

The Ratchaphruek Nexus

A Strategic Mega Project Investment
Opportunity in Western Bangkok



An 82-Rai strategic land assembly unlocking mega-project capabilities

The “Land Assembly Value” dramatically multiplies potential returns compared to acquiring separate, disjointed plots in this high-growth corridor. Two continuous title deeds are available for immediate acquisition.

82 Rai

Total Land Area
(Approx. 131,200 sq.m)



Target Audience

Public Real Estate Developers,
Institutional Investors, Mega
Mixed-Use Master Planners



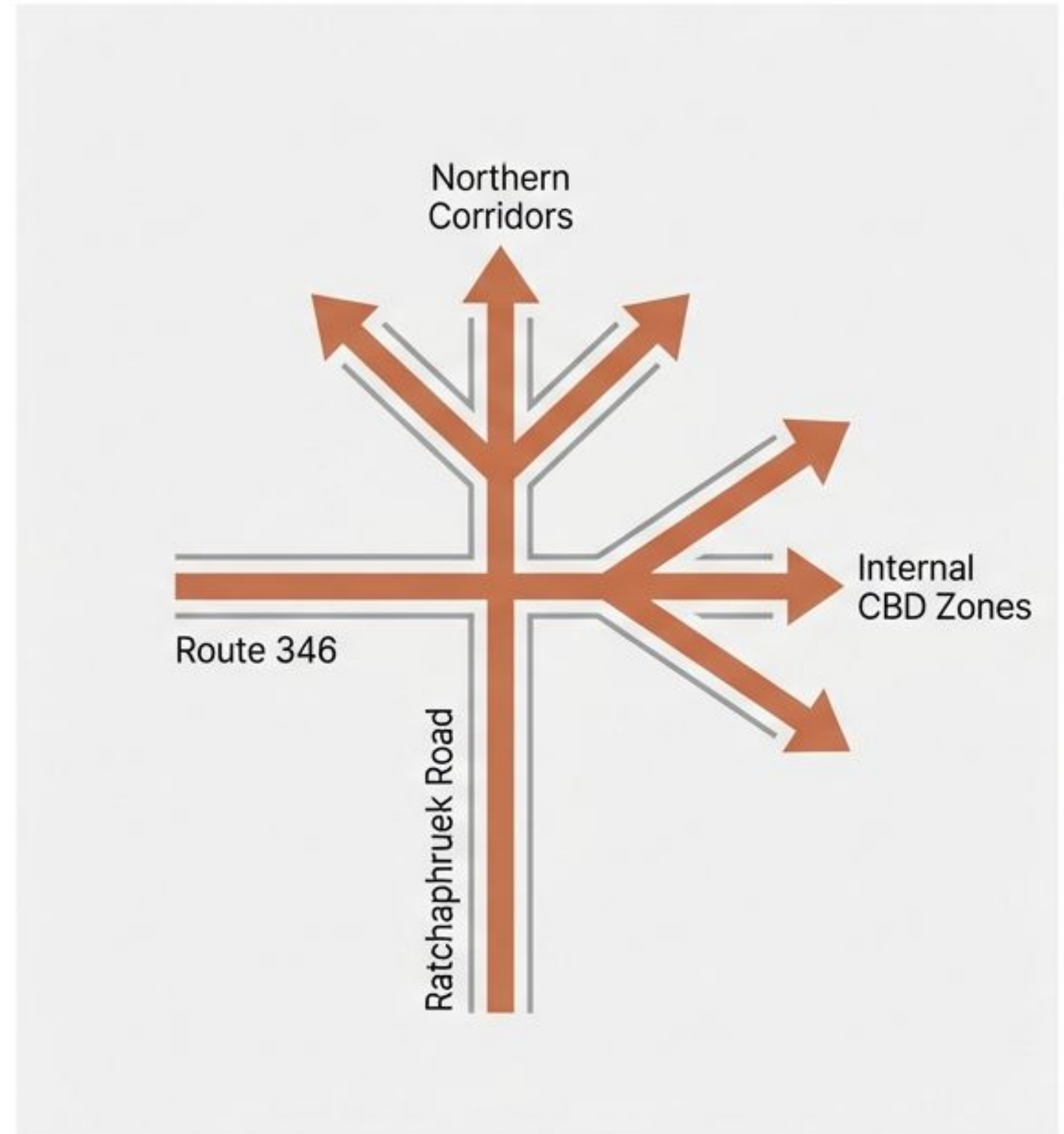
Asset Type

Strategic Prime Land
Assembly

Positioned at the new epicenter of growth in Western Bangkok

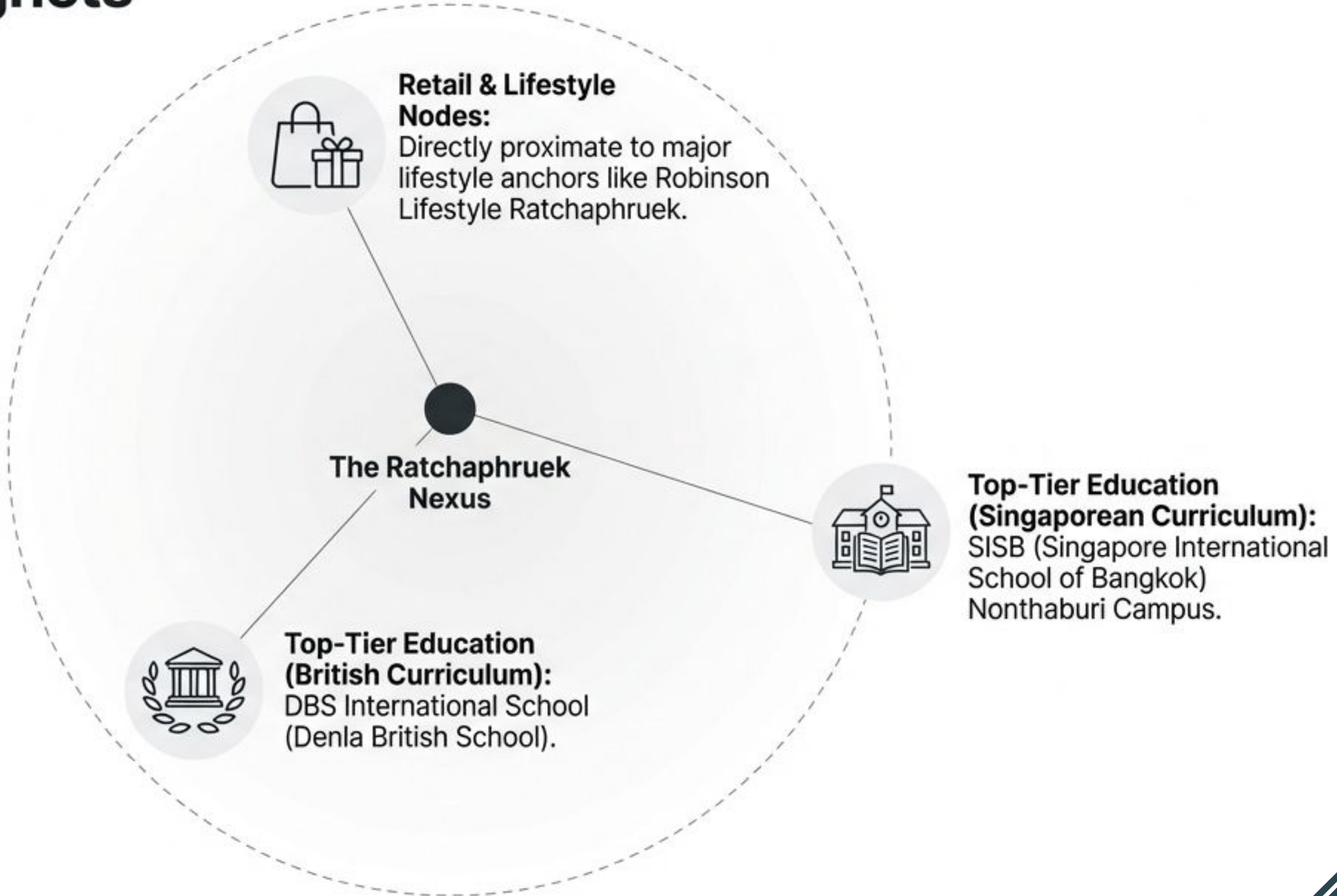
Situated at the strategic intersection of Ratchaphruek Road and Route 346.

- **High Purchasing Power:** Embedded in a demographic confirming immense local wealth and spending capability.
- **Infrastructure & Transit:** Acts as a strategic interchange node connecting Ratchaphruek Road to Route 346.
- **Arterial Flow:** Feeds directly into both Northern corridors and internal CBD zones.



Surrounded by top-tier lifestyle and educational development magnets

Key development anchors located within a 15km radius scan:



Two distinct tracts integrated to unlock unrivaled Mega Mixed-Use synergy

Tract 1: The Gateway.
The highly visible frontage tract.

Tract 2: The Core Area.
The massive primary development tract.

Tract 2: The Core Area.
The massive primary development tract.



The Gateway provides 9 Rai of high-yield commercial frontage

- Strategic Role: Acts as the primary face of the development.
- Key Advantage: Maximizes visibility and direct access from the main highway.
- Ideal Utilization: Highly rated for “Commercial Potential”—perfect for Retail Plazas and premium Community Malls.

Size:

9 Rai

GPS Coordinates:

**13.985718,
100.473000**



The Core Area offers a 72-Rai sanctuary shielded from the main road

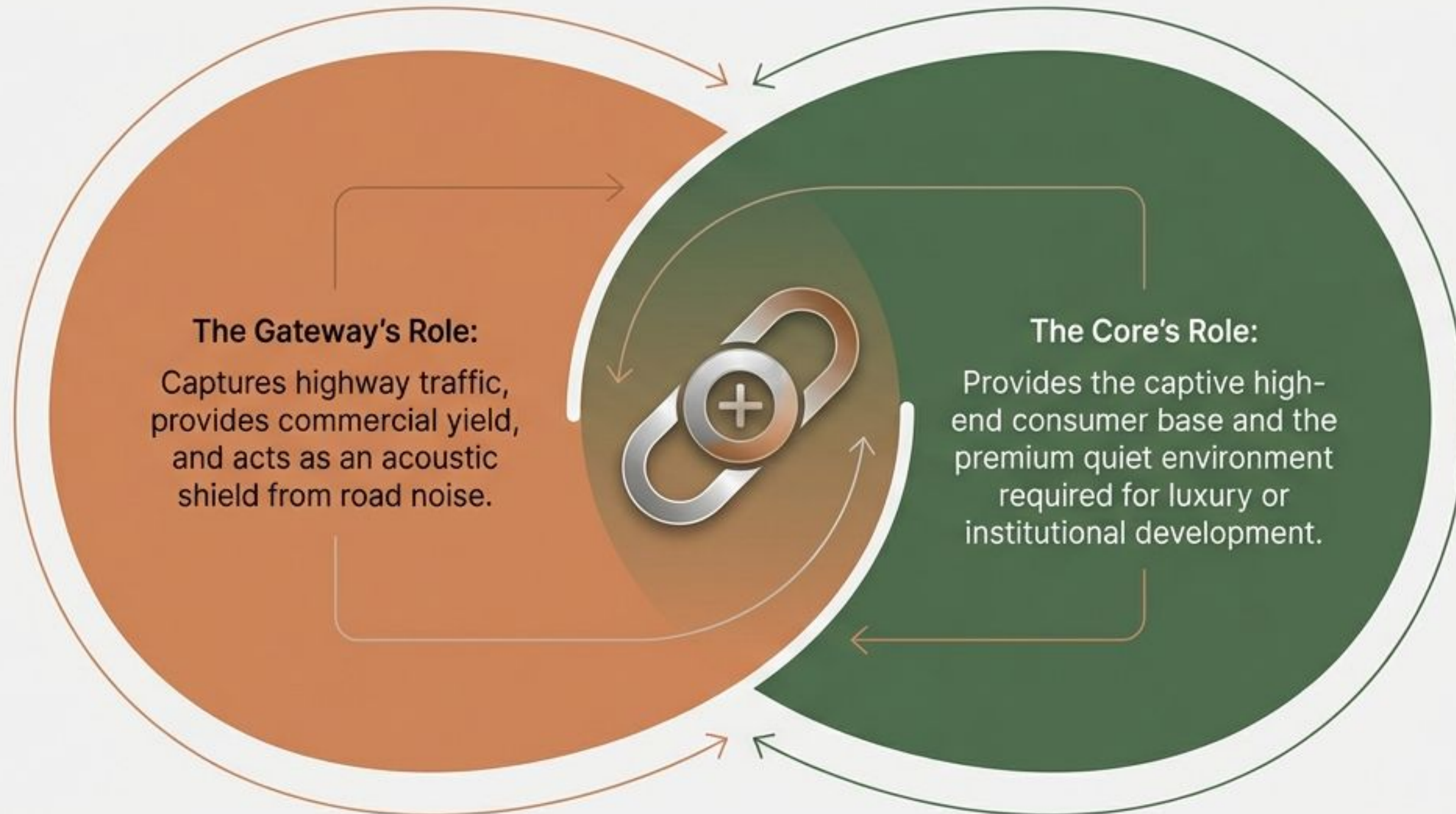
- **Strategic Role:** The main scale of the project, physically shielded by the Gateway.
- **Key Advantage:** Vast, uninterrupted acreage set back from main road noise. Enables high-density yet premium quiet development and the allocation of a large 'Green Spine' to enhance overall project value.
- **Ideal Utilization:** High-Density Residential (condominiums), luxury housing estates, or massive wellness and lifestyle hubs.

Size: 72 Rai

GPS Coordinates: 13.983911, 100.474785



Strategic contiguous assemblage creates a self-sustaining ecosystem



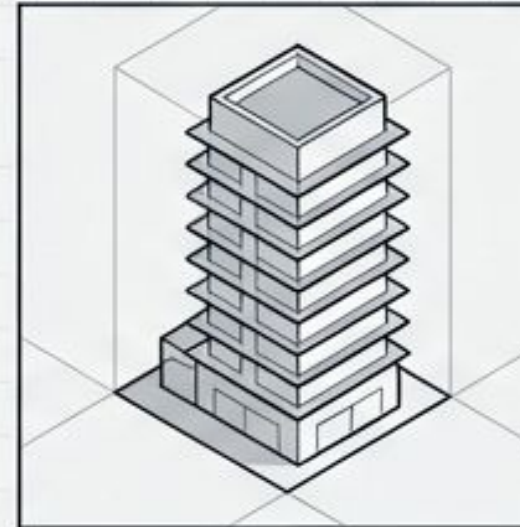
Pink Zone P.1 classification guarantees flexible, high-efficiency scaling



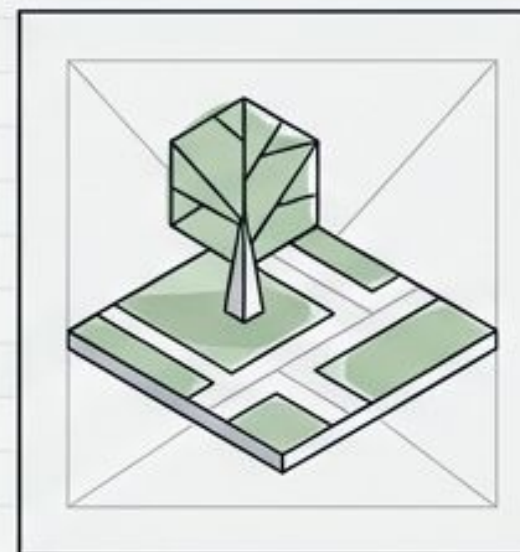
Zoning: Pink Zone (P.1) - Community Zone

Allowed Development Types:

- Commercial & Shopping Centers
- High-Density Residential (Including High-rise pending exact setback scaling and road width regulations)
- Educational & Medical Institutions



FAR (Floor Area Ratio):
Allows for maximum efficiency typical of Pink zone scaling.



OSR (Open Space Ratio):
Favorable ratios allowing substantial and optimal “Green Spine” open space layouts.

01

Vision I: Mega Mixed-Use Complex

Combine a premium lifestyle community mall on the **Gateway tract** with high-density branded **residences** seamlessly integrated into the **Core area**.



02

Vision II: Luxury Gated Community

Develop an exclusive enclave of ultra-luxury pool villas or prestige mansions, specifically catering to the proven high purchasing power clustering in Western Bangkok.



03

Vision III: International School Campus

Utilize the ample space to establish a top-tier educational institution complete with massive sports facilities, boarding quarters, and state-of-the-art academic buildings under one secure node.



04

Vision IV: Health & Wellness Center


Create a cutting-edge specialized medical hospital, rehabilitation hub, or a premium senior living community surrounded by a vast therapeutic "Green Spine".



Next Steps

Access the comprehensive technical data room and investment prospectus. Contact our project management team to arrange site surveys, request full technical data, and execute standard NDAs.

 **Exclusive Agent:** Khun Aoddy

 Phone: 080-415-6656

 LINE Official: iAoddy

 Email: **asungha.click@gmail.com**

 Managed By: Chainity Co., Ltd.

 Website: **<https://asungha.click>**

