

“THE FOURTH”

Rest Area On Putthamonthon Sai 4



รูปภาพเพื่อการโฆษณาเท่านั้น สามารถเปลี่ยนแปลงได้

OVERVIEW PERSPECTIVE



รูปภาพเพื่อการโฆษณาเท่านั้น สามารถเปลี่ยนแปลงได้

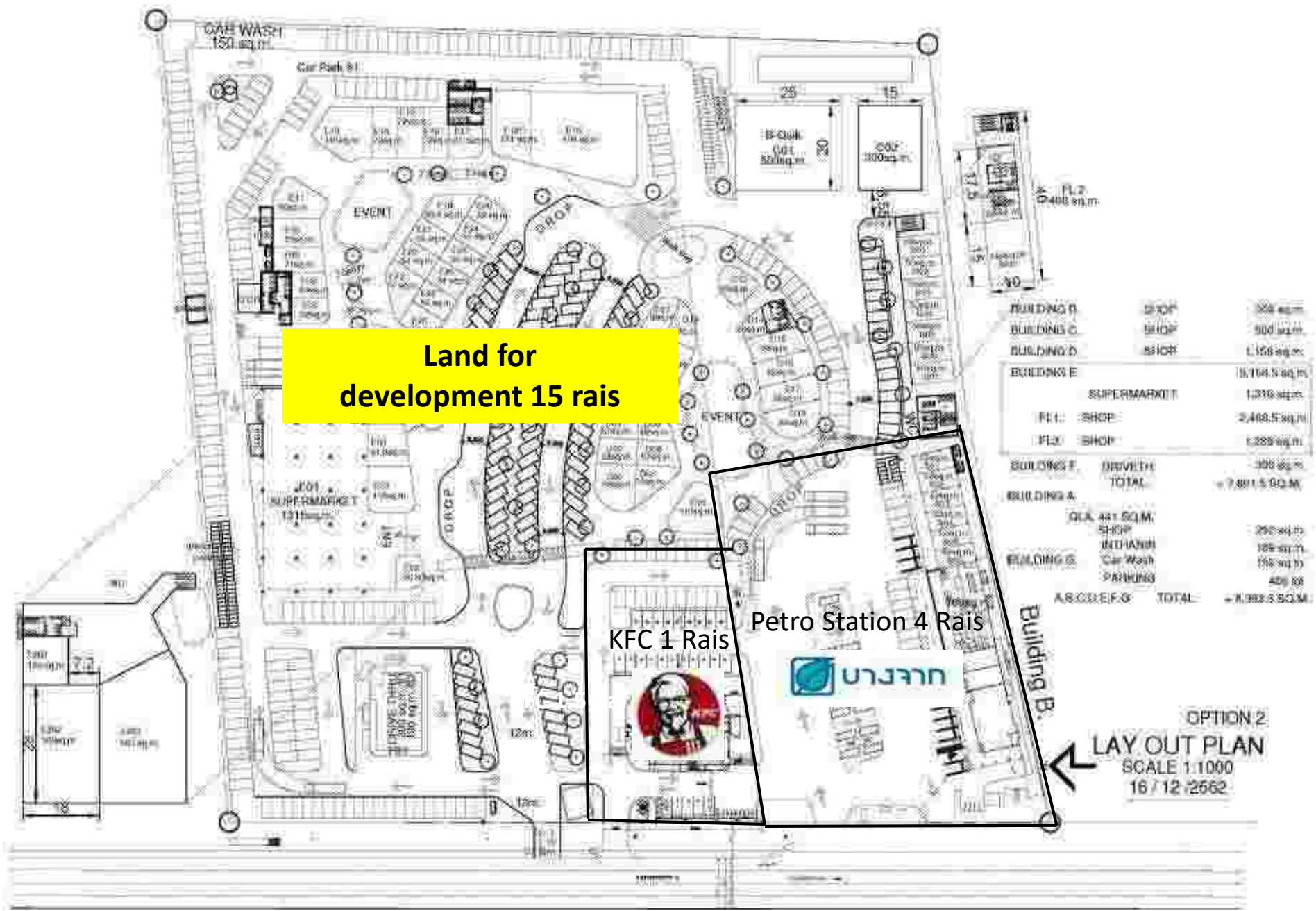
PERSPECTIVES



LOCATION MAP

- On Putthamonthon Sai 4 Road
- 1 Km. from Putthamonthon
- GPS: <https://www.google.co.th/maps/place/ป้อมบางจาก+พุทธรณทล/satellite/@13.7580404,100.3270381,17z/data=!3m1!4b1!4m5!3m4!1s0x30e29554d9c21acb:0x7bd7a47883cd859f!8m2!3d13.7580352!4d100.3292268>





Pet Friendly Zone



Beauty Zone



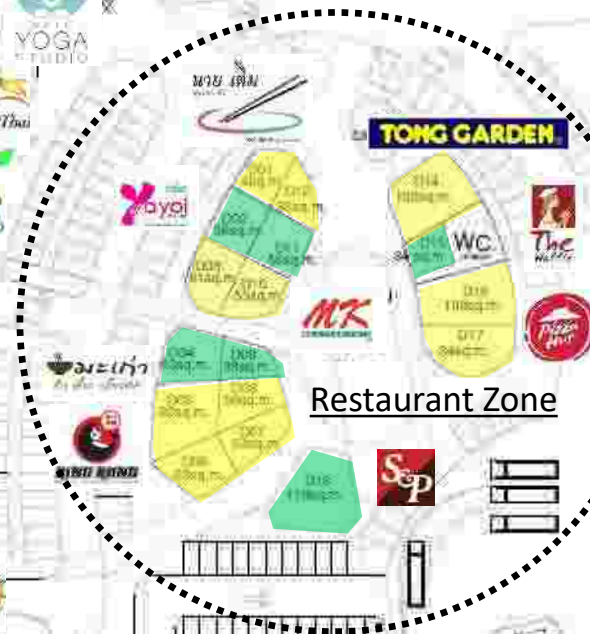
Healthy Zone



Family Zone



Restaurant Zone



Local Zone



Take Away Zone



OPTION 2
LAY OUT PLAN
SCALE 1:1000
18/11/2562

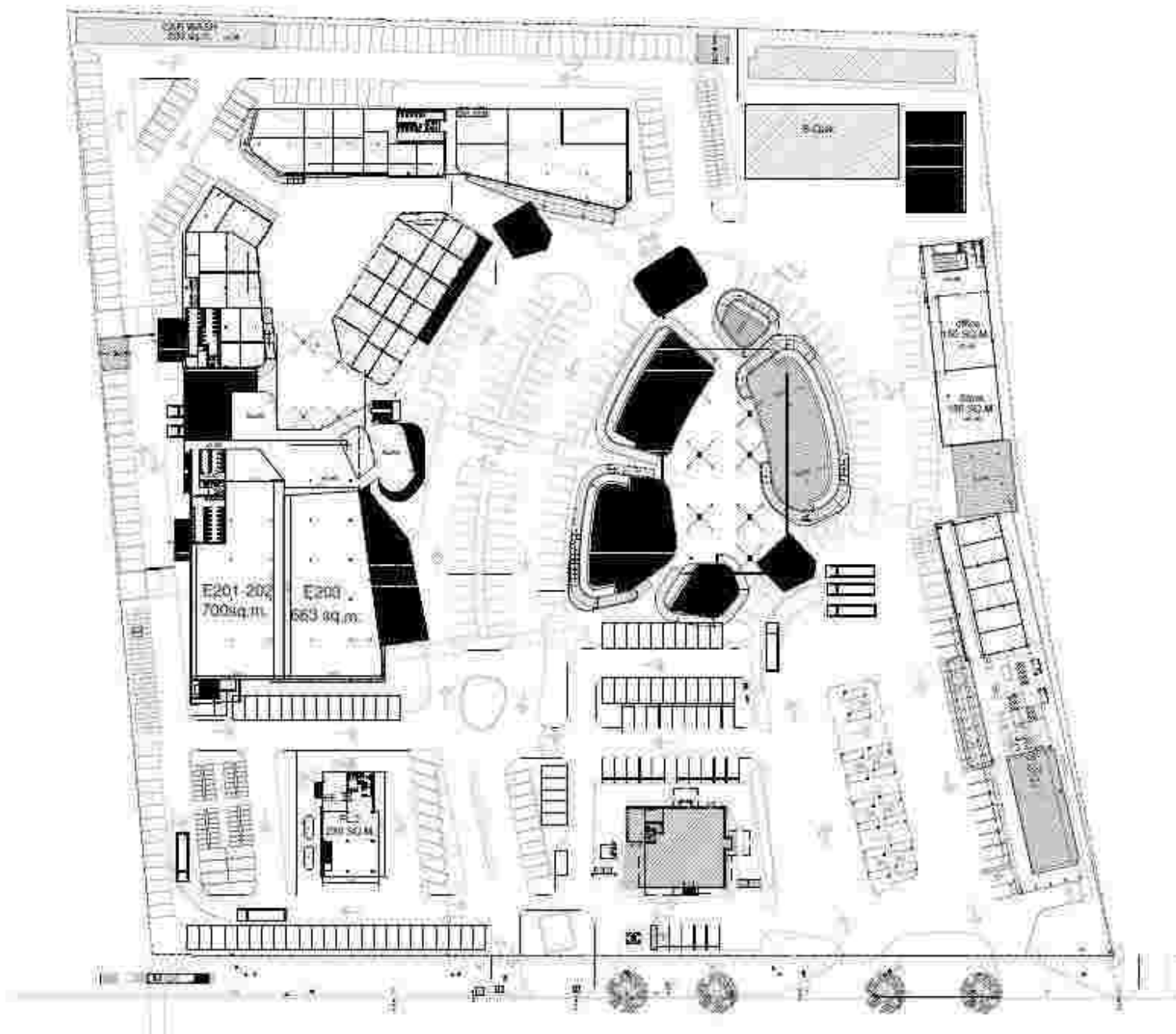


OVERVIEW PERSPECTIVE



รูปภาพเพื่อการโฆษณาเท่านั้น สามารถเปลี่ยนแปลงได้

LAYOUT FLOOR 2



PERSPECTIVES



PERSPECTIVES



PERSPECTIVES



PROJECT INFORMATION

- Developer: M2B Trading, Owner of Bangchak Petro Station on Putthamonthon Sai 4
- Total Land: 20 Rais (Petro station 4 Rais and KFC 1 Rais and Rest area 15 Rais)
- Concept: Mix of Rest Area and Community Mall
- GLA: 8,364.50 Sq.m.
- Tentative to open: Q4, 2020
- Key Anchor: Bangchak Petro Station, KFC, Starbucks and Tops Supermarket



TIMELINE FOR LEASING PLAN

Year				2562	2563												2564	
Timeline				December	January	February	March	April	May	June	July	August	September	October	November	December	January	February
Description	Duration	Start	Finish															
PRE-CONSTRUCTION																		
-Design Conceptual	12	15/12/62	26/12/62															
-Design Development	19	6/1/63	24/1/63															
-Drawing for Permission	29	24/1/63	24/2/63															
-Drawing for Bidding	45	24/2/63	9/4/63															
-Drawing for Construction	50	9/4/63	1/6/63															
CONSTRUCTION PROGRAM																		
Pre-Construction Work																		
-Auction Main Contractors	50	9/4/63	1/6/63															
Structure Work																		
-Main Construction Work	302	1/6/63	1/6/63															
-Handover Anchor & Tenant	120	1/11/63	1/2/64															

This timeline is a plan for leasing and it is adjustable.

CURRENT TENANTS



เปิดให้บริการแล้ว 24 ชม. มียอดขายเฉลี่ยเดือนละ 2.5 ล้านบาทต่อเดือน



มียอดขายน้ำมันเฉลี่ยเดือนละ 700,000 ลิตรต่อเดือน

CURRENT SITE



MARKET STUDY



CONCEPT
FAÇADE - WALKING IN THE LINE VOLUME



CONCEPT
COMMON AREA



COLOR TONE

MATERAIL
GREEN LIVELY

SITE LOCATION AND SURROUNDING

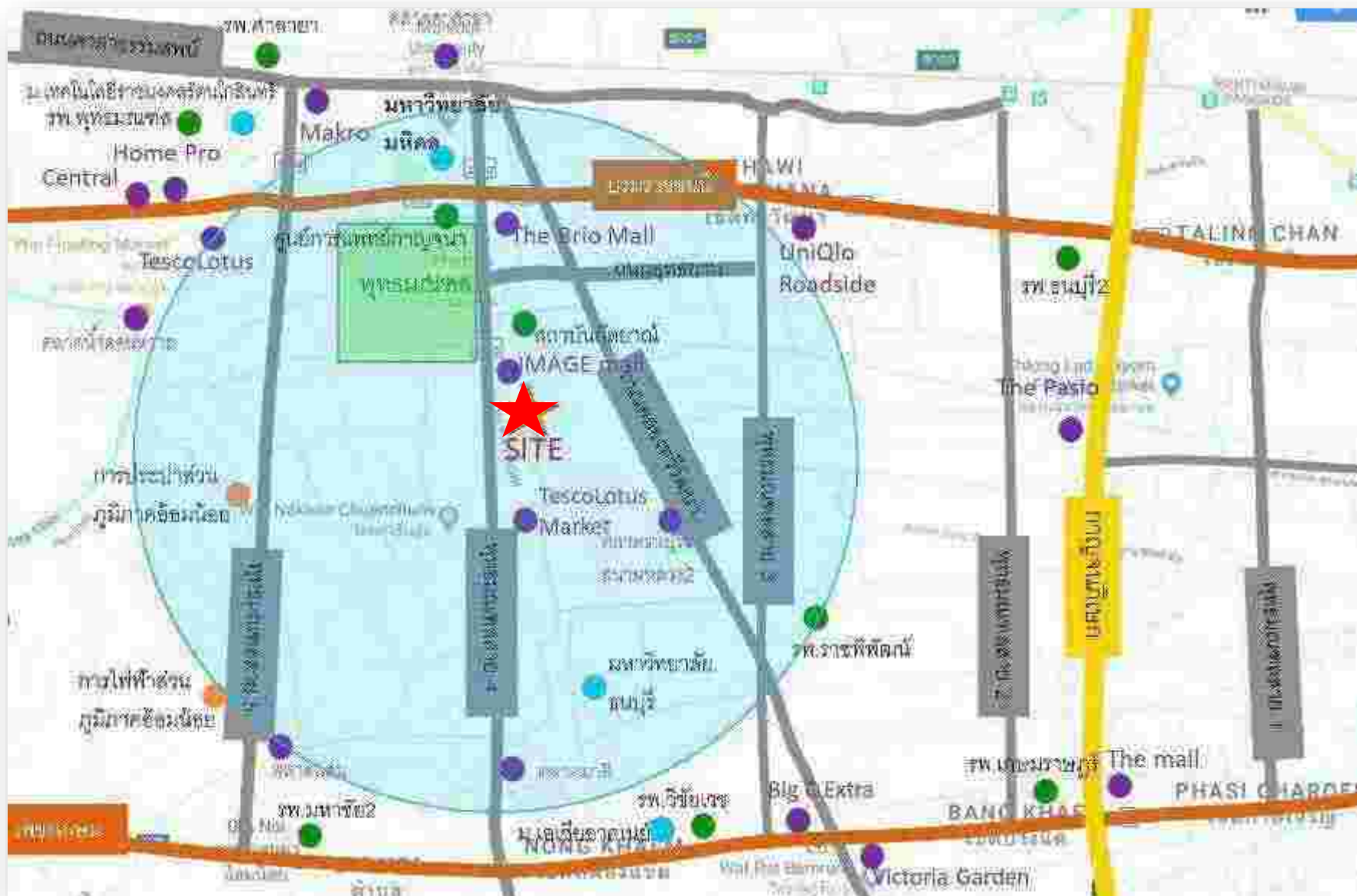


● โรงพยาบาล

● ศูนย์การค้า/ตลาด

● หน่วยงานราชการ

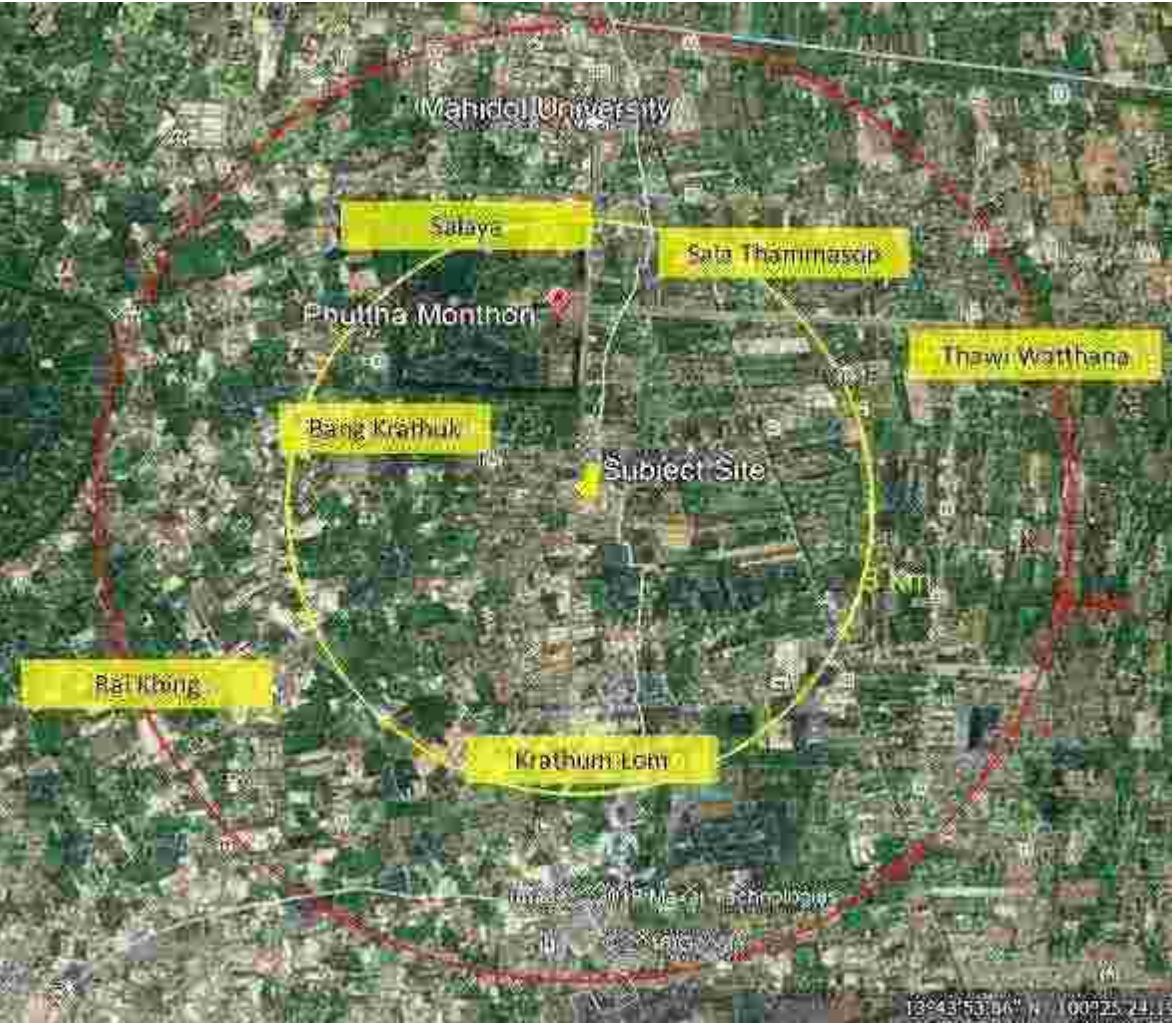
● สถานศึกษา



CATCHMENT AREA
RADIUS 5 KM.

- Registered Population:
110,111 Persons

REGISTER POPULATION AND HOUSE within 3 and 5 KM



DISTRICT	3 km.		5 km.	
	Population	House	Population	House
Thawi Watthana	11,439	4,413	22,878	8,825
Sala Thammasop	27,758	12,273	22,206	9,818
Salaya	8,250	5,406	9,281	6,082
Bang Krathuk	6,310	4,059	12,619	8,117
Krathum Lom	10,832	7,100	27,080	17,748
Rai Khing			16,047	11,667
	64,586	33,250	110,111	62,258

— Radius 3 Km.
— Radius 5 Km.

LIST OF HOUSING PROJECTS WITHIN 3-5 KM. (1)



List of Housing Project	Project details				Estimated population	
	Location/Zone	No. Units	No. of BR	Starting price (THB mil)	Estimated persons per home	Estimated Population
Setthasiri Taweewattana	Salaya	133	4-5	15,000,000	4	532
Panchasarp Park Pinklao	Boromratchonnee	379	3-4	11,900,000	3	1,137
The Exclusive Pinklao - Sai 3	Phutthamonthon Sai 3	46	3-4	9,990,000	3	138
Supalai Prima Villa Phutthamonthon Sai 3	Phutthamonthon Sai 3	216	4	9,000,000	3	648
The Pana Petchkasem-Phutthamonthon Sai 3	Phutthamonthon Sai 3	142	3-4	5,600,000	3	426
Prukha Ville Leabklong Taweewattana	Phutthamonthon Sai 3	493	4	2,490,000	3	1,479
The Private House Phutthamonthon Sai 3	Phutthamonthon Sai 3	50	4	6,250,000	3	150
British Park Taweewattana	Phutthamonthon Sai 3	65	3-4	8,300,000	3	195

LIST OF HOUSING PROJECTS WITHIN 3-5 KM. (2)



List of Housing Project	Project details				Estimated population	
	Location/Zone	No. Units	No. of BR	Starting price (THB mil)	Estimated persons per home	Estimated Population
Phumchanok Phutthamonthon Sai 4-5	Phutthamonthon Sai 4	214	2-3	1,790,000	2	428
Ek Town Phutthamonthon 4	Phutthamonthon Sai 4	42	3	2,490,000	2	84
Linn Villa Phutthamonthon Sai 4	Phutthamonthon Sai 4	41	3	3,540,000	2	82
Passorn Prestige Pinklao-Phetkasem	Phutthamonthon Sai 4	259	3	6,000,000	3	777
Supalai Primo Phetkasem 110	Phutthamonthon Sai 4	121	3	2,690,000	2	242
The Gallery Pinklao-Sai 4	Phutthamonthon Sai 4	181	3	4,390,000	2	362
Bangkok Boulevard Pinklao-Petchkasem	Phutthamonthon Sai 4	124	3-5	6,890,000	3	372
Baan Lang Suan Phutthamonthon Sai 4	Phutthamonthon Sai 4	88	3	8,500,000	2	176

LIST OF HOUSING PROJECTS WITHIN 3-5 KM. (3)



List of Housing Project	Project details				Estimated population	
	Location/Zone	No. Units	No. of BR	Starting price (THB mil)	Estimated persons per home	Estimated Population
The City Pinklao-Sai 4	Phutthamonthon Sai 4	82	4	8,990,000	3	246
Lanceo Crib Phetkiasem-Sai 4	Phutthamonthon Sai 4	279	4	3,500,000	3	837
Lalin Town Lio BLISS	Phutthamonthon Sai 4	300	4	1,499,000	2	600
The Balanz Pinklao-Sai 5	Phutthamonthon Sai 5	236	3-4	3,540,000	3	708
Modi Villa Pinklao-Sai 5	Phutthamonthon Sai 5	111	3	3,390,000	2	222
Baan Pruksa Salaya-Boromratchonnee	Phutthamonthon Sai 5	488	2-3	1,490,000	2	976
The Plant Pinklao-Sai 5	Phutthamonthon Sai 5	377	3	3,850,000	2	754
Natura Trend Pinklao-Sai 5	Phutthamonthon Sai 5	200	3	2,470,000	2	400

LIST OF HOUSING PROJECTS WITHIN 3-5 KM. (4)



List of Housing Project	Project details				Estimated population	
	Location/Zone	No. Units	No. of BR	Starting price (THB mil)	Estimated persons per home	Estimated Population
Chaiyapruk Phutthamonthon Sai 5	Phutthamonthon Sai 5	332	3	5,700,000	3	996
BaanFah Townee Pinklao	Phutthamonthon Sai 5	328	3	2,740,000	2	656
Prueklada Pinklao-Sai5	Phutthamonthon Sai 5	590	3	3,590,000	2	1,180
TOTAL						14,214

Environment	Estimated Population
HOSPITAL	
Golden Jubilee Medical Center	700
Institute Galya Rajanagarindra	350
Rachapiphat Hospital	140
Mahachai2 Hospital	242
Vichaivej International Hospital	417
UNIVERSITY	
Mahidol University	11,076
Thonburi University	200
GOVERNMENT INSTITUTION	
Provincial Water Works Authority	40
Provincial Electric Authority	50
GRAND TOTAL	13,215

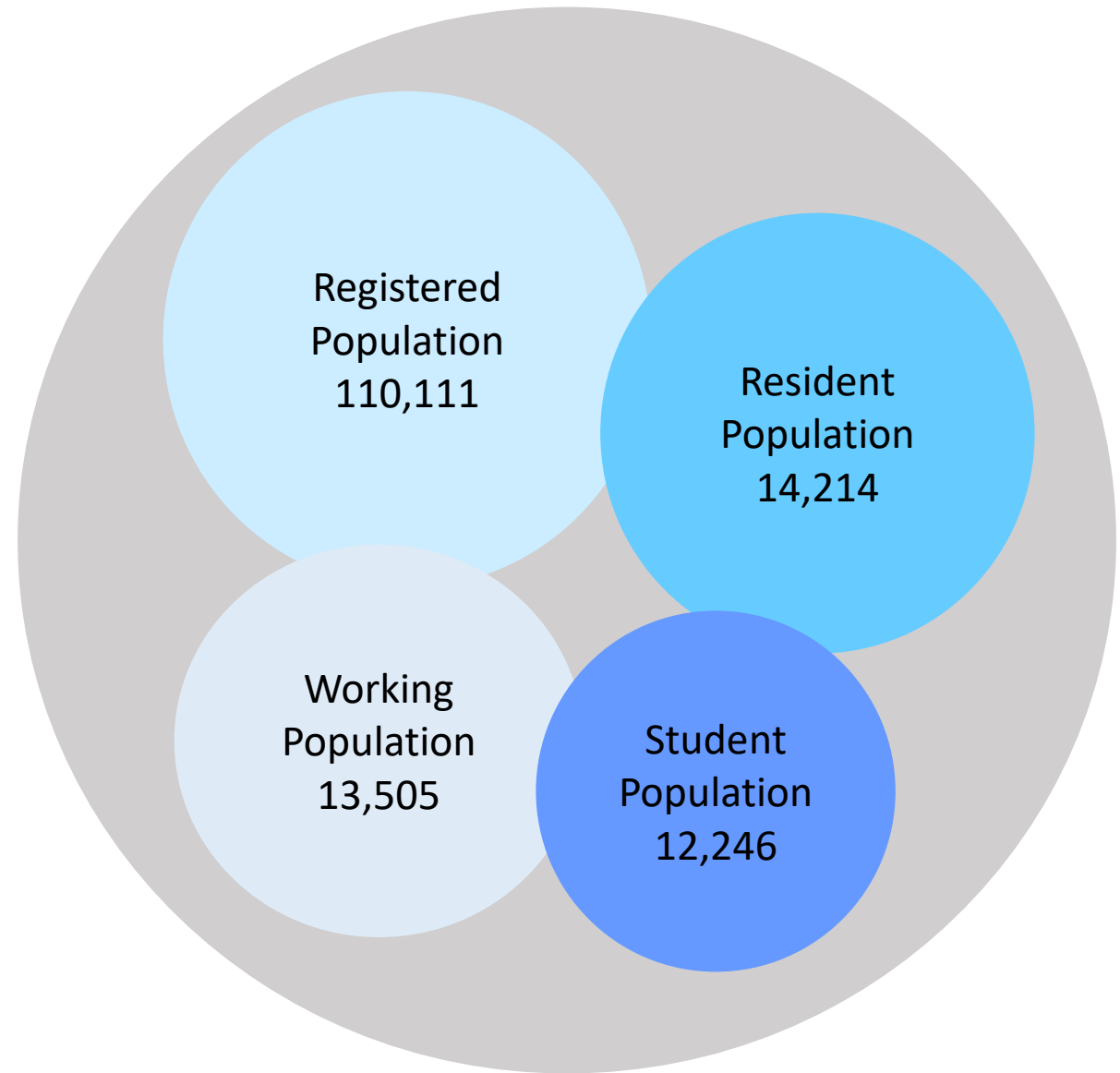


VICINITY AMENTITIES

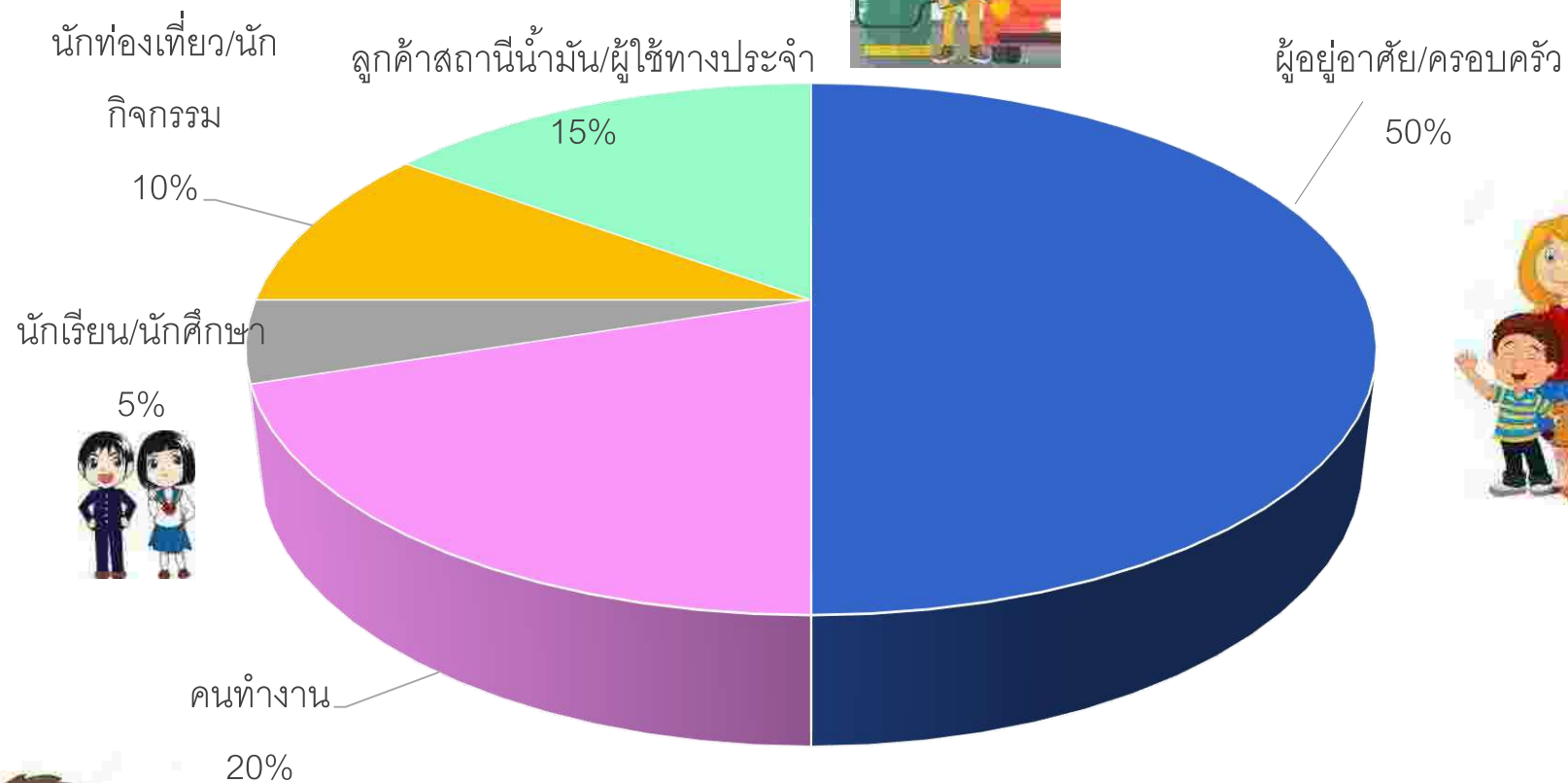
- Hospital
- University
- Government Institution

ESTIMATE POPULATION RADIUS 3-5 KM.

Population	No. of people
Registered population	110,111
Resident population	14,214
Working population	13,215
Student population	12,246
Total Current Population	149,786



TARGET OF CUSTOMER



Customer Categories

1. Resident/Family
2. Worker
3. Petro Station User
4. Traveller
5. Student/University





PROJECT POSITIONING



