



**THE RITZ-CARLTON  
RESIDENCES**

BANGKOK



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RESIDENCES**

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TIMELESS ELEGANCE  
UNSURPASSED LUXURY  
EXTRAORDINARY SERVICE





The Ritz-Carlton Residences are homes of unique elegance, set within the mixed-use MahaNakhon development, rising 314 meters above the city.

Residents enjoy the pleasure that comes with freehold ownership of one of the world's landmark properties. Featuring the legendary service of the Ladies and Gentlemen of The Ritz-Carlton, an extensive array of facilities combine with exclusivity and a prime location, bringing the entire city easily within reach.

Discover why this is truly Bangkok's most prestigious address.





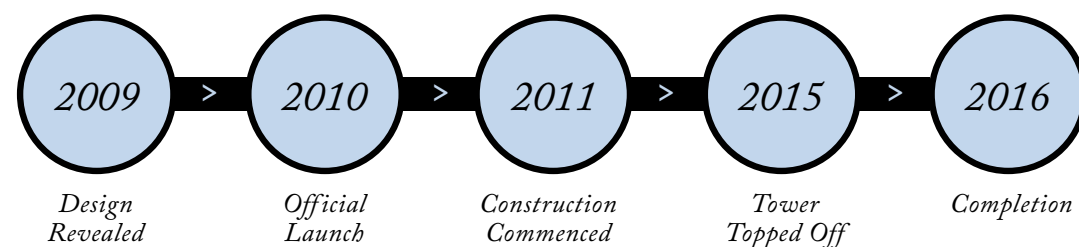
# M^HA N^KHON

MahaNakhon is a prime destination, the most significant complex of contemporary architecture and urban design in Thailand.

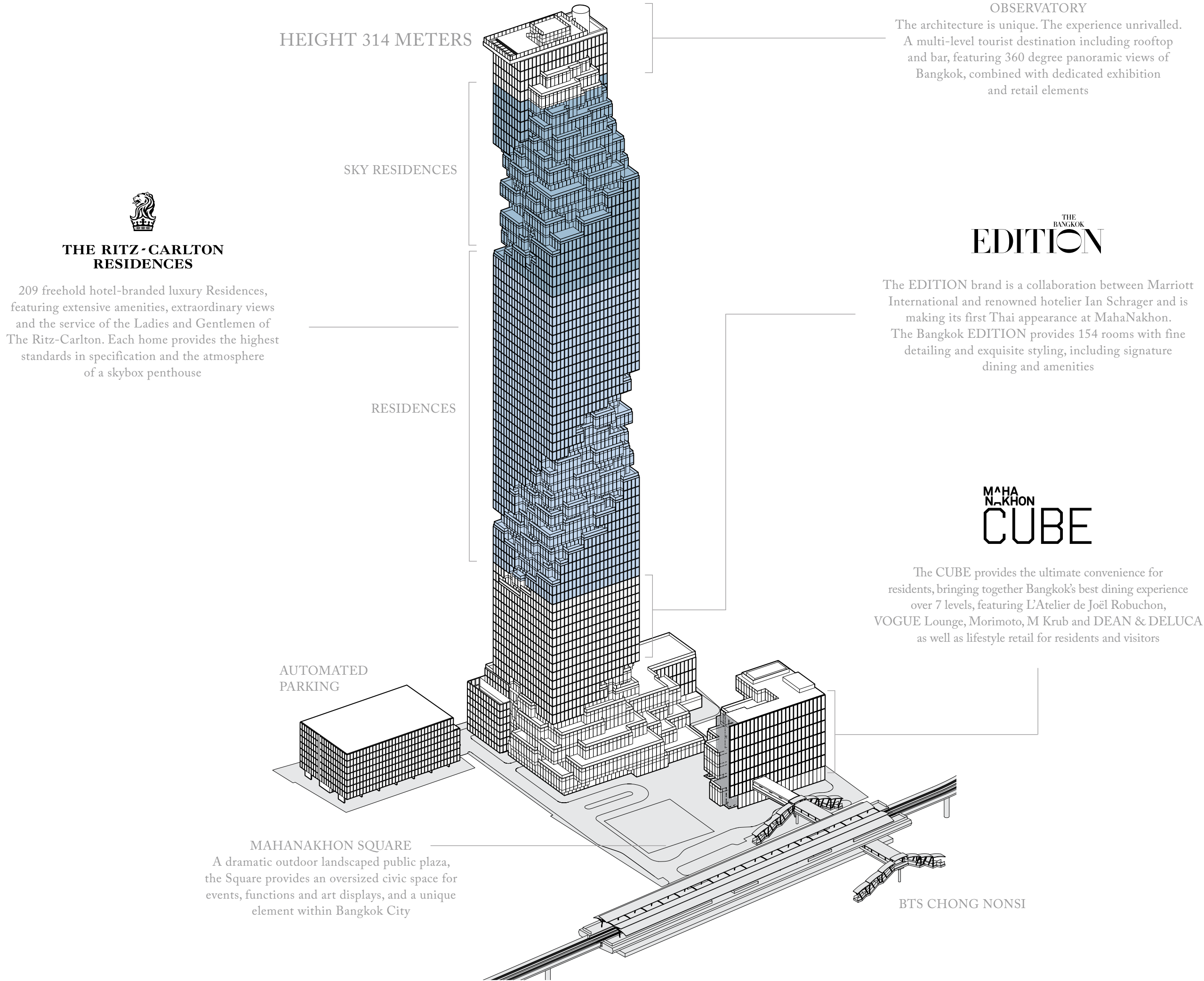
Conceived to reflect the ambition and excitement of one of the world's most dynamic cities, the name MahaNakhon means "Great Metropolis".

With its distinctive sculptural appearance, MahaNakhon has been carefully carved to introduce a three-dimensional ribbon of architectural 'pixels' that circle the tower's full height. Officially recognized as the tallest building in Thailand, the pixelation gives MahaNakhon an arresting profile on the skyline, creating a skyscraper that melds with the city by gradually dissolving the mass as it moves vertically between ground and sky.

Completed in 2016, with MahaNakhon Bangkok rises to a higher level, and takes a bold step into the future.







MIXED-USE  
CONVENIENCE

The concept of MahaNakhon provides more than just a home. Bringing together a wide array of dining as well as hospitality, CUBE enhances the lives of each resident.

Within the numerous choices spread throughout the development, there is a taste for everyone - from Chinese to French to Japanese to Thai - all day to late night, casual to the height of formality.

The EDITION right on property solves a myriad of unnecessary complications, and at every step, the Residences Concierge and facilities will simplify each decision.

So whether it's an early morning coffee fix, an important business meeting, handling unexpected guests coming to visit or simply giving the Residence owner a chance to share the views from Thailand's tallest building, the elements within MahaNakhon are crafted to maximize convenience and pleasure. Because today's most important commodities are experience and time.

THE  
VIEWS





SUARNABHUMI AIRPORT  
DISTANCE  
30.9 KM

BANGKAJAO  
DISTANCE  
15.3 KM

GULF OF  
THAILAND  
DISTANCE  
35.7 KM

CHAO PHRAYA RIVER  
DISTANCE  
2.5 KM

GRAND PALACE  
DISTANCE  
9.7 KM

LUMPINI PARK  
DISTANCE  
2.1 KM

Reaching 77 storeys and 314 meters, MahaNakhon is recognized as the tallest in Thailand by global organization CTBUH (Council for Tall Buildings and Urban Habitat, official 2016).



Reaching a height of 314 meters, MahaNakhon is Thailand's tallest building with spectacular views of the Chao Phraya River and Lumpini Park.

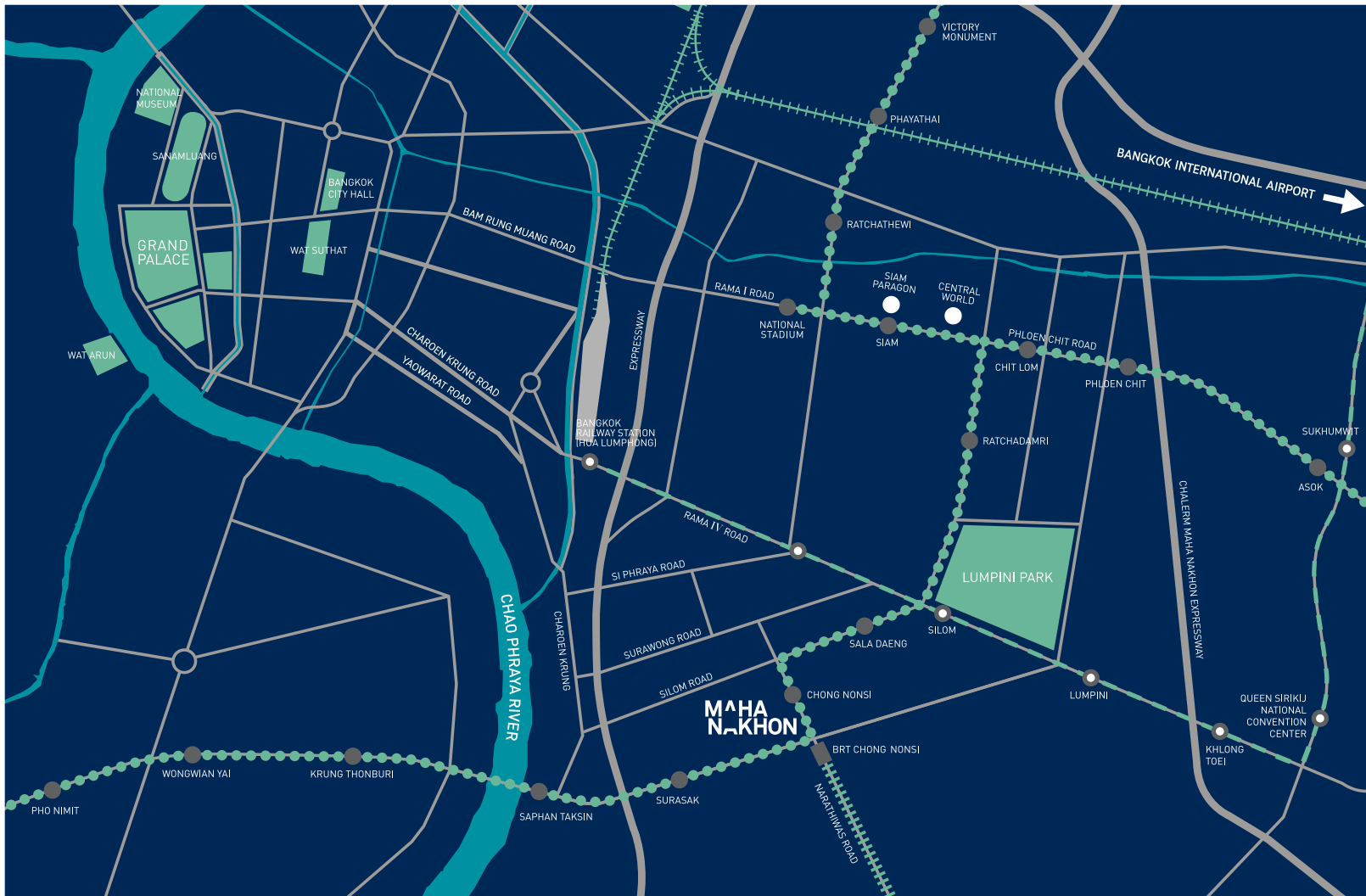
Views from the Residences and the Observatory extend all the way to the Gulf of Thailand.



#### THAILAND

The Kingdom of Thailand is home to 68 million people, with a welcoming culture and a strong economy that is the second-largest in the ASEAN Economic Community (AEC). Rated as the easiest place to invest in property in Southeast Asia, Thailand is strategically placed as the gateway to the rest of Asia, and Suvarnabhumi International Airport connects Thailand to the world.

As the capital, Bangkok is a city of contrasts, bringing together soaring skyscrapers next to exquisite temples, world-class shopping centers and fine dining. Already one of the world's most popular tourist destinations, with MahaNakhon, Bangkok takes a step towards the future as a global city.

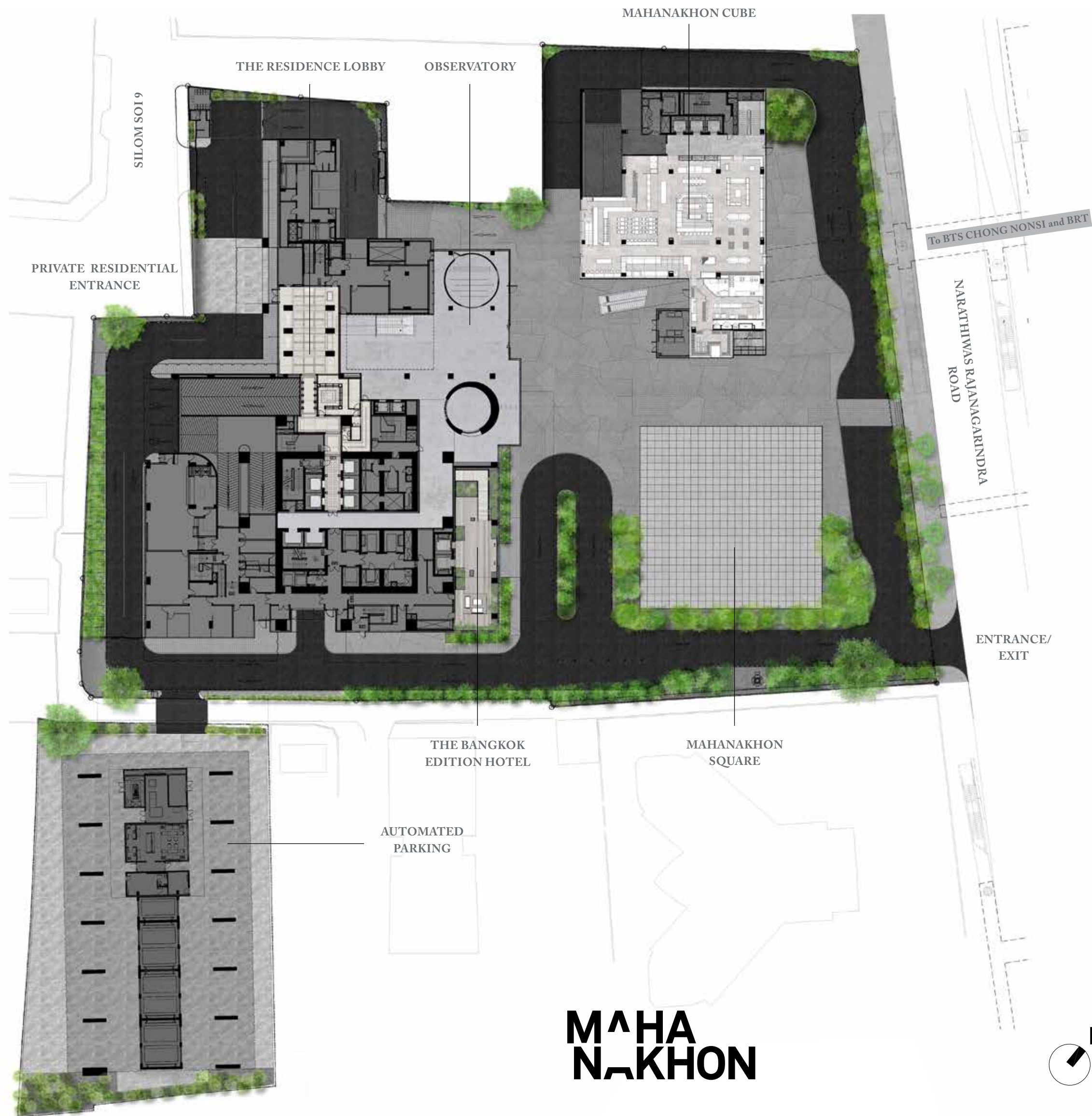


#### LOCATION

MahaNakhon is located in Bangkok's CBD, directly adjacent to Chong Nonsi Skytrain Station (BTS) on Narathiwat Road, between Silom and Sathorn Roads. Residents enjoy direct access to Bangkok's world-class transport infrastructure, including BTS system, BRT, public transport, motorways as well as ongoing developments in the surrounding neighborhood.

Residents enjoy high-end hotels, fitness, dining, grade A office space and more, located within walking distance.





## MASTER PLAN

A private residential entrance leads to the Residence Lobby, exclusively for The Ritz-Carlton Residences, where residents and their guests enjoy the privilege of their own pick-up and drop-off point with valets, doormen and concierge standing by to assist and provide a friendly welcome or farewell.

Parking is provided both on-property and using the adjacent state-of-the-art automated parking system.

Trained personnel provide peace of mind, combined with floor specific key card access. The Residences elevators are connected to the private lobby, while there is easy access to the Bangkok EDITION hotel, MahaNakhon CUBE retail and BTS.



The city's most prestigious address is located within the landmark MahaNakhon development.

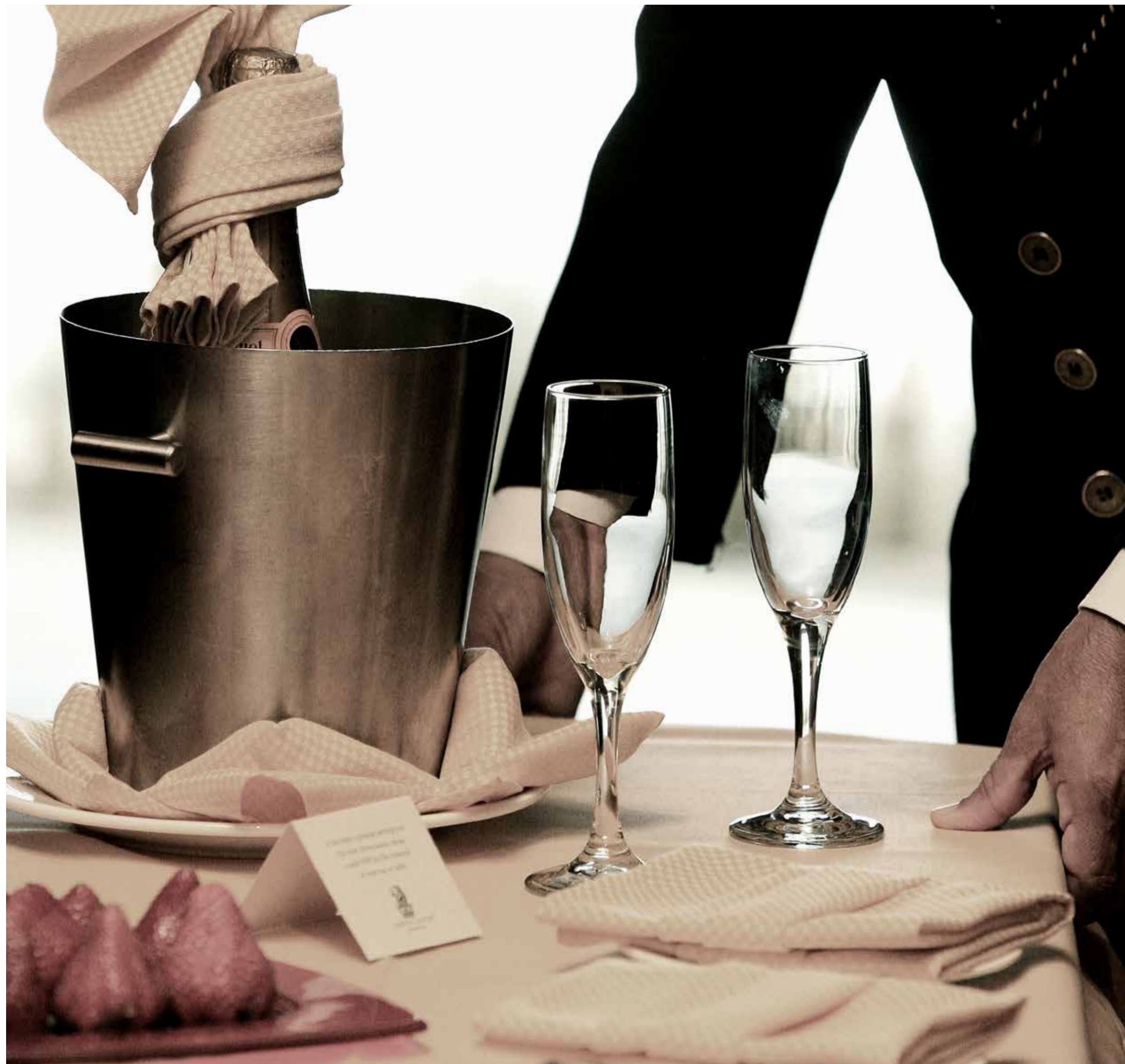
This is a property defined not just by location and design, but also by the legendary service of the Ladies and Gentlemen of The Ritz-Carlton, with a dedicated concierge, housekeeping\* and valet services. Along with outstanding facilities and total privacy, this property reaches a new height for luxury living.

Residents also enjoy the option of in-home fine dining and a range of à la carte services. The pleasure of peace of mind comes from a dedicated Ritz-Carlton property management team, the world leaders in hotel branded residential management.

# THE RITZ-CARLTON RESIDENCES

\*Note à la carte service will be subject to additional fees.





## TIMELESS ELEGANCE

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*A* home not only defined by sophistication and luxurious finishes, but featuring the brand's stamp of timeless elegance.

Attention to the smallest detail becomes apparent, with all elements combining to represent the forefront of luxury living, a home and amenities matched only by their impeccable style.

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## LEGENDARY SERVICE

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*W*ith an unshakeable credo and unwavering commitment to service, The Ritz-Carlton Residences are recognized the world over, providing legendary service and the gold standard of hospitality.

These services become part of each resident's life and part of their home, at The Ritz-Carlton Residences, Bangkok.

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## THE RITZ-CARLTON SERVICES

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Director of Residences  
Full Service 24-hour Concierge  
24-hour Valet Parking  
Doormen & Porters

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## ADDITIONAL SERVICES ON DEMAND\*

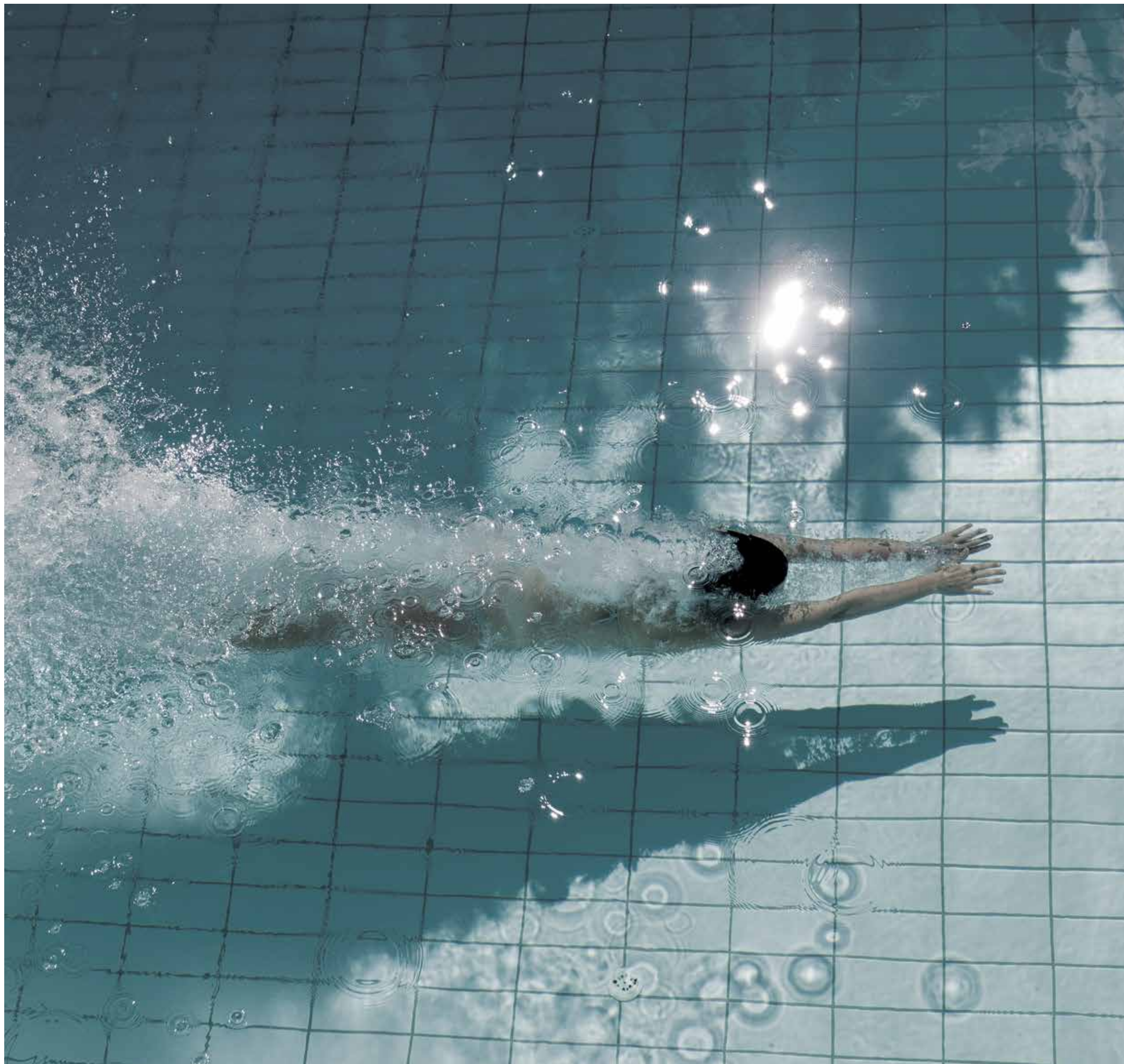
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In-Residence Dining  
Yoga, Pilates & Personal Training  
Housekeeping  
Laundry & Dry Cleaning  
Event Planning

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\*Note à la carte services will be subject to additional fees.





## FACILITIES

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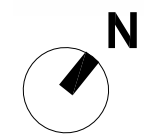
*R*esidents enjoy a wide range of facilities, with the entire 7th floor dedicated to leisure amenities, featuring 25-meter swimming pool and garden outside, with extensive fitness, games and screening room indoors.

On the 54th floor of The Ritz-Carlton Residences, the Owner's Lounge boasts striking views across the city, perfect for entertaining guests.

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FACILITIES ON 7<sup>th</sup> FLOOR



- |                    |                    |                 |                   |
|--------------------|--------------------|-----------------|-------------------|
| 01. LIFT LOBBY     | 07. RECEPTION      | 13. LADIES      | 16. STEAM         |
| 02. LOUNGE         | 08. KIDS ROOM      | CHANGING ROOM   | 17. SAUNA         |
| 03. RESTROOM       | 09. FITNESS CENTER | 14. GENTLEMEN'S | 18. SWIMMING POOL |
| 04. GAMES ROOM     | 10. YOGA STUDIO    | CHANGING ROOM   | 19. JACUZZI       |
| 05. BILLIARDS ROOM | 11. CINEMA ROOM    | 15. LOCKERS     | 20. SUNDECK       |
| 06. MINI-BAR       | 12. TOWEL STATION  |                 |                   |

The developer reserves the right to change any information and / or conditions contained herein in its sole discretion.

FACILITIES ON 54<sup>th</sup> FLOOR



- 01. RECEPTION
- 02. LIBRARY
- 03. BAR
- 04. DINING AREA
- 05. KITCHEN
- 06. LOUNGE
- 07. BOARD ROOM
- 08. T.V. & GAMES ROOM
- 09. LADIES RESTROOM
- 10. GENTLEMEN'S RESTROOM

The developer reserves the right to change any information and / or conditions contained herein in its sole discretion.



# RESIDENCES

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*T*he Ritz-Carlton Residences are individually sculpted and highly customized to create a private home in the sky.

Providing the convenience of living in the heart of the city, spectacular views are combined with the services and facilities of The Ritz-Carlton.

Bespoke interiors built to the highest specifications are designed to meet the exacting requirements one would expect at Bangkok's most prestigious address.

The pixilation design concept creates a large number of Residence layouts and sizes many of which are literally one of a kind. Homes range from 2 – 5 bedrooms, including simplex and duplex layouts, with the option in some homes of special pixel features such as skyboxes and oversized outdoor terrace spaces.

On floors 23 – 54, Residences range from 125 – 310 sq.m. (1,345 – 3,337sq.ft.), featuring ceilings of 3.1 meters in simplexes and almost 7 meters in duplexes.

On floors 57 – 73, Sky Residences range from 325 – 850 sq.m. (3,500 – 9,150 sq.ft.), with ceiling heights of 3.4 meters in simplexes and more than 7 meters in duplex residences. These homes are larger in size, and many feature sky balconies with views vertically to the sky from the pixel terraces, some offering full floor 360-degree views.

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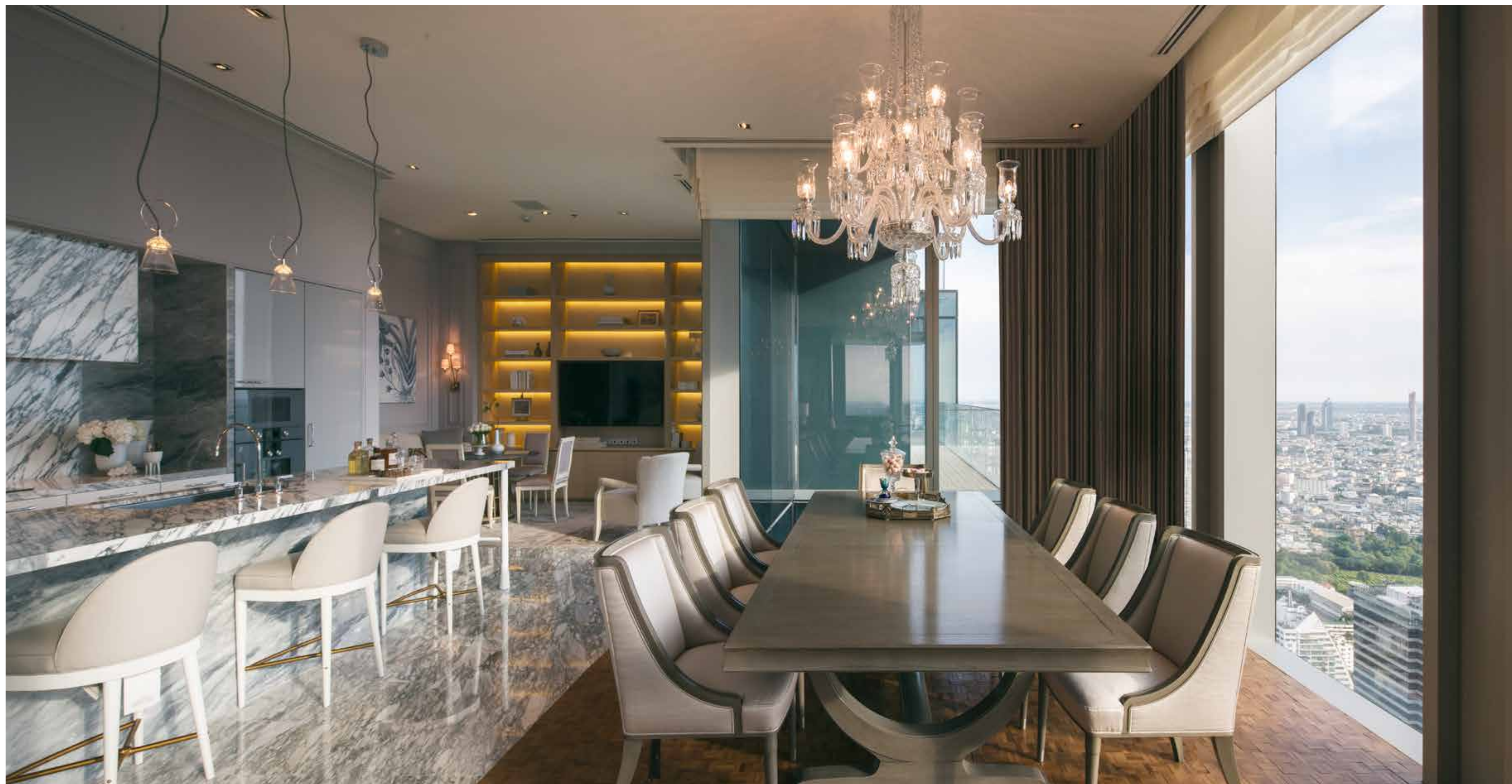
*Photo of actual show residences*





*Photo of actual show residences*





*Photo of actual show residences*





Photo of actual show residences

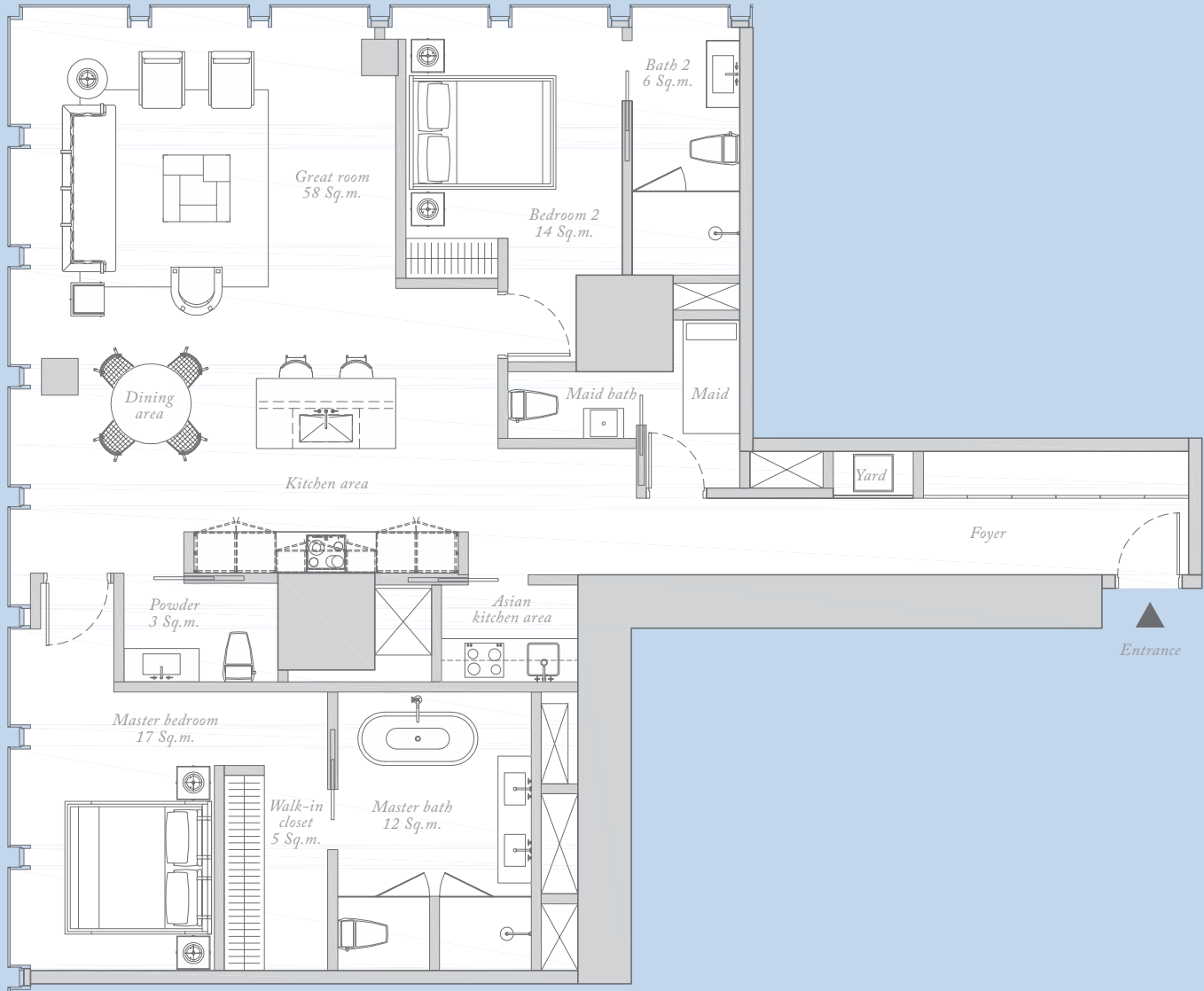


# THE RESIDENCES

Old freehold, homes range from 125 – 850 sq.m. (1,345 – 9,150 sq.ft.) to match every family, and every lifestyle. Each Residence layout has been individually created to maximize the view and space with careful attention paid to detail in every aspect.

As a result of the unique design of the tower exterior, many Residences are unique, with a one-of-a-kind layout. Included are samples of selected Residence layouts.

## 2 BEDROOM RESIDENCE

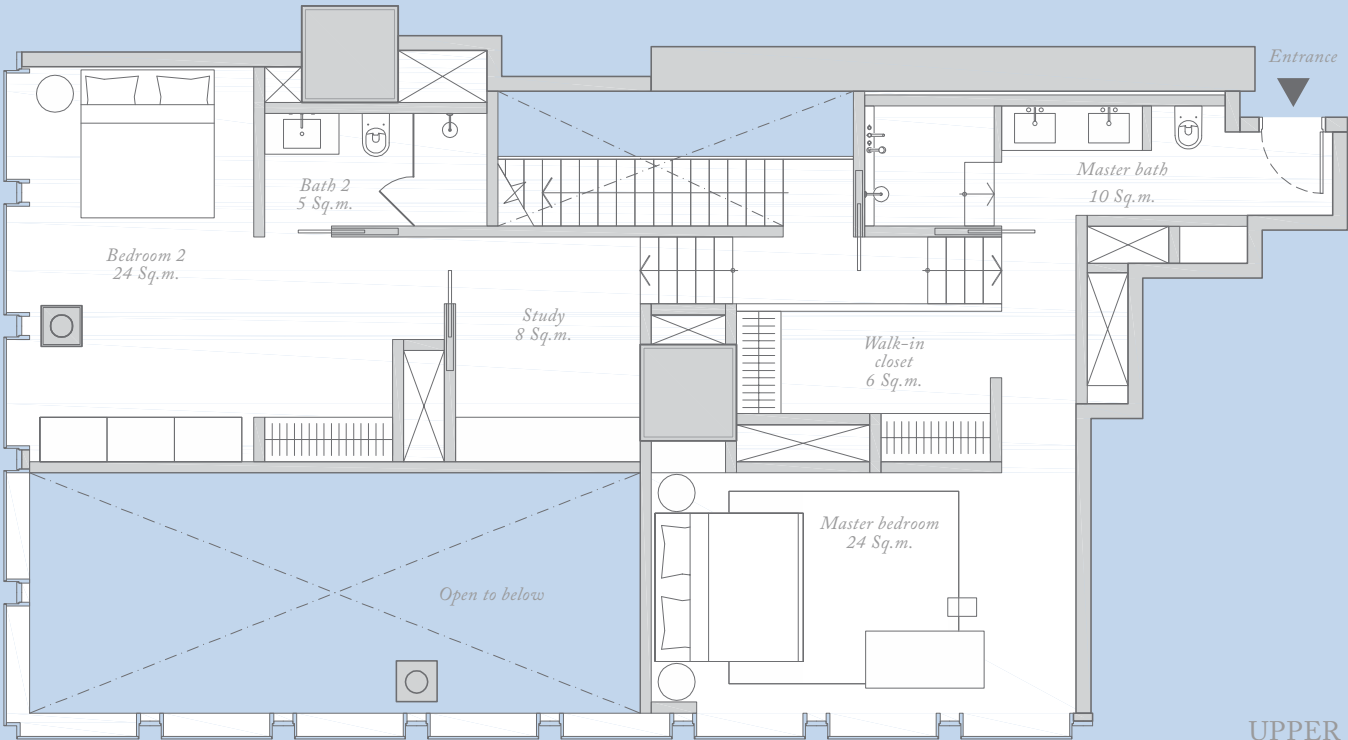


TYPE 23-34N2K

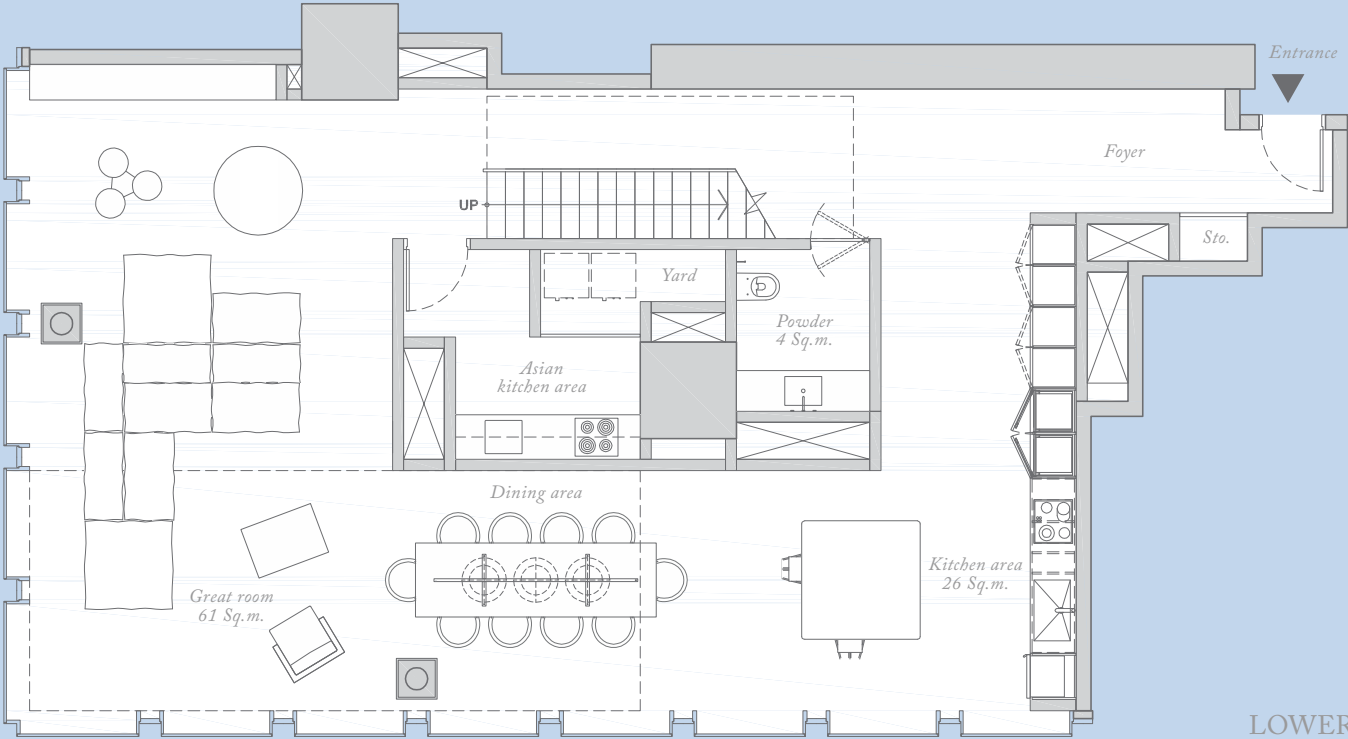
2 Bedrooms  
2 Bathrooms  
1 Powder Room  
Total Area 146-148 sq.m. (1,572-1,593 sq.ft.)



# 2 BEDROOM DUPLEX RESIDENCE



UPPER



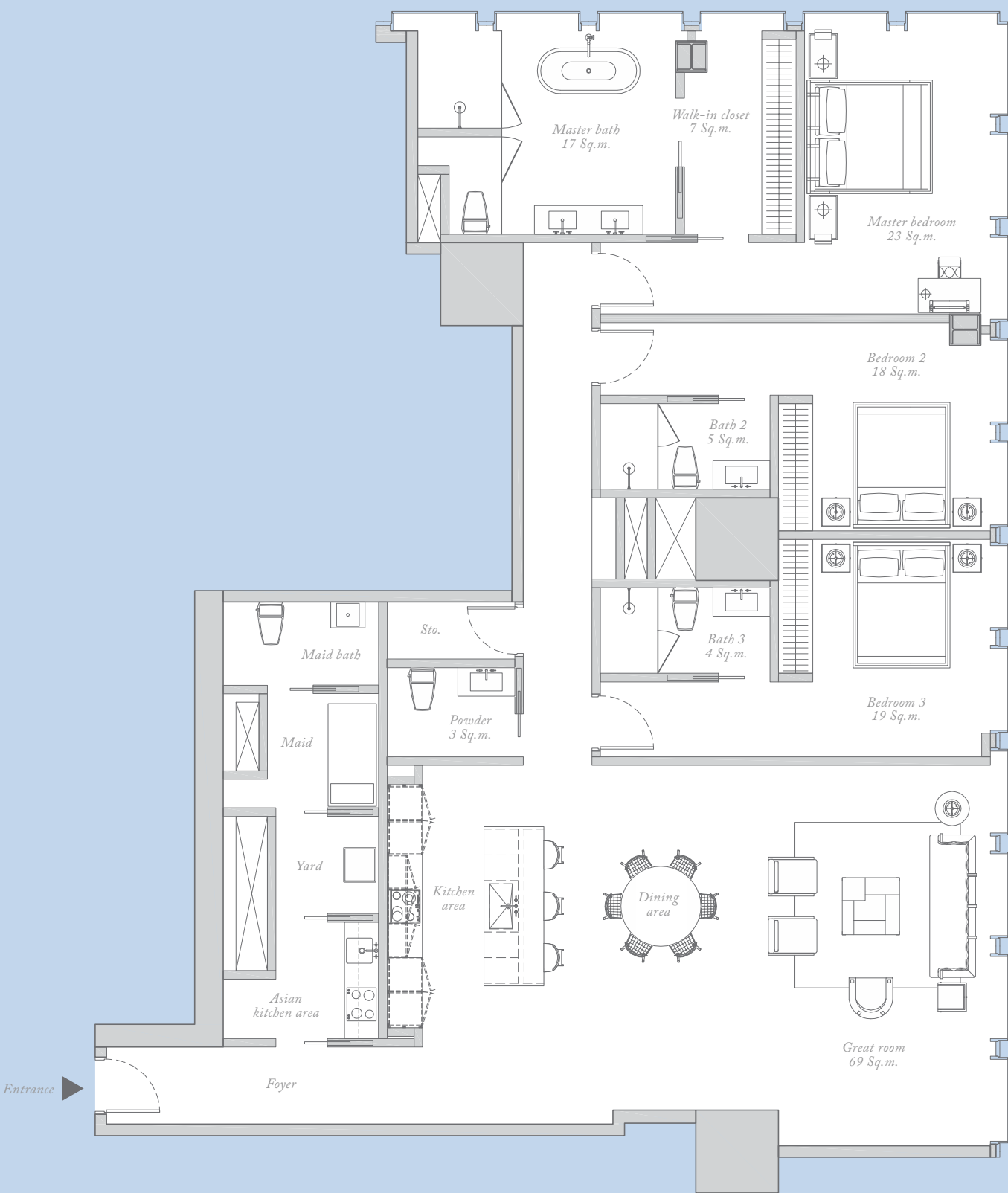
LOWER

TYPE 40-46\_50ND2H

2 Bedrooms  
2 Bathrooms  
1 Powder Room  
Total Area 221 sq.m. (2,379 sq.ft.)

The developer reserves the right to change any information and / or conditions contained herein in its sole discretion.

# 3 BEDROOM RESIDENCE



TYPE 23-28\_30N3A

3 Bedrooms  
3 Bathrooms  
1 Powder Room  
Total Area 215-216 sq.m. (2,314-2,325sq.ft.)

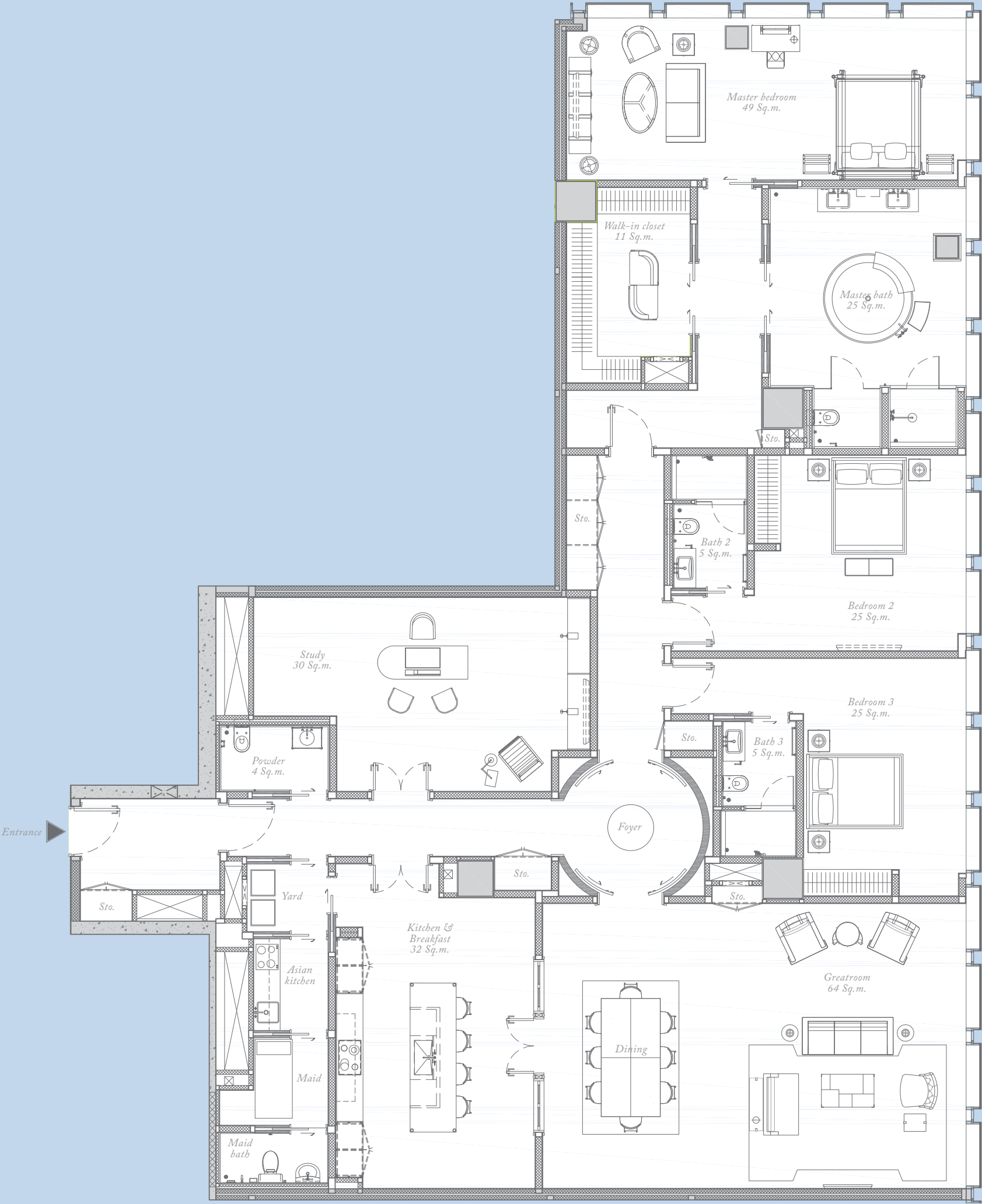
The developer reserves the right to change any information and / or conditions contained herein in its sole discretion.



# 3 BEDROOM SKY RESIDENCE

TYPE 58-60N4A

- 3 Bedrooms
- 3 Bathrooms
- 1 Study
- 1 Powder Room
- Total Area 353 sq.m. (3,800 sq.ft.)



The developer reserves the right to change any information and / or conditions contained herein in its sole discretion.



## MATERIALS & SPECIFICATIONS

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*D*rawing from the heritage of The Ritz-Carlton and the striking architecture of MahaNakhon, the contemporary classic interior design and materials are inspired by the work of the world-renowned David Collins Studio.

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*Photo of actual common areas*



# DAVID COLLINS STUDIO

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Being the award-winning and market-leading interior architecture practice that realizes creative and inspirational hospitality, residential, and retail projects worldwide, David Collins Studio is a globally-recognized brand and an expert in contemporary luxury and design.

Established in 1985, The Studio collaborates with eminent brands and businesses that represent the best in their field, and with private clients that share its obsession with detail, innovation and functionality.

Based in London, The Studio has realized projects across five continents, including Harrods Shoe Heaven in London, VOGUE Lounge in Bangkok, and The Delaire Graff Estate in South Africa. The Studio has been instrumental in the store roll outs of Alexander McQueen, Jimmy Choo and Pret a Manger.

The world of David Collins Studio is defined by its signature approach, developed and refined over the last three decades and the collective expertise of the team at The Studio is evident in every aspect of this world of carefully curated luxury.

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[www.davidcollins.com](http://www.davidcollins.com)

**DAVID COLLINS STUDIO**  
ESTABLISHED 1985



Hotel in West Hollywood



VOGUE Lounge, Bangkok, MahaNakhon CUBE



Hotel in London



Harrods Shoe Heaven, London



# THE WORLD OF RITZ-CARLTON RESIDENCES

As the world leader in managing hotel-branded Residences, The Ritz-Carlton is recognized for providing Residence owners with the impeccable service they have come to expect, as well as best-in-class property management backed by rigorous performance standards.

With a fifteen-year history of delivering the extraordinary, the Residences are highly sought after, with more than 40 locations worldwide.

The Residences provide luxury living in many of the world's most vibrant cities and stunning resort destinations. The Ritz-Carlton Residences, Bangkok is Thailand's first Residences development.



**THE RITZ-CARLTON  
RESIDENCES**



The Ritz-Carlton Residences, Dallas



The Ritz-Carlton Residences, Philadelphia

## THE RITZ-CARLTON RESIDENCES AT L.A. LIVE

In addition to the higher standard of services and amenities that The Ritz-Carlton is known for, The Ritz-Carlton Residences at L.A. Live in Los Angeles delivers the unique and exclusive 'All Access Living' experience of being up front and center to the biggest personalities in sports and entertainment. The 54-storey iconic tower, located within Los Angeles' premiere entertainment district, provides stunning 360-degree city, mountain and ocean views.

## THE RITZ-CARLTON RESIDENCES, DALLAS

Adjoining the top-ranked Ritz-Carlton, Dallas, its acclaimed full-service spa and award-winning restaurant Fearing's, The Tower Residences and Regency Row manor homes offer a premier location in the heart of Uptown's vibrant entertainment, business and sports districts as well as the world-renowned Dallas Arts District. These Residences feature a slate of coveted amenities including a private resort-style swimming pool with lush gardens and pet park, elegant entertaining areas with fully-equipped catering kitchen, a private dining room, wine lockers and fitness center. The Residences features one-to three-bedroom luxury homes and three-storey townhomes.

## THE RITZ-CARLTON RESIDENCES, PHILADELPHIA

The Ritz-Carlton Residences, Philadelphia is the tallest residential building in the city. The 48-storey, 270-residence tower designed by Handel Architects, adjacent to The Ritz-Carlton hotel, is a sparkling, contemporary landmark opening onto the Avenue of the Arts, the heart of the city's cultural renaissance.

Visit [www.ritzcarlton.com/en/residences](http://www.ritzcarlton.com/en/residences) to learn more about all Ritz-Carlton Residence properties around the globe.



The Ritz-Carlton Residences at L.A. Live



# THE DEVELOPER

*P*ACE Development is the leader in Thai luxury property and hospitality, focused on the high-end consumer. As an innovator in retail, lifestyle property and services, PACE properties feature world-class design & premium quality in highly sought after locations.

Recognized for introducing new trends to the market and redefining urban living standards, the firm features a highly capable management team, dedicated staff and extensive experience in real estate and hospitality.

Listed on the Stock Exchange of Thailand since 2013 (SET: PACE), PACE is also a leading international retailer, as the global owner of DEAN & DELUCA.

[www.pacedev.com](http://www.pacedev.com)



WINDSHELL NARADHIWAS

IT IS A SHELL.  
IT IS BIG.  
IT IS HOME.





# AWARDS

Recognized as one of the world's landmark properties, MahaNakhon and The Ritz-Carlton Residences, Bangkok have been recognized with multiple awards both in Thailand and internationally.







**THE RITZ - CARLTON  
RESIDENCES**

BANGKOK

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**M^HA  
N^KHON**

[www.mahanakhon.com](http://www.mahanakhon.com)



MahaNakhonbkk



MahaNakhon\_Bangkok

Name of Condominium: MahaNakhon Condominium; Developer: Pace Project One Co., Ltd. and/or Pace Project Two Co., Ltd. and/or Pace Project Three Co., Ltd.; Chief Executive Officer: Mr. Sorapoj Techakraisi; Registered Capital: 392,100,000 Baht, 200,000,000 Baht and 195,000,000 Baht respectively (100% paid-up); Registered Address: No. 87/2, CRC Tower, All Seasons Place, 45th Floor, Wireless Road, Lumpini, Pathumwan, Bangkok; Condominium Registration No. 5/2559; Site Location: Naradhiwas Rajanagarindra Road, Sathorn, Bangrak, Bangkok; MahaNakhon Condominium is a part of the MahaNakhon Project which is located on title deed numbers 519, 2777, 41427, 41428, 43314, 52609, 3126, 52477, 52478, 53187 and 4301; MahaNakhon Condominium Area (approx.) : 7 Rai - Ngarn 75.6 Square Wah; Condominium units are encumbered with Siam Commercial Bank Public Company Limited and Tisco Public Company Limited; MahaNakhon Condominium consists of 72 floors and 387 units which shall be used for residential and commercial purposes; Common expenses and taxes shall be paid by unit owners under the condominium law; the advertisement pictures are actual and simulated photos. Images and specifications may be subject to change, and the Developer reserves the right to make adjustments as a result of changes to regulations or laws at time of construction; and/or, inconsistencies arising from illustrations or artist impressions which shall serve only as indications for general concepts of the project.

The Ritz-Carlton Residences, Bangkok is a part of MahaNakhon Condominium which is being developed and marketed by the Developer, Pace Project One Co., Ltd. and/or Pace Project Two Co., Ltd. and/or Pace Project Three Co., Ltd. and not by The Ritz-Carlton Hotel Company, L.L.C. or its affiliates (“Ritz-Carlton”). Ritz-Carlton has not confirmed the accuracy of any of the statements or representations made herein, and Ritz-Carlton is not part of or an agent for the Developer and has not acted as broker, finder or agent in connection with the sale of The Ritz-Carlton Residences, Bangkok.



**PACE**



