

POOL VILLA
INTHAMARA 41

I [□] **NINE**
RATCHADA

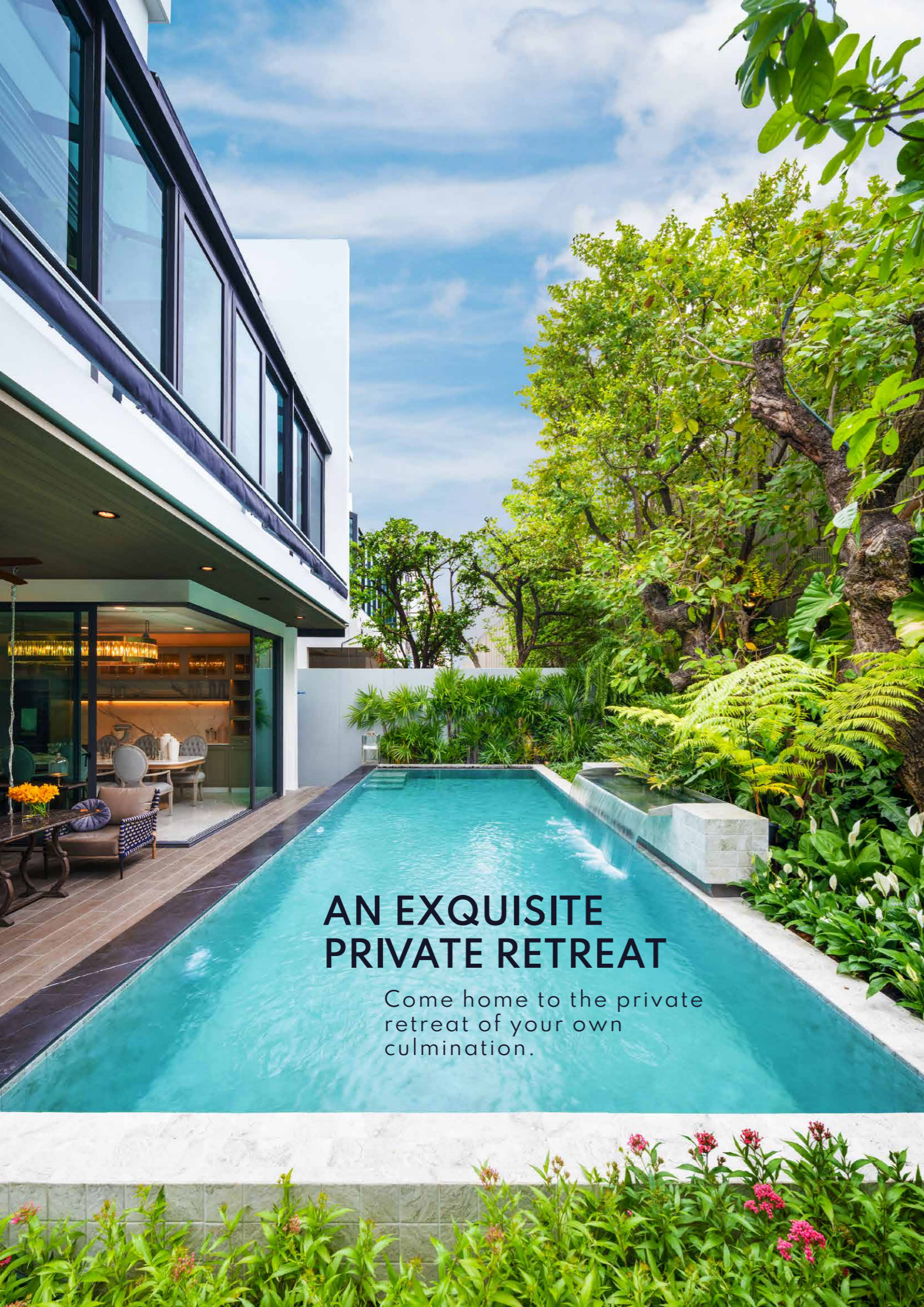


FOR MORE
INFORMATION



FULL DETAILED
BROCHURE

PLEASE VISIT
OUR SALES GALLERY.



AN EXQUISITE PRIVATE RETREAT

Come home to the private
retreat of your own
culmination.

PROJECT INFORMATION

PRODUCT TYPE

Single Detached House with
Private Swimming Pool

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

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

STARTING PRICE

52 MB

PROJECT AREA

3-2-27 RAI

PLOT AREA

67.5 - 120.7 Sq.wah

USUABLE AREA

515 - 737 Sq.m

NUMBER OF UNITS

14 UNITS

OWNERSHIP

FREEHOLD

A modern pool villa at dusk. The scene features a large swimming pool on the left, a wooden deck with outdoor seating in the center, and a dining table with chairs on the right. The villa has large glass windows and a covered patio area. The sky is a mix of orange and blue, suggesting sunset or sunrise. The overall atmosphere is sophisticated and serene.

A SPECTACULAR ATMOSPHERE

The I-NINE Pool Villa leverages Bangkok's largest latent asset, the stereotypical backyard, to create a new heart for each home by re-conceptualising the relationship between the house and the pool to embed the stunning landscape in the ritual of everyday life.

Adisai Piensuparp
Principal Architect

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



FLOORPLANS & CONCEPT DESIGN

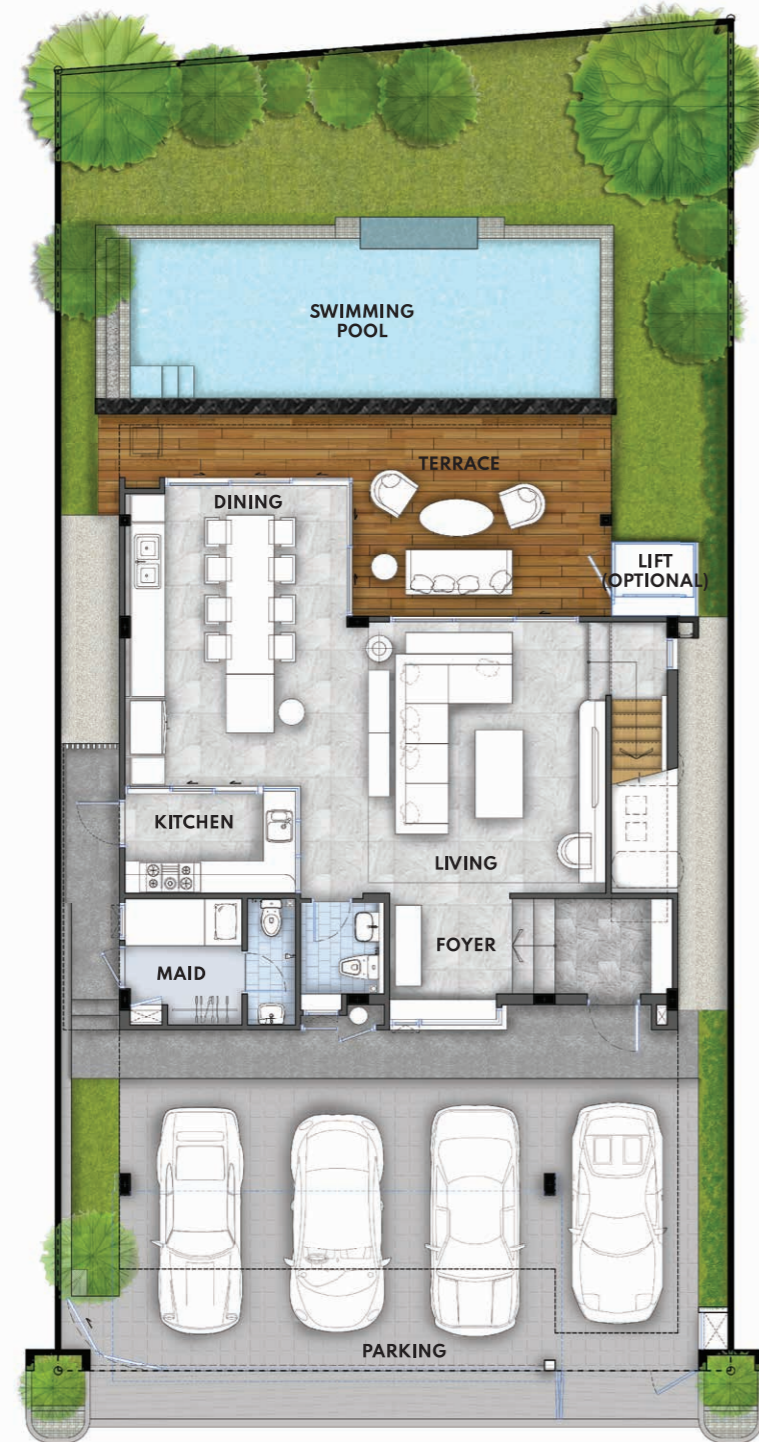
Crafting an environment for seamless living.



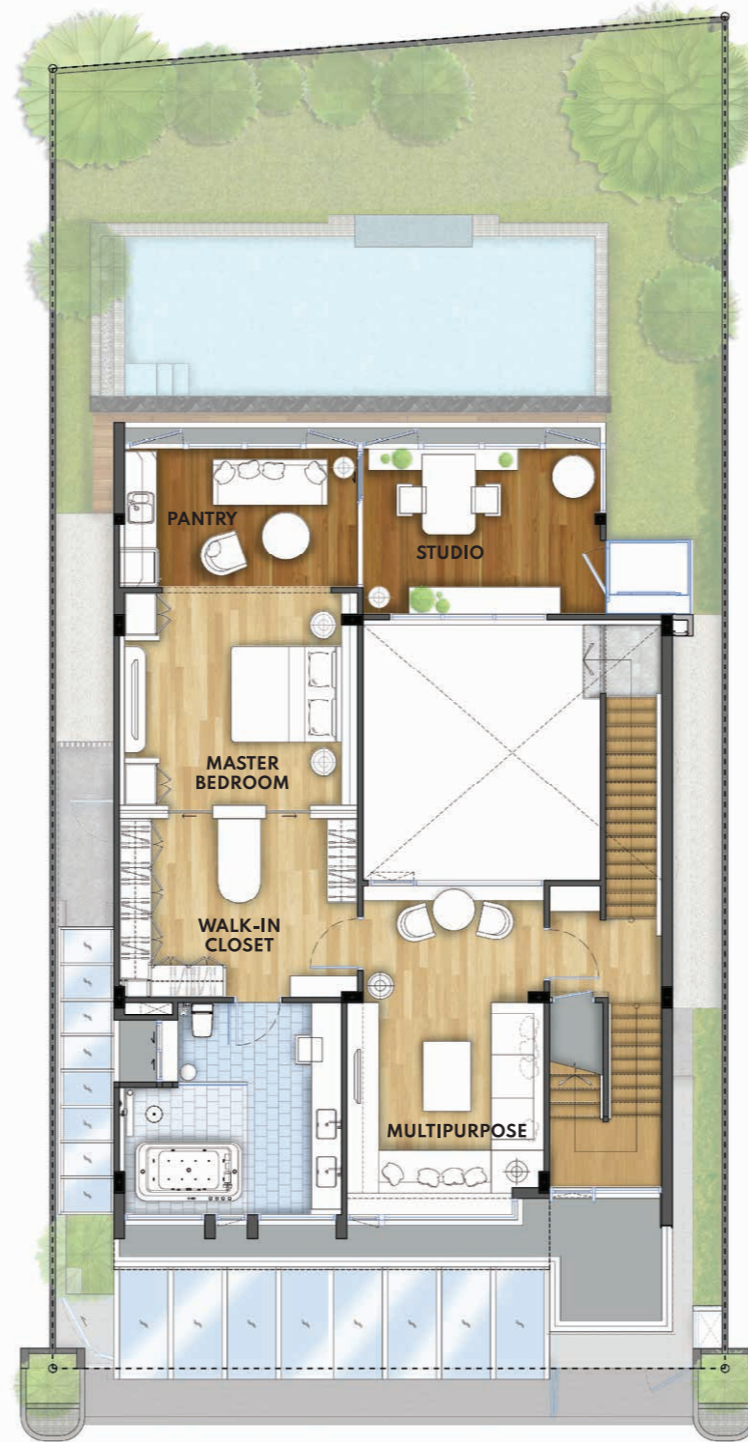
Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary from unit to unit. The dimensions of displayed appliances and furniture are not intended for measurement purposes. Furniture, kitchen layouts and electrical outlet positions are indicative only. Please contact our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

NO. 678/11

TYPE: EXTENDED



1st Floor



2nd Floor



3rd Floor

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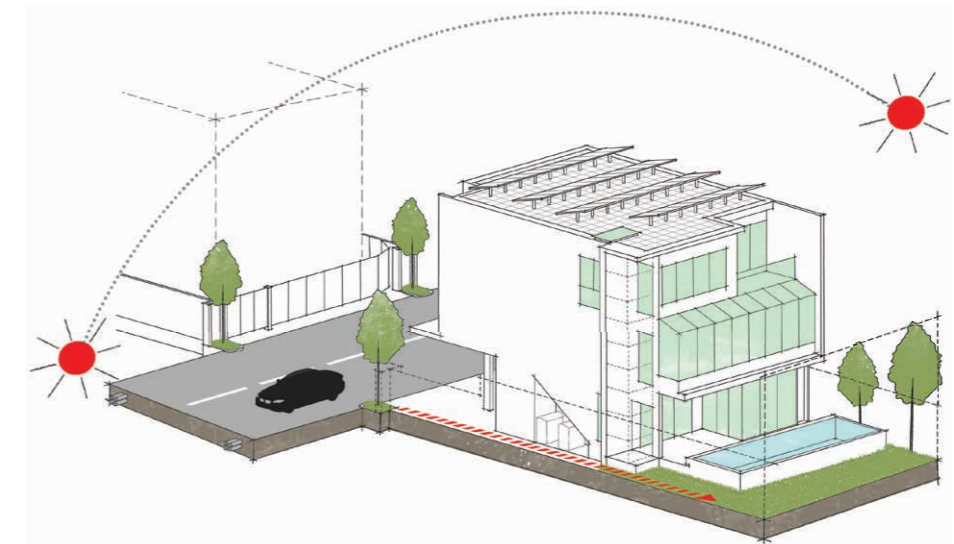
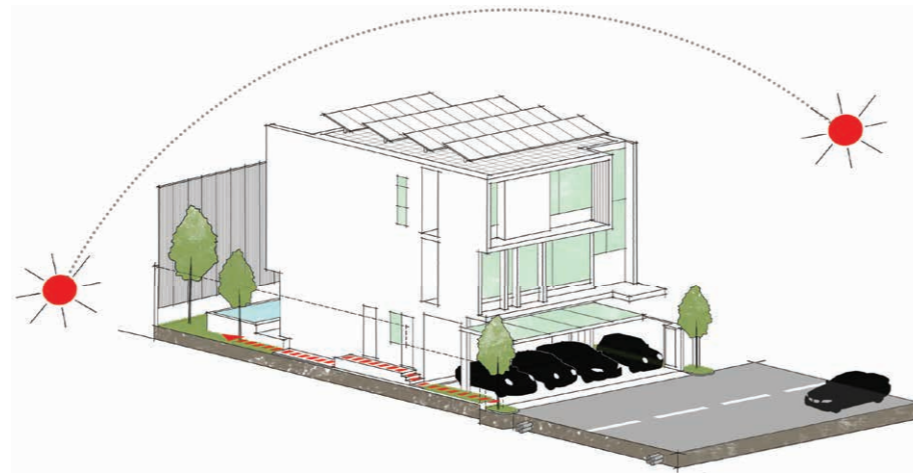
THOUGHTFULLY DESIGNED FOR LIFE

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

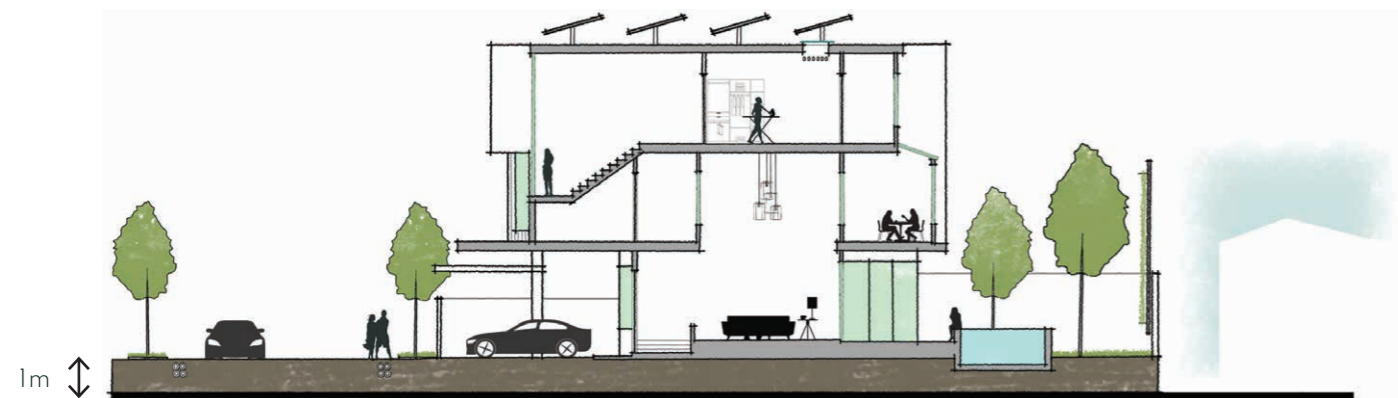
- Designed to support multigenerational living, flexible for all generations.
- Dedicated space to support installation of passenger lift.
- Adjustable multipurpose room to meet all needs.

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

CONVIENENCE

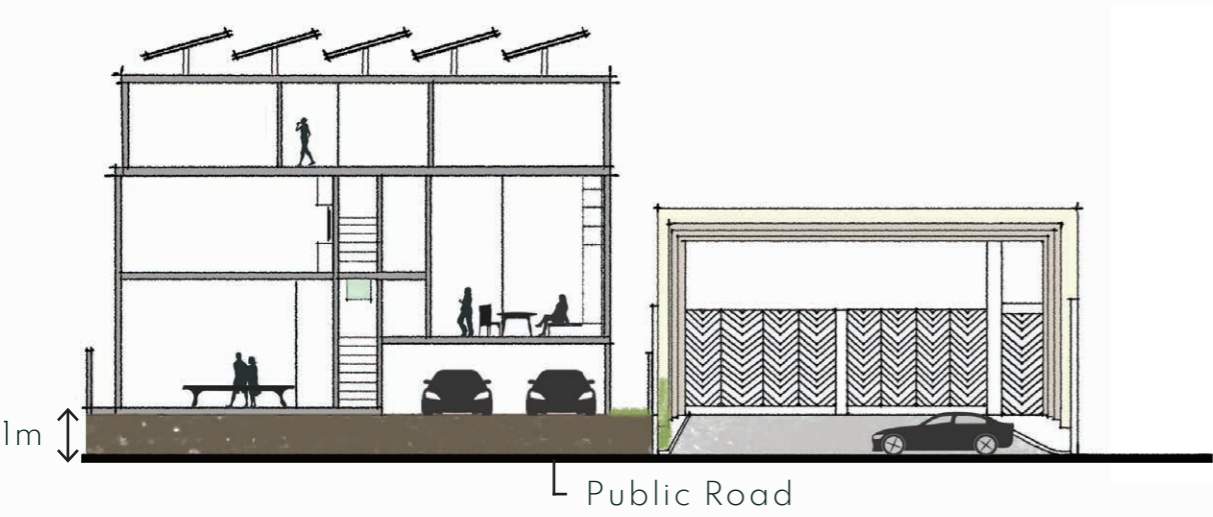
- Centrally located in Ratchada-Vibhavadi, with various access points.
- Convienent transportation by MRT (Huai Khwang) and Din Deang Toll way.
- Access contol (similar to easy pass) for 4 cars per unit
- Automatic gate with remote control
- 2 min walk to the nearest 7-eleven



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.

NO MORE PROBLEMS & WORRIES ABOUT FLOODING

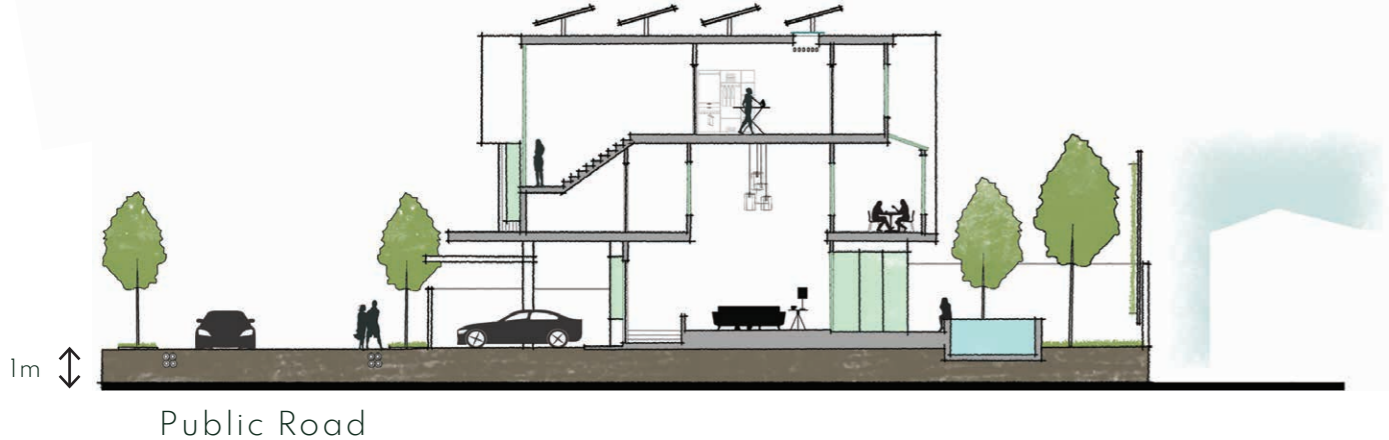
I-NINE GREENHOUSE



Our I-NINE Ratchada projects are built with solid retaining walls specifically for landfills that elevate our projects 1 meter above public roads.

This makes the drainage more efficient from both individual houses and the project itself, preventing waterlogging and residual wastewater. Thus, reducing bad smells and procreation of mosquitoes and insects.

I-NINE POOL VILLA



Improving the unacknowledged part of a home for a better quality of life in the heart of Bangkok's city



POOL VILLA GREENHOUSE FREEDOM

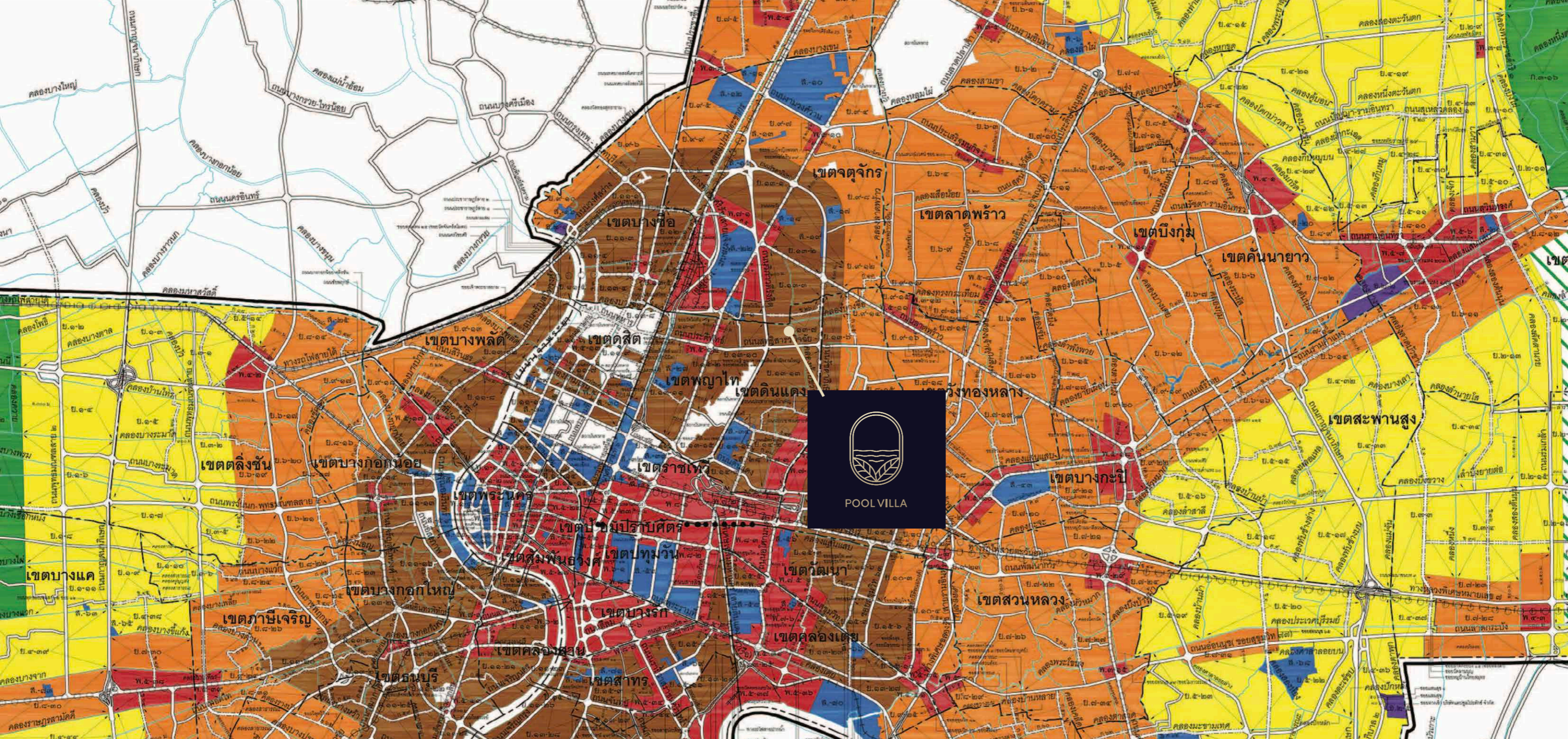


POOL VILLA

678

1m

Front Entrance (I-NINE Pool Villa)



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

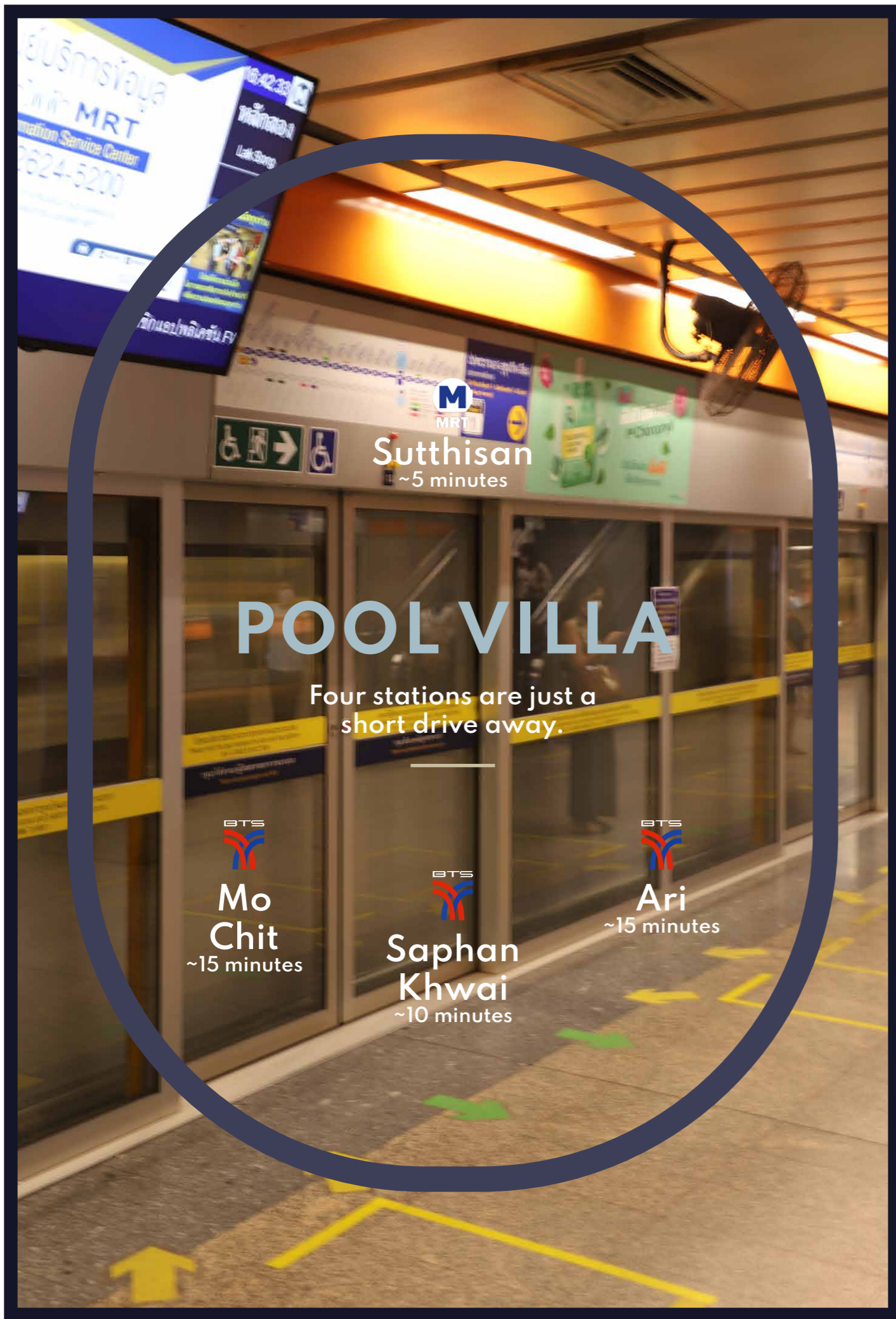
Perhaps the best reason to live here is the prime location. With various access points to major roads and just 10 minutes to Din Daeng Tollway (Plaza), anywhere in Bangkok can be journeyed with ease.

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 20 minutes car ride is the up and coming Bangsue Grand Station; residences are not just conveniently located in central Bangkok, Thailand, but entire South-East Asia.




- Bangkok North Municipla Court**
- The Court of Appeals
 - Civil Court
 - Central Tax Court
 - Criminal Court




POOL VILLA

Four stations are just a short drive away.


Mo Chit
~15 minutes


Saphan Khwai
~10 minutes


Ari
~15 minutes


Sutthisan
~5 minutes

THE RIGHT CONNECTION



WALK
from Pool Villa

- 7-Eleven (Inthamara 41)
5 mins
- CP Fresh Mart
6 mins
- Sutthisan Police Station
13 mins
- MRT Sutthisan
14 mins



ROAD
from Pool Villa

- MRT Sutthisan
~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 Khwai

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



MRT
Blue line from Sutthisan

- Thailand Cultural Centre
4 mins
- Phra Ram 9
6 mins
- Phetchaburi
8 mins
- Sukhumvit
10 mins
- Lumphini
16 mins
- Si Lom
18 mins



AIRPORT
by road from Pool Villa

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

Travel times are taken from <https://www.google.com/maps> and <https://metro.bemplc.co.th/>, which may vary according to traffic and are indicative only.

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PARKS:

- Vachirabenjatas Park 8 min 4.4 km
- Chatuchak Park 8 min 4.7 km
- Queen Sirikit Park 8 min 4.8 km

SHOPPING:

- Central Plaza Ladprao 8 min 4.1 km
- Esplanade Ratchada 9 min 4.4 km
- Big C Saphan Khwai 10 min 3.0 km
- La Villa (Ari) 10 min 3.5 km
- Big C Extra Ratchadaphisek 10 min 3.6 km
- Big C Extra Lat Phrao 10 min 4.4 km
- Fortune Town 10 min 5.2 km
- Central Plaza Grand Rama 9 15 min 4.9 km

FOOD MARKETS:

- Huai Kwang Market 7 min 2.4 km
- Or Tor Kor Fresh Food Market 10 min 3.6 km
- THE STREET Ratchada 10 min 3.9 km
- Chatuchak Market 12 min 3.9 km
- Train Night Market Ratchada 12 min 4.5 km

TRANSPORT LINK:

- MRT Sutthisan 4 min 1.3 km
- MRT Ratchadaphisek 5 min 2.3 km
- Sutthisan Toll Plaza (Dan Sutthisan) 5 min 1.9 km
- Din Daeng Toll Plaza 6 min 3.8 km
- MRT Huai Khwang 6 min 2.7 km
- MRT Thailand Cultural Centre 8 min 3.9 km
- MRT Phra Ram 9 10 min 5.1 km
- BTS Saphan Khwai 10 min 2.9 km
- BTS Ari 10 min 3.6 km
- Bang Sue Grand Station 15 min 5.5 km

ADMINISTRATION:

- Sutthisan Fire Station 4 min 1.0 km
- Sutthisan Police Station 5 min 1.5 km
- The Stock Exchange of Thailand 11 min 5.9 km
- Sappaya-Sapasathan (The Parliament of Thailand) 20 min 6.0 km

SPORTS CLUB:

- Royal Thai Army Club 9 min 6.6 km
- Atrium Club 13 min 4.2 km
- The British Club 16 min 14.3 km
- RBSC Polo Club 17 min 11.3 km
- Royal Bangkok Sports Club 18 min 11.5 km
- The Racquet Club 24 min 9.0 km

HEALTH CARE:

- Veterans General Hospital 8 min 5.2 km
- Paolo Hospital Phaholyothin 8 min 2.5 km
- Praram 9 Hospital 11 min 7.8 km
- Phayathai 2 Hospital 12 min 4.9 km
- Phayathai 1 Hospital 12 min 6.3 km
- Asoke Skin Hospital 13 min 5.9 km
- Piyavate Hospital 13 min 8.8 km
- Vichaiyut Hospital (North Building) 15 min 4.8 km
- Bumrungrad International Hospital 15 min 7.3 km
- Rutnin Eye Hospital 16 min 6.4 km
- Bangkok Hospital 17 min 10.5 km

INTERNATIONAL SCHOOLS:

- KIS International School 11 min 5.9 km
- RBIS Rasami British International School Bangkok 11 min 7.6 km
- NIST International School 14 min 8.7 km
- Shrewsbury International School city campus 14 min 9.3 km
- Lycee francais international de bangkok 15 min 7.5 km
- Regent's International School Bangkok 16 min 5.9 km
- St. Stephen's International School, 16 min 10.6 km

CONTACT US

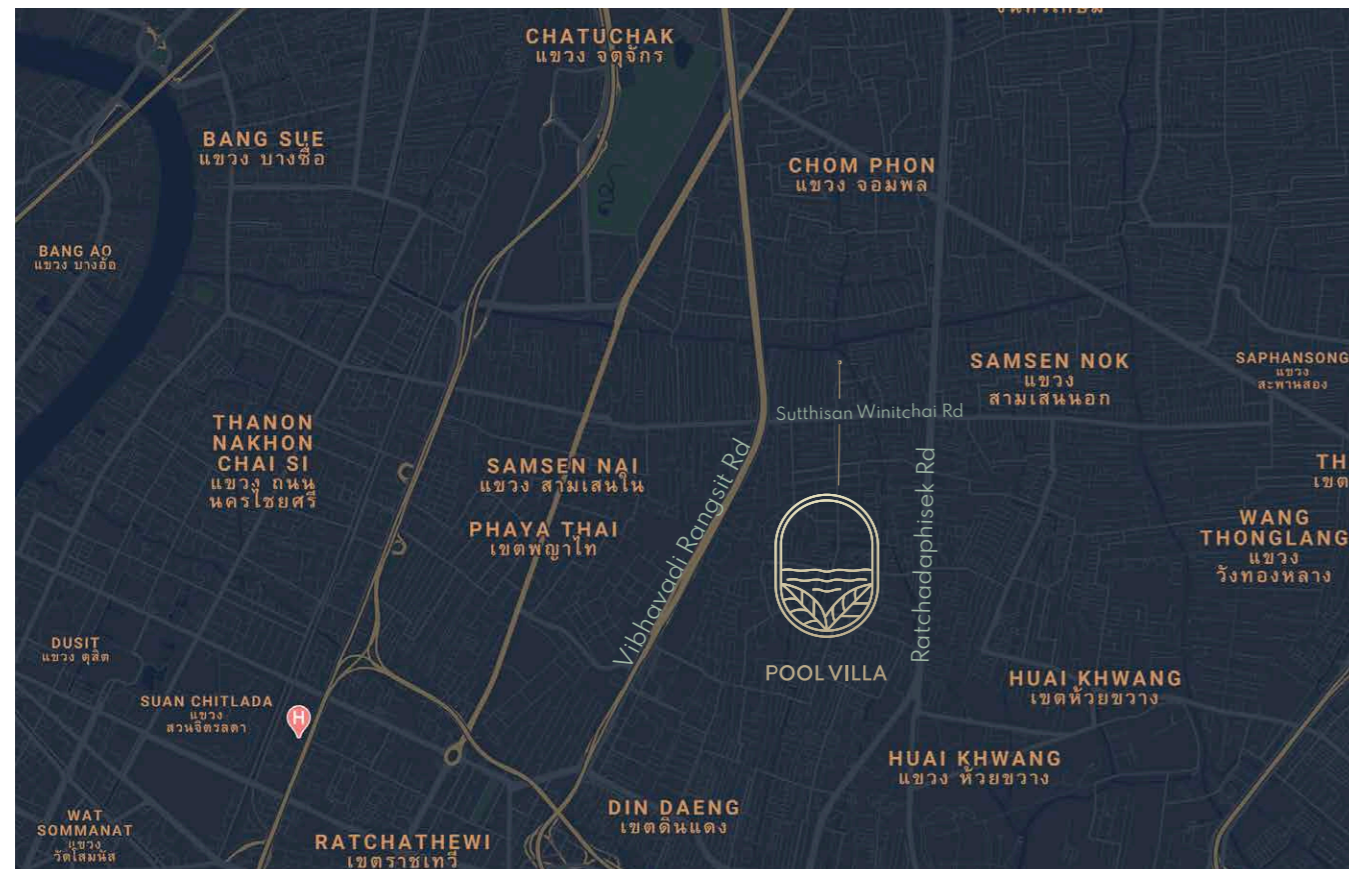
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I **NINE**
RATCHADA



POOL VILLA
GREENHOUSE
FREEDOM