

# For Sale

## Freehold Land on Pattanakarn Road

13-0-97 Rai (5,297 square wah or 21,188 square metres)

JLL Thailand has been appointed as the exclusive agent for the sale of this freehold site on Pattanakarn Road. The site is governed by flexible land use guidelines allowing for high density development and a wide range of uses.

The site is ideal for condominium, exclusive housing estate and office campus development. Alternatively the site is suitable for international school/college, hospital or retirement community.

This site is surrounded by well-known residential projects, and the Airport Rail Link, Ramkhamhaeng Station is approximately 650 metres away from the site.

### INVESTMENT HIGHLIGHTS

Location: Pattanakarn Road

Land Area: 5,297 sq.wah. (21,188 sq.m.)

Road Frontage:

- 46 metres on Pattanakarn road
- 71 metres on Kamphaeng Phet 7

Mass Transit Station:

650 metres to ARL Ramkhamhaeng Station

Land Tenure: Freehold

Zoning: Yor. 7 (orange), allowing FAR of 5 to 1

Maximum GFA: 105,940 sqm

Asking Price: THB 1,324.25 million

(Price per sq.wah: THB 250,000)

\*Taxes and transfer fee is depending on the negotiation



Ramkhamhaeng  
Airport Rail Link Station  
650 metres



Chalong Rat  
Expressway  
200 metres



Suvarnabhumi  
International Airport  
30-minute drive

For more information, please contact  
Investment Department, JLL

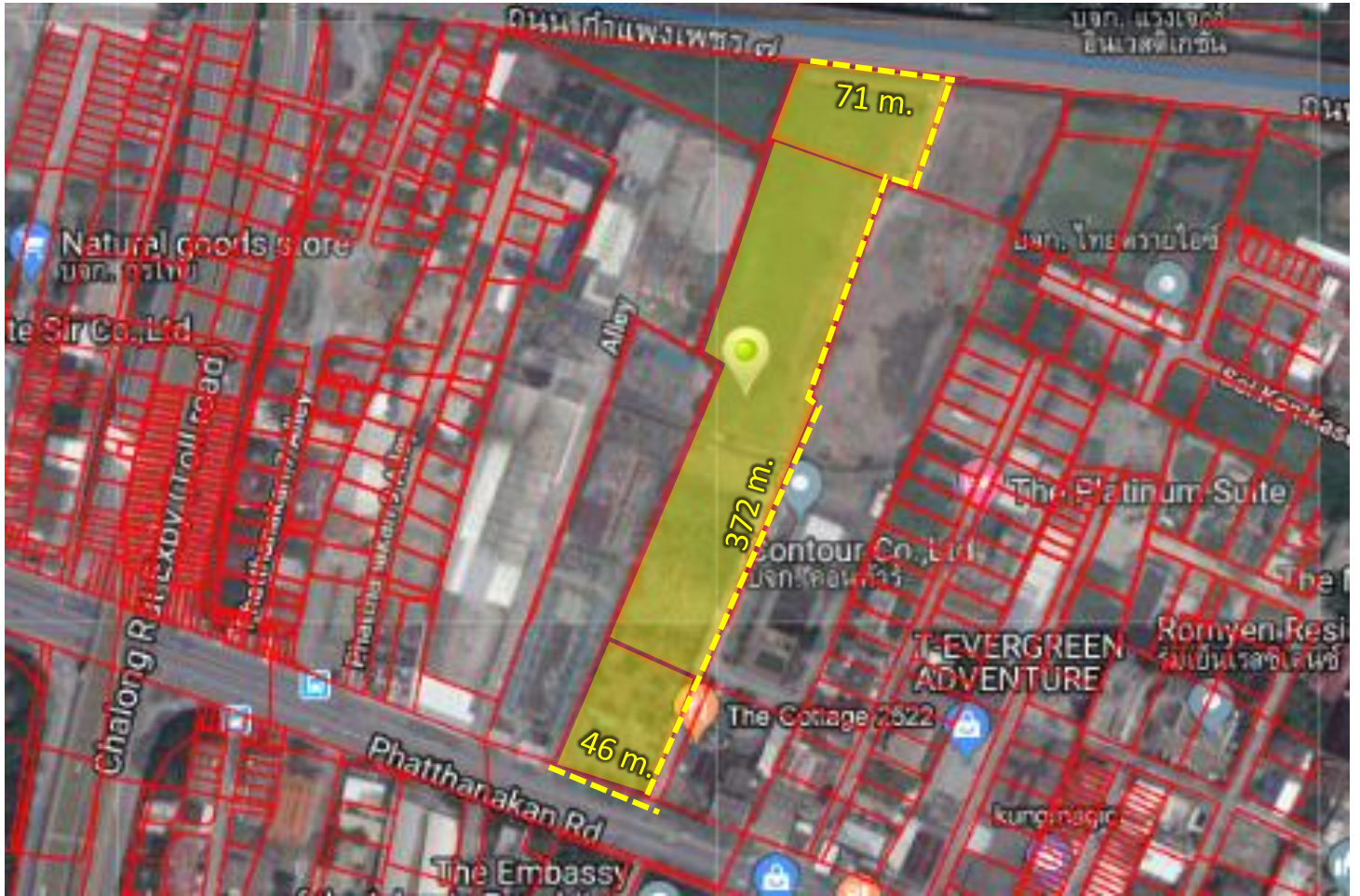
Sanpeth Panjapornkul

t: +66 (0)2 624 6413 | m: +66 (0)90 992 0669  
sanpeth.pan@ap.jll.com

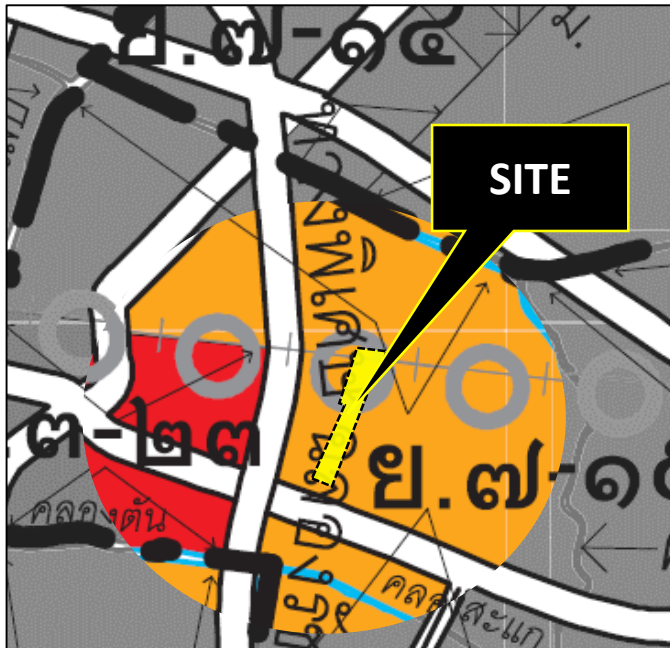
www.jll.co.th

Google Co: 13.738725, 100.606719 or  
<https://goo.gl/maps/e3tNKJFNUt35Jo4j9>





## Current Town Plan



Town Planning Regulations	
Refer to	City Planning Law: B.E. 2556 (2013)
Zoning	Medium-density Residential area or orange color : Yor 7
FAR	5 : 1
OSR	6% of total gross floor area
Maximum GFA	105,940 sqm
Highest Best Use	Condominium

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