

AVIAN
BANGNA KM.5

DEVELOPERS

AVIAN
BANGNA KM.5


THE NEST
PROPERTY



OUR SUCCESS STORY AND PROUD MOMENTS

เราให้ของที่ดีที่สุด ในทำเลที่ดีที่สุด ในราคาที่ดีที่สุดในศักยภาพที่จะเติบโตสูงสุด



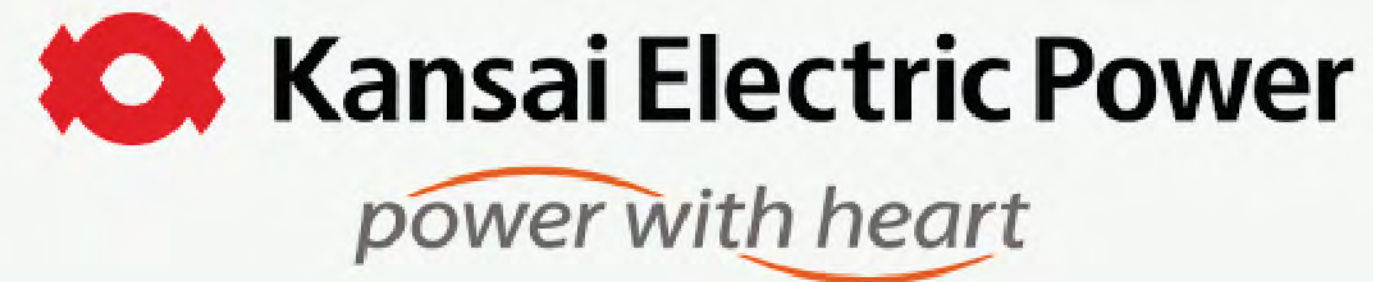
SECTOR

REAL ESTATE DEVELOPMENT, RESIDENTIAL

THE NEST PROPERTY CO., LTD.

The company focused on developing high-end condominium projects with modern amenities and facilities within Bangkok's commercial business districts. Targeting new generation home-buyers looking for stylish and spacious condo units with all the conveniences their location could offer.

In line with its mission to be the leading provider of classy yet affordable urban homes, The Nest Property has augmented its land bank by acquiring several pieces of land at strategic locations in the city. The company has set sights on an ambitious growth plan with more new projects slated for years to come.

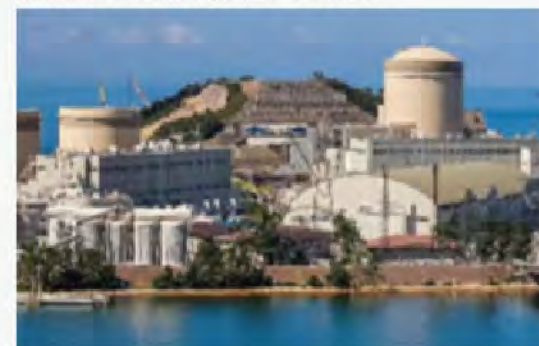


Kansai Electric Power Company

SECTOR ENERGY SOLUTION

It is one of Japan's major electricity providers and plays a key role in the development of the country's energy infrastructure. The company oversees the generation and distribution of electricity through multiple power plants, including nuclear power facilities.

Mihama nuclear power station



5-3 Kawasakayama, Nyu 66, Mihama-cho, Mikata-gun, Fukui Prefecture

Takahama nuclear power station



1 Tanoura, Takahama-cho, Ohi-gun, Fukui Prefecture

Ohi nuclear power station



1-1 Aza Yoshimi, 1 Oshima, Ohi-cho, Ohi-gun, Fukui Prefecture



Kanden Realty & Development Co., Ltd.

SECTOR REAL ESTATE

A subsidiary of Kansai Electric Power specializes in the real estate business, particularly in the development of commercial and residential properties. The company invests in and develops various real estate projects such as office buildings, commercial facilities, and residential developments in the Kansai region and around the world.



SUCCESS STORY

- OVER 9 PROJECTS COMPLETED WITHIN BUDGET AND ON SCHEDULE
- 90%+ CUSTOMER SATISFACTION
- MULTIPLE AWARDS IN DESIGN
- CONTINUOUS GROWTH IN MARKET SHARE AND INVESTOR CONFIDENCE



PRIME LOCATION CONDOMINIUM



VALUE 500 MB.	VALUE 1,268 MB.	VALUE 1,240 MB.	VALUE 1,830 MB.	VALUE 1,520 MB.	VALUE 2,500 MB.	VALUE 2,792 MB.	VALUE 1,100 MB.	VALUE 1,200 MB.
2013	2016	2019	2020	2022	2023	2024	2025	2025

AVIAN

SRINAKARIN-KRUNGTHEPKREETHA

Welcome to blissful multi-generational living in one of Bangkok's most valuable and vibrant neighbourhoods, featuring easy access to many international schools and a host of lifestyle amenities and services on the new Krungthep-Kreetha Main Road.

Set on 2-rai of oasis green space with pocket gardens and a modern, 1,000 sq.m. Clubhouse with premium facilities. Homes at AVIAN are airy and spacious, perfect for families to embrace multi-generational living.

SECTOR
RESIDENTIAL

LOCATION
BANGKOK, PRAWET DISTRICT



AERIE

SRINAKARIN - KRUNGTHEPKREETHA

Create a legacy of love and happiness in a place where the rhythm of life flows in timeless harmony. Inspired by the stately homes gracing New York's affluent Upper East Side, AERIE offers exquisite urban residences that will nurture your family's love for each other every day

SECTOR
RESIDENTIAL

LOCATION
BANGKOK, LAT KRABANG DISTRICT



AERIE

SRINAKARIN - SUANLUANG

Discover a new standard of living at Aerie a harmonious haven where your family legacy begins. Here, we curate a lifestyle of love and happiness, where the rhythm of life flows in timeless harmony. Inspired by the grandeur of New York's affluent Upper East Side residences, Aerie offers exquisite urban homes that elevate your everyday living experience. Immerse yourself in luxurious surroundings designed to nurture your family's bonds and celebrate every moment together in style and comfort.

SECTOR
RESIDENTIAL

LOCATION
BANGKOK, PRAWET DISTRICT



QUALITY

Highest Quality for Price Standards



SCG PREFABRICATED ROOF STRUCTURE

- THE ULTIMATE INNOVATION IN ROOF STRENGTH AND DURABILITY
- CONCRETE ROOF TILES
- SCG HEAT REFLECTIVE SHEET
-



- TIME-HONORED CRAFT.
- TIME-TESTED DESIGN.
- MAKE A STATEMENT THAT LASTS A LIFETIME
- WITH KOHLER®



YKK AP IS JAPAN'S LEADING MANUFACTURER OF PREMIUM ALUMINUM DOORS AND WINDOWS, TRUSTED FOR OVER 80 YEARS. KNOWN FOR SUPPLYING ICONIC STRUCTURES LIKE THE TOKYO SKYTREE AND HOMES ACROSS JAPAN, YKK AP DELIVERS GLOBALLY CERTIFIED QUALITY THROUGH IN-HOUSE HARDWARE AND ENGINEERING—ENSURING SAFETY, STRENGTH, AND LONG-TERM DURABILITY IN EVERY DETAIL.

VALUE

Thoughtful Design & Enduring Quality – Ensuring Genuine Value for Investment

THE NEST SUKHUMVIT 64



THE NEST SUKHUMVIT 71



THE NEST CHULA-SAMYAN



AERIE SRINAKARIN- KRUNGTHEPKKREETHA



LOCATION

Prime Location ensures lucrative Market Opportunities

MALL

- | | |
|-------------------|---------|
| 1. Index Bangna | 1 km. |
| 2. Chic Republic | 3 km. |
| 3. Mega Bangna | 5 km. |
| 4. IKEA Bangna | 5 km. |
| 5. Bangkok Mall | 5.5 km. |
| 6. Central Bangna | 6 km. |

SCHOOL

- | | |
|--|---------|
| 1. International Community School | 0.6 km. |
| 2. Raffles American School RAS | 1 km. |
| 3. Concordian International School | 6.7 km. |
| 4. Bangkok Patana School | 7 km. |
| 5. Thai-Singapore International School | 8.5 km. |
| 6. Berkely International School | 8.6 km. |
| 7. St.Andrews International School | 8.8 km. |

HOSPITAL

- | | |
|---------------------------------|---------|
| 1. WIH International | 2.5 km. |
| 2. Synphaet Srinakarin Hospital | 4.2 km. |
| 3. Srinakarin Hospital | 4.6 km. |
| 4. Princ Suvarnabhumi Hospital | 5 km. |
| 5. Thainakarin Hospital | 7.1 km. |
| 6. Manarom Hospital | 8 km. |



เส้นทางรถไฟฟ้า
 - - - - -
 เส้นทางรถไฟฟ้าที่เอสสุมนวิท
 - - - - -
 เส้นทางรถไฟฟ้าแอร์พอร์ต เรล ลิงก์

STRONG AFFILIATES

Swift Access to Capital and Expertise

OUR COMPANY



PM GROUP



PH CAPITAL

DESIGN CONCEPT



BRAND CONCEPT

A NEW GENERATION OF REFINED LIVING

Welcome to a world where the new generation finds joy and connection, set in one of Bangkok's most vibrant and valuable neighborhoods. With easy access to international schools and a host of lifestyle amenities on the Real Bangna, AVIAN offers a sophisticated retreat for a lifetime of refined moments, ensuring that every stay is as enriching as it is blissful."

Exclusively offering just 70 meticulously crafted residential units, each designed to embody exceptional elegance and modern sophistication.

PROJECT INFORMATION





PROJECT NAME	AVIAN
LOCATION	Bangna Km. 5
PROJECT AREA	15-2-34.59 Rais
PROJECT TYPE	2 Storey House
NO. OF UNITS	70 Units
FACILITIES	Clubhouse - Lobby - Meeting Room - Fitness - Kid Room Swimming Pool & Kids Pool Park
SECURITY SYSTEM	Barrier Gate CCTV 24 Hrs. Security

FACILITIES

มอบประสบการณ์การอยู่อาศัยที่ตอบโจทย์ความต้องการของชีวิตในยุคใหม่อย่างแท้จริง

ELEGANT CLUBHOUSE

คลับเฮาส์ที่ให้คุณสัมผัสประสบการณ์พักผ่อนที่หรูหราพร้อมสิ่งอำนวยความสะดวกเช่น ห้องฟิตเนส และสระว่ายน้ำ ที่ออกแบบมาอย่างพิถีพิถัน

VERSATILE
MULTIPURPOSE ROOMS

ห้องที่สามารถปรับเปลี่ยนฟังก์ชันได้ตามความต้องการของผู้ใช้งาน รองรับการจัดกิจกรรม Private Party หรือ Coworking Space ในบรรยากาศที่หรูหราและทันสมัย

KID-FRIENDLY
ENVIRONMENT

Kid Room ที่ออกแบบมาสำหรับเด็ก ๆ โดยเฉพาะ สร้างพื้นที่ปลอดภัยและสนุกสนานที่ช่วยกระตุ้นจินตนาการ

PREMIUM
SECURITY SYSTEM

ระบบรักษาความปลอดภัยระดับสูง ด้วยกล้อง CCTV และประตูอัตโนมัติ ตลอด 24 ชั่วโมง เพื่อความสบายใจและความปลอดภัยในทุกช่วงเวลา



PROJECT DESIGN

SOULFULLY CURATED FOR ABSOLUTE LIVING

Relax in pure bliss, where every moment is designed to awaken the senses and soothe the soul. Indulge in an atmosphere of serene luxury, where the stress of the world melts away, leaving only blissful tranquility and refined comfort. Here, relaxation reaches new heights, offering a sanctuary where every detail is crafted to evoke ultimate peace and pleasure."

GROUND FLOOR



AVA

LAND PLOT SIZE 50 SQ.WAH
GFA 229 SQ.M.

4 BEDROOMS
5 BATHROOMS
3 PARKING LOTS

SECOND FLOOR





AVIAN
BANGNA KM.5


THE NEST
PROPERTY

GROUND FLOOR



AVANI

LAND PLOT SIZE 54 SQ.WAH
GFA 262 SQ.M.

- 4 BEDROOMS
- 5 BATHROOMS
- 3 PARKING LOTS
- 1 MAID ROOM

SECOND FLOOR







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THE NEST
PROPERTY





AVIAN
BANGNA KM.5

THE NEST
PROPERTY

MALL

- # SCHOOL

- # HOSPITAL

-

 เส้นทางรถไฟฟ้าบีทีเอสสุขุมวิท
 เส้นทางรถไฟฟ้าแอร์พอร์ต เรล ลิงก์

AFTER SALES SUPPORT



THE NEST MEMBER MEMBER GET MEMBER

ชวนเพื่อนมาเป็นลูกบ้าน THE NEST
รับคำแนะนำและ Privilege จาก
THE NEST FAMILY

When you recommend a home at
The Nest, you're not just sharing a
great deal—you're inviting friends to
experience the good life.

As a valued member of The Nest Home
family, you'll receive an exclusive referral
reward when your friends become
neighbours.

Because the best communities are
built together.



WELCOME TO THE NEST'S FAMILY EXCLUSIVE & PRIVILEGE

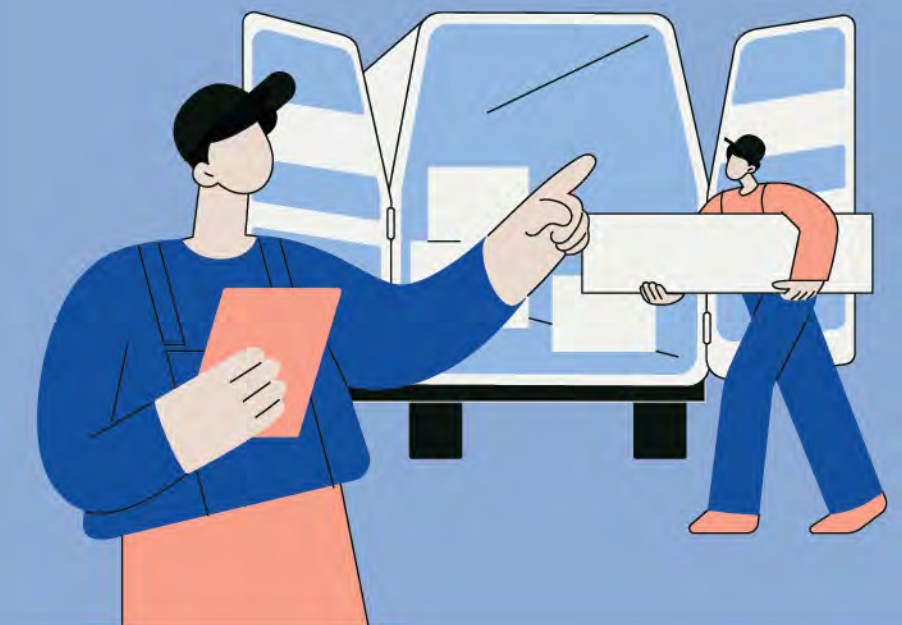
As a valued member of The Nest Family,
enjoy curated privileges and special
discounts at our partner restaurants and
lifestyle, wellness venues—tailored to
complement your unique way of living.

THE NEST PRIORITY

STAY AHEAD WITH EXCLUSIVE ACCESS

Be the first to receive invitations to exclusive
events at The Nest Home properties and
gain priority access when selecting your
dream home. Plus, enjoy exclusive privileges
on investment opportunities tailored just
for you.

- CELEBRATE NEW HOME OR BIRTHDAY PARTY^(1TIME)
- SPECIAL BIRTHDAY CAKE
- VOUCHER ^(Pizzahut / Lakewood / Mountain Creek)



THE NEST ELEVATE YOUR MOVE IN EXPERIENCE

THE NEST MOVE & CHILL BY ALLIED THAILAND

To make your stay truly seamless and
memorable, we offer three exclusive
services:

- **Moving Service** – Effortless relocation assistance to help you settle in smoothly.
- **Design Service** – Personalized styling to create a space that feels like home.
- **Cleaning Service** -- Before you move in, our professional cleaning service ensures your home is spotless, fresh, and ready for you to enjoy from day one.

Enjoy comfort and convenience every
step of the way.

THE NEST MEMBER MEMBER GET MEMBER

ชวนเพื่อนมาเป็นลูกบ้าน THE NEST
รับคำแนะนำและ Privilege จาก THE NEST FAMILY

When you recommend a home at The Nest, you're not just sharing a great deal--you're inviting friends to experience the good life.

As a valued member of The Nest Home family, you'll receive an exclusive referral reward when your friends become neighbors.

Because the best communities are built together.



WELCOME TO THE NEST'S FAMILY EXCLUSIVE & PRIVILEGE

- As a valued member of The Nest Family, enjoy curated privileges and special discounts at our partner restaurants and lifestyle, wellness venues--tailored to complement your unique way of living.
- THE NEST PRIORITY STAY AHEAD WITH EXCLUSIVE ACCESS
- Be the first to receive invitations to exclusive events at The Nest Home properties and gain priority access when selecting your dream home. Plus, enjoy exclusive privileges on investment opportunities tailored just for you.



CELEBRATE NEW HOME
OR BIRTHDAY PARTY (1 TIME)



SPECIAL BIRTHDAY CAKE



VOUCHER
Pizza hut | Lakewood | Mountain Creek

THE NEST ELEVATE YOUR MOVE IN EXPERIENCE

THE NEST MOVE&CHILL BY ALLIED THAILAND To make your stay truly seamless and memorable, we offer three exclusive services:



MOVING SERVICE

Effortless relocation assistance to help you settle in smoothly.



DESIGN SERVICE

Personalized styling to create a space that feels like home.



CLEANING SERVICE

Before you move in, our professional cleaning service ensures your home is spotless, fresh, and ready for you to enjoy from day one.

