

GREENHOUSE

INTHAMARA 44

I [□] **NINE**
RATCHADA



FOR MORE
INFORMATION



FULL DETAILED
BROCHURE

PLEASE VISIT
OUR SALES GALLERY.



A HIDDEN
SANCTUARY
of NATURE
AMONGST a
BUSTLING CITY

PROJECT INFORMATION

PRODUCT TYPE

Single Detached House with
Greenhouse Observatory

- 3 Storey
- 4 Parking Space
- 4-5 Bedroom
- 5-6 Bathroom
- 0-1 Multi-purpose Room
- 1 Maid's Room

* Lift extension and extra refurbishments/interior services are optional.

STARTING PRICE

39 MB

PROJECT AREA

2-0-61.9 RAI

PLOT AREA

50 - 61.8 Sq.wah

USUABLE AREA


385 - 442 Sq.m

NUMBER OF UNITS

12 UNITS

OWNERSHIP

FREEHOLD



A HIDDEN SANCTUARY
of NATURE AMONGST
a BUSTLING CITY

We wanted Greenhouse residents to escape the mundane modern-day life of Bangkok once entered. A city where most occupants do not respect the rights of others, the gated environment will provide a utopia-like atmosphere where order is restored and residences are respectful of one another forming a tightly knit community amongst the twelve houses.

In Thailand, people who wish to relax under the shade of a tree may not go outside due to the heat and humid condition, but with our houses, it is a lovely place to enjoy a lazy Sunday coffee in the mid-morning sun or a drink at dusk amongst the midst of nature.

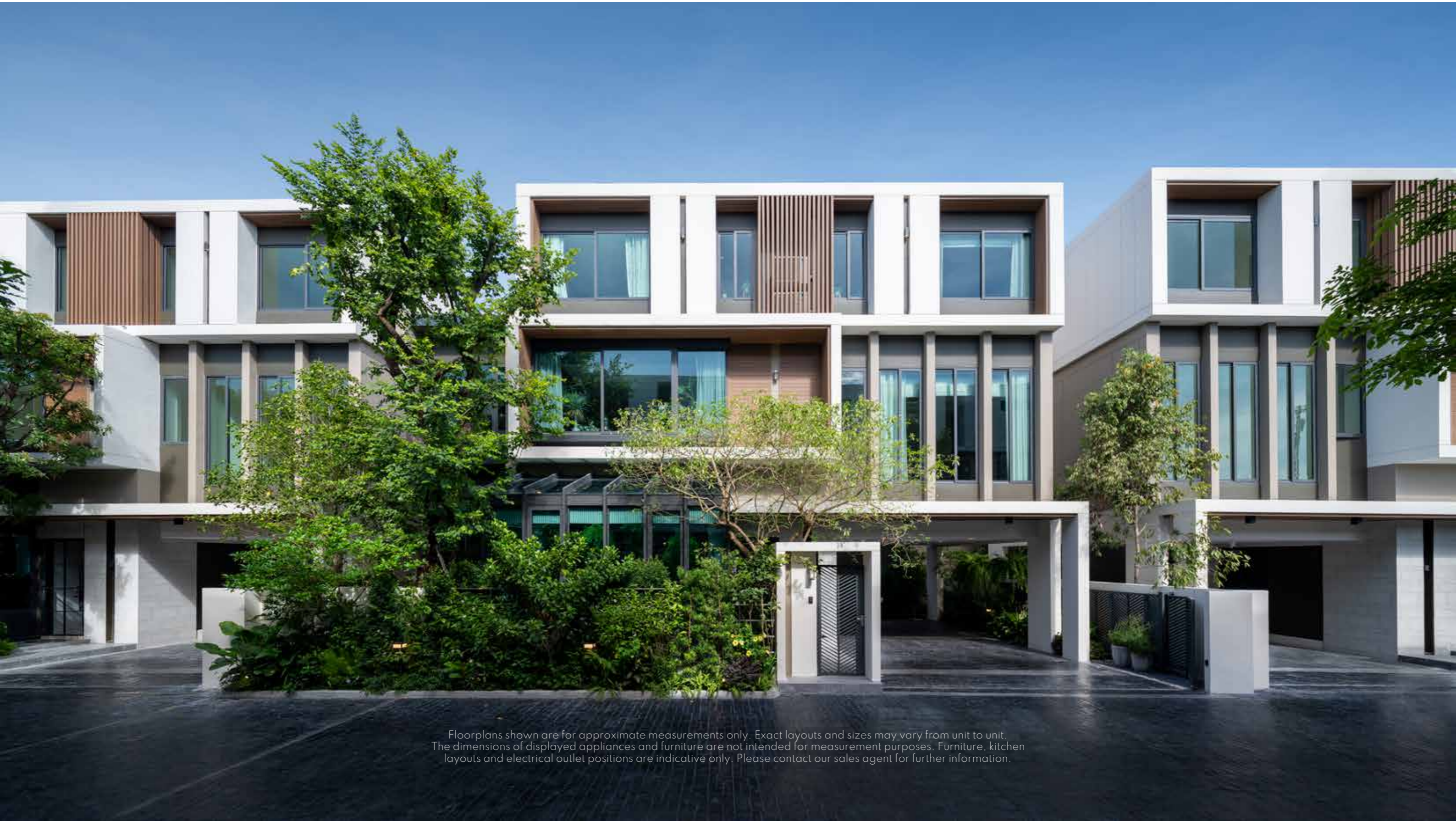
Bancha Santapant
Project Manager

SITE LAYOUT



FLOORPLANS & CONCEPT DESIGN

Crafting an environment for seamless living.



Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary from unit to unit. The dimensions of displayed appliances and furniture are not intended for measurement purposes. Furniture, kitchen layouts and electrical outlet positions are indicative only. Please contact our sales agent for further information.

For more information please visit our on-site sales gallery.

NO. 239/3

TYPE: EXTRA



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NO. 239/5
TYPE: STANDARD



1ST FLOOR



2ND FLOOR



3RD FLOOR

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ADDITIONAL LIFT EXTENSION EXAMPLE

NO. 239/7
TYPE: TERRACE



1st Floor



2nd Floor



3rd Floor

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FLEXIBLE PLAN OPTION EXAMPLES



2ND FLOOR
EXTENDED CLOSET
SPACE OPTION

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2ND FLOOR
WORKSPACE OPTION

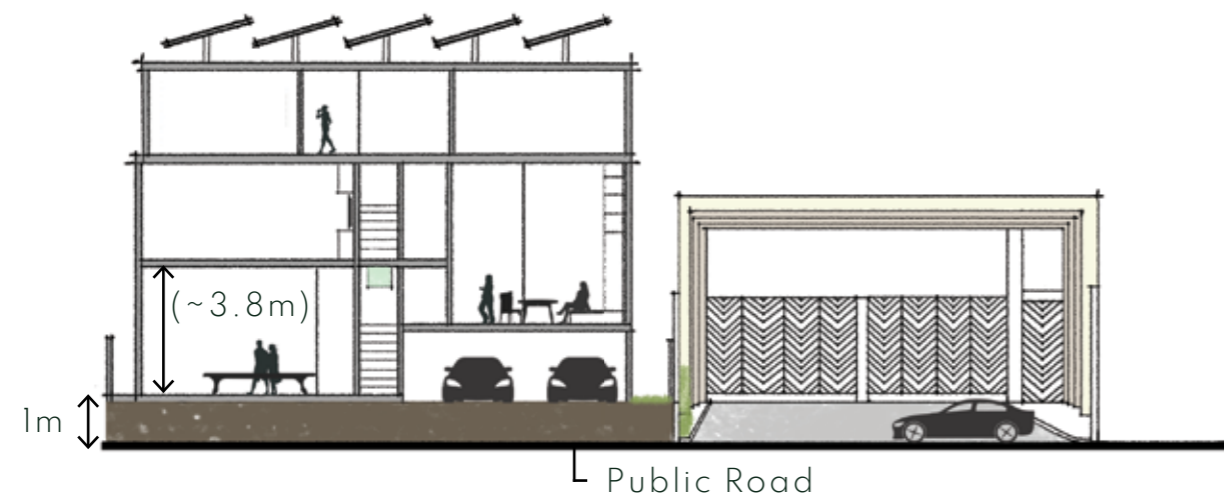
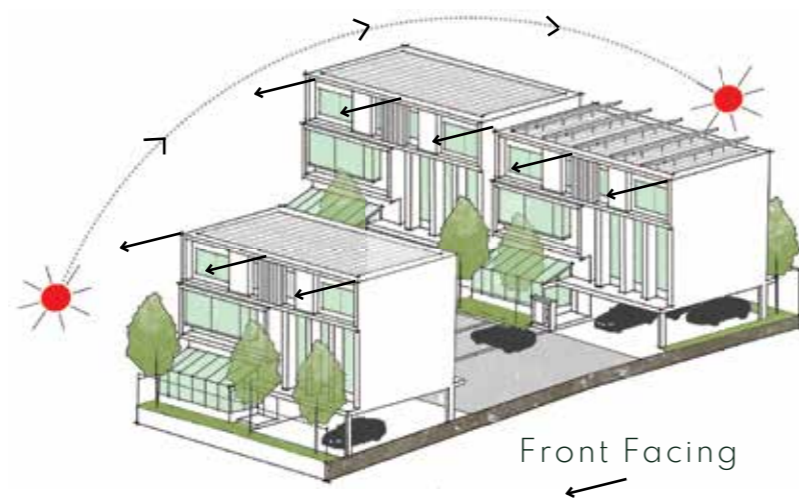
THOUGHTFULLY DESIGNED FOR LIFE

DESIGN

- Plan layout designed to avoid conventional confrontation layout to increase privacy and afternoon shade.
- Designed for high efficiency air circulation, to maximise usable area.
- 1m elevated Landfill, ensuring a high altitude than public roads to avoid floods and reduce congestion in water drainage.
- Uninterrupted maintenance, dedicated exterior space for maintenance means anything that needs fixing/replacing can be serviced externally.

FUNCTION

- Designed for high efficiency air circulation, to maximise usable area.
- High ceiling (~3.8m), easy for air conditioning maintenance without requiring a scaffolding.
- Dedicated laundry room with outdoor space for sunlight (facing west).
- Master plan designed to avoid conventional confrontation, maximising privacy and desirable afternoon shade.

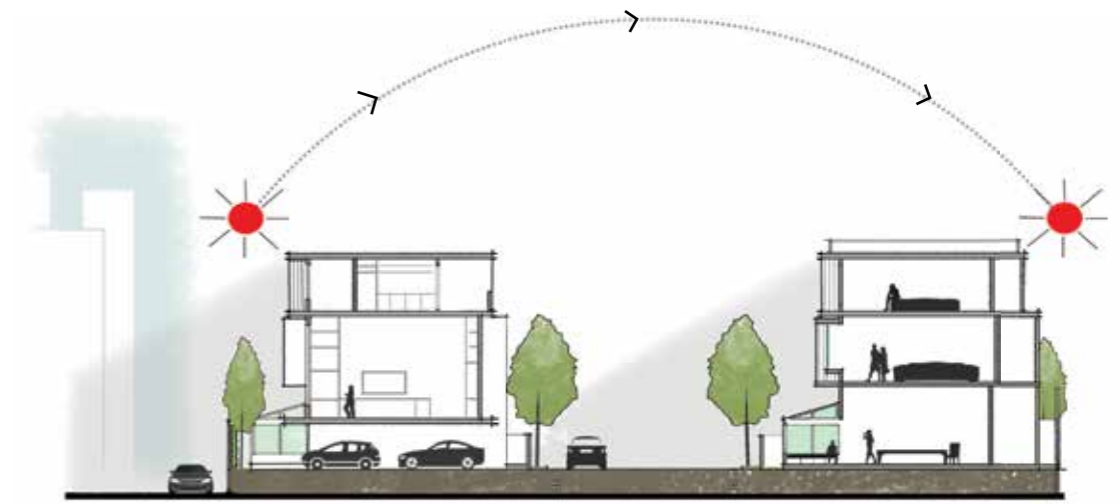


ENERGY

- Solar slab covered deck for heat insulation.
- Supports solar cell installation for future clean energy uses.
- Charging dock available for electrical cars
- Meeting the needs of future energy use

FLEXIBILITY

- Designed to support multigenerational living, flexible for all generations.
- Dedicated space to support installation of passenger lift.
- Adjustable multipurpose room to meet all needs.



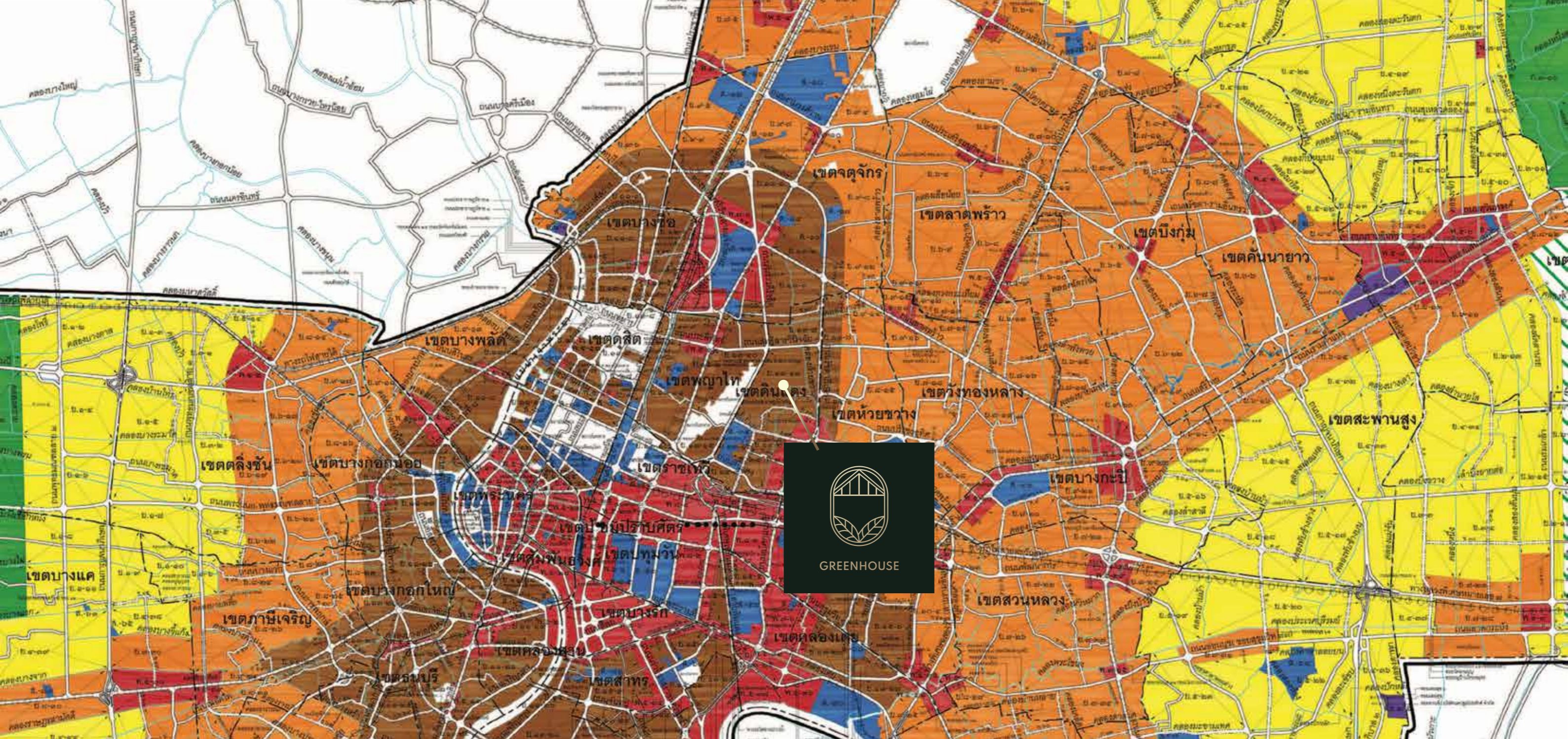
PRIVACY & SECURITY

- Gated community exclusively for 12 households,
- Security system fitted with Home Automation features.
- x12 CCTV cameras for whole development.
- 24/7 Security guard.
- Automatic gate with remote control
- Digital door lock - Hafale
- Intruder alarms
- x4 360° Smart Camera per unit

CONVIENCE

- Centrally located in Ratchada-Vibhavadi, with various access points.
- Convenient transportation by MRT (Huai Khwang) and Din Deang Toll way.
- Access contol (similar to easy pass) for 4 cars per unit
- Automatic gate with remote control
- 2 min walk to the nearest 7-eleven

Computer-generated image is not to scale and is indicative only. We reserve the right to alter the layout, building style, landscaping and specification at anytime without notice. Please contact our sales agent for further information.



BANGKOK CITY PLAN

SCREENSHOTS TAKEN FROM CITY PLANNING DEPARTMENT
BANGKOK METROPOLITAN ADMINISTRATION

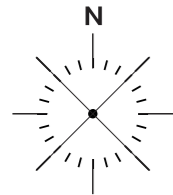
R.1-R.4	The low-density residential zone	I.3	The warehouse Zone
R.5-R.7	The medium-density residential zone	A.1-A.3	The rural and agricultural conservation zone
R.8-R.10	The high-density residential zone	A.4-A.5	The rural and agricultural zone
C.1-C.5	The commercial zone	H.1-H.2	The Thai art and cultural conservation zone
I.1-I.2	The industrial zone	G.	The government institutes, public utilities and amenities zone

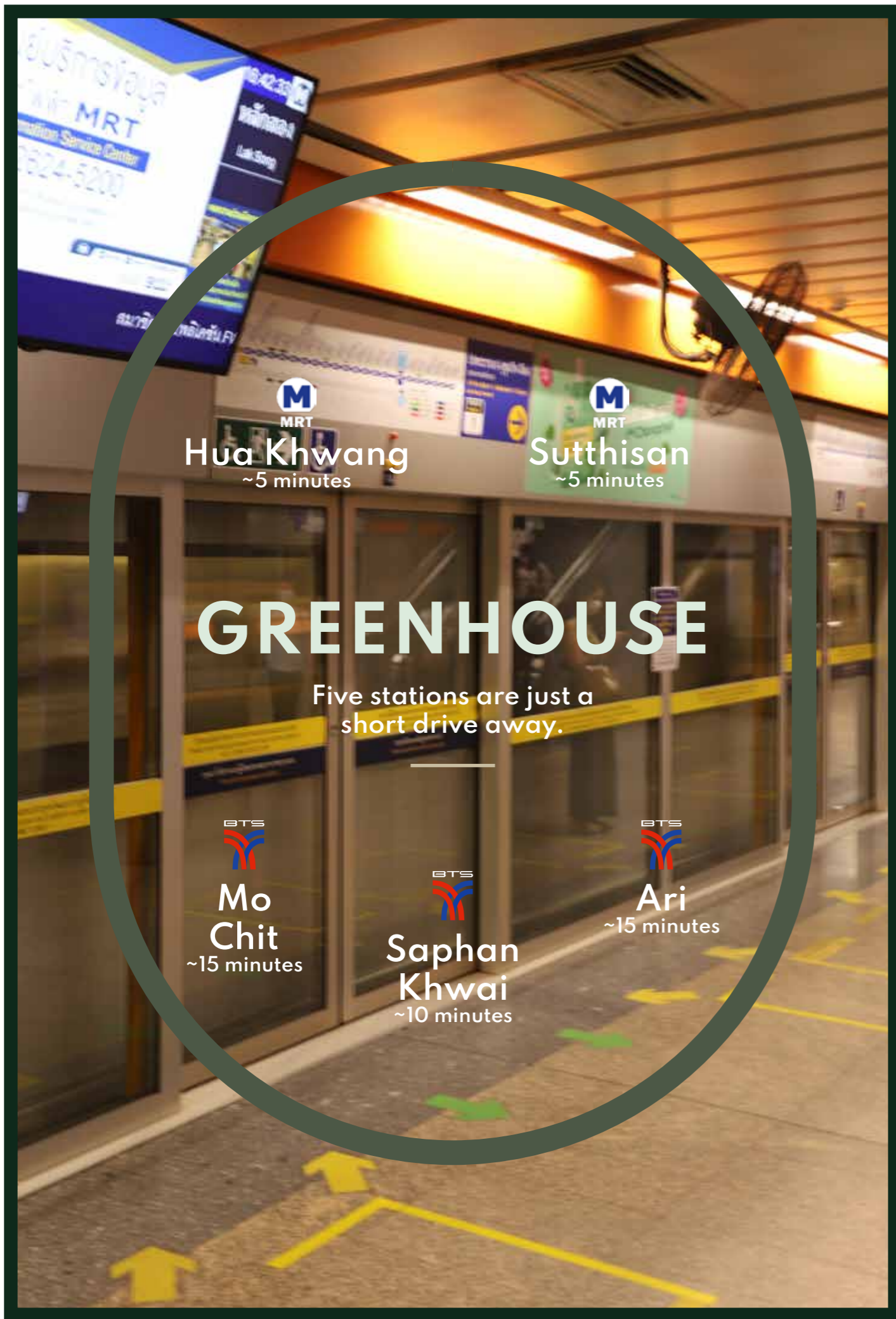
LOCATION

Perhaps the best reason to live here is the prime location. With various access points to major roads and just 10 minutes to Din Daeng Tollway (Plaza), anywhere in Bangkok can be journeyed with ease.

Not to mention the plethora of the country's finest public amenities surrounding the area. From hospitals to multi-purpose complexes, no wonder why China decided to locate its embassy 10 minutes down the road.

Additionally, within a 25 minutes car ride is the up and coming Bangsue Grand Station, Residences are not just conveniently located in central Bangkok, Thailand, but the entire South East Asia.





GREENHOUSE

Five stations are just a short drive away.

THE RIGHT CONNECTION



WALK from Greenhouse

- 7-Eleven (Inthamara 44)
2 mins
- PTT Gas Station
3 mins
- Hua Khwang Market
12 mins
- MRT Hua Khwang
19 mins



ROAD from Greenhouse

- MRT Hua Khwang
~5 mins
- Stock Exchange of Thailand
~10 mins
- Embassy of The People's Republic of China
~10 mins
- Central Plaza Grand Rama IX
~10 mins



BTS Green line from Saphan Kwai

- Victory Monument
11 mins
- Siam
17 mins
- Sala Deang
24 mins



MRT Blue line from Hua Khwang

- Thailand Cultural Centre
9 mins
- Phra Ram 9
11 mins
- Phetchaburi
12 mins
- Sukhumvit
15 mins
- Lumphini
21 mins
- Si Lom
23 mins
- Sam Yan
25 mins



AIRPORT by road from Greenhouse

- Don Mueang International Airport
~20 mins
- Suvarnabhumi Airport
~35 mins

Travel times are from <https://www.google.com/maps>, may vary according to traffic and are indicative only.



ADMINISTRATION:

- | | | |
|---|--------|--------|
| • Sutthisan Fire Station | 4 min | 1.1 km |
| • Sutthisan Police Station | 6 min | 2.2 km |
| • The Stock Exchange of Thailand | 11 min | 4.9 km |
| • Sappaya-Sapasathan (The Parliament of Thailand) | 19 min | 9.8 km |



SPORTSCLUB:

- | | | |
|-----------------------------|--------|---------|
| • Royal Thai Army Club | 10 min | 6.7 km |
| • Atrium Club | 14 min | 4.3 km |
| • The British Club | 15 min | 14.5 km |
| • RBSC Polo Club | 17 min | 11.4 km |
| • Royal Bangkok Sports Club | 18 min | 11.6 km |
| • The Racquet Club | 23 min | 10.6 km |



FOOD MARKETS:

- | | | |
|--------------------------------|--------|--------|
| • Huai Kwang Market | 3 min | 1.0 km |
| • Or Tor Kor Fresh Food Market | 9 min | 5.5 km |
| • THE STREET Ratchada | 9 min | 2.9 km |
| • Chatuchak Market | 10 min | 5.7 km |
| • Train Night Market Ratchada | 11 min | 3.6 km |



HEALTH CARE:

- | | | |
|---------------------------------------|--------|---------|
| • Paolo Hospital Phaholyothin | 8 min | 2.6 km |
| • Veterans General Hospital | 9 min | 5.3 km |
| • Bumrungrad International Hospital | 11 min | 7.4 km |
| • Praram 9 Hospital | 11 min | 7.9 km |
| • Phayathai 2 Hospital | 12 min | 5 km |
| • Phayathai 1 Hospital | 13 min | 6.4 km |
| • Piyavate Hospital | 13 min | 9 km |
| • Asoke Skin Hospital | 14 min | 4.9 km |
| • Vichaiyut Hospital (North Building) | 15 min | 4.9 km |
| • Rutnin Eye Hospital | 15 min | 5.4 km |
| • Bangkok Hospital | 16 min | 10.6 km |



TRANSPORT LINK:

- | | | |
|--|--------|--------|
| • MRT Huai Khwang | 5 min | 1.6 km |
| • MRT Sutthisan | 5 min | 1.9 km |
| • Sutthisan Toll Plaza (Dan Sutthisan) | 5 min | 2 km |
| • MRT Ratchadaphisek | 7 min | 3.1 km |
| • Din Daeng Toll Plaza | 7 min | 3.9 km |
| • MRT Thailand Cultural Centre | 9 min | 2.9 km |
| • BTS Saphan Khwai | 10 min | 3 km |
| • BTS Ari | 10 min | 3.7 km |
| • Bang Sue Grand Station | 12 min | 7.3 km |
| • MRT Phra Ram 9 | 14 min | 4.1 km |



PARKS:

- | | | |
|------------------------|-------|--------|
| • Vachirabenjatas Park | 8 min | 4.6 km |
| • Chatuchak Park | 8 min | 3.9 km |
| • Queen Sirikit Park | 9 min | 4.9 km |



SHOPPING:

- | | | |
|------------------------------|--------|--------|
| • Central Plaza Ladprao | 8 min | 4.3 km |
| • Big C Saphan Khwai | 9 min | 2.7 km |
| • Big C Extra Lat Phrao | 9 min | 5.1 km |
| • Big C Extra Ratchadaphisek | 10 min | 2.7 km |
| • Esplanade Ratchada | 10 min | 3.4 km |
| • Central Plaza Grand Rama 9 | 10 min | 4 km |
| • La Villa (Ari) | 11 min | 3.6 km |
| • Fortune Town | 11 min | 4.2 km |



INTERNATIONAL SCHOOLS:

- | | | |
|--|--------|---------|
| • KIS International School | 12 min | 4.9 km |
| • RBIS Rasami British International School Bangkok | 12 min | 7.7 km |
| • Regent's International School Bangkok | 13 min | 5.5 km |
| • NIST International School | 14 min | 8.8 km |
| • Lycee francais international de bangkok | 15 min | 5.8 km |
| • Shrewsbury International School city campus | 15 min | 9.4 km |
| • St. Stephen's International School | 15 min | 12.6 km |

CONTACT US

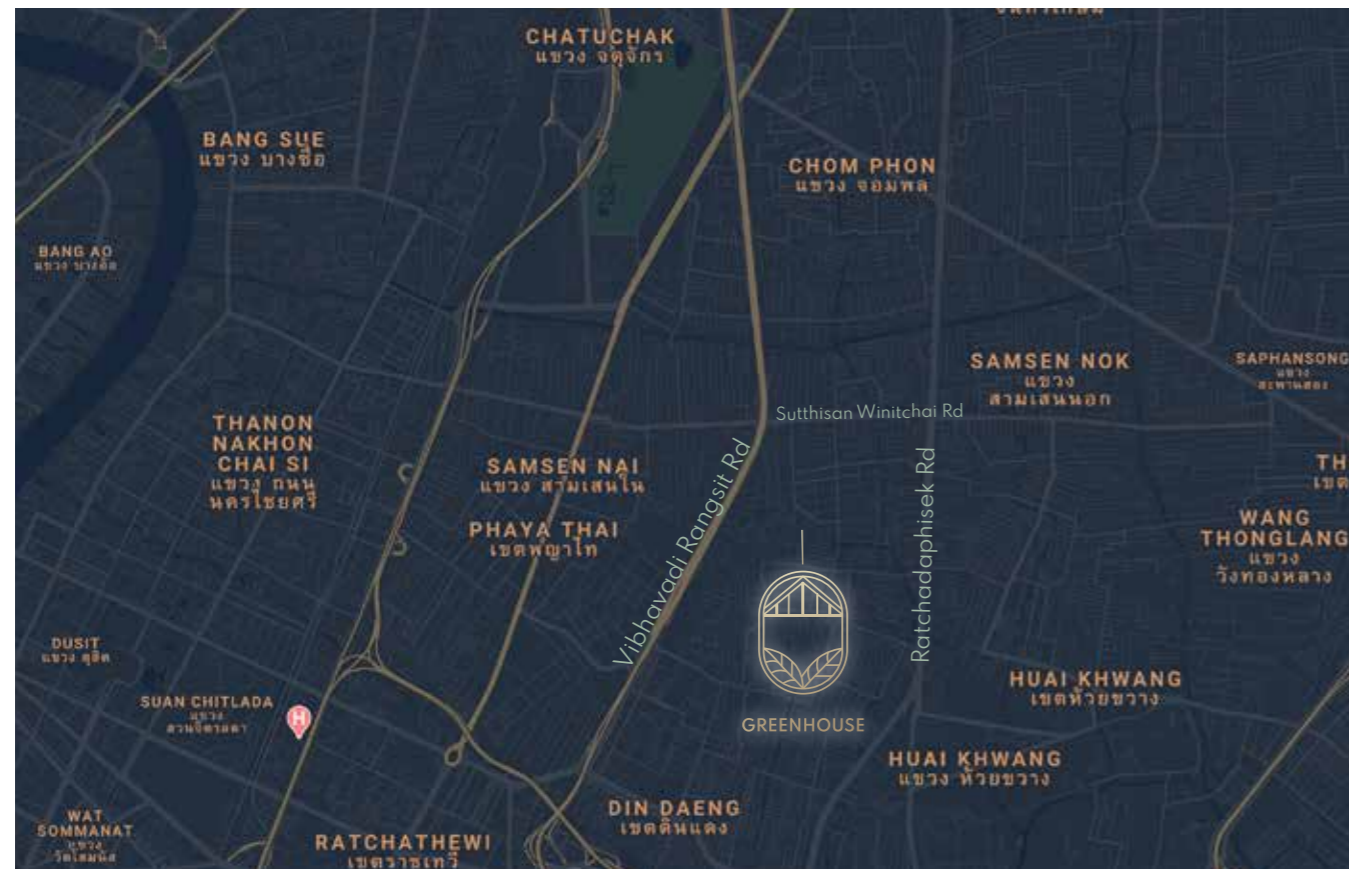
239 Soi Inthmara 44 (Soi Suphannika 2)
Din Daeng
Bangkok, Thailand
10400

Telephone: (+66) 65 919 1111

Website: <http://ininehome.com/greenhouse>

Email: info@ininehome.com

Location: <https://g.page/i-nine-greenhouse?share>



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I [□] **NINE**
RATCHADA



POOLVILLA
GREENHOUSE
FREEDOM