

HYDE  
HERITAGE  
THONGLOR





## UNDENIABLE PERFECTION AND DISTINCTION

Created to perfectly meet the discerning demands of dynamic modern lifestyles, HYDE Heritage Thonglor rises gloriously over Sukhumvit main road to elevate urban living into a fine art. Here, contemporary luxury is heightened through an eye-catching expression of exceptional design and craftsmanship. From lavish living spaces to exclusive five-star facilities and services, HYDE Heritage Thonglor is the ideal home from which to build an incredible family legacy.



# JOINT VENTURE

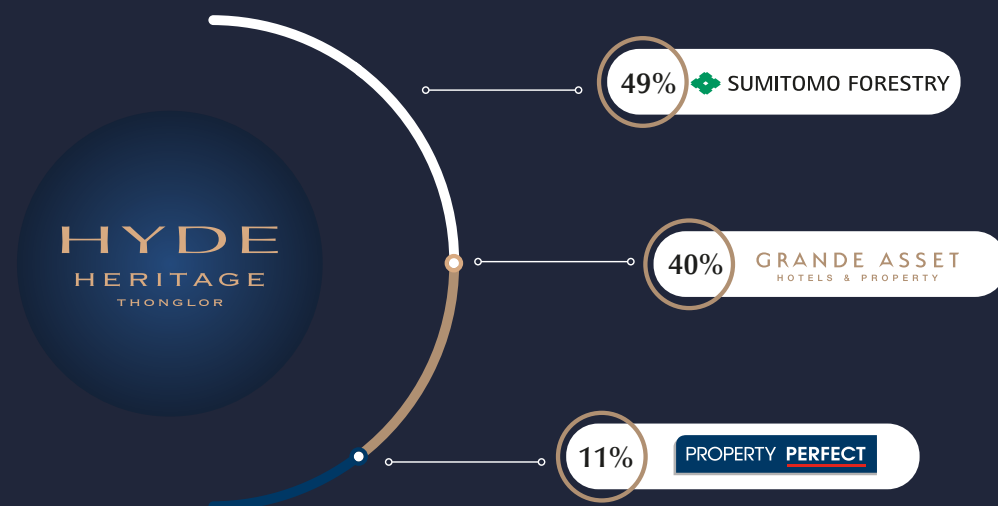


## PROJECT INFORMATION

Property Perfect Plc. (PF) and Grande Asset Hotels and Property Plc. (GRAND) in collaboration with "Sumitomo Forestry Co.,Ltd." to develop super-luxury condominiums in Thailand. Beginning with HYDE Heritage Thonglor, with high-end condominium, under influence and expertise of "Sumitomo Forestry" with their materials and technology used for construction and furniture. Thus, consumers can be assured about the quality, up to Japanese standards with their product quality control acknowledged worldwide.

## BUSINESS MODEL

Under the agreement, a joint venture has been set up, 40% owned by Grande Asset, 11% by Property Perfect and 49% by Sumitomo Forestry (Singapore) Ltd. which is a wholly- owned subsidiary of Sumitomo Forestry.



## "THE HISTORY OF SUMITOMO"

"**SUMITOMO FORESTRY**" is one of the core companies of the Sumitomo Group. Our business begins in 1691 when the Sumitomo Family opened the Besshi Copper Mine in Ehime Prefecture of western Japan. Since then, our company has been working mainly with wood to provide improved living conditions and social environment. Now we have total 274 group companies included 237 overseas, 57 bases in 16 countries, as of March 2019. Our business filed includes housing business, forestry & environment business, timber & building material business, lifestyle services business.

Consolidated revenue of Sumitomo Forestry is top 5 of house developer in Japan. In the area of housing business, Sumitomo Forestry group deliver custom-built detached houses approximately 7,600 units a year with the aggregate total of more than 320,000 units so far that this record is top level of single detached house developer in Japan. We also provide approximately 7,000 units (Top 10 level) in USA, and approximately 2,600 units (Top 5 level\*) a year in Australia, totally providing more than 17,200 worldwide in the fiscal year ending March 2019. In Asia region, we have been developing condominium and detached houses project in Hong Kong, Vietnam, and Indonesia as well as Thailand.

\*In Australia, based on number of starting construction.

We now own and manage about 48 thousand hectares of forests, about one eight hundred of Japan's total land area. We are developing our business to manage around 230 thousand hectares of plantation forests located in Indonesia, Papua New Guinea and New Zealand.

On our corporate philosophy, "The Sumitomo Forestry Group utilize wood as a healthy and environmentally friendly natural resource to provide a diverse range of lifestyle-related services that contribute to the realization of a sustainable and prosperous society". Now we have a huge vision, W350 Plan for creating a 350-meter-tall wooden high-rise building in 2041, which will mark the 350th year since foundation of the business in 1691. The aim is to create an environmentally-friendly and timber-utilizing cities where they become forests through increased use of wooden architecture for high-rise buildings.





## PROJECT DETAIL

HYDE Heritage Thonglor rises gloriously over Sukhumvit main road to elevate urban living into a fine art. Here, contemporary luxury is heightened through an eye-catching expression of exceptional design and craftsmanship. From lavish living spaces to exclusive five-star facilities and services, HYDE Heritage Thonglor is the ideal home from which to build an incredible family legacy.

PROJECT NAME	HYDE HERITAGE THONGLOR	
DEVELOPER	GRAND STAR COMPANY LIMITED (A THAI-JAPANESE PARTNERSHIP BY 3 LEADING DEVELOPERS) SUMITOMO FORESTRY CO.,LTD.   GRANDE ASSET HOTELS & PROPERTY PCL.   PROPERTY PERFECT PCL.	
ARCHITECT	I'LL DESIGN STUDIO	
INTERIOR	THAT'S ITH	
LANDSCAPE	SHMA	
LOCATION	SUKHUMVIT MAIN ROAD	
LAND AREA	2-2-18 RAIS	
PROJECT TYPE	HIGH-RISE CONDOMINIUM	
BUILDING	45 STOREYS	
FACILITIES	8 STOREYS 28 FUNCTIONAL AREAS	
CAR PARKING	100% (CONVENTIONAL & AUTOMATIC PARKING)	
TOTAL UNITS	311 UNITS	
EIA	EIA APPROVED	
UNIT TYPE	1 BEDROOM	(TYPE A 40.00 - 43.20 SQ.M.)
	1 BEDROOM	(TYPE B 50.70 - 58.70 SQ.M.)
	2 BEDROOMS	(TYPE C 68.20 - 86.60 SQ.M.)
	3 BEDROOMS	(TYPE D 111.30 - 186.00 SQ.M.)
	DUPLEX PENTHOUSE	(234.00 - 326.00 SQ.M.)
	PENTHOUSE	(357.00 SQ.M.)

GRANDE ASSET  
HOTELS & PROPERTY

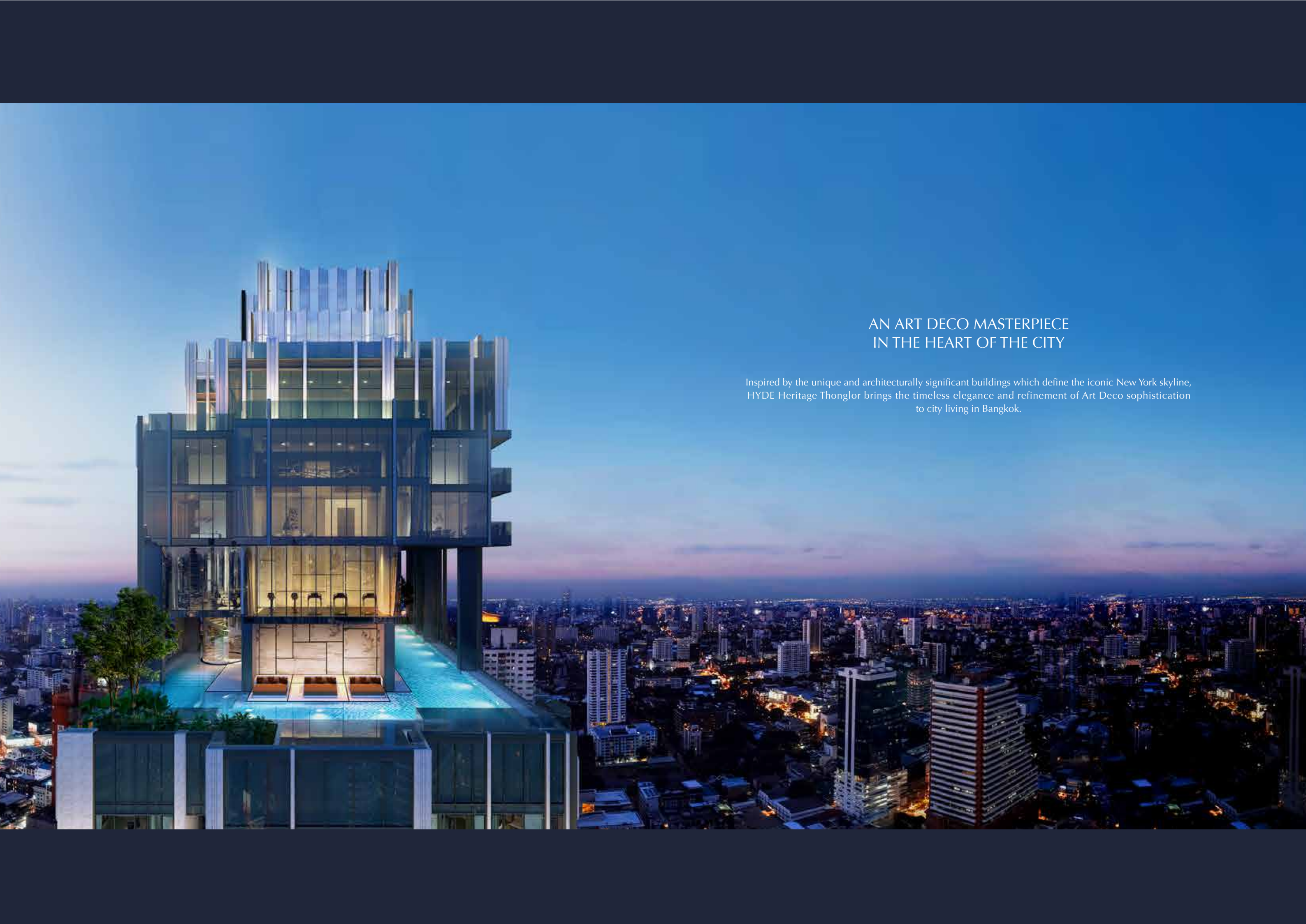
SUMITOMO FORESTRY

PROPERTY PERFECT









## AN ART DECO MASTERPIECE IN THE HEART OF THE CITY

Inspired by the unique and architecturally significant buildings which define the iconic New York skyline, HYDE Heritage Thonglor brings the timeless elegance and refinement of Art Deco sophistication to city living in Bangkok.





## WHY HYDE HERITAGE



The New Super Luxury Condo in Thonglor with the highest competitive pricing in market.



Designed by Famed Architects and Designers eg. I'll Design, That's Ith and SHMA.



The Project is a Joint Venture with Sumitomo Forestry a renowned Japanese Housing Construction.



100% Private Parking Spaces integrated Automatic and Manual System.



Only 250 meters from BTS Thonglor and just 150 meters from Skywalk connected to T-One Building.



Swimming Pool Heating by a heat exchanger system from CDU .



Inspired by the unique and architecturally significant building which define the Iconic New York Skyline.



Close proximity to world-class hospitals and 5-star hotels, an easy access to leading international schools



Ample Facilities on 8 storeys composed of 28 functional areas.



Combined advantages of great value-for-money investment and strategic location.





## SURROUNDING & LOCATION

### TRANSPORTATION

BTS THONGLOR	250 M.
BTS EKKAMAI	300 M.
MRT SUKHUMVIT	3.0 KM.
EXPRESSWAY	4.0 KM.

### LIFESTYLE

GATEWAY EKKAMAI	600 M.
J AVENUE	1.6 KM.
EMPORIUM	1.7 KM.
EMQUARTIER	1.7 KM.
DONKI MALL	1.8 KM.
VILLA MARKET THONGLOR	2.0 KM.
K VILLAGE	2.5 KM.
TERMINAL 21	3.0 KM.

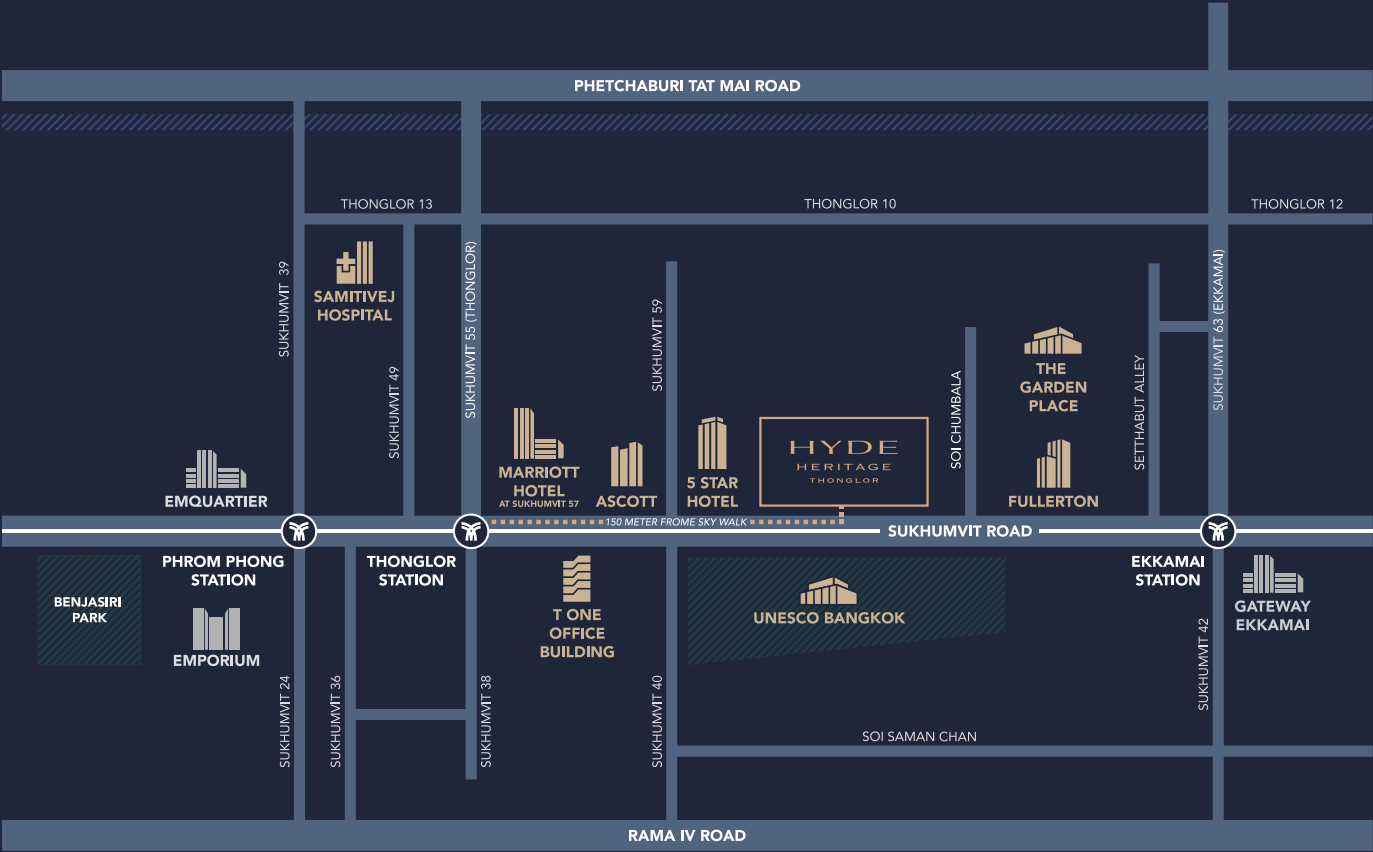
### HOSPITAL

SUKHUMVIT HOSPITAL	750 M.
SAMITIVEJ SUKHUMVIT HOSPITAL	2.0 KM.
CAMILLIAN HOSPITAL	2.2 KM.
BANGKOK HOSPITAL	3.5 KM.
BAMRUNGRAD INTERNATIONAL HOSPITAL	4.3 KM.

### EDUCATION

BANGKOK PREP INTERNATIONAL SCHOOL	170 M.
SINGAPORE INTERNATIONAL SCHOOL EKAMAI	2.0 KM.
THE AMERICAN SCHOOL OF BANGKOK	2.2 KM.
EKAMAI INTERNATIONAL SCHOOL	2.4 KM.
BANGKOK UNIVERSITY	2.7 KM.
ST. ANDREW'S INTERNATIONAL SCHOOL	3.0 KM.
WATTANA WITTAYA ACADEMY	3.7 KM.
SRINAKHARINWIROT PRASARNMIT UNIVERSITY	3.8 KM.
AUSTRALIAN INTERNATIONAL SCHOOL BANGKOK	3.9 KM.

### WHERE CONNECTIONS ARE EASILY MADE



HYDE Heritage Thonglor is centrally located between Thonglor and Ekkamai (BTS) skytrain stations on main Sukhumvit road within the affluent Thonglor neighborhood. Residents will find many retail outlets, dining options, entertainment venues, international schools, as well as modern healthcare services only a few minutes away. The location is easily accessible via a network of roads and BTS skytrain routes, so travelling to and from anywhere for business or pleasure is quick and simple. Additionally, the low-rise Headquarters of UNESCO Bangkok is directly across from the project, allowing residents to enjoy uninterrupted panoramic views of Bangkok.





## THE ULTIMATE EXPRESSION OF ENDURING STYLE

At HYDE Heritage Thonglor, life reflects art through an elegant expression of exceptional design and craftsmanship. The striking geometric Art Deco lines of the building create an impression of sleek and crisp modernity. Borrowing from the best design aesthetics of the past to fashion the future, this timeless and enduring style is perfect for those who desire something unique. Enhanced by beautifully landscaped gardens filled with natural greenery and water features, residents can unwind in specially designated relaxation areas such as Hyde Garden and The Glass House. HYDE Heritage Thonglor offers a perfect heaven of peace and tranquility, away from the chaos and stresses of urban life





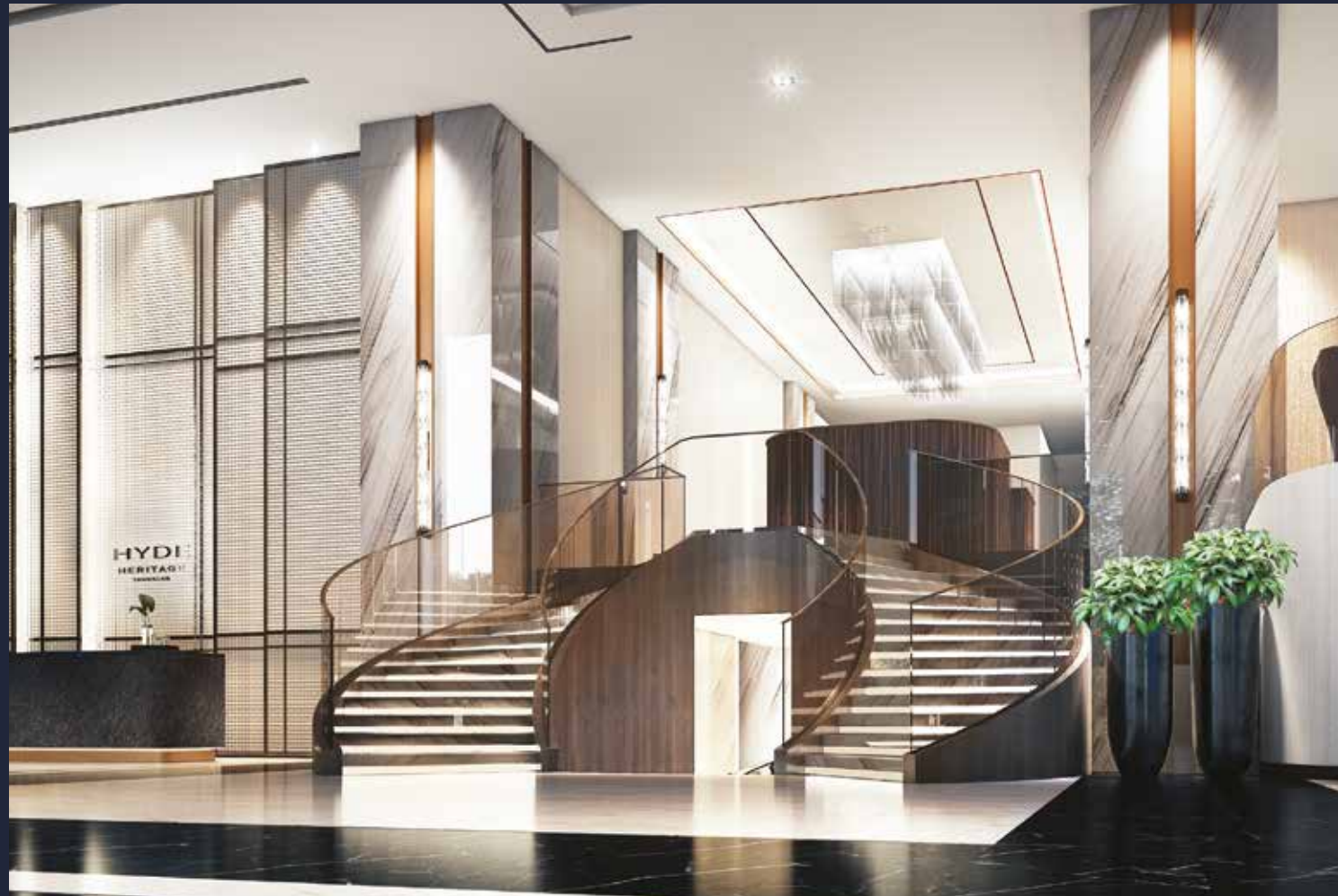
# 8 STOREYS OF EXCEPTIONAL FACILITIES WITH 28 FUNCTIONAL AREAS

41 <sup>st</sup> Floor	1. Grand Gym 2. Yoga Room 3. Experiential Golf Simulator
40 <sup>th</sup> Floor	4. Sky Pool 5. Kids Pool
39 <sup>th</sup> Floor	6. Sauna
29 <sup>th</sup> Floor	7. HYDE Sky Garden
7 <sup>th</sup> Floor	8. Glass House Lounge 9. HYDE Garden 10. Grand Lounge 11. Co-Working Space 12. Library 13. Tea Lounge 14. Kids ' Learning Space 15. Theater Room 16. Spa 17. Salon Room 18. Manicure & Pedicure
L1 & L2 Floor	19. EV Charging Station 20. Supercar Parking 21. Smart Parking 22. Automated Parking 23. Grand Lobby Lounge 24. Laundry room 25. Parcel Room 26. Private VIP Storage 27. Smart Lockers
Basement Floor	28. Private Storage





## SENSE OF ARRIVAL



Entering the Grand Lobby of HYDE Heritage Thonglor is like stepping into a luxurious and private world designed to offer unrivalled relaxation and comfort. The spacious glass and granite reception area combines luxury and taste in an understated yet memorable way, creating a residence that mirrors your achievements and reflects your future goals and ambitions.







## OUTSTANDING AMENITIES AND EXCLUSIVE SERVICES



Uncompromising quality and exclusive luxury services are provided to residents at HYDE Heritage Thonglor. We believe in enhancing your experience by delivering the comforts and amenities of a luxury hotel right at your doorstep.





At HYDE Heritage Thonglor, greenery and landscaping is attentively incorporated into the design of recreational spaces to create a natural and tranquil atmosphere, allowing residents to enjoy a harmonious and happier life. The Library and Pavilion on the 7<sup>th</sup> floor are encased in glass with a stunning view of the surrounding Hyde Garden and Glass House. A perfect place to relax and unwind, this level also boasts a deluxe Spa and Salon for the ultimate pampering session, as well as a Kid's Room and Tea Lounge.








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On the 39<sup>th</sup>– 41<sup>st</sup> floors, you will find the incredible Sky Pool with its impressive city views. A modern and fully-equipped luxury Fitness Center is also located here, alongside a Sauna room and Golf simulator. and Private Theater are also available for residents' use. With so much to offer, you can see why HYDE Heritage Thonglor is the perfect place to live an exceptional and fulfilling life

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WHEN ONLY  
THE BEST WILL DO



Designed to complement the finest modern lifestyles, HYDE Heritage Thonglor is a splendid city home impeccably designed for the perfect balance between glamorous contemporary living and comfortable functionality. Open planned living spaces complete with lavish kitchens and bathrooms are designed for a practical, yet refined aesthetic. Expansive floor-to-ceiling windows let in plenty of natural light for a bright and airy feel, allowing you to enjoy sweeping views of the city by day or by night. Carefully curated five-star hospitality style services (standard and ala carte) are easily available to assist you with daily routines, transforming urban life into an effortless and ultimately enjoyable experience.























# CONCIERGE SERVICES BY VALOR HOSPITALITY PARTNERS

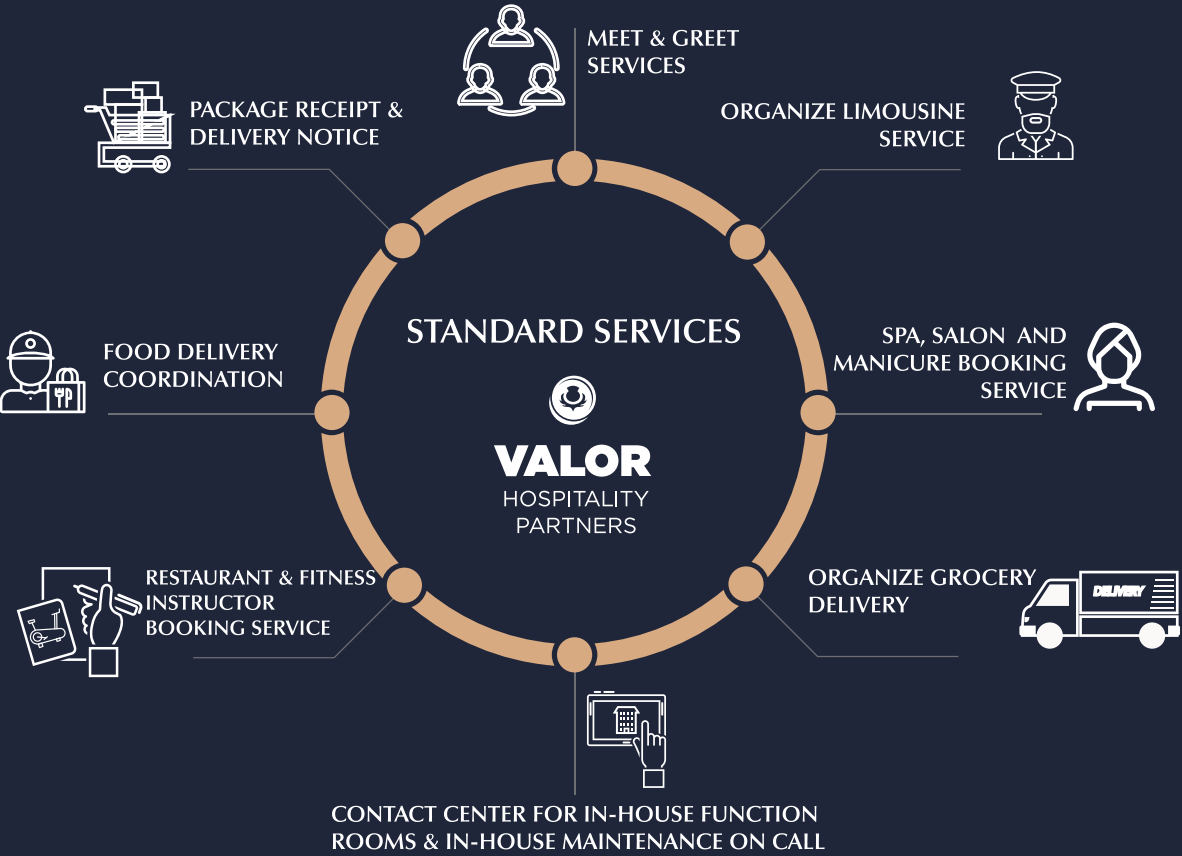


## WHY VALOR

Valor Hospitality Partners is a proven Global hospitality management company of alternative thinking enthusiasts, driven by excellence and achievement of top and bottom line targets. The Valor teams take pride in delivering superior, reimagined guest service experiences.

## STANDARD SERVICES

Valor simply uses its award winning operating service procedures and adapts them to fit within the scope of a long length luxury condominium. It could be pampering yourself by spa, salon and manicure services airline tickets for your next business trip or simply take care of your mail and messages.





## A LA CARTE SERVICES

Being a ONE STOP SHOP is important. Valor shall assist to look after the day-to-day operation of HYDE Heritage Thonglor and all tenancy services. We envisage some services will be inclusive of being a tenant at HYDE Heritage Thonglor and some will be offered as an “A la carte” service at an extra to the residents.





HYDE  
HERITAGE  
THONGLOR

TIMELESS INDULGENCE TIMELESS ELEGANCE

www.hydeheritage.com | +66 65 146 5959

GRANDE ASSET  
HOTELS & PROPERTY



SUMITOMO FORESTRY

PROPERTY PERFECT

HYDE HERITAGE THONGLOR CONDOMINIUM. PROJECT AND LAND OWNER: GRAND STAR COMPANY LIMITED. AUTHORIZED DIRECTORS: MR. CHAINID ADHYANASAKUL OR MR. VITAVAS VIBHAGOOOL JOINTLY SIGN MR. KAZUHIKO MATAKE OR MR. ATSUHISA OGURA REGISTERED NO. 0105560083037 REGISTERED CAPITAL: 1,200,000,000 BAHT WITH FULLY PAID-UP CAPITAL. LOCATED AT UNIT 3203-4, 32ND FLOOR, EXCHANGE TOWER, 388 SUKHUMVIT ROAD, KLONGTOEY SUB DISTRICT, KLONGTOEY DISTRICT, BANGKOK 10110. HYDE HERITAGE THONGLOR CONDOMINIUM, THE BUILDING IS 45-STOREY AND 2-STOREY BASEMENT CONDOMINIUM WITH 311 UNITS. PROJECT LOCATION: SUKHUMVIT ROAD KLONGTON NUA, WATTANA, BANGKOK, 10110. APPROXIMATED AREA: 2-2-18 RAI. LAND TITLE DEED NO. 9605, 3333, 3334, 3335, 3336, 3337, 3338, 3339, 3340, 3341, 3342, 3343, 3344, 3345, 3346, 3347, 3348, 3534, 3535. PROJECT IS MORTGAGED WITH BANK OF AYUDHYA PUBLIC COMPANY LIMITED. THE PERMIT FOR CONSTRUCTION OF THE BUILDING IS UNDER PROCESS. CONSTRUICION EXPECTED TO START YEAR 2019 AND EXPECTED COMPLETION AT YEAR 2022 THE PROJECT WILL BE REGISTERED CONDOMINIUM ONCE CONSTRUCTION IS COMPLETED. PURCHASER IS RESPONSIBLE FOR THE SINKING FUND AND MAINTENANCE EXPENSES AS STATED IN THE RULES AND REGULATIONS OF THE JURISTIC PERSON.  
ALL PICTURES ARE COMPUTER GRAPHIC GENERATED. PICTURES ARE SOLELY USED FOR HYDE HERITAGE THONGLOR CONDOMINIUM AND SUBJECT TO CHANGE WITHOUT PRIOR NOTICE