

# Space and simplicity

## The Sathu Residences, Bangkok

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angkok has many high-end luxury condominium developments, but few if any have been as boldly designed or meticulously executed as The Sathu Residences, a new development of 22 freehold condominiums by developer Tonson Property.

“Our vision was to create a very limited set of condominiums of a kind no-one has really seen before in Bangkok” says Managing Director Rut Usanakornkul. “We started with a very unique location. We have a large plot with quite breathtaking views overlooking the full length of the new Bhumibol Bridge. The plot is surrounded by low-rise developments so we also have the advantage of uninterrupted outlooks and light. The design of the building uses the natural space and light to create a dramatic and modern living environment that is also incredibly private.”

Privacy is an important part of the design. The building is situated on a quiet road about 700 metres north of Rama III, and set in a large private walled garden. The development has just 22 units in total arranged over 12 of the buildings 15 floors. There are at most two units per floor, and every unit has its own private lift lobby.

The units are large too, starting at 270 square metres for the City and River units, and 540 square metres for a double configuration. Ceilings are a minimum of 3.2 metres high throughout the units, and the exterior walls are lined with custom oversized windows.

The result: large, open and serene rooms with clean lines and beautiful finishes where the light and space are framed by breathtaking panoramic views of the city, the



“Defining what it means to live in world-class contemporary urban luxury.”

riverside and the Bang Kachao nature reserve.

“We wanted people to feel the space, the simplicity of the design and the quality of materials and finishes”, says Rut Usanakornkul. “When you allow a space to let go of any attachment to superfluous detail or decoration, what remains has an essential rather than a superficially decorative quality, and is more complex and inspirational precisely because of that transformation.

“The result is an elegant combination of luxury, simplicity and equanimity that draws influence from both Eastern and Western minimalist traditions, something that enhances the drama and excitement of the city but in a delicate balance with the refinement of the architecture and the light and space of the location.”

Robert Collins, Managing Director of Savills, the sole agent for The Sathu

Residences, agrees. He says: “The Sathu Residences are doing for the first time in Thailand what is already done well in leading cities around the world. These are outstanding condominiums that are defining for the current generation what it means to live in a world-class contemporary urban luxury. This style already dominates the top of the luxury condominium market in places like New York and London, but this is the first time we have seen really well executed examples of this kind of condominium in the Thai market.”

There are other features that make The Sathu Residences truly stand out, according to Savills. “Many of the new luxury buildings at the top end of the market are sold on a leasehold basis,” says Robert Collins. “In contrast The Sathu Residences are freehold. Furthermore, each floor has only two



units, and with each unit accessed by its own lift lobby The Sathu Residences avoids having multiple units per floor and the less desirable lift corridor that is prevalent in competing luxury buildings.”

With their strong emphasis on space and simplicity, the developers have also ensured that The Sathu Residences are highly functional homes.

“These are, above all, people’s homes and we have put a lot of thought into making them both comfortable and functional,” says Rut Usanakornkul. “The challenge has been to combine both elements successfully with a minimalist design that makes the most of the location’s abundant space and light and in doing so to make the resulting combination seem effortless.”

This has been achieved in part through careful design and in part through selection of high quality materials and fittings. This starts with the building’s construction. The fabric

of the structure and the installation of services, like cabling and plumbing, have all been undertaken with strict attention to detail. The same approach has been adopted in fitting out the condominium units. The kitchens have Siemens appliances and the numerous bathrooms in each unit all use premium grade Kohler, Grohe and American Standard fixtures. The windows are double glazed throughout to protect the building from noise and heat. The floors in the main living areas are imported Italian ceramic, each bathroom is fully tiled with imported ceramics, while the bedroom floors are finished in oak. The fourth floor of the building has a large pool terrace, paved with imported limestone, and a 25-metre ozone treated open air swimming pool with views across the city. On the same floor there is a large fully equipped gym and a furnished library of the same size that can also be used as a meeting room.

The building is approached through secure double gates, manned around the clock, and the large gardens, landscaped with mature trees, contain more than enough parking for both residents and their guests.

The base of the building is encircled by a large open ground floor limestone terrace. The same floor finish extends into the imposing reception lobby, which, with a ceiling 8-metre high and minimalist design, makes a bold statement to visitors.

The property is part of a trend of new developments in Bangkok’s Rama III district, according to Robert Collins of Savills. Earlier this year, the newly constructed bridge that links Rama III with Bang Kachao and the south bank of the Chao Phraya River was named after Thailand’s current King, and is the latest in a series of infrastructure developments that have brought new life to the area.



“Designed to be both luxurious and inspirational, these beautiful urban homes are a sanctuary in the heart of the city.”

“The Rama III area has come back into fashion for property developers,” says Robert Collins.

“Particularly at the luxury end of the property market, where your transport is likely to be by car, Rama III is ideal. The roads are some of the best and least crowded in Bangkok, and the area is at an intersection of two of the city’s main expressways and it is very easy to get to popular business and shopping districts.”

He adds: “It also makes commercial sense for developers. Land prices are much lower and that means developers can be much more generous with space and still offer a price per square metre that is half that of similar properties in the more congested parts of the city.”

For Tonson Property the choice of location would allow them to build a set of condominiums that would be unique.

“We set out to do something very different for Bangkok,” says Rut Usanakornkul. “These are beautiful

urban homes that are designed to be both luxurious and inspirational, but that also provide a sanctuary right in the heart of the city. There are very few areas of Bangkok that have both abundant space and a central location with such easy access to the rest of the city, and there is no other location that has these breathtaking views along the length of the new bridge.”

The Sathu Residences are a development by Tonson Property, and the units are now open for viewing. Prices start from THB 32.4 million (US\$ 1.04 million).

For further information or to book a viewing please call +66 (0) 2636 0300 visit [www.thesathuresidences.com](http://www.thesathuresidences.com)