



For Lease

6.1-rai land with improvements on Ratchadamri Road

Jones Lang LaSalle (Thailand) Limited’s Capital Markets and Hotels & Hospitality Group (“JLL”) have been retained on a sole and exclusive basis to market the leasehold interest of one of the most prime and exclusive sites of Bangkok (the "Site").

With a direct frontage on Ratchadamri Road and walking distance to the most high-profile retail intersection of Bangkok, the 6.1 rai Site (9,804 sqm) is highly suitable for the development of a landmark mixed-use complex with exceptional views of the prestigious golf course at Royal Bangkok Sports Club.

The Site is available on either a 30- or a 50-year leasehold tenure with extensions. A 50-year lease is exceptionally rare in Bangkok, with most zones allowing for a maximum of 30 years. The Site commands a prominent location on Ratchadamri Road with BTS Ratchadamri Station at its doorsteps.

Potential development includes mixed-use, branded residences, offices and hotels. The Site currently houses Nantawan Building and Baan Somthavil.

The Terms of Reference can be obtained from JLL.

Investment Highlights

Prime 30- or 50-year Leasehold Site

Direct access to BTS Ratchadamri Station

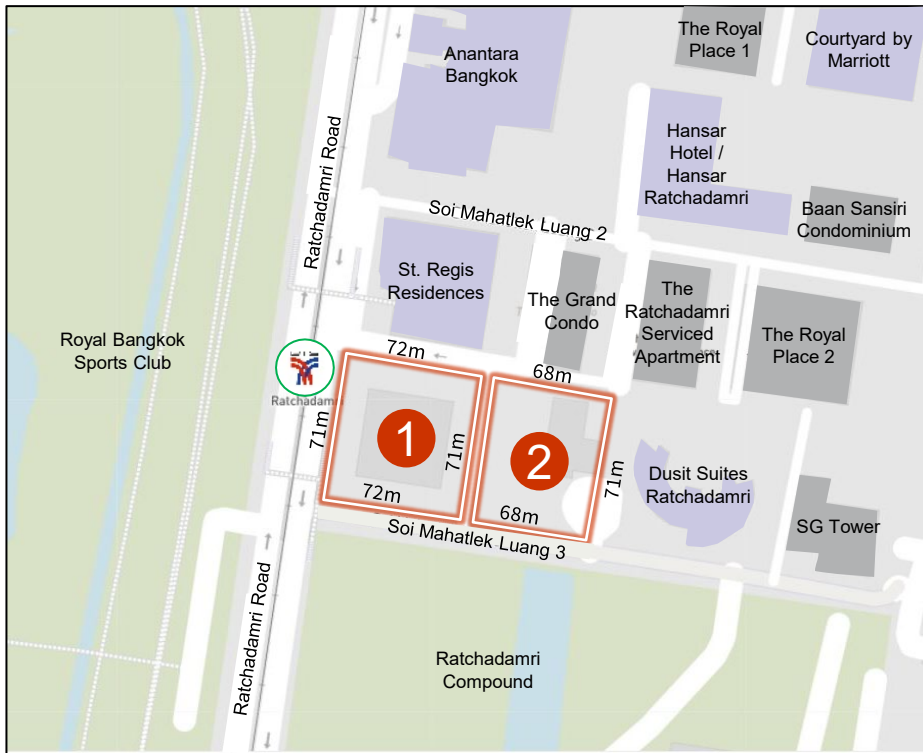
Developable F.A.R. of 10:1 plus potential bonus - maximum allowable in Bangkok

Offering iconic views of the prestigious Royal Bangkok Sports Club

Bangkok – Southeast Asia’s gateway city



Site Overview



Location: Ratchadamri Road

Land Area: 6.1 rai
(2,451 sq wah or 9,804 sqm)

Maximum Gross Floor Area:
98,040 sqm + F.A.R. bonus

Approximate Frontages:

- Ratchadamri Road: 71m
- Soi Mahatlek Luang 3: 140m

Mass Transit Station: Direct access to
BTS Ratchadamri Station (Dark Green Line)

Land Tenure: 30- or 50-year leasehold
(with potential extensions)

Zoning: Por 5-2 (Commercial Area or Red
Zone), allowing for a maximum F.A.R. of
10:1 with the potential for bonus GFA

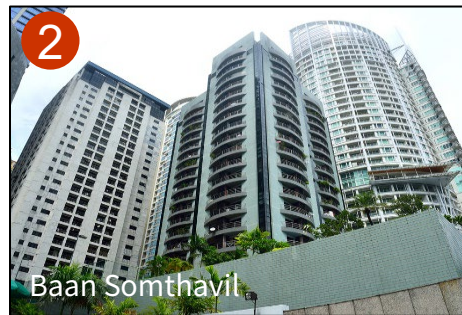
Current Use:

- Nantawan Building, leasehold right
expiring April 2022
- Baan Somthavil, leasehold right
expiring October 2025

Source: Owner



Nantawan Building



Baan Somthavil

For more information on the lease terms, please click on the [Terms of Reference](#) here.

Potential Development

With over 100,000 sqm of buildable area, the Site provides an incoming lessee with an opportunity to develop a wide range of components. With its prominent road frontage and ground-zero location, the proposed project is expected to be one of Bangkok's most iconic developments. The regulations allow for:

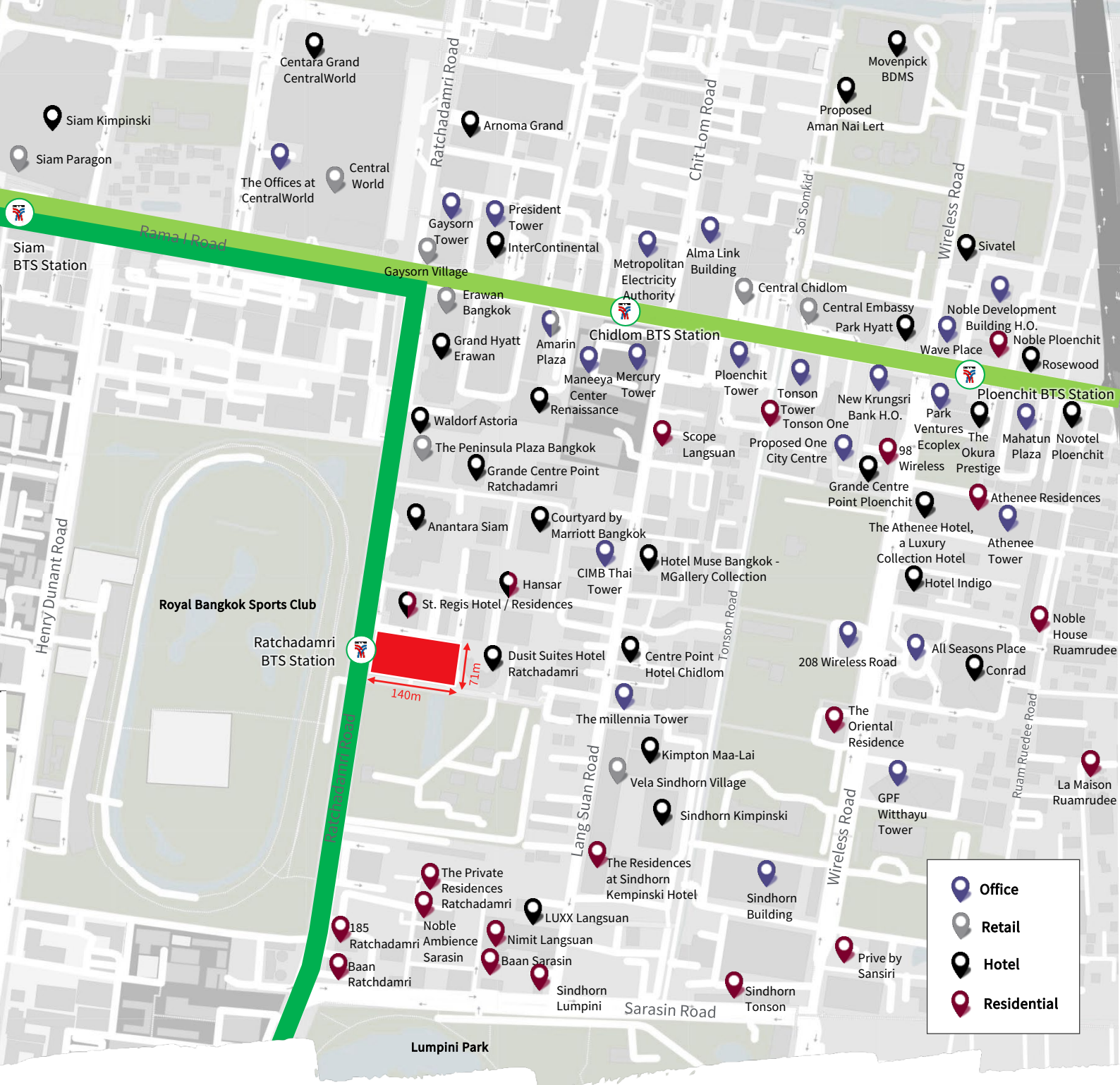


Luxury
Hotel

Prestigious
Grade A
Office

Ultra-luxury
Branded
Residences

Landmark
Mixed-use
Development



Location



Ratchadamri BTS Station
Direct Access



Don Mueang International Airport
25-minute drive



Suvarnabhumi International Airport
30-minute drive



Expressway
5-minute drive



Silom / Sathorn
5-minute drive



Sukhumvit
15-minute drive

Ratchadamri Road is one of Bangkok's most prestigious addresses. Benefiting from the green area of Royal Bangkok Sports Club, the Site is located in the heart of the commercial and retail hub of Chidlom / Ploenchit with numerous Grade A offices and high-end retail centres such as Central Chidlom, Central Embassy, Gaysorn Village, Vela Sindhorn Villa Langsuan and CentralWorld in the immediate vicinity.

Bangkok Market Overview

#1 

MOST VISITED CITY IN THE
WORLD IN 2016-2019

22.7 
MILLION

INTERNATIONAL VISITOR
ARRIVALS IN 2019

 **7.9%**

INTERNATIONAL VISITOR
ARRIVALS 5-YEAR CAGR
(2014-2019)

7.2 
MILLION SQM
OF RETAIL SPACE

9.4 
MILLION SQM
OF OFFICE SPACE



100 million
IN AIRPORT CAPACITY BY 2024

FLIGHTS FROM **170** CITIES
54 COUNTRIES

Source: MasterCard, Tourism Authority of Thailand, Airports of Thailand, JLL



For more information, please contact

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