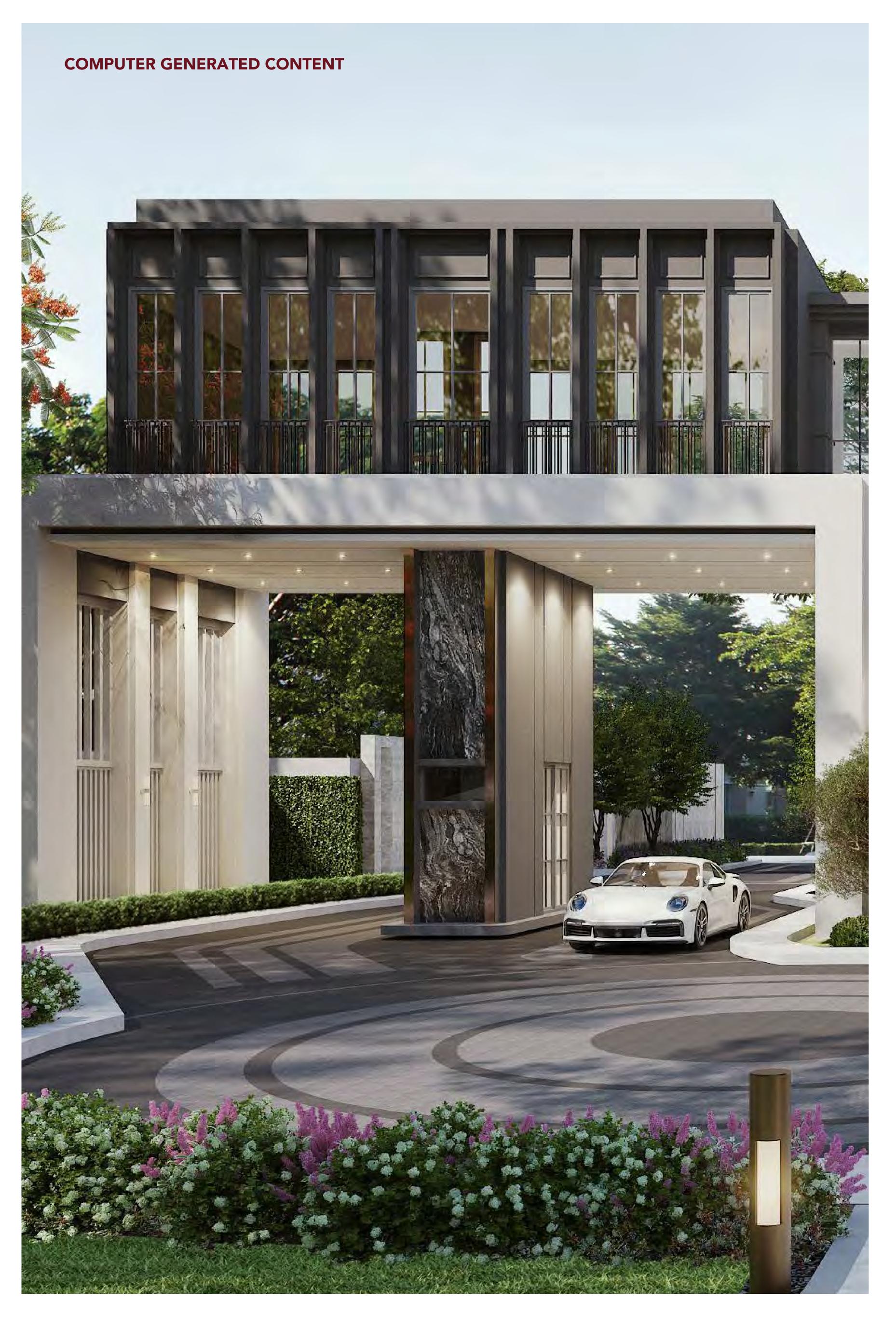
Located just 5.6 Kilometers from Aerie Srinakarin, Nong Bon Lake park offers an expansive green space surrounded by a serene lake.

Designed with cyclists and outdoor enthusiasts in mind, the park features a 4 km paved loop that winds through scenic views and a picturesque path at the lake's center.

This peaceful and quiet environment is perfect for escaping the hustle and bustle of city life. Whether you're spending a day out alone or having a picnic with family, Nong Bon lake park provides a tranquil retreat right in your backyard. Bikes are available for rent, making it easy to explore and enjoy the beautiful surroundings.







### PROJECT INFORMATION

#### AERIE SRINAKARIN SUANLUANG

Project Name	AERIE SRINAKARIN - SUANLUANG
Location	Srinakarin-Suanluang
Project Area	9-2-36.8 Rais
Project Type	Single Detached 3 Storey House
No. of units	43 Units
Facilities	• Clubhouse
	<ul> <li>Meeting Room</li> </ul>
	<ul> <li>Co-working Space</li> </ul>
	• Swimming Pool, Kids Pool, Jacuzzi
	• Fitness & Yoga Room
	<ul> <li>Main Park &amp; Green Area</li> </ul>
Security	Double Gate (Gate + Barrier Gate)
System	CCTV
	24 Hrs. Security

#### CLUBHOUSE LOBBY

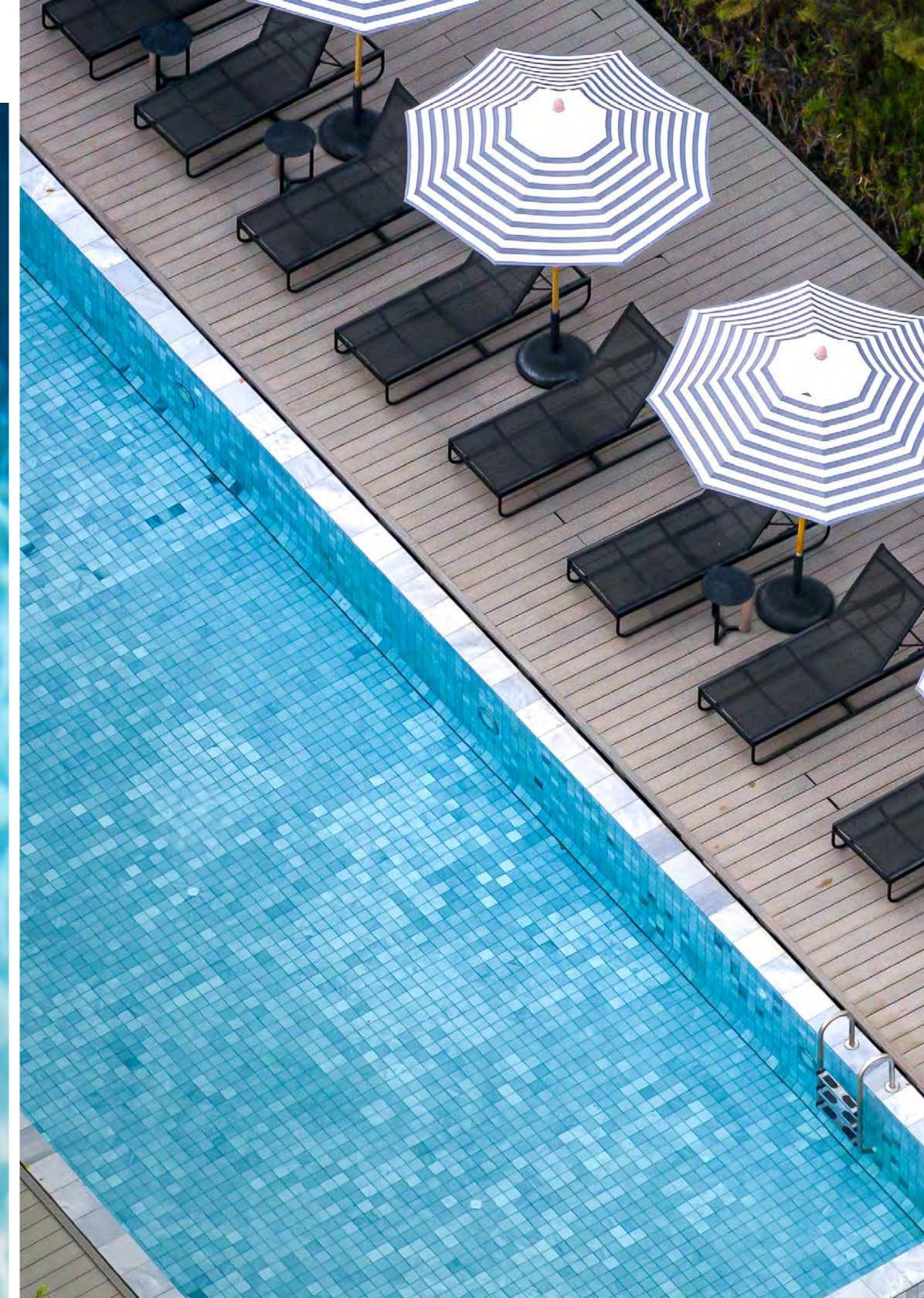
## AERIE OFFERS EXCLUSIVE PRIVILEGES

INCLUDING A FULLY EQUIPPED CLUBHOUSE FEATURING A CO-WORKING SPACE, GYM AND YOGA FACILITIES, AND A LUXURIOUS SALTWATER SWIMMINGPOOL LOCATED ON THE THIRD FLOOR. EXPERIENCE UNPARALLELED LUXURY AND CONVENIENCE DESIGNED JUST FOR YOU.









At Aerie, we've created a serene oasis featuring a salt water swimming pool and a dedicated children's pool, ensuring happiness for all ages while prioritizing privacy. Located on the third floor of the clubhouse, our exclusive pool area provides an unparalleled, relaxing atmosphere designed for your ultimate enjoyment.





# GYM AND YOGA ELEVATE YOUR WELLNESS JOURNEY

At Aerie, we prioritize your well being with our state of the art gym and tranquil yoga room. Designed to cater to all fitness levels, our fully equipped gym offers the latest exercise equipment, while our serene yoga room provides the perfect space for relaxation and mindfulness.

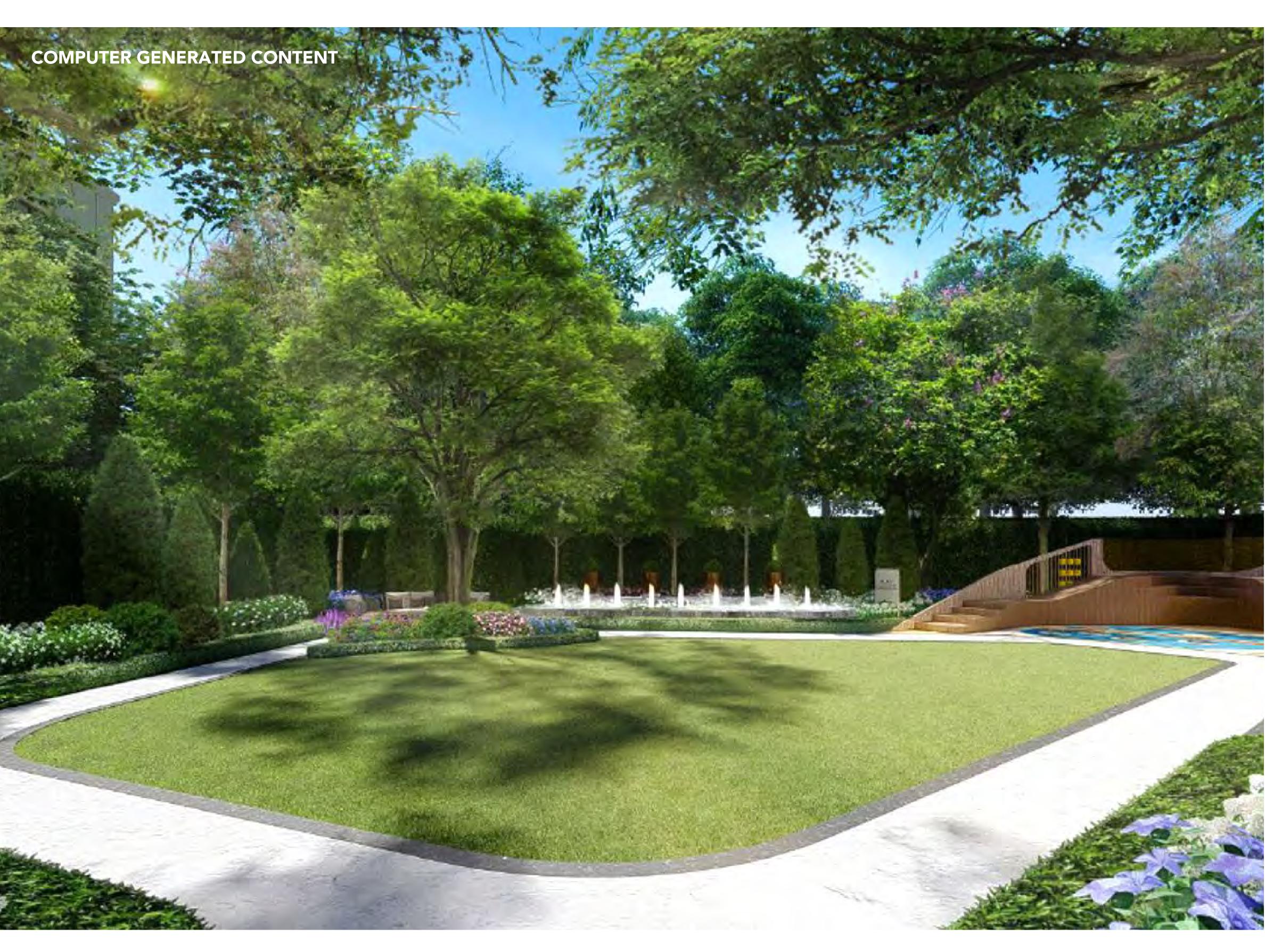


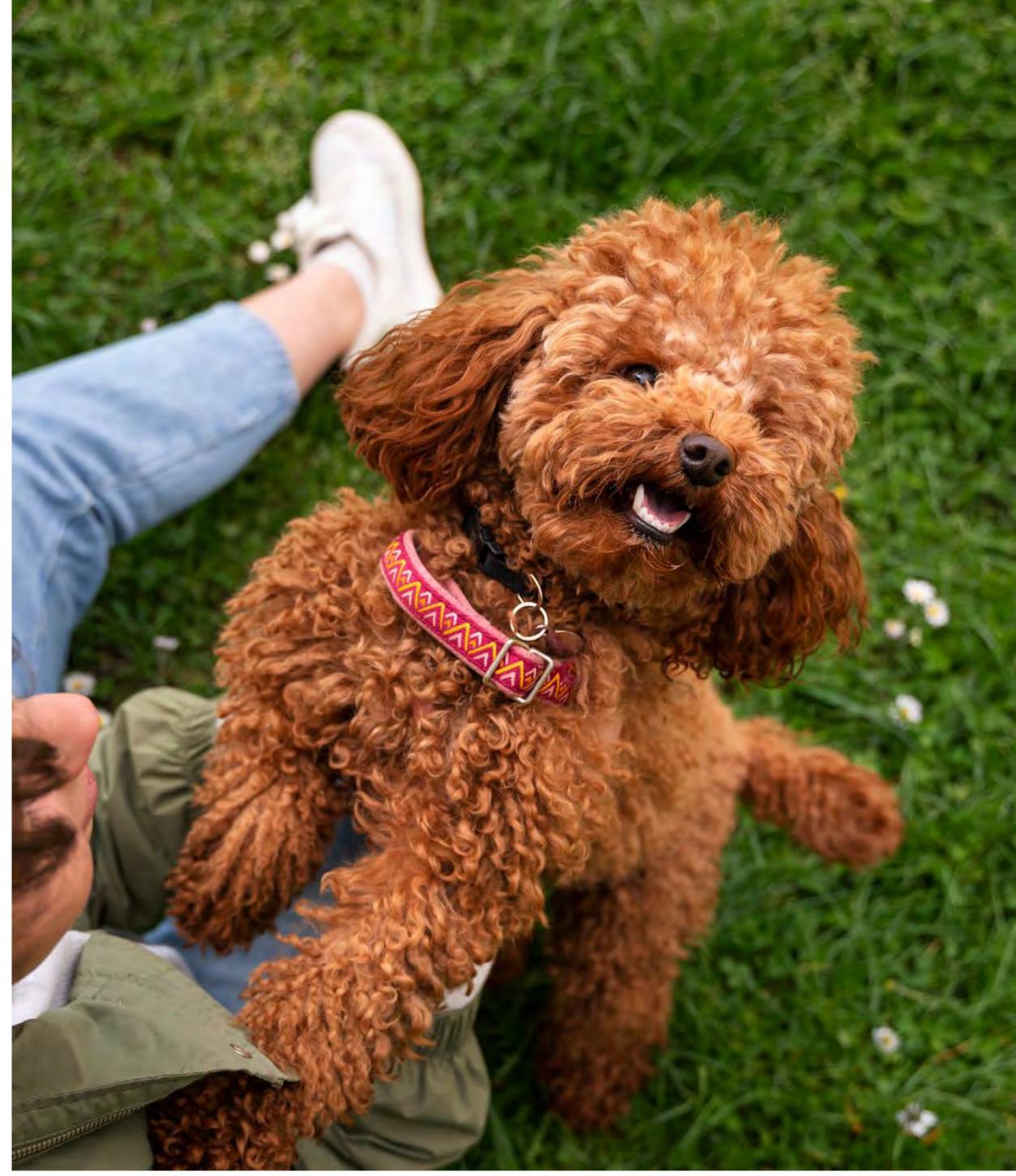


#### CO-WORKING SPACE

# INSPIRE PRODUCTIVITY IN OUR CO-WORKING SPACE

At Aerie, our co-working space is designed to inspire productivity and creativity. Featuring a private meeting room, it provides the perfect setting for focused work sessions and collaborative meetings. Enjoy a professional and comfortable environment tailored to meet all your business needs, within the exclusive ambiance of our clubhouse





# EMBRACE TRANQUILITY SURROUNDED BY NATURE

At Aerie, we invite you to embrace tranquility amidst nature with our playground, pet park, and backyard garden. Whether you're seeking outdoor fun for your children, a safe space for your furry friends to roam, or a peaceful retreat in our lush garden, Aerie offers the perfect blend of serenity and recreation for every member of your family to enjoy.

# TAILORED PRIVATE RESIDENCE DESIGN

AERIE home brings modern luxury together with iconic classic New York elegance in spacious, light filled 3-storey homes. Refined finishes in a neutral palette, expansive bedrooms and ample closet space & thoughtfully designed kitchens.

With a limited 43 units available, Aerie Srinakarin provides a welcome level of complete privacy and tranquility.



# INSPIRATION BY UPPER EAST SIDE NEW YORK LIFESTYLE



## PRIVATE FOYER

A SENSE OF ARRIVAL





# DOUBLE LIVING SPACES

AT AERIE, EVERY SPACE IS IMPECCABLY DESIGNED TO CATERTO EVERY DESIRE, OFFERING RESIDENTSTHEUNIQUE OPPORTUNITY TO CUSTOMIZE DETAILS IN EACH ROOM TO SUIT THEIR INDIVIDUAL LIFESTYLES.







#### HOUSE SOHO







1<sup>ST</sup> FLOOR

2<sup>ND</sup> FLOOR

3<sup>RD</sup> FLOOR

TOTAL AREA
350 SQ.M.

- MASTER BEDROOM
  WITH WALK IN CLOSET
- 4 BEDROOMS
- 4 BATHROOMS

- POWDER ROOM
- 3 PARKING LOTS
- LIVING AREA
- FAMILY ROOM

- MULTI PURPOSE ROOM
- KIDS CORNER
- INNER COURTYARD
- DINING AREA

- THAI KITCHEN
- LAUNDRY ROOM
- MAID ROOM





# HOUSE MADISON







1<sup>ST</sup> FLOOR

2<sup>ND</sup> FLOOR

3<sup>RD</sup> FLOOR

TOTAL AREA
430 SQ.M.

- MASTER BEDROOM
  WITH WALK IN CLOSET
- 4 BEDROOMS
- 5 BATHROOMS

- POWDER ROOM
- 4 PARKING LOTS
- LIVING AREA
- FAMILY ROOM

- MULTI PURPOSE ROOM
- KIDS CORNER
- INNER COURTYARD
- DINING AREA

- THAI KITCHEN
- LAUNDRY ROOM

## SRINAKARIN-SUANLUANG





