

VILLA RACHATEWI



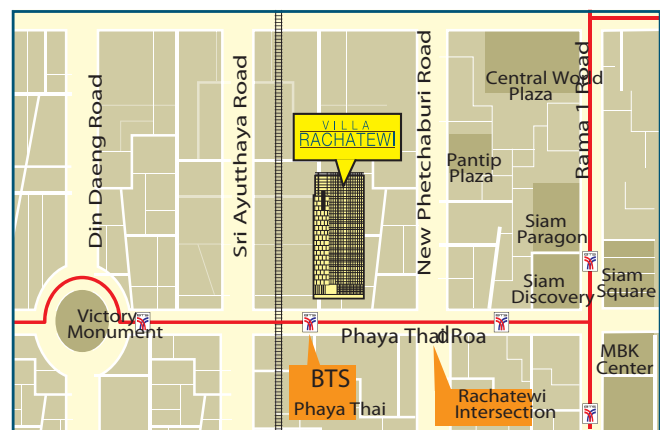
Project	: Villa Rachatewi
Owner & Developer	: TCC Capital Land Limited
Registered Capital	: 3,800 MB (Fully paid up)
Project Location	: Phayathai Road, Bangkok
Land Deed No.	: 15446, 15447, 599
Total Project Area	: 4-3-6.1 Rai
Total No. of Units	: 744 Residential units, 5 Retail units
	Condominium Phase 1 596 Units (Sold out)
	Condominium Phase 2 148 Units
Starting Price*	: 93,450 baht/sq.m
Unit Size (Phase 2)*	: 1 Bedroom : 65.74-78.01 sq.m.
	: 2 Bedroom : 99.34-105.50 sq.m.
	: 3 Bedroom : 154.27 sq.m.
	: Retail : 92.4-238.50 sq.m.
Payment Term	: 3% Signing S&P
	: 7% Installments (3-4 months)
	: 90% Transfer



Product Features:

- Easy accesses to BTS (Ratchathewi & Phaya Thai station) and Bangkok Airport Link
- Full range of facilities
- Grand greenery open space towards the main entrance reflecting luxurious lifestyle for both walkway and driveway.
- Green open space with a nice slope of water feature generating private space, allowing residents to enjoy an utmost sense of nature, and preventing noises from outside.
- Swimming pool and child pool
- Activity area both outdoor and semi-outdoor featuring BBQ area and Multipurpose Room
- Fully equipped fitness room
- Sauna Room and steam room
- Changing room, shower room, and locker room with reception counter
- Landscape garden and playground
- Green area with jogging track
- Back office of Juristic Person (Max. 5 persons)
- UBC ready to plug in

* Remaining units as of January 2010



Project Owner : TCC Capital Land Limited. Architecture Conceptual Design : Palmer & Turner (Thailand) Co., Ltd.
 Interior Design Consultant : P Interiors& Associates Co., Ltd. Main Contractor : Thai Nakano Co., Ltd. - Architect Design Consultant : CAPA
 - Landscape Designer : IXORA Design Limited - Civil & Structural Consultant : THAM&WONG Co., Ltd.
 - Mechanical & Electrical Consultant : W and Associates Co., Ltd.

Common area fee : 40 baht/ sq.m. Sinking fund : 500 baht/ sq.m. Completion date (Phase I) : End of 2009 Completion date (Phase II) : Q3 2010
 Construction permits application : Awarded Dec 2006 Construction started : 1 Dec 2006