

### LIVE WORK

Because Bangkok never sleeps, living in the Thai capital city means constant exposure to a new, vivid shade of life. It is best to just go with the flow, and **IDEO** has been designed to help you do that.

在不眠的曼城,繁华首都为生活带来不间歇的新意, 让生活被挖掘出更多面向。 IDEO 让你的生活跟着这 节奏而律动,闲适与变幻随着都市面孔自在轮转。

PLAY LEARI

To make urban living even more interesting, our design enables you **TO LIVE, WORK, PLAY,** and **LEARN** from Bangkok's vibrant colors. It encourages you to always be prepared for new and exciting experiences.

为了让都市生活的乐趣持续增倍,我们设计出以"居住—工作—娱乐—学习"为主题的新住宅,为你的生活注入新活力和新体验

#### KEEPING WELL

Ideo Sukhumvit–Rama 4 meets the different living needs of every age with a comprehensive range of wellness facilities. On-site greenery and eco-friendliness play a major role in elevating your quality of life. The property's location at the intersection of Sukhumvit and Rama 4 Road allows you to switch from being submerged in nature to urban living in just a heartbeat.

IDEO Sukhumvit - Rama 4 的区位位于素坤逸(Sukhumvit)和拉玛四(Rama4)路的交汇处,允许住户在自然触感和繁华都心的不同幕布下任意转换。综合设施适合不同年龄层人群的日常运动需求。友好型绿植生态环境有效提高生活质量。



# THE INTERSECTION OF LIFE AND REST

Whether you're headed to town or in need of some downtime, the property's Sukhumvit—Phra Khanong location and its proximity to rapid-transit train systems will make life more convenient for you.

倘若需要前往市区,Sukhumvit-Phra Khanong的 城心区位加上紧邻交通轨道站点的地段,让出 行加倍便捷。



**CLOSE TO 2 EXPRESSWAYS:** your options also include Rama 4 and Sukhumvit roads.

靠近两条高速路:拉玛四 (Rama 4) 和素坤逸 (Sukhumvit)



CLOSE TO AMENITIES: 350 m from Phra Khanong BTS station. 靠近BTS站点: 350米到BTS Phra Khanong站

CLOSE TO DOWNTOWN: 2 stations to Thong Lo, 4 stations to Sukhumvit MRT station and the Asok neighborhood\*\* 靠近繁华市区:2站到Thong Lo; 4站到Sukhumvit-Asoke







**CLOSE TO HEALTH FACILITIES:** including world-class hospitals.

靠近医疗机构:领先医院

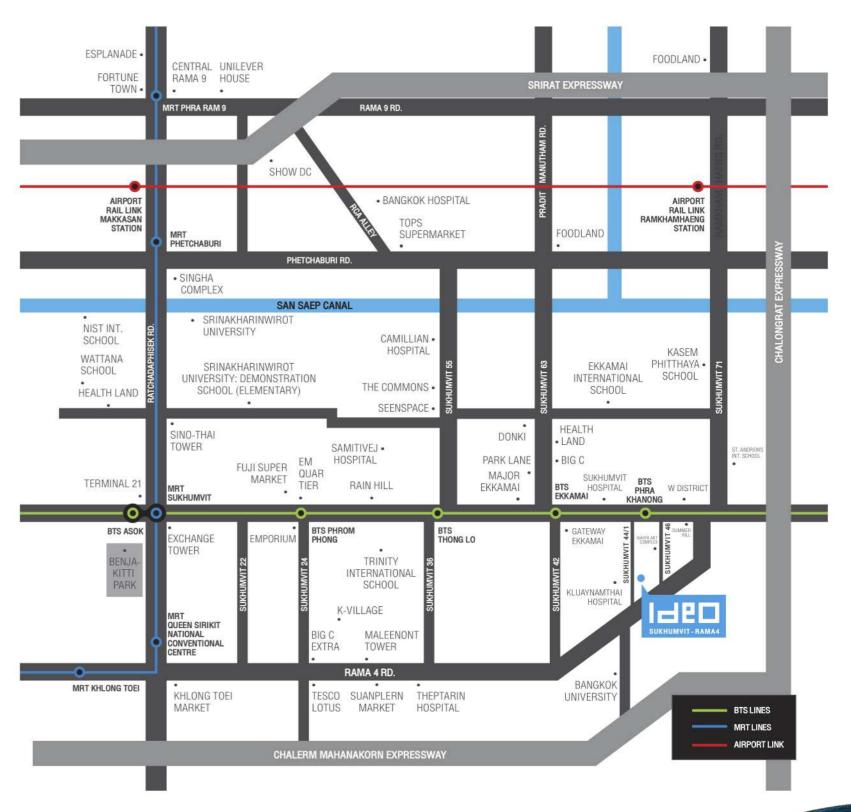
**CLOSE TO LIFESTYLE CENTERS:** especially community malls in

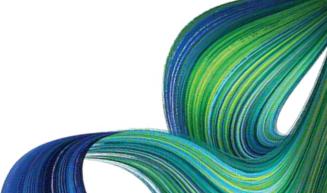
Ekkamai-Thong Lo and downtown department stores.

靠近生活配套:Ekkamai-Thong Lo的生活设施及市区多个百货中心

**CLOSE TO SCHOOLS:** including reputable private and international schools.

靠近教育机构:誉满国内外的私立国际学校





<sup>\*</sup>Measured from the bottom of the station's stairs to the closest part of the property line.

<sup>\*\*</sup>Based on the MRT's map of the Sukhumvit line.

<sup>\*</sup>按照站点台阶到项目的最近距离测量

<sup>\*\*</sup>基于MRT地图Sukhumvit线v



Ideo Sukhumvit-Rama 4 is a condominium that meets the demand of every age with its universal design concept and integration of nature.

There are also facilities for everyone in the family. The property offers sustainable living for urbanites.

#### IN-ROOM WELL-BEING



**HIGH CEILING:** With the ceiling being 2.9 meters from the floor, your home feels a lot airier. You can also do more with the vertical space.



**SPACIOUS LIVING ROOM:** The larger living room means its uses are more versatile.



**CLOSED KITCHEN:** A partition keeps the kitchen separate. With the help of a ventilation fan, cooking odor won't linger in the rest of your home.



**EASY LAUNDRY CONCEPT:** Washing your clothes will be easier with a dedicated spot for a washing machine in the bathroom and built-in shelving designed for long-term use.

IDEO Sukhumvit – Rama 4 适合所有年龄层人群居住, 普世设计和自然触感获得了不同年代生人的喜爱。

配备齐全而多样,适合全家人使用。

2.9 米层高:居住更显气派,空间更显宽阔,更多可利用垂直空间

宽敞客厅: 更大空间实现更多功能

独立式厨房: 带抽油烟机独立式厨房, 拒绝油烟在室内徘徊

轻松洗涤:卫生间内置洗衣机,使用便捷,功能长效



#### **URBAN COURTYARD**

Being in this leisure area feels like being in the forest thanks to shading from towering trees, the sound of a waterfall cascading, natural light, and the breeze. It's a place for families to spend quality time together.



#### **SKY LOUNGE**

This semi-outdoor space on the 32nd floor provides you with two options. You can sit back inside the airy hall with a 6-meter-height ceiling or bask in the fresh air outside with views of the city and the lush Bang Kachao island.



#### **NATURAL VENTILATION**

The property's common and shared zones have been designed for maximum natural ventilation. These spaces bring nature closer to you.

#### 都市庭院

高耸树木倾下树影,瀑布溅落水声习习,加之自然光线与微 风,为休憩区营造田园气息。

#### 云霄会所

32楼半户外空间提供两种选择:层高6米的室内会所可做放松小憩,视野辽阔的户外景致彰显都市繁荣。

#### 自然通风

公共区域配备多方自然通风设施,与自然更亲近。



The Living Space on the sixth floor serves as a common room for every resident. It comes complete wiith a wide range of lifestyle facilities. Whether you want to read, work, workout, relax or have fun with your family, there is a designated spot for you.

六楼配备广泛生活设施,可供每一位住户 阅读、工作、健身、休憩和合家欢聚。



#### **PRIVATE LOBBY**

The opulent private lobby welcomes you with a natural breeze, courtesy of strategically placed openings. Adjacent to the lobby is the mailroom with digital mailboxes.

#### 大堂

设计巧妙,氛围舒适,同时配有智能信箱室。



#### CO-CREATIVE SPACE & MEETING ROOM

You will be able to get to work in no time at all, thanks to a designated zone for those who work from home, and a private meeting room is available to book for your important meetings.\*

#### 共创空间 & 会议室

共创空间适合在家办公; 私人会议室可用于重要会议。



#### **SWIMMING POOL & AQUA EXERCISE EQUIPMENT**

The 25-meter-long swimming pool is complete with aqua exercise equipment, including stationary bikes and treadmills designed to be used underwater. The machines are perfect for hydrotherapy (especially suitable for the elderly). There is also a zone where you can sit and relax with jets to help you unwind your knotted muscles.

#### 泳池&水下运动设施

25米长泳池配备有水下运动设施,其中包括水下单车及跑步机。水疗法运动设备尤其适合老年人。按摩喷气孔还能帮助放松 肌肉。



#### SEMI-OUTDOOR PLAYTIVITY SPACE

This multipurpose space welcomes residents of all ages. It includes a playground, a bodyweight workout zone, and a designated area for TRX exercises.

#### 半户外运动场

多功能空间可供所有年龄层的住户使用,可做自由活动、体重训练或悬挂训练。



#### 24-HOUR FITNESS CENTER\*\*

The gym stays open 24 hours a day to fulfill your fitness needs, whether they be cardio or weight training. There is even a golf simulator to help you practice your swing.

#### 24小时健身中心

不管是做有氧还是体重训练,健身房24小时开放,可随时挥发运动能量。 甚至还有高尔夫模拟器满足挥杆需求。



#### FLOATING PAVILION

This glass pavilion appears suspended in the air, floating above treetops. It connects the Urban Courtyard on the ground floor with the common garden on the sixth floor.

#### 悬浮亭

玻璃亭连接G层都市庭院和6楼花园,悬于树顶的独特设计营造悬浮感。

\*Subject to the rules and regulations of the juristic person, as well as availability. \*\*Measured from the broadest part of the pool from left to right.

\* The text and simulated images in this document are for advertising purposes only. The developer reserves the right to change the details mentioned in this document without notice.

\*依物业条款和届时预定情况而定 \*\*由泳池左右两侧最宽距离测量 \*本文中的文字和图片仅为广告用途。开发商保留细节变更权,无需另行通知。

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7<sup>TH</sup>- 32<sup>ND</sup> FLOOR RESIDENTIAL UNITS 7-32 层 住户



6<sup>TH</sup> FLOOR

PRIVATE LOBBY,
SEMI-OUTDOORPLAYTIVITY
24-HR FITNESS CENTER\*, GARDEN,
SWIMMING POOL
AQUA EXERCISE EQUIPMENT,
FLOATING PAVILION,
CO-CREATIVE SPACE,
MEETING ROOM, GOLF SIMULATOR,
DIGITAL MAILBOX ROOM



大堂 半户外运动场 24小时健身中心、花园 游泳池 水下运动设施 悬浮亭 共创空间 会议室、高尔夫模拟器 智能信箱室

2<sup>ND</sup>- 5<sup>TH</sup> FLOOR PARKING

**2-5 层** 停车场





32<sup>ND</sup> FLOOR SKY LOUNGE SEMI-OUTDOOR SKY DECK 32层

云霄会所 半户外天台



#### **GROUND FLOOR**

GARDEN, JURISTIC PERSON OFFICE, SHOPS, URBAN COURTYARD, PARKING BICYCLE & MOTORCYCLE PARKING, EV-CHARGER\*

#### G层

花园、物业办公室 商铺、都市庭院 停车场、单车和摩托车停车场 电动汽车充电器









### MASTER PLAN 規划逐



G层 GROUND FLOOR

 $\bigcirc$ 

RAMA 4 RD.

户型和支柱位置取决于大楼内个别单元的具体位置。开发商保留细节变更权,无需另行通知区域尺寸仅为近似值。本文中的文字和图片仅为广告用途。所示户型仅为展示用途。

Unit layouts and pillar positions are subject to the location of each unit within the building.

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7层 7<sup>™</sup> FLOOR

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8-30层 8<sup>TH</sup>-30<sup>TH</sup> FLOOR







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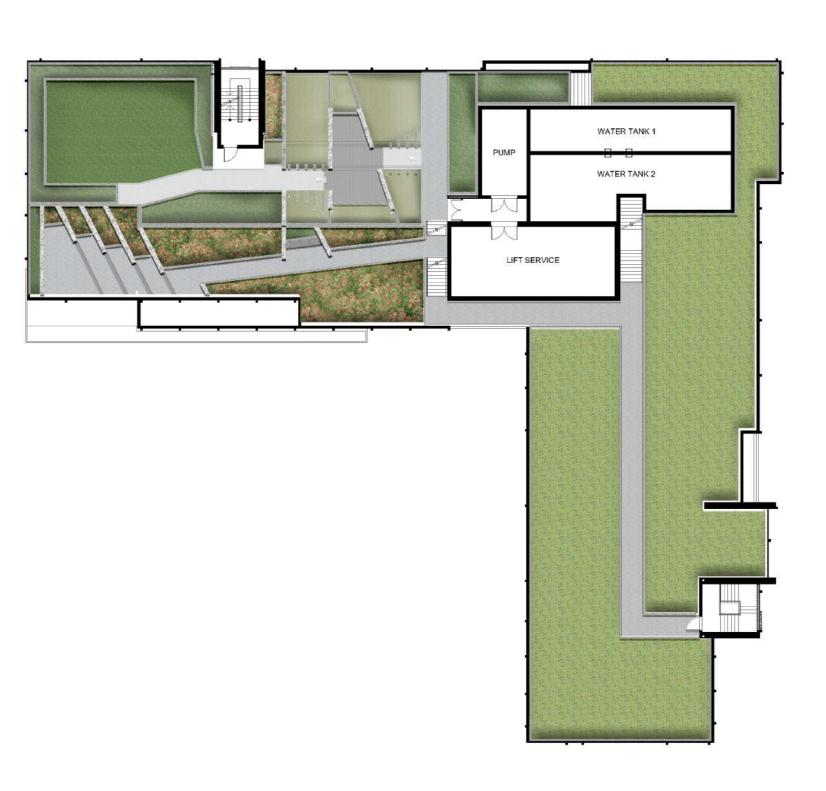


32层 32<sup>ND</sup> FLOOR

户型和支柱位置取决于大楼内个别单元的具体位置。开发商保留细节变更权,无需另行通知区域尺寸仅为近似值。本文中的文字和图片仅为广告用途。所示户型仅为展示用途。

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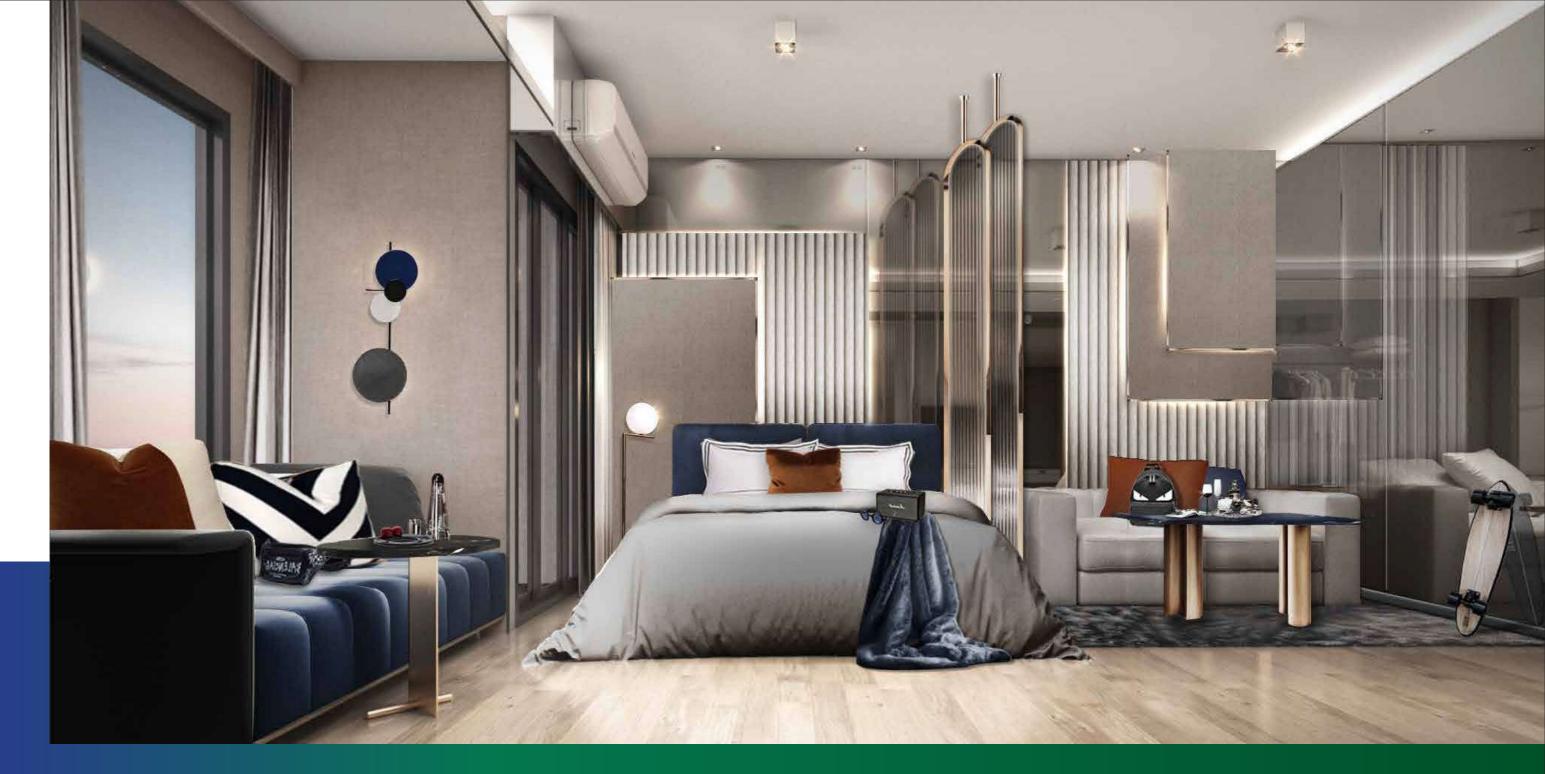
屋顶 ROOFTOP



户型和支柱位置取决于大楼内个别单元的具体位置。开发商保留细节变更权,无需另行通知 区域尺寸仅为近似值。本文中的文字和图片仅为广告用途。所示户型仅为展示用途。

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 STUDIO
 开间

 29.5 Sq.m.
 29.5 平米

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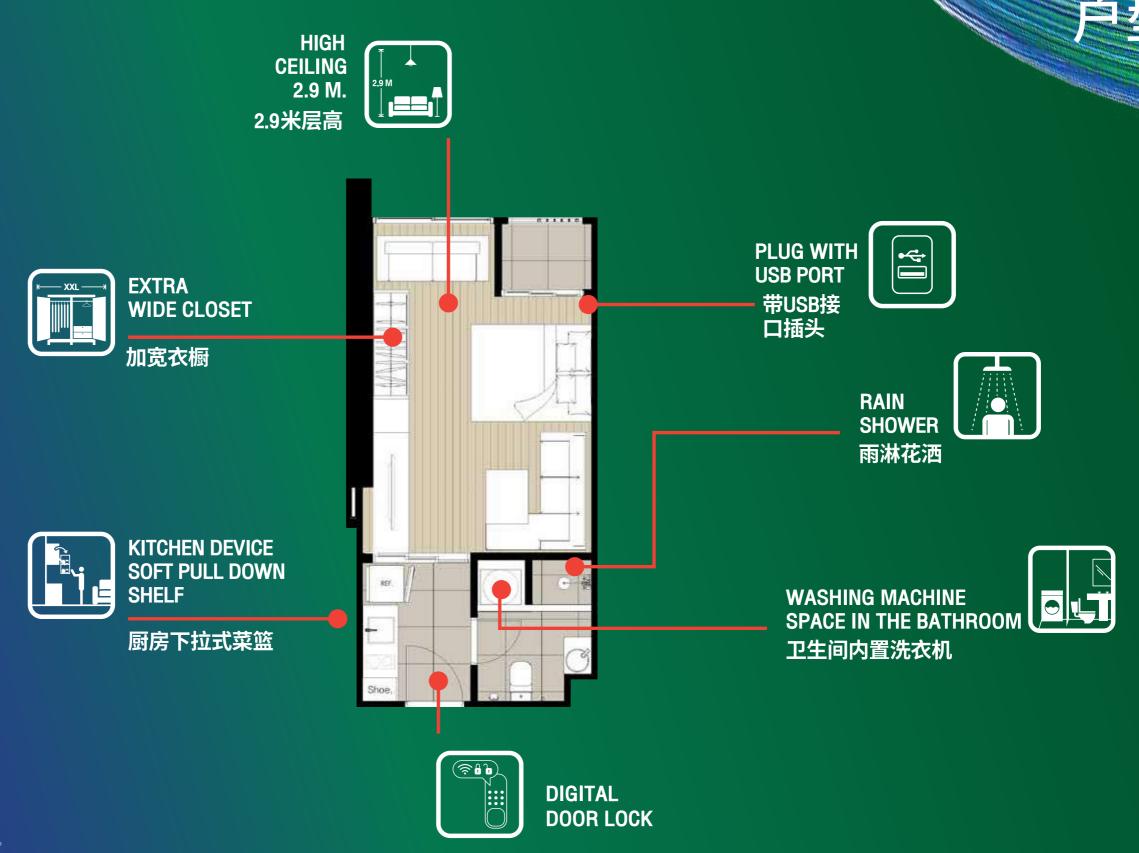
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## **STUDIO** 29.5 SQ.M.

开间

29.5 平米



NEW IDEO

户型和支柱位置取决于大楼内个别单元的具体位置。 \*本文中的文字和图片仅为广告用途。 开发商保留细节变更权,无需另行通知。

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**STUDIO** 29.5 SQ.M.



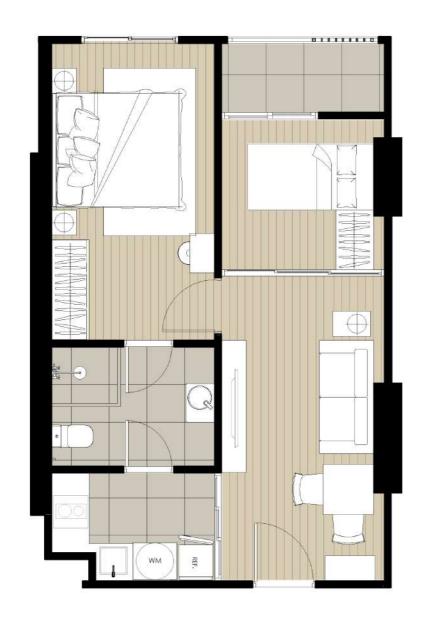
**1 BEDROOM** 34.5 SQ.M.

户型和支柱位置取决于大楼内个别单元的具体位置。开发商保留细节变更权,无需另行通知 区域尺寸仅为近似值。本文中的文字和图片仅为广告用途。所示户型仅为展示用途。

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1 BEDROOM PLUS 44 SQ.M.



2 BEDROOM 2 BATHROOM 65 SQ.M.

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2 BEDROOM 2 BATHROOM 75 SQ.M.





**PENTHOUSE TYPE A** 109.50 SQ.M.

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### **PENTHOUSE TYPE B** 88 SQ.M.

户型和支柱位置取决于大楼内个别单元的具体位置。开发商保留细节变更权,无需另行通知 区域尺寸仅为近似值。本文中的文字和图片仅为广告用途。所示户型仅为展示用途。

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**PENTHOUSE TYPE C** 106 SQ.M.





**PENTHOUSE TYPE D** 111.50 SQ.M.





**PENTHOUSE TYPE E** 133 SQ.M.

户型和支柱位置取决于大楼内个别单元的具体位置。开发商保留细节变更权,无需另行通知 区域尺寸仅为近似值。本文中的文字和图片仅为广告用途。所示户型仅为展示用途。

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### **PENTHOUSE TYPE F** 108.50 SQ.M.

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Project Name	Ideo Sukhumvit–Rama 4		
Location	Rama 4 Rd., Phra Khanong, Khlong Toei, Bangkok		
Approx. Land Area	3-2-50.9 rai		
Project Type	1 high-rise condominium (32 stories)		
No. of units	645		
No. of residential units	642		
No. of commercial units	3		
Parking	340		
Passenger elevators	4		
Fire elevator	1		
Floor	Details		
Ground	Ground		
2–5	Parking		
6	Private Lobby, Digital Mailbox Room, Co-creative Space And Meeting Room*, 24-hour Fitness Center*, Semi-outdoor Playtivity Space, Swimming Pool, Water Exercise Equipment, Garden, Floating Pavilion		
7-30	Residential units		
31	Residential units		
32	Residential units, Sky Lounge Semi-Outdoor Sky Deck		
Rooftop	Garden		

*	Subject to the ru	iles and regulations c	of the juristic person, as wel	ll as availability.
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<sup>\*\*</sup> To access the rooftop, you must use the stairs and fire escape on the 32nd floor.

项目名称	Ideo Sukhumvit–Rama 4
项目位置	Rama 4 Rd., Phra Khanong, Khlong Toei, Bangkok
占地约	3-2-50.9 rai
项目类型	1栋32层公寓楼
	645
总户数	642
总商铺数	3
停车场	340
客梯	4
消防电梯	1
楼层	细节
Ground	物业办公室、都市庭院、商铺、停车场
2–5	停车场
6	大堂、智能信箱室、共创空间及会议室
	24小时健身中心、半户外运动场、游泳池
	水下运动设施、花园、悬浮亭
7-30	住户 ————————————————————————————————————
31	住户
32	住户、云霄会所、半户外天台
	花园

<sup>\*</sup> 依物业条款和届时预定情况而定

Disclaimer: Ideo Sukhumvit—Rama 4 condominium project is developed by AMF Asia Phra Khanong Co., Ltd. The company's fully paid registered capital is 100,000 baht (one hundred thousand baht net). The company's head office is located at 99/1 Moo 14 Soi Wind Mill Village, Bang Na—Trad Rd. (KM 10.5), Bang Phli Yai Sub-District, Bang Phli District, Sumut Prakan Province. The company's managing director is Miss Maneerat Thanatset. The project will be constructed as one 32-story residential building (not counting the rooftop), which will comprise 642 residential units and three commercial units: a total of 645 units. Common properties include a swimming pool, a fitness center, gardens, and a multi-purpose room. The project is located at Rama 4 Rd., Phra Khanong, Khlong Toei, Bangkok, on a plot of land with the title need numbers 3444, 3445, 3243, 3248 in Phra Khanong Sub-District (No. 11, North Phra Khanong), Phra Khanong District, Bangkok. The total project area is approximately 3-2-50.9 rai. The project has financial obligations to Kasikorn Bank Public Co., Ltd. The project is currently in the process of obtaining an environmental permit and will obtain a construction permit at a later date. Construction is expected to commence in May of 2020 and to be completed approximately in July of 2022. It will be registered as a condominium upon completion. The owner of each unit is responsible for fees and taxes outlined in the Condominium Act.



声明:Ideo Sukhumvit—Rama 4 项目由AMF Asia Phra Khanong Co., Ltd.开发,公司总注册资产为泰铢。公司总部位于99/1 Moo 14 Soi Wind Mill Village, Bang Na—Trad Rd. (KM 10.5), Bang Phli Yai Sub-District, Bang Phli District, Sumut Prakan Province。公司执行董事为Maneerat Thanatset女士。项目由1栋32层建筑楼组成(不包含屋顶),共有642个单元及3个商铺,总单元数为645。公共财产包含1个泳池、1个健身房、花园和多功能室。项目位于Rama 4 Rd., Phra Khanong, Khlong Toei, Bangkok, 地号为3444, 3445, 3243, 3248 in Phra Khanong Sub-District (No. 11, North Phra Khanong), Phra Khanong District, Bangkok。项目总占地约为3-2-50.9莱,财务责任由Kasikorn Bank Public Co., Ltd.承担。目前项目正在等待环境影响评估的通过,稍后将获得建筑许可。施工有望在2020年5月开展,预计在2022年7月完工。完工之际将被注册为公寓。各单元业主需根据公寓大纲承担相应支出和税费。

<sup>\*\*</sup> 屋顶需经由32层楼梯和安全出口进入