

noble

noble  
AROUND  
ARI

A mixture of old and new generation spot

PLAY.  
AROUND  
ARI



“

# Why Ari?

”



# Why Ari?

Excellent location, Local favorite

The image is a promotional graphic for 'noble AROUND ARI'. It features a central map of the Ari district in Bangkok. Two specific areas on the map are highlighted with red outlines and labels:

- Local Commercial & Residential Area:** This area is highlighted in the upper left portion of the map, showing a mix of commercial and residential buildings.
- Tourist Attractions:** This area is highlighted in the lower right portion of the map, showing various points of interest and landmarks.

Surrounding the map are several images and logos:

- Top Left:** A photograph of a modern building with a glass facade.
- Top Right:** A photograph of a modern building at night, illuminated with lights.
- Bottom Left:** A photograph of a shopping mall at night, with a large, illuminated entrance.
- Bottom Right:** A photograph of a shopping mall at night, showing a large, curved building with many lit-up windows.
- Logos:** The 'noble AROUND ARI' logo is prominently displayed in the top left and bottom right. Other logos include 'centralw@rld', 'EMPORIUM EM@QUARTIER', and 'SIAM PARAGON'.



# Why Ari?

## A mixture of old and new generation spot

- Traditional wealthy villa area; several famous families live here
- Bangkok's new attractive and charming neighborhood will become the next Thonglor



## A well-developed area suitable for living and working

- Grade A commercial buildings, government offices and hospitals
- Senior Executive and Medical Staff Cluster
- Bangkok's Food and Coffee Junkie Paradise



## Excellent Transportation Network

- 5 stations, 10 minutes to Siam
- 4 stations to Bang Sue Grand Station

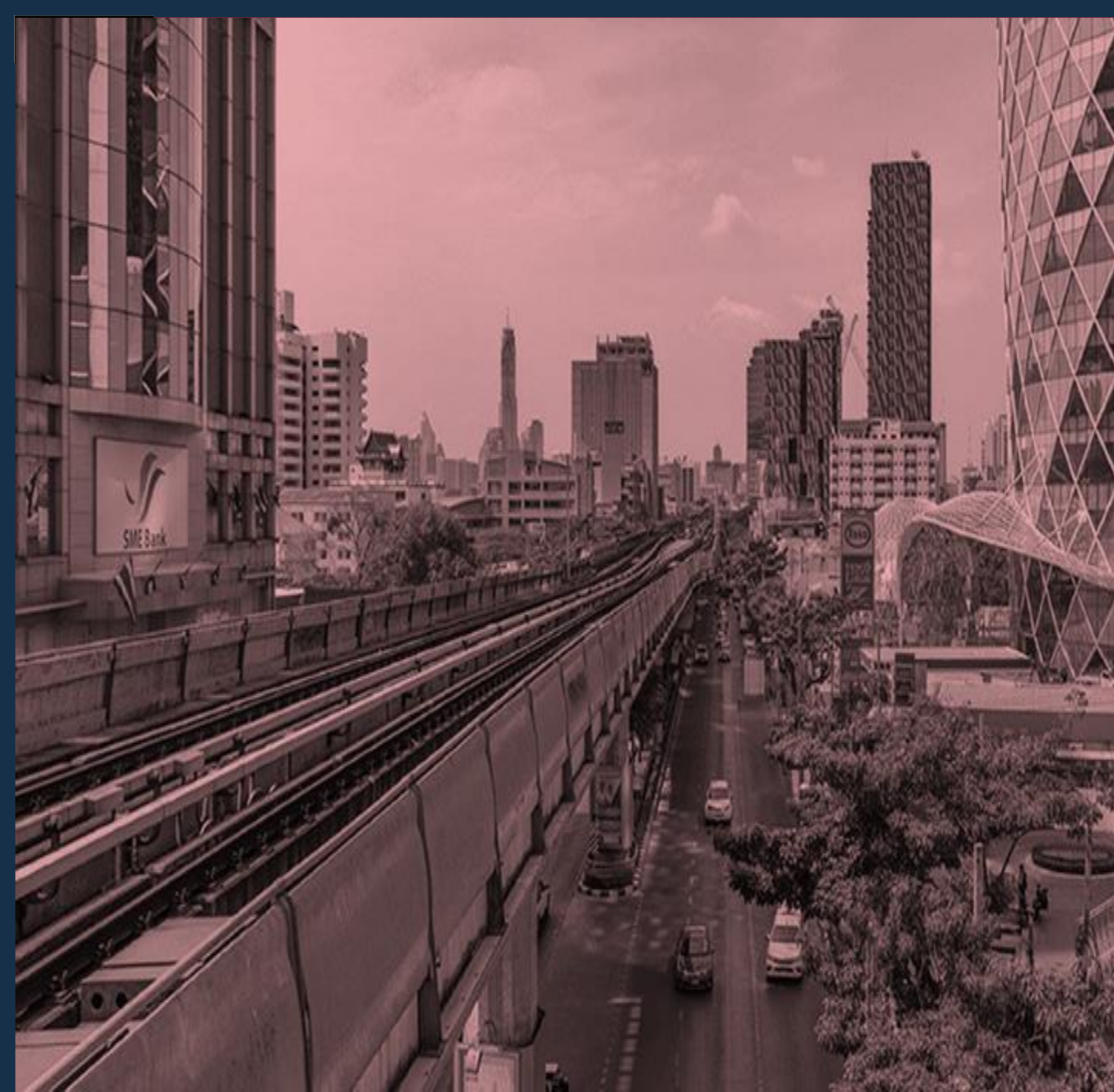
## Noble Development is the No.1 developer in Ari Area

- Has developed 6 high-rise residential projects in Ari
- Have a good understanding of the development of this area

## An insufficient number of condominiums

- Only 3 residential projects have been launched in the last five years, with Noble Development developing two of them
- Over 80% occupancy
- The monthly rent is estimated to be 725-800 baht per square meter, with a rental return ranging up to 5%





**A mixture of  
old and new  
generation  
spot**



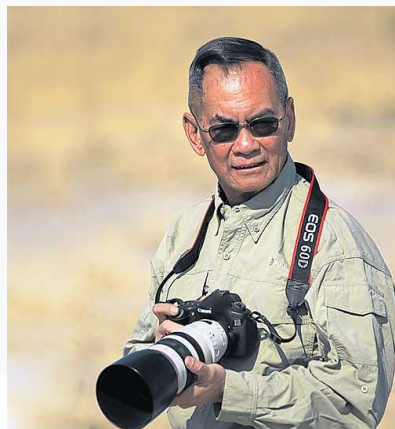
# A mixture of old and new generation spot

## Prominent families live in Ari

Ari is a well-known gathering place for dignitaries, neighbors are all famous families, such as Pongpol Adireksamn, a well-known politician in Bangkok, Cheosakul, the founder of Raja Damani Stadium, Punnakanta, the spokesman for the Prime Minister of Thailand and Minister of Industry, etc.



**Buddhipongse Punnakanta**  
Former Minister of Digital  
Economy and Society of  
Thailand



**Pongpol Adireksamn**  
Former Deputy Prime  
Minister of Thailand



**Kamolsut Dabbaransi**  
Founder and CEO  
Mugendai Group/  
Executive Director and  
Senior Executive Vice  
President, Head of  
Food & Beverage,  
Thoresen Thai  
Agencies Public  
Company Limited



**Jit Cheosakul**  
Executive manager of  
Rajadamnern Stadium/  
Founder of RSM Muay Thai  
Academy



# Bangkok's new hip and trendy neighborhood

Selected by Time Out as **one of the 49 trendy communities in the world in 2021**



Sereechai Puttes/Time Out Bangkok

## Why we think Ari is the coolest neighborhood in Bangkok right now

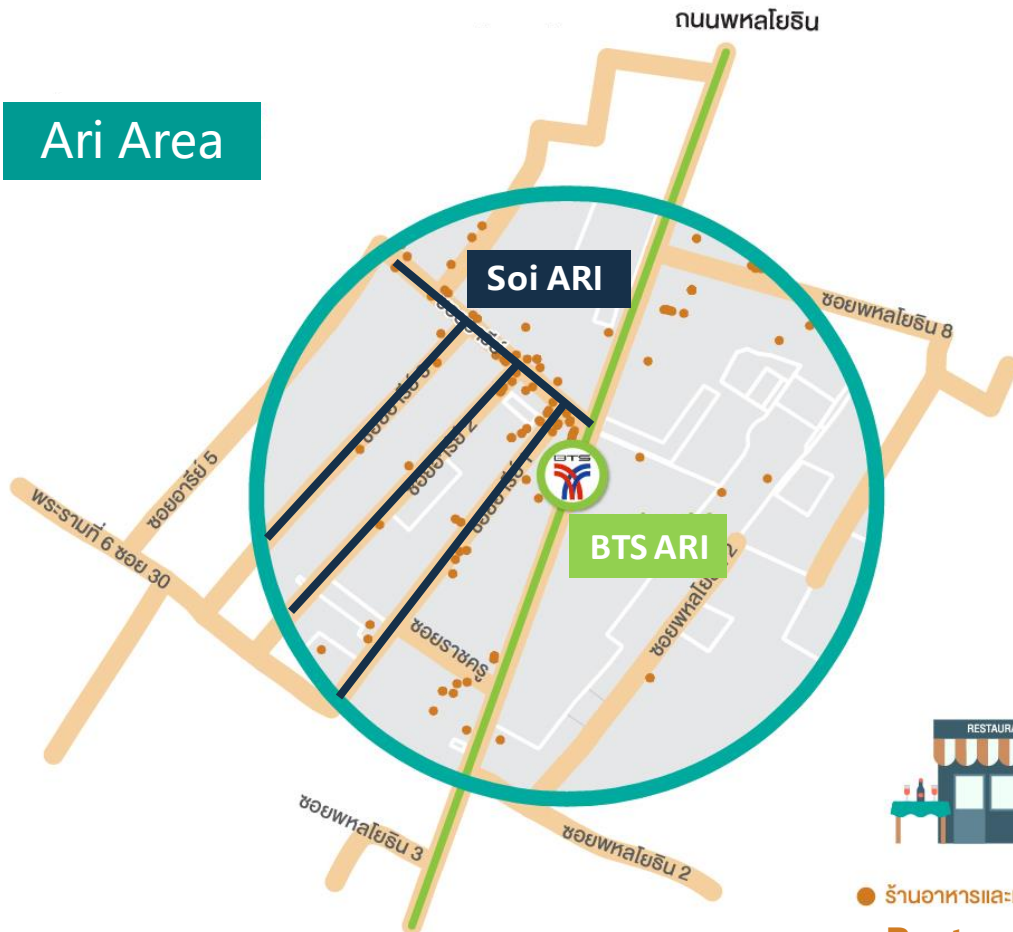
Time Out lists Ari as one of the 49 coolest neighborhoods in the world for 2021



# Feature stores, restaurants, cafes, and start-up brands have settled in the neighborhood to form a unique area.



Ari Area



● ร้านอาหารและเครื่องดื่ม  
**Restaurant**

There are more than 450 retail and dining restaurants in the Ari area, which are the newcomer business that have chosen to start their businesses in the Ari area, especially cafes, restaurants and other multi-brand stores, the current Ari location has become another lifestyle district of Bangkok.

Only 100 meters from BTS Ari, you will find Soi Phahon Yothin 7 (Ari). Within this main alley, there are also sub-alleys starting from Soi Ari 1-5, allowing you to take a walk to enhance your delicious food experience.



**Restaurant (47%)**



**High-rise residential (6%)**



**Low-rise residential (30%)**



**Office Building (2%)**



**Government (14%)**



**Hotel (1%)**



# Bangkok's Hidden Hipster Hangout



## Gump's Ari

Gump's is a place that takes cute seriously. Pastel-washed store facades and mural-painted walls act as cheery backdrops. It is dedicated to more serious eats, featuring restaurants such as Kobe King, which is a destination for Japanese barbecue, and Yuppies' Yummies, which churns out Western and Asian fusion fare.



## Nana Coffee Roaster Ari

Experimental Coffee Trip - Coffee Shop, Café, Coffee Roasting Factory, Bean Sourcer, and much more for all coffee lovers. The very best in the industry!



## DROP BY DOUGH

Handcraft doughnut freshly made everyday using the finest ingredients sourced from across the globe. We are proud of our yeast raise chewy dough fill with carefully chosen mouthwatering flavors.



## Oh Vacoda Café

For people who have never liked eating avocados. You may change your mind and fall in love when you come to eat the avocado menu here. Created to please both people who love avocados, and beginners learning to taste.

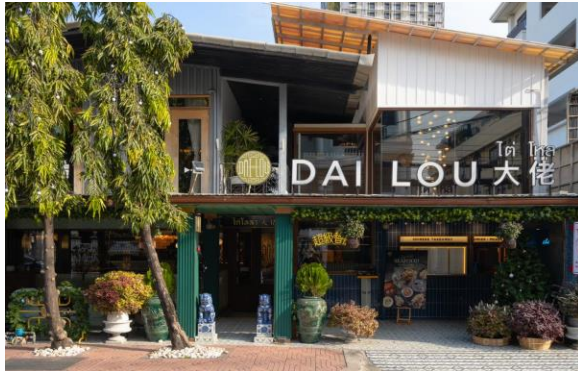


## Clay Bangkok

Located in the heart of Soi Phaholyothin 2, this greenhouse-style café offers simple homemade brunch and European dishes made with high-quality ingredients and interesting fusion.



# Restaurants in the streets



## Dai Lou

If you are in the mood for tapas-style Cantonese food in a 100% Instagrammable retro Chinese interior.



## Baan Puengchom

A long-standing garden house serving Thai comfort food. Outdoor tables in the garden can be romantic during Bangkok's winter.



## Lay Lao

Northern-Eastern recipe from Hua Hin that has made the name to Michelin's Bib Gourmand for a few years.



# Night out and music



## Feelingbar Ari

A neon bar in Ari Soi 4 (Northern Side) with the concept 'How Are You Feeling Tonight?' to enjoy every feeling. No matter how happy you want to hang out or come to sad mode to comfort the liquor. Here is the answer for you to get in and let go with every mood every night.



## Cantina Wine Bar & Italian Kitchen

Your new friendly neighborhood joint. Inspired by Subterranean wine cellars in Italy, the restaurant serves up the finest and yet affordable wines as well as homemade Italian favorites with no frills - where each bite encompasses the love, warmth and skill of every Italian mother.



## Salt Ari

Stylishly decorated wine restaurant and cocktail bar. As for the food menu, the restaurant offers both Japanese dishes from sushi, sashimi, and Western dishes such as wood-fired pizza to French cuisine. The function of the restaurant is available to choose from both sides and outside zones.



## Bay Aree

This semi-rustic, cowboy-decorated cafe is like being in a Parisian street café. Strong coffee and drinks are served, and a DJ plays on weekends.



# Small business store in Ari



## Ikigai Spa Bangkok – Aromatic Thai spa

Invites you to relieve fatigue Let your body relax with a treatment at Ikigai Spa Bangkok, a warm and simple spa located inside the Craftsman Bangkok Hotel, Soi Phaholyothin 11, one of the places where you can spend your relaxation time to the fullest along with adjusting the state of mind to truly calm.



## Dog in Town – Dog Café

Cute cafe suitable for dog lovers or wanting children to have activities on holidays or evenings. It is a shop that combines large breed dogs, cold-weather dogs, and Japanese dogs for customers to come and play with them.



## Tokyobike – Customized Bike

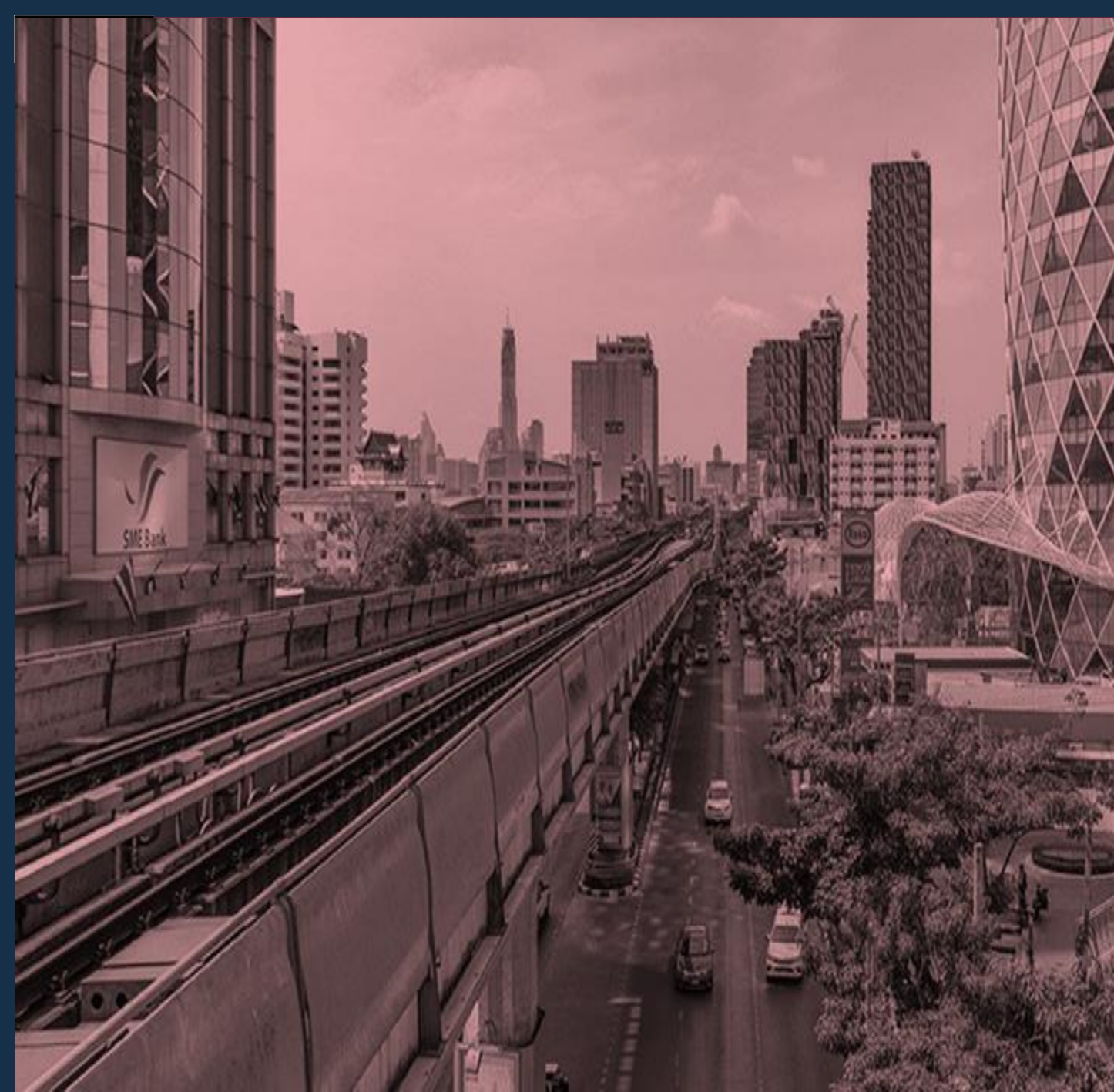
One of the cute things about Tokyobike (there's only one in Thailand) is that it acts like a small community. For cyclists in Soi Aree Who is around here you can also come to fix it at this shop or you can stop by to exchange knowledge with the cyclist gang here as well.



## Decorum Bangkok – tailor wear made-to-order

A classic men's clothing store in Soi Aree Samphan 5 that focuses on product quality then other else. With a variety of styles of shoes to choose from famous brands around the world, They are screened by experts with a real passion or passion for Classic Menswear.



A photograph of a city street scene. In the foreground, a train is traveling on an elevated track. To the right of the track is a road with several cars. The background is filled with modern skyscrapers, including a prominent one with a diamond-patterned facade. The sky is overcast. The entire image has a reddish-pink tint.

# Perfect Work – Life Balance

noble  
**AROUND**  
ARI



# Outstanding location

A number of Grade A commercial buildings, government offices and hospitals are centrally located here



Ari is a concentration of Grade A commercial buildings and has the most commercial buildings on the BTS Green Line (North).

Labels on the map:

- Ari Hill
- SC Tower
- Exim Bank
- IBM Tower
- Pearl Bangkok
- Budget Bureau
- Vanit Place
- SME Bank
- Kbank Paholyothin
- Paholyothin Place
- Exim Bank
- SC Tower
- IBM Tower
- Pearl Bangkok
- Budget Bureau
- Vanit Place
- SME Bank
- Kbank Paholyothin
- Paholyothin Place



A number of leading international and regional companies have established their offices in Ari

The logo for American Express, featuring the words "AMERICAN EXPRESS" in white capital letters on a blue rectangular background.The logo for GUNKUL, featuring the word "GUNKUL" in a stylized blue font with a cityscape graphic integrated into the letters.The logo for FINVEX, featuring the word "FINVEX" in a blue font with a stylized upward-pointing arrow above the "V".The logo for TAIYO, featuring the word "TAIYO" in a bold blue font, with "TAIYO MANUFACTURING CO.,LTD." in smaller text below it.The logo for TCT, featuring a stylized geometric network icon to the left of the letters "TCT", with "A SCG & PSA COMPANY" in smaller text below.

UNIXDEV

The logo for KSecurities, featuring the text "KSecurities" in white on a dark green background, with a small green plant icon in a red circle to the right.The logo for KBank, featuring the text "KBank" in white on a green background, with a small green plant icon in a red circle to the right.The logo for Allianz, featuring the word "Allianz" in blue, followed by a blue circular icon containing three vertical bars.The logo for FUJIFILM, featuring the word "FUJIFILM" in a bold black font.The logo for ZENITH, featuring the word "ZENITH" in a bold black font with a small star above the "I".The logo for kyndryl, featuring the word "kyndryl" in a red, lowercase, sans-serif font.The logo for IBM, featuring the word "IBM" in a blue, stylized font with horizontal stripes.The logo for BIOTRONIK, featuring a circular icon with "BIO" inside to the left of the word "BIOTRONIK" in a bold blue font.The logo for SI media, featuring a stylized blue "SI" icon above the word "media" in a blue font.The logo for informa markets, featuring a circular icon with a stylized "i" above the text "informa markets" in a green font.The logo for appworks, featuring the word "appworks" in a lowercase, black, sans-serif font.The logo for AIS, featuring a stylized green and yellow wave icon to the left of the letters "AIS" in a bold black font.The logo for AWN, featuring a stylized green and yellow wave icon to the left of the letters "AWN" in a bold black font.

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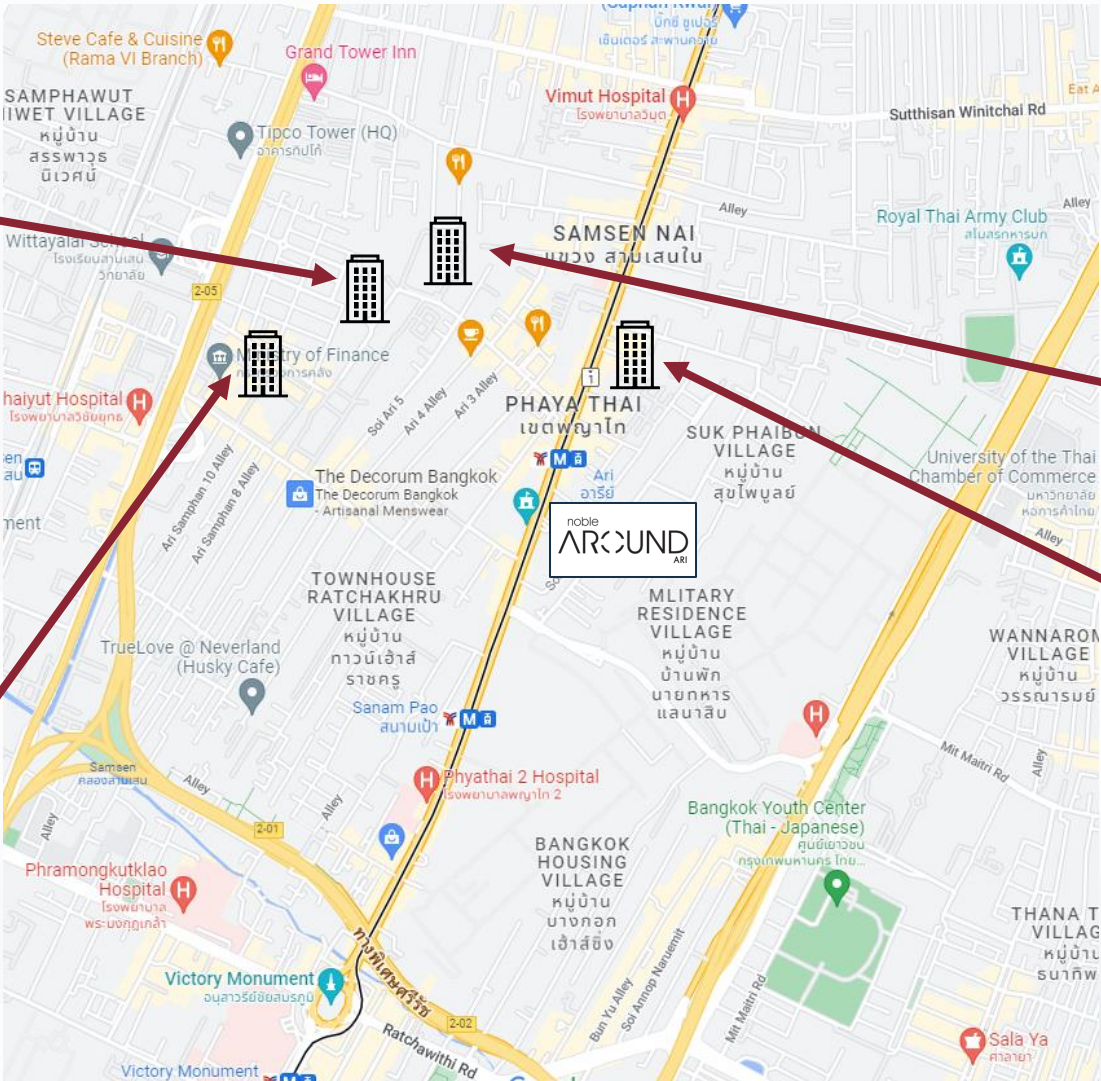
# Government Buildings



Ministry of Natural Resources & Environment



Ministry of Finance



Tax Bureau



Government Savings Bank



# Numerous hospitals with excellent medical services



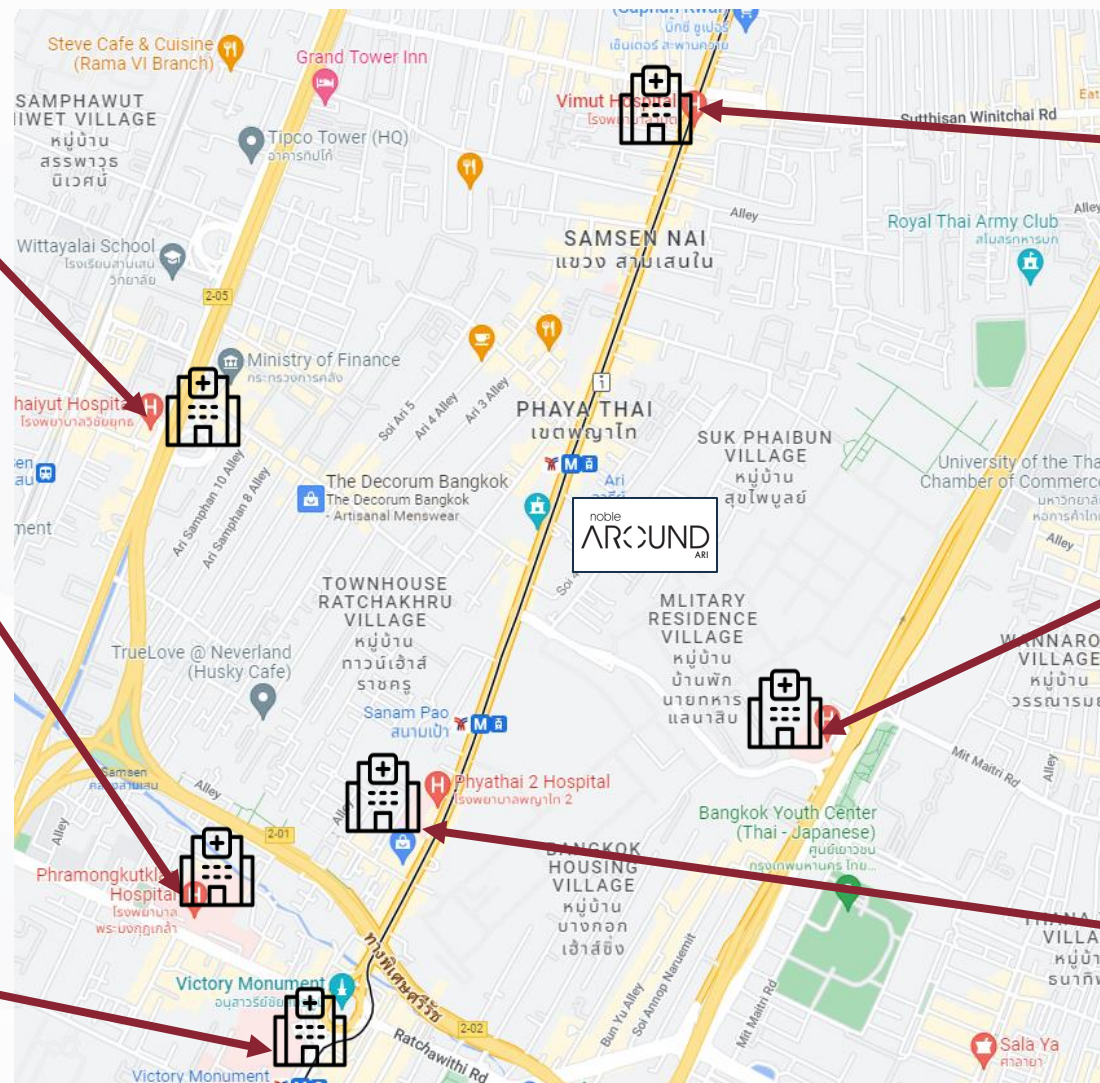
Vichaiyut Hospital



Pramongkutklao Hospital



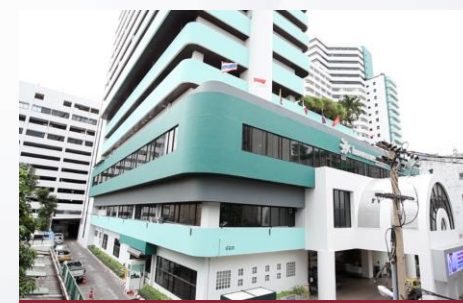
Rajavithi Hospital



Vimut Hospital

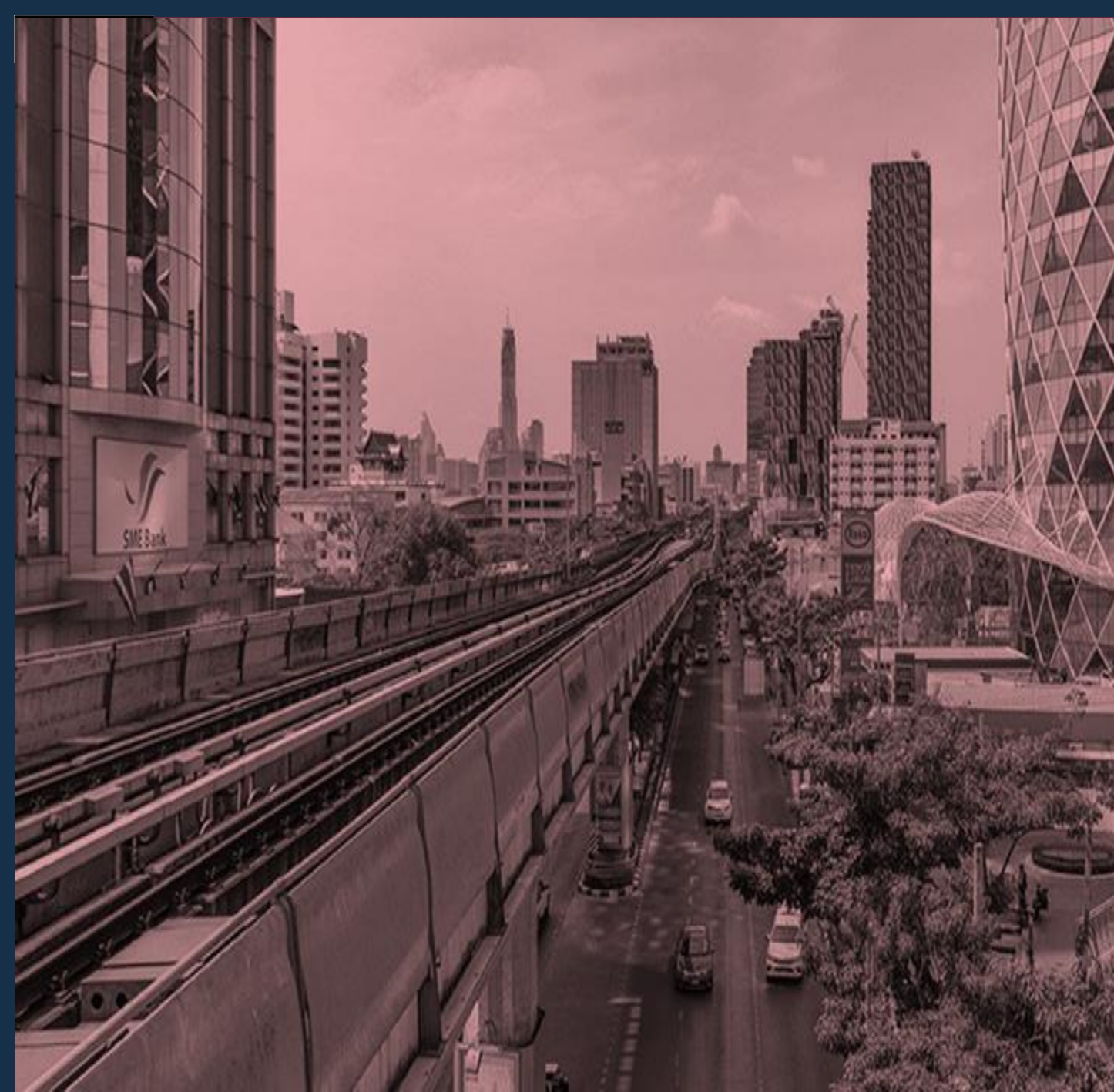


Veterans General Hospital



Phayathai 2 Hospital





# Excellent Transportation Network



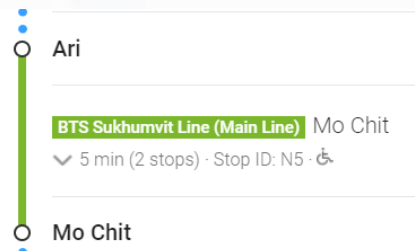
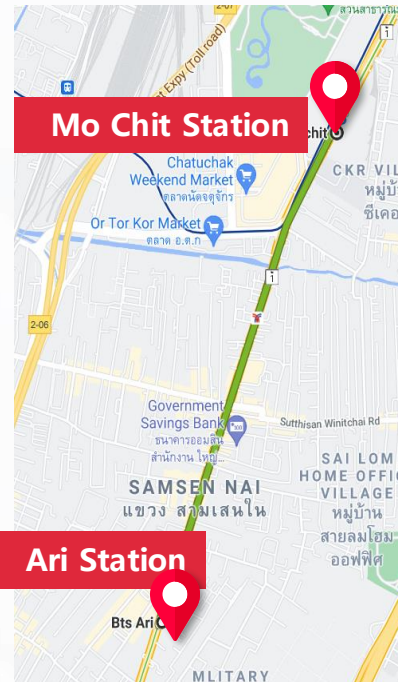


90 meters with  
1-minute walk  
**BTS Ari Station**

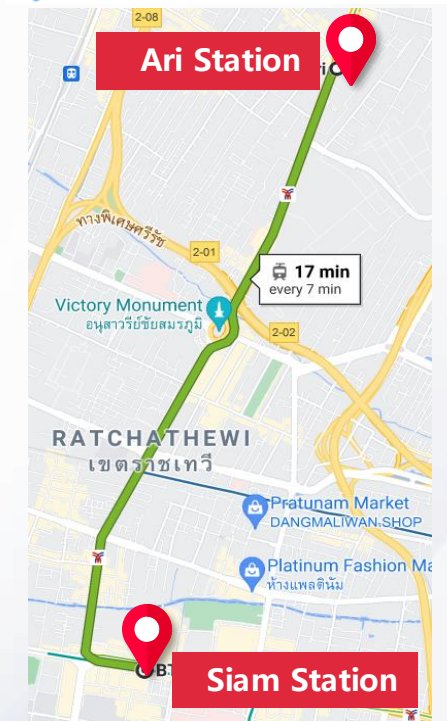
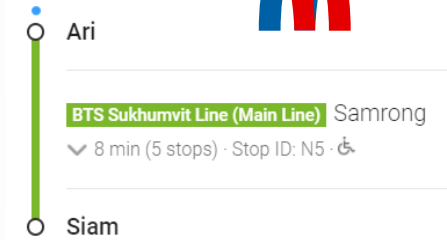




# Ari favorable location and convenience of transportation



**10 minutes directly access to Siam shopping district and Chatukchak Weekend Market**



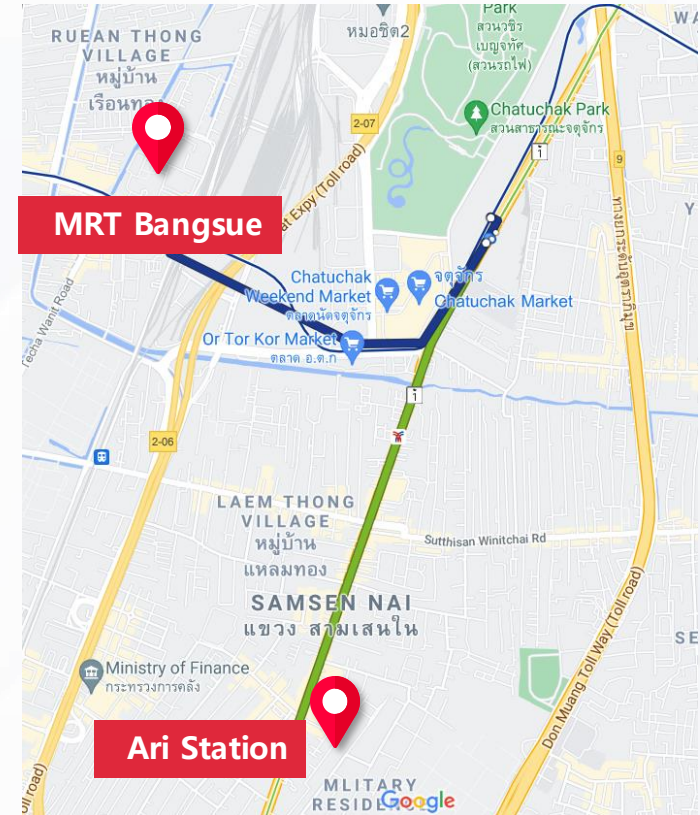


# 4 stops to Bang Sue high-speed railway terminal



Thailand's first standard high-speed railroad, positioned as a transportation hub for Bangkok and the surrounding area, as well as the largest transportation center in Thailand and the largest in Southeast Asia in terms of land transportation centers.

The station will connect several Bangkok railroads (MRT, Skytrain BTS, Red Line, etc.), airport express lines (Suvarnabhumi Airport, Don Mueang Airport, U-Tapao Airport, etc.), highways and other routes, holding most of Bangkok's future transportation services, and will be the hub of all long-distance rail lines in Bangkok.





# 4 stops to Bang Sue high-speed railway terminal

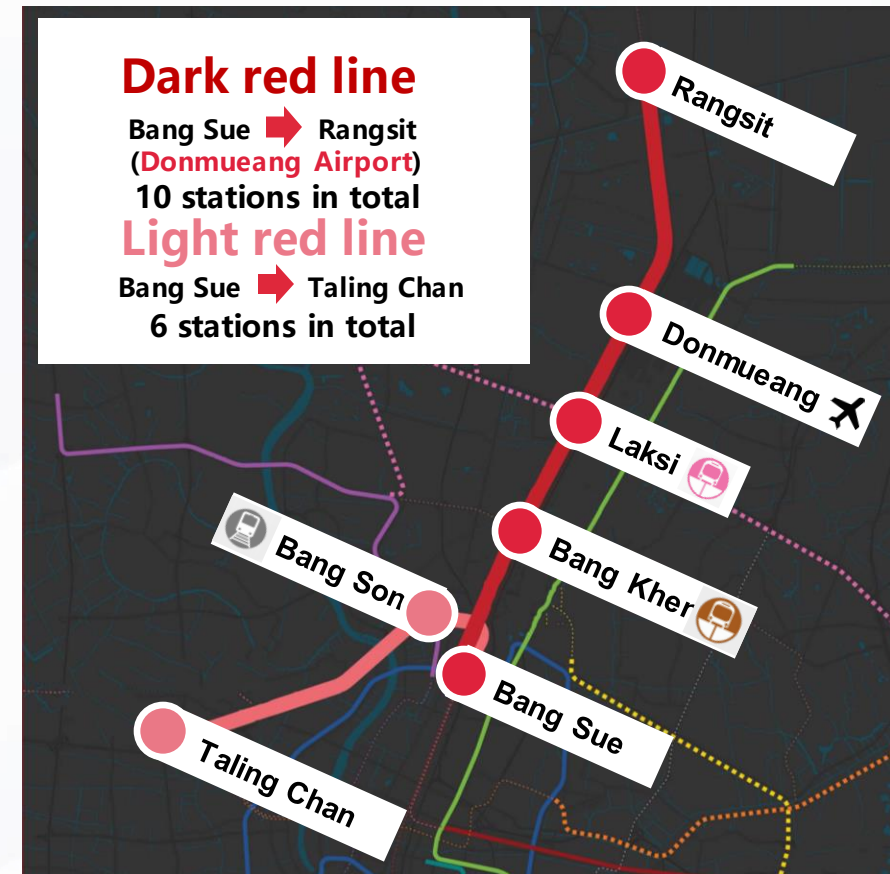


Red line that is due for completion in 2021 and operate in this November consisting of the Dark Red Line. Bang Sue - Rangsit and the light red line, Bang Sue - Taling Chan

Travel from Bang Sue Central Station to Rangsit Station, a distance of 26 km and takes about 25 minutes.

It plans to have 6 extension lines to link with red line. These extension will be convenient to go upcountry within a few hours

Link up between North and South of Bangkok





# 19 minutes straight connect to Donmueang International Airport

Donmueang Airport, the second largest airport in Thailand, an essential transportation hub for both domestic and international flights.



Domestic and international air flights are available

**91** Cities



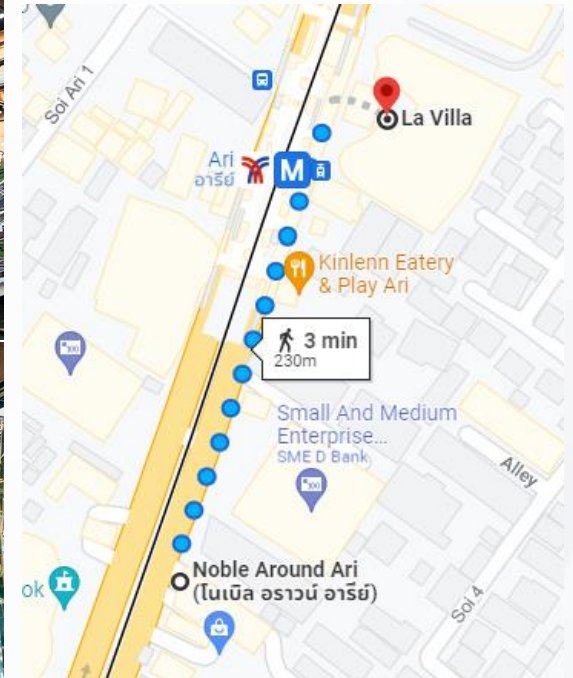
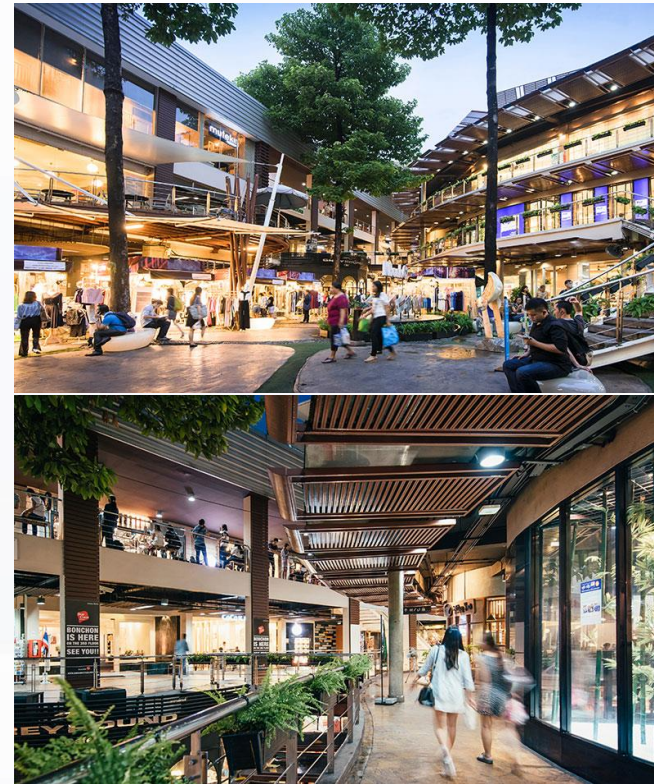




# Amenities



# La Villa Community Mall

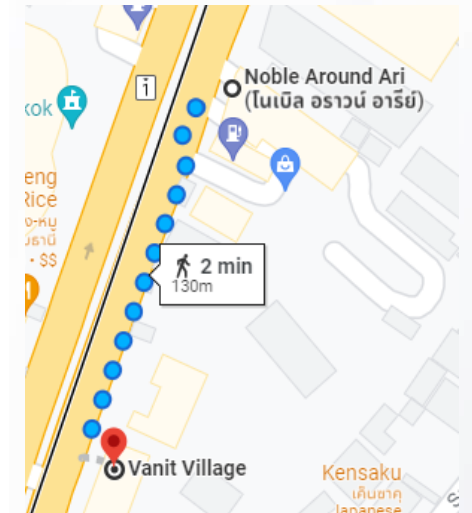
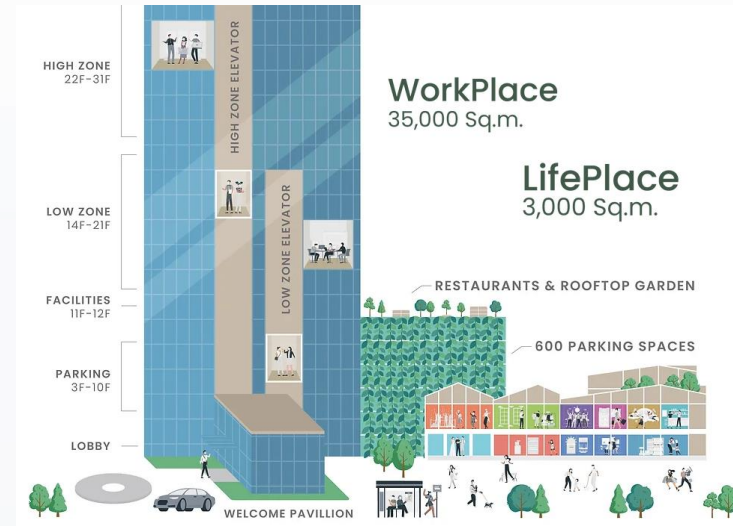


**The community mall La Villa is located next to Exit 4 of the Ari BTS station.**

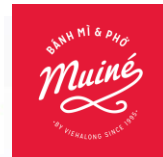
This lifestyle center is located on Phahonyothin road at Ari BTS station. La Villa has a combined modernity with greenery concept. La Villa houses an upscale supermarket, banks, service centers and a number of trendy cafés and restaurants to serve neighboring residents and office workers.



# Vanit Village New Community Mall



Vanit Village, otherwise known as the “LifePlace”, is a 4-storey, 3,000 square meter retail space that will serve as the new gathering place in Ari with a pet-friendly concept and plenty of parking for customers. Vanit Village aims to be the center for personal time, physical fitness, family activities, and assorted hobbies and interests for everyone in Ari.





# The hidden international school in the heart of the city



Distance 3.5 km

## St Andrews Dusit International School Bangkok, SAT)

St. Andrews International School Dusit is a British international School set just outside the grounds of the Chitralada Palace in Bangkok. Dusit is a fully inclusive and co-educational school for children aged 2 to 11. Since opening with five children in 2010, it has expanded to just over 300 children distributed throughout 20 classes.



Distance 2.2 km

## RBIS International School

The school celebrate the teaching and learning moments that change lives. The school is an internationally accredited international school located in a residential area of central Bangkok and has been a recognized and trusted provider of quality education since 1971.



Distance 2.4 km

## British Early Years Centre - International Kindergarten

The school follows the British Early Years Foundation Stage Curriculum with a unique Reggio Emilia and nature-inspired play approach. One of a handful of Reggio-inspired kindergartens and nurseries in Bangkok, our stunning preschool and nursery are nestled in the family-friendly Ari neighborhood of Bangkok, accepting children from 2-6 years.





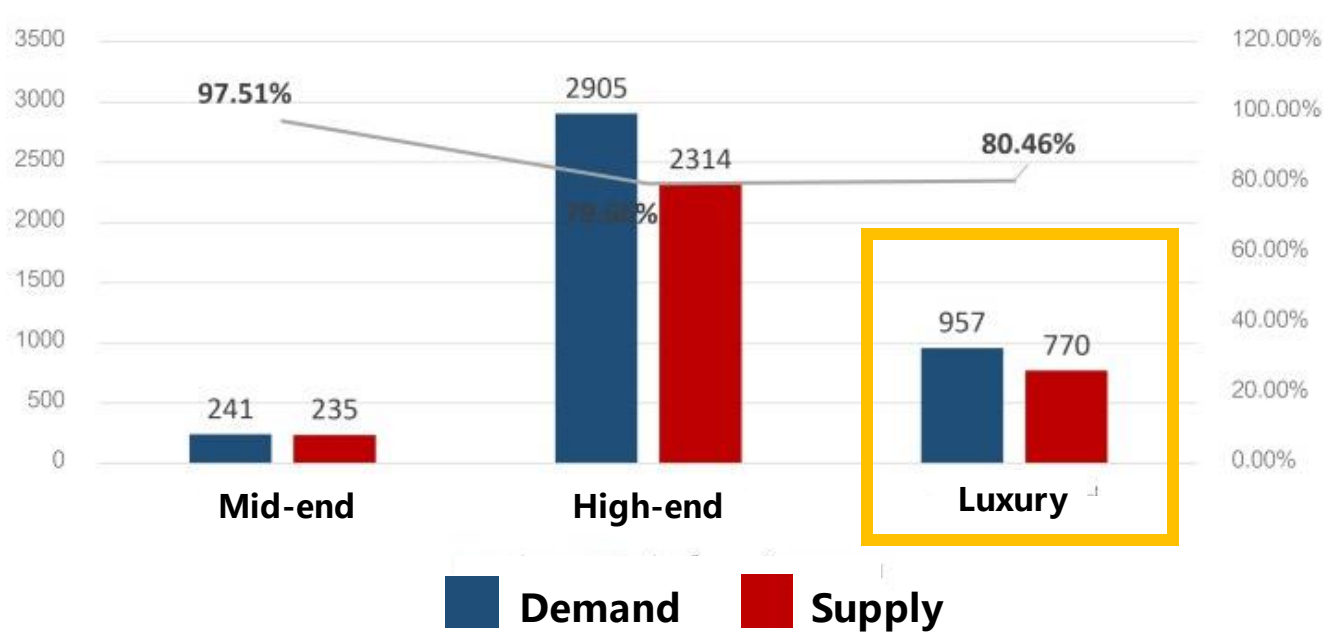
# Ari House Price Trend



# Limited Residential Units Supply

Ari real estate market has been growing with sales of approximately 80%

Ari-Phahonyotin  
Demand/Supply of residential units



ที่มา: เน็กซ์ พรอพเพอร์ตี้ มาร์เก็ตติ้ง จำกัด, 2561

Less than 20% supply in the luxury segment



**Kalm Penthouse Ari**  
เฉลี่ย *N/A* บ./ตร.ม.  
เริ่ม 16.90 ลบ. | ขายแล้ว N/A | เสร็จ 2025



**SAVVI ARI 4**  
เฉลี่ย 160,000 บ./ตร.ม.  
เริ่ม 5.50 ลบ. | RESALE | เสร็จ 2020



**Na Veera Phahol-Ari**  
เฉลี่ย 129,000 บ./ตร.ม.  
เริ่ม 2.49 ลบ. | ขายแล้ว N/A | เสร็จ 2020



**KARA ARI – Rama 6**  
เฉลี่ย 200,000 บ./ตร.ม.  
เริ่ม 12.00 ลบ. | ขายแล้ว 29% | เสร็จ 2019



**Suanbua Residence Ari 1 Ralakru**  
เริ่ม 175,000 บ./ตร.ม.  
เริ่ม 5.60 ลบ. | ขายแล้ว N/A | เสร็จ 2018



# Noble has a big advantage in the development of residential projects in ARI

Only 2 high-rise projects have been developed by Noble in the past 5 years.



Ari high-rise condo has been shortage for a long time, Noble bear 2/3 of the overall supply which named Noble Reform, Noble Red, Noble Lite, and Noble Reflex, Evo Ari and Noble Around Ari.

Noble has always insisted on taking land and building projects in the core area of Bangkok, which is very close to the subway station, and its projects are booming in rental and sales.

## Overall > 80% Occupancy Rate

- high-tier salarymen and government staff with surrounding more than 10 office buildings
- Medical staff and doctors with surrounding more than 10 hospitals nearby
- New Gen Business owners, more than 450 retail and dining restaurants in the Ari area, which are the newcomer business that have chosen to start their businesses in the Ari area, especially cafes, restaurants and other multi-brand store



# The latest appraisal prices for Phahonyotin Road in 2023-2026 represent an increase in the value of the district.



Land valuation in the area around the BTS station (Sanam Pao - Ari - Saphan Kwai) **has increased from 300,000 THB per sq.wah to 500,000 THB per sq.wah in the last 5 years.**

**2016-2020**  
300,000 - 400,000  
THB/sq.wah



**2023-2026**  
500,000  
THB/sq.wah



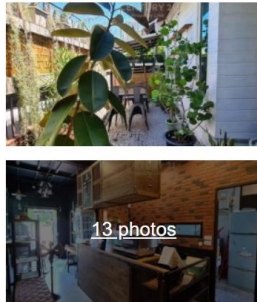


# Shortage of vacant land leads to soaring prices for newly developed detached villas in Ari

Single House for Sale! Prime location at Soi Ari 5 (North ) walk to BTS Ari 600 m. only./04-HH-63079.

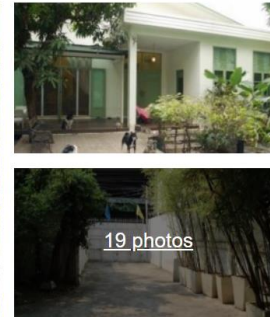
Sale: ฿ 59,000,000

9 Bangkok, Phaya Thai, Sam Sen Nai



House for sale Soi Pradiphat 5.

9 Bangkok, Phaya Thai, Sam Sen Nai

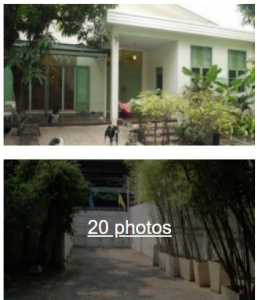


Sale: ฿ 45,000,000

House for sale Soi Pradiphat 5 4 bedrooms, 3 bathrooms 200 sq. Wah.

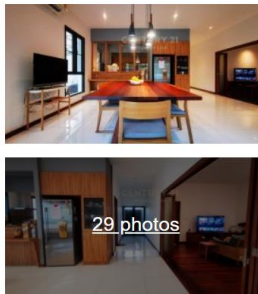
Sale: ฿ 45,000,000

9 Bangkok, Phaya Thai, Sam Sen Nai

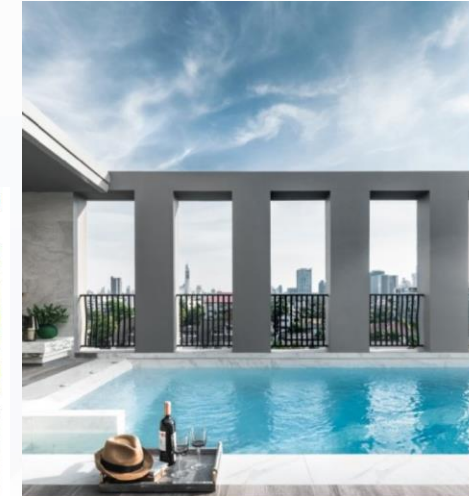


House for Sale! Prime location only 600 m. from BTS Ari, Phahonyothin 2 Sutthisan Rd. Viphavadi-rangsit Rd./04-HH-63039.

9 Bangkok, Phaya Thai, Sam Sen Nai



Sale: ฿ 75,000,000





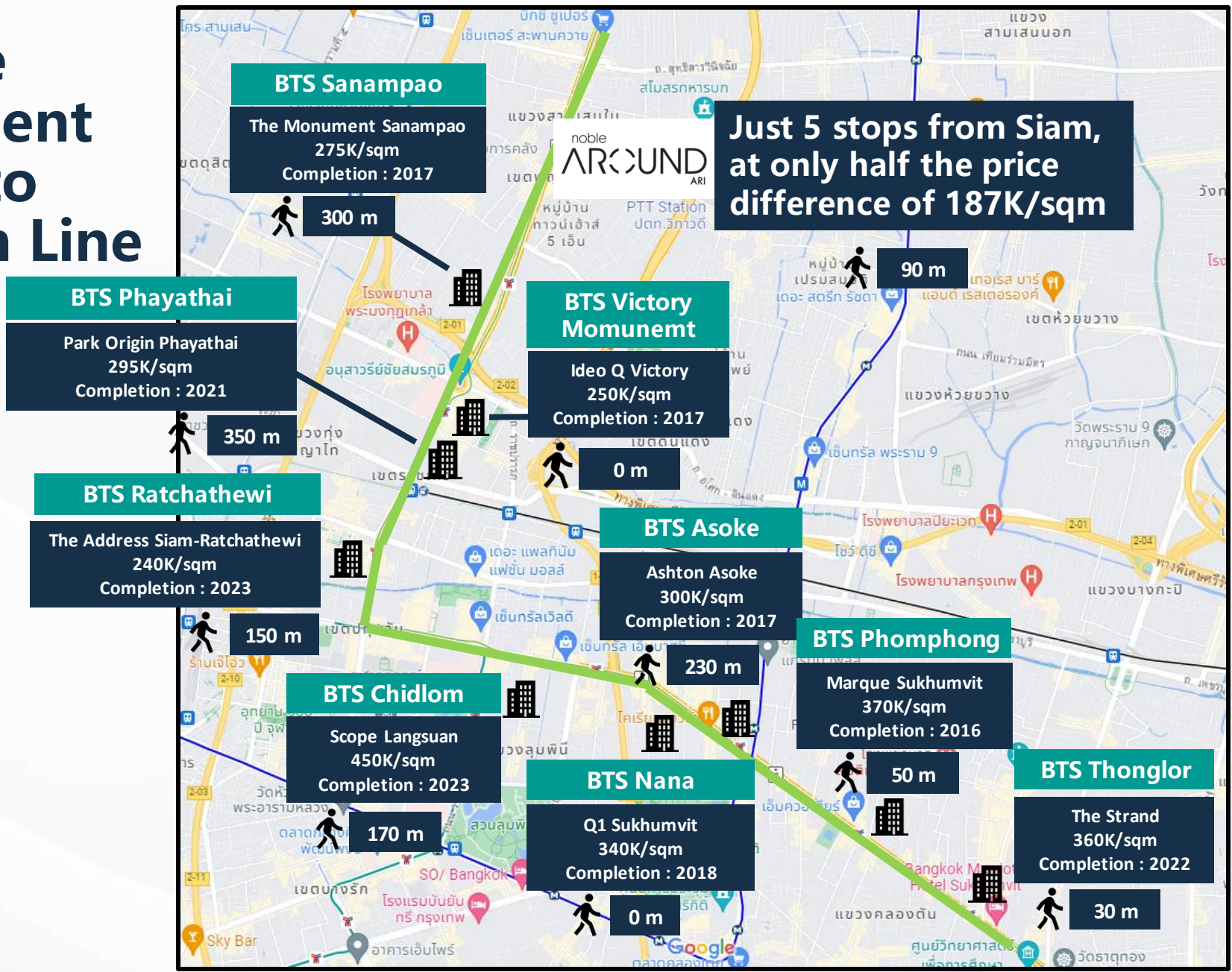
# Comparison of the residential projects in Ari

## Noble Around Ari features the best facilities and accessibility

| Project Name                  | Developer | Location                 | Building/Units           | Specification | Completion Date | Average Price | Project selling point                                                                                                                                                                                                                    |
|-------------------------------|-----------|--------------------------|--------------------------|---------------|-----------------|---------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Noble Around Ari              | Noble     | Ari BTS 90 m             | 39/7 Storey<br>611 Units | Fully Fitted  | 2023            | 187,000       | <ul style="list-style-type: none"> <li>• 90 metres from Ari BST station, next to Phahonyotin Avenue</li> <li>• 360 degree sky pool &amp; gym</li> <li>• Sky Lounge with 270-degree views</li> <li>• Automatic parking systems</li> </ul> |
| The Address Siam-Ratchathewi  | AP        | Ratchathewi BTS<br>150 m | 50 Storey<br>880 Units   | Fully Fitted  | 2023            | 240,000       | <ul style="list-style-type: none"> <li>• A variety of unit type to fit the family needs</li> <li>• The large 5-Storey facilities, the largest area development in the district.</li> </ul>                                               |
| Park Origin Phayathai         | Origin    | Phayathai BTS<br>350 m   | 35 Storey<br>550 Units   | Fully Fitted  | 2021            | 295,000       | <ul style="list-style-type: none"> <li>• Automatic parking systems</li> </ul>                                                                                                                                                            |
| The Line Phahol - Pradipat    | Sansiri   | Sapankwai BTS<br>550 m   | 46 Storey<br>981 Units   | Fully Fitted  | 2020            | 180,000       | <ul style="list-style-type: none"> <li>• 1–3-bedroom variety of unit type</li> </ul>                                                                                                                                                     |
| The Reserve Phahol - Pradipat | Pruksa    | Sapankwai BTS<br>500 m   | 25 Storey<br>260 Units   | Fully Fitted  | 2019            | 170,000       | <ul style="list-style-type: none"> <li>• Automatic parking systems</li> </ul>                                                                                                                                                            |
| Ideo Phoholyotin-Chatujak     | Ananda    | Sapankwai BTS<br>150 m   | 35 Storey<br>257 Units   | Fully Fitted  | 2019            | 170,000       | <ul style="list-style-type: none"> <li>• Features 70% automatic parking</li> <li>• Infinity pool on the rooftop floor</li> <li>• Only 150 m from BTS station</li> </ul>                                                                  |
| The Monument Sanampao         | Sansiri   | Sanampao BTS<br>300 m    | 24Storey<br>86 Units     | Fully Fitted  | 2017            | 280,000       | <ul style="list-style-type: none"> <li>• High privacy and scarce in large unit size</li> <li>• Standard delivery of high-end materials</li> </ul>                                                                                        |
| The Line Chatujak-Mochit      | Sansiri   | Mochit BTS<br>350 m      | 43 Storey<br>841 Units   | Fully Fitted  | 2017            | 190,000       | <ul style="list-style-type: none"> <li>• Located between MRT and BTS Station approx. 400 m</li> </ul>                                                                                                                                    |



# Best value development adjacent to BTS Green Line



Just 5 stops from Siam, at only half the price difference of 187K/sqm

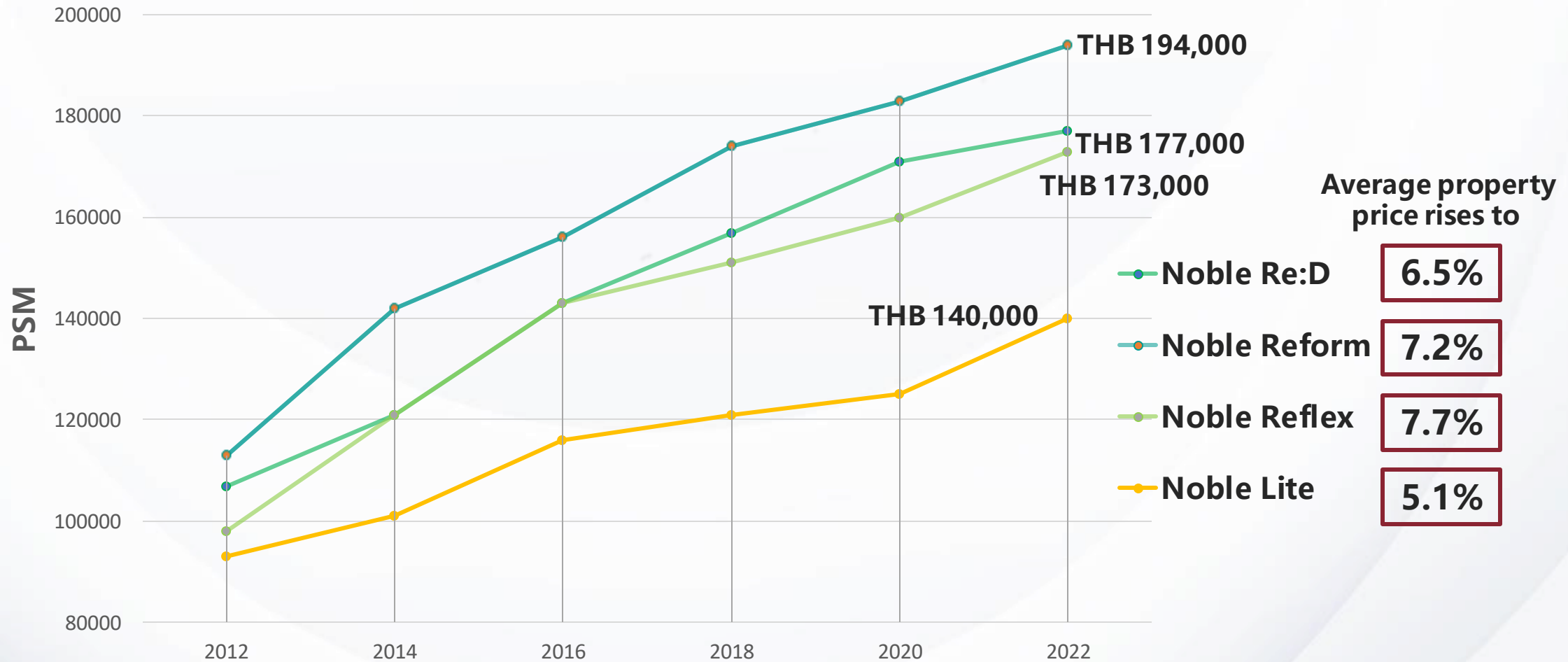
# Comparison of expected rental yields for projects in Ari as high as 5% conservatively



| Project Name  | Noble Around Ari | The Line Phahol - Pradipat | The Reserve Phahol - Pradipat | The Monument Sanampao | The Editor Sapankwai | Centric Ari | Noble Re:D  | Noble Reform | Noble Reflex |
|---------------|------------------|----------------------------|-------------------------------|-----------------------|----------------------|-------------|-------------|--------------|--------------|
| Developer     | Noble            | Sansiri                    | Pruksa                        | Sansiri               | Pruksa               | MBK         | Noble       | Noble        | Noble        |
| Completion    | 2023             | 2020                       | 2019                          | 2017                  | 2015                 | 2016        | 2013        | 2013         | 2009         |
| Average Price | THB 187,000      | THB 184,000                | THB 165,000                   | THB 275,000           | THB 173,000          | THB 176,000 | THB 177,000 | THB 194,000  | THB 173,000  |
| Rental        | THB 725-800      | THB 600-700                | THB 600-650                   | THB 900-950           | THB 600-650          | THB 600-700 | THB 550-650 | THB 600-650  | THB 500-550  |
| Rental Yield  | 4.6-5.0%         | 3.9-4.5%                   | 4.3-4.7%                      | 3.7-3.9%              | 4.1-4.5%             | 4.0-4.7%    | 3.7-4.4%    | 3.7-4.0%     | 3.3-3.8%     |



# Noble capital gains in the Ari areas over 10 years is 5-7% increase in property value y-o-y





\*Pictures for reference only.

Noble AROUND ARI Condominium Project, Condominium Registration no. 8/2555 The Project is comprised of 2 buildings: 39 stories, 1 mezzanine with 4 basements, total 533 residential units and 1 commercial unit, 7 stories with 5 basements, total 78 residential units. The Condominium is registered by Continental City Company Limited Office Address: NOBLE Building 1055 Pibench Road Lumpini Pathumwan Bangkok 10330. Registered and paid-up capital THB 3,000 million. Co-CEO: Mr. Thongchai Busapan and Mr. Frank Fung Kuen Leung. Project location: Land title deeds nos. 7884, 1010, 1011, 1012, 1013 and 1014 Samsennai (Samseppai-Nua), Samsennai (Phayathai) (Bangsue), Phayathai, Bangkok. Total land area: Approximately 3-0-23 Rai. The Project has obtained approval for the environmental impact assessment report dated 3 October 2019. Currently, the project has financial obligation. The purchaser must fully pay any payments under Agreement for Sale and Purchase of Condominium and the owner of the condominium unit must fully pay tax, common property expense and sinking fund in accordance with the Regulation of the Condominium Juristic Person. Remark: The Company reserve the right to change the terms and conditions and the details without prior notice. The illustration are simulated project images for advertising purposes only.

## Project – Noble Around Ari

**Project Area:** 3-0-23 Rai

**Building:** 2 Residential Buildings

Building X : 39 Storeys | 533 Units

Building Y : 7 Storeys | 78 Units

**Completion:** Q1, 2023

### Unit Type

**1 Bedroom (S):** 26.40 – 27.30 sq.m.

**1 Bedroom (L):** 34.78 – 35.16 sq.m.

**1 Bed Plus:** 41.86 – 44.89 sq.m

**Parking:** Approximately 47% of project's units  
(double parking excluded)

**Ceiling Height:** Building X - 2.85m | Building Y - 2.70m

### Facilities

#### Building X

G/F - Lobby / Mailroom

2M/F - The Mezzanine Library

23/F - Uptown Sky Lounge

39/F - Dimensional Pool (360-degree saltwater pool)

39M/F - Horizontal Gym (360-degree fitness centre)

Roof – Roof Garden

#### Building Y

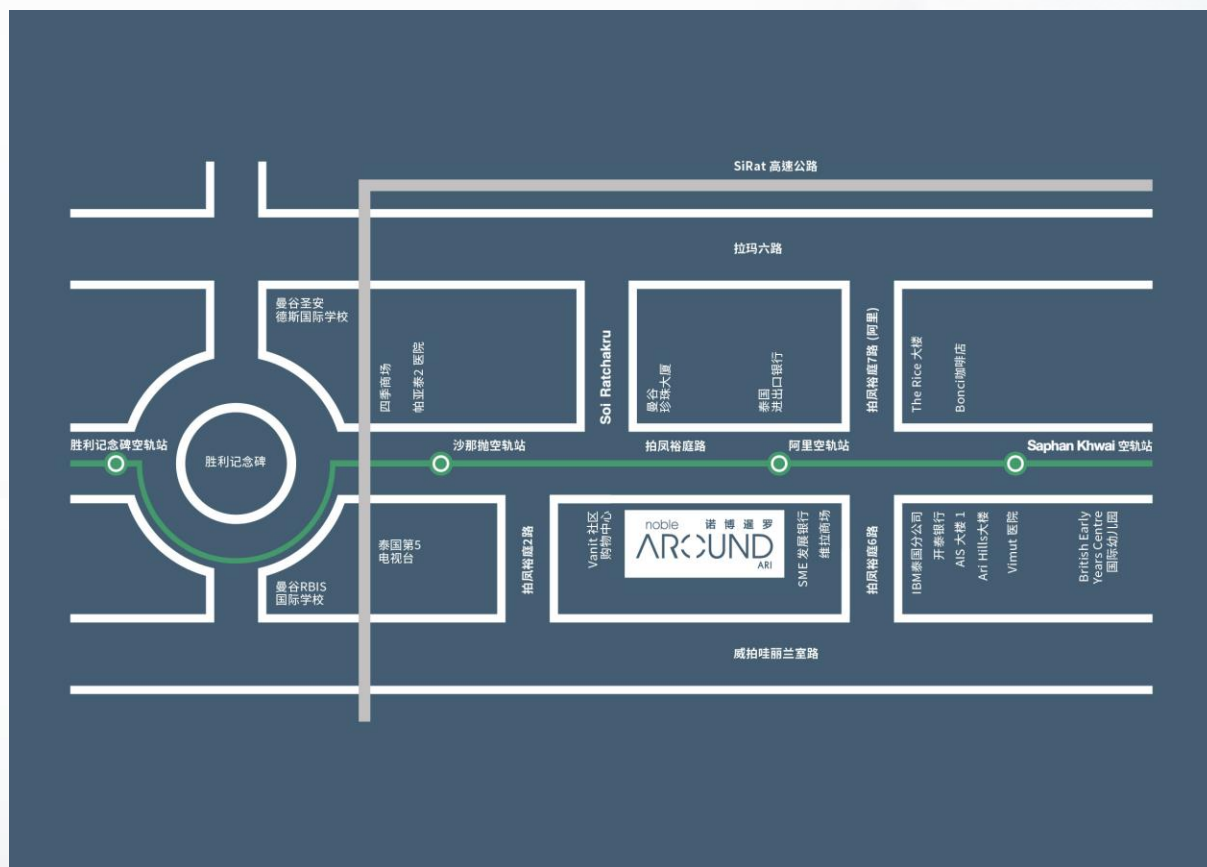
G/F – Lobby / Auto Parking / Mailroom /  
Laundry

Roof – Roof Garden



# Excellent location

90 meters from BTS Skytrain Ari Station, 1 minute by walk.





**NOBLE offers the first automation parking service**

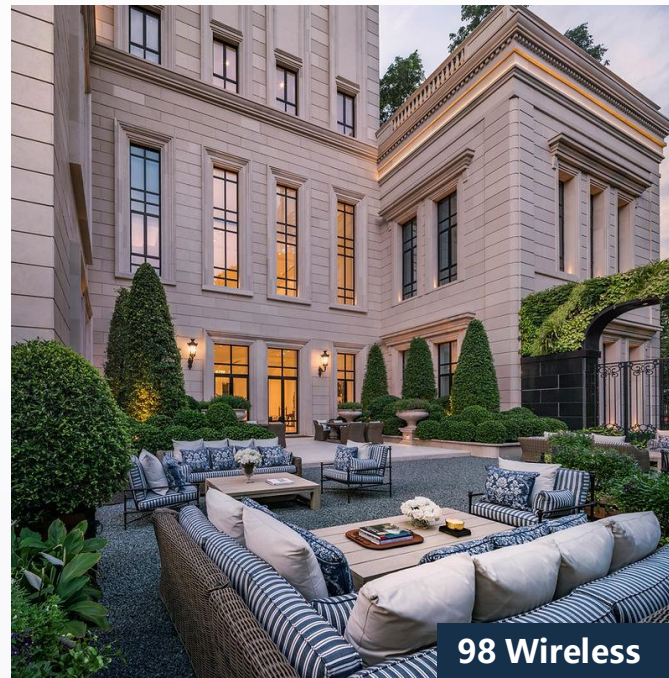
\*Pictures for reference only.



# The Landmark of ARI

Landscape: TROP  
<https://www.trop.land/>

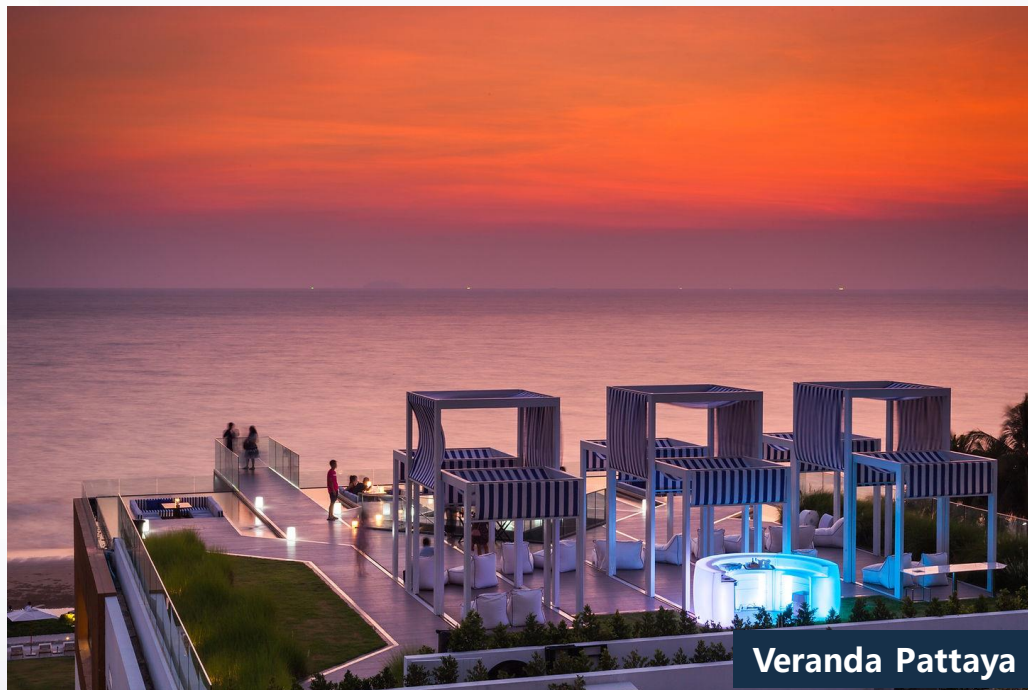
Architecture: Greyspace  
<https://www.greyspace.info/>



98 Wireless



Groove @ Central World



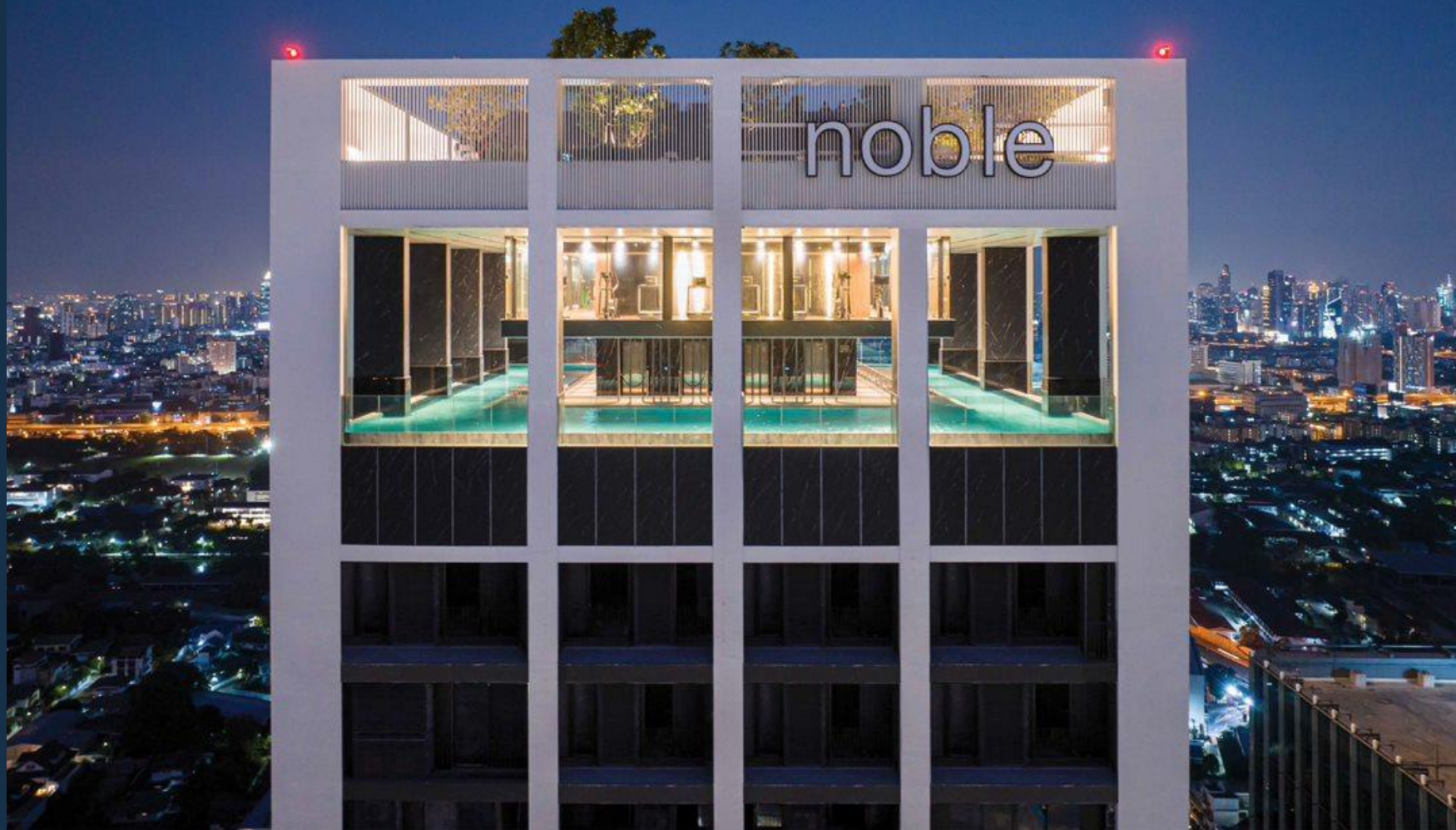
Veranda Pattaya



Sindhorn Residence



A new high-end completed residential project in  
Bangkok's stylish lifestyle community.



\*Actual photos on site



# A new high-end completed residential project

Inspired by the “skin-and-bones” architecture of modernist architect Ludwig Mies van der Rohe, Noble Around Ari, the latest landmark in Bangkok, embraces the concept of simplicity and transparency, and uses geometric design to reconnect residents with nature.



\*Actual photos on site



noble

## Tower X - Lobby

Curl up with a good book or relax in style at this chic and multi-functional urban space. Connected through a unique and eye-catching spiral staircase, The Mezzanine prides itself on a friendly and laid-back atmosphere.



noble  
**AROUND**  
ARI

\*Actual photos on site





\*Actual photos on site







noble

# Uptown Sky Loung

Nestled away on the 23rd floor, the stylish and sophisticated lounge boasts outdoor seating area paired with breathtaking views of Bangkok's skyline. Experience an atmosphere full of excitement and vitality with tea room, co-kitchen counter and game zone.

\*Actual photos on site

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ARI



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# Uptown Sky Loung



\*Actual photos on site

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AROUND  
ARI



noble

# Uptown Sky Loung



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**AROUND**  
ARI

\*Actual photos on site



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## 360 Dimensional Pool

Float in a dimensional pool or keep fit at the striking architecture designed gym with a 360-degree panoramic vista of the cityscape. Sitting atop the 39th and 39th-M floor, the stylish pool, terrace lounge and the well-equipped gym offer an unparalleled living experience in the heart of Ari.

|                       |                 |
|-----------------------|-----------------|
| <i>Lap pool</i>       | <i>3x6m</i>     |
| <i>Terrace Lounge</i> | <i>27x5m</i>    |
| <i>Romance Island</i> | <i>23x2m</i>    |
| <i>Kids pool</i>      | <i>7.7x1.7m</i> |

\*Actual photos on site

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ARI





\*Actual photos on site



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# Horizontal Gym



noble  
**ARCUND**  
ARI

\*Actual photos on site



noble

# 360 Dimensional Pool



\*Actual photos on site

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ARI



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## Rooftop Garden

A luscious rooftop hideaway set amidst lush greenery overlooking the cityscape. Soak up the tranquility and admire the scenery or enjoy a casual get-together with friends and family over a barbeque party.



CUND  
ARI

\*Actual photos on site



noble

# Tower Y - Lobby



\*Actual photos on site

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**AROUND**  
ARI





\*Actual photos on site



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## Around garden

An ultimate urban retreat in a harmonious blend of architecture and green nature. Unwind in a sunken seating area surrounded by water and absorb the beauty of the greenery in a unique setting.



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ARI

\*Actual photos on site



# Floor Plan



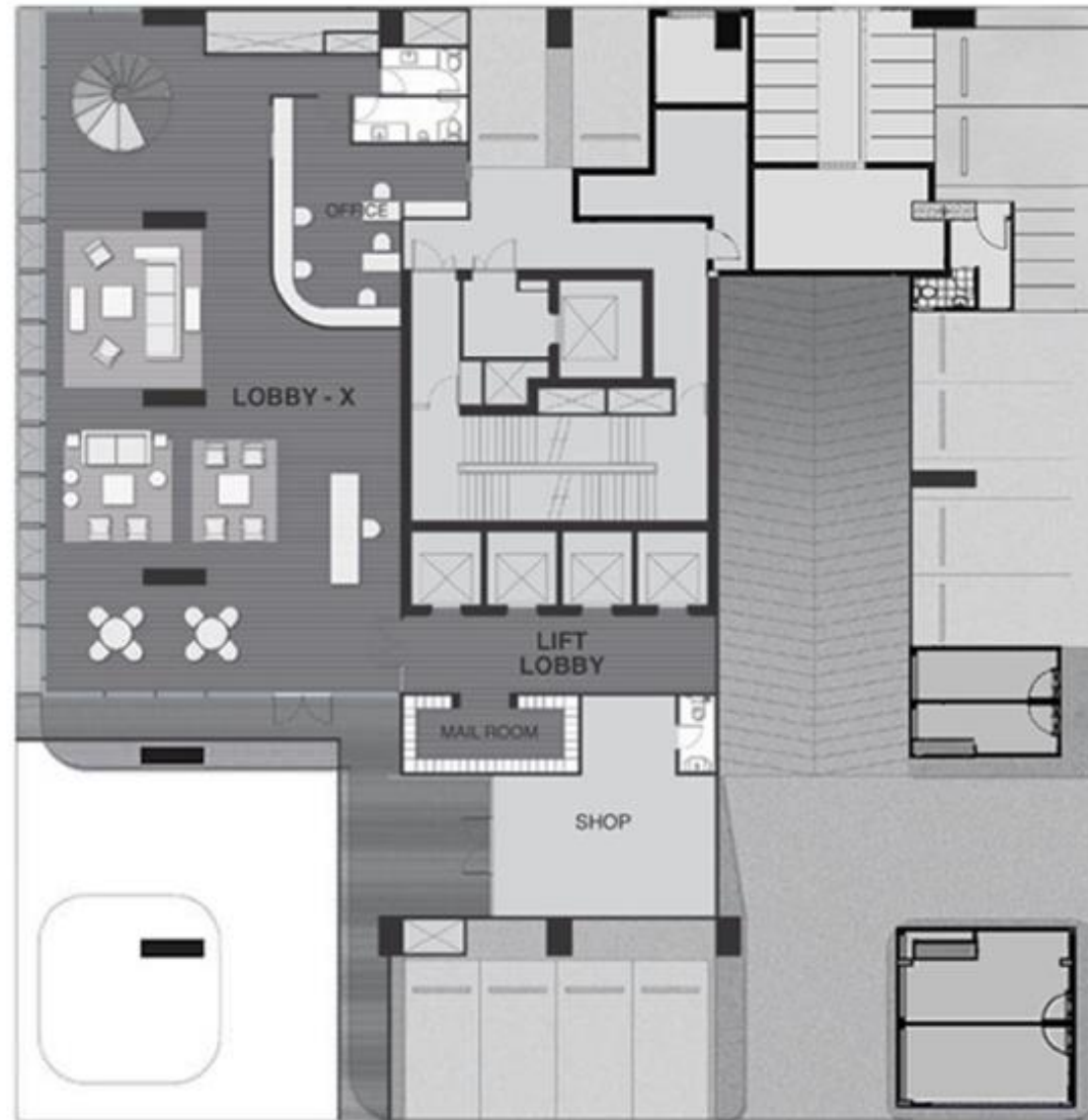
# Ground Floor | Master Plan



\*Pictures are for reference only.



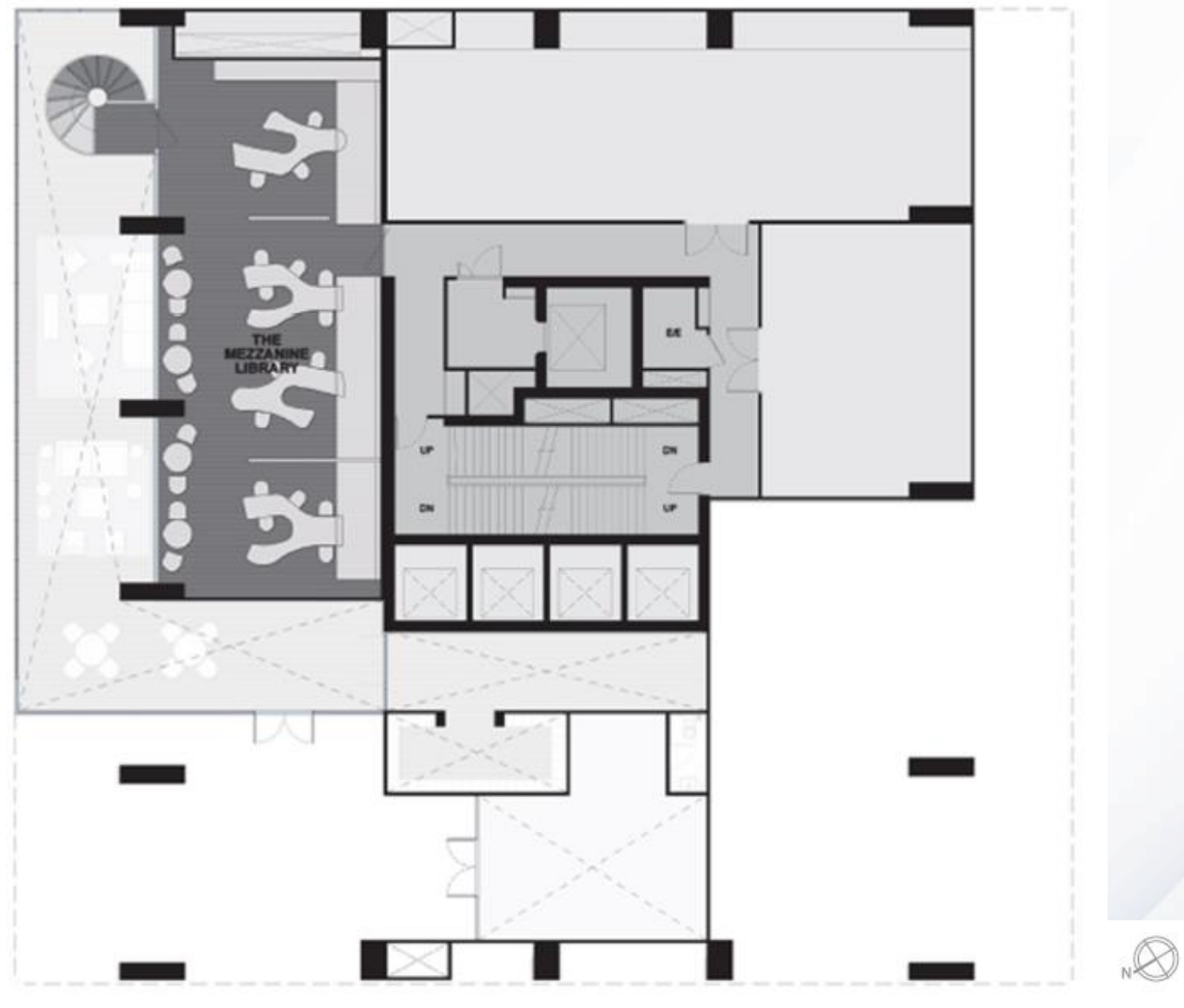
# Tower X | Ground Floor



\*Pictures are for reference only.



# Tower X | 2 Floor



\*Pictures are for reference only.



# Tower X | 3-22/24-38 Floor



\*Pictures are for reference only.



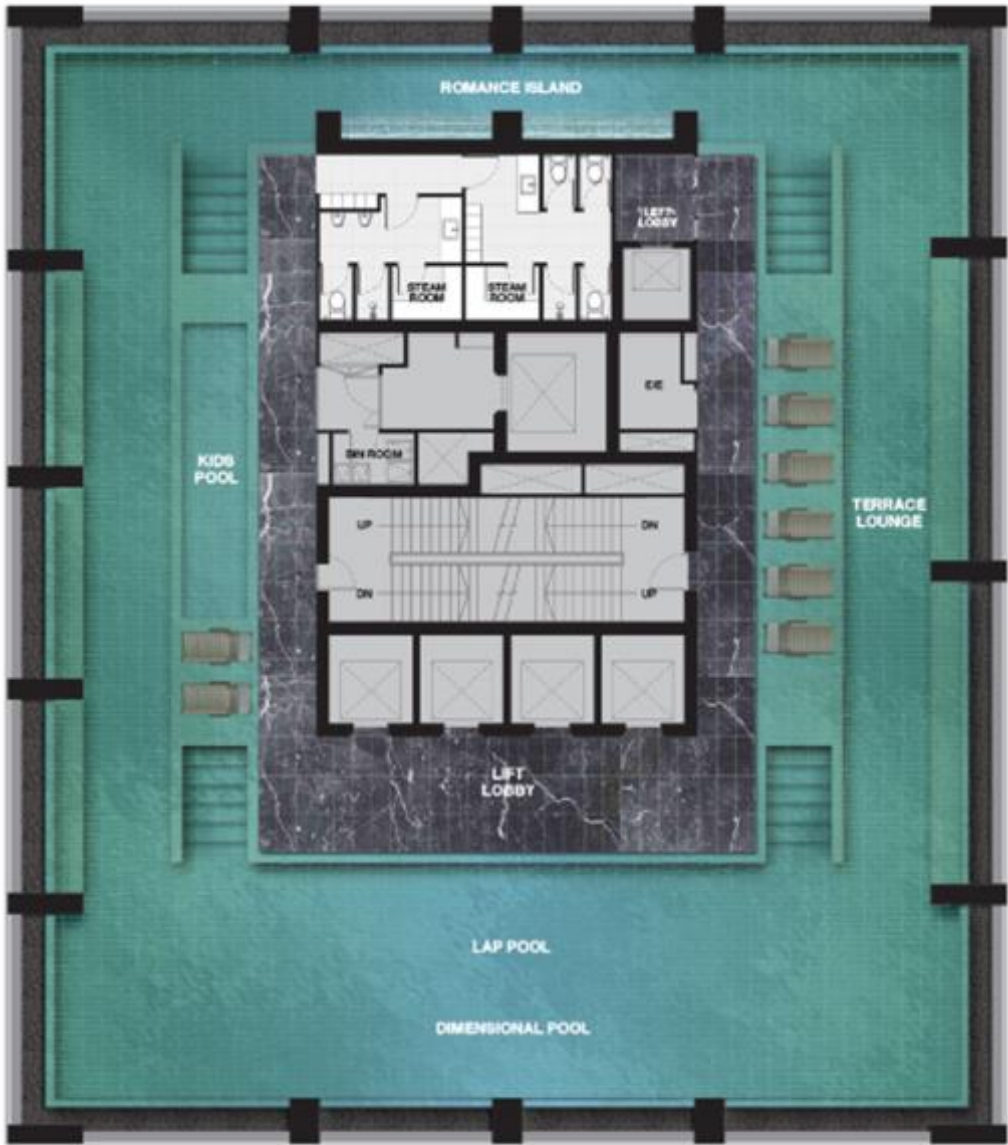
# Tower X | 23 Floor



\*Pictures are for reference only.



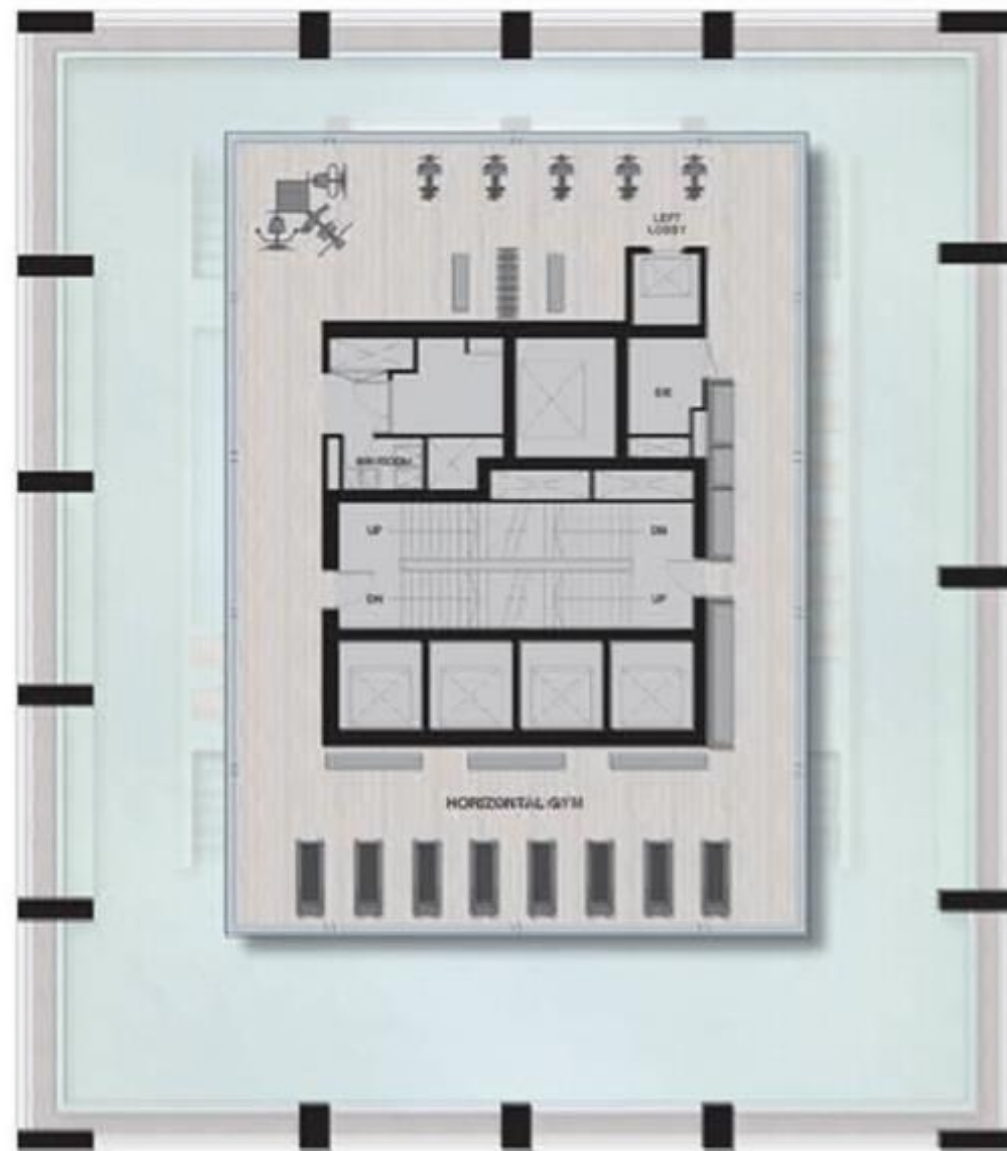
# Tower X | 39 Floor



\*Pictures are for reference only.



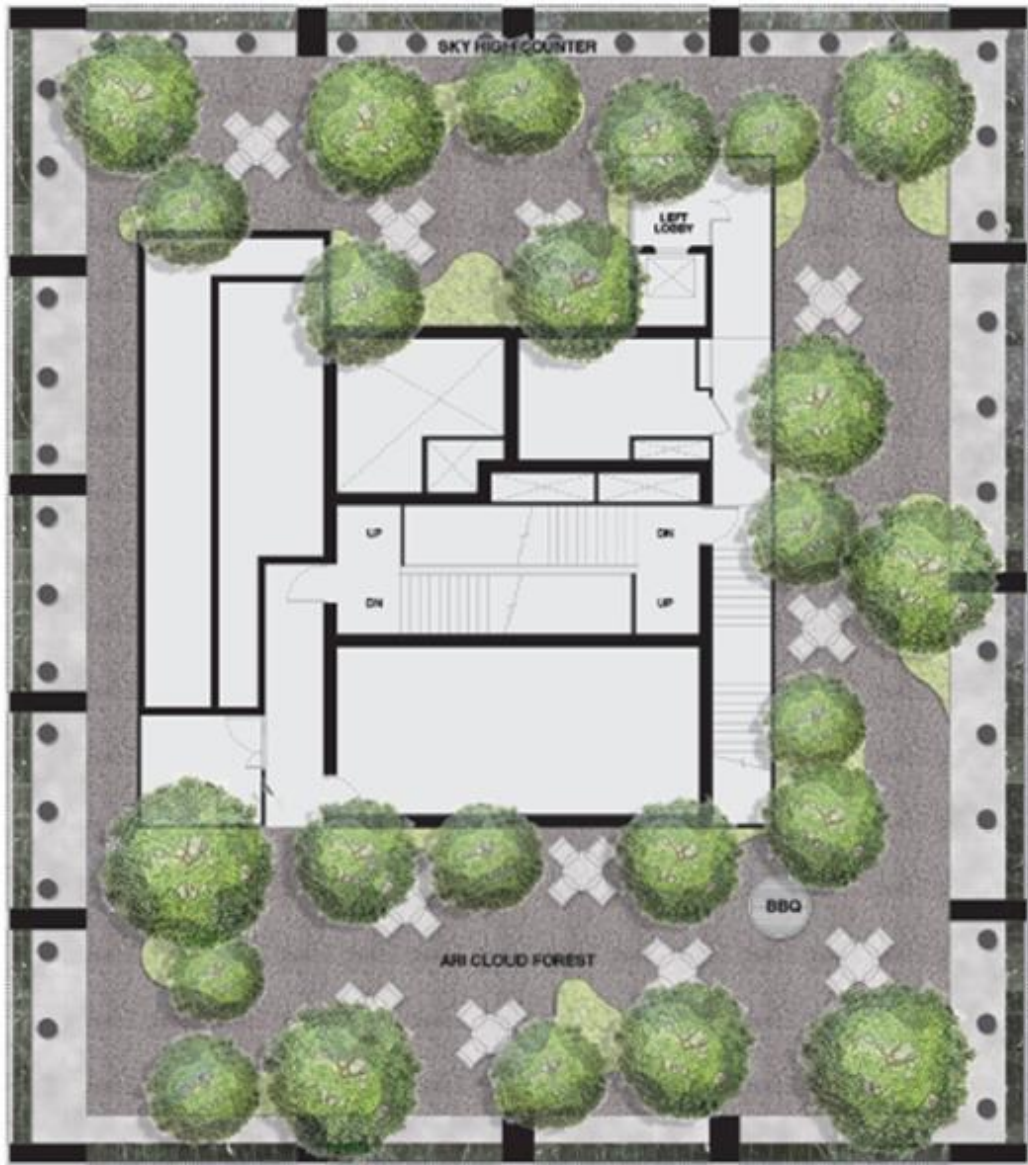
# Tower X | 39 M Floor



\*Pictures are for reference only.



# Tower X | Rooftop



\*Pictures are for reference only.



# Tower Y | Ground Floor



\*Pictures are for reference only.



# Tower Y | 2-7 Floor



\*Pictures are for reference only.



# Tower Y | Roof



\*Pictures are for reference only.

# Unit Plan







**2 Bedroom**  
**B01 – 44.7 Sq.m**



**2 Bedroom**  
**B02 – 42 Sq.m**

\*Pictures are for reference only.



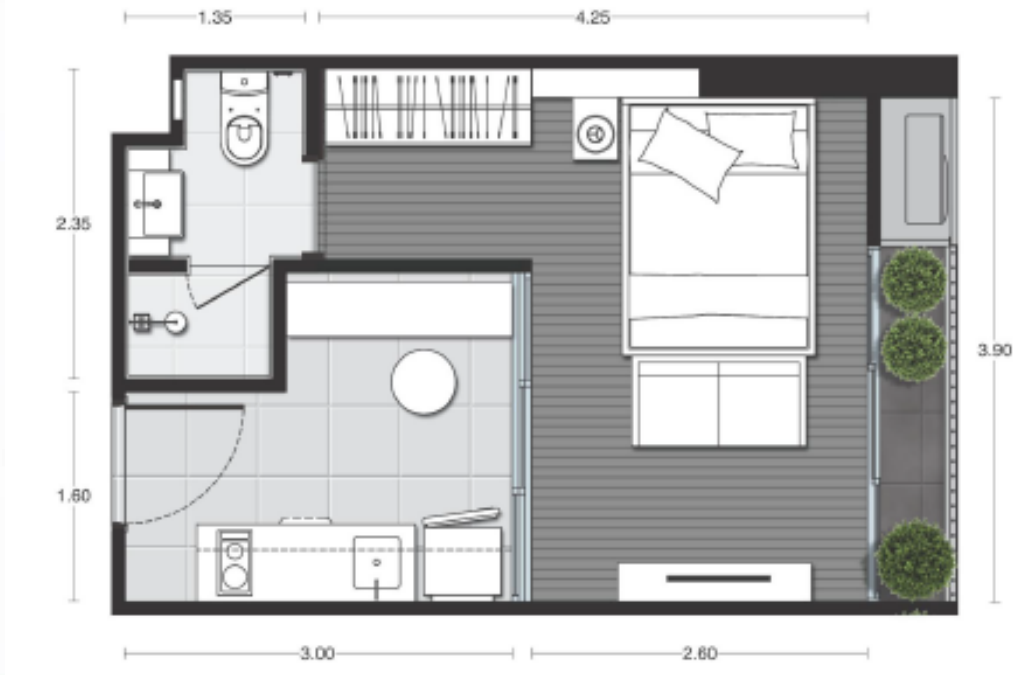
**2 Bedroom**  
**B03 – 41.6 Sq.m**

\*Pictures are for reference only.



**1 Bedroom (L)**  
**A04 – 34.6 Sq.m**





**1 Bedroom (S)**  
**A05 – 26.4 Sq.m**



**1 Bedroom (S)**  
**A06 – 26.4 Sq.m**

\*Pictures are for reference only.



**1 Bedroom (S)**  
**A07 – 26.4 Sq.m**



**1 Bedroom (S)**  
**A08 – 26.4 Sq.m**





**1 Bedroom Plus**  
**B09 – 43.9 Sq.m**



**1 Bedroom Plus**  
**A10 – 34.9 Sq.m**

\*Pictures are for reference only.



**1 Bedroom (L)**  
**A11 – 34.6 Sq.m**



**1 Bedroom (L)**  
**A12 – 34.7 Sq.m**

\*Pictures are for reference only.





**1 Bedroom (L)**  
**A12X – 34.8 Sq.m**



**1 Bedroom (L)**  
**A14 – 34.8 Sq.m**

\*Pictures are for reference only.



**1 Bedroom (L)**  
**A15 – 34.5 Sq.m**

\*Pictures are for reference only.



# Room Specification

# Standard Package



## Kitchen Set



TEKA electric ceramic HOB or equivalent



TEKA slim line HOOD or equivalent



TEKA tap sink or equivalent



TEKA under mount sink or equivalent

TEKA



## Closet

- Build-in closet glass opening with aluminum frames or equivalent
- Inside the closet finished with melamine (no closet lighting system provided) or equivalent



# Standard Package



## Sanitary Wares

- Open shelf cabinet
- Countertops finished with composite stone
- Mirror with storage cabinet
- Shower enclosure tempered glass (No bathtub provided) or equivalent

## KOHLER®



Kohler sanitary ware or equivalent



Washlet 1 set or equivalent



Kohler washbasin or equivalent



Kohler faucet, shower head and others equipment or equivalent

- Kohler sanitary ware or equivalent
- Washlet 1 set or equivalent
- Kohler washbasin Kohler sanitary ware or equivalent or equivalent
- Kohler faucet, shower head and others equipment or equivalent

# Electrical, Communication and Air Condition System



Digital door lock

**HAFELE**



Wall mounted type  
air conditioners

**DAIKIN**



Home automation  
system  
(lighting control)

**SYLINK**



Provides switch  
and power  
receptacle

**bticino**



Provides:  
TV and Fiber  
optic outlets



# Flooring Material



**General floor finishing  
laminate or equivalent**



**Bathroom floor finishing  
granite tiles or equivalent**



**Balcony floor finishing  
granite tiles or equivalent**



**Kitchen area floor finishing  
marble pattern tiles or  
equivalent**

# Purchase Procedure



Pay deposit of **THB 100,000** and complete the purchase form to reserve the premises



Confirm the premises and **pay 30% within 30 days after the deposit is made and sign the sales agreement**



**Final payment upon completion: 70% payment within 30 days after the deposit is made**



noble

# noble AROUND ARI

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PLAY  
AROUND  
ARI

THANK YOU.