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

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
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, Velaa Sindhorn Villa Langsuan and CentralWorld in the immediate vicinity.
Bangkok Market Overview

#1 MOST VISITED CITY IN THE WORLD IN 2016-2019
INTERNATIONAL VISITOR ARRIVALS IN 2019
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

Capital Markets
Michael Glancy
T +66 (0) 2 624 6400 | M +66 (0) 65 919 2677
michael.glancy@ap.jll.com

Krit Pimhataivoot
T +66 (0) 2 624 6416 | M +66 (0) 95 495 9551
krit.pimhataivoot@ap.jll.com

Hotels & Hospitality Group
Chakkrit Chakrabandhu Na Ayudhya (Paul)
T +66 (0) 2 624 6562 | M +66 (0) 89 815 2272
chakkrit.chakra@ap.jll.com

Orn Yomchinda
T +66 (0) 2 624 6565 | M +66 (0) 94 449 7828
pimpanga.yomchinda@ap.jll.com

www.jll.co.th

Disclaimer
Jones Lang LaSalle (Thailand) Limited for themselves and for the owner of this property whose agents they are give notice that: (1) the particulars are set out as a general outline only for the guidance of intending lessees, and do not constitute, nor constitute part of, an over or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no person in the employment of Jones Lang LaSalle (Thailand) Limited has any authority to make or give representation or warranty whatever in relation to this property.
Icon made by Freepik, Eucalyp, Linector from www.flaticon.com and by Icon King from www.freeicons.io